

# 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

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

## Memorandum

To: Anderson County Planning Commission  
From: Brittany McAbee  
Date: May 13, 2021  
Cc: County Council  
Re: May 20, 2021 Regular Commission Meetings

The Anderson County Planning Commission is scheduled to hold its next meeting on **Thursday, May 20, 2021 6:00PM** at the Civic Center located at 3027 Martin Luther King, Jr. Blvd., Anderson.

The meeting agenda and packet 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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May 20, 2021  
Regularly Scheduled  
Meeting 6:00 PM

## AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Approval of Agenda
4. Public Hearings
  - A. Land Use Permit Application – Shockley Harbor Multi-family Apartment Complex located at W Shockley Ferry Rd [Council District 2]
5. Old Business
6. New Business
  - A. Preliminary Subdivision: Suter Estates [Council District 6]
    - i. Staff Report Recommendation
    - ii. Public Comments
  - B. Preliminary Subdivision: Sterling Place [Council District 2]
    - i. Staff Report Recommendation
    - ii. Public Comments
  - C. Preliminary Subdivision: Cherokee Knoll [Council District 7]
    - i. Staff Report Recommendation
    - ii. Public Comments
  - D. Bylaw Amendment to add 2 At Large Members
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

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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

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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

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## **ARTICLE XI – FISCAL YEAR**

1. The fiscal year of the Commission shall begin on 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 23<sup>rd</sup> day of March, 1993 as amended on April 9, 2002, March 8, 2016, and October 9, 2018.

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**CHAIR**

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**ATTEST**

## Anderson County Planning Commission Meeting

May 20, 2021

6:00 PM

### Multi-Family Apartments Tabled on April 13, 2021

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Proposed development was tabled to allow for a community meetings with citizens within District 2. The developer held a meeting at the Homeland Park Fire Station on April 29, 2021. The developer provided a sign up sheet for those wishing to speak, approximately fifty (50) people attended the meeting.

988 postcards were mailed to property owners within 2000 feet of the proposed development.

<b>Preliminary Project Name:</b>	Shockley Harbor
<b>Property Owner of Record:</b>	Grand South Bank
<b>Authorized Representative:</b>	Robert Wright
<b>Intended Development:</b>	Multi-Family Apartments
<b>Location:</b>	119 W Moore St, Anderson
<b>Details of Development:</b>	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.

<b>Surrounding Land Use:</b>	Residential
<b>Total Site Area:</b>	17.14 Acres
<b>County Council District:</b>	Two
<b>Zoning:</b>	Un-Zoned
<b>Tax Map Number:</b>	125-12-01-001
<b>Extension of Existing Dev:</b>	No
<b>Existing Access Roads:</b>	US Hwy 29 South Bypass (State)
<b>Water/Sewer Supplier:</b>	Homeland Park
<b>Power Supplier:</b>	Duke Energy
<b>Variance:</b>	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 exists 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**  
**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.

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- (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.

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

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# **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.

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1 APARTMENT BUILDING FRONT ELEVATION  
SCALE: NOT TO SCALE

DEVELOPER 3/15/21

KCG

9333 NORTH MERIDIAN STREET,  
SUITE 230  
INDIANAPOLIS, IN 46260  
P 317.708.0943



MOORE STREET

119 MOORE ST.  
ANDERSON, SC 29626

PRELIMINARY STUDIES

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1 CLUBHOUSE FRONT ELEVATION  
SCALE: NOT TO SCALE

DEVELOPER 3/15/21

KCG

9333 NORTH MERIDIAN STREET,  
SUITE 230  
INDIANAPOLIS, IN 46260  
P 317.708.0943



MOORE STREET

119 MOORE ST.  
ANDERSON, SC 29626

PRELIMINARY STUDIES

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# Anderson County Planning Commission

May 20, 2021

6:00 PM

Staff Report – Suter Estates (Private Gated Community)  
Planning Commission Denied on 9-8-2020 and 4-22-2021  
The Developer has reduced the number of lots from 53 and 31

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**Intended Development:** Single Family

436 postcards were mailed to property owners within 2000 feet of the proposed development.

**Applicant:** Austin Allen

**Surveyor/Engineer:** Arbor

**Location and Access** Cely Rd. (County Maintained)

**County Council District:** 6

**Surrounding Land Use:** Residential – Undeveloped

**Zoning:** Un-Zoned

**Tax Map Number:** 213-00-07-003

**Number of Acres:** +/- 31.14

**Number of Lots:** 30 reduced from 31

**Water:** Powdersville

**Sewer:** Septic

**Variance:** No

**Traffic Impact Analysis:**

Cely Road is classified as a Collector Road with no maximum trips per day. The developer will be required to meet or exceed construction plans that are approved by Anderson County Roads and Bridges.

**Roads & Bridges:**

Cely Road would provide access for the proposed Suter Estates Subdivision. The road provides access to and from SC Highway 81, Three Bridges Road, Smoak Drive, and Von Hollen Drive. Due to the number of access points and length it is classified as a minor collector and does not have a traffic volume restriction. The small amount of traffic generated by the development would not significantly increase delays at intersections due to the number of access points.

The current pavement condition rating of Cely Road is fair (58.65) and was inspected in 2019. I would recommend adding it to the future paving request list. However, Roads & Bridges is not able to restrict access to a road based on pavement condition ratings. The proposed development plan is in accordance with Anderson County Road Standards.

**Staff Recommendation: 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)**





Scheduled Public Hearing Date: 5-20-2021

Application Received By: BMD

Date Application Received: 4-29-2021

Amount of Fee Paid: 200.00 Check # 8953

# Subdivision Plat Application Checklist

Anderson County Code of Ordinance Chapter 38  
Land Use

Thank you for your interest in Anderson County, South Carolina. This packet includes the necessary documents for review of subdivision development plans to be reviewed by county staff.

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



**DEVELOPMENT STANDARDS REVIEW APPLICATION**

**Note:** All plats must first be submitted to Development Standards. After submittal, plats will be distributed to the proper departments for review.

Date of Application 3/15/21  
DS Number 21-06

**APPLICATIONS MUST BE SUBMITTED BY THE POSTED DEADLINE AND PRIOR TO 3:00 PM. INCOMPLETE APPLICATIONS OR APPLICATIONS SUBMITTED AFTER THE POSTED DEADLINE WILL NOT BE PROCESSED. THE SUBMITTED PLANS WILL NOT BE REVIEWED UNTIL THE APPLICATION/SUBMITTAL IS COMPLETE AND WILL BE PLACED ON THE NEXT REGULAR SCHEDULED AGENDA MEETING.**

Proposed Subdivision Name: SUTER ESTATES

1. Name of Applicant AUSTIN ALLEN  
Address of Applicant 10 WILLIAMS ST. GREENVILLE, SC 29601  
Telephone Number(s) 864-235-3589 Email AUSTINALLEN@ARBOR ENGINEERING.COM

2. Property Owner(s) ARK MANAGEMENT ONE CORP.  
Owner(s) Address 12 HUNTING LANE EAST ISLIP, NY 11730  
Telephone Number(s) 631-871-7630 Email ARKMANAGEMENTONE@GMAIL.COM

**Project Information**

3. Project Location: 701 CLEV. ROAD EASLEY, SC 29642  
Parcel Number/TMS: 2130007003 County Council District: 6 School District: ANDERSON DISTRICT 1  
Total Acreage: 31.14 Number of Lots: 30 Intended Development: SFD - RESIDENTIAL  
Current Zoning: UN-ZONED Surrounding Land Uses: North: RES. South: RES. East: UNDEV. West: UNDEV.

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

Water Supplier: POWERSVILLE WATER Sewer Supplier: SEPTIC Septic: SEPTIC  
Electric Company: DUKE ENERGY Gas Company: FORT HILL NATURAL GAS Telecommunication Company: AT&T

5. Have any changes been made since this plat was last before the Planning Commission? YES

If so, please describe: A REDUCTION OF LOTS FROM 31 LOTS TO 30 LOTS

6. Is there a request for a variance? N/A if so, please attach the description to this application. (Variance Fee \$200.00)

7. **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 study must be submitted with the application before it goes to the Planning Commission if applicable. Yes ☐ or No ☒

Provide centerline data, road stations and label the point of curvature (PC), point of tangency (PT), and curve radius of each horizontal curve on the preliminary plat.

8. Anderson County School District # 1 (appropriate district) must be contacted for this development prior to Planning Commission review. Please attach conformation letter.

## 9. Site Analysis:

- a. Is there any evidence of soil contamination on property? Yes\_\_\_\_ or No ☒
- B. If there is soil contamination, has the type of contamination been identified and if so what is the finding?
- c. Has the EPA been notified of the contamination? If not, why not?

### Sec. 38-91. - Purpose.

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(2) Soils, with severe limitations to development.  
(3) Wetlands.

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10. Proposed road names pre-approved by E-911 Addressing Office for the county. (Road Name Change Fee \$200.00)

---

11. Are there any current Covenants in effect for this proposed development? Yes\_\_\_\_ No ☒ If Yes, please attach document.

---

## Subdivision Plat Application Check List

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

### 1. Application Submittal Requirements and Process

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

- ☒ Two (2) 8 1/2 x 11 sized copies of the Preliminary Plat ☒ Two (2) 17 x 24 (or larger) copies of the Preliminary Plat
- ☒ Completed Subdivision Application ☒ Check made payable to Anderson County for Preliminary Plat Review

(Fee for Preliminary Plat Review is \$350.00 plus \$10.00 per lot) (Fee for Revisions \$200.00)



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Prior to making any physical improvements on the potential subdivision site, the subdivider shall create a preliminary plat containing the information required by section 38-312. If the subdivision administrator determines that the information provided on the plat fulfills the requirements of section 38-312, the subdivision administrator shall submit a written recommendation to the planning commission, to approve the "Preliminary Plat". If staff recommends approval, this does not guarantee that the Planning Commission will approve the Preliminary Plat, pursuant to Sec.38-311 (C) (3)

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- i. public health, safety, convenience, prosperity, and the general welfare;
- ii. balancing the interests of subdividers, homeowners, and the public: **(Appeals Fee \$200.00)**
- iii. the effects of the proposed development on the local tax base; and,
- iv. the ability of existing or planned infrastructure and transportation systems to serve the proposed development.

**Sec. 38-312. - Preliminary plat.**

The preliminary plat shall contain the following information:

- ☒ (1) Location of subdivision on a map indicating surrounding areas at an appropriate scale sufficient to locate the subdivision.
- ☒ (2) Map of development at a scale of not less than one inch equals 200 feet and not more than one inch equals 50 feet.
- ☒ (3) Name of subdivision, name and address of the owner(s), name of engineer or surveyor and the names of the owners of abutting properties.
- ☒ (4) A boundary survey of the area to be subdivided, showing bearings measured in degrees, minutes and seconds and distances measured in feet and decimals thereof.
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- ☒ (13) North arrow.
- ☒ (14) Proposed road names pre-approved by E-911 Addressing Office for the county.
- ☒ (15) Certification by licensed surveyor stating that all lot sizes meet minimum size standards.
- ☒ (16) Designation of any areas that fall within any flood plain indicating the high water mark for same.

SIGNATURE OF APPLICANT & Property Owner:

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, 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.

Signature of Applicant

*Austin Allen*

Date

*4/29/21*

Signature of Owner

*[Signature]*

Date

*4/29/21*

**CERTIFICATIONS MUST BE PLACED ON THE PRELIMINARY PLAT**

**THIS CHECKLIST IS NOT TO BE CONSIDERED AS EXCLUSIVE OF ALL REQUIREMENTS.**

**DESIGN PROFESSIONAL  
CERTIFICATION**

It is hereby certified that this [preliminary  
plat] was prepared using a survey of  
the property prepared by

NEAL FOGLEMAN RLS, and dated  
4/15/2020; And further that the  
proposed [subdivision] [development] meets  
all requirements of the Anderson County  
Development Standards Ordinance, as  
applicable to the property.

By Name:

JAMES D MARTIN III

Signed:

[Signature]

Registered Professional No.

6664

Address:

PO WILLIAM ST, GALE

Telephone Number:

864 444 1894

Date:

4/15/2021

**OWNER'S CERTIFICATION**

As the owner of this land, as shown on this  
[preliminary plat] or his agent, I certify that this  
drawing was made from an actual survey, and  
accurately portrays the existing land and its  
features and the proposed development and  
improvements thereto.

Date:

3/15/21

[Owner][Agent] [Name]:

JOHN SUTER

Signed:

[Signature]

**CERTIFICATE OF PROJECT APPROVAL**

All applicable requirements of the Anderson County Development Standards Ordinance relative to Project Approval having been fulfilled, approval of this [preliminary plat] is hereby granted by the Manager or the Subdivision Administrator, subject to further compliance with all provisions of said development regulations.

Manager or Subdivision Administrator: \_\_\_\_\_

Date: \_\_\_\_\_

**This approval does not constitute approval of a Final Subdivision Plat.  
(NOT FOR RECORDING)**



# MEMORANDUM

## ANDERSON COUNTY ROADS AND BRIDGES

**DATE:** May 12, 2021

**TO:** **Tim Cartee**  
Subdivision Administrator

**FROM:** **Bill Rutledge**  
Assistant Principal Engineer

**Cc:** **Bee Baker**  
Principal Engineer

**SUBJECT:** **Suter Estates Preliminary Plat 30 lots**

Cely Road would provide access for the proposed Suter Estates Subdivision. The road provides access to and from SC Highway 81, Three Bridges Road, Smoak Drive, and Von Hollen Drive. Due to the number of access points and length it is classified as a minor collector and does not have a traffic volume restriction. The small amount of traffic generated by the development would not significantly increase delays at intersections due to the number of access points.

The current pavement condition rating of Cely Road is fair (58.65) and was last inspected in 2019. Cely Road will need repaving in the near future. However, Roads & Bridges is not able to restrict access to a road based on pavement condition ratings. The proposed development plan is in accordance with Anderson County Road Standards.

**Tommy Dunn**  
Chairman, District 5

**John B Wright, Jr**  
Council District 1

**Ray Graham**  
Council District 3

**Cindy Wilson**  
Council District 7

**ANDERSON COUNTY**  
SOUTH CAROLINA

**Brett Sanders**  
V. Chairman, District 4

**Vacant**  
Council District 2

**Jimmy Davis**  
Council District 6

**Lacey Croegaert**  
Clerk to Council

**Rusty Burns** | County Administrator  
rburns@andersoncountysc.org

© 2006 Arbor Engineering, Inc. THIS DRAWING IS THE PROPERTY OF ARBOR ENGINEERING, INC. AND IS FURNISHED WITH THE UNDERSTANDING THAT IT IS NOT TO BE ALTERED WITHOUT THE WRITTEN AUTHORIZATION OF ARBOR ENGINEERING, INC. FURTHERMORE, THIS DRAWING IS NOT TO BE COPIED, REPRODUCED OR USED BY OTHERS EXCEPT AS REQUIRED FOR THE PROJECT AND USE SPECIFICALLY IDENTIFIED HEREIN.

#### DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this preliminary plat was prepared using a survey of the property prepared by FANT REICHERT & FOGLEMAN and further that the proposed subdivision complies with all requirements of the Anderson County Development Standards Ordinance as applicable to the property.

By Name: JOHN D. WATERS III  
Signed: [Signature]  
Registered Professional L.S.  
Address: PO BOX 114444, ST. LOUIS, MO 63111-4444  
Telephone Number: 636.444.1434  
Date: 8/15/2006

#### OWNER'S CERTIFICATION

As the owner of this land, as shown on this preliminary plat or his agent, I certify that this drawing was made from an actual survey, and accurately portrays the existing land and its features and the proposed development and improvements hereon.

Date: 3/15/2006  
(Owner) (Agent) (Name) JOHN D. WATERS III  
Signed: [Signature]

#### Surveyor Certification

It is hereby certified that the proposed lots meet the minimum requirements for a residential subdivision within an unincorporated area of Anderson County.

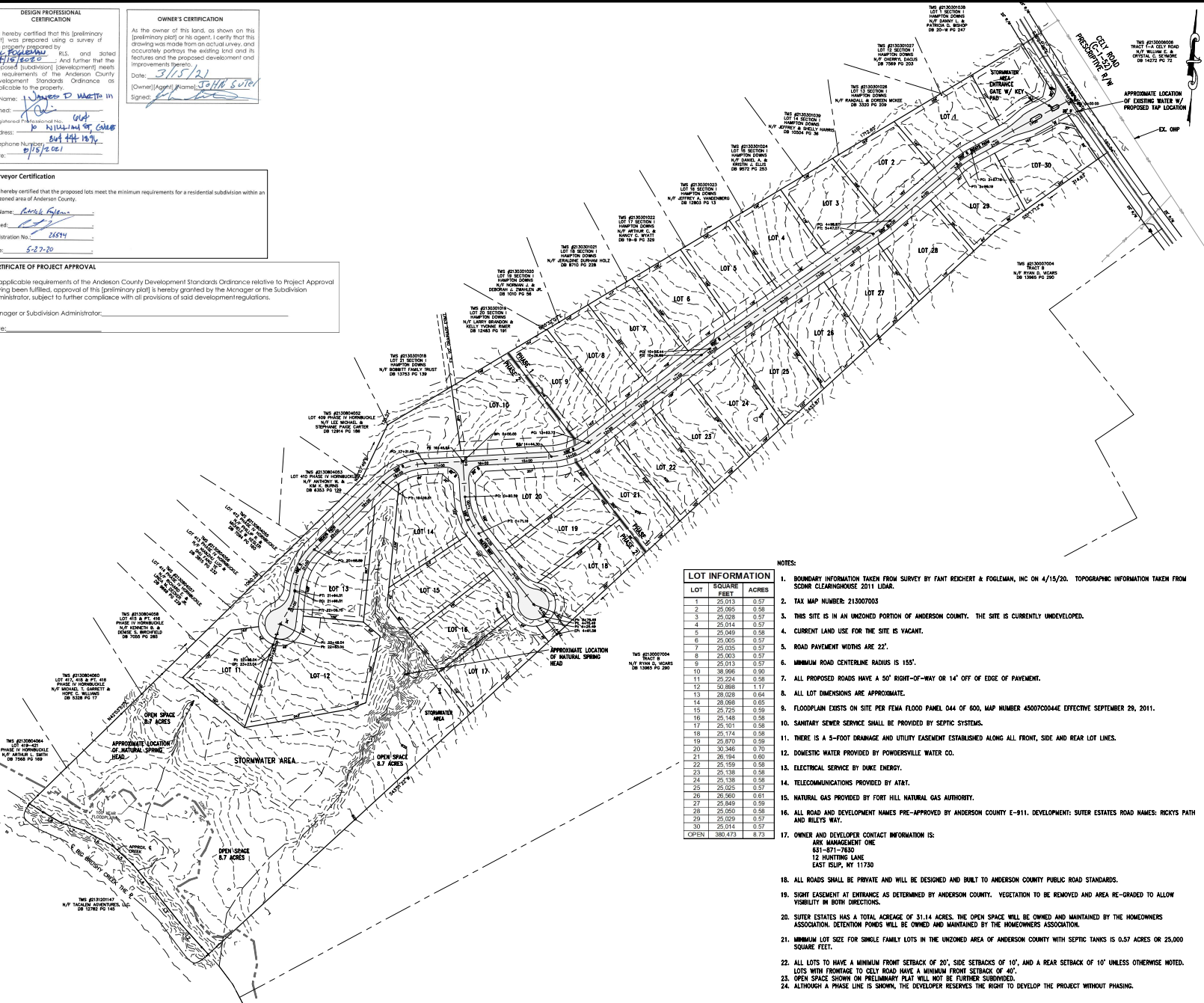
By Name: FANT REICHERT & FOGLEMAN  
Signed: [Signature]  
Registration No.: 215007003  
Date: 5-27-20

#### CERTIFICATE OF PROJECT APPROVAL

All applicable requirements of the Anderson County Development Standards Ordinance relative to Project Approval having been fulfilled, approval of this (preliminary plat) is hereby granted by the Manager or the Subdivision Administrator, subject to further compliance with all provisions of said development regulations.

Manager or Subdivision Administrator:

Date:

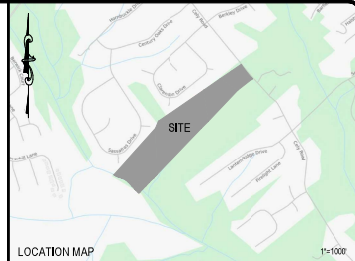


#### LOT INFORMATION

LOT	SQUARE FEET	ACRES
1	25,013	0.57
2	25,085	0.58
3	25,028	0.57
4	25,014	0.57
5	25,049	0.58
6	25,005	0.57
7	25,035	0.57
8	25,003	0.57
9	25,013	0.57
10	38,996	0.90
11	25,224	0.58
12	50,888	1.17
13	28,028	0.64
14	28,068	0.65
15	25,025	0.58
16	25,148	0.58
17	25,101	0.58
18	25,174	0.58
19	25,870	0.59
20	30,346	0.70
21	26,194	0.60
22	25,159	0.58
23	25,138	0.58
24	25,138	0.58
25	25,025	0.57
26	28,360	0.65
27	25,849	0.59
28	25,050	0.58
29	25,029	0.57
30	25,014	0.57
OPEN	380,473	8.73

#### NOTES:

- BOUNDARY INFORMATION TAKEN FROM SURVEY BY FANT REICHERT & FOGLEMAN, INC. ON 4/15/20. TOPOGRAPHIC INFORMATION TAKEN FROM SCENE CLEARINGHOUSE 2011 LIDAR.
- TAX MAP NUMBER: 215007003
- THIS SITE IS IN AN UNZONED PORTION OF ANDERSON COUNTY. THE SITE IS CURRENTLY UNDEVELOPED.
- CURRENT LAND USE FOR THE SITE IS VACANT.
- ROAD PAVEMENT WIDTHS ARE 22'.
- MINIMUM ROAD CENTERLINE RADIUS IS 155'.
- ALL PROPOSED ROADS HAVE A 50' RIGHT-OF-WAY OR 14' OFF OF EDGE OF PAVEMENT.
- ALL LOT DIMENSIONS ARE APPROXIMATE.
- FLOODPLAIN EXISTS ON SITE PER FEMA FLOOD PANEL 044 OF 600, MAP NUMBER 45007C004E EFFECTIVE SEPTEMBER 29, 2011.
- SANITARY SEWER SERVICE SHALL BE PROVIDED BY SEPTIC SYSTEMS.
- THERE IS A 5-FOOT DRAINAGE AND UTILITY EASEMENT ESTABLISHED ALONG ALL FRONT, SIDE AND REAR LOT LINES.
- DOMESTIC WATER PROVIDED BY POWERSVILLE WATER CO.
- ELECTRICAL SERVICE BY DUKE ENERGY.
- TELECOMMUNICATIONS PROVIDED BY AT&T.
- NATURAL GAS PROVIDED BY FORT HILL NATURAL GAS AUTHORITY.
- ALL ROAD AND DEVELOPMENT NAMES PRE-APPROVED BY ANDERSON COUNTY E-911. DEVELOPMENT: SUTER ESTATES ROAD NAMES: RICKY'S PATH AND RILEY'S WAY.
- OWNER AND DEVELOPER CONTACT INFORMATION IS:  
ARBOR ENGINEERING, INC.  
631-871-7830  
12 HUNTING LANE  
EAST SUDBURY, NY 11730
- ALL ROADS SHALL BE PRIVATE AND WILL BE DESIGNED AND BUILT TO ANDERSON COUNTY PUBLIC ROAD STANDARDS.
- SIGHT EASEMENT AT ENTRANCE AS DETERMINED BY ANDERSON COUNTY. VEGETATION TO BE REMOVED AND AREA RE-GRADED TO ALLOW VISIBILITY IN BOTH DIRECTIONS.
- SUTER ESTATES HAS A TOTAL ACREAGE OF 31.14 ACRES. THE OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. DETENTION PONDS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- MINIMUM LOT SIZE FOR SINGLE FAMILY LOTS IN THE UNZONED AREA OF ANDERSON COUNTY WITH SEPTIC TANKS IS 0.57 ACRES OR 25,000 SQUARE FEET.
- ALL LOTS TO HAVE A MINIMUM FRONT SETBACK OF 20', SIDE SETBACKS OF 10', AND A REAR SETBACK OF 10' UNLESS OTHERWISE NOTED. LOTS WITH FRONTAGE TO CELY ROAD HAVE A MINIMUM FRONT SETBACK OF 40'.
- OPEN SPACE SHOWN ON PRELIMINARY PLAT WILL NOT BE FURTHER SUBDIVIDED.
- ALTHOUGH A PHASE LINE IS SHOWN, THE DEVELOPER RESERVES THE RIGHT TO DEVELOP THE PROJECT WITHOUT PHASING.



#### PROPOSED PHASE LINE



#### REVISIONS

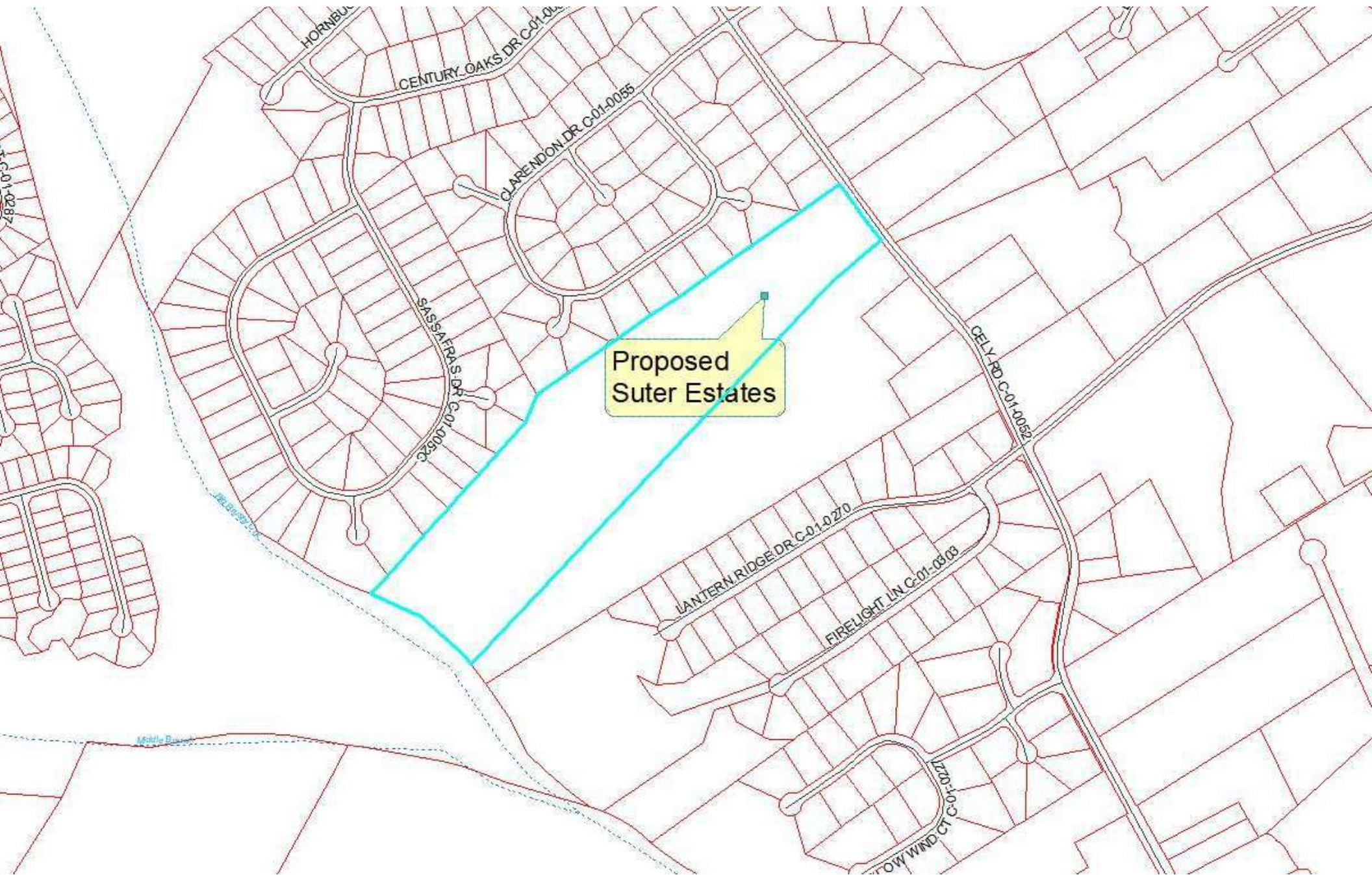
NO.	DATE	DESCRIPTION	BY
2	4/29/21	REVISED TO REFLECT 30 LOTS	AMA
1	3/15/21	SUBMITTED TO ANDERSON COUNTY	AMA

#### PRELIMINARY PLAN

#### SUTER ESTATES

JOHN SUTER		ARBOR ENGINEERING, INC.	
OWNER		ENGINEER	
NO. OF ACRES	31.14	MILES OF NEW ROAD	0.59
NO. OF LOTS	30		
			
Arbor Engineering, Inc. Box 263 Greenville, S.C. 29602 Telephone: (864) 235-4539 Fax: (864) 235-4574 Email: arbor@arborengineering.com			
LANDSCAPE ARCHITECTS - CIVIL ENGINEERS - LAND SURVEYORS RESIDENTIAL PLANNERS - LAND PLANNERS			
NO.	AMA	NO.	AMA
DATE	10/23/2020	DATE	10/23/2020
FILE	2006B.PLM.DWG	DATE	2006





Proposed  
Suter Estates







## Anderson County Planning Commission

May 20, 2021

6:00 PM

### Staff Report – Sterling Place

Planning Commission Voted 3-3 on 4-22-2021 base upon the fact that the road would not handle the volume of traffic. Updated information is provided in the staff report that details a traffic study is not required and SCDOT will be reviewing the new driveway access.

---

**Intended Development:** Single Family

988 postcards were mailed to property owners within 2000 feet of the proposed development.

**Applicant:** Robert Wright

**Surveyor/Engineer:** Bluewater Civil Design

**Location and Access** Manley Drive (State Maintained)

**County Council District:** 2

**Surrounding Land Use:** Residential – Commercial

**Zoning:** Un-Zoned

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

**Number of Acres:** +/- 12.00

**Number of Lots:** 24

**Water/Sewer:** Homeland Park

**Variance:** No

## **Traffic Impact Analysis:**

Manley Road (State Maintained) is classified as a Collector Road with no maximum trips per day.

**From:** Rebovich, Nicholas S <RebovichNS@scdot.org>  
**Sent:** Monday, February 1, 2021 10:17 AM  
**To:** Michael Dennis  
**Cc:** Jeff Ingham; Lybrand, Billy  
**Subject:** RE: New TIA  
**Attachments:** W Shockley Ferry Road Tract SP-4 - no topo.pdf

Michael,

Good to hear from you. For this site, we are primarily interested in impacts at the new driveways along Shockley Ferry Road (US-29) and the need for left turn lanes at these driveways. From my standpoint I see no reason to study the intersection with Manley Drive.

Thanks,  
[Nick](#)

The developer will be required to meet or exceed construction plans that are approved by Anderson County Roads and Bridges.

## **Staff Recommendation: 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)**



Scheduled Public Hearing Date: April 14, 21

Application Received By: JCC

Date Application Received: 3-1-21

Amount of Fee Paid: 590 Check # 162

# Subdivision Plat Application Checklist

Anderson County Code of Ordinance Chapter 38  
Land Use

Thank you for your interest in Anderson County, South Carolina. This packet includes the necessary documents for review of subdivision development plans to be reviewed by county staff.

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





**DEVELOPMENT STANDARDS REVIEW APPLICATION**

Note: All plats must first be submitted to Development Standards. After submittal, plats will be distributed to the proper departments for review.

Date of Application 3-1-21DS Number 21-03

APPLICATIONS MUST BE SUBMITTED BY THE POSTED DEADLINE AND PRIOR TO 3:00 PM. INCOMPLETE APPLICATIONS OR APPLICATIONS SUBMITTED AFTER THE POSTED DEADLINE WILL NOT BE PROCESSED. THE SUBMITTED PLANS WILL NOT BE REVIEWED UNTIL THE APPLICATION/SUBMITAL IS COMPLETE AND WILL BE PLACED ON THE NEXT REGULAR SCHEDULED AGENDA MEETING.

Proposed Subdivision Name: Sterling Place1. Name of Applicant Robert WrightAddress of Applicant PO Box 1069, Flat Rock, NC 28731Telephone Number(s) 980-521-6264Email wrightsoutherndevelopment@gmail.com2. Property Owner(s) Grandsouth BankOwner(s) Address PO Box 1848, Anderson, SC 29622Telephone Number(s) 864-224-2424

Email \_\_\_\_\_

**Project Information**3. Project Location: W Shockley Ferry Road & Moore StreetParcel Number/TMS: P/O 1251201001County Council District: 02School District: 05Total Acreage: +/- 12.00 ACNumber of Lots: 24Intended Development: Single-Family ResidentialCurrent Zoning: UnzonedSurrounding Land Uses: North: Residential South: Commerical East: Residential West: Residential4. **Utility Agreement Services Letter of Approval**, Please attach to application.Water Supplier: Homeland Park WaterSewer Supplier: Anderson CountySeptic: N/AElectric Company: Duke EnergyGas Company: Piedmont Natual GasTelecommunication Company: AT&T5. Have any changes been made since this plat was last before the Planning Commission? N/A

If so, please describe: \_\_\_\_\_

6. Is there a request for a variance? No If so, please attach the description to this application. (Variance Fee \$200.00)7. **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 study must be submitted with the application before it goes to the Planning Commission if applicable. Yes X or No \_\_\_\_\_

Provide centerline data, road stations and label the point of curvature (PC), point of tangency (PT), and curve radius of each horizontal curve on the preliminary plat.

8. Anderson County School District # 05 (appropriate district) must be contacted for this development prior to Planning Commission review. Please attach conformation letter.

**9. Site Analysis:**

- a. Is there any evidence of soil contamination on property? Yes \_\_\_\_\_ or No X  
b. If there is soil contamination, has the type of contamination been identified and if so what is the finding?  
c. Has the EPA been notified of the contamination? If not, why not?

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---

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- iii. the effects of the proposed development on the local tax base; and,
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**Sec. 38-312. - Preliminary plat.**

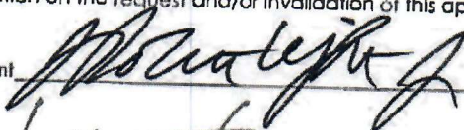
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- ☒ (3) Name of subdivision, name and address of the owner(s), name of engineer or surveyor and the names of the owners of abutting properties.
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- ☒ (15) Certification by licensed surveyor stating that all lot sizes meet minimum size standards.
- ☒ (16) Designation of any areas that fall within any flood plain indicating the high water mark for same.

SIGNATURE OF APPLICANT & Property Owner:

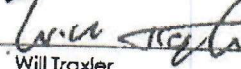
I (we) certify as property owners or authorized representative that the information shown on and any attachment to this application is accurate to the best of my (our) knowledge. I (we) understand that any inaccuracies may be considered just cause for postponement of action on the request and/or invalidation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

Signature of Applicant



Date 2/24/21

Signature of Owner

  
Will Traxler  
Credit Officer  
GrandSouth Bank

Date 2/27/21

**CERTIFICATIONS MUST BE PLACED ON THE PRELIMINARY PLAT**

**THIS CHECKLIST IS NOT TO BE CONSIDERED AS EXCLUSIVE OF ALL REQUIREMENTS.**

**DESIGN PROFESSIONAL  
CERTIFICATION**

It is hereby certified that this [preliminary plat] was prepared using a survey of the property prepared by Aaron P. Blomberg, RLS, and dated 04/23/2008; And further that the proposed [subdivision] [development] meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property.

By Name: Paul J. Harrison

Signed: Paul J. Harrison

Registered Professional No. 24224

Address: 718 Lowndes Hill Road,  
Greenville, SC 29607

Telephone Number: 864-326-4202

Date: 03/01/2021

**OWNER'S CERTIFICATION**

As the owner of this land, as shown on this [preliminary plat] or his agent, I certify that this drawing was made from an actual survey, and accurately portrays the existing land and its features and the proposed development and improvements thereto.

Date: 2/24/21

[Owner] [Agent] [Name]: J. ROBERT WRIGHT JR

Signed: J. Robert Wright Jr

**CERTIFICATE OF PROJECT APPROVAL**

All applicable requirements of the Anderson County Development Standards Ordinance relative to Project Approval having been fulfilled, approval of this [preliminary plat] is hereby granted by the Manager or the Subdivision Administrator, subject to further compliance with all provisions of said development regulations.

Manager or Subdivision Administrator: \_\_\_\_\_

Date: \_\_\_\_\_

**This approval does not constitute approval of a Final Subdivision Plat.  
(NOT FOR RECORDING)**



TAX MAP NO.:	P/O 1251201001
DEED BOOK/PAGE:	10188/15
TOTAL AREA:	±12.0 ACRES
ZONING:	UNZONED
LAND USE:	RESIDENTIAL
TOTAL LOTS:	24 LOTS (60' X 135' TYP
DENSITY:	2.00 LOTS/AC
PROPOSED ROADWAY:	±1,116 LF (50' R.O.W.)
<b>SETBACKS</b>	
5 MURRAY AVE:	50'
FRONT SETBACK:	20'
SIDE SETBACK:	8'
REAR SETBACK:	10'

DATE: 03/01/2021  
NAME: ROBERT WRIGHT (AUTHORIZED REPRESENTATIVE)  
SIGNED: \_\_\_\_\_

DATE: \_\_\_\_\_

SIGNED: Paul Harrison  
REGISTERED PROFESSIONAL NO.: 24224  
ADDRESS: 718 LOWNDES HILL ROAD, GREENVILLE, SC 29607  
TELEPHONE NUMBER: 864-326-4202  
DATE: 03/01/2021

VICINITY MAP - N.T.S.

**bluewater**  
civIL design  
bluewater civil design, llc  
718 Lowndes Hill Road • Greenville, SC 29607  
www.bluewatercivildesign.com • info@bluewatercivildesign.com

Certificates of Authorization:  
SC C04212 • GA P0000434  
NC P00046 • AL CA06016

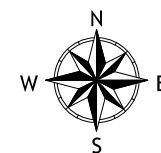
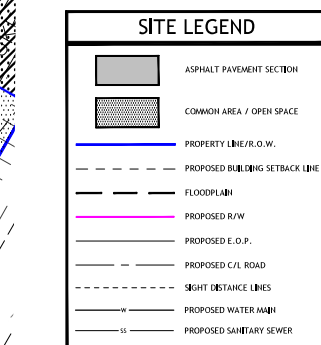
Project Number: 2021-029  
Revised: Standing Place  
09-15-2021  
Drawing Scale: AS NOTED  
Date of Project: 02/20/2021  
Engineer of Record:  
Paul J. Harrison, P.E.  
North Carolina Professional Seal  
North Carolina P.E. #002071

**STERLING PLACE**  
**(SFR Subdivision - Preliminary)**  
Manley Drive & Sterling Stone Circle  
Anderson County, SC 29626

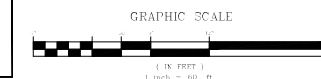
[illegible]

Preliminary Plat

PP-1



Know what's below.  
**Call** before you dig.



**GENERAL NOTES:**

- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
- S'DRAINAGE AND UTILITY EASEMENTS SHALL BE ESTABLISHED ALONG EACH SIDE AND INTERIOR REAR PROPERTY LINES TO PROVIDE ACCESS TO THE EXISTING ADJACENT PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS.
- A STORM WATER MANAGEMENT AND SEDIMENT REDUCTION PLAN SHALL BE PREPARED FOR THE PROPERTY AND WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PREPARATION OF THE PLAN AND THE SUBMITTAL OF THE PLAN TO THE COUNTY ENGINEER FOR REVIEW AND APPROVAL.
- INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
- ALL ROADWAYS WITHIN DEVELOPMENT WILL HAVE A 5.0 (MIN.) PUBLIC ROW.
- ALL UTILITIES SHALL BE AVAILABLE ALONG W. SHOCKLEY FERRY ROAD & MAINLY DRIVE PROVIDED BY HOMELAND PARK WATER.
- JENSEN COUNTY IS NOT RESPONSIBLE FOR THE OWNERSHIP OR MAINTENANCE OF STORMWATER MANAGEMENT QUALITY PONDS OR DEVICES.
- INTERESTED PARTIES TO THE DEVELOPMENT OF THE ISLANDS WILL BE THE RESPONSIBILITY OF THE HOA TO MANAGE.
- THE HOA WILL BE RESPONSIBLE FOR THE DEVELOPMENT OF THE

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# Anderson County Planning Commission

May 20, 2021

6:00 PM

## Staff Report – Cherokee Knoll

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<b>Intended Development:</b>	Single Family
93 postcards were mailed out to property owners within 2000 feet of the proposed development.	
<b>Applicant:</b>	Cherokee Knoll LLC
<b>Surveyor/Engineer:</b>	CE Property Solutions LLC
<b>Location and Access</b>	Cherokee Rd. (State) Nannies Cr. & Boggs Dr. (County)
<b>County Council District:</b>	7
<b>Surrounding Land Use:</b>	Residential – Undeveloped
<b>Zoning:</b>	Un-Zoned
<b>Tax Map Number:</b>	194-00-13-001
<b>Number of Acres:</b>	+/- 23.1
<b>Number of Lots:</b>	31 Road Frontage Lots
<b>Water:</b>	Big Creek Hammond
<b>Sewer:</b>	Septic
<b>Variance:</b>	No

### **Traffic Impact Analysis:**

Nannies Cr. is classified as a Major Local Road 1600 ADT and will accommodate the proposed 22 lots and Boggs Rd. is classified as a Minor Local Road 500 ADT and will accommodate the proposed 22 lots.

### **Staff Recommendation: 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)**





Scheduled Public Hearing Date: 5-20-2021

Application Received By: TC

Date Application Received: 3-31-2021

Amount of Fee Paid: 660.00 Check # 1105

# Subdivision Plat Application Checklist

Anderson County Code of Ordinance Chapter 38  
Land Use

Thank you for your interest in Anderson County, South Carolina. This packet includes the necessary documents for review of subdivision development plans to be reviewed by county staff.

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



**DEVELOPMENT STANDARDS REVIEW APPLICATION**

Note: All plats must first be submitted to Development Standards. After submittal, plats will be distributed to the proper departments for review.

Date of Application 3-31-2021DS Number 21-07

**APPLICATIONS MUST BE SUBMITTED BY THE POSTED DEADLINE AND PRIOR TO 3:00 PM. INCOMPLETE APPLICATIONS OR APPLICATIONS SUBMITTED AFTER THE POSTED DEADLINE WILL NOT BE PROCESSED. THE SUBMITTED PLANS WILL NOT BE REVIEWED UNTIL THE APPLICATION/SUBMITTAL IS COMPLETE AND WILL BE PLACED ON THE NEXT REGULAR SCHEDULED AGENDA MEETING.**

Proposed Subdivision Name: Cherokee Knoll

1. Name of Applicant Cherokee Knoll, LLC  
Address of Applicant P.O. Box 4360, Anderson, SC 29622  
Telephone Number(s) (864) 221-7820 Email chrise@cepsolutionsllc.com

2. Property Owner(s) THRIFT Brothers, INC  
Owner(s) Address P.O. Box 1293, Seneca, SC 29679-1293  
Telephone Number(s) (864) Email timhydrick@gmail.com

**Project Information**

3. Project Location: INTERSECTION OF NANNIES Circle AND Cherokee ROAD  
Parcel Number/TMS: 194-00-13-001 County Council District: 7 School District: 1  
Total Acreage: 23.1 AC Number of Lots: 31 Intended Development: SINGLE Family Residential  
Current Zoning: NONE Surrounding Land Uses: North: SINGLE Fam Res undevel. South: WOODS East: Pasture West: undeveloped WOODS  
Cherokee Rd. Bould Rd.

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

Water Supplier: BIG CREEK WATER Co. Sewer Supplier: NONE Septic: yes  
Electric Company: Duke-energy Gas Company: PNG Telecommunication Company: ATT

5. Have any changes been made since this plat was last before the Planning Commission? 0

If so, please describe: \_\_\_\_\_

6. Is there a request for a variance? No if so, please attach the description to this application. (Variance Fee \$200.00)

7. 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 study must be submitted with the application before it goes to the Planning Commission if applicable. Yes    or No ✓

Provide centerline data, road stations and label the point of curvature (PC), point of tangency (PT), and curve radius of each horizontal curve on the preliminary plat.

8. Anderson County School District # 1 (appropriate district) must be contacted for this development prior to Planning Commission review. Please attach conformation letter.

## 9. Site Analysis:

- a. Is there any evidence of soil contamination on property? Yes \_\_\_\_\_ or No ☒
- b. If there is soil contamination, has the type of contamination been identified and if so what is the finding?
- c. Has the EPA been notified of the contamination? If not, why not?

### Sec. 38-91. - Purpose.

Good development begins with an analysis of the natural and environmental features of a site. These factors include land forms, wetlands, soils, slopes, floodplains, etc., and they differ from site to site. Each is critical to, and must be addressed by the development process. The purpose of this division, therefore, is to mitigate the impact of development where it might adversely disturb or be adversely affected by these natural features.

### Sec. 38-92. - Natural features analysis.

As part of the required site analysis, each site shall include an identification of any and all of the following natural features:

- (1) Floodplains.  
(2) Soils, with severe limitations to development.  
(3) Wetlands.

Where such features are identified, sound engineering solutions shall be required to reduce or eliminate any negative effects of the proposed development, or such features shall remain undisturbed.

### Sec. 38-93. - Floodplain requirements.

Where floodplains are identified by the analysis, and shown on the flood hazard boundary maps for the county, latest edition, all development shall comply with Article IV of this Chapter relating to flood hazard prevention.

### Sec. 38-94. - Soils analysis.

(a) Soils may and often do pose significant constraints to development. However, these constraints often may be overcome by sound engineering solutions, making use of such soils possible if proper steps are taken. Such steps might include the removal of these soils from construction areas, use of additional fill dirt, use of extra thick subbase, pilings, elevated first floors or other such measures. (b) The following soils are identified in a soil survey prepared for the county by the USDA Soil Conservation Service, as presenting severe limitations to development: Cartecay, Gwinette, Madison (where slopes exceed 15%), Pacolet and Toccoa. Where such soils have been identified on a site proposed for development, a soils analysis report shall be submitted together with the preliminary plat or site plan. The report shall describe the extent of the soil and how its limitations are to be overcome. The proposed method of dealing with the soils shall be approved by the staff of the planning commission, prior to the issuance of a building permit.

### Sec. 38-95. - Wetlands requirements.

Where wetlands are identified by the analysis, the applicant shall contact the U.S. Army Corps of Engineers to determine if such wetlands are jurisdictional wetlands, and if so, secure the necessary permits and/or clearance before a building or use permit shall be issued by the county.

10. Proposed road names pre-approved by E-911 Addressing Office for the county. (Road Name Change Fee \$200.00) *N/A BRISTOL RIVERS*

11. Are there any current Covenants in effect for this proposed development? Yes \_\_\_\_\_ No ☒ If Yes, please attach document.

## Subdivision Plat Application Check List

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

### 1. Application Submittal Requirements and Process

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

- ☒ Two (2) 8 1/2 x 11 sized copies of the Preliminary Plat ☒ Two (2) 17 x 24 (or larger) copies of the Preliminary Plat
- ☒ Completed Subdivision Application ☒ Check made payable to Anderson County for Preliminary Plat Review

(Fee for Preliminary Plat Review is \$350.00 plus \$10.00 per lot), (Fee for Revisions \$200.00)

*350 + 31(10) = \$660 ✓*



Sec.38-111. – Review procedure; recommendations; approval.

Prior to making any physical improvements on the potential subdivision site, the subdivider shall create a preliminary plat containing the information required by [section 38-312](#). If the subdivision administrator determines that the information provided on the plat fulfills the requirements of [section 38-312](#), the subdivision administrator shall submit a written recommendation to the planning commission, to approve the "Preliminary Plat". If staff recommends approval, this does not guarantee that the Planning Commission will approve the Preliminary Plat, pursuant to Sec.38-311 (C) (3)

**Planning Commission Decisions:** In addition to the standards set forth in this chapter and the recommendations of staff, the Planning Commission will also take into consideration the following criteria when making its decision to reject or approve a preliminary plat:

- i. public health, safety, convenience, prosperity, and the general welfare;
- ii. balancing the interests of subdividers, homeowners, and the public: **(Appeals Fee \$200.00)**
- iii. the effects of the proposed development on the local tax base; and,
- iv. the ability of existing or planned infrastructure and transportation systems to serve the proposed development.

Sec. 38-312. - Preliminary plat.

The preliminary plat shall contain the following information:

- ☒ (1) Location of subdivision on a map indicating surrounding areas at an appropriate scale sufficient to locate the subdivision.
- ☒ (2) Map of development at a scale of not less than one inch equals 200 feet and not more than one inch equals 50 feet.
- ☒ (3) Name of subdivision, name and address of the owner(s), name of engineer or surveyor and the names of the owners of abutting properties.
- ☒ (4) A boundary survey of the area to be subdivided, showing bearings measured in degrees, minutes and seconds and distances measured in feet and decimals thereof.
- ☒ (5) Present land use of land to be subdivided and of the abutting property and/or properties.
- ☒ (6) Acreage of land to be subdivided.
- ☒ (7) Contour maps of the proposed subdivision, with maximum contour intervals of ten feet or three meters.
- ☒ (8) Tax map number of original parcel or parcels prior to subdivision.
- ☒ (9) Location of existing and proposed easements with their location, widths and distances.
- ☒ (10) Location of existing water courses, culverts, railroads, roads, bridges, dams, and other similar structures or features.
- ☒ (11) Location of utilities and utility easements on and adjacent to the tract, showing proposed connections to existing utility systems.
- ☒ (12) Proposed lot lines, lot numbers, lot dimensions and lot acreages.
- ☒ (13) North arrow.
- ☒ (14) Proposed road names pre-approved by E-911 Addressing Office for the county.
- ☒ (15) Certification by licensed surveyor stating that all lot sizes meet minimum size standards.
- ☒ (16) Designation of any areas that fall within any flood plain indicating the high water mark for same.

**No FEMA Map FLOODPLAIN**

SIGNATURE OF APPLICANT & Property Owner:

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, 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.

Signature of Applicant

*Charles E. Eshel*

Date

*2/27/21*

Signature of Owner

*Jim Hynd*

Date

*2/27/21*

**CERTIFICATIONS MUST BE PLACED ON THE PRELIMINARY PLAT**

**THIS CHECKLIST IS NOT TO BE CONSIDERED AS EXCLUSIVE OF ALL REQUIREMENTS.**

**DESIGN PROFESSIONAL  
CERTIFICATION**

It is hereby certified that this [preliminary  
plat] was prepared using a survey of  
the property prepared by

Charles E. Ebraht RLS, and dated  
2/14/21; And further that the  
proposed [subdivision] [development] meets  
all requirements of the Anderson County  
Development Standards Ordinance, as  
applicable to the property.

By Name:

Charles E. Ebraht

Signed:

Charles E. Ebraht

Registered Professional No.

20922

Address:

701 Westview Ave

Telephone Number:

(864) 221-7820

Date:

2/27/21

**OWNER'S CERTIFICATION**

As the owner of this land, as shown on this  
[preliminary plat] or his agent, I certify that this  
drawing was made from an actual survey, and  
accurately portrays the existing land and its  
features and the proposed development and  
improvements thereto.

Date:

2/27/21

(Agent) [Name]:

Charles E. Ebraht

Signed:

Charles E. Ebraht

**CERTIFICATE OF PROJECT APPROVAL**

All applicable requirements of the Anderson County Development Standards Ordinance relative to Project Approval having been fulfilled, approval of this [preliminary plat] is hereby granted by the Manager or the Subdivision Administrator, subject to further compliance with all provisions of said development regulations.

Manager or Subdivision Administrator: \_\_\_\_\_

Date: \_\_\_\_\_

**This approval does not constitute approval of a Final Subdivision Plat.  
(NOT FOR RECORDING)**







