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: July 30, 2021
Cc: County Council

Re: August 10, 2021 Regular Commission Meetings

The Anderson County Planning Commission is scheduled to hold its next meeting on Tuesday, August 10, 2021 at 6:00 PM at the Historic Courthouse, 101 South Main Street, Anderson, SC 29624.

The meeting agenda and packet are attached for your review.

Please email <u>bdmcabee@andersoncountysc.org</u> or call 864-260-4719 to inform staff whether or not you will be in attendance. This ensures a quorum prior to arrival. Thank you.

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August 10, 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 14, 2021 Regular Meeting
 - B. April 22, 2021 Regular Meeting
 - C. May 20, 2021 Regular Meeting
 - D. June 8, 2021 Regular Meeting
- 5. New Business
 - A. Preliminary Subdivision: The Preserve at Lake Hartwell [Council District 5]
 - i. Staff Report Recommendation
 - ii. Developer Presentation
 - iii. Public Comments
 - B. Preliminary Subdivision: Gleneddie [Council District 3]
 - i. Staff Report Recommendation
 - ii. Developer Presentation
 - iii. Public Comments
 - C. Preliminary Subdivision: Sheila Dr [Council District 7]
 - i. Staff Report Recommendation
 - ii. Developer Presentation
 - iii. Public Comments
 - D. Preliminary Subdivision: Riverwood Farm [Council District 6]
 - i. Staff Report Recommendation
 - ii. Developer Presentation
 - iii. Public Comments
- 6. Public Hearings
 - A. Rezoning Request: +/- 15.44 acres, located off Big Woods Cir from R-20 to R-A [Council District 7]
 - i. Staff Report Recommendation
 - ii. Developer Presentation
 - iii. Public Comments
 - B. Rezoning Request: +/- 8.18 acres, located on Liberty Hwy from C-2 to I-2 [Council District 4]
 - i. Staff Report Recommendation
 - ii. Developer Presentation
 - iii. Public Comments
 - C. Rezoning Request: +/- 48.56 acres, located on Welpine Rd from I-1 & C-2 to IZD [Council District 4]

Planning & Development 401 E River Street Anderson, South Carolina 29624 864.260.4720 Planning@andersoncountysc.org

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- i. Staff Report Recommendation
- ii. Developer Presentation
- iii. Public Comments
- D. Rezoning Request: +/- 59.4 acres, located on Susie Rd & Youth Center Rd R-A to R-20 [Council District 7]
 - i. Staff Report Recommendation
 - ii. Developer Presentation
 - iii. Public Comments
- 7. Old Business
- 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 14, 2021

PRESENT:

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

ALSO PRESENT:
ALESIA HUNTER
TRACY CHAPMAN
BRITTANY MCABEE
TIM CARTEE
HENRY COPELAND

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1
              DAVID COTHRAN:
                                         It's six o'clock.
2
    We will call to order this April 14th, 2021 Anderson
3
    County Planning Commission, sort of an extra added-on
4
    meeting due to the size of items for our consideration.
5
    Prior to the approval of the agenda, I would like to
6
    make an announcement on public hearings. It's come to
7
    my attention that it was changed in county council a
8
    while back, and after discussion, we are going to limit
9
    the amount of time allocated to public hearings to
10
    three minutes per person. There is no restriction on
11
    the people that speak as long as everybody signs up. I
12
    think we've given some latitude in other meetings that
13
    people missed the sign-up opportunity. I have no
14
    problems, as I've done in the past, with letting people
15
    if they have a strong desire to speak on any particular
16
    issue. However, we will be limiting that to three
17
    minutes per person, which is the practice of the other
18
    county agencies.
19
         Other than that, we'll move on to agenda item 2,
20
    which is the approval of the agenda.
21
              FIELD DUNAWAY:
                                         Mr. Chairman, I'd
22
    like to make a motion to amend the agenda.
23
              DAVID COTHRAN:
                                         Yes, sir, go ahead.
24
              FIELD DUNAWAY:
                                         Move section E up
25
    to the first.
26
              DAVID COTHRAN:
                                         Okay. Motion is
27
    to, under item 4 E rezoning, move item E to item A, and
28
    I assume everything would follow below that. In other
29
    words, we'll just move it to the top.
30
              FIELD DUNAWAY:
                                        Yes, sir.
31
              DAVID COTHRAN:
                                        And on that we need
32
    a second.
33
              WILL MOORE:
                                         I second.
34
              DAVID COTHRAN:
                                         All in favor of
    this agenda amendment? Okay. That is unanimous, it
35
36
    looks like. So we will do that.
37
              FIELD DUNAWAY:
                                         And Mr. Chairman, I
38
    would make a further amendment to table the rezoning
39
    amendment request due to move information needed
40
    regarding issues with the water runoff and stormwater
41
    management.
42
              DAVID COTHRAN:
                                         Okay. This would
43
    be a -- this is for the rezoning P-D amendment request
    of approximately 22.04 acres at Concord Road and
44
45
    Edgebrook Drive from P-D to amended P-D, which is in
46
    Council District 1. Is that the correct item?
47
              FIELD DUNAWAY:
                                         That's correct;
48
    yes, sir.
49
              DAVID COTHRAN:
                                All right. Do I
50
    have a second on that?
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1
              WILL MOORE:
                                         Second.
2
               DAVID COTHRAN:
                                         Any discussion?
3
    All in favor of this item being tabled signify by your
4
          Unanimous. Okay. So that will be taken off
5
    tonight for a public hearing.
                                   That will be tabled
6
    until our next meeting in May.
7
         All right. Obviously we don't need agenda item 3,
8
    election of officers, since we took care of that last
9
    night.
            So we'll move on to item 4, which is public
10
    hearings.
11
              MALE:
                                         Are we not allowed
12
    to speak?
13
              DAVID COTHRAN:
                                         I beg your -- on
14
    what issue?
15
              FEMALE:
                                         Edgebrook Drive.
16
              DAVID COTHRAN:
                                         Edgebrook Drive has
17
    been tabled until next meeting. There will be no
18
    discussion on that tonight.
19
              FEMALE:
                                         Can we have an
20
    explanation, please why we are not ---
21
              DAVID COTHRAN:
                                         The explanation is
22
    is that there is a request that will be made for more
23
    information regarding stormwater runoff, which has been
24
    an issue that we discovered in the review of the
25
    packet. Thank you.
26
         We would ask that you leave quietly so that we may
27
    carry on the meeting. This is to address the county's
28
    business, and we do expect decorum here which is
29
    consistent with this meeting, please.
30
         Moving on 4 A, will now be the rezoning request of
31
    approximately 1.03 acres, Jackson Circle, from R-20 to
32
    R-D in District 4.
33
              ALESIA HUNTER:
                                         Yes, sir. Thank
34
    you, Mr. Chairman. Our first rezoning request is from
35
    R-20 to R-D. Again, Jackson Circle, 1.03 acres.
36
    Current zoning again is R-20, which is residential
37
    single-family. Zoning is residential -- duplexes,
38
    which is R-D. Council District 4 is the council
39
    district. And the precinct is for number 1.
40
         R-20 states that the single-family residential
41
    district is established to allow for single-family
42
    dwellings and religious and educational facilities.
43
    Normally that are provided to provide an orderly
44
    residential area there. Residential duplexes establish
45
    one and two-family dwellings and also recreation,
46
    religious and educational facilities, which are
47
    normally found in residential areas there.
48
         Here is an aerial map of Jackson Circle here.
49
    two items highlighted for your review are the two
50
    requested parcels. This is a zoning map that shows you
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C-2 which is across the road there from Jackson and then you can see in the yellow there, this is the R-20 request there.

There is another future land use map that shows you that this area should be left as residential. Here's the two parcels, as well. Here's signage that staff -- we are required to post signage, rezoning signs there, fifteen days before. There's a picture for your reference.

Staff evaluation, information submitted is in line with the future land use map that identifies this as a residential area. This requested rezoning will actually intensify -- actually require a buffer between -- if you go back to the zoning map there, there's C-3 there. This will enhance the residential duplex there, as well, and it will create a buffer between the intensive commercial uses there instead of someone building a single-family home to abut a commercial property. So this would be the correct zoning to allow for a duplex versus someone building an actual single-family home there.

A hundred and thirty-four properties were notified within the two-thousand foot radius and also per post card.

This concludes staff report, Mr. Chairman, and commission. We're here if there are questions. Thank you.

DAVID COTHRAN: Thank you. Do we have any questions from the commission for staff?

All right. If not, this is a public hearing matter. We will open this up. We have five people signed up for this. We'll just go in order of the sign-in sheet. First is Cheryl Russell. Again, I'll remind everybody this is time limited to three minutes.

CHERYL RUSSELL: Good afternoon. We moved into Jackson Circle, which is right next to these two buildings that they would like to develop. We moved in there in August and -- no, actually in April of 2020. In August of 2020 we started to ask for some repairs that need to be done to our home. Foundation, flooring, stuff like that. For the last year on probably a weekly basis we've requested these repairs. None of these repairs have happened.

We're concerned that if he's going to develop and build a new development that is going to be right across the street from us and next to us, that it's just going to be another building that's going to be in deterioration that he is not going to be able to maintain a proper building according to what we would like to have in our neighborhood.

So I would like to just say that we need to make sure that whoever is building this has at least some ethics to the way he is maintaining or building these homes.

We also have an issue with our street. The street when we first moved in a year ago wasn't in bad shape, but it wasn't in great shape either. But it's completely deteriorated. It's very hard to drive down the road with two cars without going off onto the grass in order to get by each other. These trucks that have been going down through our street, which is a very small street, has continued to deteriorate and run this street down. We're not sure if it's going to get rebuilt or not. But that's another concern of ours.

I'd just like to make that out there for everyone to understand. Thank you.

DAVID COTHRAN: Thank you. Next is Mary Lee Hogan.

MARY LEE HOGAN: Hi. We moved to the area eight years ago. Since we moved in there's been multiple developments. The road is deteriorated. There's been clear-cutting of the property. There's been no preservation of the forest lands. There's been inadequate silting of fences. There's been mud. There's been degradation of the properties.

It's the responsibility of the board to protect and preserve the characters of our neighborhoods. And this is not happening. The builder that's asking to build these duplexes has build slab houses. They're not being maintained. They're not doing anything to protect the area or the neighborhood at all. We fear that if he continues to do this, the property values will go down.

In addition, you have the new development of the Green Pond across the street -- across the like from us. Again, they've not done any silting of fences. The lake is being flooded with mud. There tends to be no traffic control on that road. And if there's going to be further development of commercial properties, we are in fear that there are going to be multiple traffic accidents. Going around our circle there's nowhere for people to get off of the road. The road is not made for two large vehicles to get by. In an era of SUVs this has already become a problem. If you add in multiple properties that are rental, we worry that we're going to have college-age children moving in. That's going to open us up for possibilities of theft and neighborhood degradation.

DAVID COTHRAN: Thank you. Brianna

50 Kimbrell.

BRIANNA KIMBRELL: Hi. So my husband and I bought the lot right beside this lot about two months ago. So we don't have experience. We've not lived there. But we are concerned by putting duplexes beside our property that will decrease our property value; right? So I did some research on if indeed property values are decreased with renters in the neighborhood. And so why that's important is because rising property values indicate positive trends for the neighborhood. Right? So we have more investments that are businesses. Some people depend on homes for their equity for retirement, for children's education and simply a better quality of life; right, so better schools.

Anderson County home prices are up thirteen percent just from last year, so March of 2020 to 2021. And up forty-seven percent from 2000. So Anderson County's home prices are increasing, obviously.

So there's a lot of evidence out there that suggests rental properties do indeed lower property values. A study by Wayne (phonics) provided us with evidence to just how closer a rental property is to a single family home directly impacts selling price. So two rental properties out of the closest five homes, or three rental properties out of the closest eight homes, decreases selling price by two percent. Now, this study was in 1991. So two percent in 1991 as compared to 2021, I'm sure is going to be a huge difference. Right?

But a study done recently in 2019 at Florida State University found that rental properties in neighborhoods reduced housing price index, they used an actual empirical analysis, an actual mathematical calculation, that quantified different types of rentals on single-family home rentals.

So the first argument is I feel like it would decrease our property value. Second argument is it would — the crime rate would increase. So as much as we hate to say it, there is actual evidence out there that suggests that renters do drive the crime rate up. So in one way a study by Goldstein & Lee in 2010 suggests that (unintelligible) which is an effort of neighborhoods — sounds like what these people do — of neighborhood residents to control crime in their neighborhood.

And so renters are shown to be less invested because they don't have strong financial incentives to maintain quality. And so that or they're less likely to pass the police. And then, of course, like one lady said, the general physical appearance declines, it

signals to criminals a lack of concern for the neighborhood, resulting in a low perceived risk of getting caught.

And then on average lower -- renters have lower incomes than homeowners, thus lower opportunity costs when deciding whether to participate in criminal activity. And then numerous studies suggest -- going back to that property value -- numerous studies suggests that increased neighborhood crime equals decreased housing values. And so rentals may reduce house values through this pathway.

So as for me and my husband, for maybe future homeowners there, we would say, please don't allow them to build the duplexes. Simply based on property value and then crime rate increase. Thank you.

DAVID COTHRAN: Thank you.

Jennifer Cowan.

JENNIFER COWAN: Hi. My concern with the property being rezoned for duplexes has also been stated by the previous speakers. But also the fact that my concern is, as Cheryl states, the person who is building these duplexes has slung up these houses. He's not standing by these houses. It appears from just driving by, it's not top quality work. And I have a great concern that they are going to throw up some duplexes. These duplexes are going to become in a very disrepair, rundown state within two to three years; not ten or fifteen. But also the fact that it would devalue our property.

I've worked for twenty-five years to be able to afford the nice house that I have on the lake and I have lived out there for six years. My parents lived out there for twenty-two years before they sold their property. It was beautiful. We had trees. It was just a beautiful area to drive through. Now it's being clear-cutted. We have stormwater runoff. There's mud all in the street. There's no trees being left behind. The mud is an enormous issues. And the trucks, as was stated before, going up and down the road, our very small road that now has all of these potholes. And when you have to go to the side of the road, I have personally busted two tires on the way to my house because of the road being in disrepair from all the trucks.

We already have an issue with our amount of traffic anyway. But to then add in these duplexes that we all have to pass by to go to our homes is really not fair to us, versus a single-family home. If there were to be a higher-end duplex and much nicer, targeting a much higher income level, it would not be as much of an

issue. But the fact that I'm sure these are going to be a lower income level duplex, that is of great concern to me.

We have very low crime rate in our area and we would like for it to be maintained at this rate that we already have. We get enough people off of 85 because we're right at Exit 14, that ride our neighborhood. We have had mail stolen and cars broken into. But I don't want to have more than that occur. We have, like I said, a very -- other than that a very low crime rate. And I would like for this to be maintained that way with less renters being in our neighborhood. Thank you.

DAVID COTHRAN: Thank you. Don

Bowen.

DON BOWEN: Thank you for letting us appear before you here tonight. I'm interested in both A and B. Do we get three minutes for each or three minutes for the two of them?

DAVID COTHRAN: I was going to

announce that when we got to the second one.

DON BOWEN: Okay. I've lived in Anderson since 1956, and I've lived on Embassy Drive for the last twenty years. I access my street from Jackson Circle where the zoning issue exists. When I bought my property it was zoned for single-family and all the property on that side of 187 was zoned the same way.

When I was in the House of Representatives, I worked in that community to try to improve it. I got a million two hundred thousand dollars to redo that intersection down where 187 and 24 cross to make our community a better place to live. I also got the seven million dollars that did the Green Pond Landing, which has been a real feather in Anderson County's hat. seen two dive bars closed down and nice businesses built in that area. I've seen the area move in a positive direction for Anderson. Nice shops are coming here. It's been a positive direction and growth. I can't see where -- this is actually spot zoning. I can't see where that's a positive change for our area for the people that are living there in single-family dwellings and it's not really good for the positive growth for Anderson, the city I love so much.

I respectfully ask that you rule in favor of keeping single-family zoning in place and protect the integrity of what it was under when I bought my property. I don't want to see what happened in Powdersville with its organic growth, crowded streets, racks of apartments, over-crowded schools, and last but

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Anderson County - Planning Commission Meeting - April 14, 2021 not least, along with that comes property tax 2 increases. Please uphold our current zoning as single-3 family. 4 I certainly appreciate your time in letting me 5 appear before you tonight and speak, as well. Thank 6 7 DAVID COTHRAN: Thank you. That is 8 everyone who signed up on this Jackson Circle 1.03 9 rezone request. Is there anyone that has any strong 10 desire to speak? Seeing none and hearing none -- yes, 11 sir. Please come up, state your name and address for 12 the record. 13 CHRISTIAN LEMIEUX: Good evening. 14 name is Christian Lemieux. I live at 129 Jackson 15 Circle. We moved in in October, actually right next 16 door to Cheryl right there. These duplexes, the idea 17 is literally to move -- to build right across the street from our house. There's not a lot of room on 18 19 the road, as everybody has stated. I'm a father of 20 two, a four-year old and a ten-week old. Extra traffic 21 is not going to help our area. If it was more houses, 22 I'm fine with that, single-family homes. But duplexes 23 for the street, the neighborhood, I think is just a 24 bad, bad fit. And like everyone says, driving down the 25 property value for houses that we spent a lot of money 26 on just as well as everyone else in this area. I'm 27 totally against it. So I ask the committee to vote to 28 decline this request for duplexes to be put in. 29 you. 30 DAVID COTHRAN: Thank you. That is 31 it. 32 ALESIA HUNTER: Mr. Chairman, we 33 had a resident to ask about what will be the permitted 34 uses in R-20. If left as is, residential R-20, they 35 would be allowed to be a double-wide manufactured home 36 there. So they thought that rezoning to a duplex would 37

be better than placing a double-wide mobile home there with brick and block underpinned. So as it currently stands in a R-20 district, left as is, if it was not rezoned, a manufactured home would be allowed to be placed on the lot.

DAVID COTHRAN: Thank you, Alesia. I think that's good information for all of us to consider on this matter. Does anybody have any questions for staff from the commission? No, the questions from the commission, I'm sorry. questions.

All right. We'll move on to entertain a motion on this.

WESLEY GRANT: Mr. Chairman, I did

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have a question. I'm assuming the staff's
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2
    recommendation was -- I didn't quite hear that.
3
              ALESIA HUNTER:
                                         Yes, I'm sorry.
4
    The staff recommendation is to allow for the rezoning
5
    request to move forward as residential duplex, as
6
    requested.
7
              WILL MOORE:
                                        I'll make a motion
8
    to approve this project.
9
              DAVID COTHRAN:
                                        All right. We have
10
    a motion to approve. Is there a second?
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              BRAD BURDETTE:
                                         Second.
12
              DAVID COTHRAN:
                                         I heard numerous
    seconds. So is there any discussion on the motion?
13
14
    not, all in favor of the motion, which is approval,
15
    signify by a raised hand. Put it up where I can see
16
    you good, please. Six for. Any opposed? That will be
17
    two opposed. I would oppose. But the motion passes.
18
    Motion carries.
19
         All right. Next would be public hearing, item 4
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    B, which is a rezoning request of approximately 1.25
21
    acres, also at Jackson Circle, from R-20 to R-D.
22
              ALESIA HUNTER:
                                        Yes, sir. This is
23
    the same -- similar rezoning request from R-20 to R-D,
24
    again at Jackson Circle, to allow for a residential
25
    duplex. North/south property. There is R-20 east and
26
    west R-20. C-3 is commercial that buts up to this
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    property. And again, we felt that allowing for the R-D
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    would be an appropriate use because we looked at it in
    terms of a person would not probably want to build a
29
30
    single-family home butting up to a C-3 commercial
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    district. So we felt that a residential duplex would
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    be the appropriate item to allow for that. The same as
33
    the future land use map. All that is identical to the
34
    previous request, as noted. We did mail our notices, a
35
    hundred and thirty-two property owners, as well, were
36
    notified of the subject. We did receive two phone
    calls on this subject property.
37
38
         So staff does recommend approval of this rezoning
39
    request to move forward for residential duplexes.
40
    Thank you, Mr. Chair.
41
              DAVID COTHRAN:
                                         Thank you, Alesia.
42
    Any questions based on that report from the commission?
43
    If not, this is a public hearing item. We will open it
44
    back up. The exact same people have signed up to speak
45
    on this.
46
         In regards to what Mr. Bowen asked, you certainly
47
    have the right and privilege to come up for the same
48
    three-minute limit. As I call your name if you don't
49
    want to have anything further to add, just let me know
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and we'll move on to the next person.

First signed up is Cheryl Russell.

MALE:

Can you put that

slide back up?

CHERYL RUSSELL: He's asking if somebody can put the slide back up. Is that the one? The next slide.

We've had -- within three months of moving on Jackson Circle, we had our trailer that was parked next to our shed stolen. There's been trash filthing up our streets. On a monthly basis I go and personally pick up trash that's been dumped from all the workers that are there. This builder does not recognize that he's working within a community that really cherishes and loves their neighborhood. It's being trashed. He's got double-wides and modular homes on the back side of Jackson Circle that is right next to residential homes.

What she's saying is bull. Okay, because what's happening is they're already doing it. They're doing what they want to do. They're pushing people out. They're putting in double-wides on the other side of Jackson Circle which buts right up to our commercial —I mean our residential homes. So her saying that it's a better choice, have they done any studies to find out if the roads can handle this? If this is something that — you guys are just like saying we'll just go ahead and go with it. How much is he paying you to say stuff like that?

APPLAUSE

DAVID COTHRAN: Please refrain from applause during this meeting. Next is Mary Lee Hagan. Hogan; sorry.

MARY LEE HOGAN: Again, I would completely agree with her. We've been in the area for seven years. It's deteriorated completely. If you are going to approve something like this, you need to put in some type of plan for road improvement and we need to know what it is before you approve it.

You're looking at the possibility of multiple car accidents going around the curve on that drive. You're looking at an intersection that cannot handle the traffic coming off of 187 onto Jackson Circle. If you're going to do this type of thing, you need to have a red light. If you need -- you need to do road studies of what you're looking at, especially if the area is going to be developed with commercial property across the street. You're setting yourself up for the type of thing that we see going across the bridge every day where people get into car wrecks.

I don't think that the county can handle it as far as emergency services unless you're going to put in

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some type of EMS system close to us. You don't have
1
2
    any type of hospital system that's close enough to
3
    handle that type of thing. I don't think that you're
4
    taking into consideration the big picture on this whole
5
    idea.
6
         Again, we already have the stuff that he's
7
    developed on the other side of the circle. He's not
8
    taking care of what he's got already. It seemed to be
9
    a big money-making project and he's not taking -- not
10
    going to be there to take care of it eventually.
11
              DAVID COTHRAN:
                                         Thank you. Brianna
12
    Kimbrell.
13
              BRIANNA KIMBRELL:
                                         So this one is a
14
    moot point for us since this is not beside our
15
    property, but I would just say reconsider. I've
16
    already proven that your property value decreases,
17
    crime rate increases. And for these people who like my
18
    husband and I have worked really hard to get to where
19
    we are and to be able to own homes in a nice
20
    neighborhood like Jackson Circle. And so I just really
21
    hate it for them, that their property values are going
22
    to decrease with the addition of these duplexes.
23
    Thanks.
24
              DAVID COTHRAN:
                                          Thank you.
25
    Jennifer Cohen.
26
              JENNIFER COHEN:
                                          (Inaudible.)
27
                                          You don't wish to
              DAVID COTHRAN:
28
    speak any further? Don Bowen.
29
              DON BOWEN:
                                          You know, having
30
    been in the House for eight years, I understand the
31
    democratic process very well. And I don't understand
32
    what's happened here tonight.
                                   Y'all's group has
33
    already made a recommendation to y'all about what they
34
    want to see happen. And in front of what we as
35
    individuals who live in that neighborhood have come
36
    before you thinking we had an open slate to discuss
37
    this. I don't understand this.
38
         Could y'all explain to me why y'all make a
39
    recommendation in front of all these people out here
40
    that are speaking about what their concerns are? And
41
    we represent all the individual home builders. And if
42
    you'll go out there and count, there's a heck of a lot
43
    of individual homes out there. And we're talking about
    two lots and y' all are going to overrule the will of
44
45
    the people in that large a group of community. I don't
46
    understand what's happened here. Could you explain to
47
    me what's happened?
48
              DAVID COTHRAN:
                                         There may be some
49
    comments afterwards, but we don't typically answer
```

questions at a public hearing.

50

approve.

1 DON BOWEN: Yeah, but what is 2 the normal procedure? For her to go first and make a 3 recommendation and preset y'all's minds before you ever 4 listen to what we've got to say? It would seem to be 5 the other way around; that you listen to the voting 6 public out there that's got concerns about what you're 7 doing before you tell what y'all think should be done. 8 So y'all preset your minds by what she says before we 9 even get a chance to speak. And I don't think that's 10 right at all. 11 I think that y'all should uphold that single-12 family dwelling rule that we all bought our property 13 under. And that's all I ask y'all to do. And I didn't 14 think it would be this kind of situation when I came 15 here tonight. And I'm terribly disappointed in what I 16 see here tonight because I don't think it's either fair 17 or right. And I've been down there in Columbia. I 18 know what right and wrong looks like; I assure you. 19 Thank you. 20 DAVID COTHRAN: Thank you. Anyone 21 else wish to speak on this? Yes, sir, state your name 22 and address for the record, please. 23 DAVID ADAMSON: My name is Dave 24 Adamson, David Adamson. I'm at 1174 Embassy Drive. 25 just want to say that I grew up in Anderson. I moved 26 away for many years. I've lived in various parts of 27 the world and I've seen how people treasure their 28 surroundings. 29 And I think here in Anderson we have Lake Hartwell 30 that has been a fantastic investment. It's drawn 31 people to build homes, to build nice homes. It's 32 brought people in to do fishing tournaments, recreation 33 activities. We have residents from all over the 34 upstate. We have residents who come in from out-of-35 state. And it seems to me that when you take these 36 nice places that we have and you start to put these 37 types of developments around them, that you're doing 38 Anderson County a major disservice. I think that you 39 are detracting from a jewel that has been built here in 40 the upstate. That's all. 41 DAVID COTHRAN: Thank you. 42 Seeing none and hearing none, we will close the else? 43 public hearing on this matter. Again, I will ask the 44 commission if you have any questions or comments? 45 not we will move on to entertaining any motion. 46 WESLEY GRANT: Mr. Chairman, I 47 make a motion we approve the recommendation by the 48 staff. 49 DAVID COTHRAN: There's a motion to

Do we have a second?

50

1 WILLIAM MOORE: Second. 2 DAVID COTHRAN: Second. Anv 3 discussion? All in favor signify approval of the 4 motion by uplifted hand. Six in favor of the motion. 5 All opposed? Again, two. Next item would be item 4 C, a rezoning request 6 7 for approximately 1.08 acres located at 104 and 106 8 Chippewa Lane in Williamston from C-2 to S-1. 9 BRITTANY MCABEE: Yes. Good evening. 10 So this is a request to rezone from C-2 to S-1. It's 11 located at 104 and 106 Chippewa Lane in Williamston. 12 It's approximately 1.08 acres, and it's in Council 13 District 7 in the Williamston Mill Precinct. The C-214 zoning is for traveling public, as well as the 15 commercial services for the residents that live in that 16 area. The S-1 is a transition between commercial and 17 industrial properties. So it has some commercial uses, 18 as well as some service related uses, as well as some 19 industrial uses. 20 This is an aerial view of the property. And this 21 shows the current zoning. As you can see, it is 22 contiguous to a current S-1. This shows the future 23 land use map that shows that everything in that area is 24 commercial. This is the required posting. This is the 25 posting on Chippewa Lane and this is the posting on Joe 26 Black Road. 27 Staff evaluates that the S-1 District is to 28 provide the transition between commercial and 29 industrial uses. As such it is not -- it has minimal 30 impact on the surrounding land uses, which is 31 commercial. The applicant's intent is to build a 32 future truck shop compatible with the neighboring land 33 use. It also could include potentially other logistics 34 and service related industry. Chippewa Lane is 35 classified as a minor urban local road, but it has 36 immediate access to Highway 29, which is an arterial 37 and no maximum average daily trips per day. 38 hundred and fourteen properties were notified within a 39 two thousand foot radius of the property via postcard. 40 Due to the compatible with the future land use 41 map, staff recommends approval of this request. 42 that concludes the staff report. 43 DAVID COTHRAN: Thank you. Any 44 questions for staff? If not we will open this up. It 45 is a public hearing. There is no one signed up for 46 this, but I will call on the audience. If anyone 47 wishes to speak on this public hearing matter, please 48 come forward, state your name and address for the

record. Seeing none and hearing none, we will close

the public hearing on this. Any questions, again, from

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1
    commission members?
2
              DEBBIE CHAPMAN:
                                         I had one person
3
    call me about this. He said that his property actually
    backs up to this. And his concern was that S-1 would
4
5
    allow for like a dump or whatever, trash dump or
6
    whatever, and he didn't want that behind him. He said
7
    he had no problem with it as long as he was assured
8
    that wouldn't happen.
9
              DAVID COTHRAN:
                                         All right.
10
              ALESIA HUNTER:
                                         Ms. Chapman, that
11
    doesn't allow for that type of use.
12
              DEBBIE CHAPMAN:
                                         Oh, I'm sorry.
13
              DAVID COTHRAN:
                                        Okay.
                                               Any other
14
    questions or comments? If now, we will move on to
15
    entertain a motion.
                                        Mr. Chairman, I
16
              WESLEY GRANT:
17
    make a motion we approve.
18
                                        We have a motion to
              DAVID COTHRAN:
19
    approve. Is there a second? Have a second. All in
20
    favor of the motion raise your hand. And it is
21
    unanimous approval.
22
         Next item would be item D, rezoning request of
23
    approximately 18.07 acres located at 702 Belton Highway
24
    in Williamston from P-D and R-20 to R-A.
25
              BRITTANY MCABEE:
                                         Okay. So this is a
26
    request for a rezoning from a P-D and an R-20 to an R-
27
        It's located at 702 Belton Highway. This is the
28
    Anderson School Districts 1 and 2 Technology and Career
29
    Center. The tax map numbers are there for your
30
    viewing. It's approximately 18.07 acres. The current
31
    zoning is a mix of P-D, R-A and R-20. The requested
    zoning is R-A. It's located in Council District 7.
32
33
    And it's located in the Williamston Mill Voting
34
    Precinct.
35
         The P-D allows the flexibility for developers who
36
    want to do a residential and commercial development.
37
    The R-20 is, of course, a single-family residential.
38
    The R-A is residential agriculture, so it allows for
39
    various uses such as single-family dwellings as well as
40
    agricultural related activities.
41
         This is an aerial view of the map showing the
42
    properties. This is the zoning map with the portion of
43
    the P-D and the R-20. And this is a future land use
44
    map which includes the area as residential. This is a
45
    view of the posting on the property.
46
         Staff evaluates that the intent of the applicant
    is to combine the property to maximize the use of the
47
48
    property, removing all those property lines and
49
    allowing them to now have to deal with internal setback
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issues when they expand the school. The P-D was part

of an undeveloped subdivision that was rezoned in 2008 as Williamston Commons, but it was never developed. Prior to that it was an R-A zoning. The R-A zoning does give the school flexibility. The Belton Highway is classified as an arterial road and no maximum average daily trips per day.

Due to the compatibility with the future land use map, the character of the area, staff does recommend approval of this request. And two hundred and thirty properties were notified within a two thousand foot radius via postcard. So this concludes the staff report.

DAVID COTHRAN: Thank you. Any questions from the commission for staff based on that report? If not, again, this is a public hearing matter. And with that we will open it up. We have one person signed up. Holly Harrell.

HOLLY HARRELL: (Inaudible.)
DAVID COTHRAN: That's fine if you don't -- okay. I will take that into consideration as we ask -- if no one else wants to speak on this, okay, we will close the public hearing on this and I will ask the commission if you have any questions or comments. Seeing none, we'll move on. We have a motion now made to approve this.

WILLIAM MOORE: I second.

DAVID COTHRAN: We have a second.

All in favor raise your hand. Okay. That will also be unanimous approved.

Item E, of course, was tabled -- was moved and then tabled. So we'll move on to item 5, which is old business. Is there any old business that needs to be brought before the commission?

Hearing none, we will move on to new business, item 6. That does have an item, which is bylaw amendment to add two at-large members. Discussion only. No staff report on that?

ALESIA HUNTER: Yes, Mr. Chairman. In your packet you should have highlighted areas there. I believe Brittany highlighted those areas for you. So tonight all we're doing is discussing that two at-large members needed to be added to your bylaws to make your bylaws updated. And this is what this discussion is for, Mr. Chairman.

DAVID COTHRAN: Right. And what she's referencing, I assume everybody has the highlighted areas. The only changes is under Article 3, membership, item 1, which now reads the commission shall consist of nine members appointed by the county council. Seven of those members appointed by district

and two members serving at-large. That is the only change to that section.

The next one is under article 5, committees, which says the chair may create special committees not to exceed four members to study matters which in his or her judgment will be best handled by a committee as opposed to the general commission. The chair shall designate one member of each special committee as his committee chair.

The next change is under Article 8, which is quorum, which now says that five members shall constitute a quorum of the commission for transacting business and taking official action. No official commission business will be conducted without a quorum.

And Alesia, that's it; right?

ALESIA HUNTER: Yes, sir.

DAVID COTHRAN: All right. So I've read the only changes that are being proposed into the commission bylaws. Is there any question or comment? Okay. This was, again, discussion only.

My comment is I think that it'll be good to have our two new at-large members. I think you've been officially welcomed perhaps. If not, I'll do that officially to welcome you here. And we appreciate your input.

ALESIA HUNTER: Mr. Chairman, would you like to place this on the agenda for public hearing to amend this for next meeting to put this on the public hearing?

DAVID COTHRAN: The bylaw change?
ALESIA HUNTER: Yes, sir.
DAVID COTHRAN: Yeah, if that's

appropriate we can certainly do that. I'm assuming you

mean the May meeting?

ALESIA HUNTER: Yes, sir. DAVID COTHRAN: Yes. Oka

DAVID COTHRAN: Yes. Okay. So we will place that on for official consideration and public hearing on that.

Okay. No other new business anyone have to bring before us?

If not we will move on to item 7, which is public comments, which we allow on any non-agenda item. Again, this is a three minutes limited to each speaker. This is for non-agenda items that anyone in the public wishes the commission to hear. We didn't have a sign-up for this, so I'll open it up to anyone who wishes to speak on this, please come forward, state your name and address for the record.

JOHN ELLIOTT: Good evening, I'm

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John Elliott. I live at 127 Gallant Lane. I was here
    because of the item that you tabled. Being new to
3
    South Carolina and having been President of the
4
    Planning Commission in Warsaw, Indiana, do we receive a
5
    notice of the rehearing of this or is it just we have
6
    to each week because of it being tabled?
7
              ALESIA HUNTER:
                                         Mr. Chairman?
8
              DAVID COTHRAN:
                                         Go -- yes, ma'am.
9
              ALESIA HUNTER:
                                         Mr. Chairman,
10
    staff, we will reissue out new postcards to notify the
11
    applicants once more, the applicant and the property
12
    owners.
13
              DAVID COTHRAN:
                                         The answer is yes.
14
              JOHN ELLIOTT:
                                        And the audio in
15
    this room is atrocious, at least for us older folks.
16
              DAVID COTHRAN:
                                         I don't disagree.
17
              JOHN ELLIOTT:
                                        And the size of the
18
    print, even though I officiated college basketball and
19
    soccer for forty years, I can't see that print up
20
    there. So larger print would be appreciated.
21
         And the last thing, since this is a public
22
    meeting, I'm surprised we did not start the meeting
23
    with the Pledge of Allegiance to the United States of
24
    America. I'm afraid too many governmental entities
25
    have forgot the flag and the blood that has been shed
26
    for us to enjoy our freedom. Thank you, Mr. Chairman.
27
              DAVID COTHRAN:
                                         Thank you.
28
    else wish to speak? Seeing none and hearing none, we
29
    will close public comments.
30
         Item 8, other business.
31
         I will -- I think I will comment on the
32
    gentleman's comment. I share his sentiment, and it's
33
    something that I have thought, and to my own
34
    disappointment, I think I just keep failing to bring it
35
    up. I do believe that we should pledge allegiance to
36
    the flag at the beginning of this meeting. So if you
37
    guys would just add that as a standard agenda item. I
38
    appreciate the comment. I'm glad you reminded me
39
    tonight. I've been doing this for a long time and I've
40
    been very derelict to my patriotism to this country to
41
    do that. So thank you, sir, for your comment.
42
              WILLIAM MOORE:
                                         I second that,
43
    whatever.
44
              DAVID COTHRAN:
                                         As a matter of
45
    fact, I mean I know it's kind of at the tail end and
46
    doesn't go, I think it would appropriate if we stood
47
    and pledge allegiance to the flag at this time.
48
                      PLEDGE OF ALLEGIANCE
49
              DAVID COTHRAN:
                               I'm sorry. A
50
    little stage fright there, I guess.
```

1	DEBBIE CHAPMAN:	Thank you, again,
2	sir.	
3	DAVID COTHRAN:	You know, you
4	always have an appreciation for the people that sing	
5	the National Anthem and fumble up the words sometimes.	
6	It's different when you're being watched.	
7	All right. Well, having said all that, is there	
8	any other business that we need to discuss?	
9	If not, we will move on to item 9, which is	
10	adjournment. Do we have a mot	ion to adjourn?
11	WESLEY GRANT:	So moved.
12	DAVID COTHRAN:	All in favor? As I
13	say, stand up and leave.	
14		
15	MEETING ADJOURNED AT APP	ROXIMATELY 6:50 P.M.

STATE OF SOUTH CAROLINA)
COUNTY OF ANDERSON)

ANDERSON COUNTY PLANNING COMMISSION MEETING APRIL 22, 2021

PRESENT:

WILL MOORE, VICE CHAIRMAN JANE JONES BRYAN BOGGS DONNA MATTHEWS FIELD DUNAWAY BRAD BURDETTE

ALSO PRESENT:
ALESIA HUNTER
BRITTANY MCABEE
TRACY CHAPMAN
TIM CARTEE

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1
              WILLIAM MOORE:
                                        Can y'all hear me
2
    okay? Does this sound good? All right. Good evening,
3
    everyone. I would like to call the Anderson County
4
    Planning Commission to order.
5
         Do we have a motion to approve the agenda?
6
               JANE JONES:
                                         So moved.
7
              WILLIAM MOORE:
                                         Second?
8
              DONNA MATTHEWS:
                                         Second.
9
              WILLIAM MOORE:
                                         All in favor?
10
         All right. At this time I would like for
11
    everybody to go ahead and stand. We're going to say
12
    the Pledge.
13
                      PLEDGE OF ALLEGIANCE
14
              WILLIAM MOORE:
                                         At this time the
15
    Commission would like to have a moment of silence to
16
    remember former Planning Commissioner Jerry Vickery who
17
    passed away. Our thoughts and prayers are with the
18
    family.
19
                        MOMENT OF SILENCE
20
              WILLIAM MOORE:
                                         Amen.
21
         Moving on to the agenda, item number 3. We do not
22
    have any public hearing items.
23
         Moving on to old business. Do we have any old
24
    business?
25
         We have five subdivisions for discussion this
26
    evening. Please make certain that you are signed up to
27
    speak. Each speaker will have three minutes to speak.
28
    When we call your name, please come forward to the
29
    microphone and speak loudly and address the commission.
30
    Do not address the staff or the applicant. This is a
31
    professional meeting and we are asking everyone to be
32
    courteous. Any unruly behavior will not be tolerated,
33
    and you will be asked to leave by security officers.
34
         Staff, please proceed with the first subdivision,
35
    Suter Estates.
36
              TIM CARTEE:
                                         Thank you, Mr.
37
    Chairman. This is Suter Estates. It was denied back
38
    in September 8, 2020. Since then the developer has
39
    come back with a different layout. And he has had a
40
    community meeting with the people in that area up there
41
    to listen to their concerns and stuff. And these will
42
    be single-family residential homes. And it will be a
43
    private gated community.
44
         The engineer of record is Austin Allen. And he is
45
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with Arbor Engineering. And this is on Cely Road in
District 6. And the surrounding land use is
residential north and south. And east and west is
undeveloped. The property is unzoned. And there's
your tax map number for your viewing. This is not an
extension of a development. And the access road is on

Cely Road. And Mr. Suter did have fifty-three lots at 2 the first denial. And he has reduced those to thirty-3 one lots to lessen the impact for the community. 4 is Powdersville, Rewa is the -- I'm sorry, I take that 5 That's a typo. This is on septic tanks. he's not asking for a variance. The traffic impact 6 7 analysis, this new development is expected to generate 8 about three hundred and ten new trips per day, and Cely 9 is classified as a collector with no maximum average 10 trips per day. The developer will need to meet the --11 or exceed construction plans that are approved by 12 Anderson County Roads and Bridges.

Here you can kind of see the layout of his proposed development. Here's the aerial view.

Staff recommends approval on the preliminary subdivision with the following conditions: All lots must access proposed internal roads only. And prior to home construction, lots abutting the FEMA Flood Zone will need to have an elevation certificate submitted and approved by the Anderson County Development Standards. DHEC septic tank permits for each individual will be required after the final plat. completion of these improvements as shown on the preliminary plat must be completed within twelve months following preliminary plat approval. The Subdivision Administrator shall have the authority to grant two six-month extensions to this requirement upon a finding of circumstances to warrant such extensions. improvements are not completed within the twelve-month time frame, and any granted extension, preliminary plat approval is revoked and new preliminary plat approval will be require.

The fire marshal has been -- will need to be contacted for the gate access information code, and the developer must follow -- have the following permits to proceed with this development. He's need a DHEC and Anderson County approval for stormwater erosion.

Anderson County Roads and Bridges Subdivision Plan approval and encroachment permit approval. And Powdersville Water approval letter for potable water and fire protection verification of water line service and layout plan. And this is to ensure that we have fire hydrants within a thousand feet of lots.

That's all I have, Mr. Chairman.

WILLIAM MOORE: Thank you, staff. Anyone signed up to speak on Suter, please come forward. I have a list here starting with Anthony Burns.

ANTHONY BURNS: Can I take my mask

50 off?

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Board for the last five years.

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1 WILLIAM MOORE: Sure. 2 ANTHONY BURNS: Thank you very 3 I have a couple of slides, if I could show 4 those. I realize there's only a short period of time 5 here, though. 6 WILLIAM MOORE: I'm sorry. I'm not 7 sure if we're prepared for that. Staff? 8 ALESIA HUNTER: Mr. Chairman, 9 according to the rules and regulations that the 10 commission has established, this speaker is given three 11 minutes. So I don't think we would have time to 12 prepare for that; for a slide show. 13 ANTHONY BURNS: Okay. That's just 14 My name is Anthony Burns. I live in the fine. 15 Hornbuckle Subdivision. Member of the homeowners' 16 association, and have been on the Architectural Review

We just reviewed the plans and had a couple of comments, if we could. One of them is there's a road being placed over a riverbed. The riverbed is about twenty-five foot wide, eight feet deep. I believe it's called Ricky's Path. So our feeling was if you put a road on a riverbed, the water won't have anywhere to go and may well, in fact, just flood through the neighborhood.

So I don't think an environmental impact study was done. Or if it has been done, the flooding might have just been somehow passed over. There's a number of springs throughout this area and rivers that flow down. So that one river underneath Ricky Road goes down to the middle branch which then floods the floor plain. The river is actually right up next to the subdivision. And the hundred year flood plan, if you look at it, unfortunately it's more like a two-month flood plan. Some of the photographs that I've left you there, just examples from the Hornbuckle Subdivision. And what happened was the Rose Hill, which is across the way behind it, as that was built sediment came down and now it's higher on that side than it is on the Hornbuckle side. So the flood plain isn't really getting the water; it's going to the Hornbuckle side. So we get significant flooding, as you can see, on a regular basis. Because essentially the hill has rivers and it has numerous natural springs that flow down and now it's going to have thirty-one septic tanks also, you know, flowing down.

The only other item is relative to a traffic study. Not only was an environmental impact study not done, I don't think there was a complete traffic study. Because if you go down 81 and turn on Cely Road, that

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bridge will only take eight tons. And the average 2 weight of a cement truck or, you know, the construction 3 equipment, a cement truck is about thirty-three tons. 4 So you can't drive down 81 to get onto Cely Road, so 5 any construction traffic would have to go around Circle 6 Road, which has already got a subdivision being built 7 on it, or the very busy Three Bridges Road. So as far 8 as the impact of the construction traffic, let alone 9 twenty-one hundred additional road trips a week, which 10 is -- I don't think we've quite got the infrastructure 11 for that at this point. 12

So we're just requesting that you at least hold off on this until those studies are done. Thank you very much.

WILLIAM MOORE: Thank you. Austin Allen, please come forward and state your name and address.

AUSTIN ALLEN: My name is Austin Allen. I'm with Arbor Engineering out of Greenville. That's 10 Williams Street, Greenville, 29601.

I am here speaking on behalf of the project. like I said, with the engineer representing my client John. I know some of you were here for last year's presentation of this project. We were presenting fifty-three lots. You know, Planning staff did a good job of showing you the impact of the site was reduced by forty-two percent. That's a forty-two percent decrease on traffic. That's a forty-two percent decrease on increased stormwater. That's a forty-two percent deceased on other infrastructures. You don't see that a lot. I'll speak highly on my client who has went above and beyond; reached out to many neighbors. I believe six hundred letters were sent out to try to reach out and touch base with each one of these residences. And from what I understand, that hasn't happened much in Anderson County. You know, my client is -- desires greatly to be a part of this neighborhood. So he cares deeply about what's going in here, how things are done and how things are built.

To address a previous issue that I wanted to touch base on to make sure you understand, there was an environmental study done onsite. When we initially looked at this project, we had to do septic studies to make sure that where we were proposing development was going to allow septic systems. If you take a look at the site plan, they located two spring locations. Those are the only springs that were found onsite. There's also a difference that I want to point out compared to the last site plan. So where you can see lots 12, 13, 14, 15, 16, 17, previously those lot lines

went to that ditch. It's not a creek. It's a ditch that's been washed out. It's very deep actually. But we have pushed further off for two reasons. One, for the septic. The other one is when we put that in the common area, we're ensuring that that's going to be maintained by the HOA. That's not going to be on one person's property who's going to be responsible and likely not going to address any further erosion or washout on that site.

The flood plain, like I said, that was surveyed, as well, initially when we got into this project. Unfortunately we have no control over what happens above or downstream of us in contributing to that. But we will not be a detriment. We have left a lot of that open space. We are showing just shy of nine acres is open space. So we're protecting, at all costs, the natural systems.

So just wanted to touch base on those couple of quick things. I appreciate y'all's consideration tonight. We feel that we've worked very well with Anderson County staff, as well as the residents, and feel like we have a plan that meets the codes and ordinances and should be approved this evening. Thank you.

WILLIAM MOORE: All right. The next one on the list is Duane Caple. Please come forward and state your name and address, please, sir. DUANE CAPLE: Duane Caple. I

live in Hampton Downs, 609 Clarendon Drive. We just -- I just have some questions on basically we know there's going to be thirty-one homes. been reduced. But what are the price range of the homes? What are the -- is there a specific size that has to be adhered to? And the question is, the size of the lots? I mean I know the map is up there, but just looking at the size of the lots. And the road already is very busy and it's very narrow on Cely Road. with the traffic going in and out from Hampton Downs and Hornbuckle, there's two other major developments already on that road. So what is going -- what's the plan for Anderson County to do with the road to handle that additional traffic? If there's thirty-one houses, it's going to be a minimum of two cars or two vehicles per house going in and out on that already busy road.

That's really all I've got, really.

WILLIAM MOORE: Thank you, sir. We will end the discussion on Suter Estates. We will now allow the applicant to come forward and address any concerns to the commission if there are any.

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1
              AUSTIN ALLEN:
                                        Just a comment on
2
    what he brought up. You know, all we're asking for is
3
    what our neighbors to the south and north have done.
4
    Our lots are no smaller. I know it's not up for
5
    discussion ultimately at this point, but I will add in
    that my client would like to build high quality product
6
7
    within this area. Thank you.
8
              WILLIAM MOORE:
                                        All right.
9
    Commission, we need to make a motion to approve or deny
10
    this project. Do we have a motion?
11
              JANE JONES:
                                        Motion to deny.
12
              WILLIAM MOORE:
                                        Motion to deny. Do
13
    I have a second?
14
              FIELD DUNAWAY:
                                       Motion to approve.
              WILLIAM MOORE:
15
                                        Do I have a second
16
    to the motion for approval? No second?
17
              BRAD BURDETTE:
                                        Is there not
18
    already a motion on the floor? Point of order. Is
19
    there not a motion already on the floor?
20
              JANE JONES:
                                       There was a motion
21
    to deny.
22
              WILLIAM MOORE:
                                        There was a motion
23
    to deny. Do I have a second? No second. All right.
24
    Do I have a motion to approve?
25
              FIELD DUNAWAY:
                                      I made a motion to
26
    approve.
27
              BRAD BURDETTE:
                                        Do I have a second?
28
    You've got a second. All in favor say aye. It's three
29
    to three. Bryan, did you ...
30
              BRYAN BOGGS:
                                        I'm going to vote
31
    to deny.
32
              WILLIAM MOORE:
                                        So it's three to
33
    three. It's a tie vote. Does that move on to county
34
    council or ...
35
              ALESIA HUNTER:
                                        Mr. Chairman,
36
    according to Robert's Rules of Order, three to three,
37
    the application fails to move forward.
38
              WILLIAM MOORE:
                                       Okay. Thank you.
39
                                       Thank you.
              ALESIA HUNTER:
40
              WILLIAM MOORE:
                                       Staff, please
41
    proceed with the second subdivision, Shockley Bend.
42
                                        Could I ask a
              JANE JONES:
43
    procedural question? Do we need to state our reasons
44
    now or do we do that later, just for the record?
45
              ALESIA HUNTER:
                                        For the record,
46
    yes, ma'am, you do.
47
              JANE JONES:
                                        Now?
48
              ALESIA HUNTER:
                                        Yes.
49
              JANE JONES:
                                       Okay. My reason
50
    for the motion to deny was based on the traffic. I'm
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probably the only one of the commissioners that's real 2 familiar with this road. I travel it every day, Cely 3 Road, and it is very narrow and has no shoulders, and 4 very crooked and hilly. I had numerous calls from the 5 community about this. All of them were not in favor of the project because of the traffic issues. And I 6 7 believe it was mentioned what were -- you know, the 8 future of the road. There is nothing that I know of 9 that's being planned to resurface that road. These 10 things are planned way far out and the money is just 11 not in the budget right now for that, as far as I know. 12 I could be wrong. But those are serious issues in our 13 community because of the traffic. 14

We have to -- as a Planning Commission, I think we're supposed to plan. And we have over fifteen hundred houses that we've already approved that haven't been built in that area yet. And we're very concerned about how all this is going to impact our ability to move around and preserve our community. And that's my reason for the motion to deny.

WILLIAM MOORE: Thank you, Jane. Staff, if you'll go ahead and proceed with the second subdivision, Shockley Ferry Bend.

TIM CARTEE: This is Shockley It's a single-family residential. Applicant is Bend. Robert White. Blue Water is the engineer. It's on U.S. 29 South, which is state maintained. It's in Council District 2. The surrounding land use, north is residential, east and west is residential and south is commercial. The property is unzoned. The tax map is there for your viewing. This is not an extension of a development. Existing access road will be U.S. 29 South Bypass, which is state maintained. Acreage is approximately about thirty-nine acres. It's a hundred and two lots. Water and sewer supply will be Homeland And no variance is requested. Park.

And the traffic impact analysis, this development is expected to generate one thousand and twenty new trips per day on U.S. 29 South Bypass and it's classified as an arterial with no maximum trips per day. The TIS was approved by SCDOT and Anderson County Roads and Bridges. The study recommends one inbound lane and two outbound lanes at the entrance of Shockley Bend on West Shockley Ferry Road. The study determined that auxiliary left and right lane turns on Shockley Ferry Road are not required. The developer will be required to meet or exceed construction plans that are approved by the SCDOT and Anderson County Roads and Bridges.

Here's a layout of the proposed development. And

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you can see the entrance coming off of U.S. 29. Here's an aerial photo of the property.

Staff recommends approval. All lots must access proposed internal roads only. Flood plain analysis for the subdivision and designate which lots are located within a hundred year flood plain. All lots located within a hundred year flood plain are required to submit elevation certificates prior to submitting for a residential compliance and building permit.

The completion of improvements, as shown on the preliminary plat must be completed within twelve months following preliminary plat approval. The subdivision administrator shall have authority to grant two sixmonths extensions to this request upon finding circumstances to warrant such extensions. improvements are not completed within twelve months' time frame, then any granted extension of the preliminary plat will be revoked and a new preliminary plat will be required. Developer must obtain the following permits prior to proceeding with the development, to include DHEC and Anderson County approval letter for stormwater erosion, DHEC and Homeland Park approval letter for sewer service construction and permit to operation, Anderson County Roads and Bridges subdivision plan approval, SCDOT and Road and Bridges encroachment permit approval and Homeland Park Water approval letter for potable water and fire protection. And that's for the fire hydrants within a thousand feet of all lots.

That's all I have, Mr. Chairman.

WILL MOORE: Thank you. Anyone signed up to speak on Shockley Bend, please come forward. I have a list here. The first person on our list is Robert Wright. Please come forward and state your name and address, please, sir.

ROBERT WRIGHT: Thank you. My name is Robert Wright, 24 Turkey Roost Court, Hendersonville, North Carolina. I'm the applicant. And basically I'm here to answer questions. Just available depending on any other comments.

WILL MOORE: Thank you, sir.

JANE JONES: I have a question.

This subdivision, Shockley Bend, and then the other one that's on here, Sterling Place.

ROBERT WRIGHT: Yes.

JANE JONES: Are they all kind

of going to be the same development?

ROBERT WRIGHT: They are related.

They're separated by a stream and they're not going to be internally connected. So the staff asked us to have

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1
    two separate subdivisions.
2
              JANE JONES:
                                        Looking at the plat
3
    that was my concern, if they could be connected,
    because this particular -- this big one, it cries for a
4
5
    backdoor outlet, you know, in case of an emergency.
    And I was curious if that was possible.
6
7
              ROBERT WRIGHT:
                                        We do have an
8
    emergency access going out to the east, I guess, onto
9
    Murray. It will only be available for emergency.
10
              JANE JONES:
                                       But there is a way
11
    to get out? I couldn't tell from the plat.
12
              ROBERT WRIGHT:
                                     Right.
13
              DONNA MATTHEWS:
                                       Is that coming off
14
    Manley?
15
                                       It's coming off of
              ROBERT WRIGHT:
16
    what is currently Moore Street.
17
              DONNA MATTHEWS:
                                       Oh, okay.
18
              ROBERT WRIGHT:
                                        Yeah. Which is now
19
    a renamed street internal and I'm not sure what that
20
    is.
21
              DONNA MATTHEWS:
                                       And I have a
22
    question.
23
              ROBERT WRIGHT:
                                        Yeah.
              DONNA MATTHEWS:
24
                                       Do you -- I've
25
    looked and I don't see the size of the houses.
26
              ROBERT WRIGHT:
                                       We have specific
27
    lot sizes, but we don't have home sizes yet.
28
              DONNA MATTHEWS:
                                       So you don't have
29
    that?
30
              ROBERT WRIGHT:
                                       No.
31
              DONNA MATTHEWS:
                                       Not yet?
32
              ROBERT WRIGHT:
                                       No.
              DONNA MATTHEWS:
33
                                       Do you have any
34
    idea what you're kind of looking at?
35
              ROBERT WRIGHT:
                                       Well, we're talking
36
    to builders now, but we're just trying to firm up what
37
    the lot sizes are and how they meet the market. And
38
    should be -- they're all be new, obviously, with a
39
    homeowner's association, but we're not real sure who
40
    our builder is yet. So I can't speak to that.
41
              DONNA MATTHEWS:
                                       Okay.
42
                                       Thank you.
              ROBERT WRIGHT:
43
              WILL MOORE:
                                       Thank you, sir.
44
    All right. Denise Fisher or Ms. Fisher. I'm sorry. I
45
    couldn't read your first name.
46
              DENISE FISHER:
                                       Denise.
47
                                      State your name and
              WILL MOORE:
48
    address, please, ma'am.
                               My name is Denise
49
             DENISE FISHER:
50
    Fisher. I live at 621 Palmer Street. I live just off
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of New Pond, which it cuts through and it comes down 2 onto West Shockley Ferry. I don't have a problem with 3 the homes. But I'm asking that they put this on hold 4 because we have not met with the developer yet. 5 There's another big property they're proposing to go in 6 that we're going to be meeting with the developer because I feel like this is really going to overwhelm 7 8 our area. And we have strips down now on New Pond. 9 The District 2 DOT has put strips down on New Pond and 10 Ferry Street so they can get an idea of the traffic 11 that we have now. Actually they're down today. because they're -- I know it's not part of this 12 13 meeting, but they're proposing a two hundred and fifty-14 eight unit apartment complex, a hundred and two housing 15 zone and twenty-four homes. And this is all in this 16 one area. 17

So we're really concerned what kind of homes are going up? Is this going to be government housing? Is it going to be low income housing for government vouchers to come in? I mean, these are all concerns that we have. Pretty much that's all I've got.

WILL MOORE: Thank you, ma'am.

DENISE FISHER: Thank you.

WILL MOORE: Allison Phillips.

ALLISON PHILLIPS: I'm speaking in --

not in opposition of these. I think we need homes and I think we need homes in this area. I'm not in opposition of these. This lady brought up a good point, though, about an outlet. I'm concerned about the roads and the outlets that they have. And I'm really concerned about the next one that's on -- the next one that's up on the agenda, which is the Sterling Place.

But we do need homes in this area. We need affordable homes in this area. Reasonable price, I should say; hundred and fifty and up range. So I'm all for this housing development. I'm a little bit concerned about the water supply, as we've already had somebody from Homeland Park tell us that right now we're in kind of a critical place because we only have three water towers and we need another water tower. I'm concerned about that. I'm concerned about there's no sidewalks on Highway 29. And with this many people, I think we'll need sidewalks and we'll also need turning lanes. So those are the things that concern me about this particular hundred and two home site development. But we do need homes in our area. Thank you.

WILL MOORE: Thank you. Then I have Jerry or Jeremy -- I'm sorry, I can't read your

last name there. If you would come forward and state your name and address, please, sir.

JEREMY RITCHIE: I'm Jeremy Ritchie. I'm with Bluewater Civil Design and I'm here speaking on behalf of the development. The address is 718 Lowndes Hill Road.

And wanted to just kind of confirm and follow up on some of those comments. The issue with the connection from the north side to the south side, there's a flood plain there, so we can't cross that flood plain with a road. So that's why there are two separate connections there.

We will certainly work with Anderson County and all of the appropriate utility agencies to ensure that we are meeting all rules and regulations required for this development. We have coordinated with the Department of Transportation. They have approved the traffic study that we provided with the modifications that we have, which effectively are widening out the entrance for the development itself so that you have two outbound lanes from the development and one inbound lane.

Again, we talked about the -- we do have an emergency access for the development in case there is an emergency, a fire or somebody needs assistance, and there's something happening at the one entrance, there is an alternative and viable secondary access point that would be for emergency purposes only.

And I think with that, I'm sure, you know, this is something that the developer, you know, is going to want to put in a product and everybody associated with this is going to be wanting to build something that the community and the area can be proud of. And I will be more than happy to answer any questions.

WILL MOORE:

JANE JONES:

I wanted to follow up with what she said about the water. I know that you are required to have a letter from Homeland Park Water Company saying they'll supply water. But sometimes these letters come out and then there's certain things required in order to fulfill that promise. So is there a concern -- are they going to have to do some construction or will something else have to be added from the water company before you can do this project? Does that make sense?

JEREMY RITCHIE: It does. And not to my knowledge. If there's some form of extension or something of that nature that would have to be associated with it, we'd have to coordinate through that. But clearly they're not going to -- we can't

```
1
    build it -- if there's no water ---
2
               JANE JONES:
                                         Sir, that would
3
    keep your start date into the future if they have to do
4
    something ---
5
               JEREMY RITCHIE:
                                         That's correct.
6
    But I'm not aware of anything ---
7
               JANE JONES:
                                         --- where I was
8
    going with that.
9
              JEREMY RITCHIE:
                                         Right.
                                                 But I'm not
10
    aware of any improvements that are required at this
11
    point.
12
              JANE JONES:
                                         Okay.
13
              WILL MOORE:
                                         All right. Do I
14
    have anybody else that would like to speak on this
15
    matter?
16
              ALLISON PHILLIPS:
                                         Can I speak one
17
    more time?
18
              WILL MOORE:
                                         Yes, ma'am.
19
              ALLISON PHILLIPS:
                                         To answer this
20
    lady's question, because we've asked this question
21
    before. There is only a letter that -- all that the
22
    Planning and Development paperwork requires is a letter
23
    saying who provides the water. Not that it's feasible
24
    to do so. Only who supplies water. We had the same
25
    problem with the tiny homes. Only that they would
26
    provide the water. The developer didn't bother to ask
27
    any more questions, if it was feasible or anything.
28
    Only if -- who provided the water. And Homeland Park
29
    checked off on it and sent them a letter saying that,
    yes, they did provide the water. And that's been a big
30
31
    issue with lawyers and everything, with Homeland Park
32
    Water. I'm not speaking on behalf of that board, but I
33
    do know that.
34
              WILL MOORE:
                                         Thank you, ma'am.
35
    Let's move forward. Do I have a motion to approve or
36
    deny this property?
37
              DONNA MATTHEWS:
                                         I would like to ask
38
    one more question. When you received the letter did
39
    you check into that about the extra water tank that was
40
    needed? Or ---
41
              JEREMY RITCHIE:
                                         Meeting with
42
    Homeland Park Water about not just water but sewer
43
    capacity, and been assured that there is capacity and
44
    the lines there to serve both water and sewer. It
45
    wasn't just a letter that said, yes, we are the water
46
    company. They actually met with me and said there was
47
    capacity.
48
          I'd also, if I can, address a couple of other
49
    questions that came up from others.
50
              WILL MOORE:
                                         Sure. Go ahead.
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1
              JEREMY RITCHIE:
                                        Yeah, thank you.
2
    So there is no intent -- we have no plans for
3
    government housing, no government vouchers for any of
4
    the housing that we're proposing. And because this and
5
    Sterling Place and then the apartments have all been
6
    separated into different approvals, we're seeking the
7
    approval for this subdivision with or without the
8
    apartments. So we're intending to move ahead with the
9
    homes no matter what.
10
         And then again I think we had a very thorough
11
    traffic study done, reviewed and approved by SCDOT and
12
    Anderson County. And so we feel like we've met all the
    requirements there. And you know, as things come up,
13
14
    we're happy to meet and deal with those.
15
         We are meeting with the neighbors next week about
16
    the apartment deal. But again, that doesn't have
17
    anything to do with our subdivision tonight.
18
                                         Thank you, sir.
              WILL MOORE:
19
              JEREMY RITCHIE:
                                        Thank you.
20
              WILL MOORE:
                                        All right.
21
    move -- do I have a motion to approve or deny?
22
              DONNA MATTHEWS:
                                         I make a motion to
23
    approve.
24
              WILL MOORE:
                                         I second. All in
25
    favor say aye. Thank you.
26
         Staff, go ahead and proceed with the third
27
    subdivision Sterling Place. Thank you.
28
              TIM CARTEE:
                                         Thank you, Mr.
29
    Chairman. This is Sterling Place, as you had
30
    mentioned. This is a single-family residential.
31
    Robert Wright is the applicant. Bluewater is the
32
    engineer. This will be on Manley Street. And it's
33
    state maintained. It's in District 2. And north, east
34
    and west is residential and south is commercial. And
35
    the property is unzoned. The tax map is for your
36
    viewing. And this is not an extension of a
37
    development. The access road is on Manley Drive.
38
    it's approximately twelve acres and twenty-four lots.
39
    Water and sewer will be supplied by Homeland Park. And
40
    no variance is requested. This development is expected
41
    to generate about two hundred and forty new trips per
42
    day. This will be on a state road, which is classified
43
    as a collector, with no maximum trips per day. This is
44
    the layout for the subdivision. Here's the aerial
45
    view.
46
         Staff recommends approval of the preliminary
47
    subdivision with the following conditions: All lots
48
    must access proposed internal roads only. Flood plain
49
    analysis for the subdivision and designated which lots
```

are located within a hundred year flood plain. All

lots located within a hundred year flood plain are 2 required to submit elevation certificates prior to 3 submitting for a residential compliance and building 4 permit. The completion of improvements, as shown on 5 the preliminary plat, must be completed within twelve 6 months following preliminary plat approval. 7 subdivision administrator shall have authority to grant 8 two six-month extensions to the requirement upon 9 finding of circumstances to warrant such extension if 10 improvements are not completed within twelve month time 11 frame and any granted extension. Preliminary plat 12 approval is revoked and new preliminary plat approval 13 will be required if they don't meet this twelve-month 14 deadline.

Developer must also obtain the following permits prior to proceeding. This is to include DHEC and Anderson County approval for stormwater control, DHEC and Homeland Park approval for sewer service, and SCDOT and Roads and Bridges for encroachment permit, and Anderson County for the subdivision plan, an approval letter will be required, and Homeland Park Water for potable water and fire protection. And this is to make sure there's a fire hydrant within a thousand feet of the lots.

That's all I have, Mr. Chairman.

WILL MOORE: Thank you, staff. Anyone signed up to speak on Sterling Place, please come forward. I have a list here. Robert Wright, please come forward and state your name and address, please. Thank you, sir.

Allison Phillips.

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ALLISON PHILLIPS: I would like for you to deny this subdivision. The reason why I would like for you to deny this subdivision is there is not a traffic impact study done on Manley Drive. It's not Manley Street, it's not Manley Road, it's Manley Drive. I own property on Manley Drive, and it is about a stone's throw -- I measured it. It's about three bus lengths from the railroad track to where the entrance of this subdivision -- the one and only entrance to this subdivision is going to be. On the traffic impact analysis that the staff report did, it says that Sterling Stone Circle is classified as a local road. This does not empty out on Sterling Stone Circle. I don't know why it was included in there on this traffic impact analysis because it does not -- it would be just an adjacent road. This goes out, it dumps into Manley Drive, which is a small unlined, unmarked, no little buffers in the middle, nothing on the sides, no sidewalks, no -- it's got very little, if any, shoulder

50

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to it. Matter of fact, the mail lady has a hard time
2
    staying on the shoulder right there on the road where
3
    this development is going to come out.
4
                      And we have no sidewalks on Manley
         Let me see.
5
    Drive, at all. And we would need sidewalks because the
6
    road is so narrow. There's no middle -- I don't know
7
    what you call those things, but the lines in the middle
    of the road that says who's on the right side of the
9
    road and who's not. There's none of those. This is a
10
    little tiny road. I could probably lay just, you know,
    across it twice. It's a little small road. And
11
12
    there's no impact studies at all on that road.
13
         So two hundred and forty new trips would be a lot
14
    on Manley Drive. So I ask that you deny it because
15
    there was no traffic impact study done. And that's an
16
    important thing because there are children, there's
17
    pets, and people that walk that road all the time to
18
    get across the street to the Spinx.
                                          There's no
19
    crossing lane or anything. I ask that you deny based
20
    on that, that there's no traffic impact study done.
21
    And it should be done for something that's dumping out
22
    into a little tiny neighborhood road. Thank you.
23
              WILL MOORE:
                                         Thank you.
24
              JANE JONES:
                                         What does Manley
25
                    What road does it empty into?
    Drive go into?
26
              ALLISON PHILLIPS:
                                         It empties right
27
    out onto 81 South or South Murray. Where the Spinx
28
    station is on 81 South. That's Manley Drive that
29
    crosses 81 South there.
30
              WILL MOORE:
                                         Thank you.
                                                     Jerry
31
    Ritchie. Please come forward and state your name and
32
    address, please, sir.
33
              JEREMY RITCHIE:
                                         Jeremy Ritchie,
34
    Bluewater Civil Design, 718 Lowndes Hills Road. And
35
    I'm here to answer any questions in follow-up on that.
36
         With respect to the access point, we have one
37
    access point and twenty-four lots. So really, that's
38
    the only opportunity we have for an access to the road.
39
    And you know, I realize that it's -- in the grand
40
    scheme of things, it's a relatively small development.
41
    And we're doing our best to work with what we have here
42
    in terms of the access and, you know, we have a limited
43
    opportunity there. So this is where the access point
44
    is and it's a state road. We'll certainly coordinate
45
    and work out everything with the appropriate municipal
46
    and regulatory authorities and agencies to make sure
47
    that we have something that, you know, is acceptable.
48
    And I think we have that here.
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Thank you, sir.

WILL MOORE:

We'll now allow the applicant to come forward and

```
address any concerns to the commission, if there are
1
2
    any.
3
               ROBERT WRIGHT:
                                         Thank vou.
4
    was included in the traffic study.
                                         And what she's
5
    referring to, the connection to Sterling Silver Drive,
    I believe. Is that right?
6
7
              ALLISON PHILLIPS:
                                         Sterling Stone
8
    Circle.
9
              ROBERT WRIGHT:
                                         Oh, yeah.
                                                     Okay,
10
    you're right. It's no labeled there. But we
11
    originally had that connection as a second outlet and
12
    was counseled by the staff to not do that. So that's
13
    why we've ended up with what we've got.
14
         We see all of our traffic coming out to Manley
15
    Drive and immediately accessing South Murray so they
16
    can get to work. And so we don't think there's going
17
    to be a dramatic -- I mean there will be the traffic
18
    that comes from the neighborhood to get to South
19
    Murray, but it's not going to be going up and down that
20
    neighborhood road on the backside.
21
              WILL MOORE:
                                         Thank you, sir.
22
              ROBERT WRIGHT:
                                         Thank you.
23
               DONNA MATTHEWS:
                                         I am familiar with
24
    Manley Drive. And twenty-four houses coming out onto
25
    Manley Drive is going to be horrendous.
26
              ROBERT WRIGHT:
                                    Yeah, I think as the
27
    engineer mentioned and as the staff mentioned, you
28
    know, we have to meet all the requirements with DHEC
29
    for stormwater. We have to meet all the requirements
30
    with the county and the state on road improvements.
31
    And so we'll certainly be doing all of that.
32
               DONNA MATTHEWS:
                                    Do you have any plans to
33
    work with that road so ---
34
              ROBERT WRIGHT:
                                    We don't have any like
35
    turn lanes or anything like that planned. But, you
36
    know, we're certainly open to working with the staff
37
    and with DOT on what needs to happen there.
38
              WILL MOORE:
                                         Thank you, sir.
39
    Anybody else?
40
               ROBERT WRIGHT:
                                         Thank you.
41
              WILL MOORE:
                                         We need a motion
42
    and a second, followed by a vote. Please raise your
43
    right hand high so that the vote can be properly
44
    taken.
45
              DONNA MATTHEWS:
                                         I vote to deny on
46
    the facts that she just brought up on the traffic
47
    study.
            It is a very bad area and it does need to be
48
    addressed.
49
              WILL MOORE:
                                         Okay. Do I have a
50
    second?
```

```
1
              JANE JONES:
                                         Second.
2
              WILL MOORE:
                                         All in favor, say
3
          It's three to three, so it's denied.
4
         Staff, please proceed with the fourth subdivision,
5
    Crosswind Cottages. Thank you.
6
              BRITTANY MCABEE:
                                         Thank you, Mr.
7
               This is Crosswind Cottages. It is a single-
    Chairman.
8
    family detached development located in a R-20 zoning.
9
    It is located in Council District 4 off of Welpine
    Road, which is state maintained. Michael Ashmore is
10
11
    the applicant and Bluewater Civil Design is the
12
    engineer. The surrounding land use to the north is R-
13
        To the south and west is I-2. And to the east is
14
    C-2. The tax map number is there for your viewing.
15
    There will be thirty-six lots. This was calculated
16
    using lot averaging, with the minimum lot a little less
17
    than seventeen thousand square feet and maximum lot of
18
    thirty-four thousand square feet. The average is
19
    twenty thousand one hundred and thirty-two square feet.
20
         The utility providers will be Sandy Springs Water,
21
    Duke Energy and Anderson County Wastewater. This new
22
    subdivision is expected to generate three hundred and
23
    sixty new trips per day. Welpine road is classified as
24
    a collector with no maximum average daily trips.
25
    is a proposed layout of the subdivision, with the
26
    entrance off of Welpine Road. This is the zoning map
27
    showing the R-20 surrounding by the other uses.
28
    this is an aerial showing exactly the location near I-
29
    85 and Liberty Highway.
30
         Staff recommends approval of the preliminary
31
    subdivision with the following conditions: All lots
32
    must access proposed internal roads only. Anderson
33
    County wastewater permits will be required for each
34
          The final subdivision plat must be submitted
35
    within twelve months. If not an extension must be
36
    granted or the approval is null and void. DHEC and
37
    Anderson County erosion prevention or permits will be
38
    required. South Carolina DOT encroachment permit will
39
    be required. And Anderson County Roads and Bridges
40
    subdivision plan approval letter will be required.
41
    Sandy Springs approval letter for potable water and
42
    fire protection with regards to the fire hydrants.
43
         This concludes the staff report.
44
              WILLIAM MOORE:
                                         Thank you, ma'am.
45
    Anyone signed up to speak on Crosswind Cottages, please
46
    come forward. Cathy Foster. Okay. Thank you, ma'am.
47
    Jeremy Ritchie. State your name and address.
48
              JEREMY RITCHIE:
                                         Jeremy Ritchie,
49
    Bluewater Civil Designs, 718 Lowndes Hill Road.
50
    here to speak on behalf of the development. I think
```

```
everything kind of was discussed at the staff level.
2
    It's a lot averaging developing. We're meeting the
3
    zoning associated with that. And we will coordinate
4
    and work with all the regulatory and municipal agencies
5
    to ensure that all permits are in hand and we've
    satisfied all of the requirements associated with the
6
7
    development. And to make sure -- just to be clear, the
8
    site is a -- these area sewered lots, so this is going
9
    to be a development that does have sanitary sewer.
10
    little larger lot, and again, sewer services. I'm more
11
    than happy to answer any questions.
12
              JANE JONES:
                                         Is the sewer
13
    already in place?
14
              JEREMY RITCHIE:
                                         We have a -- it is
15
    just offsite down the road. So they're bringing it up
16
    to a couple of hundred feet from the site and then
17
    we'll extend it from there.
18
              WILLIAM MOORE:
                                         Yeah, it's actually
19
    across the road there. It's being updated parallel
20
    with Welpine.
21
               JEREMY RITCHIE:
                                         That's right.
22
              WILLIAM MOORE:
                                        Any other questions
    or concerns? All right. Thank you, sir. Anybody
23
24
    else? Any questions, comments? We will end the
25
    discussion on Crosswind Cottages. We will now allow
26
    the applicant to come forward and address any concerns
27
    to the commission if there are any. Please come
28
    forward.
29
         We need a motion and a second, followed by a vote.
30
    Please raise your right hand so it's visible. Do I
    have a motion?
31
32
              FIELD DUNAWAY:
                                         I make a motion to
33
    approve.
34
              WILLIAM MOORE:
                                         I second. All in
35
    favor say aye. It passes.
36
         Staff, please proceed with the fourth (verbatim)
37
    subdivision Spring Ridge.
                               Thank you, staff.
38
              BRITTANY MCABEE:
                                         Thank you, Mr.
39
    Chairman. This is Spring Ridge. It is a single-family
40
    detached residential development. It's located in a R-
41
    8 zoning. This piece of property was previously
42
    rezoned for this project. It's located in Council
43
    District 4 off of Liberty Highway and Manse Jolly Road.
44
    Both are state maintained. The applicant is D.R.
45
    Horton. Bluewater Civil Design is the engineer.
46
    the north, south and west is industrial zoning. And to
47
    the east is a R-20 zoning. The tax map number is there
48
    for your viewing. And there are there are three
49
    hundred and ninety-three lots.
50
         Sandy Springs Water, Duke Energy and Anderson
```

County Wastewater will serve as the utility providers. This new subdivision is expected to generate three thousand nine hundred and thirty trips -- new trips per day. Liberty Highway is classified as an arterial and Manse Jolly is classified as a collector. Arterial and collectors have no maximum daily trips. Two exit lanes are provided at the entrance on Liberty Highway. The recommended length for the right turn lane is a hundred feet to accommodate four to five vehicles in case the queue lengths are more than predicted. This is the South Carolina minimum requirement. Auxiliary left and right turn lanes are not required at the entrance of Manse Jolly Road. The traffic study has been reviewed and approved by South Carolina DOT and Anderson County Roads and Bridges.

This is a proposed layout of the subdivision. Note the two entrances on Liberty Highway and the two entrances on Manse Jolly. This is the zoning map showing the R-8 zoning and the surrounding land uses. And this is an aerial view of the property.

Staff recommends approval of the preliminary subdivision with the following conditions: All lots must access internal roads only. Anderson County wastewater permits will be needed for each lot. The final subdivision plat must be submitted within twelve months. If not, an extension must be granted or the approval is null and void. DHEC and Anderson County approval letter for stormwater erosion control, South Carolina DOT encroachment permit approval, Anderson County Roads and Bridges subdivision plan approval and Sandy Springs water approval letter for potable water and fire protection in regards to the fire hydrants will be required if approved.

This concludes the staff report.

WILLIAM MOORE: Thank you. Anyone signed up to speak on Spring Ridge, please come forward. George Richardson. Please state your name and address, please, sir.

GEORGE RICHARDSON: George Richardson, 1610 Manse Jolly Road. Currently the traffic level on not only Liberty Highway but Manse Jolly Road is very congested. Additional traffic would be inconvenient to say the least. Because right now there's no -- Manse Jolly Road is very narrow and Liberty Highway currently has a lot of overflow coming in off the interstate. You know, we're talking right at four hundred homes. And that would be very inconvenient, not only to the residents, but also people who go through there normally. Thank you.

WILLIAM MOORE: Thank you, sir.

```
Ms. Cathy Foster. Okay. And then Jeremy Ritchie.
1
2
               JEREMY RITCHIE:
                                         Jeremy Ritchie with
3
    Bluewater Civil Design, 718 Lowndes Hill Road, speaking
4
    on behalf of the development.
5
         As I kind of talked about earlier, we coordinated
6
    with the Department of Transportation. There were
7
    specific road improvements that were required as a part
8
    of our traffic study and the DOT's approval of that
9
    traffic study. So we are addressing increased traffic
10
    associated with development. This development was --
11
    this area was rezoned to accommodate this development
12
    and this development is consistent with the zoning as
13
    rezoned and classified, too. We'll certainly work with
14
    all regulatory and municipal agencies to ensure that we
15
    meet all approvals and get all associated and needed
16
    permits.
17
         Sewer is going to be provided with a pump station
18
    and then we will, from that pump station, pump into an
19
    existing force main, that I think might be working with
20
    Glen Raven, maybe. So sewer has been addressed. We've
21
    coordinated with Anderson County to work through that,
22
    as well. And be more than happy to answer any
23
    questions that you might have.
24
              JANE JONES:
                                         In your discussions
25
    with the highway people about the traffic, was anything
26
    said about the possibility of a red light? And I don't
27
    know the area well enough to know if it's too close to
28
    -- the feasibility of that I have -- that's my
29
    question.
30
               JEREMY RITCHIE:
                                         No, ma'am.
31
    signal warrant analysis wasn't a requirement or needed
32
    for this.
33
              JANE JONES:
                                        Was it discussed at
34
    all, the possibility?
35
              JEREMY RITCHIE:
                                         No, ma'am.
36
    Typically that's going to be something between the
37
    traffic engineer and the Department of Transportation.
38
    They would discuss up front when they're defining,
39
    because we have to work with the Department of
40
    Transportation to evaluate specific areas associated
41
    with the traffic study at intersections. And so that
42
    was not anything that was a need.
43
               JANE JONES:
                                         Got to get the
44
    traffic first.
45
              JEREMY RITCHIE:
                                        That's right.
46
               JANE JONES:
                                         Thank you.
                                      Yes, ma'am.
Any other questions
47
              JEREMY RITCHIE:
48
              WILLIAM MOORE:
49
    or comments from the commission? All right. We'll
50
    close the discussion on this and move forward. Do I
```

```
1
    have a motion?
2
              FIELD DUNAWAY: I'll make the
3
    motion to approve.
4
              WILLIAM MOORE:
                                       I second. All in
5
    favor say aye. All right. Spring Ridge passes.
6
         That concludes all the subdivisions. We will now
7
    move to public comments on non-agenda items. Again,
8
    this is for non-agenda items only. Anybody? Seeing
    none and hearing none. Any old business? Is there any
9
10
    old business? If there's no further business, we need
11
    a motion to adjourn. If so, just stand up.
12
              JANE JONES:
                                       So moved.
13
              WILLIAM MOORE:
                                       Thank y'all.
14
15
         MEETING ADJOURNED AT APPROXIMATELY 7:00 P.M.
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STATE OF SOUTH CAROLINA)
COUNTY OF ANDERSON)

ANDERSON COUNTY PLANNING COMMISSION MEETING MAY 20, 2021

PRESENT:

DAVID COTHRAN, CHAIRMAN
WILL MOORE, VICE CHAIRMAN
JANE JONES
BRYAN BOGGS
DONNA MATTHEWS
BRAD BURDETTE
BRYAN BOGGS

ALSO PRESENT: ALESIA HUNTER BRITTANY MCABEE TIM CARTEE

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1
              DAVID COTHRAN:
                                        ... Anderson County
2
    Planning Commission regularly scheduled meeting to
3
    order. First will be the pledge of allegiance, if
4
    we'll all rise, please.
5
                      PLEDGE OF ALLEGIANCE
6
              DAVID COTHRAN:
                                         Next will be the
7
    approval of the agenda. We do have one change on the
8
    agenda. We moved one of the subdivisions up. That's
9
    the only change. I think everybody has a copy of the
10
    revised agenda. If we can have a motion to approve the
11
    agenda.
12
              WILL MOORE:
                                         I make a motion.
13
              DAVID COTHRAN:
                                         Second?
14
              BRAD BURDETTE:
                                         Second.
15
              DAVID COTHRAN:
                                        All in favor,
16
            All right. The agenda is approved.
17
         We don't have the -- do we need to approve the
18
    minutes from the last meeting?
19
              ALESIA HUNTER:
                                         Mr. Chairman, the
20
    stenographer is still working on that.
                                             That meeting
21
    was over three hours, so they're in the process of
22
    completing that.
23
              DAVID COTHRAN:
                                         Got it. Good
24
    enough. We'll do that next time.
25
         All right. Next will be item number 4. This is a
26
    public hearing. I will remind everybody that public
27
    hearings are limited to three minutes per speaker.
28
    Please hold your applause or other outbreaks of
29
    anything but listening to what people have to say to a
30
    minimum. We do reserve the right to stop it. And we
31
    will limit speakers if they go over time. So we'll be
32
    keeping time on that.
33
         This will be on a land use permit application;
34
    Shockley Harbor multi-family apartment complex on West
35
    Shockley Ferry Road in District 2.
36
              TIM CARTEE:
                                         Thank you, Mr.
37
    Chairman. This proposed development was tabled to
38
    allow for a community meeting with the citizens within
39
    District 2. The developer held the meeting at the
40
    Homeland Fire Department Station on the 29th of April
    and the developer provided a sign-up sheet for those
41
42
    wishing to speak. Approximately fifty people attended
43
    at the meeting. And staff sent out nine hundred and
44
    eighty-eight post cards. They were mailed to property
45
    owners within two thousand feet.
46
         All the information is the same from the last
    month's meeting. I just have a couple of updated
47
48
    photos showing what the complex will look like.
49
    you can see on the screen there. And it should be in
```

your packet showing those. There's the next picture of

```
1
    the multi-family apartments. And of course there's the
2
    location.
3
         And we recommend approval as from last month's
4
    meeting, Mr. Chairman. That's all I have.
5
              DAVID COTHRAN:
                                         All right.
          Questions from staff of the members? If not
6
7
    we'll move on. We'll open this public hearing up.
8
    do have a sign-in sheet for this. First -- I'll go in
9
    order of the sign-ins. First is Denise Fisher.
10
              DENISE FISHER:
                                         (Inaudible.)
11
              WILL MOORE:
                                         Say that again,
12
    please.
13
              DENISE FISHER:
                                         I have a copy of
14
    the DOT that was done for the speed in our areas.
15
    you guys needs this up there?
16
              DAVID COTHRAN:
                                         DOT what? A
17
    traffic study?
18
              DENISE FISHER:
                                         Yes.
19
              DAVID COTHRAN:
                                        You can send the
20
    copies up. That'll be fine.
21
              DENISE FISHER:
                                        Okay. This is a
22
    DOT test -- I'm sorry. My name is Denise Fisher.
23
    live at 621 Palmer Street here in Anderson.
24
         The DOT test was done on April the 22nd through
25
    the 29th. Posted thirty miles per hour on New Pond
26
    Road. There is four to six hundred trips per day.
27
    Minimum speed is five to eleven miles per hours, fifty
28
    to sixty-four miles per hour. Posted forty-five miles
29
    per hour on West Shockley Ferry Road. There's two
30
    thousand to thirty-one hundred trips a day.
31
    minimum was 11.1 to 36.4 miles per hour. The maximum
32
    was sixty -- I'm sorry -- sixty-two to 94.3 miles per
33
    hour. It was posted thirty miles per hour on Ferry
34
    Street. There was four hundred trips per day.
35
    15.2 was the minimum. 26.7 to 42.8 miles per hour was
36
    on these roads.
37
         The apartment complex is going to have a right
38
    turn lane, a left turn and have an access to New Pond
39
    Road. We all know that people will take the shorter
40
    route. New Pond Road is the closest through street to
41
    the 28 Bypass. Even though these roads are straight
42
    roads, we are a residential area. People have to back
43
    out onto the -- onto New Pond Road. Mailboxes are
44
    across the street. Elderly have to cross the road to
45
    get their mail. How many wrecks -- and God forbid,
46
    deaths -- will it take to see this is not a good
47
    situation. A hundred and two houses have been approved
48
    and an apartment complex that is the largest in
49
    Anderson County, two hundred and fifty-eight units,
```

that is approximately three hundred and sixty new homes

in a very small area. That is three hundred and sixty to seven hundred and twenty new vehicles added to this area, if not more. Estimated trips per day on West Shockley Ferry Road is three thousand eighty-four per day.

Ladies and gentlemen, as you already know, we knew nothing about this until it was being voted on. We need to get this apartment complex development denied. It is not good for our community. We welcome the houses; just not the huge apartment complex. We understand, you know, Gracie Floyd was for this, but Gracie passed away in January and we have not had representation in this area, in District 2.

Why is this being voted on without representation? We were told that Homeland Park Fire Department ---

TIM CARTEE: Time, Mr. Chairman.

DAVID COTHRAN: Thank you, ma'am.

Your time has expired. Next will be David ---

APPLAUSE

DAVID COTHRAN: Again, I ask no applause. This is a public meeting to conduct county business. We're not going to have any applause. Okay? This is not to be a spectacle. David Standard.

DAVID STANDARD: Good evening. My name is David Standard and I live in District 2. And I look at -- I'm not going to speak long because you have a lot of people speaking. But I'm going to get down to it.

Basically, as you will see tonight, the infrastructure of this, it can't be handled in District 2. Period. If you look at things on a business sense and divide it up as far as the Sheriff's Department, Fire Department, I'm pretty sure you'll find out that if something happens can't neither one of them handle it. As you heard in the last meeting, as well, with the two apartment complexes that we have, they're already overloaded each year with 911 calls. Do we want to keep adding more when we don't have enough deputies to cover that area. So I'm going to ask considerably if you'll think about all those things before you vote yes, and hope that you'll vote no.

And I'm not against growth, but I'm for the right type of growth. And I don't see this being the right type of growth for our district. Thank you.

DAVID COTHRAN: Thank you. Next

will be Wanda Walker.

WANDA WALKER:

Hi. My name is -can you hear me? My name is Wanda Walker and I've
lived in Homeland Park for a little over twenty years.
I would like to thank the council for taking the time

to listen to our concerns and opinions tonight.

First, I'm not against change or growth in

Homeland Park. In fact, I would love to see change in
our police presence, better schools, traffic flows and
fire protection, the infrastructure as a whole. It
would be a wonderful change. Get rid of all the trash,
burned out and abandoned houses, cleaning up our low
income housing that we already have to deal with. I
could really back and get behind that.

Growth, I would love to see a community garden, an after school program, community center, senior activity groups. So many ways to grow. If you want development, why not single-family homes that run a hundred thousand to a hundred and fifty thousand range for tax-paying, working families that will contribute to our community and not tear it down. I know they will sell. They've built seven around us and they sold before they were built. Now, that's how you grow. What kind of development will this bring to the table to improve our community? It all looks good on paper. As we know when you put new mulch down on landscaping it looks great. But after a while the mulch fades, the weeds grow, the cigarette butts appear, the beer bottles and coke cans prevail and the shine is gone.

I don't want to tell you what -- I don't want you to tell us what we want to hear. No, this will be different. We don't need empty promises. We have good, hardworking people in Homeland Park. Please fix what we have. Don't add to our burden with a development we don't need nor do we want. We can handle -- we cannot handle this burden with the resources we have. That's all.

DAVID COTHRAN: Thank you. Next is Rusty Rigdon.

RUSTY RIGDON: My name is Rusty Rigdon. I live at 215 Wellington Street, Anderson, South Carolina. I'm here speaking in behalf of Walter Lanier. He's the president of the Homeland Crime Watch. These area his words:

While I agree with many others who have spoken out tonight against the development, I would like to add that I believe the development should be denied on the following bases. There are three witnesses that heard the developer say he had meetings with county council six months prior to the first planning and development meeting. It was expressed that a council member said that our community was welcoming this development, yet no one spoke with us or asked our opinion in a public meeting at Homeland Park Fire Department. I Walter Lanier, addressed this, and the developer did not deny

the meetings but would not specify what was discussed. Furthermore, I feel that the developments in District 2 should be tabled until we have representation.

Since Homeland Park Fire Department cannot get funding towards asphalt for the completed new station because there's no current representation, then new development should be treated in the same manner.

It is not the job of county council to approve developments. This is what you all are appointed for to consider our evidence against the development, consider the way the matter has been handled by backdoor meetings that have no public record or minutes and the disregard for procedure and stand up against the elected officials that have left you to take the blame for unwanted developments that have been approved before they go through the proper channels.

We, the people, want to have faith in our Planning and Development Commission. I believe all of you are good, honorable citizens. Not yes men or women. And we leave the fate in our community and livelihood in your hands. Thank you.

DAVID COTHRAN: Thanks. Patricia

White.

PATRICIA WHITE: My name is Patricia White and I live on McCurley Street in Anderson. strongly do not approve of what you want to do with this housing project. I feel that the fire department would be overwhelmed by it. The water company is not going to be able to handle the additional amount of people. All the phone calls for the police for emergencies that are going to be happening with additional families moving in. We just can't handle that. And we have -- you know, you say affordable housing. You know, that's fine, but there's other ways that you can do things. And I don't really think that anybody in Homeland Park wants to see this happen. don't feel it should happen. And I think it needs to be rezoned. Thank you.

DAVID COTHRAN: Thank you. David

Neal.

DAVID NEAL:

Neal from South Point Baptist Church. Our church is directly across the road from the tiny homes that are supposed to be built here before too long, I believe. And we're still dealing with I guess some concerns about that by all means. But as a pastor, as a preacher of the bible, I think I need to make a point, and this is something I just want to share with you, that the scripture says that the love of money is the root of all evil. Money not itself, but the love of

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it. And the dope dealer sells his dope for the purpose of getting money. The liquor store owner sells his liquor for the purpose of money. Not thinking about the people's lives that he destroys. And again, David Standard said that he's all for development. And I think everybody here is, as well, but we want to see our county be developed better.

But we know, too, that a housing area such as this, two hundred and fifty-eight apartments, is going to breed a lot of problems. Building a building is not evil, but pursuing money without thinking about a community, its welfare and the people's concerns, I believe is evil. I believe it's wrong. And I think that the people of Homeland Park are very much concerned about this.

And we've heard the developer speak and there wasn't anything that either one of the developers said to us that really impacted us at all to embrace their development. The tiny homes or this one. And because of that we feel like we're being put upon to accept this community. And we have to deal with it. One person on this commission will have to deal with it because they live in the community. You guys won't have to. I'm in that community every day talking to people, trying to persuade them to come to church, to put their faith in Christ. And I get concerned when people are in our parking lot, folks walk through and drive through and there's people that we don't know and there's danger and we have to add security. And I really believe that there's going to be some problems that are going to be very serious that comes from this development.

And I'm going to ask you to deny this. That's what I'm going to ask. And I'm praying that you will. And there's a cost. There's going to be a cost to our fire department, our police department. Crime, insurance is going to go up. And we just ask you to not let this go through.

TIM CARTEE: Time, Mr. Chairman. DAVID NEAL: I thank you very

much.

DAVID COTHRAN: Thank you. Thank

you, sir. Janet Shaw.

JANET SHAW: My name is Jan I live at 610 Ferry Street. My background is in low income property management. According to the low income housing tax credit program for 2021, I quote, all development must serve individuals on public housing agency wait list. After award the owner must send a letter to the public housing authority

confirming it will -- it intends to serve individuals on the public housing waiting list. End quote.

So they're telling us this is going to be different. This is not different. This is the same thing. Their target is a little bit different, but it's unrealistic. There are ten total low income apartment complexes within five miles of this proposed site, with over eight hundred units. We don't want this kind of development. We already have so many close to us. Homeland Park has been a dumping ground for too long.

The developer said their target renters are people making forty thousand dollars a year. This is unrealistic for the area. Homeland Park average income is a little over thirty thousand dollars a year.

When asked if they couldn't rent to -- if they couldn't rent to people making forty thousand dollars a year, there was no answer. When asked if someone makes twenty thousand dollars a year and qualified for two hundred dollars a month in rent, they wouldn't rent to them. They said they wouldn't rent to them. Not true. As a low income housing tax credit property, they will accept vouchers. When asked if they would receive any money from the government to supplement rent, they said no. Not true. Vouchers are a government rental assistance directly paid to the landlord.

Once it's built we have to live with it. The property owners that oppose this massive apartment complex has a vested interest in the community. Please say no to this kind of development. It will have a lasting effect on Anderson County. In the end it will become a problem and will set back our community. We want quality, not quantity growth.

My experience at Belton Woods Apartments where I worked for three years, the largest low income complex to date is two hundred units. This will be the biggest apartment complex in Anderson County. Conventional or low income.

THE COURT: Time, Mr. Chairman. DAVID COTHRAN: Thank you. Ray

Campbell.

RAY CAMPBELL: Good evening. My name is Ray Campbell. I live at 608 Ferry Street. I want to make it clear that I am not opposed myself to the houses that have been proposed for that area. I'm extremely opposed, however, to the apartment complex. It's a two hundred and fifty or so odd apartments that will be there, along with the number of people and the number of traffic — the amount of traffic that's already been reported.

I'm concerned about the infrastructure in our area. I'm very certain that the roads that we have now would not support the additional traffic. It's already very dangerous trying to get out on Highway 29 South. It's very dangerous trying to get out on Highway 81. I've been doing this for the last twenty-one years. Been driving those roads for the last twenty-one years while I've lived in this community. And I've seen many accidents.

I know that you may have been told that there won't be a problem with police protection or fire protection, that type of thing. I will tell you that just this morning at my home on Ferry Street, there were two people spray painting bicycles that apparently, I'm going to assume, had been stolen, in front of my house. They were spray painting the bicycles, throwing the empty cans up in the woods across the road from my house. I called the Sheriff's Department and reported it. Twenty-five minutes later a sheriff's deputy stopped by the house wanting to know what was going on. I said, well, the people left about ten minutes ago. They rode up to Highway 29 going towards Quality Food. And the sheriff's deputy went about his way. I know this was not a murder. I know this was not considered a serious crime by some people's standards, but it's just an example of how long it takes us to get assistance in our part of the community when there are issues.

I'm going to ask you to please deny the apartment complexes. Thank you very much.

DAVID COTHRAN: Thank you. Next is Allison Phillips.

ALLISON PHILLIPS: Six years ago we formed Homeland Park Community Watch to help make our community safer to combat crime, to rid our community of transients who don't care anything about the people who live here or our property.

This complex will go directly against what we have worked so hard for for six years. Based on the numbers I presented to you last time, just to remind you, the projected increase in 911 calls for this huge complex would be more than two thousand to our already spreadthin law enforcement and EMS.

In addition, these units are three stories. Homeland Park does not have a ladder truck. The closest one is a commission-owned truck housed at Centerville. According to the fire marshal, ladder trucks aren't dispatched each time there is a fire alarm; only if someone physically calls the fire department stating there's a fire in the building or

there is a sprinkler system water flow alarm sent, is when a ladder truck goes. The estimated time of travel for the ladder truck from Centerville, the fire marshal told me was five to seven minutes, depending on traffic and congestion on the bypass. I checked the travel times from my office to Centerville Fire Department to be fifteen minutes. I know emergency vehicles get to run lights and pass traffic, but I doubt it'll shave ten minutes off of the drive. This is a critical time when a life and one's belongings are at risk.

This will be the largest apartment complex in Anderson County. And it will also be the largest affordable housing complex. It's the largest complex in Anderson County. Period. But the largest one -- it's also going to be the largest affordable housing complex. Despite how pretty these look on paper, they cannot promise us this will not become another crimeridden area.

They cannot promise us they won't accept housing vouchers. Because, guess what, it's a requirement of their tax credits that they must accept housing vouchers. They keep saying what they want the rent to be. I checked several new affordable housing complexes that receive the same tax credits they're going for, and they get the rent in form of a partial payment from the tenant and housing vouchers.

The average rent that these people are going to get for these apartments is more than seven hundred dollars a month. Seven hundred times two hundred and fifty-eight units is over a hundred and eighty thousand dollars a month income. Over the course of one year is 2.2 million dollars. This is not about our community. They don't care about us. This is about big money.

If this committee approves this development with so much opposition and unknowns, we are screwed. We get no say in what happens once it gets to Building & Codes. I think everyone in this room is aware of the growth going on in Anderson County and surrounding areas. And they will admit that our Building & Codes needs time to catch up and be proactive, not reactive

THE COURT: Time, Mr. Chairman. ALLISON PHILLIPS: --- with growth.

Thank you.

DAVID COTHRAN: Thank you. Next is Meredith Howard. Ms. Howard, do you want to speak or no? Next will be Mo McCray.

MO MCCRAY: Hi everyone. I guess I'm still too short, even with the heels.

So I am Mo McCray. I'm with the development team,

KCG Development. We are proposing the two hundred and fifty-eight unit apartment. We recently got back our market study from Novogradac and there's a lot of anxiety over the tax credits. I understand that. There are a variety of tax credits out there. We are going for four percent low income housing tax credits. That's tax credits to offset the value -- the cost of construction in the market study, so a lot of the properties that people are worried about don't --actually aren't apples to apples to ours. Oak Place is the only one within the five mile radius that actually is an apples to apples comparison.

The community is concerned because there is a lot of Section 8 or subsidized, and those are tax credit properties, but there are different tax credits available.

Another thing that came out of the market study was that a five-year analysis, there was going to be a negative number of houses in Anderson due to the lack of quality and variety of housing available. We're here to provide that. We think that we'll be a key driver in economic development and growth here in Anderson County and in the City of Anderson. And in Homeland Park. We're excited about that. We hope to be there and be part of the growth that's going to happen.

So we think the land use is appropriate. We think that the unzoned property, the multi-family, is the appropriate land use for this site. We think that it'll be wonderful with the single-family housing that will provide options. And that's what you need. And it will encourage economic growth in the area.

Anything else, if you have any questions, please feel free to reach out to me. I think that we have had plenty of conversations regarding utilities. We're working with the utility companies to make sure that that's an appropriate use and that we're sizing the lines appropriately for that. Thank you.

DAVID COTHRAN: Thank you. Next is Robert Wright.

ROBERT WRIGHT: Thank you. I'm the applicant. And we would just like to say that we went through the process that Anderson County has for applying for this sort of development. All of the departments had a chance to take a look at our application and what we're planning. And the Planning staff have recommended that you approve it.

So the fire department, police department, all the others that get a chance to look at this have reviewed it and did not raise any concerns that I'm aware of.

And we are excited about what this could bring. Brand new development in an area that could use it and I think would really benefit from it. Thank you.

DAVID COTHRAN: Thank you. All right. That was everybody signed up. I'll let two or three more. Ma'am, you can come up and state your name and address for the record.

CYNTHIA JACOBSON: Hello. My name is And I wanted to discuss education. Cynthia Jacobson. I know that District 5, the schools, they get an amount of money per child that's taken into the school. this huge complex -- our education is already at its lowest. So when you -- and the school board says that they can handle it. But that's because they're going to get money per child. But in reality, they already can't handle what they have. You know, so our thought should be with our children and their education. And if we put so many more children in a school that is already struggling to try to keep our children educated, that will compound it even more by piling more children on them. Even though they get money per child, then we're going to have to come up with more teachers. We're going to have to -- I mean it's going to open up a whole other can of worms. Because education in this country is important. And if we overload our schools with more children in a school that already is struggling, that concerns me.

And the other thing that concerns me is the fire department. The fire department is already stressed to the point to where it can barely cover what it has now. The fire department depends on donations from the communities. So that means the community is going to have to come up with a whole bunch more money just to get the fire department in a position to where they're going to be even able to handle something of this magnitude.

And I don't think anybody here is really against development. I think that we're all forgetting what that development is going to -- the domino effect it's going to create. It's going to affect our children's education. It's going to affect the fire department and their ability to get to an emergency.

So at the end of the day, you know, what do you have? You have a stressed out fire department that's going to struggle to get there. You've got a bunch of children piled in a school that is already struggling. So I think that's something we should really consider, is how it's going to affect our children and our education. I mean our education is at its lowest right now. How much lower do we want it to go? All because

we want to put a two hundred and fifty-eight apartment complex in? That's a huge -- that's just huge. We've got to think about the kids. Thank you.

DAVID COTHRAN: Thanks. Anyone else? I'll allow one more. You sir, or you ma'am, can go next, and then we'll close the public hearing. Just state your name and address for the record.

DON KING: My name is Don King. I live at 513 Choctaw Street in Homeland Park, and have for over fifty years.

This keeps happening to us. We keep getting negative stuff dumped on Homeland Park. We all know what this is going to be. We know what it's going to be in eight to ten years. It's going to be a Section 8 place with over two hundred and fifty-eight places that have ne'er-do-wells, drug addicts and whatever other kind of trash that Anderson City doesn't want to have. It keeps getting dumped on us.

We've got another thing happening down here that they're going to put another low-class housing and everything. We need new homes. That's what we need in Homeland Park. We need a chance. We're the laughingstock of this county because of this kind of stuff.

We have thieves walking our streets. We have thieves living in our woods. We have all of these problems. And every single time it comes down, we don't have any representation in the county. We don't have none. Nobody takes care of Homeland Park. Nobody looks out for us. Nobody.

DAVID COTHRAN: Thank you. Ma'am? SANDRA TURK: Hi. My name is Sandra Turk. And I have a house; I live at 123 Camelot Drive -- or I'm in the process of moving there. My mom lived there for many years and I grew up in that

community. And as I go back now as an adult, it's changed so much. Just the trash. People don't go out at night. They're scared. Where my mom lived, her street is mostly elderly people. I personally, when I'm there, I don't like to go in at night.

And I also am a property owner as far as having rental properties. Being that, I know people don't take care of things that aren't theirs. So I worry about the apartments. You've got people moving in that they're renting; it's not theirs. They don't take care of it. And I don't think they're going to take care of the community. And there have been many people that have worked very hard in the Homeland Park area. I know Walter Lanier is one of them. He was very helpful

to me because I haven't been able to stay there all the time. I'm trying to get moved in. But the house has already broken into.

There's just so many things going on there. When my mom was living, she had a boyfriend, seventy-eight years old, coming to pick her up to go out to dinner. He was riding down Key Street and somebody actually took a cane and hit his truck and tried to make it look like he hit them. He didn't hit them. But it's just every street you go down there, you just ride around and you see stuff all the time. They're always on the news.

We need to fix what we've got. You don't get something new and pretty to put on top of something old and think that the old is going to go away. We need to fix what we've got before we start adding to it.

There's a lot of issues there. And as far as EMS, my niece works for EMS. She works for EMS in Homeland Park and they cannot keep up with what they already have, much less anything on top of that. They can't keep up. They've even been on a call and had their truck stolen in Homeland Park.

So I just feel like we need to deny this. You know, many years from now maybe we can a hold on to something, the houses where people want to build them and they want to buy and own them and be proud of them and have a nice home and a nice yard, that's one thing. But apartments coming in that you know eventually they will be downgraded to a lower income. And you don't know what you have. You have, I'm afraid, another Meadow Run.

I don't want to tell my age, but back when I was in school, Meadow Run hadn't been build for a long time, and it was a nice apartment complex. But it is not now, at all. I mean I hate to even have to go into Eddie's Minute Mart sometimes because you've got people going back and forth, back and forth, and you just -- you never know what you're going to run into.

But I would love to see some businesses come to that area $\ensuremath{\text{---}}$

THE COURT: Time, Mr. Chairman. SANDRA TURK: --- and would love

to see it built up. But thank you.

DAVID COTHRAN: Thank you. Do you folks want to -- I honestly can't read your sign, but I didn't bring my glasses. Y'all have been very diligent trying to get us to see them. Do y'all want to say what they say?

FEMALE: Mine says fix what

we have.

```
1
               FEMALE:
                                         Mine says help us
2
    don't use us.
3
              FEMALE:
                                         Mine says
4
    (inaudible) Homeland Park.
5
              MALE:
                                         Mine says please
6
    just listen to us.
7
              DAVID COTHRAN:
                                         Okay. All right.
8
    Thanks.
9
                                         (Inaudible.)
              MALE:
10
              DAVID COTHRAN:
                                         Well, this is out
11
    of order, Mr. Standard. I don't believe you can.
12
              DAVID STANDARD:
                                         I understand.
                                                        This
    should have been ---
13
14
              DAVID COTHRAN:
                                         Sir, you're out of
15
    order. The public hearing will be closed now. I'm
16
    sorry.
17
         All right, in fairness, I don't know, did everyone
18
    up here get a copy of this -- there's a summary
19
    statement from Mr. Walter Lanier. He's the President
20
    of Homeland Park Community Watch, and attached to it --
    now, in fairness I don't know if these have been
21
22
    validated, but there is a petition with at least a
23
    couple hundred or probably three hundred signatures.
24
              ALESIA HUNTER:
                                         No, sir, Mr.
25
    Chairman, the staff, we haven't received anything from
26
    Mr. Lanier.
27
              DAVID COTHRAN:
                                         Okay. These were
28
    up here when I sat down, so I don't know who put them
    up here. Do y'all? Was this not part of our staff
29
30
    packet.
31
              BRITTANY MCABEE:
                                        He had requested
32
    that you receive it. But it has not been validated.
33
               DAVID COTHRAN:
                                         Okay. Well, since
34
    it was set before me, I just want to make sure all the
35
    Commissioners have a chance to be aware of it. And if
36
    they want to look at it, that's fine. I was able to
    look through it and read it during the public hearing.
37
38
    If anyone wants to see this, like I say, it's several
39
    hundred signatures, non-validated, to my knowledge, and
40
    a summary basically detailing what most people have
41
          There's traffic issues, emergency calls, prime
42
    property values, a blurb on the fire department,
43
    schools, and that was it. So if anyone wants to see it
44
    just request it and I'll pass it down to you if you
45
    need it.
46
         All right. Since that concludes the public
47
    hearing on this, I would like to ask the Commission if
48
    they have any questions or comments they would like to
49
    make. Seeing none and hearing none, we can move on to
50
    a -- entertaining a motion on this matter.
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1
              DONNA MATTHEWS:
                                        A motion to deny on
2
    grounds of the ability of the existing or planned
3
    infrastructure and transportation systems to serve the
4
    proposed development. Referring to schools, police,
5
    fire and ambulance. And also on balancing the interest
6
    of subdividers, homeowners and the public.
7
              DAVID COTHRAN:
                                         Okay. We have a
8
    motion to deny. Is there a second?
9
              JANE JONES:
                                         Second.
10
              DAVID COTHRAN:
                                         All right. Motion
11
    with a second. The motion is to deny. And stick
12
    around at the end of the meeting -- we'll get this off
13
    of the verbatim minutes, but will help me fill out --
14
    if this passes, of course, on the denial. Motion and
15
    second. Is there any discussion? If not, signify your
16
    approval of the motion, which again is to deny, by an
17
    uplifted hand. Raise them high so I can count.
18
              DONNA MATTHEWS:
                                        Are you saying
19
    approval to deny?
                       Or ---
20
              DAVID COTHRAN:
                                        Approval of the
21
    motion, which is to deny. In opposition to the motion,
22
    which would be in essence to approve. That motion
23
    passes four to three. Or excuse me.
                                          The motion fails
24
    four to three. So the project is approved.
25
         Next would be agenda item 5, any old business.
26
    there any old business to discuss?
27
         If not we'll move on to new business.
                                                 There are
28
    four items under new business. 6(a) would be
29
    preliminary subdivision Sterling Place, County District
30
    2. Council District 2.
31
              TIM CARTEE:
                                         Thank you, Mr.
32
               This is Sterling Place.
    Chairman.
                                         It was denied -- it
33
    was voted on three to three last month. And we have
34
    some information that wasn't on the PowerPoint
35
    presentation from the DOT concerning this development
36
    of only twenty-four lots. And from the DOT, you've got
37
    it in your packet there, it reads, Michael, good to
38
    hear from you for this site. We are primarily
39
    interested in impacts at the new driveways along
40
    Shockley Ferry Road and U.S. 29 and the need for left
41
    turns at these driveways. From my standpoint there is
42
    no reason to study the intersection with Manley Drive.
43
         And what we've heard tonight from the public is
44
    they're in favor of single-family residential homes.
45
    So all the information is the same, and we recommend
46
    approval from this, Mr. Chairman.
47
              DAVID COTHRAN:
                                         All right.
48
    you. All right. This is not a public hearing, but we
49
    will allow public comments on this. Same rules
50
    basically. We have a sign-in. We have two people
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signed up. Three minute limit -- three minute time limit. First would be Allison Phillips.

ALLISON PHILLIPS: I don't know why, since this was denied, that it's back, because I'm looking at the traffic impact study that Wright Development Properties paid for. And on page six it says, access on Manley Drive and Sterling Stone Circle will serve a minimal amount of new traffic. SCDOT indicated that capacity analysis is not needed. That's quote -- that's in quotation marks that I just read for you off of the traffic impact study. It's a part of the original plan that was submitted for this. So I don't know why it's being brought up again.

But I'm going to tell you what my thoughts are. Oppose this development because the information provided to the Anderson County Planning & Development does not reflect the whole picture. In the Ramey Kemp Associates traffic study paid for by Wright Southern Development, the developer had two entrances to this proposed development. One on Silver Stone Circle and one on Manley Drive. The design in your packet today for today's meeting on page thirty-seven has only one entrance, which is on Manley Drive, and makes no intention of why the traffic study design was changed.

The single entrance is very near the -- and by the way, this is the same information that they gave to the DOT. The single entrance is very near the intersection of Manley and 81 South. Please see the six pictures that I provided for you. Manley Drive is an unmarked road, as you can see from the pictures. The proposed entrance is right where the railroad markings are on the road and is also where the significant flooding during storms is. It's not very wide, has no shoulders, no sidewalks, no drainage, no traffic light, no traffic markings period.

What we do have is a railroad crossing, children playing in the street, because it's a small street. Major flooding when it rains. A traffic study also noted that there would be two hundred and twenty-eight more trips on this little road. This is not a good area for a housing development entrance. They have a perfectly good entrance in Sterling Stone Circle that is not near the railroad tracks, is not near where it's congested, where there are school buses stopped all the time to get over the railroad tracks. And this -- the SCDOT -- excuse me. This is not a good area for a housing development entrance. I said that. SCDOT may not study small roads like this, but they matter to people who live and work here.

The Ramey Kemp study said, minimal volumes

```
generated would not affect traffic operations on these
2
    roadways. They don't know what happens when it rains.
3
    They don't see the children and walkers in the road.
4
         We deserve a safe place. The entrance is not safe
5
    for any additional traffic, let alone twenty-four
6
    proposed home. The runoff from this development and
7
    two hundred and twenty-eight trips -- traffic trips
8
    imposed on our small road.
9
         Please do not allow this development as you have
10
    it presented.
                   Thank you.
11
              WILL MOORE:
                                         Could you state
12
    your name and address where you live?
13
              ALLISON PHILLIPS:
                                         Allison Phillips,
14
    207 Manley Drive. The pictures I have, it says Allison
15
    Phillips on those pictures. The pictures that I gave
16
    you ---
17
              THE COURT:
                                         Time, Mr. Chairman.
18
              ALLISON PHILLIPS:
                                         Okay. If you have
19
    any questions about those pictures, I'll be glad to
20
    answer them.
21
              JANE JONES:
                                         Could I ask her a
22
               Is that permissible or not?
    question?
23
              DAVID COTHRAN:
                                         Do you want to do
24
    under comments when it's turned back over to us?
25
               JANE JONES:
                                         Just whatever.
26
              DAVID COTHRAN:
                                         Just remind me.
27
    I'll try to remember. I have the pictures she
28
    referenced if anyone wants to see them.
29
         Next is Robert Wright.
30
              ROBERT WRIGHT:
                                         Thank you. Robert
31
    Wright, 24 Turkey Roost Court, Hendersonville, North
32
    Carolina. I'm the applicant on this, as well. And to
33
    respond a little bit to the traffic study concerns, the
34
    reason it was recommended not to be studied is because
35
    the SCDOT determined that that road can handle this
36
    amount of traffic without doing the study.
37
         Secondly, we did initially have two entrances to
38
    this, as I mentioned the last time we met, but the
39
    comments that we got back from the staff and the
40
    Anderson County Roads Department was that we didn't
41
    need that connection to Sterling Place or Sterling
42
    Circle, whatever it's called, and so Manley Drive is
43
    the primary access.
44
         Again, it's a short distance, as she referenced,
45
    to Murray, which is where most of the traffic is going
46
    to go. I've been down there since we had our last
47
    meeting. Again, there are two residences and three
48
    businesses only between our entrance and Murray
49
    Boulevard. One of those businesses is only open three
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or four days a week, ten to five, so morning traffic

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would not impact them at all. And twenty-four houses
2
    is just a very small subdivision for that particular
3
    neighborhood. So thank you.
4
              DAVID COTHRAN:
                                         Thanks. All right.
5
    That was all that signed up. As per usual, I'll allow
6
    a couple more if anyone has a desire. Seeing none and
7
    hearing none, we will close public comments on this.
8
         All right, Jane, go ahead with your question if
9
    you would like.
10
              JANE JONES:
                                        Mr. Wright answered
11
    my question. It was about the two entrances. I was
12
    trying to make sure he had changed it to one.
13
              DAVID COTHRAN:
                                         Okay. Thanks. Any
14
    other questions?
15
              DONNA MATTHEWS:
                                         I have a question
16
    for Mr. Wright. Would you consider that extra coming
17
    in on Sterling Stone Road? To me, living in that
18
    community, that would make more sense to have the two
19
    entrances and exits.
20
              DAVID WRIGHT:
                                         That was not my
21
    decision. The staff came back with their comments when
22
    we presented our application and asked us to change
23
    that.
24
              DONNA MATTHEWS:
                                         Okay.
25
              DAVID COTHRAN:
                                        All right. Any
26
    other questions? At this point we will entertain a
27
    motion.
28
              WESLEY GRANT:
                                        Mr. Chairman, I
29
    make a motion we approve.
30
              DAVID COTHRAN:
                                        Motion to approve.
31
    Is there a second?
32
                                        I'll second it.
              JANE JONES:
33
              DAVID COTHRAN:
                                        All right. Motion
34
    with a second. Is there any discussion? If not, all
35
    those in favor of the motion, which is to approve,
36
    signify by your raised hand. Please raise it high so I
37
    can see it. Opposed. Motion passes six to one.
38
         Next will be 6(b), which is preliminary
39
    subdivision, Suter Estates, District 6.
40
              TIM CARTEE:
                                         Thank you, Mr.
41
    Chairman. This development was denied back on 9/8/2020
42
    and 4/22/21. And the developer had reduced his lots
43
    from fifty-three down to thirty-one. And now he has
44
    dropped one more lot to get down to thirty. This is a
45
    single-family residential. And it was -- four hundred
46
    and thirty-six postcards were mailed out to the
47
    property owners within two thousand feet on here. And
48
    also the applicant is Arbor Engineering and it's Cely
49
    Road. And the only difference on this development is
50
    the one lot and the layout has changed shortly on
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there.

But as far as the traffic impact analysis, we do have something from Roads and Bridges on the road. It says, Cely Road would provide access for the proposed Suter Estates Subdivision. The road provides access to and from SC Highway 81, Three Bridges, Smoke Drive and Von Holland Drive. Due to the number of access points and length, it is classified as a minor collector and does not have a traffic volume restriction. The small amount of traffic generated by this development would not significantly increase delays at intersections due to the number of the access points.

And here you can see the layout. In the back portion he's eliminated one more lot. And then we have the aerial's location. And recommendation is the same from last month. We recommend approval on this development because of the Road and Bridges traffic analysis for this road.

That's all I have, Mr. Chairman.

DAVID COTHRAN: Thanks. Any questions for staff from the Commission? If not, we'll open this up to public comments. Again, same rules, three minute time limit. We have six people signed up. I'll go in order of the list. First is Anthony Burns.

ANTHONY BURNS: Good evening.

ANTHONY BURNS: Good evening.
Anthony Burns. I live in Hornbuckle. Member of the homeowners' association, the architectural committee.
And very little has changed since I was here just last month. But the memorandum that was brought from the Anderson County Roads, I wanted to address that because it was mentioned.

It does say that Cely road is rated only fair condition; not good. And it needs repaying in the near future, which is what it said in the memorandum.

Further, they're not able to restrict access to a road based on pavement commissions, which doesn't seem to make a lot of sense. Perhaps they can restrict access based on public safety. Because the roads that they say come to Cely, Von Holland is apparently mentioned here as one that comes to. It's more like a path. You can't get two cars to pass on Von Holland without going off the road. It's basically a crumbling pathway. So it's not good for access.

The other one, 81, right where 81 comes to Cely Road, there's a bridge and the South Carolina Department of Transportation's website says that it's only limited for gross vehicle weight of eight tons because it's restricted use. A concrete truck or cement truck is about thirty-three tons. So in other words, it's not really a good access point because of

that bridge. You won't be able to bring the construction traffic on to Cely Road.

So when this letter mentioned that they have a lot of access points, it really doesn't. It's actually very limited access still. And we would like to know -- you're the Planning Commission -- what is the plan to mitigate the impact on the traffic of almost ten thousand trips a month? I'm sure there's, you know, there's a plan on these.

The only other plan we'd like to see is to mitigate the environmental impact. We show the pictures of flooding last month. And the engineer's plans has a comment in there that the homeowners' association is to own and maintain detention ponds. But there is no homeowners' association and there very likely could not be one. Nearby in Willow Ridge they were going to have a homeowners' association and they don't have one, so it's a big concern with all the flooding that comes through.

And just this Tuesday we had the homeowners' association meeting. We want to put in a playground for the children, but we can't do that because of the erosion and the flooding that comes. It's a big problem right now and it's only going to get worse with this. So we'd like to ask you not to put it through unless there's a good plan for both the environment and the road. Thank you.

DAVID COTHRAN: Thanks. Chris

Haney.

1 2

4 5

CHRIS HANEY: Hi. My name is Chris Haney. I also live in Hornbuckle at 249. Von Holland, the road that Anthony just brought up, is not even a public road. There is — there are signs on the road that say that it is not maintained by government. It's a private road. And it's not being maintained. It has holes on both sides of the road. And as he said, two cars cannot pass on it. So that is definitely not one you could consider a lane for traffic.

Another large concern in the area is in the evenings we can hear, over in the area exactly where they want to build, there's a large pack of coyotes that are out there every night, fighting, howling, scrapping. This construction and this building is going to drive those coyotes into our homes. We have small children. We have small animals, pets. We're going to have these in our streets. And that's not been addressed at all. I haven't heard anybody bring that up.

That's all my concerns now. Thanks.

1 DAVID COTHRAN: Thank you. Ashby 2 Burroughs.

ASHBY BURROUGHS: Mr. Chairman, members of the Commission, I appreciate your time this evening.

I just wanted to start off by saying, you know, growth is a wonderful thing. And while I certainly support it, and have, and I've been here many times stating that case, you know, your role and responsibility is vital and key, it's paramount to the proper growth; right, that's needed in our communities.

Unfortunately just as the other developments that have been approved, unfortunately that consist of approximately two thousand homes that have yet to be built in the Powdersville Community, adding this one, while it may seem small, is going to compound the issue that we're dealing with.

But gentlemen, and I failed to mention -- I know it's on the paper -- I'm at 1447 Three Bridges Road. Von Holland Road is right next to -- my property actually connects to that. And the gentlemen are correct. That road is not maintained and has not. It's more of a bike path than it is a road suitable for vehicles to travel down.

Same with Cely Road, which this subdivision is allegedly to be placed on, the road is narrow. The location where this property is at, it's very small. There's not much frontage to it, so I'm not sure what size entrance would be placed in here. It would be an in-and-out type road. There would be no second entrance.

I have concerns, obviously, about the infrastructure. Our roads are poor, at best. You know, this area where this is at, the viewpoint pulling in or out of this area is poor from either direction. There's a slight incline coming up one way, a curve around another. So you do have a high risk of probability there for potential wrecks.

Our infrastructure from an EMS first responder's perspective, you know, our sheriff's department, hospitals, you know, would not be able to support this. Most, as you all know, we just passed a millage increase to support our fire departments. Certainly we're not sure where all that money is going to go, if our little fire department in Powdersville will see some of that. But adding these additional homes — let's say there's two additional cars, two additional students or children per house, you're adding on to what we're already struggling with with our community as far as schools. You know, we just approved about a

year and a half ago a hundred and ten million dollar bond referendum to add to our schools. And we still have two thousand homes that have yet to be built. You add this, again, it's just compounding the issue.

So I would ask that you deny this request again until proper changes take place. And that certainly has to happen with our county council and with our state representatives. But it starts here with each of you. And we ask and expect and just plead that you will listen to us. You know, I recently heard, you know, there was mention the last -- the apartment complex, there was mention of ---

TIM CARTEE: Time, Mr. Chairman.
ASHBY BURROUGHS: Thank you.
DAVID COTHRAN: Thanks. Austin

Allen.

AUSTIN ALLEN: My name is Austin Allen. I'm with Arbor Engineering. I'm speaking on behalf of the project.

So a lot of the things that have been brought up tonight have already been hashed out and answered. I won't go in depth on a lot of them. We've answered environmental issues. We're not going to increase flooding. We're going to protect that. We legally cannot increase flooding or stormwater runoff. We have to have an HOA. I can't say that one of the residents in the subdivision has to maintain the pond. That's impossible. There will, one hundred percent, be an HOA. There has to be.

So I'll go quickly into the two remaining questions that were brought up last time I was in front of you. The first major issue was traffic. My client was ready to chase us down and get the answers that were needed. We decided, in discussion with the county, that that was not needed. As you can see, we were able to obtain a letter from Anderson County Roads and Bridges. These are traffic engineers. These are engineers. These are professionals in their field. These are people that are very knowledgeable about the decisions that they make and they're making decisions for all of Anderson County.

So what this letter says is that there's no significant increase to delays in intersection. There's no improvements that are requested or required. This plan is in accordance with codes and regulations. You know, yes, the pavement is in fair condition. That is going to have to change in the future. I want you to understand that when they repave it, they're not going to come and add turn lanes. They're not going to widen the road. They're going to fix what's already

there. So if we're waiting on repaving to make it better, it's not going to allow for more traffic flow. I don't want that misconception out there.

So, you know, we have to trust the professionals in their field who are making these recommendations. The traffic -- Cely Road can handle Suter Estates.

The other issue, and this is off of the denial letter from last time was on the impact and the preservation of the community. Right now on Cely Road there are five other subdivisions. Each one of those subdivisions has a minimum lot size of twenty-five thousand square feet. Some subdivisions range from twenty-five thousand to thirty thousand square feet. You know, by proposing the same thing we are preserving the community. We are protecting the community. We're trying to better the community. You know, if these subdivisions were built in the past -- this one can be built as well regarding of a bridge or a road or anything of that matter. We just want to harp that the development is consistent with the community and will allow for the preservation of the community. And this is the best possible development for this project, for this site. There will not be a better option that will come along.

We appreciate your consideration and hope that you can trust the professionals and their recommendations and ultimately the right thing to do and the right site plan that has been proposed.

Thank you again for hearing us out.

TIM CARTEE: Time, Mr. Chairman.
AUSTIN ALLEN: Appreciate your

consideration.

DAVID COTHRAN: Next will be Eric

Seymore.

ERIC SEYMOUR: My name is Eric Seymour. I live at 2 Firelight Lane, which is in Lantern Ridge down Cely Road from the proposed development.

You know, I echo a lot of sentiments from this topic, as well as the others. What we need in our area is sustainable growth. I agree with Austin that it needs to match the community. And as rural as Powdersville is, I think that another subdivision to go to six on the same road would put an inordinate amount of undue stress on an already stressed infrastructure system that's developed rapidly without a ton of planning when it comes to schools, roads, emergency services, etcetera.

I think in the rural setting we live in, in that part of the county, I think something along the lines

of either estate lots, mini farms. I think that would be more palatable and sustainable and manageable for the growth in that area.

I spoke the first time this came up. I'm not so naive as to think thirty acres is going to sit undeveloped in Powdersville. It's a very popular area. That's why we moved there. I would ask, though, that the development be sustainable and manageable and be something that the community desperately needs because I know there's a huge desire from people I know that live in the community and want to come to the community for larger tracts to get out and get a little bit of space to move in. This development would not offer that. The existing developments already offer small lots, which this would only mirror.

I also have a few concerns, it's the owner's intent to develop and manage the construction himself. There's been a ton of inconsistencies on the plan, you know, what types of houses, how is he going to build them? So you know, there's just some things that give me pause as a resident in that area. Is this thing going to turn out as it's being proposed or is it going to go a totally different route.

So I would ask, again, that maybe look at something more sustainable; mini farms, larger tracts, something like that that would benefit the community, would provide development for the owner and the engineer and it would be something we can handle in that area. Thank you.

DAVID COTHRAN: Thanks. Next is Cynthia Jacobs. I think it's Jacobs. Could be Jacobe, 205-B Pine Lane. All right. Anyone else? We'll allow a couple more if anyone didn't sign up. Would you like to speak, ma'am? You're the only one I see. You may come, please. State your name and address for the record.

CAROL LODER: Carol Loder, 206 Clarendon Drive, Hampton Downs. I just want to reinforce what these people who are against it have said. The streets are very dangerous right at that point. And it would be -- I think the large housing section would be great maybe there, having some farm type place. But adding a lot of people right at that point would be very dangerous.

And this is a walking area for people. People walk down Cely all the time. And probably, if I took each one of your addresses and wrote to you every time there was an accident there, you would get some mail.

Anyway, thank you very much. And I hope you will deny it.

```
DAVID COTHRAN:
1
                                         Thank you. All
2
    right. We will close public comments on this matter.
3
    Any questions from staff -- or Commission? If not,
4
    I'll move on to entertain a motion on this.
5
              JANE JONES:
                                         I move to deny the
6
    application.
7
              DAVID COTHRAN:
                                         Have a motion to
8
    deny. Is there a second to deny?
9
              DONNA MATTHEWS:
                                         Second.
10
              DAVID COTHRAN:
                                         Motion and second.
11
    Any discussion? All right. All in favor of the
12
    motion, which I remind us it is to deny, so you're
13
    voting to deny, raise your hand, please. All right.
14
    All those in favor? Or excuse me, in opposition to
15
    deny. Okay. That's two to five. That motion fails;
16
    therefore the project is approved.
17
         Next will be 6(c), preliminary subdivision
    Cherokee Knoll, District 7.
18
19
              TIM CARTEE:
                                         Thank you, Mr.
20
               These are single-family homes. We sent out
    Chairman.
21
    ninety-three postcards to property owners within two
    thousand feet of this proposed development. The
22
23
    applicant is Cherokee Knoll LLC. C & E Property
24
    Solutions is the engineer for the record. The location
25
    and access is on Cherokee Road. The lots back up to
26
    Cherokee Road, but they will be facing with all
27
    entrances on Nanny Circle and Boggs Drive, which are
28
    county-maintained roads. This is in District 7.
29
    surrounding land use is residential and it's
30
    undeveloped. There's no zoning. Tax map is there for
31
    your viewing. It's 23.1 acres. And there's thirty-one
32
    road-frontage lots.
33
         So these are already county roads, they're just
34
    doing like a type of summary plat that requires them to
35
    come to the Planning Commission because it's more than
36
    seven. So they are allowed to do that since it's over
37
    seven. Hammond will be the water and these will be on
38
    septic tank. There's no variance.
39
         And Nanny Circle is classified as a major local
40
    with about sixteen hundred average trips per day and
41
    will accommodate the proposed twenty-two lots. And
42
    Boggs Road is classified as a minor local road which is
43
    five hundred and will accommodate the proposed nine
44
    lots.
45
         As you see on the layout that we have, you can see
46
    the county roads and the state road, which is Cherokee,
47
    and all driveways will come off of the county-
48
    maintained roads.
49
         Here's the aerial map for your viewing.
```

Staff recommends approval of the preliminary

subdivision with the following conditions: DHEC septic tank permits for each individual lot will be required after the final plat. The completion of the improvements as shown on preliminary plat must be completed within twelve months following preliminary plat approval. Subdivision administrator shall have the authority to grant two six-month extensions to this requirement upon finding circumstances to warrant such If improvements are not completed within extensions. twelve-months time frame and any granted extension preliminary plat, approval is revoked and a new preliminary plat approval will be required.

Developer must obtain the following permits prior to proceeding with this development. That's DHEC and Anderson County approval for stormwater erosion, Anderson County Roads and Bridges Subdivision Plan approval, along with the encroachment permit approval and Big Creek Water approval letter for the potable water and fire protection, and verification of the service lines and the layout to make sure that there's a fire hydrant within a thousand feet of all lots.

That's all I have, Mr. Chairman.

DAVID COTHRAN: Thank you. Any questions for staff from the Commission? If not we will also open this up to public comments. We have four people signed up on this. First is Tamala Cantrell.

TAMALA CANTRELL: Good evening. I'm Tamala Cantrell. I live on A to Z Drive, which y'all put Nanny Circle. My driveway is not part of Nanny Circle. I've named both of those roads, but they're separate. I've lived there since I was seven years old. And as far as I can remember, the county has never maintained Nanny Circle or Boggs Road.

I also live near Piercetown Community, White Plains Community, Beaverdam Community. None of these communities have no ambulance, hospital, police, anybody that we can contact close enough that could make a difference if seconds were in the loophole.

We're also looking at -- can you show the map of the thing again? Of the plot that's going to be divided? Okay. In the circle right here, the curve, the three houses right there, you go sell those properties to homeowners, they're going to be very upset. You're going to take the woods out and you're going to leave them no sound barrier to 85.

Also, these property owners are probably going to be upset because you're looking at coyotes, racoons, possums, deer, and a few that I don't even know what you would call them.

Our community, we want growth, but right now we 2 need a lot more support from our 911 system and people 3 around us. Cherokee Road is no longer just a road. 4 It's a major highway. Our school buses don't even stop 5 on Boggs Road at the top of Nanny Circle to let their 6 children out no more. We need a traffic light there. 7 I would expect we would have got a traffic light before 8 we got this subdivision. That's all I've got to say. 9 DAVID COTHRAN: Thank you. Carol 10 Hampton. 11 CAROL HAMPTON: I'm Carol Hampton. 12 I live at 120 Boggs Road in Pelzer. I just -- can I 13 ask a question first? What kind of houses are we 14 talking about building down there. Because we like got 15 no information. We got a postcard and that's it. 16 like we're concerned about is this going to be 17 something that's going to improve our neighborhood 18 because there's six houses on Boggs Road; only six 19 houses. We all have good size property and they're all 20 nice houses. And we don't want something put in down 21 there that's going to take away from what we have. 22 Also, it's very safe out there. I've lived out there 23 thirty-five years and it's very safe in our 24 neighborhood. And we don't want to sudden feel like 25 we're afraid. We have elderly people that live in our 26 neighborhood. Two of the houses are elderly people. 27 And we just really don't want to feel like, you know, 28 you don't want to go home at night or be out in the 29 dark. And I run for exercise. And I run all those 30 roads out there. And I have never had a problem and I 31 don't want to start having a problem. 32 So I just wonder, what are we talking about? 33 is going to be down there? Because like I said, we got 34 a postcard and that was it. So think about the 35 neighbors who are already there. We might need a 36 little more information before you just start building. 37 Thank you. 38 DAVID COTHRAN: Thank you. 39 McGriffis. Bill McGriffis? Justin Smith. 40 JUSTIN SMITH: Good evening. My 41 name is Justin Smith. I live on Hembree Road, which is in walking distance of this proposed development. 42 43 I've been there for about five years. I have a family 44 of five. We walk down that road. We cross that 45 intersection all the time. You know, I think -- I've 46 spoken to a lot of my neighbors, the majority of them 47 probably, and I think we think that it's a bad idea for 48 several reason. 49 You know, a part of the reason that my family

moved from Greenville five years ago was to get away

from the city and the hustle and bustle of all that. We lived in Dunean, which is right next to a hospital up there in Greenville. And part of the charm that led us to this area was that it was twenty minutes away from Greenville. It was twenty minutes away from Anderson. And we were just surrounded by God's country and good neighbors. And it's got a real good vibe. And we hate to lose that due to the thirty new houses or whatever it is because we know better. We know this is just the beginning.

The Thrift brothers own a good bit of the property in the surrounding area so we fear that it's going to start this massive push to put all these houses in the area. And I don't think it'll make much sense to be twenty minutes away from everybody to be rubbing elbows with folks. I don't think that's a good idea for the new houses and I don't think it's a good idea for the people that already live there.

The heavy traffic that exists in that area, a good bit of it is the semi trucks carrying these cars for the auto auction place down the road and not residential. It's large trucks. And it's very noisy. And in fact, they've posted weight limit signs on this small creek — this bridge just down from my house because of all the short-cutting that happens. It's not safe. I don't think more houses is going to help that problem.

There's -- more people is going to equal more pollution at that creek. I picked up twenty tires myself a couple of weeks ago that goes on down at that creek which feeds into the reservoir, I believe, just down the road. There's a lot of big game poaching that happens, which will only get worse.

TIM CARTEE:

JUSTIN SMITH:

DAVID COTHRAN:

Speak on this? If not we'll close public comments on this. Any questions from ---

TIM CARTEE:

Mr. Chairman, I'll

need to add something to that when I was talking about
the summary plats. On the summary plats, county
ordinance does allow you to do seven lots at one time
and over a period of three years, and then that
developer can come back after three years and do seven
more. So whether it gets approved or not, the
developer will be able to do seven at a time. It may
take him six years to build it out, but he does have
that legal right to do that under county ordinance.

DAVID COTHRAN:

Got you. Thank you

for that information.

```
1
         All right. Any questions for staff or anyone
2
    else?
3
              JANE JONES:
                                         Is there anybody
    that could answer the lady's question about what kind
4
5
    of houses they're going to build? Is the developer
6
    here or anybody ---
7
              TIM CARTEE:
                                         No, ma'am.
                                                     That's
8
    not part of any application or ordinance. Only the lot
9
    sizes are required.
10
              DAVID COTHRAN:
                                         Okay. Any other
11
    questions?
12
              FEMALE:
                                         Can I ask ---
13
              DAVID COTHRAN:
                                        No, ma'am. I'm
14
            At this point we'll entertain a motion. Need a
    sorry.
15
    motion to approve. All right.
                                    We have a motion to
16
    approve. We need a second?
17
              BRAD BURDETTE:
                                        Motion to approve.
18
              DAVID COTHRAN:
                                        Motion to approve
19
    and second. All in -- any discussion? If not, all in
20
    favor of the motion, which is to approve, signify by
21
    raised hand. That is unanimous. Approved.
22
         All right. New business, 6(d), is the bylaw
23
    amendment for the two at-large members.
24
              ALESIA HUNTER:
                                         Yes, sir, Mr.
25
    Chairman, the Commission will need to vote to make
26
    these amendments. Brittany has highlighted those in
    yellow for your review. And current membership is
27
28
    seven members. Of course, county council has added two
29
    at-large members, so we do need to update that to
30
    reflect that change. And then also the core count
31
    would change due to the increase of the number of
32
    Commissioners that we have.
33
              DAVID COTHRAN:
                                         All right. I think
    everybody got a copy of this. The highlighted areas
34
35
    are under Article 3, Membership. Number one, it
36
    changes the Commission shall consist of nine.
37
    Appointed by seven councils of -- seven districts.
38
    Members appointed by districts and two members serving
39
    at-large. On page one and page two, it's under Article
40
    5, Committees, which states, number one the chair may
41
    increase committees, not to exceed four members.
42
    That's the change. Etcetera, etcetera.
         And then on page three, Article 8, quorum is
43
44
    changes under item 1, five members shall constitute
45
    quorum, etcetera. And that was it.
46
         Any questions or comments on that? Motion to
47
    approve. Motion.
                       Second?
48
              BRAD BURDETTE:
                                        I'll second it.
                                 -
Any discussion?
49
              DAVID COTHRAN:
50
    All in favor of the motion, which is to approve.
```

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1
    Unanimous. Okay.
2
         Next we'll move on to agenda item 7, which are
3
    public comments, which we allow for any non-agenda
    items. Three minute limit per speaker. We don't
4
5
    usually sign up for this. If anyone wishes to come
6
    forward, state your name and address and speak on any
7
    non-agenda item topic. We have one.
8
              ASHBY BURROUGHS:
                                        Ashby Burroughs,
9
    1447 Three Bridges Road. I'm just curious, can you
10
    tell me the at-large, what purpose do the at-large
    members serve and what district do they live in? What
11
12
    part of the county are they from?
13
              DAVID COTHRAN:
                                         Well, we don't
14
    normally answer questions. This is your opportunity to
15
    comment. I mean, I'll tell you they're not ---
16
              ASHBY BURROUGHS:
                                        Can you just tell
17
    me who I need to speak to?
18
                                         --- they're not
              DAVID COTHRAN:
19
    from any particular area.
20
              ASHBY BURROUGHS:
                                       I'm sorry?
21
              DAVID COTHRAN:
                                         They're at-large,
22
    decided by the county council, as we all are.
23
              ASHBY BURROUGHS:
                                        Okav. So it's a
24
    question for my representative from county council?
25
    With the county council; is that right?
              DAVID COTHRAN:
26
                                         Correct. Yes.
27
              ASHBY BURROUGHS:
                                         Okay. Great.
28
    Thanks.
29
              DAVID COTHRAN:
                                         Anyone else?
30
         All right. That moves us on to item 8, which is
31
    other business. Is there any other business to
32
    discuss?
33
         Hearing none, we'll move on to item 9, which is
34
    adjournment. All in favor, stand up.
35
36
          MEETING ADJOURNED AT APPROXIMATELY 7:23 P.M.
```

STATE OF SOUTH CAROLINA)
COUNTY OF ANDERSON)

ANDERSON COUNTY PLANNING COMMISSION MEETING JUNE 8, 2021

PRESENT:

DAVID COTHRAN, CHAIRMAN BRAD BURDETTE FIELD DUNAWAY WES GRANT DONNA MATTHEWS JANE JONES WILL MOORE

ALSO PRESENT: ALESIA HUNTER HOPE WARREN TIM CARTEE

PART OF AUDIO MISSING

ALESIA HUNTER: ... design and character of quality development, as well as to preserve any of the natural and scenic features and open space. Part of the IZD is they do -- are required to submit a statement of intent to state exactly what the innovative zoning district will -- if approved -- will be provided for the piece of property here in question.

In his statement of purpose, the rezoning is to allow for a maximum of three hundred and five single-family homes and this will include limited commercial use. This will include a senior living facility or daycare. Residential lots, single-family homes will be a minimum of three bedrooms, two bath units, with a mixture of one and one-half story homes. And amenities will include open space, parks, playground and pool. Of course, a community garden and walking trails.

For your reference there it tells you what the R-20 zoning district is. This is a single-family. Of course, this is an IZD, this innovative zoning.

Here's a picture of the aerial of the property here; it's highlighted. Here's the zoning map that shows you what the surrounding zoning district classifications are. Here's the future land use map that shows it's agricultural. Here's a picture -- actually plat of the property that shows the layout to show where the actual property is. Here's another plat of the property, a boundary survey. Here's a rezoning -- zoning sign here. Here's another rezoning public outreach. We did submit about ninety-eight postcards to property owners within two thousand feet of the subject property. And to this day we've only received two telephone calls.

Staff evaluation: Staff recommends approval of the rezoning request from R-20 to IZD. As mentioned in the statement of intent, this will proceed with several phases of development. Zone one to the east of 187 will consist of a hundred and ten single-family homes on approximately fifty acres. Zone two to the west will consist of a maximum of a hundred and ninety single-family lots on approximately eighty-two acres. And then, of course, the statement of intent asks for a density bonus of five percent or greater. And then open space. There will be approximately thirty percent open space. And then the final phase, which will be Zone 3, will include four acres of commercial or nonresidential uses limited to either a daycare or senior living facility. This will be an independent assisted living or a community care retirement center.

Just to let the commission know, the developer did conduct community outreach through two community meetings; one virtual and one in person, so that the community would be aware of what the application consisted of.

Again, staff evaluation: Staff recommends approval of the rezoning from residential single-family to IZD.

That concludes the staff report, Mr. Chairman.

DAVID COTHRAN: Thanks. Any
questions from the commission? We'll open this to
public hearing. There's a three-minute time limit. If
you'll come forward as I call your name out. I have
several on the sign-in sheet. Forgive me if I butcher
your last name. I can't read some of them. Robert
Heinrich? Come to the podium, please, sir.

ROBERT HEINRICH: My name is Robert And I just moved here from Chicago. And I Heinrich. live almost on the corner of Burn Bridges and 187. And I love the property and I love everything there. But now if you're going to build five hundred homes on the side or in the front of me, what's going to happen to the traffic that comes through there when Clemson has a game or Pendleton has their games. You can't move on the street. Okay? And that corner has had more accidents than anybody -- any place that I've seen. And the problem is that everybody is doing ninety miles an hour in a fifty-five mile zone. And nobody knows how to stop quick enough or give a turn signal fast enough to turn.

So my question is, why do we want to do all of this? It's hurting the residents that live on there. And you know, I mean, I'm a contractor from Chicago and I know what this will do to the roads. And if you're going to put five hundred homes, that means that every single morning from six o'clock to seven o'clock or eight o'clock, you won't be able to move on that road. And with all the truck traffic we have, it's really going to be bad.

So my answer is, you know, try not to put the homes in or if you're going to put that many homes in, limit it to an acre or two acres instead of a postage stamp that you're going to put them on.

Thank you.

DAVID COTHRAN: Thank you. Brian

Culbertson.

BRIAN CULBERTSON: Brian Culbertson. I live on 118 Balmoral Road. My wife and I have been involved with this for quite a while now. Like everybody else, I'd like to see no more homes go in,

but we already know that isn't going to happen. People are already wanting to move here. The property is already purchased.

We've been to a couple of meeting with Jamie on this and his proposal that he's got now, I really like the zoning he's done on that. He's done quite a few things like leaving room for four lanes, leaving room for traffic signals in there, staying away from the blue-line creek and the wetlands on the back of the property.

I'm actually really impressed with the zoning that he's kind of set up. I know he hasn't called it zoning. But his package together is more restrictive than the IZD zoning that you guys have now. And I know you're working on a new type of zoning that's like this. I really like the way they've got it set up. Of course, I'd like to see no homes go in. But we know that isn't going to happen.

Their package looks pretty decent, so I don't know if it would be helpful to look at what they've got to apply what you guys have got coming up. I know a lot of people in the community are opposed to the commercial side of that. And I know they're willing to pull that off. So I don't know how that comes into play with your IZD zoning. But for right now a lot of the people in the community would like to see the commercial end of that go away.

So that's a big thing that they're really been involved in the community, obviously. Last summer it was pretty heated on all this. And now it seems like everybody knows it's going to happen. And what they're proposing now seems to be a pretty decent compromise.

So thank you.

DAVID COTHRAN: Thank you. Jamie

McCutchen.

JAMIE MCCUTCHEN: Mr. Chairman, commission, good evening. My name is Jamie McCutchen. I'm with Davis & Floyd. We're representing the owner, Spano & Associates, in this rezoning request. If you could put it back on the site plan, let me just highlight a couple of things briefly for you.

One, as Alesia said, y'all remember we were here about a year ago and things were stirred up and pretty adversarial with the community. We've worked really hard this time to meet with them prior to coming to you. We had a virtual meeting. We had only four people attend that. We sent it out to everyone that had an interest last year. We had another community meeting. We had thirteen people attend that. We did email the plan to every single person that had

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expressed interest before, and we did that about a month ahead of these meetings. They had plenty of time to talk to us. And I've done two one-on-one meetings virtually with people that couldn't attend either one of those. So we've been as transparent as possible.

Let's look at the color plan, if you could. a little easier to see. The gentleman mentioned traffic. We have updated our traffic study. The last time we were here we did a traffic study that was approved by the county and DOT. That's been updated. We're in the final review of that. And that will be provided to the county and DOT again because -- the color site plan. You don't have it? You showed it a minute ago. It was on there. I thought you had it. Okay. Well, go to the black and white one, then. I thought it was in the package. It was in your online package. I know you've all seen it.

So traffic study. Like I say, we've updated that and we will comply with any improvements required in that. Because we reduced the scope of this project; before it was four hundred and twenty-five lots and twenty acres commercial, the traffic improvements will be a little bit less. But it's still going to be basically three lanes through the entire process. As Mr. Culbertson just mentioned, we are following a draft open space ordinance that was presented to council back in October/November. We've been working with council and staff for about seven months, hoping to avoid a rezoning. That hasn't proceeded quite yet, so we're here hopefully as a template for how open space projects can be done. And you've heard from the community. At least most of them seem to be pleased with what we've come back with.

So if there are any other questions, I won't hold you up, but I think you've seen most of our package. MIKE MILLER: Mr. McCutchen, I'd

So when we

ask if you could maybe take away that commercial. Would that make your project -- would that ---

JAMIE MCCUTCHEN: initially applied, we had a daycare that was specifically looking at that corner. They weren't committed, so we applied as a PD to be with a daycare or a senior center, thinking those two uses would be limited and wouldn't upset the community too much.

Since that time the daycare has gone away and Ms. Hunter advised me that we actually couldn't do the PD because we had to have multiple residential uses. that means we would have to have town homes or apartments. And we knew we did not want to do that to the community, so we have -- I didn't realize the IZD

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existed, frankly, and my fault for not reading the
2
    ordinance well enough. But working with staff, I
3
    understand this can be a single-use. We're doing the
4
    creative open space environmental areas.
                                              So short
5
    answer is we don't mind -- we would not object. It's
    certainly going to cost him some money. That's very
6
7
    valuable land if they do that, but we would not object.
8
    Our primary is to get the residential. So yes, sir, we
9
    would not object to that.
10
              MIKE MILLER:
                                         Thank you, sir.
11
               JAMIE MCCUTCHEN:
                                         Any other
12
    questions? I'll be glad to answer ---
13
               DAVID COTHRAN:
                                         I would ask that we
14
    would hold questions until after the public hearing.
15
               JAMIE MCCUTCHEN:
                                         Sorry, Mr.
16
    Chairman.
17
              DAVID COTHRAN:
                                         If anyone has any.
18
    Next is Eugenia Heslin.
19
              EUGENIA HESLIN:
                                         I'm Eugenia Heslin.
20
    I live on Arrowhead Trail not far from the planned
21
    development. I'd like to echo what my neighbor Brian
22
    said about Jamie's willingness to work with the
23
    community and avoid a lot of the issues that we were
24
    faced with last year with the development.
25
         It seems to me that the exchange of numbers of
26
    houses per acre and the R-20 zoning versus what is
27
    approved is really not too bad. It's kind of within
28
    our twenty as it is now. It also seems to me that the
29
    exchange of a little bit more dense of housing to the
30
    open space that appears on the plan is a very
31
    reasonable compromise.
32
         My concern is the enforceability of this.
33
    believe Mr. McCutchen and his company are acting in
34
    good faith. But it also seems to me that if there's
35
    going to be a zoning change dependent upon these things
36
    that seem to be more acceptable to the community and to
37
    the board, there should be some way to enforce it.
38
    Perhaps a conservation easement, some kind of permanent
39
    condition to the zoning permission. Or something.
40
    sure some lawyers can figure out how that is done.
41
         So that is my only concern. I'm very gratified
42
    that Mr. McCutchen has indicated his agreement with
43
    withdrawing the commercial aspect. I know that's a
44
    real issue, especially with the traffic issues that my
45
    neighbor Robert mentioned, as well.
46
         Thank you for your time.
47
              DAVID COTHRAN:
                                         Thank you. Rob
48
    Harrison.
49
              ROB HARRISON:
                                         Rob Harrison, 200
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Fants Grove Road. And probably the most affected

property on the western side.

I wanted to say that it's obvious the developer is trying to meet the suggestions that we made last time. But we're not one hundred percent behind it unless the commercial is removed, the four acres are taken out, those homes in the rear portion of the plan could be moved forward and the remaining property on the back placed under conservation easement.

And also echoing what she said, the enforcement of whatever plan is approved by the council is what is put there. That there's no changes without some sort of enforcement.

Thank you.

DAVID COTHRAN: Thank you. Chris

Heerwagen.

CHRIS HEERWAGEN: Chris Heerwagen. I was pulled into this about a year ago when the proposal was on to go from R-20 to PD. Echoing a lot of what Rob just said and some of my fellow neighbors, okay, I acknowledge that what Jamie has done, there have been a lot of concessions and changes made based on community feedback to make this more appealing. However, as the proposal stands today, there are concerns that would make me want to see this rejected until these concerns are addressed in writing and fixed.

Any commercial, we want it out. That seems to be the consensus of a lot of people I've been in touch with. There is a lot of commercial property available today within three, five, seven miles of this property. They can go and put their daycare center in. Go out to Highway 76 right off exit 14 there's a bunch of vacant lots there and building. Go down to Highway 24, all the way out to what used to be the original Food Lion, and that whole trip mall is crying for someone to buy it and move in. Commercial out, please. Okay?

Second, the easement. Again, there's a lot of open space, which is great to preserve the look and feel of the current land that's out there. That's what we want to see. We want to make sure that that stays that way. We would hate to see something get approved today and then three, five years from now they come back and end up putting in high density housing in that area. That's the part of the deal that gets the communities to buy in, you know, as it stands today.

So, we're asking -- or I'm asking to please preserve current zoning, R-20, until the commercial aspect is out and that's in writing and we have some sort of a permanent conservation easement in place to preserve that open space going forward, and then the enforcement afterwards.

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1
         Thank you.
2
              DAVID COTHRAN:
                                         Thank you.
3
         All right. That was it for the people signed up
4
    to speak. Does anybody else wish to speak? If not,
5
    we'll close this public hearing. Any questions at this
6
    time for anyone or staff or comments from commission?
7
         All right, if none then we'll entertain a motion.
8
                                         I'll make a motion
              WILL MOORE:
9
    to approve if the commercial is removed.
                                               Is that a
10
    possibility?
11
              DAVID COTHRAN:
                                         Well, the request
    is to go from R-20 to IZD. I'm not sure how you can
12
13
    tease that out.
14
                                         It's supposed to a
              ALESIA HUNTER:
15
    part of the innovative zoning district, is to have a
16
    combination.
17
              DAVID COTHRAN:
                                         Okay. I think at
18
    this point we can either approve or not approve.
19
              ALESIA HUNTER:
                                        Exactly.
20
              DAVID COTHRAN:
                                        Based on the
21
    request.
22
              JAMIE MCCUTCHEN:
                                    May I speak again?
23
              DAVID COTHRAN:
                                        Yes, you may.
24
              JAMIE MCCUTCHEN:
                                        My understanding
25
    with innovative zoning is that it did not require
26
    multiple uses. The PD would. When we changed it to
27
    the IZD it was not. And I hear that loud and clear.
28
    We do not object to withdrawing that. And if it's
29
    allowable under the IZD, we're fine with that being a
30
    condition of the recommendation for approval. We would
31
    rather not have to start the whole process over just to
32
    take that out, and just make it part of the
33
    residential. When I read the ordinance, I did not see
34
    a multi-use requirement in there. Just to state, we're
35
    going to have all the open space in a conservation
36
    easement. So that's just so the audience knows that.
37
              ALESIA HUNTER:
                                        Mr. Chairman, IZD
38
    says that regulations must encourage innovative site
39
    planning for residential, commercial, institutional or
40
    industrial development within the district. It says it
41
    encourages.
42
              DAVID COTHRAN:
                                         Right.
                                                 That's what
43
    I understand. So if this were switched to a PD, does
44
    that not open it up to more possibilities?
45
              ALESIA HUNTER:
                                        For PD you have to
46
    have a mixed use residential and some commercial uses
47
    in a planned development.
48
              DAVID COTHRAN:
                                         So as I understand
49
    it that would be more -- in this case nothing is a
50
    hundred percent, but it seems like it would be more
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    protective to the project in the IZD classification,
2
    based on what we're hearing from people?
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              ALESIA HUNTER:
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              DAVID COTHRAN:
                                         That's kind of the
5
    way I understand it. But nonetheless, the applicant is
6
    saying that he would do PD or IZD. Is that what I'm
7
    hearing you say, sir?
8
              JAMIE MCCUTCHEN:
                                         Yes, sir.
9
    Whichever one would -- we prefer to do the IZD
10
    (inaudible).
11
              DAVID COTHRAN:
                                         In my opinion IZD
12
    would be the better for this as it is written. But
13
    nevertheless, we'll entertain a motion to either
14
    effect.
15
                                        I'll still make the
              WILL MOORE:
16
    motion to approve.
17
              DAVID COTHRAN:
                                         All right.
18
    there's a motion to approve this rezoning request from
19
    R-20 to IZD. Is there a second?
20
              BRAD BURDETTE:
                                         Second.
21
              DAVID COTHRAN:
                                         There's a second.
22
    Is there any discussion on this? All right. All those
23
    in favor of the motion, which is to approve R-20 to
24
    IZD, uplifted hand. Okay. So it's unanimous. It
25
    passes.
26
         Next on the agenda will be 5(c), which is a rezone
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    request, approximately 11.23 acres on Welpine Road from
28
    I-2 to S-1, in District 4.
29
              ALESIA HUNTER:
                                         Thank you, Mr.
30
    Chairman. As mentioned, this is a rezoning request.
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    This is located on Welpine Road and Memory Lane. This
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    is located in the Denver/Sandy Springs voting precinct,
33
    Council District 4, 11.23 acres. Current zoning is I-
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    2, which is industrial district. Requested zoning is
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    service district, which is S-1. The request is to
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    rezone the parcel of property described from I-2 to S-
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        The applicant has stated that the rezoning is to
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    allow for the following: A restaurant, approximately
    fourteen thousand square feet of retail shops and a
39
40
    small metal manufacturing facility that would be
    allowed in the S-1 zoning district. And of course, the
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42
    purpose of the S-1 is to allow for the transition
43
    between the commercial and industrial uses, as listed
44
    there.
45
         Here is an aerial map of the property there as
46
    noted. Here's the zoning map that shows you all the
47
    surrounding zoning districts. Here's the future land
    use map of the property. And here's a partial boundary
48
    of the property. Here's the rezoning signs that staff
49
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placed on the property. Of course, rezoning

notification postcards were sent out to ninety-eight property owners. We received approximately seven telephone calls requesting more information on the project itself.

Staff recommendation: Staff recommends approval of the rezoning request due to the fact that this will provide for a transition between the commercial and industrial uses as noted in the evaluation there. Of course, Welpine Road and Memory Lane are collector roads and have no maximum daily trips per day. Of course, with the public outreach, this was — notifications were, again, mailed out and we only received seven telephone calls.

This concludes staff's report, Mr. Chairman and commission. We're here to answer any question the commission may have. Thank you.

DAVID COTHRAN: Thank you. Does anybody have any questions? If not, we'll open the public hearing on this. The first signed up is Mr. Jerry Lark.

JERRY LARK: My name is Jerry Lark. We're here a lot. We started with the Love's Truck Stop and we got that stopped. And now we're going to start working with this.

We don't really want to stop this, I don't think. But I travel this road two or three times a day. I live on Sleepy Hollow, North Forest Estates. There's no signs in front of that property. There haven't been signed in front of that property. Have y'all seen any signs in front of that property? There was no signs to tell us there was a change coming. Now, we did get --some of us did get the little cards, but the community at large that has a stake in this whole process, did not get -- did not see any signs in front of that property. I went by the other day specifically looking for them because we always see the signs pop up when something is going to change zoning-wise. But no signs.

We're also going to get a Buc-ee's. Buc'ee's, that's a real big place. Now, they're putting sewer down this little tiny road. I see your sign there, but it must have been up there ten minutes; I don't know. But that's a little small country road that's getting a real big sewer line put down it. My question to you as a Planning Commission, are you planning to make that road better? If you put back up your layout of your land, there's about a fifty degree curve at one end of it, and a big trucking company at the other end. It's a cut-through between Liberty Highway and Clemson Boulevard. And now we're going to put a lot of little

commercial and buildings on this road. Are you going to do anything or is this county -- I know you're the Planning Commission, but we need to ask County Council this, and we will. Is anyone going to improve the road? It's just an old country road that every day has these big bulldozers on the side putting in this sewer line so we can have our Buc-ee's and our QT. We've already got two huge plants on Liberty Highway.

And we started this zoning twenty years ago. Twenty years ago, and we have had a good relationship, I think, through those years with the Planning Commission and with the County Council, and we just keep getting ongoing changes without any improvements to infrastructure.

Heard somebody say a while ago, we need to put some bumpers down that road, because guess what we've got now coming right by our houses? Huge trucks. They're going through these little back roads. And the roads are so narrow you can hardly get two passing cars, must less a huge truck. We've had some close calls.

And I want to read you something about S-1. You can put an eating establishment. Does anyone know what kind of restaurant this is going to be? Does anyone know what kind of restaurant it's going to be -- twenty-four hours? We had one of my neighbors who leaves for work early every morning, real early, he said you'd be surprised what's on exit 21 at three, four, five o'clock in the morning. Girls walking up the street up to truckers' doors, trucks parked all alongside the road. This is not the community we wanted when we started twenty years ago rezoning. We've got this now.

And now we're going to put a restaurant. What does that mean? What does fourteen thousand square feet of retail space mean? Down in -- our neighbors in Georgia a few years ago had a -- I think it was a Pandora's Box or some kind of sex shop put up. Can we have that? Oh, by the way, yes, let's look at that. Sexually oriented businesses, under S-1, subject to -- subject -- 42-400 of the Anderson County Code of Ordinances, we can have a sexually oriented business right there on this little country road.

And my question to you, when do we start thinking of infrastructure in our -- in Anderson County as a whole? I've heard it here tonight already from these other people. We need to think about infrastructure before we start talking about putting restaurants and other things in our county. At some point we've got to stop until we can catch up with infrastructure. Our

roads are terrible. And this is a little country road. And I heard from someone with the Planning Committee -- Department earlier, it's just the beginning. We're going to crowd that whole road from one end to the other in the coming months with other small commercial businesses on this small country road with this big sewer line.

We should be really proud of our country. We're really growing our county well. We're putting stuff in and we're not prepared to do it. When are we going to stop it? I don't care if it's S-2 or I-1 or what; it's the same thing.

Let me read you something and you tell me what it means. This is under what we're changing to. Now y'all can explain this to me, maybe. Some of the retail usage which are designed primarily to serve the convenience of persons working or receiving services in the building in which the accessory use is located. Providing that such accessory use is clearly incidental and subordinate to principal permitted uses. That's about the same as the one we're changing from says. You can put the same thing. You can put a service station. You can put — my gosh, you can put all kinds of stuff; restaurant, service stations, manufacturing, motels, plumbing shops. The list goes on.

You can put anything you want to in there and it really doesn't matter to us anymore because we can't support it anymore. Anderson County can't support it anymore. You've got to stop it somehow. And we're -- this same message I'm going to take to the Anderson County Council, because we're so happy when we grow our tax base ---

DAVID COTHRAN: Sir, your time has

expired.

JERRY LARK: I think you can

talk as long as you want to on a ---

DAVID COTHRAN: No, sir, we have a

three-minute time limit.

JERRY LARK: --- on a -- this is

an agenda ---

DAVID COTHRAN: No, sir.

JERRY LARK: I'm about done.
DAVID COTHRAN: We need a motion

from someone to allow him to continue for another three minutes in lieu of the lady.

FEMALE: Mr. Lark can take

my time.

DAVID COTHRAN: Ma'am, we hear you.

We hear you. We need to vote on it. Okay? Do we have a motion ---

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1
              JERRY LARK:
                                         You've got to vote
2
    on that?
3
              DAVID COTHRAN:
                                         Yes, sir, we follow
4
    Robert's Rules of Order. Thank you.
5
              JANE JONES:
                                         I make a motion he
6
    be allowed to continue.
7
              DAVID COTHRAN:
                                         All right. We have
8
    a motion.
              Do we have a second to continue the time?
9
              DONNA MATTHEWS:
                                         I second.
10
              DAVID COTHRAN:
                                        All in favor. All
11
    right, sir, you may continue.
12
              JERRY LARK:
                                         Thanks. But I
13
    don't have much more to say. My question still
14
    remains, are we -- we need to put some bumpers on that
15
    road or we need to repave that road or we need to take
16
    the big huge curve at the end of it out of that road.
17
    And then we can put our sex thing in there if we want
18
    to, I guess, or we can put whatever kind of commercial
19
    store we want or we can put a mail -- manufacturing.
20
    It doesn't make any difference anymore to us because
21
    you're going to do it anyway.
22
         That's all I've got to say. I appreciate your
23
    time. I don't mean to be rude or mean, but we have
24
    been through so many of these. And our community is so
25
    upset and so tired of just constantly having to come
26
    before it to get changes made when no infrastructure
27
    and nothing -- our kids and our grand kids are playing
28
    in our front yards with big trucks coming by and on
29
    this small road. It's only going to get worse.
30
    only going to get worse. You can be the first step in
31
    stopping that. It's up to you. Thank you for giving
32
    me that extra time guys and ladies. I appreciate you.
33
              DAVID COTHRAN:
                                        All right. Next is
34
                   Mr. Davidson? All right, we'll move
    Tody Davidson.
35
    on, Joyce Buchanan.
36
              JOYCE BUCHANAN:
                                        May I have the
37
    remainder of my time?
38
              DAVID COTHRAN:
                                       You can have three
39
    minutes, ma'am.
40
              JOYCE BUCHANAN:
                                         Thank you.
41
    appreciate that. Joyce Buchanan, 1030 Pine Knoll.
42
    just want to reiterate what Mr. Lark has said.
43
    moved here a few years back. We all contribute to our
44
    community. This is not -- we just feel like we're
45
    being boxed in. This kind of world is not what we came
46
    here for. We don't really have any say in what kind of
47
    use this land is going to be used for. It's just
    another notch in collecting your taxes. But you don't
48
49
    -- like Mr. Larks says, there's no infrastructure being
50
    addressed here.
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I don't know, as it is -- in the last -- I've been here a few years. In the last few years, I've seen two accidents on our street on a curve down there on Welpine. One was very recent. There was a man airlifted. These roads are curvy and they're narrow. And we've just got homeowners living here. Singlefamily dwellings. This guy was -- hit a tree and was airlifted out.

A few years before that, another one, a guy hits a tree -- a woman -- and she was killed there. You keep putting more stuff -- cram more stuff on our roads, you're going to see a lot more of that. I know it's frustrating for all of us. Can I have a show of hands of who's against this project? These are my neighbors. These are the people who pay their tax money here. We live in it. This is our home. You're inundating us with businesses and industries. We can't live here with that kind of conglomeration, that kind of congestion.

I would just ask you to please, please look at the infrastructure. Look at the show of hands of people that really -- we don't want this. We don't want this. We think we deserve some say in this matter. Please look carefully at this and consider us. Thank you for your time. I do appreciate it.

DAVID COTHRAN: Thank you. Wesley

White.

WESLEY WHITE: Thank you. Wesley White. I live here in Anderson and work for Ridgewater Engineering & Surveying. We represent the applicant on this, the rezoning.

So we had discussions with the staff. The property currently as zoned, the I-2, allows everything he wants on there to begin with, with the exception of retail. For some reason I-2, light industrial, does not warrant retail use. So the request to rezone was simply to allow him to add retail. Everything else that's been listed, you know, in S-1 is very similar to what's in I-2, with that exception.

And just for the record, you know, sexually oriented businesses obviously have to come back to y'all for approval. And they have to -- they have their own set of regulations. So to say that it can go there is a little bit misleading in the sense that it's got its own set of -- its own section in the Code of Ordinances should somebody want to jump through all those hoops officially.

But that's the point of -- and I think the gentleman to begin with, you know, kind of explained what's happening in that area. And that's why the

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landowner wants to go through with the rezoning.
2
    anybody has got any questions regarding that, I'm happy
3
    to answer them later. Thanks.
4
              DAVID COTHRAN:
                                         Thank you.
5
    -- I'm not even going to try it. Marett Road.
6
               HAROLD GIBSON:
                                         I'm Harold Gibson,
7
    1218 Marett Road.
                        I've lived there for five years.
8
    Built the house five years ago.
9
         And upon initially hearing of this, I said, well,
10
    transition is not that bad. And then the more I
11
    investigated it, the developer's representative makes a
12
    good point. It's basically the difference in
13
    industrial versus retail, which can also be a huge
14
    difference in traffic. We've got a couple of
15
    industrial things in a little park up the street right
16
    now. Not a whole lot of traffic. Most of the traffic
17
    that we get are cut-throughs. And not only from
18
    Liberty Highway to Clemson Boulevard, but now they're
19
    cutting through Marett from Welpine to whatever the
20
    school out at Mount Lebanon is. I guess Lebanon Road.
21
    And so now we're getting dump trucks and all kind of
22
    big trucks on residential highways.
23
         So I'm opposed to the rezoning, period.
24
         Thank you.
25
               DAVID COTHRAN:
                                         Thanks. All right.
26
    That was it for those signed up.
27
              ROB MCCLAIN:
                                         I'd like to speak.
28
              DAVID COTHRAN:
                                         I'll allow one
29
    more. You can come forward. State your name and
30
    address for the record.
              ROB MCCLAIN:
31
                                         My name is Rob
32
              I live at 1010 Ridgeview Drive.
    McClain.
33
         One of the reasons I showed up tonight is because
34
    I got an email from my neighbor. I had called my --
35
    when I first got the notice, and I will reiterate what
36
    my neighbor said, there is no sign. It was there when
37
    you took the picture, but it's not there.
38
         I did get the notice. I called my councilman.
39
    told me they were building storage buildings there.
40
    none of my immediate neighbors who I talked to were
41
    coming tonight because they don't have a problem with
42
    storage buildings. They didn't know there was a
43
    restaurant. They didn't know what your allowing the
44
    area to be turned into.
45
         Welpine Road is going to go through a severe major
46
    change with the changes approved the last year. With
47
    the apartment building at the end of it on the east end
48
    of it, with the road change that you propose to make.
49
    But the part that's the worst is the intersection at
50
    Marett and the sharp turn that's by Memory Lane. I've
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seen more wreaths hung at the corner of Marett Road on Welpine than any other road around my house. And the reason is a lot of people are getting injured there. I don't have the statistics, but I'm sure you could find them.

That road is not set up for truck traffic. But it gets a lot of truck traffic. The road is in deplorable shape, and not just the area that's currently under construction. Marett Road is also in deplorable shape. The cold patches that were put in a week ago are almost gone and will be after the next rain. And that's the kind of service that's happening in that area. It's not set up to have any more people traveling in that area.

The exit 21 on-ramp that diverts into Welpine Road is not set up for large traffic. There are constantly trucks parked overnight or at different times of the day on the down ramp, on the entrance ramp, exit 21, that almost block the road that leads into Welpine.

I really don't see -- there needs to be a traffic study. There needs to be a road rework. I don't know about the infrastructure plans. I see a lot of construction down there over the last six months. I assume some of it was because of the residential area that's going in on the other side of Welpine Road. But

TIM CARTEE: Time, Mr. Chairman. ROB MCCLAIN: -- all I'm saying

4 5

DAVID COTHRAN: That's three

minutes, sir. Thank you.

ROB MCCLAIN: That's great. I

didn't have a lot more to say except that ---

DAVID COTHRAN: Thank you, sir. We

appreciate it.

ROB MCCLAIN: Except that you're

kind of rude.

DAVID COTHRAN: You know, I'm going to stop at this point. This is a county meeting. We are not going to sit here and have you guys heckle us, call us names, anything like that. This is for your benefit and for ours. So if you can maintain decorum in this meeting you can continue to stay. If not, we will ask you to leave. Thank you.

Any questions by the commission? Comments?

MALE:

I have one

question.

DAVID COTHRAN: No, this is for the commission, sir. Did you want to say something? All right. If there are no questions, we'll entertain a

motion.

WESLEY GRANT: Mr. Chairman, I make a motion we accept the staff's approval of the recommendation.

DAVID COTHRAN: We have a motion to approve this zoning request to change from I-2 to S-1. Do we have a second? There's a second. Any discussion? All in favor. All opposed. So it'll be six to one. Approved.

Next on the agenda is 5(d), which is a land use permit application for Abilene Motor Express, Council District 6.

TIM CARTEE: Thank you, Mr. Chairman. This is Abilene Motor Express. Proper notification was given out for the development for residents in the area. The owner of the property is Atwood Leota Pitts. The engineer of record is Bluewater. This is light industrial trailer storage facility. It's off of frontage road and the access will be off of frontage road facing I-85.

And this is a secured drop yard for two hundred twenty-five trailer parking spaces, three thousand forty-two square feet office building. This is a midpoint location for tractor trailers to drop off and pick up other trailers for transport.

This is in a commercial area facing the interstate. There's approximately 12.86 acres. It's in Council District 6. The property is unzoned. They will be on septic and Duke Energy will be their power source. And Powdersville will be their water supplier. A variance is not requested. And the traffic impact analysis, this is a frontage road and it's maintained by SCDOT and has an unlimited average -- no average trips per day.

Here's a layout of the facility. And you can see the entrance where they'll be coming in and out off of the frontage road. They will not have access off of Elrod Road in the back. This is your aerial photo showing the proposed development.

Staff recommends approval with the following conditions: They will need DHEC and Anderson County approval letter for stormwater and erosion control. South Carolina DHEC for septic system approval. SCDOT encroachment permit approval. And they will be required to give Anderson County a detailed site plan and the issuance of a commercial land use permit. Grading permit must be issued prior to commencing with the development and construction. A building permit will be required prior to commencing with construction.

That's all I have, Mr. Chairman.

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1
               DAVID COTHRAN:
                                         Thank you.
                                                     Any
2
    questions from the commission?
3
              DONNA MATTHEWS:
                                         Did you say they
4
    would not have access ---
5
              DAVID COTHRAN:
                                         We need to have
6
    quiet, please. Quiet, please.
7
         We have a question from a commissioner. Go ahead,
8
    ma'am.
9
               TIM CARTEE:
                                         They will not have
10
    access off the back of the property. It's only off the
11
    frontage road.
12
              DONNA MATTHEWS:
                                         Okay.
13
                                         All right. Any
              DAVID COTHRAN:
14
    more questions? If not we'll open up this public
15
    hearing. First signed up to speak is Liz Dove.
16
              LIZ DOVE:
                                         Hello. My name is
17
    Liz Dove and I live at 414 Elrod Road. And I want to
18
    thank you for having this meeting so that we can have
19
    conversation.
20
         My main concern is the aesthetics of the area.
21
    There's a lot of trees, lots of oak trees that have
22
    been there forever and I know that it would affect the
23
    value of the property of my neighbors. And I also feel
24
    like with the lighting -- I don't know if they're going
25
    to clear the lot or if they're going to maintain a
26
    certain amount -- I was told there would be a twenty-
27
    five foot easement. I don't know if they're going to
28
    clear it with all those trees. I just know if it is
29
    cleared, the lightings go up that it would affect the
30
    neighborhood. It's not really a neighborhood. It's a
31
    little country road. And I feel like it would really
32
    affect the value of the homes in the area. We have
33
    wonderful neighbors. Everyone -- just a beautiful
    area. And I just, I just would humbly request that you
34
35
    all just think of yourselves behind here.
36
         These homes, you know, they have land with them.
37
    And I think the value of the homes would be affected,
38
    hugely affected. One home, the whole driveway, you
39
    look to the left of the driveway and there's going to
40
    be two hundred plus containers. He's going to go all
41
    the way down his driveway and be looking and see all
42
    these containers where beautiful trees used to be,
43
    where it used to be peaceful.
44
         And I'm just worried about the value of the area,
45
    basically, is what I'm -- and you know, with the lights
46
    up all night. You know, it's just going to really
47
    affect the value.
         That's all I have to say. And I thank you very
48
49
    much for hearing me.
                          Thank you.
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DAVID COTHRAN:

Thanks. Diane

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1 Bishop. 2 DIANE BISHOP: I'm Diane Bishop. 3 I live at 111 Blossom Branch Extension. And it's about 4 maybe a quarter of a mile from this dump yard. 5 And I'm worried about the valuation of our 6 property and Mr. Elrod's property and Mr. Humphrey's 7 property that's on each side of that. Plus the 8 lighting in a country neighborhood. But also the 9 traffic coming off of 86, all those additional eighteen 10 wheelers coming off of 86 onto this frontage road. 11 already have problems getting in and out of -- on 86 12 when we go up to the Pilot Truck Stop. They're either 13 blocking the intersection or they're coming out the 14 back where they spend the night. They come out the 15 back and they don't even stop. And I mean you almost 16 get run over by them. And it's just the whole thing of 17 putting something like that in a country residential area. Thank you. 18 19 DAVID COTHRAN: Thank you. Brian 20 Elrod. 21 BRIAN ELROD: Brian Elrod. I 22 live at 407 Elrod Road, which is directly beside this 23 place where Liz mentioned a while ago. I don't know if 24 you can put my pictures up, but I brought three 25 pictures. I brought three pictures to show of the 26 place. Can we show them on the screen? 27 DAVID COTHRAN: Who did you give 28 them to? 29 BRIAN ELROD: To him. Anyway, 30 this runs right down beside my land. The slide you put 31 up earlier, it said it was commercial around the area 32 where this is. That's not true. Every piece of 33 property that touches this piece of property is 34 residential. It's not commercial. 35 There are two commercial buildings on the frontage 36 road. One is K&K Truck Service which has been there 37 for years and years and the Kellys own the 38 whole end of that road. They live there and have a 39 couple of other houses. But the other one is the 40 Adventure Golf store or golf cart place. Both of those 41 places close at five thirty at night or five o'clock at 42 night. Neither place opens on the weekends. 43 This place -- okay. This is a picture looking out 44 over the field. This is where it's going to be. Do 45 you see the two big pecans trees right in the middle of 46 the picture to the left, that open field behind that 47 pecan tree and all those woods right there you see,

that's what's going to go away. That's going to be --

in on the frontage road, as y'all says. But it affects

that is where that truck stop is going. It does come

our neighborhood.

Can you go to the next pictures, please? My house is the one, you can barely see it, but you'll see it better. Okay. The house through the trees right there is Jason Humphrey's. He's the one on the other side of the thing. It's going to come all the way to our road about where the -- you see the higher grass. It's going to go from there all the way to the Interstate 85 to the end of that frontage road.

His property cuts right -- it's angled right behind his house. It's kind of like this. He's very, very close to the property line. Okay. That's looking down my driveway. All that field there, all those woods there, are going to be gone. My house that you can see in the back is forty-two feet off the property line. So once that clearing happens there's going to be -- I'm sure it's going to be a well lit area. I'm sure there's going to be a lot of noise of clanking of trucks coming in probably all hours of the night, backing up, unloading or switching trailers or whatever they're going to do there. I don't know what they're going to do. I just know it's a trucking company.

This is the -- I mean, we get three minutes to talk about why we think it shouldn't be here, but we don't have any idea what exactly is going to happen. Don't know if they're going to put -- if they were planning on putting any kind of barrier up so you don't see any of this stuff.

DAVID COTHRAN: That's three

minutes, sir.

BRIAN ELROD: Okay. Thank you

for your time for allowing me to talk.

DAVID COTHRAN: Thank you. Next is

Jackie Wilder.

JACKIE WILDER: Jackie Wilder, 500 Elrod Road. I'm living on the axle backside of this proposed project. If you stand on the bridge overlooking 85 and Highway 86, you look to the west you've got a Budweiser beer distributorship, you've got a Coca Cola distributorship, a Spinx, a QT and a Bojangle's, which draws a big huge crowd every day. The two warehouses put many, many trucks on the road.

If you come across 85 heading east toward Piedmont, that red light -- I sat there at that red light this morning five changes before I came out frontage road just to turn right to go to the town of Easley. I mean everything we've talked about tonight, (a) through (d) is concerning a lot of traffic. And we already have that.

If you come around in front of the truck stop,

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come down a hundred yards, you've got a huge road 2 that's just been constructed in there going out to a 3 brand new warehouse that's probably a million square 4 They're going to bring tractor trailers out on 5 that frontage road. You go past that, Elrod Road bears 6 to the right. You go straight on to this proposed truck drop. When I'm sitting on my porch, I can tell 7 8 you when there's an accident on 85 because everybody 9 gets off and comes Elrod Road. We've already got 10 traffic like you would not believe. It's not a fun 11 thing living on that road. I've lived there thirty-two 12 years. I love it. But it's got to the point there's 13 so much traffic you can't get out. 14

Now, when this trucking place goes in and they come out and come up the frontage road, they're going to realize, hey, this truck stop up there, you can't get out. If they're going northbound, they're going to turn around and come right down my road. That's what they're going to do.

It's going to be an eyesore, an absolute eyesore. And you know, I'm looking at the commissioners -- first time I've ever been here. I would assume that you guys go out and do a visual every time you get ready to propose or vote on something like this. If not, I'd say load up and go take a look. Thank you.

DAVID COTHRAN: Thank you. Robert Elrod.

ROBERT ELROD: Well, I'll see if I can get through this. My name is Robert Elrod. I live at 413 Elrod Road, Piedmont. My property, like my son's property, just spoke, mine joins this property.

We are not in a commercial area. There's not one inch of property that touches this property that they're buying or have bought, whatever it is, that's commercial. We're in a residential area. There's three homes within a hundred feet of this property, that's touching this property. One of these homes is within about twenty feet. He's got two daughters; one's eight, one's eleven. They go to school. How is this truck stop or park or whatever, going to affect their lives? They'll be -- they're going to clear-cut this property, looks like, grade it down. They will put lights up. I'm sure they will light it. So it's going to light up everybody. So you've got houses there that's going to have -- be like a Walmart parking lot or a football field. My house is a hundred and forty feet from it. Plus there's four more houses within a hundred yards of this property. We've got nothing but residential.

The general welfare of the families that live in

these homes is going to be greatly affected because of the noise of these trucks coming in, hooking up, unhooking, their air brakes going off, parking those trailers. From what I understand, it's going to be a twenty-four/seven thing. It's not from eight till five. So they'll be coming in during the night, dropping off trailers. The noise of those diesel engines of those big old trucks, how are we going to sleep? There's two hundred and thirty-five spaces for trucks. Two thirty-five. And like I say, the bright lights and all, it's going to affect a lot of our habits at night.

And also, like I say, we talked about clear-cutting. People, even in the daytime, with all these trucks going in and out probably won't even be able to sit on their porches or in their yards or be around the pool, because you've got this truck thing right in the middle of us.

And looking at their drawings, looks like they're going to clear-cut the whole property. Remove the trees, remove the grass. What does that mean? Water. All right. You've got water that they've got to control. I understand they've got a pond there. But how do we know this pond is going to work? Had a neighbor, Scott Humphrey, that they did a pond on 86 for that building, that big warehouse they put in, did it work?

DAVID COTHRAN: I'm sorry, sir.

That time has expired.

ROBERT ELROD: Your watch is a

little bit fast.

DAVID COTHRAN: Thank you.

ROBERT ELROD: I appreciate it.

But folks, nothing but houses. There's forty to fifty houses within a quarter of a mile to where they're putting this.

DAVID COTHRAN: Thank you, sir.

Morgan Allison.

MORGAN ALLISON: My name is Morgan Allison and I live at the end of the frontage road where this place is going to be. And there's going to be, what, two hundred and something slots for parking trucks down there. I've been living there for fifty-four years. My ancestors have been there two hundred years probably. The longest line in Anderson County goes between me and this truck place. It was a land grant from England from years back. And I'm at the corner of it.

And I don't have any problem with commercial. The golf cart place is right beside of me. It's a nice

place. Right up the road is commercial. And then the 2 safety place is commercial. But all these people bring 3 benefits to the community. They either buy or sell or 4 trade or do a service work for somebody. This place 5 does none of that other than parking a bunch of 6 trailers. It's like having a junk yard beside of you 7 or having a waste treatment plant. I mean it's no 8 benefit to the community other than the people that own 9 the thing and trying to find somewhere they can park 10 these trailers, with all this light and noise. And all 11 them trucks comes right by my house twenty-four/seven 12 continually. I don't think none of you people in here would want this beside your own house. Thank you. 13 14

DAVID COTHRAN: Thank you.

Jeff Garrison.

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JEFF GARRISON: Hey. I'm Jeff Garrison. I live at 407 -- I live at 443 Elrod Road, which is just right down the road from this.

I look at my kitchen window, I see this field. don't particularly want to look out and see a bunch of trucks parked out there in this field. Like everybody else has said, the traffic is horrible already on our road. The Pilot Truck Stop alone clogs up the road. Adding two hundred and thirty-five more trucks coming up and down through there constantly will just overwhelm our area. It's going to hurt our property values greatly.

Like it's been said before, I don't know if you can pull the map back up, none of the property that this touches is commercial. It's all residential around it. The whole area. The closest commercial is the golf cart place.

This company already rents space on exit 27 right where the old Anderson Truck Stop used to be. I don't know if you've been by there and you've seen all those trucks lined up. It's right there where TTI is. this is what they want to move there.

And I'm greatly opposed to it. Thank you. DAVID COTHRAN: Thanks. Lynn

Sosebee.

LYNN SOSEBEE: I'm Lynn Sosebee, 718 Lownes Hill Road. I work for Bluewater Civil

Design. We're representing the developer.

Just want to address a few things that's been brought up. We will be providing county required buffers around the entire property between the residential and our use. We will have a site lighting plan. And we'll be addressing cut-off -- there will be cut-off heads, and we'll be looking at light pollution and photometrics around it. And we will be providing

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stormwater management meeting county requirements.
1
2
         I'll be glad to answer any questions you have.
3
               JANE JONES:
                                         I have a question,
4
    sir. Could you describe the buffer? I know on the
5
    plat it shows twenty-five feet. Twenty-five feet of
6
    what?
7
              LYNN SOSEBEE:
                                         It'll be -- twenty-
8
    five feet would be a combination of trees, planted
9
    berms or fences. There's several options in there and
10
    we have not worked through the details of which one
11
    we're going to use.
12
              JANE JONES:
                                         Do you have any
13
    future -- you probably don't know the answer to this --
14
    future intentions to use a backdoor on Elrod Road?
15
              LYNN SOSEBEE:
                                         Absolutely not.
16
    Everything we've discussed so far would not include
17
    that -- connect to Elrod. And if I'm not mistaken, we
18
    have no intentions of looking at it, so we haven't
19
    looked at it very carefully. I believe that's a state
20
          We would have to get a permit either from the
21
    state or county to collect to that. And I think that
22
    would be a challenging effort.
23
              JANE JONES:
                                         The way it's
24
    designed, it just looked like (unintelligible) before
25
    you get out there. Are you planning to pave this area
26
    where you'll be parking the trailers or is that going
27
    to be gravel?
28
              LYNN SOSEBEE:
                                         I believe the
29
    intention is initially it would be gravel, but it could
30
    be paved eventually.
31
              JANE JONES:
                                         That would greatly
32
    affect the water runoff.
33
              LYNN SOSEBEE:
                                         There is a
34
    difference between pavement and gravel. We would
35
    design the pond -- when we design ponds, and if it's
36
    initially going to be gravel, we assume at some point
37
    people will pave gravel. They get tired of replacing
38
    it and it becomes paved. So we design our stormwater
39
    management facilities to handle pavement.
40
              MALE:
                                         What about the dust
41
    and all ---
42
              DAVID COTHRAN:
                                         This is not a
43
    question and answer from the audience.
44
              WESLEY GRANT:
                                         I have a question.
45
              JANE JONES:
                                         Do you have a
46
    commitment from the water company to run water out
47
    there? I know they have to have these things in their
48
    budget to run water and sewer lines. It's my
49
    understanding that the water line does not come all the
50
    way down the frontage road.
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1
              LYNN SOSEBEE:
                                        I don't believe it
2
    does come down the frontage road. We're still looking
3
    into that. I believe there is water on Elrod and it's
4
    possible we would bring the water from Elrod, but no
5
    traffic. Or we may end up using a well. It's only
6
    going to be a three or four thousand square foot
7
    structure there, small scale structure. So it would
8
    not be unreasonable to use a well. And we will be
9
    using septic for our sewer.
10
              JANE JONES:
                                        Okay.
                                                Thank you.
11
              DAVID COTHRAN:
                                        Okay.
12
              WESLEY GRANT:
                                        You mentioned light
    pollution, y'all were going to do a photometric or
13
14
    light pollution study.
15
              LYNN SOSEBEE:
                                        Sure.
16
              WESLEY GRANT:
                                        Are y'all
17
    considering a noise pollution study, as well?
18
              LYNN SOSEBEE:
                                             That's not
                                        No.
19
    part of what we've looked at. We always look at the
20
    lighting and photometrics and keep the lighting onto
21
    our site to the degree practical with cut-off heads ---
22
              TIM CARTEE:
                                        Mr. Chairman, they
23
    will have to meet county ordinance on the noise
24
    reduction for this development.
25
              DAVID COTHRAN:
                                        Okay. Thanks.
26
              WESLEY GRANT:
                                        Thank vou.
27
              DAVID COTHRAN:
                                        Any other
28
    questions?
29
         Were you through, sir?
30
              LYNN SOSEBEE:
                                        Thank you.
31
              DAVID COTHRAN:
                                        Thanks. All right.
32
    If there are no more questions -- that was it on the
33
    public hearing, so we will close the public hearing on
34
    this. I'll ask again if there's any questions or
35
    comments of the commission?
36
              JANE JONES:
                                        Mr. Chairman, I had
37
    a lot of phone calls and talked to a lot of people
38
    about this since it's my district. Would I be out of
39
    order to try to summarize some of that? Or do we have
40
    time. That's up to you.
41
              DAVID COTHRAN:
                                         Go ahead. Your
42
    privilege.
43
              JANE JONES:
                                         Just in case you
44
    haven't been there, this is an intersection of 85 and
45
    Highway 86, right there going into Piedmont. The
46
    frontage road that this property is on right down
    beside 85 is a short road. And the actual property
47
48
    line at the end of this road is about twenty feet. So
49
    that would have to be paved. That's the only access
50
    they're going to have into this property, is that about
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4 5

twenty foot. The gentleman that lives right beside that spoke just a few minutes ago. He has a house there and has a landscaped yard. And when they cut in that driveway that's going to be right beside his front yard. And whatever buffer goes in there will be on his property line and right up the side of his house. That's how close all of this is.

And on the backside, these gentlemen, Mr. Elrod, spoke about how this company is going to go right down the side of his driveway. And this is -- I've been out there. I've seen exactly how it looks.

And I just want to stress that this is a residential area. And the land use map, which there's no zoning, but we have a land use map of the area that the county uses. And this area is, on the future land use map, is residential. And it's surrounded by agricultural. I know the application for this project says it's an undeveloped area and they're wanting to change the land use to light industrial. But, you know, I don't know how that compares to what's on the land use map, because it is right there where all these houses are and it's designated as residential and agricultural.

I believe there's a law that says we have a right to peace and quiet, peaceful coexistence. I think that is an actual law. And I don't see how these two things go together. This residential area would be greatly disturbed by this project.

Thank you, Mr. Chairman.

DAVID COTHRAN: Thanks. Does anyone else have any comments or questions? If not, we'll entertain a motion on this.

JANE JONES: I move that this

application be denied.

DAVID COTHRAN: Motion is to deny.

Is there a second?

DONNA MATTHEWS: I second.

DAVID COTHRAN: There's a second.

All in favor of denial. Six ---

APPLAUSE

DAVID COTHRAN: Folks, I know. I've been called rude tonight. I hear the comments. I really try to run this meeting by the book. That's the reason why we have time limits. That's why -- I know you're happy. But we try to keep this as objective as possible. So please consider that. When I admonish you, I'm not trying to be a jerk up here, but I am trying to run a meeting. So thank you.

All right. That passes six to one in favor of a denial.

So since that's a denial, let me just take a minute. I'm going to mark compatibility with surrounding properties, use and value of surrounding properties. Does anyone else have anything else to add to these decision recommendations?

Alesia, I'm going to attach her -- if we're going to draft a letter ---

ALESIA HUNTER: Mr. Chairman, she need, for the record she needs to say why she's denying the motion.

JANE JONES: I can do that. My reasons for a motion to deny this application according to the ordinance 39-311.

Number one, my concerns -- I have concerns for the health, safety and general welfare of the people in this community. As has already been stated, the trailers and the accompanying noise and lights will be adjoining the property of a number of families. The whole community will be affected. The trailers will literally be parked within feet of these homes.

Number two, I have concerns for the balance of the interest of the developers, homeowners and the general public. Again, as previously stated by the residents, this project is not in keeping with anything currently in the community. This is a residential area surrounding by agriculture. The property values of these homes would be adversely affected. With all these noise and lights and trucks coming and going, the quiet little community will no longer exist. The backside of the property runs parallel to Mr. Elrod's driveway. The trailers will be parked in front of his house, according to the plat. The property beside it, as it's shown on the plat, borders the front yard of a very nice home. The well-being of these families has not been considered. It has to be considered.

My concerns on the ability of the existing or planned infrastructure and transportation system to serve this proposed project. There's no way to safely move tractor trailers through these intersections on this road. Trucks at the Pilot Truck Stop are already using Elrod Road to avoid the congestion at the 85 intersection. There's no plan that I'm aware of to make any changes or improvements to any of these roads. Thank you.

DAVID COTHRAN: All right. Got it.

If we need to add anything to it, I'm sure we will.

Next is any old business to be considered. Does anyone have any old business they wish to enter.

If not, we'll move on to new business. We have one -- well, two items. One is the preliminary

subdivision, Shiloh Valley. This is in District 6.

TIM CARTEE: Thank you, Mr.

Chairman. Shiloh Valley is the applicant for this development. And it is a single-family residential.

The proper notification was given for this development to the residents in the area.

Engineer of record is Bluewater. Falcon Real Estate is the applicant. This is located off Shiloh Church Road, which is a county maintained road. And the access will also be off Shiloh Church Road.

Surrounding land use is residential. The property is unzoned. It's ninety-three acres. One hundred and sixty-two lots. Powdersville will be the -- well, I take that back. That's a typo on there. It should be Big Creek. On my notes it is Big Creek. And ReWa is the sewer provider. And they're not requesting a variance. And Shiloh Church Road is classified as a collector road with no maximum trips per day. And the developer will be required to meet or exceed construction plans that are approved by Anderson County Roads and Bridges.

Here's the plat of the layout of this development. Here's the aerial of the proposed development.

Staff recommends approval of the preliminary subdivision with the following conditions: All lots must access proposed internal roads. The applicant will be required to delineate wetlands as required by U.S. Corp of Army Engineers. The completion of improvements as shown on the preliminary plat must be completed within twelve months following preliminary plat approval. The subdivision administrator shall have authority to grant two six-month extensions to this requirement upon a finding of circumstances to warrant such extension. If improvements are not completed within the twelve month time frame and any granted extension, the preliminary plat approval is revoked and a new preliminary plat approval will be required. Developer must obtain the following permits prior to proceeding with the development, to include DHEC and Anderson County approval letter, stormwater erosion control, DHEC and ReWa approval letter for sewer service, construction and permit to operate, Anderson County Roads and Bridges subdivision plan approval, encroachment plan approval, and Big Creek Water for the approval for potable water and fire protection verification of water lines search.

That's all I have, Mr. Chairman.

DAVID COTHRAN: Thanks. Any questions for staff from commission? If none, this is not a public hearing, but we open it for public

1 comments. We do have a sign-up for this. First we 2 have is Rhonda Aiken.

RHONDA AIKEN: Thank you, Mr. Cothran, members of the commission. I live actually in Greenville at 16 Wembley Road. But I spent half of my life in Anderson County at our family farm that has been in our farm for over a hundred years, and where I look forward to my retirement and living there. I was actually astonished to get a card to say that yet another high density subdivision was being proposed for our area.

I believe that we can prove that this is approaching a threshold that will significantly impact the quality of life of those people who live around. I say this from a prospective of infrastructure, the density and the overburdening of infrastructure. On Moores Mill Road now you take your life in your hands to go across the street to get the mail since the two projects off of Shiloh Road and Rogers Road have been established.

We know that you have had massive developments within a very short distance of this proposed property that have just been approved and have not yet been developed. The area is overburdened for service. I mean there are no grocery stores. People will have to travel some distance. Plus when you consider a traffic study on paper, does it really evaluate the downstream effect of what will happen to those residents and the people in the area that we have loved.

This area has been predominantly farmland, but the properties that are closest to this and border it are two-acre properties. The number of units and the lot sizes that are being, again, proposed is quite astonishing for people -- you know, I'm choosing to live in a rural environment; not to live next to two hundred people who are living right next to each other. I also have a personal interest in the environmental effect. This clear cutting and hard scraping is completely different than someone going in and having -- cutting all the timber or even having a pasture.

We have -- and the county has recently renamed -- it was Cads Branch (phonics) for years and then Cades Creek. Now they're calling it Hurricane Creek, as well. We are experiencing significant flooding issues that are most concerning, even with the proposal of these retention ponds. We consider that this will be very damaging to our property.

With regard to ReWa and the sewer, I got an e-mail from Chad last night that ---

DAVID COTHRAN:

I'm sorry, ma'am.

48

49

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1 That's time. Three minutes. I'm sorry. 2 Next is Jerry Yeargin. 3 JERRY YEARGIN: Yes. Jerry Yeargin 4 I own a business on Highway 86 and Old is my name. 5 School House Road, which Old School House Road goes in 6 to Shiloh Road right where they're going to put this 7 subdivision. 8 If you've been on 86 or if you go from this 9 subdivision to 86, there's no red lights there at all 10 that you can get off on. I mean, the traffic on 86 now 11 is so bad -- I've had that business there for probably 12 forty years. We sit up there at that road and wait and 13 wait and wait to get out. 14 Now, I talked to the road maintenance people about 15 fixing those roads. They come out and throwed a little 16 asphalt in a hole or two. The ditches are washing out. 17 And the other road -- actually Shiloh Road is in bad shape. I mean it's a country road, not to handle a 18 19 hundred and fifty, eighty houses. Even though right up 20 the street they're building three hundred houses which 21 is going to empty on 86. You need to go out there and 22 put a counter and find out how much traffic is on 86 23 and how these people are going to get out of this 24 subdivision onto 86. How are they going to do that? 25 They can't. 26 But you know, I don't object to houses being built 27 and all that. If they go in there and put the roads in 28 there and the red lights, fine with me. But you've really got a problem and they need to do something 29 30 about it. I asked them if they would let me close that 31 road, I'll pave it myself. But they wouldn't let me do 32 it. 33 So anyway, I know y'all have nothing to do with 34 roads and maintenance, but if you're not going to fix 35 that, why build subdivisions to get more taxes in order 36 to not built more roads. Thank y'all. 37 DAVID COTHRAN: Thanks. Jim Long. 38 JIM LONG: I'd like to yield 39 my time. 40 DAVID COTHRAN: Okay. You don't 41 want to speak? 42 JIM LONG: No. Thank you. 43 DAVID COTHRAN: Gotcha. Lois 44 Spurlock. 45 LOIS SPURLOCK: Hi. I'm Lois 46 Spurlock. I live at 500 Shiloh Church Road.

concern is from the existing development that I see is

which is a seventy-two acre parcel. There are thirty-

I own two parcels that adjoin this property; one of

two lots listed along that property line with no

easement at all. That concerns me a great deal because any development typically has a run-off from any housing development. And that does not leave leeway for any runoff to be taken care of.

And I also want to follow along with my neighbors and others who have spoken with this high density. There's a hundred and sixty-two houses that are planned If we have two adults that are driving, for that. that's three hundred and forty-two vehicles that will be introduced to that road. And as everyone has pointed out, there are no existing lights on the road, traffic lights. The road is extremely narrow. It barely fits a passenger car. But we have tractor trailer rigs. We have concrete trucks. We have dump trucks, construction trailers. You cannot pass them in your car in your lane when they're going down this road. So we're going to introduce a greater event of accidents, people being hurts. And the existing infrastructure that we have there as far as telecommunications is very limited. The impacts on the road. The road is crumbling. It's too narrow. hasn't been paved probably in my lifetime that it's been repaved.

So my biggest concern to everyone's point is not creating a housing development. It's creating something so dense. And for myself personally, having runoff right adjacent to my property with nothing to stop that is a big concern. But I'm also concerned about the impacts of what it is on the existing infrastructure because we don't have what is going to be required to support this much more traffic introduced to this area. Thank you.

DAVID COTHRAN: Thanks. George Theis. I think it's George. Freedom Drive. GEORGE THEIS: Theis. DAVID COTHRAN: Theis. Okay.

Gotcha. My apologies.

GEORGE THEIS: That's okay. I'm George Theis. I live at 240 Freeman Drive in Piedmont Park. And I'm here to dispute this proposed housing project on Shiloh Church Road. Our neighborhood already has one housing development project in process over on Old River Road. And if this goes in, we're going to be sandwiched in between two developments. And we already have problems with traffic passing through making a shortcut of Freeman from Old River Road to Highway 86.

The Planning Commission denied a Phase II for Blossom Branch Road on 86 and it kind of gives me hope that there's something in general subdivision

4 5

requirements to keep this urban sprawl from running over the Piedmont area.

The proposed project on Shiloh Church Road will clearly add problems to an already existing infrastructure. Piedmont Park would be -- the green space that's along Shiloh would be lost. The wildlife that currently lives there and thrives there. This area is very close to a wildlife sanctuary. It's as close as you can get to a wildlife sanctuary as you can possibly get.

I'm asking that the Planning Commission deny the proposed house project on Shiloh Church Road for the reasons: To keep at least one convenient road that's safe to exit the neighborhood. To not over tax the existing infrastructure. And not allow the precious green space to be destroyed. And to preserve the character of Piedmont Park. Thank you.

DAVID COTHRAN: Thanks. I'll get in trouble for this one, too. Jason Ziemnicki.

JASON ZIEMNICKI: Correct.
DAVID COTHRAN: Okay. Good.
JANE JONES: Y'all sure you're

from Piedmont with these names?

DAVID COTHRAN: I said one time that only Smiths and Joneses can sign up for this thing, but someone actually got mad at me for saying that, but that was a joke.

JASON ZIEMNICKI: I'm Jason Ziemnicki. I live at 105 Elizabeth Drive in Piedmont Park. And I'm opposed to this, too. Same reason my neighbor was just now. We have one division already going in. If we have this one go in, that's three hundred homes right in this one little area.

As alluded to before, the access to 85 is poor, very poor. There is no right-of-way access to get on 85. You have to cross lanes, stop lights and a truck stop right there. And I've been there before. When trucks get across there, they think they'll get all the way through and then they're stuck in the middle of the thing. Blocks up all the traffic.

Road, as the lady before explained, they are crumbling. In fact, Shiloh Church, right where that development is going to be, there's a stream that goes underneath there. Well, with heavy rain, the water goes over the road and causes more erosion. That's a problem there.

And half of the neighbors have kids in schools in the area. And these people who are going to be buying these homes have kids that go to school, and the schools are already to the limits, as I was told. So

there's another issue there, where these kids are going to go to school.

And the wildlife situation, there's deer. I've seen lots of deer come through our neighborhood and they go somewhere. They have to have some place to go. You're going to displace a lot of wildlife.

And the lot sizes. I think last year you passed something -- or you proposed something to increase lot sizes in Anderson County to a third of an acre from a quarter acre. I'm not sure. I did a little math. I'm not good at math, but it seems like these lots are a little smaller down in the quarter acre size.

That's all I have. Thank you.

DAVID COTHRAN: Thank you. Phillip

Day.

1 2

PHILLIP DAY: I'll cede my time.

17 Thank you.

DAVID COTHRAN: All right. Paul

19 Harrison.

PAUL HARRISON: Thank you, Mr.

Chairman. My name is Paul Harrison, 718 Lownes Hill Road. I work with Bluewater Civil Design.

I'm here tonight speaking on behalf of the applicant. But just listening to the speakers before me, I'd like to address a couple of the comments that were made.

County Council did pass an ordinance that was approved -- I'm not sure exactly what the effective date was -- but it was effective immediately where unzoned areas in Anderson County have to meet a minimum of ten thousand square feet. So I want to assure you that this plan -- whereas we're basically providing 1.77 units per acre. I think it's far less dense than a lot of other neighborhoods that we've done in the past in Anderson County. We're preserving thirty-five percent of the property in open space and common area and protected areas that will be preserved for the life of the project that will be put in a conservation easement.

We worked closely with staff, with Roads and Bridges. We performed the necessary traffic impact studies that were required of us. We meet every current standard that the current ordinance calls out for. Like I said, on the lots, the minimum square footage is ten thousand square feet. The side setbacks went from -- went up to fifteen feet for the side setbacks. We're providing all of that. We're conceding to all of that. And we've addressed staff's concerns as far as their comments on the subdivision application before you.

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A lot of the concerns about some of the roads that
    were mentioned, Highway 86 and everything, we were
3
    involved with that development along 86 that you guys
4
    approved. And there will be major traffic -- or major
5
    road improvements done to 86 that will help alleviate
6
    some of those traffic concerns on 86. But that's a
7
    state maintained road. And that's a DOT issue that we
8
    don't really have any control over. Nor does Anderson
9
    County.
10
         I can assure you that our ponds, our stormwater
11
    ponds, we'll design the stormwater ponds to meet and
12
    exceed the requirements from the county and the state.
    We will not have any runoff running to adjacent
13
14
    properties. All of our water will be directed to our
15
    onsite stormwater management areas and will be treated
16
    as required by the county and by the state.
17
         You know, really -- I don't really have too much
18
    to add other than I just want to point out, we're less
19
    than two units per acre. We meet the current ordinance
20
    as was just newly adopted in unzoned areas.
21
              DAVID COTHRAN:
                                         All right, sir,
22
    that's three minutes.
23
              PAUL HARRISON:
                                         Okay.
24
              DAVID COTHRAN:
                                        Thank you.
25
              PAUL HARRISON:
                                        Does anyone have
26
    any ---
27
              DAVID COTHRAN:
                                         I'll ask that
28
    question.
29
              PAUL HARRISON:
                                        Okay.
              DAVID COTHRAN:
30
                                        All right.
                                                     That
31
    was all that was signed up. Are there any questions
32
    from commission members?
33
              JANE JONES:
                                        I have a question.
34
    Is water and sewer already on this road?
35
              PAUL HARRISON:
                                         Water is available,
36
    but sewer is being provided by ReWa. This is an area
37
    where ReWa basically just recently took over this area.
38
    And they have a capital improvement project that
39
    they're providing sewer that was recently put in for
40
    that Old River Road corridor that would serve this
41
    property, as well.
42
              JANE JONES:
                                         Any way to put a
43
    back door to this property? That's a very large
44
    subdivision with just one in and out.
45
              PAUL HARRISON:
                                         There's really not
46
    a lot of options. It's kind of -- the way the property
47
    is situated, there's a large draw that runs along the
48
    eastern side of the project. We would love to have
49
    another access back over to Old River Road. It just
```

was not -- you know, existing site features kind of

50

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1
    prohibited that.
2
              DAVID COTHRAN:
                                        Any other
3
    questions? Comments? All right. If not we will ---
4
              PAUL HARRISON:
                                        Thank you.
5
              DAVID COTHRAN:
                                         Thanks. We will
6
    entertain a motion.
7
              JANE JONES:
                                         I make the motion
8
    to deny this application.
9
         My reasons, according to Ordinance 38-311. I'm
10
    concerned for the public safety and convenience and
11
    general welfare of the people of Piedmont and this
12
    subdivision. And this is the main point of the whole
13
    motion to deny. There are over seven hundred houses
14
    already approved by this Planning Commission that are
15
    not built yet. And they're all actually -- almost
16
    literally in walking distance of this project.
17
    Piedmont is a small community and it's yet to be seen
18
    how these seven hundred houses will be accelerated into
19
    the schools and road and emergency services. To say
20
    nothing of the other services of whatever shopping is
21
    needed for day-to-day living. We just cannot put any
22
    more houses -- build any more at this time. This is by
23
    far the most important reason for this denial.
24
    not good planning to add more houses to the seven
25
    hundred total at this time.
26
         I'm also concerned for the balance of the interest
27
    of the developers and homeowners and the public.
28
    just stated those reasons. There's no balance here
29
    between what the citizens and community need and the
30
    services that they will require. The over-crowding
31
    would change the whole dynamic of this rural community.
32
         I also have -- I'm concerned about the ability of
33
    existing or planning infrastructure and transportation
34
    systems to serve the proposed development.
                                                There's no
35
    red light on the access road to this property, as
36
    others have referred to. The estimated trips per day
37
    generated by this subdivision is estimated to be
38
    sixteen hundred a day. The majority of this traffic
39
    from this subdivision will go to Highway 86 and turn
40
    left. The current configuration of the red lights and
41
    traffic patterns will make this turn very difficult.
42
    And there are no plans on the GPAT twenty year map for
43
    any changes on Highway 86. Thank you.
44
              DAVID COTHRAN:
                                         Thanks. All right.
45
    We have a motion to deny. Do we have a second?
46
              DONNA MATTHEWS:
                                         Second.
47
              DAVID COTHRAN:
                                        All right. Have a
48
    motion and a second. Any discussion? If not, the
49
    motion is to deny. So all in favor of the motion which
```

will deny this, please raise your hand. Four. All

```
1
    those in opposition. You for or against?
2
              WILL MOORE:
                                        For.
3
              DAVID COTHRAN:
                                        For the motion?
4
              WILL MOORE:
                                        Yeah, for the
5
    motion.
6
              DAVID COTHRAN:
                                        Okay. So that'll
7
8
              JANE JONES:
                                        You want to do it
9
    again?
10
              DAVID COTHRAN:
                                        Raise your hands if
11
    you are in favor of the motion, which is to deny. Put
12
    them up high. One, two, three, four -- seven to zero.
13
    All right. That motion carries, which is to deny.
14
         Next on new business would be after July 1st
15
    meetings will return to the historic courthouse. So
16
    we'll be back there.
17
              ALESIA HUNTER:
                                        Yes, sir.
18
              DAVID COTHRAN:
                                        Last are -- item 8
19
    is public comments, non-agenda items. Again, three
20
    minute limit. Does anyone wish to speak on this.
21
    Didn't see a sign-up.
22
         Seeing none and hearing none, we will move on to
23
    other business. And I'd like -- if we've got stuff to
24
    do on the signatures can we discuss that real quick,
25
    from last meeting. I'm assuming that's what we need to
26
    talk about; right?
27
              ALESIA HUNTER:
                                        Yes. Are you going
28
    to do it or ---
29
              DAVID COTHRAN:
                                        Huh?
30
                                       Are you going to
              ALESIA HUNTER:
31
    make the changes or ---
32
                                        I don't know what
              DAVID COTHRAN:
33
    we need to do.
34
              ALESIA HUNTER:
                                        After the meeting
35
    -- you've already signed the actual letters. You just
36
    have to add something on it, a couple of things on it.
37
              DAVID COTHRAN:
                                        Oh, okay. So it's
38
    already -- do we get it off the minutes? I just want
39
    to be clear. So we don't need to talk about it. Okay.
40
    That's fine.
41
         Anybody else have any other business? If not
42
    we'll entertain a motion to adjourn. I'll make it.
43
    All in favor get up.
44
45
          MEETING ADJOURNED AT APPROXIMATELY 7:37 P.M.
```

Anderson County Planning Commission

August 10, 2021 6:00 PM

(Previous Development Springwater Trails was Denied on 1-7-2021)

Preliminary Subdivision Name: The Preserves of Hartwell Lake

355 postcards were mailed out to property owners within 2000 feet of the proposed development

Intended Development: Conservation Single Family Residential

(Private Gated Community)

Applicant: Timothy Reynolds

Surveyor/Engineer: SeamonWhiteside

Location/Access: Old Asbury Rd. (State Maintained)

County Council District: 5

Surrounding Land Use: Residential/Commercial

Zoning: Property Un-zoned

Number of Acres: +/- 42.10

Number of Lots: 50

Variance: No

Traffic Impact Analysis:

Old Asbury is classified as Collector Roads 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)



Subdivision Plat Application

Anderson County Code of Ordinance Chapter 38 Land Use

Scheduled Public Hearing Date: 8-10-2021		
Application Received By: TLC		
Date: 7-1-2021		
DS Number: 20-12		

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

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

DEVELOPMENT STANDARDS REVIEW APPLICATION

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

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.

The Preserves of Lake Hartwell Proposed Subdivision Name:
1. Name of Applicant: Timothy Reynolds Address of Applicant: 400 Rhett Street, #433, Greenville, SC 29601 Telephone Number(s): 509-679-5145 Email: dhummerdoc@aol.com
2. Property Owner(s): Same as applicant Address:
Telephone Number(s):Email:
3. Engineer/Surveyor(s): Seamon-Whiteside
Project Information 4. Project Location: 144 Old Asbury Road, Anderson, SC 29625 Parcel Number/TMS: 069-00-04-002-00
5. List Utility Company Providers: Water Supplier: West Anderson Sewer Supplier: N/A Septic: Yes Electric Company: Duke Energy Gas Company: Piedmont Telecommunication Company: TBD
6. Have any changes been made since this plat was last before the Planning Commission? YesIf so, please describe. Abandoned residential dwelling and 3 out buildings demolished/removed. Over 30 semi trailers worth of trash, debris and dead vegetation removed. Abandoned vehicle and deserted house boat removed from pond. Identified conservation areas, e.g., native vegetation, wildlife, spring fed pond and diverse woodlands to be preserved.

7.	Is there a request for a variance? Noif so, please attach the description to this application. (Variance Fee \$200.00)
8.	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 for access approval through the state and county encroachment permit process when a development will generate I 00 or more trips during the peak hour of the traffic generator or the peak hour of the adjacent street., see section 38 – 118(f) Traffic Impact Studies in the Anderson County Code of Ordinances.
9.	Has Anderson County School District # (appropriate district) been contacted for this development prior to Planning Commission review. YESNO
1	0. Are there any current Covenants in effect for this proposed development? Yes No of Yes, please attach document.
9	Sec.38-111. — Review procedure; recommendations; approval.

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)

Prior to making any physical improvements on the potential subdivision site, the subdivider shall create a preliminary plat containing

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:

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

Subdivision Plat Application Check List

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

• Application Submittal Requirements and Process

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

- · Two (2) 8 ½ x 11 sized copies of the Preliminary Plat · Two (2) 17 x 24 (or larger) copies of the Preliminary Plat
- · Completed Subdivision Application · Check made payable to Anderson County for Preliminary Plat Revie w

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

Sec. 38-312. - Preliminary plat.

The preliminary plat shall contain the following information:

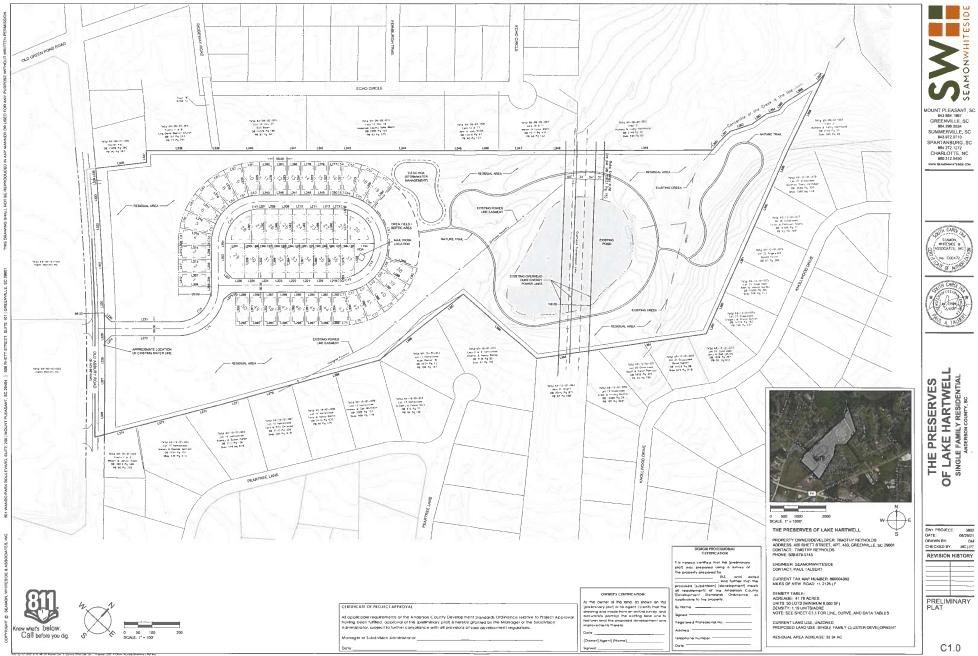
- · (1) Location of subdivision on a map indicating surrounding areas at an appropriate scale sufficient to locate the subdivision.
- · (2) Map of development at a scale of not less than one inch equals 200 feet and not more than one inch equals 50 feet.
- · (3) Name of subdivision, name and address 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.

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.

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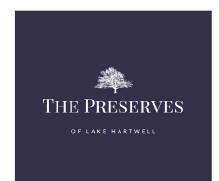
I (we) certify as property owners or authorized representative that the information shown on and any attachment to this application is accurate to the best of my (our) knowledge, I (we) understand that any inaccuracies may be considered just cause for postponement of action on the request and/or invalidation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

Signature of Applicant	07/01/2021 	
Signature of Owner	Date	





REVISION HISTORY

















Anderson County Planning Commission

August 10, 2021 6:00 PM

Staff Report – Gleneddie Subdivision

Intended Development: Single Family

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

Applicant: Liberty Communities

Surveyor/Engineer: SeamonWhiteside

Location and Access Gleneddie Rd. & Clinkscales Rd. (County)

Flat Rock Rd. (State)

County Council District: 3

Surrounding Land Use: Residential - Undeveloped

Zoning: Un-Zoned

Tax Map Number: 127-00-06-001

Number of Acres: +/- 57.126

Number of Lots: 45 Road Frontage Lots

Water: Starr-Iva

Sewer: Septic

Variance: No

Traffic Impact Analysis:

All roads are classified as Collector Roads with no maximum average vehicle trips per day.

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)

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 Applica	ation	6-4-21	
D\$ Number	21-11		

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: 4LENEDDIE SUBDIVISION
1. Name of Applicant LIBERTY COMMUNITIES Address of Applicant 175 COUNTY CLUB ROAD, STOCK-BRIDGE, GA 3028 Telephone Number(s) 803-429-008 Email BRADY @ LIBERTY COMMUNITIES.
2. Property Owner(s) JONATHA N. R. GENN Owner(s) Address 4515 KEYS STREET, ANDERSON SC 29624 Telephone Number(s) Email
Project Information 3. Project Location: Parcel Number/TMS: 1270006001
4. Utility Agreement Services Letter of Approval, Please attach to application. Water Supplier: STARR-IVE Sewer Supplier: NA Septic: INDIVIDUAL Electric Company: Telecommunication Company: TED
5. Have any changes been mode since this plat was lost before the Planning Commission? If so, please describe:
6. Is there a request for a variance? no if so, please attach the description to this application. (Variance Fee \$200.00)
 7. SCDOT/ Roads & Bridges must be contacted for this development prior to Planning Commission review, please attach conformation letters. A traffic impact study shall be required along the County road-network when a development will generate 100 or more trips per hour during the peak hour of the adjacent street, see section 38 - 118 Intensity Standards in the Anderson County Code of Ordinances. This study must be submitted with the application before it goes to the Planning Commission if applicable. Yes or No Provide centerline data, road stations and label the point of curvature {PC}, point of tangency {PT}, and curve radius of each horizontal curve on the preliminary plat. 8. Anderson County School District #_3_(appropriate district) must be contacted for this development prior to Planning Commission review. Please attach conformation letter.

9.	Site Analysis:
	a. Is there any evidence of soil contamination on property? Yes or No B. If there is soil contamination, has the type of contamination been identified and if so what is the finding? c. Has the EPA been notified of the contamination? If not, why not?
	Sec. 38-91 Purpose.
	Good development begins with an analysis of the natural and environmental features of a site. These factors include land forms, wetlands, soils, slopes, floodplains, etc., and they differ from site to site. Each is critical to, and must be addressed by the development process. The purpose of this division, therefore, is to mitigate the impact of development where it might adversely disturb or be adversely affected by these natural features.
	Sec. 38-92 Natural features analysis. As part of the required site analysis, each site shall include an identification of any and all of the following natural features:
	(1)Floodplains. (2)Soils, with severe limitations to development. (3)Wetlands.
	Where such features are identified, sound engineering solutions shall be required to reduce or eliminate any negative effects of the proposed development, or such features shall remain undisturbed.
	Sec. 38-93 Floodplain requirements. Where floodplains are identified by the analysis, and shown on the flood hazard boundary maps for the county, latest edition, all development shall comply with Article IV of this Chapter relating to flood hazard prevention.
	Sec. 38-94 Soils analysis. (a) Soils may and often do pose significant constraints to development. However, these constraints often may be overcome by sound engineering solutions, making use of such soils possible if proper steps are taken. Such steps might include the removal of these soils from construction areas, use of additional fill dirt, use of extra thick subbase, pilings, elevated first floors or other such measures. (b) The following soils are identified in a soil survey prepared for the county by the USDA Soil Conservation Service, as presenting severe limitations to development: Cartecay, Gwinette, Madison (where slopes exceed 15%), Pacolet and Toccoa. Where such soils have been identified on a site proposed for development, a soils analysis report shall be submitted together with the preliminary plat or site plan. The report shall describe the extent of the soil and how its limitations are to be overcome. The proposed method of dealing with the soils shall be approved by the staff of the planning commission, prior to the issuance of a building permit.
_	Sec. 38-75 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 <u>No</u> 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,

Application Submittal Requirements and Pr	ocess
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To submil a Subdivision Plat Application, you must provide the following to the Development Standards Office:
Two (2) 8 1/2 x 11 sized copies of the Preliminary Pla 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
(For the Bookleston of Mat Bookles In Caro on the Caro on the Indian C

(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 Cammission 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,
- 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:

- $\mathbf{\omega}(1)$ 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.
- 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.
- \square (6) Acreage of land to be subdivided.
- (T) 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.
- Location of utilities and utility easements on and adjacent to the tract, showing proposed connections to existing utility systems.
- \square (12) Proposed lot lines, lot numbers, lot dimensions and lot acreages.
- \square (13) North arrow.
- ☑(14) Proposed road names pre-approved by E-911 Addressing Office for the county.
- [1](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 properly 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/grinvalidation of this application or any action taken on this application.

Signature of Applicant_

Date (0) \ 202

Signature of Owner_

Date 1/202

CERTIFICATIONS MUST BE PLACED ON THE PRELIMINARY PLAT

DESIGN PROFESSIONAL CERTIFICATION

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

Date:_

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

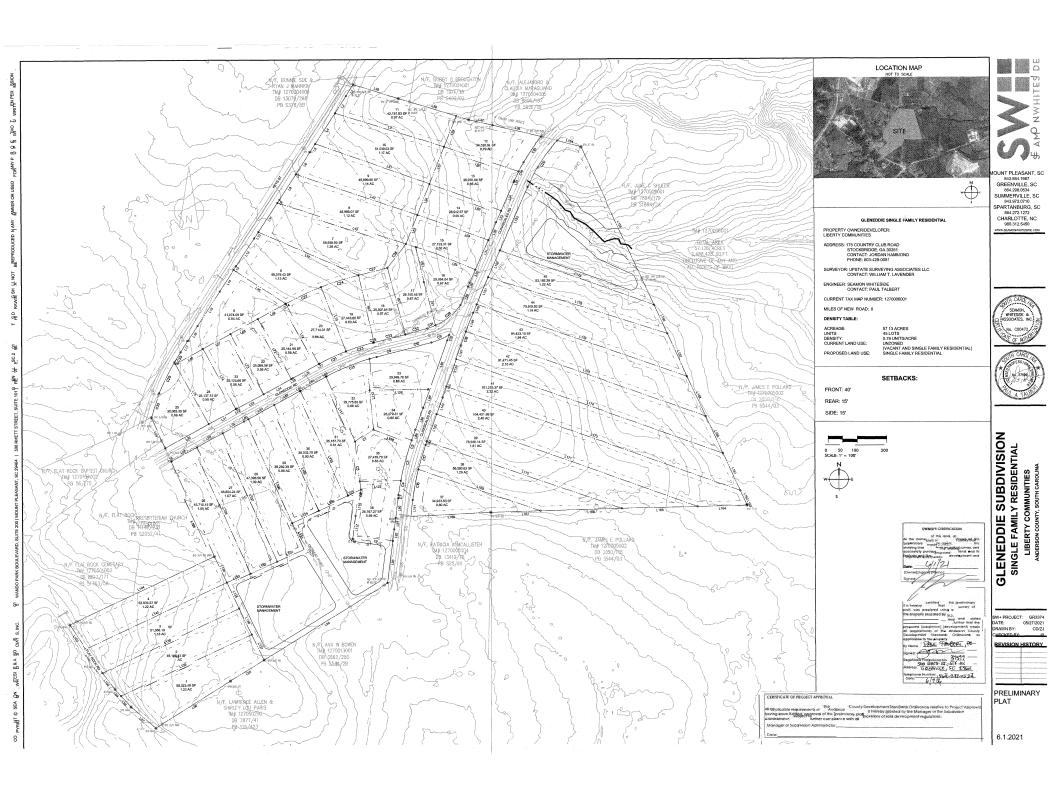
the property prepared by	OWNER'S CERTIFICATION	
RLS, and dated: And further that the proposed (subdivision) (development) meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property. By Name: Signed: Registered Professional No. Address: Registered Professional No. Telephone Number: Telephone Number:	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 the etc. Date: [Owner][Agent] [Name]: Signed:	
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:______





Anderson County Planning Commission

August 10, 2021 6:00 PM

Staff Report – Sheila Drive Subdivision

Intended Development: Single Family

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

Applicant: Liberty Communities

Surveyor/Engineer: SeamonWhiteside

Location and Access Sheila Dr. (County)

County Council District: 7

Surrounding Land Use: Residential

Zoning: Un-Zoned

Tax Map Number: 196-00-09-008

Number of Acres: +/- 53.30

Number of Lots: 43

Water: Big Creek

Sewer: Septic

Variance: Yes

Reduction in the minimum width required for lots with access to public water and septic tank. The proposed minimum lot width is 80 ft compared to the standard 100 ft. wide requirement. The development still proposes a minimum area of 25,000 sq. ft for each lot and the intention for this variance request is to keep similar lots widths to the adjacent properties to the north of the development along Sheila Drive. Furthermore, similar lots have been developed along Highlands Drive off Bowlan Road.

Traffic Impact Analysis:

Sheila Dr. is classified as a Major Local Road 1600 ADT and will accommodate the proposed 43 lots.

Staff Recommendation: Sec. 38-311.

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

(Ord. No. 03-007, § 1, 4-15-03)

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	6-4-21	-
DS Number	21-10	

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: SHEILA DRIVE EURDIVISION
1. Name of Applicant UPERTY COMMUNITIES Address of Applicant 175 COUNTYCLUB BOAD, STOCKBRIDGE, GA 30281 Telephone Number(s) 803-429-0081 Email BRADY @ UBERTY COMMUNITIES. COM
2. Property Owner(s) SHEILA YATES Owner(s) Address OLY SPIEARMAN ROAD, PELZER, SC 29669 Telephone Number(s) Email
PARCEL DUE WEST FROM INTERSECTION AT SHEILA DRIVE AND C-6-152 Parcel Number/TMS: 1960009008
4. Utility Agreement Services Letter of Approval, Please attach to application. Water Supplier: 816 CREEK W.D. Sewer Supplier: NA Septic: INDIVIDUAL Electric Company: Telecommunication Company: Telecommunicat
5. Have any changes been made since this plat was last before the Planning Commission?
6. Is there a request for a variance? YES if so, please attach the description to this application. (Variance Fee \$200.00)
7. SCDOT/ Roads & Bridges must be contacted for this development prior to Planning Commission review, please attach conformation letters. A traffic impact study shall be required along the County road-network when a development will generate 100 or more trips per hour during the peak hour of the adjacent street, see section 38 - 118 Intensity Standards in the Anderson County Code of Ordinances. This study must be submitted with the application before it goes to the Planning Commission if applicable. Yes or No
Provide centerline data, road stations and label the point of curvature (PC), point of tangency (PT), and curve radius of each horizontal curve on the preliminary plat. 8. Anderson County School District # 1 (appropriate district) must be contacted for this development prior to Planning Commission review. Please attach conformation letter.

0	Si	٠.	A	00	hze	ie:
7.	- 21	ıe	All	пu	IA2	15.

- 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	NoIf 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 Submitted Requirements and Process

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

Two (2) 8 ½ x 11 sized copies of the Preliminary Plat Two (2) 17 x 24 (or larger) copies of the Preliminary Plat

Completed Subdivision Application Check made payable to Anderson County for Preliminary Plat Review

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

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 plot 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 Plot, 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:

- Location of subdivision on a map indicating surrounding areas at an appropriate scale sufficient to locate the subdivision.
- Map of development at a scale of not less than one inch equals 200 feet and not more than one inch equals 50 feet.
- Name of subdivision, name and address of the owner(s), name of engineer or surveyor and the names of the owners of abutting properties.
- 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.
- 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.
- Tox map number of original parcet or parcels prior to subdivision.
- Location of existing and proposed easements with their location, widths and distances.
- [40] Location of existing water courses, cuiverts, railroads, roads, bridges, dams, and other similar structures or features.
- 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.
- 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 shawn 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 involidation of this application or any action taken on this application.

Signature of Applicant_

Date 611/2021

Signature of Owner_

Date 6-1202

CERTIFICATIONS MUST BE PLACED ON THE PRELIMINARY PLAT

DESIGN PROFESSIONAL CERTIFICATION

Date:__

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

Manager or Subdivision Administrator:

altinos (1975) — INTERNACIONAL DE ACTOR (1975) — A MINISTERIO (197	It is hereby certified that this [preliminary plat] was prepared using a survey of the property prepared by RLS, and dated: 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 TALBERT Signed: Paul Talbert Signed: 37599 Registered Professional No. 37599 Registered Professional No. 37599 GREENVILLE, SC 29601 Telephone Number: 804 — 298 — 0534 Date: 6/12/21	OWNER'S CERTIFICATION As the owner of this land, as shown on this [preliminary plat] or his agent, I certify that this drawing was made from an actual survey, and accurately portrays the existing land and its features and the proposed development and improvements thereto. Date: [Owner][Agent] [Name]: Sheil A Zlates Signed: POA Challes Challes Signed: Adviv Simpson
C	ERTIFICATE OF PROJECT APPROVAL	
h	aving been fulfilled, approval of this (prelimina	ounty Development Standards Ordinance relative to Project Approval ary plat] is hereby granted by the Manager or the Subdivision th all provisions of said development regulations.

Project: Sheila Drive Subdivision

Variance Summary: 80 ft. wide lots proposed (reduction by 20 ft.)

Code Reference: Section 38-371 (c) [see below for highlighted text]

Sec. 38-371. - Lot dimensions; setbacks.

- (c) The following minimum dimensions apply for lots with access to public water and septic tank:
 - (1) Minimum area of 25,000 sq. ft. for a single lot, when not in a zoned area of the county. In zoned areas, the applicable minimum area requirements of the zoning ordinance shall apply. Minimum dimensions are subject to approval of lot for septic tank by the county health department. The county health department shall notify the planning commission and the subdivider of its approval in writing. Such notification shall include, at a minimum, information sufficient for identification of the individual lot. Any area within road right of ways shall not be included in calculating the minimum acre requirement.
 - (2) For twin home lots, minimum combined total area of 25,000 square feet, with each lot containing a minimum area of 11,500 square feet. Any area within road right of ways shall not be included in calculating the minimum acre requirement. In zoned areas, the applicable minimum area requirements of the zoning ordinance shall apply.
 - (3) Minimum side/rear setbacks. No residence shall be ten feet from a side or rear lot line.
 - (4) Minimum width shall be 100 feet at the building line for a single family residence.
 - (5) Minimum combined width for both lots of 150 feet at the building line for a twin home, with a minimum lot width for each lot of 49 feet.

Variance Narrative:

The request for variance is a reduction in the minimum width required for lots with access to public water and septic tank. The proposed minimum lot width is 80 ft compared to the standard 100 ft. wide requirement. The development still proposes a minimum area of 25,000 sq. ft for each lot and the intention for this variance request is to keep similar lots widths to the adjacent properties to the north of the development along Sheila Drive. Furthermore, this site encounters a hardship through the difficult geography with regard to the flood plains in the northwestern section of the property and the wetland area on the southeastern section. Additionally, with these wetland areas and the site topography, create a hardship in locating the stormwater ponds required, which also significantly the depth and width of buildable area.

Applicant Signature: _		Date:	
Print:			

La 100



MOUNT PLEASANT, SC 843,884.1667 GREENVILLE, SC 864.298.0534 SUMMERVILLE, SC 843,972.0710 SPARTANBURG, SC 864.272.1272 CHARLOTTE, NC 960.312.5450 WWW.SEMMOWH TESIDE.COM







SHEILA DRIVE SUBDIVISION SINGLE FAMILY RESIDENTIAL LIBERTY COMMUNITIES AMPERSON COUNTY, SOUTH CAROLINA

SW+ PROJECT: GR3788
DATE: 05/26/2021
DRAWN BY: MC
CHECKED BY: PT
REVISION HISTORY

PRELIMINARY PLAT

6.1.2021

PA	RCEL LINE TAE	3LE
Line#	Bearing	Length
L176	\$58'55'46"W	310,67
L178	N41°14'38"W	100,30
L179	N41°14'38'W	80.00
L180	N41*14'38*W	80,00
L181	N41°14'38'W	80,00
L182	N41°14'38'W	80.00
L183	N41"14'38"W	80,00
L184	N41*14'38'W	80.00
L185	N41°14'38'W	80.00
L186	N41°14'38"W	80.00
L187	N41*14'38'W	80.00
L188	N41*14'38"W	33.19
L193	N85°24'33"W	63.90
L194	N85*24*33*W	52,03
L199	S85"24"33"E	20.96
L201	S41°14'38"E	114,33
L202	S41°14'38'E	80.00
L203	S41°14'38'E	80.00
L204	S41°14'38'E	80,00
L205	S41°14'38'E	80.00
L206	S41°14'38'E	80,00
L207	S41°14'38'E	80,00
L208	S41°14'38'E	80.00
1209	S41°14'38'E	80.00
1210	S41"14"38"E	80.00
L210	S41"14"38"E	54.30
L211	S41°14'38'E	25,70
	RCEL LINE TAE	
	Bearing	_
Line#		Length
L284	S41°51'32"E	23.69
L285	S41°51'32"E	80.00
L286	S41°51'32"E	12,86
L287	S41°51'24"E	67.14
L288	S41°51'24"E	26,77
L289	S41°44'00"E	53,24
L290	S41°44'00"E	29.45
L291	S41°43'56"E	142,46
L292	S41"44"01"E	50,88
L293	S41"44"01"E	0.00
L294	S41°44'00"E	117,88
L295	S41°44'00'E	67,98
L296	S41°44'00"E	12.02
L297	S41"44"00"E	127,84
L298	S41"44"00"E	28,74
L299	S41°44'00"E	150,29
L300	S41°44'00'E	0.41
L301	S41°44'00"E	100.11
L302	S41"44"00"E	76.32
L303	S33'54'28"W	50.04
L304	933'54'28 " W	201.09
		_

	RCEL LINE TAE	BLE
Line#	Bearing	Length
L257	S41°44'00'E	80.00
L258	S41°44'00'E	80.00
L259	S41°44'00"E	132,52
L260	N48°45'22"E	313.00
L261	S48*45'22*W	313,28
L262	N34°26'00"W	214.80
L263	N33°54'13"W	643,11
L264	N31"50'02"W	658.46
L265	N31°50'03"W	125.13
L266	N67°34'08"E	348,35
L267	\$35°58'31"E	368.09
L268	S85°24'33"E	95,49
L269	S85"24"33"E	80.00
L270	S85°24'33"E	80.00
L271	S85°24'33"E	95.18
L272	S85°24'33"E	162.83
L273	S85°24'33"E	44,86
L274	S39"28'57"E	128.15
L275	S39°28'57"E	123.65
L276	S39°28'57"E	37.96
L277	S41°51'32"E	43.06
L278	S41°51'32"E	81.00
L279	S41°51'32"E	80.00
L280	S41°51'32"E	19.98
L281	S41°51'32"E	60.02
L282	S41°51'32"E	80,00
L283	S41°51'32"E	56,31
PA	RCEL LINE TAE	3LE
Line#	Bearing	Length
L338	S48*16'00*W	320.00
L339	S48*45'22*W	316.72
L340	\$39°29'09*W	323.55
L341	N48°45'22"E	313.00
L342	N48°45'22"E	313.00
L343	N56"00'00"W	332.22
L344	S48°45'22"W	315,86
L345	S23*37*47*W	345.05
L346	N48°45'22"E	313.00
L347	N48"45"22"E	313.0
L348	N58°09'17"W	332.49
L349	S48°45'22*W	315.00
L350	S07°46'24*W	313.37
L351	N48"45"22"E	313,00
L352	N48°45'22"E	313.01
L353	N74°00'40"W	361.79
L354	S69*29'30*W	20.00
L355	S34"08'04"W	301,20
L356	N34°00'00"E	69.09
L357	N41°14'38'W	13.07
L359	N58°55'46"E	305.0
L360	N11"52'08"E	20,00
L361 L362	N55°51'56'W N34°26'00'W	39.04 913.61

L332 S48°23'22"W 312,27

L333 N48'45'22"E 313.00

L334 N48*45'22"E 313.00

L335 N45°45'27"W 338.79 L336 N17°12'52'W 467.74

L337 N11"52'08"E 20.00

Curve #	Length	Radius	Delta	Chord Direction	Chord Leng
C25	23,69	17.00	079.8267	N81*09/26*W	21.82
C26	40.45	250.00	009,2702	N45*52'44*W	40.40
C27	69.19	250.00	015.8563	N58"26'32"W	68.97
C28	69,19	250,00	015,8563	N74°17'55"W	68,97
C29	13.89	250.00	003.1825	N83*49′04*W	13.88
C30	28.92	63.00	026,2993	S81*54'58"W	28.66
C31	72,52	63.00	065,9554	S35°47'19"W	68.58
C32	181.70	63.00	165-2459	S79°48'43"E	124-96
C33	47.05	35.00	077.0258	N56"04'41"E	43,59
C34	154.17	200.00	044,1653	S63"19'35"E	150,38
C35	28,65	200.00	008,2083	S37*37'45"E	28.63
C36	235.71	200.00	067,5251	S00°14'15"W	222,30
C37	47.03	35.00	076,9952	S72°29'52"W	43.57
C38	99,01	63.00	090,0473	S65°58'18"W	89,13
C39	45,58	63,00	041,4563	S00"13"11"W	44,60
C40	63.36	63.00	057,6228	S49"19'11"E	60.72
C41	63.36	63.00	057,6264	N73*03'20*E	60.73
C43	9,40	250.00	002,1549	N32°55'21*E	9.40
C44	69.19	250.00	015.8563	N23"55'01"E	68.97
C45	69,19	250,00	015,8563	N08*03'39*E	68,97
C46	69.19	250.00	015,8563	N07*47'44*W	68.97
C47	70.46	250.00	016,1477	N23*47'51*W	70.22
C49	13,85	63,00	012,5988	N37*56'35*E	13.83
C50	43.03	250.00	009.8620	N36*48'08*W	42.98
C51	29,72	17,00	100,1733	N08*50'34*E	26,08
C52	29.72	17.00	100.1733	N08*50'34*E	26.08

D 14	Area (sf)	REA DATA	
Parcel #			Perimeter
28	25021.43	0.57	784.060
9	25028.42	0.57	785.715
37	25040,00	0.57	786,000
38	25040.00	0.57	786,000
39	25040,00	0.57	786,000
32	25040.00	0.57	786,000
40	25040.00	0.57	786.000
33	25040,00	0.57	786,000
41	25040.00	0.57	786,000
35	25040.00	0.57	786.000
36	25040,00	0,57	786,000
34	25040.00	0.57	786,000
31	25040.47	0.57	786,014
29	25040.91	0,57	786,029
30	25040.91	0.57	786.029
2	25056.29	0.58	792,241
7	25074.09	0.58	784,845
10	25097.12	0.58	787.433
8	25115.49	0.58	784.988
11	25165,82	0.58	789,150
12	25234.52	0.58	790,868
13	25303,21	0,58	792,585
14	25371,82	0.58	794,300
15	25437,23	0.58	795,896
18	25600.02	0.59	800.001
3	27029,08	0.62	798,829
24	28148.55	0.65	834,192
1	28682.18	0.66	893-240
6	31030,98	0,71	833,110
19	32061.74	0.74	848,169
25	35441,35	0,81	884.192
4	37148,79	0.85	890,439
23	40034.58	0.92	930.721
5	40041.93	0.92	910.806
27	42051.01	0.97	864 070
20	42217.87	0.97	962,277
16	45631.84	1.05	924,890
17	47263.52	1.09	930,365
22	49881.31	1,15	1082,368
21	56315.61	1.29	1130,604
42	60595.57	1.39	998.445
26	66421.22	1.52	1188.329
43	77851.33	1.79	1317.121
61	133485.93	3.06	4957,602
90	721020.13	16.55	6072.113



MOUNT PLEASANT, SC 943.864.1667 GREENVILLE, SC 964.298.0534 SUMMERVILLE, SC 943.972.0710 SPARTANBURG, SC 964.272.1272 CHARLOTTE, NC 990.312.5450 WWW.3EAMONWHIESDE.COM







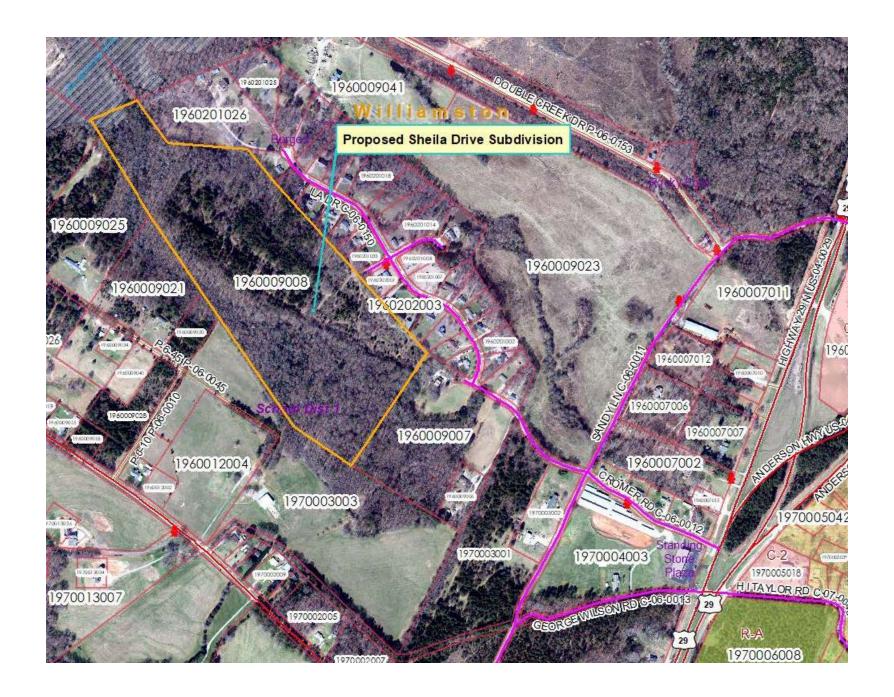
SHEILA DRIVE SUBDIVISION SINGLE FAMILY RESIDENTIAL LIBERTY COMMUNITIES ANDERSON COUNTY, SOUTH CAROLINA

SW+ PROJECT:	GR3788
DATE: 0	5/26/2021
DRAWN BY:	MC
CHECKED BY:	PT
REVISION H	STORY

CHECKED BY	: PT
REVISION	HISTORY

PRELIMINARY **TABLES**

6.1.2021



Anderson County Planning Commission

August 10, 2021 6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name: Riverwood Farm

Intended Development: Single Family

Applicant: Falcon Real Estate

Surveyor/Engineer: Bluewater Civil Design

Location/Access: Old River Rd. & Moores Mill Rd. (State)

County Council District: 6

Surrounding Land Use: Residential

Zoning: Un-zoned

Tax Map Number: 241-00-01-006,008, p/o 003

Number of Acres: +/- 104.23

Number of Lots: 247

Water Supplier: Big Creek

Sewer Supplier: ReWa

Variance: No

Traffic Impact Analysis:

Old River Road & Moores Mill Road are classified as a collector with no maximum trips per day. The developer will be required to meet or exceed construction plans that are approved by Anderson County Roads and Bridges.

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)



Subdivision Plat Application

Anderson County Code of Ordinance Chapter 38 Land Use

Scheduled Public Hearing Date:	
Application Received By:	
Date:	
DS Number:	

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

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

DEVELOPMENT STANDARDS REVIEW APPLICATION

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

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.

roposed Subdivision Name: Riverwood Farm	
. Name of Applicant: Falcon Real Estate Development, LI	LC
Address of Applicant: 7 Hindman Drive, Greenville, SC 2	29609
Telephone Number(s): 864-907-6509	phillin@falconcouthearaling.com
Property Owner(s): Brett E. Harnesberger / Jim T. Long J	
ddress: 910 Old River Road, Piedmont, SC 29673 / 77 Bla	ack Mountain Lane, Franklin, NC 28734
elephone Number(s):	Email:
Engineer/Surveyor(s): Bluewater Civil Design	Email: paul@bluewatercivil.com or chris@bluewatercivil.com
	nty Council District: 06School District:01
tal Acreage: ± 104.23 Number of Lots: 247 urrent Zoning: Unzoned Surrounding Land Uses: Res	
List Utility Company Providers:	PoWo
ater Supplier: Big Creek Water Sewer Supplier: Sewer Supplier:	
ectric Company: Duke Energy Gas Company:	PNG Telecommunication Company: AT&T/Charte
	ore the Planning Commission? NpIf so, please describe.

8.	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 for access approval through the state and county encroachment permit process when a development will generate 100 or more trips during the peak hour of the traffic generator or the peak hour of the adjacent street., see section 38 – 118(f) Traffic Impact Studies in the Anderson County Code of Ordinances.
9.	Has Anderson County School District # (appropriate district) been contacted for this development prior to Planning Commission review. YES
10	Are there any current Covenants in effect for this proposed development? Yes No of Yes, please attach document.

if so, please attach the description to this application, (Variance Fee \$200.00)

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

7. Is there a request for a variance? No

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:

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

Subdivision Plat Application Check List

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

Application Submittal Requirements and Process

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

- Two (2) 8 ½ x 11 sized copies of the Preliminary Plat Two (2) 17x 24 (or larger) copies of the Preliminary Plat
- · Completed Subdivision Application · Check made payable to Anderson County for Preliminary Plat Revie w

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

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.

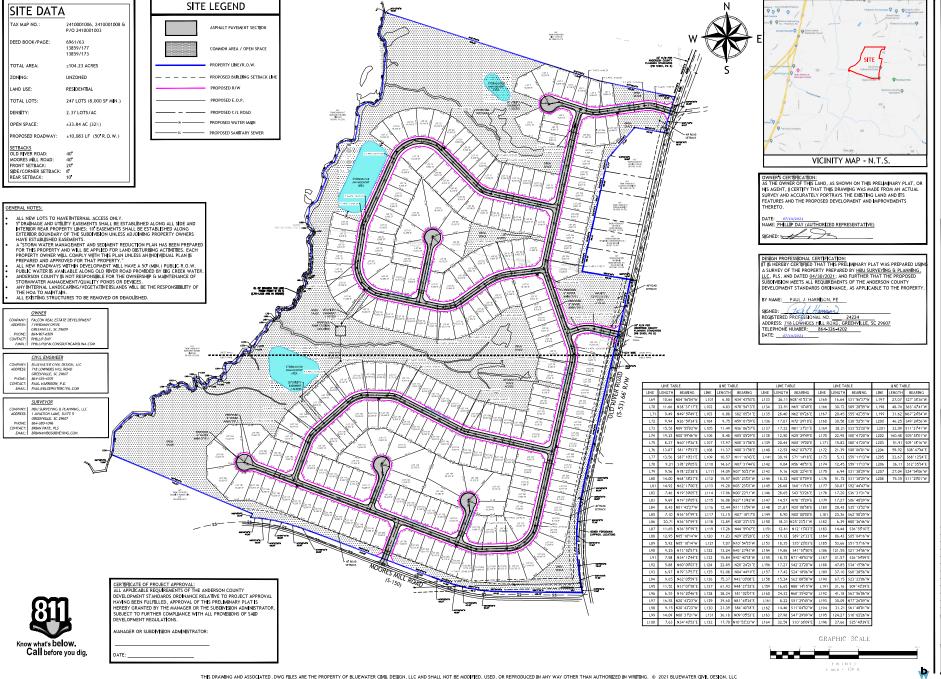
Provide centerline data, road stations and label the point of curvature (PC), point of tangency (PT), and curve radius of each horizontal curve on the preliminary plat.

SIGNATURE OF APPLICANT & Property Owner:

I (we) certify as properly 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.

100010001

Signature of Applicant	07/06/2021 Date
Signature of Owner	Date



Project: 07/2021

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ERWOOD FARM

I'Road & Moores Mill Road

I'rson County, SC 29673

RIVERWOOD

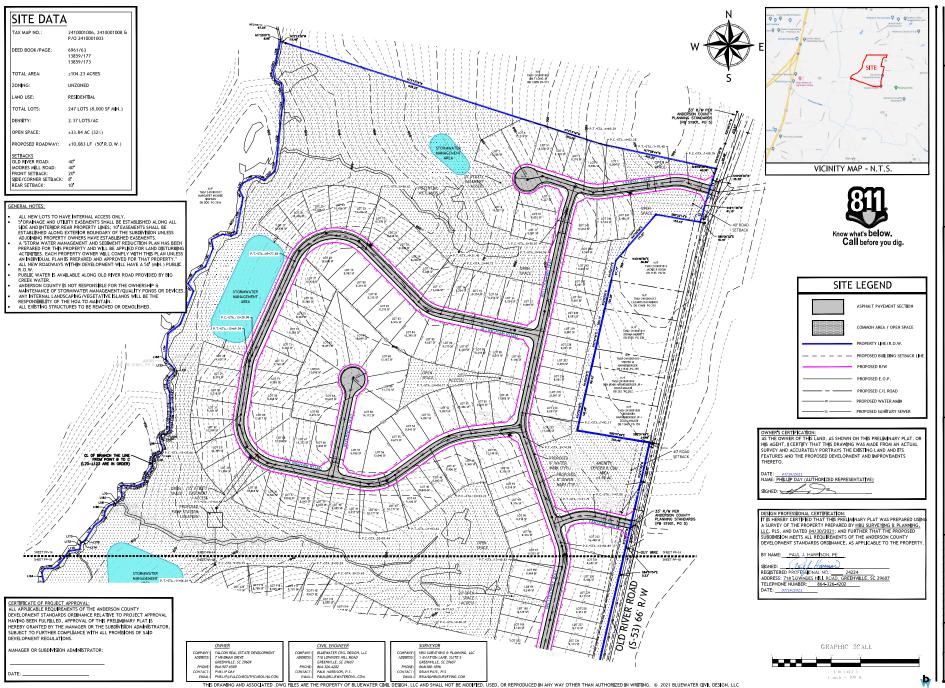
Hiver Road Anderson (

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Preliminary Plat

PP-1



Project: **07/2021** UΞ בַ

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RIVERWOOD FARM Old River Road & Moores Mill Road Anderson County, SC 29673



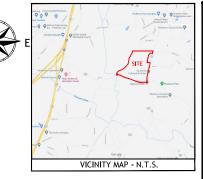
Preliminary Plat

ENERAL NOTES: SITE LEGEND <u>OWNER</u> FALCON REAL ESTATE DEVELOPMENT
7 HINDMAIN DRIVE
GREENVILLE, SC 29609
864-907-6509
PHILLIP DAY
PHILLIP DAY SITE DATA ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.

"DORANGE AND UTILY EASEMENTS SHALL BE ESTABLISHED ALONG ALL
SDE AND INTERIOR REAR PROPERTY LINES; IN EASEMENTS SHALL BE
SDE AND INTERIOR REAR PROPERTY LINES; IN EASEMENTS SHALL BE
AD JOHNO PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS.
AS TORM WASTER MANAGEMENT AND SEMBLENT REQUIRED FOR LAND DISTURBING
AS TORNEW MASTER MANAGEMENT AND SEMBLENT REPORT OF THAT ROPERTY.
AND AND THE PROPERTY OWNERS HAVE STABLED FOR THAT ROPERTY.
AND THE PROPERTY OWNERS HAVE AND APPROVED FOR THAT ROPERTY.
ALL HEN RODORA'S WITHIN DESCRIPTION THE THE PLAN IPPUBLIC 2410001006, 2410001008 8 TAX MAP NO .: ASPHALT PAVEMENT SECTION P/O 2410001003 6961/63 13859/177 13859/173 DEED BOOK/PAGE: CIVIL ENGINEER COMMON AREA / OPEN SPACE COMPANY: ADDRESS: BLUEWATER CIVIL DESIGN, LLC 718 LOWNDES HILL ROAD GREENVILLE, SC 29607 864-326-4202 TOTAL AREA: +104.23 ACRES PROPERTY LINE/R.O.W P. O. W.

PUBLIC WATER IS AVAILABLE ALONG OLD RIVER ROAD PROVIDED BY BIG
CREEK WATER.
ANDERSON COUNTY IS NOT RESPONSIBLE FOR THE OWNERSHIP BE
MAINTENANCE OF STORWWATER MANAGEMENT (QUALITY PONDS OR DEVICES
ANY INTERNAL LABOSCAPING-YEEGETATIVE IS LANDS WILL BE THE
RESPONSIBILITY OF THE OWN TO MAINTAIN.
ALL DISTRIBUTIONS TO BE REMOVED OR DEMOLISHED. PHONE: CONTACT: EMAIL: PAUL HARRISON, P.E. PAUL@BLUEWATERCIVIL.CO ZONING: LINZONED PROPOSED BUILDING SETBACK LIN RESIDENTIAL PROPOSED R/W LAND USE: SURVEYOR OMPANY: HIB USANYO & FLANNING, LLC
ADDRESS: 1 AMATRON LAIRE, SUITE 5
GREENVILLE, SC 29607
PHONE: 864-180-1096
CONTACT: BEAIN PATE, PLS
EMAIL: BRIANBERBUSURVEYING, COM TOTAL LOTS 247 LOTS (8 000 SE MIN.) PROPOSED E.O.P. DENSITY: 2.37 LOTS/AC OPEN SPACE: PROPOSED WATER MAIN PROPOSED SANITARY SEWER PROPOSED ROADWAY: ±10,083 LF (50 R.O.W.) SETBACKS
OLD RIVER ROAD: 40
MODRES MLL ROAD: 40
FRONT SETBACK: 20
SIDE/CORNER SETBACK: 8
REAR SETBACK: 10 / LOT 91/ 8,460 SF LOT 99 E,340 SF LOT/228 8,713 SF LOT 227 \$,113 SF LOT 162 8,126 SF LOT 183 K128 SP LOT 222 8,113 9 LOT 147 9,837 5F/ 12,750 K LOT 221 8,113 SF LOT 148 1 9,285 SF 1 0T 149 LOT 219 8,113 SF /LOT 218 / 8,113 SF LOT 217 8,113 9F LOT 216 8,113 SF AOT 215 LOT 289 9.838 SF 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 MOORES MILL ROAD FEATURES AND THE PROPOSED DEVELOPMENT AND IMPROVEMENTS THERETO IGNED: ---22---DESIGN PROFESSIONAL CERTIFICATION:

IT I HERBEY CERTIFIED THAT THAT PREI IMMARY PLAT WAS PREPARED USIN
A SURVEY OF THE PROPERTY PREPARED BY HEIJ SURVEYING, B. PLANNING.
LLC, PLS, AND DATED 04/30/20/31, AND FURTHER THAT THE PROPOSED
SUBURIASION MEETS ALL REQUIREMENTS OF THE ANDERSON COUNTY
DEVLOPMENT STANDARDS ORBINANCE, AS APPLICABLE TO THE PROPERTY. CERTIFICATE OF PROJECT APPROVAL:
ALL APPLICABLE REQUIREMENTS OF THE ANDERSON COUNTY ALL APPLICABLE REQUIREMENTS OF THE ARDIENSON COUNTY
DEVELOPMENT STANDARDS ORDINANCE RELATIVE TO PROJECT APPROVAL
HAVING BEEN FUJFILLED, APPROVAL OF THIS PRELIMMANY PLAT IS
HERBEY GRANTED BY THE MANAGER OR THE SUBDIVISION ADMINISTRATOR
SUBJECT TO FURTHER COMPLIANCE WITH ALL PROVISIONS OF SAID
DEVELOPMENT REGULATIONS. BY NAME: PAUL J. HARRISON, PE SIGNED: Tark Haman
REGISTERED PROFESSIONAL NO.: 24224
ADDRESS: 718 LOWNDES HILL ROAD, GREENVILLE, SC 29607
TELEPHONE NUMBER: 864-326-4202 MANAGER OR SUBDIVISION ADMINISTRATOR:



LOT 338 6,436 57

LOT,229 8,113 SF

ROAD R/W

VER 66'F

(S-53)

51211 26 W 62,70

- 510 43 00 W

SEWER FORCEMAIN (APPROX, LOCATION)

GRAPHIC SCALE

Know what's below. Call before you dig.



Project: **07/2021**

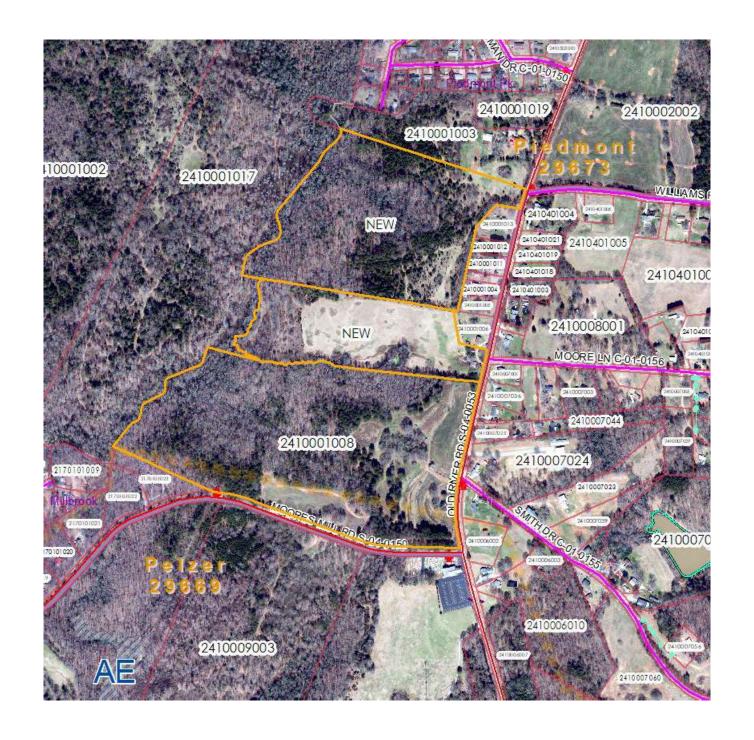
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Preliminary Plat



Anderson County Planning Commission Staff Report August 10, 2021

Applicant: Mary Ann Tucker

Current Owner: Tucker Children Trust

Property Address: 417A Big Woods Cir, Belton

Precinct: Bowling Green

Council District: 7

TMS #(s): 198-00-05-038

Acreage: +/- 15.44

Current Zoning: R-20 (Single Family Residential)

Requested Zoning: R-A (Residential-Agriculture)

The purpose of the R-A district is to provide for a full range of agricultural activities. This district also provides for spacious

residential development for those who choose this environment and prevents untimely scattering of more

dense urban uses that should be confined to areas planned

for efficient extension of public services.

Surrounding Zoning: North: R-20 (Siingle Family Residential)

South: R-20 (Single Family Residential) East: C-2 (Highway Commercial) West: R-A (Residential-Agriculture)

Evaluation: This request is to rezone 15.44 acres to R-A (Residential-

Agriculture). The property is currently zoned R-20. The

applicant wants to rezone their property from R-20 to R-A for

agricultural practices.

The Future Land Use Map in the County's Comprehensive

Plan (2016) identifies the area as agriculture.

Public Outreach: Staff hereby certifies that the required public notification

actions have been completed, as follows:

- July 23, 2021: Rezoning notification postcards sent to 68 property owners within 2,000' of the subject property; To

date, staff has received 0 phone calls for more

information

- July 23, 2021: Rezoning notification signs posted on

subject property;

Ordinance 2021-0xx Page 2 of 2

July 26, 2021: Planning Commission public hearing advertisement published in the Anderson Independent-Mail.

Staff Recommendation:

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



Rezoning Application Anderson County Planning & Development

ANDERSON COUNTY			
6/24/21		_	
Date of Submission			Approved/Denied
	Applicant's I	nformation	
Applicant Name:	Mary Ann Tucke	<i>(</i>	
Mailing Address:	411 auburn av	re anderson s.1	2. 29626
Telephone:	564-367-57	19	
Email:	CATANDANT@qmail.com		
	Owner's Inf (If Different fror		
Owner Name:			
Mailing Address:			
Telephone:	S THE STANDARD NEWS		
Email:			S. W. Salin
	on of Agent: (Complete of erson named the Applica		
Owner's S	ignature	Dat	te
	Project Info	ormation	
Property Location:	417A Big Wood	ls Circle Belto	on
Parcel Number(s)/TMS:	198-06-05-038		
County Council District:		School District:	
Total Acreage:	15.44	Current Land Use:	Dasture
Requested Zoning:	RA	Current Zoning:	R20
Purpose of Rezoning:	need power fo	r greenhouse	

Are there any Private Covenants or Deed Ro	estrictions on the	Yes	No
Property? If you indicated no, your signature	e is required.	-1-71	
Applicant's Signature		Date	
If you indicated yes, please provide a copy application, pursuant to State Law (Section restrictive covenants. Copies may be obtai applicant's responsibility for checking any spertaining to the property.	6-29-1145: July 1, 200 ned at the Register of	7), determining exis Deeds Office. It is th	tence of ne
Additional Information or Comments:			
		27112 1 - 22	
An accurate plat (survey) of the	property must be sub	mitted with this app	lication.
If pursuing a review district classification (IZO development plan, statement of intent and verifying available and adequate public fa	d letters from appropri	ate agencies or dist	
Please refer to Chapter 70 of the Anderso regarding so	on County Code of Or ubmission requiremen		information
As the applicant, I hereby confirm that all reapplication are authentic and have been application. Applicant's Signature	•		
* A zoning map amendment may be initi Zoning Admin	iated by the property istrator or County Cou	• • • • • • • • • • • • • • • • • • • •	Commission,
For Office Use Only:			
Application Received By: Commission Public Hearing:	Complete S Council Pub		6/24/21

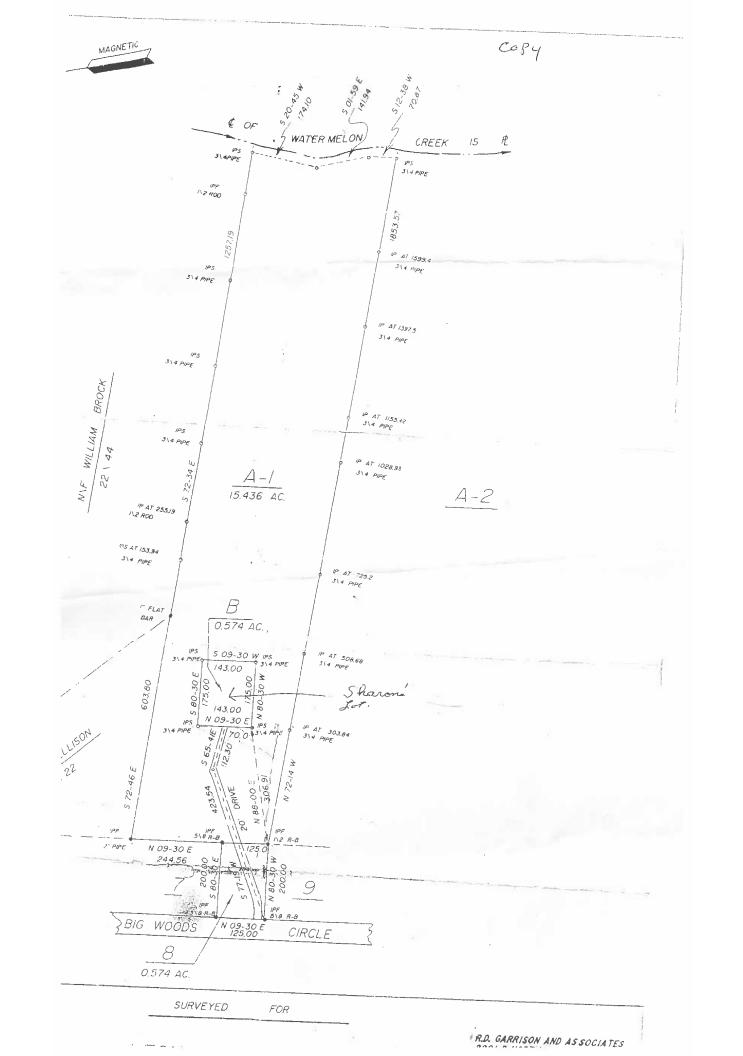


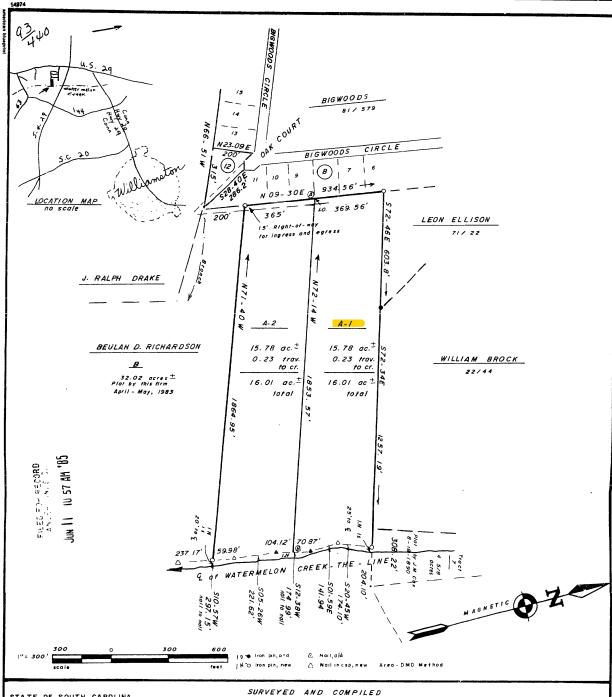
ANDERSON COUNTY REZONING APPLICATION NARRATIVE

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.

My father is retiring from work and would like My father is retiring from work and would like to have agreenhouse to work in to keep him busy. He would also like to have animals on the property. The property has always been used as pasture.





STATE OF SOUTH CAROLINA COUNTY OF ANDERSON

At the request of Estate of May D. Pruitt

TOWNSHIP OF BROADWAY/HOPEWELL SCHOOL DISTRICT NO. /

April 23,24, 1985

Remarks:

Property of May D. Pruitt Estate Being a division of Tract A as shown on a plat by this firm dated April and May, 1983 for Beulah D. Richardson and May D.?ruitt

Line A-B surveyed April 23,24, 1985. Other information taken from plat as referenced above.

This property is subject to any and all rights-of-way and easements of record.

OF Succession Vol. 93 AT 10:51A:W

C. J. Burdele C.C.C.P.
ANDERSON COUNTY, SC

//_ _DAY

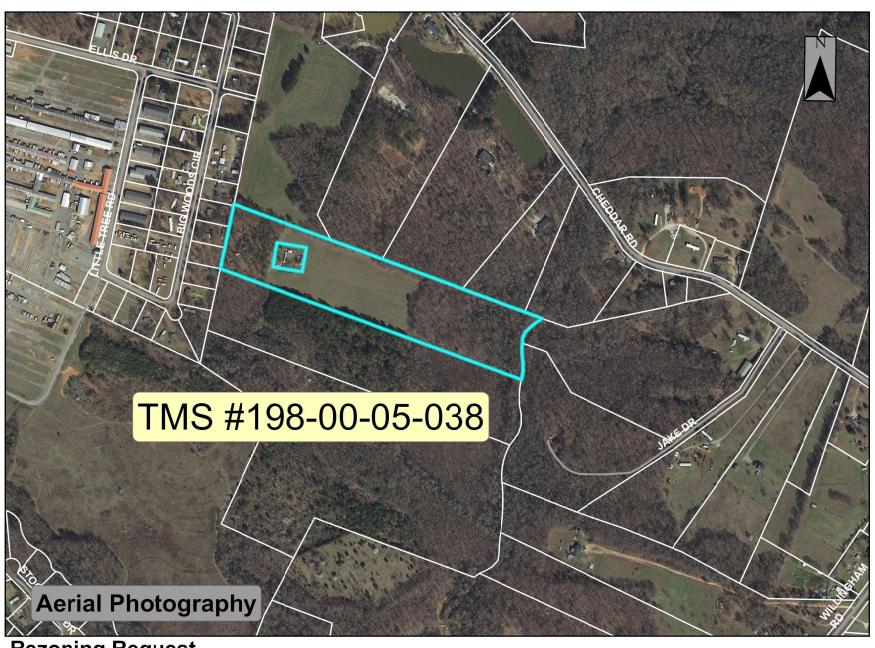
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ANDERSON SURVEYING ASSOCIATES, INC.

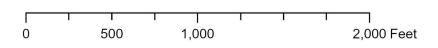
P. O. Box 784 - Phone 226-7813 106 E. Morris ANDERSON, S. C 29622

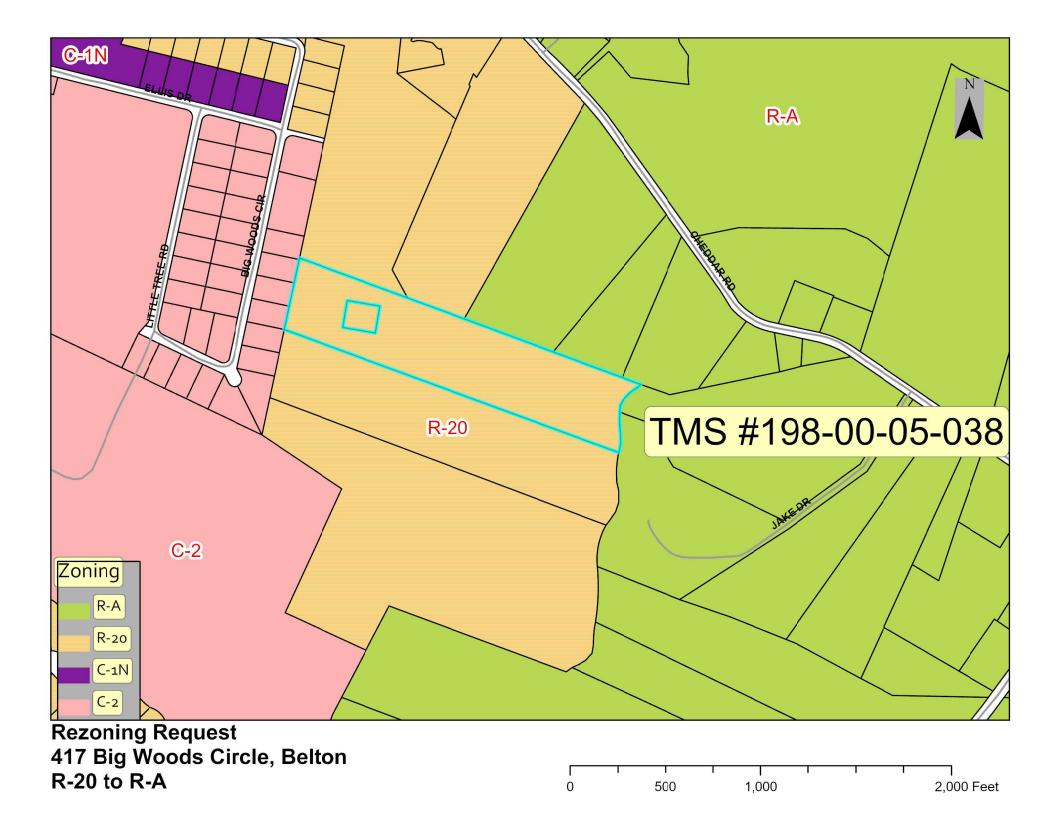
Jeffrey Rene Inder) Outh 8. Boggs (Janes E. Pruitt)

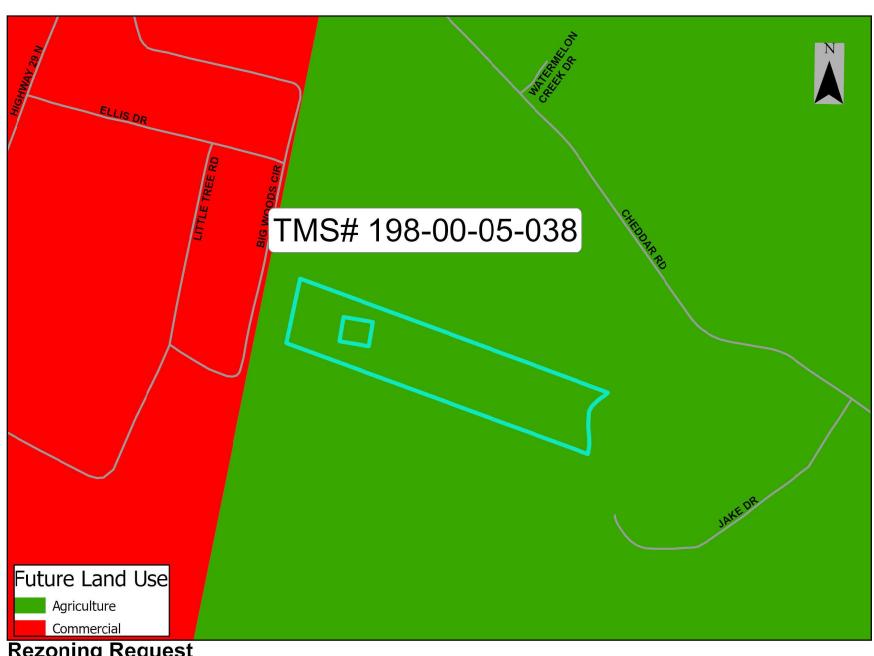
DON M. KELLY RLS 9318



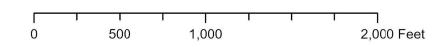
Rezoning Request 417 Big Woods Circle, Belton R-20 to R-A







Rezoning Request 147 Big Woods Circle, Belton R-20 to R-A



Anderson County Planning Commission Staff Report August 10, 2021

Applicant: Coastal Partners, LLC/Brent Baumgarten - CEO

Current Owner: 3BM Holdings, LLC; South City Holdings, LLC; CPSC I

Anderson, LLC

Property Address: 4610 Liberty Highway, Anderson

Precinct: Five Forks

Council District: 4

TMS #(s): 92-00-06-016

Acreage: +/- 8.18

Current Zoning: C-2 (Highway Commercial District)

Requested Zoning: I-2 (Industrial Park District)

The purpose of the I-2 district is to provide a high level of design quality, site amenities and open space for light industry, warehouse distribution, research and development operations, and similar industrial uses with compatible operations within a park atmosphere. All of the uses shall be of a type or intensity that that do not produce odors, smoke,

fumes, noise, glare, heat or vibrations which are

incompatible with other uses in the park, or its surrounding

land uses outside the industrial park.

Surrounding Zoning: North: I-2 (Industrial Park District)

South: C-2 (Highway Commercial District) East: C-2 (Highway Commercial District)

West: I-2 (Industrial Park District)

Evaluation: This request is to rezone the parcel of property described

above from C-2 (Highway Commercial District) to I-2 (Industrial Park District). The applicant's stated purpose for the rezoning is to combine the lot with the neighboring lot for

a future industrial development.

The property is located just off the I-85 interchange. Single family residential and agricultural uses are immediately adjacent to the subject parcel. The Future Land Use Map in the County's Comprehensive Plan (2016) identifies the area

as commercial and industrial.

Public Outreach: Staff hereby certifies that the required public notification

actions have been completed, as follows:

Ordinance 2021-0xx Page 2 of 2

- July 23, 2021: Rezoning notification postcards sent to 44 property owners within 2,000' of the subject property; To date, staff has received 0 phone calls requesting more information.
- July 23, 2021: Rezoning notification signs posted on subject property;
- July 26, 2021: Planning Commission public hearing advertisement published in the Independent-Mail.

Staff Recommendation:

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



Rezoning Application

Anderson County Planning & Community Development

Date of Submission	_		Approved/Denied
	Applicant	's Information	
Applicant Name:	Coastal Partners, LLC / I	Brett R Baumgarten - CEO	
Mailing Address:	129 Howard Ave., Clems	son, SC 29631	
Telephone:	916-719-1900		
Email:	bbaumgarten@coastalpa	artners.net	
	Owner's	Information	
	(If Different	from Applicant)	
Owner Name:	3BM Holdings, LLC; Sou	th City Holdings, LLC; CP SC I	Anderson, LLC
Mailing Address:	c/o Coastal PArtners, LL	C, 700 North Green Street, Sui	te 202, Chicago, IL 60642
Telephone:	916-719-1900		
Email:	bbaumgarten@coastalpartners.net		
I hereby appoint the prequest for rezoning:		licant as my agent to rep	,
	Project	Information	
Property Location:	4610 Liberty Hwy		
Parcel Number(s)/TMS:	920006016		
County Council District:	4	School District:	4
Total Acreage:	8.18	Current Land Use:	Undeveloped
Requested Zoning:	I-2	C urrent Zoning:	C-2

Future Development

Purpose of Rezoning:

Are there any Private Covenants or Deed	d Restrictions on the Yes No
Property? If you indicated no, your signa	ture is required.
	6/28/2021
Applicant's Signature	Date
If you indicated yes, please provide a co	opy of your covenants and deed restrictions with this
	on 6-29-1145: July 1, 2007), determining existence of
	otained at the Register of Deeds Office. It is the
	ny subdivision covenants or private covenants
pertaining to the property.	
Additional Information or Comments: Pr	roposing to rezone from C-2 to I-2 for future industrial
development. Plan to combine with adjacent par	· · ·
An accurate plat (survey) of the	property must be submitted with this application.
If pursuing a review district classification	(PD, IZOD, PC), a preliminary development plan,
statement of intent and letters from appr	ropriate agencies or districts verifying available and
adequate public facilities must be subm	itted with the application.
Please refer to Chapter 70 of the Ande	erson County Code of Ordinances for further information
•	g submission requirements.
As the annlicant I hereby confirm that a	all required information and materials for this application
•	I to the Planning & Community Development office.
21	1-01-221
	6/20/2001
/Applicant's Signature	Date
* A zonina man amendment may be i	initiated by the property owner(s), Planning Commission,
- '	ninistrator or County Council. *
- 0 II 0l	
For Office Use Only:	
Application Received By:	Complete Submission Date:

Council Public Hearing:

Commission Public Hearing:



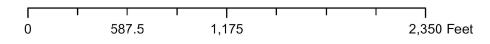
ANDERSON COUNTY REZONING APPLICATION NARRATIVE

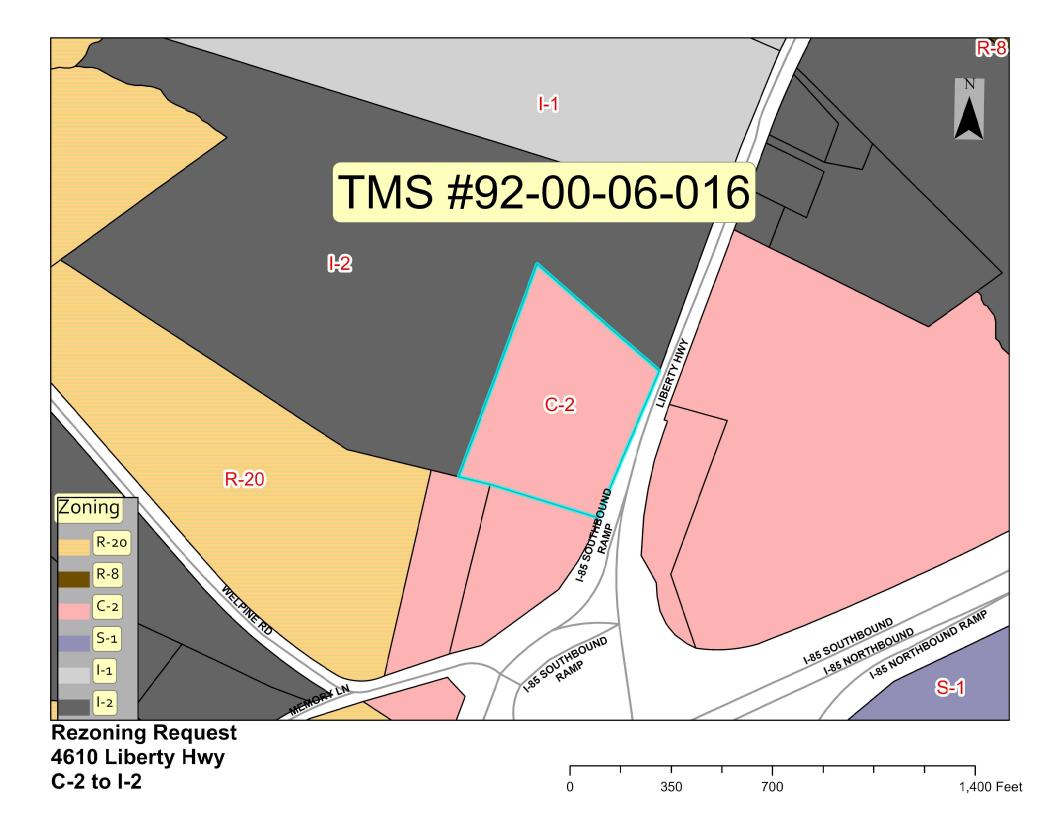
Please provide a narrative below, describing the proposed use of the property including, but not limited to:

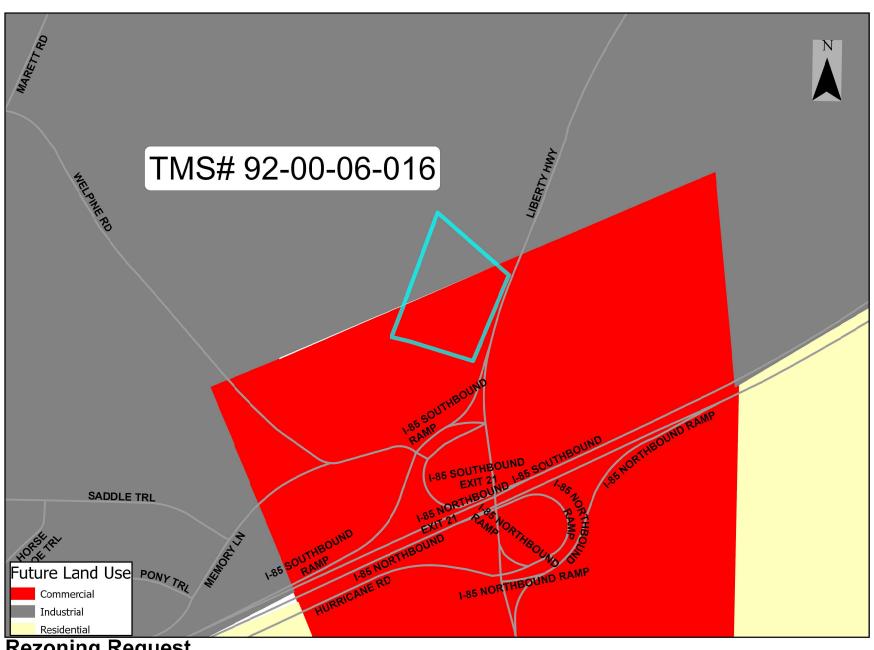
- 1. General description of proposed use;
- 2. Provisions for water and sewer;
- 3. Plans for protection of abutting properties, if applicable;
- 4. Any additional information deemed reasonable for review.
- 1. The proposed development will consist of warehouse industrial buildings to be utilized for warehouse, distribution, or light manufacturing.
- 2. Gravity sewer is in place or currently being constructed at the rear of the property and will be available by the time construction commences on the property. Water will be served by Sandy Springs Water District via an 8" water main along Hwy 176.
- 3. Landscaping plans will be prepared to meet or exceed county buffer requirements. A larger buffer and more elaborate landscaping will be installed along any residential zoned properties.
- 4. Current adjacent property (tax map # 920006015), zoned I-2 and this property have the same owners. We (owners of both parcels) are seeking consistent zoning of I-2 across both parcels for development of a consistent use across both parcels.



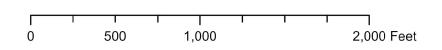
Rezoning Request 4610 Liberty Hwy C-2 to I-2







Rezoning Request 4610 Liberty Hwy C-2 to I-2



The Village at White Pine Ordinance 2021-0xx Page 1 of 3

Anderson County Planning Commission Staff Report August 10, 2021

Applicant: Falcon Real Estate Lending, LLC

Property Address: Welpine Road

Precinct: Denver-Sandy Springs

Council District: 4

Total Acreage: +/- 48.56

Property Information:

TMS #	Owner	Acreage	Current Zoning
p/o 93-00-03-002	William F. McGregor Trust	+/- 22.57	C-2
			(Commercial)
92-00-08-006	Michael W. Green	+/- 13.41	I-1
	Ian Brett Sanders		(Industrial)
92-03-01-018	Deborah D. Nowlin	+/- 12.58	I-1
			(Industrial)

Requested Zoning: IZD (Innovative Zoning District)

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.

Surrounding Zoning: North: I-1 (Industrial District) & C-3 (Commercial District)

South: C-2 (Commercial) & R-M (Residential-Multifamily) East: I-2 (Industrial), I-1 (Industrial), R-20 (Single Family

Residential)

West: C-2 (Commercial District) & C-3 (Commercial District)

The Village at White Pine Ordinance 2021-0xx Page 2 of 3 Evaluation:

This request is to rezone three parcels of property described above that are currently zoned C-2 (Commercial District) & I-1 (Industrial District) to IZD (Innovative Zoning District). The applicant's stated purpose for the rezoning is to allow for the development of single-family residential lots.

These three parcels are part of a development described in "The Village at White Pine" Statement of Intent, dated May 31, 2021 and revised July 21, 2021.

According to the Statement of Intent, The Village at White Pine will consist of a total of 153 single-family lots. The density will not exceed 3.2 lots per acre, with 5,000 square foot minimum lots. The average lot size is 5,396 square feet. Approximately 22.15 acres will be maintained for open space and amenities, which will include natural buffers along wetlands, dog park, fire pits, tot lots (playground) and a walking trail, which will connect to the neighboring Battery Park development to the southeast. These amenities will be maintained by the Homeowners Association.

The development will consist of 3 parcels. "The Village at White Pine I," identified as part of TMS# 93-00-03-002, will include 68 single-family lots. Amenities in this portion will include a cluster mailbox unit (CBUs), an athletic field, tot lot (playground) a gazebo & fire pit area, and a walking trail that will connect to the adjacent Battery Park community to the south. The portion of this parcel, which was rezoned in 2020 from C-2 (Commercial District) to R-M (Residential Multifamily), is not included in this request.

"The Village at White Pine II," identified as TMS# 92-00-08-006, will include 57 single-family lots. Amenities in this portion will include a cluster mailbox unit (CBU), gazebo & fire pit area, and a walking trail.

"The Village at White Pine III," identified as TMS #92-03-01-018, will include 28 single-family lots. Amenities in this portion will include a dog park and walking trail, which provides pedestrian crossings over wetlands.

The roads of this development will public with 3 access points off of Welpine Rd, which is a state collector road with no maximum average daily trips. All road names have been approved by the E911 Addressing Department.

The Village at White Pine Ordinance 2021-0xx Page 3 of 3

Onsite solid waste is planned to be collected utilizing Sutera in-ground waste containment system. The Sutera system will reduce stormwater runoff population. The unit is buried in a steel and concrete vault, lowering container temperatures and odors.

The developer has received letters confirming service availability from Sandy Springs Water District, Anderson County Wastewater, Fort Hill Natural Gas, Duke Energy, AT&T and Spectrum.

Industrial and Commercial uses are immediately adjacent to the subject parcels. The Future Land Use Map in the County's Comprehensive Plan (2016) identifies the area as industrial and commercial.

Public Outreach:

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

- July 23, 2021: Rezoning notification postcards sent to 161 property owners within 2,000' of the subject property; To date, staff has received 2 phone calls form more information;
- July 23, 2021: Rezoning notification signs posted on subject property;
- July 26, 2021: Planning Commission public hearing advertisement published in the Independent-Mail.

Staff Recommendation:

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



Total Acreage:

Requested Zoning:

Purpose of Rezoning:

22.57

IZOD

Rezoning Application

Anderson County Planning & Development

SOUTH CAROLINA			
6/1/2021			
Date of Submission	transité	Approved/Denied	
	,	Applicant's Information	
Applicant Name:	Falcon Real	Estate Lending, LLC	
Mailing Address:	7 Hindman	Dr, Greenville, SC 29609	
Telephone:	864-907-650)9	
Email:	phillip@falc	consouthcarolina.com	
		Owner's Information	
	(If E	Different from Applicant)	
Owner Name:	William F M	1cGregor Jr Trust Et Al	
Mailing Address:	211 Altamont Ct, Anderson, SC 29621		
elephone:			
Email:			
		Complete only if owner is not the applicant) I the Applicant as my agent to represent me in this	
request for rezoning:	rottott mattioa	The Application as the agent to topics of the in this	
OocuSigned by:			
Patricia McGregor		5/28/2021	
Owner's S	ignature	Date	
		Project Information	
Property Location:	SE side of \	Welpine Rd. across from Welpine Ridge Rd.	
Parcel Number(s)/TMS:	93-00-03-00	02	
County Council District:	Four	School District: Four	

Single-family residential development

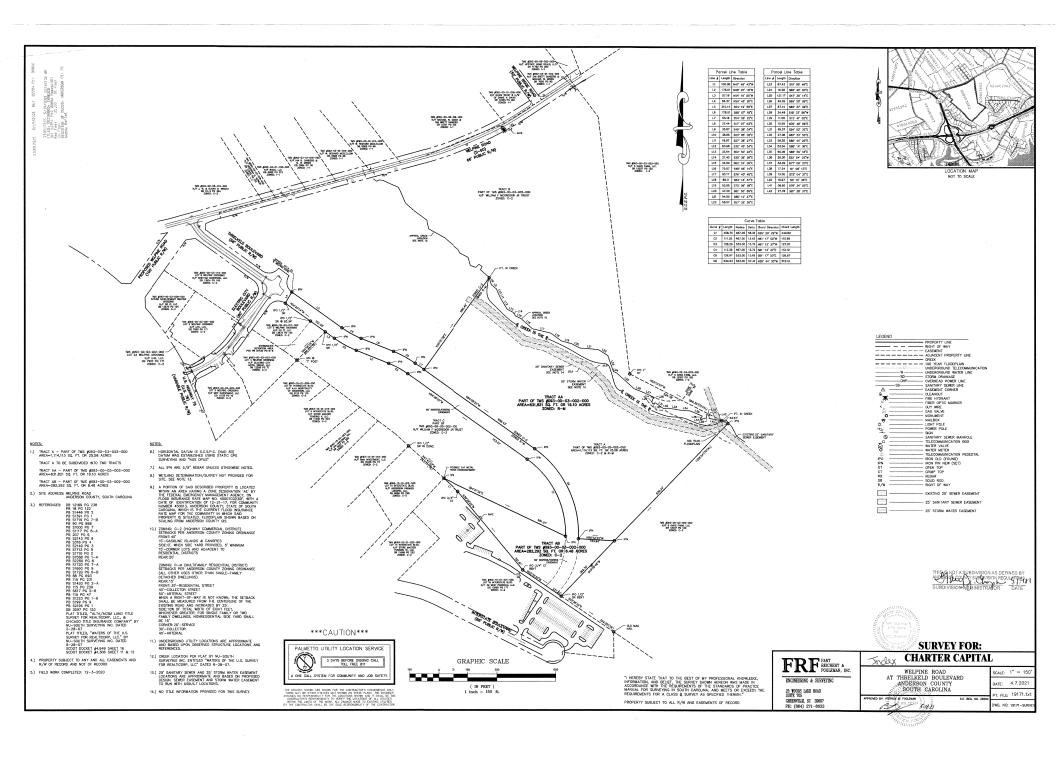
Current Land Use:

Current Zoning:

Vacant

C-2

Are there any Private Covenants or Deed Restrictions	on the Yes (X) No	
Property? If you indicated no, your signature is require Falcon Real Estate Lending, LLC	ed.	
By: Phillip Day, Member	5/31/21	
Applicant's Signature	Date	
If you indicated yes, please provide a copy of your of application, pursuant to State Law (Section 6-29-114) restrictive covenants. Copies may be obtained at the applicant's responsibility for checking any subdivision pertaining to the property.	5: July 1, 2007), determining existence of Register of Deeds Office. It is the	
Additional Information or Comments: To be rezoned and TMS #92-03-01-018	d in conjuntion with TMS #92-00-08-006	
and 11413 #32-03-01-010		
An accurate plat (survey) of the property	must be submitted with this application.	
If pursuing a review district classification (IZOD, PC, Pl) POD RRD) a preliminary	
development plan, statement of intent and letters from		
verifying available and adequate public facilities mu		
Please refer to Chapter 70 of the Anderson County regarding submission		
As the applicant, I hereby confirm that all required in	oformation and materials for this	
application are authentic and have been submitted Falcon Real Estate Lending, LLC		
By: Phillip Day, Member	5/31/21	
Applicant's Signature	Date	
* A zoning map amendment may be initiated by t Zoning Administrator or	2727	
For Office Use Only:		
Application Received By:	Complete Submission Date:	
Council Public Hearing:		





Requested Zoning:

Purpose of Rezoning:

IZOD

Rezoning Application

Anderson County Planning & Development

SOUTH CARCLE, A			
6/1/21			
Date of Submission	_		Approved/Denied
	Appli	cant's Information	
	, (Palesti		
Applicant Name:	Falcon Real Estat	e Lending, LLC	_
Mailing Address:	7 Hindman Dr, C	Greenville, SC 29609	
Telephone:	864-907-6509		
Email:	phillip@falconso	outhcarolina.com	
	Owi	ner's Information	
	(If Differe	ent from Applicant)	
Owner Name:	Michael W Gree	n & lan Brett Sanders	
Mailing Address:	103 Welpine Rd	, Pendleton, SC 29670	
Telephone:			
Email:			
Designati	on of Agent: (Com	plete only if owner is not the o	pplicant)
I hereby appoint the prequest for rezoning:	erson named the A	Applicant as my agent to rep	resent me in this
Ian B Sanders.	Michael W	Green	
Owner's S	ignature	Da	te
	Proj	ject Information	
Property Location:	NWside of Welp	ine Rd. approximately 540 LF	west of Welpine Ridge F
Parcel Number(s)/TMS:	92-00-08-006		
County Council District:	Four	School District:	Four
Total Acreage:	13 41	Current Land Use:	Vacant

Single-family residential development

Current Zoning:

1-1

Are there any Private Covenants or Deed Restriction	c on the	Voc	(V) No
Are mere any rivole coveriants of beed Resinction	s on the	Yes	(V) NO
Property? If you indicated no, your signature is requi Falcon Real Estate Lending, LLC	red.		
By: Phillip Day, Member		31/21	
Applicant's Signature	D	ate	
If you indicated yes, please provide a copy of your	covenants and doe	d roctrictions	uith this
application, pursuant to State Law (Section 6-29-114			
restrictive covenants. Copies may be obtained at the			
applicant's responsibility for checking any subdivision			
pertaining to the property.	or pilv	die covendiii	3
positioning to the property.			
Additional Information or Comments: To be rezone	d in conjuntion with	TMS #93-00-	03-002
and TMS #92-03-01-018			
	4 SATE		1102
An accurate plat (survey) of the property	must be submitted	with this appli	cation.
If pursuing a review district classification (IZOD, PC, F	PD. POD. RRD1, a pre	eliminary	
development plan, statement of intent and letters fi	, ,	,	icts
verifying available and adequate public facilities must be submitted with the application.			
Please refer to Chapter 70 of the Anderson Count regarding submission	•	es for further i	nformation
As the applicant, I hereby confirm that all required i	nformation and mai	torials for this	
application are authentic and have been submitted			office
Falcon Real Estate Lending, LLC	a to the Fidiliting & i	Development	once.
By: Phillip Day, Member Applicant's Signature		3 <u>1/21</u>)ate	
Applicant 3 signature	D	rate	
* A zoning map amendment may be initiated by Zoning Administrator or		(s), Planning C	ommission,
For Office Use Only:			
Application Received But AM. I			1.1121
Application Received By:	Complete Submissio	_	6/1/21
Commission Public Hearing:	Council Public Heari	ing:	



ANDERSON COUNTY REZONING APPLICATION NARRATIVE

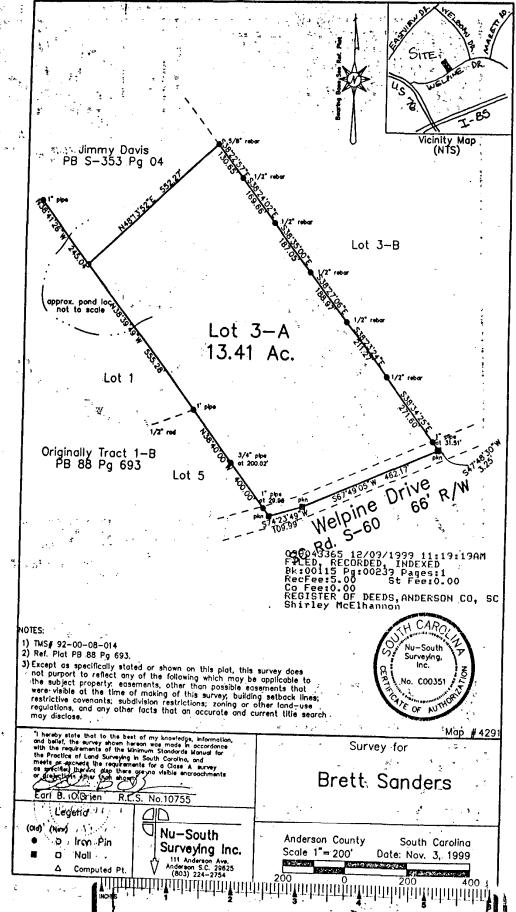
Please provide a narrative below, describing the proposed use of the property including, but not limited to:

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

Signature: January, Michael W Green (Jun L. 2021 15:02 EDT)

Email: ibsinc00@aol.com

ark, GA 30050-2521





Rezoning Application

Anderson County Planning & Development

Date of Submission	_	•	Approved/Denied
	Applicant	's Information	
Applicant Name:	Falcon Real Estate Le	nding, LLC	
Mailing Address:	7 Hindman Dr, Gree	nville, SC 29609	
Telephone:	864-907-6509		
Email:	phillip@falconsoutho	carolina.com	
	Owner's	Information	
	(If Different t	from Applicant)	
Owner Name:	Deborah D Nowlin		
Mailing Address:	3810 Murrell Rd, Ste	: 189, Rockledge, FL 3295	5
Telephone:			
Email:			
Designation	on of Agent: (Complete	e only if owner is not the ap	oplicant)
Lhereby appoint the p	erson named the Appl	licant as my agent to repre	esent me in this
request for rezoning:		as in a goin to topic	
DocuSigned by:			
Vehorale V. Now			/2021
2F88EAEDOWNer's S	ignature	Dat	e
	Project	Information	
Property Location:	NW side of Welpine	Rd. approximately 400 LF	east of Threlkeld Blvd.
Parcel Number(s)/TMS:	92-03-01-018		
County Council District:	Four	School District:	Four
Total Acreage:	12.58	Current Land Use:	Vacant
Requested Zoning:	IZOD	Current Zoning:	I-1
Purpose of Rezoning:	Single-family resider	 ntial development	

Are there any Private Covenants or Deed Restric	tions on the Yes (X) No
Property? If you indicated no, your signature is re Falcon Real Estate Lending, LLC	equired.
By: Phillip Day, Membe	
Applicant's Signature	Date
If you indicated yes, please provide a copy of yeapplication, pursuant to State Law (Section 6-29-restrictive covenants. Copies may be obtained applicant's responsibility for checking any subdipertaining to the property.	-1145: July 1, 2007), determining existence of at the Register of Deeds Office. It is the
Additional Information or Comments: To be rea	consider conjuntion with TMC #02 00 00 000
Additional Information or Comments: To be rez	oned in conjuntion with Tivis #92-00-08-006
and TMS #93-00-03-002	****
An accurate plat (survey) of the prop	erty must be submitted with this application.
If pursuing a review district classification (IZOD, P	C, PD, POD, RRD), a preliminary
development plan, statement of intent and lette	ers from appropriate agencies or districts
verifying available and adequate public facilitie	•
	ounty Code of Ordinances for further information ssion requirements.
As the applicant, I hereby confirm that all require	ed information and materials for this
application are authentic and have been subm Falcon Real Estate Lending, LLC	
By: Phillip Day, Member	FIDA IDA
Applicant's Signature Applicant	<u>5/31/21</u> Date
	I by the property owner(s), Planning Commission, or or County Council. *
For Office Use Only:	
Application Received By:	Complete Submission Date: 611/2/
Commission Public Hearing:	Council Public Hearina:

Suite 100 Forest Park, GA 30050-2521

STATEMENT OF INTENT

for

The Village at White Pine (Innovative Zoning District "IZD" Rezoning Request)

for

APPLICANT

Falcon Real Estate Lending, LLC
7 Hindman Dr.
Greenville, SC 29609
Phillip Day
864.907.6509
phillip@falconsouthcarolina.com

Engineer/Surveyor

Ridgewater Engineering & Surveying, LLC
PO Box 806
Anderson, SC 29622
J. Wesley White, PE
864.226.0980
wesley@ridgewatereng.com

May 31, 2021 Revised July 21, 2021

I. PROPERTY DESCRIPTION

The Village at White Pine (project) consists of three properties located along Welpine Rd. near Welpine Ridge Dr. The project area is ± 48.56 -acres and is made up by three (3) parcels as follows:

- 1. P/O TMS #93-00-03-002 22.57-acres and currently zoned C-2
- 2. TMS #92-00-08-006 13.41-acres and currently zoned I-1
- 3. TMS #92-03-01-018 12.58-acres and currently zoned I-1

Water will be provided by Sandy Springs Water District and sewer by Anderson County Wastewater.

II. DEVELOPMENT OVERVIEW

The project development plan is to rezone all three tracts to utilize the Innovative Zoning District (IZD) zoning classification. The development will consist of 3 new access point off Welpine Rd. that have been reviewed with the SCDOT. The roads within the community will be public roads that are constructed to Anderson County standards and dedicated to the County after inspection. The public roads serving this development will have rolled curb and gutter. Other infrastructure improvements include public water mains, public sewer mains, storm drainage, and common areas. Common areas may be disturbed and undisturbed open space, walking trails, mail centers, flood plain, wetlands/waters of the state, amenity areas, and other community gathering areas. These common areas will be owned and maintained by a newly formed Home Owners Association (HOA). The HOA will also be responsible for maintenance of entrance monuments, landscaping, & site lighting. Covenants and Restrictions for the Community will be drafted and recorded at the Anderson County Register of Deeds Office.

III. DENSITY & PHASING

The overall project will consist of 153 single-family residential detached lots, utilizing only ±25.33-acres (52.3%) of the overall properties, leaving ±22.15-acres of open space/amenities areas and preserving the ±1.08-acres of wetlands/waters of the state and floodplain onsite. The minimum proposed lot size is 5,000 SF with an average lot size of 5,396 SF. The proposed density will not exceed 3.2 lots/acre and will be developed in phases. All phase lines will be detailed out on the Final Development Plan.

IV. AMENITIES, LANDSCAPING, BUFFERS

The proposed development includes approximately 22.15-acres of open space, including natural buffers along existing wetlands/waters of the state onsite, with maximum efforts to preserve existing vegetation/trees around the perimeter property. A minimum 25' building setback has been established along all property sides. There will be a 30' building setback established along Welpine Rd. The open space may consist of disturbed and non-disturbed areas, passive open space, walking trails connecting to the Battery Park development, community gathering areas, fire pit, dog park, playground area, community gardening areas,

athletic field, auto charging stations and/or other similar uses to be later designed, each of which will encourage walkability, natural beauty, sustainability and/or interaction between residents of the community.

The proposed entrances will be heavily landscaped with new plantings and annual color. The existing road frontages and community areas (fire pits, dog parks, mail centers, etc.) may be landscaped with perennial canopy trees, evergreen shrubs, and/or evergreen bushes. The landscaping plans will be a part of the Final Development Plans submitted to the Anderson County Planning and Development Staff for approval. The owner will construct a walking trail within some of the common areas that would connect to over to the Batter Park development. The stormwater management areas may be dry or wet depending on water sources once the project progresses to the Final Design Phase. The stormwater management areas may have a fence and/or landscaping around the dike. All open spaces, landscaping, monuments, street lighting, stormwater management areas, and mail centers will be maintained by the HOA respectively.

V. PUBLIC UTILITIES

Will-serve letters have been or will be provided by Sandy Springs Water District and Anderson County Wastewater. There is a sewer main that is being extended to the south of the property, to which the project will connect. There is a public water main owned and maintained by Sandy Springs Water District running down Welpine Rd. that will serve our development. All new water mains and sewer mains built within the project will be built to public standards and turned over to Sandy Springs Water District and Anderson County Wastewater, respectively, to own and maintain. Natural gas will be made available by Piedmont Natural Gas/Forthill Natural Gas. Duke Energy will provide power to the site. AT&T and Charter Spectrum services are available to the project as well.

VI. SOLID WASTE COLLECTION

Solid waste onsite is currently planned to be collected utilizing the Sutera in-ground waste containment system. Approximately eight (8) Sutera units will be strategically placed throughout the development. By including the Sutera system, the project will eliminate trash cans on the streets and above ground dumpsters as well as the associated spills, smells, insects and pollution associated with the same. The Sutera system will reduce potential stormwater runoff pollution, creating a more beautiful environment. Each unit is housed in a buried steel and concrete vault. This technology drastically lowers container temperatures so that the trash becomes virtually odorless while the steel eliminates animals and insects from entering the container. The exteriors can be customized with brick, tile, paint, metal, stone, stucco or stamped concrete. Additionally, each unit is equipped with a computer monitoring system to track capacity levels, preventing unnecessary trips and truck traffic entering the neighborhood. Sutera also provides dog waste containment units that can be utilized in the common areas to improve water quality and overall use of these spaces.

VII. DEVELOPMENT STANDARDS

- 1. Permitted Uses: All land and structures contained within the project shall be used for residential purposes only. No commercial uses shall be permitted.
- 2. Maximum Number of Lots: The maximum number of lots in the project shall be one hundred fifty-three (153).
- 3. Lot Sizes and Density of Development: The minimum lot size is 5,000 SF or 0.11-acres. The average lot size is 5,396 SF or 0.12-acres. The proposed density is approximately 3.15 lots per acre. The smaller lot sizes allow for greater open space/common area.

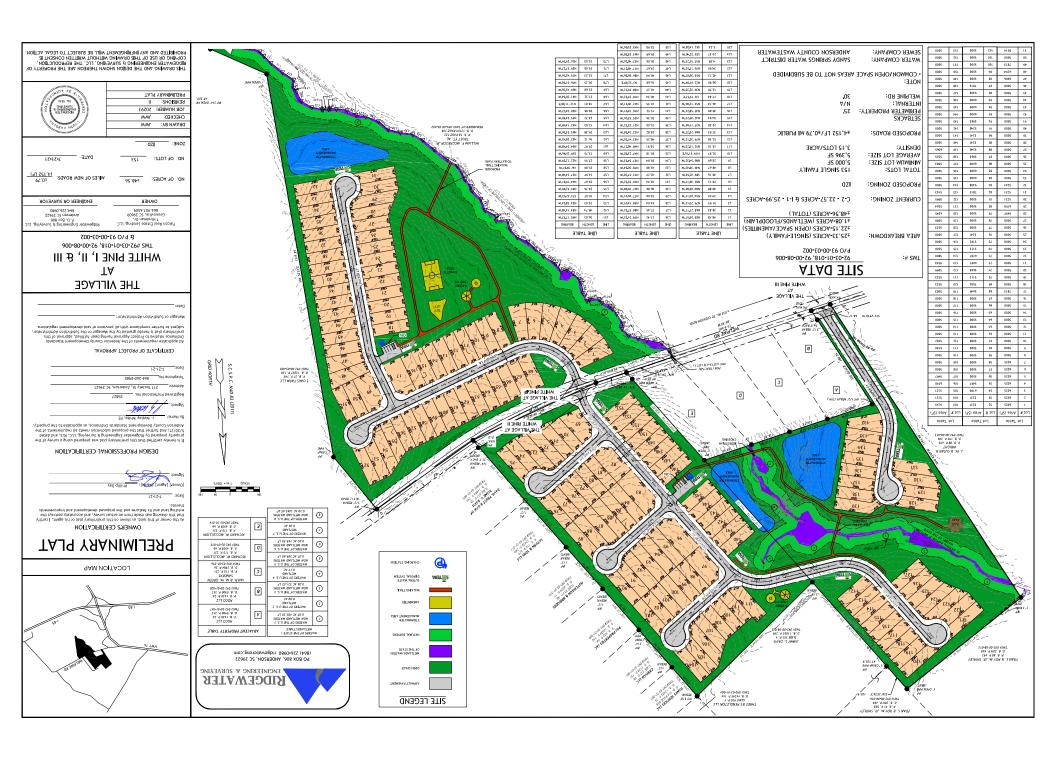
4. Building Setbacks

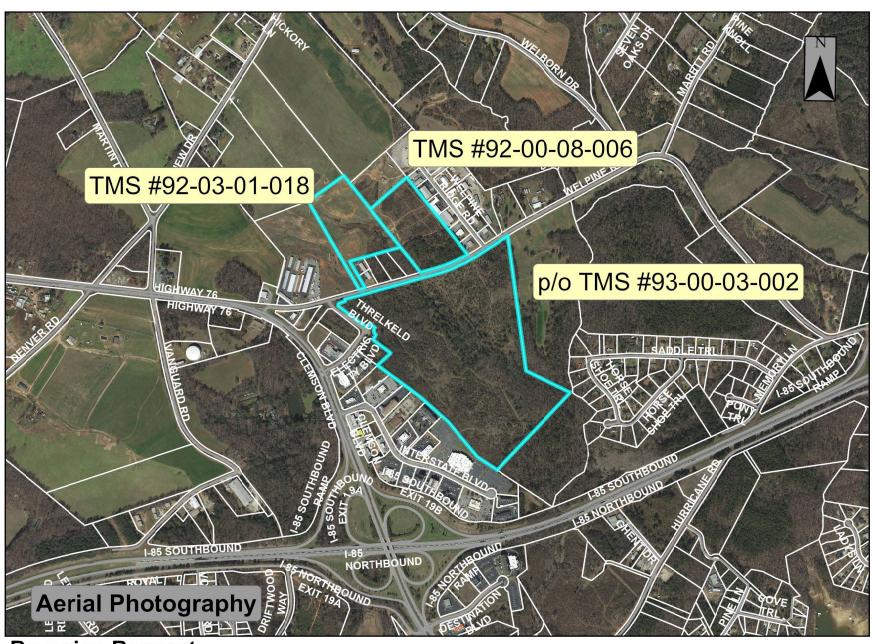
All the proposed setbacks for this project are as follows:

- 25' minimum perimeter setback along exterior property. (Setback is measured from the exterior property line and/or dedicated right-of-way line.)
- 30' minimum setback along Welpine Rd.
- 15' minimum front yard setback. (For internal public roads)
- 10' minimum secondary side yard setback. (Corner lots measured from public road r/w)
- 5' minimum side yard setback.
- 10' minimum rear yard setback.
- 6. Residential Construction and Maintenance: No mobile homes, trailers, campers or tents shall be permitted as permanent dwellings.
- 9. Public Improvements: No existing sidewalks are located along either Welpine Rd., a statemaintained road. The proposed project should have no impacts to the roads service level.

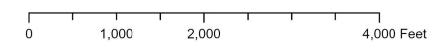
VIII. AMENDMENTS

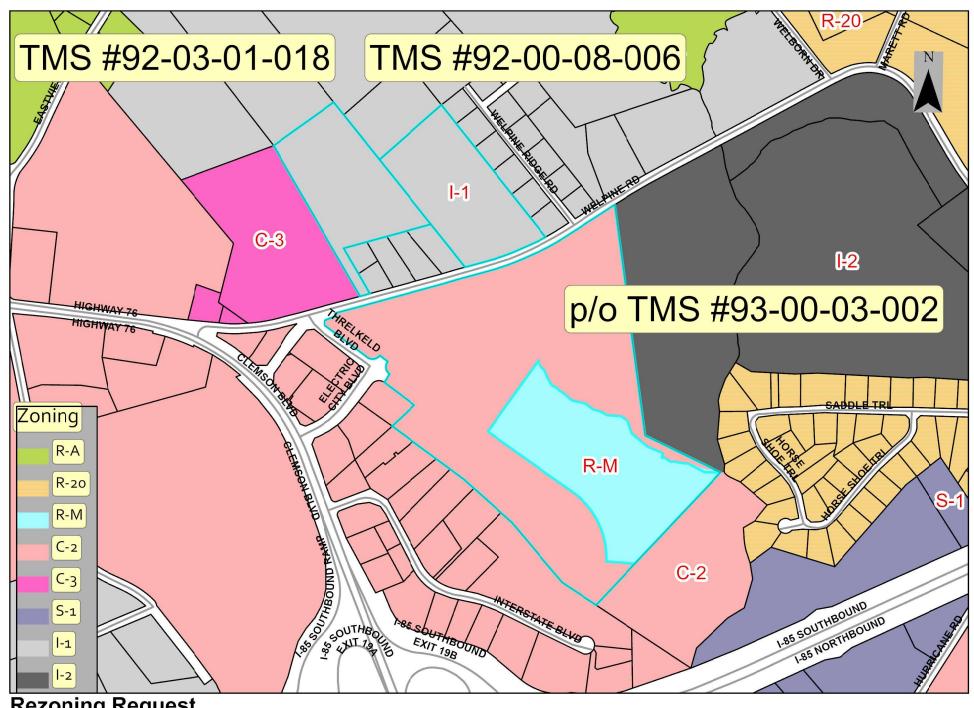
Any changes to the provisions set forth herein must be approved by the appropriate Anderson County requirements prior to the implementation of such changes.



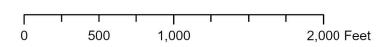


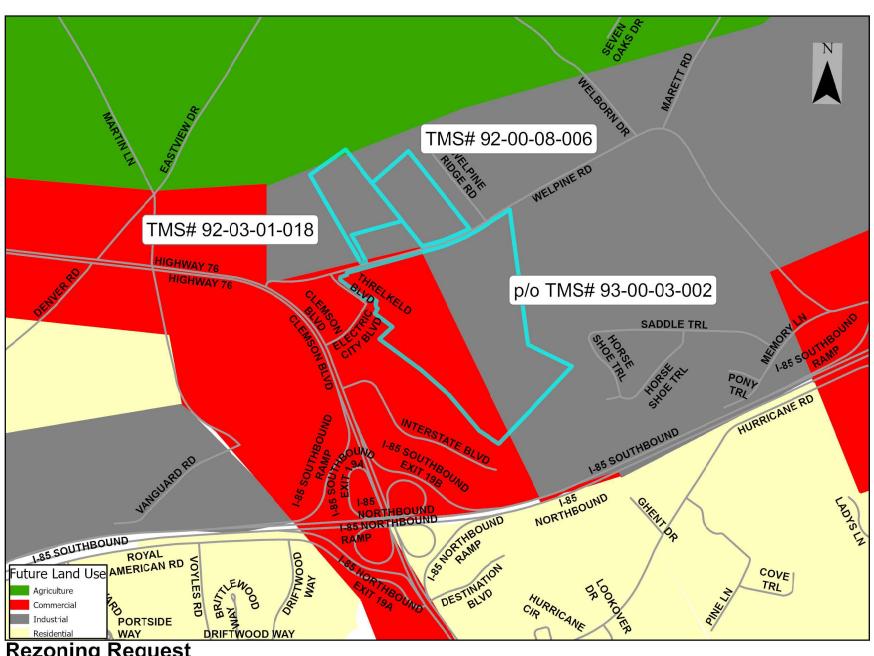
Rezoning Request Welpine Rd @ Welpine Ridge Rd I-1 & C-2 to IZD





Rezoning Request
Welpine Rd @ Welpine Ridge Rd
I-1 & C-2 to IZD





1,000

2,000

4,000 Feet

Rezoning Request
Welpine Rd @ Welpine Ridge Rd
I-1 & C-2 to IZD

Anderson County Planning Commission Staff Report August 10, 2021

Applicant: Liberty Communities, LLC

Current Owner: T. Gary McAlister

Property Address: Susie Road/Youth Center Road

Precinct: Cedar Grove

Council District: 7

TMS #(s): 248-00-02-004

Acreage: +/- 59.4

Current Zoning: R-A (Residential Agricultural)

Requested Zoning: R-20 (Single Family Residential)

The purpose of the R-20 district is to provide a district 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.

Surrounding Zoning: North: R-A (Residential Agricultural)

South: R-A (Residential Agricultural) East: R-A (Residential Agricultural) West: R-A (Residential Agricultural)

Evaluation: This request is to rezone the parcel of property described

above from R-A (Residential Agricultural District) to R-20 (Single Family Residential District). The applicant's stated purpose for the rezoning is to develop a 64 unit single family subdivision on the property with a minimum lot size of 25,000

square feet.

Single family residential and agricultural 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:

 July 23, 2021: Rezoning notification postcards sent to 159 property owners within 2,000' of the subject property; To date, staff has received 1 phone call requesting more

information.

Ordinance 2021-0xx Page 2 of 2

- July 23, 2021: Rezoning notification signs posted on subject property;
- July 26, 2021: Planning Commission public hearing advertisement published in the *Independent-Mail*.

Staff Recommendation:

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



Rezoning Application County Planning & Development

ANDERSON COUNTY SOURCE CAPACINA	Anderson County Flamming & Developme	₩ N N N
Date of Submission	Approved/Denied	4
	Applicant's Information	
Applicant Name: Mailing Address: Telephone: Email:	Liberty Communities; UC 175 Country Chib for Bldy 200 A State bothly god 403-318-5473 Drady P 1: berly communities, Com Owner's Information (If Different from Applicant)	<u>30</u> 28
Owner Name: Mailing Address: Telephone: Email:	T. Gam McAlister (230 Breazeale, Williamston, SC 29 K 864-940-0755 K bogg=@bellsouth.net	1697
I hereby appoint the request for rezoning:	ion of Agent: (Complete only if owner is not the applicant) Decrease named the Applicant as my agent to represent me in this $ M = Alister $ Signature Date	
	Project Information	
Property Location: Parcel Number(s)/TMS: County Council District: Total Acreage: Requested Zoning: Purpose of Rezoning:	Susie FL / Youth Center RL 248-00-02-004 7 School District: 07 59.4acres Current Land Use: Vacant Assembly Corrent Zoning: R-A Preparation to apply Our subdivision	Hure

Are there any Private Covenants or Deed Re	strictions on the Yes
Property? If you indicated no, your signature	istequired. (130/2021
	of your covenants and deed restrictions with this 6-29-1145: July 1, 2007), determining existence of ned at the Register of Deeds Office. It is the ubdivision covenants or private covenants
Additional Information or Comments:	
	the death of the configuration
An accurate plat (survey) of the	properly must be submitted with this application.
	DD, PC, PD, POD, RRD), a preliminary deletters from appropriate agencies or districts acilities must be submitted with the application.
	on County Code of Ordinances for further information ubmission requirements.
As the applicant, I hereby confirm that all reapplication are authentic and have been supplicant applicant and have been supplicant and have been	equired information and materials for this submitted to the Planning & Development office. (434251 Date
* A zoning map amendment may be Initi	iated by the property owner(s), Planning Commission istrator 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:

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

We plan to apply for a let home subdivision upon successful Ne-zoning. These homes with have a nutrimum of 25,800 stypeds, which is consistent with county requirements and will have an average lot 5:20 of O. Cobacres.





MOUNT PLEASANT, SC 943,884,1667 GREENVILLE, SC 964,296,0534 SUMMERVILLE, SC 943,972,0710 SPARTANBURG, SC 964,272,1272 CHARLOTTE, NC 980,312,5450 WWW.JEAMONWHITEHCE.COM





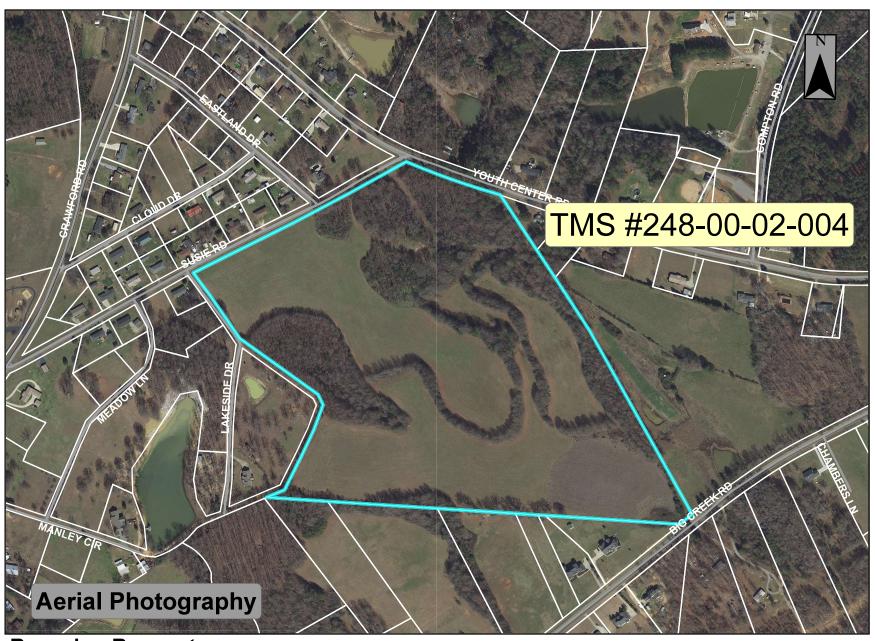


SUSIE ROAD SUBDIVISION SINGLE FAMILY RESIDENTIAL LIBERTY COMMUNITES ANDERSON COUNTY, SOUTH CARGLINA

SW+ PROJECT: GRXXXX
DATE: 06/21/2021
DRAWN BY: MC
CHECKED BY: PT
REVISION HISTORY

SITE LAYOUT EXHIBIT

07.06.2021



Rezoning Request
Susie Rd & Youth Center Rd
R-A to R-20

