

# Anderson County Planning Commission

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David Cothran, Chair, District #5  
Thomas Dunaway, District #1  
Brad Burdette, District #3  
Debbie Chapman, District #7  
Bryan P. Boggs, At Large

Jane Jones, Vice-Chair, District #6  
Donna P. Matthews, District #2  
Will Moore, District #4  
Wesley Grant, At Large

## Memorandum

To: Anderson County Planning Commission  
From: Brittany McAbee  
Date: April 5, 2021  
Cc: County Council  
Re: April 13, 14, and 22, 2021 Regular Commission Meetings

The Anderson County Planning Commission is scheduled to hold its next meeting on **Tuesday, April 13, 2021 6:00PM** at the Civic Center located at 3027 Martin Luther King, Jr. Blvd., Anderson.

Due to the amount of applications, there will be two additional meetings scheduled for **Wednesday, April 14, 2021 6:00PM** and **Thursday, April 22, 2021 6:00 PM** at the Civic Center.

The meeting agendas and packets are attached for your review.

Please email [bdmcabee@andersoncountysc.org](mailto:bdmcabee@andersoncountysc.org) or call 864-260-4720, to inform staff whether or not you will be in attendance. This ensures a quorum prior to arrival. Thank you.

# Anderson County Planning Commission

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Tuesday, April 13, 2021  
Regularly Scheduled  
Meeting 6:00 PM

## AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
  - A. January 7, 2020 Regular Meeting
4. Public Hearings
  - A. Land Use Permit Application – Senior Retirement Community located at 144 Old Asbury Road, Anderson [Council District 5]
  - B. Land Use Permit Application – Shockley Harbor Multi-family Apartment Complex located at W Shockley Ferry Rd [Council District 2]
  - C. Land Use Permit Application – Love’s Truck Stop [Council District 4]
  - D. Summary Plat Request: Reduce minimum lot size [Council District 5]
5. Old Business
6. New Business
7. Public Comments, non-agenda items – 3 minutes limit per speaker
8. Other Business
9. Adjournment



STATE OF SOUTH CAROLINA    )  
COUNTY OF ANDERSON            )

ANDERSON COUNTY  
PLANNING COMMISSION MEETING  
JANUARY 7, 2021

PRESENT:

WILL MOORE, VICE CHAIRMAN  
BRAD BURDETTE  
DONNA MATTHEWS  
FIELD DUNAWAY

ALSO PRESENT:  
ALESIA HUNTER  
BRITTANY MCABEE  
TIM CARTEE  
TRACY SMITH

1 WILL MOORE: All right. It's  
2 six o'clock. We'll go ahead and get started. Good  
3 evening, everyone. I would like to call the Planning  
4 Commission meeting to order. I'd like to introduce Mr.  
5 Field Dunaway, our new Planning Commissioner from  
6 District 1. Welcome, Mr. Dunaway, and we look forward  
7 to working with you.

8 ALESIA HUNTER: Mr. Chairman, could  
9 you speak a little louder?

10 WILL MOORE: Oh, I'm sorry.  
11 Let's start this over.

12 ALESIA HUNTER: There you go.

13 WILL MOORE: Good evening,  
14 everyone. I would like to call the Planning Commission  
15 meeting to order. I would like to introduce Mr. Field  
16 Dunaway, our new Planning Commissioner for District 1.  
17 Welcome, Mr. Dunaway, and we look forward to working  
18 with you.

19 The next item on the -- the next item is the  
20 approval of the agenda for tonight. We need a motion  
21 and a second to move forward.

22 FEMALE: We can't hear you.

23 WILL MOORE: Would y'all like  
24 for me to -- is that better?

25 DONNA MATTHEWS: It's louder.

26 WILL MOORE: Good evening,  
27 everyone. I would like to call the Planning Commission  
28 meeting to order. I would like to introduce Mr. Field  
29 Dunaway, our new Planning Commissioner from District 1.  
30 Welcome, Mr. Dunaway, and we look forward to working  
31 with you.

32 The next item on the -- the next item is the  
33 approval of the agenda for tonight. Need a motion and  
34 a second to move forward.

35 BRAD BURDETTE: I make a motion.

36 DONNA MATTHEWS: I second.

37 WILL MOORE: The next item is  
38 the election of the officers. We will postpone until  
39 our next regular scheduled meeting with a full  
40 commission.

41 The next item is the approval of the minutes from  
42 December 2, 2020 meeting. I need a motion and a  
43 second. All in favor.

44 BRAD BURDETTE: Make a motion.

45 WILL MOORE: All right. The  
46 next items are public hearing items. The first item is  
47 the senior retirement community. The commission asked  
48 the developer to answer and address items. The  
49 developer has addressed and answered the questions. I  
50 will ask staff to go over those items one at a time.

1 Then we will hear from the applicant if there are  
2 further questions. Then we will hear from the public.  
3 At this time I will turn it over to staff.

4 ALESIA HUNTER: Thank you, Mr.  
5 Chairman. In your packet, as you mentioned, we did  
6 have the applicant submit the answers to the questions  
7 that the commission has regarding Springwater Trails.  
8 This project was previously denied in December due to  
9 lack of information.

10 So what the developer has done is he has went  
11 through each item here and we'll go through each items  
12 to make certain that everybody understand what was  
13 asked of them. Again, the intended development is a  
14 fifty-five plus senior living community. This is an  
15 unzoned area. It's forty-two acres and it's in  
16 District 5. And the applicants, they are here this  
17 evening, Timothy Reynolds, he's a retired dentist, and  
18 Kevin Reynolds, he's a practicing attorney. Property  
19 owner of record is Kathy C. Hammond. Again, this is on  
20 Old Asbury Road and this is a state maintained road.

21 In your packet I'll go over the items that  
22 Commissioner Chapman had requested that we try to  
23 address with the applicant.

24 First question is what type of construction will  
25 these park models be? And they are identified under  
26 the ANSI standard, it's under international residential  
27 code that we adhere to. And due to the fact that these  
28 are constructed on a metal frame with wheels, and  
29 they're technically moveable, this is where this term  
30 comes from.

31 The size is four hundred square feet. In your  
32 packet there is some designs there that show you the  
33 exterior and interior of each unit there for you in  
34 color there. I'll give you a few minutes there to just  
35 look at those pictures. So again, they're four hundred  
36 square feet, and this excluding any porches and patios.  
37 And the picture in front of you in a design is the low  
38 country, and it's called the actual -- Alexander.

39 The second question, if you'll turn to the next  
40 slide there, there's -- let's show you another -- is  
41 that a park model there? Okay. No, go back to that  
42 one. So question number two is -- there was a question  
43 as to regard to the type of homes. Will these be  
44 transient homes, transient living? These are not  
45 intended for transient living. These will be  
46 attractive. Concrete skirting will be put in place and  
47 under carriage. And they also will have a two-car  
48 parking driveway. Porches and patios will be  
49 permitted, as well. And you can see the colors, the  
50 earth tone colors and rustic colors will compliment the

1 designs here. And due to our research and the research  
2 that the developer has provided, there is a demand for  
3 this type of high quality, low maintenance living.  
4 This will be for fifty-five and older.

5 Question number two (verbatim), what about the  
6 density? There was a question about how many units  
7 that will be proposed. Forty units is all that's  
8 proposed for this development site. Forty units. Of  
9 course, they will be spaced and staggered at least  
10 seventy-six feet apart. And they will -- it won't  
11 generate any more than eighty residents. And this will  
12 be a one-phase development. And you won't be able to  
13 see that from the actual road. So there was a question  
14 about would you be able to see this project? You will  
15 not be able to see the project from the main road  
16 there.

17 Question number four, the site analysis and open  
18 space and natural vegetation. Of the forty-three  
19 acres, eighty percent will be left undisturbed. And  
20 this is to keep the natural, peaceful country setting  
21 of the property. This also is to conserve the  
22 property's natural -- there's some natural features on  
23 the property. There's a spring-fed lake and a lot of  
24 native vegetation that are environmentally sensitive.  
25 The developer intends to protect those features of the  
26 property.

27 And no homes -- on the northern side there, you'll  
28 see no homes will be placed on the northern fifty  
29 percent of the property; no homes will be placed there  
30 at all. It'll all be left in green area there. And  
31 there's, of course, some wildlife on there, as well.

32 The plan there shows a lot of landscaping and  
33 green space there. And they're committed to keeping  
34 sufficient buffering on the perimeter of the  
35 development there. So you can see all the -- you can  
36 see the spring-fed lake there, all the green areas  
37 there on that property there.

38 Question number five, interior roads. The  
39 variance that the developer had requested, variance was  
40 required by staff, our department. Due to the fact  
41 that this property is on one single ownership, we do  
42 treat this as a private drive and a private road. So,  
43 county, we do not maintain private drives or private  
44 property. We don't have the right to do maintenance on  
45 private property. So this is not something that the  
46 developer just asked for just to ask for it, to get out  
47 of doing any requirements. He was requesting -- we  
48 requested that. He did ask for that variance.

49 And we have had the fire department to look at  
50 that for the twenty-foot wide access road so it does

1 meet the fire operation and fire turn-arounds for  
2 adequate fire protection. And there was no issues with  
3 that. The road will be constructed of crusheron?? and  
4 a durable graded base that will be compacted and with  
5 the ability to help with drainage if there's any  
6 drainage issues.

7 The last Question is -- well, question number 6 is  
8 traffic impact analysis. Mr. Chair, staff, we went  
9 back to recalculate the estimated trips. And the new  
10 trips per day is two hundred fifty. So it dropped from  
11 four hundred down to two hundred and fifty. And this  
12 is what we used from the traffic generation manual.  
13 That's a national manual with occupants of one to two.  
14 So this is how this number is. So we did go back to  
15 recalculate that and it was just two hundred and fifty  
16 trips per day during the peak hours instead of the four  
17 hundred. And SCDOT will be providing the encroachment  
18 permitting at the time if this project is approved.

19 Question number seven, what age limit will  
20 restrict to Springwater Trails. This is an age-  
21 restricted development. This is restricted to fifty-  
22 five plus senior. This is a fifty-five and older  
23 citizen community that will comply with the Fair  
24 Housing for older persons. That's for housing for  
25 older persons. This will be deed restricted to fifty-  
26 five years. There was a question about if you're  
27 thirty years old can you buy one of these homes there  
28 and the answer is no, you cannot.

29 The question on pricing is question number eight.  
30 The pricing of the homes is eighty thousand to a  
31 hundred and twenty thousand and the property will not  
32 be sold.

33 So in summary, the staff has put together these  
34 questions and answers that the commission had asked  
35 staff to go back and look at with the developer. And  
36 we feel that the developer has answered all those  
37 questions.

38 And we do recommend approval of this development,  
39 with the following conditions as previously recommended  
40 at the previous meeting. And that's just the standard  
41 approvals of -- and also the variance, we do recommend  
42 that the variance is approved for the reasons as  
43 stated, that we will not maintain a private drive or  
44 private road. Of course, the standard is getting your  
45 stormwater approval. All lots will use the interior  
46 access to the development. That's a standard practice  
47 there. Road names, we'll work with the addressing  
48 department to get the proper addresses. And DHEC  
49 approval on the septic systems. We'll provide proper  
50 landscaping and buffer. And West Anderson Water will

1 provide the domestic water.  
2 And Mr. Chairman, that concludes staff report.  
3 We've provided all the information. We're here to  
4 answer any questions that the commission may have from  
5 the staff. And I'll turn it back over to you, Mr.  
6 Chairman.

7 WILL MOORE: Any questions or  
8 concerns?

9 BRAD BURDETTE: I have a question.  
10 WILL MOORE: Go ahead.  
11 BRAD BURDETTE: This appears to be  
12 a mobile home park; is that correct?

13 ALESIA HUNTER: No, sir, this is  
14 not a mobile home park. Those requirements for a  
15 mobile home park are totally different from this.

16 BRAD BURDETTE: Well, is it a RV  
17 park?

18 ALESIA HUNTER: This is what we  
19 call a land use for a park model development. But it's  
20 not a mobile home park. Those requirements for a  
21 mobile park are totally different from this. They're  
22 more restrictive. I think that's where some  
23 misunderstanding is, that this is a mobile home park,  
24 but it's not a mobile home park.

25 BRAD BURDETTE: How does it differ?

26 ALESIA HUNTER: Mobile home park is  
27 that you actually have to put actually mobile homes in  
28 there to meet HUD standards. These standards are done  
29 by ANSI standards, which is under building codes. The  
30 mobile homes, manufactured homes are provided under HUD  
31 standards.

32 BRAD BURDETTE: So the only  
33 difference being is the standards in which these units  
34 are going to be ---

35 ALESIA HUNTER: No, there's other  
36 requirements for a mobile home park. We don't even  
37 have those requirements with us because this doesn't  
38 fit that criteria, Mr. Burdette.

39 DONNA MATTHEWS: But if I may ask,  
40 they will -- they are different from a mobile home, but  
41 they have wheels and are moveable just like a mobile  
42 home in that ---

43 ALESIA HUNTER: They have wheels,  
44 but it's because of the constructions standards.  
45 That's the only difference. But no, they're not a  
46 mobile home. It's under building code standards, ANSI.

47 DONNA MATTHEWS: But the last  
48 meeting I believe they said it's a year's lease. So in  
49 that year's time if you don't pay the lease they will  
50 be moved? They could be moved?

1                   ALESIA HUNTER:                   I could get the  
2 developer if he would answer that question. He's  
3 saying that that's the minimum. I do have that.  
4 That's the minimum that you can actually lease. And  
5 they're not saying that you have to go with that time  
6 period. They're just saying that's the minimum time  
7 that they will lease to you.  
8                   DONNA MATTHEWS:                   Right. But if you  
9 choose not to, you either pay the lease when that year  
10 is up or you move the unit?  
11                  ALESIA HUNTER:                   Mr. Reynolds, is  
12 that correct? One of the commissioners was asking the  
13 time period for leasing and if someone wants to lease  
14 and then decides -- wants to leave within a year's time  
15 period, what happens during that time period?  
16                  KEVIN REYNOLDS:                   The lease option is  
17 a minimum of one year up to ninety-nine years.  
18                  WILL MOORE:                   You can go ahead  
19 and come forward and state your name so we can all hear  
20 you.  
21                  KEVIN REYNOLDS:                   Yeah, the lease --  
22 are you able to hear me?  
23                  WILL MOORE:                   Step a little  
24 closer.  
25                  KEVIN REYNOLDS:                   Can you hear me? I  
26 don't know if this is on or not. The lease that we're  
27 talking about structuring here will be a minimum of one  
28 year ---  
29                  ALESIA HUNTER:                   To ninety-nine  
30 years.  
31                  KEVIN REYNOLDS:                   --- up to a ninety-  
32 nine year lease. And if someone chooses to move out,  
33 typically these are not just moved out. They're  
34 typically sold onsite as similar models have done.  
35 Park models, I'm referring to.  
36                  WILL MOORE:                   Okay.  
37                  DONNA MATTHEWS:                   Thank you.  
38                  WILL MOORE:                   Any other questions  
39 or concerns from the commission?  
40                  DONNA MATTHEWS:                   I do have a  
41 question. How can we deny ages? Like if you're fifty-  
42 five or older, how -- it says there's no restrictions.  
43 But how can we ---  
44                  ALESIA HUNTER:                   There's no  
45 restrictions in terms of the actual property. But  
46 under the fair -- and Kevin, being an attorney, I'm  
47 sure he could help answer that, how they can regulate  
48 fifty-five years and older.  
49                  KEVIN REYNOLDS:                   Yes. So we would  
50 be within the confines and the bounds of the Fair

1 Housing Act. It's called Housing for Older Persons  
2 Act. And we would hold ourselves out in our marketing.  
3 And our company formation as it's fifty-five and older.  
4 And there are certain requirements along with that, at  
5 least eighty percent of the residents needs to be at  
6 least fifty-five and older. But no way would we, of  
7 course, discriminate, age discrimination at all. But  
8 we would work with the Fair Housing Act on that.

9 DONNA MATTHEWS: So am I to  
10 understand that eighty percent is to be fifty-five and  
11 older, but if the twenty percent is under fifty-five  
12 they can still purchase one of these homes?

13 KEVIN REYNOLDS: Under HOPA, that's  
14 correct.

15 DONNA MATTHEWS: Thank you.

16 WILL MOORE: Anybody else?

17 Thank you, sir.

18 KEVIN REYNOLDS: Thank you.

19 WILL MOORE: All right. Open  
20 this up for public comments. I would like to open it  
21 up for public comments and concerns. I'll start with  
22 Tim Reynolds, if you'll come forward and state your  
23 name and address, please, sir.

24 ALESIA HUNTER: He's the applicant.  
25 Mr. Reynolds is the applicant.

26 WILL MOORE: Okay.

27 ALESIA HUNTER: Yeah, he signed up  
28 so that he could speak if you called on him, Mr.  
29 Chairman.

30 WILL MOORE: Oh, okay. Thank  
31 you. We'll move on to Matt Vermillion. Please come  
32 forward and state your name and address.

33 MATT VERMILLION: My name is Matt  
34 Vermillion. I live at 333 Knollwood Drive. The  
35 property that was shown earlier on the map, the pond,  
36 backs up to my residence. I'm a local insurance agent.  
37 Have been for fifteen years here in town. So I'm a  
38 small business owner.

39 I have a couple of questions. We had numerous  
40 questions that were asked at the last meeting in  
41 December. And he addressed some of them, but I still  
42 haven't heard the answer to the septic tanks. Will  
43 they have individual septic tanks or will there be one  
44 large septic tank? I never heard the answer to that.

45 WILL MOORE: Staff?

46 ALESIA HUNTER: Yes. We addressed  
47 that in the first back in December and as well as again  
48 tonight. These will be on septic systems. And DHEC,  
49 when they design a septic system, they look at so many  
50 units per acre on that. But this will be on septic



1 systems.

2 MATT VERMILLION: And the second --  
3 the question was brought up a while ago what type of  
4 units these are. These units have wheels. And so ---

5 DONNA MATTHEWS: Wait a minute. I  
6 can't understand you.

7 MATT VERMILLION: Is that a little  
8 better? How about now, can you hear me?

9 These units have wheels. They are like an RV park  
10 model tiny home. These are the printouts of the model  
11 that are listed here. The Alexander is right there.  
12 It has a wheel on it. They're going to put a deck over  
13 it. It's a camper. It's a tiny home camper. You can  
14 move it if you like -- after that year lease on that  
15 property, they can move it and take it with them. I  
16 insure mobile homes. I'm an insurance agent. This  
17 park would not be a preferred park. If I was insuring  
18 a mobile home and they wanted to know what's the name  
19 of the park, there's no asphalt, there's no curbing,  
20 hydrants. It's not a preferred park. You're going to  
21 find a hard time getting insurance on these  
22 individuals. It's going to be like an RV, like a  
23 camper. They're not going to insure it like a mobile  
24 home or like they said a single family residence. It  
25 might be by definition a single family residence will  
26 be a single family dwelling. Stick built home, patio  
27 home, concrete slab. They fit none of these. I just  
28 wanted to set that straight because he said single  
29 family dwelling. It's not. It's a camper. Made by  
30 Clayton, has wheels and a tongue; they're going to put  
31 a deck over it.

32 This is going to be, for all intents and purposes,  
33 a mobile home park, retirement mobile home park. And  
34 the HOPA Act says you have to have a grocery store and  
35 a pharmaceutical store nearby for it to qualify. It  
36 doesn't restrict -- anybody can live in there, as long  
37 as they've got -- eighty percent of the people are  
38 fifty-five and older, they can put anybody in there.

39 I have one other thing. He said that it was not  
40 going to be visible from the road. But the map that  
41 they've just shown -- if you could put that map back up  
42 -- the road is within a hundred foot of that first  
43 section right there. See right there -- you see that  
44 tree right there by the intersection, that's Old Asbury  
45 Road. It's kind of cut off on the photo there. That  
46 first circle is fifty feet from the road. I don't know  
47 about y'all, but I can see fifty feet pretty good.  
48 It's going to be right on the road. That first section  
49 of the mobile home or camper, tiny homes, will be right  
50 there by the road. Okay? So they will be visible from

1 the road.

2 We have a single family retirement community here  
3 in town. It's called the Ravines at Holly Creek. They  
4 are built at a higher standard; concrete slab, vinyl  
5 sided, asphalt roof, in a community for seniors.  
6 Nearby pharmaceutical store and grocery store. And  
7 their utilities are one to two hundred a month, plus  
8 you buy the home.

9 There's also another one very similar to that  
10 called the Renaissance. They have many models;  
11 concrete slab, asphalt, curb appeal, shingle roof, and  
12 it's in Donalds. So these things are all around us,  
13 but the difference is they're permanent residents.  
14 They're not RV park mobile homes. Just because it's in  
15 an area that's not zoned, I wish you would reconsider  
16 granting a land use permit because we can do better  
17 than what they're proposing for us here tonight.  
18 Anderson County out here on the west end of Anderson is  
19 just as good as anywhere else off of Highway 81 or  
20 Donalds; it's just as good. Just because the area and  
21 it's for sale, doesn't mean that we have to lower our  
22 standards and put some RV mobile home park units out  
23 there and call it whatever you want to call it, that  
24 even have asphalt roads. They're going to be gravel.

25 I know you said -- the last meeting they said that  
26 the gravel roads were aesthetically pleasing. They're  
27 not.

28 The purchase -- I want to make sure I get this  
29 right. They have to purchase the RV, they have to  
30 purchase it, plus pay four hundred and fifty dollars  
31 utilities. That's about eleven hundred dollars to live  
32 in a mobile unit.

33 My fear is that once they start this development,  
34 that it's going to be abandoned, it's not going to  
35 work. I know they've done this in other locations, but  
36 I just feel like the area that they want to do it in is  
37 nothing -- going to be nothing but abandoned after a  
38 couple of years and then it's going to deteriorate  
39 property values around there.

40 I just ask you to reconsider that, please. Thank  
41 you.

42 WILL MOORE: Thank you. David  
43 Cook, please come forward and state your name and  
44 address, please, sir.

45 DAVID COOK: David Cook, 103  
46 Isaac Court, Anderson, South Carolina, 29625.

47 And my concern is in ten years what's it going to  
48 be? I think it's a fad. Maybe it's just because I  
49 don't understand it. I don't understand a tiny house.  
50 I think it's a fad. And I think they're going to

1 deteriorate just like Mr. Vermillion stated, and  
2 they're going to rent to whoever they can rent to. And  
3 it's not just -- it's not going to be a fifty-five and  
4 up community any more. Because I mean that looks  
5 beautiful. The way they've got it laid out, it looks  
6 really nice. Fifty-five and up -- I'm sixty-two, so  
7 you know, I like that. But I'm just afraid of what's  
8 going to happen to my property. What are my values  
9 going to be like? That's it.

10 WILL MOORE: Thank you. Sir,  
11 did you have a question? Please come forward and state  
12 your name and address, please, sir.

13 KEN WALKER: My name is Ken  
14 Walker. I live at 110 Streater Lane, Anderson, which  
15 is off of Centerville. I own property, my wife and I  
16 do, on Whitehall, in the 2800 block of Whitehall.

17 As a realtor, builder, developer, property owner,  
18 I'm not here to oppose anybody's development. I am  
19 here to challenge this board to do your job. And I'm  
20 not trying to be ugly with what I say. This lady  
21 stated, I believe, that they expected two hundred and  
22 fifty cars in and out a day, traffic impact. Whitehall  
23 Road is grossly overloaded today. In fact, in a  
24 conversation in the past twelve months with Rusty and  
25 Hoyt, we all agreed that Whitehall probably carries  
26 more traffic than any other two-lane road in Anderson  
27 County. It also probably carries more traffic than 24  
28 does in that same area, from 28 Bypass to where  
29 Whitehall crosses 24. That traffic runs from really  
30 early in the morning to really late at night. I've  
31 been on it recently as late as eight, eight thirty, and  
32 it's still bumper to bumper. We cannot handle two  
33 hundred and fifty cars more on Whitehall.

34 Now, the developer is probably going to argue that  
35 we're not on Whitehall. What are they, a hundred yards  
36 off? And I can tell you from being a realtor who  
37 travels these roads daily that the bulk of the traffic  
38 leaving that part of Anderson County and coming into  
39 town comes in on Whitehall. If they're going to AnMed  
40 Annex or anything out that area of Greenville Street,  
41 they're going to come in on Whitehall, go on Concord,  
42 which is a straight shot, and go straight on out to  
43 where they want to go. I've traveled the intersection  
44 at Concord, Whitehall and North Main Street for fifty  
45 years, and I can tell you that I've actually stopped  
46 and watched the traffic. Cars coming into town on  
47 Concord, a few turn south on Main Street, a fair number  
48 turns north on Main Street, but by far the largest  
49 number of them go out Whitehall.

50 Now, I've been trying to get Whitehall widened for

1 going on thirty years. You can see my political  
2 influence. Hasn't worked. But it's going to have to  
3 work. Somewhere we've got to get it done. If we don't  
4 start planning for the future rather than planning for  
5 today -- and I served in your seat. I was on the  
6 original Land Use Commission and was fortunate enough  
7 to serve as its chairman. I understand planning. We  
8 need to plan for the future. And it doesn't take a  
9 rocket scientist to understand that Whitehall Road's  
10 future has to be enlarged. It has to be gone to either  
11 three lanes or five lanes. And we're way overdue.

12 So I'm here to request not that you turn it down,  
13 but that you put a moratorium on any development that  
14 would feed into Whitehall and increase the traffic  
15 flow. I have no problem with Dollar General that's on  
16 Whitehall -- I think that's the name of it, the little  
17 quick stop and pick up a quart of milk type place --  
18 because they don't generate traffic. They utilize the  
19 traffic on Whitehall. I don't have a problem with  
20 Eagle Self-Storage because in general they don't create  
21 a traffic; they utilize traffic that's already there.  
22 This will create traffic, by their own admission, up to  
23 two hundred and fifty cars a day. I will tell you that  
24 a large, if not all of those that go more than a mile,  
25 will go on Whitehall.

26 So I'm here to encourage you to do your planning,  
27 put a moratorium on any development on or off of  
28 Whitehall that would increase the traffic.

29 The other thing I'm going to ask is that you look  
30 at how you deal with developments that you do allow out  
31 there. I told you I wasn't against Eagle. I've met  
32 them. They seem to be nice folks. But we allowed them  
33 to put their detention pond just across the county  
34 right-of-way, just across the ditch on Whitehall. Now  
35 if we widen Whitehall, we have either got to take all  
36 of the land out of these people's yards in Knollwood or  
37 we've got to relocate a detention pond. Either one is  
38 extremely expensive. If I put a subdivision on  
39 Whitehall, you would make me give you thirty-five foot  
40 from the center line. But yet we're allowing these  
41 other developments to go in and obviously not requiring  
42 them to do a darn thing. And that just makes widening  
43 Whitehall that much tougher and more expensive.

44 Again, I'm not opposed to development. I've sat  
45 in your shoes. I understand your process of making  
46 decisions. I beg of you to do your job. Start  
47 planning for the future. And if that means delaying  
48 some developments, so be it. I've had mine delayed.  
49 It's not the end of the world. Just do the job of  
50 planning; not just approving, but planning.

1 I will also say that some of this gentleman's  
 2 neighbors in Knollwood are currently experiencing some  
 3 flooding problems. All the property on the right of  
 4 Whitehall from almost New Prospect Church flows down  
 5 between the Whitehall fronting properties and the yards  
 6 that back up to them on Knollwood. They're  
 7 experiencing some flooding. I didn't see a detention  
 8 pond on their drawings. I could be wrong, but when  
 9 they put them up there I don't see a detention pond.  
 10 That needs to be addressed, and addressed before  
 11 anything is done. It is what are we going to do with  
 12 the runoff, because this water I am pretty sure that  
 13 I'm speaking of flows into this property.

14 So, again, I'm not here to kill a deal. That's  
 15 the last thing I want to do. But I'm telling you two  
 16 hundred and fifty more cars a day is going to lead to  
 17 deaths. Count on it. That road is extremely busy. We  
 18 have to come out with trucks pulling big trailers from  
 19 time to time. You put your life in your own hands when  
 20 you do it, because you'll never get a clear path to do  
 21 that really safely.

22 I yield the floor. I appreciate your time and  
 23 your service. I know exactly how much you're getting  
 24 paid. As I say, I've been there before. But I  
 25 appreciate you giving your time to do this. But I beg  
 26 of you, look to the future. We've got to do something  
 27 out here on Whitehall to deal with the traffic before  
 28 we add more development. Thank y'all.

29 WILL MOORE: Thank you.

30 All right. Do we see anybody want to make a  
 31 motion to approve or disapprove?

32 BRAD BURDETTE: I've got a  
 33 question.

34 WILL MOORE: Okay.

35 BRAD BURDETTE: Mr. Reynolds?

36 KEVIN REYNOLDS: Yes.

37 BRAD BURDETTE: Are these units  
 38 titled?

39 KEVIN REYNOLDS: Are they what? I'm  
 40 sorry.

41 BRAD BURDETTE: Do they have a  
 42 title with the DOT?

43 KEVIN REYNOLDS: I'm sorry. I'm  
 44 getting a little ---

45 WILL MOORE: Speak into your  
 46 microphone.

47 BRAD BURDETTE: Do these units have  
 48 a title with the DOT?

49 KEVIN REYNOLDS: Yes, yes.

50 BRAD BURDETTE: How are they

1 titled?  
2 KEVIN REYNOLDS: I would imagine  
3 like any sort of vehicle would be.  
4 BRAD BURDETTE: RVs?  
5 KEVIN REYNOLDS: It could be; yes.  
6 Make no mistake, these are considered an RV park  
7 model. They're not considered or classified as mobile  
8 homes. There's a difference there.  
9 BRAD BURDETTE: That's what I  
10 wanted to know.  
11 KEVIN REYNOLDS: Okay. Thank you.  
12 WILL MOORE: Somebody like to  
13 make a motion to approve or disapproved?  
14 DONNA MATTHEWS: I'm going to make a  
15 motion to disapprove at this time.  
16 WILL MOORE: Do I have a second?  
17 Do I have a second to her motion to disapprove?  
18 BRAD BURDETTE: Yeah, I second  
19 that.  
20 WILL MOORE: We got a second.  
21 All in favor raise your hand.  
22 ALESIA HUNTER: Mr. Chairman,  
23 whoever made the motion to disapprove it, you have to  
24 say or state the reasons thereof for the record for the  
25 minutes. You need to state the reasons why that you're  
26 making a motion to not approve so we can have that for  
27 the record. This is the second ---  
28 DONNA MATTHEWS: I disapprove, one  
29 thing, for the traffic levels.  
30 ALESIA HUNTER: Well, there's not  
31 two hundred and fifty cars. I think that's -- there's  
32 a lot of misunderstanding about this. There's not two  
33 hundred and fifty cars. This is the -- that's two  
34 hundred and fifty trips. Some of these units may not  
35 even have a car.  
36 DONNA MATTHEWS: Right.  
37 ALESIA HUNTER: So there's not two  
38 hundred and fifty cars from the actual development. I  
39 want to clear that up.  
40 DONNA MATTHEWS: Okay. And speaking  
41 with some of the community, reaching out, there's a lot  
42 of concerns as far as the compatibility with the  
43 surrounding properties. I think there's a lot of  
44 concerns with that.  
45 ALESIA HUNTER: Yeah, what the  
46 developer was asked to do was to answer these  
47 questions. And this is why we put this up here,  
48 because they've answered the questions that they were  
49 asked to submit. So if you do that then that changes  
50 what they were originally asked. So we need to make

1 certain when you make the motion to not approve it,  
2 that was never -- I mean, it's unzoned and there was  
3 never a question about any compatibility at being an  
4 unzoned area there.

5 DONNA MATTHEWS: With the postcards,  
6 the postcards, were they mailed out to this  
7 development?

8 ALESIA HUNTER: Yeah. We only  
9 received one call. We sent out probably three hundred  
10 and something cards. We received one phone call. It's  
11 the same as we did before. So they've met the letter  
12 of the law. They've met everything that they were  
13 asked to meet. And this is why we presented them one-  
14 by-one.

15 DONNA MATTHEWS: I'm just -- from  
16 where I sit and speaking with the community, I don't  
17 know about going with the first five, six things you  
18 read off in the beginning, but just listening to what  
19 I'm hearing, all I can say is I just don't think it  
20 fits with the neighborhood, the people surrounding it.  
21 I don't know what else to say. I mean ...

22 ALESIA HUNTER: Well, it's unzoned  
23 so it's not restricted from that. So again, the  
24 developer answered everything that the -- the concerns  
25 that the commission had. These gentlemen came up here  
26 to do that and we did that, as well. We asked the  
27 commission twice, is this everything you need, and this  
28 is what the commission said, address this and then we  
29 can move forward.

30 DONNA MATTHEWS: Right. Well ...

31 WILL MOORE: So do I have a  
32 motion -- let's do this again. I do have a motion to  
33 disapprove the project; correct? Raise your hand.

34 ALESIA HUNTER: Okay. You've got a  
35 motion on the floor to deny. Mr. Burdette has seconded  
36 it. Now the commission has to vote as a whole body.

37 WILL MOORE: All in favor? All  
38 in favor? Are you in favor of declining?

39 BRAD BURDETTE: Of declining; yes.

40 WILL MOORE: Okay. Raise your  
41 hand. That's two to two. So would that go back to  
42 county council?

43 ALESIA HUNTER: No. It doesn't go  
44 back to county council. You need to vote for all in  
45 favor for the record so that you can get the  
46 commissioners who are voting in favor if they choose to  
47 do that. So you need to call for the vote for in  
48 favor. You've done the one for denial. It's two for  
49 denial.

50 WILL MOORE: All in favor of the

1 approval raise your right hand.

2 ALESIA HUNTER: Okay. So that's  
3 two to two.

4 WILL MOORE: Two to two. So  
5 that -- it's a tie. So does that go back to the  
6 council or ---

7 ALESIA HUNTER: No. This  
8 application does not go back to -- it never goes to  
9 council. This is a land use that the actual Planning  
10 Commission has sole authority on. So under Robert's  
11 Rules of Order, if it's two to two, the motion fails  
12 due to we don't have another commissioner here that  
13 could vote to break the tie if they choose to do that  
14 way. So based upon Robert's Rules of Order, a tie  
15 vote, the application fails.

16 WILL MOORE: The next item is a  
17 rezoning on Jackson Street. Staff, I will ask you to  
18 present your staff report and then we'll hear from the  
19 applicant and then the public.

20 ALESIA HUNTER: Yes, sir. Thank  
21 you, Mr. Chairman. The first rezoning application  
22 tonight is on Jackson Circle. Applicant is Jeremy  
23 Gillespie. The current owner of the property is  
24 Lauremy, LLC. Council District 4. This is -- the  
25 acreage of the property is a little under an acre; 0.87  
26 acres. Current zoning is R-20. The requested zoning  
27 is C-3, which is commercial district. The surrounding  
28 land uses, the south east and west is zoned single  
29 family. On the north side if C-3 and single family;  
30 it's a split zoning between those.

31 The valuation, the purpose of the C-3 district is  
32 to provide for commercial and light service land uses,  
33 which are oriented to customers traveling by  
34 automobile. The request is to rezone the 0.87 acres to  
35 C-3. And the applicant wants to rezone this parcel --  
36 the property from R-20 to C-3 to allow for future  
37 commercial land uses due to the fact that we do have a  
38 forthcoming sewer line there and the developer is  
39 trying to prepare for the future.

40 Jackson Circle is classified as a major rural  
41 local road. And of course, Highway 187 is classified  
42 as a collector road with no maximum average vehicle  
43 trips per day. And of course, on our future land use  
44 map, it identifies 2006 as residential. And staff did  
45 do outreach. We're required to send out notices within  
46 two thousand feet of the subject property. Seventy-two  
47 property owners were notified within this radius of two  
48 thousand feet. And then, of course, we had to post the  
49 property. The property was posted. See the signs  
50 there. The rezoning signs were posted on December



1 21st. And the public hearing advertisement was ran in  
2 the Anderson Independent on December 22nd.  
3 Public feedback, we've received no phone calls for  
4 information. And so is Mr. -- I don't see Rich  
5 Bennett. I don't see him here. Is he here? Okay.  
6 He's not here if the commission had any questions for  
7 him. But this is just a basic rezoning just to get  
8 prepared for the sewer. He does not have a specific  
9 commercial use at this time, but the C-3 zoning just  
10 affords him any commercial use there. C-1 and C-2 and  
11 C-3. So that's what that -- if this is approved, the  
12 county council would meet probably in February to hear  
13 the recommendations and first reading on this.  
14 Due to the fact that the sewer line will probably  
15 be installed, staff does recommend approval. Due to  
16 the fact that C-3 is surrounding there, there's some  
17 commercial uses close nearby and adjacent to this  
18 property.  
19 That concludes the staff report, Mr. Chair.  
20 WILL MOORE: Okay. Thank you.  
21 Do I have anybody that would like to come forward to  
22 speak on this project? Please state your name and  
23 address. Come forward, ma'am, and speak into the  
24 microphone for us.  
25 KAREN WRIGHT: Hi, and thank you  
26 for hearing me. My name is Karen Wright, and  
27 unfortunately I don't know the address, but I'm the  
28 Wright Venture, the property across the street from  
29 them. That is Morris Mobile Marine. And I just was  
30 wondering about the sewer. When is that anticipated  
31 coming through? Not objection to it being C-3 for the  
32 zoning change, but just your information for when the  
33 sewer is coming through.  
34 WILL MOORE: Staff, do you have  
35 any ---  
36 ALESIA HUNTER: I don't have an  
37 exact date that the sewer will be installed. Of  
38 course, if the county received grants, that would  
39 depends upon any grant funding that the county may  
40 receive. So I don't have an exact date. Just aware  
41 that there will be a sewer line there.  
42 KAREN WRIGHT: I'm not asking for  
43 really an exact date. Is that six months, eight  
44 months, you know, a year?  
45 ALESIA HUNTER: With the COVID I  
46 really couldn't tell you because all the agencies that  
47 are involved in funding, their schedules have been all  
48 skewed due to COVID. So I'm not able to give you an  
49 exact answer.  
50 KAREN WRIGHT: Okay. Before COVID

1 what was the estimated time frame?  
2 ALESIA HUNTER: Before the COVID,  
3 I'm thinking six months to a year is what I've been  
4 told. And of course, even with sewer the time line can  
5 vary, fluctuate. Depends on construction, permitting.  
6 So it will vary.  
7 KAREN WRIGHT: And that was six  
8 months or a year from what starting date?  
9 ALESIA HUNTER: Well, that was at  
10 the time, so I don't know. That time has probably  
11 changed now because we've had COVID -- COVID period  
12 since March of 2020.  
13 KAREN WRIGHT: Okay. All right.  
14 Thank you.  
15 WILL MOORE: Thank you, ma'am.  
16 Any other comments or concerns from the public?  
17 All right. We'll move forward. Would anybody on  
18 the commission like to make a motion to accept or  
19 decline?  
20 BRAD BURDETTE: Motion to approve.  
21 WILL MOORE: I got a motion to  
22 approve. A second?  
23 FIELD DUNAWAY: Second.  
24 WILL MOORE: All in favor.  
25 Unanimous.  
26 ALESIA HUNTER: Thank you, Mr.  
27 Chair. Our second rezoning is on Jackson Circle, as  
28 well. This property is -- Rich Bennett is Pacolet  
29 Grove Holding and Cheetah is the company, parent  
30 company there. Jackson Circle. This is Council  
31 District 4. Now, this is 2.8 acres. And again the  
32 property is currently R-20 and requested zoning is C-3,  
33 again. And the surrounding land uses is as I mentioned  
34 before. On the south east and west is single family.  
35 And the north is a C-3 which is commercial district.  
36 And the request is also to rezone this due to the  
37 forthcoming sewer lines that will be implemented.  
38 Jackson Circle is a major rural local road. Highway  
39 187 is classified as collector. And there's no maximum  
40 average trip per day.  
41 Same requirements. We did notify properties  
42 within two thousand feet of the same property.  
43 Received no phone calls or no inquiries regarding the  
44 information. Advertisement was duly noted for the  
45 public hearing, Mr. Chairman. And I'm here to answer  
46 any questions that the staff (verbatim) may have.  
47 WILL MOORE: Thank you, ma'am.  
48 Do I have any public comments or concerns? Please come  
49 forward and state your name.  
50 KAREN WRIGHT: If I could ask a

1 question. This property is just right down from the  
 2 other property that we just discussed; right, as far as  
 3 ---

4 ALESIA HUNTER: That's correct.  
 5 KAREN WRIGHT: It's adjoining this  
 6 property?

7 ALESIA HUNTER: This property is  
 8 2.8 acres; TMS number is ---

9 WILL MOORE: It's just across  
 10 the street.

11 ALESIA HUNTER: It's across the  
 12 street there.

13 KAREN WRIGHT: Okay.  
 14 WILL MOORE: On the same side as  
 15 his property.

16 ALESIA HUNTER: It's on the same  
 17 side as the original property there.

18 KAREN WRIGHT: Okay.  
 19 BRAD BURDETTE: Motion to approve.  
 20 WILL MOORE: All right. Do I  
 21 have anybody that would like to make a motion?

22 BRAD BURDETTE: Motion to approve.  
 23 WILL MOORE: I've got a motion  
 24 to approve. Do I have a second?

25 FIELD DUNAWAY: Second.  
 26 WILL MOORE: All in favor raise  
 27 your right hand. It's unanimous, as well.

28 All right. The next item is new business, a  
 29 subdivision. We will hear from the staff, the  
 30 developer and any public comments.

31 BRITTANY MCABEE: Good evening.  
 32 Hanna Crossing Cottages is a single-family town home.  
 33 It is zoned RM-1, which was recently rezoned for this  
 34 project. It's located in Council District 4. The  
 35 applicant is Lakeside Acquisitions, LLC. And the  
 36 engineer for the project is Bluewater Civil Design.  
 37 The location is at Scenic Road and Highway 81. Scenic  
 38 Road is a county road and Highway 81 is a state road.  
 39 The surrounding lane use, the south and west is  
 40 residential RM-1 and the north and east is commercial.  
 41 This project will consist of sixty-two units.

42 Hammond Water District, Duke Energy and Anderson  
 43 County Wastewater are the utility providers. This new  
 44 subdivision is expected to generate four hundred  
 45 ninety-six new trips per day. The Scenic Road is  
 46 classified as a major urban local with sixteen hundred  
 47 maximum trips per day. All roads have immediate access  
 48 to Highway 81, which is an arterial road and Dunlap  
 49 Road, which is a collector road. Those roads have no  
 50 maximum daily trips per day.

1           This is a site layout of the proposed town homes  
2 with 81 to the east and Dunlap to the south. This is  
3 an aerial location of the project.

4           Staff recommends approval of this subdivision with  
5 the following conditions: All lots must access  
6 proposed internal roads only. Anderson County  
7 Wastewater permits will be required. The final  
8 subdivision plat shall be prepared and submitted to the  
9 Planning Commission by the subdivider within twelve  
10 months after the approval of the preliminary plat. If  
11 they do not, it is null and void or they can request an  
12 extension. DHEC and Anderson County approval letters  
13 for stormwater erosion control, Anderson County Roads  
14 and Bridges Subdivision Plan approval letter, Hammond  
15 Water approval letter for potable water and fire  
16 protection, verification of waterline service and  
17 layout plans will be required by the developer.

18           This concludes the staff report.

19           WILL MOORE:                               Okay. I'm going to  
20 open it up for public comments. The first person I  
21 have on the board -- on the list is Laura Bonner.  
22 Please come forward and state your name and address,  
23 please, ma'am.

24           LAURA BONNER:                           Thank you for  
25 hearing me. This is all new to me. I just moved down  
26 from Massachusetts. I purchased a house on 223 Scenic  
27 Road. And at the time of the purchase there was  
28 nothing being developed around me. Now I have  
29 Northmede to -- what side? South side? And now all  
30 these developments on the other side.

31           So one question I have, currently there's woods.  
32 If you're looking at the front of my property, this new  
33 development is proposed to go on the right. So I have  
34 woods right there. I understand there's going to be a  
35 fifteen-foot buffer. Are they going to leave woods  
36 beside my house between the proposed property and my  
37 property. That's question one.

38           Question two, rumors are these are going to  
39 section 8 town homes or low income town homes; is that  
40 accurate?

41           ALESIA HUNTER:                           There's no  
42 application for any low income housing. We have not  
43 received any application for any low income housing.

44           LAURA BONNER:                           What are these  
45 houses going to sell for, please? Town homes?

46           ALESIA HUNTER:                           What's the pricing  
47 on them?

48           LAURA BONNER:                           Yes.

49           ALESIA HUNTER:                           I do not know what  
50 the pricing is on these homes, but there's no --

1 they're not low income.  
2 LAURA BONNER: And did you bring a  
3 picture to show us? I believe I ---  
4 ALESIA HUNTER: There's no  
5 requirements, in terms of them to show us a picture at  
6 this time, because this is a first -- this is a  
7 preliminary process. Building material and  
8 construction standards are not required to be  
9 submitted. It's just like any other builder, they have  
10 that option to build what they see fit.  
11 LAURA BONNER: So how -- like I  
12 said, I'm new at this. So how and when are my  
13 questions going to be answered?  
14 WILL MOORE: I'm sorry. We  
15 couldn't understand you.  
16 LAURA BONNER: I'm new to this.  
17 So how and when are my questions going to be answered  
18 as far as the woods being left between the edge of the  
19 proposed development and my property line?  
20 ALESIA HUNTER: You're asking how  
21 close is this to your property?  
22 LAURA BONNER: I understand it's  
23 fifteen feet. The question is, are you going to leave  
24 that woods or are you going to cut all of that down?  
25 ALESIA HUNTER: Can you -- show the  
26 map of the -- where is your property located at?  
27 WILL MOORE: Just go under it.  
28 **INAUDIBLE**  
29 ALESIA HUNTER: Okay. So you're  
30 asking if the vegetation -- Eddie, would you like to  
31 address ... She is ---  
32 **INAUDIBLE**  
33 ALESIA HUNTER: Yes, she's south of  
34 you.  
35 EDDIE KINSEY: This patch of woods  
36 is between us ---  
37 ALESIA HUNTER: Yes.  
38 EDDIE KINSEY: I mean, we'll do  
39 our best to leave a buffer there.  
40 LAURA BONNER: How much?  
41 EDDIE KINSEY: I mean, I'll do my  
42 best to leave a buffer there is all I can answer. I  
43 can't tell you how much. We do our best to leave  
44 something -- did y'all just recently purchase that  
45 house?  
46 ALESIA HUNTER: Yes, they did.  
47 EDDIE KINSEY: We'll leave you  
48 some privacy there.  
49 LAURA BONNER: Well, right now  
50 there's a fifteen-foot buffer. But the slide doesn't

1 explain what's between that buffer and the house.  
2 There's a dark area for the houses and this little  
3 outline of maybe a driveway. I don't know what it is.  
4 And it says fifteen-foot buffer. Can you explain what  
5 that looks like?

6 EDDIE KINSEY: I don't know what  
7 you're talking about, the buffer.

8 ALESIA HUNTER: He's stating, Mr.  
9 Kinsey, on the drawing that it's showing a fifteen-foot  
10 buffer around that area there. And he's asking what  
11 will that buffer entail that you're ---

12 EDDIE KINSEY: That buffer will be  
13 those trees.

14 LAURA BONNER: How far from the  
15 property line does the houses start?

16 ALESIA HUNTER: The town homes,  
17 they will be required to meet the minimum setback.  
18 They'll probably be -- they have to be, required to be,  
19 at least fifteen feet from the property line.

20 LAURA BONNER: So that's the  
21 question. Does the house start at fifteen feet from  
22 the property line or is there a buffer between the  
23 house and the property line?

24 WILL MOORE: There is, yes,  
25 ma'am.

26 LAURA BONNER: Does the house  
27 start at fifteen feet from the property line?

28 EDDIE KINSEY: No.

29 LAURA BONNER: So where does the  
30 house start?

31 EDDIE KINSEY: That house would  
32 probably be about fifty feet from that property.

33 LAURA BONNER: Five zero?

34 EDDIE KINSEY: Yeah.

35 LAURA BONNER: Okay.

36 EDDIE KINSEY: And that's just a  
37 guess. I'm looking at a small plan; not a big plan.  
38 But there's plenty -- that house actually -- the back  
39 of that house will face y'all. The townhouse will face  
40 y'all.

41 LAURA BONNER: Yes.

42 EDDIE KINSEY: So you really -- if  
43 we leave a privacy buffer in there, you really  
44 shouldn't notice the back of this house.

45 LAURA BONNER: All right. Thank  
46 you very much. The only other question I had was  
47 traffic. Right now it's very difficult at most times  
48 to get out onto 81. Do they propose putting on either  
49 of the streets beside either side of the credit union,  
50 are they proposing to put a traffic light there?

1 Because it's nightmare to get out sometimes.  
2 EDDIE KINSEY: That's SCDOT.  
3 That's not (inaudible). The school did request it, so  
4 ---  
5 BRITTANY MCABEE: Okay. They can  
6 exit at Dunlap Road and there is a traffic light there.  
7 LAURA BONNER: At which road?  
8 BRITTANY MCABEE: Dunlap.  
9 LAURA BONNER: Yes. That's the  
10 other end. All right. Thank you very much. I  
11 appreciate that.  
12 ALESIA HUNTER: Thank you.  
13 WILL MOORE: Thank you. The  
14 next item on the agenda is non-agenda items. Anyone  
15 from the public ---  
16 ALESIA HUNTER: Mr. Chairman, you  
17 have to call for the question, call for the vote on the  
18 subdivision.  
19 WILL MOORE: Oh, okay. I'm  
20 sorry. I got ahead of myself. Do we have a motion to  
21 approve this?  
22 BRAD BURDETTE: Motion.  
23 WILL MOORE: Do we have a  
24 second?  
25 DONNA MATTHEWS: I second.  
26 WILL MOORE: All in favor?  
27 Unanimous. Sorry about that.  
28 The next item on the agenda is non-agenda items.  
29 Anyone from the public? Seeing none and hearing none.  
30 The next item on the agenda is other business from  
31 the staff.  
32 ALESIA HUNTER: Yes, sir, Mr.  
33 Chairman. Brittany has put forth a copy of the  
34 emergency COVID ordinance. The Planning Commission  
35 will halt all meetings moving forward for sixty days --  
36 sixty-one days, depending upon the activity of the  
37 COVID virus. So this will be your last meeting for  
38 sixty days. Staff will update you on any changes  
39 thereof. But you should have a copy signed by the  
40 county council chair, the county attorney and the  
41 administrator there. So we will reconvene possibly in  
42 sixty days, sixty-one days, for the next hearing. If  
43 any of you have any questions, feel free to reach out  
44 to us. And welcome Mr. Dunaway here. He's an  
45 attorney, so he's going to be able to help keep us in  
46 order here.  
47 FIELD DUNAWAY: Thank you, ma'am.  
48 ALESIA HUNTER: And if there's  
49 anything further, Mr. Chairman, that any of the  
50 commission has, we're here to help you.

1                   WILL MOORE:                   Thank you.   Anybody  
2   else have anything?  
3       If there is no final business we'll move to  
4   adjourn.   I need a motion and a second.  
5                   DONNA MATTHEWS:               Motion.  
6                   ALESIA HUNTER:                Thank you.  
7                   WILL MOORE:                   Thank y'all.  
8  
9                   **MEETING ADJOURNED AT APPROXIMATELY 7:03 P.M.**



## Anderson County Planning Commission Meeting

April 13, 2021

6:00 PM

### Staff Report – Senior Living Community

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(Development denied on 12-8-2020 due to lack of information. Planning Commission requested the developer to provide additional information regarding their project. On 1-7-2021 developer provided the required additional information as requested by the Planning Commission and was denied.)

**Preliminary Project Name:** Senior Living Community

**Property Owner of Record:** Kathy C. Hammond

**Authorized Representative:** Timothy L. Reynolds & Kevin M. Reynolds

**Intended Development:** 55 + Senior Living Community

**Location:** 144 Old Asbury Road, Anderson

**Details of Development:** The Project will be comprised of approximately 30-40 residential homes intended for long term occupancy. The applicant is seeking approval to accommodate the development of an organized, high quality senior residential community.

The application site has approximately 963 feet of frontage along Old Asbury Road. The property will not be subdivided, but rather stay under a single ownership, with the homes owned by the residents, long term lot lease options (not for less than 1 year) will be provided to the homeowners.

The proposed concept plan has two vehicle ingress/egress locations onto Old Asbury Road. The approximately 900-foot road frontage will consist of a “professional landscape design” which will provide for a well-groomed vegetation berm and approved fencing to create instant curb appeal. Vegetation shall consist of shrubs, native trees, live ground cover and landscape bark that will secure the soil.

**Surrounding Land Use:** Residential/Agriculture

**Total Site Area:** 42.10 Acres

**County Council District:** Five

**Zoning:** Un-Zoned

**Tax Map Number:** 69-00-04-002

**Extension of Existing Dev:** No

**Existing Access Roads:** Old Asbury Road (State)

**Sewer Supplier:** Septic

**Power Supplier:** Duke Energy

**Water Supplier:** West Anderson

**Variance:** No

**Traffic Impact Analysis:**

This new development is expected to generate 250 new trips per day. Old Asbury Road is classified as an arterial road with no maximum average trips per day requirement.

The applicant is required to obtain an encroachment permit from SCDOT for encroachment along Old Asbury Road prior to commencing with construction.

**Staff Recommendation:**

**If approved**, the entire development plan as submitted with the following conditions; the developer must obtain all necessary permits, and approvals.

- All lots must access proposed internal roads only.
- Road Names must be approved by the Anderson County Addressing Department.
- Access Gravel Roads must remain private. Anderson County will not accept or maintain this road in this development.
- Developer must obtain all necessary permits prior to proceeding with development with Land Use Development Standards and Building Codes for electrical permitting. You must provide the Building Codes Department with a copy of this approval letter in order to receive electrical permits at the end of the permitting process.
- DHEC approval letter for Septic Tanks
- Proper Screening of Landscaping and Buffers.
- Developer must submit a storm water erosion sediment control plan for land disturbance of 1 acre or larger or part of a common development plan. This approval is required by both Anderson County Stormwater and SCDHEC. After their approval, we will issue a grading permit and the cost is \$650.00 payable to Anderson County. Pre-Con Meeting is set up with Anderson County Stormwater Department.
- SCDOT for encroachment permitting on state roads for access.
- West Anderson 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 the Building Codes Department.
- Homeowner Association will maintain the roads and the amity area as well as the walking trails.

# Application For Land Use Review Hearings



Thank you for your interest in Anderson County, South Carolina. This packet includes the necessary documents for Land Use Reviews to be heard by the Anderson County Planning Commission.

Should you need further assistance, please feel free to contact a member of the Development Standards between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday at (864) 260-4719



# ***Anderson County***

www.andersoncountysc.org



## **Development Standards**

APPLICATION FOR:

**Land Use**

**Review Case #:** \_\_\_\_\_

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**Note to Applicant:** All applications must be typed or legibly printed and all entries must be completed on all the required application forms. Incomplete applications or applications submitted after the posted deadlines may be delayed.

Name of Applicant **Timothy L. Reynolds and Kevin M. Reynolds**

Mailing Address **400 Rhett Street, #433, Greenville, SC 29601**

Telephone **509-679-5145 (Tim's cell)** Cell **954-999-7050 (Kevin's cell)**

Applicant is the:      Owner's Agent \_\_\_\_\_      Property Owner **x - proposed property owner**  
(purchase contract pending)

Property Owner(s) of Record **Kathy C. Hammond**

Mailing Address **700 Old Green Pond Rd, Anderson, SC 29625**

Telephone \_\_\_\_\_ Cell \_\_\_\_\_

Authorized Representative \_\_\_\_\_

Mailing Address \_\_\_\_\_

Telephone \_\_\_\_\_ Cell \_\_\_\_\_

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Address/Location of Property **144 Old Asbury Road, Anderson, SC 29625**

Existing Land Use **Residential and Agricultural Use (unzoned/unrestricted)**

Proposed Land Use **Development for an organized senior living community (30-40 units)**

Tax Map Number(s) **069-00-04-002-000**

Total Size of Project (acres) **42.10 acres**

*Utilities:*

Proposed Water Source      ☐ Wells      ☒ Public Water      Water District **West Anderson Water**

Proposed Sewage Disposal      ☒ Septic      ☐ Public Sewer      Sewer District **N/A**

Power Company **Duke Energy**

**REQUEST FOR VARIANCE (IF APPLICABLE):**

Is there a variance request?

If YES, applicant must include explanation of request and give appropriate justifications. Yes X No

**RESTRICTIVE COVENANT STATEMENT**

Pursuant to South Carolina Code of Laws 6-29-1145:


I (we) certify as property owner(s) or as authorized representative for this request that the referenced property:

- ☐ **IS** subject to recorded restrictive covenants and that the applicable request(s) is permitted, or not otherwise in violation, of the same recorded restrictive covenants.
- ☐ **IS** subject to recorded restrictive covenants and that the applicable request(s) was not permitted, however a waiver has been granted as provided for in the applicable covenants. (*Applicant must provide an original of the applicable issued waiver*)
- ☒ **IS NOT** subject to recorded restrictive covenants

**SIGNATURE(S) OF APPLICANTS(S):**

I (we) certify as property owners or authorized representative that the information shown on and any attachment to this application is accurate to the best of my (our) knowledge, and I (we) understand that any inaccuracies may be considered just cause for postponement of action on the request and/or invalidation of this application or any action taken on this application.

I (we) further authorize staff of Anderson County to inspect the premises of the above-described property at a time which is agreeable to the applicant/property owner.

  
Signature of Applicant

3/8/2021  
Date

**PROPERTY OWNER'S CERTIFICATION**

The undersigned below, or as attached, is the owner of the property considered in this application and understands that an application affecting the use of the property has been submitted for consideration by the Anderson County Planning Commission.

\_\_\_\_\_  
Signature of Owner(s)

\_\_\_\_\_  
Date

**ANDERSON COUNTY STAFF USE ONLY**

<b>Application Processing</b>	Date Received _____	Received By _____	Planning Commission Hearing Date _____
	Pre-Application meeting held with _____ on _____		Deadline for Notice to Paper _____ to run _____
	Application Forwarded to (date):		Letter of Hearing Sent to Applicant _____
	DHEC _____ <input type="checkbox"/> N/A		Sign Placement Deadline _____
	County Engineer _____ <input type="checkbox"/> N/A		Planning Commission Action(date)_____
	SCDOT _____ <input type="checkbox"/> N/A		<input type="checkbox"/> Approval <input type="checkbox"/> Approval w/ modifications <input type="checkbox"/> Denial
<b>Hearing and Action</b>	Local VFD _____ <input type="checkbox"/> N/A		Modifications _____
	School Board _____ <input type="checkbox"/> N/A		Notice of Action to Applicant _____
	Fee Paid <b>\$200.00</b> Yes <input type="checkbox"/> No <input type="checkbox"/> Credit Card/Check# _____		



**Anderson County, South Carolina**  
**Attachment A**  
**LAND USE REVIEW**  
**Standards of Land Use Approval Consideration**

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In consideration of a land use permit, the Planning Commission shall consider factors relevant in balancing the interest in promoting the public health, safety, and general welfare against the right of the individual to the unrestricted use of property and shall specifically consider the following objective criteria. Due weight or priority shall be given to those factors that are appropriate to the circumstances of each proposal.

Please respond to the following standards in the space provided or you may use an attachment as necessary:

- (A) Is the proposed use consistent with other uses in the area or the general development patterns occurring in the area?

Yes. The proposed use is consistent with the general development patters in the area characterized as "rural" low density open space residential and relative lack of dense development. The proposed use will retain a great deal of its early "rural" character in its open spaces and unspoiled natural forested areas on the 43-acre site.

---

- (B) Will the proposed use not adversely affect the existing use or usability of adjacent or nearby property?

Yes, the proposal will be compatible with abutting and nearby land uses. The proposal complements the existing housing mix in the area and respects adjacent rural manufactured housing and single-family residences. A thick vegetation tree buffer along the east and west boundary lines would also protect the character of established neighborhoods.

---

- (C) Will the proposed use not cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?

Yes. The proposed use will have very little impact, if any, on public services and facilities. Use of the public services and facilities in the vicinity of the application area will be maximized and with no anticipated expansion of fire, police, schools, water, sewer, roadway infrastructure or transit services. The site will be low-density, low impact development.

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- (D) Is the property suitable for the proposed use relative to the requirements set forth in this development ordinance such as off-street parking, setbacks, buffers, and access?

Yes, the proposed use is suitable for, and will comply with, the District's development ordinance requirements.

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- (E) Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?

Yes. The project will invigorate Anderson County and provide a clean, safe, attractive, low maintenance, perfect retirement solution for active 55+ seniors; ideal for those who may be downsizing, exploring relocation to the Anderson area, and appreciate simpler high quality living in a beautiful country setting. This proposed community will enable deeper connections to nature, community and social inclusion.

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**Anderson County, South Carolina**  
**Attachment B**  
**LAND USE REVIEW**  
**Application Checklist**

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The following is a checklist of information required for submission of a Land Use Review application. Incomplete applications or applications submitted after the deadline **may be delayed.**

<u>          X          </u>	Completed application form
<u>          X          </u>	Letter of intent
<u>          X          </u>	Sketch Plan one (1) copy 8 ½" x 11"
<u>          X          </u>	Attachment "A"

March 8, 2021

Kevin M. Reynolds  
Timothy L. Reynolds  
400 Rhett St. #433  
Greenville, SC 29601

Ms. Alesia A. Hunter & Anderson County Planning Commission  
Land Use Review  
Development Standards Division  
401 East River Street  
Anderson, SC 29624

**Re: Springwater Trails / 144 Old Asbury Road, Anderson, SC 29625**

Dear Ms. Hunter:

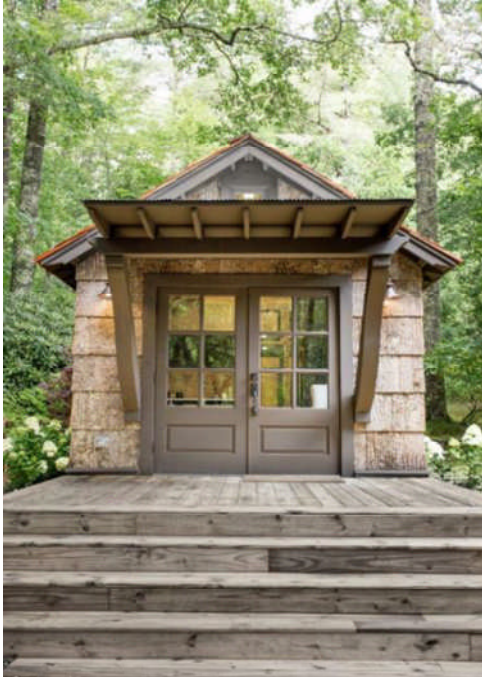
We wanted to write to you and the Planning Commission to reconfirm our intentions for our development as we seek the appropriate land use for this development and to ultimately receive project approval.

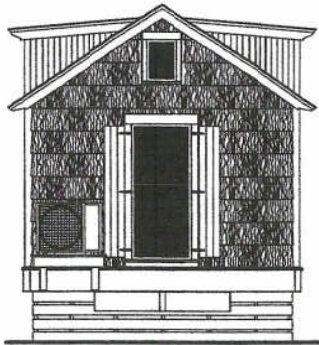
At the December 8 meeting, Commissioner Debbie Chapman representing District 7 made a motion to deny our application based on too many unknowns. Completely understandable. We have addressed Commissioner Chapman's concern and have provided with greater clarity of what these homes are, identify the manufacturer and to what Building Code Standards are employed, and why a variance was requested from the staff at Anderson County Development Standards.

Question #1 What construction standards do Park Models follow; Park Models are certified as complying ANSI standards, a construction standard created by the Recreational Vehicle Industry Association for Park Model RV's but only by the mere fact that they are constructed on a metal frame with wheels and therefore are technically "movable." The size will be 400 square feet or less excluding porches, patios and balconies and therefore are classified as Park Models by the manufacturer. To identify the units, we have enclosed several photographs of floor plans and styles known as the "Low Country and the Alexander:"

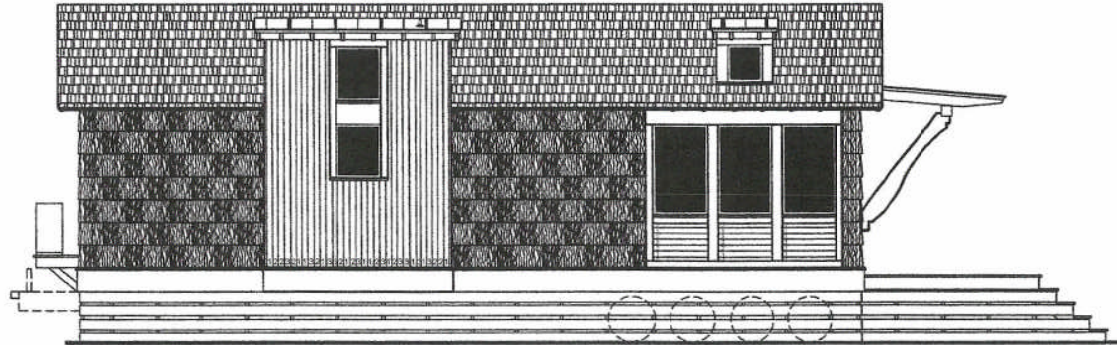


*Exterior/Interior Style and Appearance*

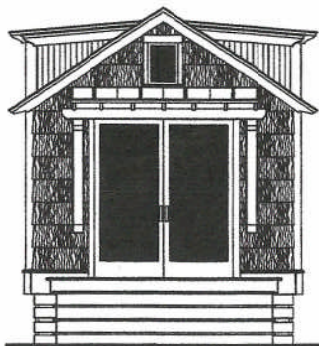




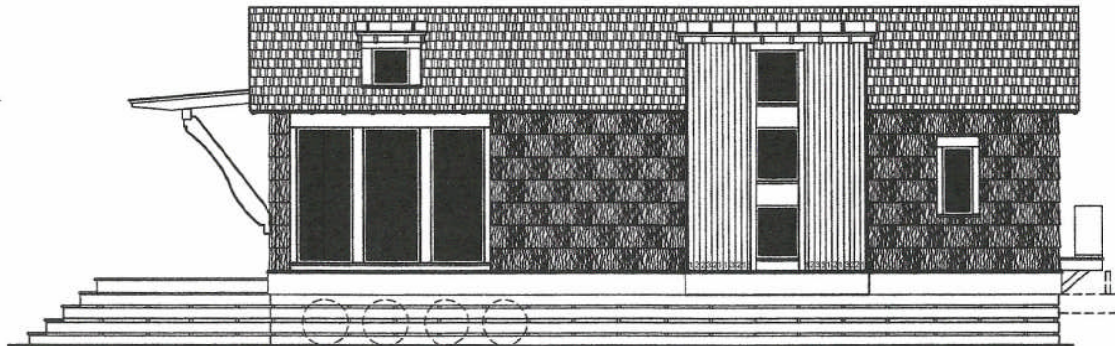
BACK ELEVATION



SIDE ELEVATION



FRONT ELEVATION

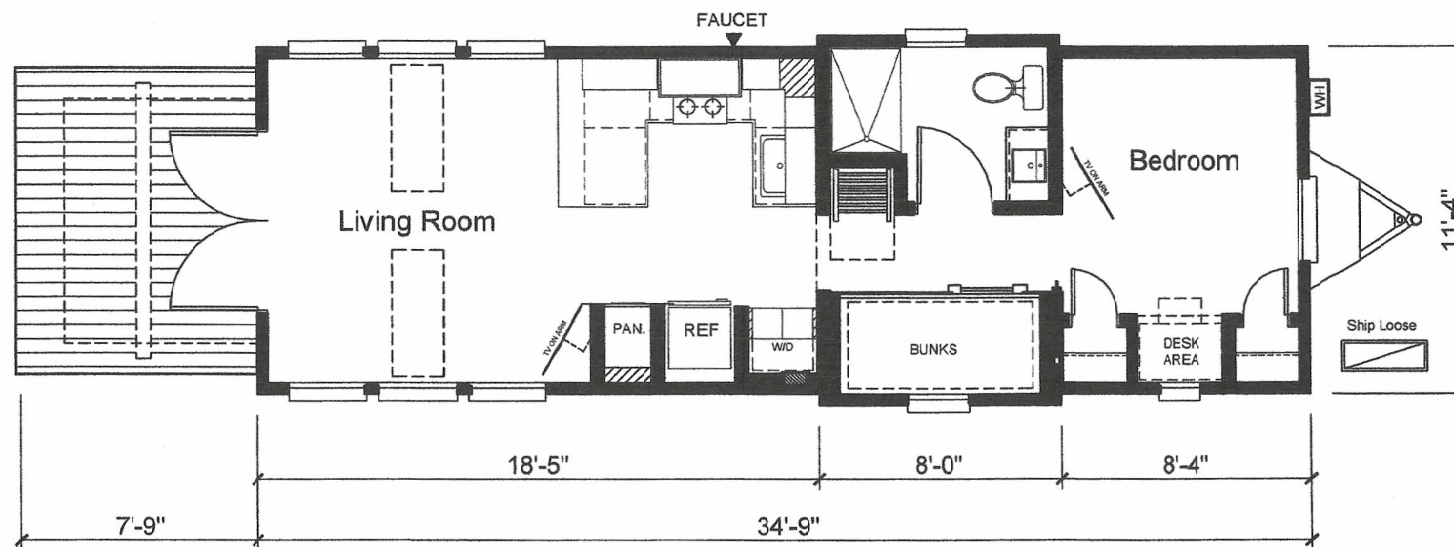
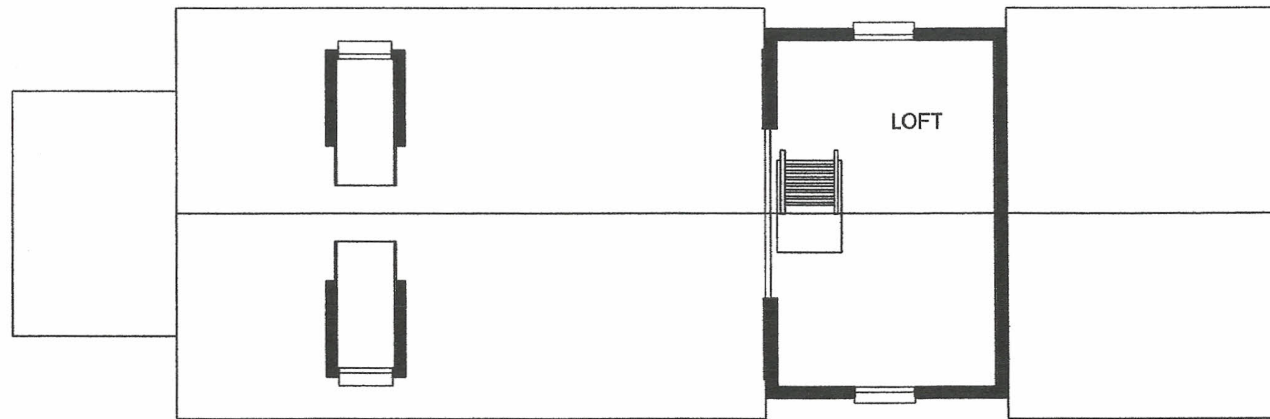


SIDE ELEVATION

Klayton

NOTES				DESIGNER • COTTAGE
Low Country PM	519117			
11'-4" X 42'-6"	399			
949	4/16/19			
				A BERKSHIRE HATHAWAY COMPANY

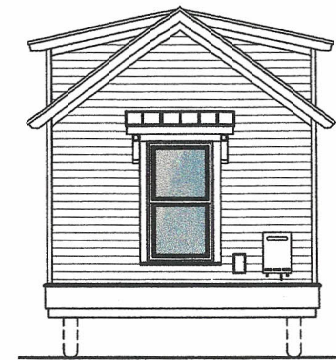
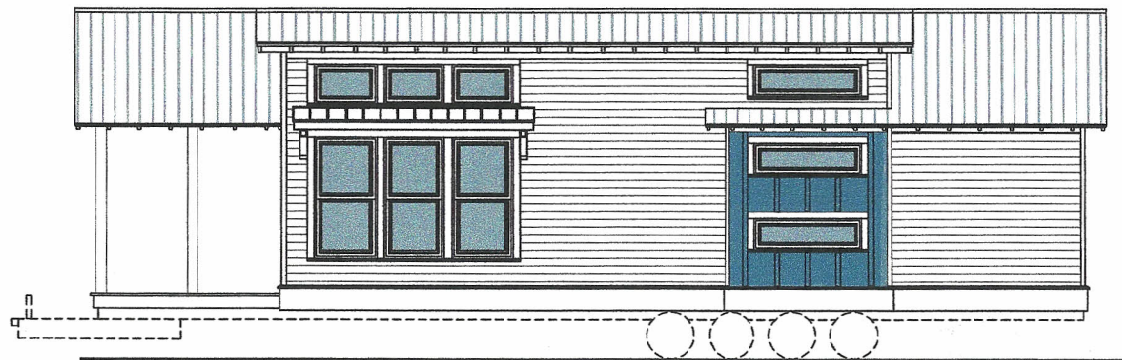
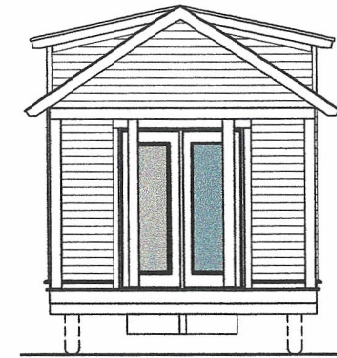
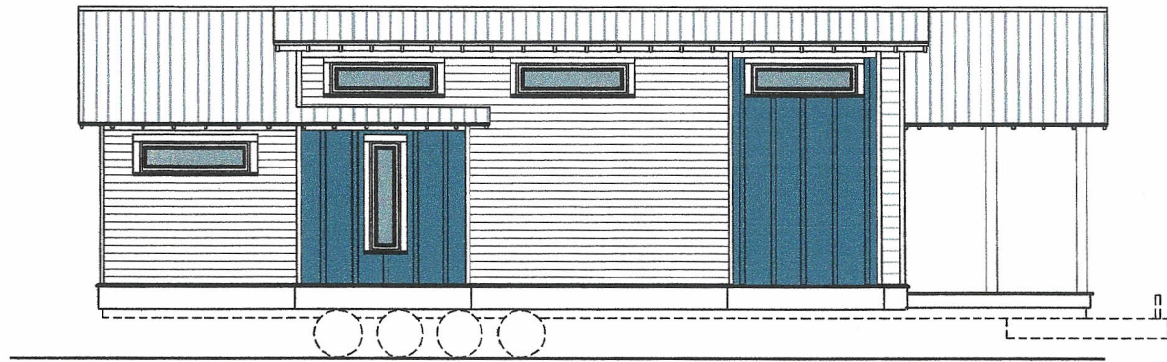




NOTES	
Low Country PM	519117
11'-4" X 42'-6"	399
649	4/16/16

DESIGNER · COTTAGE

A BERKSHIRE HATHAWAY COMPANY



Atkinson Homes - STOCK

  
**Lakeside**  
 TINY COLLECTION

\*Alexander\*

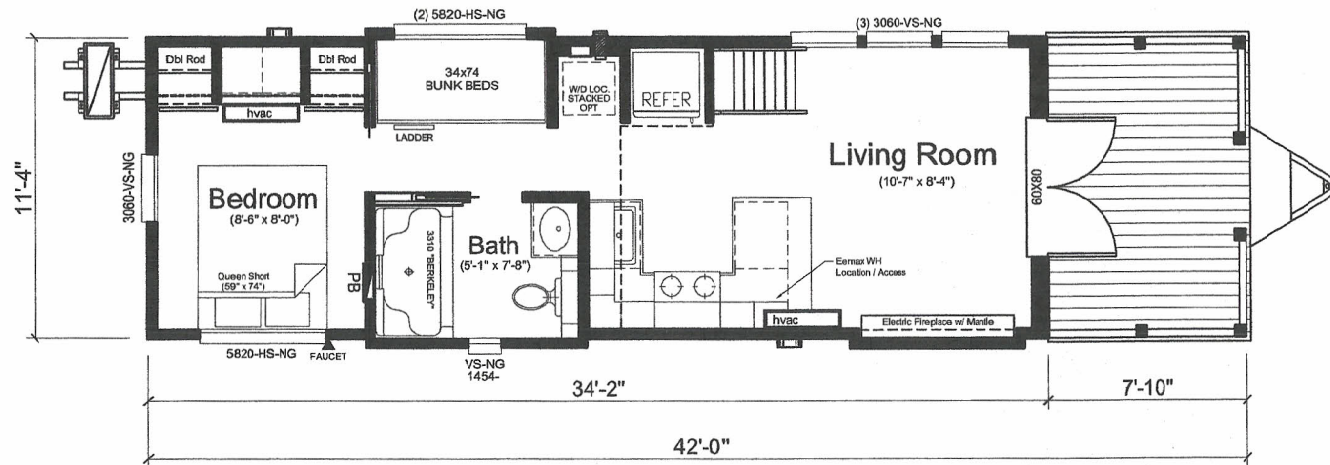
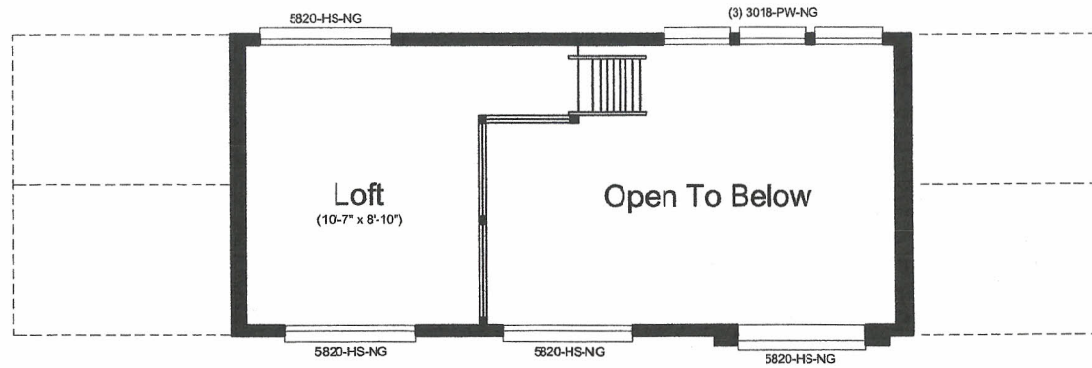
Model: **LS-101**

Serial:

Sq. Ft. **399**

Sheet Name: **1-ELEVATIONS.**

Date: **4/20/20**



Atkinson Homes - STOCK



\*Alexander\*

Model: **LS-101**

Serial:

Sq. Ft. **399**

Sheet Name: **2-BROCHURE**

Date: **4/20/20**

Question #2 Our homes are intended for non-transient living and are moved onto the selected site, strapped down, then attractive concrete skirting is placed, thus concealing any undercarriage. Then a 2- car parking driveway will be provided. Porches and patios will be permitted. Earth tones and rustic colors will be used along with metal roofing. We see them as “designer cottages”. It’s luxury living on a smaller foot print. There is an overwhelming demand for high quality and low maintenance living for the 55 and older community.

Question #3 This is a low density, low impact development with up to only 40 home sites proposed (less than 8 homes/acre). Spaced and staggered up to 76 feet apart. We will generate a population of no more than 80 residents with only one (1) phase of development and the development will not be visible from the main road.

Question # 4 Site Analysis, Open Space, and Natural Vegetation: Most of the 43 acres (80%) will be left undisturbed to keep a peaceful country setting. This will also serve to protect and conserve the property’s natural resources, such as, what will be a signature feature of the community, a spring fed lake, native vegetation, environmentally sensitive area, wildlife and other significant natural systems. No homes are proposed to be placed on the northern 50% of the property, which includes a small lake. We propose to design lake edges and keep open spaces to encourage wildlife utilization. The property in general will be groomed with professional landscaping, including an attractive landscape design along the leading edge of Old Asbury Road. We are committed to keep sufficient buffering on the perimeter of the development.



**Question #5 Interior Roads-** The variance was requested by the staff of Anderson County Development Standards of the interior roads because this is treated as a private drive/private property and Anderson County will not maintain a private drive or private road. The road will be crusher run rock, a durable, graded aggregate base used for its compaction ability and drainage characteristics, as well as its pleasing rural esthetics. All interior roads will be maintained by the developer and HOA and will be 20 Ft. wide for access for fire and first responder vehicles with adequate turning for fire protection.

**Question #6 Traffic Impact Analysis-** Staff has recalculated the estimation that the proposed development is expected to generate 250 new trips per day. Each of the 40 homes in the proposed development is limited to 1-2 occupants, a scale small enough so as not to generate more than 250 trips during peak hours of traffic as determined by the SCDOT. The development would not adversely affect the character, traffic patterns and peaceful nature of the community and surrounding properties.

**Question #7 What age limit will be restricted for Springwater Trails:** The age restricted development will be restricted to 55+ senior citizen community that complies with all the Fair Housing Laws and Housing for Older Persons Act (HOPA).

**Question #8 The price of the homes \$80,000-\$120,000+ The property will not be sold.**

**In summary,** if approved, it is our commitment to provide a safe, high quality senior housing community set in a natural well-preserved setting and will comply with all applicable codes with land use and building codes.

Most sincerely,

Kevin M. Reynolds      Timothy L. Reynolds

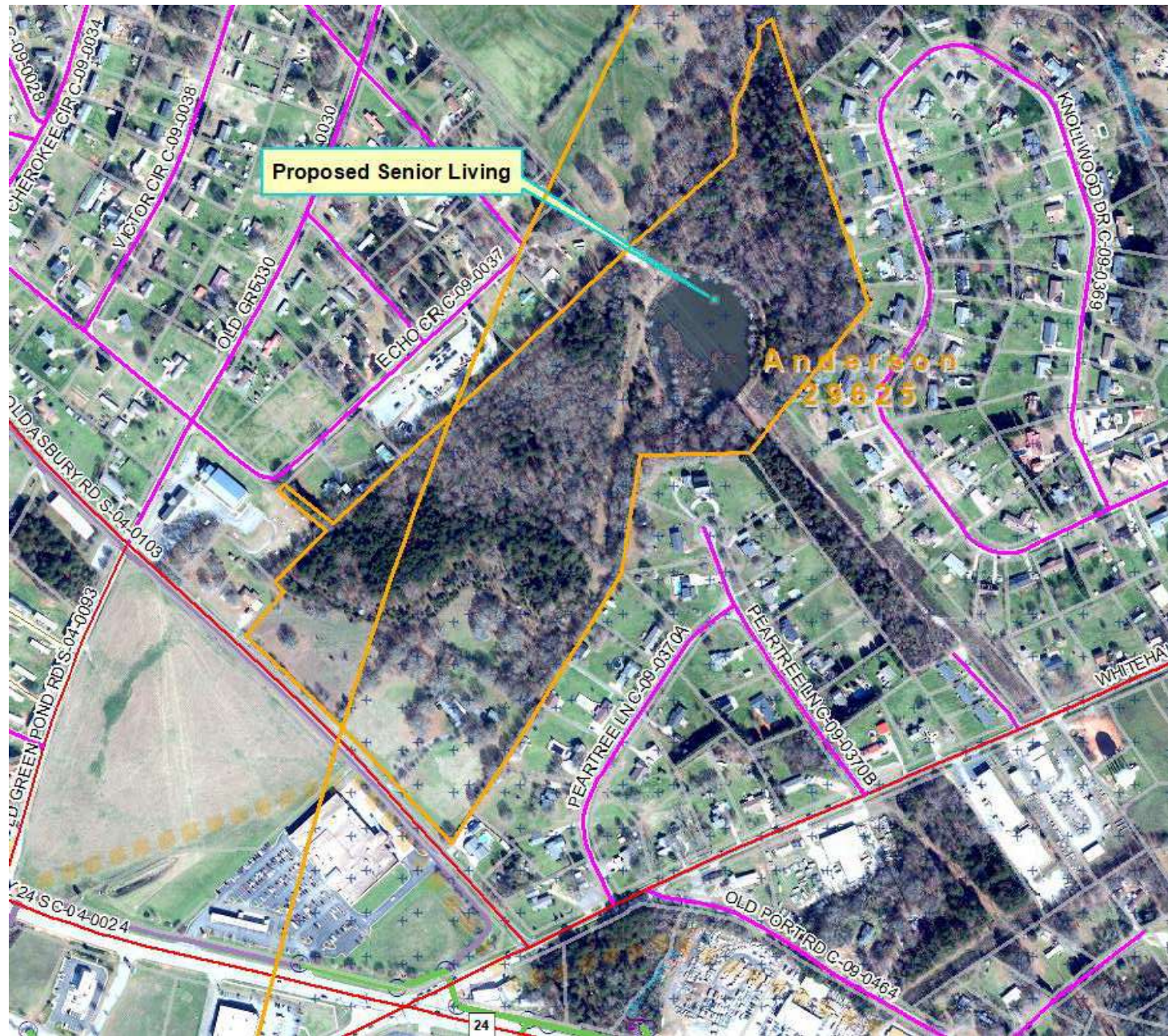
Encls.





144 Old Asbury Rd, Anderson, SC 29625





## Anderson County Planning Commission Meeting

April 13, 2021

6:00 PM

### Staff Report – Multi-Family Apartments

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**Preliminary Project Name:** Shockley Harbor

**Property Owner of Record:** Grand South Bank

**Authorized Representative:** Robert Wright

**Intended Development:** Multi-Family Apartments

**Location:** 119 W Moore St, Anderson

**Details of Development:** The Project will be comprised of 3-Story 258 Multi-Family Units; the proposed concept plan has two vehicle ingress/egress locations onto US Hwy 29 South Bypass. This project will include a Club House, Pavilion, BBQ Area, Splash Pad, Tot Lot Playground and Walking Trails. 474 parking spaces with 10 handicap parking spaces will be provided. The interior roads will be private.

**Surrounding Land Use:** Residential

**Total Site Area:** 17.14 Acres

**County Council District:** Two

**Zoning:** Un-Zoned

**Tax Map Number:** 125-12-01-001

**Extension of Existing Dev:** No

**Existing Access Roads:** US Hwy 29 South Bypass (State)

**Water/Sewer Supplier:** Homeland Park

**Power Supplier:** Duke Energy

**Variance:** No

#### **Traffic Impact Analysis:**

This new development is expected to generate 2,064 new trips per day. US Hwy 29 South Bypass is classified as an arterial road with no maximum average trips per day requirement. The TIS was approved by SCDOT and Anderson County Roads & Bridges. The study recommends one inbound lane and two outbound lanes at the Shockley Harbor apartment entrance across from New Pond Road. The study determined that auxiliary left and right turns lanes on West Shockley Ferry Road are not required.



The applicant is required to obtain an encroachment permit from SCDOT for encroachment along US Hwy 29 South Bypass prior to commencing with construction.

**Staff Recommendation:**

If approved, the entire development plan as submitted with the following conditions; the developer must obtain all necessary permits, and approvals.

- Road Names must be approved by the Anderson County Addressing Department.
- Developer must obtain all necessary permits prior to proceeding with development with Land Use Development Standards and Building Codes for electrical permitting. You must provide the Building Codes Department with a copy of this approval letter in order to receive electrical permits at the end of the permitting process.
- Proper Screening of Landscaping and Buffers. Type I along Hwy 29 and Type V along the east and south side of property.
- SCDOT for encroachment permitting on state roads for access.
- DHEC approval letter for sewer service construction and permit to operate
- Developer must submit a storm water erosion sediment control plan for land disturbance of 1 acre or larger or part of a common development plan. This approval is required by both Anderson County Stormwater and SCDHEC. After their approval, we will issue a grading permit and the cost is \$750.00 payable to Anderson County. Pre-Con Meeting is set up with Anderson County Stormwater Department.
- Homeland Park Water approval letter for potable water and fire protection, verification of water line service and layout plan (This is reviewed to determine if water pressures and volumes exist for the installation of fire hydrants within 1,000 feet of all lots)

# Application For Land Use Review Hearings



Thank you for your interest in Anderson County, South Carolina. This packet includes the necessary documents for Land Use Reviews to be heard by the Anderson County Planning Commission.

Should you need further assistance, please feel free to contact a member of the Development Standards between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday at (864) 260-4719



# Development Standards

APPLICATION FOR: **Land Use**

Anderson County Staff Review Case #: \_\_\_\_\_

**Note to Applicant:** All applications must be typed or legibly printed and all entries must be completed on all the required application forms and submitted by 3:00pm. Incomplete applications or applications submitted after the posted deadlines will be delayed due to advertisement submittal date.

Name of Applicant Robert Wright

Mailing Address PO Box 1069, Flat Rock, NC 28731

Telephone 980-521-6264 Cell \_\_\_\_\_

Applicant is the: Owner's Agent X Property Owner \_\_\_\_\_

Property Owner(s) of Record Grandsouth Bank

Mailing Address PO Box 1848, Anderson, SC 29622

Telephone 864-224-2424 Cell \_\_\_\_\_

Authorized Representative Robert Wright

Mailing Address PO Box 1069, Flat Rock, NC 28731

Telephone 980-521-6264 Cell \_\_\_\_\_

Address/Location of Property 119 W Moore Street, Anderson, SC 29624

Existing Land Use Unzoned / Vacant

Proposed Land Use Residential (Multi-Family Apartments)

Tax Map Number(s) P/O 1251201001

Total Size of Project (acres) +/- 17.14 AC

**Utility Agreement Services Letter of Approval**, *Please attach to application.*

Proposed Water Source ☐ Wells ☒ Public Water Water District Homeland Park Water

Proposed Sewage Disposal ☐ Septic ☒ Public Sewer Sewer District Homeland Park Sewer

Power Company Duke Energy

**SCDOT/ Roads & Bridges** must be contacted for this development prior to Planning Commission review, please attach conformation letters. A traffic impact study shall be required along the County road-network when a development will generate 100 or more trips per hour during the peak hour of the adjacent street, see section 38 - 118 Intensity Standards in the Anderson County Code of Ordinances. This traffic study must be submitted with the application.

## REQUEST FOR VARIANCE (IF APPLICABLE):

Is there a variance request?

☐ Yes☒ No

If YES, applicant must include explanation of request and give appropriate justifications.

**RESTRICTIVE COVENANT STATEMENT**

Pursuant to South Carolina Code of Laws 6-29-1145:

I (we) certify as property owner(s) or as authorized representative for this request that the referenced property:

- ☐ **IS** subject to recorded restrictive covenants and that the applicable request(s) is permitted, or not otherwise in violation, of the same recorded restrictive covenants.
- ☐ **IS** subject to recorded restrictive covenants and that the applicable request(s) was not permitted, however a waiver has been granted as provided for in the applicable covenants. (Applicant must provide an original of the applicable issued waiver)
- ☒ **IS NOT** subject to recorded restrictive covenants

**SIGNATURE(S) OF APPLICANTS(S):**

I (we) certify as property owners or authorized representative that the information shown on and any attachment to this application is accurate to the best of my (our) knowledge, and I (we) understand that any inaccuracies may be considered just cause for postponement of action on the request and/or invalidation of this application or any action taken on this application.

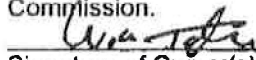
I (we) further authorize staff of Anderson County to inspect the premises of the above-described property at a time which is agreeable to the applicant/property owner.

  
Signature of Applicant

2/24/21  
Date

**PROPERTY OWNER'S CERTIFICATION**

The undersigned below, or as attached, is the owner of the property considered in this application and understands that an application affecting the use of the property has been submitted for consideration by the Anderson County Planning Commission.

  
Signature of Owner(s) Will Traxler  
GrandSouth Bank

2/23/21  
Date

**ANDERSON COUNTY STAFF USE**

Date Received \_\_\_\_\_ Received By \_\_\_\_\_

Planning Commission Hearing Date \_\_\_\_\_

Pre-Application meeting held with \_\_\_\_\_ on \_\_\_\_\_

Deadline for Notice to Paper \_\_\_\_\_ to run \_\_\_\_\_

Application Forwarded to (date): \_\_\_\_\_

Letter of Hearing Sent to Applicant \_\_\_\_\_

**Application Processing**

DHEC \_\_\_\_\_ ☐ N/A

County Engineer \_\_\_\_\_ ☐ N/A

SCDOT \_\_\_\_\_ ☐ N/A

Local VFD \_\_\_\_\_ ☐ N/A

School Board \_\_\_\_\_ ☐ N/A

**Hearing and Action**

Sign Placement Deadline \_\_\_\_\_

Planning Commission Action (date) \_\_\_\_\_

☐ Approval ☐ Approval w/ modifications ☐ Denial

Modifications \_\_\_\_\_

Notice of Action to Applicant \_\_\_\_\_

Fee Paid \$300.00 Yes ☐ No ☐ Credit Card/Check# \_\_\_\_\_ Site Plan Revision Fee \$100.00



**Anderson County, South Carolina**  
**LAND USE REVIEW**  
**Application Process and Requirements**

**Division 5**  
**38-171-173**

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This application applies to the following uses when proposed in the unincorporated areas of the county:

1. Hazardous Waste and Nuclear Waste Disposal Site Fee **\$650.00**
2. Motorsports facilities and testing track Fee **\$650.00**
3. Mining and Extraction Operation Fee **\$650.00**
4. Gun Clubs, Skeet Ranges, Outdoor Firing Range Fee **\$650.00**
5. Stockyards, Slaughterhouses, Animal Auction House Fee **\$650.00**
6. Certain Public Service Uses Fee **\$650.00**
  - a. Land Fills
  - b. Water and Sewage Treatment facilities
  - c. Electrical Substations
  - d. Prisons
  - e. Recycling Stations
  - f. Transfer Stations
  - g. Schools
  - h. Water and Sewer Lines
7. Large Scale Projects Fee **\$300.00**
  - a. Any project that is capable of generating 100 average daily vehicle trips or more.
  - b. A truck or bus terminal, including service facilities designed principally for such uses.
  - c. Outdoor sports or recreational facilities that encompass one (1) or more acres in parking and facilities.
8. Tattoo Facilities Fee **\$300.00**
9. Mobile Home Parks/Manufactured Home Parks/RV Parks Fee **\$300.00**
10. Sexually Oriented Business Fee **\$650.00**
11. Salvage, junk, and scrap yards Fee **\$650.00**

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**APPLICATION PROCESS**

- 1) An application is submitted, along with any required filing fee, to the Development Standards Department according to the set deadline schedule, **\$300.00** legal advertisement & posting. **Site plan revision Fee \$100.00.**
- 2) The Development Standards Department shall review the application for completeness within 5 business days of submission. Incomplete or improper applications will not be accepted at the time of submittal.
- 3) If the application is considered complete and proper then the Development Standards staff will further review the application and may make a written recommendation.
- 4) Legal notice is required to be printed in a newspaper of general circulation in Anderson Independent Mail at least 15 days before public hearings in the legal notice section.
- 5) A public hearing sign is erected on the property at least 15 days before the public hearing. This sign will be erected and removed by staff.

- 6) The Planning Commission reviews the proposed land use request and takes action on the request following the public hearing. The Planning Commission meets the second Tuesday of each month. Meetings are held at 6:00 P.M. in the County Council Chambers, second floor of the Historic Courthouse.
  - 7) The Commission shall review and evaluate each application with respect to all applicable standards contained within the Development Standards Ordinance (DSO). At the conclusion of its review, the Planning Commission may approve the proposal as presented, approve it with specified modifications, or disapprove it.
  - 8) In consideration of a land use permit, the Planning Commission shall consider factors relevant in balancing the interest in promoting the public health, safety, or general welfare against the right of the individual to the unrestricted use of property and shall consider specific, objective criteria. Due weight or priority shall be given to those factors that are appropriate to the circumstances of each proposal.
  - 9) A decision of the Planning Commission may be appealed as provided for in Title 6, Chapter 29 of the South Carolina Code.
  - 14) Within 15 days of the Planning Commission taking action on the request, planning staff will send the applicant a Notice of Action.
  - 15) Any applicant wishing to withdraw a proposed land use permit prior to final action by the Planning Commission shall file a written request for withdrawal with the Development Standards Department.
  - 16) All associated fees are non-refundable. If a case is withdrawn or postponed at the request of the applicant, after the notice has been placed with the newspaper, the applicant is responsible for all associated cost of processing and advertising the application.
- 

### **REQUIRED ITEMS**

1) **APPLICATION FORM:**

One (1) copy of the appropriate Application form with all required attachments and additional information must be submitted.

2) **LETTER OF INTENT:**

- a. One (1) copy of a Letter of Intent (must be typed or legibly printed).
- b. The Letter of Intent must give details of the proposed use of the property and should include at least the following information:
  1. A statement as to what the property is to be used for;
  2. The acreage or size of the tract;
  3. The land use requested;
  4. The number of lots and number of dwelling units or number of buildings proposed;
  5. Building size(s) proposed;
  6. If a variance of the regulations is also being requested, a brief explanation must also be included.



3) SKETCH PLAN (multi-family and non-residential): Site Plan Information Guide Form

- a. An application for a land use permit for a multi-family project or a non-residential project shall be accompanied by a sketch plan.
- b. A sketch plan must be prepared by a professional engineer, a registered land surveyor or a landscape architect.
- c. The sketch plan shall be drawn to approximate scale on a boundary survey of the tract or on a property map showing the approximate location of the boundaries and dimensions of the tract.
- d. The sketch plan shall show, at a minimum, the following:
  1. Proposed name of the development
  2. Acreage of the entire development
  3. Location map
  4. Proposed building(s) location(s)
  5. Anticipated property density stated as a FAR (Floor to Area Ratio)
  6. Setbacks, with front setbacks shown, side and rear may be stated
  7. Proposed parking areas
  8. Proposed property access locations
  9. Natural features located on the property
  10. Man-made features both within and adjacent to the property including:
    - a) Existing streets and names (with ROW shown)
    - b) City and County boundary lines
    - c) Existing buildings to remain
  11. Required and proposed buffers and landscaping
  12. Flood Plains and areas prone to flooding
  13. Such additional information as may be useful to permit an understanding of the proposed use and development of the property.

5). ATTACHEMENTS

All attachments must be included in order for the application to be considered complete

- Attachment A – “Standards For Land Use Approval Consideration”
- Attachment B – “Application Checklist”



**Anderson County, South Carolina**  
**Attachment A**  
**LAND USE REVIEW**  
**Standards of Land Use Approval Consideration**

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In consideration of a land use permit, the Planning Commission shall consider factors relevant in balancing the interest in promoting the public health, safety, and general welfare against the right of the individual to the unrestricted use of property and shall specifically consider the following objective criteria. Due weight or priority shall be given to those factors that are appropriate to the circumstances of each proposal.

Please respond to the following standards in the space provided or you may use an attachment as necessary:

- (A) Is the proposed use consistent with other uses in the area or the general development patterns occurring in the area?

The proposed use (multi-family apartments) is consistent with other uses in the area. The property directly to the west of the proposed development is the same land use. General development patterns in the area are also consistent with the proposed development.

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- (B) Will the proposed use not adversely affect the existing use or usability of adjacent or nearby property?

The existing use of all adjacent/nearby properties are consistent with the proposed use of the site; therefore, the proposed use will not adversely affect the existing use of nearby property.

---

- (C) Will the proposed use not cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?

The applicant has conducted a traffic impact study and all recommendations/neccessary improvements will be implemented. The applicant has availability letters from the school district as well as water and sewer agencies to ensure adequate capacity. The applicant will work with police and the local fire department to ensure safety.

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- (D) Is the property suitable for the proposed use relative to the requirements set forth in this development ordinance such as off-street parking, setbacks, buffers, and access?

The property meets all requirements of this development ordinance as shown on the plat and described in the letter of intent.

---

- (E) Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?

Yes. The proposed use promotes the use of outdoor amenities and walking trails while maintaining an adequate amount of undisturbed open space.

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**Anderson County, South Carolina**  
**Attachment B**  
**LAND USE REVIEW**  
**Application Checklist**

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The following is a checklist of information required for submission of a Land Use Review application. Incomplete applications or applications submitted after the deadline **may be delayed.**

- \_\_\_\_\_ Completed application form
- \_\_\_\_\_ Letter of intent
- \_\_\_\_\_ Sketch Plan one (1) copy 8 ½" x 11"
- \_\_\_\_\_ Attachment "A"

# **Shockley Harbor**

## **“Letter of Intent”**

**± 17.14 Acre Apartment Development  
(Residential Multi-Family Apartments)**

**W. Shockley Ferry Road (US Hwy 29) & W. Moore Street  
Anderson, SC**

**Date:**

March 1, 2021

**Applicant**

Wright Southern Development  
PO Box 1069  
Flat Rock, NC 28731  
Robert Wright  
(980)-521-6264  
[wrightsoutherndevelopment@gmail.com](mailto:wrightsoutherndevelopment@gmail.com)

**Civil Engineer**

Bluewater Civil Design, LLC  
718 Lowndes Hill Road  
Greenville, SC 29607  
Paul J. Harrison, P.E.  
(864) 326-4202  
[paul@bluewatercivil.com](mailto:paul@bluewatercivil.com)

**Property Description**

This property consists of ± 17.14 acres located along W. Shockley Ferry Road (US Hwy 29) with TMS # P/O 1251201001. The property is located within Anderson County and currently unzoned. The proposed use of the property is multi-family apartments.

**Community Development Overview**

The development will consist of (2) new access points off W. Shockley Ferry Road (US Hwy 29 Bypass). The roads within the community will be private roads. A (5') wide concrete sidewalk will be provided on one side of all new roads to allow ease of walkability throughout the development. Parking for the multi-family apartments include a minimum of 1.5 off-street parking spaces/1 bedroom unit, and 2 off-street parking spaces/2- and 3-bedroom units which will be provided for residents. Other infrastructure improvements include public water mains, public sewer mains, storm drainage, and common areas.

### **Density**

The overall expected density is 258 units. The development will include (7) 3-story 24-unit apartment buildings, (3) 3-story 30-unit apartment buildings, and (1) 1-story clubhouse building. The total combined square footage of all buildings is approximately 81,712 sf per story or 245,136 sf total (approx. 5.63 acres). With 17.14 acres, this gives a FAR of approximately 0.33.

### **Units**

The development will include (84) 1-bedroom apartments, (114) 2-bedroom apartments, and (60) 3-bedroom apartments. The 3-bedroom apartments may have a 1,200 SF gross floor area. The 2-bedroom apartments may have a 975 SF gross floor area. The 1-bedroom apartments may have a 730 SF gross floor area.

### **Amenities, Landscaping, & Buffers**

The proposed development may include approximately (9.73) acres of common open area with maximum efforts to preserve existing vegetation/trees around the perimeter property line. A (25') landscape buffer has been established between the development and the surrounding properties East of the site. A (30') setback has been established along remaining adjacent properties. A (40') road setback has been established along W. Shockley Ferry Road (US Hwy 29). These setback areas may be used for screening/buffering. The common areas may consist of disturbed and non-disturbed open space, passive open space, and/or sidewalks. The amenities for the development will include a playground, splash pad, pavilion, dog park, and BBQ area.

Entrance monuments may be installed at entrances along W. Shockley Ferry Road (US Hwy 29). The monument design(s) shall be presented to Anderson County Planning & Development Staff for approval prior to any installation. The proposed entrance(s) may be heavily landscaped with shrubs and annual color. The proposed community areas may be landscaped with perennial canopy trees, evergreen shrubs, and/or evergreen bushes. The stormwater management area(s) may be dry or wet storage depending on water sources once the project progresses to the Final Design Phase. The stormwater management areas may have a fence and/or landscaping around the dike which will comply with current regulations.

### **Building Setbacks**

All the proposed setbacks for this project are as follows:

- 40' minimum setback along W. Shockley Ferry Road (US Hwy 29)
- 25' minimum side setback
- 25' minimum rear setback

### **Site Lighting**

It is the Developer's intent to use Duke Energy for all site lighting. Streetlights throughout the community will be consistent for all areas.

## SITE DATA

TAX MAP NO.: P/O 1251201001  
 DEED BOOK/PAGE: 10188/15  
 TOTAL AREA: ±17.14 ACRES  
 ZONING: UNZONED  
 LAND USE: RESIDENTIAL  
 TOTAL UNITS: 258 UNITS  
 DENSITY: 0.32 FAR  
 PROPOSED ROADWAY: ±3,071 LF (24' PAVED)

SETBACKS  
 W SHOCKLEY FERRY ROAD: 50'  
 FRONT SETBACK: 40'  
 SIDE SETBACK: 25'  
 REAR SETBACK: 25'

### DEVELOPMENT BREAKDOWN:

- (7) 3-STORY 24 UNIT APARTMENT BUILDINGS (8 UNITS PER FLOOR)
- (3) 3-STORY 20 UNIT APARTMENT BUILDINGS (10 UNITS PER FLOOR)
- (1) 1-STORY CLUBHOUSE BUILDING

### UNIT BREAKDOWN:

- 1 BEDROOM APARTMENTS: 84
- 2 BEDROOM APARTMENTS: 114
- 3 BEDROOM APARTMENTS: 60
- TOTAL UNITS: 258

### PARKING TABLE:

- PARKING REQUIRED: 1.5 SPACES/ 1 BR UNIT (1.5 X 84) = 126
- PARKING REQUIRED: 2 SPACES/ 2 BR UNIT (2 X 114) = 228
- PARKING REQUIRED: 2 SPACES/ 3 BR UNIT (2 X 60) = 120
- TOTAL REQUIRED: 474
- TOTAL PROVIDED: 474
- HANDICAP REQUIRED: 10
- HANDICAP PROVIDED: 10

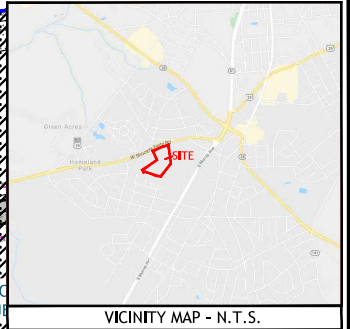
N/F  
 JOHN D MOORE HOUSING INC  
 DEED BK: 8183 PG # 156  
 ZONED: UNZONED  
 LAND USE: RESIDENTIAL APARTMENTS

N/F  
 BRITTON ST LLC  
 TMS# 125240284  
 DEED BK: 13224 PG # 307  
 ZONED: UNZONED  
 LAND USE: RESIDENTIAL

N/F  
 SILVER WINGS INVESTMENTS LLC  
 TMS# 125240208  
 DEED BK: 12974 PG # 607  
 ZONED: UNZONED  
 LAND USE: RESIDENTIAL

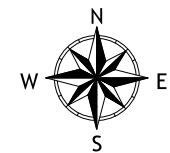
N/F  
 SILVER WINGS INVESTMENTS LLC  
 TMS# 125240202  
 DEED BK: 9828 PG # 141  
 ZONED: UNZONED  
 LAND USE: RESIDENTIAL

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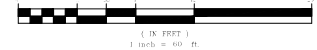
## SITE LEGEND

- ASPHALT PAVEMENT SECTION
- COMMON AREA / OPEN SPACE
- 25' VEGETATIVE BUFFER
- PROPERTY LINE/R.O.W.
- PROPOSED BUILDING SETBACK LINE
- FLOODPLAIN
- PROPOSED E.O.P.
- PROPOSED C/L ROAD



Know what's below.  
 Call before you dig.

GRAPHIC SCALE



OWNER  
 COMPANY: WRIGHT SOUTHERN DEVELOPMENT  
 ADDRESS: PO BOX 1089  
 PLAT ROCK, NC 28731  
 PHONE: 880-521-6384  
 CONTACT: ROBERT WRIGHT  
 EMAIL: WRIGHTSOUTHERNDEVELOPMENT@GMAIL.COM

CIVIL ENGINEER  
 COMPANY: BLUEWATER CIVIL DESIGN, LLC  
 ADDRESS: 718 LOWMEAD HILL ROAD  
 GREENVILLE, SC 29607  
 PHONE: 864-328-4033  
 CONTACT: PAUL HARRISON, P.E.  
 EMAIL: PAUL@BLUEWATERCIVIL.COM

SURVEYOR  
 COMPANY: BALMORIST & ASSOCIATES, INC.  
 ADDRESS: 109 N. JACKSON STREET  
 HARTWELL, GA 30643  
 PHONE: 706-376-5946  
 CONTACT: W. SLATE BALMORIST  
 EMAIL: BALMORIST@SCCHART.COM

Project Number: 20210409  
 Project Name: Shockley Harbor  
 Drawing Date: AS NOTED  
 Date of Project: 02/2021  
 Engineer of Record:  
 Paul J. Harrison, P.E.  
 License Number: 10173  
 State: South Carolina

**bluewater**  
 civil design, llc  
 bluewater civil design, llc  
 718 Lowmead Hill Road • Greenville, SC 29607  
 www.bluewatercivil.com • info@bluewatercivil.com

Certificates of Authorization:  
 SC 00012 - Civil Engineering  
 NC 00008 - Civil Engineering

**SHOCKLEY HARBOR**  
 (Apartments - Preliminary)  
 W Shockley Ferry Road  
 Anderson County, SC 29626



NO.	DATE	BY	REVISION
1	02/02/2021	Paul Harrison	Initial Design
2	02/10/2021	Paul Harrison	Revised Design

SKETCH PLAN

SK-1







# Anderson County Planning Commission Meeting

April 13, 2021

6:00 PM

Staff Report – Large Scale Project- Any project that generates a need for 100 or more off street parking spaces requires a public hearing.

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**Preliminary Project Name:** Loves Travel Stops & Country Store, Inc.

**Property Owner of Record:** Warranty Deed from Unified Holdings, LLC. White Plains Holdings, LLC. David Anthony, Major & Margaret Tolly

**Authorized Representative:** Jerrod Marsh

**Intended Development:** Truck Stop, Gasoline Convenience Store and Tire Shop

**Location:** South of Easley Highway 8, Pelzer and SW of I-85

**Details of Development:** The proposed use of this 12.98-acre parcel is for an Interstate Travel Facility consisting of two buildings. One building will be a 11,793± ft<sup>2</sup> convenience store while the other will be a 10,982± ft<sup>2</sup> Love's Tire Care Center will be used for trucking and tire care center located on one lot.

This will include a large convenience store, fast food service provider with drive through, air /water aisle with RV sewer dump, dog park separately fenced for small and large dogs, propane sales, truck scale for weighing, gasoline and diesel sales under lit canopy with 16 fueling positions, truck oil change, light mechanical repairs, emergency roadside assistance for trucks.

**Surrounding Land Use:** Commercial

**Total Site Area:** 12.98 Acres

**County Council District:** 4

**Zoning:** Un-Zoned

**Tax Map Number:** 193-00-15-005

**Extension of Existing Dev:** No

**Existing Access Roads:** Highway 8



<b>Sewer Supplier:</b>	ReWa
<b>Power Supplier:</b>	Duke Energy
<b>Water Supplier:</b>	Powdersville
<b>Variance:</b>	None requested

### **Traffic Impact Analysis:**

Highway 8 is classified as an arterial road with no maximum average trips per day requirement. The traffic study submitted to SCDOT indicates that a total of 330' (150 feet of storage and a 180' taper) westbound left-turn, 280' (100' of storage and a 180' taper) eastbound right-turn lane along Easley Hwy to Love's driveway access.

Provide 330' (150' of storage and a 180' taper) northbound left-turn lane along I-85 Northbound off-ramp to Easley Hwy.

Provide an eastbound add lane along Easley Hwy from Love's driveway access terminating as an exclusive right-turn lane to the I-85 Southbound On-ramp.

Provide left-turn and right-turn land egress from Love's driveway.

The applicant is required to obtain an encroachment permit from SCDOT for Highway 8 and meet any SCDOT required improvements for ingress and egress prior to commencing with construction.

**Staff Recommendation:** Staff recommendation will be presented at the public hearing. If approved; the developer must obtain all necessary permits, and approvals.

- Anderson County Storm Water Department and SCDHEC for NPDES-National Pollutant Discharge Elimination System approval and coverage. Land Disturbance cannot begin until after a grading permit is issued from Development Standards Department and a Pre-Con Meeting is set up with Anderson County Stormwater Department.
- ReWa and SCHDEC for approval, construction, and permit to operate sewerage system.
- SCDOT for encroachment permitting on state roads for access.
- 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 the Building Codes Department.
- Detailed site plans must be submitted to Anderson County Development Standards Department for the issuance of a Commercial Land Use Permit.
- A grading permit must be issued prior to commencing with development and construction.
- A building permit is required prior to the commencing with construction.

# Application For Land Use Review Hearings



Thank you for your interest in Anderson County, South Carolina. This packet includes the necessary documents for Land Use Reviews to be heard by the Anderson County Planning Commission.

Should you need further assistance, please feel free to contact a member of the Development Standards between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday at 864) 260-4719



## Development Standards

APPLICATION FOR: **Land Use**

Anderson County Staff Review Case #: \_\_\_\_\_

**Note to Applicant:** All applications must be typed or legibly printed and all entries must be completed on all the required application forms and submitted by 3:00pm. Incomplete applications or applications submitted after the posted deadlines will be delayed due to advertisement submittal date.

Name of Applicant Loves Travel Stops & Country Store, Inc.Mailing Address 10601 North Pennsylvania Avenue OKC, OK 73120Telephone 405 749 1744 Cell \_\_\_\_\_

Applicant is the: Owner's Agent Jerrold Marsh Property Owner See property owners of Record  
Warranty Deed from Unified Holdings, LLC and White Plains Holdings, LLC and David Anthony  
 Property Owner(s) of Record Major and Margaret M. Tolly

Mailing Address \_\_\_\_\_

Telephone \_\_\_\_\_ Cell \_\_\_\_\_

Authorized Representative \_\_\_\_\_

Mailing Address 10601 North Pennsylvania Avenue OKC, OK 73120Telephone 405-302-6634 Cell \_\_\_\_\_Address/Location of Property NWC I-85 and Easley Highway, Pelzer, SC 29669Existing Land Use unzoned-high grass/forested landProposed Land Use Gas Station and Tire ShopTax Map Number(s) TMS 193-00-15-005 (part of)Total Size of Project (acres) 12.98

**Utility Agreement Services Letter of Approval, Please attach to application.**

Proposed Water Source ☐ Wells ☒ Public Water Water District Powdersville waterProposed Sewage Disposal ☐ Septic ☒ Public Sewer Sewer District REWA ResourcesPower Company Duke Energy

**SCDOT/ Roads & Bridges** must be contacted for this development prior to Planning Commission review, please attach conformation letters. A traffic impact study shall be required along the County road-network when a development will generate 100 or more trips per hour during the peak hour of the adjacent street, see section 38 - 118 Intensity Standards in the Anderson County Code of Ordinances. This traffic study must be submitted with the application.

**Application for Land Use Review**

Anderson County, South Carolina

**REQUEST FOR VARIANCE (IF APPLICABLE):**

Is there a variance request?

☒ Yes☐ No

If YES, applicant must include explanation of request and give appropriate justifications.

**RESTRICTIVE COVENANT STATEMENT**

Pursuant to South Carolina Code of Laws 6-29-1145:

I (we) certify as property owner(s) or as authorized representative for this request that the referenced property:

- ☐ **IS** subject to recorded restrictive covenants and that the applicable request(s) is permitted, or not otherwise in violation, of the same recorded restrictive covenants.
- ☐ **IS** subject to recorded restrictive covenants and that the applicable request(s) was not permitted, however a waiver has been granted as provided for in the applicable covenants. *(Applicant must provide an original of the applicable issued waiver)*
- ☒ **IS NOT** subject to recorded restrictive covenants

**SIGNATURE(S) OF APPLICANTS(S):**

I (we) certify as property owners or authorized representative that the information shown on and any attachment to this application is accurate to the best of my (our) knowledge, and I (we) understand that any inaccuracies may be considered just cause for postponement of action on the request and/or invalidation of this application or any action taken on this application.

I (we) further authorize staff of Anderson County to inspect the premises of the above-described property at a time which is agreeable to the applicant/property owner.

*Jerrod Marsh*  
Signature of Applicant

03/04/2021

Date

**PROPERTY OWNER'S CERTIFICATION**

The undersigned below, or as attached, is the owner of the property considered in this application and understands that an application affecting the use of the property has been submitted for consideration by the Anderson County Planning Commission.

*James L. Goldsmith, Jr.*  
Signature of Owner(s)

3/5/2021

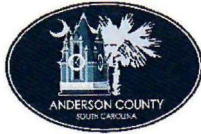
Date

**ANDERSON COUNTY STAFF USE ONLY**

Date Received _____ Received <b>BY</b> _____		Planning Commission Hearing Date _____	
Pre-Application meeting held with _____ on _____		Deadline for Notice to Paper _____ to run _____	
Application Forwarded to (date): _____		Letter of Hearing Sent to Applicant _____	
<b>Application Processing</b>	DHEC _____ <input type="checkbox"/> N/A	<b>Hearing and Action</b>	Sign Placement Deadline _____
	County Engineer _____ <input type="checkbox"/> N/A		Planning Commission Action(date) _____
	SCDOT _____ <input type="checkbox"/> N/A		<input type="checkbox"/> Approval <input type="checkbox"/> Approval w/ modifications <input type="checkbox"/> Denial
	Local VFD _____ <input type="checkbox"/> N/A		Modifications _____
	School Board _____ <input type="checkbox"/> N/A		Notice of Action to Applicant _____

Fee Paid **\$300.00** Yes ☐ No ☐ Credit Card/Check# \_\_\_\_\_ Site Plan Revision Fee **\$100.00**





**Anderson County, South Carolina**  
**LAND USE REVIEW**  
**Application Process and Requirements**

**Division 5**  
**38-171-173**

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This application applies to the following uses when proposed in the unincorporated areas of the county:

1. Hazardous Waste and Nuclear Waste Disposal Site Fee **\$650.00**
2. Motorsports facilities and testing track Fee **\$650.00**
3. Mining and Extraction Operation Fee **\$650.00**
4. Gun Clubs, Skeet Ranges, Outdoor Firing Range Fee **\$650.00**
5. Stockyards, Slaughterhouses, Animal Auction House Fee **\$650.00**
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#### **REQUIRED ITEMS**

1) **APPLICATION FORM:**

One (1) copy of the appropriate Application form with all required attachments and additional information must be submitted.

2) **LETTER OF INTENT:**

- a. One (1) copy of a Letter of Intent (must be typed or legibly printed).
- b. The Letter of Intent must give details of the proposed use of the property and should include at least the following information:
  1. A statement as to what the property is to be used for;
  2. The acreage or size of the tract;
  3. The land use requested;
  4. The number of lots and number of dwelling units or number of buildings proposed;
  5. Building size(s) proposed;
  6. If a variance of the regulations is also being requested, a brief explanation must also be included.

3) SKETCH PLAN (multi-family and non-residential): Site Plan Information Guide Form

- a. An application for a land use permit for a multi-family project or a non-residential project shall be accompanied by a sketch plan.
- b. A sketch plan must be prepared by a professional engineer, a registered land surveyor or a landscape architect.
- c. The sketch plan shall be drawn to approximate scale on a boundary survey of the tract or on a property map showing the approximate location of the boundaries and dimensions of the tract.
- d. The sketch plan shall show, at a minimum, the following:
  1. Proposed name of the development
  2. Acreage of the entire development
  3. Location map
  4. Proposed building(s) location(s)
  5. Anticipated property density stated as a FAR (Floor to Area Ratio)
  6. Setbacks, with front setbacks shown, side and rear may be stated
  7. Proposed parking areas
  8. Proposed property access locations
  9. Natural features located on the property
  10. Man-made features both within and adjacent to the property including:
    - a) Existing streets and names (with ROW shown)
    - b) City and County boundary lines
    - c) Existing buildings to remain
  11. Required and proposed buffers and landscaping
  12. Flood Plains and areas prone to flooding
  13. Such additional information as may be useful to permit an understanding of the proposed use and development of the property.

5) ATTACHEMENTS

All attachments must be included in order for the application to be considered complete

- Attachment A – “Standards For Land Use Approval Consideration”
- Attachment B – “Application Checklist”



**Anderson County, South Carolina**  
**Attachment A**  
**LAND USE REVIEW**  
**Standards of Land Use Approval Consideration**

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In consideration of a land use permit, the Planning Commission shall consider factors relevant in balancing the interest in promoting the public health, safety, and general welfare against the right of the individual to the unrestricted use of property and shall specifically consider the following objective criteria. Due weight or priority shall be given to those factors that are appropriate to the circumstances of each proposal.

Please respond to the following standards in the space provided or you may use an attachment as necessary:

- (A) Is the proposed use consistent with other uses in the area or the general development patterns occurring in the area?

The eastern quadrants of the interchange are being redeveloped for higher, denser commercial uses i.e. warehousing fast food, fueling, etc., from prior rural settings. The proposed Love's will offer similar uses with c-store, fast food, tires and supplies, in addition to typical interstate commercial enterprises to service the public.

- (B) Will the proposed use not adversely affect the existing use or usability of adjacent or nearby property?

With sufficient screening, other adjacent uses should not be adversely affected by the development of a Love's Travel Stop.

- (C) Will the proposed use not cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?

Considerations and precautions are proposed to ensure an efficient facility is designed and constructed to not encumber state and local resources. Roadway improvements to Easley Hwy. are being added such as additional turn lanes, signalization changes as well as an additional signal on the southbound ramp as recommended in the TIS. Utility improvements are also proposed, such as a sewer pump station.

- (D) Is the property suitable for the proposed use relative to the requirements set forth in this development ordinance such as off-street parking, setbacks, buffers, and access?

Required setbacks, buffers, and landscaping have been included in this submittal. The property is suitable for the proposed use regarding the referenced development ordinances above. Access has been addressed by improvements recommended by the traffic impact study conducted by CDM Smith.

- (E) Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?

All county development ordinances and standards will be adhered to. Warranted improvements to SC-08, associated on/off ramps and any signal additions/modifications will be designed and constructed to SCDOT specifications. Love's is making every effort to ensure that neighboring properties are not adversely affected by the development and will benefit from the proposed improvements.





**Anderson County, South Carolina**  
**Attachment B**  
**LAND USE REVIEW**  
**Application Checklist**

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The following is a checklist of information required for submission of a Land Use Review application. Incomplete applications or applications submitted after the deadline **may be delayed.**

<u>          X          </u>	Completed application form
<u>          X          </u>	Letter of intent
<u>          X          </u>	Sketch Plan one (1) copy 8 ½" x 11"
<u>          X          </u>	Attachment "A"

# LETTER OF INTENT

Members of the Anderson County, SC planning commission,

The proposed use of this 12.98-acre parcel is to be an Interstate Travel Facility complete with two buildings. One of those buildings will be a 11,793± ft<sup>2</sup> convenience store while the other will be a 10,982± ft<sup>2</sup> Love's Tire Care Center for trucks. Both buildings will be on one lot.

Below is a list of appurtenances/services provided by the proposed Love's Travel Stop and Country Store at I-85 & Easley Highway:

- Large convenience store
- Fast food service provider with drive through
- Restrooms, showers, and laundry
- Gasoline and diesel sales under lit canopy with 16 fueling positions.
- Propane sales
- Automotive parking
- Required ADA parking
- Overnight truck parking spaces
- Air/Water aisle with RV sewer dump
- Dog Park separately fenced for small and large dogs
- Diesel sales under lit truck canopy with 9 fueling positions
- Fenced trash compactor
- Truck scale for weighing
- Underground storage tanks with different types of fuel
- Interstate signage
- Street pricing signage
- Truck tire repair and replacement
- Truck oil change
- Truck light mechanical repairs
- Emergency roadside assistance for trucks

Love's will be requesting a variance for the maximum height of the interstate sign as well as the square footage available on the face of the sign.

We have worked with SCDOT to gain approval for the proposed road improvements including but not limited to driveway and spacing design, signalization of Easley highway and I-85 northbound ramps intersection, adjustment of existing signal at I-85 and Easley highway southbound intersection, as well as numerous turn lanes at different locations. These improvements are aimed at improving traffic flows to and from these intersections as well as the proposed Love's development.

Other improvements include a sanitary sewer lift station and force main to connect Love's sewer system into a nearby system.

To buffer the commercial activity for the neighbor to the west, Love's has elected to do even more dense screening than the typical type 3 buffer required in this scenario. This screening is shown on the C-10.0 planting plan provided within this submittal.

# EXISTING LEGEND

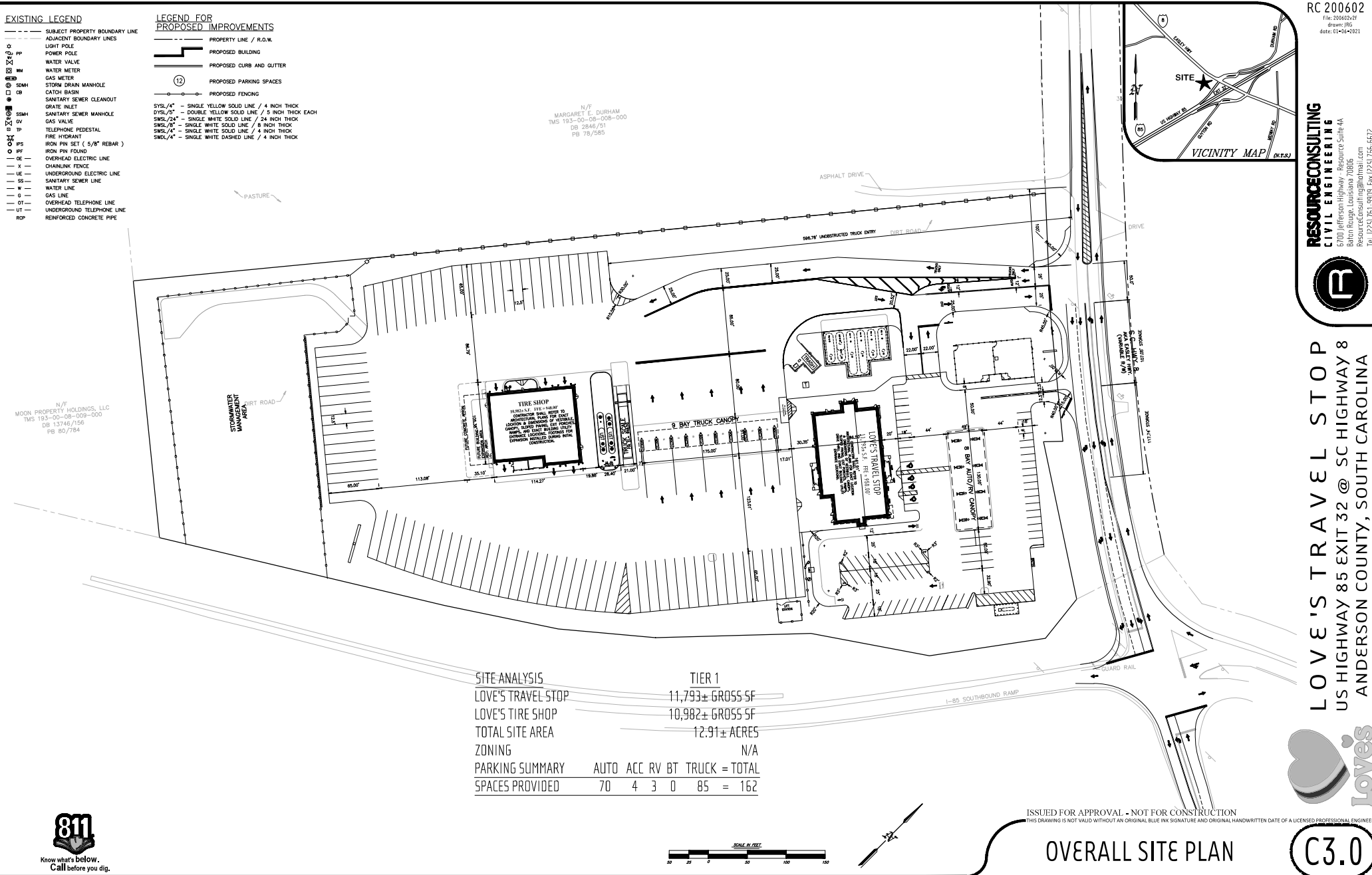
- SUBJECT PROPERTY BOUNDARY LINE
- ADJACENT BOUNDARY LINES
- PP LIGHT POLE
- PP POWER POLE
- WM WATER VALVE
- WM WATER METER
- WM GAS METER
- SDMH STORM DRAIN MANHOLE
- CB CATCH BASIN
- CB SANITARY SEWER CLEANOUT
- GRATE INLET
- SDMH SANITARY SEWER MANHOLE
- IV GAS VALVE
- TP TELEPHONE PEDESTAL
- FF FIRE HYDRANT
- FF IRON PIN SET ( 5/8" REBAR )
- FF IRON PIN FOUND
- OE OVERHEAD ELECTRIC LINE
- OE OVERHEAD TELEPHONE LINE
- OE UNDERGROUND ELECTRIC LINE
- OE UNDERGROUND TELEPHONE LINE
- OE OVERHEAD TELEPHONE LINE
- OE UNDERGROUND TELEPHONE LINE
- OE REINFORCED CONCRETE PIPE

# LEGEND FOR PROPOSED IMPROVEMENTS

- PROPERTY LINE / R.O.W.
- PROPOSED BUILDING
- PROPOSED CURB AND GUTTER
- 12 PROPOSED PARKING SPACES
- PROPOSED FENCING
- SYSL/4" - SINGLE YELLOW SOLID LINE / 4 INCH THICK
- DYSL/4" - DOUBLE YELLOW SOLID LINE / 5 INCH THICK EACH
- SWSL/24" - SINGLE WHITE SOLID LINE / 24 INCH THICK
- SWSL/8" - SINGLE WHITE SOLID LINE / 8 INCH THICK
- SWSL/4" - SINGLE WHITE SOLID LINE / 4 INCH THICK
- SWSL/4" - SINGLE WHITE SOLID LINE / 4 INCH THICK
- SWSL/4" - SINGLE WHITE SOLID LINE / 4 INCH THICK

N/T  
MARGARET E. DURHAM  
TMS 193-00-08-008-000  
DB 2846/291  
PB 78/585

N/T  
MOON PROPERTY HOLDINGS, LLC  
TMS 193-00-08-009-000  
DB 13746/156  
PB 80/784



RC 200602  
File: 200602.dwg  
Drawn: JRG  
Date: 01-04-2021

**RESOURCECONSULTING**  
CIVIL ENGINEERING  
6700 Jefferson Highway - Resource Suite 4A  
Baton Rouge, Louisiana 70806  
ResourceConsulting@gmail.com  
Tel: (225) 761-5933; Fax: (225) 756-6672



**LOVE'S TRAVEL STOP**  
US HIGHWAY 85 EXIT 32 @ SC HIGHWAY 8  
ANDERSON COUNTY, SOUTH CAROLINA



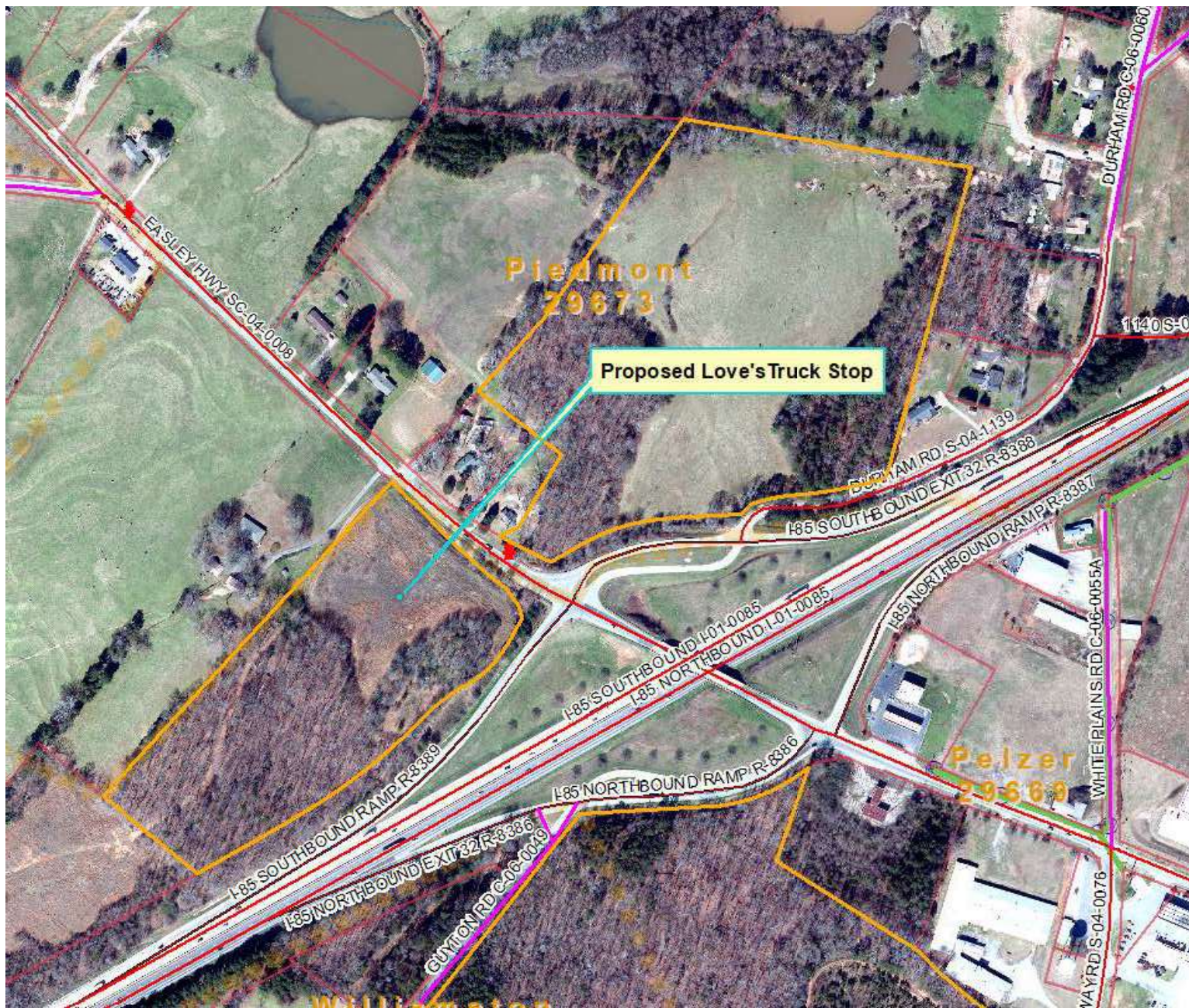
ISSUED FOR APPROVAL - NOT FOR CONSTRUCTION  
THIS DRAWING IS NOT VALID WITHOUT AN ORIGINAL BLUE INK SIGNATURE AND ORIGINAL HANDWRITTEN DATE OF A LICENSED PROFESSIONAL ENGINEER.

**OVERALL SITE PLAN**

**C3.0**







**Staff Recommendation:**

If Approved, the development plan as submitted with the following conditions; the developer must obtain all necessary permits, and approvals.

- Developer must obtain all necessary permits prior to proceeding with development with Land Use Development Standards and Building Codes for electrical permitting. You must provide the Building Codes Department with a copy of this approval letter in order to receive electrical permits at the end of the permitting process.
- Proper Screening of Landscaping and Buffers.
- SCDOT for encroachment permitting on state roads for access.
- DHEC & ReWa approval letter for sewer service construction and permit to operate
- Developer must submit a storm water erosion sediment control plan for land disturbance of 1 acre or larger or part of a common development plan. This approval is required by both Anderson County Stormwater and SCDHEC. After their approval, we will issue a grading permit and the cost is \$750.00 payable to Anderson County. Pre-Con Meeting is set up with Anderson County Stormwater Department.
- Powdersville Water approval letter for potable water and fire protection, verification of water line service and layout plan (This is reviewed to determine if water pressures and volumes exists for the installation of fire hydrants within 1,000 feet of all lots)



# Anderson County Planning Commission

Tuesday April 13, 2021

6:00 PM

## Staff Report – Summary Plat Request

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**Applicant:** Phillip Scott Garland

**Location:** Corner lot of Sloans Ferry Rd and Addis Cir

**Tax Map Number:** 48-01-03-002

**County Council District:** 5

**Zoning:** Property Unzoned

### Variance Request:

The applicant is requesting a Variance to allow a reduction of the required square footage for lots serviced by septic tanks in order to subdivide into three (3) residential lots. The reduction would be no less than 23,000 net square feet per lot.

### Findings of Facts:

Anderson County Code of Ordinances, Under Chapter 38, Section 38-371, the required minimum area for lots with access to public water and septic tank is 25,000 sq ft. Right-of-Ways shall not be included in the minimum acre requirement when calculating the square footage requirements.

### Staff Recommendation:

- 1) The applicant has demonstrated a hardship because the property is on a corner lot with approximately 7000 square feet contained within the right of way due to the curvature of the road.
- 2) The Planning Commission has granted similar variances in the past where a hardship exists with the curvature in the road.
- 3) The lot is irregular shaped which causes difficulty in meeting minimum square footage

### Sec. 38-311.

**(c) At the planning commission meeting during which the plat is scheduled to be discussed, the subdivision administrator shall present his recommendation to the planning commission.**

**(Ord. No. 03-007, § 1, 4-15-03)**



# Variance Application

There is a Variance Application Fee of \$200.00

3-9-2021  
Date of Application Completion

Application Status (Approved or Denied)

## Applicant's Information

Name: PHILLIP SCOTT CARLAND

Mailing Address: 105 OAK ISLAND, ANDERSON SC 29621-4222

Telephone and Fax: 864-940-3809 E-Mail: scottcarland@carland.net

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

Name: JAMES L. HOLTHAUS

Mailing Address: 3319 E. OLCOTT, ISLAMINGTON IN 47401

Telephone and Fax: 812-336-2790 E-Mail: marcia-hesbcglobal.net

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.

James L. Holthaus  
Owner's Signature

3/1/2021  
Date

## Project Information

Property Location: LOT 10

Parcel Number(s)/TMS: 048-01-03-002

County Council District: \_\_\_\_\_ School District: \_\_\_\_\_

Total Acreage: 1.863 AC / 1.59 GROSS Current Zoning: NONE

Requested Variance: 23,000 SQ FT - 0.53 ACRES PER LOT

*Please indicate if setback variance, sign variance or minimum lot size variance.*

Purpose of Variance: SUBDIVIDE INTO 3 LOTS, NET ACREAGE IS TOO SMALL.

Private Covenants or Deed Restrictions on the Property: Yes \_\_\_\_\_ No X

PAID  
\$21.604





If you indicated no, your signature is required.

  
Applicant's Signature

3-5-21  
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.

Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application to the property described in the Notice of Appeal of the following provision of the Development Standards Ordinance.

*The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by State Law and the ordinance are met by the following facts:*

1. Extraordinary and exceptional conditions pertaining to the particular piece of property, as follows:  
SEE ADDENDUM
2. Conditions do not generally apply to other properties in vicinity, as shown by: \_\_\_\_\_  
SEE ADDENDUM
3. Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows: \_\_\_\_\_  
SEE ADDENDUM
4. Authorization of variance will not be of substantial detriment to adjacent property or to the public good and the character of the district will not be harmed by the granting of the variance for the following reasons:  
SEE ADDENDUM

The following documents are submitted in support of this application: (Please attach copies of all additional information to this application.) ADDENDUM 1 PLATS,

Please attach an accurate, legible plot plan showing the dimensions and locations of structures and improvements of the property to this application.

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 Development Standards Office.

  
Applicant's Signature

3-5-21  
Date

For Office Use Only:

Application Received By: HDC Date Complete Application Received: 3-9-2021  
Application Fee Amount Paid: \$200.00 Check Number: #1232  
Scheduled Advisory Hearing Date: \_\_\_\_\_ Scheduled Board Hearing Date: 4-13-2021  
Staff Recommendation: \_\_\_\_\_ Advisory Recommendation: \_\_\_\_\_  
Land Use/Board of Zoning Appeals' Decision: \_\_\_\_\_

# Variance Appliance Checklist

The following checklist is to aid the applicant in providing the necessary materials for submittal.

## Application Submittal Requirements and Process

To submit a Variance Application, you must provide the following to the Development Standards Office:

- \*Completed and Signed Variance Application
- \*One (1) Copy of all Private Covenants and Deed Restrictions Related to the property, if applicable
- \*One (1) Accurate, Legible Plot Plan with Dimensions and Locations of Structures and Improvements of the Property
- \*Check made payable to Anderson County for Variance Application Fee of \$200.00

If the property is located in a zoned area, the Development Standards' Staff will recommend approval or Denial to the Citizen's Advisory Board and Land use Board of Zoning Appeals at a scheduled Public Hearing. Applicants are notified of the date, time and location of all meetings; and are encouraged to Attend, in case questions arise. The Citizen's Advisory Committee will recommend approval or denial to the Land Use/Board of Zoning Appeals, who will make the final decision.

If the property is located in an un-zoned area, the Development's Staff will recommend approval or denial to the Land Use/Board of Zoning Appeals at a scheduled Public Hearing. Applicants are notified of the date, time and location of this meeting; and are encouraged to attend, in case questions arise. The Land Use/Board of Zoning Appeals will make the final decision.

Additional Requirements/Comments: THOUGH CONSIDERED PART OF SUNSET HILLS  
BY THE ASSESSOR, THIS PARCEL HAS NO KNOWN RESTRICTIONS

## ADDENDUM FOR VARIANCE APPLICATION

1. The property suffers from extraordinary conditions. The property has a gross acreage of 1.863 acres, or 81,152 sq ft, which is large enough to create three separate residential lots. However, the property has over 600' of road frontage which results in a net acreage of 1.59 acres, or 69,206 sq ft. This results in a shortage of 5,740 sq ft in which is needed to develop the lot size of 25,000 sq ft per lot. The extensive road frontage results in 0.27 acres, or 11,946 sq ft of right-of-way. The property not being able to be subdivided into three lots results in the property not being able to be utilized for its highest and best use. The property has an exceptional condition. The property is being purchased with TMS# 048-01-03-006 which is a 1,394 sq ft lake lot. This lot is not buildable but is waterfront and permitted for an incredibly unique three slip boat dock. This lot is useless other than for access to the lake for the larger parcel. Being able to divide the lot into three separate lots will also maximize the potential use of this lot by providing a boat slip to each individual lot.

There are two parcels adjoining this property. TMS# 048-01-03-035 is less than 22,000 sq ft. This property does not have enough land to relinquish in order to increase the size of the property that is the subject of this request. TMS# 048-01-03-034 also adjoins the property. The property is 2.5 acres which is large enough to relinquish a portion of land needed, however, the property is owned by six different family members as the result of the transfer of title intestate. The property is owned by multiple generations and nothing can or will be done with this property for years to come.

2. The property is part of Sunset Hills. This is an older development. The conditions faced by the subject property do not apply to the other properties within the same development. The lots in the subdivision are all exceedingly small lots. TMS# 048-01-03-019 thru 030 (with the exception of 028) are all 7,000 sq ft to 23,000 sq ft lots. TMS# 048-01-03-044 and 045 are also 22,000 sq ft lots. There are over 17 lots total in the development which are smaller than the requested variance size.
3. If the application is denied it would effectively prohibit the property from becoming conforming use and size to the rest of the existing development of which it is a part of. This would unreasonably restrict the highest and best use of this property and the smaller lake access lot.
4. The granting of the variance will not be of substantial detriment to the adjacent properties. All adjacent properties are of single-family residential use as will be the use of these three lots if the variance is granted. The variance would not create a substantial detriment to any adjacent properties. On the contrary it would create a conforming development which would be part of the existing development of smaller residential lots. It would also improve the area with newly constructed homes and prevent the property from being used in the future as any detrimental use such as mixed use residential/commercial, VRBO or tenant occupied properties, etc. as the property is not zoned.

Shot, LLC; Dated: August 30, 2004)

1.088 AC.  
(See Acreage Note)

Lot 7  
1.262 Ac.  
(See Acreage Note)

Lot	
6	1
7	1
8	1
9	1
10	1

Leah Lane  
P-8-31  
(Private Road)  
DB 6218 Pg 289

TMS# 48-01-03-018  
Donnie Lee Sullivan  
PB 83 Pg.20

Addis Circle

(Prescriptive R/W)  
Ferry Road

48-01-01-013  
ville Baptist Church

bins  
oad

Addis Circle

C-8-87

32' R/W

Lot 10-A  
23,221 Sq.Ft. Net  
6,533 Sq.Ft. R/W  
29,754 Sq.Ft. Total

Lot 10-C  
23,016 Sq.Ft. Net  
2,286 Sq.Ft. R/W  
25,300 Sq.Ft. Total

Lot 10-B  
23,008 Sq.Ft. Net  
3,248 Sq.Ft. R/W  
26,056 Sq.Ft. Total

TMS# 48-01-03-034  
Carol Stone Etal  
PB 40 Pg 293

TMS# 48-01-03-042  
Brenda Brown  
PB 110 Pg 98

Map #6472ph2

Notes:

- 1) TMS#'s: Pt. of 48-01-03-002,-006,-015,-040; 48-01-05-001&-003.  
56 Pg. 282, 57 Pg. 46, 64 Pg. 164, & 68 Pg. 281
- 2) Ref. PB's: 40 Pg. 79, 42 Pgs. 199,203,204; 49 Pg. 106, 51 Pg. 177,  
56 Pg. 282, 57 Pg. 46, 64 Pg. 164, & 68 Pg. 281
- 3) Ref. DB's: 17-K Pg. 940, 1112 Pg. 57, 18-C Pg. 486, 20-N Pg. 78,  
18-L Pg. 875, & 6218 Pg. 289.
- 4) Lot's 6, 7, 8, 9 & 10
- 5) All New Monuments Set are 1/2" Rods, unless otherwise noted.
- 6) Except as specifically stated or shown on this plat, this survey does  
not purport to reflect any of the following which may be applicable to  
the subject property: easements, other than possible easements that  
were visible at the time of making of this survey, building setback lines;  
restrictive covenants; subdivision restrictions; zoning or other land-use  
regulations, and any other facts that an accurate and current title  
search may disclose.

Legend

- | (Old) | (New)          |
|-------|----------------|
| ●     | ○ Iron Pin     |
| ■     | □ Nail         |
| ▲     | △ Computed Pt. |

Nu-South  
Surveying Inc.  
111 Anderson Ave.  
Anderson S.C. 29625  
(864) 224-2754

Proposed Division  
for

Scott Garland

THIS IS NOT A RECORDABLE SURVEY  
IT IS ONLY A PROPOSED DIVISION SKETCH

Anderson County South Carolina  
Scale 1"= 60' Date: Mar. 16, 2021

