

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 6, 2021
Cc: County Council
Re: July 13, 2021 Regular Commission Meetings

The Anderson County Planning Commission is scheduled to hold its next meeting on Tuesday, July 13, 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 bdmcabee@andersoncountysc.org 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.

Anderson County Planning Commission

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July 13, 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 & 22, 2021 & May 20, 2021 Regular Meetings
5. Public Hearings
 - A. Rezoning Request: +/- 48.56 acres, located on Welpine Rd from I-1 & C-2 to IZD **[Council District 4]**
 - i. Staff Report Recommendation
 - ii. Developer Presentation
 - iii. Public Hearing
6. Old Business
7. New Business
 - A. Preliminary Subdivision: Sheila Dr **[Council District 7]**
 - 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
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

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
35 this agenda amendment? Okay. That is unanimous, it
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
44 of approximately 22.04 acres at Concord Road and
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?

1 WILL MOORE: Second.
2 DAVID COTHRAN: Any discussion?
3 All in favor of this item being tabled signify by your
4 hand. 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. The
49 two items highlighted for your review are the two
50 requested parcels. This is a zoning map that shows you

1 C-2 which is across the road there from Jackson and
2 then you can see in the yellow there, this is the R-20
3 request there.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

49 DAVID COTHRAN: Thank you. Brianna
50 Kimbrell.

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

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

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

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

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

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

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

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

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

16 DAVID COTHRAN: Thank you.
17 Jennifer Cowan.

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

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

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

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

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

14 DAVID COTHRAN: Thank you. Don
15 Bowen.

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

20 DAVID COTHRAN: I was going to
21 announce that when we got to the second one.

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

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

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

1 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 you.

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. My
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
18 street from our house. There's not a lot of room on
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. Thank
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
38 with brick and block underpinned. So as it currently
39 stands in a R-20 district, left as is, if it was not
40 rezoned, a manufactured home would be allowed to be
41 placed on the lot.

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

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

50 WESLEY GRANT: Mr. Chairman, I did

1 have a question. I'm assuming the staff's
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?

11 BRAD BURDETTE: Second.

12 DAVID COTHRAN: I heard numerous
13 seconds. So is there any discussion on the motion? If
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
20 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 butts up to this
27 property. And again, we felt that allowing for the R-D
28 would be an appropriate use because we looked at it in
29 terms of a person would not probably want to build a
30 single-family home butting up to a C-3 commercial
31 district. So we felt that a residential duplex would
32 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
37 calls on this subject property.

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
50 and we'll move on to the next person.

1 First signed up is Cheryl Russell.

2 MALE: Can you put that
3 slide back up?

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

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

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

28 **APPLAUSE**

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

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

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

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

1 some type of EMS system close to us. You don't have
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 DAVID COTHRAN: You don't wish to
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
44 two lots and y'all are going to overrule the will of
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
50 questions at a public hearing.

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. I
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. Anyone
42 else? Seeing none and hearing none, we will close the
43 public hearing on this matter. Again, I will ask the
44 commission if you have any questions or comments? If
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
50 approve. Do we have a second?

1 WILLIAM MOORE: Second.

2 DAVID COTHRAN: Second. Any
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.

6 Next item would be item 4 C, a rezoning request
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-2
14 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. One
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. And
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
49 record. Seeing none and hearing none, we will close
50 the public hearing on this. Any questions, again, from

1 commission members?

2 DEBBIE CHAPMAN: I had one person
3 call me about this. He said that his property actually
4 backs up to this. And his concern was that S-1 would
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.

16 WESLEY GRANT: Mr. Chairman, I
17 make a motion we approve.

18 DAVID COTHRAN: We have a motion to
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 A. 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
32 zoning is R-A. It's located in Council District 7.
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
47 is to combine the property to maximize the use of the
48 property, removing all those property lines and
49 allowing them to now have to deal with internal setback
50 issues when they expand the school. The P-D was part

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

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

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

18 HOLLY HARRELL: (Inaudible.)

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

26 WILLIAM MOORE: I second.

27 DAVID COTHRAN: We have a second.
28 All in favor raise your hand. Okay. That will also be
29 unanimous approved.

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

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

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

45 DAVID COTHRAN: Right. And what
46 she's referencing, I assume everybody has the
47 highlighted areas. The only changes is under Article
48 3, membership, item 1, which now reads the commission
49 shall consist of nine members appointed by the county
50 council. Seven of those members appointed by district

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

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

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

16 And Alesia, that's it; right?

17 ALESIA HUNTER: Yes, sir.

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

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

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

31 DAVID COTHRAN: The bylaw change?

32 ALESIA HUNTER: Yes, sir.

33 DAVID COTHRAN: Yeah, if that's
34 appropriate we can certainly do that. I'm assuming you
35 mean the May meeting?

36 ALESIA HUNTER: Yes, sir.

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

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

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

50 JOHN ELLIOTT: Good evening, I'm

1 John Elliott. I live at 127 Gallant Lane. I was here
2 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. Anyone
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.

Anderson County - Planning Commission Meeting - April 14, 2021

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 motion 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 APPROXIMATELY 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

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 with Arbor Engineering. And this is on Cely Road in
46 District 6. And the surrounding land use is
47 residential north and south. And east and west is
48 undeveloped. The property is unzoned. And there's
49 your tax map number for your viewing. This is not an
50 extension of a development. And the access road is on

1 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. Water
4 is Powdersville, Rewa is the -- I'm sorry, I take that
5 back. That's a typo. This is on septic tanks. And
6 he's not asking for a variance. The traffic impact
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.

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

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

33 The fire marshal has been -- will need to be
34 contacted for the gate access information code, and the
35 developer must follow -- have the following permits to
36 proceed with this development. He's need a DHEC and
37 Anderson County approval for stormwater erosion.
38 Anderson County Roads and Bridges Subdivision Plan
39 approval and encroachment permit approval. And
40 Powdersville Water approval letter for potable water
41 and fire protection verification of water line service
42 and layout plan. And this is to ensure that we have
43 fire hydrants within a thousand feet of lots.

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

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

49 ANTHONY BURNS: Can I take my mask
50 off?

1 WILLIAM MOORE: Sure.
2 ANTHONY BURNS: Thank you very
3 much. 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 fine. My name is Anthony Burns. I live in the
15 Hornbuckle Subdivision. Member of the homeowners'
16 association, and have been on the Architectural Review
17 Board for the last five years.
18 We just reviewed the plans and had a couple of
19 comments, if we could. One of them is there's a road
20 being placed over a riverbed. The riverbed is about
21 twenty-five foot wide, eight feet deep. I believe it's
22 called Ricky's Path. So our feeling was if you put a
23 road on a riverbed, the water won't have anywhere to go
24 and may well, in fact, just flood through the
25 neighborhood.
26 So I don't think an environmental impact study was
27 done. Or if it has been done, the flooding might have
28 just been somehow passed over. There's a number of
29 springs throughout this area and rivers that flow down.
30 So that one river underneath Ricky Road goes down to
31 the middle branch which then floods the floor plain.
32 The river is actually right up next to the subdivision.
33 And the hundred year flood plan, if you look at it,
34 unfortunately it's more like a two-month flood plan.
35 Some of the photographs that I've left you there, just
36 examples from the Hornbuckle Subdivision. And what
37 happened was the Rose Hill, which is across the way
38 behind it, as that was built sediment came down and now
39 it's higher on that side than it is on the Hornbuckle
40 side. So the flood plain isn't really getting the
41 water; it's going to the Hornbuckle side. So we get
42 significant flooding, as you can see, on a regular
43 basis. Because essentially the hill has rivers and it
44 has numerous natural springs that flow down and now
45 it's going to have thirty-one septic tanks also, you
46 know, flowing down.
47 The only other item is relative to a traffic
48 study. Not only was an environmental impact study not
49 done, I don't think there was a complete traffic study.
50 Because if you go down 81 and turn on Cely Road, that

1 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
13 off on this until those studies are done. Thank you
14 very much.

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

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

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

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

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

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

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

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

28 DUANE CAPLE: Duane Caple. I
29 live in Hampton Downs, 609 Clarendon Drive.

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

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

46 WILLIAM MOORE: Thank you, sir.

47 We will end the discussion on Suter Estates. We
48 will now allow the applicant to come forward and
49 address any concerns to the commission if there are
50 any.

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
6 that my client would like to build high quality product
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.

15 WILLIAM MOORE: 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 ALESIA HUNTER: Thank you.

40 WILLIAM MOORE: Staff, please
41 proceed with the second subdivision, Shockley Bend.

42 JANE JONES: Could I ask a
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

1 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
6 the project because of the traffic issues. And I
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
15 we're supposed to plan. And we have over fifteen
16 hundred houses that we've already approved that haven't
17 been built in that area yet. And we're very concerned
18 about how all this is going to impact our ability to
19 move around and preserve our community. And that's my
20 reason for the motion to deny.

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

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

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

50 Here's a layout of the proposed development. And

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

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

10 The completion of improvements, as shown on the
11 preliminary plat must be completed within twelve months
12 following preliminary plat approval. The subdivision
13 administrator shall have authority to grant two six-
14 months extensions to this request upon finding
15 circumstances to warrant such extensions. If
16 improvements are not completed within twelve months'
17 time frame, then any granted extension of the
18 preliminary plat will be revoked and a new preliminary
19 plat will be required. Developer must obtain the
20 following permits prior to proceeding with the
21 development, to include DHEC and Anderson County
22 approval letter for stormwater erosion, DHEC and
23 Homeland Park approval letter for sewer service
24 construction and permit to operation, Anderson County
25 Roads and Bridges subdivision plan approval, SCDOT and
26 Road and Bridges encroachment permit approval and
27 Homeland Park Water approval letter for potable water
28 and fire protection. And that's for the fire hydrants
29 within a thousand feet of all lots.

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

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

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

41 WILL MOORE: Thank you, sir.

42 JANE JONES: I have a question.
43 This subdivision, Shockley Bend, and then the other one
44 that's on here, Sterling Place.

45 ROBERT WRIGHT: Yes.

46 JANE JONES: Are they all kind
47 of going to be the same development?

48 ROBERT WRIGHT: They are related.
49 They're separated by a stream and they're not going to
50 be internally connected. So the staff asked us to have

1 two separate subdivisions.
2 JANE JONES: Looking at the plat
3 that was my concern, if they could be connected,
4 because this particular -- this big one, it cries for a
5 backdoor outlet, you know, in case of an emergency.
6 And I was curious if that was possible.
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 ROBERT WRIGHT: It's coming off of
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.
24 DONNA MATTHEWS: 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.
33 DONNA MATTHEWS: 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 ROBERT WRIGHT: Thank you.
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 WILL MOORE: State your name and
48 address, please, ma'am.
49 DENISE FISHER: My name is Denise
50 Fisher. I live at 621 Palmer Street. I live just off

1 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
7 because I feel like this is really going to overwhelm
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. And
12 because they're -- I know it's not part of this
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
18 going up? Is this going to be government housing? Is
19 it going to be low income housing for government
20 vouchers to come in? I mean, these are all concerns
21 that we have. Pretty much that's all I've got.

22 WILL MOORE: Thank you, ma'am.

23 DENISE FISHER: Thank you.

24 WILL MOORE: Allison Phillips.

25 ALLISON PHILLIPS: I'm speaking in --

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

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

48 Thank you.

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

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

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

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

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

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

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

35 WILL MOORE: Thank you, sir.

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

46 JEREMY RITCHIE: It does. And not
47 to my knowledge. If there's some form of extension or
48 something of that nature that would have to be
49 associated with it, we'd have to coordinate through
50 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,
30 yes, they did provide the water. And that's been a big
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.

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
13 requirements there. And you know, as things come up,
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 WILL MOORE: Thank you, sir.

19 JEREMY RITCHIE: Thank you.

20 WILL MOORE: All right. Let's
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. And
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
50 are located within a hundred year flood plain. All

1 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. The
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.

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

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

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

31 Allison Phillips.

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

1 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 Let me see. And we have no sidewalks on Manley
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
8 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,
11 across it twice. It's a little small road. And
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 Drive go into? What road does it empty 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.

49 WILL MOORE: Thank you, sir.
50 We'll now allow the applicant to come forward and

1 address any concerns to the commission, if there are
2 any.

3 ROBERT WRIGHT: Thank you. This
4 was included in the traffic study. And what she's
5 referring to, the connection to Sterling Silver Drive,
6 I believe. Is that right?

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 aye. 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 Chairman. This is Crosswind Cottages. It is a single-
8 family detached development located in a R-20 zoning.
9 It is located in Council District 4 off of Welpine
10 Road, which is state maintained. Michael Ashmore is
11 the applicant and Bluewater Civil Design is the
12 engineer. The surrounding land use to the north is R-
13 20. 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. This
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. And
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 lot. 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. I'm
50 here to speak on behalf of the development. I think

1 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
6 satisfied all of the requirements associated with the
7 development. And to make sure -- just to be clear, the
8 site is a -- these area sewer lots, so this is going
9 to be a development that does have sanitary sewer. A
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
23 or concerns? All right. Thank you, sir. Anybody
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
31 have a motion?

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. To
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

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

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

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

34 This concludes the staff report.

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

39 GEORGE RICHARDSON: George Richardson,
40 1610 Manse Jolly Road. Currently the traffic level on
41 not only Liberty Highway but Manse Jolly Road is very
42 congested. Additional traffic would be inconvenient to
43 say the least. Because right now there's no -- Manse
44 Jolly Road is very narrow and Liberty Highway currently
45 has a lot of overflow coming in off the interstate.
46 You know, we're talking right at four hundred homes.
47 And that would be very inconvenient, not only to the
48 residents, but also people who go through there
49 normally. Thank you.

50 WILLIAM MOORE: Thank you, sir.

1 Ms. Cathy Foster. Okay. And then Jeremy Ritchie.
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. A
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.
47 JEREMY RITCHIE: Yes, ma'am.
48 WILLIAM MOORE: Any other questions
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
9 none and hearing none. Any old business? Is there any
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.**

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

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 hands. 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
41 and the developer provided a sign-up sheet for those
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
47 month's meeting. I just have a couple of updated
48 photos showing what the complex will look like. And
49 you can see on the screen there. And it should be in
50 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. Thank
6 you. Questions from staff of the members? If not
7 we'll move on. We'll open this public hearing up. We
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. Do
15 you guys need 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. I
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 hour, 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. The
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. 5.0 to
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,
50 that is approximately three hundred and sixty new homes

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

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

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

16 TIM CARTEE: Time, Mr. Chairman.

17 DAVID COTHRAN: Thank you, ma'am.

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

19 **APPLAUSE**

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

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

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

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

45 DAVID COTHRAN: Thank you. Next
46 will be Wanda Walker.

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

1 to listen to our concerns and opinions tonight.

2 First, I'm not against change or growth in
3 Homeland Park. In fact, I would love to see change in
4 our police presence, better schools, traffic flows and
5 fire protection, the infrastructure as a whole. It
6 would be a wonderful change. Get rid of all the trash,
7 burned out and abandoned houses, cleaning up our low
8 income housing that we already have to deal with. I
9 could really back and get behind that.

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

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

33 DAVID COTHRAN: Thank you. Next is
34 Rusty Rigdon.

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

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

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

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

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

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

22 DAVID COTHRAN: Thanks. Patricia
23 White.

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

39 DAVID COTHRAN: Thank you. David
40 Neal.

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

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

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

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

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

39 TIM CARTEE: Time, Mr. Chairman.

40 DAVID NEAL: I thank you very
41 much.

42 DAVID COTHRAN: Thank you. Thank
43 you, sir. Janet Shaw.

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

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

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

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

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

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

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

39 THE COURT: Time, Mr. Chairman.

40 DAVID COTHRAN: Thank you. Ray

41 Campbell.

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

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

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

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

31 DAVID COTHRAN: Thank you. Next is
32 Allison Phillips.

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

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

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

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

11 This will be the largest apartment complex in
 12 Anderson County. And it will also be the largest
 13 affordable housing complex. It's the largest complex
 14 in Anderson County. Period. But the largest one --
 15 it's also going to be the largest affordable housing
 16 complex. Despite how pretty these look on paper, they
 17 cannot promise us this will not become another crime-
 18 ridden area.

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

27 The average rent that these people are going to
 28 get for these apartments is more than seven hundred
 29 dollars a month. Seven hundred times two hundred and
 30 fifty-eight units is over a hundred and eighty thousand
 31 dollars a month income. Over the course of one year is
 32 2.2 million dollars. This is not about our community.
 33 They don't care about us. This is about big money.

34 If this committee approves this development with
 35 so much opposition and unknowns, we are screwed. We
 36 get no say in what happens once it gets to Building &
 37 Codes. I think everyone in this room is aware of the
 38 growth going on in Anderson County and surrounding
 39 areas. And they will admit that our Building & Codes
 40 needs time to catch up and be proactive, not reactive
 41 ---

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

44 Thank you.

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

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

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

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

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

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

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

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

39 DAVID COTHRAN: Thank you. Next is
40 Robert Wright.

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

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

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

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

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

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

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

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

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

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

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

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

19 We have an environmental disaster with Viva.
20 We've got another thing happening down here that
21 they're going to put another low-class housing and
22 everything. We need new homes. That's what we need in
23 Homeland Park. We need a chance. We're the
24 laughingstock of this county because of this kind of
25 stuff.

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

32 DAVID COTHRAN: Thank you. Ma'am?

33 SANDRA TURK: Hi. My name is
34 Sandra Turk. And I have a house; I live at 123 Camelot
35 Drive -- or I'm in the process of moving there. My
36 mom lived there for many years and I grew up in that
37 community. And as I go back now as an adult, it's
38 changed so much. Just the trash. People don't go out
39 at night. They're scared. Where my mom lived, her
40 street is mostly elderly people. I personally, when
41 I'm there, I don't like to go in at night.

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

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

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

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

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

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

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

39 But I would love to see some businesses come to
40 that area ---

41 THE COURT: Time, Mr. Chairman.

42 SANDRA TURK: --- and would love
43 to see it built up. But thank you.

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

49 FEMALE: Mine says fix what
50 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 MALE: (Inaudible.)
10 DAVID COTHRAN: Well, this is out
11 of order, Mr. Standard. I don't believe you can.
12 DAVID STANDARD: I understand. This
13 should have been ---
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 --
21 now, in fairness I don't know if these have been
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
29 up here. Do y'all? Was this not part of our staff
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
37 look through it and read it during the public hearing.
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 said. 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.

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. Is
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 Chairman. This is Sterling Place. 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. Thank
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

1 signed up. Three minute limit -- three minute time
2 limit. First would be Allison Phillips.

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

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

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

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

50 The Ramey Kemp study said, minimal volumes

1 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 question? Is that permissible or not?
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
50 or four days a week, ten to five, so morning traffic

1 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 JANE JONES: I'll second it.

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

1 there.

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

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

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

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

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

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

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

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

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

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

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

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

28 DAVID COTHRAN: Thanks. Chris
29 Haney.

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

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

50 That's all my concerns now. Thanks.

1 DAVID COTHRAN: Thank you. Ashby
2 Burroughs.

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

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

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

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

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

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

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

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

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

13 TIM CARTEE: Time, Mr. Chairman.

14 ASHBY BURROUGHS: Thank you.

15 DAVID COTHRAN: Thanks. Austin

16 Allen.

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

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

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

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

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

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

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

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

29 Thank you again for hearing us out.

30 TIM CARTEE: Time, Mr. Chairman.

31 AUSTIN ALLEN: Appreciate your
32 consideration.

33 DAVID COTHRAN: Next will be Eric
34 Seymore.

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

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

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

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

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

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

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

30 DAVID COTHRAN: Thanks. Next is
31 Cynthia Jacobs. I think it's Jacobs. Could be Jacobe,
32 205-B Pine Lane. All right. Anyone else? We'll allow
33 a couple more if anyone didn't sign up. Would you like
34 to speak, ma'am? You're the only one I see. You may
35 come, please. State your name and address for the
36 record.

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

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

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

1 DAVID COTHRAN: 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
18 Cherokee Knoll, District 7.

19 TIM CARTEE: Thank you, Mr.
20 Chairman. These are single-family homes. We sent out
21 ninety-three postcards to property owners within two
22 thousand feet of this proposed development. The
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. The
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.

50 Staff recommends approval of the preliminary

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

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

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

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

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

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

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

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

1 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. So
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? What
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. Bill
39 McGriffis. Bill McGriffis? Justin Smith.

40 JUSTIN SMITH: Good evening. My
41 name is Justin Smith. I live on Hembree Road, which is
42 in walking distance of this proposed development. And
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
50 moved from Greenville five years ago was to get away

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

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

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

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

34 TIM CARTEE: Time, Mr. Chairman.

35 JUSTIN SMITH: Thank you, sir.

36 DAVID COTHRAN: Anyone else wish to
37 speak on this? If not we'll close public comments on
38 this. Any questions from ---

39 TIM CARTEE: Mr. Chairman, I'll
40 need to add something to that when I was talking about
41 the summary plats. On the summary plats, county
42 ordinance does allow you to do seven lots at one time
43 and over a period of three years, and then that
44 developer can come back after three years and do seven
45 more. So whether it gets approved or not, the
46 developer will be able to do seven at a time. It may
47 take him six years to build it out, but he does have
48 that legal right to do that under county ordinance.

49 DAVID COTHRAN: Got you. Thank you
50 for that information.

1 All right. Any questions for staff or anyone
2 else?

3 JANE JONES: Is there anybody
4 that could answer the lady's question about what kind
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 sorry. At this point we'll entertain a motion. Need a
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
27 yellow for your review. And current membership is
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
34 everybody got a copy of this. The highlighted areas
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.

43 And then on page three, Article 8, quorum is
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.

49 DAVID COTHRAN: Any discussion?

50 All in favor of the motion, which is to approve.

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
4 items. Three minute limit per speaker. We don't
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
11 members serve and what district do they live in? What
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 DAVID COTHRAN: --- they're not
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: Okay. So it's a
24 question for my representative from county council?
25 With the county council; is that right?

26 DAVID COTHRAN: 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.**

37

**Anderson County Planning Commission
Staff Report
July 13, 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 Ian Brett Sanders	+/- 13.41	I-1 (Industrial)
92-03-01-018	Deborah D. Nowlin	+/- 12.58	I-1 (Industrial)

Requested Zoning: IZD (Innovative Zoning District)
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)

Evaluation: 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.

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 6, 2021.

According to the Statement of Intent, The Village at White Pine will consist of a total of 143 single-family lots. The density will not exceed 3 lots per acre, with 5,000 square foot minimum lots. The average lot size is 5,453 square feet. Approximately 23.24 acres will be maintained for open space and amenities, which will include natural buffers along wetlands, dog park, fire pits, basketball courts, athletic fields, 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 phases. "The Village at White Pine I," identified as part of TMS# 93-00-03-002, will include 66 single-family lots. Amenities in this portion will include a cluster mailbox unit (CBUs), an athletic field, basketball court, 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 53 single-family lots. Amenities in this portion will include a cluster mailbox unit (CBU), a basketball court, an athletic field, a tot lot (playground), a gazebo & fire pit area, and a walking trail.

"The Village at White Pine III," identified as TMS #92-03-01-018, will include 24 single-family lots. Amenities in this portion will include a gazebo 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 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:

- June 21, 2021: Rezoning notification postcards sent to 148 property owners within 2,000' of the subject property;
- June 21, 2021: Rezoning notification signs posted on subject property;
- June 23, 2021: Planning Commission public hearing advertisement published in the *Independent-Mail*.

Public Feedback:

To date, staff has received no phone calls requesting more information.

Staff Recommendation:

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

Planning Commission

Recommendation:

The Anderson County Planning Commission will meet on July 13, 2021 and hold a duly noted public hearing on this request to rezone from I-1 & C-2 to IZD.

County Council:

The Anderson County Council will meet on August 3, 2021 and hold a duly noted public hearing and 1st reading on this request to rezone from I-1 & C-2 to IZD.

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 6, 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 143 single-family residential detached lots, utilizing only ± 24.24 -acres (49.9%) of the overall properties, leaving ± 23.24 -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 5,453 SF. The proposed density will not exceed 3.0 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 23.24-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, and community gathering areas consisting of fire pit areas, dog run areas, tot lot (playground) areas, athletic fields and basketball courts, and

walking trails that connect over to the Battery Park development located to the southeast of this project and currently under design.

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. 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 forty-three (143).

3. Lot Sizes and Density of Development: The minimum lot size is 5,000 SF or 0.11-acres. The average lot size is 5,453 SF or 0.13-acres. The proposed density is approximately 3.0 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.

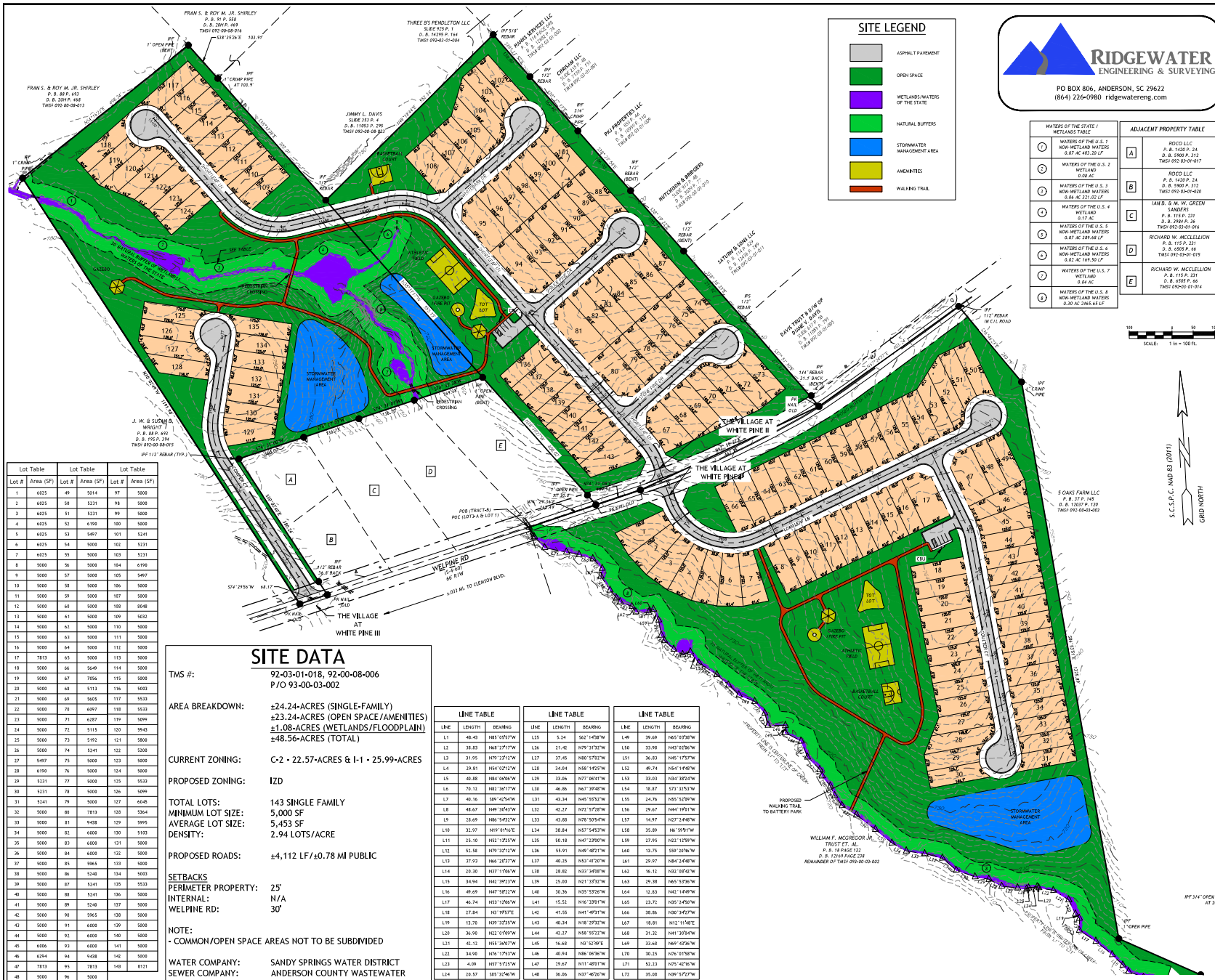
- 15' minimum front yard setback. (For internal public roads)
- 10' minimum secondary side yard setback. (Corner lots measured from public road r/w)
- 5' minimum side yard setback.
- 10' minimum rear yard setback.

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 state-maintained road. The proposed project should have no impacts to the roads service level.

VII. 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.



PO BOX 806, ANDERSON, SC 29622
(864) 226-0980 ridgewatereng.com

LOCATION MAP

PRELIMINARY PLAT

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: 7-6-21

[Owner] (Agent) Name: Phillip Day

Signed: [Signature]

DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this preliminary plat was prepared using a survey of the property prepared by Ridgewater Engineering & Surveying, LLC, R.E.S., and dated 7/20/21. And further that the proposed subdivision meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property.

By Name: J. Wesley White, PE

Signed: [Signature]

Registered Professional No.: 25827

Address: 211 Society St, Anderson, SC 29621

Telephone No.: 864-226-0980

Date: 7-6-21

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 provision of said development regulations.

Manager or Subdivision Administrator: _____

Date: _____

THE VILLAGE AT WHITE PINE I, II, & III

TMS #92-03-01-018, 92-00-08-006
& P/O 93-00-03-002

Falcon Real Estate Lending, LLC 7 Midlands Dr. Greenville, SC 29609 864-907.6509	Ridgewater Engineering & Surveying, LLC P.O. Box 806 Anderson, SC 29622 864-226-0980
OWNER	ENGINEER OR SURVEYOR

NO. OF ACRES: ±48.56	MILES OF NEW ROADS: ±0.78
NO. OF LOTS: 143	DATE: 7-6-21
ZONE: I2D	

DRAWN BY: JWW	
CHECKED: JWW	
JOB NUMBER: 20293	
REVISIONS: 0	
PRELIMINARY PLAT	

THIS DRAWING AND THE DESIGN SHOWN THEREON ARE THE PROPERTY OF RIDGEWATER ENGINEERING & SURVEYING, LLC. THE REPRODUCTION, COPYING OR USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.



Rezoning Application

Anderson County Planning & Development

6/1/2021

Date of Submission

Approved/Denied

Applicant's Information

Applicant Name: Falcon Real Estate Lending, LLC
 Mailing Address: 7 Hindman Dr, Greenville, SC 29609
 Telephone: 864-907-6509
 Email: phillip@falconsouthcarolina.com

Owner's Information (If Different from Applicant)

Owner Name: William F McGregor Jr Trust Et Al
 Mailing Address: 211 Altamont Ct, Anderson, SC 29621
 Telephone: _____
 Email: _____

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

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

DocuSigned by:

Patricia McGregor

5/28/2021

1E9C82050DC7418

Owner's Signature

Date

Project Information

Property Location: SE side of Welpine Rd. across from Welpine Ridge Rd.
 Parcel Number(s)/TMS: 93-00-03-002
 County Council District: Four School District: Four
 Total Acreage: 22.57 Current Land Use: Vacant
 Requested Zoning: IZOD Current Zoning: C-2
 Purpose of Rezoning: Single-family residential development

Are there any Private Covenants or Deed Restrictions on the

☐ Yes

☒ No

Property? If you indicated no, your signature is required.
Falcon Real Estate Lending, LLC

By: Phillip Day, Member

5/31/21

Applicant's Signature

Date

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

Additional Information or Comments: To be rezoned in conjunction with TMS #92-00-08-006 and TMS #92-03-01-018

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

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

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

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

By: Phillip Day, Member

5/31/21

Applicant's Signature

Date

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

For Office Use Only:

Application Received By: MW

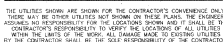
Complete Submission Date: _____

Commission Public Hearing: _____

Council Public Hearing: _____

- NOTES:

- ***CAUTION***



(IN FEET)
1 inch = 150 ft.

PROPERTY SUBJECT TO ALL R/W AND EASEMENTS OF RECORD

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	458.75	467.00	56.28	N26° 20' 29"W	440.52
C2	111.25	467.00	13.67	S61° 17' 50"W	110.69
C3	128.26	533.00	13.75	S61° 13' 37"W	127.97
C4	112.36	467.00	13.75	S61° 13' 37"E	112.12
C5	128.67	533.00	13.65	S61° 17' 50"E	126.67

THIS IS NOT A SUBDIVISION AS DEFINED BY
ANDERSON COUNTY SUBDIVISION REGULATIONS
Shirley P. Chapp 574r
SUBDIVISION 10/11/2011

PT. FILE: 191/1.txt

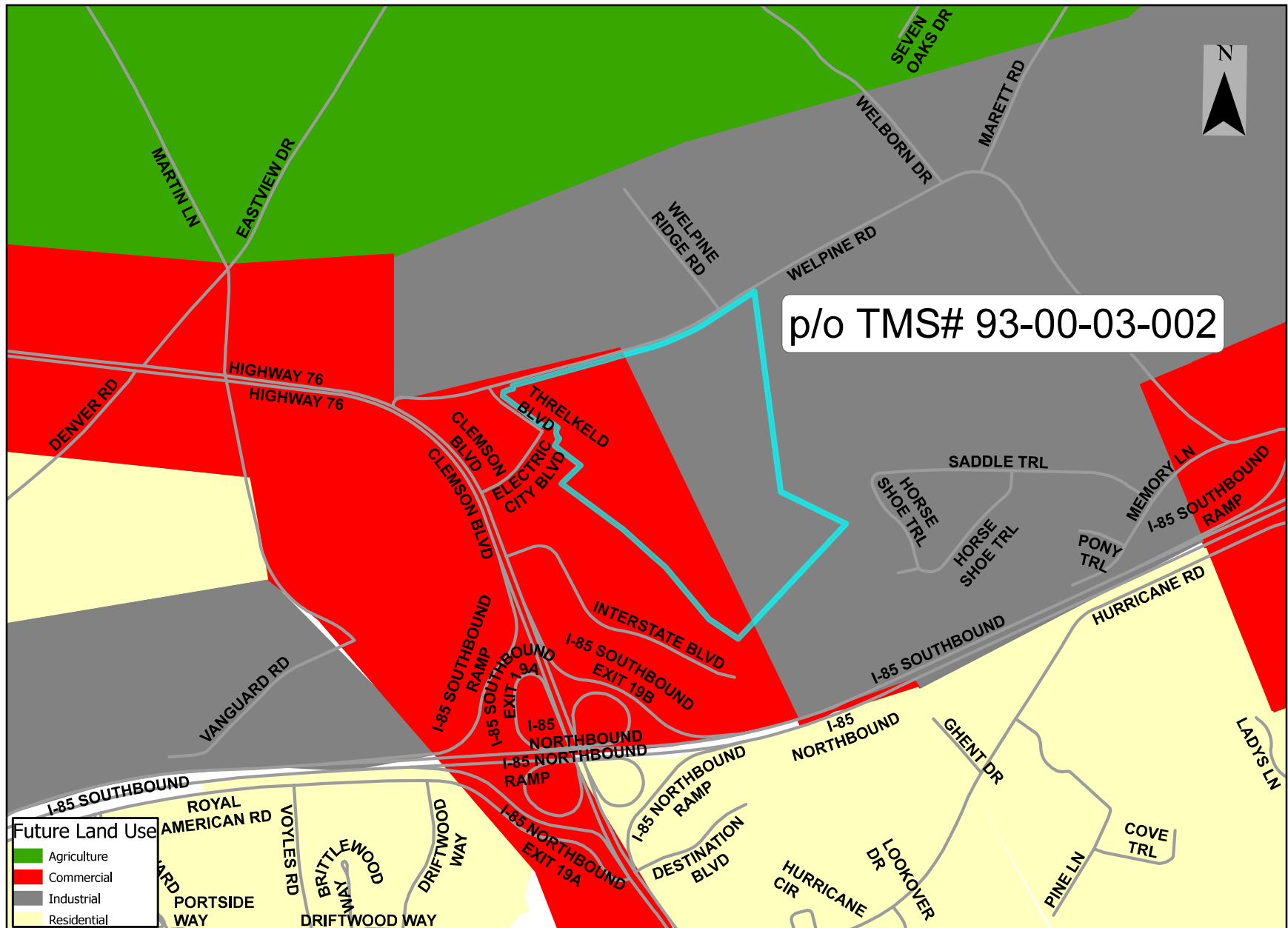
APPROVED BY: PATRICK N. FOGLEMAN S.C. REG. NO. 2650

DWG. NO: 19171-SURVE



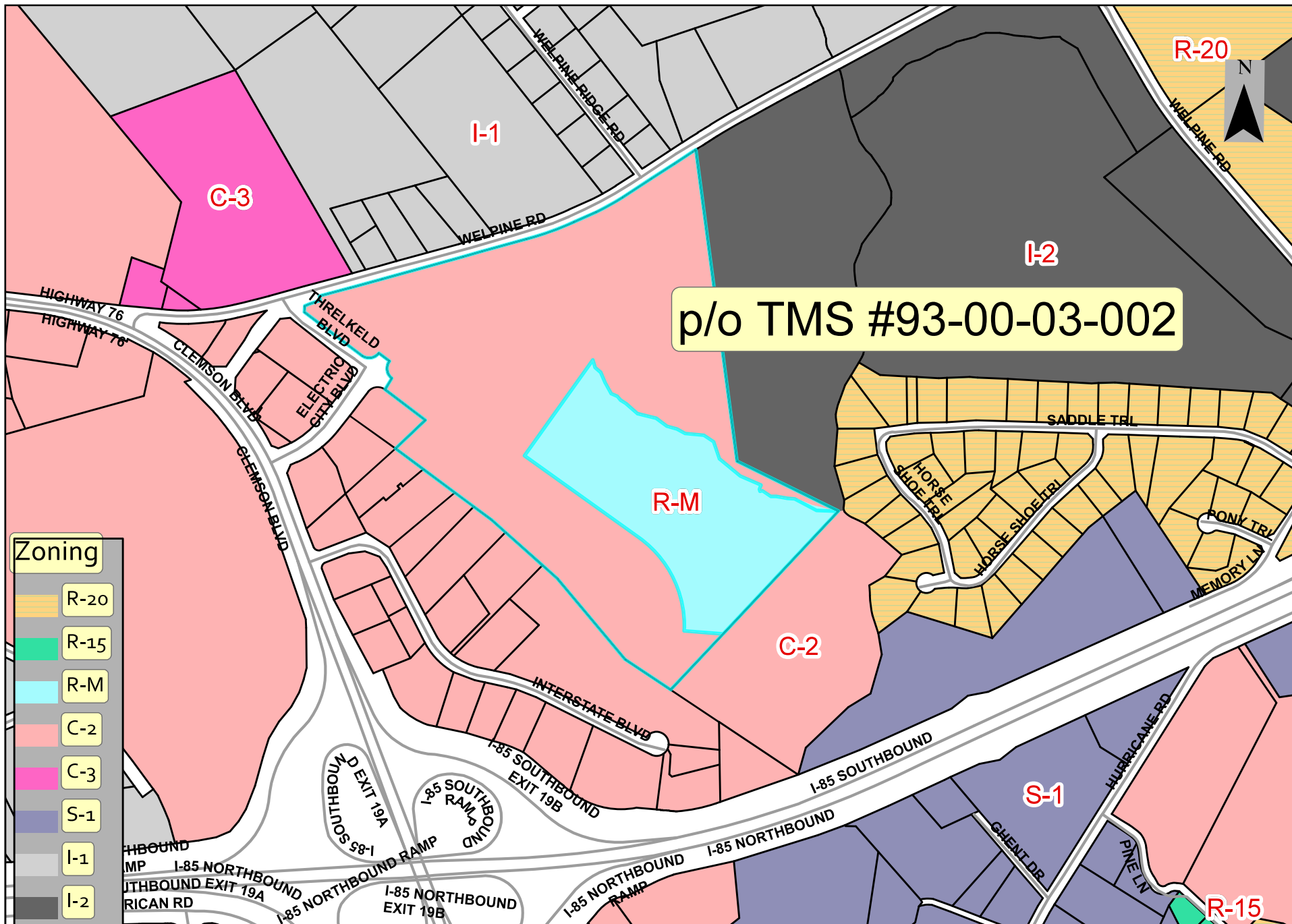
Aerial Photography

A horizontal number line with tick marks at 0, 1,000, 2,000, and 4,000 Feet.



Rezoning Request
Welpine Rd @ Welpine Ridge Rd
C-2 to IZD

p/o TMS# 93-00-03-002



Rezoning Request
Welpine Rd @ Welpine Ridge Rd
C-2 to IZD

0 500 1,000 2,000 Feet



Rezoning Application

Anderson County Planning & Development

6/1/21

Date of Submission

Approved/Denied

Applicant's Information

Applicant Name: Falcon Real Estate Lending, LLC
Mailing Address: 7 Hindman Dr, Greenville, SC 29609
Telephone: 864-907-6509
Email: phillip@falconsouthcarolina.com

Owner's Information (If Different from Applicant)

Owner Name: Michael W Green & Ian Brett Sanders
Mailing Address: 103 Welpine Rd, Pendleton, SC 29670
Telephone: _____
Email: _____

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

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

Ian B Sanders. Michael W Green

Owner's Signature

Date

Project Information

Property Location:	<u>NWside of Welpine Rd. approximately 540 LF west of Welpine Ridge Rd</u>		
Parcel Number(s)/TMS:	<u>92-00-08-006</u>		
County Council District:	<u>Four</u>	School District:	<u>Four</u>
Total Acreage:	<u>13.41</u>	Current Land Use:	<u>Vacant</u>
Requested Zoning:	<u>IZOD</u>	Current Zoning:	<u>I-1</u>
Purpose of Rezoning:	<u>Single-family residential development</u>		

Are there any Private Covenants or Deed Restrictions on the

☐ Yes

☒ No

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

Falcon Real Estate Lending, LLC

By:  Phillip Day, Member

5/31/21

Applicant's Signature

Date

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

Additional Information or Comments: To be rezoned in conjunction with TMS #93-00-03-002 and TMS #92-03-01-018

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

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

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

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

Falcon Real Estate Lending, LLC

By:  Phillip Day, Member

5/31/21

Applicant's Signature

Date

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

For Office Use Only:

Application Received By: 

Complete Submission Date: 6/1/21

Commission Public Hearing: _____

Council Public Hearing: _____



ANDERSON COUNTY REZONING APPLICATION NARRATIVE

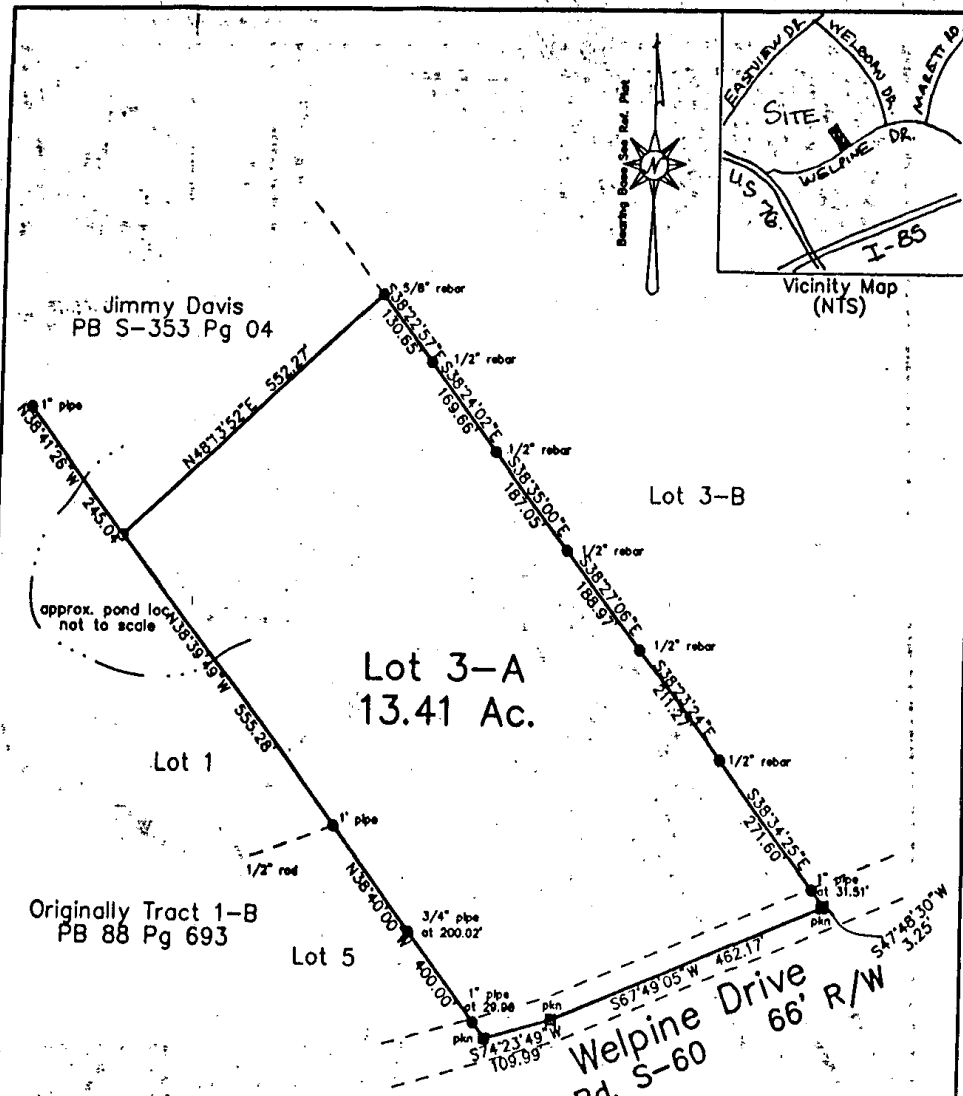
Please provide a narrative below, describing the proposed use of the property including, but not limited to:

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

Signature:


Ian Sanders, Michael W Green (Jun 1, 2021 15:02 EDT)

Email: ibsinc00@aol.com



099043365 12/09/1999 11:19:19AM
 FILED, RECORDED, INDEXED
 Bk:00115 Pg:00239 Pages:1
 Rec Fee:5.00 St Fee:0.00
 Co Fee:0.00
 REGISTER OF DEEDS, ANDERSON CO, SC
 Shirley McElhannon

NOTES:

- 1) TMS# 92-00-08-014
- 2) Ref. Plat PB 88 Pg 693.
- 3) Except as specifically stated or shown on this plot, this survey does not purport to reflect any of the following which may be applicable to the subject property: easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, and any other facts that an accurate and current title search may disclose.

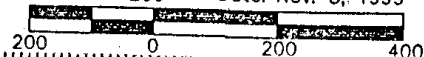
"I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified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

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

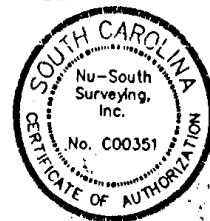
Legend:
 (Old) (New)
 ● Iron Pin
 ■ Nail
 Δ Computed Pt.

Nu-South
 Surveying Inc.
 111 Anderson Ave.
 Anderson S.C. 29625
 (803) 224-2754

Anderson County South Carolina
 Scale 1"= 200' Date: Nov. 3, 1999

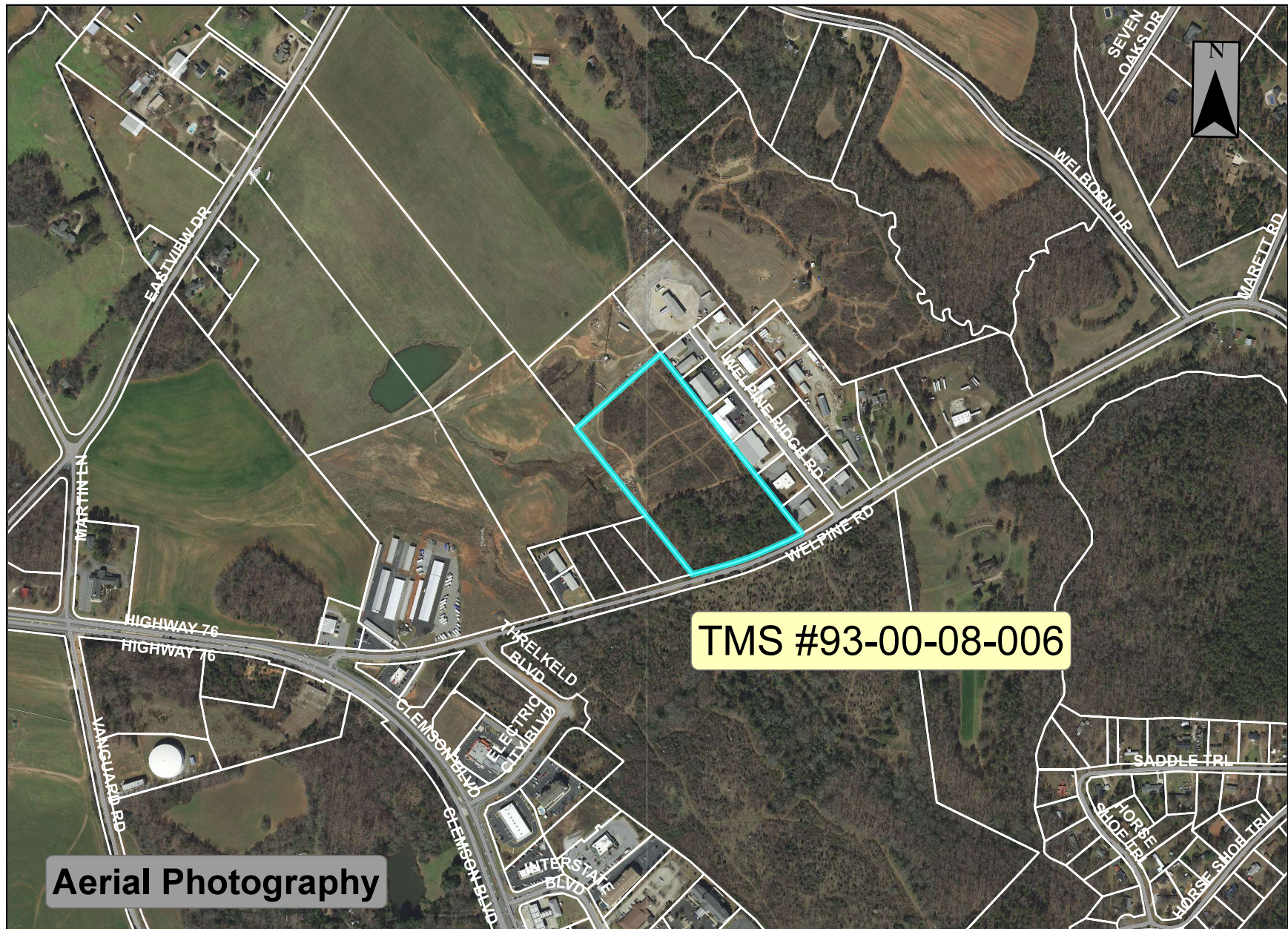


277 Southfield Parkway
 Suite 100
 Forest Park, GA 30050-2521



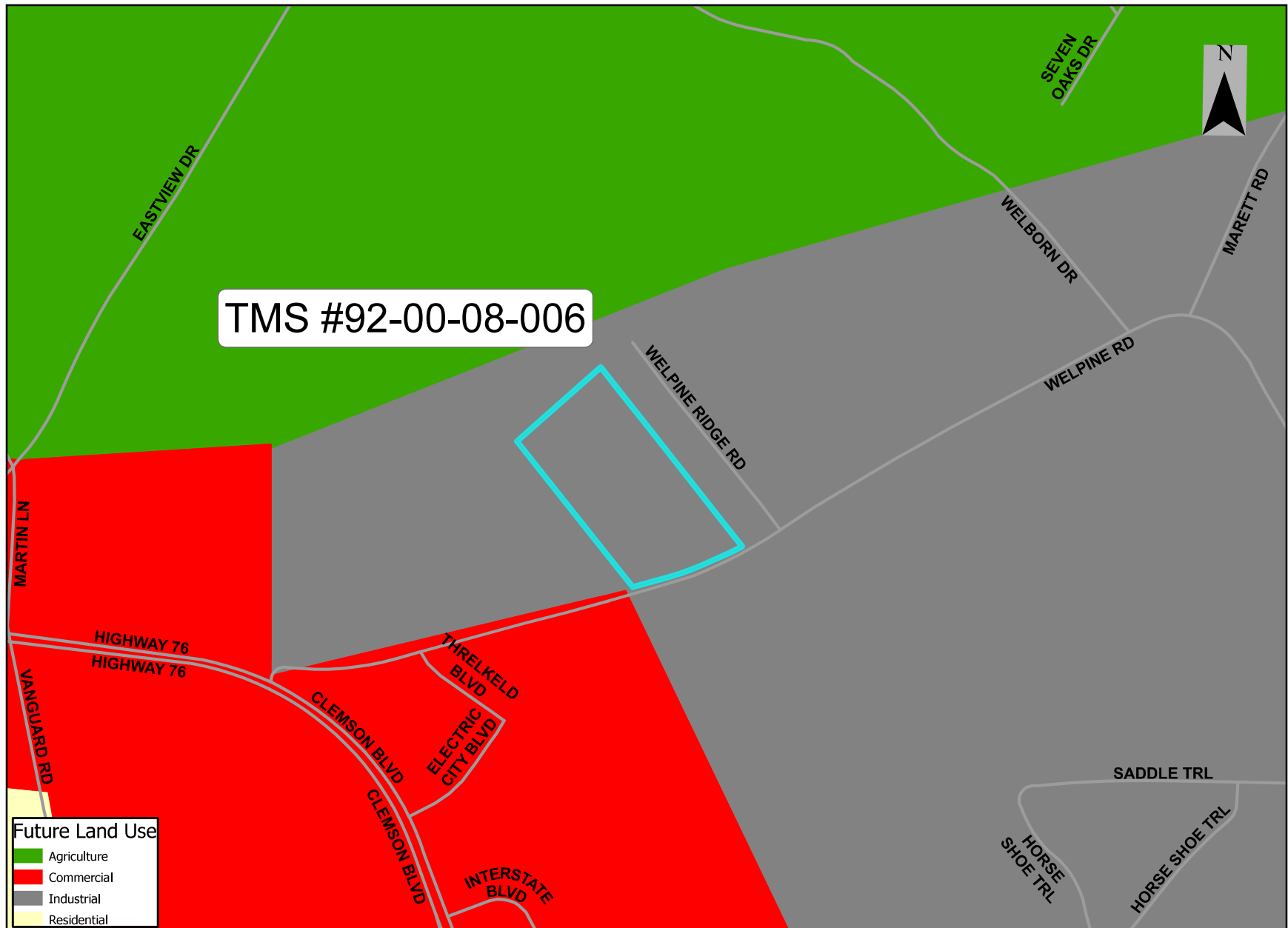
Map # 4291

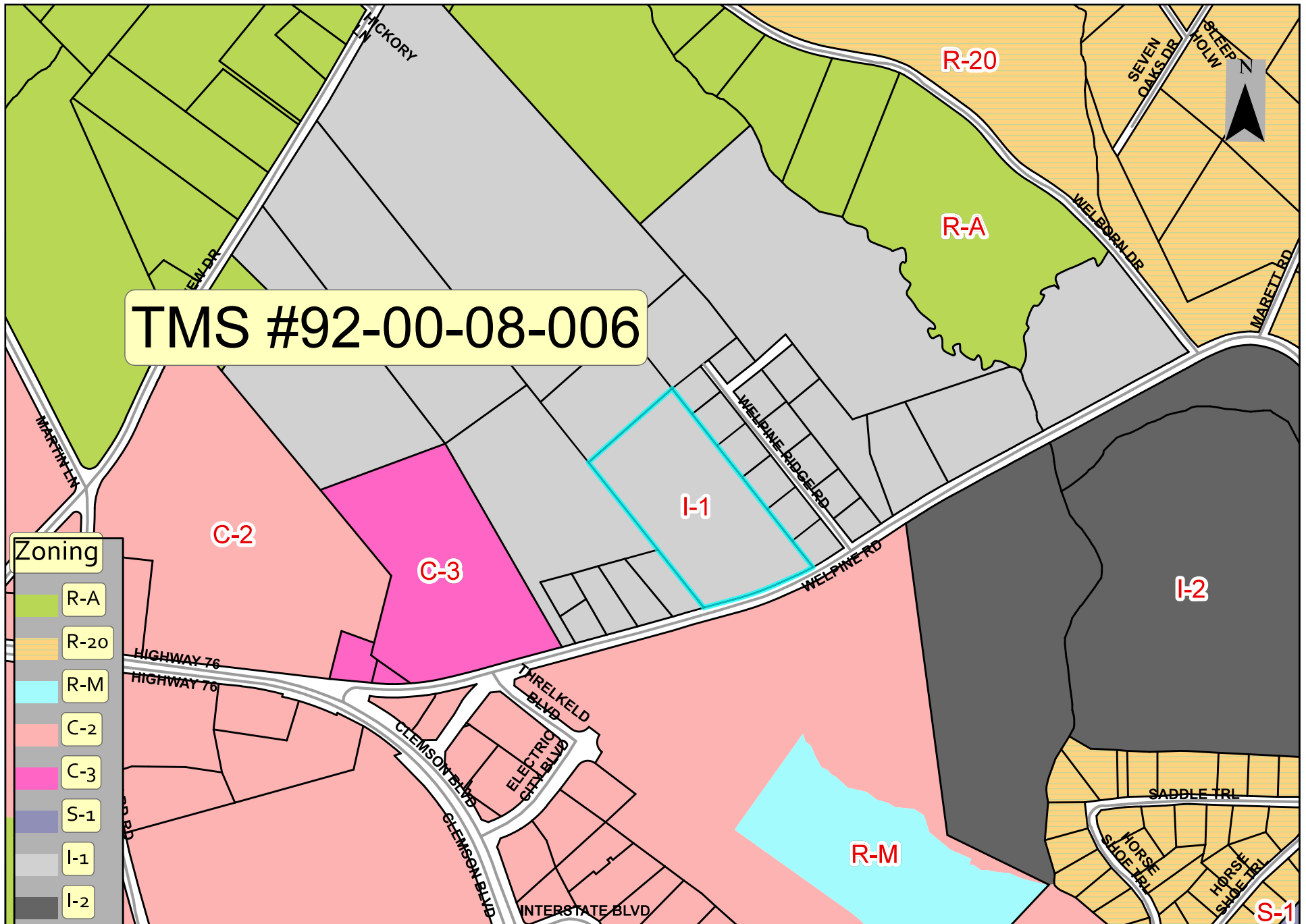
Survey for
 Brett Sanders



Rezoning Request
Welpine Rd @ Welpine Ridge Rd
I-1 to IZD

0 500 1,000 2,000 Feet





Rezoning Request
Welpine Rd @ Welpine Ridge Rd
I-1 to IZD

0 500 1,000 2,000 Feet



Rezoning Application

Anderson County Planning & Development

Date of Submission

Approved/Denied

Applicant's Information

Applicant Name: Falcon Real Estate Lending, LLC
 Mailing Address: 7 Hindman Dr, Greenville, SC 29609
 Telephone: 864-907-6509
 Email: phillip@falconsouthcarolina.com

Owner's Information (If Different from Applicant)

Owner Name: Deborah D Nowlin
 Mailing Address: 3810 Murrell Rd, Ste 189, Rockledge, FL 32955
 Telephone: _____
 Email: _____

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

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

DocuSigned by:

Deborah D. Nowlin

6/1/2021

2F88EAE900684D4

Owner's Signature

Date

Project Information

Property Location:	<u>NW side of Welpine Rd. approximately 400 LF east of Threlkeld Blvd.</u>		
Parcel Number(s)/TMS:	<u>92-03-01-018</u>		
County Council District:	<u>Four</u>	School District:	<u>Four</u>
Total Acreage:	<u>12.58</u>	Current Land Use:	<u>Vacant</u>
Requested Zoning:	<u>IZOD</u>	Current Zoning:	<u>I-1</u>
Purpose of Rezoning:	<u>Single-family residential development</u>		

Are there any Private Covenants or Deed Restrictions on the

☐ Yes

☒ No

Property? If you indicated no, your signature is required.
Falcon Real Estate Lending, LLC

By:  Phillip Day, Member
Applicant's Signature

5/31/21
Date

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

Additional Information or Comments: To be rezoned in conjunction with TMS #92-00-08-006
and TMS #93-00-03-002

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

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

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

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

By:  Phillip Day, Member
Applicant's Signature

5/31/21
Date

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

For Office Use Only:

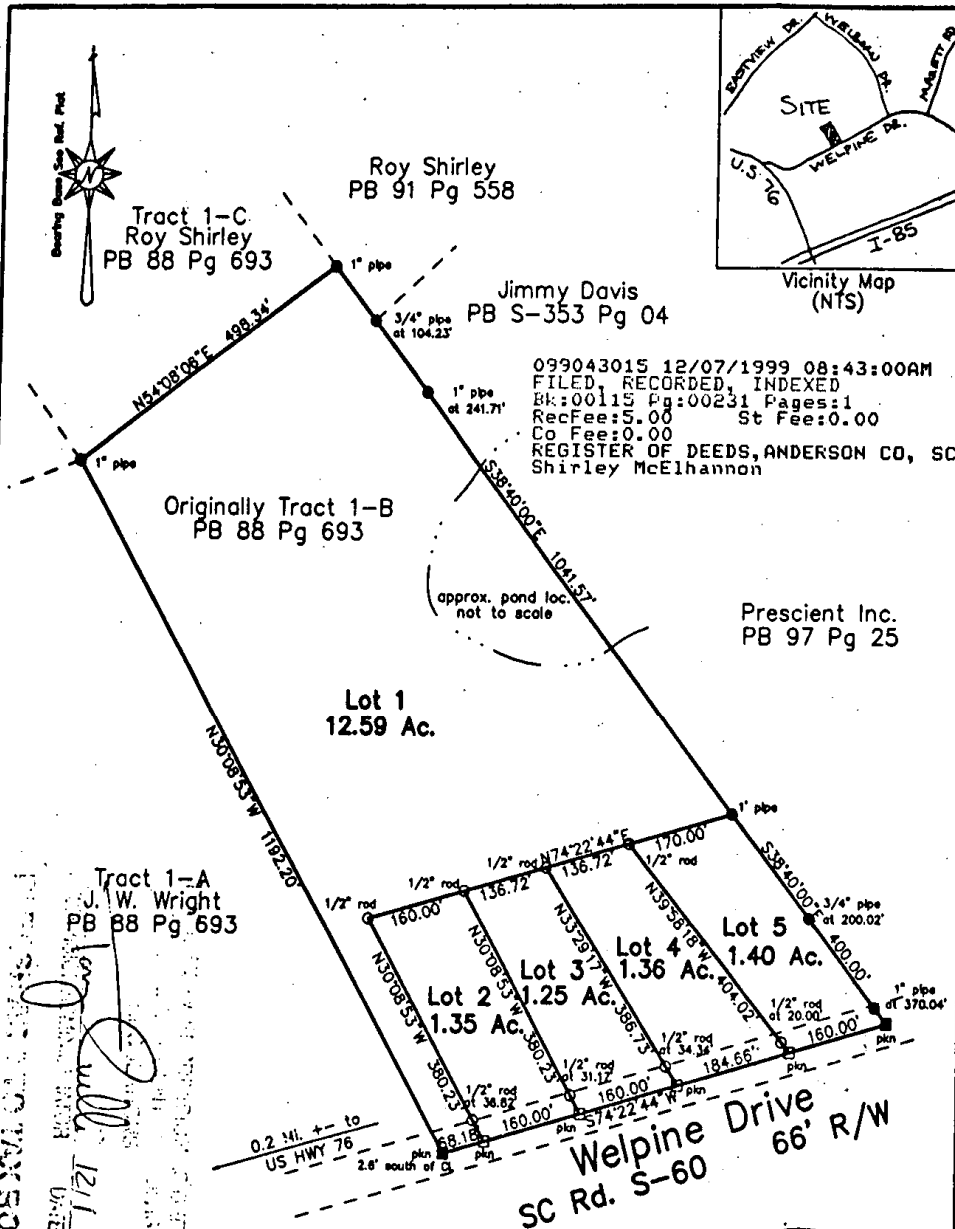
Application Received By: 

Complete Submission Date:

6/1/21

Commission Public Hearing: _____

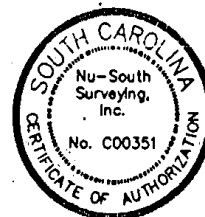
Council Public Hearing: _____



099043015 12/07/1999 08:43:00AM
FILED, RECORDED, INDEXED
Bk:00115 Pg:00231 Pages:1
Rec Fee:5.00 St Fee:0.00
Co Fee:0.00
REGISTER OF DEEDS, ANDERSON CO, SC
Shirley McElhannon

NOTES:

- 1) TMS# 92-00-08-014
- 2) Ref. Plat PB 88 Pg 693.
- 3) Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject property; easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, and any other facts that an accurate and current title search may disclose.



Map #4209

"I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and no other facts that an accurate and current title search may disclose."

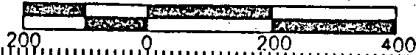
Earl B. O'Brien, R.L.S. No. 10755

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

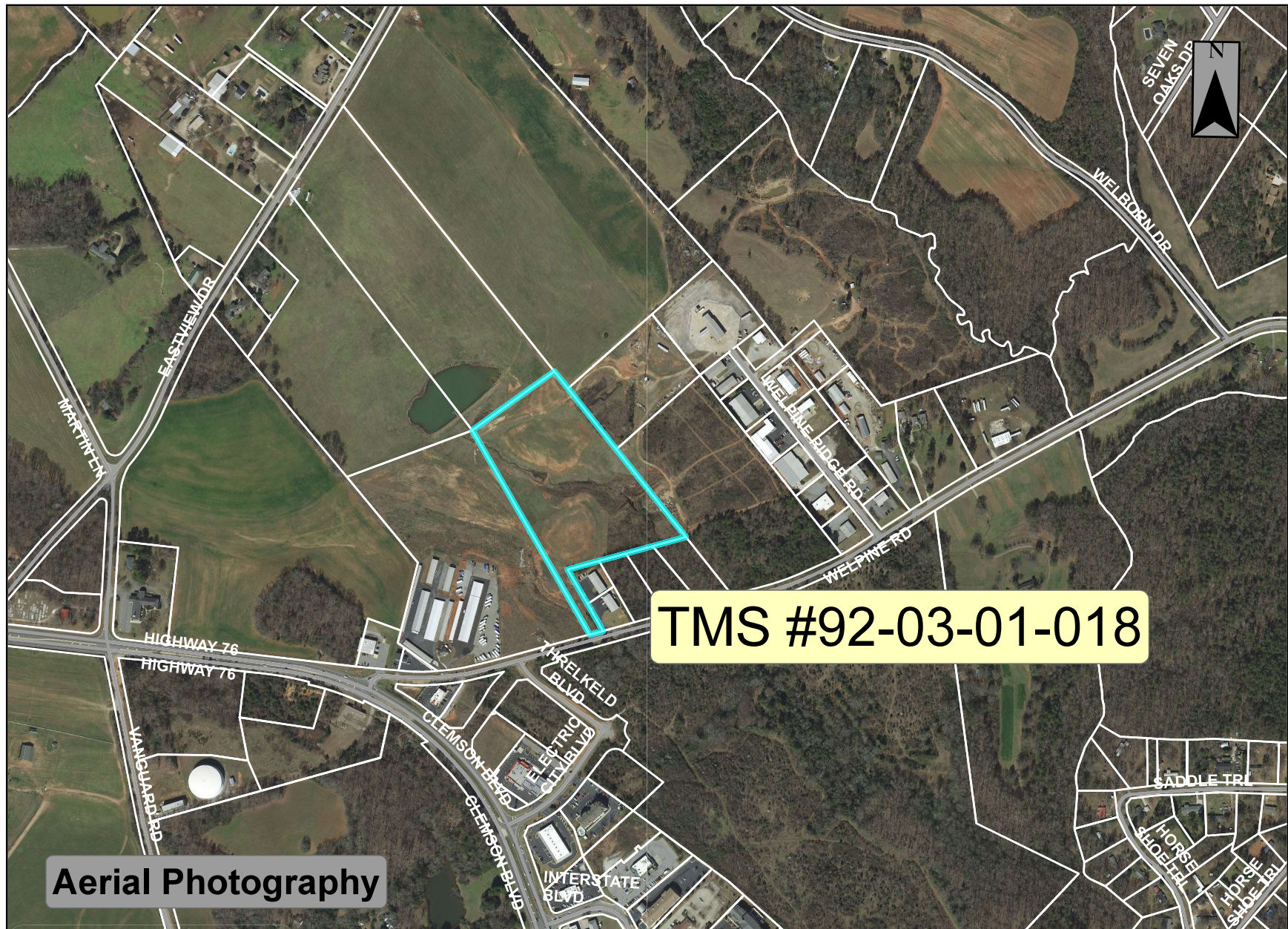
Nu-South Surveying Inc.
111 Anderson Ave.
Anderson S.C. 29625
(803) 224-2754

Survey for
Index
Jerry A. Meehan

Anderson County South Carolina
Scale 1" = 200' Date: Oct. 08, 1999

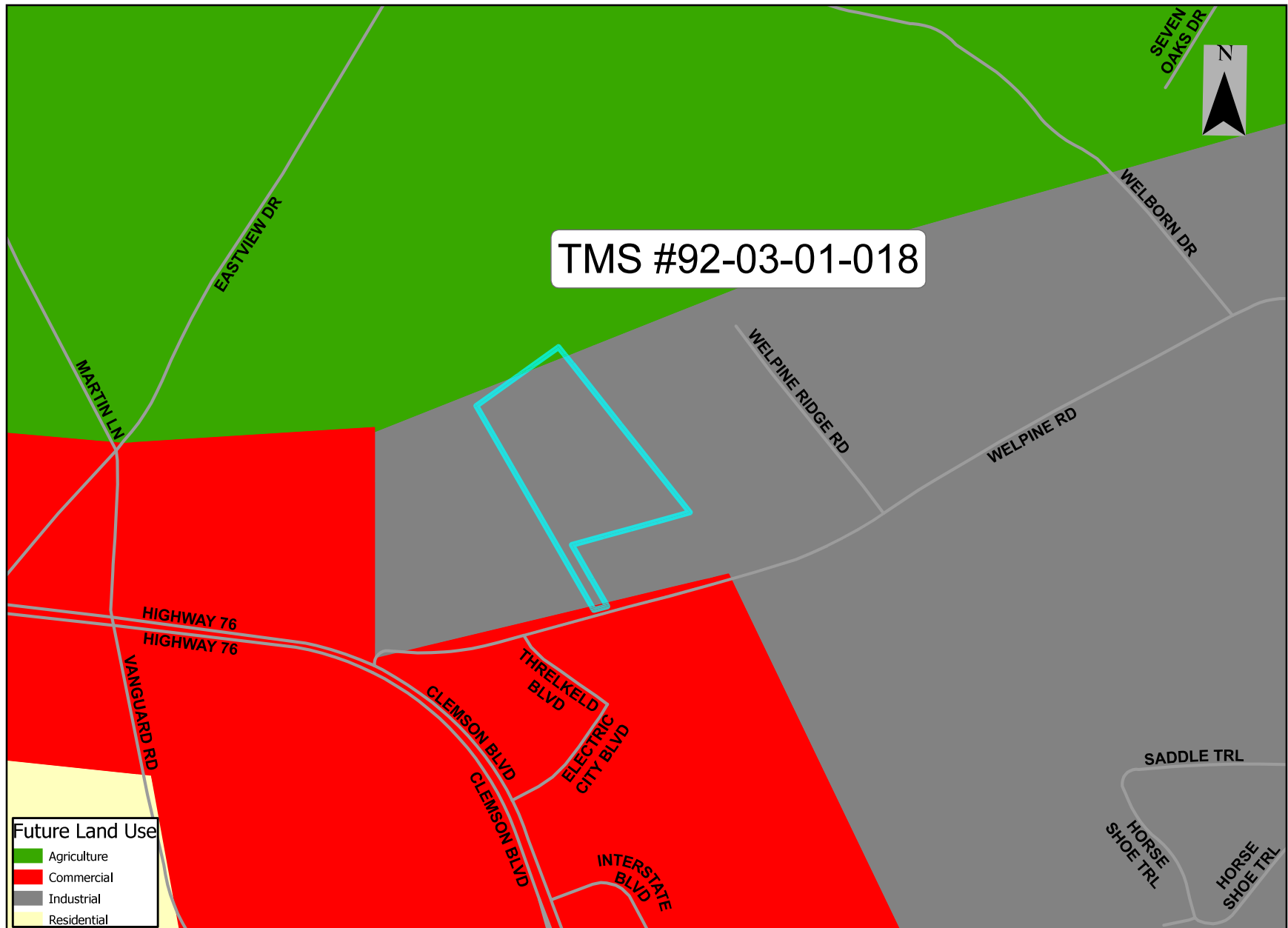


277 Southfield Parkway
Suite 100
Forest Park, GA 30050-2521



Rezoning Request
Welpine Rd
I-1 to IZD

0 500 1,000 2,000 Feet



Rezoning Request
Welpine Rd
I-1 to IZD

Anderson County Planning Commission

July 13, 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, 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.

Traffic Impact Analysis:

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

Anderson County Planning Commission

July 13, 2021

6:00 PM

Staff Report – Sheila Drive Subdivision

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 6-4-21DS 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 SUBDIVISION

1. Name of Applicant LIBERTY COMMUNITIES
Address of Applicant 175 COUNTRY CLUB ROAD, STOCKBRIDGE, GA 30281
Telephone Number(s) 803-429-0081 Email BRADY@LIBERTYCOMMUNITIES.COM

2. Property Owner(s) SHEILA YATES
Owner(s) Address 614 SPEARMAN ROAD, PELZER, SC 29669
Telephone Number(s) _____ Email _____

Project Information
3. Project Location: PARCEL DUE WEST FROM INTERSECTION AT SHEILA DRIVE AND C-6-152
Parcel Number/TMS: 1960009008 County Council District: 7 School District: 1
Total Acreage: 53.30 AC Number of Lots: 43 Intended Development: SINGLE FAMILY RESIDENTIAL
Current Zoning: UNZONED Surrounding Land Uses: North: SF RES. South: SF RES. East: SF RES. West: SF RES.

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

Water Supplier: BIG CREEK W. D. Sewer Supplier: N/A Septic: INDIVIDUAL
Electric Company: DUKE POWER Gas Company: _____ Telecommunication Company: TBD

5. Have any changes been made since this plat was last before the Planning Commission? N/A
If so, please describe: _____

6. Is there a request for a variance? 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.

9. Site Analysis:

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

Sec. 38-91. - Purpose.

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

Sec. 38-92. - Natural features analysis.

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

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

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

Sec. 38-93. - Floodplain requirements.

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

Sec. 38-94. - Soils analysis.

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

Sec. 38-95. - Wetlands requirements.

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

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

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

Subdivision Plat Application Check List

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

1. Application Submittal Requirements and Process

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

- ☒ Two (2) 8 1/2 x 11 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 plat fulfills the requirements of section 38-312, the subdivision administrator shall submit a written recommendation to the planning commission, to approve the "Preliminary Plat". If staff recommends approval, this does not guarantee that the Planning Commission will approve the Preliminary Plat, pursuant to Sec.38-311 (C) (3)

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

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

Sec. 38-312. - Preliminary plat.

The preliminary plat shall contain the following information:

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

SIGNATURE OF APPLICANT & Property Owner:

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

Signature of Applicant

Date 6/1/2021

Signature of Owner

Date 6-1-2021

POA

Jerry Simpson

CERTIFICATIONS MUST BE PLACED ON THE PRELIMINARY PLAT

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

**DESIGN PROFESSIONAL
CERTIFICATION**

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

_____, 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

Registered Professional No. 37599
508 RHETT ST, SUITE 101

Address: GREENVILLE, SC 29601

Telephone Number: 864-298-0534

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: 6-1-2021

[Owner][Agent] [Name]: Sheila Yates

Signed: Sheila Yates

POA J. Simpson
(Fred Simpson)

CERTIFICATE OF PROJECT APPROVAL

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

Manager or Subdivision Administrator: _____

Date: _____

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

June 1, 2021

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.

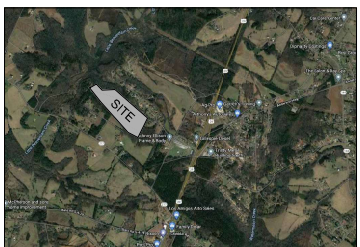
Variance Narrative:

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: _____

THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.
501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29564 | 505 RHETT STREET, SUITE 101 | GREENVILLE, SC 29601
COPYRIGHT © SEAMON WHITESE & ASSOCIATES, INC.



SHEILA DRIVE SINGLE FAMILY RESIDENTIAL

PROPERTY OWNER/DEVELOPER:
LIBERTY COMMUNITIES

ADDRESS: 175 COUNTRY CLUB ROAD
STOCKBRIDGE, GA 30281
CONTACT: JORDAN HAMMOND
PHONE: 803-428-0081

ENGINEER: SEAMON WHITESE & ASSOCIATES, INC.
CONTACT: PAUL TALBERT

CURRENT TAX MAP NUMBER: 1980009008


MILES OF NEW ROAD: +/- 2300 LF

DENSITY TABLE:


ACREAGE:	53.30 ACRES
UNITS:	43 LOTS (MINIMUM 25,000 SF)
DENSITY:	1.23 UNITS/ACRE
CURRENT LAND USE:	UNZONED
PROPOSED LAND USE:	(VACANT AND SINGLE FAMILY RESIDENTIAL) SINGLE FAMILY RESIDENTIAL


SETBACKS:


FRONT: 20'
REAR: 10'
SIDE: 10'













MOUNT PLEASANT, SC 843.884.1867
GREENVILLE, SC 864.258.0534
SUMMERVILLE, SC 843.972.2710
SPARTANBURG, SC 864.272.1272
CHARLOTTE, NC 980.312.5450
WWW.SEAMONWHITESE.COM





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

SW+ PROJECT: GR3788
DATE: 05/26/2021
DRAWN BY: AC
CHECKED BY: PT

REVISION HISTORY

NO.	DESCRIPTION	DATE

PRELIMINARY PLAT

6.1.2021

THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.

COPYRIGHT © SEAMON WHITESEDE & ASSOCIATES, INC. 501 WANDO PARK BOULEVARD, SUITE 200 MOUNT PLEASANT, SC 29566 | 803.912.7777 STREET SUITE 01 | GREENVILLE, SC 29601

PARCEL LINE TABLE		
Line #	Bearing	Length
L176	S88°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	N89°24'33"W	63.80
L194	N85°24'33"W	52.03
L199	S85°24'33"E	20.86
L201	S41°14'38"E	114.23
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
L209	S41°14'38"E	80.00
L210	S41°14'38"E	80.00
L211	S41°14'38"E	54.30
L212	S41°14'38"E	25.70

PARCEL LINE TABLE		
Line #	Bearing	Length
L213	S41°14'38"E	37.79
L214	S41°44'00"E	42.21
L215	S41°44'00"E	80.00
L216	S41°44'00"E	80.00
L217	S41°44'00"E	51.43
L220	S34°00'00"W	38.84
L227	N30°00'00"E	62.65
L235	N41°44'00"W	27.89
L236	N41°44'00"W	1.06
L237	N41°44'00"W	80.00
L238	N41°44'00"W	144.68
L241	N48°45'22"E	313.00
L242	S41°14'38"E	102.55
L243	S41°14'38"E	80.00
L244	S41°14'38"E	80.00
L245	S41°14'38"E	80.00
L246	S41°14'38"E	80.00
L247	S41°14'38"E	80.00
L248	S41°14'38"E	80.00
L249	S41°14'38"E	80.00
L250	S41°14'38"E	80.00
L251	S41°14'38"E	80.00
L252	S41°14'38"E	54.20
L253	S41°14'38"E	25.70
L254	S41°14'38"E	39.13
L255	S41°44'00"E	40.87
L256	S41°44'00"E	80.00

PARCEL LINE TABLE		
Line #	Bearing	Length
L311	S48°45'22"W	314.14
L312	S04°35'27"W	316.79
L313	S04°35'27"W	312.50
L314	N48°45'22"E	313.00
L315	N48°45'22"E	313.00
L316	N48°45'22"E	310.86
L317	N48°45'22"E	313.01
L318	S74°16'03"W	384.24
L319	N89°52'03"W	450.30
L320	N89°52'03"W	0.00
L321	S48°45'22"W	312.43
L322	S85°24'33"E	44.47
L323	S04°35'27"W	377.45
L324	S58°07'43"W	328.55
L325	S58°07'43"W	0.06
L326	S48°34'20"W	311.56
L327	N48°45'22"E	313.00
L328	S14°16'03"W	283.44
L329	S48°16'00"W	320.00
L330	S48°45'22"W	317.58
L331	S48°45'22"W	318.32
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

PARCEL LINE TABLE		
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	N04°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	S33°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°51'30"E	43.06
L278	S41°51'32"E	81.00
L279	S41°51'32"E	80.00
L280	S41°51'32"E	18.98
L281	S41°51'32"E	60.02
L282	S41°51'32"E	80.00
L283	S41°51'32"E	56.31

PARCEL LINE TABLE		
Line #	Bearing	Length
L338	S48°16'00"W	320.06
L339	S48°45'22"W	316.72
L340	S39°29'00"W	323.55
L341	N48°45'22"E	313.00
L342	N48°45'22"E	313.00
L343	N66°00'00"W	332.22
L344	S48°45'22"W	315.86
L345	S33°37'47"W	345.05
L346	N48°45'22"E	313.00
L347	N48°45'22"E	313.01
L348	N68°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°08'34"W	361.26
L356	N34°00'00"E	69.09
L357	N41°14'38"W	13.07
L359	N58°55'46"E	305.01
L360	N11°52'08"E	20.00
L361	N55°51'58"W	39.04
L362	N04°26'00"W	913.61

PARCEL CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C25	23.69	17.00	078.8267	N81°09'26"W	21.82
C26	46.45	250.00	008.2702	N45°52'44"W	40.40
C27	69.19	290.00	015.8563	N88°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°54'56"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	28.85	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	076.6952	S72°29'52"W	43.57
C38	99.01	63.00	090.0473	S60°58'16"W	89.13
C39	45.58	63.00	041.4563	S00°13'11"W	44.80
C40	63.36	63.00	057.8228	S49°19'11"E	60.72
C41	63.36	63.00	057.6264	N73°03'20"E	60.73
C43	9.40	250.00	002.1540	N32°55'21"E	9.40
C44	66.19	250.00	015.8563	N23°55'01"E	68.97
C45	66.19	250.00	015.8563	N08°03'39"E	68.97
C46	69.19	250.00	015.8563	N67°47'44"W	68.97
C47	70.46	250.00	016.1477	N23°47'51"W	70.22
C49	13.85	63.00	012.9988	N37°56'35"E	13.63
C50	43.03	250.00	009.8620	N36°48'08"W	42.36
C51	26.72	17.00	100.1733	N08°50'34"E	26.08
C52	26.72	17.00	100.1733	N08°50'34"E	26.08

PARCEL AREA DATA			
Parcel #	Area (sf)	Area (ac)	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	784.688
11	25165.82	0.58	786.150
12	25234.52	0.59	790.868
13	25303.21	0.58	792.265
14	25371.82	0.58	794.300
15	25437.23	0.58	795.696
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	895.439
23	40034.58	0.92	930.721
5	40041.83	0.92	910.808
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	1082.268
21	58315.61	1.29	1130.804
42	60595.57	1.39	995.445
26	66421.22	1.52	1188.329
43	77851.31	1.79	1317.121
61	133485.93	3.06	4957.602
90	721020.13	16.55	6072.113

SW

SEAMON

WHITESIDE

MOUNT PLEASANT, SC

843.884.1667

GREENVILLE, SC

864.258.0534

SUMMERVILLE, SC

843.972.0710

SPARTANBURG, SC

864.272.1272

CHARLOTTE, NC

880.312.5450

WWW.SEAMONWHITESIDE.COM

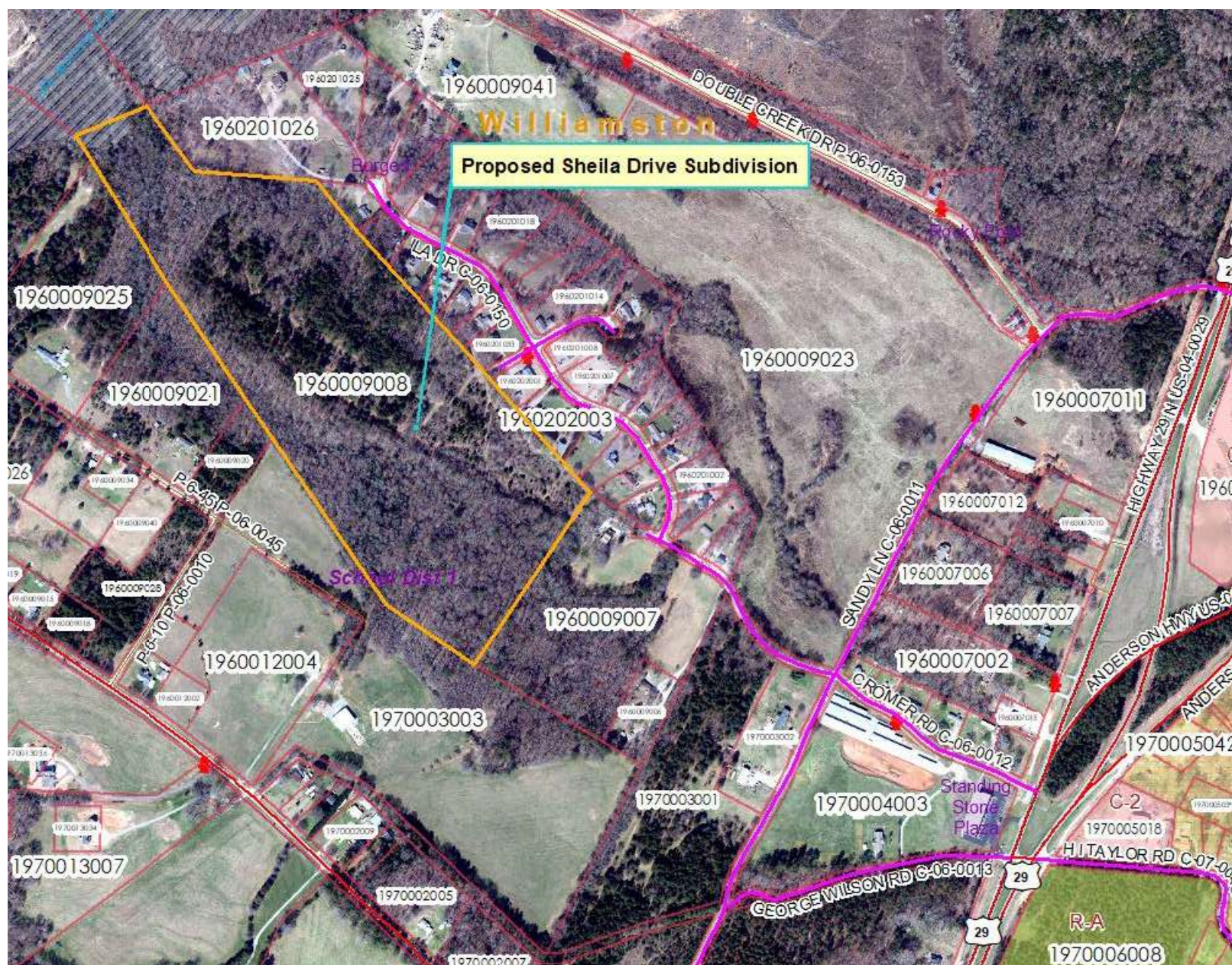


SHEILA DRIVE SUBDIVISION
SINGLE FAMILY RESIDENTIAL
LIBERTY COMMUNITIES
ANDERSON COUNTY, SOUTH CAROLINA

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

PRELIMINARY
PLAT -
TABLES

6.1.2021



Anderson County Planning Commission

July 13, 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. & Clinkscates 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 Application 6-4-21DS 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: GLENEDDIE SUBDIVISION

1. Name of Applicant LIBERTY COMMUNITIES
 Address of Applicant 175 COUNTY CLUB ROAD, STOCKBRIDGE, GA 30281
 Telephone Number(s) 803-429-0081 Email BRADY@LIBERTYCOMMUNITIES.COM

2. Property Owner(s) JONATHAN R. GINN
 Owner(s) Address 4515 KEYS STREET, ANDERSON SC 29624
 Telephone Number(s) _____ Email _____

Project Information

3. Project Location: 4515 Keys St Extension
 Parcel Number/TMS: 1270006001 County Council District: 3 School District: 3
 Total Acreage: 57.126 Number of Lots: 45 Intended Development: Single Family Residential
 Current Zoning: unzoned Surrounding Land Uses: North: SF Residential South: SF Residential East: SF Residential West: SF Residential

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

Water Supplier: STAGE-IVA WES Sewer Supplier: N/A Septic: INDIVIDUAL
 Electric Company: DUKE POWER Gas Company: _____ Telecommunication Company: TED

5. Have any changes been made since this plat was lost before the Planning Commission? N/A

If so, please describe: _____

6. Is there a request for a variance? no if so, please attach the description to this application. **(Variance Fee \$200.00)****7. SCDOT/ Roads & Bridges** must be contacted for this development prior to Planning Commission review, please attach conformation letters.

A traffic impact study shall be required along the County road-network when a development will generate 100 or more trips per hour during the peak hour of the adjacent street, see section 38 - 118 Intensity Standards in the Anderson County Code of Ordinances. This study must be submitted with the application before it goes to the Planning Commission if applicable. Yes ☐ 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 1.5%), Pacolet and Toccoa. Where such soils have been identified on a site proposed for development, a soils analysis report shall be submitted together with the preliminary plat or site plan. The report shall describe the extent of the soil and how its limitations are to be overcome. The proposed method of dealing with the soils shall be approved by the staff of the planning commission, prior to the issuance of a building permit.

Sec. 38-95. - Wetlands requirements.

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

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

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

Subdivision Plat Application Check List

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

1. Application Submittal Requirements and Process

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

☒ Two (2) 8 1/2 x 11 size d copies of the Preliminary Plat ☒ Two (2) 17 x 24 (or larger) copies of the Preliminary Plat

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

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

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

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

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

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

Sec. 38-312. - Preliminary plat.

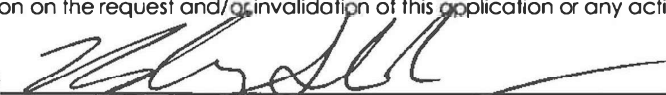
The preliminary plat shall contain the following information:

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

SIGNATURE OF APPLICANT & Property Owner:

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

Signature of Applicant



Date

6/1/2021

Signature of Owner



Date

6/1/2021

CERTIFICATIONS MUST BE PLACED ON THE PRELIMINARY PLAT

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

**DESIGN PROFESSIONAL
CERTIFICATION**

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

_____, 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: [Signature]

Registered Professional No. 37599

Address: 508 RYAN ST. SUITE 101
GREENVILLE, SC 29601

Telephone Number: 864-298-0534

Date: 6/11/21

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: 6/11/21

[Owner][Agent][Name]: _____

Signed: [Signature]

CERTIFICATE OF PROJECT APPROVAL

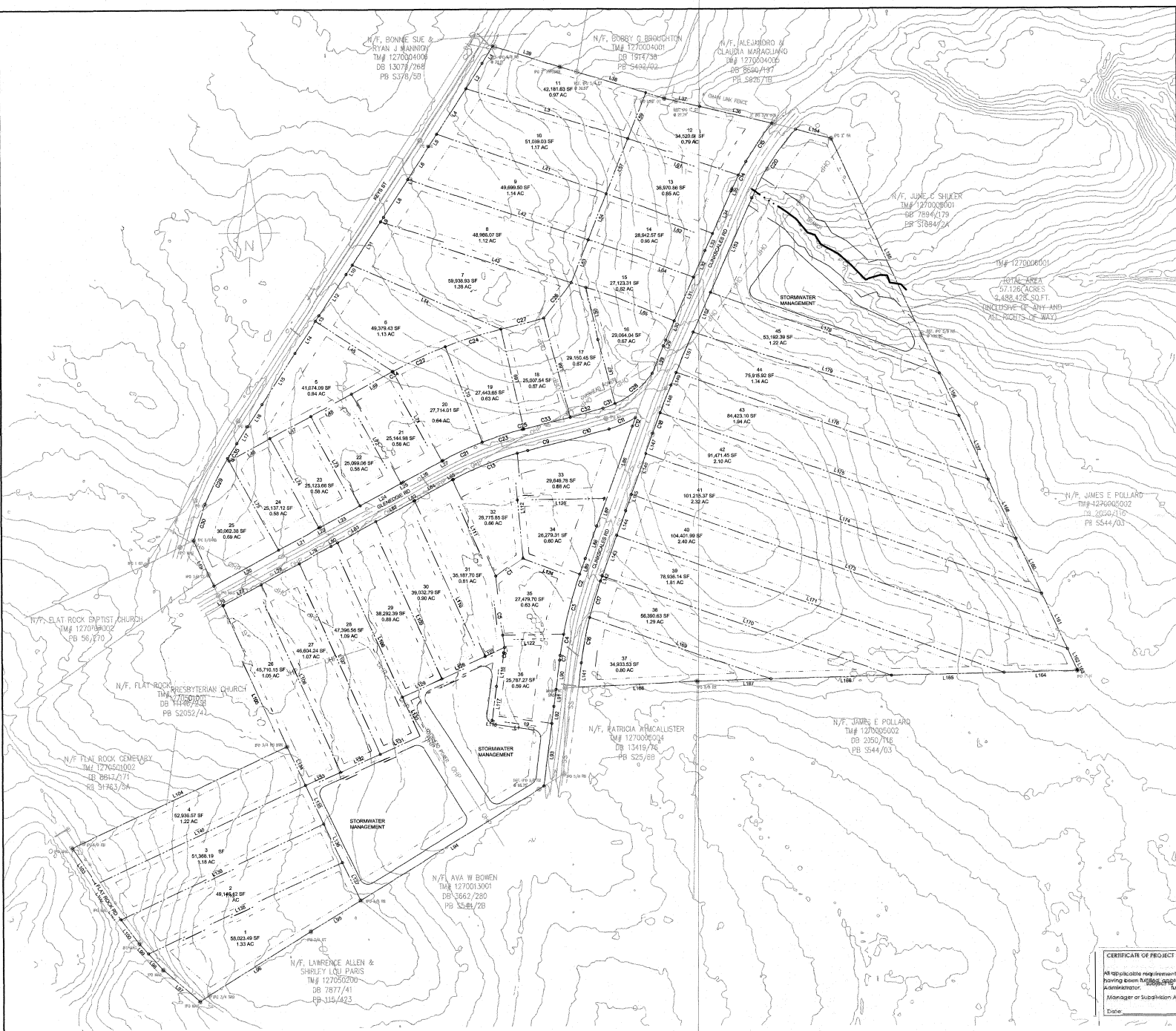
All applicable requirements of the Anderson County Development Standards Ordinance relative to Project Approval having been fulfilled, approval of this [preliminary plat] is hereby granted by the Manager or the Subdivision Administrator, subject to further compliance with all provisions of said development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

Manager or Subdivision Administrator: _____

Date: _____

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

CO. 11/11/11 © SEA CN. W. JESS B.A. & D. CHART & INC. 51 WINDY PARK BOULEVARD SUITE 200 MOUNT PLEASANT, SC 29564 1 800 862 2222 STREET SUITE 101 NEW YORK, NY 10001 2 11/11/11 © SEA CN. W. JESS B.A. & D. CHART & INC. 51 WINDY PARK BOULEVARD SUITE 200 MOUNT PLEASANT, SC 29564 1 800 862 2222 STREET SUITE 101 NEW YORK, NY 10001 2 11/11/11 © SEA CN. W. JESS B.A. & D. CHART & INC. 51 WINDY PARK BOULEVARD SUITE 200 MOUNT PLEASANT, SC 29564 1 800 862 2222 STREET SUITE 101 NEW YORK, NY 10001 2



LOCATION MAP
NOT TO SCALE

GLENEDDIE SINGLE FAMILY RESIDENTIAL

PROPERTY OWNER/DEVELOPER:
LIBERTY COMMUNITIES

ADDRESS: 175 COUNTRY CLUB ROAD
STOCKBRIDGE, GA 30201
CONTACT: JORDAN HAMMOND
PHONE: 803-429-0081

SURVEYOR: UPSTATE SURVEYING ASSOCIATES LLC
CONTACT: WILLIAM T. LAVENDER

ENGINEER: SEAMON WHITESIDE
CONTACT: PAUL TALBERT

CURRENT TAX MAP NUMBER: 1270006001

MILES OF NEW ROAD: 0

DENSITY TABLE:

ACREAGE:	57.13 ACRES
UNITS:	45 LOTS
DENSITY:	0.79 UNITS/ACRE
CURRENT LAND USE:	UNZONED
PROPOSED LAND USE:	(VACANT AND SINGLE FAMILY RESIDENTIAL) SINGLE FAMILY RESIDENTIAL

SETBACKS:

FRONT: 40'
REAR: 15'
SIDE: 15'

0 50 100 200
SCALE: 1" = 100'

OWNER'S CERTIFICATION

I, the undersigned, as owner of this land, do hereby certify that this preliminary plat is a true and correct representation of the land and its proposed subdivision, and that I have no other interest in the land except as shown on this plat.

Date: 6/1/21
Signed: [Signature]

I, the undersigned, as engineer, do hereby certify that this preliminary plat is a true and correct representation of the land and its proposed subdivision, and that I have no other interest in the land except as shown on this plat.

Date: 6/1/21
Signed: [Signature]

CERTIFICATE OF PROJECT APPROVAL

All applicable requirements of the Anderson County Development Standards Ordinance relative to Project Approval have been met, and the Anderson County Board of Commissioners has approved the preliminary plat of subdivision. This approval is subject to the Anderson County Board of Commissioners' final approval of the final plat of subdivision.

Anderson County Board of Commissioners
Manager or Subdivision Administrator

Date: _____

SW
SEAMON WHITESIDE & ASSOCIATES, INC.

MOUNT PLEASANT, SC 29564
GREENVILLE, SC 29615
SUMMERVILLE, SC 29586
SPARTANBURG, SC 29583
CHARLOTTE, NC 28203

SEAMON WHITESIDE & ASSOCIATES, INC.
1000 10TH AVENUE, SUITE 200
GREENVILLE, SC 29615
PHONE: 803-429-0081

GLENEDDIE SUBDIVISION
SINGLE FAMILY RESIDENTIAL
LIBERTY COMMUNITIES
ANDERSON COUNTY, SOUTH CAROLINA

SW-PROJECT: GR3374
DATE: 05/27/2021
DRAWN BY: CDJ
CHECKED BY: [Signature]

REVISION HISTORY

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	05/27/2021
2	REVISIONS	
3	REVISIONS	
4	REVISIONS	
5	REVISIONS	
6	REVISIONS	
7	REVISIONS	
8	REVISIONS	
9	REVISIONS	
10	REVISIONS	

PRELIMINARY PLAT

6.1.2021

