

# Anderson County Planning Commission

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

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: October 4, 2021  
Cc: County Council  
Re: October 12, 2021 Regular Commission Meetings

The Anderson County Planning Commission is scheduled to hold its next meeting on **Tuesday, October 12, 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](mailto:bdmcabee@andersoncountysc.org) or call 864-260-4720, to inform staff whether or not you will be in attendance. This ensures a quorum prior to arrival. Thank you.

# Anderson County Planning Commission

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## **AMENDED AGENDA ON OCTOBER 7, 2021 TO ADD TOWNES AT COPPER HILL**

October 12, 2021

Regularly Scheduled

Meeting 6:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Approval of Agenda
4. Approval of Minutes
  - A. September 14, 2021 Regular Meeting
5. Public Hearings
  - A. Rezoning Request: +/- 29.01 acres, located on Highway 81 N from C-1 to R-M1 **[Council District 7]**
    - i. Staff Report Recommendation
    - ii. Developer Presentation
    - iii. Public Hearing
6. New Business
  - A. Preliminary Subdivision: Townes at Copper Hill **[Council District 6]**
    - i. Staff Report Recommendation
    - ii. Developer Presentation
    - iii. Public Comments
  - B. Preliminary Subdivision: Wrenfield **[Council District 6]**
    - i. Staff Report Recommendation
    - ii. Developer Presentation
    - iii. Public Comments
  - C. Preliminary Subdivision: Cornerstone **[Council District 4]**
    - i. Staff Report Recommendation
    - ii. Developer Presentation
    - iii. Public Comments
7. Old Business
8. Public Comments, non-agenda items – 3 minutes limit per speaker
9. Other Business
10. Adjournment



STATE OF SOUTH CAROLINA    )  
COUNTY OF ANDERSON            )

ANDERSON COUNTY  
PLANNING COMMISSION MEETING  
SEPTEMBER 14, 2021

PRESENT:

DAVID COTHRAN, CHAIRMAN  
FIELD DUNAWAY  
BRAD BURDETTE  
JANE JONES  
BRYAN BOGGS  
DONNA MATTHEWS  
WILL MOORE  
WESLEY GRANT

ALSO PRESENT:  
ALESIA HUNTER  
BRITTANY MCABEE  
TIM CARTEE  
HENRY YOUMANS

1                   DAVID COTHRAN:                   All right. I'll  
2 call the September 14, 2021 regularly scheduled meeting  
3 of the Anderson County Planning Commission to order.  
4 Welcome to all in attendance.

5           First order would be the pledge of allegiance, if  
6 you would please stand and face the flag.

7                   **PLEDGE OF ALLEGIANCE**

8                   DAVID COTHRAN:                   Next would be the  
9 approval of the agenda. Y'all have a copy. Have a  
10 motion to approve or any changes? Motion received;  
11 second. All in favor. Unanimous.

12           Next would be the approval of the minutes from the  
13 August 10, 2021 regular meeting. Motion to approve.

14                   JANE JONES:                   Second.

15                   DAVID COTHRAN:                   Second, I got that.  
16 Any additions or edits? None? All in favor. That's  
17 unanimous.

18           All right. Next up would be item 5, which are  
19 three public hearings. First is Sacred Kingdom Tattoo  
20 Shop.

21                   TIM CARTEE:                   Thank you, Mr.  
22 Chairman. This is a proposed tattoo shop. There was a  
23 hundred seventy-six property owners within the two  
24 thousand foot radius that were notified via the  
25 postcard. Jordan Tate is the applicant and the  
26 location is at 3127 Highway 153, Piedmont. It's in  
27 Council District 6. This area is unzoned. It's on .42  
28 acres. It's an existing building. The details of the  
29 development warrants for such use to include obtaining  
30 a DHEC license not less than six months prior to  
31 requesting a county permit and cannot be located within  
32 a thousand feet of any church or playground or school.  
33 And the distance we measured was plus or minus sixteen  
34 hundred feet. So they are within the thousand feet  
35 requirement for that.

36           Here you see the map, and it shows the location of  
37 the Sacred Tattoo proposed building. And then you see  
38 the church up here in the distance that it was  
39 measured.

40           Staff recommends approval of this tattoo facility.  
41 They will have to make sure they get a DHEC permit.  
42 And they will have to do a land use permit with our  
43 department.

44           Thank you, Mr. Chairman.

45                   DAVID COTHRAN:                   All right. Thank  
46 you. I see no one signed up to speak -- I'm sorry. Is  
47 there a developer that wants to present? If not, we'll  
48 move on to public hearing which is now open. There is  
49 no one signed up to speak on this matter, therefore we  
50 will close the public hearing on this. We'll entertain

1 any questions or comments from the commission. Seeing  
2 none and hearing none, we can move on to a vote. This  
3 is in District 6. Do we have a motion to approve or  
4 disapprove? Have a motion to approve?

5 WESLEY GRANT: Mr. Chairman, I  
6 make a motion to approve.

7 DAVID COTHRAN: All right. We have  
8 a motion to approve. Is there a second?

9 FIELD DUNAWAY: Second.

10 DAVID COTHRAN: Several seconds.  
11 Is there any discussion? All in favor of the motion  
12 signify by raised hand. That would be unanimous to  
13 approved.

14 All right. Moving on to 5(b), which is a rezone  
15 request for approximately twenty and a half acres  
16 located on Highway 81 North and Evergreen Road from C-2  
17 to I-1.

18 BRITTANY MCABEE: Thank you, Mr.  
19 Chairman. This is a rezoning from Highway Commercial  
20 District to Industrial Park. Forty-three property  
21 owners within a two thousand foot radius were notified  
22 via postcard. It's located on Highway 81 North and  
23 Evergreen Road, on that corner. The tax map number is  
24 there for your viewing. It's roughly twenty and a half  
25 acres out of a forty acre parcel. The current zoning  
26 is Commercial District and the requested zoning is an  
27 Industrial Park District.

28 The applicant wishes to rezone because this is a  
29 split zoning. It's also a rezoning for a warehouse and  
30 distribution facility, which is part of an economic  
31 development project. This is located in Council  
32 District 4, and the voting precinct is North Pointe.  
33 Your Highway Commercial District is allowed -- is for  
34 residents traveling via automobiles to access  
35 commercial goods and some services. The Industrial  
36 Park is to establish an industrial zoning featuring  
37 manufacturing plants, assembly plants and warehouses.  
38 It's more the cleaner industry that protects residents  
39 from harmful noise, odor, smoke, dust glare and other  
40 nuisances.

41 This is an aerial view of the entire property.  
42 This is the zoning map. You can see that half of the  
43 property is already I-2 and the other half is C-2,  
44 which is where we're rezoning. And this is the future  
45 land use map. The entire property, according to the  
46 future land use map, is industrial. This is a picture  
47 of the required posting of the property.

48 Staff evaluation is that the rezoning is for a  
49 warehouse and distribution facility and is part of an  
50 economic development project. As such, the requested

1 rezoning is within our guidelines. The future land use  
2 map does identify the area as industrial. And it is  
3 adjacent to I-2 zonings. As such, staff does recommend  
4 approval of the rezoning.

5 This concludes the staff report.

6 DAVID COTHRAN: Thank you. Is  
7 there a developer presentation?

8 RIVERS STILWELL: Mr. Chairman, I'm  
9 Rivers Stilwell. I'm a lawyer from Greenville. I'm  
10 the agent for the owner to rezone this. I have here a  
11 representative of the developer and the engineer in  
12 case y'all had any questions. But I'm hoping this is  
13 the least controversial thing you have tonight. It's  
14 literally one single parcel split zoned in half twenty  
15 acres and twenty acres. So we're just trying to get it  
16 back to I-2. I don't know how it ever got to C-2, but  
17 that was like in the nineties or something. We're  
18 trying to get it back to I-2 so we can build this  
19 project on it. And again, I hope it's an easy one for  
20 you.

21 I talked to Mr. Tucker today who lives across the  
22 street. He asked me if there was going to be a light  
23 there, and I said there is going to be. And so I guess  
24 he was satisfied. He said he was on his way to Boston.  
25 But otherwise, we haven't heard any opposition to it.

26 Thank you.

27 DAVID COTHRAN: Thank you. All  
28 right. This also is a public hearing. We'll open  
29 that. There is no one signed up to speak on that. So  
30 we will close the public hearing on this matter. Open  
31 it to any questions or comments from the commission.

32 FEMALE: I'd like to -- I  
33 have a question if it's okay.

34 DAVID COTHRAN: I'm sorry, ma'am.  
35 I will -- well, we don't allow questions. I mean I'll  
36 allow you to speak. I mean you didn't sign up for  
37 public hearing, but I will allow it. It's kind of a  
38 small audience tonight. If you would like to come  
39 forward and speak?

40 FEMALE: Okay. That'll be  
41 fine.

42 DAVID COTHRAN: Just make sure you  
43 state your name and address for the record.

44 FEMALE: Okay.

45 DAVID COTHRAN: And I will say that  
46 while we don't directly answer questions, if you ask  
47 the question and one of the commission members wants to  
48 ask of the developer or wants to discuss it, that can  
49 be helpful.

50 FEMALE: I don't have any

1 question as far as -- I live at 1101 Evergreen right  
2 across from where they're doing this development at.  
3 Basically our concern was that we do have a lot of kids  
4 that live there at 1101. And we've been there for like  
5 -- I've been there sixty years, way before they even  
6 had residents there. But as far as the road and as far  
7 as warehouse, I have no problem with a warehouse or  
8 anything because of the fact it is evidence for jobs or  
9 whatever. But just as far as the children and as far  
10 as for their protection. But other than that, that's  
11 just a concern.

12 DAVID COTHRAN: Thank you.

13 FEMALE: Thank you.

14 DAVID COTHRAN: All right. So I  
15 believe we were in the process of seeing if there were  
16 any comments or questions from the commission? Any?  
17 All right. In that case we will consider this for a  
18 motion for approval or disapproval. Do we have someone  
19 who wishes to make a motion?

20 WILL MOORE: Yes, sir. I would  
21 like to make a motion to approve.

22 DAVID COTHRAN: A motion to  
23 approve. Do we have a second?

24 DONNA MATTHEWS: Second.

25 DAVID COTHRAN: Have several  
26 seconds. All in -- any discussion? All in favor  
27 signify by raised hand. That would be unanimous  
28 approved.

29 RIVERS STILWELL: Thank you.

30 DAVID COTHRAN: All right. Next is  
31 5(c), a rezone request of approximately 18.13 acres  
32 located on Royal American Road and Driftwood Way from  
33 C-2 and R-15 to R-M.

34 BRITTANY MCABEE: Thank you, Mr.  
35 Chairman. As you stated, this is a rezoning from R-15  
36 and C-2 to R-M. Two hundred and twenty-nine property  
37 owners within a two thousand foot radius were notified  
38 via postcard. It's located on the corner of Royal  
39 American Road and Driftwood Way. It does go back  
40 towards Driftwood Way, the property does. The tax map  
41 numbers in question are there for your viewing.  
42 There's three properties total, about eighteen acres  
43 combined. Current zoning is a Single-Family  
44 Residential of R-15 and Highway Commercial District of  
45 C-2. They're requesting a Multi-Family Residential  
46 District, which is the R-M.

47 The applicant's stated purpose for the rezoning is  
48 to construct sixty town home units and eight apartment  
49 buildings with thirty-two units each. This is two  
50 hundred and fifty-six apartment units total. This is

1 located in Council District 4 in the Denver-Sandy  
2 Springs voting precinct and is located in District --  
3 School District 4.

4 The R-15 is a single-family residential zoning  
5 that allows for your typical family homes. The C-2 is  
6 the Highway Commercial District for the traveling  
7 public. The R-M is established to provide a higher  
8 density medium to high population. It does allow for  
9 single-family residents, as well as two-family and  
10 multi-family dwellings and some recreational and  
11 religious and educational facilities. But that gives  
12 you the gist of the R-M.

13 This is a sketch of the applicant's plan. They  
14 kind of drew what their intentions were. There are  
15 some town homes along the lake portion and the interior  
16 portions are the apartment buildings, I believe. This  
17 is an aerial view of the three properties. And this is  
18 the zoning map of the two properties, with the two  
19 properties being C-2 and the small R-15 property. And  
20 this is the future land use map that shows most of it  
21 is residential in the future land use map with a little  
22 bit of the commercial. And this is the required  
23 posting.

24 Staff evaluation: The applicant's purpose is to  
25 develop a town home community and apartment complex.  
26 Future land use map does identify the area as mostly  
27 residential. The property is adjacent to other  
28 residential zonings. And there is another town home  
29 development located to the southwest across Lake  
30 Hartwell that is similar to the applicant's intent. As  
31 such staff does recommend approval of the rezoning.

32 This concludes the staff report.

33 DAVID COTHRAN: Thank you. Is  
34 there a developer report?

35 BRITTANY MCABEE: Yes, sir.

36 MIKE STROUD: Thank you,  
37 commission, for allowing me to speak tonight in  
38 reference to Hartwell Oaks. My name is Mike Stroud.  
39 I'm here to speak for the seller, as well as the  
40 potential developers of the property.

41 We have a few slides of what we have proposed for  
42 the project that consists, as Brittany said, we have  
43 two hundred and fifty-six total units of apartments and  
44 sixty total units of town homes. The property -- part  
45 of the property is located right on the lake. The town  
46 homes will be fronting the lake. You can see some of  
47 our slides here. And the apartment buildings are built  
48 towards the middle of the property. Right now I think  
49 the property is zoned commercial. I think at one time  
50 it was multi-family and we want to take it back to

1 multi-family again. The overview for the property is  
2 we're close to I-85 for people to get on and off the  
3 interstate, as a housing need in that area.

4 And we have a community development that's got a  
5 pool and a clubhouse. We thought about possibly doing  
6 some boat parking maybe at one point when we get in  
7 there. But that's our proposal you have there.

8 DAVID COTHRAN: Thank you. All  
9 right. We will now open the public hearing on this.  
10 There, again, is no one signed up to speak on this. So  
11 seeing and hearing none, we will close the public  
12 hearing on that. Any questions or comments from the  
13 commission?

14 JANE JONES: Mr. Moore, did you  
15 get any feedback?

16 WILL MOORE: No. I haven't had  
17 any calls or ---

18 JANE JONES: Single family?

19 WILL MOORE: --- negative  
20 feedback in regards to this.

21 WESLEY GRANT: I make a motion to  
22 approve.

23 DAVID COTHRAN: All right. We have  
24 a motion. Do we have a second?

25 WILL MOORE: Second.

26 DAVID COTHRAN: Have several  
27 seconds. Any discussion on this? All in favor raised  
28 hand. That will be unanimous to approve.

29 All right. Next we move on to item 6 which is new  
30 business. Two preliminary subdivisions. The first one  
31 is Brushy Ridge.

32 TIM CARTEE: Thank you, Mr.  
33 Chairman. Two hundred and forty-two property owners  
34 were notified within the two thousand foot radius.  
35 This is a single-family development. Brushy Creek  
36 Associates is the applicant. And it's located off of  
37 Brushy Road, which is a state maintained road in  
38 District 6. Surrounding land use is residential. It's  
39 unzoned. And it's 14.46 acres, with thirty-three lots.  
40 And Brushy Creek Road is classified as a collector with  
41 no maximum average trips per day.

42 Here's a layout of the proposed development off of  
43 Brushy Creek. And this is an aerial of the proposed  
44 property for this development.

45 Staff recommends approval. They have met the  
46 minimum requirements of Chapter 38 of the land use  
47 ordinance.

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

49 DAVID COTHRAN: Thank you. Is  
50 there a developer presentation for this?

1                   TIM CARTEE:                   No.  
2                   DAVID COTHRAN:                If not, we'll move  
3 on to -- well, first I'll ask, is there any questions  
4 for staff?  
5                   TIM CARTEE:                   I think we do have  
6 one, Mr. Chairman. I'm sorry.  
7                   DAVID COTHRAN:                Oh, okay,  
8 developer.  
9                   MOLLY SKERIS:   Hello. My name is Molly  
10 Skeris. I'm representing Brushy Creek Associates  
11 today. We have a thirty-three -- as Tim said, a  
12 thirty-three lot proposed subdivision on Brushy Creek  
13 Road. And I appreciate you taking your time in taking  
14 a look at it and giving it consideration. If you have  
15 any questions, please let me know.  
16                   DAVID COTHRAN:                All right. We'll  
17 move -- this is not a public hearing, but we will move  
18 on to public comments. We do have two individuals  
19 signed up for this particular item. First would be  
20 Tiffany Estes.  
21                   TIFFANY ESTES:                Good evening. I'm  
22 Tiffany Estes. I am the Director of Planning and  
23 Development for Anderson School District 1. I have  
24 copies of the data I'm about to share if you would like  
25 a copy.  
26                   Anderson School District 1 does not have an  
27 official position of any proposed subdivision. We  
28 understand that growth is inevitable, but we are  
29 fortunate that many people want to move into our school  
30 district. It's an excellent school district. We  
31 believe in growth, homes and businesses, and we have  
32 great partnerships with our community.  
33                   Controlling the rate of growth is very important  
34 to us, especially as a district. Out-of-control growth  
35 can have significant impact. Due to Act 388 that was  
36 passed in 2006, the district does not receive any  
37 operating costs funds from new homes that are built.  
38 This is also compacted by the fact that we're one of  
39 the lowest funded districts in the state of South  
40 Carolina. Last year alone we had a seven million  
41 deficit regarding the base student costs.  
42                   In 2019 we passed a bond referendum with seventy-  
43 seven percent approval rate, which speaks to the  
44 community that we have in Anderson 1. We currently  
45 have two bonds that are out there. One is for the  
46 previous building ten years ago of Powdersville High  
47 School. And then the current one is a multitude of  
48 projects, including two middle schools that were  
49 built.  
50                   While the school district does not receive funds



1 from these new homes, it does assist homeowners in  
2 regard to it does reduce the debt service where they  
3 have to pay. This particular subdivision would be  
4 zoned for our Powdersville schools, so Concrete  
5 Primary, which is currently at -- the building capacity  
6 is eight hundred and their current enrollment right now  
7 is eight oh seven. So they are over capacity at this  
8 point. And they have had a 5.2 increase of enrollment  
9 from -- on average the last three years.

10 Powdersville Elementary is built for capacity of  
11 eight hundred. Their current enrollment is seven  
12 fifteen and they have seen a 3.2 percent average growth  
13 in the last three years. Powdersville Middle, however,  
14 has a building capacity of eight twenty-five and their  
15 current enrollment is seven twenty-seven. And they  
16 actually have shown a decrease of enrollment average of  
17 1.2 percent over the last three years. And the high  
18 school, Powdersville High School, current building  
19 capacity of eleven hundred. They're currently at nine  
20 sixty and they have shown an increase of 1.6 percent  
21 average over the last three years.

22 So again, we welcome growth. But we just want to  
23 make sure that is controlled for long range plans.

24 Thank you.

25 DAVID COTHRAN: Thanks. Next is  
26 Cliff Ulshafer.

27 CLIFF ULSHAFFER: It's more of a  
28 question than anything else. I live right adjacent to  
29 this subdivision that's proposed. And Brushy Creek  
30 Road has not been repaved or anything in the section in  
31 front of our -- in front of this subdivision, proposed  
32 subdivision and our subdivision, for quite some time.  
33 And I'm just wondering -- and it's a state road. Okay.  
34 So I don't know when the county approves the --  
35 something like this, a subdivision, does the state get  
36 notified and, you know, put on their list of things to  
37 do, you know, to upgrade that road, or not? I don't  
38 know. It's a rhetorical question, but I don't see any  
39 state representatives in here that could pass that on  
40 to their -- to the DOT.

41 TIM CARTEE: Mr. Chairman, may I  
42 respond to that question?

43 DAVID COTHRAN: Yes, please.

44 TIM CARTEE: DOT is notified for  
45 each upcoming project for future projects like this.  
46 So they are aware of this.

47 CLIFF ULSHAFFER: And the dovetail,  
48 the lady that just spoke about the school, behind me is  
49 a subdivision that is under construction right now and  
50 it seems to be going on and on and on forever. And

1 there's only -- I think there's about thirty houses  
2 being built and it looks like there's probably about a  
3 hundred that are going to be built. And that's in  
4 addition to what you just said about upcoming -- or  
5 increasing the load on the schools.

6 And then in addition to that, this subdivision is  
7 going to go in and it's going to be in -- you know, the  
8 students will be going to the same schools. So be  
9 aware of that.

10 And I didn't catch -- who is the developer of this  
11 subdivision?

12 TIM CARTEE: The developer is  
13 Jimmy Francis, Brushy Creek Associates, LLC.

14 CLIFF ULSHAFFER: Thank you.

15 DAVID COTHRAN: Thank you. That's  
16 it for people signed up to speak on this. So we will  
17 move on to any questions or comments, again, from ---

18 JANE JONES: Since this is my  
19 district, I'd like to make a comment if I may. I live  
20 very close to this Brushy Creek Road and the roads that  
21 feed into it is something I travel every day. And it  
22 is a very narrow, very crooked road. There haven't  
23 been any repairs in a very long time. And there won't  
24 be. I mean, we've got so many roads in this condition.  
25 Every month I come up here and talk about the roads in  
26 Powdersville. I know y'all are tired of hearing it.  
27 But we've got a lot of growth on these little roads.  
28 And that is a very heavily traveled road. It's very  
29 dangerous. I went out there to leave some flyers about  
30 this meeting and I got scared and didn't get out of the  
31 car. There's just too much traffic. And that's just  
32 the situation.

33 In addition to just the normal traffic of the  
34 people that live on that road, it's a cut-through road  
35 into Easley. It comes out at Publix in that area. So  
36 there's a lot of traffic on that road. And there are a  
37 number of subdivisions. There's a copy of the aerial  
38 photo here I gave to the commission. I just pulled it  
39 out so you can see. There are a number of subdivisions  
40 that feed into this road. And this gentleman made  
41 reference to Carriage Hill Subdivision. That's pink on  
42 your aerial photo. It's pink because that's the red  
43 mud that is still under construction. That subdivision  
44 was first approved before I came on the commission ten  
45 years ago. And they've got lots of problems with water  
46 runoff. They've been moving dirt for over five years.

47 There will be -- Mr. Cartee remembers how many  
48 houses in there. I keep forgetting. But it's over a  
49 hundred. Is it two hundred?

50 TIM CARTEE: Yes, ma'am. I

1 believe it's plus or minus in that area; yeah.

2 JANE JONES: But they're just  
3 now beginning to build houses. So that is going to  
4 feed into these back roads. My point being, this is  
5 potential traffic. And off your plat here, your aerial  
6 photo, there's a very large subdivision, Pendleton  
7 Plantation. All of that traffic goes into this road.  
8 We just cannot handle it. And until there's some way  
9 to make an improvement to these roads so that we can  
10 handle all this traffic, I cannot be in favor of  
11 another subdivision on this road.

12 I make the motion to deny the application.

13 DAVID COTHRAN: All right. We've  
14 got your motion. Does anybody else have anything they  
15 want to say or ask? All right. We have a motion to  
16 deny. Do we have a second?

17 WESLEY GRANT: Mr. Chairman,  
18 what's the premise to deny?

19 JANE JONES: I'm sorry. Want me  
20 to go back and do that?

21 DAVID COTHRAN: Yeah.

22 JANE JONES: My reasons for  
23 denial are the safety and general welfare of the  
24 community. And that has to do with what I just  
25 explained about the tremendous traffic on these little  
26 roads that cannot handle it. They're narrow, they're  
27 curvy, their sides are crumbling, there are no  
28 shoulders. There's just nowhere to go with the big  
29 trucks, and you know, pickup trucks and all. But a  
30 cluster of another thirty-three houses on this road  
31 would just -- it just can't handle it. The balance --  
32 this disturbs the balance of interest between the  
33 subdivider and the homeowners. We have to give some  
34 respect to the people that live there, some  
35 consideration to the fact that they live there and they  
36 need to be able to come and go. That's my second  
37 reason for denial.

38 And also the ability of existing infrastructure  
39 and transportation systems to serve the proposed  
40 development. And I have this copy of it.

41 DAVID COTHRAN: Okay. Did we get a  
42 second on that?

43 DONNA MATTHEWS: Second.

44 DAVID COTHRAN: We have a second.  
45 Motion and second to deny. Is there any discussion?  
46 All in favor of the motion to deny raise your hand.  
47 Five in favor of the motion. All opposed. Three. So  
48 the motion to deny carries. This project is denied for  
49 the reasons stated already.

50 All right. Next would be preliminary subdivision

1 Hurricane Creek, also in District 6.  
2 TIM CARTEE: Thank you, Mr.  
3 Chairman. This is -- a hundred and thirty-eight  
4 property owners within two thousand feet were notified.  
5 Intended development is single-family. And the  
6 applicant is Yury Shtern. It's located off Highway 17,  
7 which is state maintained. It's in District 6.  
8 Surrounding land use is residential, commercial and  
9 undeveloped. The property is unzoned. It's  
10 approximately 26.78 acres, forty lots is proposed. And  
11 Highway 17 is classified as a collector with no maximum  
12 trips per day.  
13 Here's a layout of the proposed development. And  
14 this is an aerial showing all three properties.  
15 Staff recommends approval. This development has  
16 met the minimum standards for the Chapter 38 land use.  
17 Thank you, Mr. Chairman.  
18 DAVID COTHRAN: Thank you. Any  
19 questions for staff? Is there a developer  
20 presentation?  
21 TIM CARTEE: Yes, sir.  
22 STEPHANIE GATES: I don't have any  
23 presentation prepared. Stephanie Gates with Site  
24 Design. I'm the engineer and surveyor on the project.  
25 And I'll be glad to answer any questions you may have  
26 about the development or the plans.  
27 DAVID COTHRAN: Thank you.  
28 STEPHANIE GATES: You're welcome.  
29 DAVID COTHRAN: All right. This is  
30 also not a public hearing but open to public comments.  
31 We have four people. First up is Tiffany Estes, again.  
32 TIFFANY ESTES: Again, the same  
33 comments that I previously said apply. You know, we  
34 are not for or against any housing division or  
35 developments. And you know, we definitely welcome  
36 growth. However, we just want to make sure that it's  
37 controlled growth. The Hurricane Creek would feed into  
38 our Wren schools, which would be Spearman Elementary,  
39 Wren Middle and Wren High School. And I also have the  
40 data on those to share with you, the commission.  
41 With Spearman Elementary, their current building  
42 capacity -- and we added an eight room addition last  
43 year in 2020 -- their current capacity with that  
44 addition is eight hundred. Right now they're sitting  
45 at seven sixty-six. So they are just about at  
46 capacity. And we have seen a 6.7 percent average  
47 growth at Spearman Elementary in the last three years,  
48 with last year from the previous year 16.2 percent  
49 growth.  
50 Wren Middle, we have built a brand new school at

1 Wren Middle. The capacity is a thousand. They're  
2 already sitting at nine sixty-three. And they have  
3 seen a three percent average growth in the last three  
4 years.

5 And Wren High School is built -- the current  
6 capacity is fifteen hundred. And they are at one  
7 thousand two hundred and eleven students as of today.  
8 Up 7.8 percent from last year. And overall 3.4 percent  
9 growth average over the last three years.

10 Thank you.

11 DAVID COTHRAN: Thanks. Randee  
12 Childress.

13 RANDEE CHILDERS: Hello. I'm Randee  
14 Childress. I've lived on Highway 17 for forty-six  
15 years. And I am opposed to this new subdivision. The  
16 main objection that I have is all the traffic. And for  
17 those of you who are not familiar with Highway 17, it  
18 connects Highway 8 to Highway 86 at the exit 35  
19 interchange. So as you can imagine, people that live  
20 on Highway 8 and the subdivisions all along the roads  
21 that feed Highway 17 come down Highway 17 trying to get  
22 to the interstate to get to their jobs. And we're less  
23 than two miles from the Wren schools. We see bus  
24 traffic, school traffic, with people taking their  
25 children to school. High school kids coming and going.  
26 The speed limit on this road is forty-five. They take  
27 that as a suggestion; not as a speed limit.

28 At the end of 86 where the proposed subdivision  
29 is, we have Budweiser and Coke distribution centers.  
30 We have trucks leaving in the morning to make  
31 deliveries and returning in the afternoon. Hurricane  
32 Creek Road, which is behind us, is home to a big  
33 industrial park. So we see trucks coming all the time  
34 that are delivering there and also the people that work  
35 there. And if there's a wreck on 85, they get on  
36 Highway 81, which feeds to Highway 17, to detour around  
37 the wreck. So we can always tell if there's a wreck on  
38 85 by all the truck traffic.

39 So you can see that we have a traffic problem. My  
40 mailbox is across the road from our property. If I go  
41 to the mailbox at certain times of the day, I may wait  
42 as long as five to ten minutes trying to get across the  
43 road. Highway 17 is a straight road for the most part,  
44 but it's rolling hills. So you have to wait and make  
45 sure that nobody is coming or you're going to get run  
46 over because they're going so fast.

47 I noticed on the map of the proposed subdivision  
48 that the entrance is on Highway 17. Where they have  
49 their entrance, there's a limited sight line to the  
50 left. So that means that people coming out of this

1 subdivision are going to be entering 17. They're going  
2 to have to wait for oncoming traffic because they won't  
3 be able to see if because there could be some traffic  
4 at the bottom of the hill. So I'm sure there's going  
5 to be accidents.

6 My other concern is that according to the Anderson  
7 County maps, half of the area proposed for the  
8 subdivision is considered wetlands. At least seven of  
9 the lots are on part of the wetlands. We have a  
10 pasture behind our house with a creek at the back.  
11 Several times a year it will rain so hard that the  
12 water will come out of the banks of the creek and flood  
13 part of the area there. And I'm sure this subdivision  
14 is going to see the same thing because all this water  
15 is coming from upstream.

16 Thank you.

17 DAVID COTHRAN: Thank you, ma'am.

18 Just remind everybody it's a three minute limit on  
19 these comments. Next is John Thurston.

20 JOHN THURSTON: Thank you for  
21 letting me speak. It's hard to follow Randee. She's a  
22 neighbor of mine I've known some time. We're John and  
23 Pam Thurston. We live at 301 Highway 17. I bought my  
24 home forty-seven years ago. Used a V.A. loan to get  
25 it. I had served in the military for three years. I'm  
26 a Vietnam veteran. My home was built in '65 by J.C.  
27 Cox, as were many of the homes in this area. This was  
28 middle-class America's dream. I purchased my home in  
29 '75 and raise two children. I know most of the people  
30 who live in this area. Most have passed on, but new  
31 people have moved in. We still have a good community.

32 The reason the first eleven homes on Highway 17  
33 did not go any further back is because of the swamp  
34 back there. When they were built they had to stop  
35 because they knew that was a wetland. Highway 17 was  
36 considered the country years ago, and then it started.  
37 McDonald's, truck stop, Spinx, Budweiser, Coke,  
38 Bojangles, Q.T., Burger King, twenty-plus warehouses  
39 behind me and most of them are empty.

40 Now the housing developments are overwhelming the  
41 area. Roads and traffic are terrible. Wren and  
42 Powdersville schools are flooded. Every road, 86, 81,  
43 8, Major Road, Old Pelzer, Shiloh, you name it, it's  
44 flooded with traffic. Coke and Budweiser have no  
45 deliveries on Highway 17, yet hundreds of their trucks  
46 come by my house every day using the shortcut. They've  
47 created a problem there to 35, but they don't use it.  
48 They'll shortcut and go out the other way. The roads  
49 are constantly being patched to fill in the holes that  
50 they dig. There are hundreds more of the trucks

1 speeding. Like the neighbor just said, every day they  
2 come through there. Not just delivering to these  
3 warehouses. They're using it as a cut-through.  
4 What will these forty proposed homes do to my home  
5 value? What am I going to lose? There are thirty-nine  
6 proposed subdivisions in Anderson County right now.  
7 Thirty-nine. They're scattered from Lake Hartwell to  
8 Powdersville. With fifteen hundred -- they're already  
9 planning fifteen hundred new homes already, without  
10 these others.  
11 Piedmont and Powdersville has a thirty-one percent  
12 growth rate as of 2020 census. Thirty-one percent.  
13 Pelzer has eighteen percent growth. They almost built  
14 an auto manufacturing plant right there on Highway 86  
15 coming out of Piedmont. Can you imagine what that  
16 would have done to that community? This land is still  
17 available for sale, three or four hundred acres. I  
18 know there's proposed subdivisions ---  
19 DAVID COTHRAN: Sir, that's time.  
20 JOHN THURSTON: Okay. That's time.  
21 I'm just saying this should be denied because this is a  
22 swamp and wetland. If you'll go back in there and look  
23 at it, you'd see that it is.  
24 DAVID COTHRAN: Thank you, sir.  
25 Rhonda Aiken.  
26 RHONDA AIKEN: I'm Rhonda Aiken,  
27 145 Moores Mill Road. I know you've heard me before.  
28 And to follow up on the density and population, with  
29 the fifteen hundred homes that have been approved, two  
30 that are pending, the one that's on appeal, for our  
31 little Piedmont community, this would be adding ten  
32 percent of the population of the city of Greenville  
33 within about one and three-fourths miles. That is a  
34 huge, a huge, huge burden on this community. The whole  
35 thing.  
36 But my particular problem with this development,  
37 and I'm familiar with this land, I am downstream. I  
38 have thousands and thousands of feet of exposure on Big  
39 Hurricane Creek. Everything that happens upstream is  
40 important to me.  
41 If you can put that schematic back up? And  
42 following up on what this lady said about the wetlands,  
43 I was really astonished to see that they have in the  
44 blue wetlands, look how many lots. Whether that is  
45 wetlands or whether that is a buffer, it is actually  
46 coming into the prescribed properties. Look at the  
47 huge retention ponds. And retention ponds can fail.  
48 That is showing you, this is a swamp at the top end and  
49 a gully on the bottom. It goes downhill. It has  
50 tremendous runoff potential that I don't know if it can

1 be contained by this. And there's also a proposed  
2 sewer that's running through one of the retention  
3 ponds.

4 I just think the plan is not good. This  
5 topography is terrible for this development. In  
6 addition to the other things, I am extremely -- we have  
7 gone to exceptional measures to protect our land, to  
8 prevent erosion along Hurricane Creek. I can tell you  
9 that every little bit of flooding makes a difference.  
10 And the potential to have a foot of mud dumped all over  
11 my fields, you know, is there. There's going to have  
12 to be a lot of dirt moved, I believe, to get this into  
13 some kind of a development. And that wetlands problem  
14 and that big ditch, it's -- I mean I just think that  
15 this is not a good design. Way too many -- and I'm  
16 concerned about density overall for this particular  
17 development and wetlands and that topography, that  
18 gully, that comes down through -- comes right into Big  
19 Hurricane Creek. So I'm right downstream of it. And  
20 I'm very concerned.

21 DAVID COTHRAN: Thank you. All  
22 right. That was it on speakers on this matter. Again,  
23 I'll ask staff, after that do they have any questions  
24 or comments on this preliminary subdivision?

25 JANE JONES: Yes, I would like  
26 to make a comment. I know -- and I'd like to emphasize  
27 what they said about the wetlands. We need to -- we're  
28 trying to find ways to prevent flooding and we don't  
29 want to create the flooding, is the way I see it. This  
30 property doesn't look like it's -- I'm very familiar  
31 with it. I'm very familiar with the traffic issues.  
32 We've already discussed that at length and I just want  
33 to emphasize that. But I think we need -- as a  
34 commission -- need to pay attention to these properties  
35 that do have water problems. And this one -- I talked  
36 to a gentleman that lives there. He said at any given  
37 time there's six feet of water in that creek. And when  
38 I saw the plat then I became aware of the actual extent  
39 of the wetlands. I don't see how you can put houses in  
40 there. This was discussed at the meeting that I had,  
41 along with county councilmen, had with the developer.  
42 And I just don't think this is a good development for  
43 that property.

44 DAVID COTHRAN: All right. I guess  
45 everybody got the email from Mr. Davis, as well. All  
46 right. Anyone else have any questions, comments on  
47 this? If not, we'll entertain a motion.

48 JANE JONES: Motion to deny. I  
49 base that on the safety, convenience and general  
50 welfare of that area. I'm using those terms, the



1 safety and convenience, what I'm talking about is the  
2 water problem. And of course, there's the inability of  
3 existing and planned infrastructure and transportation  
4 systems to serve this development.

5 DAVID COTHRAN: Okay. We have a  
6 motion to deny based on the items that were listed.  
7 Does anyone need to add to that or let it stand as the  
8 motion? We'll need a second, as well.

9 DONNA MATTHEWS: I second.

10 DAVID COTHRAN: Second. Any  
11 discussion?

12 WESLEY GRANT: Mr. Chairman?

13 DAVID COTHRAN: Yes.

14 WESLEY GRANT: Would it be  
15 appropriate at this juncture to ask for the developer's  
16 representative to speak to the water problem or is it  
17 too late?

18 DAVID COTHRAN: Well, we're in the  
19 middle of a vote, so probably so. I don't know. I  
20 don't think that's within Robert's Rules. Do you want  
21 to do it? I guess we could. I guess we could have a  
22 motion to suspend the vote and a motion to ask a  
23 question of the developer, I guess would be proper. Is  
24 that what you're asking?

25 WESLEY GRANT: Yes.

26 DAVID COTHRAN: First, a motion.  
27 Do we have a second to suspend the vote for now?

28 BRAD BURDETTE: Second.

29 DAVID COTHRAN: All in favor. All  
30 right, motion to ask a question with a second. I'll  
31 second it. We can vote. All in favor of that. All  
32 right, ask the question. Just do the procedure.  
33 Sorry.

34 WESLEY GRANT: Thanks you. Would  
35 you mind addressing the concerns that we've heard about  
36 the water?

37 STEPHANIE GATES: Yes. So we did  
38 have a wetland study done to determine where the  
39 wetlands are, and I think what you see on the map is  
40 the wetland, as well as the required buffer on that.  
41 So some of the buffer does come onto those lots. But  
42 there is plenty of room to build the size houses that  
43 they're intending to build. And detention will be  
44 addressed on the project.

45 DAVID COTHRAN: All right. Any  
46 other questions for this lady? Thank you, ma'am.

47 STEPHANIE GATES: You're welcome.

48 DAVID COTHRAN: All right. So I  
49 guess we'll reopen the vote. Do we have a motion to  
50 reopen the vote? Second? I got that. All in favor.

1 All right. So we go back to our original vote.  
2 The motion was to deny. I did receive a second. I  
3 believe we're in the middle of any discussion. Is  
4 there any further discussion on it? All right. Now we  
5 will note. We're voting -- the motion is to deny. So  
6 all those in favor of the motion, which would be to  
7 deny, raise your hand, please. All right. And those  
8 opposed. That'll be six to two in favor of the motion,  
9 which we'll deny.

10 So we will move on to item 7, old business.  
11 Anyone have anything? I guess this is old business.  
12 We got the forms from the August meeting on Falcon,  
13 Riverwood. What do we need to do? These were included  
14 in the packet. Is there anything to do with them? I  
15 don't know. It's just stuck in my papers ---

16 ALESIA HUNTER: Mr. Chairman, we'll  
17 get those after the meeting.

18 DAVID COTHRAN: All right. Any  
19 other old business?

20 All right. Next is item 8, which is public  
21 comments on any non-agenda items. Again three minute  
22 limit per speaker. So if anyone would like to -- I  
23 don't know if we even had a sign-up on that, but I  
24 don't think we typically do. Would anyone like to  
25 speak on anything not related to our agenda tonight?  
26 Please come forward, state your name and address.

27 CARMEN RAPP (Phonics): My name is Carmen  
28 Rapp. I'm a resident of Anderson County for over  
29 thirty-six years. And I apologize for signing in  
30 because I've never been in a meeting like this before.  
31 But this affects me because, like I say, I've raised  
32 three children here. The roads are very dangerous.  
33 And a question was asked about regarding the roads.  
34 And this gentleman here, I don't know your name, sir,  
35 but the answer was DOT has been informed. So my  
36 question in general is, what's DOT going to do with  
37 that information? Are they going to do anything with  
38 the roads? Like I said, the roads keep getting worse  
39 and worse and worse. It's dangerous.

40 TIM CARTEE: The SCDOT doesn't  
41 really report to us as a county because they own the  
42 roads and they maintain them. That would have to be a  
43 question answered by the district engineer of that  
44 area.

45 DAVID COTHRAN: Thank you. Anyone  
46 else wish to address or make your voice known on non-  
47 agenda items? Seeing none and hearing none, we will  
48 close that.

49 We'll move on to item 9, any other business. If  
50 not ---

1                   ALESIA HUNTER:                   Mr. Chairman,  
2    Brittany has been working on some continuing education  
3    training. And I believe there was a survey that she  
4    sent out to everybody. So she's in the process of  
5    getting all the responses back. Some of you need full  
6    orientation training, which is six hours. Mr. Dunaway,  
7    you being an attorney, you're exempt. If you would  
8    still like to participate that would be, you know,  
9    fine, as well. But there are two -- I think, three  
10   commissioners on here that need the six hours. And  
11   then the rest of the commissioners need three hours  
12   continuing education.

13                  DAVID COTHRAN:                  Thank you, Alesia.  
14   All right. Any other business? That's good  
15   information.

16                  If not, we'll move on to item 10, adjournment.  
17   All in favor, get up and go.

18  
19

**MEETING ADJOURNED AT APPROXIMATELY 6:47 P.M.**

**Anderson County Planning Commission  
Staff Report  
October 12, 2021**

Applicant: Daniel Youngblood, Jr (Habersham, Inc)  
Current Owner: Dorothy Ann J Thompson Family Trust  
Property Location: Highway 81 N  
Precinct: Hopewell  
Council District: 7  
TMS #(s): 145-00-06-001  
Acreage: +/- 29.01  
Current Zoning: C-1 (Commercial District)  
Requested Zoning: R-M1 (Mixed Residential District)

This residential district is established to provide for medium population density. The principal use of land is for one-family and two-family dwellings and recreational, religious, and educational facilities normally associated with residential development.

Multiple-family dwellings shall not be permitted. This district also allows a mixture of residential and professional offices provided design and review conditions are met. Due to the potential for office development, this classification should be limited to properties which have direct access to a major collector or arterial street.

Surrounding Zoning: North: C-1N (Neighborhood Commercial District)  
South: R-20 (Single-Family Residential District)  
East: S-1 (Services District)  
West: PD (Planned Development District)

Evaluation: This request is to rezone the parcel of property described above from C-1 (Commercial District) to R-M1 (Mixed Residential District). The applicant's stated purpose for the rezoning is to develop a townhome community designed for a natural transition from commercial properties to surrounding single family residential neighborhoods.

The property is located adjacent to residential uses. The Future Land Use Map in the County's Comprehensive Plan (2016) identifies the area as half commercial along Highway 81 and the eastern half residential.

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

- September 23, 2021: Rezoning notification postcards sent to 260 property owners within 2,000' of the subject property; To date, staff has received 0 phone calls requesting more information.

- September 24, 2021: Rezoning notification signs posted on subject property;
- September 27, 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: Dorothy Ann J. Thompson Family Trust / Daniel Youngblood, Jr (Habersham, Inc)  
Mailing Address: 1909 East Main St, Easley SC 29640  
Telephone: 864.417.4204  
Email: justin@youngblooddevelopment.com / deyoungblood01@gmail.com

### Owner's Information (If Different from Applicant)

Owner Name: Dorothy Ann J. Thompson Family Trust  
Mailing Address: 115 Carter Hall Dr, Anderson SC 29621  
Telephone: 864.933.1982 (Steve Kirven)  
Email: steve@kirvenlaw.net

### 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:

*Andie J. Kirven, Trustee*

*Patricia J. Drew, Trustee*

Owner's Signature

*8/26/21*

Date

### Project Information

Property Location: Highway 81 across from Linwa Blvd  
Parcel Number(s)/TMS: 1450006001  
County Council District: 07 School District: 05  
Total Acreage: 29.01 Ac Current Land Use: Vacant  
Requested Zoning: RM-1 Current Zoning: C-1  
Purpose of Rezoning: Create balanced transition from commercial neighbors to residential neighbors

Are there any Private Covenants or Deed Restrictions on the

☐ Yes

☒ No

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

Patricia S. Drew, Trustee

8/26/21

Applicant's Signature

Date

Andrea J. Kuwer, Trustee

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.

Patricia S. Drew, Trustee

8/26/21

Applicant's Signature

Date

Andrea J. Kuwer, Trustee

\* 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.

Owners desire to develop 180 high-end townhome community to serve high demand for housing in the area.

2.

Plans include protecting existing substantial natural/vegetative buffer and as necessary adding additional screening at North/South/East property lines.

Civil engineering design and construction processes will use all storm water requirements and available best management practices to protect neighboring properties from off site impacts.

This project will help protect neighboring business owners' long term sustainability by adding 180 families to their customer base.

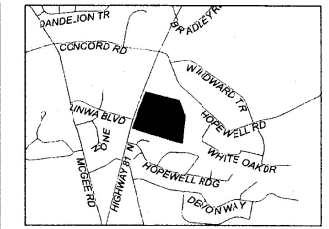
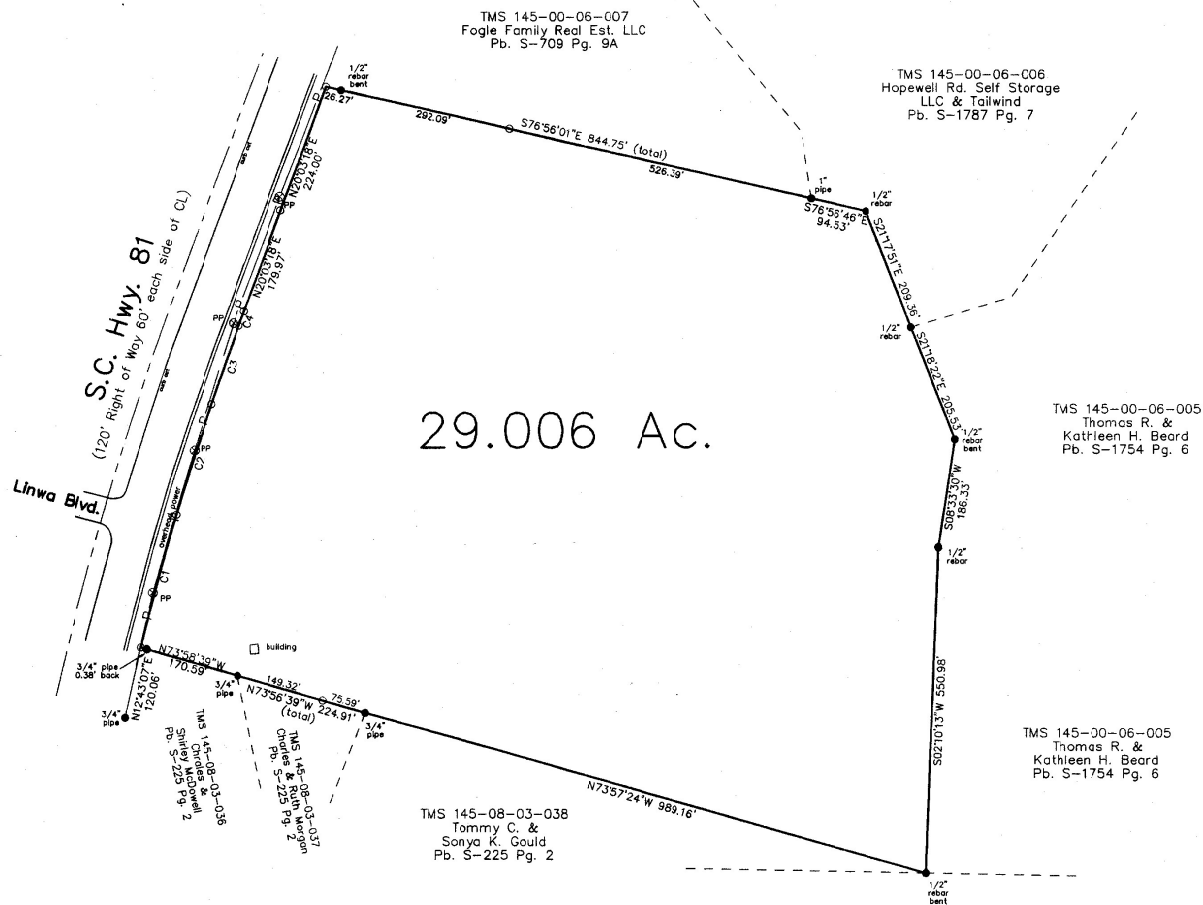
3.

The quality of the homes to be built will enhance the home values of neighboring properties.

This townhome community will be designed for a natural transition from commercial properties to the North to the single family neighborhoods to the South.



110003960 3/01/2011 10:19:04 AM  
FILED, RECORDED, INDEXED  
Bk: S1904 Pg: 5 Pages: 000  
Rec Fee: 10.00 St Fee:  
Co Fee:  
REGISTER OF DEEDS, ANDERSON CO., SC  
Shirley McElhannon

Vicinity Map  
(NFS)

LINE	CHORD BEARING	CHORD	RADIUS
C1	N15°10'47\"E	231.25'	5670.00'
C2	N17°21'23\"E	159.51'	5670.00'
C3	N19°04'37\"E	141.00'	5670.00'
C4	N19°55'20\"E	26.31'	5670.00'
C5	N63°47'30\"E	56.99'	40.00'
C6	N25°29'45\"W	56.85'	40.00'



I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as described therein, and there are no visible encroachments or projections other than shown.

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

**EXEMPTION FROM REVIEW PROCESS**  
This plat is a RESURVEY of an existing lot of record.

Earl B. O'Brien, PLS SC#10755

- 1) Parent TMS 145-00-06-001
- 2) Reference Plat Book S-43 Page 10
- 3) Reference Dec. Book 2980 Page 256
- 4) Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject property: easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; and any other facts that an accurate and current title search may disclose.

Map #	Surveyed By	Drawn By	Checked By
8461boundary	WH JE	JM	EBO

THIS DRAWING AND THE DESIGN SHOWN THEREON ARE THE PROPERTY OF NU-SOUTH SURVEYING, INC. THE REPRODUCTION, COPYING OR USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.

<b>Legend</b> (Old) ● (New) ○ 1/2" Rod Mag Nail Computed Pt.		<b>Certification and Survey for</b> <b>William W. Thompson, et al</b> Non-transferable Revised Feb 24, 2011 to remove lots and show overall boundary only. Anderson County South Carolina Scale 1"=150' Date: Dec. 3, 2009 	
<b>Nu-South Surveying Inc.</b> 111 Anderson Ave. Anderson S.C. 29625 (854) 224-2754			



## SITE DATA:

\* UNITS ARE SUBJECT TO CHANGE WITH FINAL DESIGN

TOTAL ACRES: 28.4 AC  
TOTAL UNITS: 180  
GROSS DENSITY: 6.3 UNITS/ACRE  
TOTAL OPEN SPACE REQD: 0.83 AC (200 SF/UNIT)  
30' X 58' LOT DIMENSIONS: 108' DEPTH  
22.5' X 58' LOT DIMENSIONS: 96' DEPTH  
FRONT SETBACK: 20'  
SEPARATION BETWEEN BUILDINGS: 15' MIN.

## NOTES:

1. PRELIMINARY LAYOUT SUBJECT TO CHANGE WITH DESIGN AND REGULATORY REVIEW.
2. EXISTING TOPOGRAPHY AND PROPERTY LINES FROM GIS.
3. STORM PONDS ARE APPROXIMATE AND HAVE NOT BEEN SIZED BASED ON A DESIGN OR STUDY.
4. C-IN ZONING ADJACENT TO R-MI ZONING REQUIRES TYPE 3 BUFFER OR 15'-50'.



## CONCEPTUAL LAYOUT HIGHWAY 81 TRACT ANDERSON COUNTY, SC

OCTOBER 1, 2021



511 River Street • Suite 200  
Greenville, SC 29601 • 864.412.2222  
www.thomasandhutton.com

This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.  
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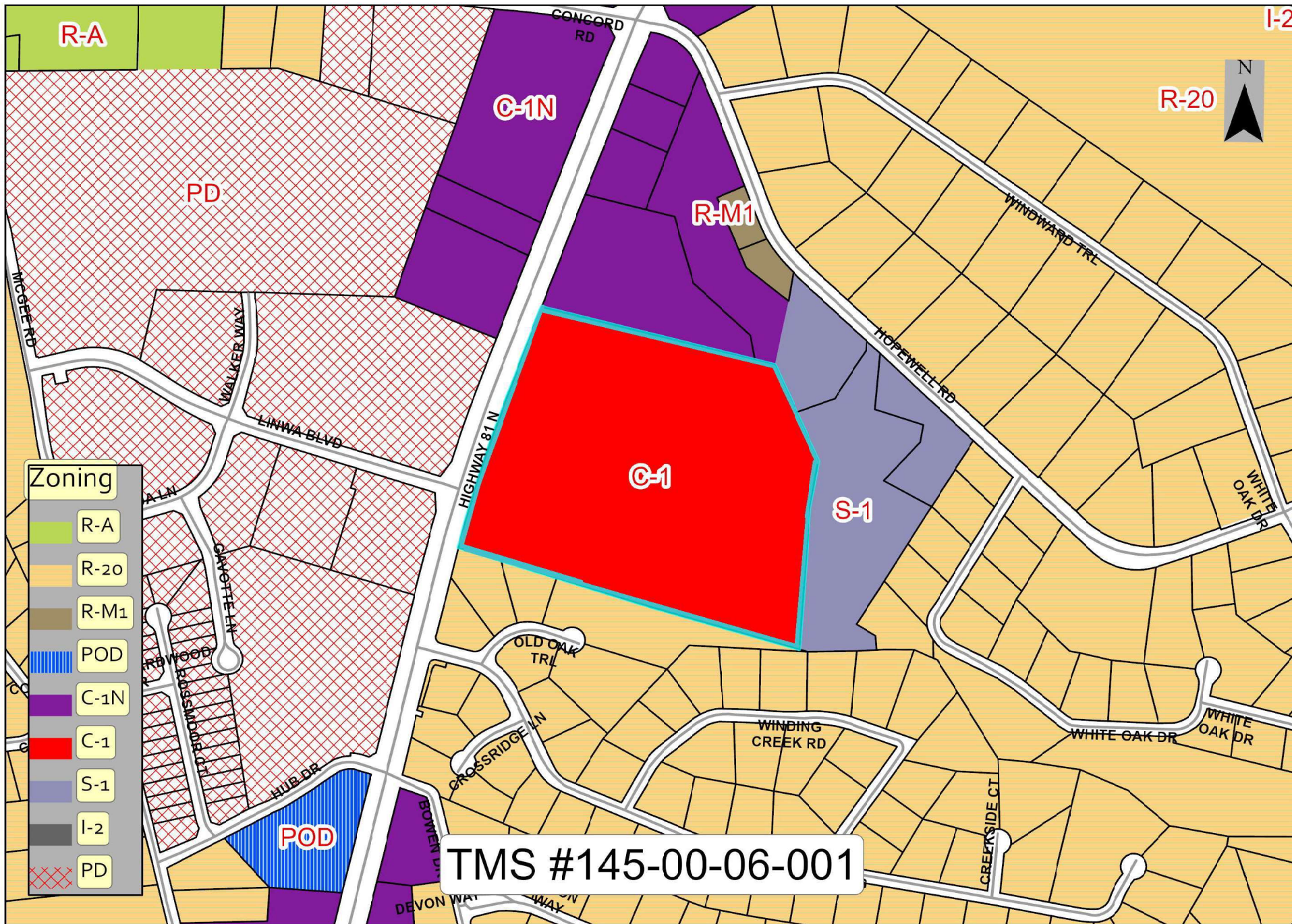


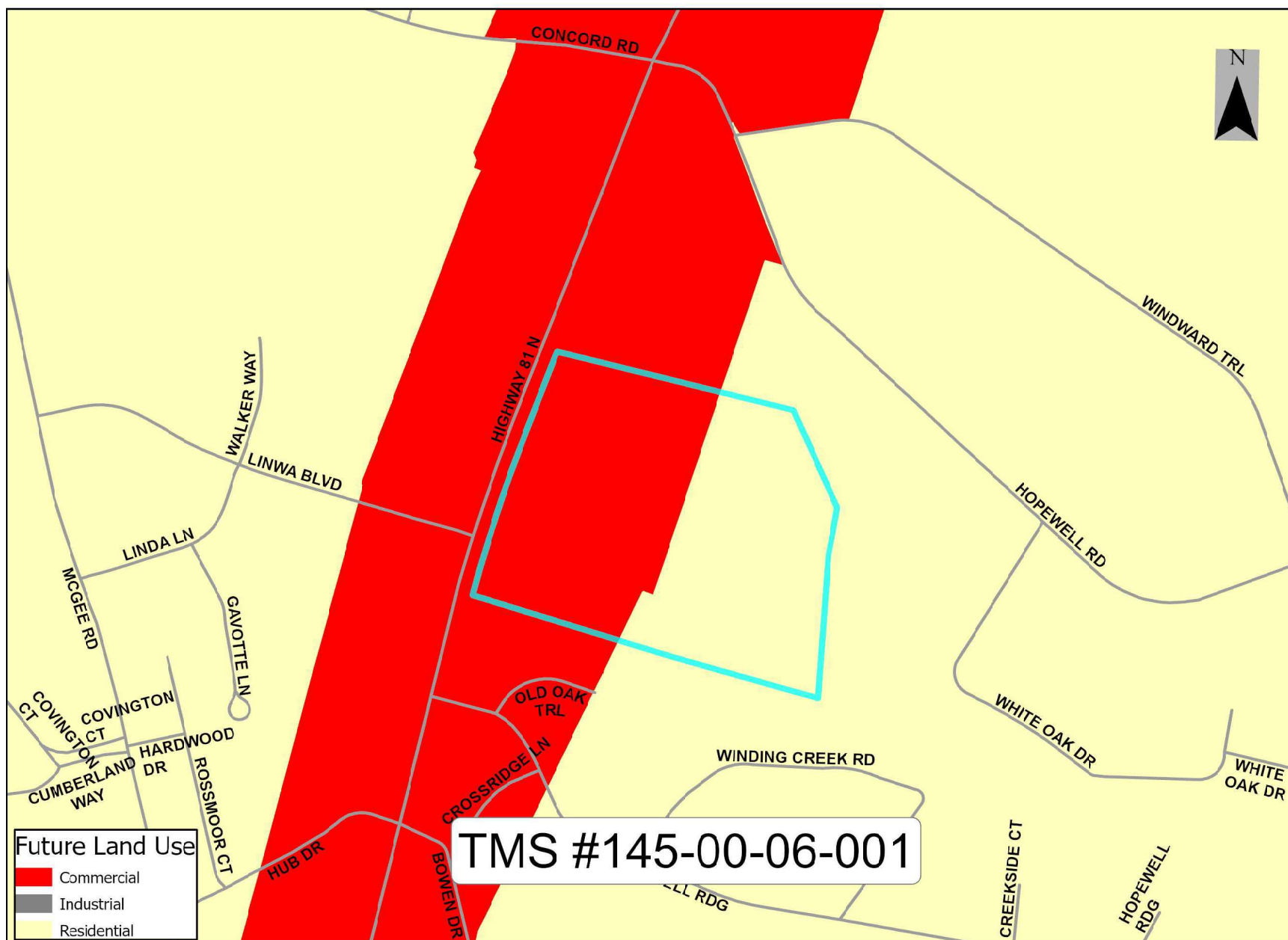
Aerial Photography

TMS #145-00-06-001

0 500 1,000 2,000 Feet













# Anderson County Planning Commission Meeting

October 12, 2021  
6:00 PM

## Staff Report – Preliminary Subdivision

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The previously proposed preliminary plat for this development was denied on 6-9-2020.

Proposed Changes include, but are not limited to; A decrease in density from 5.6 units/acre previously to 2.6 units/acres currently. An increase in the gross land area of the Copper Hill project from +16.4 acres previously to +29.28 currently. Reduction in total number of units from 92 units previously to 76 units currently.

The perimeter buffer around the entire subdivision was increased by 20' previously to 50' currently. The distance between all internal roads and each townhome unit has been increased by 20' setbacks to 30' currently. Addition of walking/nature trails, common fishing area, common picnic and recreational area.

This proposed development design standards are created to preserve green areas and open space, characteristics as adopted by the newly Conservation Ordinance 2020-035 in Chapter 38.

<b>Preliminary Subdivision Name:</b>	Townes at Copper Hill
<b>Intended Development:</b>	Townhomes
<b>Applicant:</b>	Joseph M. & Joseph A. Beeson
<b>Surveyor/Engineer:</b>	Ridgewater
<b>Location/Access:</b>	Barr Cr. (County Maintained)
<b>County Council District:</b>	6
<b>Surrounding Land Use:</b>	Residential, Commercial, Mobile Homes, Vacant
<b>Zoning:</b>	Un-zoned
<b>Tax Map Number:</b>	236-00-02-035, -080, part of -077
<b>Number of Acres:</b>	+/- 29.28
<b>Number of Lots:</b>	76
<b>Water Supplier:</b>	Powdersville

**Sewer Supplier:**

ReWa

**Variance:**

No

**Parking:**

The required off street parking is listed-for one bed room unit, 1.5 spaces are required and for two or more bedrooms, 2 spaces are required for each townhome unit. A total of 152 parking spaces are shown on the site plan. The parking areas are shown on the site plan adjacent to the units. Parking is allowed within the setback area however; no part of the building is allowed to encroach within the setback area.

**Traffic Impact Analysis:**

This new proposed subdivision is expected to generate 608 new trips per day, this is a decrease of 128 trips per day from 736 that was proposed and was denied on 6-9-2020. Barr Circle is classified as a Major Local road with a maximum of 1600 average vehicle trips per day.

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

**Staff Recommendation: Sec. 38-311.**

**(c) At the planning commission meeting during which the plat is scheduled to be discussed, the subdivision administrator shall present his recommendation to the planning commission.(Ord. No. 03-007, § 1, 4-15-03)**





# Subdivision Plat Application

Anderson County Code of Ordinance  
Chapter 38 Land Use

Scheduled Public Hearing Date: 10-12-21

Application Received By: ME

Date: 9-1-21

DS Number: 21-16

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: Townes at Copper Hill

1. Name of Applicant: Joseph M Beeson and Joseph A Beeson

Address of Applicant: 108 West Faris Road, Greenville, SC 29605

Telephone Number(s): 864.660.9689

Email: joeymbeeson@gmail.com

2. Property Owner(s): Beeson Development LLC (TMS -2080 & -2035) and J and E Holdings LLC (TMS -2077)

Address: 114 Dominick Court, Greenville, SC 29605

Telephone Number(s): 864.704.4415

Email: beesondevelopment@gmail.com

3. Engineer/Surveyor(s): Ridgewater Engineering and Surveying  
Wesley White

Email: wesley@ridgewatereng.com

## Project Information

4. Project Location: Barr Circle / Powdersville

Parcel Number/TMS: 236-00-02-035, 236-00-02-080  
and part of 236-00-02-077

County Council District: 6 School District: 1

Total Acreage: 129.28 Number of Lots: 76 Intended Development: Townhomes

Current Zoning: Unzoned Surrounding Land Uses: High Density Residential (12.7 units/acre), commercial, mobile homes & vacant

## 5. List Utility Company Providers:

Water Supplier: Powdersville Sewer Supplier: REWA Septic: n/a

Electric Company: Duke Gas Company: Forthill Telecommunication Company: AT&T

6. Have any changes been made since this plat was last before the Planning Commission? Yes If so, please describe.  
Changes include, but are not limited to: A 54% decrease in density (from 5.6 units/acre previously to 2.6 units/acre currently). A 79% increase in the gross land area of the Copper Hill project (from +16.4 acres previously to +29.28 currently). Reduction in total number of units (from 92 units previously to 76 units currently). The perimeter buffer around the entire subdivision was increased by 150% (from 20' previously to 50' currently). The distance between all internal roads and each townhome unit has been increased by 50% (from 20' setbacks to 30' currently). Addition of walking/nature trails, common fishing area, common picnic and recreation area.

7. Is there a request for a variance? No 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 8-31-21

Signature of Owner

Date 8-31-21



# TRIP GENERATION

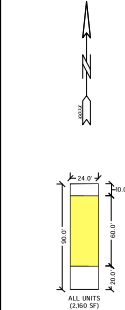
Trip generation was estimated using the ITE Trip Generation manual. ITE land use code 200 for residential townhomes was used to determine the values for input into the equations for predicting trip generation. Using the ITE manual, Table (B) one below was derived for trip generation for the Townes at Copperhill.

Table 1

Land Use	Land Use	Units	Daily Rate			AM Peak Rate			PM Peak Rate		
			Total	In	Out	Total	In	Out	Total	In	Out
Residential Townhomes (Townes at Copperhill)	230	76	5.81	2.90	2.90	0.44	17%	83%	0.52	67%	33%

Using the ITE Trip Generation manual we get predicted trips for the Townes at Copperhill as shown in table (2) below.

Land Use	Land Use	Units	Daily Rate		AM Peak Rate		PM Peak Rate	
			Total	In / Out	Total	In / Out	Total	In / Out
Residential Townhomes (Townes at Copperhill)	230	76	442	221 / 221	34	6 / 28	40	27 / 13



Parcel Line Table

Use #	Length	Direction
L1	87.85	S57°40'44.00"W
L2	145.12	S11°54'46.30"E
L3	17.05	S09°17'50.77"E
L4	78.28	S2°56'52.00"W
L5	84.08	S71°30'54.04"E
L6	44.29	S37°23'53.57"E
L7	19.66	S9°20'17.07"E
L8	20.88	S27°30'48.50"E
L9	27.71	S88°06'53.52"E
L10	8.92	S31°13'12.23"E
L11	12.22	S31°13'12.23"E
L12	46.83	S39°34'38.56"E
L13	36.81	S37°44'25.35"E
L14	36.96	S27°09'13.92"E
L15	36.96	S27°09'13.92"E
L16	177.91	S38°06'56.92"E
L17	33.94	S19°10'56.06"E
L18	97.71	S54°12'26.99"E
L19	33.83	S39°31'22.77"E
L20	27.67	S60°12'04.63"E
L21	37.05	S47°33'00.67"E
L22	48.90	S78°27'48.20"E
L23	46.00	S18°34'03.08"E
L24	36.33	S87°08'07.88"E
L25	55.79	S2°20'18.83"E
L26	51.66	S47°45'46.89"E
L27	33.61	S39°00'42.34"E
L28	44.30	S50°33'00.60"E
L29	42.14	S26°54'49.34"E
L30	46.83	S87°29'31.66"E
L31	48.07	S11°28'17.32"E
L32	76.91	S81°06'13.92"E
L33	46.05	S47°01'36.92"E
L34	23.16	S98°00'51.33"E
L35	26.01	S24°09'02.14"E
L36	28.23	S47°44'32.81"E
L37	33.61	S19°54'45.36"E
L38	47.13	S48°02'31.20"E
L39	27.37	S48°38'49.96"E
L40	56.92	S27°13'55.72"E
L41	28.16	S°05'49.87"E
L42	42.61	S44°13'23.88"E
L43	48.57	S24°28'21.79"E
L44	31.83	S23°29'57.35"E

ACCESS ROAD: Barr Circle (County Maintained Road)

County Road Classification: Major Local (per Anderson County Road Classification List)

Existing Average Daily Trips (ADT) on Barr Circle: 300 ADT (per Anderson County Roads and Bridges Dept.)

Barr Circle Capacity: 1600 ADT (per Anderson County Code Sec. 38-118)

Total Projected ADT from Townes at Copperhill project:

Using figures from the ITE Trip Generation manual: 742 (580 + 442) (46.4% of Barr Circle capacity)

Using figures from ACC Sec. 38-118(d): 608 (8 x 76)

Total Projected ADT on Barr Circle with Townes at Copperhill project:

Using figures from the ITE Trip Generation manual: 742 (580 + 442) (46.4% of Barr Circle capacity)

Using figures from ACC Sec. 38-118(d): 908 (300 + 608) (56.8% of Barr Circle capacity)

# SITE LEGEND

	OVERALL PROPERTY BOUNDARY		DENOTES DRIVEWAY
	PROPOSED PROPERTY LINES		EDGE OF PAVEMENT
	X CREEK		BACK OF CURB
	X ROAD RIGHT OF WAY		RIGHT-OF-WAY
	PROPOSED SEWER LINE (GRAVITY)		NUMBER OF PARKING STALLS IN A ROW
	PROPOSED SANITARY MANHOLE		
	PROPOSED NATURE TRAIL		

# SITE DATA

TMS NO.: 236-00-02-035

236-00-02-077 (part of)

236-00-02-080

ZONING: UNZONED

FUTURE LAND USE MAP DESIGNATION: RESIDENTIAL

TOTAL LAND AREA: ±29.28 ACRES

TOTAL UNITS: 76 UNITS (24' X 90' TYP.)

DENSITY: 2.60 Units/Ac

PROPOSED ROADS:

PRIVATE: ±2,089.97 LF (±.40 MI)

SETBACKS:

PERIMETER PROPERTY:

REQUIRED: 20'

PROVIDED: 50'

FRONT SETBACK:

REQUIRED: 20' OF INTERNAL ROADS

PROVIDED: 30' OF INTERNAL ROADS

PARKING:

REQUIRED: 152 SPACES = 2 SPACES/UNIT X 76 UNITS

PROVIDED: 228 SPACES = 3 SPACES/UNIT X 76 UNITS

(76 Driveways + 76 Garages + 76 Auxiliary Spaces)

STALL SIZE: 9' X 20'

AUXILIARY PARKING LOT AISLE DIMENSIONS: 24'

SEWER PROVIDER: REWA SANITARY SEWER DISTRICT

WATER PROVIDER: POWERSVILLE WATER DISTRICT

Area 'A' Area 'A' = 5.58 ac

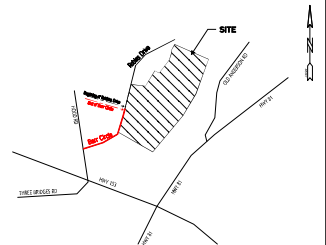
Area 'B' Area 'B' = 16.11 ac

Area 'C' Area 'C' = 0.72 ac

Area inside interior road right-of-ways + unit footprints + area between unit footprints and interior road right-of-ways = 6.87 acres

# NOTES:

1. ALL LOTS TO UTILIZE PUBLIC WATER AND SEWER.
2. THERE EXISTS A 5' DRAINAGE AND UTILITY EASEMENT ALONG ALL SIDE AND REAR LOT LINES.
3. ALL LOTS MUST ACCESS INTERNAL ROADS.
4. COMMON/OPEN SPACE AREAS NOT TO BE SUBDIVIDED



# LOCATION MAP

# PRELIMINARY PLAT

## OWNER'S CERTIFICATION

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

Date: 8-31-21

(Owner) (Agent) (Name): JOSEPH M. BEESON

Signature: [Signature]

## DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this preliminary plat was prepared using a survey of the property prepared by Glenn Sampson, L.L.C. RLS, and dated February 25, 2017, and further that the proposed subdivision development meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property.

By Name: J. WESLEY WHITE, P.E.

Signature: [Signature]

Registered Professional No.: 25827

Address: PO BOX 806, ANDERSON, SC 29622

Telephone No.: 864-226-0980

Date: 8-31-21

## CERTIFICATE OF PROJECT APPROVAL

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

Manager or Subdivision Administrator:

Date:



## TOWNES AT COPPER HILL SUBDIVISION

BARR CIRCLE  
ANDERSON COUNTY, SC

BEESON DEVELOPMENT LLC  
(TMS-2000 & 2020)  
AND  
J AND E HOLDINGS LLC  
(TMS-2077)

OWNER

Ridgewater Engineering & Surveying, LLC P.O. Box 806  
Anderson SC 29622  
864.226.0980

ENGINEER OR SURVEYOR

NO. OF ACRES: ±29.28

CURRENT LAND USE: Vacant/Single-Fam.

NO. OF LOTS: 76

DATE: 08-31-21

ZONE: Unzoned

MILES OF NEW ROAD: ±0.40

DRAWN BY: JWW

CHECKED BY: JWW

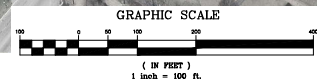
JOB NUMBER: 21-201

REVISIONS: 1 (09-07-21)

PRELIMINARY PLAT



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

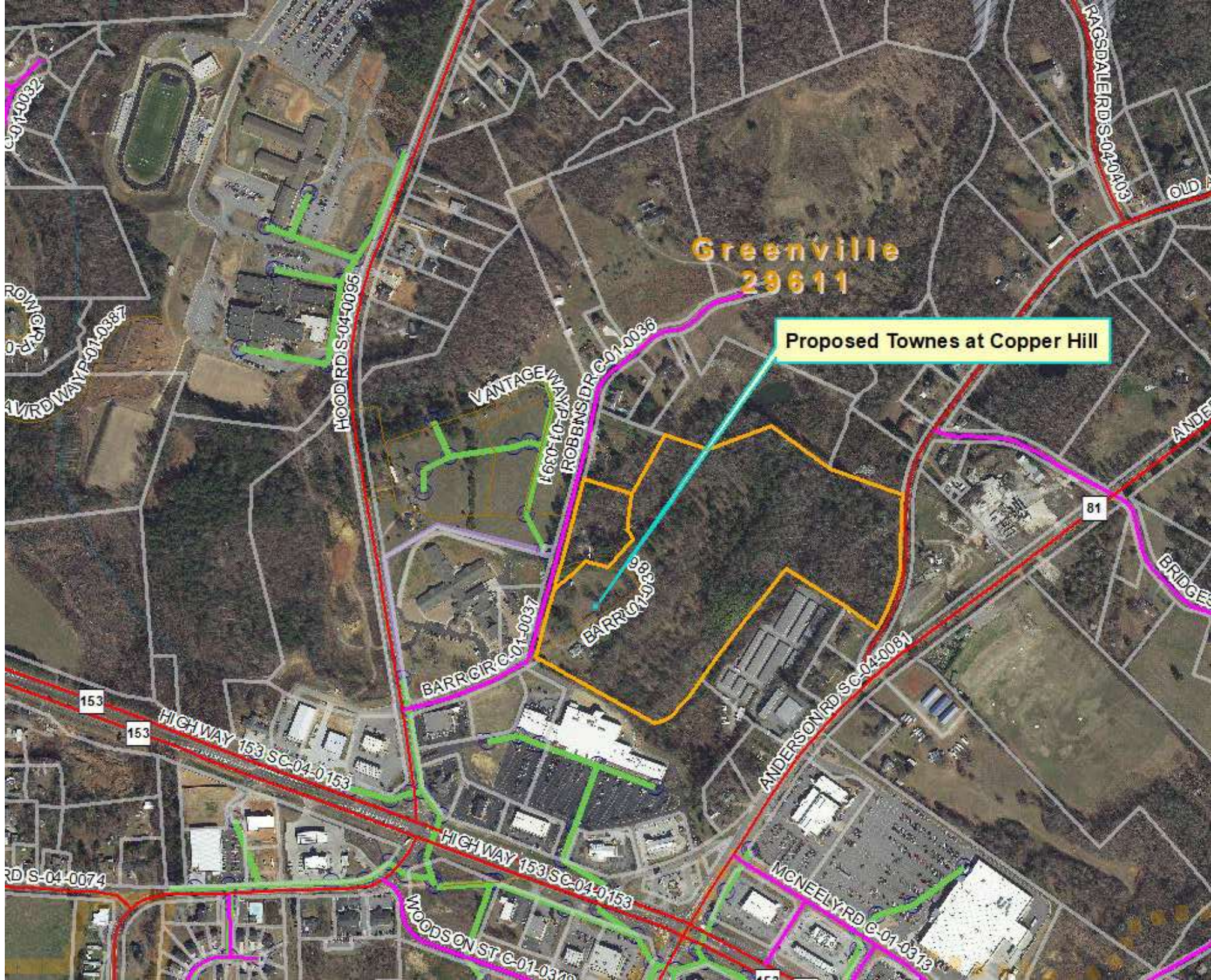


NOTE: THE SITE IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER F.I.R.M. COMMUNITY PANEL NUMBER 45007C006E WITH EFFECTIVE DATE OF 9/29/11



Greenville  
29611

Proposed Townes at Copper Hill





Anderson County Planning  
Commission  
October 12, 2021  
6:00 PM

Staff Report – Preliminary Subdivision

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

<b>Preliminary Subdivision Name:</b>	Wrenfield
<b>Intended Development:</b>	Single Family
<b>Applicant:</b>	Toll Brothers
<b>Surveyor/Engineer:</b>	Gray
<b>Location/Access:</b>	Hwy 81 (State)
<b>County Council District:</b>	6
<b>Surrounding Land Use:</b>	Residential
<b>Zoning:</b>	Un-zoned
<b>Tax Map Number:</b>	214-00-12-003
<b>Number of Acres:</b>	+/- 29.64
<b>Number of Lots:</b>	32
<b>Water Supplier:</b>	Powdersville
<b>Sewer Supplier:</b>	Septic
<b>Variance:</b>	No

**Traffic Impact Analysis:**

Hwy 81 is classified as an arterial 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: Oct. 12, 2021

Application Received By: AD

Date: 9-7-2021

DS Number: 21-17

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**Proposed Subdivision Name:** WRENFIELD

1. Name of Applicant: TOLL BROTHERS C/O DAN DRISCOLL

Address of Applicant: 11 BRENDAN WAY, SUITE 150, GREENVILLE, SC 29615

Telephone Number(s): 8 649 79 -3366 Email: ddriscoll@tollbrothers.com

2. Property Owner(s): JAMES MICHAEL WILSON AND CYNTHIA WILSON C/O CALEB BOYD

Address: 9318 HWY 81 N

Telephone Number(s): 8 64 4 14-75 01 Email: cboyd@cdanjoyner.com

3. Engineer/Surveyor(s): DERREK PULLEY, GRAY ENGINEERING Email: dpulley@grayengineering.com

#### **Project Information**

4. Project Location: HWY 81 AND TRIPP ROAD

Parcel Number/TMS: 21400120 03 County Council District: 06 School District: 1

Total Acreage: 29.64 Number of Lots: 32 Intended Development: SUBDIVISION

Current Zoning: UNZONED Surrounding Land Uses: LOW AND MEDIUM RESIDENTIAL, AGRICULTURE

#### **5. List Utility Company Providers:**

Water Supplier: POWDERSVILLE WATER Sewer Supplier: NONE Septic: DHEC

Electric Company: DUKE ENERGY Gas Company: FORT HILL Telecommunication Company: AT&T

6. Have any changes been made since this plat was last before the Planning Commission? NO If so, please describe.

7. Is there a request for a variance? NO 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.

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- (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

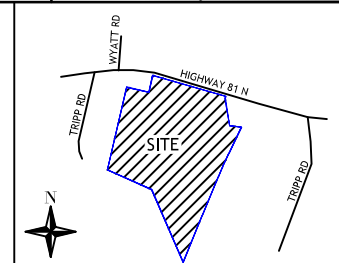
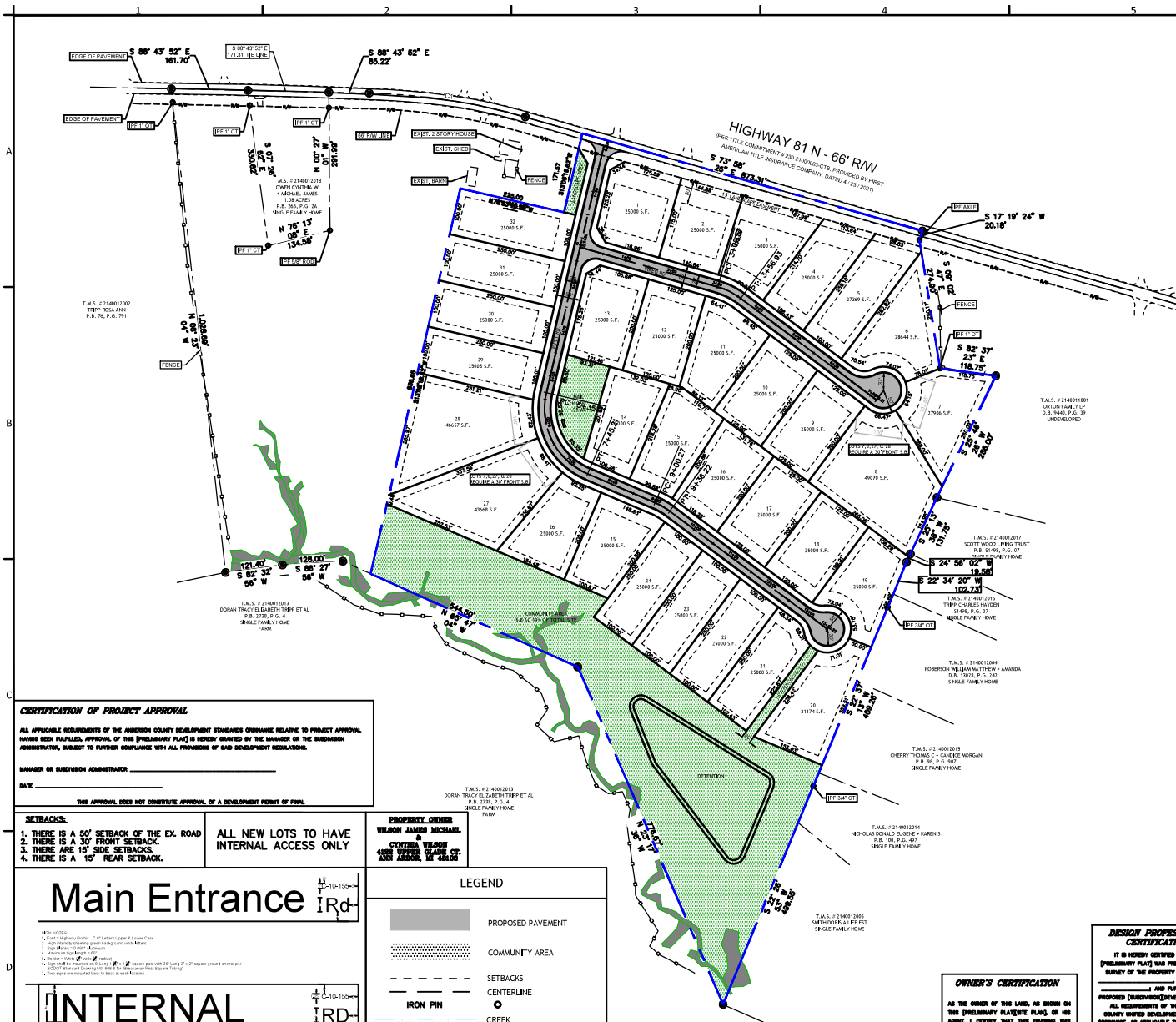
9/7/2021

Signature of Owner

Caleb Boyd

Date

9/7/2021



**CERTIFICATION OF PROJECT APPROVAL**

ALL APPLICABLE REQUIREMENTS OF THE ANDERSON COUNTY DEVELOPMENT STANDARDS ORDINANCE RELATIVE TO PROJECT APPROVAL HAVING BEEN FULFILLED, APPROVAL OF THIS [PRELIMINARY PLAT] IS HEREBY GRANTED BY THE MANAGER OF THE SUBDIVISION ADMINISTRATION, SUBJECT TO FURTHER COMPLIANCE WITH ALL PROVISIONS OF SAID DEVELOPMENT REGULATIONS.

MANAGER OR SUBDIVISION ADMINISTRATION \_\_\_\_\_

DATE \_\_\_\_\_

THIS APPROVAL DOES NOT CONSTITUTE APPROVAL OF A DEVELOPMENT PERMIT OF FINAL.

- SETBACKS:**
1. THERE IS A 50' SETBACK OF THE EX. ROAD
  2. THERE IS A 30' FRONT SETBACK.
  3. THERE ARE 15' SIDE SETBACKS.
  4. THERE IS A 15' REAR SETBACK.
- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY**

**PROPERTY OWNER**  
WILSON JAMES MICHAEL  
CENTRAL WILSON  
CLUB OFFER CLASH CT.  
AND ADJ. 34 ACRES

# Main Entrance

IRd

10-15'

# INTERNAL

IRd

10-15'

**LEGEND**

- PROPOSED PAVEMENT
- COMMUNITY AREA
- SETBACKS
- CENTERLINE
- IRON PIN
- CREEK
- EASEMENT
- ADJACENT PROPERTY LINE
- PROPERTY LINE
- ROAD RIGHT-OF-WAY

**OWNER'S CERTIFICATION**

AS THE OWNER OF THIS LAND, AS SHOWN ON THIS PRELIMINARY PLAT/STATE PLAT, ON HIS BEHALF, I CERTIFY THAT THIS SHOWN WAS MADE FROM AN ACTUAL SURVEY, AND ACCURATELY PORTRAITS THE EXISTING LAND AND ITS FEATURES AND THE PROPOSED DEVELOPMENT AND IMPROVEMENTS THEREON.

DATE \_\_\_\_\_

OWNER NAME \_\_\_\_\_

SIGNED \_\_\_\_\_

**DESIGN PROFESSIONAL CERTIFICATION**

IT IS HEREBY CERTIFIED THAT THIS [PRELIMINARY PLAT] WAS PREPARED USING A SURVEY OF THE PROPERTY PREPARED BY \_\_\_\_\_, R.L.S. AND DATED \_\_\_\_\_, AND FURTHER THAT THE PROPOSED [DEVELOPMENT/DEVELOPMENT] MEETS ALL REQUIREMENTS OF THE ANDERSON COUNTY UNIFIED DEVELOPMENT STANDARDS ORDINANCE, AS APPLICABLE TO THE PROPERTY.

BY (NAME) \_\_\_\_\_

SIGNED \_\_\_\_\_

REGISTERED PROFESSIONAL NO. \_\_\_\_\_

ADDRESS \_\_\_\_\_

PHONE NUMBER \_\_\_\_\_

DATE \_\_\_\_\_

## WRENFIELD

THIS P/O 2140013003  
ZONING: UN-ZONED  
CURRENTLY LAND UNDER SINGLE FAMILY HOME

<b>DEVELOPER/APPLICANT</b> TOTAL BROOKINGS ATTN: DAN DRISCOLL 11 BROADWAY, SUITE 100 GREENVILLE, SC 29601 864-970-5055	<b>REGISTERED</b> GRAY ENGINEERING BRUCE POLLEY, P.E. 155 PRINCE ROAD GREENVILLE, SC 29607 864-597-3027
---	--

TOTAL ACRES: 20.84 HWY ROAD: 0.30 MI  
NO. OF LOTS: 38 DATE: SEPTEMBER 7, 2021

NO.	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

133 PLEASANT ROAD, GREENVILLE, SC 29607  
PH: 864-970-5055  
WWW.GRAYENGINEERING.COM

PRELIMINARY PLAT

**WRENFIELD SUBDIVISION**

ANDERSON COUNTY, SC

HWY 81

SCALE: 1" = 100'

PROJECT MANAGER: ZEP

DRAWN BY: CDR

PROJECT DATE: 7/17/21

JOB NO: 2021038

PLOT DATE: 9/9/21

SHEET

# CV-1







# Anderson County Planning Commission

October 12, 2021

6:00 PM

## Staff Report – Preliminary Subdivision

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<b>Preliminary Subdivision Name:</b>	Cornerstone
<b>Intended Development:</b>	Single Family
<b>Applicant:</b>	Davis & Floyd on behalf of Spano & Associates Asheville, LLC
<b>Surveyor/Engineer:</b>	Davis & Floyd,
<b>Location/Access:</b>	Highway 187, Burns Bridge Rd, & Fants Grove Rd
<b>County Council District:</b>	4
<b>Surrounding Land Use:</b>	Residential, Agricultural, & Industrial
<b>Zoning:</b>	IZD (Innovative Zoning District)
<b>Tax Map Number:</b>	43-00-01-006, -020, & 43-00-11-021
<b>Number of Acres:</b>	+/- 137
<b>Number of Lots:</b>	313
<b>Water Supplier:</b>	Sandy Springs
<b>Sewer Supplier:</b>	Anderson County Wastewater
<b>Variance:</b>	No

**Traffic Impact Analysis:**

Hwy 187, Fants Grove Rd, & Burns Bridge Rd are classified as collectors 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: 10-12-21

Application Received By: AD

Date: 9-2-21

DS Number: 21-18

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: Cornerstone

1. Name of Applicant: Davis & Floyd on behalf of Spano & Associates Asheville, LLC

Address of Applicant: 164 Milestone Way, Suite 200, Greenville, SC 29615

Telephone Number(s): (864) 527-9800

Email: jmccutchen@davisfloyd.com

2. Property Owner(s): Spano & Associates Asheville, LLC

Address: 1540 International Parkway, Suite 2000, Lake Mary, FL 32746

Telephone Number(s): (321) 275-5929

Email: spano1688@gmail.com

3. Engineer/Surveyor(s): Jamie McCutchen - Davis & Floyd

Email: jmccutchen@davisfloyd.com

**Project Information**

4. Project Location: Hwy 187, Fants Grove Road & Burns Bridge Road

Parcel Number/TMS: 430001006, 430001020, 4300011021 County Council District: 4 School District: 4

Total Acreage: 137 Number of Lots: 313 Intended Development: Single-Family Residential

Current Zoning: IZD Surrounding Land Uses: Residential, Agricultural & Industrial

**5. List Utility Company Providers:**

Water Supplier: Sandy Springs Sewer Supplier: Anderson County Septic: \_\_\_\_\_

Electric Company: Duke Energy Gas Company: Fort Hill Telecommunication Company: AT&T

6. Have any changes been made since this plat was last before the Planning Commission? No If so, please describe.

First submittal

7. Is there a request for a variance? No 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 1/2 x 11 sized copies of the Preliminary Plat • Two (2) 17 x 24 (or larger) copies of the Preliminary Plat
- Completed Subdivision Application • Check made payable to Anderson County for Preliminary Plat Review

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



**Sec. 38-312. - 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 \_\_\_\_\_

Jamie McCutchen - Davis & Floyd

Digitally signed by Jamie McCutchen - Davis & Floyd  
DN: cn=US, email=jmccutchen@davisfloyd.com, o=Davis & Floyd, cn=Jamie McCutchen - Davis & Floyd  
Location: Greenville, SC  
Reason: I attest to the accuracy and integrity of this document  
Contact info: 864-919-3375  
Date: 2021.08.31 14:23:20-0400'

Date

8/31/21

Date

8/31/21

Signature of Owner \_\_\_\_\_



**CORNERSTONE DEVELOPMENT  
AN INNOVATIVE DESIGN COMMUNITY**

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

**July 15, 2021**

**I. PURPOSE**

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

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

**II. PROJECT AREA**

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

TMS #	Acreage
430001006	83.43
430001020	3.53
430011021	49.87

### **III. ZONING ORDINANCE INNOVATIVE ZONING DISTRICT CRITERIA**

#### **Homeowners Association**

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

#### **Proposed Development Schedule**

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

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

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

#### **Public Improvements**

The project will include the following public improvements:

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

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

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

### **Impact on Public Facilities**

Public facilities that will serve this project include:

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

### **Landscaping, Screening and Buffering**

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

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

Landscaping will be provided along public road frontages as follows:

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

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

#### IV. DEVELOPMENT STANDARDS

**Cornerstone** Development is an innovative design development of single-family detached lots and significant open space to protect natural and environmentally sensitive areas. Architectural standards will be established for the development and will include an architectural committee to approve site plans and building plans for all development to ensure it is developed in a consistent manner.

It is proposed to provide one and two-story dwelling units in a traditional neighborhood development setting. The development will contain a maximum of 305 residential lots (including density bonus) and a minimum of 25% Open Space. Amenities will include open space, multiple parks, a playground, a pool and cabana, a dog park, community garden, and walking trails.

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

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

##### **Zone 1**

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

Density:	2.2 units/acre - Maximum of 110 single-family lots
Minimum lot size:	none
Minimum lot width:	40 feet
Front setback:	15 feet, however driveways must provide a minimum of 20' from curb line to house/garage to allow for parking
Side setback:	5 feet
Rear setback	10 feet
Parking	Per Anderson County Zoning Ordinance Section 6:9
Open Space	A minimum of 25% of the zone will be maintained as Open Space, Common area and/or Buffers
Density Bonus	A density bonus of 5% additional density will be allowed if greater than 30% Open Space is provided in the Final Development Plan, allowing a maximum of 116 lots

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

## **Zone 2**

Zone 2 includes approximately 86 acres on the west side of Highway 187 with access on Fants Grove Road and William Walker Road.

Density:	2.2 units/acre - Maximum of 190 single-family lots
Minimum lot size:	none
Minimum lot width:	40 feet
Front setback:	15 feet, however driveways must provide a minimum of 20' from curb line to house/garage to allow for parking
Side setback:	5 feet
Rear setback	10 feet
Parking	Per Anderson County Zoning Ordinance Section 6:9
Open Space	A minimum of 25% of the zone will be maintained as Open Space, Common area and/or Buffers
Density Bonus	A density bonus of 5% additional density will be allowed if greater than 30% Open Space is provided in the Final Development Plan, allowing a maximum of 199 lots

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

## **General Development Standards (Zones 1 & 2)**

### **Dwelling Quality and Size:**

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

**Lot Sizes and Density of Development:** The maximum gross density of Zones 1 & 2 is 2.2 units/acre, for a total of +/-300 units for the overall development. A density bonus of 5% additional density will be allowed if greater than 30% Open Space is provided in the Final Development Plan, resulting in a maximum of 315 lots total.

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

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

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



SITE LEGEND

PROPERTY LINE

SETBACK

BUFFER



CORNERSTONE DEVELOPMENT - OVERALL SITE PLAN

ANDERSON, SOUTH CAROLINA  
SEPTEMBER 21, 2021

0400800

DAVIS & FLOYD

SINCE 1954



## SITE LEGEND

- PROPERTY LINE
- SETBACK
- BUFFER

## SITE DEVELOPMENT DATA

TMS #: 430001020, 430001006, 430004007

EXISTING ZONING: R-20

PROPOSED ZONING: IZOD

### SETBACKS:

- 50' - HIGHWAY 187 SETBACK
- 25' - PERIMETER SETBACK
- 30' - FANT'S GROVE ROAD SETBACK
- 15' - LOT FRONT SETBACK
- 5' - LOT SIDE SETBACK
- 10' - LOT REAR SETBACK

TOTAL ACREAGE: +/- 85.19 AC

TOTAL OPEN SPACE: +/- 39.64 AC (+/- 47%)

NOTE: MINIMUM 30% TO BE PROVIDED.

PROPOSED LOTS: 197 LOTS

PROPOSED DENSITY: 2.31 / ACRE

(INCLUDES 5% DENSITY BONUS)

### GENERAL NOTES:

1. EXISTING NATURAL VEGETATION PREFERRED TO REMAIN FOR BUFFERS AND BE SUPPLEMENTED, IF NECESSARY, TO MEET BUFFERYARD REQUIREMENTS. WHERE GRADING IS NEEDED, BUFFERYARD TO BE REPLANTED.
2. ROAD WIDENING PER APPROVED TRAFFIC STUDY.



## CORNERSTONE DEVELOPMENT - UPPER SITE ENLARGEMENT

ANDERSON, SOUTH CAROLINA  
SEPTEMBER 21, 2021

DAVIS & FLOYD

SINCE 1954





## CORNERSTONE DEVELOPMENT - LOWER SITE ENLARGEMENT

ANDERSON, SOUTH CAROLINA  
SEPTEMBER 21, 2021

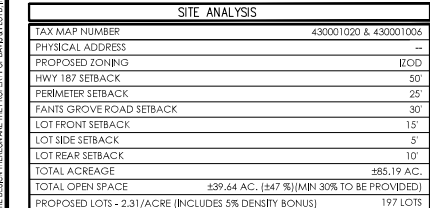
**DAVIS & FLOYD**  
SINCE 1954







X:\Users\oddA2165-01\Prod.ctb\CA\Drawings\Concepts\42145\_0-SITE 18 (5x125).dwg, 9/17/2021 9:52:05 AM Jonathan Ritchie



GENERAL NOTE:  
1. EXISTING NATURAL VEGETATION PREFERRED TO REMAIN FOR BUFFERS AND BE SUPPLEMENTED, IF NECESSARY, TO MEET BUFFERYARD REQUIREMENTS. WHERE GRADING IS NEEDED, BUFFERYARD TO BE REPLANTED.  
2. ROAD WIDENING PER APPROVED TRAFFIC STUDY.

DAVIS &amp; FLOYD

**SINCE 1954**

64 MILESTONE WAY, SUITE 200  
GREENVILLE, SC 29615  
953.577.0900

SPANNO & ASSOCIATES, INC.  
OWNER

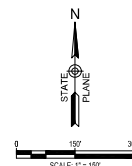
40 INTERNATIONAL PARKWAY, SUITE 2000 LAKE MARY, FLORIDA 32746

## Comerstone Planned Development

CONCEPTUAL DEVELOPMENT PLAN  
(WEST SITE)

[illegible]

Know what's below.  
Call before you dig.



PROJECT DATUM INFORMATION  
HORIZONTAL DATUM: #####  
VERTICAL DATUM: #####







