

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

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: June 3, 2021
Cc: County Council
Re: June 8, 2021 Regular Commission Meetings

The Anderson County Planning Commission is scheduled to hold its next meeting on **Tuesday, June 8, 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.

After July 1, 2021, the meetings will be held the second Tuesday of each month and held at the historic courthouse, located at 101 S Main St, Anderson, SC 29624. A new calendar will be published online and emailed to the commissioners.

Please email 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

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

June 8, 2021
Regularly Scheduled
Meeting 6:00 PM

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Approval of Agenda
4. Approval of Minutes
 - A. April 13, 2021 Regular Meeting (April 14 & 22, 2021 and May 20, 2021 minutes forthcoming)
5. Public Hearings
 - A. Rezoning Request: +/- 2.19 acres, located on Bowen Rd from C-1N to R-20
[Council District 7]
 - B. Rezoning Request: +/- 137 acres, located at Hwy 187, Fants Grove, & Burns Bridge Rd from R-20 to IZD **[Council District 4]**
 - C. Rezoning Request: +/- 11.23 acres, located on Welpine Rd from I-2 to S-1
[Council District 4]
 - D. Land Use Permit Application – Aibelene Motor Express **[Council District 6]**
6. Old Business
7. New Business
 - A. Preliminary Subdivision: Shiloh Valley **[Council District 6]**
 - i. Staff Report Recommendation
 - ii. Public Comments
 - B. After July 1, 2021, meetings to be held at the historic courthouse.
8. Public Comments, non-agenda items – 3 minutes limit per speaker
9. Other Business
10. Adjournment

STATE OF SOUTH CAROLINA)
COUNTY OF ANDERSON)

ANDERSON COUNTY
PLANNING COMMISSION MEETING
APRIL 13, 2021

PRESENT:

DAVID COTHRAN, CHAIRMAN
WESLEY GRANT
DONNA MATTHEWS
FIELD DUNAWAY
BRAD BURDETTE
WILL MOORE
DEBBIE CHAPMAN

ALSO PRESENT:
ALESIA HUNTER
BRITTANY MCABEE
TRACY CHAPMAN
TIM CARTEE

1 DAVID COTHRAN: We'll call to order
2 this April 13th regular meeting of the Anderson County
3 Planning Commission. First item is to approve the
4 agenda. Do we have a motion to approve? Second? All
5 in favor raise your hand. Motion carries.
6 Next will be the approval of the January 7, 2021
7 regular meeting minutes. Motion? Second?
8 DONNA MATTHEWS: Second.
9 DAVID COTHRAN: Any discussion?
10 Any corrections or changes? All in favor raise your
11 hand. Approved.
12 Next will be item 4, which are public hearings.
13 First is land use permit application, senior retirement
14 community located at 144 Old Asbury Road in Anderson.
15 ALESIA HUNTER: Mr. Chairman, we
16 have another commissioner who is on his way into the
17 arena here. Would you like the staff to wait for him
18 or do you want us to proceed?
19 DAVID COTHRAN: I'm sorry, Alesia.
20 Say that again. This echo ...
21 ALESIA HUNTER: We have a
22 commissioner that is on his way in.
23 DAVID COTHRAN: Well, we've started
24 so go ahead.
25 ALESIA HUNTER: Okay. Thank you,
26 Mr. Chairman. The first item that we have here for the
27 Planning Commission meeting tonight is the project
28 listed on Old Asbury Road. This is considered a land
29 use application. The first application was submitted
30 back in December of 2020. The application was denied
31 due to a lack of information. The Planning Commission
32 had requested that the developer provide additional
33 information regarding their project. So the developer
34 resubmitted this application on January 7th, 2021 and
35 provided the required additional information as
36 requested by the Planning Commission.
37 The project name is Senior Living Community.
38 Property owner of record is Cathy Hammond. The
39 applications are Mr. Tim Reynolds and Kevin Reynolds.
40 Mr. Timothy Reynolds is a retired dentist. And Kevin
41 Reynolds is a practicing attorney.
42 The intended development is a fifty-five plus
43 senior living community being located on Old Asbury
44 Road here in Anderson. Details of the development,
45 will be comprised of approximately thirty to forty
46 residential homes. And this is intended for long term
47 occupancy. This is not a mobile home park. We've
48 received quite a few calls, Mr. Chairman and
49 Commission, that this is a mobile home park. This is
50 not a mobile home park.

1 The applicant is seeking approval to accommodate a
2 well organized high quality senior residential
3 community. The site sits approximately nine hundred
4 and sixty-three feet on Old Asbury Road. The property
5 will remain as one parcel and will not be subdivided
6 but rather stay under single ownership with homes for
7 the residents.

8 The proposed concept is a two vehicle
9 ingress/egress to be located on Old Asbury Road.
10 There's approximately nine hundred feet of road
11 frontage. And this will consist of a professional
12 landscape design which will provide for a well-groomed
13 vegetation berm. There was questions asking about a
14 vegetation berm. They are providing the berm, as
15 noted. Also, approved fencing. They're going to
16 create instant curb appeal there for the site. All
17 natural and native trees will remain on the property
18 and live ground cover and landscape bark will secure
19 the soils.

20 The surrounding land use is residential/
21 agricultural. This sits on approximately forty acres,
22 forty-two acres, excuse me. It's in Council District
23 5. Of course, the property is unzoned. Tax map here
24 for your reference. Existing road is Old Asbury Road,
25 which is a state maintained road. The sewer supplier,
26 this will be on septic. Duke Energy will be the power
27 supplier. Water is West Anderson. And there are no
28 variances that are requested.

29 This project will consist of two hundred and fifty
30 new average daily trips per day with Old Asbury being a
31 collector road, but no maximum average vehicle trips
32 per day.

33 Here's a layout of the site drawing here for your
34 reference. Here's photographs of what the units will
35 look like. Here is an aerial of the property that
36 shows the existing tract of land here.

37 If approved, the entire development as submitted
38 will be required to submit all the approvals and
39 permitting requirements. And before we get into those,
40 the developer did address the required concerns that
41 the Planning Commission had regarding the projects.
42 And I'll go over those again, as noted.

43 The homes are not going to be transient living.
44 There's questions about will these be for transients.
45 No, there's no intended use for transient individuals
46 that will occupy the property. This will consist of
47 all sales and car parking driveways and porches and
48 patios as you saw on the design. Of course, earth
49 tones and rustic colors will also be used on the actual
50 structures.

1 Question number three was asking about the low
2 density, low impact. Forty home sites is all that is
3 planned for this proposed project. There's been some
4 questions regarding will there be another phase. The
5 developer has assured the Commission that this is only
6 for forty home sites. And this will be less than eight
7 homes per acre. They will, of course, be spaced and
8 staggered about approximately seventy-six feet apart.
9 And this will not have a population of more than eighty
10 residents at one time here.

11 Site analysis. There's some questions about open
12 space and natural vegetation. Most of the forty-three
13 acres, which is eighty percent, will be left
14 undisturbed, so there will be a solid buffer around the
15 perimeter of the property. And of course, there's a
16 spring-fed lake on the property. All of that will be
17 maintained and preserved and natural vegetation. All
18 the environmentally sensitive area will also be
19 preserved, as well. And on the site, if you'll turn
20 back there, no homes are proposed to be placed on the
21 northern fifty percent of the property, that which is
22 the lake there. So you can see where the actual homes
23 are proposed at the entrance there, off the road
24 slightly there.

25 They're committed to leaving in the natural buffer
26 as requested. Traffic analysis, due to the small scale
27 of the project, two hundred and fifty new trips is all
28 that will be generated. SCDOT will have to approve the
29 encroachment permit due to this being a state
30 maintained road. There's some questions the age
31 limitation on Springwater Trails. The age is fifty-
32 five plus. This is a senior community. And they will
33 comply with all the Fair Housing Laws and Housing for
34 Older Persons Act.

35 Price range, there's some questions about price
36 range. The price range is from eighty thousand to a
37 hundred and twenty thousand. And of course, the
38 property will not be sold.

39 So, with that said, the developer has answered and
40 supplied the Planning Commission with all the
41 information that it has requested. So with that, staff
42 recommends approval of the layout as submitted, with
43 the proposed information -- with the required
44 information that the Planning Commission had requested.

45 Proper approvals from Land Use will be required,
46 as well. SCDHEC for septic systems will be required,
47 as well. The roads that will be put in will have to
48 meet the private road standards. All lots must use the
49 internal road as proposed. Homeowners Association will
50 be required to maintain the roads. All the amenity

1 areas -- there was questions about the HOA, who will
2 maintain the property? And this will be done through
3 an HOA. Of course, Building Codes will be required to
4 permit any electrical for the units under the ANSI
5 standard under International Building Codes. Road
6 names will be chosen by the developer and approved by
7 our Addressing Office. And of course, the County, we
8 will not accept or maintain these roads. This is the
9 standard practice that the county uses with this type
10 of development anywhere in the county.

11 Proper screening and landscape buffers, the
12 developer will be required to work with staff to make
13 sure that any landscape buffers and open space are
14 maintained throughout the site according to the plan.

15 West Anderson Water is the water provider. And
16 they will be required to submit that for approval, as
17 well. And if the developer disturbs one acre larger, a
18 sediment erosion control plan will be required, as
19 well.

20 That concludes the staff report, Mr. Chairman and
21 Commission. I'm happy to answer any question that the
22 Commission may have. Both Mr. Reynolds are here if
23 there's questions for the Commission. Thank you, Mr.
24 Chair.

25 DAVID COTHRAN: Thank you. Any
26 questions from any of the members? If not, we'll open
27 up this public hearing. We have a sign-up sheet, so I
28 will call. We have six people signed up for this
29 topic. I'll call you in the order that you signed up.
30 First is Terry Baxter.

31 TERRY BAXTER: Good evening. She
32 actually covered a lot of the questions I have already.
33 You were going to put the map back up there? The map
34 that we had so we ... One of the concerns that I had
35 one person talk with me about. Duke Power has come
36 through there and already done quite a bit. I don't
37 know where Mr. Reynolds is at, but Duke Power has done
38 some clearing back there already. If you'll look at
39 where the development is, there's a power line that
40 goes down through there already. So is Mr. Reynolds
41 here that he can answer a question about the buffer? I
42 hear him talking about it's going to be a natural
43 buffer. A lot of that has been taken out by Duke
44 Power. So, you know, that's really -- I don't have any
45 feet there that tells me how far it is from the
46 boundary to where the development starts. So will it
47 just be the natural vegetation or will it be enhanced?
48 Mr. Reynolds?

49 KEVIN REYNOLDS: Do you want me to
50 come up there?

1 TERRY BAXTER: Oh, I don't --
2 however you want to do it, sir.
3 KEVIN REYNOLDS: (Inaudible.)
4 DAVID COTHRAN: We'll allow that
5 one exchange. But if you'll just listen. If there's
6 questions raised, you can come up and answer them, but
7 we can't have a back and forth. So, sir, I'll let you
8 finish your time.
9 TERRY BAXTER: One more thing,
10 because again she's already covered most everything.
11 Like we talked about, it sounds like it is only going
12 to be the one phase. That was a question. So we're
13 talking about forty units. I know at one time it was
14 -- I don't know where I saw it, but maybe some more
15 phases go in. So that would be a question I have. And
16 we talked about the buffer.
17 And one other thing, I know that it has an HOA.
18 We really like that. We'd like to know, you know,
19 who's going -- I know they have to be renewed. It's my
20 understanding that any HOA has to be renewed. So
21 hopefully there's an idea of how that will be
22 maintained. And again, the rest of the questions were
23 answered pretty well. So hopefully he can talk some
24 more to that later. Thank you.
25 DAVID COTHRAN: Thanks. Is there
26 any way we can get one of these speakers pointed
27 towards us because all I'm hearing is the echo coming
28 back.
29 DONNA MATTHEWS: Yeah, I can't hear
30 either.
31 DAVID COTHRAN: All right. While
32 we're doing that, next is David Cook.
33 DAVID COOK: Yeah, my concern is
34 with the two hundred and fifty trips. I'm thinking a
35 lot is going to be on Whitehall. Whitehall is -- like
36 Mr. Ken Walker said last time, Whitehall is just
37 overcrowded. It is really hard to turn off of
38 Whitehall between three thirty and six thirty in the
39 evening. What are we doing to do anything about that,
40 you know, to try to take care of that problem? I don't
41 see what this extra two hundred and fifty trips a day
42 is going to add as far as benefit to the people of
43 Anderson County and these nearby communities. I'm just
44 worried what's going to happen in five to ten years when
45 he can't rent to who he wants to rent to. Those are my
46 questions. Anyway, thank you.
47 DAVID COTHRAN: Thank you. Next is
48 Kevin Reynolds.
49 KEVIN REYNOLDS: We're the developer
50 if you've got any questions.

1 DAVID COTHRAN: Okay. Next will be
2 John McGuilford. John M-C something. Okay. Could you
3 state your address for the record when you come up?

4 JOHN MCGILL: My name is John
5 McGill, 316 Echo Circle. My property borders the
6 property that they're talking about developing there
7 and I just had a question as to how soon this project
8 may start. And the people that are developing, would
9 they be interested in buying my property next to it
10 because that's a pretty bad area out there. I wish I
11 had never moved out there. It's a drug infested area.
12 You've got the county facility that's better known as
13 the county dump right next door to it. You've got all
14 kinds of traffic in there, boom boxes, everything else.
15 It's just a terrible place to live. So I don't know
16 why anybody else would want to build in there because
17 I've been wanting to move out myself.

18 Anyhow, I guess that's about all I wanted to say.
19 But whoever is doing this if they want to talk to me
20 about buying my property, they can get in touch with
21 me. I live at 316 Echo Circle. And that's about it.
22 Thank you.

23 DAVID COTHRAN: Thank you. I can't
24 read the next name, but it's 333 Knollwood. Just come
25 up and tell me your name.

26 MATT VERMILLION: Matt Vermillion,
27 333 Knollwood Drive. My property backs up to that
28 property there. First I have a question for the board.
29 Back in January, or the first of this year, it failed
30 to pass. I just had a question. Is this the normal
31 practice, if something fails to pass to get permitted,
32 you just keep revisiting it until it's granted. I'm
33 curious. I have no idea.

34 Also, I have a question. They said that the
35 property values on these campers, these are campers.
36 I'm a local insurance agent. If one of these folks
37 were to buy these campers and have this moved on site
38 and they go to get insurance on it, it's going to be on
39 an auto policy. It has a tongue. It has wheels. It's
40 a camper. You can put a deck on it, which on that
41 photo I saw, if it's built for a senior community,
42 there's no ramp, there's no handrail. That's not code,
43 by the way. In Anderson County this is not code.
44 There's no ramp for seniors. Had six steps. Anything
45 over four steps has go to have a handrail. There's no
46 handrail.

47 And my question was, a hundred and twenty thousand
48 was the high end of these campers, plus a four hundred
49 and fifty dollar a month HOA fee, utility fee or
50 whatever it was, it's about thirteen hundred and fifty

1 dollars a month. I don't think that's going to be a
2 good idea. I don't know how long they're going to be
3 able to stay in business. There's going to be a piece
4 of land with some camper sites on it. Just across the
5 intersection there from the King David Church is
6 another bad area. It's a mobile home area. So I have
7 a big concern there. My property is neighboring this
8 property. I understand all the vegetation and all
9 that. It's great and nice. That's nice. With the
10 walking track and all that, that's great. But I don't
11 know -- this thing just don't seem right.

12 All you guys, you think about your homeowners'
13 insurance. These campers, these Clayton models, will
14 have comprehensive and collision coverage. They'll
15 have storm coverage. That's not like you have on your
16 homeowner's coverage. It's a lot different because
17 it's built different. There's different codes. Your
18 home has hard faults. They don't. It's just totally
19 different.

20 And traffic is a big concern that you're going to
21 hear from everybody here. I know this is located on
22 Asbury Road, but they get to Asbury Road by Whitehall.
23 They're not traveling up and down Highway 24. They're
24 driving Whitehall to get into town. This is a huge
25 concern. I understand that Whitehall has its own
26 challenged that the state is probably going to have to
27 address. There's not a lot of land for you to widen
28 Whitehall. I realize that. Because there's retention
29 ponds and water runoff ponds for all those lakes. And
30 I know it's got its own concerns. But traffic is a
31 real issue. Not necessarily for Asbury, but for
32 Whitehall because you would get to it by coming up
33 Whitehall Road.

34 Again, I haven't heard any mention about hydrants
35 and if there's going to be an asphalt road, curbing.
36 None of these things. These are going to be senior
37 living and it's going to crush run, which is gravel.
38 That's going to be a little treacherous for fire
39 departments, paramedics. We're talking about for
40 senior living. I haven't heard anything, it hasn't
41 been addressed if there's going to be hydrants put in
42 there. Are we going to count all the trucks carrying
43 the water that respond to a call? I know my experience
44 in insurance when a camper catches fire they're not
45 going to put it out. They're just trying to keep the
46 other ones from catching fire.

47 I just don't want to look in the paper, and like,
48 hey, what's going on over there in your neighborhood?
49 I have no idea. Well, it's a senior living camp. And
50 it's bad for Anderson County. I know that we're

1 unzoned. Over half of Anderson County is unzoned. But
2 it doesn't mean that we need to park a bunch of
3 campers, which are built on a lower standard than a
4 mobile home, out in our backyard.

5 Obviously I'm a little more concerned because I
6 live there. I mean that's obvious. That's my
7 backyard. And I understand that they're trying to do a
8 business and trying to make money. I get that. But I
9 just think it needs to be a little bit better planned
10 out than it is. You go back to the model that they
11 showed us what they're going to put up, it's all steps.
12 You might pull it back up. There's no handrails. This
13 is senior living that they're going to put on us. I
14 mean come on. I'm just saying does that look like a
15 senior could climb those stairs? Anybody here can see
16 today that's not flat. Seniors are going to live in a
17 flat concrete slab dwelling where they feel safe. The
18 inside looks pretty nice. But a sixty year old trying
19 to climb that flight of stairs with no handrail, no
20 ramp. I think we can do better for Anderson County.
21 Thank you.

22 DAVID COTHRAN: Next is Wendy
23 Mattison.

24 BRAD BURDETTE: I have a question.
25 Is there a request for a variance on this property?

26 DAVID COTHRAN: I don't believe I
27 saw a variance.

28 ALESIA HUNTER: No. Mr. Chairman,
29 there's no request for a variance.

30 BRAD BURDETTE: There is a request?

31 ALESIA HUNTER: There's not a
32 request ---

33 DAVID COTHRAN: No. There's no
34 variance request.

35 Okay, ma'am, what's your last name?

36 WENDY MATTISON: Mattison.

37 DAVID COTHRAN: Mattison. Okay.

38 WENDY MATTISON: And my address is
39 108 Fleet Drive. I would like to echo Mr. Vermillion's
40 concerns. I'm actually of the age where, you know, I
41 fit that age group. I personally don't want to live in
42 a tiny home. I have too much stuff. I don't want to
43 live where I have to climb that many steps even though
44 I still can. But as I get older, that is a concern.
45 It was a concern when we bought our home that we have
46 now. I wanted a home that my bedroom is going to be on
47 a first level. So that is a concern as you get older.
48 Stairs are a concern.

49 I have a concern about the gravel roads. And I'm
50 assuming -- this is an assumption -- that the walking

1 trails ---

2 DONNA MATTHEWS: I can't hear you.

3 WENDY MATTISON: I'm assuming that

4 the gravel trails will be the walking trails. If
5 you've ever tried to walk on gravel, your ankles go
6 like this (demonstrating). That's a huge concern as
7 you get older. I can tell even at my age -- and I'm
8 not even sixty yet -- that I feel unsafe walking on
9 unlevel ground. So I do have a concern about that.

10 I have a concern about the traffic levels. That
11 road is very busy. I live in the Twin Lakes
12 Subdivision and currently traffic cuts through our
13 subdivision to go to King David Recycling Center. So
14 there's easy access for that area also. That will
15 increase, I think, probably increase the amount of
16 traffic that we have cutting through our subdivision.

17 I have a concern about the children, and the dog
18 walkers in my community, in my little subdivision,
19 because they will be cutting through there.

20 I think that's it. Thank you for your time.

21 DAVID COTHRAN: Thank you. All
22 right, that was everybody signed up for the public
23 hearing. Does anybody have -- anybody else want to
24 speak before I close it? All right. Two people -- two
25 more people. Three. Y'all come up and state your name
26 and address for the record, please. Just come on up.

27 DOLLY WILLIAMS SAMMONS: My name is Dolly
28 Williams Sammons. And I have property at 324
29 (inaudible) Circle. And my property backs up to
30 (inaudible). And I want to know if they can guarantee
31 me -- I mean I am -- if one of my kids comes to me and
32 asks me, grandma, can I come stay with you? What you
33 gonna say? Yes. And what if they're on drugs. I mean
34 you can't keep people out of the dump right up above
35 me. I mean they're constantly in and out stealing at
36 nighttime. And I feel bad for people that's going to
37 get robbed because if you don't lock and chain or tie
38 stuff up, it's gone. I know. I've been there since I
39 was seven. So I know how this goes. But thank you for
40 your time.

41 DAVID COTHRAN: All right, sir, you
42 can come up.

43 KEN WALKER: I'm Ken Walker. I
44 live on Cahaly Road, my home. My wife and I own
45 property at the 2800 block of Whitehall. I've been
46 driving Whitehall Road as a professional realtor,
47 builder, etcetera, for over fifty years. Several
48 people have talked about traffic on Whitehall. If you
49 haven't driven Whitehall in the last five years, you
50 don't understand what that is. Whitehall is based on

1 the county -- other county officials, probably the
2 busiest two-lane highway in Anderson County.
3 We're talking about putting two hundred and fifty
4 more trips a day out there. And I know somebody is
5 going to argue, well, they're going to Ingles. Yeah,
6 they probably will, but they're also going up on
7 Clemson Boulevard and North Main, East Greenville
8 Street out toward the hospital annex. And when they go
9 there, they're going on Whitehall, which is bumper to
10 bumper, as one the gentleman said earlier, in the late
11 afternoon and the early morning.

12 So I won't waste your time with another long
13 litany of why we need to not allow developments that
14 are going to create traffic on Whitehall. The last
15 time I spoke to the gentleman doing the development,
16 I'm not opposed to his development. I'm opposed to him
17 dumping traffic on Whitehall, which is already
18 overloaded. I'm concerned that we're hearing this
19 again tonight, just like one of the other speakers.
20 But we do need to address that part of the planning, is
21 to protect the infrastructure of the county. And we
22 are not protecting the infrastructure of the county
23 when we dump more cars on a road that's already the
24 busiest highway with no plans to widen it that I can
25 find anywhere. I understand it may be third, fourth,
26 fifty on some list. Who knows when that list will ever
27 be done. So I'm opposed to any development on
28 Whitehall that will add cars.

29 The other question I had was during all the
30 discussion, I didn't hear anything about flood control
31 or runoff. Are we totally just ignoring that on this
32 project? That's a question for staff?

33 DAVID COTHRAN: Sir, we just listen
34 to you right now.

35 KEN WALKER: I'm allowed to ask
36 staff questions ---

37 DAVID COTHRAN: No, no questions.
38 This is just statements.

39 KEN WALKER: I'll make a
40 statement then. The property that I have does not have
41 any issues with runoff flooding, but my neighbors in
42 Knollwood behind me have mentioned that they are
43 beginning to get water almost up to their house in big
44 rains. That water has to flow behind this property
45 somehow. I haven't studied the topo map to see exactly
46 where, but when you let Eagle go in with self-storage,
47 which I don't oppose, I do oppose the fact that you
48 require them to put in a retention pond and then let
49 them put it right up against county right-of-way. So
50 as the gentleman said earlier, Whitehall has gotten

1 more and more expensive and difficult when we allow
2 things like that. We should have taken that into
3 consideration when this was passed.

4 I'll quit at this point, but I just beg you to
5 really look at your overloading infrastructure which is
6 Whitehall Road and let's not do that anymore. Two
7 hundred and fifty cars. If we only get half of them on
8 Whitehall every day -- trips that is; excuse me --
9 that's a lot of traffic on a road that's overloaded.
10 Thank you for your time.

11 DAVID COTHRAN: Thank you.

12 Yes, come on up.

13 Just so everybody understands how this process
14 works, it's not that we ignore your questions. I don't
15 want you to think we are mindless robots. We take note
16 of this and they're all taken down verbatim. They are
17 important, but this process is not to get into a back
18 and forth question and answer. So we have to maintain
19 that process. So it's not that your questions are
20 unheeded so to speak.

21 Sir, go ahead.

22 KEVIN WILDS: My name is Kevin
23 Wilds. I believe this is a bad proposal. They say
24 it's not a trailer park, but really when you strip it
25 down to its core, what it is is what it is. It's a
26 trailer park or worse. That's a fact. In fact, it's a
27 park full of miniature trailers. It's like a
28 campground. Accepting this proposal would set a
29 precedent all across the county.

30 What if this proposal was behind the Ingles on
31 Highway 81 North, Greenville Street? Would it be
32 accepted then? I don't believe those citizens would
33 like that very much; would they? We're the same way on
34 the west side of town. We don't want it.

35 A tiny house might seem kind of neat or quaint for
36 maybe two days or so, and then you realize that you
37 have no storage and stuff starts going outdoors.
38 You're going to have a mess on your hands. Shabby
39 looking place. And there's no guarantee that this
40 community will be full of seniors due to the age
41 discrimination laws.

42 So in time, over a period of time, it would
43 attract young folks who just want to live as cheap as
44 possible just to reside somewhere as cheap as humanly
45 possible and spend all the rest of their money on
46 drugs, alcohol, cigarettes, lottery tickets. And it
47 will eventually become a campground full of merely
48 vagrants.

49 Bottom line is as these trailers age, it won't be
50 good. This is not a vision of Anderson that we should

1 have. And it should be struck down today. Thank you.

2 DAVID COTHRAN: Was somebody over
3 here -- I think I saw one other hand. This is the
4 last. Come up, sir.

5 CHANDLER REED: Good afternoon. My
6 name is Chandler Reed. I live at 216 Acker Road. This
7 is the same thing that you guys put in Homeland Park,
8 or tried to pass in Homeland Park, they were working
9 on. No one needs this in Anderson County. I'm not
10 going to repeat everything. I'm here to back these
11 folks up. We're still fighting this in Homeland Park
12 with that RV park; same format, different location. We
13 don't need it in the county. One lady said we've
14 already got problems in the community with a dump over
15 there. We've got to clean up before you start putting
16 this in there. It's not for seniors. He's right.
17 You've got five steps going up to these things.
18 Somebody is going to fall. They don't need gravel
19 trails. We need quality single-family homes in
20 Anderson County. This is lipstick on a pig. We need
21 to stop with the RV parks. If you want to put an RV in
22 somewhere go way out in the country; help yourself.
23 But we need zoning in Anderson County. We can get that
24 fixed, too.

25 But I'm here to throw my support behind this
26 community so we don't have to fight this like in
27 Homeland Park. Thank you for your time.

28 DAVID COTHRAN: All right. Now
29 we'll close the public hearing on this matter. Any
30 questions, comments, concerns from the commission?

31 Okay. Well, at this point we can entertain a
32 motion on this matter.

33 DEBBIE CHAPMAN: I would like to
34 make a motion that we table this based on -- until we
35 can get a better governance -- until we can adopt a
36 better governance on this type of land use development,
37 insurance issues, traffic concerns. Under our county
38 ordinance, we're delegated the responsibility of local
39 governmental units are to adopt regulations and
40 policies for the general welfare of the citizens.

41 And I know that this type thing that they're
42 trying to put out there, these tiny homes/RV park
43 models, are actually not governed under International
44 Residential Code. They're governed under ANSI
45 standards, which falls under the Code. They fall under
46 recreational vehicle classification and the county has
47 no recourse to fall back on because they're not
48 regulated by South Carolina building code or the
49 manufacturing housing board.

50 I'm not a hundred percent against something like

1 this. A true tiny home can be a stick-built home that
2 can be regulated as long as it's under four hundred
3 square foot and on a foundation, not on wheels. So I
4 make a motion to table.
5 DAVID COTHRAN: All right. There's
6 a motion to table. We'll need a second?
7 DONNA MATTHEWS: Second.
8 DAVID COTHRAN: There's a motion
9 and a second. Is there any discussion on this? We
10 can, I believe, only table this till the next meeting.
11 DEBBIE CHAPMAN: That's fine.
12 DAVID COTHRAN: Okay. Motion and
13 second. All in favor of the motion, raise your hand.
14 Raise your hand big, please, so I can see it. One,
15 two, three, four. All against, raise your hand.
16 DONNA MATTHEWS: I'm sorry. What
17 was the first one?
18 DAVID COTHRAN: The motion is to
19 table. If you're in favor of supporting the motion
20 raise your hand. So everybody raise your hand big so
21 we can see it.
22 DONNA MATTHEWS: To table; right?
23 DAVID COTHRAN: To table. You're
24 voting to table? That's three, four table. All
25 opposed. Four oppose. So this will move forward to a
26 vote. Do we have a motion to approve or disapprove
27 this?
28 DEBBIE CHAPMAN: I make a motion to
29 deny based on the same criteria.
30 DAVID COTHRAN: Motion has been
31 made to deny. All those -- do we have a second?
32 WILL MOORE: Second.
33 DAVID COTHRAN: There's a second.
34 Any discussion? Okay. You're voting on denial of this
35 project. All in favor of the motion, which is to deny,
36 raise your hand. Four against. Is that five? So five
37 carries, I believe. That would be the majority. Is
38 that what y'all counted? Let me make sure because this
39 is the third time this has been brought up. The motion
40 was to deny. All in favor of the motion to deny, give
41 me hands again. So, one, two, three, four, five, six.
42 Six votes to deny. Majority has it. This project is
43 denied.
44 **APPLAUSE**
45 DAVID COTHRAN: I lost my agenda.
46 Alesia, just read out what's next. I need to find my
47 agenda up here.
48 ALESIA HUNTER: Mr. Chairman, this
49 is Shockley Harbor.
50 DAVID COTHRAN: Got it. Land use

1 application, Shockley Harbor, multi-family apartment
2 complex on West Shockley Ferry, Council District 2.
3 Staff. Thank you.

4 TIM CARTEE: Thank you, Mr.
5 Chairman. This development on Shockley Harbor, we have
6 had some folks to show their concerns on this
7 development. We had one lady that sent us an email
8 late this evening, a Ms. Nancy Sullivan. Her and her
9 husband are opposed due to traffic and crime in the
10 area. I thought you might need to know that because
11 you've got some other emails on that.

12 This is a multi-family development. And just want
13 to state this is not a Section 8. This is a multi-
14 family apartment complex. Grand South Bank is the
15 property owner. Robert Wright is the authorized
16 representative for this project. It's on U.S. Highway
17 29 South Bypass, which is state maintained. This
18 project will be comprised of three-story, two hundred
19 and fifty-eight multi-family units. The proposed
20 concept plan has two vehicle ingress and egress
21 locations onto U.S. 29 South Bypass. This project does
22 include a club house, pavilion, barbecue area, splash
23 pad, tot lot playground and walking trails. Four
24 hundred and seventy-four parking spaces with ten
25 handicapped parking spaces will be provided. And the
26 interior roads will be private.

27 The surrounding land use is residential. The
28 total area for this acreage is about seventeen acres.
29 This is in Council District 2. It's unzoned. And we
30 have a tax map for your viewing. This is not an
31 extension of a development. The access road existing
32 is U.S. 29 South Bypass. Water and sewer supplier will
33 be Homeland Park. Duke Energy will be the power
34 supplier. They are not asking for any variance. The
35 traffic impact analysis is expected to generate two
36 thousand sixty-four new trips per day. U.S. Highway 29
37 South Bypass is classified as an arterial road with
38 maximum average trips per day on the requirements. The
39 TIS, which is a traffic impact study, has been approved
40 by the SCDOT and Anderson County. And the study
41 recommended one in-bound lane and two out-bound lanes
42 after Shockley Harbor Apartment entrance across from
43 the New Pond Road entrance. This study determined that
44 the auxiliary lane and right turn lanes on Shockley
45 Ferry Road are not required. This applicant is
46 required to obtain encroachment permit from the SCDOT
47 encroachment along U.S. Highway 29 South Bypass before
48 commencing with construction.

49 On the next slide here, you can see the proposed
50 development. There's a walking trail across the

1 amenity areas in there. This is an aerial of the
2 property.

3 Staff recommends approval of the entire
4 development plan as submitted with the following
5 conditions. Developer must obtain all necessary
6 permits and approvals. The road name must be approved
7 by the Anderson County Addressing Department for
8 internal roads. Developer must obtain all necessary
9 permits prior to proceeding with the development. And
10 land use development standards and building and codes
11 for electrical permit. You must provide the Building
12 and Codes Department with a copy of this approval
13 letter in order to receive electrical permits at the
14 end of the permitting process. Proper screening and
15 landscaping buffers, type I along Highway 29 and type V
16 along the east and south side of the property. SCDOT
17 for encroachment permit for state road access. DHEC
18 approval letter for sewer service construction and
19 permit to operate. Developer must submit a stormwater
20 erosion control sediment plan for land disturbance of
21 one acre or larger or part of a common development
22 plan. This approval is required by both Anderson
23 County stormwater and SCDHEC. After their approval, we
24 will issue a grading permit payable to Anderson County
25 for \$750.00 and a pre-construction will have to be set
26 up before they can commence with the Stormwater
27 Department. Homeland Park Water approval letter for
28 potable water and fire protection, verification of
29 water line services and layout plan. This is reviewed
30 to determine if water pressure volumes exist for the
31 installation of fire hydrants within a thousand feet of
32 all lots.

33 That's all I have, Mr. Chairman.

34 DAVID COTHRAN: Thank you. Any
35 questions? All right, if no question, we also have --
36 this was a sign-up. I'll call you in the order. First
37 is David Standard.

38 DAVID STANDARD: First of all I want
39 to say I'm not opposed to any kind of growth and
40 development, especially in Anderson County. And
41 extremely specially in District 2. But the problem we
42 have is we have is a week and a half ago everybody
43 started receiving cards. And it's such a short notice
44 and nobody really knows and understands the --
45 everything that's happening. We don't know the rental.
46 We don't know the criteria that it would take to move
47 in there. And let me just state that two hundred and
48 fifty-eight units is overwhelming compared to the
49 ninety-six of Meadow Run which is (unintelligible).
50 Before the night is over with, y'all will see these

1 static calls coming out of ninety-six units. Who's to
2 say these things are going to be good or bad. But at
3 two hundred and forty-eighty, I don't see them being
4 extremely that great.

5 We have a lot of people here that's going to show
6 you this. They're going to lay a map out for you why
7 this is a bad idea. It's just uncalled for. We don't
8 know what they look like. You can't go by these
9 things. And like I said, the rent will base -- the
10 rent will actually determine the type person you're
11 going to get in there. And Homeland Park has been
12 dumped on so many times that we cannot even trust --
13 now, the developer that I spoke with had told me that
14 he requested a community meeting and was told at that
15 time that there was no need to have one because no one
16 requested it in the last time when it was said whether
17 it would be at council or this. He wanted a community
18 meeting. He was going to come down this past week when
19 we were going to have a community meeting at the fire
20 department, but he come down with COVID and I think
21 he's got someone here to represent him now.

22 I would like to see this put on hold until he can
23 come down and speak with the community members. And it
24 ain't just that area. It affects the whole entire area
25 because we are overloaded with crime as it is, and I
26 think as time goes on this is going to be a crime area,
27 as well, unless it is done strategically to the point
28 where it's going to keep it out. I don't see two
29 hundred and fifty-eight units to be a great idea at
30 all. So cut it down to a fourth or twenty-five percent
31 maybe. I don't know. But you'll hear it mapped out.
32 I'm just asking for you to hold up because we don't
33 need nothing like that down there and we don't want it.
34 Thank you.

35 DAVID COTHRAN: Thank you. Next
36 will be Jan Shaw.

37 JAN SHAW: My name is Jan
38 Shaw. I live at 610 Ferry Street. This is right
39 across the street from me. It'll be in my front door.
40 They will be around -- with two hundred and fifty-eight
41 units, if we say four people in every family, which is
42 an average, there would be a thousand thirty-two people
43 in those apartments. They are renters. They're not
44 homeowners. They're going to pay property tax on cars.
45 They're not going to help with any of our schools. Our
46 schools are outdated. They were built in about 1950 or
47 '52, '54, somewhere along there. That's going to be an
48 influx of, if you've got two adults per household,
49 you're going to have five hundred and sixteen new cars
50 in the area. That's going to cause a traffic problem.

1 They will be using New Pond Road as an outlet to get to
2 28 Bypass. That will be a lot of traffic coming
3 through my neighborhood.

4 If you sit on my front porch on any given day, you
5 can see eighteen wheelers barreling down 29. If there
6 is no way that those eighteen wheelers can stop in
7 time, you're going to have traffic accidents. You're
8 going to have all kinds of accidents because those
9 eighteen wheelers use that road every day.

10 Okay. Our schools; go back to our schools. Our
11 schools would be overcrowded. We need a new school
12 because if we have more than five hundred and sixteen
13 students, which that would be on average of a four-
14 person family with two adults and two children. Okay.
15 If we're talking about a single mother who's got four
16 children, that number is going to go up. So we're
17 talking about a problem with our schools.

18 Our water system, it can handle our people that we
19 have now, but in a drought we only have three tanks.
20 Those tanks will only handle the people that we have
21 now that are customers. We will have to ration water.
22 You add this many people in an area, that's going to
23 put more stress on the water system. Okay. The with
24 water, the water system, even though it can handle them
25 in a normal everyday situation, that drought situation
26 is what's going to be the problem.

27 Okay. Then we've got the traffic coming in our
28 neighborhood. That is going to be more road
29 maintenance. There's children playing. Those are
30 usually quiet streets. I've lived there for thirty-two
31 years. I choose to live there. If you put this across
32 from me, I need somebody to buy my property, please. I
33 don't want it in my neighborhood. Not renters.

34 Now, the houses they're proposing, which have not
35 heard yet, we're all for that. If their target
36 audience is First Quality and Michelin, do you realize
37 that the people at Michelin average twenty-five dollars
38 an hour. That's over four thousand dollars a month.
39 Tell me if you made four thousand dollars a month,
40 where would you buy a house? Where would you rent an
41 apartment? When those apartments are sitting there
42 empty, they're going to fill them however they can.
43 They are going to accept Section 8 vouchers which would
44 make it not a Section 8 property but they can accept a
45 voucher. So you're still going to have it in the area.
46 I don't want that across from me.

47 Fire Department. The fire department is
48 volunteer. We add that many people, that many
49 structures in one area, you're going to have more
50 calls. We've got people that work that volunteer and

1 run calls. We don't have enough staff as it is. We
2 need our county to build us new schools, to put more
3 money in the community to bring it up so that we can
4 attract better, so that we can let people know that our
5 neighborhood is really not all that bad. But we need
6 to bring it up. We don't need to bring it down with
7 rentals. And two hundred and fifty-eight is just an
8 ungodly amount to put in front of a neighborhood that's
9 been established for years. That is just an invasion,
10 an invasion in our neighborhood.

11 Okay. Let's see what else I've got here. Police
12 and safety. Chad McBride has said that he will need
13 nineteen more officers to answer calls with all the
14 apartment complexes going up in Anderson County. Where
15 is that money going to come from? If this is an
16 opportunity zone, which it is, and they get tax credits
17 for ten years, they're not going to be investing in our
18 community. They're going to make their money in our
19 community. They are not going to invest in our
20 community. We need people who want to buy houses,
21 bring property values up, not just the tax assessments.
22 Because if you bring the tax assessment up, my property
23 is not going to sell for what it needs to when I need
24 to leave because it's unsafe.

25 This complex is six and a half times bigger than
26 Allison Square. There's already problems at Allison
27 Square. Meadow Run everybody knows about. I worked at
28 Belton Woods for several years. That's two hundred
29 units. There was thirty of those units available every
30 month. They couldn't fill them. You know what they
31 did to fill them? They got the people in there and
32 they said we don't have the income. Do you get any
33 money from your family members? Yes, you do. Well,
34 okay. Well, notarize a statement that's your income.
35 They're paying zero rent.

36 Now, I know that's a Section 8 property. That's
37 different than a Section 8 voucher. A Section 8
38 voucher can be accepted anywhere as long as the
39 landlord will accept it.

40 Now what my question is, is what are the tax
41 credits on the property? What qualifications are on
42 the property if these are low income? Then what is the
43 minimum requirement as far as your income? What is the
44 maximum? I want to know what the market rent is. I
45 want to know if they get any subsidies from the
46 government. Because if they're getting subsidized by
47 the government, just because somebody makes ten dollars
48 an hour and can't afford the rent, then I don't care
49 what you call it, it is low income housing and you're
50 going to have people in there paying zero rent. And

1 then that's going to bring our neighborhoods down, not
2 up.

3 So if anybody would like to come sit on my front
4 porch with me and watch that street up there, see that
5 traffic, then go ahead. I'll be happy to have you.
6 610 Ferry Street. Any day. And also Moore Street. If
7 they think about coming to Moore Street, it's just
8 going to add to the congestion. So y'all need to
9 consider the impact it's going to have on our
10 supporting services and our neighborhoods before you
11 throw this on us. This is too many people, too many
12 units, too many rentals in one property. And then they
13 want to sell houses?

14 You know, the houses I'm not against. I'm not
15 against the houses. I'd like to have those first.
16 Let's see what they do. Because if I had a hundred
17 thousand, two hundred thousand dollars for a house, I'd
18 be putting mine up for sale. I'd be going to another
19 neighborhood.

20 So I can't sell mine for ten years. I'll tell you
21 why. Appalachia Project just done a renovation on it.
22 So I'm locked in for ten years. I can't sell. So who
23 am I going to hold responsible if somebody breaks down
24 my door and it's unsafe for me to live there? So who
25 am I going to hold responsible? Let me have your names
26 because I need them. I need to know who to call
27 besides the police department and the coroner.

28 So I think I've said enough.

29 DAVID COTHRAN: Mo McCray.

30 MO MCCRAY: Hi. My name is Mo
31 McCray. I live at 715 South Green Street, Winston-
32 Salem, North Carolina. I am representing the
33 developer. I will be happy to sit on your porch,
34 ma'am. And I'm not an introvert, but I'll be happy to
35 sit there with you. I'll even bring the biscuits.

36 We did a couple of weeks ago and do have a
37 rendering of our site. We do have them. It'll be a
38 craftsman style property with over thirty percent of
39 the brick facade or stone veneer and hardy plank. So
40 I'm happy to share those with you and make those
41 available. I'm happy to plug in my computer if I can
42 ---

43 DAVID COTHRAN: Pull your
44 microphone down closer, please.

45 MO MCCRAY: I'd love to think
46 that these (inaudible), but I guess they didn't. So
47 I'll be happy to plug in to show the rendering on the
48 site, but we can also send those around. I thought we
49 had. So my apologies on that. The site will be hardy
50 plank construction, garden-style walk-ups with thirty

1 to forty percent stone veneer or brick on the exterior.
2 We've done a market study analysis for Anderson County
3 and the demand is there. We're excited to be here. We
4 believe that workforce housing is the way that you
5 drive economic development in communities. Without the
6 housing you can't attract new business. That's just a
7 simple fact. The other part is on rents and income
8 averages. We build at sixty percent of the area medium
9 income. Here in Anderson County that is sixty-five
10 thousand two hundred. That's what is recorded. And
11 our rent for these units, we've got one, two and three
12 bedroom units. We are proposing rents, max rents of
13 six twenty-two for the one bedroom, seven twenty-nine
14 for the two bedroom and eight fifteen for the three
15 bedroom. So they are not low income rents. This is
16 workforce housing. These are your -- these are people
17 in your community. We don't think this is attracting
18 new folks. We do think that Anderson is growing. It's
19 an exciting place to be. You guys should be clapping
20 for yourselves in driving this economic growth. We're
21 excited to be here. We hope that you're excited for
22 us.

23 We think that internally we've provided plenty of
24 amenities to keep the children safe. We have two
25 playgrounds, a splash pad. We considered on that lower
26 portion to do with garden grove and walking paths,
27 making the whole development.

28 So I'm happy to reserve the rest of my time for
29 any questions. I think the traffic study kind of laid
30 out a plan for how to mitigate traffic, slow-down lanes
31 with entries and exits. We have no problem with any of
32 the setbacks proposed by Planning or in our
33 discussions. We think this is not an inappropriate
34 land use and what this land is intended to do. I'm
35 happy to talk and continue to be here.

36 PPG is a long term development company. We manage
37 our properties for at least fifteen years. We don't
38 foresee going anywhere or leaving or selling. I'm just
39 three hours away, so if you have a problem, email me
40 and I'll be here.

41 FEMALE: I'd also like to
42 ask a question if it's possible.

43 DAVID COTHRAN: No.

44 MO MCCRAY: I will stick around
45 at the end of the meeting and answer any questions.
46 Thank you.

47 DAVID COTHRAN: Thank you. Doug
48 Neal.

49 DAVE NEAL: My name is Dave
50 Neal. You just can't read my writing.

1 DAVID COTHRAN: Sorry.

2 DAVE NEAL: There are a lot of
3 issues here I think when it comes to this property.
4 And for the last year we have been fighting with tiny
5 homes over here in District 2. And here we are being
6 forced to look at something else that's going to create
7 a lot of issues for us.

8 There's an issue with the schools. Homeland Park
9 Elementary is full. If they brought in a hundred and
10 fifty kids, you know, they're going to have to do some
11 remodeling or build another school over there, and it's
12 not ready for anything like that. Our fire department
13 down here in Homeland Park is all volunteer. And
14 they're already dealing with the fact that they may
15 have an extra hundred tiny homes to deal with. And
16 that doesn't mention all the other folks that are there
17 in that community.

18 I'd like for our Planning Commission to do
19 something for Homeland Park; help us out a little bit
20 down there and put this thing on the back burner
21 somewhere and let these guys explain some of the things
22 they wanted to get done and let's do something that's
23 really going to help our community. Bring some houses
24 in. And something that's going to provide some taxes
25 for our county. And even if the tax money comes in, we
26 don't even know if it'll come to Homeland Park. It may
27 be spent somewhere else. But at least the county would
28 get something for it. When we have two hundred and
29 fifty-eight apartments and you have people that are not
30 committed to take care of property very well, we know
31 how rental properties can be, it's not going to help us
32 economically. It's just not.

33 I would like to see this thing at least tabled
34 here, for sure, so that some things can be settled,
35 cleared up, and give us something that's really going
36 to make our community a beautiful community, something
37 of which we can be proud. And just to stick up two
38 hundred and fifty-eight apartments, again, to say that
39 they're not going to become Section 8, who's going to
40 say that? I don't know. But we're concerned and we're
41 looking to you guys to help us out. Thanks.

42 DAVID COTHRAN: Michelle Burgess.

43 MICHELLE BURGESS: This is not my
44 first time to address this committee. We work here.
45 About six, seven months ago, because someone didn't
46 know where their county district lines were, where they
47 begin, where they end. We still have issues because of
48 that. Right now you have a bunch of people in Homeland
49 Park that's mad as hell. No other way I could say it.
50 We get dumped on. Mr. Sanders has already said that at

1 one point in time someone was asked about this two
2 hundred and fifty-eight apartment community and they
3 said there was no need to talk to the public or those
4 that are around that's going to be affected by it. Who is
5 that person? And where are they at now? Because we're
6 tired. We're tired of things being thrown in.

7 We know that there is going to have to be some
8 zoning put in in Homeland Park at one point in time.
9 But right now we don't have the infrastructure in place
10 for two hundred and fifty-eight apartments. It's not
11 there. We have a volunteer fire department. Y'all
12 know that. It's already been stated. Right now we
13 answer more calls than any other fire department in
14 Anderson County. Do we need two hundred and fifty-
15 eight more? No. Don't have the people to do it.

16 We know that Allison Square is there. It's a
17 small apartment complex. I think they average about a
18 hundred and fifty calls from Anderson County as far as
19 the Sheriff's Office goes. Meadow Run. We also have
20 Belton Woods. Meadow Run has averaged over seven
21 hundred calls. I'm not saying that Shockley Harbor is
22 going to have that many calls. But let's be honest.
23 We're talking Homeland Park and a one bedroom apartment
24 at six hundred and fifteen dollars. That is not
25 average cost. Point blank, period. That's low income,
26 period. That's low income. If you're going to have a
27 three bedroom apartment that's going to average about
28 eight hundred dollars a month, that's definitely low
29 income. You can't get an apartment anywhere else in
30 this county, and especially the city, a one bedroom,
31 for less than about eight hundred bucks. So we're
32 already behind the eight ball by saying we're going to
33 have six hundred and fifteen dollars for a one bedroom.
34 Seven hundred and something for two.

35 The infrastructure, guys, it's just not there.
36 Stop pulling the wool over our eyes. And again, I
37 would still like to know who is the person that said
38 the people of that community did not need to have a
39 meeting with the developers? Who said it? Does
40 anybody know? I'd pay somebody a hundred dollars if
41 they would give me a name.

42 We're tired of being the laughing stock of this
43 county. Point blank, period. We're standing up and
44 we're not taking it anymore. Anymore. No more small
45 RVs. RV park, that's what it was. They pulled the
46 wool over our eyes and said it was a tiny home
47 community. No. But again, that was because somebody
48 didn't know where their district ended and where it
49 began. But now we at least were able to find this
50 information out so that we can let our voices be heard.

1 And we're going to make sure you hear it.
2 DAVID COTHRAN: Ray Campbell.
3 RAY CAMPBELL: Good evening. My
4 name is Ray Campbell. I live at 608 Ferry Street. I
5 happen to be Jan's neighbor. So if you come over and
6 sit on her porch with her, I would then like to invite
7 you to come next door to my house where I will show you
8 three bullet holes. One under the bedroom window where
9 our grandchildren stay when they come to visit. One in
10 a down spout on the back side of our house. And I
11 recently found one after I noticed a leak in my camper
12 roof that's parked just behind my house where a bullet
13 had come down after I guess somebody celebrating on New
14 Year's or whatever, and came through my carport where
15 the camper sits and went through the top of my camper.
16 That's the type of activity that goes on in Homeland
17 Park.

18 Now, if I wanted to rent a nice apartment or build
19 a nice new home, I can tell you one thing, Homeland
20 Park is not the place I would go. Now, I love my
21 community. I plan to stay there the rest of my life.
22 I have the best neighbors that anyone could ask for. I
23 would do anything for any of them. But when you bring
24 the type of activity, the number of people, into our
25 neighborhood that's being proposed, I'm afraid that it
26 would increase the danger to our -- the people in our
27 community. Many of us are older. Many of us have
28 grandchildren. Some of us have -- the neighbor on the
29 other side of us have three young children. And to
30 increase the amount of traffic, I can tell you for a
31 fact that just to get off of Highway 29 onto Highway
32 81, you're putting your life in danger. I can tell you
33 this, too, if you need police protection, you're in the
34 wrong neighborhood because there are four-wheelers and
35 mini bikes and all types of young individuals riding up
36 and down those roads day and night at high speeds, not
37 stopping at stop signs, not looking for cars pulling
38 out of driveways. I can also tell you that New Pond
39 Road will become a racetrack. It's a narrow road and
40 difficult to navigate on. To increase the traffic on
41 that road would place lives at risk.

42 Please imagine someone wanting to build this type
43 of development right across the street from your homes.
44 How would you feel? Please do not do that to us.
45 Thank you for listening.

46 DAVID COTHRAN: Brad Skelton.
47 BRAD SKELTON: My name is Brad
48 Skelton. I am the developer along with my partner
49 Robert Wright who cannot be here tonight because he has
50 contracted COVID. So we looked at this property

1 originally -- I live in Greenville, South Carolina now,
2 but I am from Anderson originally and actually lived
3 for six months on (inaudible). So I know this area
4 well. When I saw this property come up, I was like,
5 wow, what a great opportunity to help the community
6 out.

7 So we looked at this -- we looked at this parcel
8 with what's the best way to develop this parcel? We
9 did our research. We met a lot of times with Alesia
10 and her team. We met with Rusty a number of times on
11 it to find out what was needed in there. The thing we
12 found out the most was workforce housing apartments and
13 single-family. We will do a hundred and twenty-six
14 single-family units next to it. We researched the best
15 workforce housing around the nation and we came up with
16 a company called JCG out of Annapolis who had done
17 multiple of these units not only in South Carolina but
18 across the Southeast, as well. So we formed a
19 relationship with those guys.

20 Finding out that Tommy Dunn was part of this
21 district, we've met with Tommy three times now and he
22 has been onboard with everything that we've brought to
23 the table. And the person who told us not to have a
24 community meeting at this point was Ms. Gracie. I
25 personally spoke with Ms. Gracie four times, okay, and
26 we asked her -- I said, Ms. Gracie, we will be glad to
27 do whatever. And she was in Charlotte with her son at
28 the time, as you know. She signed off on this project.
29 If you need confirmation on that, you can ask Holt
30 Hopkins. She liked the project. Once we talked to her
31 about it, we told her what we were doing and her idea
32 was this is going to be good for -- unfortunately she
33 had a hard time. So we did try to have these meetings
34 with whomever we needed to. I know that (inaudible)
35 contacted Robert Stanley. We would have certainly been
36 willing to meet with anyone at this time, but it was
37 last week, you know, and then Robert came down with
38 COVID. We couldn't work it in our schedule.

39 But we've been doing this now for, I think it's
40 been six months. So we've had a number of meetings
41 with Tommy, a number of phone calls with Ms. Gracie,
42 and obviously a number of meetings with Alesia and her
43 team. So we've laid this project out for a long time.

44 We think it's great because of all the factory
45 workers. The workers down in south Anderson need this
46 product because they can upgrade to a new home. But
47 once they come and move in the apartments, we think
48 that's a temporary deal. We think they buy a home next
49 door. That's one of the reasons our homebuilders are
50 so excited, is because they can upgrade from a nice

1 apartment. I've seen the drawings. They're garden-
2 style apartments. It's nothing like you've seen in any
3 kind of Section 8. These are workforce housing
4 apartments, garden style. They've asked us to include
5 some amenities. We included amenities. We included
6 walking trails. We put sidewalks in like they asked us
7 to. So we've done everything the Planning Commission
8 and Tommy and Rusty have asked us to do. We just think
9 it's a great product for that area for Homeland Park.

10 I'll be glad to answer any questions at any time.

11 DONNA MATTHEWS: I have a question.

12 BRAD SKELTON: Sure.

13 DONNA MATTHEWS: Why is the entrance
14 and exit only on West Roosevelt? Why is there not one
15 on 81 South?

16 TIM CARTEE: I don't have a site
17 map in front of me. Well, according to the traffic
18 study that was done for this, this was the
19 recommendation from the DOT, the placement of these
20 entrances and exits.

21 BRAD SKELTON: So DOT recommended
22 that.

23 DONNA MATTHEWS: I'm sorry. I
24 couldn't hear you.

25 BRAD SKELTON: DOT recommended
26 that.

27 DONNA MATTHEWS: Because of the
28 railroad tracks?

29 TIM CARTEE: Right.

30 DAVID COTHRAN: Thank you.

31 BRAD SKELTON: Thank you.

32 DAVID COTHRAN: Edna Cleveland.

33 EDNA CLEVELAND: Most of my concerns
34 have already been addressed. I was just concerned of
35 it being turned into a Section 8. But this number of
36 people that's going to be in these apartments is going
37 to be overwhelming to this neighborhood. We're trying
38 to clean up Homeland Park and make it a better place.
39 But this number of people in these apartments, I don't
40 think it's going to contribute to that.

41 This intersection -- I live on New Pond Road,
42 right off of New Pond Road. And there's -- we already
43 have a new intersection about five hundred yards from
44 this drive coming out of these apartments. And you can
45 imagine how far traffic is going to be backed up down
46 29. And I just -- I oppose this and I just think it's
47 -- this is just going to be overwhelming to our
48 schools. That's a tiny little school down there. And
49 I think it's just going to overwhelm the whole place.
50 And I don't think it's going to help us get a better

1 place to live. Thank you.

2 DAVID COTHRAN: Mark Todd.

3 MARK TODD: My name is Mark
4 Todd. Everybody knows me as Wink. I'm the owner of
5 Wink's Garage and Engines. I live on 9 West Moore
6 Street right in front of the property that they're
7 developing. I don't have no problem with putting a
8 nice subdivision in there. But I do have a problem
9 with the rentals. These people are making money off of
10 poor people. That's what they're doing.

11 And another thing is I had a lady come up to my
12 shop today and she was eighty-something years old. And
13 the crime is so bad that she told me, she said the
14 other night, Saturday night, they was playing music on
15 the outside of my house, partying. I said, why didn't
16 you call the law? She said, I was afraid to call the
17 law. I was afraid they would come back. We've got so
18 much crime down in there. We really need to work on
19 that more than we do anything else. It's not getting
20 better; it's getting worse.

21 Allison Square, there was a killing there probably
22 one year after it was built. Of course, y'all know
23 about Meadow Run and all that. But my say is let's get
24 it cleaned up before we start doing anything else. The
25 rental houses is not -- or rental apartments is not the
26 way to go on anything. It needs to be a subdivision
27 put in there and we need to build Homeland Park up.
28 For forty-two years I've been working on trying to get
29 something to come down there. And I had people to tell
30 me the reason I don't come to your shop is because it
31 is in Homeland Park. My shop is probably one of the
32 best in town. I'm not saying it just because I own it
33 and I run it, but I'll let it speak for itself, is all
34 I've got to say about that.

35 But we have got -- we actually could do a lot
36 better than what's being proposed. These people are
37 making money off of what they do and they don't care
38 who stands in front of them. I've got people who live
39 somewhere else where they developed and they had
40 problems with them.

41 So I say let's put this on the back burner and
42 check into it a little bit deeper and further before we
43 start doing anything crazy. Walmart was talked about
44 when they first cleaned this property off over there
45 that was where Walmart was coming. What happened to
46 that, I don't know. I wish I knew. And then there was
47 another company coming in. And what happened to that,
48 I don't know. But something happened to it. And my
49 other question is, who's going to pay taxes on all
50 these units? If they rent them, who's going to pay

1 taxes? That's my question today. Thank you very much
2 for listening to me.

3 DAVID COTHRAN: Thank you. Allison
4 Phillips.

5 ALLISON PHILLIPS: The first thing I
6 would like to tell you, I'm Allison Phillips. I have a
7 different perspective from everybody that's talked so
8 far. I'm a business owner. My business is in Homeland
9 Park. I own property in Homeland Park and I've got
10 three of those from the Planning -- I'm sorry. I'm out
11 of breath.

12 The first thing I want to say is I heard the
13 gentleman say earlier today he had gotten one email,
14 and I know that is not true. I sent an email
15 yesterday. Someone said somebody -- somebody behind me
16 just said they sent an email. James McCall, he
17 couldn't be here. He is public safety at Prisma. He
18 sent an email today and he actually copied me on it.
19 So I know that there were more emails sent to the
20 Planning and Development Office than what the gentleman
21 earlier said. That's the first thing.

22 The second thing is I hope that you're going to be
23 fair and equitable to the people in Homeland Park just
24 like you were to the people off Whitehall Road. I
25 lived on Whitehall Road in the Centerville area when I
26 grew up and now have my business in Homeland Park. I
27 happen to live in another county now, but I drove here.
28 It was important for me today to come down here to
29 address y'all and to tell you how I feel as a business
30 owner. We are often overlooked and under-served in
31 Homeland Park Districts 2 and 5. I'm not going to
32 exclude Tommy's district and the empty district --
33 empty seat. We're often overlooked and under-served.

34 Ms. Floyd, unfortunately, was voted in for a lot
35 of years. It was a popularity contest, but she wasn't
36 necessarily popular with the people of Homeland Park
37 because she didn't do what is best for us. She did
38 what is best for another area.

39 The Planning -- on March 24th, the Anderson County
40 Planning and Development office sent out nine hundred
41 and eighty-eight postcards to property owners. That
42 means nine hundred and eighty-eight properties are
43 within two thousand feet of this development. Imagine
44 what there are within a mile of this development. They
45 sent out nine hundred and eighty-eight. Okay. They
46 sent it out on March the 24th, which was a Friday. I
47 knew it was going to be delivered, so I knew it was
48 coming to my mailbox and I had already been alerted to
49 that. That's too late for me to send a FOA to any
50 Anderson County department that I wanted to because

1 there's also an Easter break. People have vacations
2 and things got delayed.

3 So we need -- the next time y'all send out cards,
4 we need them sent out a month in advance because what
5 you sent out this time was not time enough. Didn't
6 give us enough time to do our research that we wanted
7 to do. We could not send out -- I've got a FOA right
8 now to the fire department and he was on vacation last
9 week. So he said he would get back to me, but he
10 hasn't. Anyway.

11 In my eleven plus years in Homeland Park, I've had
12 several cars stolen. I've had multiple attempted
13 break-ins. And my office building was completely
14 burned down by a druggie. I'm very concerned about
15 crime and public safety in Homeland Park. We already
16 have two affordable housing complexes; Allison Square
17 which is less than a mile from this area, this specific
18 address; and Meadow Run, which is one and a half miles
19 from this specific area. Allison Square -- excuse me,
20 Shockley Harbor, which is the proposed apartment
21 complex, is six and a half times Allison Square. And
22 it's two and a half times Meadow Run. And these are --
23 one is .9 miles from the Shockley Harbor address and
24 the other is one and a half miles. According to Cheryl
25 Stanley, administrative assistant for Anderson County
26 Dispatch Records, in the last year Allison Square
27 Apartments, and they only have forty units, they've had
28 one hundred and forty-eight 911 calls. Ninety-four of
29 those were for law enforcement; fifty-four were for
30 EMS. I'm glad you're sitting down for this next one.
31 Meadow Run has ninety-six units. Meadow Run had seven
32 hundred and fifty-three 911 calls within the same time
33 frame. Now, six hundred and thirty-two of those were
34 law enforcement and ninety-eight of them were EMS. We
35 live in a high crime area. I mean, excuse me, this is
36 a high crime area. My business is in a high crime
37 area.

38 According to my calculations based on the number
39 of calls to Allison Square and Meadow Run, Anderson
40 County Law Enforcement calls for Shockley Harbor alone
41 will be increased by two thousand eight hundred thirty-
42 seven calls. Two thousand eight hundred thirty-seven
43 calls to 911. Imagine what that's going to do? And we
44 don't have a tax base for it.

45 What Homeland Park needs is owner-occupied, single
46 family homes; not a new crime area. As you heard the
47 people on Whitehall Road complain about two hundred and
48 fifty extra trips a day, two of the three proposed
49 developments that Mr. Wright has before you will
50 increase the two-lane highway which is 29 South Bypass,

1 better known as West Shockley Ferry Road, by over three
2 thousand trips a day. They're not going to give us a
3 turn lane or anything with that.

4 Now, you're got the upper part, the upper west
5 side complaining about two hundred and fifty trips.
6 Imagine over three thousand trips what it's going to be
7 for those neighbors. I want you to be as fair to us as
8 you are to them. And that's all I've got.

9 Oh, excuse me, one more thing. The gentleman that
10 said these are garden style homes, right here, Anderson
11 County Planning Commission meeting, this project will
12 be comprised of three stories. They don't have any
13 three story things in that area. Two hundred and
14 fifty-eight three story family units. So it's not
15 garden style. We are getting told all kind of
16 different things. But we're going to find out the
17 truth because when it comes to Mr. Dunn, he's going to
18 have to. If he's been meeting with you then he needs
19 to pay for telling me the incorrect. I hope you chew
20 his ear off. Because we're not going to stand -- we're
21 not going to lay down. As long as I can I'm going to
22 come and support Homeland Park and the people down
23 there that are my customers and that live around that
24 area.

25 I also had the third project, a smaller project
26 that they're planning built right where my mailbox is
27 at my office. So I'm not complaining about the single-
28 family housing at all. We need that. We don't need an
29 apartment complex. Thank you.

30 DAVID COTHRAN: Elijah
31 Upton.

32 ELIJAH UPTON: Hey. I'm Elijah
33 Upton, 212 Manley Drive. These apartments will be
34 right in the high crime area. We already have a
35 problem with crime in our area. It's unbelievable.
36 Day and night we're having to run people out of our
37 yards, cutting through the woods, foot traffic up and
38 down the road. It's ridiculous. And we have cars that
39 turn up 81 coming up Manley and there's a speed limit
40 sign that says twenty-five miles an hour. By the time
41 that they get to our driveway, they're doing about
42 fifty-five, sixty miles an hour. We have called the
43 cops out there numerous times. Don't do any good.
44 They said DOT will put the lanes in and out for
45 Roosevelt. I wasn't (inaudible) because we've been
46 trying for thirteen years that we've been at this
47 property to get the SCDOT to come put us a drain in so
48 our house would quit getting flooded out all the time.
49 Not gonna happen. If anybody knows about the roads on
50 Roosevelt, good gracious alive. The damage it does to

1 your cars. So who in the world would want to come live
2 in Homeland Park if you have to put your car in the
3 shop every month from damage from the roads where SCDOT
4 will not fix them. And the wrecks on 81 at the
5 intersection of 81 and Roosevelt is unbelievable and
6 plus traffic on 81 is unbelievable.

7 I mean there's no cause for this. All apartments
8 eventually go down and invite trash. We don't need
9 this for our community. Our Anderson County Sheriff's
10 Office don't have the resources for this. Our
11 volunteer fire department does not have the resources
12 for this. Our schools don't have the resources for
13 this. Our community does not need this kind of crime.
14 We need to do better for our community, and this is the
15 wrong way. Y'all need to come our way and help us out.
16 That's all I've got to say. Thank you.

17 DAVID COTHRAN: Chandler Reed.
18 CHANDLER REED: My name is Chandler
19 Reed, 216 Acker Road. So I'm Vice President of
20 Community Watch and I want to stand before you today
21 and talk about this development. We need single-family
22 homes. We don't need apartment complexes. I live down
23 the street from Meadow Run. Every week five to six
24 patrol units there. That's probably close to ten
25 officers. If I've got an emergency at my house, guess
26 who's not coming because they're all down at Meadow
27 Run. And at Allison Square, that's not much better.
28 Down at Gluck Mill, the meth heads are running the
29 streets during the day now, so it's getting bad. They
30 used to do it at night; now they do it during the day.
31 We need help cleaning up the community. I just had a
32 trash pick-up, what, about three years under the watch
33 program -- Homeland Park, raise your hand. We picked
34 up trash, a hundred pounds of trash and now y'all are
35 about to bring some more in there. We don't need this
36 in the community. Period. The fire department already
37 is coded for assist any time a call comes in. That
38 means other units in the county have to assist them.
39 The infrastructure doesn't need an apartment complex.
40 We need single-family homes. Plain and simple. Thank
41 you.

42 DAVID COTHRAN: Sarah Reed.
43 SARAH REED: Sarah Reed. I live
44 at 216 Acker Road. I agree with Jan and David
45 Standard. We don't need apartments. We need single-
46 family homes. We need to start cleaning up Homeland
47 Park and not adding thousands of extra people to bring
48 in crime and keep more police and fire departments busy
49 where when we need help down in there, they're going to
50 be busy with everyone else. I disagree on more

1 apartments. We need more homes.

2 DAVID COTHRAN: Denise Fisher.

3 DENISE FISHER: Hi. I'm Denise
4 Fisher. I live at 61 Cromer Street. Basically I'll be
5 saying basically what everybody else has said, that I
6 have lived in this area since 1997. New Pond Road when
7 they come off of 28 bypass the cars, they start there
8 and they fly down and cut through going to West
9 Shockley Ferry. I have seen this many times. I've got
10 out and hollered for them to stop, slow down, you know,
11 since back in the late nineties. So that's any issue
12 problem with me. It'll be adding extra traffic. We
13 don't need it.

14 What are they going to do when these apartments
15 run down and we have all this rift-raft. We have
16 enough going on right now. We've got people that walk
17 the neighborhoods at night cleaning up. We have them
18 going in the daytime. You know, we had a house next
19 door to us that turned into a rental property. We had
20 a drug issue there. Several years back they got busted
21 for meth labs. You know, that's been resolved. And
22 you know, we're trying to get Homeland Park cleaned up.
23 We are homeowners. I have no problem with single units
24 going up, but I have a big problem with a two hundred
25 and fifty-eight complex. And I think they really need
26 to look at that. That's all I'm going to say. Thank
27 you.

28 DAVID COTHRAN: Okay. That was it
29 signed up to speak on this. Anyone have a burning
30 desire? Okay. State your name and address.

31 TOMMY WALTON: My name is Tommy
32 Walton. I live at 3105 (inaudible) Avenue. I've been
33 living there for sixty years. And all this talk about
34 apartments, an apartment complex, well you left out the
35 main line. It's off of Comanche and Shawnee. It was
36 the first one built there before Meadow Run. This
37 other one, you're talking two hundred fifty-nine
38 apartments. You're talking to overload the schools
39 like they say. And also I was a member of Homeland
40 Park Fire Department for fourteen years. It cannot
41 handle a two hundred and fifty-nine apartments. On top
42 of that, the land they're talking about has been vacant
43 for over fifty-something years. It was a cow pasture.
44 You have a mobile home park also on 29. The traffic is
45 bad and everything.

46 All this development in Anderson and Anderson
47 County on the upper end of town, the only thing you see
48 if single-family housing; not apartments. They're
49 great. Look at the ones behind Hanna High School and
50 up the street from Hanna High School. Look on Midway

1 close to Midway Elementary School. A brand new
2 subdivision has plenty of houses. How come Homeland
3 Park always get the apartments? Nobody else in town
4 does. Are y'all ashamed of the south side of town
5 opposed to the north side of town? All your big
6 apartment complexes are over behind the Publix.
7 They're condos. They're called condos. They're not
8 called apartments. And they don't list for anything
9 less than a thousand dollars a month rent. You know,
10 that's a lot of money for people in Homeland Park. On
11 top of that most of the people that live in Homeland
12 Park, they've been there for fifty, sixty, seventy
13 years. There are some of them elderly people. You
14 know they can't take all this new people coming in in
15 apartments and trash pickup, who's going to pick up the
16 trash? As I said again, the biggest concern here is
17 the infrastructure and the community around it. We
18 don't need apartments. We need housing communities so
19 we can build up the houses that's been there for sixty
20 and seventy years. And now all of a sudden you want to
21 put apartments in between all of them. If you look at
22 all of the apartments that's down there, there's just
23 been some new ones added on at 29 at that big flashing
24 red light down there. They're not triple story houses
25 and they already look like trash. And they haven't
26 been there over ten years.

27 So to me I think you need to do a little bit more
28 of your research before you grant these people the
29 ability to come in there and destroy another
30 neighborhood. Thank you.

31 DAVID COTHRAN: All right. That
32 closes the public hearing. Do we have any questions or
33 comments from the commission?

34 DONNA MATTHEWS: I have a question.
35 When you did your research did you reach out to the
36 local fire department, schools, to see what the
37 infrastructure could handle?

38 TIM CARTEE: We did get the
39 letters from the school district on that. Yeah.

40 MALE: I got a letter from
41 Tim Wilson. Yeah, we sent Tim the site plan. We sent
42 him everything. The people signed off and sent a
43 letter. Recognize the letter (inaudible).

44 DONNA MATTHEWS: Okay. And you
45 reached out to like the fire department, the volunteer
46 fire department and the police department?

47 MALE: That's correct.

48 MO MCCRAY: There are several
49 mitigating safety things to implement. We have
50 security and lighting. There are several things in

1 terms of the sign they're mitigating, too. Security
2 issues. We also have a strict screening process. We
3 have to do a criminal background check. It's not --
4 you can't just show up and say I want that apartment
5 unit. This is just a camp to rent.

6 I think there's some misconception of who we'll be
7 renting out to. These are people in your community
8 that make an honest living and need a decent place to
9 live. Additionally, street lighting is part of our
10 design process (inaudible) process.

11 And trash pickup is handled by a management
12 company. And in terms of property tax, the development
13 pays significant property tax. It'll have to impact to
14 you, as well as other sources (inaudible). We also
15 (inaudible) crime in the area. We want to be a part of
16 the solution. We want to be here. It's an exciting
17 place to grow and we hope that you guys think so, too.

18 (Inaudible) will only make this community
19 stronger. Thank you.

20 DAVID COTHRAN: All right. Any
21 other questions for the commission? If not we'll
22 entertain a motion.

23 DONNA MATTHEWS: I vote to table
24 this at the moment just to give the community, the
25 developer and the homeowners a chance because clearly
26 there is a lot of indecision and maybe an opportunity
27 to speak with them.

28 DAVID COTHRAN: That's fine. I
29 wrote myself a note to say something because it got
30 mentioned twice and now we've got it coming up again.
31 Tabling is fine, but it only gives you a month. I
32 mean, really these issues ought to be worked out way
33 before it gets to this meeting. I mean, this is the
34 you're standing at the altar kind of meeting. All that
35 stuff that gets done that people are always wanting to
36 know about needs to be done prior to that. Now, I
37 don't set that up. We just -- I come to the meeting;
38 we do this. So just FYI to everybody. So we have a
39 motion to table. Do we have a second?

40 DEBBIE CHAPMAN: Second.

41 DAVID COTHRAN: We have a second.
42 Any discussion on tabling? All in favor of tabling,
43 raise your hand. All opposed to tabling. You for it?
44 You're opposed. So one opposed, the remainder in
45 favor. The motion carries. It's tabled. This will
46 come up at the next -- well, we've got two scheduled
47 this month, but the agenda is done, so it'll be in I
48 guess the May meeting. That correct?

49 ALESIA HUNTER: Yes, sir, Mr.
50 Chairman. It will be rescheduled for the May regular

1 scheduled meeting.

2 DAVID COTHRAN: Okay.

3 Moving on. Item 4(c) is a land use permit
4 application for Love's Truck Stop in District 4.

5 TIM CARTEE: Thank you, Mr.

6 Chairman. This is a Love's Travel Stop and Country
7 Store. The property owner of record is Unified
8 Holdings, David Anthony Major and Margaret Tolly. And
9 Jerrod Marsh is the representative. The intended
10 development is a truck stop gasoline convenience store
11 and tire shop. It's located at South Easley Highway
12 and Highway 8, Pelzer, and southwest of I-85. And
13 these are on state maintained roads.

14 This development, the proposed use of this is on
15 12.98 acres for an interstate travel facility
16 consisting of two buildings. One building will be
17 11,793 square feet convenience store, while the other
18 will be 10,982 square feet, Love's Tire and Care Center
19 will be used for a trucking and tire care center
20 located all on one lot. This will include a large
21 convenience store, fast food service provider with
22 drive through, air and water aisle, RV sewer dump, dog
23 park, separately fenced small and large dogs, proposed
24 traffic scale for weight, gasoline and diesel sales
25 under a lit canopy with sixteen fuel positions, truck
26 oil change, light mechanical repairs and emergency
27 roadside assistance for trucks.

28 The surrounding land use is commercial. Total
29 site area is 12.98 acres. It's in District 4. It is
30 unzoned. And the tax maps if you're reviewing, this is
31 not an extension of a development. Access roads will
32 be on Highway 8, which is state maintained.
33 Powdersville Water will be the supplier. Sewer will be
34 ReWa. And Duke Energy will be the power. Variance,
35 they're not requesting any. The traffic impact
36 analysis, Highway 8 is classified as an arterial road
37 with no maximum average trips per day required.
38 Traffic study submitted to SCDOT indicates that a total
39 of 330 feet with a hundred foot of storage and 180 feet
40 of tapering. Westbound left turn lanes, 280 feet, 100
41 foot storage, 180 feet of tapering. Eastbound right
42 turn lanes along Easley Highway to Love's driveway
43 access.

44 Also provided is another three hundred and thirty
45 with the same storage; northbound left turn lane along
46 I-85 off-ramp to Easley Highway and provided an
47 eastbound lane along the east highway for Love's
48 driveway access. Terminating as an exclusive right
49 turn lane to the I-85 southbound on-ramp. And they
50 also provided a left turn lane, right turn lane, egress

1 for Love's driveway. The outfit is required to obtain
2 an encroachment permit from the DOT for Highway 8. And
3 the SCDOT requiring improvements for ingress/egress
4 prior to commencing with construction. They will be
5 required to get a SCDOT permit for this project.

6 On here you can see the location. It's kind of
7 hard to see, but you can see where the improvement of
8 the intersection there, the turn lanes for ingress and
9 egress. The back part there is for trucks and the
10 front is more regular customers, convenience store and
11 the fast foot restaurant that will be in there.

12 This is an aerial of the proposed location on I-85
13 and Highway 8. And staff recommends approval. The
14 developer must obtain all necessary permits and
15 approvals for Anderson County Stormwater Department and
16 SCDOT -- I'm sorry -- SCDHEC for the natural pollutant
17 discharge system approval. And that's for the land
18 disturbance. And it cannot be graded until all these
19 issues have been conducted with the Stormwater
20 Department and permits have been given and pre-con has
21 been set up. ReWa and South Carolina DHEC for approval
22 of construction to permit and operate the sewer system,
23 SCDOT for the encroachment permitting, Powdersville
24 Water District for potable domestic water and fire
25 hydrant protection. And the fire hydrants must be
26 approved to meet the fire code requirements with the
27 fire marshal's office and the Building and Codes
28 Department.

29 Detailed site plans must be submitted to Anderson
30 County Development Standards Department for issuance of
31 commercial land use permit. And a grading permit must
32 be issued prior to commencing with the development
33 construction. And a building permit is required prior
34 to commencing with any construction of this
35 development.

36 That's all the questions -- all I have, Mr.
37 Chairman.

38 DAVID COTHRAN: Okay. Anybody have
39 any questions for them? If not, this is also a public
40 hearing. We have four people signed up for this. Dan
41 Durham.

42 DAN DURHAM: Good evening. My
43 name is Dan Durham. I'm a lifelong resident. I've
44 been there since 1947. I've seen it develop from a
45 very rural country small community to what it is today.
46 Basically today we have a Chinese fire drill going on
47 as far as traffic is concerned.

48 FEMALE: Speak up.

49 DAN DURHAM: Basically today we
50 have a Chinese fire drill going on as far as traffic is

1 concerned. We were doing okay until we put two red
2 lights at White Plains and then we put another one up
3 at Highway 81 and 8, which is about a half a mile away
4 from us. Those two in White Plains are about three
5 hundred yards apart. One is down at Midway Road and
6 Highway 8 intersection and 7 Eleven truck stop. The
7 second one in White Plains is at the top of the hill
8 before you get to the bridge or after you cross the
9 bridge at the exit ramp where the southbound lane comes
10 in.

11 The problem we've got is you've got all the school
12 buses for Anderson School District 1 are stored
13 overnight at Spearman School, which is about four
14 tenths of a mile west of that intersection. Now, I
15 understand they did a traffic study. But it was a
16 physical study whereas for about eight or ten days they
17 had people on both sides of the bridge counting cars.
18 They were also determining which ones went north on
19 Highway 85, which ones went south on Highway 85.
20 According to them supposedly what we need there on the
21 other side of the bridge that's in question with the
22 site is to turn the existing westbound lane into a turn
23 lane to turn into this facility. The right lane people
24 are placed on the left side to continue with the
25 through traffic.

26 Okay. On the eastbound side, the existing
27 eastbound lane will be turned into a through lane and
28 the right lane will be a dedicated right turn only lane
29 to turn onto I-85 south. It sounds like they did their
30 homework on that. But you still, even today at eight
31 o'clock in the morning, you'll have traffic backed up
32 all the way from the red light back down to the next
33 red light at Midway Road and I-85.

34 In the afternoon you've got the same problem. The
35 big problem you've got in the afternoon, if you're
36 coming off of 85 south turning to go west on Highway 8
37 to get to their residence, you can never make a left
38 turn out of my mother's driveway to head west on
39 Highway 8.

40 So I recognize today -- I think we all recognized
41 it long before now, this county does not have the
42 infrastructure for development. We haven't looked far
43 enough into the future to develop the things we need.
44 This project looks good, but I see a major confusion
45 there. You've got a two-lane choke point with the
46 bridge itself, which was built when the highway was
47 constructed in 1961. To replace that bridge with a
48 four-lane like you've got over at Highway 86, the next
49 development north of there, the next intersection north
50 would give us a much better traffic flow and be able to

1 allow people to move without any problem.
2 I'm the chairman of the board for the Belton
3 Rescue Squad. One of the concerns I've got is when
4 you've got a bunch of traffic there, including the red
5 light that's got everything stopped and backed up, if
6 we've got to get an emergency truck across that bridge,
7 there's no way to do it. Okay. We've got station 2,
8 which is up west of Highway 81 and 8 could possibly do
9 it if it's on that side of the bridge. But if they're
10 out on another call, we've got to bring a truck in from
11 Powdersville or we've got to bring one from on Highway
12 88 next to the landfill or the county trash site.

13 In any event, I think we need to take a long hard
14 look at this thing. It's not good for the development
15 of the community at this particular point. I doubt
16 that the state has any plans to replace that bridge any
17 time in the future. I wish they did because it would
18 definitely help the traffic pattern there.

19 So please consider that. Take a look at it. Come
20 out and see it. Come out and see it at eight o'clock
21 in the morning and five o'clock in the afternoon. It's
22 something to see. Anyhow, thank you for your time. I
23 appreciate it.

24 DAVID COTHRAN: Ben Bunton.

25 BEN BUNTON: I appreciate you
26 letting us have the opportunity to speak. Like Mr.
27 Durham, we have significant infrastructure concerns in
28 this area. This project will create additional
29 disruption to us for those of us who use that
30 intersection daily. When you cross I-85 there's a 7
31 Eleven truck stop. There's a heavy equipment auction
32 and that has created more traffic than really the
33 intersection can handle. Not to mention there are two
34 new warehouses that are under construction behind the
35 Dollar General. We don't know what the impact from
36 that is going to be yet. Those warehouses have the
37 potential of creating hundreds of truck trips per day.

38 Just this morning I went through that intersection
39 and traffic during school time was backed up past the
40 Dollar General. One thing that, you know, when you
41 look at a property, what I would like for people to
42 look at is the big picture of what's already there, how
43 does it impact people who use this intersection every
44 day. This highway is a main thoroughfare for kids
45 coming from Wren High School to go to the career
46 center. As mentioned Spearman Elementary is just a
47 half a mile away. And you know, buses morning and
48 afternoon are going through this intersection because
49 all the buses are stored at Spearman. Highway 8 in
50 general is also a cut-through from I-385 for truck

1 traffic in order to avoid Greenville. That adds
2 congestion, not just weekdays. Traffic from Clemson
3 football is heavy through this intersection as a cut-
4 through from 385 across to Highway 88. We questioned
5 some of the traffic studies since. If this was done
6 during 2020 while schools were shut down, there was no
7 football, businesses were closed down, we believe the
8 traffic counts are inaccurate.

9 In closing, most of us in the community, and I'm
10 speaking for a couple of others that weren't
11 comfortable speaking up here, we're generally not
12 against development. We live there and we're up
13 against 85. We know development is coming. But we're
14 not against all development, but we do want smart
15 development. We ask that approval for this project be
16 denied until the infrastructure is in place to address
17 these issues I described. Thank you for your time.

18 DAVID COTHRAN: Thank you. Jarod
19 Burr.

20 JAROD BURR: I'm Jarod Burr,
21 1900 Easley Highway. (Inaudible). But I'm actually
22 for the project. I think that I -- I work in Walhalla.
23 I also work in Greenville. I'm a dentist actually.
24 And I drive that intersection and I've never waited
25 more than two minutes max. Probably less than that. I
26 go there at five. I go there at eight. My schedule
27 varies. And I think that I've been waiting five years
28 to get sewer on this side of the road, and this would
29 be a good opportunity to get sewer. ReWa has told me
30 that there's not enough interest. And I think that at
31 some point we have to acknowledge that the world's
32 population is growing. People do have to go somewhere.
33 I've got small children. I think that it's a good
34 thing to keep developing. Thank you.

35 DAVID COTHRAN: Thank you. Jim or
36 Tim -- it's Jim, I guess, Irvin.

37 TIM IRVIN: Tim Irvin. I live
38 at 1409 Guyton Road. (Inaudible). I've got specific
39 questions on the watershed area. I understand from
40 reading that that will be addressed by DHEC. Pretty
41 much just to reiterate what everybody said before me,
42 the traffic in that area and the infrastructure of
43 Highway 8 in particular and the bridge currently does
44 not support this project. I've got family and I
45 understand now especially with (inaudible) with service
46 there's a need for that kind of thing. E-laws have
47 drastically changed the industry. Trucks are going to
48 need somewhere to park. We have -- the warehousing
49 built back behind Dollar General, changes coming,
50 more's coming from properties nearby. At this time we

1 cannot support with the infrastructure with what's
2 there. I drive 85 North every morning, come home 85
3 South. I take that intersection and I cross that
4 bridge every time.

5 (Inaudible) waiting on a fifty-foot trailer.
6 That's roughly three hundred-ish feet of turning lanes.
7 That would help traffic coming southbound getting off
8 those same lanes. How are they going to impede the
9 traffic getting on to northbound traffic coming off the
10 interstate in the direction of additional lanes, how
11 will that inconvenient people trying to get on Guyton
12 Road? That intersection and those frontage roads have
13 a unique layout. You don't see that on 86 where they
14 have a four-lane bridge or residential roads for access
15 by the same (inaudible) we can't put a red light there.
16 But you already have trouble crossing when traffic is
17 there.

18 The traffic studies, I understand they were done
19 around 2020. I have the same issue where it was
20 addressed. Students weren't in school. People were
21 home. COVID had things drastically changed. The
22 gentleman said he had waited no more than two minutes.
23 Monday through Friday for the past seventeen years I've
24 made that trip. If you get lucky and no school is in
25 session, but when schools are in session, yeah, you
26 might wait a couple of minutes. If you're unlucky and
27 the truck stops in the middle of that light based on
28 just what we have right now, you can be five to six
29 minutes easily. That's with current traffic. Students
30 will be late. That is the main artery for Spearman.
31 That is the primary artery for Wren. That is the only
32 artery used from Wren to the career center. The safety
33 of students going to and from school with trucks,
34 that's going to be an issue, as well. People will be
35 in a hurry. Traffic will be congested. Mistakes will
36 be made.

37 I have nothing against the area growing. But
38 right now it can't safely grow without an
39 infrastructure upgrade. I hope you take that into
40 consideration and table it until changes can be made or
41 at least addressed. That's pretty much all I've got.
42 Thank you very much.

43 DAVID COTHRAN: Okay. That was it.
44 At this time we'll close the public hearing on this.
45 Anyone , , ,

46 ALESIA HUNTER: Mr. Chairman, the
47 Love's representatives need to speak, please.

48 DAVID COTHRAN: They didn't sign
49 up, but they can come forward.

50 RICK SHELTON: I apologize for not

1 signing up.

2 DAVID COTHRAN: That's all right.

3 RICK SHELTON: My name is Rick

4 Shelton and I'm with Love's Travel Stops. I just

5 wanted to make one small correction. We actually will

6 be requesting a variance for the signage when we get to

7 that point. It'll be something like what is currently

8 on similar businesses on I-85. And I also have our

9 traffic engineer, Kevin Cole, and our civil engineer,

10 John Gibson, here if you should have any questions

11 regarding specifics of the project or technical

12 specifications regarding the traffic study. Thank you.

13 DAVID COTHRAN: I see a couple

14 more. We'll let two more since we did for everybody

15 else.

16 JOY ERSKINE: My name is Joy

17 Erskine. I live at 231 Guyton Road. I do have some

18 major concerns. One is like some other people have

19 spoken, all the fire departments in our area are

20 volunteer. You have a lot of traffic on Highway 8. We

21 also are known, unfortunately, for Anderson District 1

22 to be -- for the high school students in that area, for

23 that to be a death trap area. And for those kids to be

24 going back and forth from the career center to the high

25 school and elementary schools with all the traffic and

26 all the growth that's coming to that area, you've got

27 businesses going up behind Dollar General. You've got

28 that lot behind the gas station on Highway 8 that's

29 cleared out. So we know more businesses are coming.

30 Our roads on Highway 8 are not capable of all this

31 traffic. And I would really like for y'all to take and

32 consider all of that.

33 DEBBIE CHAPMAN: May I ask you one

34 question, please? What fire district is that? Is that

35 Piercetown or West Pelzer?

36 JOY ERSKINE: You've got

37 Piercetown, you've got West Pelzer, you've got Wren,

38 you've got Powdersville. Because you've got Piercetown

39 that area coming in on Highway 8 to get on 85

40 southbound going down to cover wrecks on southbound all

41 the way down to exit 22.

42 DEBBIE CHAPMAN: I know they cover a

43 lot of roads. I see them.

44 JOY ERSKINE: Exactly. Then

45 you've got all that right there and that's a two-lane

46 road. And you're going to be putting all these

47 eighteen-wheel trucks and all the additional traffic.

48 When was this survey done? Because, you know, all of

49 us, we've been under a pandemic and students were not

50 in session. People were working from home. No Clemson

1 football games were going on last year. So I think
2 some of this needs to be reviewed again. Thank you.
3 KAREN CANTRELL: I'm Karen Cantrell.
4 I live at 219 Guyton Road. Every day I come down and I
5 take (inaudible) to get on Highway 8. The gentleman
6 said he drove down through there. I'm like her, I
7 believe y'all need to go back and reassess this. We
8 have trucks staying on the side -- and I have nothing
9 against trucks or the truck stops. My husband is a
10 former truck driver. I know the roads, I know the
11 rules, the whole nine yards.

12 My thing is, is us coming out to try to get on 85,
13 the traffic is so horrendous. It don't take a minute
14 or two minutes. You can be there for up to fifteen
15 minutes trying to get out on Highway 8. And if it's a
16 ball game, just like she said, you might as well forget
17 it. You ain't getting out there. On top of that,
18 coming home we come down the off ramp to go down to
19 where I live at. Coming down the off ramp you've got
20 people coming up off of the ramp of 85 here because
21 they don't know what way they're going. They're in
22 your lane deep in the (inaudible) and you're on the
23 right side of the road. Then you've got everybody
24 cutting down through there flying like they ain't got
25 no good sense.

26 What are y'all going to do about the roads? What
27 are y'all going to do about all the traffic because
28 traffic is already bad enough and it don't do no good
29 to call anybody to complain or to do anything because
30 nobody has done anything. And it's like she said,
31 COVID has been on, so what kind of tests have y'all
32 done? What have y'all looked at? There ain't nothing
33 for y'all to look at. Every weekend high school games,
34 high school football and Clemson and Carolina and all
35 the other football games going on, stand out on that
36 highway and see how long it takes you to walk across
37 the road. Thank you.

38 DAVID COTHRAN: Is that it?

39 SHANNA HARRIS: I'm Shanna Harris.
40 I live very close to that area. I'm off Midway Road.
41 Midway Road is just one intersection that dumps into a
42 very, very short area. Guyton Road, Midway Road,
43 Durham Road, both sides of Highway 8 and the exit and
44 entrance ramps for north and south 85. That's a lot of
45 concentration of traffic into that one small area.
46 It's only one-tenth of a mile from the proposed travel
47 center. I'm going to call it a travel center because
48 it's not just a truck stop. They're proposing RV
49 sewer dump, as well as a dog park, repair center,
50 etcetera. So to me it's a travel center. It's not

1 just a truck stop. But it's only one-tenth of a mile
2 from that center to the bridge. It's only three-tenths
3 of a mile from that proposed site to the current truck
4 stop that we already have. It's only a little over a
5 half a mile from our closest school. And this route is
6 a route that families take to go to school, to go to
7 work, everywhere, because I-85 is a main travel road,
8 obviously.

9 I think a lot of things have been left out of this
10 study that I would question. There is no less than six
11 subdivisions going up right now within a few mile
12 radius of this area that I'm speaking of. As far as I
13 know they've actually put that on hold because they
14 can't really keep up with what they're building and
15 what they're going to be building, so they're trying to
16 catch up with that. That is hundreds of families, more
17 families, that are going to be dependent upon the
18 roadway to get where they need to go. Traffic is
19 already an issue, as they spoke about. We already have
20 a problem. So I'm not sure how adding two lanes is
21 going to help with the hundred, potentially thousands
22 of travelers that are going to be stopping at our exit.

23 First, this is our home. This is our community.
24 So I would like to see that the first priority is the
25 residents of the community because we're the taxpayers.
26 We live here. And I'm actually an eighth generation.
27 I can count back eight generations that have lived in
28 the White Plains Community. It's an old farming
29 community that's rich in history. And we have an
30 explosion of residential growth. We have an explosion
31 of commercial growth, as well. This is kind of
32 different. This is going to bring travelers that are
33 just going to choose our exit just to stop dump their
34 waste or get food, take a break or whatever.

35 And I would add that I think there not only needs
36 to be an impact, a full impact study of the traffic
37 issues that we're facing, current versus growth, but
38 also an environmental impact study because that's a lot
39 of runoff that's going to be coming just from that
40 center. We are in a watershed. They're going to need
41 to tie into our water systems, our septic systems.
42 There needs to be a major infrastructure project.
43 Probably needs to already happen if you talk to anybody
44 in the community who travels the roads. So if a truck
45 or an RV or a vehicle is coming northbound and they get
46 off at the exit, they've got to turn onto a two-lane
47 highway, a bridge that was built in 1961, just to get
48 to the travel center. And then if they want to
49 continue northbound, they're going to have to cross
50 that bridge again, that one-tenth of a mile to get back

1 onto northbound 85. Again, the environmental impact
2 study. That's a lot of noise pollution. That's a lot
3 of air pollution. Is there any talk of electrification
4 where there's power stations where these trucks can
5 pull up to instead of idling and putting all the
6 pollution in our community, then maybe they have power
7 instead so they can turn the trucks off. It's not
8 going to help with that concentration of all those
9 vehicles there, but it's something that I would like
10 for you to consider.

11 I think I've pretty much covered everything. I
12 just want to ask that you slow all of this. Table it.
13 Give us time to talk to each other, talk to the
14 developers, to really see that -- because I think they
15 will conclude we aren't ready for this. We can't
16 handle the traffic that is up under us already. The
17 new families, the old families, we cannot handle this.
18 And I appreciate you really looking at it instead of
19 approving it. Thank you.

20 DAVID COTHRAN: Thank you. All
21 right. This is the last speaker.

22 SHELBY DAVENPORT: And you saved the
23 best for last. My name is Shelby Davenport. I live at
24 (inaudible). The land behind Experimental Fabrics
25 where I worked for many years is being cleared. Now
26 eighteen wheelers go in and load and unload at
27 Experimental Fabrics. Now on Highway 8 behind the
28 Dollar General Store which you've heard there's a
29 humongous building being built which will have to turn
30 on Highway 8 below Experimental Fabrics with the Dollar
31 General Store there. And the 7 Eleven across the road.
32 So you've got a driveway here, a driveway here, a
33 driveway here and a driveway here with one red light
34 with Midway coming this way. That's a problem.

35 Now teenagers come in from the vocational school,
36 they used to cut through down (inaudible) Road until we
37 had two accidents. One severe enough that it threw one
38 of the girls out of the car. Trying to get back to
39 school. Now, they don't come up Midway Road beside the
40 7 Eleven. They turn, get on Highway 8, go across the
41 bridge, stop at the red light and go down Durham Road.
42 They've got to stop there because traffic is coming off
43 of 85 to get on Highway 8. Sometimes they come up
44 Highway 8 and go straight across and get back on 85,
45 which makes no sense. But hey. I think on Highway 8
46 between six thirty and seven forty-five, it's a mess.
47 You'll see children being taken to Spearman Elementary,
48 along with people going toward Greenville and Anderson
49 off of Highway 8. Some of the homes on Highway 8 are
50 extremely close to that highway. Couldn't widen it.

1 They just -- you couldn't. It takes the Wren school
2 bus, and I've timed it, to drop children off after
3 school down my street between six thirty and seven
4 thirty p.m., at night.

5 Now, imagine the excess traffic that it's going to
6 cause for those children. Imagine your children or
7 grandchildren on a school bus getting off at that time.
8 And especially in the winter and the fall. I've
9 personally set in traffic on Highway 8 from the red
10 light at 7 Eleven, the red light across the 85 bridge
11 for twenty minutes. School wasn't in. That was just
12 regular traffic coming out of the 7 Eleven, coming out
13 of the Dollar General, coming out of the parking place.
14 Now this is what we've got in a two-mile -- from where
15 they're building the building.

16 On the stretch of Highway 8, you have White Plains
17 Baptist Church, my home church. Up above that you have
18 the 7 Eleven. You have Durham's Produce, which has
19 been there since -- my dad used to shop there and
20 daddy's daddy owned the place. You have the
21 Experimental Fabrics with eighteen wheelers going in.
22 You have a new building being built behind the Dollar
23 General Store. You have a carpet place right below it.
24 You have Martin's heavy equipment auction. That place
25 is just -- I mean it's unbelievable the equipment that
26 they pull out of there. And it's coming onto Highway
27 8. You have people trying to get into church. And
28 then you're trying to get -- people are coming off of
29 Highway 29 to get onto Highway 8 to get on 85 to get on
30 29. To get on Highway 8 directly in front of them is a
31 tire place. I have almost been hit several times.

32 But I have a personal agenda with this. I had a
33 stroke back in 2006. The traffic was so bad they
34 couldn't get me down to Greenville then because it was
35 like this. The cars couldn't back up, a car couldn't
36 pull forward. They couldn't take me to Easley because
37 there was a wreck up there up above them where I was
38 at. Now, I'm in the rescue squad. They went down the
39 wrong way, with the policeman in front, they went
40 across a little divide to get on the road. When I got
41 to the hospital I was dead. They brought me back. I
42 don't want that to happen to anyone else. This is not
43 for our community. This is not for a small southern
44 town.

45 We don't live in Atlanta. We are not in
46 California. I agree that progress needs to go forward,
47 but you can't go forward when you don't have the room
48 to do it. And we don't have the roads, we don't have
49 the room or the people. We don't have it. Just think
50 about it. If it had not been for a policeman going to

1 the wreck above me -- and my friend sitting right
2 there, she can vouch for it -- I would not be standing
3 here before y'all today. Just think. It's too
4 crowded. It's too congested. There's being apartments
5 built over here, houses built over here. We have land
6 that's being cleared behind Experimental Fabrics. What
7 in the name of God are they going to put there? Then
8 it's going to come down Midway Road.

9 They took a square, a triangle really, and put
10 five houses on it. The only thing that separates the
11 houses is a fence. If somebody makes a wrong turn to
12 come down my road, you run through the front end of
13 somebody house. Don't let these deaths happen because
14 of what we think of progress. Progress starts with
15 sitting down and planning a purpose out and figuring
16 out the right way to do it. And putting in more and
17 more congestion is going to cause a lot of deaths. And
18 I don't want to see my friends -- and I personally
19 don't want to have to lay in the hospital two and a
20 half months.

21 Thank you. And y'all have a blessed evening.

22 DAVID COTHRAN: Thank you. All
23 right. That closes the public hearing on this matter.
24 Is there any questions, comments from the commission?

25 WES GRANT: Mr. Chairman, I've
26 heard a lot of candid comments tonight about the
27 traffic from our citizens of the county. I just
28 wondered if our gentleman that I think is a traffic
29 engineer, if he has any comments he would like to share
30 from his perspective in his studies?

31 DAVID COTHRAN: Sir, you may come
32 up and answer that question.

33 KEVIN COLE: Yes. Good evening.
34 Thank you for asking. This study of the traffic was
35 done on September 9 and SCDOT since the beginning of
36 COVID had been monitoring the traffic loads and
37 watching them daily. And on July 29 they provided a
38 guidance report that provided factors for us to apply.
39 So with their review of our scope, we collected our
40 traffic data and factored it up to account for the
41 COVID effect that they were satisfied with from that.

42 The other thing we did on that, we counted actual
43 traffic at the intersection and SCDOT told us the
44 factor that we were to use for this area to be able to
45 accommodate traffic that's not there because of the
46 COVID effect. So it has been measured and then
47 factored up to be representative of what it would be if
48 COVID were not keeping people at home.

49 And then the second question to address was about
50 the background traffic. With our traffic impact study

1 guidelines we account for an area of growth that
2 normally occurs without the impact of the proposed
3 site. So we've got a two and a half percent growth
4 factor annually compounded for a study period to
5 account for the adjacent subdivisions that may be
6 occurring. And the findings of the report determined
7 that without any -- without the project traffic will
8 continue to grow and become unacceptable and a signal
9 will be will be needed for the northbound ramp and a
10 left turn lane was warranted on SC 8 because of
11 background traffic. So the study determined
12 infrastructure improvements would be recommended for
13 the turn lanes on the ramp, the turn lanes on SC 8 and
14 the signal and then at the site driveway as it was read
15 earlier. SCDOT reviewed it and agreed with the
16 findings of the report, so there will be capacity
17 added. And some of the experiences that we're seeing
18 today of the long queues is because they're not metered
19 by a signal that will be at the northbound ramp and
20 then having turn lanes for Durham turning onto it, the
21 left turn onto both of the ramps would give that
22 (inaudible) so that the main line can continue through.
23 And the additional lanes in front of the site will help
24 traffic not be -- be able to go and access the ramps
25 and egress from the ramps, as well, in the southbound
26 direction.

27 Was there any question that I didn't get answered?

28 WES GRANT: No, you answered. Thank
29 you.

30 TRAFFIC ENGINEER: Thank you, sir.

31 DAVID COTHRAN: Any other questions?

32 MALE: (Inaudible.)

33 DAVID COTHRAN: No. I'm sorry. Y'all
34 can do whatever you want. Again, I don't try to be a
35 jerk, but this is not a Q and A. Okay. Again, we're
36 to the point now we're going to call -- I mean it's
37 either going to be tabled, voted up or down. I mean
38 this is the end of the process, is the way this works.

39 Again, I encourage people to get involved before
40 it reaches this stage. I mean, this is -- I can't
41 speak to whether you knew about it or not. I'm just
42 telling you from my perspective, we're here to address
43 it as presented. And I'm sorry that it can't be a
44 question and answer. I feel bad telling you you can't,
45 but that's just, you know, the way it is.

46 All right. If no other questions, we'll consider
47 a motion.

48 WES GRANT: Mr. Chairman, I make a
49 motion we accept the staff's recommendation to approve.

50 DAVID COTHRAN: Okay. We have a motion

1 to approve as recommended. Do we have a second?

2 BRAD BURDETTE: I second.

3 DAVID COTHRAN: We have a second. Is
4 there any discussion on the motion? All in favor of
5 the motion raise your hand, please, so we can be
6 counted. I'm voting for; that's four. And all
7 opposed. Three opposed. Motion carries.

8 All right. Next will be 4(d), summary plat
9 request, reduce minimum lot size. This will be, I
10 believe, Sloans Ferry Road and Addis Circle.

11 BRITTANY MCABEE: Good evening. This
12 is a summary plat variance request. The applicant,
13 Phillip Scott Garland, is requesting a reduction of
14 minimum square footage required for lots serviced by
15 septic tanks. His intention is to subdivide the
16 property into three residential lots. The request
17 would include a reduction that would not be less than
18 twenty-three thousand square feet net per lot. It is
19 located on the corner of Sloans Ferry Road and Addis
20 Circle in Council District 5. It is an unzoned piece
21 of property and the tax map number there is for your
22 viewing.

23 The findings of facts or the reason he has to
24 request a variance is that according to Anderson County
25 Code of Ordinance in Chapter 38, unzoned properties
26 that are serviced by septic tanks and public water
27 require a minimum of twenty-five thousand square feet
28 per lot. Right-of-ways are not allowed to be included
29 in the calculations of your net square footage.

30 This is a proposed survey of the layout. You can
31 see that the gross square footage is over twenty-five
32 thousand, but the net is between twenty-three thousand
33 and twenty-four thousand. This is an aerial view of
34 the property.

35 Staff recommends approval of the variance for the
36 following reasons. The applicant has demonstrated a
37 hardship because he is a corner lot with approximately
38 -- well more than seven thousand square feet contained
39 within the right-of-way. Also, this is increased with
40 the curvature of the road. The Planning Commission has
41 granted similar variances in the past when a hardship
42 exists. The lot is irregular shaped, which causes
43 difficulty in meeting minimum square footage
44 requirements. If approved, current setbacks of thirty
45 feet from the right-of-way and fifteen feet from the
46 side and rear will apply and must be met.

47 This concludes the staff report.

48 DAVID COTHRAN: Okay. Any
49 questions? All right. This is a public hearing, but
50 no one has signed up. Does anyone remaining wish to

1 speak on this? Seeing none and hearing none, we'll
2 close the public hearing on this. We'll entertain a
3 motion.

4 BRAD BURDETTE: Move to approve.

5 DAVID COTHRAN: Got a motion to
6 approve.

7 WILLIAM MOORE: Second.

8 DAVID COTHRAN: Second. All in
9 favor. It's unanimous.

10 All right. Next is old business. I'm going to --
11 I'm going to take this time to make sure -- we have to
12 fill out these rejections reasons, so I've checked
13 based on what we heard and what you guys were asking
14 questions. In reference to the Old Asbury Road
15 decision, which was to deny, I checked -- and y'all
16 chime in here, open mic -- compatibility with traffic
17 levels, compatibility with surrounding properties, use
18 and value of surrounding properties, concerns for the
19 balance of the interest of subdividers, homeowners and
20 public and the ability of existing or planning
21 infrastructure and transportation system to serve the
22 proposed development.

23 Things I didn't check, if y'all don't know is on
24 this sheet, is recommendation of staff, compatibility
25 with the future land use map, compatibility with
26 density levels, concerns for public health, safety,
27 convenience, prosperity and general welfare and
28 concerns for the effects of the proposed development on
29 the local tax base.

30 Does anybody have anything they would like me to
31 check or uncheck on that list or any comments? Because
32 we can write in an other category.

33 DEBBIE CHAPMAN: Well, one thing I
34 said was we have no recourse with regulating that type
35 development like that. We need to recommend to council
36 that they come up with some kind of zoning for a
37 development like that if we're going to keep having
38 them come before us.

39 DAVID COTHRAN: Well, I agree, but
40 do you want me to write that on the reason for denial
41 or just kind of let that be a topic that we need to
42 discuss?

43 ALESIA HUNTER: Mr. Chairman, was
44 that relayed to the -- when Ms. Chapman made the
45 motion, did she give that information to the actual
46 applicant?

47 DEBBIE CHAPMAN: Yes, I did.

48 DAVID COTHRAN: Well, I don't think
49 she has to give a reason when she makes a motion. I
50 think we have to fill this paper out. I don't recall

1 her stating her reason for denial. I mean it received
2 a second and we voted on it. So I mean I disagree that
3 we have to give reasons why we're considering a vote.
4 I mean obviously if we approve it that's one thing.
5 But we're supposed to fill this out, is my
6 understanding. Does this not satisfy the ---

7 ALESIA HUNTER: What the attorney
8 advised was to make sure that we were very detailed and
9 when we were approving or denying an actual
10 application.

11 DAVID COTHRAN: Right. And that's
12 the whole reason I'm asking -- I'm bringing this up
13 right now, filling out this paper. Does this in some
14 way -- I mean does the commission agree that this is
15 the proper way to do it? I mean we adopted this, I
16 don't know, it was revised in November 2020. I know we
17 adopted it before that. Would y'all like me -- I mean
18 as a commission we're all -- I'm signing as chairman,
19 but we're all agreeing to this. That's why I'm making
20 a point to make sure that you guys don't want to add or
21 subtract anything since it was a vote to deny.

22 DEBBIE CHAPMAN: Read that one where
23 it says about the citizenry. That's what I said.
24 General welfare ...

25 DAVID COTHRAN: Concerns for the
26 balance of the interest of subdividers, homeowners and
27 public. And then -- yeah, I guess -- oh, concerns for
28 public health, safety, convenience, prosperity, and
29 general welfare.

30 DEBBIE CHAPMAN: That's what I said,
31 yeah.

32 DAVID COTHRAN: Do you want to use
33 that?

34 DEBBIE CHAPMAN: Yeah. And the
35 reason I ---

36 DAVID COTHRAN: So I will check
37 that as a reason.

38 DEBBIE CHAPMAN: Yeah. And the
39 reason I said that is because -- I actually read that
40 part out of the ordinance. But the reason I said that
41 is because we have no way to have checks and balances
42 for that in our ordinance as written.

43 DAVID COTHRAN: Okay.

44 DEBBIE CHAPMAN: I mean in our
45 building codes you have no recourse.

46 ALESIA HUNTER: What do you mean by
47 that, Ms. Chapman?

48 DEBBIE CHAPMAN: If you allow those
49 out there -- you know how you can regulate housing,
50 fire codes ---

1 ALESIA HUNTER: These are regulated
2 through building codes. I thought I said that in the
3 report.
4 DEBBIE CHAPMAN: Well, you said
5 that.
6 ALESIA HUNTER: They are regulated
7 by building codes.
8 DEBBIE CHAPMAN: Under ANSI
9 standards?
10 ALESIA HUNTER: Yes, ma'am, they
11 are.
12 DEBBIE CHAPMAN: Okay. But they're
13 not on a foundation. They have wheels on them, so that
14 makes them an RV. And an RV is different than -- if
15 I'm right, an RV is different than an actual modular
16 home or anything like that that we've adopted under the
17 ---
18 ALESIA HUNTER: They never said
19 that these were a tiny home. They've always said these
20 are park models.
21 DEBBIE CHAPMAN: Yeah, but park
22 models fall under RVs. And RVs ---
23 ALESIA HUNTER: They fall under
24 ANSI standards, Ms. Chapman.
25 DEBBIE CHAPMAN: Yeah.
26 DAVID COTHRAN: Okay. The other
27 thing -- well, I guess that was it because we tabled
28 the Shockley Harbor, so that'll be next month. And of
29 course, the truck stop was approved and doesn't need
30 any explanation. And this three lot -- or square
31 footage variance, that was approved. So that's all we
32 need to do to make sure that we have on the record the
33 full story as to why that particular -- that one was
34 denied. All right. And then anything else, I guess,
35 that was discussed there.
36 Does anyone else have any old business?
37 If not, new business. I'd also like to go ahead
38 -- I just noticed for the meeting tomorrow night, which
39 is an add-on meeting to deal with this backlog of
40 agenda items, I'd like to go ahead and get the
41 elections over with because I know two people are
42 potentially not going to be here tomorrow night for
43 this. I think this is the most people we're going to
44 have. I either want to do it tonight or I would
45 recommend we move it to May. And we're already kind of
46 pushing this thing due to COVID. We've just got to
47 make these accommodations. So without objection, I
48 think we ought to take nominations. We'll just take it
49 off of the 14th agenda and put it on this one. Is
50 there any objection to us doing that tonight? Okay.

1 Well, at this time we'll take -- let me have
2 nominations for Chair.

3 WES GRANT: Mr. Chairman,
4 without knowing the circumstances, can you be
5 renominated?

6 DAVID COTHRAN: Yeah, I can. I
7 don't ever -- I'm not going to nominate myself.

8 WES GRANT: I understand.

9 DAVID COTHRAN: I only serve at you
10 guys' will. So if you want me to do it, then nominate
11 me. And if somebody wants to run against me, that's
12 fine, too.

13 DONNA MATTHEWS: I nominate you.

14 DAVID COTHRAN: Nothing personal
15 taken by me whatsoever. Because trust me, this is not
16 a fun job. So there's a nomination for David Cothran.
17 Anyone else?

18 BRAD BURDETTE: I second.

19 DAVID COTHRAN: All right. So all
20 in favor of David Cothran, signify.

21 Okay. Now for Vice Chair. Currently, it's Jane.
22 Jane is not here tonight. I think she said she's not
23 going to be here tomorrow night either, but currently
24 it's Jane. So we'll take nominations for Vice Chair.

25 DEBBIE CHAPMAN: I'd like to
26 nominate Jane once again.

27 BRAD BURDETTE: I nominate Will
28 Moore.

29 DAVID COTHRAN: Okay. We have Jane
30 and Will. Anybody else? All in favor of -- do y'all
31 want to raise your hands or do it secret ballot. I
32 don't know. Let's just do it secret ballot. Somebody
33 give us a piece of paper. We'll just use one of these.

34 Will one of y'all come collect them and count
35 them? Did everybody get theirs in? That's the way we
36 do it in the fire department. I think it's just fair
37 when you have two people running, just do it by secret
38 ballot. And we'll just take whatever the majority is.

39 ALESIA HUNTER: Okay, Mr. Chairman
40 and Commission, we have four votes for Will Moore and
41 three for Ms. Jane.

42 DAVID COTHRAN: Okay. Well, Will,
43 congratulations. You're the Vice Chair for this
44 upcoming year.

45 WILLIAM MOORE: Thank you. I look
46 forward to working with you guys.

47 DAVID COTHRAN: I know obviously we
48 don't need a secretary because we're verbatim now. But
49 do we still want to elect anybody that's like
50 responsible for getting us information or does it even

1 matter? Because we used to nominate Celia all the
2 time, I think.

3 ALESIA HUNTER: We have staff to do
4 that. Brittany. You don't have to nominate that.

5 DAVID COTHRAN: No, that's fine. I
6 just didn't know if we wanted to be official. Because
7 technically Celia was ---

8 ALESIA HUNTER: It's up to your,
9 Mr. Chairman, how you want to do it.

10 DAVID COTHRAN: I don't think so.
11 I'm just trying to be all procedural here.

12 Okay. So I just have a question, this discussion
13 tomorrow night because obviously we've got our two new
14 at-large members on here. Are we just going to talk
15 about it tomorrow? Is that what that agenda item is?

16 ALESIA HUNTER: Tomorrow's agenda,
17 you have four rezonings tomorrow.

18 DAVID COTHRAN: Well, no, it says
19 bylaw amendment to add two at-large members.

20 ALESIA HUNTER: Okay. What that is
21 is that's to update your bylaws because your original
22 bylaws called for seven members and it needs to be
23 updated to two at-large members.

24 DAVID COTHRAN: Okay. Does anybody
25 else have any new business?

26 Now we move on to public comments. Seeing none
27 and hearing none, we will close that. Other business.
28 Any other business?

29 If not we'll move on to item 9 which is
30 adjournment. Motion to adjourn?

31 WILLIAM MOORE: Motion.

32 DAVID COTHRAN: All in favor, get
33 up and leave.

34

35

36 MEETING ADJOURNED AT APPROXIMATELY 8:54 P.M.

**Anderson County Planning Commission
Staff Report
June 8, 2021**

Applicant:	McAnto Anthony
Current Owner:	McAnto Anthony
Property Address:	Tract 1 Bowen Road
Precinct:	Hopewell
Council District:	7
TMS #(s):	part of 145-07-01-010
Acreage:	+/- 2.19
Current Zoning:	C-1N (Neighborhood Commercial)
Requested Zoning:	R-20 (Single Family Residential)
Surrounding Zoning:	North: C-1N (Neighborhood Commercial) & R-20 (Single Family Residential) South: R-20 (Single Family Residential) & C-1N (Neighborhood Commercial) East: R-20 (Single Family Residential) West: C-1N (Neighborhood Commercial) & R-20 (Single Family Residential)
Evaluation:	<p>The purpose of the R-20 district is to establish areas in which the principal use of land is for single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for these districts are intended to discourage any use which, because of its characteristics, would interfere with the development of or be detrimental to the quiet residential nature of the area included in the districts.</p> <p>This request is to rezone 2.19 acres to R-20 (Single Family Residential District). The property is currently zoned C-1N. The applicant wants to rezone their property from C-1N to R-20 in order to build a residence.</p> <p>Bowen Rd is classified as a minor urban collector road with no maximum average daily trips per day.</p>

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

Public Outreach:

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

- May 21, 2021: Rezoning notification postcards sent to 227 property owners within 2,000' of the subject property;
- May 21, 2021: Rezoning notification signs posted on subject property;
- May 24, 2021: Planning Commission public hearing advertisement published in the *Anderson Independent-Mail*.

Public Feedback:

To date, staff has received 5 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 June 8, 2021 and hold a duly noted public hearing on this request to rezone from C-1N to R-20. *However, due to COVID-19, date and time is subject to change.*

County Council:

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



Rezoning Application

Anderson County Planning & Development

4/30/2021
Date of Submission

Approved/Denied

Applicant's Information

Applicant Name: MC ANTO ANTONY
Mailing Address: 121 BOWEN ROAD, ANDERSON 29621 SC
Telephone: 405 664 5671
Email: DRMCANTO@GMAIL.COM

Owner's Information

(If Different from Applicant)

Owner Name: N/A
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:

N/A

Owner's Signature

Date

Project Information

Property Location: TRACT 1 BOWEN ROAD
Parcel Number(s)/TMS: pk 145-07-01-010
County Council District: 7 School District: 3
Total Acreage: 3.19 Current Land Use: vacant
Requested Zoning: R-20 Current Zoning: C1N
Purpose of Rezoning: TO BUILD A RESIDENCE FOR JAY PURPOSES

Are there any Private Covenants or Deed Restrictions on the

☐ Yes

☒ No

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

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.

Applicant's Signature

04/30/2021
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: _____

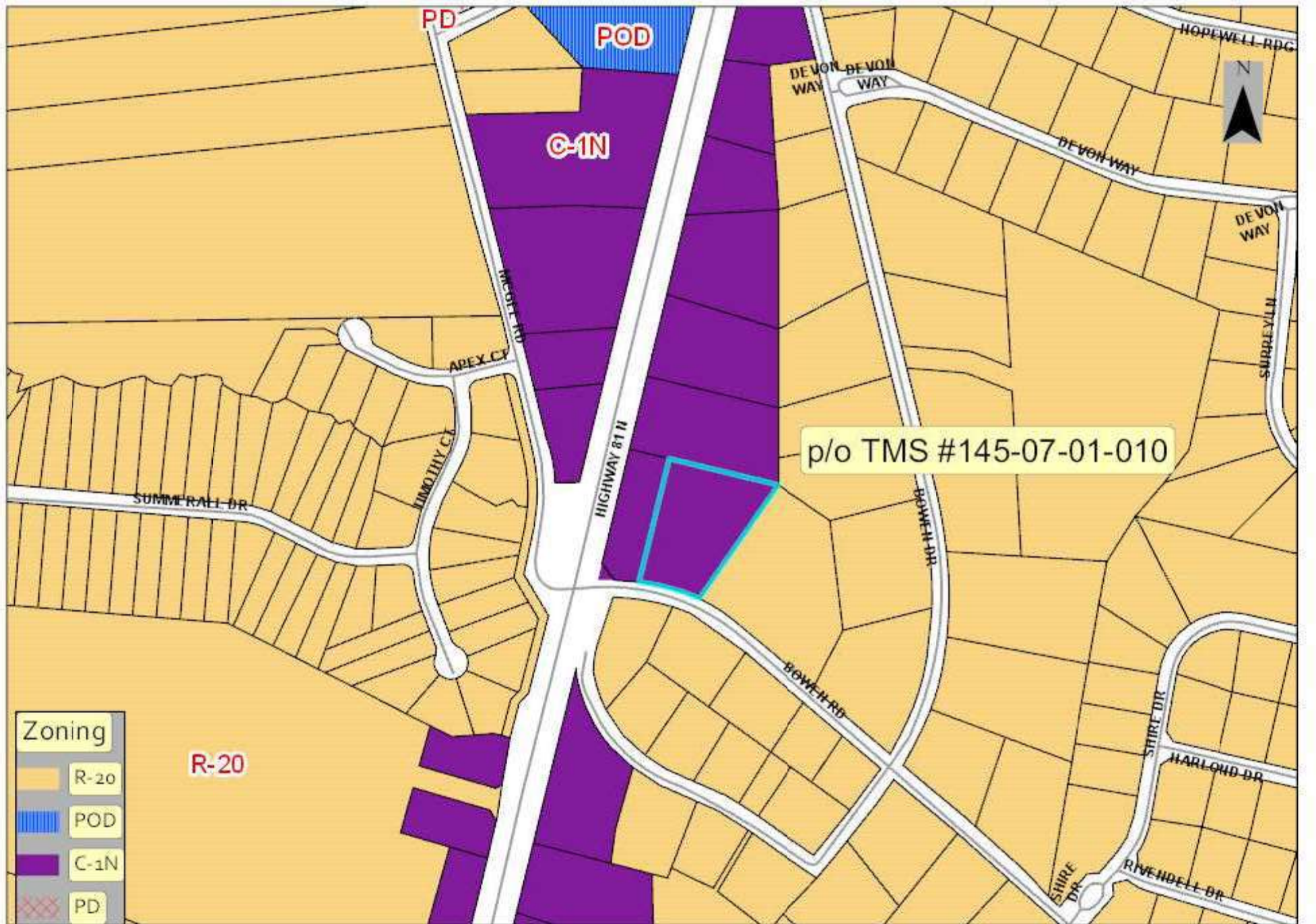
Council Public Hearing: _____



Aerial Photography

Rezoning Request
Bowen Rd
I-2 to S-1

0 412.5 825 1,650 Feet



Rezoning Request
Bowen Rd
C-1N to R-20

0 400 800 1,600 Feet



Rezoning Request
Welpine Rd @ Memory Ln
I-2 to S-1

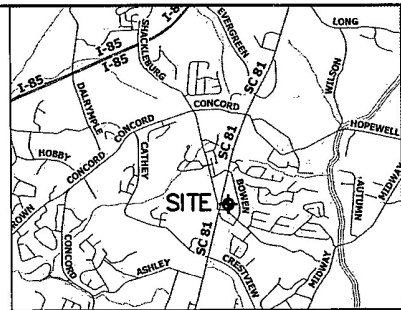
0 437.5 875 1,750 Feet

Development Standards Approval

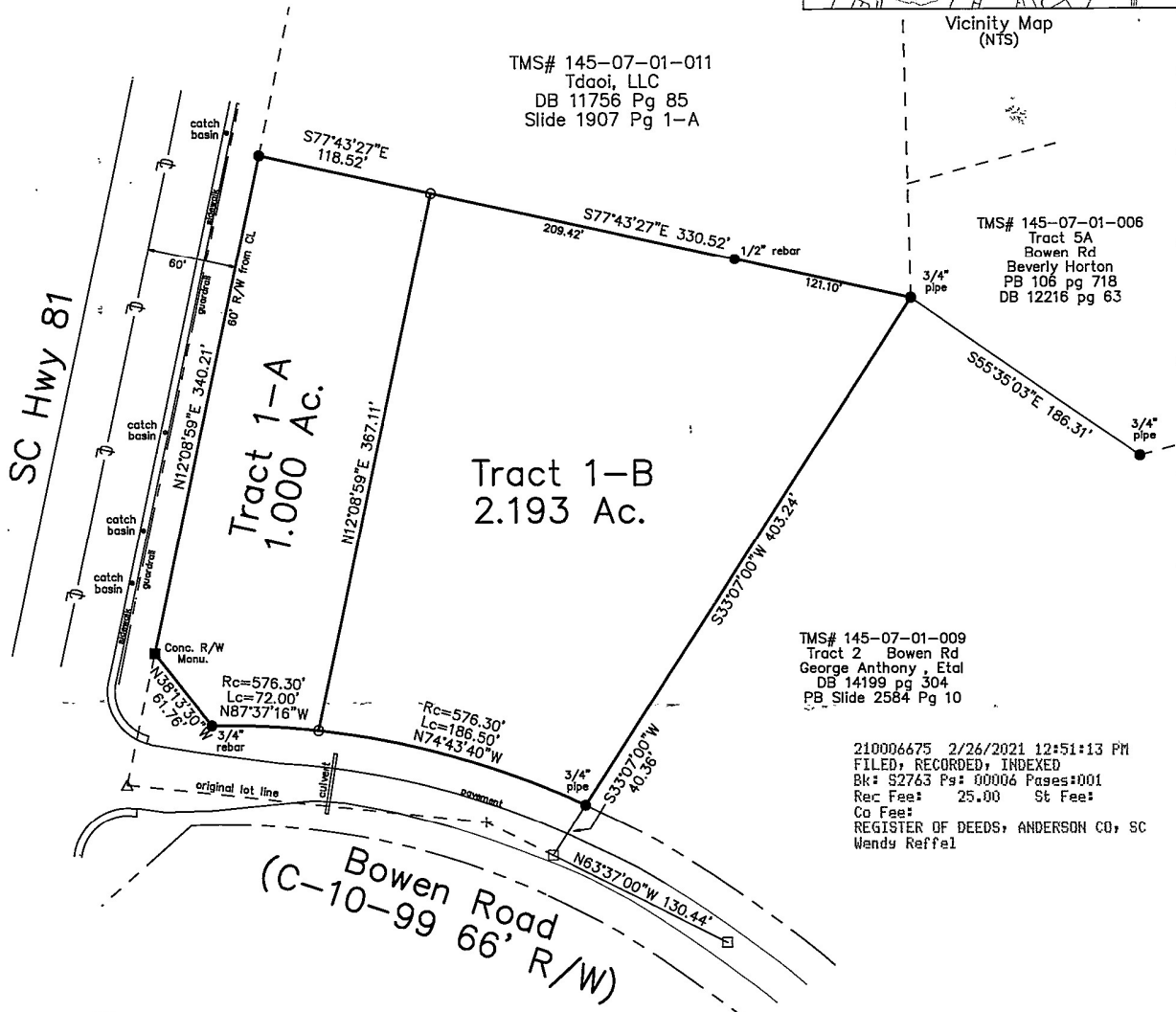
THIS IS NOT A SUBDIVISION AS DEFINED BY
ANDERSON COUNTY SUBDIVISION REGULATIONS

Erin O'Brien 12/4/20
SUBDIVISION ADMINISTRATOR DATE

210006675 2/26/2021 Bk: S2763 Pg: 00006



Vicinity Map
(NTS)



Notes:

- 1) Parent TMS# 145-07-01-010
- 2) Tract 1 Bowen Road
- 3) Reference Plat Book 78 pg 192
- 4) Reference Deed Book 14407 pg 102
- 5) 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.

"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."

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

Map #	Surveyed By	Drawn By	Checked By
11556-Tract 1	AE, JD	JW	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
Antony George, Etal

NON-Transferable

Anderson County South Carolina
Scale 1"= 80' Date: Dec. 03, 2020



**Anderson County Planning Commission
Staff Report
June 8, 2021**

Applicant:	Jamie McCutchen
Current Owner:	Lathan Bennett Pracht Farm Trust LLC
Property Address:	Highway 187 @ Burns Bridge Rd & Fants Grove Rd
Precinct:	Mt. Tabor
Council District:	4
TMS #(s):	43-00-01-006, 43-00-01-020, & 43-00-11-021
Acreage:	+/- 137
Current Zoning:	R-20 (Single Family Residential)
Requested Zoning:	IZD (Innovative Zoning District)
Surrounding Zoning:	North: R-20 (Single Family Residential) & R-A (Residential Agriculture) South: R-20 (Single Family Residential) & I-2 (Industrial District) East: R-20 (Single Family Residential) West: R-A (Residential Agriculture), I-2 (Industrial District) & R-20 (Single Family Residential)
Evaluation:	<p>The purpose of the Innovative Zoning District is to allow flexibility in development that will result in improved design, character, & quality of new developments as well as preserve natural & scenic features of open spaces. IZD regulations must encourage innovative site planning for residential, commercial, institutional or industrial development within the district. It should be emphasized that these provisions are not to be used to circumvent the intent or use of conventional zoning classifications as set forth in Chapter 70 of the Anderson County Code of Ordinances. The Innovative Zoning District is intended to provide characteristics that are harmonious with surrounding communities that could not be achieved through conventional zoning classifications.</p> <p>This request is to rezone the parcel of property described above from R-20 (Single Family Residential) to IZD (Innovative Zoning District). The applicant's stated purpose for the rezoning is to allow for the development of a maximum of 305 single-family homes with limited commercial use to include a senior living facility or daycare. Residential lots have similar density to those allowed in the R-20 district. All</p>

single-family homes will be a minimum of 3 bedrooms, 2 bath units, with a mixture of 1, 1 ½ and 2 story homes. Amenities will include open space, parks, playground, pool, community garden and walking trails.

The development will occur in several phases, with the property divided into 3 distinct zones. Zone 1, to the east of Highway 187, will consist of a maximum of 110 single family lots on approximately 50 acres. Zone 2, to the west, will consist of a maximum of 190 single-family lots on approximately 82 acres. The Statement of Intent also asks for a density bonus of 5% if greater than 30% open space is provided in the final development plan. The final part of the development, Zone 3, includes up to 4 acres of commercial or non-residential uses limited to either a day care or senior living facility, such as independent living, assisted living and/or continuing care retirement center.

The developer conducted community outreach through 2 community meetings, one virtual and one in-person.

Highway 187, Fants Grove Rd & Burns Bridge Rd are collector roads with no maximum average trips per day. William Walker Rd is a minor rural local road with 500 maximum daily trips.

Residential and industrial uses are immediately adjacent to the subject parcel. The Future Land Use Map in the County's Comprehensive Plan (2016) identifies the area as agricultural.

Public Outreach:

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

- May 21, 2021: Rezoning notification postcards sent to 98 property owners within 2,000' of the subject property;
- May 21, 2021: Rezoning notification signs posted on subject property;
- May 24, 2021: Planning Commission public hearing advertisement published in the *Independent-Mail*.

Public Feedback:

To date, staff has received 2 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 June 8, 2021 and hold a duly noted public hearing on this request to rezone from R-20 to IZD.

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



Rezoning Application

Anderson County Planning & Development

4/30/21

Date of Submission

Approved/Denied

Applicant's Information

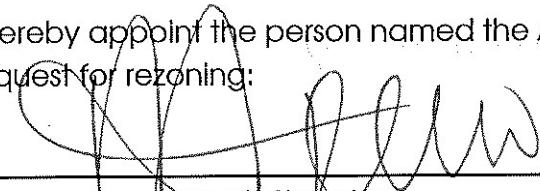
Applicant Name: Davis & Floyd (Jamie McCutchen)
Mailing Address: 164 Milestone Way, Suite 200, Greenville, SC 29615
Telephone: (864) 527-9800
Email: jmccutchen@davisfloyd.com

Owner's Information (If Different from Applicant)

Owner Name: Spano & Associates Asheville, LLC (Ralph Spano)
Mailing Address: 1540 International Parkway, Suite 2000, Lake Mary, FL 32746w
Telephone: 321-275-5828
Email: spano1668@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:


Owner's Signature

Date

4/30/2021

Project Information

Property Location: Hwy 187, Fants Grove Road, Burns Bridge Road
Parcel Number(s)/TMS: 430001006, 430001020, 430011021
County Council District: 4 School District: 04
Total Acreage: +/- 137 Acres Current Land Use: Vacant
Requested Zoning: IZOD Current Zoning: R-20
Purpose of Rezoning: Open Space Single Family Development with limited Commercial

Are there any Private Covenants or Deed Restrictions on the

☐ Yes

☒ No

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


Applicant's Signature

4/30/2021
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: Requested IZOD will include single-family detached lots
at similar density to existing zoning and 2 - 4 acres of the site for either a day care
or senior living facility

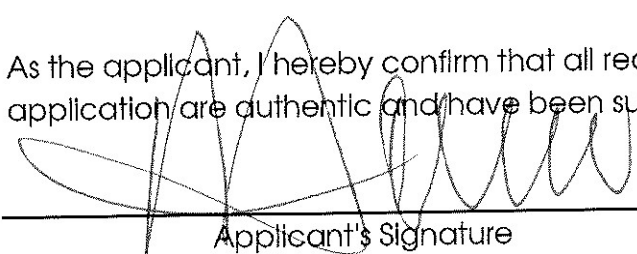
Statement of Intent and Preliminary Development Plan are provided to further define PD

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

4/30/2021
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: _____



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.

**CORNERSTONE DEVELOPMENT
A MIXED-USE COMMUNITY**

**STATEMENT OF INTENT
HIGHWAY 187, FANTS GROVE ROAD AND BURNS BRIDGE ROAD
ANDERSON COUNTY, SOUTH CAROLINA**

April 30, 2021

I. PURPOSE

The purpose of this Statement of Intent is to provide the information required per the Anderson County Zoning Ordinance and establish standards to guide the development of the Cornerstone Development. The property is currently zoned R-20 and is proposed to be rezoned as a Innovative Zoning District (IZOD) to allow for a mixed-use development. This Statement of Intent will specify the development standards including permitted land uses, restrictions, rules, densities, and amenities to be provided. It is expected that the development plan will evolve and change to meet specific market demands over the next three to six years. The Innovative Zoning district will provide flexibility for the plan to make adjustments as needed to meet market demands, but also provide specific requirements to ensure the project maintains compatibility with the surrounding community.

A Preliminary Development Plan is provided as Appendix A with this application and is referenced throughout this Statement of Intent. A traffic study was previously completed for the project that included more lots and commercial area and was previously provided to Anderson County. This study will be updated based on the revised development plan and we will coordinate with SCDOT and Anderson County on the required improvements.

A conceptual plan to demonstrate one possible development plan is provided as Appendix C. This plan is not intended to be the final development plan and provided as a general guide of the concepts described in this Statement of Intent.

II. PROJECT AREA

The **Cornerstone** Development is located in Anderson County along Highway 187, Fants Grove Road, Burns Bridge Road and William Walker Road. The property is across Fants Grove Road from the Clemson Research Park. The development consists of approximately 137 acres and includes the following parcels:

TMS #	Acreage
430001006	83.43
430001020	3.53
430011021	49.87

III. ZONING ORDINANCE INNOVATIVE ZONING DISTRICT CRITERIA

Homeowners Association

The common areas, amenities and open spaces will be owned and maintained by a Homeowners Association. There will also be an architectural review committee established to ensure the quality and consistency of the overall development.

Proposed Development Schedule

The project is expected to be constructed in multiple phases of generally 60-100 units per phase. A total of 5 to 7 years is anticipated for full project build out. It is anticipated at this time it will generally follow the schedule below, however, this is subject to change based upon market demand.

Initial phase of development is anticipated to include the property to the east of Highway 187, identified as Zone 1 (single-family detached lots). This property is anticipated to be developed in two phases over a 24 to 36-month period.

Once Zone 1 nears completion of buildout, the property to the west of Highway 187 will begin development. Development will start on this portion of property with development in Zone 2 (single-family detached). It is anticipated it will take an additional 24 to 48 months for development of Zone 2.

Zone 3 (Day Care or Senior Living) is anticipated to be the last phase to be developed.

Public Improvements

The project will include the following public improvements:

- Construction of public roads within the development,
- Improvements to Highway 187 as identified in the traffic study,
- Reserving right-of-way at intersections for future signalization as identified in the traffic study,
- Extension of public water mains to serve the development,
- Extension of public sewer mains and construction of two sewer pump stations (one on each side of Highway 187) to tie into the proposed sewer force main along Highway 187.
- Extension of electric, gas, phone and cable services as needed to serve the project.

Improvements will be constructed as needed for completion of each phase of development.

Improvements to Highway 187 will be completed prior to recording the final plat for more than 100 lots, subject to SCDOT approval.

Impact on Public Facilities

Public facilities that will serve this project include:

- Sandy Springs Water District
- Anderson County Wastewater
- AT&T
- Duke Energy
- Fort Hill Natural Gas
- Fire Department

Landscaping, Screening and Buffering

This project is located in a unique location in that it fronts on a primary corridor between Pendleton/Highway 76 and Interstate 85. It is adjacent to the Clemson Research Park which contains several industrial uses but is also in a relatively rural area of Anderson County that is being considered as a future growth corridor. Anderson County wastewater has a planned sewer expansion along Highway 187 that will enable more growth in this area. Therefore, we recognize the challenge of developing a project with greater density to minimize the amount of land utilized to provide housing to meet the demands of business and industry, while maintaining the general character of the community. In order to provide reasonable screening and buffering, the following landscaping and buffering will be provided.

The single-family detached lots (Zones 1 & 2) have a density equal to a zoning classification of R-20, therefore, no buffer would be required between these areas and adjoining R-20 zoned property. However, in recognizing the possible concerns of area residents and surrounding property owners, the development will provide a minimum of a Type 1 Bufferyard as defined in the Anderson County Bufferyard Requirements where Zones 1 & 2 adjoin any residential zoned property.

Zone 3 does not adjoin any residential properties outside of the development. A minimum of a Type 2 Bufferyard will be provided between Zone 3 and interior residential development.

Landscaping will be provided along public road frontages as follows:

Where Zones 1 & 2 adjoins Highway 187 and Zone 2 adjoins William Walker Road and Fants Grove Road, a minimum of a Type 2 buffer will be provided.

Where Zone 3 adjoins Highway 187 and Fants Grove Road, street screening will be provided per Anderson County Commercial Landscaping Standards. Parking lot landscaping will be required in Zone 3 per the Commercial Landscaping Standards.

Stormwater management areas may include wet or dry ponds. Wet ponds will be designed to be part of the amenity areas and will be landscaped, but not screened or fenced. Dry ponds will include landscape screening similar to a Type 1 buffer yard and a minimum of a 4' fence, however, trees are not permitted to be planted on the dam of the pond.

IV. DEVELOPMENT STANDARDS

Cornerstone Development is a mixed-use development, comprised of primarily single-family detached lots, with limited commercial/non-residential uses that will consist of a day care or senior living facility. Architectural standards will be established for the development and will include an architectural committee to approve site plans and building plans for all development to ensure it is developed in a consistent manner.

It is proposed to provide one and two-story dwelling units in a traditional neighborhood development setting. The development will contain a maximum of 305 residential lots (including density bonus) and up to 4 acres of commercial/non-residential uses. Amenities will include open space, multiple parks, a playground, a pool and cabana, a dog park, community garden, and walking trails.

The architectural concept is to provide homes that are compatible with the traditional homes in the surrounding neighborhoods. Bufferyards will be provided around the perimeter of the property wherever adjacent to existing homes or residential development to provide screening and aid in maintaining the existing character of the community. Buffering/screening will also be provided internally between residential and non-residential uses.

An architectural committee will be formed to review proposed development plans and ensure harmony, consistency and quality of the overall development.

The project is identified by several different Zones, which will be used to establish permitted uses within each area of the project. All references to Anderson County Zoning Ordinance refer to the Ordinance in effect at time of the approval. The Zones are shown on the attached Preliminary Development Plan and are further described as follows:

Zone 1

Zone 1 includes approximately 50 acres on the east side of Highway 187 with access on Burns Bridge Road.

Density:	2.2 units/acre - Maximum of 110 single-family lots
Minimum lot size:	none
Minimum lot width:	40 feet
Front setback:	15 feet, however driveways must provide a minimum of 20' from curb line to house/garage to allow for parking
Side setback:	5 feet
Rear setback	10 feet
Parking	Per Anderson County Zoning Ordinance Section 6:9
Open Space	A minimum of 25% of the zone will be maintained as Open Space, Common area and/or Buffers

Density Bonus	A density bonus of 5% additional density will be allowed if greater than 30% Open Space is provided in the Final Development Plan
---------------	---

The development will include several small pocket parks, sidewalks on one side of public roads, walking trails and stormwater management areas.

Zone 2

Zone 2 includes approximately 82 acres on the west side of Highway 187 with access on Fants Grove Road and William Walker Road.

Density:	2.2 units/acre - Maximum of 190 single-family lots
Minimum lot size:	none
Minimum lot width:	40 feet
Front setback:	15 feet, however driveways must provide a minimum of 20' from curb line to house/garage to allow for parking
Side setback:	5 feet
Rear setback	10 feet
Parking	Per Anderson County Zoning Ordinance Section 6:9
Open Space	A minimum of 25% of the zone will be maintained as Open Space, Common area and/or Buffers
Density Bonus	A density bonus of 5% additional density will be allowed if greater than 30% Open Space is provided in the Final Development Plan

This zone will include several small pocket parks, sidewalks on one side of public roads, walking trails, stormwater management areas and an amenity area.

Zone 3

Zone 3 includes up to 4 acres of commercial and/or non-residential uses which are limited to the uses identified below. This zone is intended to allow for a day care or senior living/continuing care retirement center that would be compatible with and support the local community.

Permitted Uses:	Day Care or Senior Living Facility, such as independent living, assisted living and/or continuing care retirement center
Structures:	One or more principal structures may be permitted on a single lot
Height Limitation:	No structure shall exceed two stories
Building Size:	No single building shall exceed 30,000 square feet.

	Maximum building lot coverage area on any lot shall not exceed 40% of the lot area. A minimum of 15% of all lots shall be open space or landscaping.
Building Materials	Commercial buildings shall be glass, brick, stone or other approved masonry siding or block construction with limited metal or vinyl siding as accents or trim.
Front setback:	30 feet from existing public roads
Side setback:	20 feet
Rear setback	20 feet
Parking & Loading	Per Anderson County Zoning Ordinance Section 6:9 and 6:10
Screening	A minimum 6' tall fence, hedge, berm, evergreen foliage or combination thereof shall be provided along the side and rear lot lines where any commercial use is adjacent to a residential district.

Stormwater management of this area may be provided in Zone 2.

General Development Standards (Zones 1 & 2)

Dwelling Quality and Size:

All single-family detached homes shall be minimum of three bedroom, two bath units. A mix of single story, 1 ½ story, and two-story homes shall be constructed. A mix of gabled and hipped roof forms is desirable. No homes above two stories shall be permitted, excepting that homes may have habitable attic space and homes may be constructed with a usable basement space. Homes shall be a minimum of 1,400 square feet of heated area.

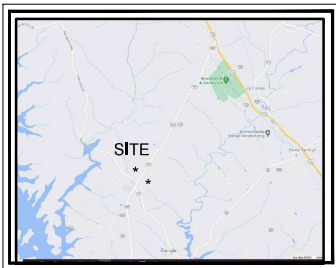
Lot Sizes and Density of Development: The maximum gross density of Zones 1 & 2 is 2.2 units/acre, for a total of +/-290 units for the overall development. A density bonus of 5% additional density will be allowed if greater than 30% Open Space is provided in the Final Development Plan.

Residential Construction and Maintenance: All residential units shall be conventional frame or masonry structures. No mobile homes, trailers, campers or tents shall be permitted as permanent dwellings. All residences shall be properly maintained by the owners.

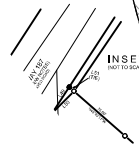
Cluster Mailboxes: The development will have several cluster mailbox locations throughout the project. These will be located to provide safe and secure access to residents and convenience to the USPS. Locations will be confirmed with USPS during the final design of each phase of the project.

Buffer and Screening Provisions: The development is designed to be compatible with the existing neighborhood community. Streets and homes will be landscaped, including street trees, sodded front yards and shrubbery around houses. Buffering and screening will be provided as shown on the Preliminary Development Plan.

© 2020 Davis & Floyd, Inc. All rights reserved. This drawing is the property of Davis & Floyd, Inc. and may not be used in whole or in part without the written consent of the Engineer, Architect and/or Engineer. All rights reserved. THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF DAVIS & FLOYD, INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE ENGINEER, ARCHITECT AND/OR ENGINEER. ALL RIGHTS RESERVED.



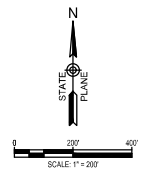
VICINITY MAP



INSET
(NOT TO SCALE)

Lot	Area (Ac.)	Area (Sq. Ft.)	Lot	Area (Ac.)	Area (Sq. Ft.)
1	0.01	1,360	11	0.01	1,360
2	0.01	1,360	12	0.01	1,360
3	0.01	1,360	13	0.01	1,360
4	0.01	1,360	14	0.01	1,360
5	0.01	1,360	15	0.01	1,360
6	0.01	1,360	16	0.01	1,360
7	0.01	1,360	17	0.01	1,360
8	0.01	1,360	18	0.01	1,360
9	0.01	1,360	19	0.01	1,360
10	0.01	1,360	20	0.01	1,360
21	0.01	1,360	31	0.01	1,360
22	0.01	1,360	32	0.01	1,360
23	0.01	1,360	33	0.01	1,360
24	0.01	1,360	34	0.01	1,360
25	0.01	1,360	35	0.01	1,360
26	0.01	1,360	36	0.01	1,360
27	0.01	1,360	37	0.01	1,360
28	0.01	1,360	38	0.01	1,360
29	0.01	1,360	39	0.01	1,360
30	0.01	1,360	40	0.01	1,360
31	0.01	1,360	41	0.01	1,360
32	0.01	1,360	42	0.01	1,360
33	0.01	1,360	43	0.01	1,360
34	0.01	1,360	44	0.01	1,360
35	0.01	1,360	45	0.01	1,360
36	0.01	1,360	46	0.01	1,360
37	0.01	1,360	47	0.01	1,360
38	0.01	1,360	48	0.01	1,360
39	0.01	1,360	49	0.01	1,360
40	0.01	1,360	50	0.01	1,360
41	0.01	1,360	51	0.01	1,360
42	0.01	1,360	52	0.01	1,360
43	0.01	1,360	53	0.01	1,360
44	0.01	1,360	54	0.01	1,360
45	0.01	1,360	55	0.01	1,360
46	0.01	1,360	56	0.01	1,360
47	0.01	1,360	57	0.01	1,360
48	0.01	1,360	58	0.01	1,360
49	0.01	1,360	59	0.01	1,360
50	0.01	1,360	60	0.01	1,360
51	0.01	1,360	61	0.01	1,360
52	0.01	1,360	62	0.01	1,360
53	0.01	1,360	63	0.01	1,360
54	0.01	1,360	64	0.01	1,360
55	0.01	1,360	65	0.01	1,360
56	0.01	1,360	66	0.01	1,360
57	0.01	1,360	67	0.01	1,360
58	0.01	1,360	68	0.01	1,360
59	0.01	1,360	69	0.01	1,360
60	0.01	1,360	70	0.01	1,360
61	0.01	1,360	71	0.01	1,360
62	0.01	1,360	72	0.01	1,360
63	0.01	1,360	73	0.01	1,360
64	0.01	1,360	74	0.01	1,360
65	0.01	1,360	75	0.01	1,360
66	0.01	1,360	76	0.01	1,360
67	0.01	1,360	77	0.01	1,360
68	0.01	1,360	78	0.01	1,360
69	0.01	1,360	79	0.01	1,360
70	0.01	1,360	80	0.01	1,360
71	0.01	1,360	81	0.01	1,360
72	0.01	1,360	82	0.01	1,360
73	0.01	1,360	83	0.01	1,360
74	0.01	1,360	84	0.01	1,360
75	0.01	1,360	85	0.01	1,360
76	0.01	1,360	86	0.01	1,360
77	0.01	1,360	87	0.01	1,360
78	0.01	1,360	88	0.01	1,360
79	0.01	1,360	89	0.01	1,360
80	0.01	1,360	90	0.01	1,360
81	0.01	1,360	91	0.01	1,360
82	0.01	1,360	92	0.01	1,360
83	0.01	1,360	93	0.01	1,360
84	0.01	1,360	94	0.01	1,360
85	0.01	1,360	95	0.01	1,360
86	0.01	1,360	96	0.01	1,360
87	0.01	1,360	97	0.01	1,360
88	0.01	1,360	98	0.01	1,360
89	0.01	1,360	99	0.01	1,360
90	0.01	1,360	100	0.01	1,360

SITE ANALYSIS	
TAX MAP NUMBER	430001020, 430001006, & 420011021
PHYSICAL ADDRESS	---
EXISTING ZONING	R-20
PROPOSED ZONING	ECOD
HWY 187 SETBACK	50'
PERMETER SETBACK	25'
FANTS GROVE ROAD SETBACK	30'
SUBDIVISION ACREAGE	±132.04 AC.
OUTPARCEL SENIOR CENTER ACREAGE	±2.00 AC.
TOTAL ACREAGE	±134.04 AC.
DEVELOPABLE OPEN SPACE	±47.10 AC. (±35%)(MIN 15% TO BE PROVIDED)
UNDEVELOPABLE OPEN SPACE	±10.41 AC. (±8%)
TOTAL OPEN SPACE	±57.45 AC. (±43 %)(MIN 25% TO BE PROVIDED)
PROPOSED LOTS - 2.2/ACRE	MAX 291



PROJECT DATUM INFORMATION:
HORIZONTAL DATUM: NAD83
VERTICAL DATUM: MGS

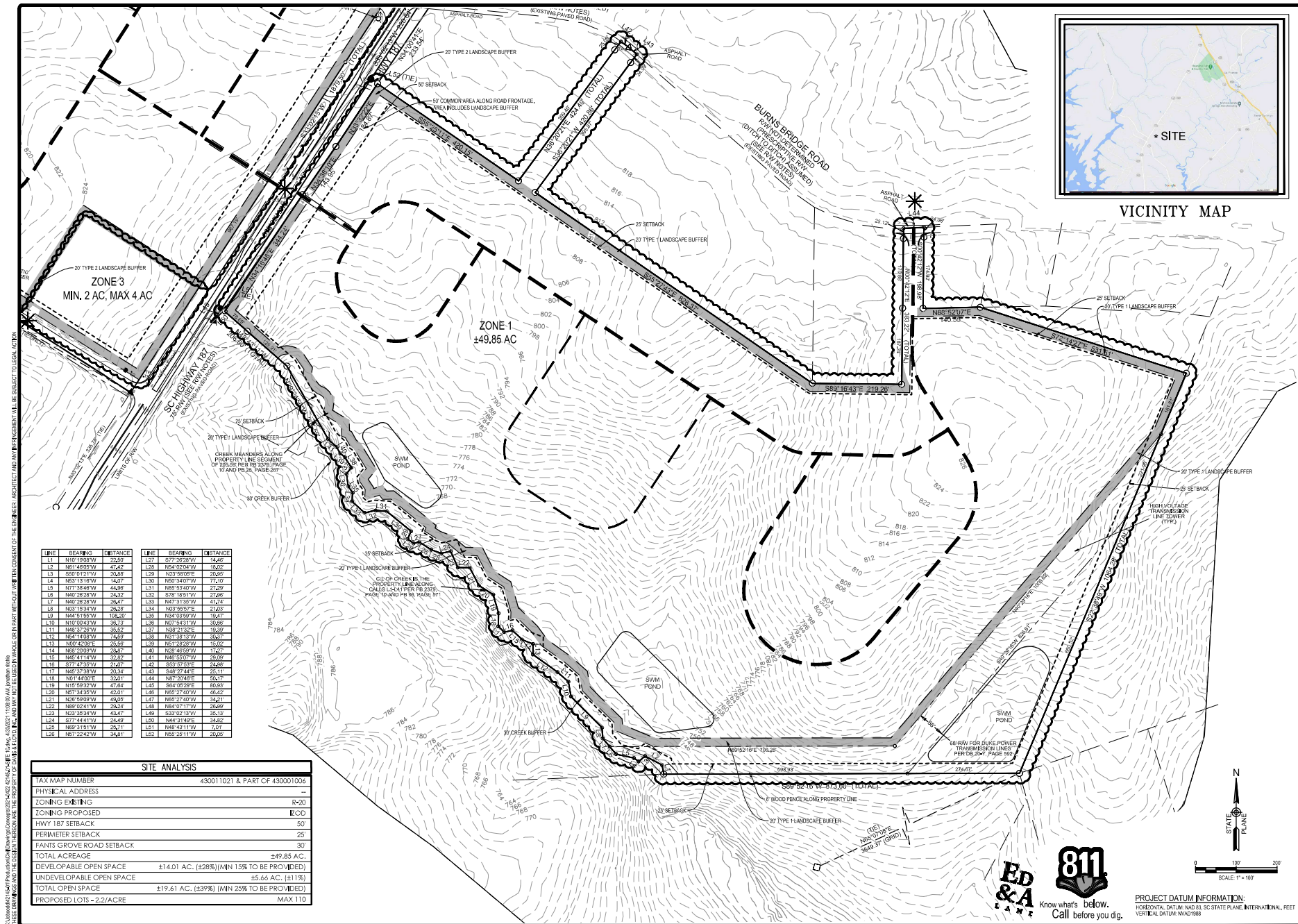
NOT FOR CONSTRUCTION

DAVIS & FLOYD
INC. 104
104 HILLCREST BLVD. SUITE 200
CORONA, CA 92626
(949) 225-1000

SPANCO & ASSOCIATES, INC.
104 HILLCREST BLVD. SUITE 200, CORONA, CA 92626
Cornerstone Planned Development
HWY 187

PRELIMINARY DEVELOPMENT PLAN

NO.	DATE	BY	CHKD.	APP'D.	REV.
1	10/1/2020	J. FLOYD	J. FLOYD	J. FLOYD	1
2	10/1/2020	J. FLOYD	J. FLOYD	J. FLOYD	2
3	10/1/2020	J. FLOYD	J. FLOYD	J. FLOYD	3



VICINITY MAP

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N10°19'08"W	22.02	L27	S77°28'28"W	14.46
L2	N81°48'09"W	4.162	L28	N54°02'04"W	18.02
L3	S80°11'11"W	20.89	L29	N23°19'01"E	20.69
L4	N53°13'16"W	14.27	L30	N50°34'07"W	71.10
L5	N77°38'45"W	4.26	L31	N65°33'40"W	2.29
L6	N40°28'51"W	25.25	L32	S75°18'51"W	22.65
L7	N46°28'28"W	35.47	L33	N47°31'38"W	41.74
L8	N63°15'34"W	26.29	L34	N33°03'55"E	2.18
L9	N44°51'55"W	108.30	L35	N34°03'59"W	18.47
L10	N10°00'43"W	38.13	L36	N07°54'31"W	30.88
L11	N48°37'29"W	35.52	L37	N38°21'32"E	15.29
L12	N54°14'58"W	74.59	L38	N31°38'13"W	30.27
L13	N05°42'08"E	25.55	L39	N51°28'25"W	32.02
L14	N65°20'09"W	36.1	L40	N28°48'59"W	17.55
L15	N48°41'14"W	32.82	L41	N45°55'07"W	20.59
L16	S77°47'29"W	14.07	L42	S53°17'53"E	34.88
L17	N46°37'38"W	20.34	L43	S48°29'44"E	25.11
L18	N07°44'02"E	33.01	L44	N87°20'40"E	50.17
L19	N15°09'27"W	41.65	L45	S54°09'29"E	80.07
L20	N57°34'35"W	42.31	L46	N55°27'40"W	46.42
L21	N26°59'09"W	43.05	L47	N65°27'40"W	24.01
L22	N85°02'41"W	25.1	L48	N48°07'11"W	36.22
L23	N28°39'24"W	43.47	L49	S33°02'13"W	35.13
L24	S77°44'10"W	36.09	L50	N44°33'46"E	14.82
L25	N89°31'51"W	25.11	L51	N48°43'11"W	7.01
L26	N87°22'42"W	34.81	L52	N55°28'11"W	26.29

SITE ANALYSIS

TAX MAP NUMBER	430011021 & PART OF 43001006
PHYSICAL ADDRESS	---
ZONING EXISTING	R-20
ZONING PROPOSED	EOD
HWY 187 SETBACK	50'
PERIMETER SETBACK	25'
FANTS GROVE ROAD SETBACK	30'
TOTAL ACREAGE	±49.85 AC.
DEVELOPABLE OPEN SPACE	±14.01 AC. (±28%) (MIN 15% TO BE PROVIDED)
UNDEVELOPABLE OPEN SPACE	±5.65 AC. (±11%)
TOTAL OPEN SPACE	±19.61 AC. (±39%) (MIN 25% TO BE PROVIDED)
PROPOSED LOTS - 22/ACRE	MAX 110

NOT FOR CONSTRUCTION

DAVIS & FLOYD
SINCE 1944
1944 MILESTONE HWY 187 SITE 200
CONSTRUCTION NO. 20015
10/20/2015

SPANO & ASSOCIATES, INC.
1944 MILESTONE HWY 187 SITE 200 LANE MAP, FLORIDA STATE
Cornerstone Planned Development
HWY 187

PRELIMINARY DEVELOPMENT PLAN
(EAST SITE)

DATE	BY	REVISION
10/20/2015	ED	1.0
10/20/2015	ED	1.1
10/20/2015	ED	1.2
10/20/2015	ED	1.3
10/20/2015	ED	1.4
10/20/2015	ED	1.5
10/20/2015	ED	1.6
10/20/2015	ED	1.7
10/20/2015	ED	1.8
10/20/2015	ED	1.9
10/20/2015	ED	2.0
10/20/2015	ED	2.1
10/20/2015	ED	2.2
10/20/2015	ED	2.3
10/20/2015	ED	2.4
10/20/2015	ED	2.5
10/20/2015	ED	2.6
10/20/2015	ED	2.7
10/20/2015	ED	2.8
10/20/2015	ED	2.9
10/20/2015	ED	3.0
10/20/2015	ED	3.1
10/20/2015	ED	3.2
10/20/2015	ED	3.3
10/20/2015	ED	3.4
10/20/2015	ED	3.5
10/20/2015	ED	3.6
10/20/2015	ED	3.7
10/20/2015	ED	3.8
10/20/2015	ED	3.9
10/20/2015	ED	4.0
10/20/2015	ED	4.1
10/20/2015	ED	4.2
10/20/2015	ED	4.3
10/20/2015	ED	4.4
10/20/2015	ED	4.5
10/20/2015	ED	4.6
10/20/2015	ED	4.7
10/20/2015	ED	4.8
10/20/2015	ED	4.9
10/20/2015	ED	5.0
10/20/2015	ED	5.1
10/20/2015	ED	5.2
10/20/2015	ED	5.3
10/20/2015	ED	5.4
10/20/2015	ED	5.5
10/20/2015	ED	5.6
10/20/2015	ED	5.7
10/20/2015	ED	5.8
10/20/2015	ED	5.9
10/20/2015	ED	6.0
10/20/2015	ED	6.1
10/20/2015	ED	6.2
10/20/2015	ED	6.3
10/20/2015	ED	6.4
10/20/2015	ED	6.5
10/20/2015	ED	6.6
10/20/2015	ED	6.7
10/20/2015	ED	6.8
10/20/2015	ED	6.9
10/20/2015	ED	7.0
10/20/2015	ED	7.1
10/20/2015	ED	7.2
10/20/2015	ED	7.3
10/20/2015	ED	7.4
10/20/2015	ED	7.5
10/20/2015	ED	7.6
10/20/2015	ED	7.7
10/20/2015	ED	7.8
10/20/2015	ED	7.9
10/20/2015	ED	8.0
10/20/2015	ED	8.1
10/20/2015	ED	8.2
10/20/2015	ED	8.3
10/20/2015	ED	8.4
10/20/2015	ED	8.5
10/20/2015	ED	8.6
10/20/2015	ED	8.7
10/20/2015	ED	8.8
10/20/2015	ED	8.9
10/20/2015	ED	9.0
10/20/2015	ED	9.1
10/20/2015	ED	9.2
10/20/2015	ED	9.3
10/20/2015	ED	9.4
10/20/2015	ED	9.5
10/20/2015	ED	9.6
10/20/2015	ED	9.7
10/20/2015	ED	9.8
10/20/2015	ED	9.9
10/20/2015	ED	10.0
10/20/2015	ED	10.1
10/20/2015	ED	10.2
10/20/2015	ED	10.3
10/20/2015	ED	10.4
10/20/2015	ED	10.5
10/20/2015	ED	10.6
10/20/2015	ED	10.7
10/20/2015	ED	10.8
10/20/2015	ED	10.9
10/20/2015	ED	11.0
10/20/2015	ED	11.1
10/20/2015	ED	11.2
10/20/2015	ED	11.3
10/20/2015	ED	11.4
10/20/2015	ED	11.5
10/20/2015	ED	11.6
10/20/2015	ED	11.7
10/20/2015	ED	11.8
10/20/2015	ED	11.9
10/20/2015	ED	12.0
10/20/2015	ED	12.1
10/20/2015	ED	12.2
10/20/2015	ED	12.3
10/20/2015	ED	12.4
10/20/2015	ED	12.5
10/20/2015	ED	12.6
10/20/2015	ED	12.7
10/20/2015	ED	12.8
10/20/2015	ED	12.9
10/20/2015	ED	13.0
10/20/2015	ED	13.1
10/20/2015	ED	13.2
10/20/2015	ED	13.3
10/20/2015	ED	13.4
10/20/2015	ED	13.5
10/20/2015	ED	13.6
10/20/2015	ED	13.7
10/20/2015	ED	13.8
10/20/2015	ED	13.9
10/20/2015	ED	14.0
10/20/2015	ED	14.1
10/20/2015	ED	14.2
10/20/2015	ED	14.3
10/20/2015	ED	14.4
10/20/2015	ED	14.5
10/20/2015	ED	14.6
10/20/2015	ED	14.7
10/20/2015	ED	14.8
10/20/2015	ED	14.9
10/20/2015	ED	15.0
10/20/2015	ED	15.1
10/20/2015	ED	15.2
10/20/2015	ED	15.3
10/20/2015	ED	15.4
10/20/2015	ED	15.5
10/20/2015	ED	15.6
10/20/2015	ED	15.7
10/20/2015	ED	15.8
10/20/2015	ED	15.9
10/20/2015	ED	16.0
10/20/2015	ED	16.1
10/20/2015	ED	16.2
10/20/2015	ED	16.3
10/20/2015	ED	16.4
10/20/2015	ED	16.5
10/20/2015	ED	16.6
10/20/2015	ED	16.7
10/20/2015	ED	16.8
10/20/2015	ED	16.9
10/20/2015	ED	17.0
10/20/2015	ED	17.1
10/20/2015	ED	17.2
10/20/2015	ED	17.3
10/20/2015	ED	17.4
10/20/2015	ED	17.5
10/20/2015	ED	17.6
10/20/2015	ED	17.7
10/20/2015	ED	17.8
10/20/2015	ED	17.9
10/20/2015	ED	18.0
10/20/2015	ED	18.1
10/20/2015	ED	18.2
10/20/2015	ED	18.3
10/20/2015	ED	18.4
10/20/2015	ED	18.5
10/20/2015	ED	18.6
10/20/2015	ED	18.7
10/20/2015	ED	18.8
10/20/2015	ED	18.9
10/20/2015	ED	19.0
10/20/2015	ED	19.1
10/20/2015	ED	19.2
10/20/2015	ED	19.3
10/20/2015	ED	19.4
10/20/2015	ED	19.5
10/20/2015	ED	19.6
10/20/2015	ED	19.7
10/20/2015	ED	19.8
10/20/2015	ED	19.9
10/20/2015	ED	20.0
10/20/2015	ED	20.1
10/20/2015	ED	20.2
10/20/2015	ED	20.3
10/20/2015	ED	20.4
10/20/2015	ED	20.5
10/20/2015	ED	20.6
10/20/2015	ED	20.7
10/20/2015	ED	20.8
10/20/2015	ED	20.9
10/20/2015	ED	21.0
10/20/2015	ED	21.1
10/20/2015	ED	21.2
10/20/2015	ED	21.3
10/20/2015	ED	21.4
10/20/2015	ED	21.5
10/20/2015	ED	21.6
10/20/2015	ED	21.7
10/20/2015	ED	21.8
10/20/2015	ED	21.9
10/20/2015	ED	22.0
10/20/2015	ED	22.1
10/20/2015	ED	22.2
10/20/2015	ED	22.3
10/20/2015	ED	22.4
10/20/2015	ED	22.5
10/20/2015	ED	22.6
10/20/2015	ED	22.7
10/20/2015	ED	22.8
10/20/2015	ED	22.9
10/20/2015	ED	23.0
10/20/2015	ED	23.1
10/20/2015	ED	23.2
10/20/2015	ED	23.3
10/20/2015	ED	23.4
10/20/2015	ED	23.5
10/20/2015	ED	23.6
10/20/2015	ED	23.7
10/20/2015	ED	23.8
10/20/2015	ED	23.9
10/20/2015	ED	24.0
10/20/2015	ED	24.1
10/20/2015	ED	24.2
10/20/2015	ED	24.3
10/20/2015	ED	24.4
10/20/2015	ED	24.5
10/20/2015	ED	24.6
10/20/2015	ED	24.7
10/20/2015	ED	24.8
10/20/2015	ED	24.9
10/20/2015	ED	25.0
10/20/2015	ED	25.1
10/20/2015	ED	25.2
10/20/2015	ED	25.3
10/20/2015	ED	25.4
10/20/2015	ED	25.5
10/20/2015	ED	25.6
10/20/2015	ED	25.7
10/20/2015	ED	25.8
10/20/2015	ED	25.9
10/20/2015	ED	26.0
10/20/2015	ED	26.1
10/20/2015	ED	26.2
10/20/2015	ED	26.3
10/20/2015	ED	26.4
10/20/2015	ED	26.5
10/20/2015	ED	26.6
10/20/2015	ED	26.7
10/20/2015	ED	26.8
10/20/2015	ED	26.9
10/20/2015	ED	27.0
10/20/2015	ED	27.1
10/20/2015	ED	27.2
10/20/2015	ED	27.3
10/20/2015	ED	27.4
10/20/2015	ED	27.5
10/20/2015	ED	27.6
10/20/2015	ED	27.7
10/20/2015	ED	27.8
10/20/2015	ED	27.9
10/20/2015	ED	28.0
10/20/2015	ED	28.1
10/20/2015	ED	28.2
10/20/2015	ED	28.3
10/20/2015	ED	28.4
10/20/2015	ED	28.5
10/20/2015	ED	28.6
10/20/2015	ED	28.7
10/20/2015	ED	28.8
10/20/2015	ED	28.9
10/20/2015	ED	29.0
10/20/2015	ED	29.1
10/20/2015	ED	29.2
10/20/2015	ED	29.3
10/20/2015	ED	29.4
10/20/2015	ED	29.5
10/20/2015	ED	29.6
10/20/2015	ED	29.7
10/20/2015	ED	29.8
10/20/2015	ED	29.9
10/20/2015	ED	30.0
10/20/2015	ED	30.1
10/20/2015	ED	30.2
10/20/2015	ED	30.3
10/20/2015	ED	30.4
10/20/2015	ED	30.5
10/20/2015	ED	30.6
10/20/2015	ED	30.7
10/20/2015	ED	30.8
10/20/2015	ED	30.9
10/20/2015	ED	31.0
10/20/2015	ED	31.1
10/20/2015	ED	31.2
10/20/2015	ED	31.3
10/20/2015	ED	31.4
10/20/2015	ED	31.5
10/20/2015	ED	31.6
10/20/2015	ED	31.7
10/20/2015	ED	31.8
10/20/2015	ED	31.9
10/20/2015	ED	32.0
10/20/2015	ED	32.1
10/20/2015	ED	32.2
10/20/2015	ED	32.3
10/20/2015	ED	32.4
10/20/2015	ED	32.5
10/20/2015	ED	32.6
10/20/2015	ED	32.7
10/20/2015	ED	32.8
10/20/2015	ED	32.9
10/20/2015	ED	33.0
10/20/2015	ED	33.1
10/20/2015	ED	33.2
10/20/2015	ED	33.3
10/20/2015	ED	33.4
10/20/2015	ED	33.5
10/20/2015	ED	33.6
10/20/2015	ED	33.7
10/20/2015	ED	33.8
10/20/2015	ED	33.9
10/20/2015	ED	34.0
10/20/2015	ED	34.1
10/20/2015	ED	34.2
10/20/2015	ED	34.3
10/20/2015	ED	34.4
10/20/2015	ED	34.5
10/20/2015	ED	34.6
10/20/2015	ED	34.7
10/20/2015	ED	34.8
10/20/2015	ED	34.9
10/20/2015	ED	35.0
10/20/2015	ED	35.1
10/20/2015	ED	35.2
10/20/2015	ED	35.3
10/20/2015	ED	35.4
10/20/2015	ED	35.5
10/20/2015	ED	35.6
10/20/2015	ED	35.7
10/20/2015	ED	35.8
10/20/2015	ED	35.9
10/20/2015	ED	36.0
10/20/2015	ED	36.1
10/20/2015	ED	36.2
10/20/2015	ED	36.3
10/20/2015	ED	36.4
10/20/2015	ED	36.5
10/20/2015	ED	36.6
10/20/2015	ED	36.7
10/20/2015	ED	36.8
10/20/2015	ED	36.9
10/20/2015	ED	37.0
10/20/2015	ED	37.1
10/20/2015	ED	37.2
10/20/2015	ED	37.3
10/20/2015	ED	37.4
10/20/2015	ED	37.5
1		

SITE LEGEND

- PROPERTY LINE
- SETBACK
- BUFFER



CORNERSTONE DEVELOPMENT - OVERALL SITE PLAN

ANDERSON, SOUTH CAROLINA
MAY 5, 2021

SITE LEGEND

- PROPERTY LINE
- SETBACK
- BUFFER

SITE DEVELOPMENT DATA

TMS #: 430001020, 430001006, 430004007

EXISTING ZONING: R-20

PROPOSED ZONING: IZOD

SETBACKS:

- 50' - HIGHWAY 187 SETBACK
- 25' - PERIMETER SETBACK
- 30' - FANT'S GROVE ROAD SETBACK

TOTAL ACREAGE: +/- 84.19 AC

SUBDIVISION ACREAGE: +/- 82.19 AC

OUTPARCEL SENIOR CENTER ACREAGE: 2-4 AC

TOTAL OPEN SPACE: +/- 37.84 AC (+/- 46%)

DEVELOPABLE OPEN SPACE: +/- 33.09 AC (+/- 40%)

UNDEVELOPABLE OPEN SPACE: +/- 4.75 AC (+/- 6%)

NOTE: MINIMUM OR 25% TO BE PROVIDED.

PROPOSED LOTS: 181 LOTS (2.2 / ACRE)



CORNERSTONE DEVELOPMENT - UPPER SITE ENLARGEMENT

ANDERSON, SOUTH CAROLINA
MAY 5, 2021

DAVIS & FLOYD

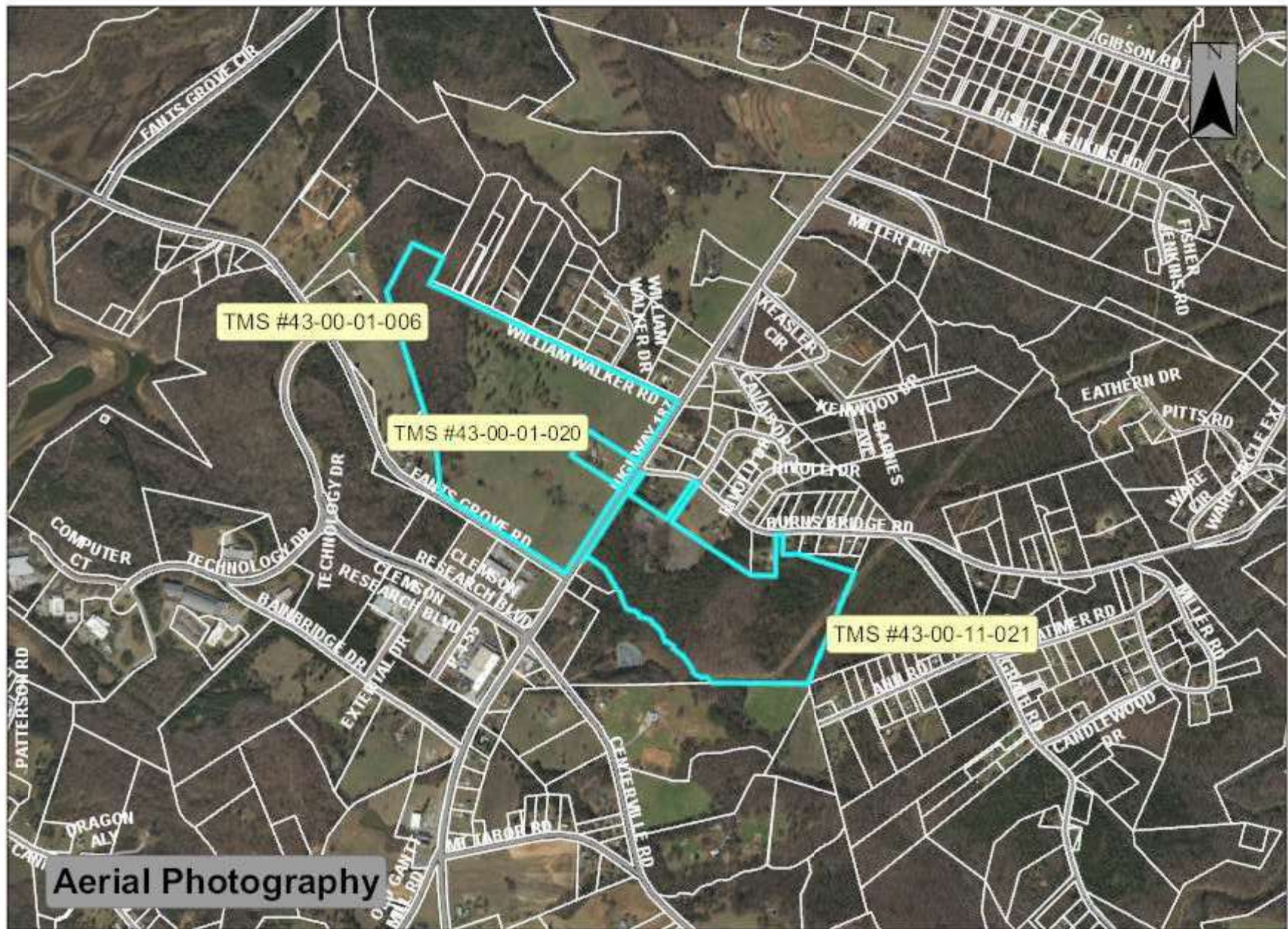
SINCE 1954



CORNERSTONE DEVELOPMENT - LOWER SITE ENLARGEMENT

ANDERSON, SOUTH CAROLINA
MAY 5, 2021

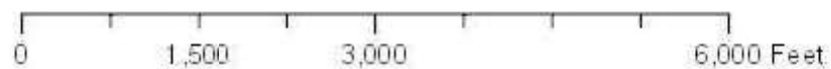
DAVIS & FLOYD
SINCE 1954



Rezoning Request
R-20 to IZD

0 1,250 2,500 5,000 Feet

Rezoning Request R-20 to IZoD



**Anderson County Planning Commission
Staff Report
June 8, 2021**

Applicant:	Triumph Construction LLC
Current Owner:	Triumph Construction LLC
Property Address:	Welpine Rd @ Memory Ln
Precinct:	Denver-Sandy Springs
Council District:	4
TMS #(s):	93-00-04-004
Acreage:	+/- 11.23
Current Zoning:	I-2 (Industrial District)
Requested Zoning:	S-1 (Services District)
Surrounding Zoning:	North: R-20 (Single Family Residential), I-2 & I-1 (Industrial Districts) South: I-2 (Industrial District), R-20 (Single Family Residential), C-2 (Commercial) & S-1 (Services District) East: C-2 (Highway Commercial District) & R-20 (Single-Family Residential District) West: I-2 (Industrial District) & C-2 (Commercial District)
Evaluation:	<p>This request is to rezone the parcel of property described above from I-2 (Industrial District) to S-1 (Services District). The applicant's stated purpose for the rezoning is to allow for the following: a restaurant, approximately 14,000 square feet of retail shops and a small metal manufacturing facility.</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>Welpine Rd & Memory Ln are collector roads with no maximum daily trips per day.</p> <p>Residential, industrial and 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 both industrial and commercial.</p>
Public Outreach:	Staff hereby certifies that the required public notification actions have been completed, as follows:

- May 21, 2021: Rezoning notification postcards sent to 98 property owners within 2,000' of the subject property;
- May 22, 2021: Rezoning notification signs posted on subject property;
- May 24, 2021: Planning Commission public hearing advertisement published in the *Independent-Mail*.

Public Feedback: To date, staff has received 7 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 June 8, 2021 and hold a duly noted public hearing on this request to rezone from I-2 to S-1.

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

PAID
#21-1130



Rezoning Application

Anderson County Planning & Development

5-3-2021

Date of Submission

Approved/Denied

Applicant's Information

Applicant Name: Triumph Construction LLC
Mailing Address: 1526 Brown Rd. Anderson, SC 29621
Telephone: 864-224-6864
Email: devangpatel96@gmail.com

Owner's Information

(If Different from Applicant)

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

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

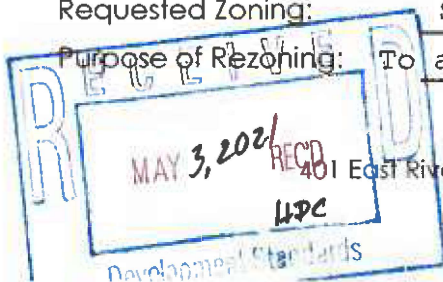
I hereby appoint the person named the Applicant as my agent to represent me in this request for rezoning:

Owner's Signature

Date

Project Information

Property Location: Off of Welpine Rd, NW of the intersection at Memory Ln.
Parcel Number(s)/TMS: 930004004
County Council District: Four School District: Four
Total Acreage: 11.23 Current Land Use: _____
Requested Zoning: S-1 Current Zoning: I-2
Purpose of Rezoning: To allow for Retail development near to the I85 interchange.



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.



05/03/2021

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.



05/03/2021

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: _____

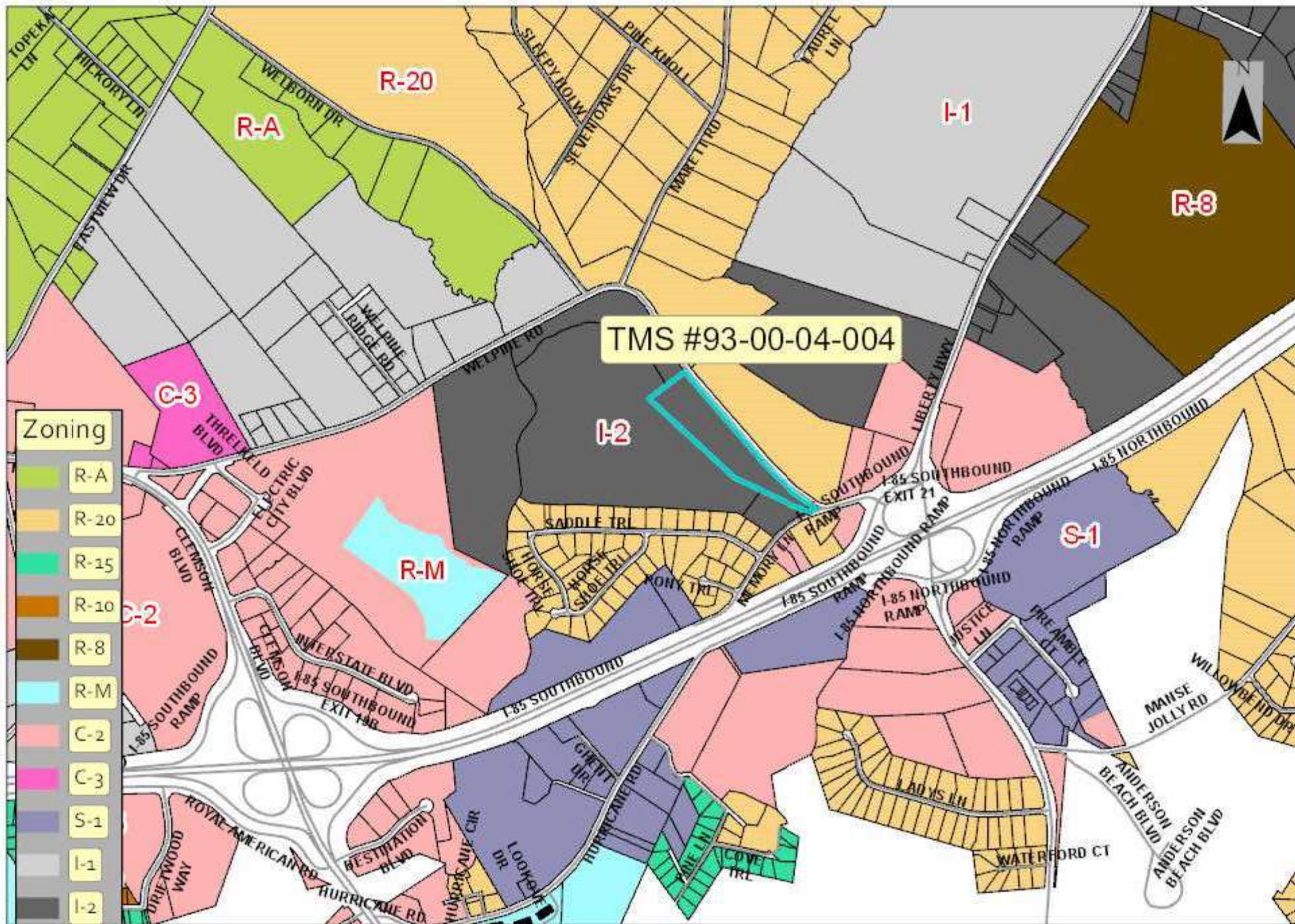
Council Public Hearing: _____



Aerial Photography

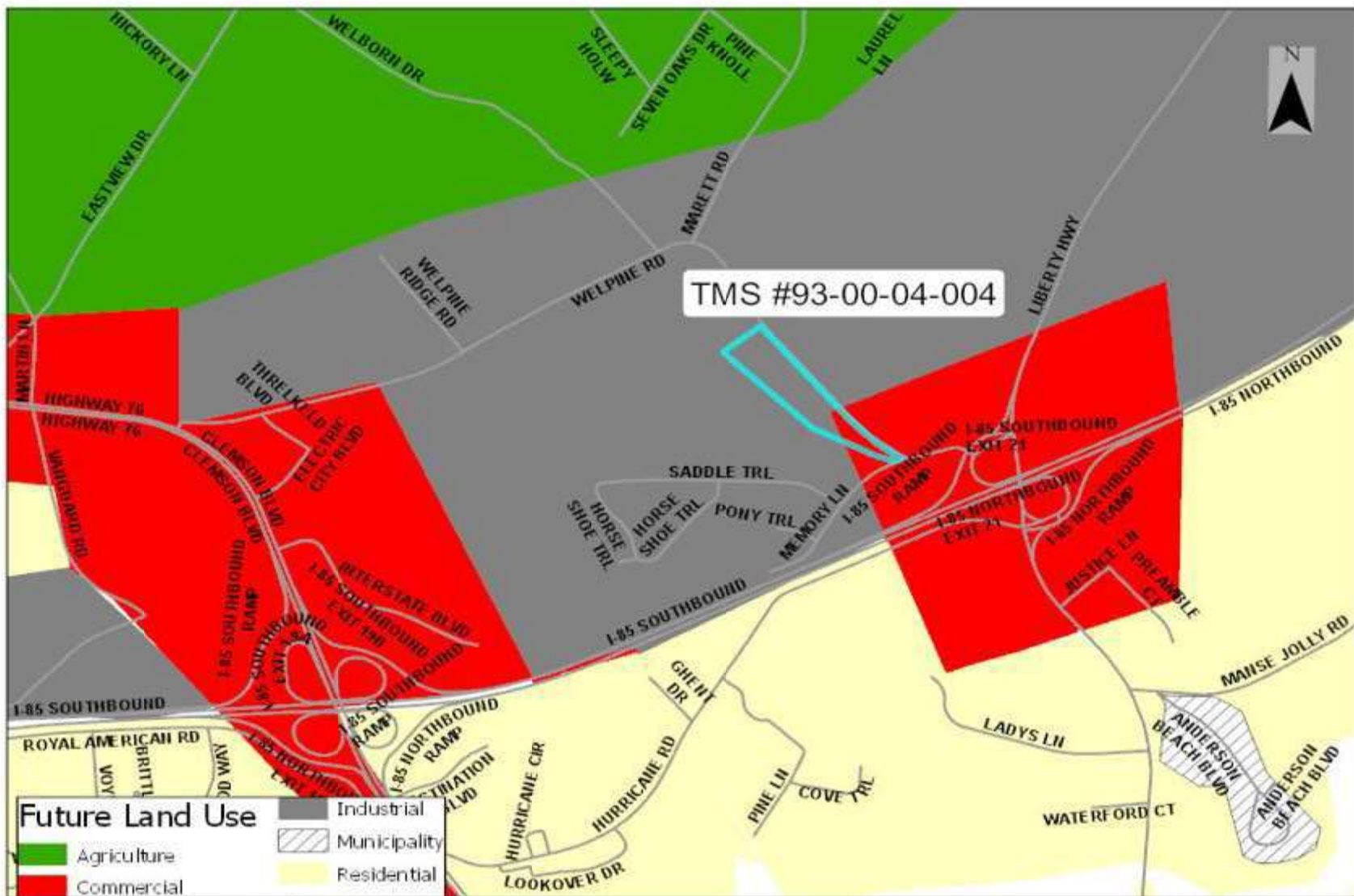
**Rezoning Request
Welpine Rd @ Memory Ln
I-2 to S-1**

0 1,250 2,500 5,000 Feet



Rezoning Request
Welpine Rd @ Memory Ln
I-2 to S-1

0 1,250 2,500 5,000 Feet



LEGEND

IRON PIN, OLD, FOUND IPF ●

IRON PIN, NEW, PLACED IPS ○

NAIL OR NAIL & BOTTLE CAP (NEW UNLESS NOTED) ○

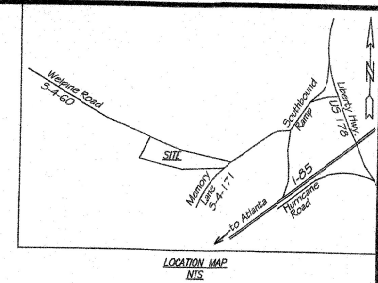
UTILITY POLE ○

SANITARY MANHOLE ○

LIGHT POLE ○

FIRE HYDRANT REFER ○

WATER VALVE ○



200033989 11/30/2020 Bk: S2733 Pg: 000

200033989 11/30/2020 10:02:41 AM
FILED, RECORDED, INDEXED
Bk: S2733 Pl: 0000S Pages: 001
Sec: 35.00 36.00
Co: 100
REGISTER OF RECORDS, ANDERSON CO, SC
Hendrix Refill

LINE TABLE		
LINE	LENGTH	BEARING
L1	65.51	S41°53'02"E
L2	72.15	S43°40'40"E
L3	70.66	S45°40'17"E
L4	97.61	S48°20'30"E
L5	87.31	S51°39'40"E
L6	78.13	S53°27'53"E

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 those shown.

Thomas E. Walls PLS 9324

This survey is subject to any rights of way and easements of record, and any facts which may be disclosed by a full and accurate title search.

This property does not lie in a designated flood hazard area.



4.22.20

Thruwill

Janet Smith Arnold ETAL
P.B. 30, Page 136
D.B. 12707, Page 7
TMS # 093-00-04-001

THIS IS NOT A SUBDIVISION AS DEFINED BY
ANDERSON COUNTY SUBDIVISION REGULATIONS
SUBDIVISION ADMINISTRATOR
DATE 11/13/20

REFERENCE:
P.B. 30, Page 136
D.B. 12707, Page 7
SCDOT Docket No. 4.506
TMS # 093-00-04-001

Plat of a Tract of Land
Southern Portion of 607 Walpine Road

SURVEYED AT THE REQUEST OF:
Triumph Construction
STATE OF SOUTH CAROLINA
ANDERSON COUNTY
PERKLETON TOWNSHIP

RIDGEWATER
ENGINEERING & SURVEYING
PO BOX 806, 211 Society Street (864) 226-0900
ANDERSON, SC 29622 ridgewatereng.com

DRAWN BY: TEV DATE: 9-22-2020
CHECKED BY: DJR RELEASE: 0
PROJECT # 20218 SHEET: 1 OF 1

Scale: 1"=100'

Anderson County Planning Commission Meeting

May 20, 2021

6:00 PM

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

Preliminary Project Name:	Abilene Motor Express
Property Owner of Record:	Atwood Leota Pitts
Authorized Representative:	Bluewater Engineering – Lynn Solesbee
Intended Development:	Light Industrial Trailer Storage Area
Location/Access:	Frontage Road off Elrod Road East of I-85
Details of Development:	This is a secured drop yard for 235 trailer parking spaces with a 3,042 square feet office building. This is a mid-point location for tractor trailers to dropped off and pickup other trailers for transport.
Surrounding Land Use:	Commercial
Total Site Area:	12.86 Acres
County Council District:	6
Zoning:	Un-Zoned
Tax Map Number:	239-00-02-010
Sewer Supplier:	Septic
Power Supplier:	Duke Energy
Water Supplier:	Powdersville
Variance:	None requested

Traffic Impact Analysis:

The frontage road is maintained by the SCDOT and has an unlimited average trips per day.

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

- DHEC and Anderson County approval letter for stormwater erosion control
- SCDHEC for septic system approval.
- SCDOT encroachment permit approval.
- Detailed site plans must be submitted to Anderson County Development Standards Department for the issuance of a Commercial Land Use Permit.
- A grading permit must be issued prior to commencing with development and construction.
- A building permit is required prior to the commencing with construction.

Application For Land Use Review Hearings



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

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



Development Standards

APPLICATION FOR: **Land Use**

Anderson County Staff Review Case #: _____

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

Name of Applicant Bluewater Civil Design, LLC - Lynn A. Solesbee, PE

Mailing Address 718 Lowndes Hill Rd, Greenville, SC 29607

Telephone 864-326-4207 Cell 864-735-5453

Applicant is the: Owner's Agent ☒ Property Owner ☐

Property Owner(s) of Record Atwood Leota Pitts Irrevocable Trust

Mailing Address 10 Running Fox Road, Columbia, SC 29223

Telephone _____ Cell _____

Authorized Representative Bluewater Civil Design, LLC - Lynn A. Solesbee, PE

Mailing Address 718 Lowndes Hill Rd, Greenville, SC 29607

Telephone 864-326-4207 Cell 864-735-5453

Address/Location of Property Elrod Rd, Piedmont, SC 29673 - Located between 301 & 407 Elrod Rd.

Existing Land Use Undeveloped

Proposed Land Use Light Industrial (Trailer Storage Area)

Tax Map Number(s) 2390002021

Total Size of Project (acres) +/- 12.86 AC

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

Proposed Water Source ☐ Wells ☒ Public Water Water District Powdersville Water District

Proposed Sewage Disposal ☒ Septic ☐ Public Sewer Sewer District _____

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.



Application for Land Use Review

Anderson County, South Carolina

REQUEST FOR VARIANCE (IF APPLICABLE):

Is there a variance request?

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

☐ Yes☒ No

RESTRICTIVE COVENANT STATEMENT

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

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

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

SIGNATURE(S) OF APPLICANT(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]
Signature of Applicant

04/30/2021

Date

PROPERTY OWNER'S CERTIFICATION

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

[Signature]
Signature of Owner(s)

Date

3 April 2021

ANDERSON COUNTY STAFF USE ONLY

Date Received _____ Received BY _____

Pre-Application meeting held with _____ on _____

Application Forwarded to (date): _____

Application Processing

DHEC _____ ☐ N/A

County Engineer _____ ☐ N/A

SCDOT _____ ☐ N/A

Local VFD _____ ☐ N/A

School Board _____ ☐ N/A

Hearing and Action

Planning Commission Hearing Date _____

Deadline for Notice to Paper _____ to run _____

Letter of Hearing Sent to Applicant _____

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

Development Standards * 401 East River Street * Anderson, SC 29624

Phone (864) 260-4719 Fax (864) 260-4795

Page 3 of 8



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

Division 5
38-171-173

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

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

APPLICATION PROCESS

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

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

REQUIRED ITEMS

1) **APPLICATION FORM:**

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

2) **LETTER OF INTENT:**

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

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

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

5). ATTACHEMENTS

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

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



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

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?

Currently the proposed access is from Frontage Rd (frontage to I-85). On this Frontage Road, other adjacent businesses on this road are K&T Truck Service and Adventure Golf Carts.

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

To the best of our knowledge, no. The proposed use is reasonably consistent with nearby properties and will be buffered from any uses differing from proposed, as set forth in Anderson County Land Use and Development Standards.

- (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?

To the best of our knowledge, no. The proposed use will have no impact on schools and sewer and minimal impact to water, police, and fire protection due to the Trailer Storage land use.

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

Yes. The development will meet standards for buffers, setbacks, parking, and access as set forth in Anderson County Land Use and Development Standards.

- (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?

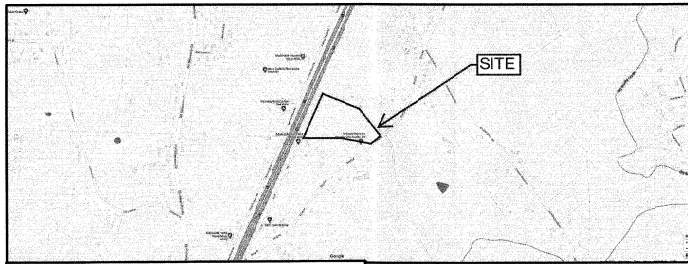
To the best of our knowledge, no. This project should not have any impact on public health, safety, morality, or general welfare and is a reasonable use of the property.



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

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

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



NOTE: SEE AERIAL LAYOUT FOR MANMADE STRUCTURES

Type 1

	5'	10'	20'	30'
Canopy Trees	2	1.5	1	0.5
Understory Trees	4	3	2	1
Evergreens/Conifers	4	3	2	1
Shrubs	4	3	2	1
Structure	None	None	None	None

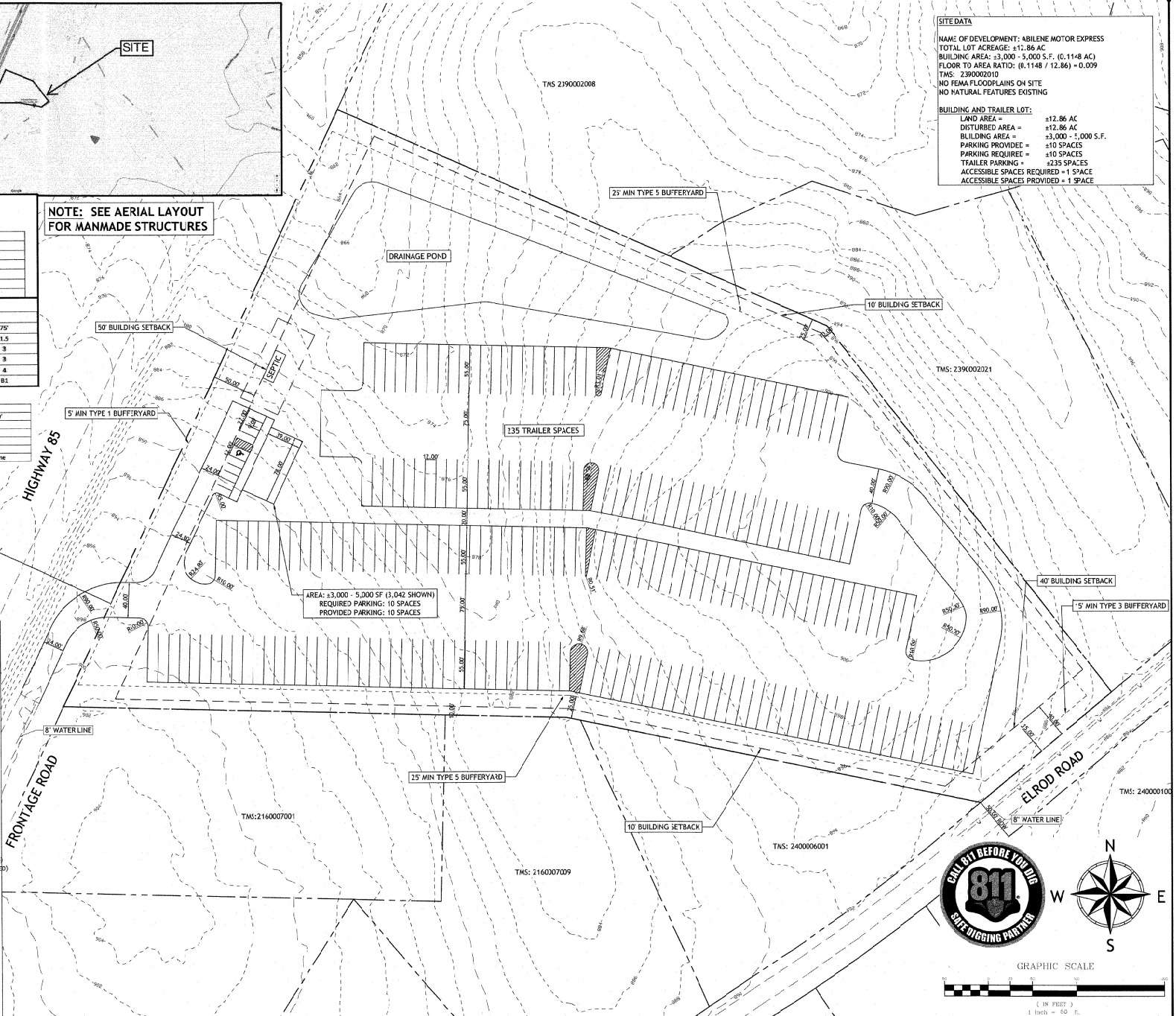
Type 5

	25'	35'	60'	75'
Canopy Trees	6	4.5	3	1.5
Understory Trees	12	9	6	3
Evergreens/Conifers	12	9	6	3
Shrubs	16	12	8	4
Structure	F3	B3/BF3	B2	B.1

Type 3

	15'	25'	40'	50'
Canopy Trees	4	3	2	1
Understory Trees	8	5	4	2
Evergreens/Conifers	12	9	6	3
Shrubs	12	9	6	3
Structure	F3	B3	B1	None

LEGEND	
---	PROPERTY LINE
---	ADJOINING PROPERTY LINE
---	EASEMENT LINE
---	STREAM BANK
---	WETLAND BUFFER
---	LIMITS OF CONSTRUCTION/DISTURBANCE
---	1000' EXISTING CONTOUR
---	PROPOSED CONTOUR
---	WATER MANHOLE
---	DRAINAGE MANHOLE (EXISTING)
---	DRAINAGE MANHOLE (PROPOSED)
---	CATCH BASIN (EXISTING)
---	CATCH BASIN (PROPOSED)
---	HEADWALL (PROPOSED)
---	FLARED END PIPE (PROPOSED)
---	STORM DRAINAGE PIPE (EXISTING)
---	STORM DRAINAGE PIPE (PROPOSED)
---	SANITARY SEWER LINE (EXISTING)
---	SANITARY SEWER LINE (PROPOSED)
---	SANITARY SEWER MANHOLE (EXISTING)
---	SANITARY SEWER MANHOLE (PROPOSED)
---	WATER LINE (EXISTING)
---	WATER LINE (PROPOSED)
---	GAS LINE (EXISTING)
---	GAS LINE (PROPOSED)
---	UNDERGROUND TELEPHONE
---	UNDERGROUND FIBER OPTIC LINE (EXISTING)
---	UNDERGROUND FIBER OPTIC LINE (PROPOSED)
---	UNDERGROUND ELECTRIC (EXISTING)
---	UNDERGROUND ELECTRIC (PROPOSED)
---	OVERHEAD POWER (EXISTING)
---	OVERHEAD POWER (PROPOSED)
---	WATER METER
---	WATER VALVE
---	HYDRANT (EXISTING)
---	HYDRANT (PROPOSED)
---	LIGHT POLE (EXISTING)
---	UTILITY POLE (EXISTING)
---	TRAFFIC SIGNAL POLE
---	SON
---	TELEPHONE PEDESTAL
---	TRAFFIC SIGNAL BOX
---	IRON PIN-REBAR FOUND



SITE DATA

NAME OF DEVELOPMENT: ABILENE MOTOR EXPRESS
 TOTAL LOT ACRES: ±12.86 AC
 BUILDING AREA: ±3,000 - 5,000 S.F. (0.1148 AC)
 FLOOR TO AREA RATIO: (0.1148 / 12.86) = 0.009
 TMS: 2390002010
 NO FEMA FLOODPLAINS ON SITE
 NO NATURAL FEATURES EXISTING

BUILDING AND TRAILER LOT:

LAND AREA = ±12.86 AC
 DISTURBED AREA = ±12.86 AC
 BUILDING AREA = ±3,000 - 5,000 S.F.
 PARKING PROVIDED = ±10 SPACES
 PARKING REQUIRED = ±10 SPACES
 TRAILER PARKING = ±235 SPACES
 ACCESSIBLE SPACES REQUIRED = 1 SPACE
 ACCESSIBLE SPACES PROVIDED = 1 SPACE

Project Number: 2021-005

DWG Name: 2021-005 P3.dwg

Issued Date: 05/03/2021

Prepared By: Lynn A. Solenbee, P.E.

Check By: Scott G. Gentry, P.E.

North Arrow: 00/00/00

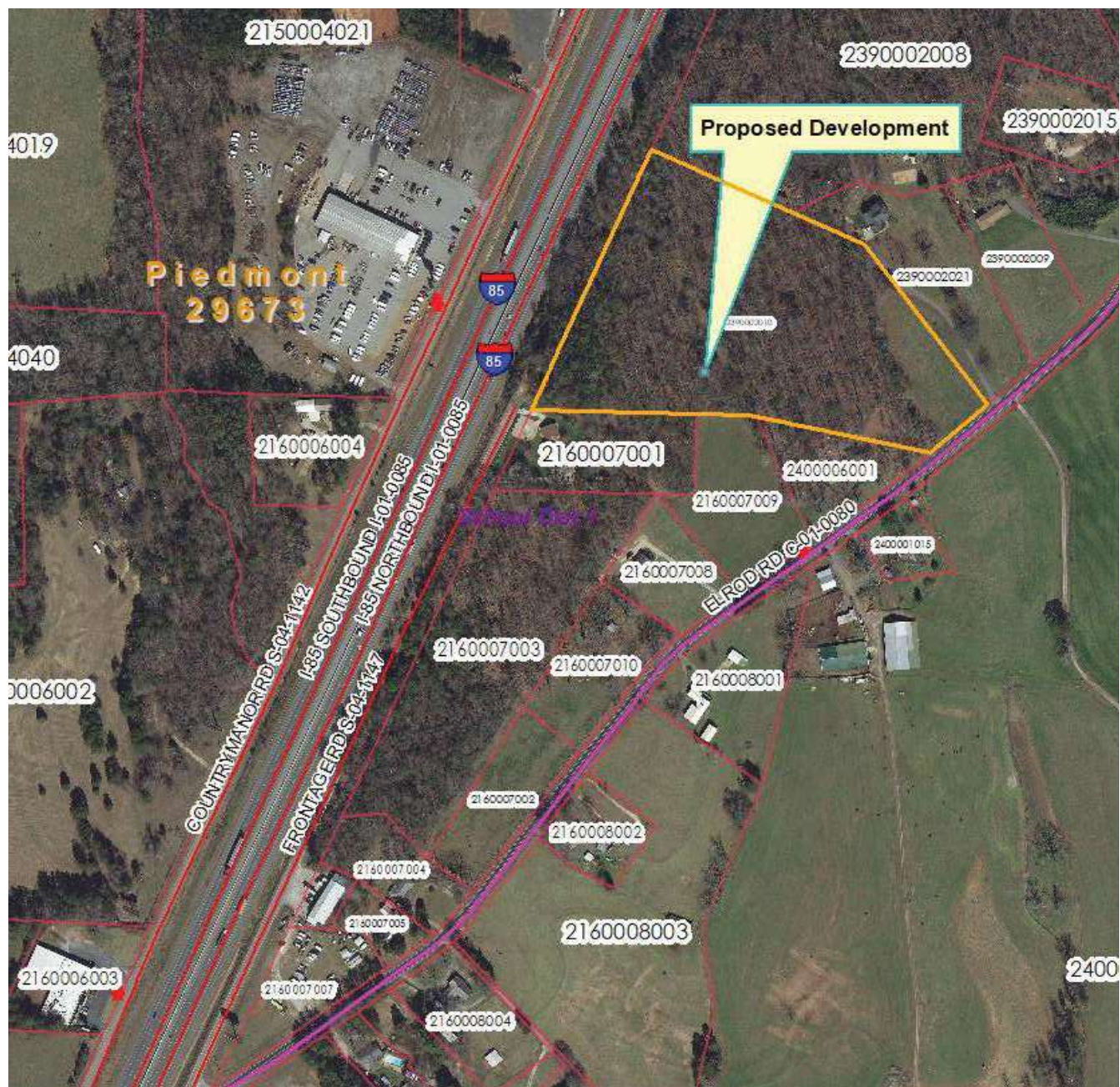
bluewater
civil design

bluewater civil design, LLC
 718 Ironside Hill Road • Greenville, SC 29607
 www.bluewatercivil.com • info@bluewatercivil.com

ABILENE MOTOR EXPRESS
Trailer Storage
Elrod Road
Piedmont, SC 29673

PRELIMINARY SITE PLAN - TOPOGRAPHY

SP-2



Anderson County Planning Commission

June 8, 2021

6:00 PM

Staff Report – Shiloh Valley

Intended Development:	Single Family Residential
Applicant:	Falcon Real Estate
Surveyor/Engineer:	Bluewater
Location/Access:	Shiloh Church Rd. (County Maintained)
County Council District:	6
Surrounding Land Use:	Residential
Zoning:	Property Unzoned
Tax Map Number:	241-00-01-009, -017
Number of Acres:	+/- 93
Number of Lots:	162
Water Supplier:	Powdersville
Sewer Supplier:	ReWa
Variance:	No

Traffic Impact Analysis:

Shiloh Church Rd. is classified as a collector road with no maximum average vehicle trips per day. 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)



MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES

DATE: June 2, 2021

TO: Tim Cartee
Subdivision Administrator

FROM: Bill Rutledge
Assistant Principal Engineer

Cc: Bee Baker
Principal Engineer

SUBJECT: Shiloh Valley 162 lots SFR

The preliminary plat for Shiloh Valley Subdivision was received by our office on May 7, 2021. The development does not require left or right turn lanes to be installed on Shiloh Church Road according to SCDOT guidelines. The traffic study and preliminary plat meet Anderson County Road Standards Ordinances.

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

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 6-8-2021DS Number 20-08

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: Shiloh Valley

1. Name of Applicant Falcon Real Estate Development, LLC
Address of Applicant 7 Hindman Drive, Greenville, SC 29609
Telephone Number(s) 864 90 76509 Email phillip@falconsouthcarolina.com

2. Property Owner(s) Margaret McAbee Simpson
Owner(s) Address 1307 McCormick Hwy, Greenwood, SC 29646
Telephone Number(s) _____ Email _____

Project Information

3. Project Location: Shiloh Church Road & Old School House Road, Piedmont
Parcel Number/TMS: 2410001009 & 2410001017 County Council District: 06 School District: 01
Total Acreage: ± 93 Number of Lots: 162 Intended Development: Single-Family Residential
Current Zoning: Unzoned Surrounding Land Uses: North: Residential South: Residential East: Residential West: Residential

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

Water Supplier: Big Creek Water Sewer Supplier: ReWa Septic: N/A
Electric Company: Duke Energy Gas Company: Piedmont Natural Gas Telecommunication Company: AT&T

5. 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 # 01 (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?

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)

11. Are there any current Covenants in effect for this proposed development? Yes____ No X 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 size 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)

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.

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

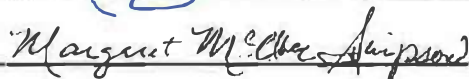


Phillip Day - Agent

Date

5/3/21

Signature of Owner



Date

5/3/21

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

Brian Pate RLS, and dated 4/28/2021; 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: [Signature]

Registered Professional No. 24224

Address: 718 Lowndes Hill Road, Greenville, SC 29607

Telephone Number: 864-326-4202

Date: 05/03/2021

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: 5/3/21

[Owner] [Agent] [Name]: Phillip Day - Agent

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)**

SITE DATA

TAX MAP NO.: 2410001017 & 2410001009
DEED BOOK/PAGE: D0D/02016
12939/159
TOTAL AREA: ±91.29 ACRES
ZONING: UNZONED
LAND USE: RESIDENTIAL
TOTAL LOTS: 162 LOTS (72' X 140' TYP.)
DENSITY: 1.77 LOTS/AC
PROPOSED ROADWAY: ±7,612 LF (50' R.O.W.)
SETBACKS
SHILOH CHURCH ROAD: 40'
FRONT SETBACK: 30'
SIDE SETBACK: 15'
REAR SETBACK: 15'

DESIGN PROFESSIONAL CERTIFICATION:
IT IS HEREBY CERTIFIED THAT THIS PRELIMINARY PLAT WAS
PREPARED USING A SURVEY OF THE PROPERTY PREPARED BY
HBU SURVEYING & PLANNING, LLC, PLS, AND DATED
04/30/2021; AND FURTHER THAT THE PROPOSED
SUBDIVISION MEETS ALL REQUIREMENTS OF THE ANDERSON
COUNTY DEVELOPMENT STANDARDS ORDINANCE, AS
APPLICABLE TO THE PROPERTY.

BY NAME: PAUL J. HARRISON, PE

SIGNED: 
REGISTERED PROFESSIONAL NO.: 24224
ADDRESS: 718 LOWNDES HILL ROAD, GREENVILLE, SC 29607
TELEPHONE NUMBER: 864-326-4202
DATE: 05/03/2021

GENERAL NOTES:

- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
- 5' DRAINAGE AND UTILITY EASEMENTS SHALL BE ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES; 10' EASEMENTS SHALL BE ESTABLISHED ALONG EXTERIOR BOUNDARY OF THE SUBDIVISION UNLESS ADJOINING PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS.
- A "STORM-WATER MANAGEMENT AND SEDIMENT REDUCTION PLAN HAS BEEN PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY."
- ALL NEW ROADWAYS WITHIN DEVELOPMENT WILL HAVE A 50' (MIN.) PUBLIC R.O.W. PUBLIC WATER IS AVAILABLE ALONG SHILOH CHURCH ROAD PROVIDED BY BIG CREEK WATER.
- ANDERSON COUNTY IS NOT RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF STORMWATER MANAGEMENT/FQUALITY PONDS OR DEVICES.
- ANY INTERNAL LANDSCAPING/VEGETATIVE ISLANDS WILL BE THE RESPONSIBILITY OF THE HOA TO MAINTAIN.
- ALL EXISTING STRUCTURES TO BE REMOVED OR DEMOLISHED.

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:

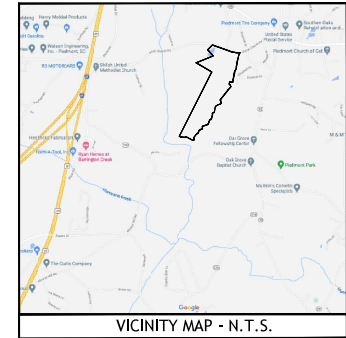
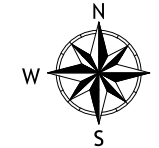
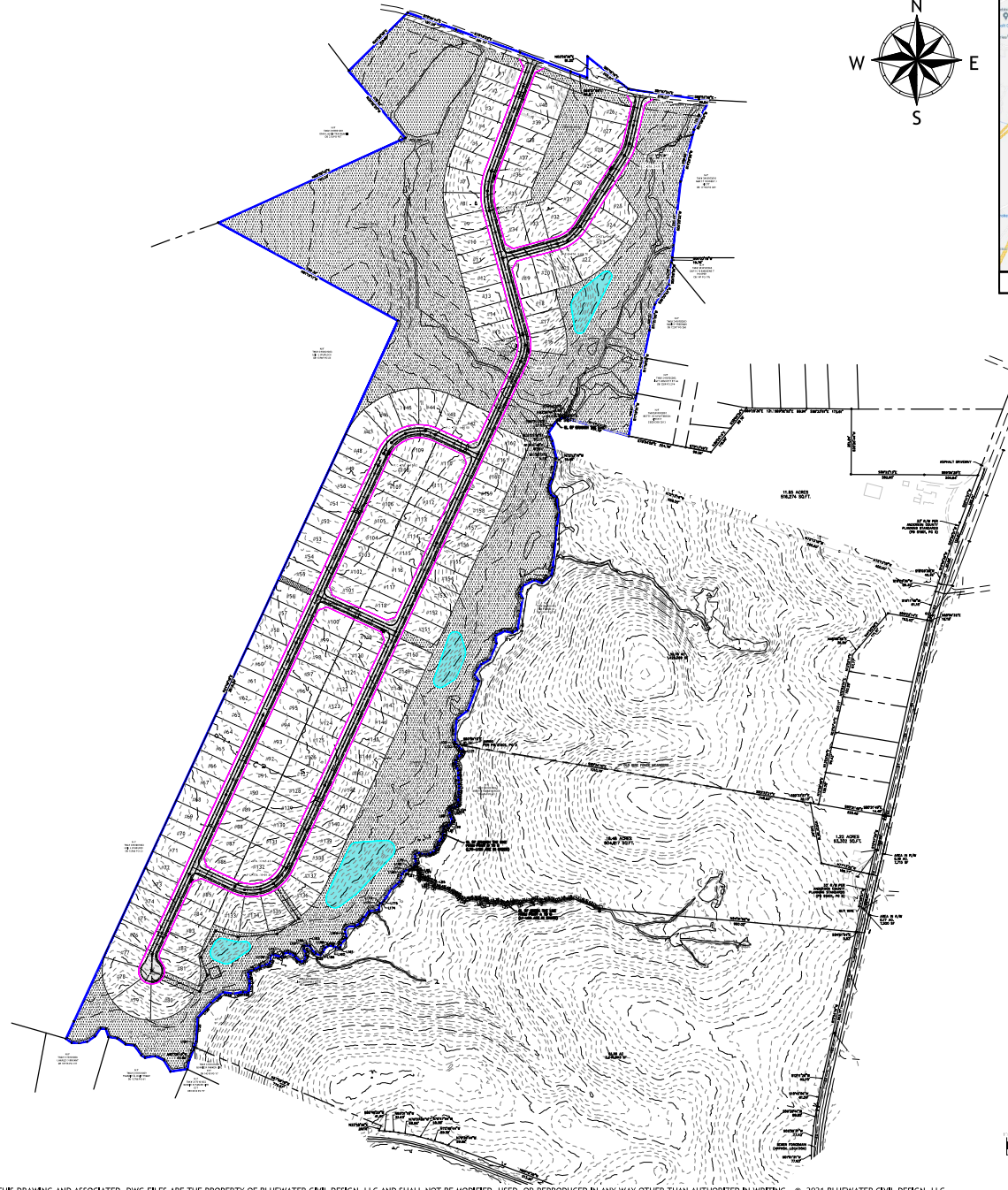
DATE: _____

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: 05/03/2021
NAME: PHILLIP DAY (AUTHORIZED REPRESENTATIVE)

SIGNED: _____



VICINITY MAP - N.T.S.

SITE LEGEND

- ASPHALT PAVEMENT SECTION
- COMMON AREA / OPEN SPACE
- PROPERTY LINE/R.O.W.
- PROPOSED BUILDING SETBACK LINE
- FLOODPLAIN
- PROPOSED R/W
- PROPOSED E.O.P.
- PROPOSED C/L ROAD
- SIGHT DISTANCE LINES
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER

OWNER
COMPANY: FALCON REAL ESTATE DEVELOPMENT
ADDRESS: 7 HINDMAN DRIVE
GREENVILLE, SC 29609
PHONE: 864-907-4000
CONTACT: PHILLIP DAY
EMAIL: PHILLIP@FALCONREALESTATEDEVELOPMENT.COM

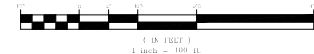
CIVIL ENGINEER
COMPANY: BLUEWATER CIVIL DESIGN, LLC
ADDRESS: 718 LOWNDES HILL ROAD
GREENVILLE, SC 29607
PHONE: 864-326-4202
CONTACT: PAUL J. HARRISON, P.E.
EMAIL: PAUL@BLUEWATERCIVIL.COM

SURVEYOR
COMPANY: HBU SURVEYING & PLANNING, LLC
ADDRESS: 1 AVIATION LANE, SUITE 5
GREENVILLE, SC 29607
PHONE: 864-300-1596
CONTACT: BRIAN PATY, PLS
EMAIL: BRIAN@HBUSURVEYING.COM



Know what's below.
Call before you dig.

GRAPHIC SCALE



THIS DRAWING AND ASSOCIATED .DWG FILES ARE THE PROPERTY OF BLUEWATER CIVIL DESIGN, LLC AND SHALL NOT BE MODIFIED, USED, OR REPRODUCED IN ANY WAY OTHER THAN AUTHORIZED IN WRITING. © 2021 BLUEWATER CIVIL DESIGN, LLC

Project Number: 2021-04-04
File Name: 2021-04-04-PA-1.dwg
Drawing Date: AS NOTED
Date of Project: 04/2021
Engineer of Record:

Paul J. Harrison, P.E.
South Carolina License No. 24224
North Carolina License No. 24224

bluewater
civil design
bluewater civil design, LLC
718 Lowndes Hill Road • Greenville, SC 29607
www.bluewatercivil.com • info@bluewatercivil.com

Certificate of Authorization:
SC 00011 - 04/01/2018
NC 00018 - 04/01/2018

SHILOH VALLEY
(SFR Subdivision - Preliminary)
Shiloh Church Road
Anderson County, SC 29673



DATE	BY	REVISION
05/03/2021	PHILLIP DAY	Initial Survey

Preliminary Plat

PP-1

SITE DATA

TAX MAP NO.: 2410001017 & 2410001009
 DEED BOOK/PAGE: DOD/02016
 12939/159
 TOTAL AREA: ±91.29 ACRES
 ZONING: UNZONED
 LAND USE: RESIDENTIAL
 TOTAL LOTS: 162 LOTS (72' X 140' TYP.)
 DENSITY: 1.77 LOTS/AC
 PROPOSED ROADWAY: ±7,612 LF (50' R.O.W.)
 SETBACKS
 SHILOH CHURCH ROAD: 40'
 FRONT SETBACK: 30'
 SIDE SETBACK: 15'
 REAR SETBACK: 15'

DESIGN PROFESSIONAL CERTIFICATION:
 IT IS HEREBY CERTIFIED THAT THIS PRELIMINARY PLAT WAS PREPARED USING A SURVEY OF THE PROPERTY PREPARED BY HBU SURVEYING & PLANNING, LLC, PLS, AND DATED 04/30/2021; AND FURTHER THAT THE PROPOSED SUBDIVISION MEETS ALL REQUIREMENTS OF THE ANDERSON COUNTY DEVELOPMENT STANDARDS ORDINANCE, AS APPLICABLE TO THE PROPERTY.

BY NAME: PAUL J. HARRISON, PE

SIGNED: *Paul J. Harrison*
 REGISTERED PROFESSIONAL NO.: 24224
 ADDRESS: 718 LOWMEDE HILL ROAD, GREENVILLE, SC 29607
 TELEPHONE NUMBER: 864-326-4202
 DATE: 05/03/2021

GENERAL NOTES:

- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
- STORMWATER AND UTILITY EASEMENTS SHALL BE ESTABLISHED ALONG ALL SIDE AND REAR PROPERTY LINES; 10' EASEMENTS SHALL BE ESTABLISHED ALONG EXISTING BOUNDARY OF THE SUBDIVISION UNLESS ADJOINING PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS.
- A "STORMWATER MANAGEMENT AND SEDIMENT REDUCTION PLAN" HAS BEEN PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
- ALL NEW ROADWAYS WITHIN DEVELOPMENT WILL HAVE A 50' (MIN.) PUBLIC R.O.W.
- PUBLIC WATER IS AVAILABLE ALONG SHILOH CHURCH ROAD PROVIDED BY BIG CREEK WATER.
- ANDERSON COUNTY IS NOT RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES, PONDS OR DEVICES.
- ANY INTERNAL LANDSCAPING/VEGETATIVE ISLANDS WILL BE THE RESPONSIBILITY OF THE HOA TO MAINTAIN.
- ALL EXISTING STRUCTURES TO BE REMOVED OR DEMOLISHED.

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: _____

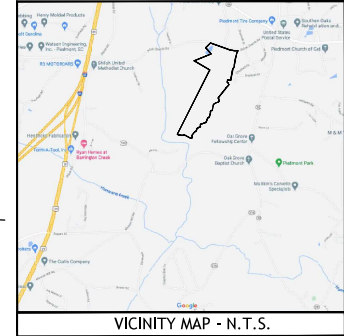
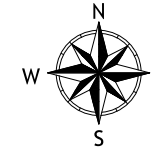
OWNER'S CERTIFICATION:

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: 05/03/2021
 NAME: PHILLIP DAY (AUTHORIZED REPRESENTATIVE)

SIGNED: _____

THIS DRAWING AND ASSOCIATED .DWG FILES ARE THE PROPERTY OF BLUEWATER CIVIL DESIGN, LLC AND SHALL NOT BE MODIFIED, USED, OR REPRODUCED IN ANY WAY OTHER THAN AUTHORIZED IN WRITING. © 2021 BLUEWATER CIVIL DESIGN, LLC



SITE LEGEND

- ASPHALT PAVEMENT SECTION
- COMMON AREA / OPEN SPACE
- PROPERTY LINE/R.O.W.
- PROPOSED BUILDING SETBACK LINE
- FLOODPLAIN
- PROPOSED R/W
- PROPOSED E.O.P.
- PROPOSED C/L ROAD
- RIGHT DISTANCE LINES
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER

OWNER
 COMPANY: FALCON REAL ESTATE DEVELOPMENT
 ADDRESS: 7 HINDMAN DRIVE
 GREENVILLE, SC 29609
 PHONE: 864-907-4000
 CONTACT: PHILLIP DAY
 EMAIL: PHILLIP@FALCONREALESTATE.COM

CIVIL ENGINEER
 COMPANY: BLUEWATER CIVIL DESIGN, LLC
 ADDRESS: 718 LOWMEDE HILL ROAD
 GREENVILLE, SC 29607
 PHONE: 864-326-4202
 CONTACT: PAUL HARRISON, P.E.
 EMAIL: PAUL@BLUEWATERCIVIL.COM

SURVEYOR
 COMPANY: HBU SURVEYING & PLANNING, LLC
 ADDRESS: 1 AVIATION LANE, SUITE 5
 GREENVILLE, SC 29607
 PHONE: 864-300-1596
 CONTACT: BRIAN PATY, PLS
 EMAIL: BRIAN@HBUSURVEYING.COM



Know what's below.
 Call before you dig.

GRAPHIC SCALE



Project Number: 2021-04-04

File Name: 2021-04-04-PA-1.dwg

Drawing Date: AS NOTED

Date of Project: 04/2021

Engineer of Record:

Paul J. Harrison, P.E.
 State License No. 24224
 South Carolina License No. 24224

bluewater civil design, llc

718 Lowmede Hill Road • Greenville, SC 29607

www.bluewatercivil.com • info@bluewatercivil.com

Certificate of Authorization
 SC 00411 - 04 PROFESSIONAL
 NC 00088 - 04 CA-00002

SHILOH VALLEY

(SFR Subdivision - Preliminary)

Shiloh Church Road

Anderson County, SC 29673

PRELIMINARY

NO. 24224

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

05/03/2021

SITE DATA

TAX MAP NO.: 2410001017 & 2410001009

DEED BOOK/PAGE: DOD/02016
12939/159

TOTAL AREA: ±91.29 ACRES

ZONING: UNZONED

LAND USE: RESIDENTIAL

TOTAL LOTS: 162 LOTS (72' X 140' TYP.)

DENSITY: 1.77 LOTS/AC

PROPOSED ROADWAY: ±7,612 LF (50' R.O.W.)


SETBACKS

SHILOH CHURCH ROAD: 40'
FRONT SETBACK: 30'
SIDE SETBACK: 15'
REAR SETBACK: 15'

DESIGN PROFESSIONAL CERTIFICATION:

IT IS HEREBY CERTIFIED THAT THIS PRELIMINARY PLAT WAS PREPARED USING A SURVEY OF THE PROPERTY PREPARED BY HBU SURVEYING & PLANNING, LLC, PLS, AND DATED 04/30/2021; AND FURTHER THAT THE PROPOSED SUBDIVISION MEETS ALL REQUIREMENTS OF THE ANDERSON COUNTY DEVELOPMENT STANDARDS ORDINANCE, AS APPLICABLE TO THE PROPERTY.

BY NAME: PAUL J. HARRISON, PE

SIGNED: 
REGISTERED PROFESSIONAL NO.: 24224
ADDRESS: 718 LOWNDES HILL ROAD, GREENVILLE, SC 29607
TELEPHONE NUMBER: 864-326-4202
DATE: 05/03/2021

GENERAL NOTES:

- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
- STORMWATER AND UTILITY EASEMENTS SHALL BE ESTABLISHED ALONG ALL SIDE AND REAR PROPERTY LINES; 10' EASEMENTS SHALL BE ESTABLISHED ALONG EXISTING EXTERIOR BOUNDARY OF THE SUBDIVISION UNLESS ADJOINING PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS.
- A "STORM-WATER MANAGEMENT AND SEDIMENT REDUCTION PLAN" HAS BEEN PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
- ALL NEW ROADWAYS WITHIN DEVELOPMENT WILL HAVE A 50' (MIN.) PUBLIC R.O.W. PUBLIC WATER IS AVAILABLE ALONG SHILOH CHURCH ROAD PROVIDED BY BIG CREEK WATER.
- ANDERSON COUNTY IS NOT RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF STORMWATER MANAGEMENT FACILITY PONDS OR DEVICES.
- ANY INTERNAL LANDSCAPING/VEGETATIVE ISLANDS WILL BE THE RESPONSIBILITY OF THE HOA TO MAINTAIN.
- ALL EXISTING STRUCTURES TO BE REMOVED OR DEMOLISHED.

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:

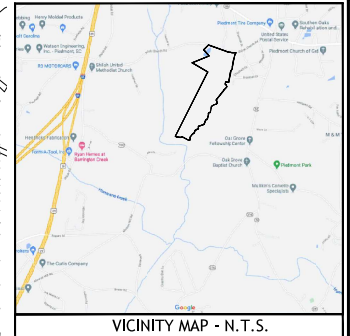
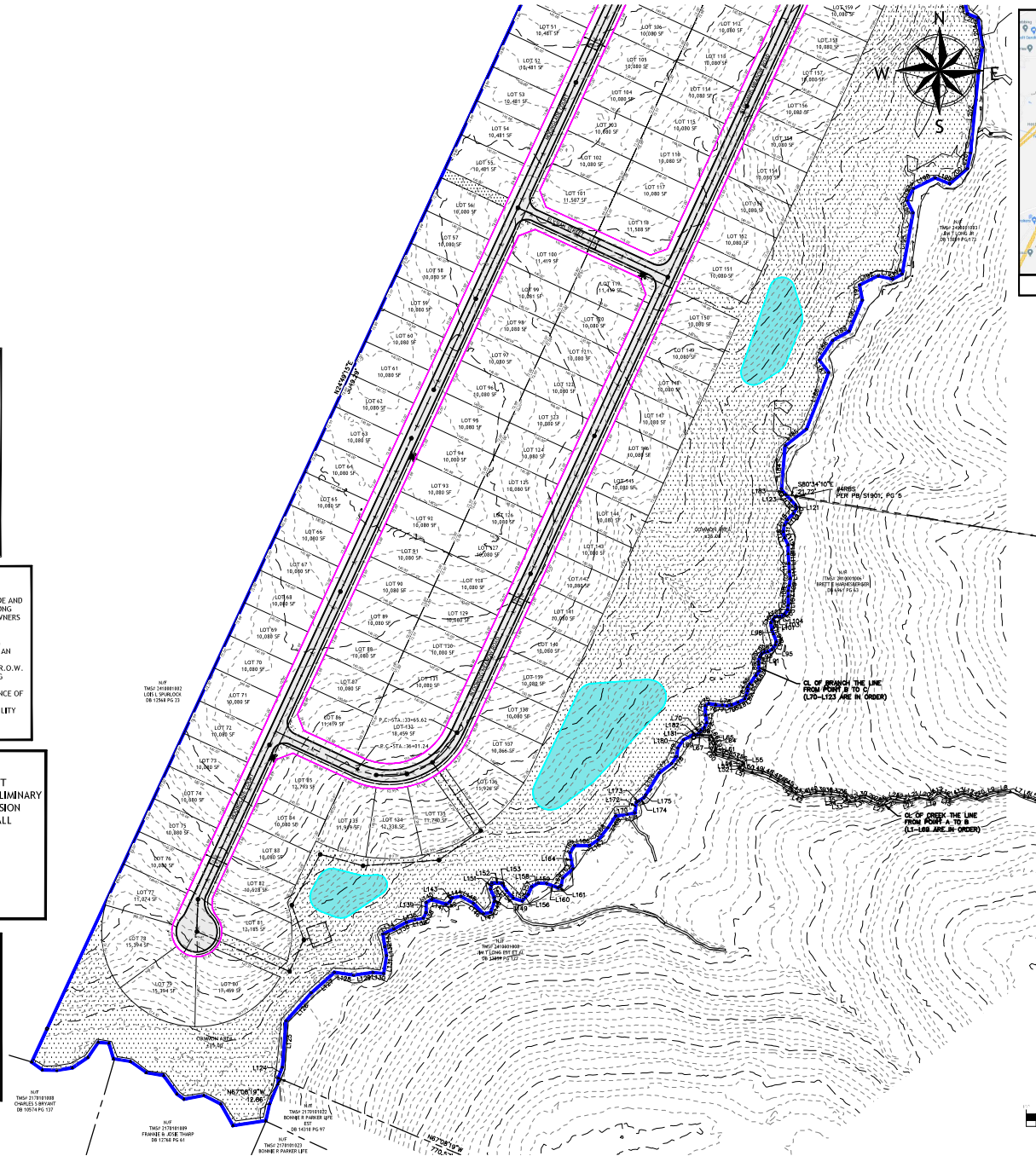
DATE:

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: 05/03/2021
NAME: PHILLIP DAY (AUTHORIZED REPRESENTATIVE)

SIGNED:



SITE LEGEND

- ASPHALT PAVEMENT SECTION
- COMMON AREA / OPEN SPACE
- PROPERTY LINE/R.O.W.
- PROPOSED BUILDING SETBACK LINE
- FLOODPLAIN
- PROPOSED R/W
- PROPOSED E.O.P.
- PROPOSED C/L ROAD
- RIGHT DISTANCE LINES
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER

OWNER

COMPANY: FALCON REAL ESTATE DEVELOPMENT
ADDRESS: 7 HINDMAN DRIVE
GREENVILLE, SC 29609
PHONE: 864-907-6000
CONTACT: PHILLIP DAY
EMAIL: PHILLIPDAY@FALCONREALTYCAROLINA.COM

CIVIL ENGINEER

COMPANY: BLUEWATER CIVIL DESIGN, LLC
ADDRESS: 718 LOWNDES HILL ROAD
GREENVILLE, SC 29607
PHONE: 864-326-4202
CONTACT: PAUL HARRISON, P.E.
EMAIL: PAUL@BLUEWATERCIVIL.COM

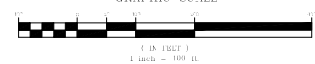
SURVEYOR

COMPANY: HBU SURVEYING & PLANNING, LLC
ADDRESS: 1 AVIATION LANE, SUITE 5
GREENVILLE, SC 29607
PHONE: 864-300-1596
CONTACT: BRIAN PATY, PLS
EMAIL: BRIAN@HBSURVEYING.COM



Know what's below.
Call before you dig.

GRAPHIC SCALE



THIS DRAWING AND ASSOCIATED .DWG FILES ARE THE PROPERTY OF BLUEWATER CIVIL DESIGN, LLC AND SHALL NOT BE MODIFIED, USED, OR REPRODUCED IN ANY WAY OTHER THAN AUTHORIZED IN WRITING. © 2021 BLUEWATER CIVIL DESIGN, LLC

Project Number: 2021-04-04

File Name: 2021-04-04-PA-1.dwg

Drawing Date: AS NOTED

Date of Project: 04/2021

Engineer of Record:

Paul J. Harrison, P.E.
South Carolina License No. 24224

bluewatercivil.com

718 Lowndes Hill Road • Greenville, SC 29607

www.bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

bluewatercivil.com

