

Anderson County Planning Commission

David Cothran, Chair, District #5
Thomas Dunaway, District #1
Brad Burdette, District #3
Debbie Chapman, District #7
Bryan P. Boggs, At Large

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

Memorandum

To: Anderson County Planning Commission
From: Brittany McAbee
Date: September 7, 2021
Cc: County Council
Re: September 14, 2021 Regular Commission Meetings

The Anderson County Planning Commission is scheduled to hold its next meeting on **Tuesday, September 14, 2021 6:00PM** at the Historic Courthouse located at 101 S. Main St, Anderson.

The meeting agenda and packet are attached for your review.

Please email bdmcabee@andersoncountysc.org or call 864-260-4720, to inform staff whether or not you will be in attendance. This ensures a quorum prior to arrival. Thank you.

Anderson County Planning Commission

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Jane Jones, District #6
Wesley Grant, At Large

September 14, 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. August 10, 2021 Regular Meeting
5. Public Hearings
 - A. Sacred Kingdom Tattoo Shop **[Council District 6]**
 - i. Staff Report Recommendation
 - ii. Developer Presentation
 - iii. Public Hearing
 - B. Rezoning Request: +/- 20.5 acres, located on Highway 81 N & Evergreen Rd from C-2 to I-2 **[Council District 4]**
 - i. Staff Report Recommendation
 - ii. Developer Presentation
 - iii. Public Hearing
 - C. Rezoning Request: +/- 18.13 acres, located on Royal American Rd & Driftwood Way from C-2 & R-15 to R-M **[Council District 4]**
 - i. Staff Report Recommendation
 - ii. Developer Presentation
 - iii. Public Hearing
6. New Business
 - A. Preliminary Subdivision: Brushy Ridge **[Council District 6]**
 - i. Staff Report Recommendation
 - ii. Developer Presentation
 - iii. Public Comments
 - B. Preliminary Subdivision: Hurricane Creek **[Council District 6]**
 - i. Staff Report Recommendation
 - ii. Developer Presentation
 - iii. Public Comments
7. Old Business
8. Public Comments, non-agenda items – 3 minutes limit per speaker
9. Other Business
10. Adjournment

State of South Carolina)
County of Anderson)

ANDERSON COUNTY COUNCIL
PLANNING COMMISSION MEETING
AUGUST 10, 2021

IN ATTENDANCE:
DAVID COCHRAN, CHAIRMAN
BRAD BURDETTE
DEBBIE CHAPMAN
BRYAN BOGGS
WILL MOORE
DONNA MATTHEWS
JANE JONES
WESLEY GRANT

ALSO PRESENT:
ALISIA HUNTER
BRITTANY MCABEE
TIM CARTEE

1 DAVID COTHRAN: I'd like everybody to stand and
2 face the flag and let's pledge allegiance.

3 **PLEDGE OF ALLEGIANCE**

4 DAVID COTHRAN: Next will be the approval of
5 the agenda. Everybody should have a copy. Do we have a
6 motion to approve?

7 JANE JONES: So moved.

8 DAVID COTHRAN: And second?

9 WILLIAM MOORE: Second.

10 DAVID COTHRAN: All in favor of the agenda?
11 Okay. That was approved.

12 Next agenda item 4, we'll take (a) through (d). This is
13 the approval of minutes from April 14th, the 22nd, May 20th
14 and June 8th regular meetings. You should also have received
15 that verbatim minutes transcript. Are there any corrections
16 or additional or comments on the minutes? If not, we'll take
17 a motion to approve them. Second? All in favor. Minutes are
18 approved.

19 Next is new business, item 5. 5(a) is a preliminary
20 subdivision, the Preserve at Lake Hartwell.

21 TIM CARTEE: Thank you, Mr. Chairman. This
22 is the Preserves of Lake Hartwell. This was previously denied
23 back in 1/7/2021. This is a conservation single-family
24 residential development proposed, private gated community.
25 Three hundred and fifty-five postcards were mailed out to the
26 property owners within the two thousand foot of the proposed
27 development. The applicant is Tim Reynolds. The location is
28 Old Asbury Road, which is state maintained. It's in District
29 5. And the surrounding land use is residential and
30 commercial. There's no zoning. There's forty-two acres and
31 fifty lots, with six thousand square feet. And the traffic
32 impact for Old Asbury is classified as a collector road with
33 no maximum average trips per day.

34 Now, we have had a lot of concerns about traffic on
35 Whitehall Road. But this development does come off Old Asbury
36 which is a collector and is unlimited trips per day. And
37 there are other routes to get to downtown besides having to
38 use Whitehall Road. So just wanted to throw that out to let
39 everybody know that that's not the only way to get into town
40 if need be.

41 Here's a picture of the layout of this proposed
42 development. This is the preliminary plat that was submitted.
43 This is an aerial photo of the proposed area. In front you
44 can see Ingles in front of the development. And there's many
45 different ways to get out. You can go out on Old Green Pond
46 Road to get to the traffic light to make it safer if you need
47 to navigate into town instead of trying to get out at the stop
48 sign. This development has met all the requirements in
49 Chapter 38 and staff recommends approval.

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

1 DAVID COTHRAN: Thank you. Do we have the
2 sign-in sheets for tonight? This is not a public hearing.
3 However, we do allow public comments which we'll do at this
4 time.

5 ALESIA HUNTER: Mr. Chairman, on the agenda
6 we've got the developer presentation.

7 DAVID COTHRAN: Oh. I covered it up. My
8 apologies. All right. Stand by on public comments, and
9 developer, give your presentation.

10 KEVIN REYNOLDS: Can everyone hear me?

11 DAVID COTHRAN: Yeah.

12 KEVIN REYNOLDS: Okay. Well, thank you, Mr.
13 Cartee, the staff and the Anderson Planning Commission. My
14 name is Kevin Reynolds. I'm here with Tim Reynolds. We are
15 owner of this parcel and the developers for this proposed
16 project. A previous land use application on this site for a
17 tiny home park land lease community was reviewed by this
18 commission earlier this year, but that was denied.

19 So we have heard loud and clear what the neighbors did not
20 want, and that was park model RVs in this area. We completely
21 can appreciate that.

22 Since then we have worked closely with the Planning staff
23 and listened to many of our neighbors as to what we could do
24 differently to create a beautiful place and increase the
25 surrounding land values. So today we are proposing a single-
26 family residential subdivision known as the Preserves of Lake
27 Hartwell, a conservation community. This project will be
28 Anderson's first nature-hood if you will, since the majority
29 of the land will remain undeveloped. The Preserves will be a
30 private gated community of up to fifty home sites on forty-
31 three acres. Our intent is to actually only build forty home.
32 But today we seek approval for the fifty because no further
33 lots or phases may be created after approval.

34 Unlike most subdivisions, seventy percent of the land will
35 be protected from future development under a permanent
36 conservation easement. Members to the homeowners association
37 is mandatory and all residents will be screened and background
38 checked.

39 To show you the look of the homes that we're offering,
40 they're going to be high quality custom homes with timeless
41 mountain-style architecture. That's very popular and
42 desirable here in the Carolinas. The homes will feature high-
43 ceiling open interiors, a poplar bark raw stone and cedar
44 shake exterior finishes to bring the outside in, hardwood
45 flooring throughout, high end appliance packages. And they're
46 going to be built on crawl space foundations.

47 The new homes will actually be virtually invisible from
48 the surrounding streets and bordering neighborhoods. They're
49 going to be tucked well behind the community's grand gates
50 that were actually just erected recently with no through

1 roads, providing security and privacy.

2 This slide is a comparison between a convention
3 subdivision model to the left and on the right is a
4 conservation plan using the same amount of land and the same
5 number of homes. Most conventional subdivisions convert every
6 acre of land into lawns and cul-de-sacs. They end up clearing
7 most all woodlands, natural resources and displace wildlife.
8 The conservation approach on the right clusters homes on
9 smaller lots, therefore minimizing disturbance of woodlands,
10 natural resources and wildlife. We have found that most
11 buyers will actually pay more to have nature views, access to
12 nature trails, access to wildlife, than views of just suburban
13 lawns and other homes.

14 This slide shows our proposed site overlay of the
15 developed area in relation to the conservation area. We want
16 to be very clear to everyone here and any neighbors that
17 happen to be participating today, that no home bordering this
18 property will lose their existing view. All of this green
19 open space, I have a pointer here, will be preserved and
20 protected forever. And that includes heavy vegetation buffer
21 around the entire perimeter.

22 Per guidelines, lot sizes will be at least six thousand
23 square feet. But because residents will have access to the
24 entire conservation area, it'll actually feel like each home
25 comes with their own forty-three acres.

26 As to activities, amenities on the property, we're going
27 to build a beautiful indoor/outdoor pavilion which will act as
28 a social hub for small events, gatherings, hobbies and more.
29 Nature trails and our signature spring-fed pond will provide
30 for great hiking, fishing, kayaking. Plus living will be
31 maintenance-free, as the HOA will maintain the grounds and
32 common areas. All utilities will be hidden underground and
33 out of sight.

34 With this minimal site disturbance, we are preserving
35 valuable wildlife. Virtually daily we're at the property and
36 we encounter resident animals, such as deer, all sorts of
37 birds, turtles, rabbits and more, and we want to keep it that
38 way. We find that's very, very special. That picture there
39 was actually captured on one of our cameras that we have on
40 the property.

41 Just to show our commitment, as owners and stewards of
42 this property, we feel an obligation to restore and preserve
43 the natural condition of the land. We consider caring for it
44 a privilege. When we purchased the property, it was an
45 absolute mess. It was neglected, overgrown and crime-ridden.
46 The fence at the front was old and rotting and falling down.
47 Since we purchased the property, we installed brand new
48 fencing all along the frontage of Asbury Road, including an
49 iconic entry gate. We also beautified the driveway with new
50 maple trees plantings and new flowers and shrubs, which we'll

1 be maintaining.

2 So to restore the land, we are faced with several large
3 scale undertakings. One was this abandoned home frequented by
4 vandals, homeless and drug users. This threatened the safety
5 of the surrounding neighborhoods, so we got rid of it.

6 As you can see here, we captured some pictures of criminal
7 activity afoot and we called on the help of the Sheriff's
8 Department who have been great to help eliminate any sort of
9 criminal activity and trespassers.

10 One of the beautiful features of this property is the
11 spring-fed pond. However, we discovered a rusted Volkswagen
12 Beetle in the pond. So we took on the challenge to pull it
13 out and haul it away. In addition to the car, there was an
14 abandoned houseboat immobilized for approximately thirty
15 years, which we had it disassembled piece by piece at the
16 shoreline. Here's now an after picture of the same pond now
17 that the boat and vehicle is removed. The boat was here along
18 the bank and the Volkswagen was out in that little peninsula
19 there. All that has been removed and the pond is stocked with
20 great fish and a lot of nice wildlife.

21 These are some additional just pictures of the land once
22 we cleared the house and outbuildings, a lot of undergrowth
23 and dead vegetable, just getting the property groomed out and
24 cleaned up.

25 And so in closing, we just want everyone to know that our
26 goal is to create a community that enhances the quality of
27 life, as well as the values of the homes in surrounding
28 neighborhoods. We have carefully considered the long term
29 influence of this development and seek to establish a
30 community that gives back by preserving the natural landscape
31 forever. We hope that you see this project through our
32 viewpoint and will vote to approve Anderson's first
33 conservation subdivision. We thank you. And with that we're
34 available for any questions. I yield back to the commission.

35 DAVID COTHRAN: Thanks. Does any commissioners
36 have any questions?

37 DONNA MATTHEWS: Do you happen to have like the
38 square footage of like the houses that you're going to build
39 there?

40 KEVIN REYNOLDS: Yes. It'll be a range between
41 eight hundred square feet as the smaller, up to two thousand
42 square feet, depending on the plan.

43 DEBBIE CHAPMAN: What type housing is this?

44 KEVIN REYNOLDS: These are single-family site
45 built homes, separate and apart standalone homes on solid
46 crawl space foundations.

47 DEBBIE CHAPMAN: Thank you.

48 KEVIN REYNOLDS: Uh-huh (Affirmative).

49 DAVID COTHRAN: Any other questions? If none,
50 thank you. You guys signed up. I'm assuming you don't want

1 to speak at the public ---

2 KEVIN REYNOLDS: Thank you.

3 DAVID COTHRAN: Thanks. Okay. Now we will
4 officially move into public comments.

5 First is Albert -- is it Pepiton.

6 ALBERT PEPITON: Dr. Reverend Albert Pepiton
7 here to speak on behalf of the Reynolds' gentlemen here. Tim
8 Reynolds has been coming to me at Anderson County Notary to
9 have his documents notarized for quite sometime. We've spent
10 extensive time speaking about what the project entails. And I
11 believe that this is going to be a definite asset, not only to
12 the community but to the county of Anderson. What they have
13 went through with the clean-up efforts have preserved and
14 protected our wildlife and our wetlands as it is, which a lot
15 of us didn't know existed back there. And protecting the
16 wildlife is very important. There's a large wildlife
17 population in Anderson and there's also a large population
18 that we see on the side of the road, which is not where we
19 want to see them. We want to see them in a happy habitat. We
20 want to see people enjoying life and living prosperous.

21 Thank you.

22 DAVID COTHRAN: Matt Vermillion. I meant to
23 mention this, too. There's a three-minute time limit on
24 public comments.

25 MATT VERMILLION: Do I need to speak my address?
26 You have it there on the list.

27 DAVID COTHRAN: We've got it.

28 MATT VERMILLION: Okay. I just want to get a
29 clarification, also. These are going to be stick-built homes
30 and not no prefab ones at all.

31 DAVID COTHRAN: It's comments, sir. I believe
32 he stated they would be built on-site.

33 MATT VERMILLION: The question I have was
34 pertaining to traffic. I know they said in the application
35 that there was multiple locations to move out from in there.
36 And I just want to know, do you know what the number of trips
37 per day on Whitehall Road is?

38 DAVID COTHRAN: Again, let me remind the
39 audience that you can ask questions. We do not answer during
40 the comments. If one of the commission members wants to write
41 that down and answer it or inquire about it, they will. But
42 public comments are just for you to come speak and tell us
43 what you want to say.

44 MATT VERMILLION: I'm just concerned. I thank
45 you for the difference that they've made. I think that's a
46 great idea. But I'm just concerned about the traffic on
47 Whitehall. Whitehall is the way that you would get up to
48 town. I'm concerned about the number of trips per day there.
49 It is a very treacherous road as it is today, much less
50 another fifty homes being added to that. And I just wish that

1 the state and Anderson County both would look more into that,
2 Whitehall. And not just this subdivision there but also just
3 the traffic and the well-being of Anderson County via
4 Whitehall Road is very dangerous. And I just wish that
5 council would look into that and take that into consideration.

6 DAVID COTHRAN: Thank you. Alex Schmidt. Alex
7 Schmidt. Patricia Schmidt.

8 All right. That was it for sign-ups. So we will close
9 public comments on this. That was just one sheet; right?

10 All right. So we'll move on to consideration of this
11 matter. Again, I'll ask the commission if they have any
12 questions or comments they would like to propose. If not
13 we'll entertain a motion. We have a motion to approve. Do we
14 have a second?

15 DONNA MATTHEWS: Second.

16 DAVID COTHRAN: There's a second. All in favor
17 of approval. It's unanimous.

18 Next will be item 5(b), which is a preliminary subdivision
19 of Gleneddie.

20 TIM CARTEE: Thank you, Mr. Chairman. This
21 is a single-family residential development. A hundred and
22 ninety-six postcards were mailed out to the property owners
23 within two thousand feet of this proposed development. The
24 applicant is Liberty Communities. And access will be on
25 Gleneddie Road, Clinkscale Road and Flatrock Road. This is in
26 Council District 3. Surrounding land use is residential and
27 undeveloped. It's unzoned. There's fifty-seven acres.
28 Forty-five lots proposed on the road frontage. And all roads
29 are classified as collector roads with no maximum average
30 trips per day.

31 Here you'll see the layout on these roads. And here's the
32 aerial showing of the three pieces of property. This
33 development has met the requirements of Chapter 38, Mr.
34 Chairman, and staff recommends approval.

35 That's all I have. Thank you.

36 DAVID COTHRAN: Thank you. Also a developer
37 presentation on this.

38 BRADY SANFORD: Hello everybody. I want to
39 thank you all for having us today. And my name is Brady
40 Sanford. I am here on behalf of Liberty Communities, the
41 applicant, developer and builder for this project.

42 Here I have an aerial photo of the area. This is a very
43 unique property in that there are four streets that we're
44 accessing here. That is Key Street, Gleneddie Road,
45 Clinkscale Road and Flatrock Road here on the south.
46 Beautiful property. Fairly flat. There's a grass field for a
47 large majority of over eighty percent. And we think it's a
48 wonderful property to have. It's on the south part of
49 Anderson off of 81 just south of the Homeland Park area and
50 Masters Boulevard.

1 Here's an aerial -- or a photo from the future land use
2 plan, just to give you guys some understanding of where the
3 expansion area and the edge of the suburbs of the community
4 area.

5 Here we have a color layout for you guys to review to show
6 also, not only where the trees are, because, again, eighty
7 percent of this is a grass field -- it's gorgeous -- as well
8 as where the layouts are. Each of these lots are a minimum of
9 a hundred feet wide because they will be on public water and
10 private septic systems. We intend to build raised slab
11 single-family site-built homes. The square footage we'll get
12 into in a bit, but the density for the project is just under
13 .8 homes per acre, with an average lot size of just over one
14 acre. However, the actual minimum will be closer to twenty-
15 five hundred square feet.

16 Here are some example floor plans from other projects that
17 we have built. Usually we have either vinyl or Hardy siding,
18 (inaudible) skirt on the bottom, as well. And there will be a
19 mix of probably actually substantially all side (inaudible) on
20 these homes. Our floor plans are anywhere from sixteen
21 hundred square feet to twenty-seven hundred square feet that
22 we intend to build for this project to allow for a variety of
23 options for a lot of homeowners or prospective homeowners that
24 are looking for a place that they can have four or five
25 bedrooms as necessary for their kids to also play with the
26 large lot sizes and just a great place to have a family.

27 Here's also a sample interior just to show you what some
28 of our interiors look like, as well. The goal is to be a
29 sizeable quality so that the homeowners can enjoy the interior
30 but also have low maintenance and have it be economical for
31 the average home buyer or maybe the first-time home buyer,
32 depending, but it could also be move-up home buyers who are
33 looking for their four or five bedroom home.

34 That's all I have. I'm available for any questions.

35 DAVID COTHRAN: Any questions?

36 DONNA MATTHEWS: I have one. Is this located
37 right beside Smith Farm?

38 BRADY SANFORD: It's in proximity to there, but
39 I want to say it's about two miles.

40 DONNA MATTHEWS: Oh, okay. So it's on further
41 up 81?

42 BRADY SANFORD: Yeah. Smith Farm is adjacent
43 to Flatrock Elementary. And I want to say this is about two,
44 two and a half, maybe three miles from there.

45 DONNA MATTHEWS: I'm talking about Smith Farm
46 Feed & Seed?

47 BRADY SANFORD: Huh?

48 DONNA MATTHEWS: I'm talking about Smith Farm
49 Feed & Seed?

50 BRADY SANFORD: Oh, I don't know where that is.

1 Sorry. I apologize. That's the only Smith Farm I'm aware of.

2 DONNA MATTHEWS: Is it on this side of Masters
3 or on ---

4 BRADY SANFORD: It is on the east side of 81.
5 So it's about five minutes to First Quality, but it's closer
6 to Owens Corning.

7 DONNA MATTHEWS: Okay.

8 DAVID COTHRAN: Any other questions? If not,
9 all you guys, the three applicants and engineers signed up,
10 same as before. You don't want to speak again, do you?

11 MALE: Just as a potential ---

12 DAVID COTHRAN: I'll call your name is you want
13 to speak. I'll let you know. Do you want to speak again?

14 MALE: No, I can say it now. I just
15 wanted to, kind of in line with the previous presentation, I
16 just wanted to make sure the picture that was shown, this is
17 not going to be a mass graded site. It's going to be minimal
18 clearing, enough to get in pads for the houses. I wanted to
19 make sure that was evidence. We're not going to grade or
20 clear that whole site. Like Brady was saying, it's mostly a
21 pasture field. We're going to leave that's substantially the
22 way it is. Just grading for the houses.

23 DAVID COTHRAN: Thank you. First up is Daryl
24 Yon.

25 DARYL YON: Good evening. I'm Daryl Yon.
26 I reside at the corner of Key Street and Harry Drive. I ask
27 that this proposal be denied. My family has farmed that land
28 for generations. That land was purchased by my ancestors in
29 the late seventeen hundreds. Over the years the area sold --
30 the land was sold around the area and it has been developed
31 enough that -- we feel, and we're wanting to preserve what is
32 left, what little is left, which is virtually the land that's
33 in the proposal tonight.

34 On behalf of several neighbors that surround me, along
35 with my wife, we don't feel the infrastructure is capable of
36 supporting another subdivision. We've already got one behind
37 us going up now. But the roads as narrow as they are and the
38 condition -- the decaying condition that they are, we feel
39 that before any more developments should be allowed, the
40 county needs to step in and take a look at the safety and
41 infrastructure of our roads. Crime rate has picked up over
42 the years due to the influx of development that we have now.

43 And I would like to know if there's a way that we could
44 preserve that land in question versus developing it. But I am
45 adamantly opposed to it. I ask that this motion be denied.

46 DAVID COTHRAN: Thank you.

47 DARYL YON: Thank you.

48 DAVID COTHRAN: Rusty Senn.

49 RUSTY SENN: No comments.

50 DAVID COTHRAN: All right. Rhonda Howell.

1 RHONDA HOWELL: Hi. My name is Rhonda Howell.
2 My parents live at the 4016 Key Street. I actually grew up in
3 that area practically all of my life. I'm in the garbage
4 business in that area. My dad has been in that area for over
5 sixty years. I've been doing it for the last twenty-eight
6 years. I really agree with the gentleman that was here prior.
7 Doing my construction of trash trucks in that area, you can
8 barely get through with a trash truck and another car. It's
9 almost impossible. With the increase of the building of the
10 houses, I just don't see it being sufficient for travel.
11 There's just no way.

12 I mean like he said, the area has picked up a lot of
13 crime. I actually start picking up trash like at night and I
14 see a lot of various things going on in those areas. And I
15 just think the impact of more people in that area with
16 insufficient travel as far as roads, and that's -- Flatrock
17 Road is a very dangerous road. If you come off of that
18 particular street to go down Flatrock Road, there's a huge
19 hill before you can turn in between either one of the
20 churches, which is Flatrock Baptist and there's a presbyterian
21 church. The visibility of getting out of there is almost
22 impossible. By the time I try to bring a trash truck out of
23 that area or cars coming down that hill and it's always
24 accidents in that area. The same situation is off of Key
25 Street onto True Temper Road. Someone has built houses in
26 that area and there's been several accidents on True Temper
27 Road also. So either way that you look at the proposal, I
28 don't see where it's going to be accurate enough to concern
29 with all the traffic. There's just no way. Thank you.

30 DAVID COTHRAN: Thank you. Alex Walters.

31 ALEX WALTERS: My name is Alex Walters. I
32 live at the intersection of Hayes and Flatrock Roads. My late
33 wife watched eleven people die at the intersection of Hayes
34 and Flatrock. Clinkscales Road is less than one-eighth of a
35 mile from that intersection. And I see accidents weekly. Had
36 a bad one last week. I see them on a weekly basis. It's a
37 bad intersection. Road is terrible. And I ride bikes in that
38 area they're proposing to build a subdivision. Like she said,
39 there's no room for two cars to pass one another on any of
40 those roads. Roads would need to be improved before you could
41 build houses in there. I just can't see it happening and I
42 oppose it. That's all I have. Thank you.

43 DAVID COTHRAN: Thanks. John Martin.

44 JOHN MARTIN: I agree with everything that's
45 been said before. I have actually farmed that land at the
46 corner of Clinkscales and Gleneddie. When it rains, I don't
47 think septic tanks are going to survive in there. There's a
48 big drainage ditch right down the middle of that field. All
49 of that water that comes off of those hills goes through there
50 and crosses Hayes Road and goes through my backyard. The

1 layout of the land all funnels in.

2 Also, what was mentioned about the traffic, those roads
3 down there, if you pass anybody on Clinkscapes or Gleneddie or
4 Key Street at night, you've got tires in the grass because you
5 can't see. Those roads down there are not very wide at all.

6 Also the lots that will be facing Flatrock Road is in a
7 sweeping over-the-hill curve. Anybody familiar with that area
8 knows that we have wrecks there. And anybody that buys a lot
9 right there, they better take out some life insurance because
10 the way people fly up and down that Flatrock Road, they're
11 going to need it because you're going to see a tremendous
12 increase in wrecks right there. Flatrock Road and Hayes Road
13 is one of the most dangerous crossroads in the state several
14 years ago. By adding all this extra influx, traffic into that
15 area, along coming out at Clinkscapes Road will be one of the
16 main accesses going into this, is right there. Just like Alex
17 said, it's going to be terrible. You can't see with all the
18 traffic coming out of Owens Corning, coming out of First
19 Quality, the Frigidaire place and all of that, we have
20 thousands of cars that come down through there every day. The
21 structure of the roads, I don't really feel like can handle
22 any more traffic.

23 But my concern is that water that's going to be coming out
24 of those septic -- in-ground septic systems is going to be
25 coming through my backyard. Thank you.

26 DAVID COTHRAN: Thank you. That was it on the
27 sign-ups. Do we have any comments or questions from the
28 commission?

29 JANE JONES: I have a question for the
30 developer. In reference to what this gentleman just said
31 about the runoff, do you have anything in your plans to
32 address that?

33 RANDY SANFORD: (Inaudible.)

34 DAVID COTHRAN: I've been requested, everything
35 needs to go in the mic because they record this and we need to
36 make sure we get it. So if you'll just repeat your answer.

37 RANDY SANFORD: We have our engineer, Paul
38 Talbert here. He can speak to that.

39 PAUL TALBERT: Good evening, commission. Paul
40 Talbert, as was stated. I wanted to make sure that anything
41 that's approved tonight, it's going to go through a rigorous
42 engineering review and of course we're going to have to meet
43 all the state legislation regulations, requirements, codes,
44 for handling stormwater so that we will not adversely affect
45 anyone else's property. So rest assured that's got to be part
46 of the project.

47 JANE JONES: But you don't currently have
48 that in your design?

49 PAUL TALBERT: It's actually being drafted
50 right now. But no, we don't have the final because ---

1 JANE JONES: Okay.

2 PAUL TALBERT: --- approved.

3 JANE JONES: Thank you.

4 DAVID COTHRAN: Anything else? Any other

5 questions? All right. If not we'll entertain a motion on

6 this proposal, preliminary subdivision. Motion to approve.

7 Do we have a second? Second. All in -- well, any discussion?

8 All in favor signify by raising hand. All opposed. It'll be

9 six/two approve.

10 Next will be item (c), 5(c), preliminary subdivision on

11 Sheila Drive.

12 BRITTANY MCABEE: Thank you, Mr. Chairman. This

13 is for Sheila Drive. It's an intended single-family

14 residential subdivision. Ninety-two postcards were mailed to

15 property owners within two thousand feet of the proposed

16 development. The applicant is Liberty Communities, again, and

17 it's located off of Sheila Drive, which is county maintained.

18 It's located in Council District 7. The surrounding land use

19 is residential and it's unzoned. It's 53.3 acres and will

20 have forty-three lots.

21 They are requesting a variance. They're requesting a

22 reduction in the minimum width required for lots with public

23 water and septic. The proposed minimum lot width is eighty

24 feet compared to the standard one hundred feet.

25 While the development still proposed a minimum area of

26 twenty-five thousand square feet for each lot, the intention

27 of this variance request is to keep similar lot widths to the

28 adjacent properties to the north of the development along

29 Sheila Drive.

30 Additionally, they face a bit of a hardship with the

31 difficult geography in regards to the flood planes in the

32 northwestern section of the property. And there are some

33 wetlands areas to the southeastern section. Additionally with

34 these wetland areas and the site topography it creates a

35 hardship in locating the stormwater retention ponds. And it

36 affects the depth and the width of the buildable areas

37 significantly.

38 As far as the traffic impact analysis, Sheila Drive is

39 classified as a major local road, which is sixteen hundred

40 average daily trips per day. And it will accommodate the

41 proposed forty-three lots. The developer will be required to

42 meet or exceed construction plans that are approved by

43 Anderson County Roads and Bridges.

44 This is the proposed layout of the subdivision. And this

45 is the aerial of the subdivision.

46 Conditions if approved: the developer has agreed verbally

47 and will provide an agreement in writing that the houses will

48 be constructed on an elevated slab or with a crawl space.

49 This was discussed in a pre-submittal meeting. The

50 development, with the variance, the hardship variance, does

1 meet Chapter 38 requires. So staff does recommend approval of
2 the development.

3 This concludes the staff report.

4 DAVID COTHRAN: Thank you. Any questions for
5 staff? All right. This also has a presentation.

6 BRADY SANFORD: Good to see you again. We're
7 here talking about Yates Grove, named after the property owner
8 Sheila Yates. She's got this wonderful property on the
9 northern end closer to 29. This was originally planned when
10 the existing community was developed that this particular
11 property would be part of a future phase two or three of this
12 exact property. So we're just trying to bring that vision
13 that was created so many years ago into fruition. This is,
14 again, the northeast quadrant of the county, not all the way
15 to White Plains, but getting closer to it. Also, it's just
16 outside of Williamston. It appears also the future land use
17 plan is showing that it's really going to be agricultural or
18 suburbs in this particular area per the county plan.

19 Again, we're looking at a density of about .8 homes per
20 acre for the entire property, with an average lot size of
21 almost two-thirds of an acre. We're asking for a minimum lot
22 width of eighty-five feet, which is close to the county
23 requirement of a hundred feet wide, but we have some very
24 particular issues with this particular property that are
25 causing the request for the variance. As stated with the
26 conditioned approval, we're very comfortable building with an
27 elevated or raised slab that is at least twelve inches above
28 grade. That is my understanding of what is consistent with
29 county requirements. And these will all be on public water
30 and individual septic.

31 Here we have an overview of the community. We have some
32 flood planes off to the left side, as well as this wetlands
33 that comes off and fingers in a triangular shape. But all of
34 this would be accessed through Sheila Drive right here and
35 filter towards the rest of the community.

36 Just as a brief aside, we have discussed with staff the
37 traffic issue. It is actually not an issue because per county
38 standards, this development does meet all of the traffic
39 counts that the road can support on an existing level.

40 Again, we've got some sample floor plans. Our homes are
41 anywhere between sixteen hundred and twenty-seven hundred
42 feet. We're just looking to support the need in the area for
43 more homes for people to raise families.

44 Sample price points in this area we're looking at,
45 somewhere between two hundred seventy-five and three hundred
46 and fifty, give or take. But that's usually a moving target
47 because of all sorts of materials prices right now as you guys
48 can understand.

49 I'm happy to take your questions.

50 DAVID COTHRAN: I'll ask you the same question.

1 Do you want to speak again or was that it? Okay. Any
2 questions from the commission?

3 JANE JONES: I have a question. In your
4 variance narrative, you talked about and you just mentioned
5 that you're asking for smaller lot width so that you'll be in
6 keeping with surrounding properties?

7 BRADY SANFORD: Yes. The existing neighborhood
8 actually has lots that are as small as eighty-five feet wide.
9 And so there are variations in lot width. But that is
10 consistent with some of the lots that are already there.

11 JANE JONES: I understood what you were
12 saying. I just thought if that was the reason, I'd go with
13 the bigger lot.

14 My main concern is the part in there that talks about the
15 topography of the land not being suitable for your wastewater
16 pond. If that being the case, how are you going to address,
17 what is it, forty-three septic tanks? How is that going to
18 figure in?

19 BRADY SANFORD: It's not an issue for
20 supporting the quantity of water that we're talking about.
21 It's more of there are only so many locations that are
22 downhill from the rest of the homes to support ---

23 JANE JONES: Exactly. But I'm concerned --
24 you know, the septic tanks have to drain.

25 BRADY SANFORD: Correct. And they drain into
26 the two-thirds of an acre lots that are sufficient there.

27 JANE JONES: But it raises concerns -- I'm
28 not -- I haven't walked the property. I'm not that kind of
29 familiar with it. But it just -- if you're having a problem
30 with the lay of the land, then I'm worried about the septic
31 tanks, is what I'm saying.

32 BRADY SANFORD: The issue is largely where we
33 can place the stormwater ponds to support the amount of water
34 that is required. However, ---

35 JANE JONES: I get that part.

36 BRADY SANFORD: --- it's not the lay of the
37 land that's causing the issue. It's just that combined with
38 the wetland that pinches, as you can see here, where the lots
39 can be.

40 JANE JONES: Yeah. The wetlands is an issue
41 with what we're talking about?

42 BRADY SANFORD: (Inaudible) percent of the
43 issue; yes.

44 JANE JONES: Yes. And I was concerned about
45 the septic tank drainage in that regard.

46 Also, I'd just like to mention that this project is not in
47 my District 6, but it's in the same school district that we so
48 often talk about here at the Planning Commission, of the rapid
49 growth in that area. And this is also going to feed into that
50 same school system. I just wanted to make that point.

1 Thank you.

2 DAVID COTHRAN: Thanks. Any other questions?
3 Okay. If not, this would be public comments. First is either
4 Chris or Karen Pruitt.

5 CHRIS PRUITT: Thank you, Mr. Chairman. I'm
6 Chris, just for the record. I have two concerns. I'm a
7 resident of Sheila Drive. My name is Chris Pruitt. And two
8 concerns that I'd like to just voice, hopefully, that the
9 commission would give more attention to or investigate since
10 this is just public comment.

11 Number one, since we were just talking about the lot
12 widths, just looking at the plat, the property lines that abut
13 this development do not average anywhere close to eighty or
14 even a hundred feet. They tend to be much larger than that.
15 So it would just seem logically that shortening the width just
16 doesn't make sense for the stated goal, bringing it more in
17 line with abutting properties. You want wider widths if
18 that's the case. So I just raise that issue. It just doesn't
19 -- that part of the recommendation just doesn't seem to make
20 sense.

21 Number two, on the traffic issue, I guess I'm just raising
22 a question about the classification of Sheila Drive as a major
23 local road. Because in the ordinance the definition of a
24 local road is two access points. Sheila Drive is a cul-de-sac
25 at the end of a dead-end road. There's one egress in and out
26 of Sheila Drive to the rest of the community. And it seems
27 more in line that it's a minor local road, which would tap out
28 the maximum ADT at five hundred cars per day; not sixteen
29 hundred. Again, just a plain reading of that and looking at
30 Sheila Drive, that doesn't square. And I can't speak for my
31 other residents, but what I'm concerned about is potential
32 choke points of the coming and going of essentially doubling
33 or more the number of homes that are serviced by this one cul-
34 de-sac off of a dead-end road, which would be Cromer Drive,
35 Cromer Road. Thank you.

36 DAVID COTHRAN: Thank you. Brian -- is it
37 Camak or Carmack?

38 BRIAN CARMACK: Thank you. My name is Brian
39 Carmack. I live at 109 Sheila Drive. I am two blocks over
40 from the street that they would turn off of Sheila to go back
41 into the subdivision. I just have really two comments that
42 I'd like to make.

43 Number one, that whole area is right behind my house.
44 After a decent rain storm the whole thing could be classified
45 as (inaudible). There's standing water all a time nearly all
46 the way back. It would take a day for it to drain. The soil
47 content and the ability for it to drain is an issue you guys
48 really need to address. Because you're going to have
49 problems.

50 Number two, again with the traffic, I would invite every

1 single member of the commission to drive down Sheila in a
2 caravan in your own vehicles, go down to the end and come back
3 and see how (inaudible) number of cars. Adding a hundred cars
4 twice a day at times is going to be -- it's an issue that
5 isn't addressed (inaudible) perhaps it's not classified
6 correctly because it is (inaudible) dead-end road, a cul-de-
7 sac at the end of a dead-end road. I don't know that the
8 number of kids that are constantly riding bikes and playing
9 out in the roads (inaudible) that there are safety concerns
10 that we neighbors have for the number of vehicles that will be
11 added coming and going. (Inaudible.)

12 DAVID COTHRAN: Thank you. Ron Aleshire.

13 RON ALESHIRE: My name is Ron Aleshire. I
14 actually live on Pine Trail. My lot will actually be backing
15 up to where that large retention pond is. I'll be catching
16 all the water off this subdivision. I would just like to add,
17 I've been living in this location for almost twenty years now.
18 I've an avid hunter. I spend thousands of dollars a year in
19 food plot wildlife management. There's a large -- there's two
20 large swamps back there that a lot of ducks live in, the
21 wetlands, that live there now. When they start developing and
22 constructing -- I've been in construction all my adult life.
23 When they start construction on that it's going to destroy the
24 wildlife in those two beaver ponds that's there now. I mean
25 that alone ought to be enough to make this stop. They're
26 talking about the small lots that they've got there. I own
27 twelve acres. I've got twelve acres. I still don't have
28 enough land. And they're talking about an eighty foot wide
29 lot. That makes no sense to me. I moved to the country to be
30 in the country. I don't want people moving there that want to
31 look at country so they can live next door and hear their
32 neighbors next door (inaudible). That's not my life. I truly
33 wish y'all would take that into consideration. Thank you.

34 DAVID COTHRAN: Thanks. Carol McMillan.

35 CAROL MCMILLAN: Hi there. I live at 113 Sheila
36 Drive, which is the lot right next to the road that is going
37 to be going into this new subdivision. And I have the same
38 concerns that my neighbors have. First of all, that is a very
39 narrow road. How it is ever classified as a major road is
40 beyond me. It's a residential road which has a dead-end on
41 (inaudible) like was said. The only way in for these forty-
42 three houses is through Cromer Road to Sheila Drive. Cromer
43 Road is a disaster. It is like one and a half car widths
44 wide. Something has to be done totally if you are putting
45 equipment in there, heavy equipment, there's going to be a lot
46 of problems.

47 The other concern that I have also is the size of these
48 lots. There is no way, if you look at the two subdivisions on
49 Sheila Drive and the new propose, that those lots are anywhere
50 near compatible. I mean my lot alone is not one of the

1 biggest lots there, it's one of the smallest one, they're
2 planning on putting two lots behind me. I mean it's -- look
3 at the plat. There is no way that those (inaudible). That's
4 all I really have to say.

5 DAVID COTHRAN: Thank you. Any questions or
6 comments from the commission? If not, we'll entertain a
7 motion.

8 JANE JONES: Motion to deny this
9 application.

10 DAVID COTHRAN: All right. I believe from our
11 last -- or several discussions ago, we -- well, I guess we
12 need a second first before we ask that.

13 DONNA MATTHEWS: Second.

14 DONNA MATTHEWS: So we have a motion and a
15 second. The discussion will be started with reasons for
16 denial.

17 JANE JONES: The reason is according to
18 Section 38-311 of the County Ordinance, I'd just cite public
19 health and safety. My concerns about the wastewater issue,
20 being able to locate that pond and drainage from the septic
21 tanks and from the surrounding community, they obviously have
22 concerns about water runoff on their property. And I would
23 just use -- state the public health and safety of the
24 community and incompatibility.

25 DAVID COTHRAN: Okay. Anything else on that.
26 So we have a motion and a second for denial of this project.
27 Cited reasons would be compatibility, surrounding properties
28 use and values, surrounding properties and concerns for public
29 health, safety, convenience, prosperity and general welfare.
30 Okay. Any discussion further? If not, all in favor of the
31 motion signify by raising your hand. So it's four in favor.
32 All opposed. Four to four. We have a tie.

33 JANE JONES: Oh, gosh. Not again.

34 DAVID COTHRAN: Refresh me, Alesia or Leon,
35 what do we do on the ties? Wish the ninth person was here?

36 ALESIA HUNTER: Mr. Chairman, when there's a
37 tie the Robert's Rules of Order state that the application
38 doesn't move forward.

39 DAVID COTHRAN: Okay. But since the motion was
40 to deny, does that mean the corollary is true?

41 ALESIA HUNTER: It's a four to four tie so the
42 application is not approved to move forward.

43 DAVID COTHRAN: Okay. So I will leave that as
44 is. The motion -- or the application does not move forward
45 due to a tie of the vote.

46 All right. Next will be new business, 5(d), which is
47 another preliminary subdivision of Riverwood Farm.

48 TIM CARTEE: Thank you, Mr. Chairman. This
49 is a single-family development. The applicant is Falcon Real
50 Estate. The access location is Old River Road and Moores Mill

1 Road, which are both state maintained. Surrounding land use
2 is residential. It's unzoned. It's a hundred and four acres
3 with two hundred and forty-seven lots proposed. Old River
4 Road and Moores Mill Road are classified as collector with no
5 maximum trips per day.

6 Here's a layout of the proposed development.

7 DAVID COTHRAN: Excuse me. Can we close the
8 door or either -- when people leave, please be mindful that
9 the meeting continues and speak somewhere on another floor
10 other than the second floor, please. Thank you. We'll wait
11 while we get a little quiet.

12 TIM CARTEE: Thank you, Mr. Chairman. This
13 is the layout of the proposed development. And this is the
14 aerial of the proposed layout. This development has met the
15 requirements for Chapter 38 and staff recommends approval.

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

17 DAVID COTHRAN: Thank you. Any questions for
18 staff from commission? If not, we'll move this on to another
19 developer presentation.

20 CHRIS BROWN: I'm Chris Brown, Bluewater
21 Civil Design, representing the developer. I don't have any
22 comments, but I'll answer any questions you may have.

23 DAVID COTHRAN: All right. Thank you, sir.
24 Did you sign up to speak, too, or not?

25 CHRIS BROWN: I did not.

26 DAVID COTHRAN: All right. Then we'll move on
27 to public comments. First will be Rhonda Aiken.

28 RHONDA AIKEN: I'd like to point out someone
29 signed up before me. They just signed the wrong paper. I'm
30 Rhonda Aiken and live in Greenville, but have lived half of my
31 life and will retire at our family farm at 145 Moores Mill
32 Road in Anderson County. I'm opposed to the Riverwood Farm
33 Development for all of the reasons that I opposed Shiloh
34 Valley at the June 8th Planning Commission meeting.

35 Density of subdivision, extreme traffic concerns and
36 dependence on non-existing infrastructure, extreme loss of
37 natural environment and threat of increased downstream
38 flooding, detrimental impact on existing homeowners' quality
39 of life and projected loss of property values.

40 Riverwood Farm is next door to the Shiloh Valley Project
41 that was denied on June the 8th. But Shiloh Valley is being
42 appealed. The total number of densely packed homes that could
43 potentially be added side by side in these developments would
44 be a hundred and sixty-two for Shiloh Valley and two hundred
45 forty-seven for Riverwood Farm. Right now, in our little
46 walking distance area, there are approximately fifteen hundred
47 homes in various developments within walking distance of each
48 other that have already been approved for our little community
49 but have not been -- the subdivision has not been started or
50 completed or it's in different stages. Fifteen hundred homes

1 and all that come with it.

2 Prior subdivisions have had little opposition because
3 there was a lot of confusion over this very short window
4 process. But now we understand it. We're here to voice our
5 concerns. We have reached subdivision critical mass in our
6 community, folks. We simply cannot assimilate any more growth
7 at this time, and respectfully request, my neighbors and I,
8 that no more subdivisions be allowed until every one of the
9 almost fifteen hundred homes that have already been approved
10 are completed.

11 And at this time I would ask all of my Piedmont neighbors
12 who are not going to speak, but who are opposed, to raise your
13 hand if you're opposed to this development. And unfortunately
14 a lot couldn't come tonight. But this is a very hot topic in
15 our community.

16 Look at the map, do the math. This is almost insanity.
17 We challenge anyone here to give us one, just one reason, why
18 this development would be good for our community. If allowed
19 to go forward, these additional subdivisions, Shiloh Valley
20 and Riverwood Farm, will forever, and we mean forever, change
21 our landscape dynamics. These are not rural compatible
22 developments. They are designed on the new dense urban suburb
23 plans and are completely ---

24 DAVID COTHRAN: Okay, ma'am, thank you. Time
25 has expired. Thank you. Jason -- you know who you are. You
26 pronounce it for me, please.

27 JASON ZIEMNICKI: Jason Ziemnicki. I live in a
28 subdivision nearby on Elizabeth Drive.

29 Again, I'm concerned. There's a lot of subdivisions that
30 have been approved but not been built. Schools. We mentioned
31 before that the schools, they're pretty much packed right now.
32 And as was mentioned before there's a lot more people going to
33 be going to the schools. It's not going to be fun.

34 And the fire department, Wren Fire Department, is going to
35 have to be expanded to get to the road. Moores Mill, you
36 drive Moores Mill, someone coming the other way, it becomes
37 uncomfortably narrow, put it that way, when you try to pass
38 vehicles.

39 Another road that hasn't been mentioned is the one that
40 goes right through our subdivision. Freeman Drive, they use
41 that as a cut-through to miss the light at the end of Old
42 River Road. A lot of them like to get through there and they
43 try to get through there quick to save time. I walk it every
44 day, twice on the weekends. I've seen it. Besides the speed,
45 there's trash, a lot of trash that's discarded from the
46 vehicles in certain areas where the houses are. Then we get
47 to the interchange, 85 interchange to get on the highway.
48 There's no right-of-way access to 85 on Exit 35. You have to
49 either cross traffic, go through a light before you enter onto
50 the highway. And there's a big truck stop right there.

1 That's a major concern. A lot of times the trucks will come
2 off the highway and they'll end up halfway through the
3 intersection blocking traffic.

4 I just -- you know, that many house, haven't been built
5 yet, I think we should halt the brakes on this and let the
6 development -- let the area develop and see, you know, what we
7 need to do to make things better.

8 That's all I've got. Thank you.

9 DAVID COTHRAN: Thanks. George Theis.

10 GEORGE THEIS: George Michael Theis. I live
11 at Piedmont Park, Freeman Drive, right off of Old River Road.
12 I was here a couple of months ago in opposition against the
13 Shiloh Church project. During that time it was denied. At
14 that meeting, Ms. Jones stated there were currently seven
15 hundred projects with homes already approved by the commission
16 that were yet to be built. And she made it plain that it was
17 not good planning to add more houses to this area already.
18 It's going to be a major traffic nightmare with what's already
19 been approved. It would be great if there would be a
20 moratorium on any future housing projects in this area because
21 of all the projects that are going on right now.

22 For the safety, welfare and convenience of the people of
23 Piedmont, I ask that the commissioners please deny this new
24 project -- proposed project on Old River Road for the same
25 reason that you denied the Shiloh Church project.

26 Thank you for your time.

27 DAVID COTHRAN: Thanks. Any questions from --
28 that's it on the sign-up. Any questions or comments from the
29 commission for the developer? No? All right. Then we'll
30 entertain a motion on this.

31 JANE JONES: Motion to deny the application.
32 My reasons being according to Section 38-9-11 it's a public
33 health, safety, convenience, prosperity and general welfare of
34 the community, balance of interest of subdividers, homeowners
35 and the public, and the ability of existing or planned
36 infrastructure and transportation systems to serve the
37 proposed development.

38 I had a number of phone calls from the community and these
39 people have expressed all the same desires and interests. And
40 since this is my district, I'm very familiar with it. It's
41 not that Piedmont doesn't want to grow. It's just they've got
42 to deal with too much too fast. The community is being
43 consumed by the growth. We've got to catch up. And that's my
44 reason for the motion to deny this application.

45 DAVID COTHRAN: Okay. Do we have a second?

46 DONNA MATTHEWS: Second.

47 DAVID COTHRAN: All right. Any discussion?

48 All those in favor of the motion which is to deny, signify by
49 raised hand. All right. That's five in favor of the motion.
50 All opposed. Three. So that motion carries.

1 All right. Next would be agenda item 6. These are public
2 hearings. Same stipulations, we have three minutes on public
3 comments for the item per person.

4 First up is item (a) which is a rezone request of
5 approximately 15.44 acres located off of Big Woods Circle from
6 R-20 to R-A.

7 BRITTANY MCABEE: Thank you, Mr. Chairman. The
8 applicant is Mary Ann Tucker and this is located at 417 Big
9 Wood Circle in Belton. It is a little over fifteen acres and
10 it's currently zoned R-20 which is single family residential
11 and it's requesting to be rezoned to R-A, which is residential
12 agriculture. This is located in the Bowling Green Precinct
13 and it located in Council District 7.

14 R-20 is single-family residential, as previously
15 mentioned. The difference between that and R-A is that R-A
16 does allow for agricultural practices. This is an aerial
17 showing the property in question. Notice the pastureland in
18 the center. This is the current zoning. Notice that it does
19 butt up against to R-A already. And this is the future land
20 use map, which does dictate it as agriculture. And this is a
21 survey of the property. And this is where we posted the
22 property as required.

23 The staff evaluation is the request is so that the
24 applicant can practice agriculture on the property. Since the
25 future land use map does identify it as agriculture and it's
26 adjacent to R-A already, staff does recommend approval of the
27 rezoning. And staff certifies that sixty-eight postcards were
28 sent out to property owners within two thousand feet.

29 This concludes the staff report.

30 DAVID COTHRAN: Okay. Any questions for the
31 staff? If not, I'll assume there's no development
32 presentation on this.

33 BRITTANY MCABEE: No, sir.

34 DAVID COTHRAN: All right. So we'll open this
35 public hearing. Let's see, have we got anybody signed up for
36 this? Nope. Nobody signed up. So we will close the public
37 hearing. And we will move on to consideration. Do we have a
38 motion on this?

39 DEBBIE CHAPMAN: I make a motion to approve.

40 DAVID COTHRAN: Motion to approve. And second?

41 JANE JONES: Second.

42 DAVID COTHRAN: All right. Several seconds.
43 Any discussion? All in favor. And it would be unanimous.
44 Okay. We will put recommendation of staff and compatibility
45 with future, etcetera.

46 All right. Next would be (b), another rezoning request of
47 approximately 8.18 acres located on Liberty Highway from C-2
48 to Industrial 2, I-2.

49 BRITTANY MCABEE: Thank you, Mr. Chairman. The
50 applicant is Coastal Partners, LLC, with Brent Baumgarten. It

1 is a rezoning from Highway Commercial District to Industrial
2 Park District. It is located at 4610 Liberty Highway in
3 Anderson. This is located in the Five Forks Precinct and it
4 is Council District 4.

5 C-2 is the Highway Commercial District, so your typical
6 commercial -- you know, commercial shops that you may find
7 along the highway. Industrial Park is more of a cleaner
8 industrial site.

9 This is an aerial of the property. Notice that it is near
10 the I-85 Interchange and it is right off of exit 21, I
11 believe. And the surrounding land use. This is the zoning
12 map showing that it is contiguous with an I-2. And the future
13 land use map which shows it's half commercial and half
14 industrial. And the sign as required by law.

15 The staff evaluation. The applicant's intent is to
16 combine the lot with the neighboring lot. And it's also for
17 future industrial development. Since the future land use map
18 does identify the area as commercial and industrial, and the
19 location off the I-85 Interchange, and it does -- it is
20 adjacent to industrial, commercial and residential uses.
21 Staff does recommend approval of the rezoning. Forty-four
22 properties were notified within a two thousand foot radius of
23 the rezoning.

24 This concludes the staff report.

25 DAVID COTHRAN: Thanks. Any questions for
26 staff? No developer. Do you have a presentation? No. Not
27 unless you want to. All right. So this is also a public
28 hearing. There's no one signed up, so we will close the
29 public hearing on this. We're going to move on to
30 consideration. Do I have a motion?

31 WILL MOORE: I make a motion to approve.

32 DAVID COTHRAN: We have a motion. Do we have a
33 second? Second received. Any discussion? All right. Before
34 we vote I'm going to put, if this does pass, compatibility,
35 traffic, future land use, density, recommendations,
36 surrounding property and value of surrounding properties.
37 Does that sound good to everybody? All right. All in favor
38 of the motion. And that would be unanimous again.

39 Next will be item (c), rezone approximately 48.56 acres on
40 Welpine Road from I-1 and C-2 to IZD.

41 BRITTANY MCABEE: Thank you, Mr. Chairman. This
42 is a rezoning to an innovative zoning district. It is going
43 to be the Village at White Pine. The applicant is Falcon Real
44 Estate Lending, LLC. The current owners are listed there for
45 your viewing. It is located off of Welpine Road and it's
46 approximately forty-eight acres. Current zoning is that
47 Highway Commercial District and Industrial District and
48 they're requesting the Innovative Zoning District. It's
49 located in Denver/Sandy Springs Voting Precinct in Council
50 District 4. And this is within school district 4.

1 The breakdown of the parcels are also there for your
2 viewing. The I-1 is an industrial district. Your typical
3 industrial plants and warehouses. C-2 is your commercial
4 district with your, you know, typical traveling citizens on
5 the highway. The IZD is an innovative zoning district. It's
6 to allow flexibility in the development that will result and
7 improve design character and quality of new developments, as
8 well as preserve natural and scenic features of open spaces.
9 IZD regulations must encourage innovative site plan for
10 residential, commercial, institutional or industrial
11 developments within the district. It allows the developer
12 flexibility where other zoning would not fit.

13 This is an aerial showing the three parcels, the two
14 parcels to the north and the large parcel to the south. The
15 large parcel to the south, it's only a portion of that
16 project. This is a previous project that you guys saw last
17 year. But it's mostly that northeastern part of that large
18 parcel. And this is the zoning map of the area showing the I-
19 1 in the north and then that pink color is that C-2 and that
20 northeastern portion that they're requesting that to be IZD.
21 And this shows the future land use map which shows it as
22 commercial and industrial.

23 This is a layout of the project. There's some wetlands
24 there that have some nature trails to the north. I believe
25 they have a gazebo and a fire pit to the north, as well. They
26 have some parking to access those nature trails. And to the
27 south we have an athletic field. I believe that's a
28 playground and a gazebo and fire pit, as well as the open
29 space. This is a picture of the required posting.

30 The staff evaluation of rezoning from C-2 and I-1 to the
31 IZD is because the applicant's intent is to develop a hundred
32 and fifty-three single-family residential subdivision. The
33 future land use map, again, identifies it as commercial and
34 industrial. The property is adjacent to commercial,
35 industrial and residential uses. Welpine Road is a state
36 collector road and has no maximum average daily trips. The
37 plan preserves 47.7 percent of the property within two -- with
38 22.15 acres of amenities and open space. And 1.08 acres of
39 wetlands and surface waters. The proposed subdivision has
40 community features which include a dog park, athletic field.
41 The Sutera solid waste collection is something that they are
42 implementing, as well, and that's an in-ground containment
43 system that reduces stormwater pollution, as well as reduces
44 the container temperatures for the residents who are disposing
45 of their trash. A hundred and sixty-one properties were
46 notified within a two thousand foot radius. And staff has
47 received one or two phone calls. But because of this staff
48 does recommend approval of the rezoning.

49 This concludes the staff report.

50 DAVID COTHRAN: Thanks. Any questions for

1 staff? If not, we'll move on to public hearing on this. We
2 have one person signed up. Carey Jones.

3 BRITTANY MCABEE: We do have a developer
4 presentation.

5 DAVID COTHRAN: Oh, sorry. My bad. Developer
6 presentation, please.

7 WESLEY WHITE: Thank you. Wesley White,
8 Ridgewater Engineering and Surveying. Before the developer
9 comes up and goes over some of the unique aspects of this, the
10 current zoning in Anderson County doesn't allow anything yet
11 for the five thousand square foot lots. Hopefully in the next
12 couple of months, council will get the conservation district
13 or conservation zoning passed and that will be something that
14 would apply in this particular situation. However, at this
15 time the innovative zoning district was what was available.
16 We worked with staff to develop this and come up with the
17 amenities and things that would make this innovative.

18 Of course, from an engineering standpoint, we'll be
19 meeting all the county's requirements. We've already talked
20 with the DOT. The future improvements on Welpine and 76, they
21 didn't require a traffic study. That traffic study was
22 already in place. And so they don't have any issues with the
23 three connections that we have proposed. So they're onboard
24 with it, as well.

25 But at this time I'm going to let Mr. Phillips go over
26 some of the innovative side of things.

27 DAVID COTHRAN: Let me just -- point of order.
28 We're not considering anything but the rezone. I mean, this
29 is helpful information. I don't mind you sharing it, but it's
30 really not germane to the consideration of the question.

31 WESLEY WHITE: Actually with the IZD, it's the
32 same as a PD. So it locks us into this exact ---

33 DAVID COTHRAN: Okay. Well, I think that's
34 important for the commission to understand. So not only are
35 we considering a rezone, we're also approving the project
36 that's being presented?

37 ALESIA HUNTER: Mr. Chairman, this is actually
38 the rezoning, but as part of what Mr. Wesley White just
39 mentioned, they are required to show you the entire project
40 because this is just like a statement of intent. So what he
41 outlines will be carried forward to the council. So he does
42 need to do his presentation.

43 DAVID COTHRAN: I'm not denying you. I'm just
44 clarifying. Please proceed.

45 WESLEY WHITE: No, I'm glad you brought that
46 up because P-D used to be the way things were done. And then
47 that had to include commercial, so they came up with the IZD
48 district and classification. But yes, for the record, it does
49 lock us into this. If we ever change from it, deviate from it
50 in any way, it does have to come back before y'all for

1 reapproval, as well. Thank you.

2 DAVID COTHRAN: Thanks.

3 PHILLIP DAY: Members of the commission,
4 thank you for allowing me to speak. My name is Phillip Day.
5 I'm here representing the applicant. As Mr. White said, we're
6 here seeking a zoning change to an IZOD district. The purpose
7 of an IZOD district is, as was noted earlier, is really to
8 encourage innovative and creative design. And I think we've
9 done some things to try in this neighborhood to create some
10 things that will be really different than anything that's been
11 done in this part of the state to date.

12 So one of the things that we ask ourselves when we're
13 going to do something like this is, you know, what kind of a
14 community are we going to create? We really believe that the
15 mark of a great design, the mark of an innovative and creative
16 design is the homeowners (inaudible) really, really build
17 that. Can it allow neighbors to become friends? And also we
18 asked ourselves on this particular one, can environmental
19 responsibility (inaudible). So we've done some things to try
20 and really help with those two items.

21 One is, as noted earlier, almost fifty percent of this
22 project will be preserved as green space and open area. These
23 houses are going to be different. Everything that we're doing
24 here is designed to encourage walkability. To allow the
25 neighbors to get out and meet each other and to really develop
26 a sense of community. The houses are therefore closer.
27 Bigger front porches. Sidewalks throughout the community.
28 Pocket parks in a number of the areas. There is a network of
29 walking trails that will connect also with the adjacent
30 development that's going to happen. A dog park, gazebos and
31 fire pits. There will be a children's playground and multi-
32 use athletic fields. And every one of those is designed to
33 get people out of their houses, circulating in the
34 neighborhood and meeting each other.

35 We're also going to do some things here that we think are
36 really innovative from an environmental standpoint. One of
37 the things that we're going to do, and I'll tell you more
38 about in a second, is we're going to eliminate waste materials
39 from the street scape. We're going to protect groundwater and
40 streams from pollutants. We're going to do some things to
41 encourage zero emission vehicles. And we're going to build
42 houses that are technologically advanced and more energy
43 efficient than anything that's being built in this type of
44 project.

45 One of the things that bugs us as developers is trash cans
46 on the street. They're dirty, they're nasty, unsanitary. And
47 frankly they're just ugly. So we asked ourselves, is there a
48 better solution out there? And there is. We've done this in
49 several of our other subdivisions in the upstate and have had
50 just great, great responses to this. This is the Sutera

1 system. It is now being recommended by certain of the other
2 jurisdictions. And what it does is it allows homeowners to
3 eliminate a trash can. You don't see them on the street. You
4 don't see them up by the garage door. They take the trash and
5 they drop it into this container, which is underground, and
6 it's very seamless. You'll also notice one over here to the
7 right on this picture and that's for dog waste. And that'll
8 be installed in the dog park. These containers will be
9 located strategically throughout the project. There will be a
10 number of them. I believe on this particular one, we'll have
11 eight different sets of containers that will go in. And what
12 happens is there is a precast concrete and steel structure
13 that is built into the ground. And it lowers the
14 temperatures. It's completely sealed. Because of the lower
15 temperatures and because of its location, there are no odors.
16 There's no leaking, so that we don't have groundwater that's
17 being polluted. We don't have the streams that are being
18 polluted due to runoff. They have a one-hundred year life
19 expectancy. One of the other things that's great about these
20 is they have computer chips in the top of the containers and
21 it notifies the garbage pickup people when they need to be
22 picked up. And the result of that is there are far, far fewer
23 trucks going through the neighborhood to pick up the trash.
24 When they do come in, the pickups are done with a boom. They
25 reach down, they pick up the trash out of the container, put
26 it into their truck and there's no spillage or anything that
27 happens because of the design and the technology of it.

28 The other thing that we're doing that was not noted in the
29 presentation earlier is we're installing community EV charging
30 stations. This will allow and encourage people that are in
31 the community to elect to use an electric charging station
32 while they're there. There will be parking available for
33 them. It'll help with cleaner air, lower driving costs for
34 residents. And we've also developed a number of things that
35 show that EV stations are actually proven to increase property
36 values.

37 And then lastly, the builder is a builder here that is
38 recognized nationally as the leading national builder for
39 energy efficiency. Meritage Homes was just named the first
40 national builder to become indoor air plus qualified and they
41 did that by exceeding every one of the EPA standards for
42 excellence. One of the things that they do is they create --
43 they use a proprietary product that seals the thermal envelope
44 of the house and it really and truly cuts heating and cooling
45 bills by fifty percent. A lot of health promoting barriers as
46 a result of that.

47 So my purpose in showing these things to you is to show
48 that this is an innovative design that we've done, and frankly
49 a number of things that have not been done in this part of the
50 state. I think we're creating a cleaner, more economic --

1 ecologically friendly environment. One that preserves more
2 green space. And one that will be ultimately a better place
3 for people to live.

4 I can certainly answer any questions you may have. Thank
5 you.

6 DAVID COTHRAN: Thanks. Any questions from the
7 commission? If not we'll move on to the public hearing. As I
8 said earlier, we have one person signed up, Mr. Carey Jones.
9 Mr. Jones, Carey Jones?

10 All right. Seeing and hearing no one to speak in the
11 public hearing, we'll close the public hearing at this time.
12 We will consider action on the rezone and -- of this IZD
13 project.

14 WILLIAM MOORE: I'll make a motion to approve.

15 DAVID COTHRAN: We have a second. Is there any
16 discussion? All in favor. And that would be unanimous.

17 All right. And again, I will put staff recommendation,
18 compatibility, use and value, future land use. Approve. Any
19 other thing you guys would like me to put on that? If not,
20 we'll leave it as such.

21 Next would be item (d), rezone request for approximately
22 59.4 acres on Susie Road and Youth Center Road, R-A to R-20.

23 BRITTANY MCABEE: Thank you, Mr. Chairman. The
24 applicant is Liberty Communities, LLC. It's located on the
25 corner of Susie Road and Youth Center Drive, and it's
26 approximately 59.4 acres. It's currently zoned R-A, which is
27 residential agriculture and it's -- the request is to rezone
28 to R-20, which is single-family residential. It's located in
29 the Cedar Grove voting precinct in Council District 7. The R-
30 A is the residential agriculture which allows agriculture
31 uses. The R-20 is a single-family residential district. And
32 the intent here is to reduce lot sizes to twenty thousand
33 square foot minimums. This is an aerial of the property on
34 the corner of Youth Center Drive and Susie Road. This is the
35 current zoning. And this is the future land use map which
36 shows it as agriculture. This is a proposed layout. I
37 believe that the developer is working on a better layout.
38 Their intent is to do a subdivision. But the question tonight
39 is the rezoning. And this is a posting of the property.

40 The staff evaluation, though the applicant's intent is to
41 develop a single-family residential subdivision, the question
42 is the rezoning from R-A to R-20. The future land use map
43 does identify as agriculture, but the property is adjacent to
44 other residential uses. The residential properties across
45 Susie Road do not meet the one-acre minimum lot size that R-A
46 requires, despite being zoned R-A. As such, the proposed
47 zoning does not violate neighboring land use characteristics.
48 A hundred and fifty-nine properties within a two thousand foot
49 radius were notified via postcard. Because of the surrounding
50 use and the property descriptions across Susie Road, staff

1 does recommend approval of the rezoning.

2 This concludes the staff report.

3 DAVID COTHRAN: Do they not meet it because
4 they were built before it was zoned?

5 BRITTANY MCABEE: Yes, sir. So that zoning would
6 have occurred probably about 1999. Those houses would have
7 been built probably in the eighties.

8 DAVID COTHRAN: Okay. Any questions? Is there
9 a presentation on this?

10 BRITTANY MCABEE: Yes, sir.

11 DAVID COTHRAN: While you're coming up, same
12 question as before, do you want to -- okay. Gotcha.

13 BRADY SANFORD: I know it's been stated several
14 times, but thanks for having us. We're glad to be here.

15 This is a rezoning application. While we do have a
16 prospective site plan, there was actually a flaw that was
17 pointed out with it, so it will be changing. But this is an
18 example plan that we'll be looking at going forward. Again,
19 the question of the day is the rezoning. We have an aerial
20 here, as well, showing the surrounding uses. Intended access
21 point would be off of Youth Center Road, which was actually a
22 request of Cindy Wilson. So we're intending to work with
23 that. And we have also up to the north these homes that are
24 about half an acre in size, as well, so we're just looking for
25 the ability to build lots that are consistent with the
26 surrounding land uses, even though these are non-conforming
27 grandfathered uses. This is just north of Belton, between
28 Belton and Williamston, just so you can understand the
29 locality of it. Here's also the future land use plan where
30 there's largely agricultural, but also there are industrial
31 uses in proximity and residential uses in that area.

32 But this, again, is just a rezoning request. This is not
33 for approval for the actual plan for the development. That
34 will be in the preceding months in the event that this is
35 approved. But this is the zoning map, again, just to show you
36 as you saw, this would technically be -- I believe spot zoning
37 is the correct term. But we're just trying to meet existing
38 uses in the proximity. We're not trying to do anything super
39 dense. The R-20 zoning allows for twelve thousand square foot
40 minimum lots. That's approximately .4 or five acres or so.
41 As a minimum, our initial plan was for closer to twenty-five
42 thousand, as well as the zoning allows for sixty foot minimum
43 lot widths. And I've got the setbacks listed, as well.

44 All of our plans would be consistent with county
45 requirements for this zoning. There would be no variance
46 request here, as well.

47 But here's the prospective lot plan. We have large lot
48 sizes. The average lot size is over .6 acres here. Minimum
49 lot width is -- in this plan is eighty-five feet. But again,
50 it will be changed. But that would be consistent with the

1 approvals. We're looking to build raised slab, which is
2 consistent with county standards, as well as there would be
3 public water and individual septic at this community. But
4 here's the proposed plan.

5 One of the things we learned that is a flaw for this plan
6 is we're not actually able to have these roads -- or these
7 lots that front Susie Road here. That was not something we
8 were aware of until about this morning. And so we will be
9 amending this plan. But again, the question of the day is not
10 this plan. The question is the rezoning.

11 We have some sample floor plans, but I guess you've seen
12 them before. Thanks so much.

13 DAVID COTHRAN: Thanks. Any questions for him?

14 DONNA MATTHEWS: You said the lot size
15 eventually is going to be recalculated. Are you going to
16 increase it ---

17 BRADY SANFORD: Correct. It'll be recomputed,
18 but our goal is to always be over the twenty-five thousand
19 square foot, which is the requirement for public water and
20 septic in unzoned areas. That would not technically be the
21 requirement here, but that's what we aim for.

22 DAVID COTHRAN: Any other questions?

23 PAUL TALBERT: Not that we can go back, but as
24 far as it pertains to this rezoning request right here, if
25 staff would require us to do a traffic study for the health
26 and safety and welfare of the citizens, we would be glad to do
27 that at the planning stage. As far as going back -- we're
28 talking about this site now, not going back -- as far as
29 stormwater concerns for health and safety, if staff were to --
30 or the county engineer requires us to do extra studies, extra
31 stormwater measurements, we'll be glad to discuss that with
32 them during the design phase, as well. And as far as the
33 wastewater, the septic permits, the issue that was brought up
34 about the other site, but as it pertains to this site, as
35 well, those have to be field tested, field inspected by the
36 State Department of Health and Environmental Control and
37 permitted by them. So those would be field tested, field
38 inspected, field designed and engineered by the State
39 Department of Health and Environmental Control.

40 DAVID COTHRAN: Okay. Thanks. Do you have a
41 question?

42 JANE JONES: Well, since this is only for
43 the rezoning, would you just state what your request is as far
44 as the rezoning without all the other? Just exactly what is
45 it you're asking in rezoning?

46 DAVID COTHRAN: R-A to R-20.

47 JANE JONES: R-A to R-20, which would make
48 your lot size what?

49 DAVID COTHRAN: They're proposing that their
50 lot size, at least what they're telling us, will be bigger

1 than the minimum requirement.

2 PAUL TALBERT: Yes, ma'am.

3 JANE JONES: Okay.

4 DAVID COTHRAN: I think you said you're ---

5 FEMALE: (Inaudible.)

6 DAVID COTHRAN: No, twenty thousand square
7 foot.

8 PAUL TALBERT: I'm just making sure that it's
9 clear that the concerns that were brought up previously and
10 may be brought up about this will be addressed with staff and
11 the county engineers during the design phase.

12 DAVID COTHRAN: Sure. Of course.

13 JANE JONES: We just need to vote on
14 rezoning.

15 DAVID COTHRAN: All right. Thank you. Now
16 we'll open the public hearing on this.

17 BRITTANY MCABEE: Mr. Chairman, if I may jump
18 back into the staff report briefly? There was a mixup on the
19 slide presentation which is not coming up for some reason.

20 During the pre-submittal meeting, the developer did state
21 verbally and will provide in writing some following
22 conditions. Here it is. Residence will be constructed on
23 elevated slab or with a crawl space. And the developer has
24 agreed to have the subdivision entrance off of Youth Center
25 Road. Developer has agreed to provide a community amenity and
26 an open green space and conserve some of the natural features.
27 It was requested that this be stated in the public meeting.

28 And this was part of the staff recommendation for
29 approval.

30 DAVID COTHRAN: Thank you. Anything else from
31 staff?

32 BRITTANY MCABEE: That's good. Yes, sir.

33 DAVID COTHRAN: Okay. Now we will open the
34 public hearing on this. First signed up is Mr. Ted Burgess.

35 TED BURGESS: Good evening. My name is Ted
36 Burgess. I live at 114 Susie Road. And my initial concern
37 when I came tonight is I heard part of this was going to be
38 dumping out on Susie. Now I understand it's going to be
39 dumping out onto Youth Center Road. I still have a concern if
40 you come out that direction a lot of them are going to turn
41 left and left again and come down Susie Road to get to Highway
42 20. Susie Road can't handle the traffic. You need to come
43 take a look at it. It barely handles two cars side by side
44 meeting each other.

45 I don't know what the water situation -- there are things
46 I'm hoping the commission has looked at is availability of
47 water and availability of gas. Had they been pulling off the
48 line coming down Susie Road, there's not enough capacity to
49 pull much else off of it. I'm at the end of the line and
50 about three to four times a year my pressure drops to almost

1 nothing for about an hour and a half or so and then it comes
2 back. Nobody has been able to explain it. But that's a small
3 line down through there. And it's pretty much maxed out with
4 the houses on it.

5 The gas line running up through there, my understanding
6 when it was put in, it's not going to handle much more
7 capacity than what's on it.

8 So my questions -- well, I've got that, infrastructure
9 size, you're going to put that many houses, you're going to
10 put a bigger load on Cedar Grove School. Cedar Grove is
11 pretty much maxed out now. They keep adding. As soon as they
12 add more come in, we max it again. This is going to add to
13 that.

14 And talking about the -- he's already pulled some out you
15 say you can't build on, there's sections of that property that
16 has standing water on it a couple of months a year or more,
17 depending on the rain. So you're going to have issues with
18 septic tanks that they won't be able to put there. So that
19 may impact it further when you start looking at it.

20 I'm not against development, but I don't think we can
21 handle what's coming in unless some major infrastructure
22 changes take place. Thank you.

23 DAVID COTHRAN: All right. I just want -- just
24 so we're clear, we're not approving a project. If I'm wrong,
25 somebody correct me. This a rezone request.

26 BRITTANY MCABEE: That's correct.

27 DAVID COTHRAN: Just make sure everybody knows
28 that. All right. Next will be Mr. Richard Ellison.

29 MALE: I'd like to ask a question.

30 DAVID COTHRAN: You can ask, but we don't
31 answer necessarily.

32 MALE: Yeah, that's true. You say
33 you're only approving the rezoning?

34 DAVID COTHRAN: I will answer that yes.

35 MALE: The approval of the rezoning
36 impacts putting more houses on it?

37 DAVID COTHRAN: That is correct. You basically
38 are more than doubling the size of capacity, in theory. All
39 right. Richard Ellison.

40 RICHARD ELLISON: Good evening. It was right
41 interesting to hear that they said it would come in off of
42 Youth Center Road. My name is Richard Ellison. I live on
43 Youth Center Road. I'm representing tonight my brother and
44 sister who are here. They live on Youth Center Road. My
45 property joins on the east side of this property almost from
46 one end to the other. And they're saying they can come off of
47 Youth Center Road. And if I'm not mistaken that's a wetland.

48 My pond -- I've got two ponds on that property. And I
49 have -- there's no running stream. It is fed from that little
50 piece of property coming off of their property some way

1 underground or something. So it's right interesting to hear
2 they're coming off of Youth Center Road to access that
3 property. I don't know how they're going to do that.

4 My concern is about the ponds with all this construction
5 that they're going to be doing there, if it's fed underground
6 or from whatever and I get -- I am downhill from them all the
7 way into my property. I'm going to be getting all the runoff.
8 All this construction going on it's going -- I'm afraid it's
9 going to contaminate. And this might not be pertaining to
10 rezoning, but it's a concern to me. If you allow the rezoning
11 and you're going to allow them to build all these houses, then
12 I think I've got a problem.

13 And concerning the school district, which you said that
14 might not come into play. I called one of the board members
15 today. They're maxed out, Cedar Grove. They are maxed. That
16 was her words. No, we're maxed out. If you rezone this and
17 they allow these fifty, ever how many number of homes they're
18 putting, there's nowhere for these kids to go to school.

19 And the other thing was the traffic, that was mentioned.
20 Well, I'll say something about that if that's okay. We live a
21 mile from the landfill. Constant trash trucks, constant Big
22 Creek Road, constant Youth Center Road. This adding fifty
23 houses up there, my goodness, it won't even be the same
24 community anymore. Thank you very much.

25 DAVID COTHRAN: Thank you. Next will be
26 Joellyn Hayden.

27 JOELLYN HAYDEN: Thank you. My name is Joellyn
28 Hayden. I own the property that is part on Crawford Road,
29 it's the corner of Crawford and Youth Center, a large -- and I
30 also own a section of it on Crawford and Youth Center on the
31 other corner. So I own at Crawford crossroad. Approximately
32 seven acres there. My dad farms it right now. There's no
33 house on it, but he farms it all the time. So we know the
34 land very well. There's water issues because my uncle, my
35 family has lived on that road and I've used the road my entire
36 life. So I have a vested interest because I own land and I've
37 lived there.

38 I looked at some of the road and it just come -- and I
39 know this is not for the development. I realize that. I'm
40 clear on that. But like Ted said, one thing leads to another.
41 So we're speaking what we have to say. Susie Road, Crawford
42 Road, Manley Road, Sherard Road, Highway 20 all come together.
43 I call it the Cheddar Five Points. They all come together
44 right there at the fire department, which has fire department
45 traffic. You've got an end road on the front on Highway 20.
46 You've got an out road going onto Crawford Road. You've got
47 traffic from the fire trucks coming in, coming out. Volunteer
48 firemen flying in to go to a call. You've got that traffic
49 coming in. You've got landfill traffic he's already
50 mentioned. You've got the tank farm, which nobody has

1 mentioned yet. But my gosh, we've got eighteen wheelers
2 rolling up and down Highway 20 all the time, which is all
3 right there. And I know this is not for Highway 20, but it
4 all feeds in to the same little cluster right there. I've
5 seen -- my grandfather had a wreck right there. It's bad.
6 Traffic is bad already. I cannot imagine. I know for a fact
7 people have been clocked going seventy plus miles an hour down
8 Youth Center Road. Know that for a fact. It is a very big
9 thoroughfare between Highway 20 and Big Creek Road. They've
10 already mentioned trash trucks, things like that. We've tried
11 to get those banned for obvious reasons. It's just not
12 feasible.

13 The other thing I want you to consider is the ball parks.
14 I grew up -- and I tell people I grew up in left field
15 literally. I lived my whole entire twenty-five years at home
16 with my parents right behind the youth center and they have
17 ball spring, summer and fall. It's there all the time. They
18 have lots of traffic and kids. And I just ask that you
19 consider that impact that that's going to have bring just that
20 much more traffic. So thank you for your time.

21 DAVID COTHRAN: Thank you. Next is Sylvia
22 Williams. Larry Williams.

23 LARRY WILLIAMS: My name is Larry Williams.
24 I'll add a few things. Some things has already been
25 mentioned. But they talk about coming in on Youth Center
26 Road. If anybody ever tries to develop this, they're going to
27 cross a wetland. Only got four hundred and fifty feet on
28 Youth Center Road that you can go in. Water drains from the
29 Crawford Road there into the Saluda Drainage Basin.
30 Everything on the other side of the fire station goes into the
31 other side. So you're going to get all that drainage there
32 that's feeding these ponds. Susie Road is about as wide as
33 from here to that podium right there.

34 I hunted for years and years, quail hunting, rabbit
35 hunting, there's not a square foot of that property I haven't
36 stepped foot on, I don't imagine. Fifteen acres of it stands
37 in water six to twelve inches deep pretty well year around.
38 I'm sure as dry as it's been the last two weeks, if you go on
39 it right now, on the right side you're going to find water
40 standing. I don't think you can get septic tanks to perk
41 there. On the part that borders my wife and two brother-in-
42 laws' property, you've got thirty-five acres there, about half
43 -- probably got ten acres of wetlands on that side. I don't
44 think a subdivision will do real good there, especially with
45 the traffic. Thank you.

46 DAVID COTHRAN: Thank you. All right.

47 FEMALE: (Inaudible.)

48 DAVID COTHRAN: Yeah, I'll let you, but now the
49 whole world is going to expect me to break the rules. It's
50 all your fault. That's a joke. Go ahead, ma'am. Just state

1 your name for our record, and address.

2 TAMARA OVERSTREET: Thank you. Tamara Overstreet,
3 522 Big Creek Road. So we are recent landowners and
4 homeowners in the area. And I just -- I agree with all the
5 local community members. But I did want to add, in the
6 application it stated the lot sizes were in agreement with the
7 Susie Road landowners. However, if you look, the property
8 does butt up to Big Creek Road, and a lot of those property
9 are still of the agricultural use. And so I do want to ask
10 that you take that into consideration, as well, because it
11 would change the impact from Big Creek Road, as well.

12 Thank you.

13 DAVID COTHRAN: Thanks. All right. If that is
14 it, we will close the public hearing on this matter. Again, I
15 give you the opportunity for any questions or comments before
16 we consider. If not we will consider a motion on this.

17 DEBBIE CHAPMAN: I would like to make a motion
18 to deny based on public health and safety, traffic, the
19 drainage. That is a wetland area. A lot of it is especially
20 on Youth Center where he's talking about. And smaller lot
21 sizes will make more homes on there which may be problems for
22 schools as they are already overcrowded. Cedar Grove is in
23 District 1, so you know the same thing we've heard before
24 holds true for this area, as well.

25 Also, for the compatibility of the area. When we had that
26 zoned back in, I believe it was 2000, that was looked at very
27 carefully down there. It was farmland. It was talked about
28 that if they were -- there were development, that one-acre lot
29 sizes would be substantial for that area. Preservation of
30 that area is very important to people and to myself because
31 this is my district where I live. Thank you.

32 DAVID COTHRAN: Thanks. We have a motion to
33 deny with stated reasons. Is there a second?

34 JANE JONES: Second.

35 DAVID COTHRAN: Any discussion?

36 WESLEY GRANT: Mr. Chairman, just for my sake
37 of clarity, the current land use is zoned as R-A. And the
38 future land use shows it R-A; correct? They're asking for R-
39 20, but the current zoning is R-A and the future land use map
40 shows it as R-A?

41 DAVID COTHRAN: I don't know if that was the
42 land use map. I mean it did have a big swath of agricultural
43 on one of them, but I'm not sure if that's the -- you can
44 clarify, I guess.

45 FEMALE: (Inaudible.)

46 DAVID COTHRAN: Yeah. I guess -- do you want
47 to answer that?

48 ALESIA HUNTER: Mr. Chairman, during the
49 rezoning process, Ms. Chapman, I do know a little bit what
50 she's mentioning, but we also take into consideration what is

1 actually out there. A lot of this rezoning, we do have to go
2 back out and look at it again because -- actually what's
3 taking place out there. There are some agricultural uses out
4 there and there are also residential, as Ms. McAbee pointed
5 out on the actual map. So it is -- Mr. Grant, there is
6 residential there, as well.

7 DAVID COTHRAN: Okay.

8 WESLEY GRANT: But the question I guess I
9 still have remains. The future land use map is currently
10 showing that area and surrounding areas as R-A?

11 ALESIA HUNTER: Mr. Grant, there's the map
12 there.

13 WESLEY GRANT: Okay. Thank you.

14 DAVID COTHRAN: I guess my only comment is -- I
15 guess you may think my mind works a little strange. But I
16 mean I've got to vote on either to support the motion to deny
17 -- I'll just go ahead and tell you, I don't mind sharing my
18 personal feelings on rezoning, I mean especially on
19 residential stuff. I mean the way I think is proposals for
20 industrial, commercial, and vice versa and all that kind of
21 stuff, that's kind of very, very similar with some nuances.
22 But you know, when people -- because we preach, preach, preach
23 to people if they want, you know, to preserve character and
24 all that kind of stuff they have to, you know, enact zoning.
25 One of the things that we've talked about continuously up in
26 Powdersville.

27 So I have a -- I draw a very hard decision on doing that.
28 Now, I can't agree that this changes any compatibility or
29 safety or any of that kind of stuff. Because number one,
30 we're not considering a subdivision today. Yes, I understand
31 if we change it to R-20 we increase the potential for that to
32 become a higher density subdivision. However, we're just
33 reclassifying a piece of dirt. Which I probably wouldn't have
34 done anyway, if I give you a little insight into the way my
35 mind works. I was not very big in favor of changing
36 residential zoning. But I don't know that I can support for
37 the states reasons. And that's what I'll be asked to vote on.
38 So I just want to make that clear. Is that clear as mud to
39 everybody what I'm saying?

40 JANE JONES: Well, I agree with what you're
41 saying. When the people that live there go to the polls and
42 vote to pass this zoning, I take it very seriously making a
43 change because that -- like you've said, we've pushed that as
44 the way to preserve the nature of your community. And that
45 puts a lot of responsibility on us to change it. That's just
46 my personal feeling about it.

47 DAVID COTHRAN: Yeah.

48 WESLEY GRANT: Mr. Chairman, if I could add,
49 as well, I don't know that it was stated previously in the
50 motion, but you mentioned the motion and that's what we're

1 voting on. I wonder, could I amend the motion to include all
2 the things that was mentioned already, but also to add the
3 request is to use a zoning that's not consistent with the
4 future land use map. That would be my reason not to support
5 it.

6 DAVID COTHRAN: I mean, that's fine, but ---

7 JANE JONES: The zoning and the land use
8 map, they're not one in the same. The land use map comes into
9 play more in areas where there is no zoning.

10 DAVID COTHRAN: Well, I understand what you're
11 saying, but to his point it's valid because, you know, we have
12 to put a reason on the denial letters. And if that's added to
13 to the motion as a reason, I mean that's kind of a separate
14 thing because Alesia and those have to prepare the letter ---

15 JANE JONES: I understand all that.

16 DAVID COTHRAN: --- to approve or deny and they
17 put this stuff down. So if that's the included reason then
18 that's what we'll put and that's what we'll be voting on.

19 What my original point was, we've got to put down the
20 reason why we support or don't support based on the stated
21 reasons in the meeting. Do you see what I'm saying now? It's
22 not that I'm making a statement for or against zoning. I'm
23 just saying we're making a decision to vote based on what
24 we're saying here tonight. It's very legalistic.

25 DEBBIE CHAPMAN: Let me clarify what I was
26 saying. The reasons that I gave, if you reduce those lot
27 sizes, that puts more homes in the area and causes more issues
28 that we already would -- you probably wouldn't encounter as
29 bad if it was larger lot sizes. That's what I was trying to
30 get at. You're going to have a problem anyway with all those
31 things I said, but it will become worse.

32
33 FEMALE: (Inaudible.)

34 DAVID COTHRAN: Yeah, that's what I was getting
35 ready to say. Concerns for balance in the interest of
36 subdividers, homeowners and the public. That's kind of our
37 summary statement in the boilerplate. So if we're going to
38 vote to deny, do we agree that that's the reason? Are there
39 any other -- I got what you said, too, it's not compatible
40 with future -- I think we've got that on there; don't we?

41 JANE JONES: No.

42 DAVID COTHRAN: I'll just write it in.
43 Compatibility -- I'm doing all this and who knows how it's
44 going to go. Compatibility with future land use map.
45 Anything else? All right. If there's no more discussion, we
46 had a motion and a second on the consideration to deny this
47 rezone request. All in favor of the motion, which is to deny,
48 signify by raised hand. And that would be unanimous.

49 All right. Moving on to item 7. Any old business to be
50 considered?

1 If not then we'll move on to item 8, which is public
2 comments. The time that we allow anyone in the audience to
3 speak on any non-agenda items with a three-minute limit per
4 speaker. Does anyone wish to speak on non-agenda items?
5 Seeing none or hearing none, we will close those public
6 comments.

7 Item number 9 is any other business.

8 Item 10 is adjournment. All in favor.

9
10 **(MEETING ADJOURNED AT APPROXIMATELY 8:36 P.M.)**

Anderson County Planning Commission

September 14, 2021

6:00 PM

Staff Report – Land Use Application

Preliminary Project Name:	Sacred Kingdom
Applicant:	Jordan Tate
Intended Development:	Tattoo shop (Pre-existing Building)
Location/Access:	3127 Hwy 153 Piedmont
Details of Development:	Tattoo shop. Warrants for such use include obtaining a DHEC license not less than six months prior to requesting County permits; not located within 1000 feet of a church, school, or playground; and meeting county standards for setbacks bufferyards, and parking
Total Site Area:	.42 Acres
County Council District:	6
Zoning:	Not Zoned
Tax Map Number:	TMS# 237-00-05-054
Variance:	None requested



Development Standards

APPLICATION FOR: **Land Use**

Project Name: Sacred Kingdom

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

Name of Applicant Jordan Tate

Mailing Address 3127 Hwy 153 Piedmont, SC 29673

Telephone 843-291-9492 E-mail cdtate26@gmail.com

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

Property Owner(s) of Record Joey Beeson

Mailing Address 114 Dominick Ct. Greenville SC 29605

Telephone 864-704-4415 E-mail beesondevelopment@gmail.com

Authorized Representative Kyle Jones

Mailing Address 900 E. Main St Easley SC 29640

Telephone 864-810-1136 E-mail Kyle@jonesassurancepm.com

Address/Location of Property 3127 Hwy 153 Piedmont, SC 29673

Existing Land Use Vacant

Proposed Land Use Tattoo shop

Tax Map Number(s) 237-00-05-001

Total Size of Project (acres) .42 acres

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

Proposed Water Source ☐ Wells ☒ Public Water Water District Powersville water district

Proposed Sewage Disposal ☐ Septic ☒ Public Sewer Sewer District _____

Power Company Duke Energy

SCDOT/ Roads & Bridges must be contacted for this development prior to Planning Commission review, please attach conformation letters. A traffic impact study shall be required along the County road-network when a development will generate 100 or more trips per hour during the peak hour of the adjacent street, see section 38 - 118 Intensity Standards in the Anderson County Code of Ordinances. This traffic study must be submitted with the application.

REQUEST FOR VARIANCE (IF APPLICABLE):

Is there a variance request?

☐ Yes☒ No

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

RESTRICTIVE COVENANT STATEMENT


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

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

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

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

I (we) further authorize staff of Anderson County to inspect the premises of the above-described property at a time which is agreeable to the applicant/property owner.


Signature of Applicant8-1-21
Date**PROPERTY OWNER'S CERTIFICATION**

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


Signature of Owner(s)8/1/21
Date**Staff Use Only:**

Application Received By: _____

Date: _____

Planning Commission Date: _____

Planning Commission Decision: _____

Fee Paid Yes ☐ No ☐ Credit Card/Check# _____

Site Plan Revision Fee \$



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

Division 5
38-171-173

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

1. Hazardous Waste and Nuclear Waste Disposal Site Fee
2. Motorsports facilities and testing track Fee
3. Mining and Extraction Operation Fee
4. Gun Clubs, Skeet Ranges, Outdoor Firing Range Fee
5. Stockyards, Slaughterhouses, Animal Auction House Fee
6. Certain Public Service Uses Fee
 - a. Land Fills
 - b. Water and Sewage Treatment facilities
 - c. Electrical Substations
 - d. Prisons
 - e. Recycling Stations
 - f. Transfer Stations
 - g. Schools
 - h. Water and Sewer Lines
7. Large Scale Projects Fee
 - a. Any project that is capable of generating 100 or more off-road parking spaces, as determined by section 38-210, excluding single-family subdivisions.
 - b. A truck or bus terminal, including service facilities designed principally for such uses.
 - c. Outdoor sports or recreational facilities that encompass one (1) or more acres in parking and facilities.
8. Tattoo Facilities Fee
9. Mobile Home Parks/Manufactured Home Parks/RV Parks Fee
10. Sexually Oriented Business Fee
11. Salvage, junk, and scrap yards Fee

APPLICATION PROCESS

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

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

REQUIRED ITEMS

1) **APPLICATION FORM:**

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

2) **LETTER OF INTENT:**

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

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

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

5). ATTACHEMENTS

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

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



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

In consideration of a land use permit, the Planning Commission shall consider factors relevant in balancing the interest in promoting the public health, safety, and general welfare against the right of the individual to the unrestricted use of property and shall specifically consider the following objective criteria. Due weight or priority shall be given to those factors that are appropriate to the circumstances of each proposal.

Please respond to the following standards in the space provided or you may use an attachment as necessary:

- (A) Is the proposed use consistent with other uses in the area or the general development patterns occurring in the area?

Yes, there are two more shops 1/2 mile up the highway, and property meets DHEC 1,000 foot rule with any church, school, or playground.

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

No, it will not adversely affect surrounding property. I will hold normal business hours and tolerate zero loitering.

- (C) Will the proposed use not cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?

No, this tattoo facility will not cause excessive burdens.

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

Yes, this property will have sufficient parking and access without being a hindrance to neighboring work spaces.

- (E) Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?

Yes I will be using one time use disposable equipment and rigorously following DHEC standards to provide the public a safe place to be tattooed.



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

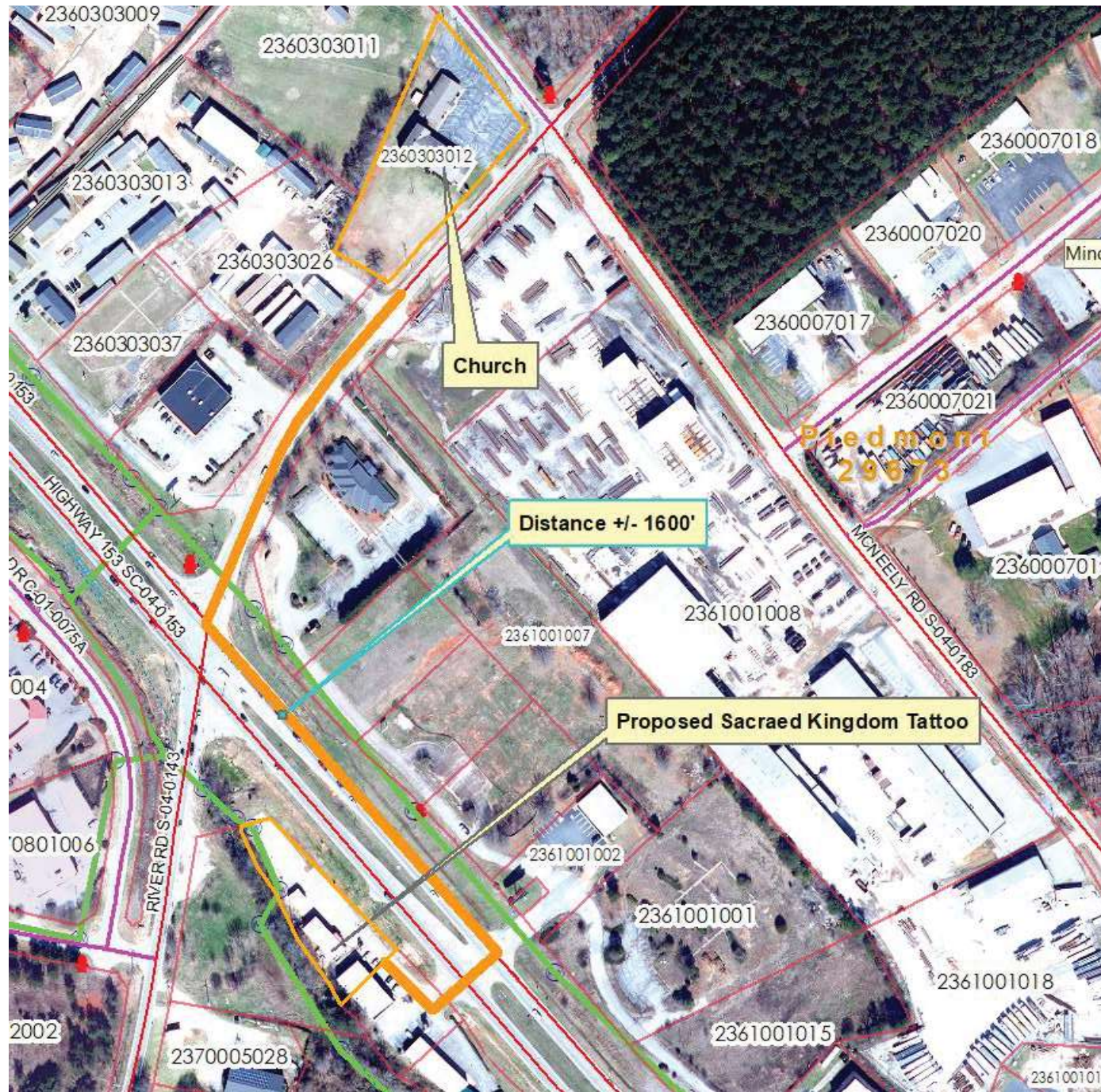
The following is a checklist of information required for submission of a Land Use Review application. Incomplete applications or applications submitted after the deadline **may be delayed.**

- ☐ Completed application form
- ☐ Letter of intent
- ☐ Sketch Plan one (1) copy 8 ½" x 11"
- ☐ Attachment "A"

To whom it may concern,

I am applying to open a tattoo facility at 3127 Highway 153 Piedmont. The square footage of the building to be used is 2000 ft.² and shall be used solely for the purpose of sterile tattooing. Thank you for your time in reviewing this application, I look forward to providing the area with a safe place to get tattooed that we can all be proud of.

Sincerely,
Jordan Tate
843-291-9492



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

Applicant: Rivers Stilwell
Current Owner: G M Eastbrook LLC + W E Eastbrook LLC
Property Location: Highway 81 N & Evergreen Rd
Precinct: North Pointe
Council District: 4
TMS #(s): 144-00-04-008
Acreage: +/- 20.5
Current Zoning: C-2 (Highway Commercial District)
Requested Zoning: I-2 (Industrial Park District)

The I-2 district is established as a district for manufacturing plants, assembly plants, and warehouses. The regulations are intended to protect neighboring land uses from potentially harmful noise, odor, smoke, dust, glare, or other objectionable effects, and to protect streams, rivers, and the air from pollution.

Surrounding Zoning: North: I-2 (Industrial Park District)
South: I-2 (Industrial Park District)
East: C-2 (Highway Commercial District) & Unzoned
West: I-2 (Industrial Park District)

Evaluation: This request is to rezone the parcel of property described above from C-2 (Highway Commercial District) to I-2 (Industrial Park District). The applicant's stated purpose for the rezoning is to construct a warehousing and distribution facility. The intended project is considered economic development.

The property is located near the I-85 interchange on Highway 81 N. The Future Land Use Map in the County's Comprehensive Plan (2016) identifies the area as mostly industrial.

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

- August 23, 2021: Rezoning notification postcards sent to 43 property owners within 2,000' of the subject property; To date, staff has received 0 phone calls requesting more information.

- August 20, 2021: Rezoning notification signs posted on subject property;
- August 25, 2021: Planning Commission public hearing advertisement published in the *Independent-Mail*.

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



Rezoning Application

Anderson County Planning & Development

Date of Submission

Approved/Denied

Applicant's Information

Applicant Name: Rivers Stilwell
Mailing Address: 2 West Washington Street Suite 500, Greenville, SC 29601
Telephone: 864.373.2217
Email: rivers.stilwell@nelsonmullins.com

Owner's Information (If Different from Applicant)

Owner Name: W E EASTBROOK LLC (co-owner)
Mailing Address: 2404 E ANDERSON HWY, WILLIAMSTON, SC 29697
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:

Kimberly A. Edmon
Owner's Signature

8-16-2021
Date

Project Information

Property Location: Northwest Corner of Highway 81N and Evergreen Rd
Parcel Number(s)/TMS: 1440004008
County Council District: 4 School District: 1
Total Acreage: 41.57 Acres Current Land Use: Undeveloped Land
Requested Zoning: I-2 Current Zoning: I-2/C-2
Purpose of Rezoning: Warehousing and distribution.

Are there any Private Covenants or Deed Restrictions on the

☐ Yes

☒ No

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

RS Seibel
Applicant's Signature

8/16/21
Date

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

Additional Information or Comments: _____

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

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

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

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

RS Seibel
Applicant's Signature

8/16/21
Date

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

For Office Use Only:

Application Received By: _____

Complete Submission Date: _____

Commission Public Hearing: _____

Council Public Hearing: _____



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.

1. The Owner intends to sell the Parcel in question to a company that is planning to develop a warehouse and distribution facility.

2. N/A

3. N/A



HIGHWAY 81 SITE
HIGHWAY 81

ANDERSON COUNTY, SC

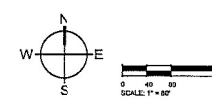
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DATE: 08/07/21
DRAWN BY: AL
CHECKED BY: AA

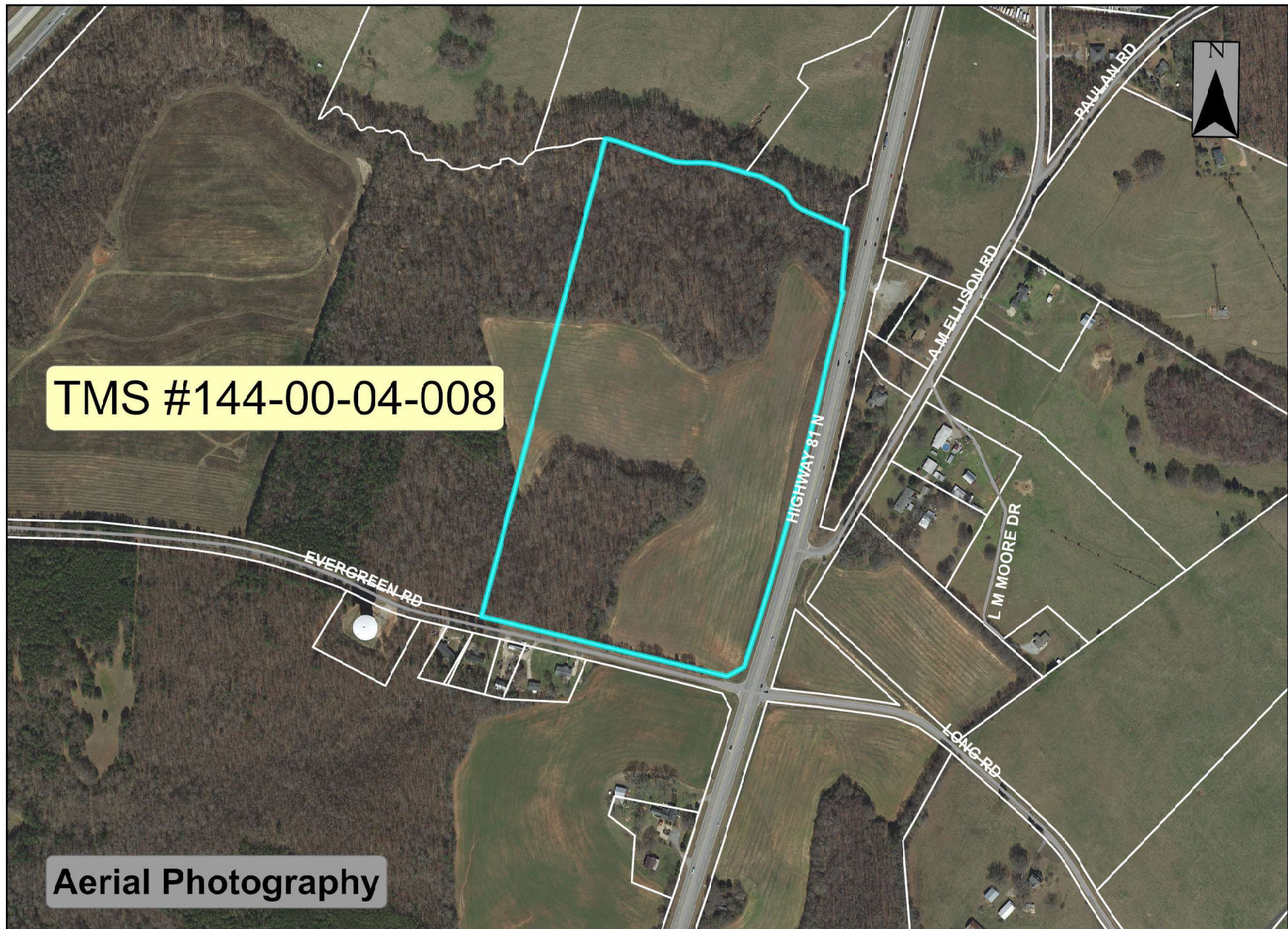
REVISION HISTORY

[illegible]

PLAT

C1.0



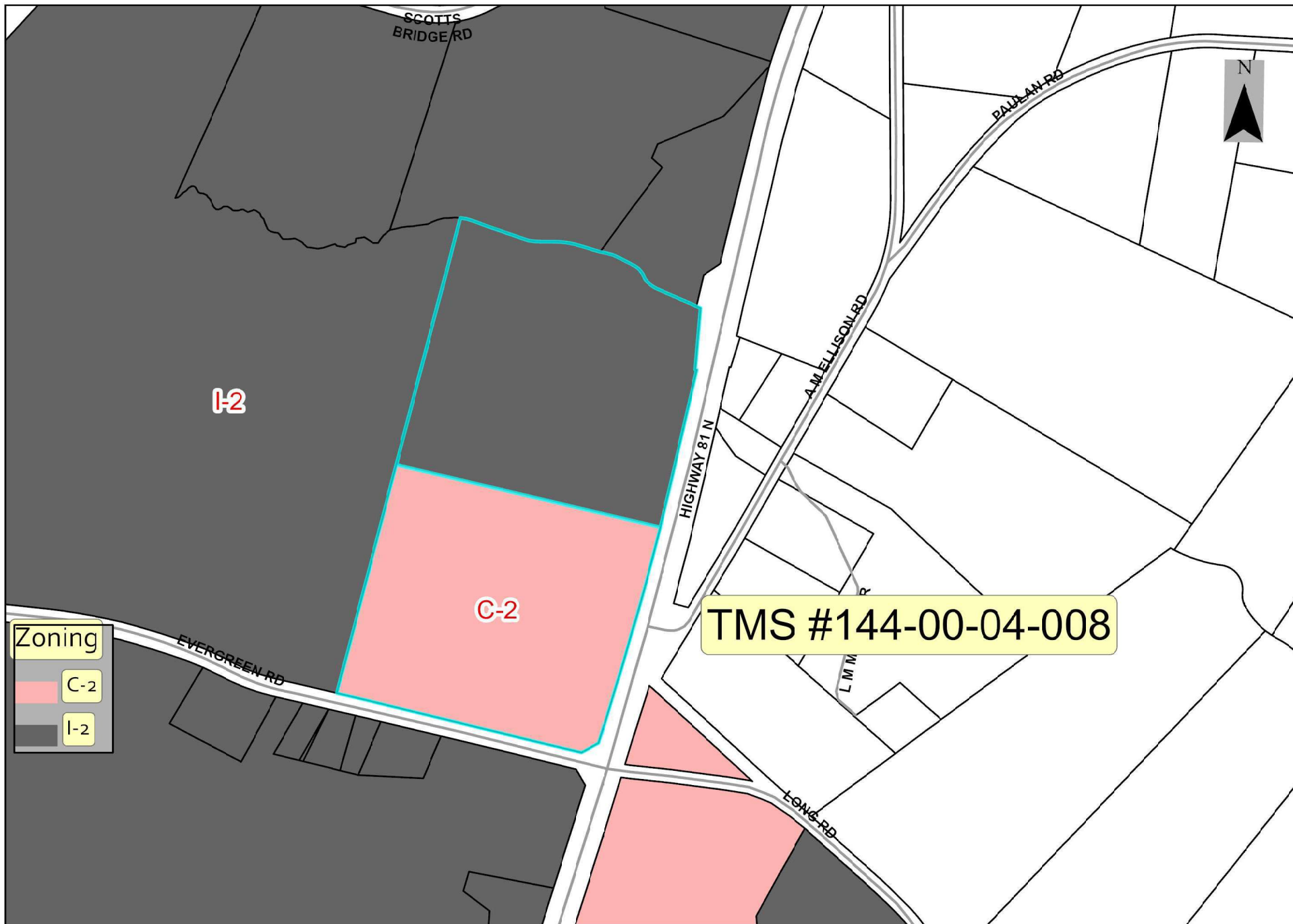


TMS #144-00-04-008

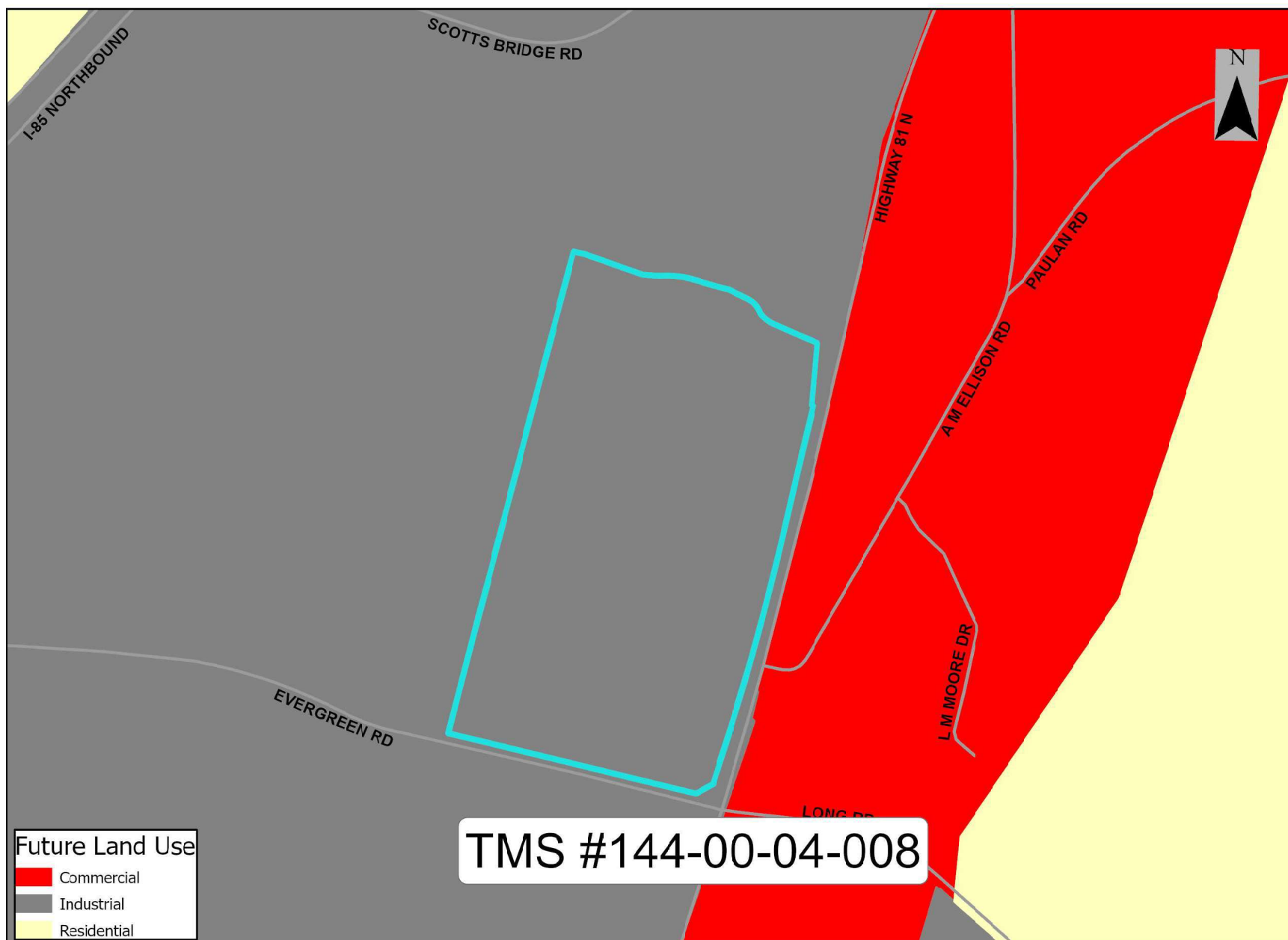
Aerial Photography

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

0 500 1,000 2,000 Feet



0 500 1,000 2,000 Feet





Evergreen Rd

50



REZONING
NOTICE

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

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

Applicant: William S. Brissey

Current Owner: Brissey William S As Trustee V

Property Location: Royal American Rd and Driftwood Way

Precinct: Denver- Sandy Springs

Council District: 4

TMS #(s): 93-02-02-060, -062, & -063

Acreage: +/- 14.13, 2, & .09 acres (16.22 acres total)

Current Zoning: C-2 (Highway Commercial District) & R-15 (Single Family Residential)

Requested Zoning: R-M (Multifamily Residential)

The purpose of the R-M district is to provide for medium and high population density. The principal use of land is for two-family and multiple-family dwellings and the recreational, religious, and educational facilities normally associated with residential development. The regulations for this district are intended to discourage any use which, because of its character, would interfere with the development of, or be detrimental to, the residential nature of the area included in the district.

Surrounding Zoning: North: C-2 (Highway Commercial District)
South: N/A (Hartwell Lake)
East: R-15 (Single Family Residential) & C-2 (Highway Commercial District)
West: C-2 (Highway Commercial District) & R-M (Multifamily Residential)

Evaluation: This request is to rezone the parcel of property described above from C-2 (Highway Commercial District) & R-15 (Single Family Residential) to R-M (Multifamily Residential). The applicant's stated purpose for the rezoning is to construct 60 townhome units and 8 apartment buildings with 32 units each.

The property is located off the I-85 interchange on Royal American Blvd. Single family residential are adjacent to the property. The property is close to Smith Mill Landing and Leeward Landing. The Future Land Use Map in the County's Comprehensive Plan (2016) identifies the area as mostly residential.

Public Outreach:

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

- August 23, 2021: Rezoning notification postcards sent to 239 property owners within 2,000' of the subject property; To date, staff has received 2 phone calls requesting more information.
- August 20, 2021: Rezoning notification signs posted on subject property;
- August 25, 2021: Planning Commission public hearing advertisement published in the *Independent-Mail*.

Staff Recommendation:

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



Rezoning Application

Anderson County Planning & Development

8-2-21

Date of Submission

Approved/Denied

Applicant's Information

Applicant Name: William S Brissey
Mailing Address: 5505 D Old Pearman Dairy Rd Anderson SC 29625
Telephone: 864-934-2423
Email: bbre5505 @ gmail.com

Owner's Information (If Different from Applicant)

Owner Name: Same
Mailing Address:
Telephone:
Email:

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

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

William S. Brissey
Owner's Signature

8-2-21
Date

Project Information

Property Location:	Royal American Rd and Driftwood Way		
Parcel Number(s)/TMS:	093-02-02-062 093-02-02-063		
County Council District:	4? Brett Sanders	School District:	4
Total Acreage:	16.13 <i>12 acres</i>	Current Land Use:	0
Requested Zoning:	RM	Current Zoning:	C-2
Purpose of Rezoning:	To build Townhomes		

Are there any Private Covenants or Deed Restrictions on the

☐ Yes

☒ No

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

Willie D. Bailey
Applicant's Signature

August 2, 2021
Date

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

Additional Information or Comments: _____

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

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

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

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

Willie D. Bailey
Applicant's Signature

August 2, 2021
Date

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

For Office Use Only:

Application Received By: CAH

Complete Submission Date: 8/2/2021

Commission Public Hearing: _____

Council Public Hearing: _____



Rezoning Application

Anderson County Planning & Development

8-2-21
Date of Submission

Approved/Denied

Applicant's Information

Applicant Name: William S Brissey
Mailing Address: 5505 D Old Pearman Dairy Rd Anderson SC 29625
Telephone: 864-934-2423
Email: bbre5505 @ gmail.com

Owner's Information (If Different from Applicant)

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

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

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

William S Brissey
Owner's Signature

8-2-21
Date

Project Information

Property Location:	<u>Royal American Rd and Driftwood Way</u>		
Parcel Number(s)/TMS:	<u>093-02-02-060</u>		
County Council District:	<u>4? Brett Sanders</u>	School District:	<u>4</u>
Total Acreage:	<u>16.13 < 5000 ft²</u>	Current Land Use:	<u>0</u>
Requested Zoning:	<u>RM</u>	Current Zoning:	<u>R-15</u>
Purpose of Rezoning:	<u>To build Townhomes</u>		

Are there any Private Covenants or Deed Restrictions on the

☐ Yes

☒ No

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

Applicant's Signature

Date

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

Additional Information or Comments:

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

Applicant's Signature

Date

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

For Office Use Only:

Application Received By:

Complete Submission Date:

Commission Public Hearing:

Council Public Hearing:



Triumph Construction LLC

Triumphconstructionllc18@gmail.com

Devang Patel: (864)314-1734

3628-B Hwy 81 North,

Anderson, SC 29621

Date: August 2, 2021

Anderson County Rezoning

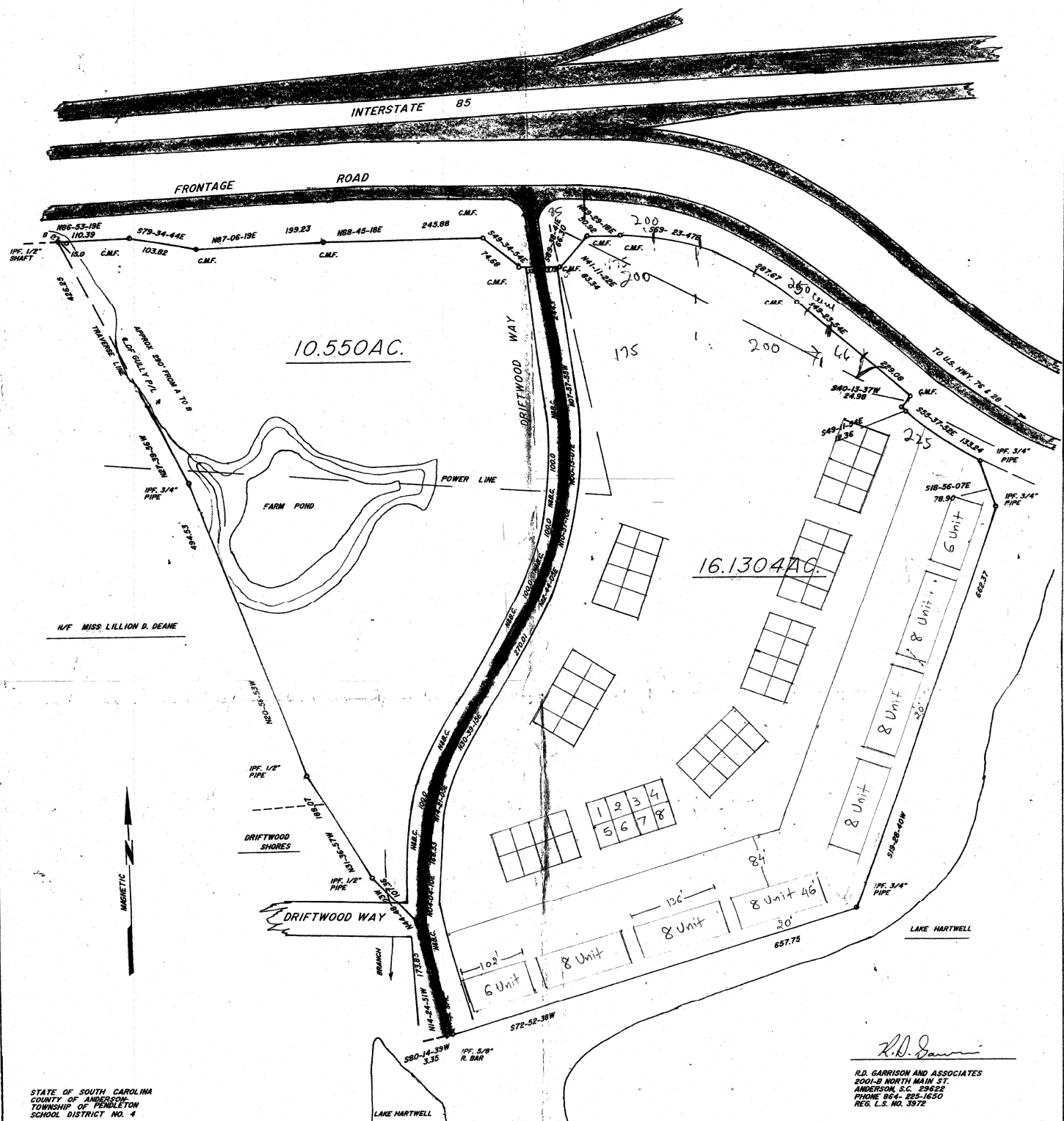
Property to be developed for use 8 buildings with 32 units each as well as 6 buildings to consist of 8 townhomes each and 2 buildings to consist of 6 townhomes each.

All work to be engineered with all county approvals.

More detailed plans will be submitted soon.

Thanking You

Devang Patel



STATE OF SOUTH CAROLINA
COUNTY OF ANDERSON
TOWNSHIP OF PENDLETON
SCHOOL DISTRICT NO. 4

16.130 AC
3 parcels
C-2
093.0202003
1413 093.0202062
2 ACs
093.0202060
09

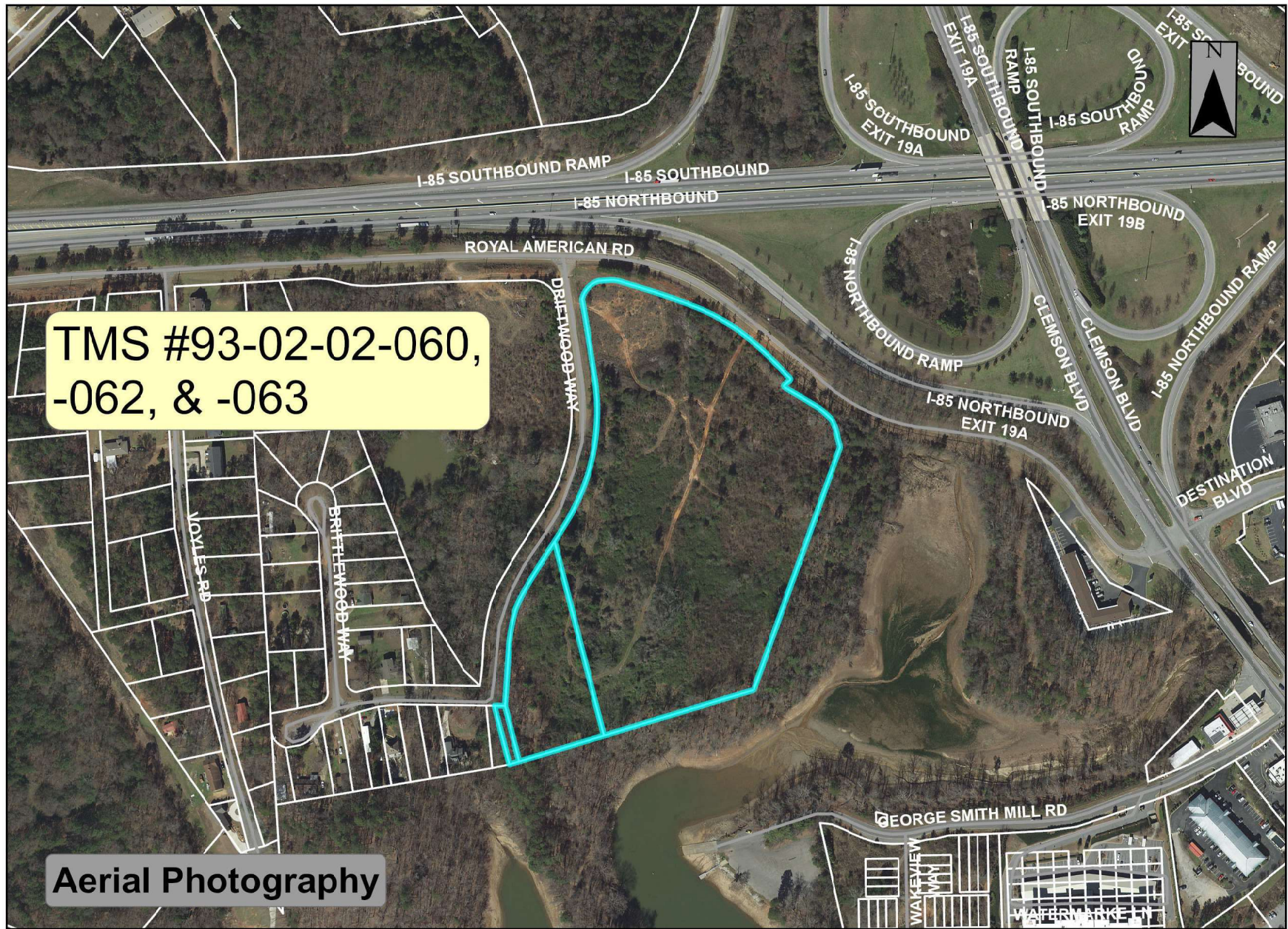
SURVEYED AT THE REQUEST OF
WILLIAM S. BRISSEY

SURVEYED JULY 24, 1996

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

8 Buildings
32 Units per Building
TOTAL 256 APARTMENTS
60 TOWN HOMES
316 Total Units

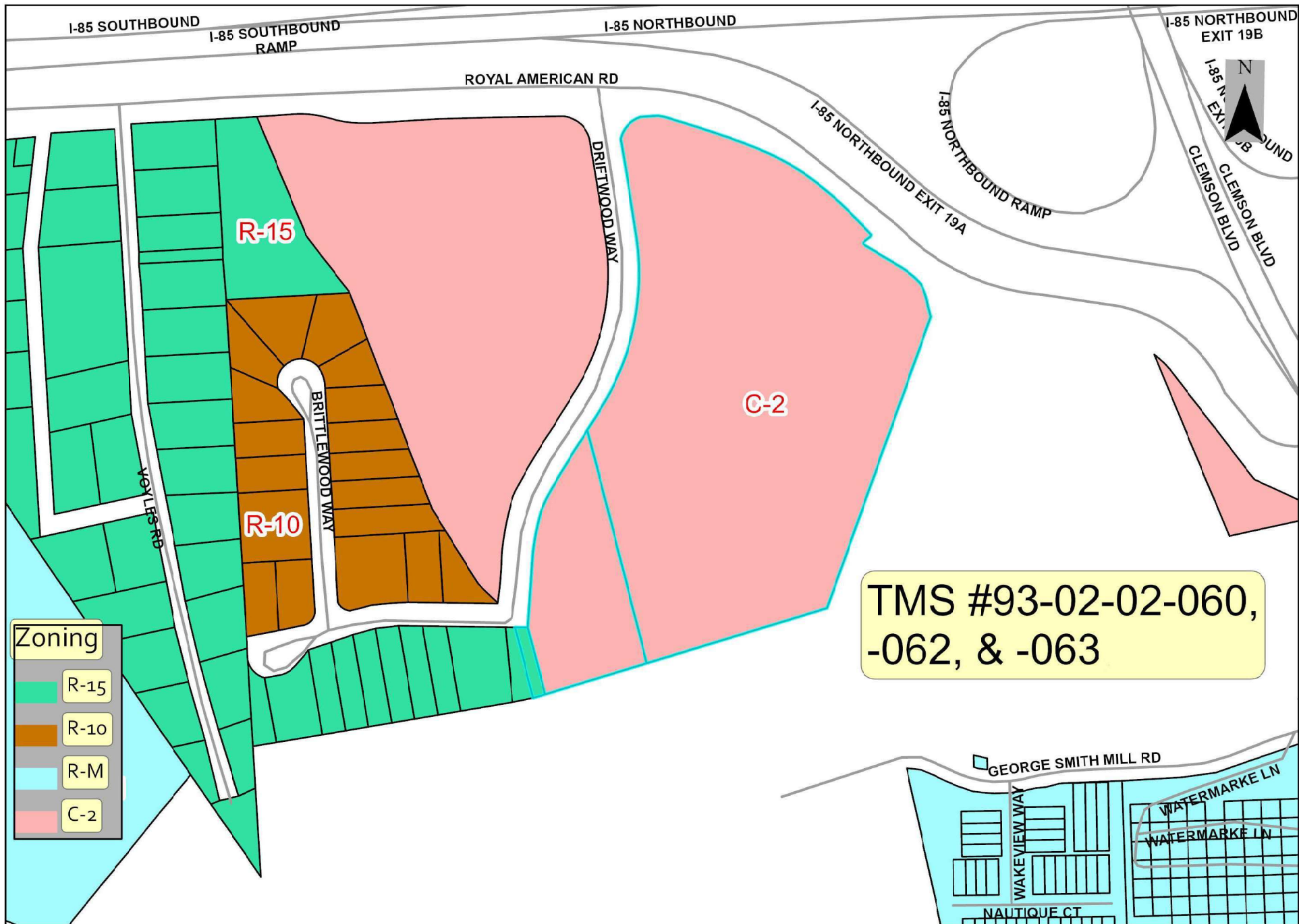
100 0 100 200
scale feet

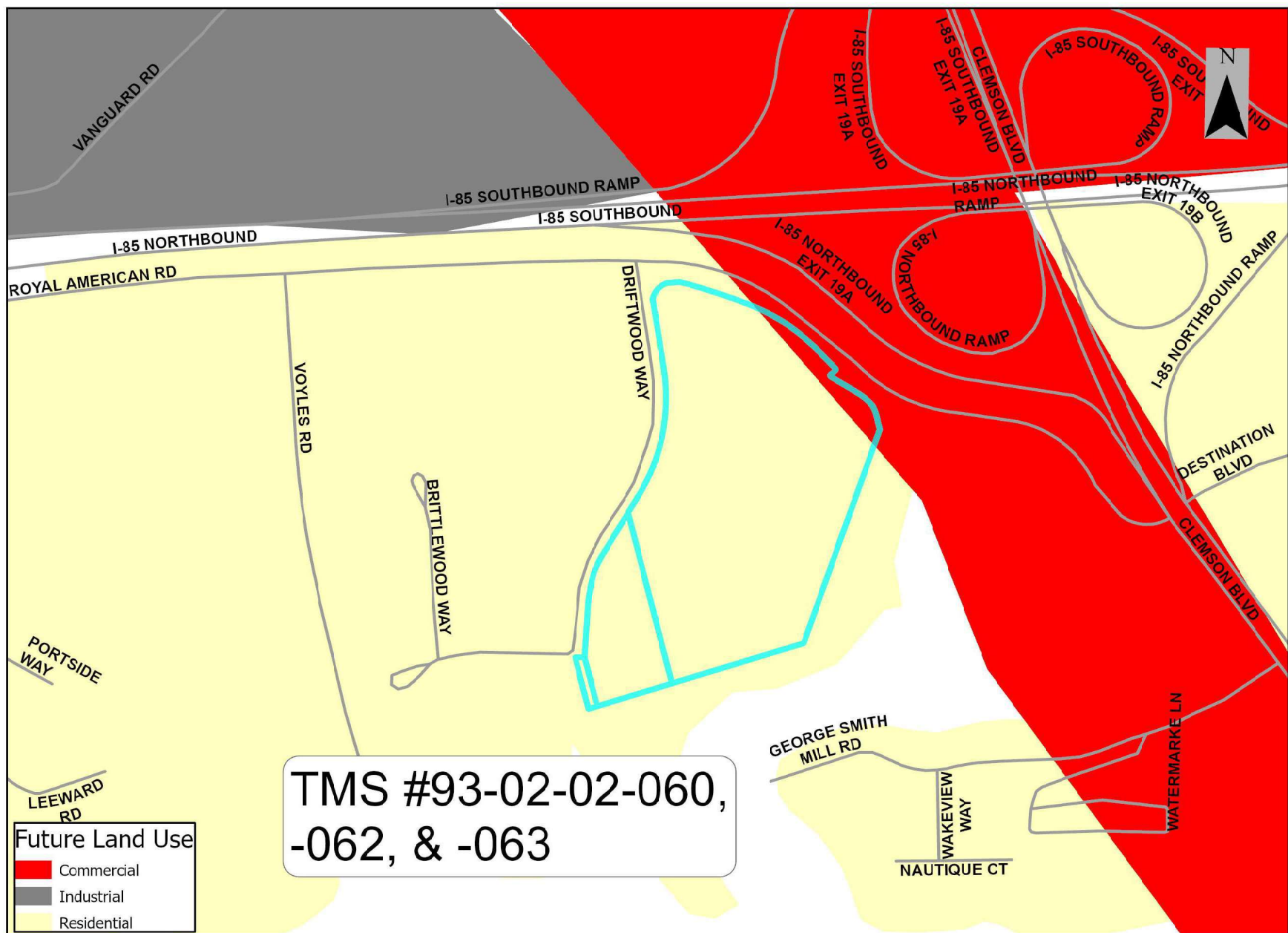


TMS #93-02-02-060,
-062, & -063

Aerial Photography

0 380 760 1,520 Feet







ANDERSON COUNTY
PLANNING & ZONING DEPARTMENT
**REZONING PUBLIC
HEARING NOTICE**
864-260-4720

Anderson County Planning
Commission
September 14, 2021
6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name:	Brushy Ridge
Intended Development:	Single Family
Applicant:	Brushy Creek Associates, LLC (Jimmy Francis)
Surveyor/Engineer:	Freeland & Associates
Location/Access:	Brushy Creek Road (State)
County Council District:	6
Surrounding Land Use:	Residential
Zoning:	Un-zoned
Tax Map Number:	188-00-08-001
Number of Acres:	+/- 14.46
Number of Lots:	33
Water Supplier:	Powdersville
Sewer Supplier:	Condor Environmental
Variance:	No

Traffic Impact Analysis:

Brushy Creek Road is classified as a collector with no maximum 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)



Subdivision Plat Application

Anderson County Code of Ordinance

Chapter 38 Land Use

Scheduled Public Hearing Date: 9-14-21
Application Received By: TC
Date: 7-30-21
DS Number: 21-15

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

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

DEVELOPMENT STANDARDS REVIEW APPLICATION

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

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

Proposed Subdivision Name: Brushy Ridge

1. Name of Applicant: Brushy Creek Associates, LLC (Jimmy Francis)

Address of Applicant: 101 Lovett Drive Greenville, SC 29607

Telephone Number(s): 864-288-4001

Email: jimmyf@jfrancisbuilders.com

2. Property Owner(s): Same as Applicant

Address: _____

Telephone Number(s): _____ Email: _____

3. Engineer/Surveyor(s): D. Kevin Tumblin

Email: ktumblin@freelandsc.com

Project Information

4. Project Location: 2710 Brushy Creek Road

Parcel Number/TMS: 1880008001 County Council District: CCD Six School District: 01

Total Acreage: 14.46 Number of Lots: 33 Intended Development: Single Family Detached Residential

Current Zoning: N/A Surrounding Land Uses: Single Family Detached Residential

5. List Utility Company Providers:

Water Supplier: Powdersville Water Sewer Supplier: Condor Environmental Septic: _____

Electric Company: Blue Ridge Electric Gas Company: Fort Hill Natural Gas Telecommunication Company: AT&T

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

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

8. SCDOT/ Roads & Bridges must be contacted for this development prior to Planning Commission review, please attach conformation letters.

A traffic impact study shall be required for access approval through the state and county encroachment permit process when a development will generate 100 or more trips during the peak hour of the traffic generator or the peak hour of the adjacent street., see section 38 – 118(f) Traffic Impact Studies in the Anderson County Code of Ordinances.

9. Has Anderson County School District # (appropriate district) been contacted for this development prior to Planning Commission review. YES ☐ NO ☒

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

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:

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

Subdivision Plat Application Check List

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

• Application Submittal Requirements and Process

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

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

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

Sec. 38-312. - Preliminary plat.

The preliminary plat shall contain the following information:

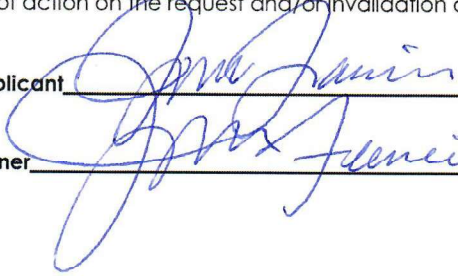
- (1) Location of subdivision on a map indicating surrounding areas at an appropriate scale sufficient to locate the subdivision.
- (2) Map of development at a scale of not less than one inch equals 200 feet and not more than one inch equals 50 feet.
- (3) Name of subdivision, name and address of the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

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

SIGNATURE OF APPLICANT & Property Owner:

I (we) certify as 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.

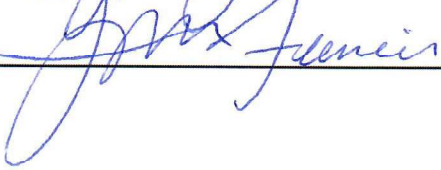
Signature of Applicant



Date

7/30/2021

Signature of Owner



Date

7/30/2021

GENERAL NOTES

- THIS LAYOUT IS A CONCEPT PLAN FOR REVIEW AND DISCUSSION ONLY.
- PROPOSED ROADS TO BE PUBLIC.
- 50 R/W WITH 24' PAVING FOR ALL ROADS. SEEDDRAWING.
- 5' DRAINAGE AND UTILITY EASEMENTS ALONG ALL SIDE AND INTERIOR REAR LOTS LINES.
- THE TOPOGRAPHIC DATA WAS OBTAINED FROM THE ANDERSON COUNTY GIS DEPARTMENT AND IS FOR REFERENCE USE ONLY.
- THIS LAYOUT DOES NOT ADDRESS ALL STATE OR LOCAL ORDINANCES.
- ALL COMMON AREA, UNDEVELOPED AREA, AND OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

UTILITIES

SANITARY SEWER: CONDOR, 469-9715
 POWER: BLUE RIDGE ELEC, 240-3400
 GAS: FORT HILL NATURAL GAS, 859-6375
 WATER: POWDERSVILLE WATER, 269-5440
 PHONE: AT&T, 800-331-0500

LOT SIZE CERTIFICATION

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE PROPOSED LOTS MEET MINIMUM SIZE STANDARDS.

D. KEVIN TUMBLIN
 PE/PLS #23570

SITE DATA

ADDRESS: 2710 BRUSHY CREEK ROAD

CURRENT LAND USE: ONE SINGLE FAMILY HOME

TAX MAP: 1880008001

ZONING: N/A

TOTAL AREA: 14.46 ACRES

NUMBER OF LOTS: 33 SINGLE FAMILY DETACHED

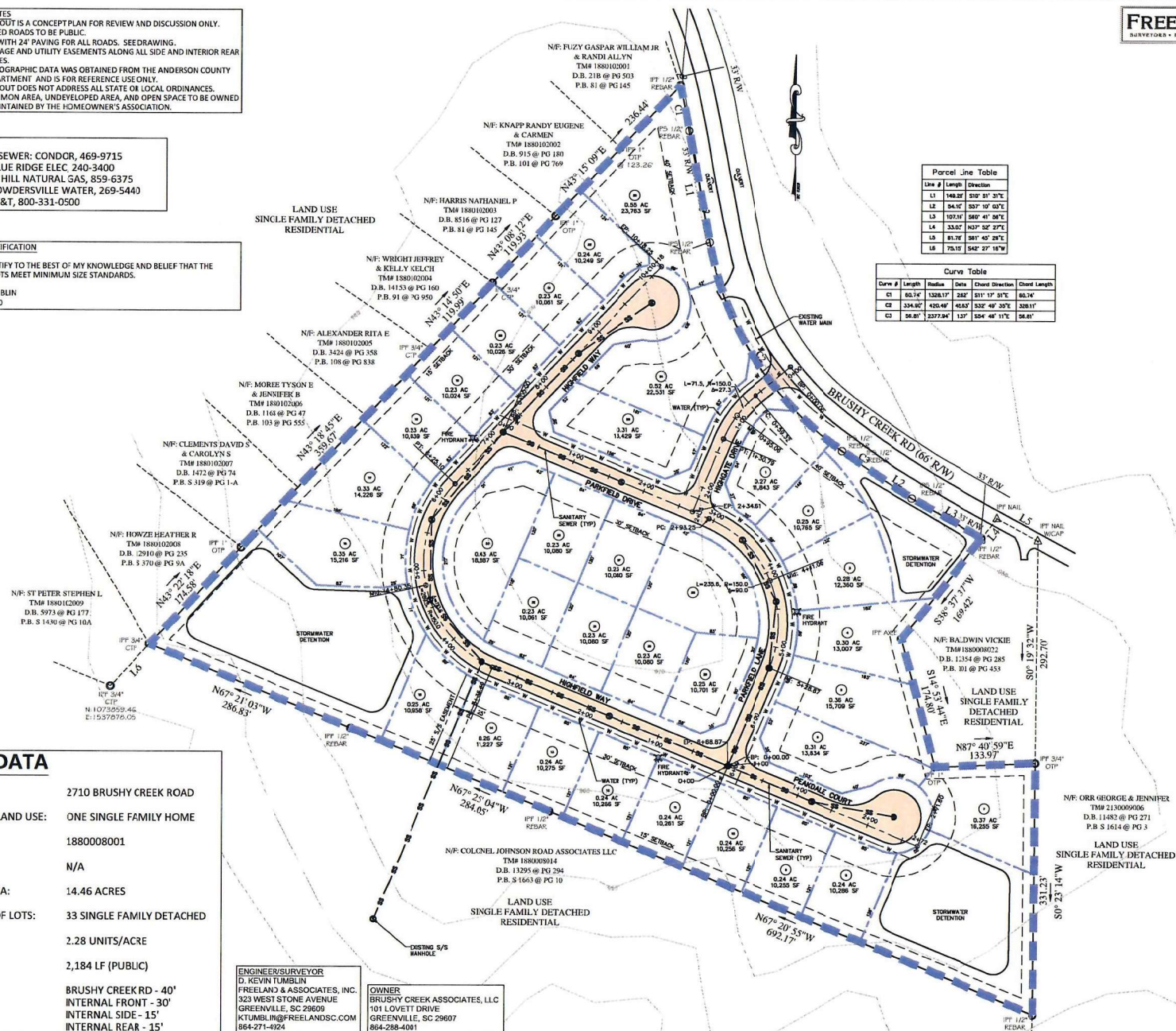
DENSITY: 2.28 UNITS/ACRE

ROAD: 2,184 LF (PUBLIC)

SETBACKS: BRUSHY CREEK RD - 40'
 INTERNAL FRONT - 30'
 INTERNAL SIDE - 15'
 INTERNAL REAR - 15'

ENGINEER/SURVEYOR
 D. KEVIN TUMBLIN
 FREELAND & ASSOCIATES, INC.
 323 WEST STONE AVENUE
 GREENVILLE, SC 29609
 KTUMBLIN@FREELANDSC.COM
 864-271-4924

OWNER
 BRUSHY CREEK ASSOCIATES, LLC
 101 LOVETT DRIVE
 GREENVILLE, SC 29607
 864-288-4001



Line #	Length	Direction
L1	148.25'	S37° 51' 31"E
L2	54.10'	S37° 10' 02"E
L3	101.11'	S49° 41' 06"E
L4	33.82'	N27° 52' 27"E
L5	81.76'	S41° 49' 25"E
L6	75.12'	S42° 27' 18"W

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	80.74'	1328.17'	282°	S11° 17' 31"E	80.74'
C2	234.82'	425.46'	153°	S32° 46' 35"E	238.11'
C3	96.81'	237.34'	137°	S54° 46' 11"E	96.81'

FREELAND
 SURVEYORS & ENGINEERS



LOCATION MAP

PRELIMINARY
 7-30-21

BRUSHY RIDGE

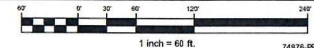
BRUSHY CREEK ASSOCIATES, LLC
 101 LOVETT DRIVE
 GREENVILLE, SC 29607
 864-288-4001

FREELAND & ASSOCIATES, INC.
 323 WEST STONE AVENUE
 GREENVILLE, S.C. 29609
 (864) 271-4924 FAX (864) 233-6315

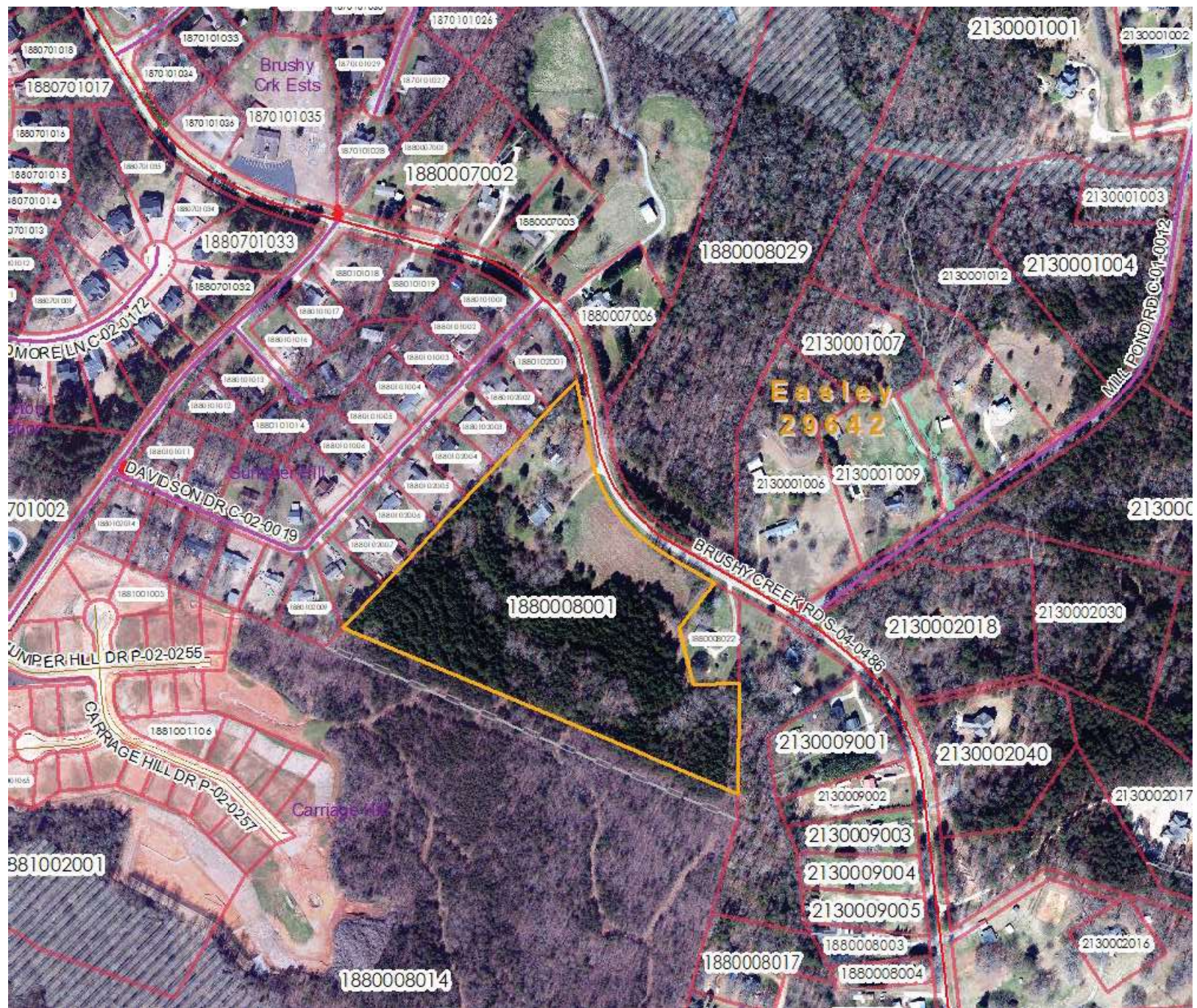
NO. OF ACRES: 14.46
 NO. OF LOTS: 33

LF OF NEW ROAD: 2,184
 DATE: 7-30-21

ZONED: N/A



74876-PRE



Anderson County Planning
Commission
September 14, 2021
6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name:	Hurricane Creek
Intended Development:	Single Family
Applicant:	Yury Shtern
Surveyor/Engineer:	Site Design
Location/Access:	Hwy 17 (State)
County Council District:	6
Surrounding Land Use:	Residential, Commercial, Undeveloped
Zoning:	Un-zoned
Tax Map Number:	216-00-11-001, -008, -019
Number of Acres:	+/- 26.78
Number of Lots:	40
Water Supplier:	Powdersville
Sewer Supplier:	ReWa
Variance:	No

Traffic Impact Analysis:

Hwy 17 is classified as a collector with no maximum 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)



Subdivision Plat Application

Anderson County Code of Ordinance Chapter 38 Land Use

Scheduled Public Hearing Date: 9-14-21

Application Received By: 7-8-21

Date: 7-8-21

DS Number: 21-14

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

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

DEVELOPMENT STANDARDS REVIEW APPLICATION

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Proposed Subdivision Name: Hurricane Creek Subdivision

1. Name of Applicant: Yury Shtern

Address of Applicant: 6650 Rivers Avenue, Suite 100, Charleston, SC 29406

Telephone Number(s): 215-416-2306

Email: aytrucking08@gmail.com

2. Property Owner(s): Yury Shtern

Address: 6650 Rivers Avenue, Suite 100, Charleston, SC 29406

Telephone Number(s): 215-416-2306

Email: aytrucking08@gmail.com

3. Engineer/Surveyor(s): Stephanie P. Gates, P.E.

Email: sgates@sitedesign-inc.com

Project Information

4. Project Location: S.C. Highway 17 / Hurricane Creek Road, Piedmont, SC 29673

Parcel Number/TMS: 2160011001, 2160103008, 2160103019 **County Council District:** 06 **School District:** 01

Total Acreage: 26.783 **Number of Lots:** 40 **Intended Development:** Single Family

Current Zoning: Unzoned **Surrounding Land Uses:** Residential, Commercial, Undeveloped

5. List Utility Company Providers:

Water Supplier: Powdersville Water **Sewer Supplier:** ReWa **Septic:** N/A

Electric Company: Duke Energy **Gas Company:** N/A **Telecommunication Company:** Charter

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

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

8. SCDOT/ Roads & Bridges must be contacted for this development prior to Planning Commission review, please attach conformation letters.

A traffic impact study shall be required for access approval through the state and county encroachment permit process when a development will generate 100 or more trips during the peak hour of the traffic generator or the peak hour of the adjacent street., see section 38 – 118(f) Traffic Impact Studies in the Anderson County Code of Ordinances.

9. Has Anderson County School District # (appropriate district) been contacted for this development prior to Planning Commission review. YES ☐ NO ☒

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

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:

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

Subdivision Plat Application Check List

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

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

Sec. 38-312. - Preliminary plat.

The preliminary plat shall contain the following information:

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

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

SIGNATURE OF APPLICANT & Property Owner:

I (we) certify as 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

Adf Holdings SC LLC / Yury Sktern
dotloop verified
07/20/21 3:46 PM EDT
9V0D-B3HX-7J4A-BAFJ

Date _____

Signature of Owner

Adf Holdings SC LLC / Yury Sktern
dotloop verified
07/20/21 3:46 PM EDT
GY6R-XKCL-3TDR-OIVN

Date _____

- LEGEND**
- SYMBOLS**
- CATCH BASIN
 - DROP INLET
 - ELEC. TRANSFORMER
 - ELEVATION (EXIST. GRADE)
 - ELEVATION (FINISH GRADE)
 - FIRE HYDRANT
 - GAS METER
 - GAS VALVE
 - IRON PIN
 - LIGHT POLE
 - MANHOLE (BELL/STOUT)
 - MANHOLE (SD)
 - MANHOLE (SS)
 - POWER POLE
 - TELEPHONE
 - WATER METER
 - WATER VALVE
 - STORMWATER FLOW
 - TRAFFIC FLOW
- ABBREVIATIONS**
- BUILDING LINE
 - CEMENT TOP
 - CONCRETE TOP
 - DRAINAGE EASEMENT
 - EDGE OF PAVEMENT
 - FINISHED FLOOR ELEVATION
 - FINISHED GRADE
 - INVERT ELEVATION
 - IRON PIN SET
 - IRON PIN OLD
 - IRON PIN & CAP
 - OPEN TOP
 - SEAM
 - REINFORCED CONCRETE PIPE
 - RIGHT OF WAY
 - SANITARY SEWER EASEMENT
 - SETBACK LINE
 - STORMWATER PIPE
 - UNFINISHED CLAY PIPE
- LINE TYPES**
- CABLE TV
 - CHAIN LINK FENCE (PROPOSED)
 - CHAIN LINK FENCE (EXISTING)
 - CONTOURS - EXIST. GRADE
 - CONTOURS - FINISHED GRADE
 - FIBER OPTIC
 - FORCE MAIN
 - GAS LINE
 - OVERHEAD POWER
 - OVERHEAD TELEPHONE
 - ROOF DRAIN - NEW
 - SANITARY SEWER - EXIST.
 - SANITARY SEWER - NEW
 - SKT FENCE
 - STORM SEWER - EXIST.
 - STORM SEWER - NEW
 - UNDERGROUND POWER
 - UNDERGROUND TEL.
 - WATER LINE - EXIST.
 - WATER LINE - NEW
 - WOOD FENCE
 - LIMITS OF DISTURBANCE

- SITE NOTES:**
1. DRY DETENTION PONDS ARE PROVIDED TO PROVIDE BOTH STORMWATER AND WATER QUALITY TREATMENT.
 2. PUBLIC WATER IS PROVIDED ALONG S.C. HIGHWAY 17 TO BE PROVIDED BY POWERSVILLE WATER DISTRICT.
 3. SANITARY SEWER IS PROVIDED THROUGH THE SITE CURRENTLY. TIEN-TO BE COORDINATED WITH REWA.
 4. EXISTING UTILITIES SHOWN ARE APPROXIMATE IN LOCATION.
 5. A STORM WATER MANAGEMENT AND SEDIMENT CONTROL PLAN SHALL BE PREPARED FOR THIS PROPERTY AND SHALL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER SHALL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
 6. ANDERSON COUNTY SHALL NOT BE RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF STORM WATER MANAGEMENT/QUALITY PONDS OR DEVICES.
 7. ALL NEW ROADWAYS WITHIN DEVELOPMENT SHALL HAVE 50 MINIMUM PUBLIC ROW.
 8. EIGHT TRAVELERS SHALL ALLOW FOR UNOBSTRUCTED LINES OF SIGHT, THE PLANTING OF TREES, OTHER PLANTINGS, OR THE LOCATION OF STRUCTURES EXCEEDING THIRTY (30) INCHES IN HEIGHT THAT WOULD OBSTRUCT THE CLEAR SIGHT ACROSS THE PROPERTY IS PROHIBITED.
 9. ALL WORK WITHIN THE ANDERSON COUNTY ROW SHALL BE DONE IN ACCORDANCE WITH APPROVED ENCROACHMENT PERMIT(S).
 10. ALL DIMENSIONS SHOWN ON ROADWAY ARE MEASURED FROM EDGE OF PAVEMENT UNLESS OTHERWISE SPECIFIED.
 11. ALL EXISTING STRUCTURES TO BE REMOVED OR DEMOLISHED.
 12. ACCORDING TO FEMA PANEL 45007C0135E EFFECTIVE 09/29/2011, THE SITE IS LOCATED IN ZONE X OR THE AREA OF MINIMAL FLOOD HAZARD.
 13. SITE HAS BEEN SURVEYED USING STATE PLAIN COORDINATES.
 14. ALL LOTS WILL BE SERVED BY CURBSIDE TRASH PICK VIA A PRIVATE WASTE MANAGEMENT SERVICE TO BE DETERMINED.
 15. WETLAND, WETLAND BUFFER AREAS, OTHER BUFFER AREAS, PRIVATE ROADS AND ALLEYS, PONDS, POND OUTFALLS, DRAINAGE SWALES, COMMON AREAS, MAIL BOXES, AND PROPERTY DESIGNATED AS HOA SHALL BE OWNED AND MAINTAINED BY THE HOA.
 16. THE DEVELOPER IS CURRENTLY EXPLORATION OPTIONS FOR DEDICATION LARGE PORTIONS OF UNDEVELOPED STREAM BUFFER AS PERMANENT CONSERVATION EASEMENTS IN LIEU OF BEING OWNED BY HOA.
 17. CONTOUR LINES ARE AT 2' INTERVALS.
 18. WETLAND DELINEATION COMPLETED BY S&SME, INC. ON 07-02-2021

SITE DATA	
SITE ADDRESS	S.C. HIGHWAY 17 / HURRICANE CREEK ROAD PIEDMONT, ANDERSON COUNTY, SC
TAX MAP #	TW# 2160011001, 2160103008, 2160103019
OWNER/DEVELOPER	AT HOLDING SC LLC 6650 RIVERS AVENUE SUITE 100 CHARLESTON, SC 29406 CONTACT: YURY SHTERN PHONE: 215-416-2306 EMAIL: ATYRUCKING08@GMAIL.COM
CIVIL ENGINEER	SITE DESIGN, INC. 225 ROCKY CREEK ROAD GREENVILLE, SC 29615 CONTACT: STEPHANIE GATES, PE PHONE: 964-271-0496 EMAIL: SGATES@SITEDSIGN-INC.COM
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
PROPOSED LOTS:	40 LOTS
PROPOSED ROADS:	WHIRLWIND TRAIL - 0.20 MILES RIPPLING WATERS WAY - 0.16 MILES
ZONING	UNZONED
PARCEL AREA	26,783 ACRES
SETBACKS	FRONT: 30' SIDES: 15' REAR: 15'

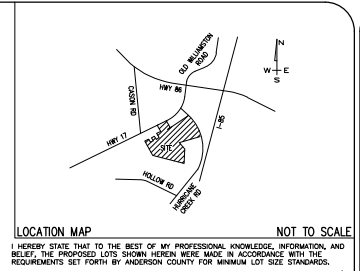
UTILITY PROVIDERS

SEWER - REWA
WATER - POWERSVILLE WATER
POWER - DUKE ENERGY
TELECOMMUNICATIONS - CHARTER SPECTRUM

*****CAUTION*****

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

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR ASSUMES RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES. CONSTRUCTION OF THE WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH BY THE CONTRACTOR.



CURVE TABLE					CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD	CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	39.91	125.00	S16°37'02"	39.75	C17	38.44	50.00	N17°20'11"	37.50
C2	9.53	175.00	S09°01'44"	9.52	C18	38.44	50.00	N61°23'06"	37.50
C3	52.37	175.00	S19°09'40"	52.17	C19	40.76	50.00	S73°14'22"	39.64
C4	48.75	125.00	S14°43'21"	48.45	C20	29.38	50.00	S32°42'46"	29.53
C5	36.14	50.00	S17°09'21"	35.36	C21	36.14	50.00	S36°14'30"	35.36
C6	53.38	50.00	S07°16'36"	50.88	C22	15.32	125.00	S60°27'28"	15.31
C7	38.44	50.00	S45°19'54"	37.50	C23	21.96	125.00	S69°00'07"	21.93
C8	38.44	50.00	S89°22'49"	37.50	C24	27.09	125.00	S80°14'35"	27.03
C9	38.44	50.00	N46°34'16"	37.50	C25	47.87	125.00	N18°22'26"	47.58
C10	48.12	50.00	N03°01'21"	46.28	C26	52.28	175.00	N16°01'42"	52.09
C11	12.54	50.00	N37°46'30"	12.50	C27	3.60	175.00	N25°03'34"	3.60
C12	36.14	50.00	N24°15'13"	35.36	C28	104.92	884.26	N15°46'59"	104.86
C13	52.19	175.00	N65°29'27"	52.00	C29	133.61	884.26	N23°30'40"	133.48
C14	36.14	50.00	N77°39'05"	35.36	C30	182.10	884.26	N33°44'21"	181.77
C15	43.30	50.00	N73°32'47"	41.96	C31	42.13	884.26	N41°00'13"	42.13
C16	38.44	50.00	N26°42'44"	37.50					

PARCEL TABLE		PARCEL TABLE	
PARCEL #	SQ. FT. ACRES	PARCEL #	SQ. FT. ACRES
1	12,007 0.276	21	10,100 0.232
2	11,203 0.257	22	10,665 0.245
3	11,905 0.273	23	11,026 0.253
4	12,145 0.279	24	10,820 0.248
5	11,811 0.271	25	16,051 0.368
6	12,540 0.288	26	10,127 0.232
7	10,420 0.239	27	14,911 0.342
8	11,159 0.256	28	22,508 0.517
9	11,196 0.257	29	11,286 0.259
10	11,233 0.258	30	13,543 0.311
11	11,707 0.269	31	13,100 0.301
12	10,475 0.240	32	12,657 0.291
13	12,109 0.278	33	12,214 0.280
14	12,949 0.297	34	11,772 0.270
15	31,463 0.722	35	11,329 0.260
16	24,572 0.564	36	14,471 0.332
17	15,826 0.363	37	18,478 0.424
18	13,626 0.313	38	16,848 0.387
19	11,387 0.261	39	16,636 0.382
20	10,198 0.234	40	10,880 0.250



SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

www.sitedesign-inc.com
225 ROCKY CREEK ROAD
GREENVILLE, SC 29615
PH: 964-271-0496

HURRICANE CREEK SUBDIVISION

ANDERSON COUNTY SOUTH CAROLINA

PRELIMINARY PLAT

SHEET 1 OF 1

C200

DATE: 07/13/2021
SS10000_BASE_3.dwg

HORIZ. SCALE: 1" = 100'
VERT. SCALE: N/A
DESIGNED BY: SPG
DRAWN BY: ZMH
CHECKED BY: SPG

