

Anderson County Planning Commission

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

Wednesday, April 14, 2021
Regularly Scheduled
Meeting 6:00 PM

AGENDA

1. Call to Order
2. Approval of Agenda
3. Election of Officers (Nominations from the Floor)
 - A. Chair
 - B. Vice-Chair
4. Public Hearings
 - A. Rezoning Request: +/- 1.03 acres, located at Jackson Circle from R-20 to R-D **[Council District 4]**
 - B. Rezoning Request: +/- 1.25 acres, located at Jackson Circle from R-20 to R-D **[Council District 4]**
 - C. Rezoning Request: +/- 1.08 acres, located at 104 & 106 Chippewa Ln, Williamston from C-2 to S- 1 **[Council District 7]**
 - D. Rezoning Request: +/- 18.07 acres, located at 702 Belton Hwy, Williamston from PD & R-20 To R-A **[Council District 7]**
 - E. Rezoning/ PD Amendment Request: +/- 22.04, located at Concord Rd & Edgebrook Dr from P-D to amended P-D. **[Council District 1]**
5. Old Business
6. New Business
 - A. Bylaw Amendment to add 2 At Large Members (Discussion Only)
7. Public Comments, non-agenda items – 3 minutes limit per speaker
8. Other Business
9. Adjournment



ARTICLE I – AUTHORIZATION

1. This Planning Commission is established pursuant to and in conformance with Title 6, Chapter 29 of the South Carolina Code and Chapter 38, Article 2, Division 2, Section 38-66 of the Anderson County Code.
2. The official title of the commission shall be the “Planning Commission”, hereinafter referred to as the “Commission”.

ARTICLE II – PURPOSE

1. The Commission shall perform all those functions assigned to it by Title 6, Chapter 29, Section 6-29-340 of the South Carolina Code and Chapter 38, Article 2, Division 2, Section 38-67 of the Anderson County Code.

ARTICLE III – MEMBERSHIP

1. The Commission shall consist of **nine (9)** members appointed by County Council, **seven (7) members appointed by district and two (2) members shall serve as at large**. County Council shall consider members based on their professional expertise, knowledge of the community, and concern for the future welfare of the total community and its citizens. Members shall represent a broad cross section of the interests and concerns within the jurisdiction.
2. Members shall serve terms of three years and may be replaced at will by County Council.
3. Terms of office of the Commission shall run from July 1 through June 30 of the respective years of the term.
4. The Commission shall annually elect a Chairperson and Vice-Chairperson, hereinafter referred to as Chair and Vice-Chair, from among the regular members and a Secretary, who may be a member or may be a County employee.

ARTICLE IV – DUTIES OF OFFICERS

1. The Chair shall preside at all meetings of the Commission and at other meetings and public hearings called by the Commission. The Chair shall call special meetings of the Commission when required and shall transmit reports, plans, and recommendations of the Commission to the appropriate governing authority, and in general, shall act as spokesperson for the Commission. The Chair shall appoint all committees. The Chair shall certify all official documents involving the authority of the Commission and certify all minutes as true and correct copies. The Chair shall rule on all procedural questions, subject to reversal by majority vote of members present.
2. The Vice-Chair, in the absence of the Chair, shall serve as Chair, and perform the duties of the Chair as outlined above. In the event of some misfortune or resignation of the Chair, the

Anderson County Planning Commission By-Laws

Vice-Chair shall perform the Chair's duties until such time as the Commission shall elect a new Chair.

3. The Secretary shall record or supervise the recording of all minutes of the Commission meetings; assist the Chair in the preparation of the agenda; shall make all postings and notifications to comply with Article VI.4; shall prepare and distribute minutes of the Commission meetings; if the Secretary is a member, she/he may delegate any or all of these duties to County staff.

ARTICLE V – COMMITTEES

1. The Chair may create Special Committees, not to exceed **four (4)** members, to study matters which in his/her judgment would best be handled by a Committee as opposed to the general Commission. The Chair shall designate one member of each Special Committee as its Committee Chair.
2. Any Committee shall meet at the call of its Committee Chair, subject to the provisions of Article VI.4.
3. A majority of its members shall constitute a quorum of any Committee. There shall be no Committee meeting without a quorum.
4. The Commission Chair shall be an ex officio member of every Committee.

ARTICLE VI – MEETINGS

1. Regular meetings of the Commission shall be held on the second Tuesday of each month at 6:00 P.M. Special meetings shall be called as needed. When a meeting date falls on a legal holiday as recognized by the State of South Carolina, the meeting shall be held the previous business day, unless otherwise designated by the Commission.
2. Special meetings may be called at any time upon the written request of the Chair or acting Chair or any three members of the Commission.
3. The Commission shall conduct its meetings in accordance with procedure set forth in Robert's Rules of Order except where amended by the Commission's By-Laws.
4. The Commission and each of its committees shall comply with the provisions of the South Carolina Freedom of Information Act and the requirements set forth in Anderson County Ordinance #342 and subsequent ordinances concerning freedom of information and the conduct of public meetings.
5. The Commission shall function by making recommendations in its area of responsibility to County Council. Recommendations from the Commission shall be submitted in writing to County Council or formally presented at County Council meetings. The Commission or any of its members may seek information and assistance from and work with any County staff in accomplishing its purpose.

Anderson County Planning Commission By-Laws

6. The Commission may hold public hearings on any matter which it deems to be in the public interest, in addition to those required by law or County Council. An accurate, written record shall be made of the proceedings and maintained as a part of the Commission's files.
7. All records of the Commission shall be a public record.

ARTICLE VII – NOTICE OF MEETINGS

1. All Commission members shall be given notice of the date, time, and place of any meeting at least twenty-four hours in advance. Commission members shall be notified in writing, telephone, email, or other means.

ARTICLE VIII – QUORUM

1. **Five** members shall constitute a quorum of the Commission for transacting business and taking official action. No official Commission business will be conducted without a quorum.

ARTICLE IX – VOTING

1. Unless otherwise provided in these By-Laws, voting at all meetings of the Commission shall be by the raising of hands and abstentions shall be recorded by name. No proxy votes shall be accepted.
2. No members shall vote or participate in discussion on any issue in which he/she has a personal conflict of interest, a direct professional interest, or a financial interest. Any member who is unsure whether a particular issue that comes before the Commission poses a conflict of interest may seek a legal opinion.
3. No Commission member shall miss three consecutive meetings without due cause. Absence from three consecutive meetings shall be considered appropriate cause for dismissal of the member from the Commission by County Council, upon the recommendation of the Chair.

ARTICLE X – ORDER OF BUSINESS

1. The order of business at all regular meetings shall be as follows:
 - a. Call to Order/Determination of a Quorum
 - b. Approval of agenda
 - c. Approval of Minutes
 - d. Conduct Public Hearings
 - e. Report of Standing Committees
 - f. Report of Special Committees
 - g. Old Business
 - h. New Business
 - i. Other Business
 - j. Adjournment

Anderson County Planning Commission By-Laws

ARTICLE XI – FISCAL YEAR

1. The fiscal year of the Commission shall begin of the first day of July and terminate on the 30th day of June as per Chapter 38, Section 38-66 of the Anderson County Code.

ARTICLE XII – AMENDMENTS

1. These By-Laws may be amended by a majority vote of Commission’s membership after thirty days prior notice.
2. By-Law changes must be kept in accord with Ordinance #370 whereby County Council established the Anderson County Planning Commission.

ARTICLE XIII – EFFECTIVE DATE

1. These By-Laws shall take effect and be in full force from and after their adoption by the Commission.

ARTICLE XIV – ADOPTION

1. Adoption by the Planning Commission at a meeting held in Anderson County, South Carolina on the 23rd day of March, 1993 as amended on April 9, 2002, March 8, 2016, and October 9, 2018.

CHAIR

ATTEST

**Anderson County Planning Commission
Staff Report
April 14, 2021**

Applicant:	Ellington Cooper
Current Owner:	Ellington Cooper
Property Address:	Jackson Circle
Precinct:	Fork No. 1
Council District:	4
TMS #(s):	46-00-02-002 (Lot 1-A & Lot 2-A)
Acreage:	+/- 1.03 acres
Current Zoning:	R-20 (Single Family Residential)
Requested Zoning:	R-D (Residential Duplex)
Surrounding Zoning:	North: C-3 (Commercial District) and R-20 (Single Family Residential) South: R-20 (Single Family Residential) East: R-20 (Single Family Residential) West: R-20 (Single Family Residential) & C-3 (Commercial District)
Evaluation:	<p>The purpose of the R-D district is to provide one- and two-family dwellings, and the recreational, religious and educational facilities which are normally found in residential areas. The district is primarily intended for areas which represent a transition between low-density, single-family development and high-density, multifamily development and for sites which are located in predominantly low-density areas but contain a mix of uses such as single-family manufactured, modular, and multifamily residential uses.</p> <p>This request is to rezone +/- 1.03 acre to R-D (Residential-Duplex). The property is currently zoned R-20. The applicant wants to rezone their property from R-20 to R-D to soften the area that abuts to a commercial district while preserving and maintaining the value of single-family homes as you move towards the lake by prohibiting manufactured home on said parcel zoned R-20.</p> <p>Jackson Circle is classified as a major rural local road. Highway 187 is classified as a collector road with no maximum average vehicle trips per day.</p>

The Future Land Use Map in the County's Comprehensive Plan (2016) identifies the area as residential.

Public Outreach:

Staff hereby certifies that the required public notification actions have been completed, as follows:

- March 24, 2021: Rezoning notification postcards sent to 134 property owners within 2,000' of the subject property;
- March 27, 2021: Rezoning notification signs posted on subject property;
- March 27, 2021: Planning Commission public hearing advertisement published in the *Anderson Independent-Mail*.

Public Feedback:

To date, staff has received 2 phone calls for more information.

Staff Recommendation:

At the Planning Commission meeting during which the rezoning is scheduled to be discussed, staff will present their recommendation at that time.

Planning Commission
Recommendation:

The Anderson County Planning Commission will meet on April 14, 2021 and hold a duly noted public hearing on this request to rezone from R-20 to R-D. *However, due to COVID-19, date and time is subject to change.*

County Council:

The Anderson County Council will meet on April 20, 2021 and hold a duly noted public hearing and 1st reading on this request to rezone from R-20 to R-D. *However, due to COVID-19, date and time is subject to change.*



Rezoning Application

Anderson County Planning & Development

March 4, 2021

Date of Submission

Approved/Denied

Applicant's Information

Applicant Name:

Ellington Cooper

Mailing Address:

PO box 699 Sandy Spring 29677

Telephone:

Email:

~~5008~~ Jsgillerpie@carolinapainting.com

Owner's Information

(If Different from Applicant)

Owner Name:

Same

Mailing Address:

Telephone:

Email:

Designation of Agent: (Complete only if owner is not the applicant)

I hereby appoint the person named the Applicant as my agent to represent me in this request for rezoning:

Jerry Gillerpie

Owner's Signature

3/2/21

Date

Project Information

Property Location:

Jackson Circle

Parcel Number(s)/TMS:

46-00-02-002 Lot 1-A + Lot 2-A

County Council District:

4

School District:

4

Total Acreage:

1.03

Current Land Use:

R-20 (Vacant)

Requested Zoning:

RD (Residential Duplex)

Current Zoning:

R-20

Purpose of Rezoning:

to soften area that abuts to commercial district while preserving and

Keeping and maintaining the value of single family homes as you move towards the lake while protecting
manufactured homes on local parcel 2020

401 East River Street * Anderson, South Carolina 29624 Phone: 864.260.4720

Email: planning@andersoncountysc.org

Are there any Private Covenants or Deed Restrictions on the

☐ Yes

☒ No

Property? If you indicated no, your signature is required.

Terrell Gillespie

March 2, 2021

Applicant's Signature

Date

If you indicated yes, please provide a copy of your covenants and deed restrictions with this application, pursuant to State Law (Section 6-29-1145: July 1, 2007), determining existence of restrictive covenants. Copies may be obtained at the Register of Deeds Office. It is the applicant's responsibility for checking any subdivision covenants or private covenants pertaining to the property.

Additional Information or Comments: _____

An accurate plat (survey) of the property must be submitted with this application.

If pursuing a review district classification (IZOD, PC, PD, POD, RRD), a preliminary development plan, statement of intent and letters from appropriate agencies or districts verifying available and adequate public facilities must be submitted with the application.

Please refer to Chapter 70 of the Anderson County Code of Ordinances for further information regarding submission requirements.

As the applicant, I hereby confirm that all required information and materials for this application are authentic and have been submitted to the Planning & Development office.

Terrell Gillespie

March 2, 2021

Applicant's Signature

Date

* A zoning map amendment may be initiated by the property owner(s), Planning Commission, Zoning Administrator or County Council. *

For Office Use Only:

Application Received By: _____

Complete Submission Date: _____

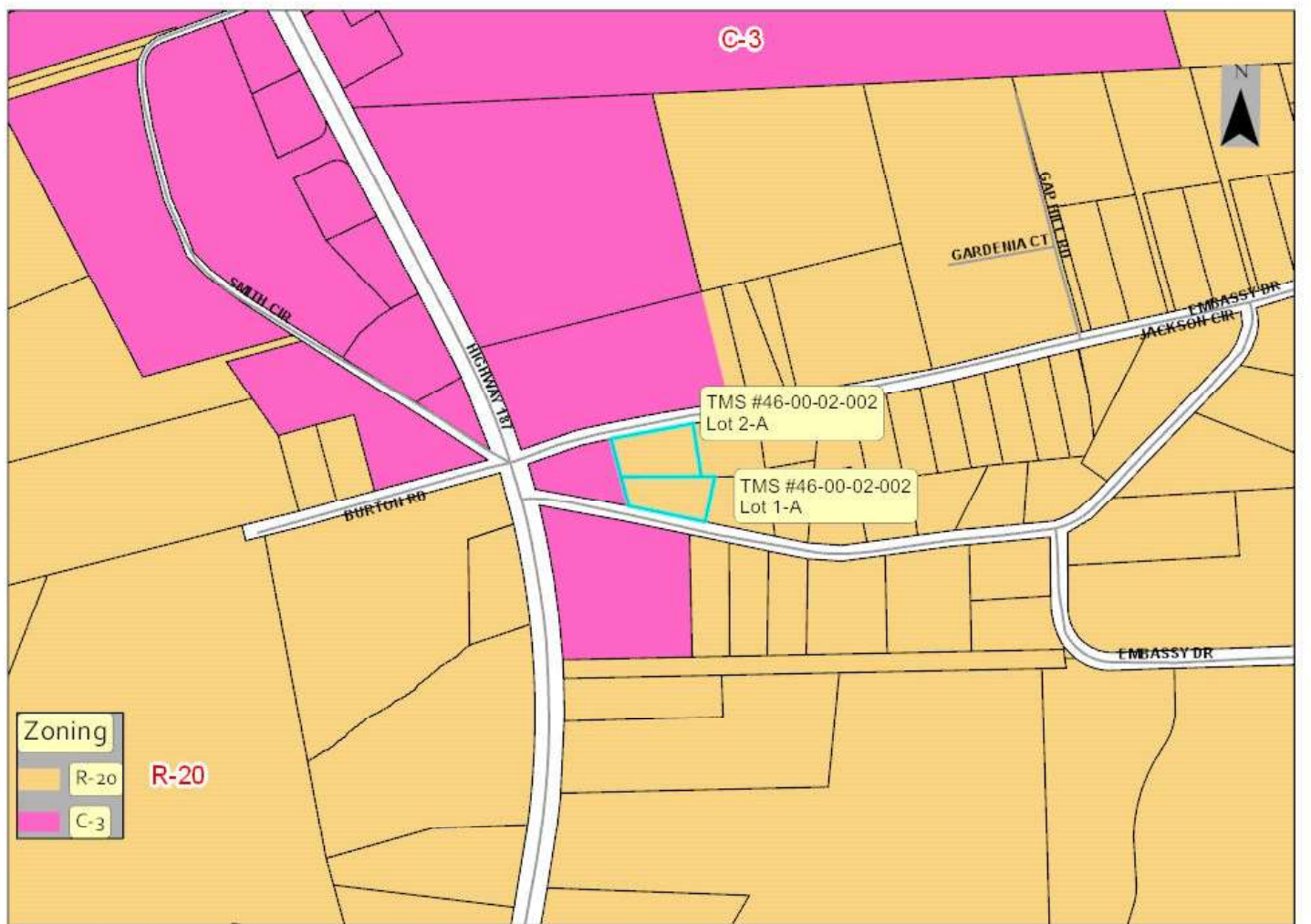
Commission Public Hearing: _____

Council Public Hearing: _____



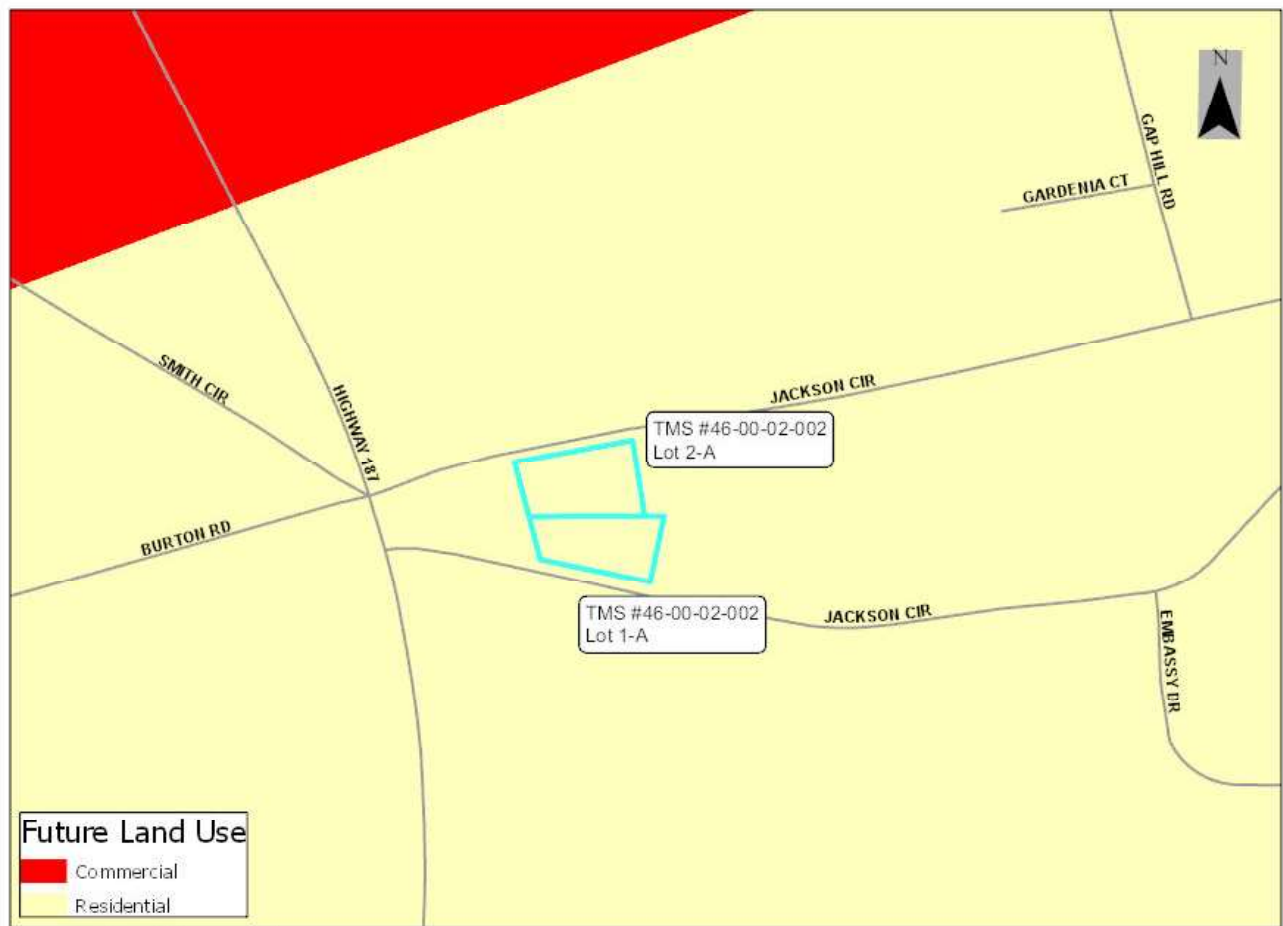
Rezoning Request
Jackson Circle
R-20 to R-D

0 110 220 440 Feet

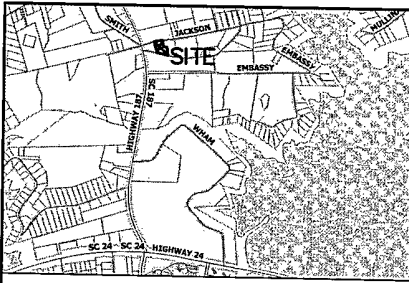


Rezoning Request
Jackson Circle
R-20 to R-D

0 345 690 1,380 Feet



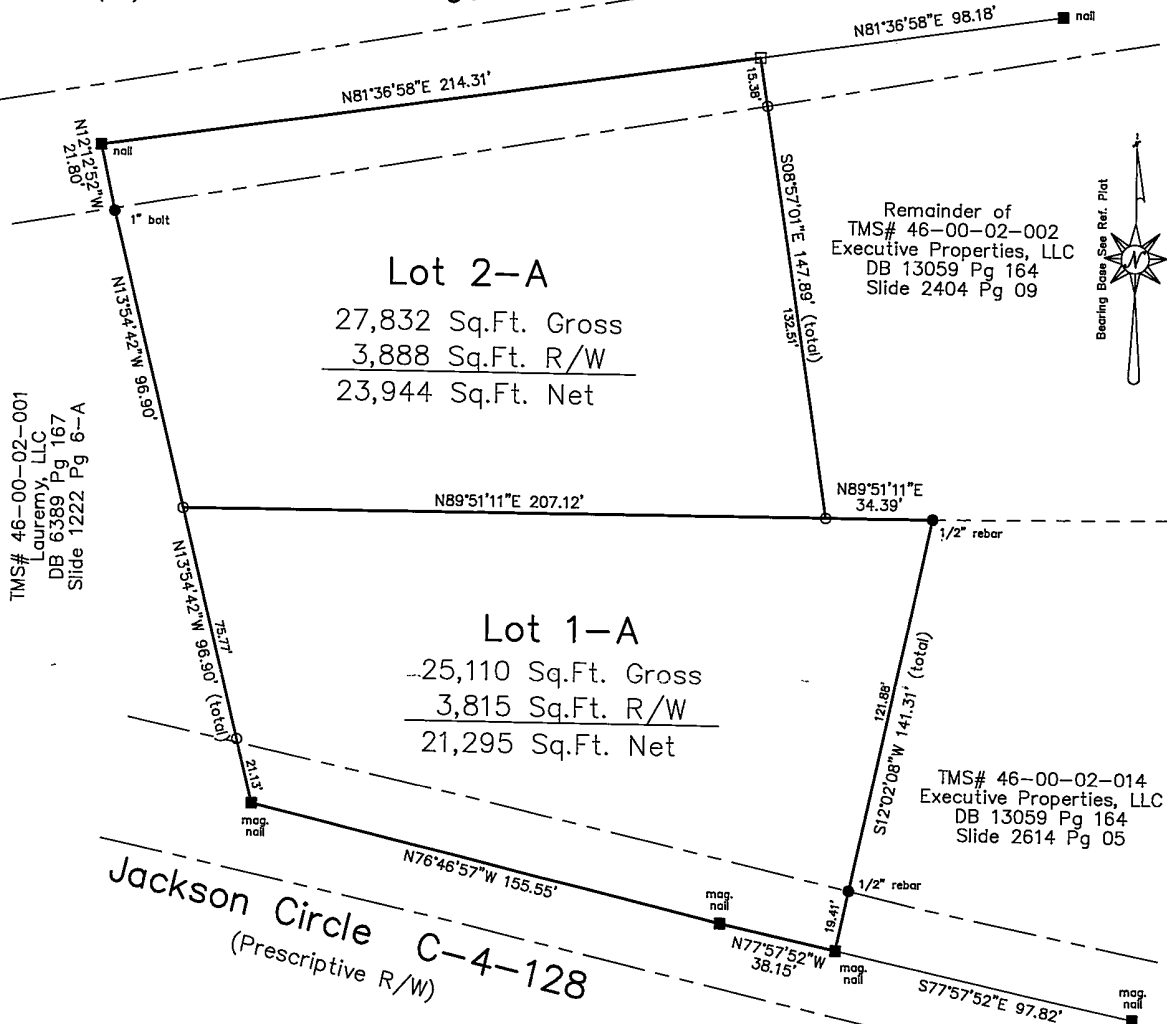
Rezoning Request
Jackson Circle
R-20 to R-D



Vicinity Map
(NTS)

210003377 1/29/2021 11:42:23 AM
FILED, RECORDED, INDEXED
Bk: S2754 Pg: 00004 Pages: 001
Rec Fee: 25.00 St Fee:
Co Fee:
REGISTER OF DEEDS, ANDERSON CO, SC
Wendy Ruffel

(prescriptive R/W)
Jackson Circle C-4-128



Development Standards Approval

THIS IS NOT A SUBDIVISION AS DEFINED BY
ANDERSON COUNTY SUBDIVISION REGULATIONS.
SUBDIVISION ADMINISTRATOR DATE

"I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown."

Earl B. O'Brien, R.L.S. No. 10755

NOTES:

- 1) Parent TMS# 46-00-02-002
- 2) Reference Deed; DB 13059 Pg 164
- 3) Reference Plat; S-2404 Pg 09
- 4) 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.

Map #	Surveyed By	Drawn By	Checked By
10895-lots-1-A 2-A	AE	EBO	EBO

THIS DRAWING AND THE DESIGN SHOWN THEREON ARE THE PROPERTY OF NU-SOUTH SURVEYING, INC. THE REPRODUCTION, COPYING OR USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.

Legend
(Old) (New)
● ○ 1/2" Rebar
■ □ Mag Nail
△ Computed Pt.

Nu-South
Surveying Inc.
115 E. Mauldin St.
Anderson S.C. 29621
(864) 224-2754
nusouthsc@gmail.com

Survey and Certification for
INDEX
Executive Properties, LLC

NON-Transferable

Anderson County South Carolina
Scale 1" = 40' Date: Mar. 11, 2020





**Anderson County Planning Commission
Staff Report
April 14, 2021**

Applicant:	Pacolet Grove Holding & Cheetah
Current Owner:	Pacolet Grove Holding & Cheetah
Property Address:	Jackson Circle
Precinct:	Fork No. 1
Council District:	4
TMS #(s):	46-00-02-026 & -027
Acreage:	+/- 1.25 acres
Current Zoning:	R-20 (Single Family Residential)
Requested Zoning:	R-D (Residential Duplex)
Surrounding Zoning:	North: C-3 (Commercial District) and R-20 (Single Family Residential) South: R-20 (Single Family Residential) East: R-20 (Single Family Residential) West: R-20 (Single Family Residential)
Evaluation:	<p>The purpose of the R-D district is to provide one- and two-family dwellings, and the recreational, religious and educational facilities which are normally found in residential areas. The district is primarily intended for areas which represent a transition between low-density, single-family development and high-density, multifamily development and for sites which are located in predominantly low-density areas but contain a mix of uses such as single-family manufactured, modular, and multifamily residential uses.</p> <p>This request is to rezone +/- 1.25 acres to R-D (Residential-Duplex). The property is currently zoned R-20. The applicant wants to rezone their property from R-20 to R-D to soften the area that abuts to a commercial district while preserving and maintaining the value of single-family homes as you move towards the lake by prohibiting manufactured homes on said parcel zoned R-20.</p> <p>Jackson Circle is classified as a major rural local road. Highway 187 is classified as a collector road with no maximum average vehicle trips per day.</p>

The Future Land Use Map in the County's Comprehensive Plan (2016) identifies the area as residential.

Public Outreach:

Staff hereby certifies that the required public notification actions have been completed, as follows:

- March 24, 2021: Rezoning notification postcards sent to 132 property owners within 2,000' of the subject property;
- March 27, 2021: Rezoning notification signs posted on subject property;
- March 26, 2021: Planning Commission public hearing advertisement published in the *Anderson Independent-Mail*.

Public Feedback:

To date, staff has received 2 phone calls for more information.

Staff Recommendation:

At the Planning Commission meeting during which the rezoning is scheduled to be discussed, staff will present their recommendation at that time.

Planning Commission
Recommendation:

The Anderson County Planning Commission will meet on April 14, 2021 and hold a duly noted public hearing on this request to rezone from R-20 to R-D. *However, due to COVID-19, date and time is subject to change.*

County Council:

The Anderson County Council will meet on April 20, 2021 and hold a duly noted public hearing and 1st reading on this request to rezone from R-20 to R-D. *However, due to COVID-19, date and time is subject to change.*



Rezoning Application

Anderson County Planning & Development

March 4, 2021

Date of Submission

Approved/Denied

Applicant's Information

Applicant Name:

Mailing Address:

Telephone:

Email:

Pacolat Grove Holdings LLC
c/ Chestnut Creek
864-714-3260
Rich Bennett @ Bell South.net

Owner's Information

(If Different from Applicant)

Owner Name:

Mailing Address:

Telephone:

Email:

Steve

Designation of Agent: (Complete only if owner is not the applicant)

I hereby appoint the person named the Applicant as my agent to represent me in this request for rezoning:

Owner's Signature

Date

3-2-2021

Project Information

Property Location:

Parcel Number(s)/TMS:

County Council District:

Total Acreage:

Requested Zoning:

Purpose of Rezoning:

2 lots, 68 Acre c/ Jackson Creek
part of 460003002 (46-00-03-026)
4 School District: 4 (46-00-03-027)
Current Land Use: Vacant 20
Current Zoning: R-D (Residential Single-Family)

Keeping and maintaining the value of single family homes as you move towards the lake while providing manufactured homes on said parcel.

401 East River Street * Anderson, South Carolina 29624 Phone: 864.260.4720

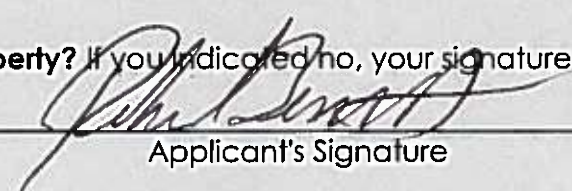
Email: planning@andersoncountysc.org

Are there any Private Covenants or Deed Restrictions on the

☐ Yes

☒ No

Property? If you indicated no, your signature is required.


Applicant's Signature

3-2-2021
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.

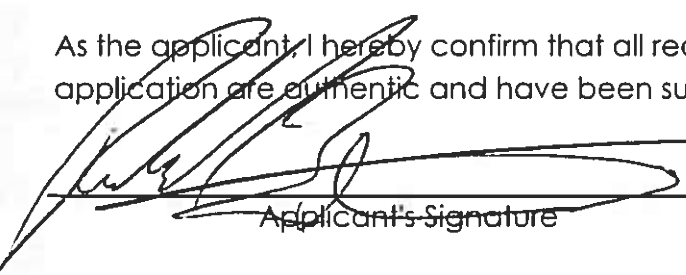
Additional Information or Comments: _____

An accurate plat (survey) of the property must be submitted with this application.

If pursuing a review district classification (IZOD, PC, PD, POD, RRD), a preliminary development plan, statement of intent and letters from appropriate agencies or districts verifying available and adequate public facilities must be submitted with the application.

Please refer to Chapter 70 of the Anderson County Code of Ordinances for further information regarding submission requirements.

As the applicant, I hereby confirm that all required information and materials for this application are authentic and have been submitted to the Planning & Development office.


Applicant's Signature

3-2-2021
Date

* A zoning map amendment may be initiated by the property owner(s), Planning Commission, Zoning Administrator or County Council. *

For Office Use Only:

Application Received By: _____

Complete Submission Date: _____

Commission Public Hearing: _____

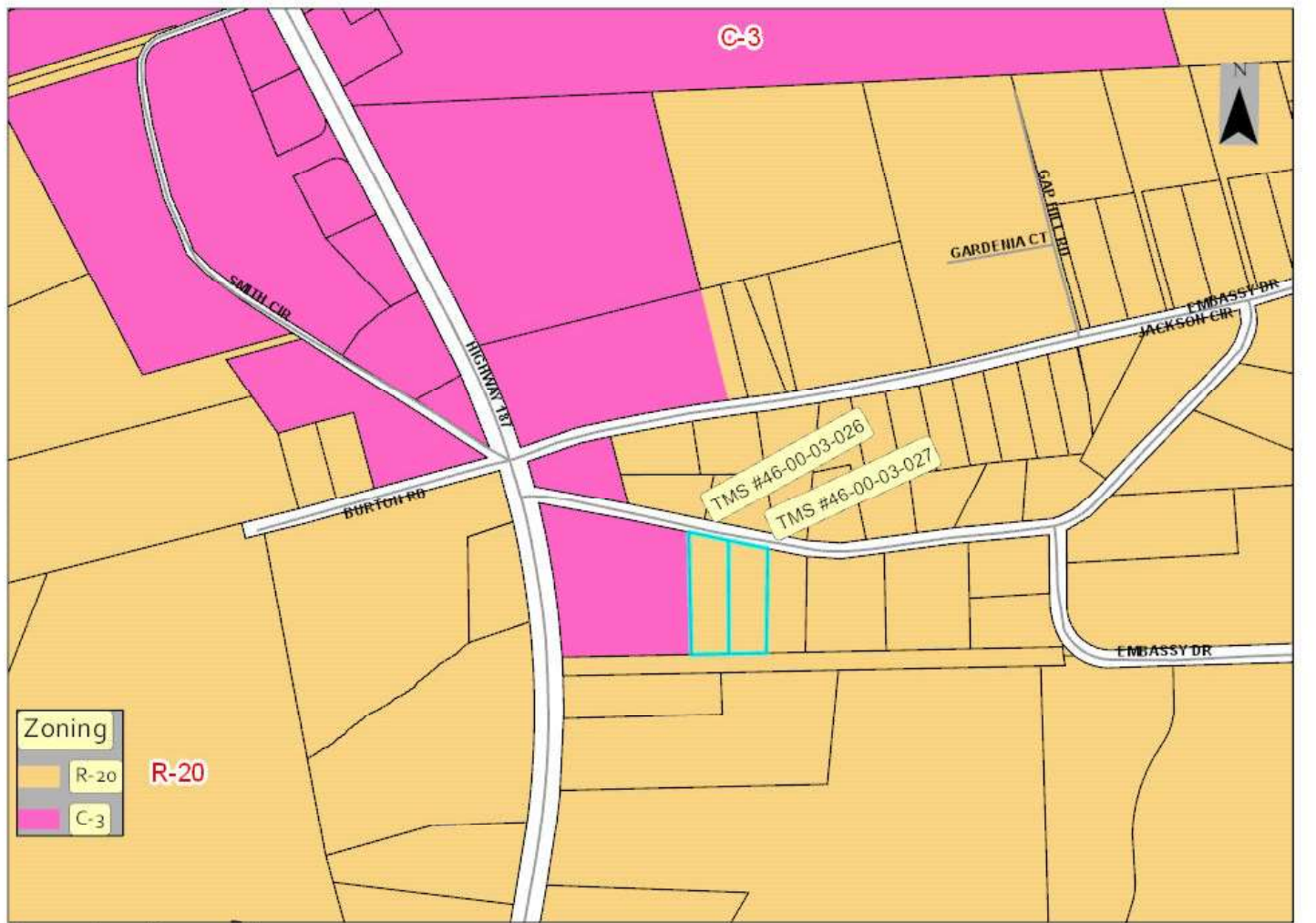
Council Public Hearing: _____



Aerial Photography

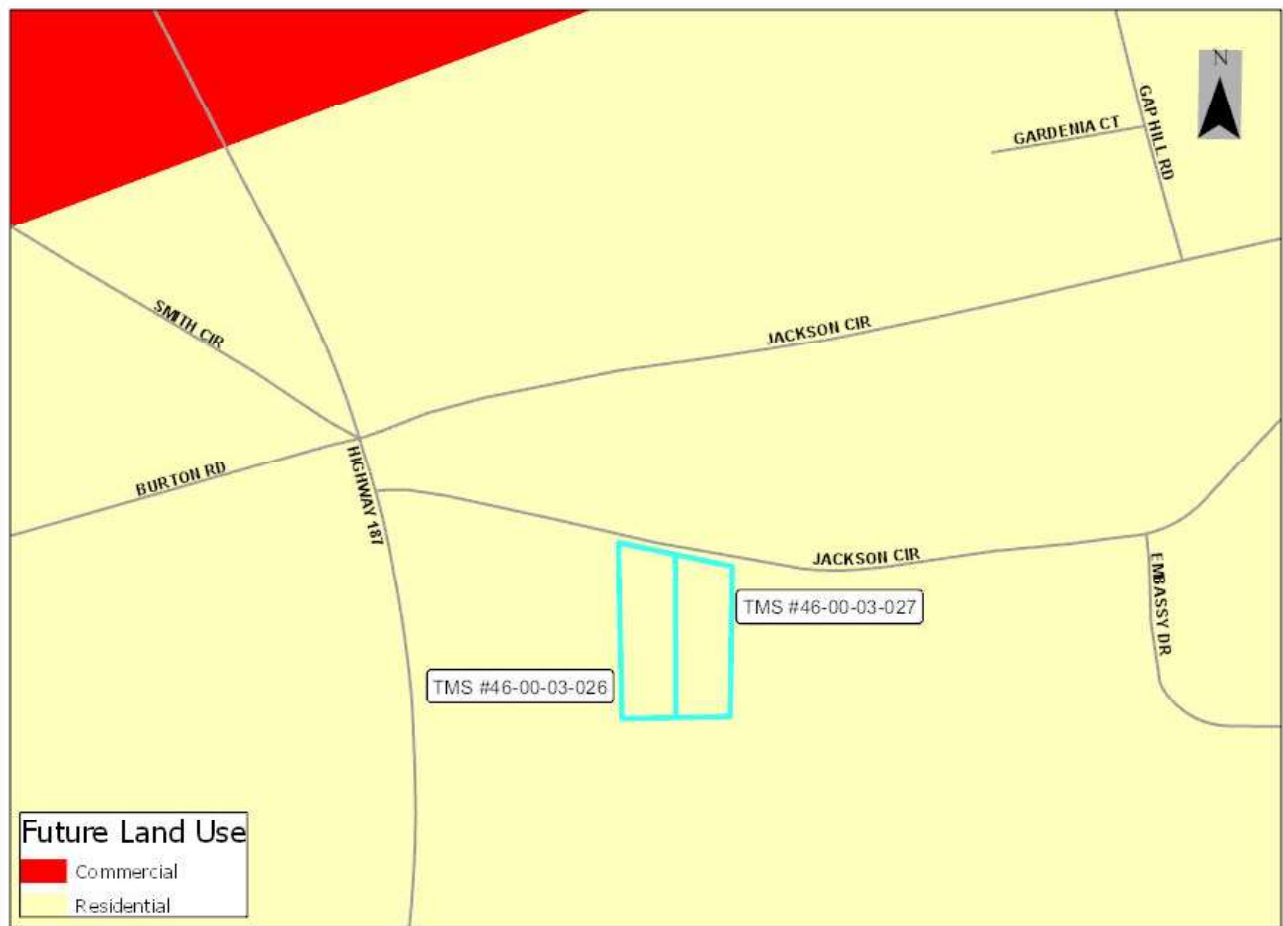
Rezoning Request
Jackson Circle
R-20 to R-D

0 110 220 440 Feet



Rezoning Request
Jackson Circle
R-20 to R-D

0 345 690 1,380 Feet



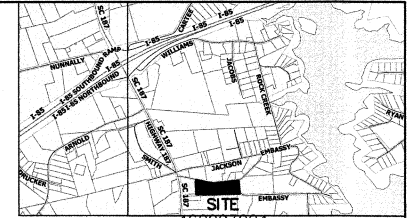
Rezoning Request
Jackson Circle
R-20 to R-D

0 262.5 525 1,050 Feet



LINE	BEARING	DISTANCE
L1	S78°06'51"E	38.14'
L2	S78°03'01"E	32.80'
L3	S80°32'14"E	22.07'
L4	N85°18'22"E	39.82'
L5	S08°34'48"E	14.64'
L6	S08°04'32"E	23.72'

200010431 4/29/2020 11:43:42 AM
FILED, RECORDED, INDEXED
Bk: S2657 Pg: 00007 Pages: 001
Rec Feet: 25.00 95 Feet
Co Feet: 25.00 95 Feet
REGISTER OF DEEDS, ANDERSON CO, SC
Wanda Ruffel



450003024
Vicinity Map
(NTS)

Jackson Circle C-4-128
(Prescriptive R/W)

Embassy Drive C-4-121
(Prescriptive R/W)

Remainder of
TMS# 46-00-03-002
Pacolet Grove Holdings, LLC
and Cheetah Dirt, LLC
DB 14195 Pg 183
Slide 1886 Pg 06

TMS# 45-03-02-001
Hugh Edward
Hurley Trust
DB 14185 Pg 46
Slide 1433 Pg 3-A

Lot 1
0.710 Ac. Gross
-0.059 Ac. R/W
0.651 Ac. Net

Lot 2
0.660 Ac. Gross
-0.058 Ac. R/W
0.602 Ac. Net

Lot 3
0.632 Ac. Gross
-0.057 Ac. R/W
0.575 Ac. Net

Lot 4
1.208 Ac. Gross
-0.118 Ac. R/W
1.090 Ac. Net

Lot 5
1.361 Ac. Gross
-0.121 Ac. R/W
1.240 Ac. Net

Lot 6
0.755 Ac. Gross
-0.135 Ac. R/W
0.620 Ac. Net

Lot 7
0.710 Ac. Gross
-0.067 Ac. R/W
0.643 Ac. Net

TMS# 46-00-03-024
DB 11789 Pg 195
Neal & Betty Moore
Slide 2136 Pg 08

Development Standards Approval

THIS IS NOT A SUBDIVISION AS DEFINED BY
ANDERSON COUNTY SUBDIVISION REGULATIONS
SUBDIVISION ADMINISTRATOR DATE

"I hereby state that to the best of my knowledge, information,
and belief, the survey shown hereon was made in accordance
with the requirements of the Minimum Standards Manual for
the Practice of Land Surveying in South Carolina, and
meets or exceeds the requirements for a Class A survey
as specified therein; also there are no visible encroachments
or projections other than shown."

Earl B. O'Brien R.L.S. No.10755

FLOOD NOTE:

This Property is located in Flood Zone "X"
as shown on the National Flood Insurance
Program Flood Insurance Rate Map;
Community - Panel Number 45007C0220F
Effective Date: Dec.21,2017. Zone "X"
is NOT a designated Flood Hazard Boundary.

NOTES:

- 1) Parent TMS# 46-00-03-002
- 2) Reference Deed: DB 14195 Pg 183
- 3) Reference Plot: Slide 1886 Pg 06
- 4) Except as specifically stated or shown on this plot, 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.

Map #	Surveyed By	Drawn By	Checked By
11567	JW	EBO	EBO

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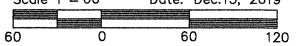
Legend
(Old) (New)
● ○ 1/2" Rebar
■ □ Mag Nail
△ Computed Pt.

Nu-South Surveying Inc.
115 E. Mauldin St.
Anderson, S.C. 29621
(864) 224-2754
nusouthsc@gmail.com

Survey and Certification for
**Pacolet Grove Holdings, LLC
and
Cheetah DIRT, LLC**

NON-Transferable

Anderson County South Carolina
Scale 1"= 60' Date: Dec.15, 2019





**Anderson County Planning Commission
Staff Report
April 14, 2021**

Applicant:	Mihail Curdoglo
Current Owner:	Mihail Curdoglo
Property Address:	104 & 106 Chippewa Ln, Williamston
Precinct:	Williamston Mill
Council District:	7
TMS #(s):	220-06-01-003, -004
Acreage:	+/- 1.08
Current Zoning:	C-2 (Highway Commercial District)
Requested Zoning:	S-1 (Services District)
Surrounding Zoning:	North: S-1 (Services District) South: C-2 (Highway Commercial District) East: C-2 (Highway Commercial District) & R-20 (Single-Family Residential District) West: C-2 (Highway Commercial District)
Evaluation:	<p>This request is to rezone the parcel of property described above from C-2 (Highway Commercial) to S-1 (Services District). The applicant's stated purpose for the rezoning is a future truck stop for neighboring transportation business.</p> <p>The purpose of the S-1 district is to provide a transition between commercial and industrial uses. Establishments in this district include service related commercial uses and light industrial uses which have a minimal effect on adjoining properties during normal operations.</p> <p>Commercial uses are immediately adjacent to the subject parcel. The Future Land Use Map in the County's Comprehensive Plan (2016) identifies the area as commercial.</p>
Public Outreach:	<p>Staff hereby certifies that the required public notification actions have been completed, as follows:</p> <ul style="list-style-type: none">- March 24, 2021: Rezoning notification postcards sent to 114 property owners within 2,000' of the subject property;- March 26, 2021: Rezoning notification signs posted on subject property;

- March 27, 2021: Planning Commission public hearing advertisement published in the *Independent-Mail*.

Public Feedback: To date, staff has received 1 phone call requesting more information.

Staff Recommendation: At the Planning Commission meeting during which the rezoning is scheduled to be discussed, staff will present their recommendation at that time.

Planning Commission

Recommendation: The Anderson County Planning Commission will meet on April 14, 2021 and hold a duly noted public hearing on this request to rezone from C-2 to S-1.

County Council: The Anderson County Council will meet on April 20, 2021 and hold a duly noted public hearing and 1st reading on this request to rezone from C-2 to S-1.



Rezoning Application

Anderson County Planning & Development

2-18-2020
Date of Submission

Approved/Denied

Applicant's Information

Applicant Name: Mihail Curdoglo
Mailing Address: 240 Pineland Meadows Rd Belton SC
Telephone: 916 2549913 29697
Email: mckdispatch@gmail.com

Owner's Information (If Different from Applicant)

Owner Name: Same
Mailing Address: _____
Telephone: _____
Email: _____

Designation of Agent: (Complete only if owner is not the applicant)

I hereby appoint the person named the Applicant as my agent to represent me in this request for rezoning:

Owner's Signature

Date

Project Information

Property Location: 104 and 106 Chippewa Ln. Williamston
Parcel Number(s)/TMS: 2200601004 / 2200601003 SC
County Council District: 7 School District: 1
Total Acreage: 1.08 Current Land Use: Vacant
Requested Zoning: S-1 Current Zoning: C-2
Purpose of Rezoning: Future Truck Shop

Are there any Private Covenants or Deed Restrictions on the

☐ Yes

☒ No

Property? If you indicated no, your signature is required.

mcg

Applicant's Signature

2-18-2021

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.

Additional Information or Comments: _____

An accurate plat (survey) of the property must be submitted with this application.

If pursuing a review district classification (IZOD, PC, PD, POD, RRD), a preliminary development plan, statement of intent and letters from appropriate agencies or districts verifying available and adequate public facilities must be submitted with the application.

Please refer to Chapter 70 of the Anderson County Code of Ordinances for further information regarding submission requirements.

As the applicant, I hereby confirm that all required information and materials for this application are authentic and have been submitted to the Planning & Development office.

mcg

Applicant's Signature

2-18-2021

Date

* A zoning map amendment may be initiated by the property owner(s), Planning Commission, Zoning Administrator or County Council. *

For Office Use Only:

Application Received By:

BDM

Complete Submission Date:

2/19/21

Commission Public Hearing:

Council Public Hearing:



Aerial Photography

**Rezoning Request
104 & 106 Chippewa Ln
C-2 to S-1**

0 200 400 800 Feet



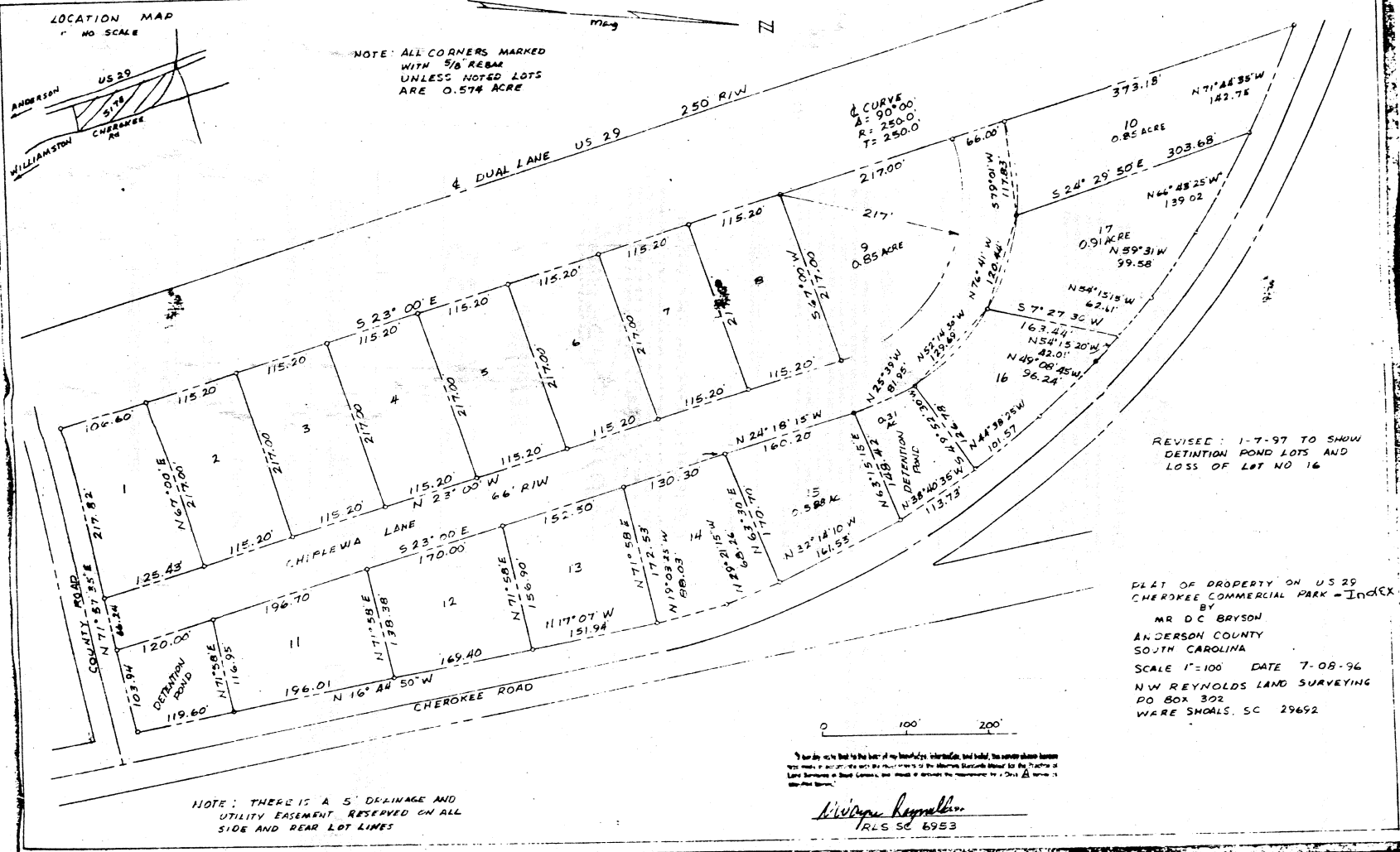
Rezoning Request
104 & 106 Chippewa Ln
C-2 to S-1

0 212.5 425 850 Feet



Rezoning Request
104 & 106 Chippewa Ln
C-2 to S-1

SLIDE 788 PAGE 34







REZONING PUBLIC
HEARING NOTICE
864-260-4720

**Anderson County Planning Commission
Staff Report
April 14, 2021**

Applicant:	Anderson School Districts 1 & 2 Career and Technology Center
Current Owner:	Anderson School Districts 1 & 2 Career and Technology Center
Property Address:	702 Belton Hwy, Williamston
Precinct:	Williamston Mill
Council District:	7
TMS #(s):	222-00-03-007, 221-00-09-042, & 221-00-09-043
Acreage:	+/- 18.07
Current Zoning:	PD (Planned Development) & R-20 (Single Family Residential)
Requested Zoning:	R-A (Residential Agricultural)
Surrounding Zoning:	North: R-20 (Single Family Residential), R-A (Residential Agricultural), & PD (Planned Development) South: R-A (Residential Agricultural) East: R-20 (Single Family Residential) West: R-A (Residential Agricultural)
Evaluation:	<p>The purpose of the R-A district is to provide for a full range of agricultural activities. This district also provides for spacious residential development for those who choose this environment and prevents untimely scattering of more dense urban uses that should be confined to areas planned for efficient extension of public services.</p> <p>This request is to rezone 18.07 acres to R-A (Residential Agriculture). One property is currently dual zoned PD and R-A (Residential Agricultural). The other two properties consisting of 5 and 6.57 acres is zoned R-20 (Single Family Residential). The school districts wish to have one zoning which will allow them to combine the properties, removing property lines and setbacks from those old property lines.</p> <p>The Future Land Use Map in the County's Comprehensive Plan (2016) identifies the area as residential.</p>
Public Outreach:	Staff hereby certifies that the required public notification actions have been completed, as follows:

- March 24: Rezoning notification postcards sent to 230 property owners within 2,000' of the subject property;
- March 26: Rezoning notification signs posted on subject property;
- March 27: Planning Commission public hearing advertisement published in the *Anderson Independent-Mail*.

Public Feedback: To date, staff has received 2 phone calls for more information.

Staff Recommendation: At the Planning Commission meeting during which the rezoning is scheduled to be discussed, staff will present their recommendation at that time.

Planning Commission Recommendation: The Anderson County Planning Commission will meet on April 14, 2021 and hold a duly noted public hearing on this request to rezone from PD & R-20 to R-A.

County Council: The Anderson County Council will meet on April 20, 2021 and hold a duly noted public hearing and 1st reading on this request to rezone from R-20 & PD to R-A. *However, due to COVID-19, date and time is subject to change.*



Rezoning Application

Anderson County Planning & Development

Date of Submission

Approved/Denied

Applicant's Information

Applicant Name: Anderson Districts 1 & 2 Career Center and Technology Center - (POC: Holly Harrell)
Mailing Address: 702 Belton Hwy., Williamston, SC 29697
Telephone: 864-847-4121
Email: hharrell@andersonctc.org

Owner's Information (If Different from Applicant)

Owner Name: _____
Mailing Address: _____
Telephone: _____
Email: _____

Designation of Agent: (Complete only if owner is not the applicant)

I hereby appoint the person named the Applicant as my agent to represent me in this request for rezoning:

Owner's Signature

Date

Project Information

Property Location: 702 Belton Hwy., Williamston, SC 29697
Parcel Number(s)/TMS: 222-00-03-007; 221-00-09-042; 221-00-09-043
County Council District: Districts One & Two 7 School District: Districts One & Two
Total Acreage: 6.5+5+6.57=18.07 Current Land Use: School
Requested Zoning: R-A Current Zoning: PD; R-20; R-20
Purpose of Rezoning: Combine 3 parcels owned by the Career Center to eliminate interior property lines.

Are there any Private Covenants or Deed Restrictions on the

☐ Yes

☒ No

Property? If you indicated no, your signature is required.

Halle Harrell

Applicant's Signature

3-12-21

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.

Additional Information or Comments: _____

An accurate plat (survey) of the property must be submitted with this application.

If pursuing a review district classification (IZOD, PC, PD, POD, RRD), a preliminary development plan, statement of intent and letters from appropriate agencies or districts verifying available and adequate public facilities must be submitted with the application.

Please refer to Chapter 70 of the Anderson County Code of Ordinances for further information regarding submission requirements.

As the applicant, I hereby confirm that all required information and materials for this application are authentic and have been submitted to the Planning & Development office.

Halle Harrell

Applicant's Signature

3-12-21

Date

* A zoning map amendment may be initiated by the property owner(s), Planning Commission, Zoning Administrator or County Council. *

For Office Use Only:

Application Received By: _____

Complete Submission Date: _____

Commission Public Hearing: _____

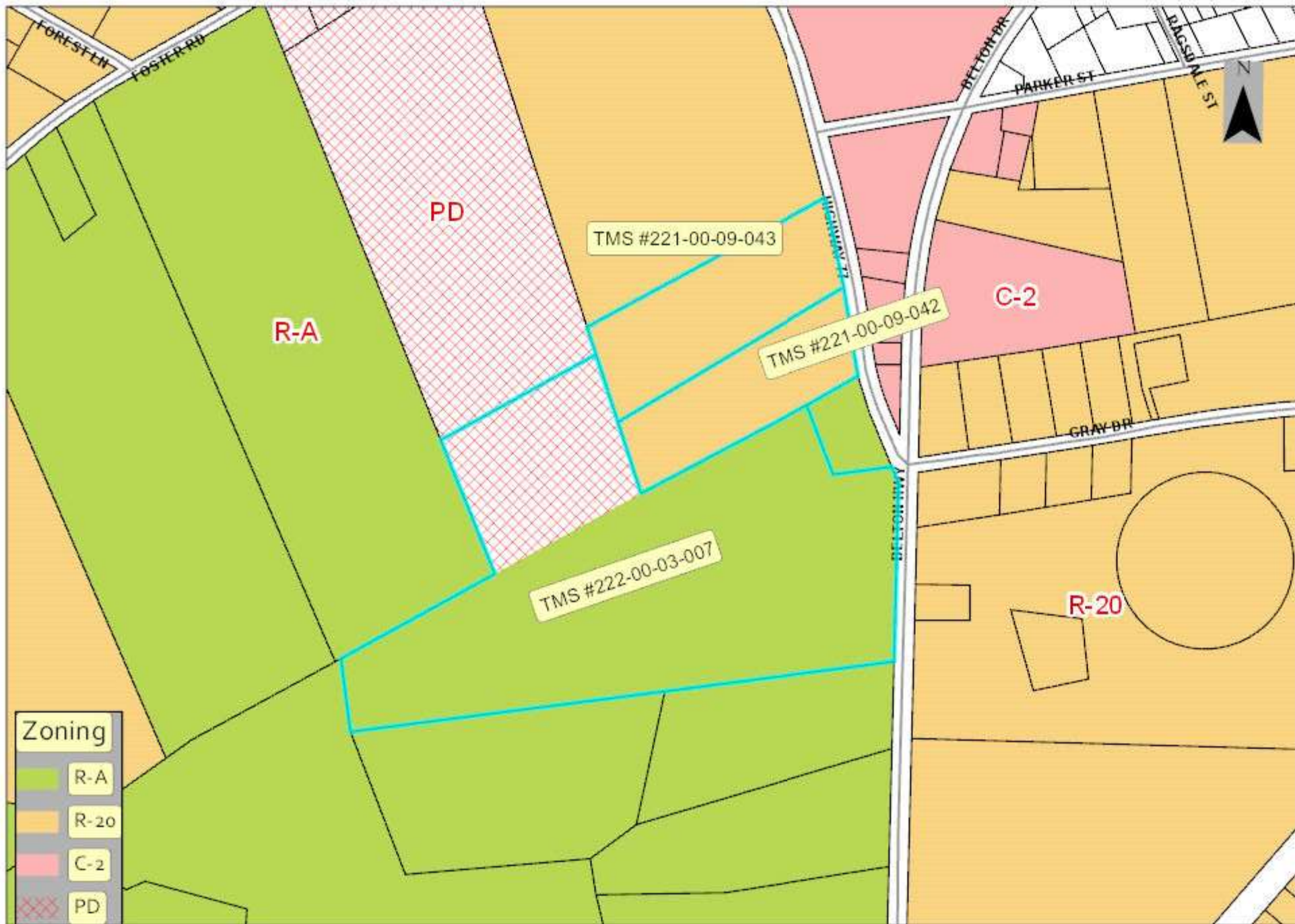
Council Public Hearing: _____



Aerial Photography

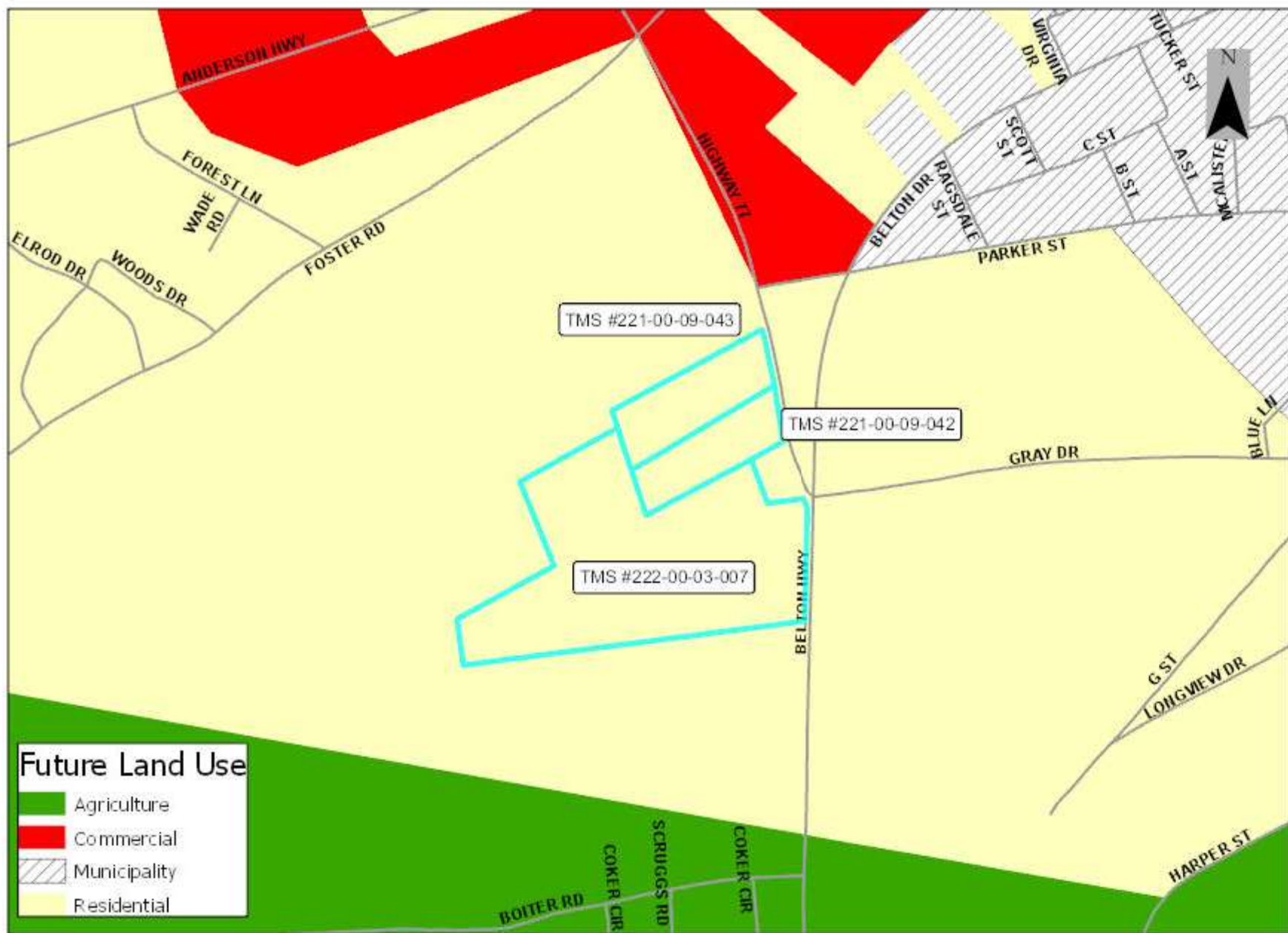
**Rezoning Request
702 Belton Hwy, Williamston, SC
PD & R-20 to R-A**

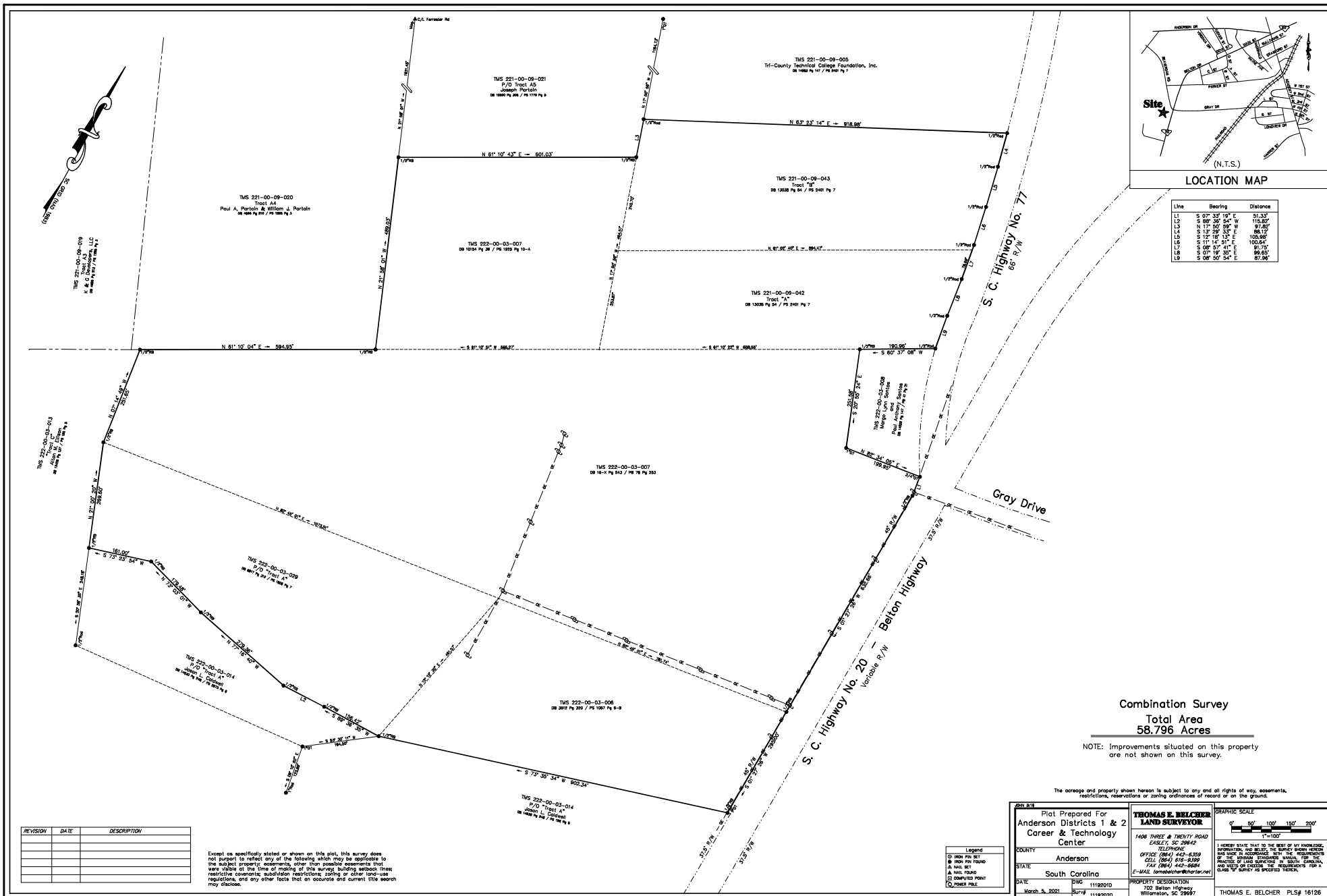
0 500 1,000 2,000 Feet



Rezoning Request
702 Belton Hwy, Williamston, SC
PD & R-20 to R-A

0 462.5 925 1,850 Feet







**Anderson County Planning Commission
Staff Report
April 14, 2021**

Applicant:	Tony Cirelli
Current Owner:	Steve & Larry McNair
Property Address:	Edgebrook Dr (+/- 22.04 acres)
Precinct:	Hammond Annex
Council District:	1
TMS #(s):	147-00-03-011
Acreage:	+/- 22.04 acres
Current Zoning:	PD (Planned Development)
Requested Zoning:	Planned Development Major Amendment
Surrounding Zoning:	North: R-20 & R-10 (Single Family Residential) South: R-20 (Single Family Residential) East: PD (Planned Development) West: R-20 (Single Family Residential)

Evaluation: The PD District is established to allow flexibility in development that will result in improved design, character, and quality of new mixed-use developments and preserve natural and scenic features of open spaces. Ideally, the development should be large scale and incorporate a variety of land uses or land use types. The district is also intended to encourage developments which provide a full range of residential types to serve the residents of the district.

This request is for a change to the approved Statement of Intent (Ordinance 2007-015) for the Planned Development approved as Thornblade, now known as Edgebrook, that is located at the corner of Edgebrook Drive and Concord Rd.

The original Statement of Intent included 60 attached single-family patio homes on 12.2 acres. The requested amendment is to allow for 59 detached homes on a total of 22.04 acres.

Edgebrook Dr is classified as a major urban local road with a maximum of 1,600 average vehicle trips per day. Concord Rd is classified as an urban minor arterial road with no maximum average vehicle trips per day.

The Future Land Use Map in the County's Comprehensive Plan (2016) identifies the area as residential.

Public Outreach:

Staff hereby certifies that the required public notification actions have been completed, as follows:

- March 24, 2021: Rezoning notification postcards sent to 430 property owners within 2,000' of the subject property;
- March 26, 2021: Rezoning notification signs posted on subject property;
- March 27, 2021 Planning Commission public hearing advertisement published in the *Anderson Independent-Mail*.

Public Feedback:

To date, staff has received 8 phone calls for more information.

Staff Recommendation:

At the Planning Commission meeting during which the rezoning is scheduled to be discussed, staff will present their recommendation at that time.

Planning Commission
Recommendation:

The Anderson County Planning Commission will meet on April 14, 2021 and hold a duly noted public hearing on this request to amend PD Statement of Intent. *However, due to COVID-19, date and time is subject to change.*

County Council:

The Anderson County Council will meet on April 20, 2021 and hold a duly noted public hearing and 1st reading on this request to amend PD Statement of Intent. *However, due to COVID-19, date and time is subject to change.*



Rezoning Application

Anderson County Planning & Development

3/4/21
Date of Submission

Approved/Denied

Applicant's Information

Applicant Name:

Tony Cirelli

Mailing Address:

148 HARPER ROAD, TAYLOR TON S.C., 2967

Telephone:

cell (864) 245-0523

Email:

TonyCirelli@gmail.com

TonyCirelli397@gmail.com
Owner's Information

(If Different from Applicant)

Owner Name:

STEVE & LARRY McNair

Mailing Address:

(STEVE.McNAIR1@gmail.com)

Telephone:

STEVE CELL (704) 564-9994

Email:

STEVE.McNAIR1@gmail.com

Designation of Agent: (Complete only if owner is not the applicant)

I hereby appoint the person named the Applicant as my agent to represent me in this request for rezoning:

Steve McNair

Owner's Signature

3/4/21

Date

Project Information

Property Location:

CORNER OF EDGE BROOK and Concord ROAD

Parcel Number(s)/TMS:

147-00-03-011

& EASTWEST Connector

County Council District:

1

School District:

5

Total Acreage:

22.04

Current Land Use:

FOREST

Requested Zoning:

PD AMENDMENT

Current Zoning:

PD

Purpose of Rezoning:

SINGLE FAMILY DETACHED HOMES

Are there any Private Covenants or Deed Restrictions on the Property? If you indicated no, your signature is required.

☐ Yes
☒ No

(STATEMENT OF INTENT)

Tony Cuelli 3/4/21
 Applicant's Signature Date

If you indicated yes, please provide a copy of your covenants and deed restrictions with this application, pursuant to State Law (Section 6-29-1145: July 1, 2007), determining existence of restrictive covenants. Copies may be obtained at the Register of Deeds Office. It is the applicant's responsibility for checking any subdivision covenants or private covenants pertaining to the property.

Additional Information or Comments: THIS DEVELOPMENT IS AN F D AMENDMENT

An accurate plat (survey) of the property must be submitted with this application.

If pursuing a review district classification (IZOD, PC, PD, POD, RRD), a preliminary development plan, statement of intent and letters from appropriate agencies or districts verifying available and adequate public facilities must be submitted with the application.

Please refer to Chapter 70 of the Anderson County Code of Ordinances for further information regarding submission requirements.

As the applicant, I hereby confirm that all required information and materials for this application are authentic and have been submitted to the Planning & Development office.

Tony Cuelli 3/4/21
 Applicant's Signature Date

* A zoning map amendment may be initiated by the property owner(s), Planning Commission, Zoning Administrator or County Council. *

For Office Use Only:	
Application Received By: _____	Complete Submission Date: _____
Commission Public Hearing: _____	Council Public Hearing: _____



ANDERSON COUNTY REZONING APPLICATION NARRATIVE

Please provide a narrative below, describing the proposed use of the property including, but not limited to:

1. General description of proposed use;
2. Plans for protection of abutting properties, if applicable;
3. Any additional information deemed reasonable for review.

The name of This development is "Edgebrook a PD". This property on which another PD ~~was~~ approved, was "Thornblade". That development was approved by County Council in 2007. Thornblade was a multi-family attached "PD" with 60 lots.

The Development enclosed in this application is "Edgebrook" a PD.

The Edgebrook development has 59 lots, which will be detached single family homes, and →



ANDERSON COUNTY REZONING APPLICATION NARRATIVE

Please provide a narrative below, describing the proposed use of the property including, but not limited to:

1. General description of proposed use;
2. Plans for protection of abutting properties, if applicable;
3. Any additional information deemed reasonable for review.

These homes will be custom home
per the builder. "Edgebrook" development
has more common area and a
lower density of 2.6 units per acre.
The water supply will come from
Hammered Water Canyon. The
sewer service will be provided
by the City of Anderson and also,
Edgebrook is located in the
East/West ~~corner~~ parkway overlay zone
and will be required to address
those few requirements.

Edgebrook
A Planned Development
(A Major Change)
Anderson, South Carolina
Revised on March 31, 2021

i. PURPOSE

The purpose of this PD Document is to establish the development standards for “Edgebrook”. The intent of this document is to specify the type of permitted land uses and the manner in which such land uses shall be developed.

ii. LOCATION

“Edgebrook” is located at the corner of the East-West Connector, an Edgewood Drive and Concord Rd, north of Anderson, in the unincorporated area of Anderson County.

iii. DEVELOPMENT STANDARDS

“Edgebrook” is a PD designed to provide detached single family homes, on individual lots that are located on the remaining parcel of land consisting of 20.13 acres and located on the southeast corner of the intersection of Concord Road, Edgebrook and the East West Connector. This tax map number (147-00-03-011) does not include the smaller parcel across the other side of the connector but only the entire 20.13 acres of the remaining same parcel number. The common area located to the north east side of “Edgebrook” will provide storm water detention as well as a buffer from the traffic of the East West Connector.

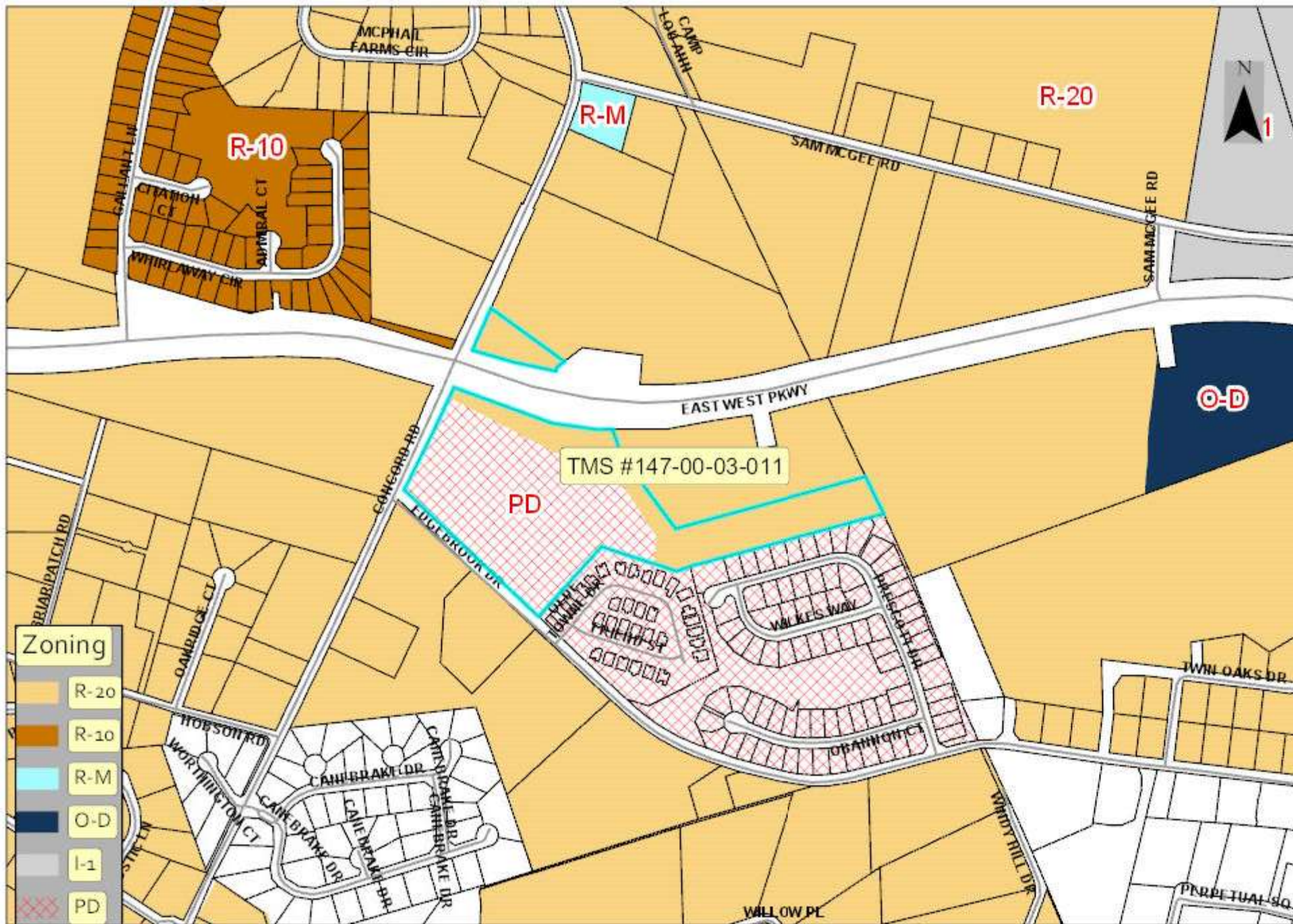
1. Permitted Uses: All land and structures contained within shall be used for single family residential purposes only. No commercial activity shall be allowed.
2. Dwelling Quality and Size: The dwellings located in “Edgebrook” will be a mix of one and two story structures and some with bonus rooms. Each dwelling shall consist of at least 1500 square feet and be built of brick, stone and hardee board with vinyl trim.
3. Maximum Number of Units: The maximum number of house sites in “Edgebrook” is fifty nine (59) which is located on 20.13 acres with lots averaging 55 ft wide and 120 ft deep.
4. Open Space and Density: The density of the development is not to exceed 3 units per acre.
5. Setbacks and yard requirements: The minimum setback requirements for the homes in “Edgebrook” are as follows:
 - A. Front yard - 20 feet

- B. Rear yard - 15 feet
 - C. Side yard - 5 feet (from the house to the property line)
 - D. A 25 foot building setback shall be required from the edge of the road right-of-way of Concord Road, Edgebrook Drive, and the East West Connector. A 25 foot building setback shall also be observed and measured inward from the common property line with (Old Town Subdivision).
 - E. Lots with multiple street frontages shall maintain front yard setback for each portion of the lot facing a street.
 - F. Maximum height of structures is 35 feet or 2 stories, whichever is greater and dependent on roof pitch.
6. Residential Construction and Cost: All residential units shall be conventional form with homes being brick, hardie board with cultured stone and vinyl used for the house trim. The price shall be determined by the market values.
7. Permitted Uses and Restrictions:
- A. Sewage Disposal – No individual sewage disposal system shall be permitted unless such system is designed, located and constructed in accordance with requirements and standards set forth by the City/County of Anderson.
 - B. Grounds – Landscaping for individual lots shall be planned with grass and landscaped by the builder at the completion of construction. All common areas shall be maintained by the homeowner's association.
 - C. No manufactured homes, trailers, campers or tents shall be permitted as permanent dwellings. Construction of any dwelling or structure must be completed within one year of construction.
 - D. The grass shall be cut, weeds and trees and shrubs pruned, limbs. Compost piles shall be removed promptly. All common area including on-site detention areas shall be the responsibility of the homeowner's association, this abundance of landscaping is to offset the density of the residential development.
 - E. Accessory Structures shall not be permitted. However, all garages must be attached to the primary structure and shall conform to "Edgebrook" covenants.
 - F. Signs – No signs of any kind will be displayed to the public view except those identifying the development, advertising residences for sale (no more than 2 square feet); signs used by the developer during the construction period are exempt from these requirements. This covenant shall exclude the entry signs and monuments showing the subdivision name.

- G. Pets – Pets shall be limited to domestic animals and allowed in the community provided that they are not kept, bred or maintained for any commercial purposes. No livestock, poultry, or exotic animals will be allowed. All pets shall be contained or on a leash at all times.
- H. Parking – A dwelling shall have on-site parking accommodations for two (2) cars per single-family home. No motor homes, boats or any other recreational vehicles other than those which can be housed in the existing garage shall be permitted.
- I. Pools – Any temporary swimming pool, wading pool or other types of structure containing water for recreation use shall not be placed in the front or side yards. No inground permanent individual pools are permitted.
- J. Miscellaneous - Small home television antennae will be permitted in the rear of the lots or on roof tops. Large antennae such as HAM radio towers, citizen band towers or any other similar receiving or sending device, are not permitted. Satellite dishes shall be permitted if the dish is 18 inches or less in diameter and placed discreetly and in accordance with “Edgebrook” covenants and City/County regulations. Cloths lines shall not be permitted.
- K. Vehicle Access – All roads accessing Public Streets shall have encroachment permits per Anderson County/City.
- L. Other – All other requirements shall be as found in the Anderson County Zoning Ordinance and/or adopted regulations. In the case of conflicting regulations, the most stringent shall govern. When the By-Laws are written by the Homeowners Association, the By-Laws must be reviewed by Anderson County for compliance with the Subdivision Regulations and the PD Document.
- M. Roads – The road system for Edgebrook a PD will be built to Anderson County road standards. The residents will have a choice to assume the maintenance of private roads in Edgebrook a PD or dedicate said roads to Anderson County to be public.
- N. All automobile vehicle access shall be only to Edgebrook Drive which is a collector road as identified by Anderson County and the South Carolina Department of Transportation.

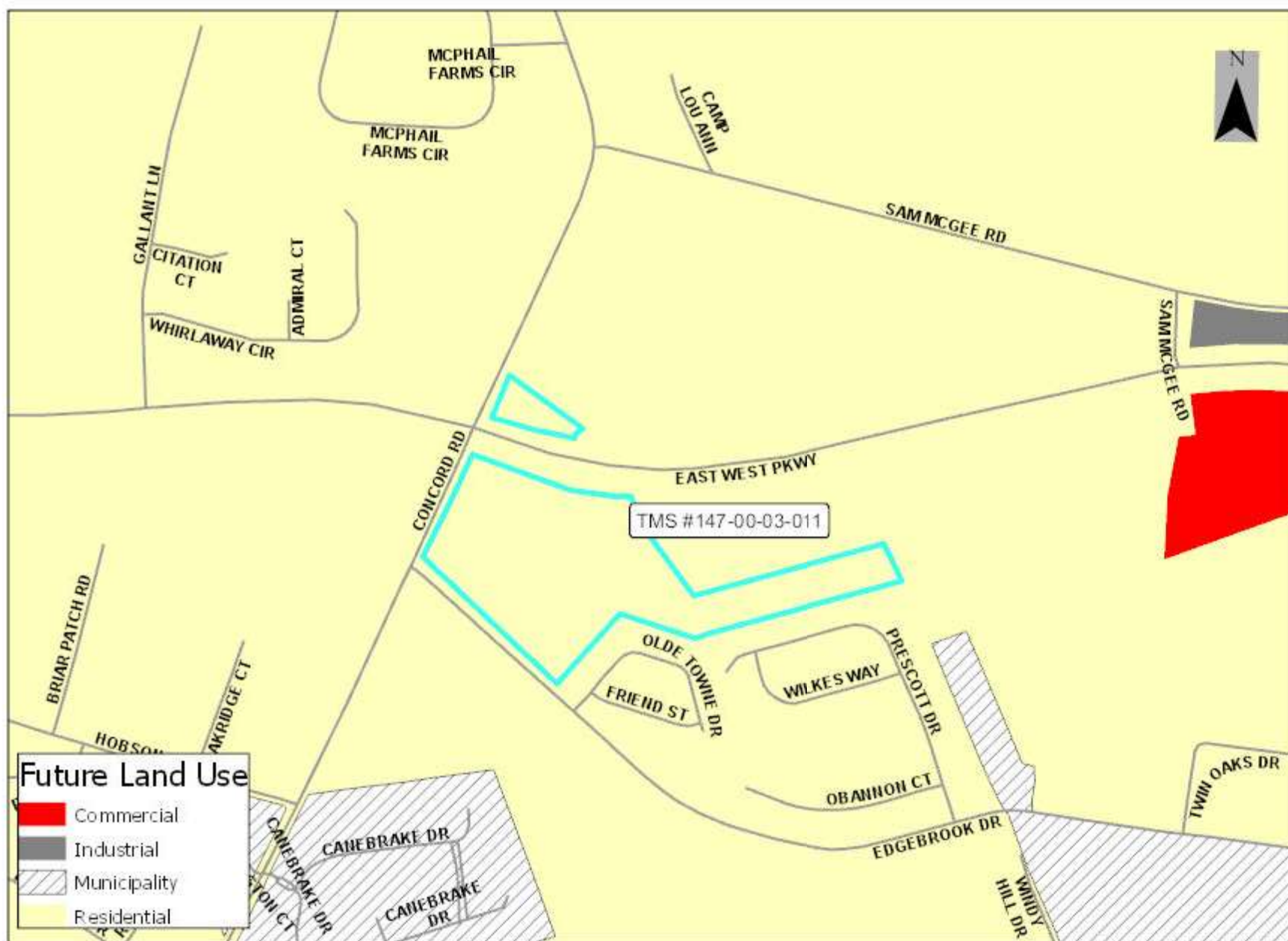


**Rezoning Request
Edgebrook Dr & Concord Rd
Planned Development Amendment**



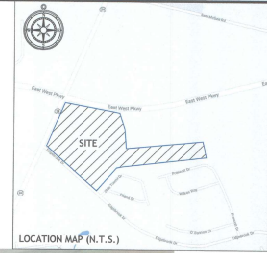
Rezoning Request
Edgebrook Dr & Concord Rd
Planned Development Amendment

0 500 1,000 2,000 Feet



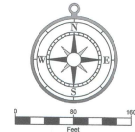
Rezoning Request
Edgebrook Dr & Concord Rd
Planned Development Amendment

0 500 1,000 2,000 Feet



SITE DATA:
 ZONING: PD
 NEW LOTS: 59
 TYP. LOT SIZE: 55'x125' (6,875 S.F.)
 NEW ROAD: 2,300 L.F.
 - OPEN SPACE (+/- 4.7 AC.)

SETBACKS:
 FRONT: 20'
 SIDE: 5'
 REAR: 15'



REV.	DATE	BY	REVISION
1			
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8			
9			
10			

Gray
 Engineering Consultants
 132 PLUM ROAD - GREENVILLE, SC 29607
 PH: (864) 636-1111
 FX: (864) 636-1112
 WWW.GRAYENGINEERING.COM

CONCEPT PLAN
CONCORD-EDGEBROOK SUBDIVISION
 EDGEBROOK DRIVE
 ANDERSON, SC

PROJECT MANAGER: REQ
 DRAWN BY: CJR
 PROJECT DATE: 6/5/20
 SCALE: 1" = 80'
 JOB No.: 202000X
 PLOT DATE: 3/12/21

SHEET
CV-1
 CONCORD-EDGEBROOK-6-59 LOTS.dwg



REZONING PUBLIC
HEARING NOTICE
801-260-1720

REZONING PUBLIC
HEARING NOTICE
SEP 1 2011 12:20



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

