

Anderson County Planning Commission

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

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

Memorandum

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

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

The meeting agenda and packet are attached for your review.

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

Anderson County Planning Commission

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December 14, 2021
Regularly Scheduled
Meeting 6:00 PM

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Approval of Agenda
4. Approval of Minutes
 - A. October 12, 2021 minutes
 - B. November 9, 2021 minutes (amended to record Mr. Dunaway's presence)
5. Public Hearings
6. Old Business
 - A. Preliminary Subdivision: The Hills at Broadway Lake, located on Shirley Dr **[Council District 2]**
 - i. Staff Report Recommendation
 - ii. Developer Presentation
 - iii. Public Comments
 - B. Preliminary Subdivision: Stone Creek Phase I & II, located on Hembree Rd & Welcome Rd **[Council District 7]**
 - i. Staff Report Recommendation
 - ii. Developer Presentation
 - iii. Public Comments
7. New Business
 - A. Preliminary Subdivision: Green Tree Place, located on Green Tree Rd **[Council District 1]**
 - i. Staff Report Recommendation
 - ii. Developer Presentation
 - iii. Public Comments
 - B. Preliminary Subdivision: Bluffton Valley, located on Highway 17 **[Council District 6]**
 - i. Staff Report Recommendation
 - ii. Developer Presentation
 - iii. Public Comments
 - C. Preliminary Subdivision: Maxwell Commons, located on Terri Acres **[Council District 6]**
 - i. Staff Report Recommendation
 - ii. Developer Presentation
 - iii. Public Comments
 - D. Preliminary Subdivision: Powdersville Walk, located on Powdersville Main **[Council District 6]**
 - i. Staff Report Recommendation
 - ii. Developer Presentation
 - iii. Public Comments
8. Public Comments, non-agenda items – 3 minutes limit per speaker
9. Other Business
10. Adjournment

STATE OF SOUTH CAROLINA)
COUNTY OF ANDERSON)

ANDERSON COUNTY
PLANNING COMMISSION MEETING
OCTOBER 12, 2021

PRESENT:

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

ALSO PRESENT:
ALESIA HUNTER
BRITTANY MCABEE
TIM CARTEE
HENRY YOUMANS
HENRY COPELAND

1 DAVID COTHRAN: ... the regular
2 session of the Anderson County Planning Commission to
3 order. First on the agenda for this would be the
4 pledge of allegiance. If we'd all stand. I don't see
5 our flag.

6 BRITTANY MCABEE: There is no flag.

7 DAVID COTHRAN: We will pledge to
8 the flag that we hoped would be here.

9 **PLEDGE OF ALLEGIANCE**

10 DAVID COTHRAN: We did the best we
11 could. Next would be the approval of the agenda. This
12 is an amended agenda which was sent out. We have three
13 items; two under new business. Do we have a motion to
14 accept the agenda?

15 JANE JONES: So moved.

16 DAVID COTHRAN: There's a motion
17 and second. All in favor. Approved unanimous.

18 Next will be the approval of the minutes from our
19 last meeting. Do we have a motion to approve?

20 JANE JONES: Motion to approve.

21 DAVID COTHRAN: Second?

22 DONNA MATTHEWS: Second.

23 DAVID COTHRAN: Any comments or
24 corrections? If none, all in favor. Minutes are
25 approved unanimous.

26 Next would be public hearing on a rezone request
27 for approximately 29.01 acres located on Highway 81
28 North from C-1 to RM-1.

29 BRITTANY MCABEE: Thank you, Mr.
30 Chairman. This is a rezoning request from C-1 to RM-1.
31 It's located on Highway 81 North near Hopewell Ridge
32 and Linwood Boulevard. The tax map number is there for
33 your viewing. It is approximately twenty-nine acres
34 and is currently zoned commercial district. The
35 requested zoning is a mixed residential district. It's
36 located in the overlay district Gateway to Anderson.

37 The purpose of the rezoning is to create a
38 townhome community to transition from commercial
39 properties to single-family neighborhoods. It's
40 located in Council District 7, Hopewell Voting Precinct
41 and School District 5.

42 The commercial district is established for
43 commercial property along the convenience for the local
44 residents. The RM is a multi-family zoning with -- it
45 allows for a single-family, as well as two-dwelling,
46 and multi-family and townhomes.

47 This is a proposal of the property. And this is a
48 survey of the property. This is the aerial of the
49 property. And the zoning map, you do see to the north
50 there is a little bit of RM-1 zoning in this area. And

1 this is the future land use map, which is half
2 commercial and half residential. And this is the
3 required posting.

4 The staff evaluation is that the applicant's
5 purpose is to develop a hundred and eighty townhome
6 unit community. The future land use map does identify
7 the area as half commercial and half residential and is
8 adjacent to other residential zonings. The development
9 purpose is to serve as a transition from commercial
10 uses to residential. As such, staff does recommend
11 approval of the rezoning. This concludes the staff
12 report.

13 DAVID COTHRAN: Thank you. Any
14 questions for staff? All right. This is a public
15 hearing. We will open the public hearing. We have
16 three people signed up to speak on this. Please come
17 forward. There's a three-minute time limit on all
18 comments.

19 First is Frank and/or Vicki Fararray.

20 FRANK FARRAY: Good evening. Good
21 afternoon. My name is Frank Fararray. I'm actually the
22 HOA President for Hopewell Crossing Subdivision. And
23 we had a meeting about four weeks ago with the
24 developer and Cindy Wilson. And the proposal that was
25 shown on the screen was what was presented to us at
26 first. And we went back and forth on a second
27 proposal. And the second proposal was not on the
28 screen, so I will deny it. I request to deny the
29 proposal that was on the screen.

30 The revision of the proposal was actually given
31 with a larger buffer for consideration of several
32 creeks that are on the south end of the development of
33 the twenty-nine acres. And in addition to that it's
34 actually a wetlands area. So in behalf of the HOA of
35 Hopewell Crossing Subdivision, representing fifty-four
36 homes, we will -- we recommend the board to not approve
37 this. From the proposal that was on the screen.

38 DAVID COTHRAN: Anything else, sir?

39 FRANK FARRAY: No. I just see
40 some paperwork coming across with the actual proposal
41 that we approved on during our meeting.

42 DAVID COTHRAN: Okay. Well, we'll
43 get to that? Does your wife, Ms. Vicki, want to speak?

44 Okay. Next is Jared Miller.

45 All right. Next would be Jan and Martha Lahmann.

46 Okay. No one else is signed up, so we will close
47 the public hearing on this item.

48 ALESIA HUNTER: Mr. Chairman, in
49 your package you should have the correct site plan that
50 the homeowners' association has agreed upon with the

1 developer. So the commissioners do have the correct
2 information.

3 DAVID COTHRAN: Can you put up the
4 site plan that we did see? All right. Any questions
5 or comments from the commission?

6 JANE JONES: The homeowners'
7 association is good with the revised plan; is that
8 correct? Yeah.

9 DAVID COTHRAN: Well, what we're
10 looking at is -- it is different. I mean where you see
11 this what looks like the collection area is different.
12 And then there's more curvature. There's like that
13 little cul-de-sac is taken out at the top.

14 WILL MOORE: The circle around,
15 as well.

16 DAVID COTHRAN: Huh?

17 WILL MOORE: The circle road, as
18 well.

19 DAVID COTHRAN: Yeah, and this road
20 is a little bit extended. Those other two cul-de-sacs
21 which are on the right, I guess is what you would be
22 seeing.

23 FRANK FARRAY: Yes, sir.

24 DAVID COTHRAN: Okay.

25 WILL MOORE: We just want to
26 make sure we're on the same page.

27 DAVID COTHRAN: Okay. Anything
28 else? All right. So we have the information noted
29 that the -- what was presented to us on screen is
30 different from what's in the packet. So we will be
31 considering what's actually in the printed packet on
32 this. Do we have a motion?

33 ALESIA HUNTER: Mr. Chairman, I
34 believe the developer ---

35 DAVID COTHRAN: I'm sorry. I'm
36 sorry. I always forget that. Developer presentation.

37 JACK REEL: Mr. Chairman,
38 members of board, Jack Reel with Thomas & Hutton
39 Engineering Company and I just had a minor heart attack
40 here.

41 We met with the adjacent homeowners, as Mr. Farray
42 said, on September the 9th. And we have worked
43 diligently for the developer who I'm here representing
44 tonight to make sure that we did everything we could to
45 incorporate that into the site plan their wishes and
46 concerns. I could walk you through those.

47 There's two different product types. One is a
48 little bit later. The community had requested that we
49 flip-flop, for lack of a better term, to put the larger
50 units in more proximity to their neighborhood on the

1 south. We also moved -- originally we had a connection
2 to 81, somewhat parallel to their development. We did
3 everything we could curvilinearly to move the road away
4 from their development and create much more of an open
5 space that you see here in the drawing in the southwest
6 corner. We envision that area to be not only for
7 stormwater but for open space and a buffer. The
8 required minimum buffer, according to the Anderson
9 County chart along that southern edge is for a minimum
10 of five feet to thirty feet. We have obligated that we
11 would do up to -- excuse me -- a minimum was seventy-
12 five feet. If there's additional buffering required
13 for some environmental screens that we are currently
14 under evaluation for, then that would certainly make
15 that buffer larger. And we've had discussions and have
16 explained to the adjacent neighborhood that in our
17 opinion, with the existing vegetation there, a buffer
18 on that southern property would entail preservation of
19 existing -- and there's some fairly large streets in
20 that area and supplement those as we need to.

21 We're being very conscious of their concerns and
22 needs and want to make sure that that plan is
23 reflected. I apologize that I didn't recognize it
24 wasn't in the presentation.

25 So again, moving unit away, moving larger units to
26 the south and then, you know, consolidating open space
27 with some water needs on the lower end of the property.

28 If you have any questions I'll be happy to answer
29 them on behalf of the developer.

30 DAVID COTHRAN: Does anybody have
31 any questions for the developer? That was my fault. I
32 should have let you go before the public hearing. So
33 since that's happened, it sounds like everyone that
34 spoke would be okay with this. However, I will reopen
35 the public hearing if any of the people that signed up
36 wish to speak.

37 FRANK FARRAY: I guess
38 (inaudible).

39 DAVID COTHRAN: Okay. Thank you.
40 That's helpful. Any of you other folks need to -- no?
41 Okay. We'll re-close the public hearing then.

42 JACK REEL: And I would like to
43 add, we very much appreciate the conversations we've
44 had with Mr. Farray and the community that the parties
45 have shown up. He is intimately familiar with the
46 property, as he showed us the first time we met about
47 the environmental aspects of the property, how it
48 drains. And he pointed some things out to us that we
49 investigated and helped use some of that information in
50 shaping this plan. Obviously at the preliminary stage

1 that we're at, when we present a concept plan there's
2 going to be, you know, some further studies and further
3 modification. But I'm being told that we are
4 obligating that those specific conditions of that plan,
5 we would be willing to stand by should you approve this
6 to move on to council.

7 DAVID COTHRAN: Okay.

8 JACK REED: Appreciate your
9 time.

10 DAVID COTHRAN: Thank you. And I
11 think it's very helpful when the community shows up and
12 expresses their opinion. It's good to know that
13 they're in agreement with this.

14 All right. Since we've concluded all the
15 requirements on that, we will entertain a motion.

16 DEBBIE CHAPMAN: I would like to
17 make a motion that we approve the plan, the corrected
18 plan. I've seen that. That's what I reviewed with Ms.
19 Wilson, and it was the corrected one. So I make a
20 motion.

21 DAVID COTHRAN: All right. Motion
22 to approve the plan as presented in the paper
23 presentation.

24 WILL MOORE: I second, Mr.
25 Chair.

26 DAVID COTHRAN: Several seconds on
27 that. Any discussion? All in favor of the motion,
28 which is to approve, raise your hand. And it passes
29 unanimous.

30 Next will be item 6, which is new business. We
31 have three issues or three items, rather. Item (a),
32 6(a), is preliminary subdivision, Townes at Copper
33 Hill, in Council District 6.

34 TIM CARTEE: Thank you, Mr.
35 Chairman. This development, there was two hundred and
36 one postcard mailings that were sent out to property
37 owners within two thousand feet. This previous
38 development was denied on 6/9/2020. And since then the
39 developer has come back and made some changes. He has
40 decreased the density from 5.6 acres to 2.6 acres
41 currently, and increased the gross land area of Copper
42 Hill project from 16.4 acres previously to twenty-nine
43 twenty-eight currently. And reduction in the total
44 number of units from ninety-two previously to seventy-
45 six units which are proposed.

46 The perimeter buffer around the entire subdivision
47 was increased in density -- excuse me -- increased by
48 twenty feet previously to fifty feet currently. The
49 distance between all internal roads and each townhome
50 unit has been increased by twenty feet setback to a

1 thirty foot setback.

2 Additions to this development is a walking trail,
3 nature trails, common fishing area and a common picnic
4 and recreation area. This proposed development is
5 designed and created to preserve green space areas and
6 open space. It has a lot of characteristics as adopted
7 by this newly conservation ordinance we just approved
8 in Chapter 38.

9 Again, this development is for townhomes. The
10 applicant is Joseph M. and Joseph A. Beeson. Location
11 and access is Barr Circle, which is county maintained.
12 It's in Council District 6. Surrounding land use is
13 residential, commercial, mobile homes and vacant area.
14 It's unzoned. Number of acres are 29.28. And again,
15 there's seventy-six lots. Parking, the required off-
16 street parking is listed for one bedroom unit. One and
17 a half space are required for two or more bedrooms.
18 Two spaces are required for each townhome unit. And
19 that's a total of one hundred and fifty-two parking
20 spaces as shown on the site plan. The parking areas
21 are shown on the site plan adjacent to units. Parking
22 is allowed within the setback area; however, no part of
23 the building is allowed to be in the setback area.

24 And the traffic impact analysis with this new
25 proposal is going to generate six hundred and eight new
26 trips per day. And this was a decrease of a hundred
27 and twenty-eight per day from seven hundred and thirty-
28 six that was proposed and was denied back on 6/9/2020.
29 Barr Circle is classified as a major local road with a
30 maximum of sixteen hundred average vehicle trips per
31 day. This development will be required to meet or
32 exceed construction plans that are approved by Anderson
33 County Roads and Bridges.

34 Here's a layout of the townhome. As you can see,
35 the green space is down towards the pond, which that's
36 part of another lot. And this is the overall area.
37 This development has met the minimum standards for
38 Chapter 38. And staff recommends approval.

39 DAVID COTHRAN: Thank you. Next
40 will be -- is there a developer presentation on this?

41 WESLEY WHITE: Thank you,
42 commission. I'm Wesley White, Ridgewater Engineering
43 and Surveying. We're the engineers of record for this
44 development. Before the developer starts his full
45 presentation, just to kind of give you -- he'll give
46 you a little bit more of the ins and outs. But in the
47 design we have reviewed it from what it was originally
48 proposed to do. That's where we've added the
49 additional green space as Mr. Cartee said, in line with
50 the conservation ordinance that was approved. It was

1 not quite approved at the time we were finishing and
2 going through the process of this particular design.
3 However, it does in a lot of those characteristics. It
4 does meet all the -- meet or exceed all the current
5 standards in Chapter 38. The roads will be private.
6 Will be owned and maintained by the HOA. So they will
7 not be taken over by the county.

8 And so with that, additionally, we've met with
9 several other people, including the fire marshal and
10 the local school district and talked to them about the
11 project, as well. And the fire marshal, in particular,
12 is on board with the access to Barr Circle as shown. I
13 will point out the map that's been shown up there is a
14 little bit misleading. I think it's an older map.
15 When the properties -- this particular project does not
16 access out onto Old Anderson Road. I do want to make
17 that clear, that there is no through access to this
18 property out onto any other road. Right there it does
19 cut off that area that's onto Old Anderson Road. It is
20 not part of this property. That's owned by someone
21 else.

22 JOEY BEESON: If it's okay with
23 the commission, could I speak after the public
24 comments? That way I can address any comments that are
25 made.

26 BRAD BURDETTE: Who are you?

27 JOEY BEESON: I'm Joey Beeson,
28 the applicant. If it's okay with the commission, may I
29 speak at the end so I can address anybody's comments?

30 DAVID COTHRAN: That would require
31 an amendment -- or approval of the commission on the
32 agenda. We would have to have a motion and a vote on
33 it. There's a request from the developer to present --
34 I guess continue the presentation since that's what
35 we're slotted for right now after public comments. Do
36 we have a motion for that?

37 WESLEY GRANT: Mr. Chairman, I
38 make the motion we allow the developer to do that.

39 DAVID COTHRAN: All right. We need
40 a second. Second. All in favor of allowing this? All
41 right, that would be approved.

42 All right.

43 JACK BEESON: Thank you.

44 DAVID COTHRAN: So we will continue
45 the developer presentation after public hearing. At
46 this time we will -- excuse me. It's not a public
47 hearing. It's public comments. Three minute time
48 limit. We do have a sign-up for this. First would be
49 Stephen Cooper.

50 STEPHEN COOPER, II: Hey, I'm Stephen.

1 I was just stepping up -- I stepped up I think the last
2 time -- the last three times it's been brought up. Not
3 much has changed outside of the presentation put up on
4 the screen from the amount of traffic going in and out.
5 Traffic hasn't really slowed down in that area. It's
6 done nothing but grown since the first time this was
7 proposed. The schools are still maxed out. The fire
8 department is still maxed out. Where I particularly
9 live right now off of Powdersville Main, you can't
10 leave nor come into your house during school hours.
11 I'm not saying this is anything to do with that, but it
12 is dealing with the schools, all the way down to the
13 safety of EMS and fire department dealing with all of
14 this. It's just being shoved in and it's not being
15 kept up with road-wise, school-wise. Everything is
16 just so congested right now that it's not to where you
17 can even drive from point A to point B within an hour,
18 hour and a half gap in the morning. Same thing when
19 they let school out.

20 Where this is coming out, not much better.
21 There's a little better flow of traffic as there is a
22 red light there. But I think by changing the number of
23 units and the amount of cars coming out, it's not going
24 to change seven hundred and six, what they're calling
25 cutting it back.

26 So I'm putting it out to y'all. We've discussed
27 it before and brought up everything in the past. I
28 think everybody else had spoke on the same thing I'm
29 going to say. I would that we don't approve it, I mean
30 much there traffic-wise, safety issues, school issues.
31 Makes no sense in my opinion.

32 That's all I have to say. Thank you.

33 DAVID COTHRAN: Thank you. Next is
34 Teddy Walls.

35 TEDDY WALLS: It would be a great
36 idea if we didn't have a school house sitting close by.
37 There's no way that our schools can handle this much
38 more traffic, this many more people. Children deprived
39 of their education. I don't care how much money it's
40 worth to the developers. It's not worth it for our
41 children to be dumbed up with bigger classrooms, less
42 teachers. We're struggling trying to keep our school
43 system up to par now. Trying to get our children with
44 a good education so they don't have to fight this.

45 But what they're not telling you is there's
46 another thirty acres right behind this that the only
47 way they're going to get sewer is to put sewer through
48 the community. Correct? Because they can't put that
49 much stuff on a septic tank. ReWa is going to put
50 sewer through there. I own property on Ragsdale Road

1 that they're trying to get me to give to them so they
2 can develop their property.

3 I don't think that this is a benefit to our
4 community. I don't think it's a benefit to nobody that
5 even passes through our community. If they want to
6 make five-acre farms over there, I'm all for it. But
7 sixty houses? I thank you for not voting for it.

8 **APPLAUSE**

9 DAVID COTHRAN: Thank you. Steve
10 Cooper.

11 STEVE COOPER: We have discussed
12 it in the past. I think it's been denied by y'all
13 either two or three times. The only thing that's
14 changed since then several thousand other houses have
15 been approved since (inaudible). Roads are dangerous.
16 Powdersville Main backs up with school traffic. People
17 are getting over and going the long way. My daughter
18 was hit there turning left because of the way she was
19 supposed to. This was put on at the last minutes. If
20 I had known it was going to be on, I would run a video
21 tape (inaudible) people every single day sitting in
22 line and sitting there twenty or thirty minutes to turn
23 left from Cooper Lane and (inaudible) go the wrong
24 directions. Somebody comes down to Cooper Lane. I saw
25 one last week that had to go (inaudible) there. My
26 daughter was hit there, hit and run. They were going
27 on the wrong side of the road.

28 A lady from the school district came to the last
29 meeting saying the schools are either maxed or over
30 maxed. I don't understand -- if we don't do some
31 planning -- we know we need improvement. Where are we
32 going to put the kids? Paying the first bond off.
33 Paying the second bond off to add on to the schools.
34 They're full again. They said today -- the district
35 said they're going to have to build a new Concrete
36 Elementary that was seven years out. They're over max
37 now. There are thousands of houses you've already
38 approved. Where are these kids going to go to school?
39 How are the roads going to handle more traffic? This
40 is a Planning Commission. You need to do some planning
41 and not move everything (inaudible).

42 DAVID COTHRAN: Thank you. Tiffany
43 Estes.

44 TIFFANY ESTES: Tiffany Estes,
45 Director of Planning and Development for Anderson
46 School District 1. Anderson School District 1 does not
47 have an official position on any subdivision being
48 built. We understand that growth is inevitable and we
49 definitely welcome our partnerships with our community,
50 with our businesses, and we're super excited that

1 people want to move into our district because of our
2 excellent schools.

3 We need to control the rate of growth. That's
4 very important to us. Either due to Act 388 passed I
5 think, yes, back in 2006, you know, we don't receive
6 operational funds for these new buildings. However,
7 the school district doesn't receive funds when new
8 buildings are built, it does reduce the debt service to
9 our constituents. And we currently have two bonds out
10 there right now.

11 As Mr. Cooper stated, Concrete is over capacity.
12 It was built for eight hundred students. We currently
13 have eight hundred and seven students. And these are
14 little ones. These are K to 2 students.

15 Now, with the proposed subdivision being
16 townhouses, townhouses traditionally do not have as
17 many students attending our schools than single family
18 or multi-family houses. And just some data that was
19 just pulled from Powdersville school, we currently have
20 six thousand four hundred and ninety-five homes in
21 Anderson School District 1 that have children attending
22 our schools. We have just over ten thousand students.
23 So this equates to about 1.6 students in each of those
24 homes that attend our schools.

25 The latest information from January 2016 to this
26 September 2021, there have been two thousand five
27 hundred and four single-family units permitted, with
28 four hundred and seventy-two of them being mobile
29 homes. And then five hundred and twenty-one multi-
30 family units that have had permits since then, for a
31 total of three thousand two hundred and twenty-five. The annual
32 average from the last five years is five hundred and
33 forty home permits in Anderson School District 1.

34 And we do plan to build another elementary school
35 to offset for Concrete and Powdersville Elementary, but
36 we're looking at about seven, eight years down the
37 line. Thank you.

38 DAVID COTHRAN: Thanks. Next is
39 Brent Powell.

40 BRENT POWELL: Some other numbers
41 that were not spoken of, but she mentioned eight
42 hundred capacity and we're eight oh seven at Concrete.
43 But other schools are affected by all the growth that's
44 been approved. Powdersville Elementary, the capacity
45 is eight hundred. They're already at seven hundred and
46 fifteen. Powdersville Middle School capacity is eight
47 hundred and twenty-five. They're already at seven
48 hundred and twenty-seven. And that was after an
49 addition already in 2020. Powdersville High School,
50 eleven hundred. They're already at nine hundred and

1 sixty-six. Spearman Elementary is at eight hundred
2 capacity. They're already at seven sixty-six. Wren
3 Middle School, one thousand capacity. They're already
4 at nine hundred and sixty-three. Wren High School,
5 fifteen hundred capacity. They're already at twelve
6 eleven.

7 I'm a farmer. I have everything to gain from as
8 many people moving into our community as possible.
9 That's more money in my pocket because I sell them
10 produce. But I'm not willing to jeopardize more money
11 in my pocket for a decreased value of quality of life
12 for our community.

13 There is traffic -- it literally took me -- I live
14 in Powdersville. It took me an hour and ten minutes to
15 get here tonight because of traffic on 153. That's
16 ridiculous. Literally every morning it takes parents
17 -- and I see it, I hear them, I talk to them, my
18 customers, my vegetable customers -- there's parents
19 that it literally takes them forty-five minutes to get
20 their kids from their house to the school in the
21 mornings because of traffic because of over-development
22 of the Powdersville area.

23 This is because there's already houses that have
24 been approved that's not even built yet; that are going
25 to be built. So how much more are we going to pile in
26 on top of that before there's a stop to it or a pause
27 to it until we can get the infrastructure up. We
28 already get notices during the summertime from the
29 water company, hold off on your water use. There's a
30 decreased amount of water. We're already buying water
31 from Greenville Water because we don't have enough
32 through the Powdersville Water District.

33 Our infrastructure cannot support the growth that
34 is going on in Powdersville right now. Like I said, I
35 have everything to gain from growth because that's more
36 customers for me to sell produce to. But it's not
37 worth me jeopardizing my quality of life and the
38 quality of life of all my friends and all of my
39 neighbors in Powdersville.

40 And I'm praying and I'm hoping and I'm pleading
41 with you guys, please stop this until we can get a grip
42 on what's going on in Powdersville. Because otherwise
43 it's going to be a swamp by the end of the next four or
44 five years.

45 **APPLAUSE**

46 DAVID COTHRAN: Jeremy McCall.
47 JEREMY MCCALL: Before I start may
48 I ask a procedural question? Similar to the last item
49 on the agenda, will we have a chance to respond to the
50 developer?

1 DAVID COTHRAN: No.
2 JEREMY MCCALL: Wow. Why is that?
3 Can you make a motion, Jane, that we have a chance to
4 respond? Why did the procedure change, I guess is my
5 question without us ---
6 DAVID COTHRAN: It's not a
7 procedure change, sir. We're giving latitude as it is.
8 I mean really it doesn't matter whether he speaks
9 before or after as far as we're concerned.
10 JEREMY MCCALL: Okay. Fair enough.
11 I'm here tonight, obviously, to speak in
12 opposition and ask that you guys vote in opposition of
13 this development.
14 As has been mentioned by Dr. Estes, Concrete is
15 currently over-capacity, as is. There's thousands of
16 homes approved for District 6, Anderson School District
17 1, but more the Powdersville schools. Let's just
18 assume that a hundred of those are in Powdersville.
19 Added to the seventy-two that are here, the 1.6 matrix
20 puts you at two hundred and seventy-five students more
21 to divide amongst four schools that's going to put them
22 all at capacity and Concrete nearly a hundred students
23 over-capacity. That's the first thing.
24 Second thing that has been mentioned, the
25 unsafeness of the roads in and around the area. Last
26 year at Concrete a car caught on fire. The fire truck
27 couldn't get into the school to put the car out. Cars
28 are constantly driving the wrong way down Powdersville
29 Main, head-on. And on Rowe Road, where you go sit in
30 line for Powdersville Middle School. All of this
31 development will feed both of those schools.
32 My house is on Cooper Lane. Also Elaine Circle, I
33 believe, is the road just up from Cooper Lane. During
34 drop-off time in the morning and pick-up time in the
35 afternoon, for an hour on each side you cannot get into
36 your house. You cannot leave your house. You have to
37 sit there and hope that someone lets you out. But if
38 an emergency were to happen at my house, let's say at
39 one thirty, two o'clock in the afternoon, I wouldn't be
40 able to get home without going the wrong way down the
41 road. It just can't happen.
42 You know, that's really it, the unsafeness of it,
43 the over-crowdedness of the schools. It's not a fit
44 for our community at this time. And I think that the
45 gentleman here stated it correctly when he said that
46 this development meets the bare minimum. We're not a
47 bare minimum. We don't want to be the bare minimum.
48 Best is the standard. Right? Thanks.
49 **APPLAUSE**
50 DAVID COTHRAN: Thank you. Next is

1 Beth Bailey.

2 BETH BAILEY: Hello. Thank you
3 for allowing me to speak.

4 I do appreciate the little postcards that came in
5 our mail. We received ours today. I heard about the
6 meeting on Facebook. But unfortunately the mailing
7 didn't get to everyone maybe who could have been here
8 if they had received those a little bit earlier. I
9 attribute that to our postal service.

10 But my concern about the development really begins
11 when we lived on Three Bridges Road. Down the road
12 from Three Bridges was a nice tract of land that has
13 now been turned into the Caledonia neighborhood. And
14 when we lived in Three Bridges, we had upcoming teenage
15 drivers. And we just could see the writing on the wall
16 with the traffic on Three Bridges and our boys safely
17 trying to get to Wren High School. We moved over to
18 Ragsdale Road, which is right off of Hood Road, and
19 it's been much better there with traffic.

20 With the amount of traffic coming through there
21 every day, though, there are times it's dangerous.
22 There's a little Seven 11 and a Dollar General right
23 there on 153, and during certain times of the day if
24 you're sitting there trying to turn left onto Hood Road
25 to go to our house on Ragsdale, it's really -- you're
26 kind of just on a wing and a prayer trying to turn out
27 of the parking lot of the Seven 11 left to get onto
28 Hood Road. And we've got, you know, teenage drivers
29 going to the schools. And I think we're kind of
30 creating a safety hazzard for those drivers. For
31 myself, where this will feed out is right there at a
32 traffic light. There's just no -- there's not much
33 buffer there. And I don't know what a developer can do
34 to improve the way the road situation is. Around the
35 other exit is 81 and there's already some big plastic
36 barriers there that lead across to McNeely Road. And
37 that is leapfrogging. They've put those barriers there
38 to stop it. But traffic coming in and out of this
39 development is going to impact the safety of drivers on
40 both of these major -- Hood is not really supposed to
41 be a major road, but it has become one now, and it's
42 going to impact safety. Thank you.

43 DAVID COTHRAN: Thanks. All right.
44 Last on the list is Don Bailey.

45 DON BAILEY: My wife was just
46 speaking to you there, but we live on Ragsdale Road.
47 Ragsdale Road is a well known cut-through from 81 to
48 Hood Road. And over the ten years that we've lived on
49 that road, when we moved out there first and
50 Powdersville High School was built, we were excited to

1 be that close without a whole lot of traffic. But that
2 has drastically changed over the last ten years with an
3 apartment complex first and more housing, you know,
4 individual housing that's been built. But a large
5 development like this is going to create problems, for
6 sure, on traffic.

7 My concern, mainly, if you pull up that map and
8 look at it, where the main entrance to this coming off
9 of Barr Road hits Hood Road, there are times in the
10 mornings and the afternoon when that is totally
11 inaccessible. People pulling out of this subdivision
12 will not be able to make a turn left and head toward
13 153. It is backed up for thirty, forty cars backed
14 pretty much as far as you can see from that
15 intersection. I don't see how it's going to work. The
16 traffic is just not there. More time needs to be done.
17 They need to do more traffic studies. Need to find
18 another way to steer the traffic if you're going to
19 have a development in there. Even a small development
20 is going to have a problem with traffic.

21 Thank you very much.

22 DAVID COTHRAN: Thank you. All
23 right. That closes public comments. Mr. Beeson, would
24 you like ...

25 JOEY BEESON: I'm going to try to
26 quickly address the public comments. I'll go over a
27 few I had written down.

28 Anything is going to add traffic. Is it possible
29 to pull the map back up, location map? So the land
30 actually, you can see up here, this part here is not
31 actually part of the development. That's owned by
32 somebody else. And this parcel here is actually part
33 of it. So altogether the seventy-two units or seventy-
34 six, excuse me, are on thirty acres. We've looking at
35 2.6 units per acre. As a comparison, the adjoining
36 property here, which this is an old aerial, but right
37 now there's two hundred and eighty-eight apartments on
38 twenty acres. That's almost thirteen units per acre
39 directly adjacent to us.

40 So we're asking for something that's a sixth the
41 density of what is directly beside us. Not to mention
42 we're proposing townhomes. Those are going to have a
43 lower impact traffic-wise, school-wise than single-
44 family and apartments.

45 We're at a point that there's really no other
46 economically viable option residentially for this land.
47 This is thirty acres in the dead center of
48 Powdersville. And we've added sixteen acres from what
49 the proposal was from last year that we're just
50 dedicating to green space. So we've taken an area

1 that's almost the size of the apartment directly across
2 from us and just restricted it to green space forever.
3 And three eights of the public commenters that
4 came up here, I understand they have concerns. But
5 they own a large tract of land. They all live in the
6 same piece of property. And I doubt that they would be
7 willing to come up here and deed restrict their own
8 property so they more fit their development rates. I
9 don't think they would do that if they ...

10 And a lot of the comments that I've heard are
11 we've been up here so many different times. This is
12 the second time this project here has been proposed.
13 And as Mr. Cartee was explaining, we actually
14 preemptively went out and made all these changes based
15 on a conservation ordinance that y'all proposed and
16 hadn't even adopted.

17 So a lot of people have said that we were doing
18 the bare minimum, but that's not true. Our setback
19 along the entire perimeter is a hundred and fifty
20 percent greater than the bare minimum. Our building
21 setbacks are fifty percent larger than they're required
22 to be. Our space between buildings now is fifty
23 percent larger than they're required to be.

24 And with even a single-family home, you can do 4.3
25 units per acre, single-family, on y'all's minimum
26 standards. And we're doing 2.6 townhomes per acre in
27 the center of what would be the heart of, you know,
28 downtown northern Anderson County.

29 This is the only location you could actually meet
30 all the requirements and recommendations that y'all
31 have in your comprehensive plan, to have a community
32 that actually is walkable where you can actually walk
33 to school, walk to businesses, walk to restaurants.
34 That doesn't exist anywhere else in northern Anderson
35 County. This is the last piece of property that's this
36 close to the center of Powdersville in northern
37 Anderson County that you could actually incorporate all
38 these ideas that are in the current comprehensive plan.

39 DAVID COTHRAN: Order. No -- this
40 is a presentation, so just give your presentation to
41 us, please. Thank you. Please hold your comments.

42 JOEY BEESON: A number of people
43 had referenced Powdersville Main. I'm sorry the
44 traffic is bad on Powdersville Main, but that's a mile
45 away from our property. That's on the other side of
46 153 and it's not relevant so I don't want the
47 commission to get confused and take a bunch of
48 hyperbole and apply it towards our project. This
49 project is completely different. It needs to be viewed
50 differently than any other prior submittal. We've gone

1 completely out of our way to accommodate every concern
2 that was provided to us this past summer from y'all's
3 denial last year.

4 And y'all gave us a detailed description of what
5 needed to be amended to the plan so that we could gain
6 approval. And again, we not only addressed it, but we
7 went well beyond what y'all asked us to do.

8 There's a huge housing demand out there. And a
9 townhome is going to meet that demand, but at the same
10 time have a lower impact across the board, whether it
11 be schools, traffic, you name it. You could not -- it
12 would be really hard to come up with a use for that
13 piece of property that would have a lower impact across
14 the board and be in that -- I'm sorry, I ---

15 DAVID COTHRAN: Please no comments.
16 I mean ...

17 JOEY BEESON: I mean Mr. Powell,
18 he does own a business and I would like to make note
19 that he runs his business out of a subdivision that
20 restricts him from doing what he does.

21 DAVID COTHRAN: Listen, that's the
22 end. That's the last warning. No back and forths. No
23 more -- I hear what you're saying, sir. I take it
24 under consideration.

25 But Mr. Beeson, just address us. Okay? Despite
26 what you hear from the audience. Please.

27 JOEY BEESON: There's a number
28 of things that we can do with the property that don't
29 require approval by the Planning Commission. And the
30 majority of those are going to have a greater increase
31 on the traffic. We could literally -- if we get denied
32 tonight, we -- like I say, this is our last option
33 here. We can't -- we're losing money if we did
34 anything that's less than that.

35 So we can come back and -- we have to do something
36 with the land. And our other option is something
37 that's not going to be pleasant. It's going to be --
38 whether it be industrial, warehouse, whatever the case
39 may be, it's not going to require the approval of the
40 Planning Commission and it's going to have a bigger
41 impact, and quite frankly, it's not going to fit into
42 the area. We're trying to come up with something that
43 will fit into it.

44 When our project was denied June 9th of 2020, Ms.
45 Estes -- I've spoken with Ms. Estes. But the
46 information that y'all relied upon in that meeting, it
47 was vastly over stated. Based on the latest U.S.
48 Census, the average house in Anderson County contains
49 2.55 persons. However, we were told, and y'all based
50 your decision on each housing unit generating 2.5 kids.

1 That's about six times what it actually is. It's
2 actually about .43. It's just common sense. If the
3 average house has 2.55 persons, there's no way that 2.5
4 of those people in that household is going to contain
5 school age children. And these are just hard facts.

6 If there is no capacity left in Powdersville
7 schools, then there should be a moratorium. You should
8 not accept applications in District 1 if you know that
9 there's no place to put these kids. So I agree with
10 him. Why should a developer or an applicant have to
11 pay a thousand dollars more to submit an application
12 when they should be told from day one there is room in
13 the schools or there's not. But it's not -- I don't
14 think it's y'all's position to sit there and say, well,
15 we're going to not allow capacity for the public
16 schools for this group but not for that group.

17 DAVID COTHRAN: Mr. Beeson, I've
18 given you a little bit of latitude. I mean this is
19 supposed to be your presentation on the development,
20 not an argument on the pros and cons of what's been
21 stated. If you're doing this, then I've got to -- you
22 know, I should have given them the opportunity -- I
23 mean, this -- do you understand what I'm saying? This
24 needs to be your opportunity to present the development
25 to us. That's what it is on the agenda for.

26 I appreciate what you're saying and I appreciate
27 what everybody is saying. But I need to hold everybody
28 to the rules of, you know, of our meeting.

29 So please just stick to presentation germane to
30 your development.

31 JOEY BEESON: I apologize. I was
32 trying to incorporate some ---

33 DAVID COTHRAN: I understand.

34 JOEY BEESON: --- replies to
35 public comments. I mean I don't want to sit up here
36 and bore y'all to death, but there's -- you can't get
37 anything -- you can't have a less impactful development
38 here that's even remotely within the real of
39 possibilities.

40 We're originally -- Mr. Cooper did mention like in
41 2017 a two hundred six unit project proposed on the
42 same land. And now we're down to seventy-six. There's
43 not much else we can do. We really are trying to
44 compromise and work with the community. And when we're
45 sitting here doing something that's 2.6 units per acre
46 as opposed to thirteen directly adjacent, then what
47 more can we possibly do?

48 I would be happy to answer any questions that you
49 might have.

50 DAVID COTHRAN: All right. Are

1 there any questions from the commission?
2 JOEY BEESON: And respectfully,
3 if -- since we were provided the reasons for the prior
4 denial and y'all provided us with specific criteria
5 that we would need to amend the project so that we
6 could get approval, if y'all do choose to deny the
7 project, we would just respectfully ask that you give
8 us some criteria to meet. I know in the past it was
9 said that the road were narrow. If you could
10 specifically state which road that would be and rather
11 than narrow, you know, what width would be adequate or
12 what are y'all looking for. We'd be happy to accept
13 contingencies. You know, if Barr Circle, if you think
14 it doesn't meet what y'all would like for it to be, you
15 know, let us know and make it contingent upon that.
16 JANE JONES: I have a question
17 about Barr Circle. I don't know if it's something you
18 can answer, but it's my understanding that the county
19 abandoned that road years ago. It says on your
20 application that it's county-maintained. So I didn't
21 understand if the county has abandoned it, who's going
22 to maintain -- there's only a small part of Barr Circle
23 that's still there. I mean it's less than a football
24 field. Could I finish, please?
25 JOEY BEESON: I'm sorry. I think
26 I know where you're going.
27 JANE JONES: It's not in good
28 repair, but you're using that as your address. And you
29 have put a rope across the rest of Barr Circle on both
30 ends saying private property. So my question was,
31 who's maintaining Barr Circle? Is it the county or
32 you?
33 JOEY BEESON: Well, it's ---
34 JANE JONES: And the county may
35 have to answer this question.
36 TIM CARTEE: Mr. Chairman, if I
37 could, it is a county road. What you see on the circle
38 part that's on Mr. Beeson's property that has been
39 abandoned and he went through the court system and that
40 part was abandoned. Barr Circle goes on down until it
41 meets almost where it runs into Robinson. Yeah, about
42 right there. So that is a county maintained road. It
43 is a major ---
44 JANE JONES: I just ---
45 JOEY BEESON: Ms. Jones, to the
46 ---
47 JANE JONES: --- understood that
48 it had been abandoned a number of years ago before this
49 project ever came up.
50 TIM CARTEE: That's just the

1 circle, yeah, just the circle only.
2 JANE JONES: Not the ends of it?
3 Okay.
4 TIM CARTEE: Right.
5 JOEY BEESON: It's two roads. If
6 you see the purple part of our circle, the county ---
7 JANE JONES: I'm familiar with
8 the road.
9 JOEY BEESON: Well, no, ma'am, I
10 was answering your question. It ends in 0037. The
11 other part of our circle that's abandoned ends in 86.
12 So it's two different roads that share the same name.
13 The part that ends at 86 was abandoned. And that's the
14 part that has a road going across it. That road, for
15 all intents and purposes, does not exist. It's not
16 going to be incorporated into the development at all.
17 It is not being maintained by us or the county because
18 it's just going to be removed altogether.
19 So the reason there's a rope across there is
20 because ever since this project was denied last summer,
21 we've had an issue with drugs and homeless vagrants on
22 the property. We've had to have the Anderson Sheriffs
23 come out there almost repeatedly. There's been
24 encampments out there. We're doing everything we
25 possibly can to keep them out, so we had to put ---
26 JANE JONES: I just wanted to
27 know who was maintaining the road. That ---
28 JOEY BEESON: Nobody.
29 JANE JONES: --- was my
30 question.
31 JOEY BEESON: Like I said, for
32 all intents and purposes, that road does not exist.
33 DAVID COTHRAN: Okay. Any other
34 questions?
35 WESLEY GRANT: Mr. Chairman, I did
36 have a question. I heard Mr. Beeson say that when it
37 was denied last summer, we gave him guidance on what he
38 needs to do to present back to us. I just wondered if
39 anybody could confirm one way or the other from the
40 county's perspective if he had met all those
41 requirements as he's indicating? And if there's any
42 other comments perhaps they could be added about the
43 road concerns we've heard about.
44 JOEY BEESON: Yes, and that's all
45 we've ever asked is for some dialogue so we know what
46 y'all are looking for.
47 TIM CARTEE: Yes, sir, Mr.
48 Chairman. I believe he has met those requirements
49 because he has reduced traffic on the road and reduced
50 his units, lots per acreage. So yes, he has met those

1 requirements.

2 JOEY BEESON: And on that
3 subject, too, the traffic analysis that staff puts
4 together is based on a table out of y'all's Anderson
5 County Chapter 38-311. And it lists eight eighty-two
6 the average daily trips per townhome unit. But the
7 state and even the traffic engineers at Roads and
8 Bridges, everybody uses the IT, the Institute of
9 Transportation (inaudible) and it actually -- that's
10 like the bible for traffic engineers. And it actually
11 lists (inaudible) for townhome to be 5.6, I believe,
12 which is actually half of a single family. And
13 significantly less than eight. So, even though based
14 on the (unintelligible) per acre unit, it really would
15 be 5.61 times seventy-six.

16 DAVID COTHRAN: Okay. Is that it?
17 Okay. Any commission comments or questions before we
18 move on?

19 JANE JONES: I just have a
20 comment. We've addressed the traffic issues every time
21 this project has been presented. We've got some new
22 members on the commission. I just wanted to maybe
23 clarify what the site is. 153 is a very heavily
24 traveled road, you know, four lanes back and forth, day
25 and night. But what backs up to this project property
26 is a shopping center. And one of the entrances to this
27 shopping center is directly beside Barr Circle. In the
28 shopping center are seventeen stores, a car wash and
29 three restaurants, and one of those is Zaxby's. You
30 know what kind of traffic they create.

31 And within a mile of the project are the three
32 schools that were made reference to; Powdersville
33 Middle, Primary and High School. And directly across
34 from them is a very large apartment complete.

35 So this is, in a nutshell, what we're talking with
36 the traffic, all of that feeding into that one red
37 light there on the four lane road. There's no other
38 way to relieve any traffic at that intersection. It's
39 too close to that red light. But that's just what the
40 traffic picture is. And of course, we've got the
41 school information.

42 There's one other thing that hasn't been mentioned
43 that I think is very important about this project. I
44 guess it's come up every time. The location is just
45 not suitable for residential development. Like I said,
46 it's jam in behind a shopping center, within a stone's
47 throw of all these roads and traffic. And I can't
48 imagine what the air quality is there in that area. I
49 mean there's just constant exhaust coming from all
50 these cars.

1 To me that is just not a place to put a
2 residential subdivision. We've got lots of other areas
3 that you would want your children to get outside. I
4 mean they've talked about putting walking trails and
5 all these things with this project, but that's just not
6 appropriate to get out there that close to these
7 highways and all this traffic. It's just, to me, not a
8 residential area. It should be commercial. It's
9 jammed up with this other commercial stuff and all this
10 coming and going. To me that's one of my big concerns,
11 is to put families there.

12 JOEY BEESON: May I?

13 DAVID COTHRAN: No. We've done.

14 No, sir, we're done answering questions or ---

15 JOEY BEESON: What she said is
16 not true.

17 DAVID COTHRAN: I understand. But
18 that's her prerogative as a commission member, sir.
19 You're out of order. Please sit down.

20 JOEY BEESON: I'm allowed ---

21 DAVID COTHRAN: No, you're not
22 allowed to do anything at this point.

23 JOEY BEESON: This map identifies
24 it as residential. And that shopping center is a Bi-Lo
25 Shopping Center. The Bi-Lo is now vacant.

26 DAVID COTHRAN: Excuse me, sir.
27 Why are you speaking over me? I don't understand.

28 JOEY BEESON: I'm just saying
29 it's ---

30 DAVID COTHRAN: Your comments are
31 concluded. Thank you. I'm not trying to be mean, but
32 you've had your chance. You've had more than enough.

33 JOEY BEESON: Thank you.

34 DAVID COTHRAN: You're welcome.

35 All right. So any other comments or questions
36 from the commission? If not then we'll move on to the
37 vote. Do we have a motion?

38 JANE JONES: I make a motion to
39 deny this application. My reasons are I guess same as
40 before. The public health and safety and general
41 welfare of the people in this community and those that
42 would occupy this property. Balancing the interest of
43 the subdividers and landowners, the landowners in this
44 area have expressed their opposition to this project
45 and it has been denied on three previous occasions.
46 The people that live in that area, I would like to
47 point out, were there before all of this development
48 came out on 153.

49 Number three, the ability of existing or planned
50 infrastructure and transportation systems to serve this

1 subdivision. The new additions to the schools are
2 already almost at capacity as reported by a District 1
3 representative. The road and intersection at Hood Road
4 and 153 cannot handle the significant increase, or any
5 increase, for that matter. And I'm not aware of any
6 road improvements that are planned for this
7 intersection.

8 DAVID COTHRAN: All right. Do we
9 have a second?

10 DONNA MATTHEWS: Second.

11 DAVID COTHRAN: There's a second
12 for denial. Any comments?

13 WESLEY GRANT: Mr. Chairman, just
14 a comment on the motion. I obviously am -- and
15 certainly hear the concerns that the citizens have said
16 tonight, and I certainly respect that. But at the same
17 time, I have respect for the developer, that we gave
18 him seemingly guidance that he needed to comply with
19 and seemingly he did. And I just wanted to express
20 that is a big concern to me as a body that we've
21 given him guidance, he brought it back, spent time and
22 money, he brought it back and now we're considering
23 denying the application again, for the third time. I
24 just wanted to mention that.

25 DAVID COTHRAN: And I will comment
26 that I agree with that, which is why I believe I've
27 made mention in the past that recommendations made up
28 here have impact. And I'm not so sure that's always
29 appropriate. Not necessarily in this case, but I do
30 think that's a very important consideration.

31 The other comment I'll make is we have a motion
32 and second on this. And please be advised that
33 everything that Jane read will be, should the motion
34 carry for denial, will be put in the recommendation
35 reasons for denial. If anyone wants to add to that,
36 you need to do so immediately after the vote, however
37 the vote goes.

38 So we have a motion and second. Any more
39 comments? All right. So the motion is for denial.
40 All in favor of the motion, which would deny this
41 project, signify with your raised hand. Three. All
42 right. And the opposition. That will be four to
43 three. Therefore the motion fails, and by default will
44 be approved.

45 Thank you. We'll move on. 6(b) is a preliminary
46 subdivision, also in Council District 6. I believe
47 it's Wrenfield.

48 TIM CARTEE: Thank you, Mr.
49 Chairman. This is Wrenfield Subdivision. Ninety-two
50 postcards were mailed out to two thousand feet of the

1 proposed development. It's intended for a single-
2 family and the applicant is Toll Brothers. And the
3 location and access is off Highway 81, which is state
4 maintained. It's in Council District 6. Surrounding
5 land use is residential. It's unzoned. And it's
6 approximately 29.64 acres. And thirty-two lots. And
7 Highway 81 is classified as an arterial with no maximum
8 trips per day.

9 Here's a layout of the proposed development. And
10 here is an aerial photo of the property. This
11 development has met the minimal standards for Chapter
12 38. Staff recommends approval.

13 DAVID COTHRAN: Thank you, sir. Do
14 we have a developer presentation?

15 DERREK PULLEY: Good evening,
16 commission. My name is Derrek Pulley. I'm with Gray
17 Engineering. I'm representing the owners for Toll
18 Brothers. Just kind of want to briefly give you an
19 update on the project.

20 We're building, hopefully, thirty-two single-
21 family homes. They're looking at approximately around
22 three thousand square foot homes in this neighborhood.
23 And I think the price point is around four hundred
24 thousand for these homes. If you can see in the plans,
25 this will be a septic neighborhood, so each lot will be
26 at a minimum twenty-five thousand square foot. There's
27 some wetlands at the bottom part of the property that
28 will maintain all required buffers for septic. We're
29 right across from the YMCA -- not the YMCA -- the
30 Sunshine House. So right down the street from that.
31 So not a lot of development in that area as far as
32 residential. There's a couple of neighborhoods around,
33 I think north of us and to the east. We just feel this
34 is a good location for this type of neighborhood. The
35 roads will be public maintained, and we've got a little
36 bit of green space in the middle for a mail kiosk,
37 items like that.

38 I'm here to answer any questions that the
39 commission has.

40 DAVID COTHRAN: Any questions from
41 the commission for the gentleman? All right. Thank
42 you, sir. We'll move on to public comments on this.
43 Same format. There are three signed up. Three minute
44 time limit. First is Ed Swillen.

45 ED SWILLEN: You know, it was
46 Saturday, this past Saturday, 10/9, that I celebrated
47 my fifty-third year in the Powdersville area by
48 marriage. I married a farm. Matter of fact, several
49 farms. Now one of the pieces of property does adjoin
50 this piece of property in question. Now, honestly,

1 this is family also. Part of our family owns this
2 property. I don't have a problem (inaudible). If they
3 want to sell it, that's super duper fine. But I would
4 like the latitude to sell whatever we have (inaudible)
5 if I'm even alive. More than likely my son will get
6 it. That's okay.

7 Now, the concern that we have, I have, is the
8 developer. Toll Brothers, I think this is their first
9 voyeur into Anderson County, I think. Am I correct
10 about that?

11 TIM CARTEE: I believe so.

12 ED SWILLEN: Okay. Across this
13 nation -- in fact I've got some literature here of
14 comments of people concerned about the manufacturing or
15 the quality of the Toll products. There have been
16 numerous, numerous lawsuits put in place across the
17 nation. I personally had some personal dealings with
18 them in Florida. My wife has illnesses and we had to
19 move to the Mayo Clinic and so I had some run-ins with
20 the Toll folks (inaudible) properties that we were
21 (inaudible). So my concern right now is not
22 (unintelligible). After listening to the previous
23 conversations, that's putting a whole bunch of houses,
24 twenty-five thousand square footage (inaudible).

25 TIM CARTEE: I believe that's
26 right, Mr. Chair.

27 ED SWILLEN: Forty-four thousand
28 square foot so that's getting around there pretty good.
29 Now, did the property perk out?

30 TIM CARTEE: Mr. Chairman, point
31 of order. This is not a question and ---

32 DAVID COTHRAN: I agree.

33 ED SWILLEN: I'm sorry.

34 DAVID COTHRAN: It's just for
35 comments, please.

36 ED SWILLEN: And I've never been
37 here before.

38 DAVID COTHRAN: That's fine.

39 ED SWILLEN: I'll maybe learn a
40 few of the rules.

41 DAVID COTHRAN: I'll let you go a
42 little bit, but we have to reign it in.

43 ED SWILLEN: Thank you. Either
44 way, like I said, my main concern, our concern is the
45 quality of the developer. Now, we do not have sewer
46 out in our area yet. It may come, maybe in my
47 lifetime, maybe not. But the high concentration of
48 homes if a little concerning, and then the quality,
49 too. Like I said, folks want to sell property, that's
50 super duper. Sell it. But we're just concerned right

1 now with the developer. Thank you very much.

2 DAVID COTHRAN: Thank you, sir.

3 Next will be Tiffany Estes.

4 TIFFANY ESTES: Again, Tiffany

5 Estes, Director Planning and Development for Anderson
6 School District 1.

7 Same as the similar information that was shared
8 earlier. Just want to give some current enrollment
9 numbers. This subdivision would go to our Wren
10 schools. So Wren Elementary, over the last three
11 years, they have seen a 5.9 average increase of
12 students. Right now they're at six oh one. If that
13 were to remain true, then they would be at capacity
14 next year. Wren Middle, as it was previously states,
15 they're at nine sixty-three. They're up about three
16 percent on average over the last three years. So if
17 they were to hit that, they would hit again capacity
18 just next year. Wren High School has a little bit of
19 wriggle room because of Powdersville High School.
20 Their population has increased 7.8 percent just from
21 last year.

22 So again, controlling the rate of growth is very
23 important to us. We support all businesses. We do not
24 have a feeling one way or the other. We just want to
25 make sure all the information is out there for y'all to
26 render a decision. Thank you.

27 DAVID COTHRAN: Thanks. Next is
28 Jan and Martha Lahmann.

29 JAN LAHMANN: Thank you very much
30 for the time this evening on this. Just have a couple
31 of quick concerns on the development. One is there's
32 no sewer there, so it's going to be on septic. I'm
33 concerned about just simply additional septic tanks and
34 then the maintenance of those systems as they age.

35 Second part is there is a wetlands on the bottom
36 side of that. I haven't seen a contour map, so I drove
37 past down through Tripp. Our subdivision butts up
38 against wetlands down there, so I'm concerned about the
39 contamination for stormwater runoff from the
40 development into that wetlands area and then into the
41 back of our properties. Thank you.

42 DAVID COTHRAN: Thanks. Does
43 Martha want to speak? No? Okay. All right. That's
44 it. We'll close public comments on this. Any
45 questions or comments from the commission? If not we
46 will entertain motions.

47 JANE JONES: Can I go back and
48 make a comment? I forgot.

49 DAVID COTHRAN: Sure.

50 JANE JONES: I just wanted to

1 say to the developer that this is what we've said we
2 wanted in the past; larger lots, septic tanks lots.
3 Your entrance is onto a main road; not one of these
4 very narrow heavily traveled back roads. And less
5 density. These are things that we have said in the
6 past that we would like to see more so than the high
7 density subdivisions that we're getting overrun with.
8 That point being made, we've also got to take into
9 consideration this pile-on of projects. I have to
10 mention that one more time. Within 3.6 miles of this
11 project there are already two projects approved. If
12 this one is approved, it'll be about a two hundred and
13 ten houses within the 3.6 miles there on Highway 81.
14 And like was said earlier, we just -- at some point in
15 time, we can't keep adding to these numbers until we
16 get these houses built and feel the impact on the
17 schools and the roads and everything else, the fire and
18 all the things that you have in a community. We've got
19 at some point in time feel the impact of all this.
20 But I do appreciate him going with this type of
21 subdivision.

22 DAVID COTHRAN: Okay. Any other
23 comments? All right. Then we will entertain a motion.

24 JANE JONES: Motion to approve.

25 WESLEY GRANT: Second.

26 DAVID COTHRAN: We have a motion
27 and a second to approve this. Any discussion? I think
28 we've been putting, whether it was approved or denied,
29 information for staff and the drafting of letters. So
30 if we could have some input into the reason for that
31 decision, that would be helpful.

32 I heard you say that you felt it was compatible
33 with surrounding properties.

34 JANE JONES: I can get that to
35 you if you -- you need it now?

36 ALESIA HUNTER: Need it for the
37 minutes.

38 JANE JONES: I'm sorry. I
39 wasn't prepared for that. Like I said, it does meet
40 the interest of the communities as we have expressed
41 it. And the existing infrastructure is more compatible
42 to the entrance of this property, since it's a main
43 road; however heavily traveled. I'm sorry. I don't
44 have my complete list in front of me.

45 DAVID COTHRAN: Well, I've got
46 compatibility with surrounding properties, that there
47 is we're saying ability of existing infrastructure and
48 transportation, will support. What was your comment?
49 I mean, I would be -- I'm not making a statement for or
50 against this project, but to me I feel like I would be

1 -- I mean this goes back ten years. I'm going to say
2 it again for the record. People of School District 1,
3 County Council District 6/Powdersville, however you
4 want to classify it, a moratorium has come up. I mean
5 we have heard these issues over and over and again.
6 And it befuddles me, again, I agree there are so many
7 houses that are being planned and have yet to be
8 completed in the area. Planning is important. But it
9 can't just be all of us sitting up here making
10 decisions for what's best for Powdersville. This needs
11 to be a county council level discussion. And I'll say
12 that again. I think I've said it at least a dozen or
13 more time. That's just a comment for the record that,
14 you know, words like moratorium and density and quality
15 of life keep coming up, it is very hard weighing on my
16 mind as to what we're going to do with that area.

17 So it may seem like we sit up here with the
18 balance or fate of whether these projects just approved
19 or not. And quite honestly, sometimes in my mind, I'm
20 not sure how one gets approved and another doesn't get
21 approved, other than for the reasons that are stated.
22 But it is a huge problem that I think will just
23 continue to be an ongoing problem.

24 So once again, I put the plea out there publicly,
25 not only officially from a planning, but also from my
26 observation over a decade of having to deal with these
27 issues, this needs to be a top priority with county
28 council, specially in District 6, to figure out what's
29 going on up there.

30 And that's -- you know, you guys have done a great
31 job of coming to these meetings. I hope you get
32 organized, get together, and within that community,
33 within that council district, you know, let's get some
34 conversations and some momentum to figure out what
35 needs to happen going forward because I think it's more
36 than just the county, it's more than just the
37 commission up here making decisions for that area,
38 because it is a huge problem, like I say, that we have
39 been talking about for over a decade. I'm sure it goes
40 back way farther than that honestly.

41 But having said that, ---

42 JANE JONES: I had a question
43 this week about moratorium, and I was told that it was
44 a state mandate or whatever that word needs to be, that
45 if you did a moratorium in the county, it had to be
46 county-wide.

47 DAVID COTHRAN: I understand. My
48 comments on moratorium was not meant to be in an
49 official discussion capacity other than to say that it
50 has been brought up so many times. It has been a word

1 that we have used, a word that the public has used, a
2 word that the developer even used at one point. So I'm
3 just saying that in this forum to say we need to do
4 something and need to do something quick.

5 Yes, sir, you're recognized.

6 WILL MOORE: And one other thing
7 I would like to suggest is maybe you guys reach out to
8 your county councilman and talk about zoning. You
9 know, I mean I think that would help you guys some up
10 there, too.

11 DAVID COTHRAN: And that did come
12 up, and I believe it was -- it failed in the area. And
13 I mean, you know, it's -- I don't know if it's the cake
14 and eat it, too, or ---

15 DEBBIE CHAPMAN: I mentioned that
16 also, the zoning.

17 DAVID COTHRAN: Right.

18 DEBBIE CHAPMAN: And I think there's
19 a misunderstanding of what zoning can and can't do.
20 And maybe education is needed on that because had I not
21 had my district, part of it, zoned, we would be in a
22 mess right now. It really helps.

23 JANE JONES: The conversation
24 has been had and the discussion on that. And it has to
25 be done precinct by precinct so it'll take a while.

26 DAVID COTHRAN: And I'm probably
27 the blame for that, this conversation, but just wanted
28 to get that out there. We can discuss it further if we
29 want to under old business or any other business we
30 need to discussion.

31 But we do have a motion and a second for approval
32 of this project. I'll again say, any more comments
33 related to the motion? If not we'll move for the vote.
34 All in favor of the motion, which is for approval. So
35 that'll be a unanimous approval.

36 Okay. Moving on to item 7 which is old business.
37 Is there any old business to discuss?

38 BRITTANY MCABEE: Mr. Chairman,
39 there's one more ---

40 ALESIA HUNTER: Mr. Chairman, we
41 have one more subdivision.

42 DAVID COTHRAN: Oh. How did I do
43 that? Sorry, y'all are going to have to dock -- I'm
44 sorry. I had my mind -- there were two items on here.
45 Y'all added a third.

46 WILL MOORE: Wake up, Mr.
47 Chairman.

48 DAVID COTHRAN: I'm sorry. I'm
49 sorry.

50 BRITTANY MCABEE: Thank you, Mr.

1 Chairman.

2 DAVID COTHRAN: All right.
3 Preliminary subdivision, Cornerstore, Council District
4 4. Staff report.

5 BRITTANY MCABEE: Thank you, Mr.
6 Chairman. This is Cornerstore subdivision. You
7 previously saw it in June of this year. Going for a
8 rezoning to an innovative zoning district. It was
9 rezoned by county council for this project last month.
10 Two hundred and nine postcard mailings were sent out to
11 property owners within two thousand feet of the
12 property. The intended development is single family
13 and the applicant is Davis & Floyd. It's located on
14 Highway 187, Burns Bridge Road and Fants Grove Road in
15 Council District 4. The surrounding land use is
16 residential, agricultural and industrial. The zoning,
17 as mentioned previously, is innovative zoning district.
18 Tax map numbers are there for your viewing. It's
19 approximately a hundred and thirty-seven acres and will
20 have three hundred and thirteen lots. According to
21 South Carolina DOT, Highway 187, Fants Grove Road and
22 Burns Bridge Road are classified as collectors with no
23 maximum trips per day.

24 This is a sketch of the proposed development. And
25 this is a colored copy of the development. And this is
26 the zoning map. And the aerial.

27 Staff recommends approval of this development as
28 it does meet the IZD requirements that they set forth
29 in their statement of intent. This concludes the staff
30 report.

31 DAVID COTHRAN: Y'all tried to
32 trick me. You put public comments up there to see if
33 I'd go to the developer's report; right? Just kidding.

34 All right. Next will be the developer
35 presentation. Do we have one?

36 JAMIE MCCUTCHEN: Good evening, Mr.
37 Chairman. My name is Jamie McCutchen. I'm with Davis
38 & Floyd. We are not in Powdersville. Thankful for
39 that tonight.

40 Again, we rezoned this property IZD and I will
41 note to council that we commend you also for putting in
42 the conservation design in the unzoned area. This
43 followed that plan.

44 On the site plan we've got forty-seven percent
45 open space on one side of the project and forty-four
46 percent on the other. We're keeping our density at 2.3
47 units an acre, but we're able to maintain a large
48 amount of open space. We've worked extensively with
49 the community.

50 I will note that the larger side of the property,

1 we've got that upper stormwater management pond. We're
2 currently showing a walking trail around that pond.
3 One of our neighbors had asked that we consider not
4 having the trail that close to his property. We're
5 going to make that minor modification. You see the
6 trail adjoining the lots and not going all the way
7 around the pond. Because this is that type of zoning
8 and it has to be very specific, we wanted to bring that
9 out before commission.

10 Other than that I'll be glad to address any
11 questions you may have and appreciate the fact that
12 we're able to finally make it here.

13 DAVID COTHRAN: Thank you. Does
14 anyone have any questions for the developer
15 representative? If not we'll move on to public
16 comments. Same format. Three minutes. No one is
17 signed up for this. Just making sure no one is here
18 that wants to speak on that. If not, we'll close
19 public comments on this item. We'll move on. Any
20 further questions or comments from council --
21 commission rather? If not, then we'll entertain a
22 motion.

23 WILL MOORE: I'll make a motion
24 to approve. I appreciate -- I would like to say one
25 other thing. I appreciate the developer working with
26 the public to make it right and make it work for you
27 guys in the back. And thank you for holding true to
28 your word. I make a motion to approve.

29 DAVID COTHRAN: Motion. And a
30 second I heard. Any discussion? We will put
31 compatibility with map, traffic density, balance of
32 interest. Approved, right.

33 WILL MOORE: Made necessary
34 changes to meet the needs ---

35 DAVID COTHRAN: Developer changed
36 based on public input or community input. No negative
37 community comments received. All right. If y'all are
38 good with that, I think you heard what I said. If not,
39 I'll clarify. Otherwise, we have a motion and second
40 for approval. All in favor raise your hand. All
41 right. It's unanimous. All right. Thank you.

42 Now I'm in the right spot. Old business. I hear
43 none, so we'll ---

44 ALESIA HUNTER: Mr. Chairman, just
45 a reminder about the continuing education and
46 orientation. We're required to submit that information
47 to the South Carolina Association of Counties. So we
48 need to make certain that everybody is signed up for
49 either your three hours continuing ed or your
50 orientation.

1 DAVID COTHRAN: Yeah. Okay. Any
2 other old business? Anyone?
3 Public comments are open to the community or the
4 public who attends this meeting on any non-agenda
5 items. Three minute limit per speaker. Does anyone
6 here wish to comment?
7 Seeing none and hearing none, we'll move on to
8 other business. I'm aware of none.
9 If not we'll move on to item 10, which is
10 adjournment. All in favor, please stand up and head
11 out.
12
13 **MEETING ADJOURNED AT APPROXIMATELY 7:22 P.M.**

State of South Carolina)
County of Anderson)

ANDERSON COUNTY COUNCIL
PLANNING COMMISSION MEETING
NOVEMBER 9, 2021

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

ALSO PRESENT:
ALISIA HUNTER
BRITTANY MCABEE
TIM CARTEE

1 DAVID COTHRAN: I will call this November
2 9, 2021 regular scheduled meeting of the Anderson County
3 Planning Commission to order. First on our agenda will
4 be the pledge of allegiance. If we would all stand and
5 face the flag.

6 **PLEDGE OF ALLEGIANCE**

7 DAVID COTHRAN: Next would be the approval
8 of the agenda. We have copies of it. Are there any
9 changes that need to be made to the agenda? Otherwise,
10 we'll take a motion to approve.

11 WILLIAM MOORE: I make a motion to
12 approve.

13 DAVID COTHRAN: Have a motion and a
14 second. All in favor? Agenda is approved.

15 Next will be the approval of minutes. They're not
16 currently available. So we will defer that for later.

17 Next will be item 5, which are public hearings.
18 Well, we have no public hearings, I guess; right? The
19 way it's written. Is that correct?

20 ALESIA HUNTER: No public hearings. Yes.

21 DAVID COTHRAN: All right. Well,
22 everything is listed under new business. Are these all
23 -- one, two, three -- are all five public or are they
24 just our normal ---

25 ALESIA HUNTER: Normal subdivisions.

26 DAVID COTHRAN: Just normal listening to
27 ---

28 ALESIA HUNTER: Yes.

29 DAVID COTHRAN: All right. So we will
30 move on to that. First is 6(a), a preliminary
31 subdivision, Broadway Acres on East River and Broadway
32 Lake Road. This is Council District 2.

33 TIM CARTEE: Thank you, Mr. Chairman.
34 This is Broadway Acres. Two hundred and eighty-three
35 property owners that were notified within the two
36 thousand foot radium via postcard. The intended
37 development is single-family homes. The applicant is
38 Liberty Communities. It's located on Broadway Lake Road
39 and Belton Highway. It's Council District 2. The
40 surrounding land use is residential and commercial. The
41 area is unzoned. It's approximately twenty-four acres,
42 eleven lots, and Broadway Lake Road is a collector. And
43 Belton Highway is classified as an arterial with no
44 maximum trips per day.

45 Here's a preliminary plat showing the layout of
46 these proposed lots. As you can see, you have some lots
47 on Belton Highway and others on Broadway Lake Road. And
48 there's another layout of the development, a little
49 closer look.

50 And these are large lots. This is the aerial of the

1 proposed property. And you can see state roads on both
2 sides. And you have a Dollar General that is to the
3 north of this property.

4 Staff recommends approval based on they have met the
5 minimum standards for Anderson County. That's all I
6 have, Mr. Chairman.

7 DAVID COTHRAN: Thank you. Is there a
8 developer present who wishes to make a presentation?

9 BRADY SANFORD: Hi everybody. Brady
10 Sanford for Liberty Communities. I just wanted to bring
11 before you this great project we have. We're looking at
12 eleven lots on Broadway Lake Road and East River Street.
13 If you're familiar with Highway 29, it's near the Dollar
14 General where Broadway Lake Road hits East River Street
15 or Belton Highway.

16 Here's a vicinity map. And we also have -- it's on
17 the eastern part of Anderson. I have an aerial view
18 here, as well. The total project size is twenty-four
19 and a half acres, approximately. We're dividing all of
20 that into eleven homes, again. We have six on one
21 street and five on another. I have the future land use
22 plan here, as well, for you guys to review. I always
23 like to bring this up for presentations. It is
24 designated as future land use of residential. So we're
25 just planning to bring low density residential to this
26 area.

27 I have an overview of the plat. You've already seen
28 it, but we're looking at an overall density of under .45
29 homes per acre. So it's basically one home for every
30 two acres, almost. The lot sizes have a minimum of just
31 over one acre, 1.2, I believe for the lots on East River
32 Street. And the lots on Broadway Lake get all the way
33 up to five, five and a half acres for one of them.
34 Minimum lot widths are consistent with county standards.
35 We're looking at a hundred feet wide at minimum. Some
36 of them are up to almost two hundred feet wide, as well.
37 The foundation will be consistent with county standards.
38 We're looking at a minimum twelve inches above grade.
39 And will be public water with individual septic systems
40 on these lots.

41 I'd also like to include examples of our home plans.
42 These are what we would be looking to build here. We
43 like to build attainable homes for move-up families that
44 are looking to go into their second home. Families that
45 need a three, four, five bedroom home that's twenty-five
46 hundred, twenty-seven hundred square feet. Some of our
47 plans even allow for space for an in-law to live with
48 them or flexibility, as well, in that space allocation.

49 I'm available for any questions. I just wanted to
50 give you a briefing.

1 DAVID COTHRAN: Thank you. Any questions
2 for the developer? If not, we'll open up public
3 comments on this. We have two persons signed up for
4 this. First is Crystal Odom. Crystal Odom? You don't
5 want to speak?

6 CRYSTAL ODOM: No.
7 DAVID COTHRAN: Next is Phillip Odom.
8 PHILLIP ODOM: No.
9 DAVID COTHRAN: All right. We'll close
10 public comments on this matter. Any questions or
11 comments from commission before we entertain a motion?
12 DONNA MATTHEWS: I make a motion to
13 approve.

14 DAVID COTHRAN: All right. We have a
15 motion to approve. Is there a second?
16 JANE JONES: Second.
17 DAVID COTHRAN: All those in favor,
18 signify please. All right. Approved unanimous.
19 All right. Next will be 6(b), which is also a
20 preliminary subdivision, McAlister Estates on Guest
21 Circle and McFalls Circle, also in Council District 2.
22 TIM CARTEE: Thank you, Mr. Chairman.
23 Three hundred and thirty-seven property owners within a
24 two thousand foot radius were notified via the postcard.
25 This is a single-family development. It's by Liberty
26 Communities. It's located off of Guest Circle and
27 McFalls Circle. Both roads are county roads. It's in
28 Council District 2. Surrounding land use is
29 residential. It's unzoned. It's approximately fifty-
30 five acres. And twenty-two lots are proposed. And this
31 new proposed subdivision is expected to generate about
32 two hundred and twenty new trips per day on McFalls
33 Circle and Guest Circle. And both are major urban local
34 with a maximum of sixteen average vehicle trips per day.
35 Here you can see the layout of the proposed lots.
36 And these are very large lots, as you can see. And
37 here's the aerial photo of the proposed development.
38 Staff recommends approval. They have met the
39 minimum standards for Anderson County.
40 That's all I have, Mr. Chairman.

41 DAVID COTHRAN: Thanks. The developer
42 presentation.

43 BRADY SANFORD: Thanks for having me back.
44 I'm glad to bring another project here. This is going
45 to be another twenty-two wonderful homes. Also, this is
46 near Broadway Lake, if you're familiar with the landing
47 that's off of Broadway Lake Road. It's not too far from
48 there. Guest Circle and McFalls are off of Broadway
49 Lake Road.
50 I've also got the future land use map here. We're

1 looking at residential once again. We're surrounded
2 entirely by low density residential and we're just
3 trying to meet that, as well, in this project.

4 We've got twenty-two lots here across two streets.
5 Guest Circle to the south and McFalls Circle to the
6 north northeast. These are all just based on existing
7 frontage. We're not adding a new road or anything like
8 that. The minimum lot size is approximately one, 1.1
9 acres, with the largest being just over four acres.
10 It's about four and a quarter. And providing a lot of
11 space for families to breathe and enjoy the land that
12 they get to have here. It's very rare for new
13 construction to have so much acreage and we love to
14 provide it. Minimum lot width, again, consistent with
15 county standards, a hundred feet. Foundations will also
16 be consistent with county standards of twelve inches
17 above grade. We're working with Broadway Lake Water for
18 public water here, as well as individual septic for
19 every home.

20 Again, here's a picture of our homes. Let me know
21 if you have any questions. But that's all I've got.

22 DAVID COTHRAN: Any questions for the
23 developer? If not we'll move on to the public comments
24 on this. We have several signed up. First is Herbert
25 Hond.

26 HERBERT HOND: My name is Herbert Hond. I
27 live at 431 McFalls Circle. Right across the street
28 from where this is proposed. The drainage off this
29 property comes right down -- empties right into the
30 land, about a hundred feet of lake. I do not support
31 this. I get to look at deer. I've seen and heard
32 barred owls on my property due to the green space that
33 we do have right now. I've seen red shouldered hawks.
34 And numerous water fowl out on the lake, the herons.

35 Proposing this there, and you're also proposing two
36 other developments that are going to drain into the
37 lake. I'm a mechanical engineer and I've seen plenty
38 developments go in. I understand there are ways to
39 mediate drainage. But I've also seen it blow by.
40 There's currently plans people have talked about of
41 potentially dredging Broadway Lake because of silt.
42 That's going to do nothing but increase the silt. I
43 love the place. I've lived there for two years. It's
44 nice and quiet.

45 Existing McFalls Road can't handle two hundred and
46 twenty more cars. The waterline which runs down the
47 street washed out this spring and was patched back
48 together due to drainage coming off of this property.
49 So there's multiple problems there already and they
50 would need to be addressed.

1 And I would hope -- I was pulling out of my driveway
2 to come to this meeting this morning -- this evening.
3 There's already a trackhoe on that property which is
4 just forested right now. And they went right across the
5 county right-of-way they dug into it and they removed
6 part of a bank. There's no mitigation for the silt or
7 the drainage. I understand there's progress needed.
8 But I personally don't believe that area, that road, is
9 going to make it because there's places in it already
10 that are falling in.

11 I don't support this. I think it needs to really be
12 looked at. And I believe, really, you should ---

13 DAVID COTHAN: Time.

14 HERBERT HUND: --- be getting
15 environmental impact statements, the whole nine yards.

16 DAVID COTHAN: It's your time, sir.
17 Thank you. Five minute time limit on this, I would
18 remind everyone.

19 Next is Pat Ross.

20 PAT ROSS: Good evening. My name is
21 Patricia Ross and I live on Guest Circle. I live right
22 next to one of those pieces of property that you are
23 considering to build on. I also live -- there also is a
24 water problem coming down from that hill. My yard is
25 full of water from when it drains down from the top of
26 the hill. It also produces problems with water in front
27 of my house. And like the gentleman who was before me,
28 also the piping also broke down the road from me and we
29 had to boil water for a couple of days.

30 So not only that, the impact on your wildlife there
31 will destroy it. I've seen other buildings and as they
32 -- as you come in and you plow down the land and you
33 plow down the trees, and I just do not support that at
34 all. Thank you.

35 DAVID COTHAN: Thank you.

36 Next is Greg Weaver. All right. Mr. Weaver
37 declines. Barry Schrengost.

38 BARRY SCHRENGOST: Good evening. I'm Barry
39 Schrengost. I live at 807 McFalls Circle. I do have
40 some concerns about this. I share my neighbor's
41 problems with the water supply. It's been a little
42 inconsistent here lately. The size of the line that
43 goes in front of my house is only about three-quarters
44 of an inch. I don't know, you know, what's the planned
45 to increase that with twenty-two additional homes.

46 Another concern I have is both the entrance and
47 exits for this property both fall out into McFalls
48 Circle. That's twenty-two additional homes and vehicles
49 and delivery, FedEx, UPS, mail, so forth. That's going
50 to increase a lot of traffic on McFalls Circle. I don't

1 know how much that's been looked at, but without, you
2 know, considering that, I can't support this. Thank
3 you.

4 DAVID COTHAN: Thanks. Steven Looper.
5 STEVEN LOOPER: Hey. I'm Steven Looper.
6 I live at 521 McFalls Circle. I have the same concerns
7 that some of these people do. Water drainage. I'm on a
8 well and I'm on Broadway, and everything does drain from
9 that top of the hill and comes down.

10 I'm also really concerned about traffic. I don't
11 know if any of you have driven those roads. When I
12 moved there a couple of years ago, one of the things I
13 thought about is when my son starts driving, the curves
14 and how dangerous they are. And now we're talking about
15 adding two hundred and twenty more trips on that road.
16 So I'm concerned about that.

17 Water drainage, wildlife and traffic safety on the
18 road. Thank you.

19 DAVID COTHAN: Thanks. Betty, is it
20 Jabaux. Betty, do you wish to speak?
21 BETTY JABAUX: No.

22 DAVID COTHAN: All right. Next is
23 Maureen St. John.

24 All right. That's all for public comments. We'll
25 close public comments on this. Are there any questions
26 or comments from the commission before we entertain ---

27 DONNA MATTHEWS: I'd like to ask the
28 developer about do you have -- the drainage problems
29 that they were talking about, do you have anything in
30 your -- that you're, you know, considering doing with
31 the drainage problems?

32 BRADY SANFORD: All drainage issues are
33 addressed at the county level, initially, all drainage
34 issues, before heading on to the Department of Health
35 and Environmental Control. That'll be designed after
36 this step. The typical process is you get plat approval
37 from the Planning Commission and then move forward with
38 stormwater design.

39 Again, county has delegated review authority to
40 review the process and the stormwater drainage to make
41 sure that it is adequately addressed in all ways, shapes
42 and forms. And we're going to do our best here to
43 disturb as little as possible, as well, so that most of
44 these trees stay here. Ninety percent of these trees
45 are not going to be touched in any way, shape or form.

46 So we're going to do our best to not only adequately
47 address the existing drainage issues but also any
48 additional stormwater from the new rooftops. But
49 that'll be reviewed by the county in the coming months
50 and will be approved by the county to address any

1 particular issues prior to construction.
2 DAVID COTHRAN: Anything else?
3 TIM CARTEE: Mr. Chairman, might I just
4 add something to the commission?
5 DAVID COTHRAN: Absolutely.
6 TIM CARTEE: By county ordinance, they
7 are allowed to do up to seven lots at one time. So they
8 are allowed to do that. And they can wait three years
9 and come back and do seven lots. Whether it gets
10 approved tonight or not, this development will continue.
11 Or he may choose to develop seven, sell off to someone
12 else, and they could come in and do seven lots. But
13 this way, they're having to go to the Stormwater
14 Department to make sure everything is looked at for
15 coverage to make sure we don't have any issues. That's
16 all I have, Mr. Chairman.
17 DAVID COTHRAN: Thank you for that
18 information. It's important.
19 Any other questions or comments? If not, we'll
20 entertain a motion.
21 DONNA MATTHEWS: I make a motion for the
22 commission to approve.
23 DAVID COTHRAN: All right. We have a
24 motion to approve. Do we have a second? We have a
25 second. All in favor. Okay. It is approved.
26 All right. Next will be item 6(c), which is
27 preliminary subdivision, the Hills at Broadway Lake on
28 Shirley Drive. Also Council District 2.
29 TIM CARTEE: Thank you, Mr. Chairman.
30 This is the Hills at Broadway Lake. A hundred and
31 seventy property owners within a two thousand foot
32 radius were notified via postcard. And this development
33 is intended to be a single-family. The applicant is
34 Jason Allen, Terra Valhalla, LLC. It's located on
35 Shirley Drive, which is a county maintained road. It's
36 in Council District 2. Surrounding land use is
37 residential. It's unzoned. It's approximately forty-
38 nine acres and fifty-one lots. And this new development
39 is expected to generate about five hundred and ten new
40 lots (verbatim). Shirley Drive is classified as a major
41 local road with a maximum of sixteen average trips per
42 day.
43 Here on the preliminary plat you can see the
44 location of the driveway entrance. Most of the traffic
45 will be going straight out to Broadway Lake Road and
46 using that during the construction. If it's approved
47 they will not be using -- disturbing the road that goes
48 around the lake and would not be an advantage to them
49 because they cannot cross the bridge at the dam down
50 there at the lake. So they would be having to use 413

1 and Broadway Lake to enter this project to build it if
2 it gets approved.

3 This is the proposed land area.

4 Mr. Chairman, staff recommends approval. The
5 applicant has met the minimum standards for Anderson
6 County Chapter 38. That's all I have.

7 DAVID COTHRAN: Thank you. Do we have a
8 developer presentation on this?

9 WESLEY WHITE: Commission, this is Wesley
10 White. I live at -- or work at 211 Society Street.
11 Live here in Anderson on Cardinal Circle. On here as
12 the engineer of record for this and on behalf of the
13 developer. His plane got delayed so he couldn't make
14 it.

15 But just for the record, this is fifty-one lots, so
16 about an acre per lot, roughly, density-wise. There
17 will be -- we've already talked with Broadway Lake.
18 We're going to do some off-site water improvements to
19 get -- to improve water on Shirley Circle. Or Shirley
20 Drive, as well. And these will be septic tank lots.
21 The home sites will be situated internally facing the
22 new road, which will allow a buffer around the perimeter
23 along Shirley. There will be no direct access to the
24 lake property, obviously. This is property surrounded
25 by Shirley and then some residential on two sides.

26 There will be onsite detention, as well as some
27 onsite buffers during construction and post-construction
28 that will reduce any potential for impact into the lake.
29 It does all leave the site in one spot, so we don't have
30 multiple issues to deal with there. But we will be
31 controlling all that onsite. We've already talked with
32 the Roads and Bridges about the location of the drive.
33 So that's been preliminarily approved, obviously,
34 pending this approval and the design.

35 But available for any comments if you have any.

36 DAVID COTHRAN: Thanks. Any questions for
37 the developer. If not, we'll move on to public comments
38 on this. First is Jeff Herbert.

39 JEFF HERBERT: I'm Jeff Herbert. I live
40 at 1229 Shirley Drive. I made a few notes here this
41 morning. I used to kind of do this, so I'm on the other
42 side.

43 It says there was another five hundred and ten trips
44 per day on that road. I think he said there was a
45 hundred and seventy-three people notified. At five
46 hundred and ten trips on fifty-one lots, calculating
47 that out, that's ten trips per day per house. A hundred
48 and seventy-three more would be seventeen hundred, plus
49 the five ten would be twenty-two hundred; not five
50 hundred and ten additional lots. I mean that's just --

1 maybe the hundred and seventy-three weren't all on
2 Shirley Drive. That may be possible. But it's pushing
3 Shirley Drive. Shirley Drive was not built -- it was
4 built back in the forties. It's not even actually in
5 the right place, but that doesn't matter. It is where
6 it is. It wouldn't handle it.

7 You've got tractor trailer trucks coming across that
8 dam now. They're not supposed to. It's a two-ton limit
9 dam -- ridge where the dam is. And right now there's
10 tractor trailer trucks coming -- there was one actually
11 about took the bridge out. You can say they're going to
12 come from a different way, but they won't. The county
13 doesn't come from a different way. When they're out
14 there working on the property, they bring their big
15 trucks out. People just aren't going to do that.

16 The other questions I have, according to the
17 filings, there is no restrictions on this. There's no
18 protective covenants on -- we don't know what kind of
19 houses -- apparently at least the first two they showed
20 you some houses. I don't know if this is mobile homes,
21 manufactured homes or if it's stick-built homes. We
22 don't know because it's not in the filings. Nobody has
23 said and he didn't say when he came up here. Maybe
24 y'all have some other information on that. I don't
25 know.

26 Are these lots out there going to be -- it depends
27 on what kind of houses. Are they putting them in there
28 to sell them? Are they going to sell lots by themselves
29 if somebody wants to come in and buy a lot and build a
30 house. I think you've got some people on Shirley Drive
31 that would probably buy a lot or two just to keep
32 anybody from in front of them. But I don't know that
33 that's -- we don't know; can't tell from the filings.

34 You know, they could put a privacy fence around the
35 perimeter, a buffer; that would help. Oh, and if they
36 do -- if you do approve it, I don't know how you go
37 about getting it done or if it can be done, if y'all can
38 make a recommendation. But if there was speed bumps or
39 something put along Shirley Drive. This is at one end
40 -- this subdivision entrance is going to be at one end
41 of Shirley Drive and there's nothing to keep people from
42 coming through. That's an awful lot of traffic. We
43 already have -- everybody is now ordering stuff online.
44 So I mean, you've got trucks and all that kind of stuff
45 coming. Shirley Drive is -- if you haven't been out
46 there you ought to go see it. There's no straight
47 sections of Shirley Drive. Almost everything is a
48 curve. And so it's tough. You can get going out there
49 -- the people who live there are used to it. You know
50 you'd better stay in your lane because there's really no

1 lanes. No lines or anything like that. It's just a
2 road.

3 Anyway, those are just concerns that we -- that I
4 have as to really what it is they're doing because
5 there's nothing that shows -- it's all unrestricted and
6 don't know what's going on. What they're going to do
7 with the lots, that kind of stuff.

8 DAVID COTHRAN: Thank you.

9 Next is Rex Maynard.

10 REX MAYNARD: Thank you. My name is Rex
11 Maynard and I have a small home at 1116 Shirley Drive.
12 I consider Broadway Lake to be one of the biggest assets
13 we have in Anderson County. I was born and raised here.
14 When I was younger growing up I really didn't discover
15 Broadway Lake. I spent some time out there like most
16 kids but not a lot. And then when I was an adult, same
17 situation. About fifteen years ago my wife and I
18 purchased this small home on Broadway Lake. We have
19 loved it and we love the community and we love lake.
20 It's a fantastic place. We have great neighbors and
21 great folks that live out there. It's a wonderful
22 community.

23 I'm here to also oppose this idea of doing this
24 development, especially the idea of dividing the lots
25 into smaller lots to sell. My understanding is that
26 they would like to change these lots to twenty-five
27 thousand square feet. And they made the comment it was
28 a little less than an acre. Well, twenty-five thousand
29 square feet is forty percent less than an acre, so it's
30 almost dividing it in half, and so it would be a
31 tremendous number of lots.

32 And I feel like doing that, especially dividing it
33 into this many different lots would have a significant
34 negative impact on Broadway Lake and especially on
35 residents of Shirley Drive.

36 One of the benefits of living on Shirley Drive,
37 especially where I live, is we've got very deep water in
38 front of our homes. That's big. The way you have deep
39 water in front of your home is you have steep lots. And
40 so as a result of that the drainage comes right down at
41 my home and most of my neighbors' homes, comes right
42 down our driveways and down, let's say, our patios and
43 into the lake.

44 So I think doing this development would certainly
45 probably increase that drainage coming from these lots
46 across Shirley Drive to my home. And not only would it
47 do that, but number one would be the erosion. I don't
48 know what the plans are as far as cutting the trees, but
49 most subdivisions like this they pretty much clear-cut
50 and we would have a major erosion issue. And then these

1 homes are built and lots are there and grass is planted,
2 they're going to be using fertilizer and herbicides.
3 Every bit of that when we get a major storm and rain,
4 it's going to wash right down into Broadway Lake. It's
5 going to have a really negative effect on a wonderful
6 lake that people enjoy so much for recreation, fishing,
7 all types of things, boating.

8 I think the impact that it would have would be
9 major. I know this is not really part of probably the
10 argument, but we're facing environmental issues and this
11 would only increase it. We say today that one of the
12 biggest causes of environmental damage is cutting trees.
13 This would only add to that.

14 And then I would also add the issue that they spoke
15 about traffic. Roads at Broadway Lake are -- especially
16 Shirley Drive -- are curvy. They're not wide. The dam
17 has a single-lane road that goes over it. It would
18 certainly make it more dangerous for people driving on
19 Shirley Drive. And I think also driving on Broadway
20 Lake Road, too.

21 I would encourage you to reconsider this. Certainly
22 to get more information. It's going to have a major
23 effect on folks like myself and my neighbors, but it's
24 going to have a major negative effect on the lake as a
25 whole. We don't need to lose such a great asset that we
26 have here in Anderson County as Broadway Lake.

27 DAVID COTHRAN: Thank you.

28 Mr. Sanford, did you want to speak? This is the
29 applicant. Mr. Sanford?

30 MR. SANFORD: I may have put it on the
31 wrong one.

32 DAVID COTHRAN: Okay. Next is Crystal
33 Odom.

34 CRYSTAL ODOM: Crystal Odom. My husband
35 and I bought the property at 1129 Shirley Drive about
36 six years ago. I grew up visiting Broadway Lake. My
37 mom grew up visiting Broadway Lake as a teenager when it
38 was first built as a recreational lake.

39 The wildlife impact, there's no doubt, we won't be
40 seeing deer over there anymore. We even see bald eagles
41 from time to time nesting in the trees.

42 The street condition, definitely the one-way road at
43 the spillway, whether it's five hundred additional cars
44 a day or two thousand a day, it's already a problem with
45 the existing homes. Shirley Drive itself is already,
46 you know, a big risk because there is no straight spot.
47 It's so small and narrow that there's not a center line
48 even.

49 And I don't see how it is possible or responsible to
50 move forward ahead of any kind of detailed plan with an

1 economic impact study or plans for infrastructure or the
2 storm drainage for the runoff or the environmental
3 impact to the lake. Thank you.

4 DAVID COTHRAN: Thank you. Phillip Odom.
5 PHILLIP ODOM: I'd just like to reiterate
6 what my wife and what Mr. Maynard has said. I oppose
7 it. I think a lot of people here oppose this
8 development. It's just -- it's irresponsible for the
9 area for the road, we just can't handle it. You're
10 going to hear the same thing from everybody. It's just
11 we can't handle it in the area. This is not a good
12 idea. Thank you.

13 DAVID COTHRAN: Thanks. Next is Leslie
14 Chamblee.

15 LISA CHAMBLEE: Hello. I'm Lisa Chamblee.
16 We live on 1539 Shirley Drive. We are directly across
17 the entrance to this subdivision. I don't think the
18 bridge can handle all the traffic either. But I also
19 would like for it to be a local building, at least, if
20 it was going to be developed, and show us some photos of
21 what the houses would look like. But they don't need to
22 be that many houses in that small an area. If you're
23 going to develop it, at least cut the number of homes in
24 half and do it diligently like he's going to do it over
25 there near the Dollar Store to make it pretty.

26 But the one-lane bridge dam, you have to stop and be
27 courteous to let people go. And you get five hundred
28 more drivers that aren't from this area, perhaps, or
29 maybe they are, they're -- it's just very dangerous.
30 It's very dangerous.

31 We had the eighteen wheeler who he come through,
32 even though he's not supposed to, he was trying to back
33 up and he ends up with the rear-end on the top of the
34 bridge. Y'all may be aware of that. I don't know if
35 y'all remember that happening.

36 He said that they were going to come down Broadway
37 Lake Road. To get to the development, they would have
38 to go all the way down Shirley Road -- Shirley Store
39 Road and come around and come down Broadway Lake. All
40 of that traffic will come straight in to our side of
41 Shirley Drive.

42 So I'm against this. I know a lot of people are
43 against it. I would like to know what size homes. I
44 would like to know what kind of homes. And I want to
45 know why they're not using a local builder that we have
46 here in Anderson. If he's speaking on behalf of the
47 developer, when I looked up the developer is nowhere
48 from here. He seems to be from Arizona from what I can
49 gather trying to get information on the internet. And
50 he's only been licensed since August of this year. So

1 we would like for it not to be approved. Thank you very
2 much.

3 DAVID COTHRAN: Thank you.

4 Next is Beech Lockwood.

5 BEECH LOCKWOOD: I'm Beech Lockwood. I
6 live at 1241 Shirley Drive. I'm just going to reiterate
7 basically what everyone else has said.

8 The other big concern of mine, the biggest thing is
9 the runoff. You look where they have the retainment
10 pond and then there's a gully that goes down there, when
11 that thing gets full what are you going to do? It's
12 going to run over. It's going to create more problems.

13 And the other thing is I've been through -- I go by
14 a development they're building right now in Anderson
15 County. The retainment pond got full. What did they
16 do? They dropped a pump in there and just pumping it
17 out. Okay? That area can't handle that. The bridge is
18 dangerous. Try driving the road. Try driving our side
19 of Shirley Drive. It's dangerous. It's not too well
20 thought out because we don't know anything about it.
21 Y'all don't know what's going to be built there. Okay?
22 That's all I have to say.

23 DAVID COTHRAN: Thank you.

24 Next is Burriss Nelson.

25 BURRISS NELSON: Mr. Chairman, members of
26 commission, I'm Burriss Nelson. I live at 1119 Shirley
27 Drive. My understanding is that this is a request by
28 the developer to -- for a variance to take it from a
29 one-acre lot down to these smaller lots. We've talked
30 about fifty-one lots. This is really fifty-one septic
31 tanks on this fifty-acre tract of land.

32 Where I live on Shirley Drive, and all these are my
33 neighbors that have spoken already, there are eighteen
34 homes. Two of those lots are one-acre. Two of them are
35 three-tenths of an acre. We're on the downhill side
36 from where this is going to be developed. And then the
37 rest of them are about four-tenths of an acre. My lot
38 itself is about four-tenths. All of that was built
39 prior to county land use ordinances, which started
40 indicating that a one-acre lot size was appropriate for
41 septic tanks. There's a reason for that. A lot of the
42 land in Anderson County has been cotton farmed and
43 depleted and it's down to the red clay. It makes it
44 difficult for the absorption that a septic tank has to
45 have to absorb into the ground to be able to handle
46 that.

47 My house itself -- and like I said, we're on the
48 downhill side -- all of that, pardon the expression,
49 flows downhill from fifty-one septic tanks. And my
50 septic tank this year -- we've lived there for two and a

1 half years -- well, close to three -- three years, and
2 my first year there I had to have the septic tank pumped
3 out. And not only do I have one septic tank, I've got
4 two fifteen hundred gallons, burned up a pump, spent
5 thirty-five hundred dollars at Christmas time that I
6 didn't have and my wife wanted me to spend on other
7 thing.

8 But the lot itself, we have to be very careful about
9 how we wash clothes, wash dishes. And if we have
10 guests, how many showers are taken and how that goes.
11 Because the top, we have to pump all of our septic up to
12 a flat spot up at the front of my lot where our drain
13 tile fill is. It can get wet up there from all the --
14 especially if it rains a lot. We have to be very
15 careful on how we -- all of that flowing downhill will
16 create a problem for everybody on Shirley Drive.
17 There's one lot that is three-tenths of an acre with a
18 septic tank on it. Just like Mr. Maynard said, we all
19 have steep lots. So again, it flows downhill.

20 This site will have difficulty in handling and
21 sustaining and absorbing the flow from all these septic
22 tanks. We have to be careful with what takes place.

23 And the last thing really is, is I don't know if
24 y'all are aware, but the county actually operates
25 Broadway Lake. We maintain -- the county maintains lake
26 level, as well as stocking fish and we take -- we have
27 the Civic -- well, not the Civic Center -- Ms. Gracie
28 Floyd Recreation area on the lake, as well.

29 I ask that you deny this variance. The idea of
30 about three and four-acre lots could work very well
31 there. Fifty-one septic tanks is not a workable
32 solution for this development. Thank you.

33 DAVID COTHRAN: Thanks. Next is Miriam
34 Nelson.

35 MIRIAM NELSON: Well, we obviously should
36 have practiced what we were going to say because he said
37 my concerns. But what I -- I've never been to a public
38 hearing before like this, but this is what I've learned.
39 It's either a money-maker or it's personal. And to us
40 it's personal or we wouldn't be here. And we're at your
41 mercy.

42 You know, I don't know how you would feel if you
43 were in our place. My three biggest concerns and
44 question to the developer who is not here is, is he
45 going to tear down all the trees? Because that's going
46 to make the runoff, no matter the detention pond, worse
47 for us. Is he responsible and accountable if his runoff
48 causes septic tank problems for all of us. We're at his
49 mercy, too. So I want to know if he's going to be
50 responsible for our septic tank problems when his -- the

1 property he's looking at is on a hill. And it comes
2 down our way.

3 The other thing is they all say they're going to
4 have a detention pond. But if you ride by a lot of
5 places, they're not kept up. And there is runoff. So
6 as there's runoff down through our yards, you have
7 animal feces, you have fertilizer. All of that is going
8 to go into the lake. How can we be assured that there
9 won't be any runoff? He's not even here to answer our
10 questions with this. We have no idea of the houses,
11 like they said. And every morning when I leave and I
12 run into a school bus on Shirley Drive, one of us has to
13 pull over because the road is not wide enough.

14 So we can't handle the amount of trucks that would
15 come through there in order for this subdivision to be
16 built. These are the concerns that I have and the
17 questions that I have I guess won't get answered
18 tonight.

19 But it's the runoff; it's the septic tanks; it's the
20 road size. And is the county going to restructure that
21 bridge so we're not stopping one at a time to get across
22 now with fifty-one more homeowners. I just -- I think
23 that there's -- we're going to be susceptible as a
24 county for lawsuits when there's more families that will
25 be moving out there if you approve this and we can't get
26 across or it causes traffic problems.

27 So these are my concerns and I hope that you have
28 listened to us because we wouldn't be here if it wasn't
29 important and it wasn't personal. Thank you.

30 DAVID COTHRAN: Thank you.

31 That's everyone signed up on the public comments.
32 Any question or comments or concerns from the commission
33 to address?

34 DONNA MATTHEWS: Well, I have a couple
35 questions for I guess the engineer. I'm going to ask
36 you the same question I asked the other developer about
37 the runoff, ---

38 WESLEY WHITE: Sure.

39 DONNA MATTHEWS: --- the retention and the
40 ponds and all that.

41 WESLEY WHITE: Yeah. I mean so there's a
42 lot of misconception about how the process works. I
43 think he explained it well, and I think Mr. Cartee can
44 explain it, as well. We can't do any of that design,
45 any of those submittals through the county until we get
46 you guys approval for the preliminary plat process. At
47 that point then all these concerns that they have are
48 handled through the county. There's a county Stormwater
49 Department that handles the detention design that we
50 have to do. There's the local DHEC office that has to

1 permit. Even if y'all approve fifty-one lots, they
2 still have to have fifty-one septic tank permits
3 approved. So if one of the lots doesn't perk, then they
4 lose that lot. So I mean that's -- all still have to be
5 done. The runoff issue, obviously detention ponds,
6 there are certain areas that don't have detention ponds
7 now, but those were probably done, like Mr. Nelson said,
8 prior to MS4 and the regulations being proposed. But
9 yes, all that stuff will be properly designed once this
10 is dealt with.

11 DONNA MATTHEWS: And I think you said in
12 the beginning that you were going to leave the trees,
13 the existing trees around the property?

14 WESLEY WHITE: That's correct. He has no
15 intension ---

16 DONNA MATTHEWS: You're not going to clear-
17 cut everything?

18 WESLEY WHITE: Right. He has no
19 intention of mass clear-cutting this at all. With
20 septic tank lots there's not the need for mass grading.
21 Typically what they do is they go in and clear the
22 fifty-foot right-of-way that's required by the county to
23 be cleared. And then recently they passed a thirty-foot
24 front setback, so we have thirty-foot front setbacks,
25 fifteen foot side setbacks and then the lots -- houses
26 will be situated toward the front of the lots with the
27 septic behind them.

28 So you're talking from a disturbance standpoint,
29 which we're required to list on our applications with
30 Stormwater, you're looking around probably ten to twelve
31 thousand square feet of disturbed area for each lot. So
32 a little less than half of each lot on the small lots.

33 DONNA MATTHEWS: Okay. And just so that I
34 understand correctly, we are approving fifty-one lots.
35 And a couple of people had said that they were trying to
36 make the lots smaller.

37 WESLEY WHITE: Yeah. I'm not sure where
38 that -- and I heard something about a variance. There
39 is no variance request tonight. We're not asking for
40 any variance from anything. The minimum lot size for a
41 septic tank is twenty-five thousand square feet. So
42 that is -- the minimum lots on this are twenty-five
43 thousand square feet.

44 DONNA MATTHEWS: Because they all have
45 septic?

46 WESLEY WHITE: Yeah. And once the fifty-
47 one lots is approved, that's it. I mean, if we wanted
48 more lots we would have to come back through -- if the
49 roads changed, we would have to come back to y'all
50 again.

1 DONNA MATTHEWS: One other question for
2 you, Mr. Cartee. I believe you said the entrance would
3 come in 413 and not over the dam?

4 TIM CARTEE: No, ma'am. Most of the
5 traffic will be -- should be coming in off of 413 for
6 the construction of this, because like the dam down
7 there is not load rated for heavy trucks. Now, we can't
8 control, you know, if somebody uses that and it's
9 overloaded. That'll be up to the state transport police
10 to monitor that. But that's something we can't govern
11 on this side.

12 **TALKING FROM AUDIENCE**

13 DAVID COTHRAN: Excuse me. Excuse me.
14 This is a county meeting. We're getting information, so
15 there's no -- none of this outburst from the audience,
16 please. Please maintain decorum in this meeting. Thank
17 you. Anything further? Any other questions?

18 All right. If not, we'll entertain a motion on
19 this.

20 DONNA MATTHEWS: I'm going to make a motion
21 to approve.

22 DAVID COTHRAN: All right. We have a
23 motion. Is there a second? Any second? All right.
24 The motion fails for lack of a second.

25 **APPLAUSE**

26 DAVID COTHRAN: All right. Well, you've
27 already clapped, so I won't tell you not to. But, you
28 know ...

29 I'm sure a lot of you people may want to leave, so
30 if everybody wants to leave now, would you please do so.
31 It creates a disruption, so I'll pause here for a few
32 minutes.

33 All right. It's settled down. We'll get on with
34 the agenda.

35 Next is item 6(d), which is a preliminary
36 subdivision, Boscoe Ridge located on Blume Road, Council
37 District 5.

38 BRITTANY MCABEE: Thank you, Mr. Chairman.
39 This is Boscoe Ridge. It's an intended single-family
40 development. Four hundred and thirty-seven property
41 owners within two thousand feet radius were notified via
42 postcard. The applicant is Zuendt Capital Corporation.
43 It's located on Blume Road, which is county-maintained
44 in Council District 5. The surrounding land use is
45 residential and it is unzoned. The acreage is 12.69,
46 with thirty-four lots. Blume Road is classified as a
47 minor urban collector with no maximum trips per day.

48 This is a layout of the proposed subdivision. The
49 green around the edges of the property is the proposed
50 buffer to enclose the subdivision from other

1 subdivisions that surround it. And this is an aerial
2 view of the property. Staff recommends approval of the
3 subdivision because it meets Chapter 38 minimum
4 standards.

5 That concludes the staff report.

6 DAVID COTHRAN: Thanks. Is there a
7 developer report, presentation?

8 ALEC ZUENDT: Yes. My name is Alec
9 Zuendt with Zuendt Engineering. I am both the engineer
10 and the developer for the project. We have some photos
11 of elevations for the houses that are going to go on the
12 property. We plan on meeting all the requirements for
13 stormwater, traffic. These are going to be higher-end
14 homes in the high two hundreds to three hundreds range.
15 It's going to be a local builder. We are not going to
16 clear-cut the entire property. We're maintaining at
17 least a twenty foot buffer around the entire property
18 and only clearing what is required for the homes to be
19 built. And that's pretty much it.

20 DAVID COTHRAN: Thank you. Any questions
21 for the developer? If not we'll move on to public
22 comments for this item. We have three signed up. First
23 is Broadus Moody.

24 BROADUS MOODY: Thank you for the
25 opportunity. I am Broadus Moody. My driveway is
26 directly across from apparently where one of the
27 entrance roads will be for the new development road that
28 will be cut.

29 So a few things here if you will bear with me.
30 That's kind of an isolated area in there as far as
31 utilities are concerned. I had to run the only water
32 line that goes down New Prospect Church Road and I own
33 twenty acres there from Blume Road to Cramer Road back
34 up into Coffee Street, etcetera, back into the lane
35 there. I had to run a PVC pipe waterline about nine
36 hundred plus feet from New Prospect Church Road up to my
37 house just to get water to my house. Then there's I
38 think five houses across the road on the other side of
39 Blume, they had to put five meters on down at New
40 Prospect Church Road and run individual PVC lines up to
41 feed those houses.

42 Also I noticed that AT&T is going to be the provider
43 for internet, etcetera. For me to connect with AT&T,
44 I've done that, and worked with them for a long time,
45 they have to go all the way out to Highway 24 to connect
46 with AT&T to get service up to my house. So now we're
47 with Charter. They have a very difficult time getting a
48 workable internet to my house.

49 And I know from my other neighbor, Jimmy Hall, next
50 door, etcetera, which is the property right in front of

1 him -- I don't know if Jimmy is here tonight or not,
2 doesn't matter -- but anyhow I just know that utilities
3 is really hard up there. The septic line runs down New
4 Prospect Church Road. How they're going to connect with
5 that, I'm not sure. There's no gas line up there to my
6 knowledge.

7 And so these are just concerns. But I know you guys
8 will work all of that out with a retention pond,
9 etcetera, with thirty-four houses going on twelve and a
10 half, just a little bit more, of acreage. It doesn't
11 seem to quite be feasible in that.

12 But my main concern is Blume Road. The bottom line
13 is this, and I have the whole thing written out here
14 about Blume Road, a little girl was killed not long ago
15 because of the hill that you come up. And one of the
16 drives that's going to come out of the development is
17 going to be almost, it looks like, in front of my drive.
18 And my drive is extremely dangerous. Finally got them
19 to put a sign down at the bottom of the hill that the
20 hill blocks view. My children, grandchildren, wife and
21 all, I've taught them how to come out looking down to
22 New Prospect Church Road because they've got to turn in
23 to go up. But coming over from Blume Road down to New
24 Prospect, they used to have it at twenty-five miles an
25 hour. After the little girl was killed, losing control
26 of her car coming over the hill, and the road was built
27 back I think way before the forties and it's angled
28 wrong. Cars constantly run off into the ditch in front
29 of my house up into the house and have even had
30 motorcycles to run off in there up into my house and be
31 taken to the hospital. And it's constant the ditch,
32 people running in and me repairing it ---

33 DAVID COTHRAN: Time.

34 BROADUS MOODY: --- in front of my house.

35 And so far the road just keeps dipping off where they
36 run off, and they've never put asphalt in there for
37 that. That's neither here nor there except that with
38 the cars coming over that hill blinded by the hill, and
39 if you allow a new driveway or entrance road that
40 they're going to build, ---

41 DAVID COTHRAN: Time.

42 BROADUS MOODY: --- a new state road in
43 there ---

44 DAVID COTHRAN: Sir, that's time. The
45 time limit, sir, you've reached that. Your time has
46 expired. Thank you.

47 Next is Martha Comberrel?

48 MARTHA COMBERREL: Good evening, ladies and
49 gentlemen. I'm here tonight as a thirty-six year
50 resident of -- thirty-six years -- in Regency Park

1 Subdivision. One side of Regency Park, there's only one
2 way in, one way out. The way out of Regency Park is
3 through Blume Road. The entrance to Regency Park, nice
4 big sign out on Centerville Road, that is the entrance.
5 That is the only way you can come in and out of a two-
6 hundred-plus home subdivision. Okay? We have all ages
7 in our area.

8 But now if you live on one side of Regency Circle,
9 you're going to go out the front entrance where there's
10 in or out. You live on the other side, you're going to
11 go out onto Blume Road. If you take a left, you're
12 going to come right up on this hill that this gentleman
13 right here was explaining. We've had quite a tough time
14 as our neighborhood in Regency Park Subdivision is
15 almost full capacity now. It is right at full capacity.

16 And we have a lot of children that go up and down
17 the roads. And the problem we have with Blume Road,
18 Blume Road is not a big street. It's not. And if you
19 look at her diagram that she flashed up there really
20 quickly, if you notice the housing -- look at -- back to
21 the other one. Back to the other one. See all these
22 houses over here? That's Regency Park. Where their
23 little plot is, is backing up five ways and backwards to
24 Regency Park Subdivision.

25 And all of us trying to get kids to school in the
26 morning, picking them up, the buses getting through, the
27 Sheriff's Department pretty well patrols our area
28 because our crime level, as our subdivision has grown,
29 has increased also. So we have criminals coming in the
30 back entrance going to hit somebody's garage, their
31 house, whatever, and they're out the back entrance on
32 Blume Road. Out the back entrance. Before we can even
33 dial 911.

34 So folks, this idea of putting a thirty-some-odd
35 structural house with only one entrance and one exit,
36 they're going to have the same problems we've got. But
37 we're going to have the added problems of getting in and
38 out of our subdivision with their added traffic.

39 And the trees that are in this area -- the lot she's
40 referencing there that they're proposing was mowed
41 yesterday or today, and the sign was taken down today.
42 Did you notice that?

43 So we don't know what's going on out there.

44 DAVID COTHAN: Time.

45 MARTHA COMBELL: But we have a lot of
46 people who are concerned in Regency Park. It was
47 brought up at our annual meeting where the sheriff came
48 and talked. And we have monthly meetings of our board
49 of director. It's a very active subdivision.

50 DAVID COTHAN: Time.

1 MARTHA COMBRELL: We have restrictions.
2 DAVID COTHRAN: Ma'am, that's time.
3 MARTHA COMBRELL: And bylaws. I appreciate
4 your time.
5 DAVID COTHRAN: Thank you. Next is Marie
6 Fry.
7 MARIE FRY: I live at 301 Regency
8 Park. I live in Regency Park Subdivision. And I echo
9 everything this lady just said. In fact, those are the
10 issues that I was going to discuss. The traffic density
11 in there, putting would be, what, fifty plus -- could
12 even be fifty more cars if you put the number of homes
13 that they're proposing.
14 Blume Road is a narrow road. No shoulder. There's
15 no shoulder on that road. And my concern is all that
16 traffic. They're saying they're going to make it so
17 that it doesn't egress into our subdivision. That's not
18 possible. Like she's saying, there's a front entrance
19 and a back entrance. I'm concerned about the front
20 entrance. When you come down Center Road off of Pearman
21 Dairy Road, which a lot of traffic comes down that road
22 with people coming from work, we even now get cars
23 coming from our neighborhood to go over to Blume, to go
24 over to New Prospect from there because they make it a
25 cut-through. There's a lot of traffic coming through
26 there.
27 And the traffic that comes through there, they don't
28 abide by the speed limit. They just go zoom. And
29 there's a stop sign there at Blume. They go right past
30 -- they don't even stop at the stop sign.
31 So we're going to have additional traffic coming
32 through our neighborhood from that subdivision. Traffic
33 during school right now going out on Whitehall Road is
34 backed up in the morning. Can you imagine what it's
35 going to be if they put the subdivision in now? There's
36 probably no traffic study done with regards to the
37 number of homes that they're going to be putting in
38 there.
39 He said something about septic, there were going to
40 be septic tanks in there. Not going to be water and
41 sewer. How is that going to happen with the lot sizes
42 they're proposing. What, 30 -- .30 lot size. That's
43 not even considering the roads that you're going to have
44 to put in there. So it's going to cut it down even
45 further. Is it going to be a quarter of an acre. Is
46 that a standard size lot for the county now, a quarter
47 of an acre for a home? I don't know. I'd like for them
48 to tell me that.
49 Also I further want to state that I called our
50 county councilman and I know that our county councilman

1 spoke to some of you and told you that he was not in
2 favor of this subdivision due to the roads and also --
3 mainly the roads and the fact that due to the lot sizes
4 in our neighborhood. Our neighborhood lot sizes are a
5 minimum of .50, a half an acre. These are going to be a
6 quarter of an acre.

7 And again, the big problem is the traffic, the size
8 of the lots. I think the designs of the homes are nice,
9 but who cares what the homes look like. We care about
10 the traffic and safety in our neighborhood. Thank you.

11 DAVID COTHRAN: Thank you. That's it on
12 the people signed up on that. Any questions ---

13 ROBERT FINSTED: Mr. Chairman, I didn't
14 sign up. Can I just make a short comment?

15 DAVID COTHRAN: Sure. Just state your
16 name for us, please, address.

17 ROBERT FINSTAD: My name is Robert Finstad,
18 and I live at 512 Blume Road. And what I wanted to
19 bring up, they brought up basically the same points, but
20 let's talk about Blume Road. It was -- when I moved in
21 in 2015, the speed limit was twenty-five miles an hour.
22 They raised it up to thirty-five. Blume Road is a major
23 shortcut between Centerville Road and New Prospect
24 Church Road. When I called the county about the raise
25 in speed limit, I looked up the state regulation on
26 roads and speed limits. Blume Road really didn't
27 qualify. We don't have any shoulder on Blume Road, nor
28 do we have a twenty-two foot road consistently.

29 But the county did come out and they threw down a
30 little bit of tar and made some spots a little wider on
31 the curves. But one of the things I realized when I
32 moved here, when the speed limit sign said twenty-five
33 in Anderson, people go thirty-five to forty. When it
34 says thirty-five, they go forty-five to fifty. I asked
35 for additional enforcement of the speed limit in the
36 area. Nope, the only thing we see is police every once
37 in a while going by the street keeping up with the
38 traffic flow, if you know what I mean.

39 So what happens is their concerns about the road are
40 very real. I think that before anything is done we
41 should have a traffic study done on that road and have
42 the county come out and take a look at it again to see
43 if it meets the standards for the speed.

44 I'm all for additional revenue for the county.
45 Bunch of homes, good revenue for the county. And we
46 know that allows you to do some improvements. When I
47 asked about any improvements at Blume Road they said it
48 wasn't in the budget and hopefully maybe some of the
49 infrastructure money will make its way down to Anderson
50 County and we can do some stuff.

1 But that's basically my comment. I'm not in favor
2 of it simply because I think it presents a danger.
3 Also, school buses are on that road in the morning and
4 evening. So I get concerned about the kids.
5 DAVID COTHRAN: Thank you. All right.
6 That's it on public comments. Any discussion or
7 questions from the commission?
8 DONNA MATTHEWS: I had one thing. The lady
9 spoke and said there were septic. I'm showing sewer.
10 Okay.
11 DAVID COTHRAN: That's my district. No,
12 ma'am, public comments are closed. I'm sorry.
13 FEMALE: I just wanted to ask a
14 question.
15 DAVID COTHRAN: Well, we don't answer --
16 I'm sorry, I don't mean to be rude, but this isn't a
17 question and answer session. So let us please proceed.
18 That's my district and I would agree with all the
19 comments made. I've received numerous phone calls about
20 this, mostly from -- well, people on Blume Road and
21 Coachman Drive and of course Regency Park. That is a
22 very narrow road. It is very difficult for emergency
23 vehicles to traverse that road. And I agree that it is
24 a cut-through. I don't believe that this is a good
25 project for that area at this time. And for that reason
26 I could not support it.
27 In fact, I will make the motion to deny. Do we have
28 a second?
29 DONNA MATTHEWS: Second.
30 DAVID COTHRAN: Are there any discussion?
31 **APPLAUSE**
32 DAVID COTHRAN: Please, I know you're
33 happy, but I need to be consistent. Please control your
34 outbursts.
35 We need to vote on this. All in favor of the
36 motion, which is to deny. That's unanimous. All right.
37 Thank you.
38 Next would be 6(e), which is a preliminary
39 subdivision, Stone Creek Phase I and II on Hembree Road
40 and Welcome Road, Council District 7.
41 TIM CARTEE: Thank you, Mr. Chairman.
42 This is Stone Creek Phase I and II. Two hundred and six
43 property owners were notified via the postcards within a
44 two thousand foot radius. This development is single-
45 family. The applicant is Southeastern Residential
46 Development, LLC. It is on Hembree Road and Welcome
47 Road, which both are state maintained roads. It's in
48 Council District 7. The surrounding land use is
49 residential and commercial. This area is unzoned. The
50 number of acres are a hundred and fifty-one acres, about

1 three hundred and thirteen lots, I believe it is. And
2 Hembree and Welcome Road are classified as collector
3 roads with no maximum trips per day.

4 This is an overall preliminary plan of showing this
5 development. This section right here is Phase I which
6 comes off Hembree and Welcome Road. And Phase II will
7 come off of Welcome Road. This is the aerial of the
8 proposed development for the land. As you can see,
9 Phase II is down along the Anderson Reservoir. And
10 Phase I is in the upper part of the northern coming off
11 Hembree.

12 Staff recommends approval. They have met the
13 minimal standards for Chapter 38. That's all that I
14 have, Mr. Chairman.

15 DAVID COTHRAN: Thank you. Is there a
16 developer for this?

17 JAMIE MCCUTCHEN: Thank you, Mr. Chairman.
18 My name is Jamie McCutchen. I'm with Davis & Floyd.
19 I'm the engineer of record for the project. This is
20 Brad Schell. He's with the development group.

21 Just a couple of things I want to mention about the
22 plan. It is unzoned, but we are using the new standards
23 for ten thousand square foot minimum lots, although we
24 do have over thirty percent open space with the project,
25 so we could have gone with smaller lots under the
26 conservation design. We actually met that conservation
27 design but still have the larger lot size. We have had
28 a traffic study done. The traffic study has been
29 approved by the county DOT. No turn lanes or anything
30 are required for that. We'll meet all the stormwater
31 engineering requirements through for project. And I'll
32 let Mr. Schell can speak to the housing and what's going
33 to be going on there.

34 BRAD SCHELL: Thank you. The houses are
35 going to be between two thousand to three thousand
36 square feet. Price range mid three hundreds. Very nice
37 product. They're going to have the turn-down slabs,
38 heavily landscaped. There's going to be a cabana and
39 pool area, common mail collector.

40 And phase I, I guess has three entrances and exists,
41 two off of Hembree Road, one off of Welcome Road. And
42 Phase II has the one entrance off of Welcome Road that
43 winds up with the Phase I.

44 JAMIE MCCUTCHEN: We'll be glad to answer
45 any questions you may have.

46 DAVID COTHRAN: Thanks. Are there any
47 questions for the developer? If not we'll move on to --
48 this is not the way this works. This is public
49 comments, as I've said earlier. It is not a question
50 and answer session from the audience. Okay? I'm sorry.

1 That's just the way it works. So please refrain from
2 making outbursts of applause, loud talking, etcetera,
3 while we are listening to other people speak. Thank
4 you.

5 This is now public comments. We will open this up.
6 We have several signed up for this, as well. First is
7 Sydney Thompson.

8 SYDNEY THOMPSON: Hi. I'm Sydney Thompson.
9 I live off of Turkey Trot Road, 203 Turkey Trot Road. I
10 guess my main concerns are just the pine acres that we
11 have right behind our house, it looks as though from the
12 plans that they will be leveling that completely. We do
13 have a lot of wildlife back there, so that was a big
14 concern of mine.

15 Also there is a natural creek back in those pines.
16 I just want to make sure that the flow of that creek is
17 not going to be impeded in any way.

18 An additional thing I wanted to mention was you did
19 say that it was a collector road, which is true; Hembree
20 and Welcome are. However, there are several Walgreens
21 development like the -- I'm sorry, the word is escaping
22 me -- but there is commercial area there that are
23 accessed with semi-trucks on those roads on a regular
24 basis. Also there is a car auction off Hembree where
25 they test drive a lot of cars back and forth back in
26 that area, as well. So even though the traffic is
27 minimal back there, I think adding three hundred, was
28 it, more houses is going to increase it by a lot.

29 Environmental, the natural creek, the trees. And I
30 wanted to know if it was on septic or not. I wasn't
31 sure if that was stated. So that's a concern of mine,
32 as well. That's just things I wanted to bring to the
33 attention of you guys. Mostly just the nature. I love,
34 like I said, bringing money to the county, the
35 community. But I do think that's a lot of lots for a
36 small area. I'd maybe recommend possibly making the lot
37 sizes bigger and fewer houses. That would be kind of my
38 counter. But thank you for your time.

39 DAVID COTHRAN: Thank you.

40 Next is Max Axman.

41 MAX AXMAN: Good evening. My name is
42 Max Axman. I live at 1027 Hembree Road and I've been
43 there since 1994. So I've seen a lot of development in
44 this community. And we have a really strong community
45 together. It's been a great place to live.

46 I have pictures -- I don't know if I can show these
47 to you -- of the bridge that's on Hembree Road that's
48 already deteriorating. May I show you these?

49 DAVID COTHRAN: You can hand it to someone
50 and they can bring pictures up to us.

1 MAX AXMAN: Thank you. This is just
2 one picture of the bridge and the condition that that
3 bridge is in right now. And as this lady from Turkey
4 Trot spoke, the Walgreens Distribution Center is right
5 down Hembree Road. So we're getting transfer trucks
6 there. We've getting car carriers going from Carolina
7 Auto Auction. There's a weight limit on the bridge
8 that's recently been put up that I think is not being
9 enforced. And the road is in terrible condition. The
10 whole top layer is already deteriorating.

11 I walk this road every single day with my dog.
12 There's absolutely no shoulder. People do not pay
13 attention to the speed limit. I literally have to
14 almost get off into the woods to even be able to walk my
15 dog.

16 The biggest concern is that I spoke with Dr. Estes,
17 Tiffany Estes, at District One schools and Spearman
18 Elementary is almost at full capacity right now. There
19 are thirty-four openings for the elementary school.
20 There are thirty-seven at the middle school. The high
21 school is in better shape to accept more children.
22 There's also a thirty acre or thirty-lot subdivision
23 being built at the other end of Hembree; at Hembree and
24 Cherokee. So with those thirty homes already, what
25 happens to these other children? You've got three
26 hundred and eighteen homes that will have no place for
27 their children to go to school.

28 I also worry about the environmental impact.
29 Beaverdam Creek is so silted, even with just the rain,
30 because of the drainage and the runoff, that the creek
31 underneath that bridge probably isn't four inches deep
32 right now. That runs directly -- it's all wetlands back
33 in there so there's all kinds of wildlife, and I feel
34 like the wetlands need to be protected. Beaver. And
35 all of that runs directly into Anderson Reservoir where
36 I fish, which would impact any of the -- again,
37 fertilizers, weed killers, whatever is going to drain,
38 it's going to drain into that area.

39 The traffic, of course, is a big, big issue. I
40 think most of what I've heard tonight is about the
41 traffic and the impact on the environment. But the
42 school district thing in District One is a big one. So
43 I appreciate your time and your listening tonight. And
44 I hope you can make a decision that benefits everyone in
45 our district.

46 DAVID COTHRAN: Thank you.
47 Next is Sylvia Krill.

48 SYLVIA KRILL: My name is Sylvia Krill
49 and I live on Beaverdam Road. I'm very nervous, so
50 please bear with me. I've discussed a lot with Ms.

1 Axman about this development and what it could actually
2 cause in our community. It's not a small subdivision.
3 Over three hundred homes, which would actually equate to
4 six hundred more cars in our area. The roads are
5 falling apart. And I do also walk along the road with
6 my animals, my dogs, I take them for a walk, along with
7 other neighbors.

8 They did a transportation study, but it was only on
9 Welcome Road and it was not on Hembree Road. So I mean
10 I believe that it really should have the study on
11 Hembree Road to see what kind of traffic we're going to
12 have.

13 Also with the schools. We have no rooms for these
14 kids. Three hundred homes, an average of, what, two
15 children a family. You're talking about six hundred
16 children. I mean they're going to have to build new
17 schools. With new schools it's going to be more taxes.
18 It's going to be devastating for our community.

19 Like Ms. Axman said, too, they just passed a
20 subdivision on the other side, which includes thirty new
21 homes. So you're talking about more cars, more
22 children.

23 We have forests. We have so many animals in our
24 forest and we don't even know how much forest they're
25 going to be taking down. We don't even really know the
26 lot size. All we really do know is three hundred and,
27 what -- over three hundred homes. So we really don't
28 know what's going to happen to all those displaced
29 animals in the woods.

30 Litter. Our roads right now are littered. I can't
31 even imagine what's going to happen with six hundred
32 more cars traveling, what, three, four trips a day.
33 It's just going to be too much for our community.

34 And what I'm asking for, possibly, is to make the
35 lot size bigger to make a smaller amount of homes to try
36 to compromise with everyone. That's what I really would
37 like to see done if possible.

38 Thank you very much. I appreciate your time.

39 DAVID COTHRAN: Thank you.

40 Next is Larry Harris.

41 LARRY HARRIS: Larry Harris. I've lived
42 in this area for twenty-six years now. My concerns are
43 the roads that are going to be destroyed by this
44 development. We have Hembree Road that's in terrible
45 shape now. We have Beaverdam Road, terrible shape.
46 Cherokee Road, Welcome Road, Midway, Highway 8 and
47 Spearman Road. Spearman leading to Spearman school.
48 Buses, school buses going there.

49 You know, I've watched the amount of traffic from
50 the concrete trucks destroy Stegall Road at Hurricane

1 Creek Road. I expect this to happen to our roads unless
2 something is done before -- if we get the commitment and
3 the engineering done -- before this starts so that we
4 can approve it.

5 Right now I'm opposed to this. I'm not opposed to
6 new neighbors. I'm opposed to going into this blindly
7 while the roads are in such bad shape. Thank you.

8 DAVID COTHRAN: Thank you.

9 Next is Debbie Martin. Debbie Martin. All right.
10 Last is Tiffany Estes.

11 TIFFANY ESTES: Thank you. I am Tiffany
12 Estes. I'm the Director of Planning & Development for
13 Anderson School District One. As stated in previous
14 sessions, you know, we are not for or against any
15 building. We understand growth is very important. We
16 are very fortunate that people want to move into
17 Anderson One because of our great schools. But we need
18 to control that growth.

19 And I pulled some numbers this afternoon before
20 coming here. And this subdivision will feed into Wren
21 High School, Wren Middle School and also Spearman
22 Elementary, if approved. Wren High School, before they
23 built Powdersville High School, they housed a lot of
24 students. So they're -- we're not as concerned with the
25 capacity there. Our concern is Wren Middle and Spearman
26 Elementary. We passed a hundred and nine million dollar
27 bond referendum in 2019. We are currently paying on two
28 bonds at this point because of Powdersville High School
29 and then also the one that we just put out there. We
30 can't take on another bond to build another school.

31 Our plan is, hopefully, in the next seven to eight
32 years, to build another elementary school. However,
33 Powdersville is an area that we know is growing
34 tremendously.

35 Wren Middle, however, we're just completing that
36 school right now. It's not even finished yet. And the
37 capacity for the new school is a thousand students. As
38 of today there's nine hundred and fifty-four students at
39 Wren Middle School. So again, we're talking forty-six
40 slots and we already have several subdivisions who have
41 been approved in that area.

42 Our probably biggest concern is Spearman Elementary.
43 Spearman Elementary, we added an eighty-room addition
44 back in 2020. It has the capacity of eight hundred.
45 And they're already at seven sixty. They had an over
46 fifteen percent increase from last year to this year of
47 enrollment. Especially with our littles, we're just
48 concerned about portables. We've had to put portables
49 at Concrete, which really houses our primary. You know,
50 we know that this is going to have to eventually happen

1 at Spearman. So we definitely are concerned about that
2 for various reasons.

3 Again, as a school district, we just want to present
4 facts. You know, we want to provide the best situations
5 for our students, best learning environments for our
6 families. Again, we just need to control the growth
7 here in Anderson One. Thank you.

8 DAVID COTHRAN: Thanks. That was it on
9 public comments.

10 TIM CARTEE: Mr. Chairman, if you have
11 any questions for the traffic study, we do have Mr.
12 Hogan here from Roads & Bridges if any of the
13 commissioners had any questions.

14 DAVID COTHRAN: Sure. Thank you. I was
15 going to just ask does anyone have any questions or
16 comments or questions for the gentlemen, the developer?

17 FEMALE: I would like to know if
18 there are plans to improve those roads (inaudible.)

19 TIM CARTEE: Those roads are being --
20 those are state roads so we do not have that
21 information. That would be the state to comment on
22 that.

23 DAVID COTHRAN: Thanks. Anybody else? If
24 not, we can entertain a motion on this.

25 JANE JONES: Motion to deny.

26 DAVID COTHRAN: All right. We have a
27 motion to deny. We'll get a second first and then I'll
28 get the reasons and any comments. Is there a second on
29 the motion to deny?

30 DEBBIE CHAPMAN: I'm going to second that
31 because I would like for the developers -- if we do deny
32 this, for the developers to be able to meet with that
33 community, because I think they could come up with
34 something that would work.

35 DAVID COTHRAN: Okay. All right. Any
36 discussion? We have a motion and second. All right.
37 We will list some reasons before we vote on this.

38 JANE JONES: My reasons are general
39 welfare of the -- there's a creek there on the property
40 (inaudible). That also, roads and schools. Don't have
41 the capacity for a subdivision this size. It's not in
42 the balance of interest of the subdividers and
43 homeowners.

44 DAVID COTHRAN: All right. Thank you. So
45 we have a motion and second. This motion is to deny.
46 So all those in favor please raise your hand. One, two,
47 three, four -- all right. That was six. All those
48 opposed? One, two, three. Six to three. That motion
49 carries to deny.

50 Next will be item 7. Any old business for the

1 commission?

2 Hearing none, then we'll move on to item 8, which is
3 public comments on any non-agenda item. Three minute
4 limit. If anyone wishes to come forward and speak on
5 non-agenda items, this is your time to do so.

6 Seeing none and hearing no one, we will move on to
7 item 9, which is other business. Is there any other
8 business?

9 I guess I will add -- Alesia, I guess we need to
10 research or decide what we're going to do since we
11 didn't -- I mean I was looking at Robert's Rules of
12 Order. Any motion that fails to gather a second after
13 sufficient time has elapsed, it's considered that that
14 motion would have never been made or the presentation
15 was never made. So are we going to potentially see this
16 back on a future ---

17 ALESIA HUNTER: The developer can always
18 revise his application and his plan and come back before
19 you.

20 DAVID COTHRAN: Okay. That's what I was
21 thinking. So I'll just put failed a second on that and
22 leave it as such. I mean it's not technically a denial.

23 ALESIA HUNTER: Correct. It did not move
24 forward because of lack of a second.

25 DAVID COTHRAN: Right. Let me know if we
26 need to do anything else on that?

27 ALESIA HUNTER: Okay.

28 DAVID COTHRAN: All right. That moves us
29 on to -- did anybody else have any other business? I
30 don't want to monopolize.

31 If not then we'll move on to item 10, which is
32 adjournment.

33 MALE: Can I ask a question
34 before you adjourn?

35 DAVID COTHRAN: You can ask us after we
36 adjourn because we don't answer questions, as I stated
37 earlier.

38 MALE: After you adjourn. I
39 didn't hear anything about addressing that. Just trying
40 to figure out what we do.

41 DAVID COTHRAN: If your question is about
42 applications, then that would be directed towards staff.

43 MALE: Okay. My question is
44 regarding our denial. Because in the reasons for
45 denial, I didn't hear anything that was ---

46 ALESIA HUNTER: Ms. Jane, you probably
47 need to speak up, because I couldn't hear you either.

48 DAVID COTHRAN: I heard her. I'll read
49 out the reasons for the decision that was rendered.
50 Concerns for public health, safety, convenience to

1 prosperity and general welfare. I believe that spoke to
2 the concerns over clear-cutting, wildlife, etcetera, as
3 well as, you know, the creek. Then there was a concern
4 for balance of the interest of subdividers, homeowners
5 and public that would address, you know, I guess reasons
6 for the school capacities and all those ---

7 JANE JONES: The concerns of the people
8 that spoke. That's the way I take the balance between
9 the homeowners and the subdividers, there was a
10 disagreement. That's the way I interpreted that.

11 DAVID COTHRAN: And then finally the
12 ability of existing or planned infrastructure and
13 transportation systems to serve the proposed
14 development.

15 All right. We're adjourned.

16
17

(MEETING ADJOURNED AT 7:31 P.M.)

Anderson County Planning Commission

December 14, 2021

6:00 PM

Staff Report – Preliminary Subdivision

On 11-9-2021 the Planning Commission failed to vote on the preliminary plat application; Anderson County Ordinance 38-311 requires the Planning Commission vote to approve or reject the preliminary plat.

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

Preliminary Subdivision Name:	The Hills at Broadway Lake
Intended Development:	Single Family
Applicant:	Jason Allen, Terra Valhalla, LLC
Surveyor/Engineer:	Ridgewater
Location/Access:	Shirley Dr. (County)
County Council District:	2
Surrounding Land Use:	Residential
Zoning:	Un-zoned
Tax Map Number:	178-00-06-009
Number of Acres:	+/- 49.85
Number of Lots:	51
Water Supplier:	Broadway
Sewer Supplier:	Septic
Variance:	No

Traffic Impact Analysis: This new proposed subdivision is expected to generate 510 new trips per day. Shirley Dr. is classified as a Major Local Road with a maximum of 1,600 average 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: 11-9-21

Application Received By: ME

Date: 10-4-21

DS Number: 21-22

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: The Hills at Broadway Lake

1. Name of Applicant: Jason Allen, Terra Valhalla, LLC

Address of Applicant: 4400 N Scottsdale Road, Suite 9-523, Scottsdale, AZ 85251

Telephone Number(s): 602-410-0106

Email: Ja@terravalhalla.com

2. Property Owner(s): Same As Applicant

Address: _____

Telephone Number(s): _____

Email: _____

3. Engineer/Surveyor(s): J. Wesley White, PE

Email: wesley@ridgewatereng.com

Project Information

4. Project Location: Shirley Dr. approximately 1,300 LF north of Broadway Lake Rd.

Parcel Number/IMS: 1780006009

County Council District: 2

School District: 2

Total Acreage: 49.85

Number of Lots: 51

Intended Development: Single-Family Residential

Current Zoning: Unzoned

Surrounding Land Uses: Roads/Vacant Land/Single-family residential

5. List Utility Company Providers:

Water Supplier: Broadway Water District

Sewer Supplier: N/A

Septic: Yes

Electric Company: Duke Energy

Gas Company: PNG

Telecommunication Company: AT&T

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

If so, please describe.

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

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

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

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

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

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

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

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

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

Subdivision Plat Application Check List

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

• 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) 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:

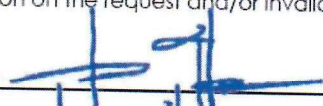
- (1) Location of subdivision on a map indicating surrounding areas at an appropriate scale sufficient to locate the subdivision.
- (2) Map of development at a scale of not less than one inch equals 200 feet and not more than one inch equals 50 feet.
- (3) Name of subdivision, name and address of the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

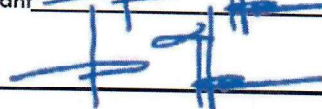
Signature of Applicant



Date

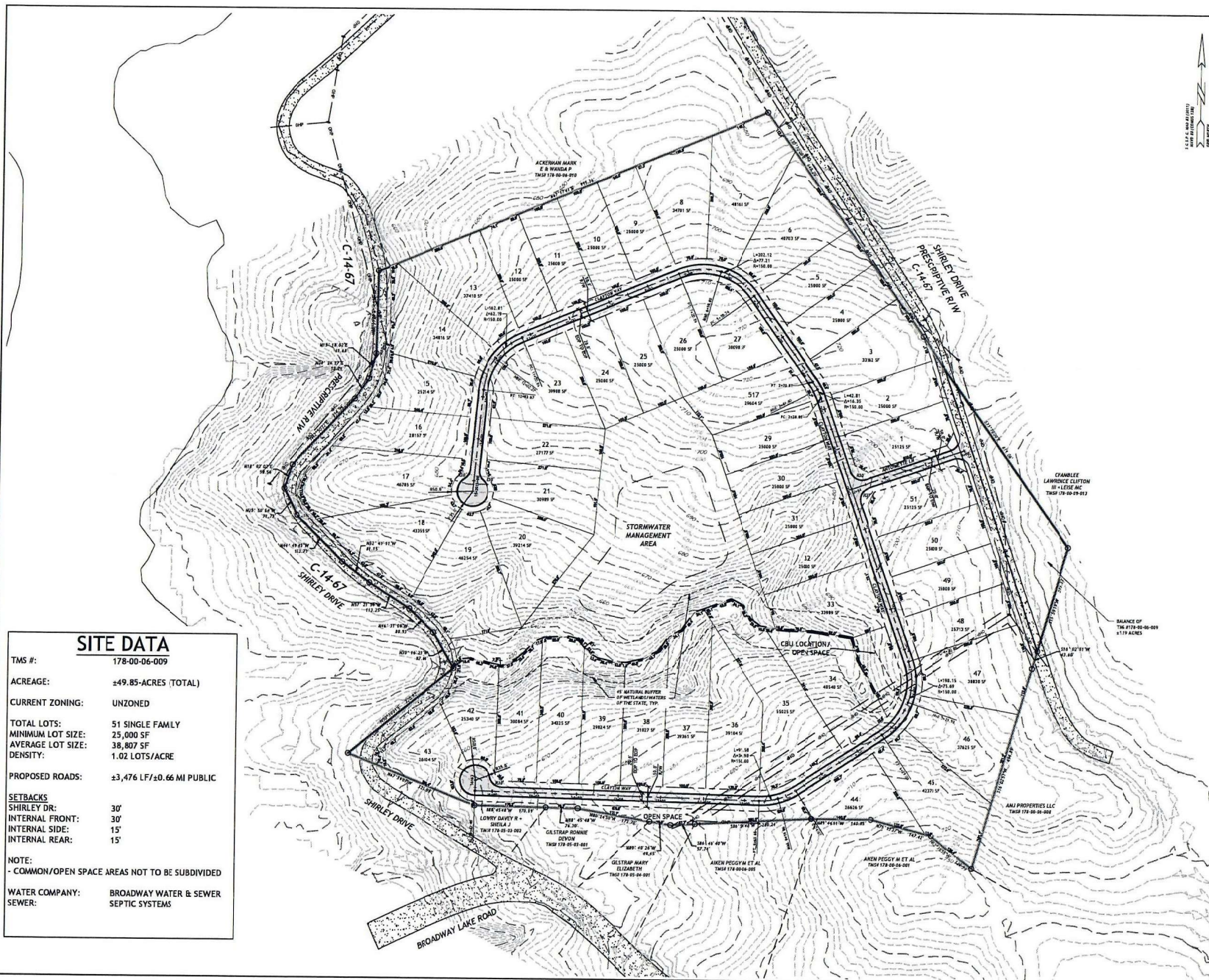
9/30/21

Signature of Owner



Date

9/30/21



SITE DATA

TMS #: 178-00-06-009

ACREAGE: ±49.85-ACRES (TOTAL)

CURRENT ZONING: UNZONED

TOTAL LOTS: 51 SINGLE FAMILY

MINIMUM LOT SIZE: 25,000 SF

AVERAGE LOT SIZE: 38,807 SF

DENSITY: 1.02 LOTS/ACRE

PROPOSED ROADS: ±3,476 LF/±0.66 MI PUBLIC

SETBACKS

SHIRLEY DR: 30'

INTERNAL FRONT: 30'

INTERNAL SIDE: 15'

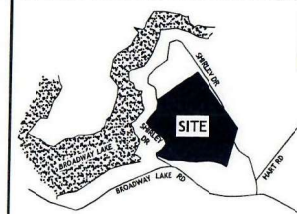
INTERNAL REAR: 15'

NOTE:

- COMMON/OPEN SPACE AREAS NOT TO BE SUBDIVIDED

WATER COMPANY: BROADWAY WATER & SEWER

SEWER: SEPTIC SYSTEMS



LOCATION MAP

PRELIMINARY PLAT

OWNER'S CERTIFICATION

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

Date: 10/1/21

(Owner) (Agent) (Name): Jason Allen, Terra Vallia, LLC

Signature:

DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this preliminary plat was prepared using a survey of the property prepared by Hu-South Surveying Inc., LLC, and dated 3/6/06; And further that the proposed subdivision meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property.

By Name: J. Wesley White, PE

Signature:

Registered Professional No.: 25827

Address: 211 Society St., Anderson, SC 29621

Telephone No.: 864-240-0980

Date: 10/1/21

CERTIFICATE OF PROJECT APPROVAL

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

Manager or Subdivision Administrator: _____

Date: _____

THE HILLS AT BROADWAY LAKE

TMS #178-00-06-009

Terra Vallia LLC
4400 N. Scottsdale Road, Suite 9-523
Scottsdale, AZ 85251
602.416.0106

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

OWNER: _____ ENGINEER OR SURVEYOR: _____

NO. OF ACRES: ±49.85 MILES OF NEW ROADS: ±0.66 (3,476 LF)

NO. OF LOTS: 51 ZONING: UNZONED

Date: 10-1-21

Drawn By: JHW

Checked: JHW

Job Number: 21288

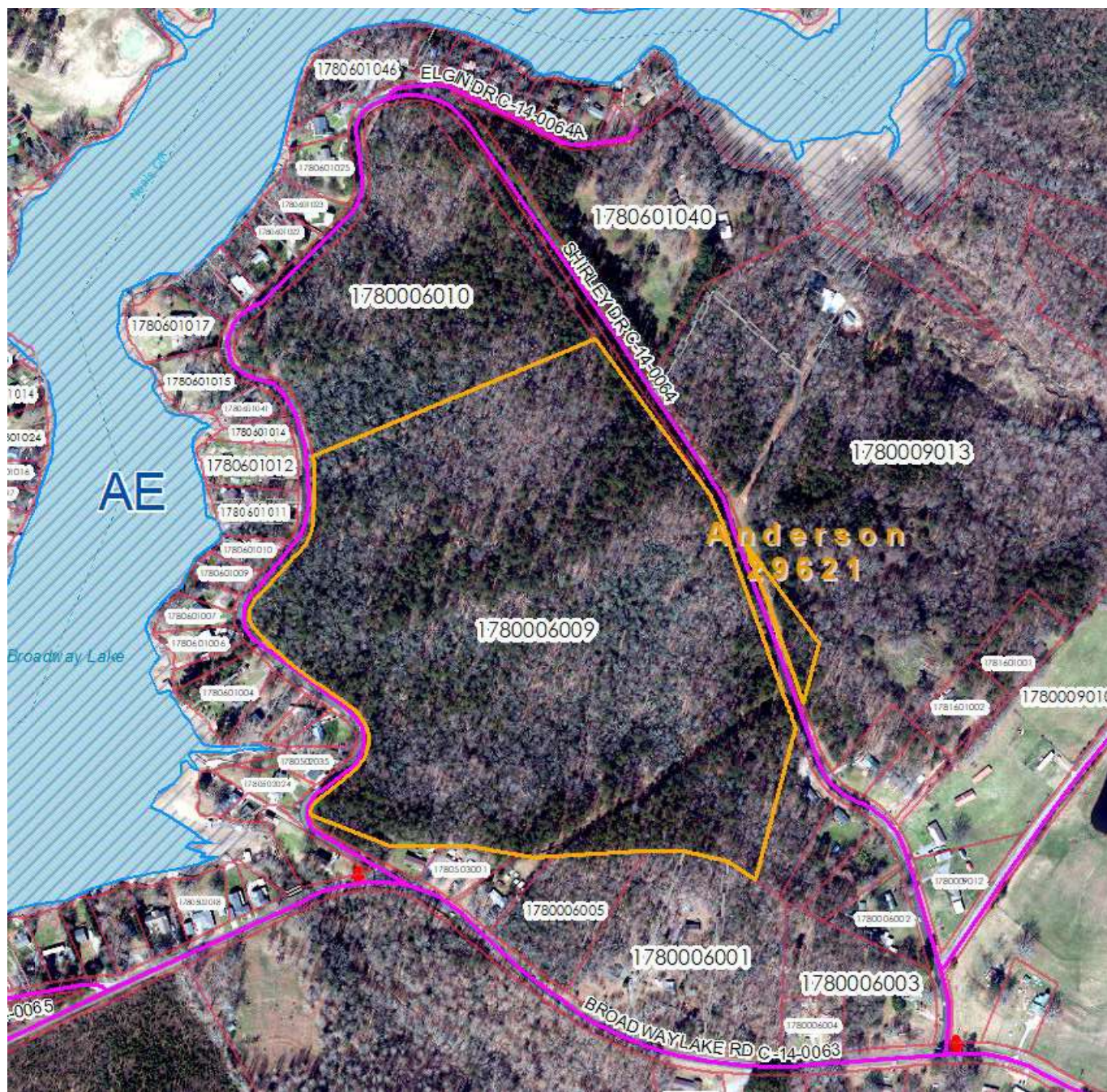
Revisions: 0

SCALE: 1" = 100'



P.O. Box 806, Anderson, SC 29622
(864) 226-0980 ridgewatereng.com

This drawing and the design shown thereon are the property of Ridgewater Engineering & Surveying, LLC. The reproduction, copying or use of this drawing without written consent is prohibited and any infringement will be subject to legal action.



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

Staff Report – Preliminary Subdivision

Community meeting held on November 14, 2021

206 property owners within 2000' of the proposed development were notified via postcard

Preliminary Subdivision Name:	Stone Creek Phase I & II
Intended Development:	Single Family
Applicant:	Southeastern Residential Development, LLC
Surveyor/Engineer:	Davis & Floyd
Location/Access:	Hembree & Welcome Rd. (State)
County Council District:	7
Surrounding Land Use:	Residential/Commercial
Zoning:	Un-zoned
Tax Map Number:	169-00-11-008, 195-00-01-001 & part of 194-00-13-005
Number of Acres:	+/- 151-83
Number of Lots:	306, (Previously 318)
Water Supplier:	Big Creek
Sewer Supplier:	Anderson County
Variance:	No

Traffic Impact Analysis: Hembree & Welcome Road are classified as Collector Roads with no maximum trips per day. TIS Approved by Roads & Bridges & SCDOT

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: 11-9-21

Application Received By: H Y

Date: 10-01-21

DS Number: 21-21

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

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

DEVELOPMENT STANDARDS REVIEW APPLICATION

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Proposed Subdivision Name: Stone Creek Phases I & II

1. Name of Applicant: Southeastern Residential Development, LLC

Address of Applicant: 1201 Main St., Suite 1480, Columbia, SC 29201

Telephone Number(s): 803-708-3424 Email: brad.shell@peachproperties.net

2. Property Owner(s): Thrift Brothers Inc., Howard Store

Address: Po. Box 1293, Seneca, SC 29679 / Physical - 1655 Sandifer Blvd. - 29678

Telephone Number(s): 864-882-7720 Email: _____

3. Engineer/Surveyor(s): Davis & Floyd Email: jmccutchen@davisfloyd.com

Project Information

4. Project Location: Hembree Road - Welcome Road

Parcel Number/TMS: Portion of 1940013005, 1950001001, 1690011008 County Council District: 7 School District: 01

Total Acreage: 151.83 Number of Lots: 306 Intended Development: Single Family

Current Zoning: N/A Surrounding Land Uses: Subdivisions, Wooded lots, & I-85 Hwy.

5. List Utility Company Providers:

Water Supplier: Big Creek Water & Sewer Sewer Supplier: Anderson County Septic: _____

Electric Company: Duke Gas Company: _____ Telecommunication Company: _____

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

We reduced the number of house lots from 318 to 306. We also added a 20' landscape buffer along existing residential lots.

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.

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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,
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Subdivision Plat Application Check List

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

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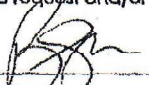
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- (8) Tax map number of original parcel or parcels prior to subdivision.
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- (12) Proposed lot lines, lot numbers, lot dimensions and lot acreages.
- (13) North arrow.
- (14) Proposed road names pre-approved by E-911 Addressing Office for the county.
- (15) Certification by licensed surveyor stating that all lot sizes meet minimum size standards.
- (16) Designation of any areas that fall within any flood plain indicating the high water mark for same.

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

SIGNATURE OF APPLICANT & Property Owner:

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

Signature of Applicant



Date

9/29/21

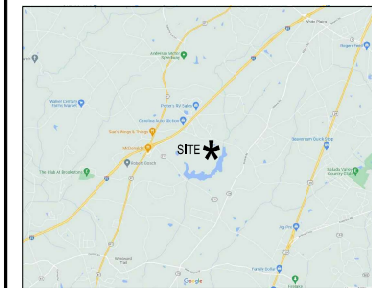
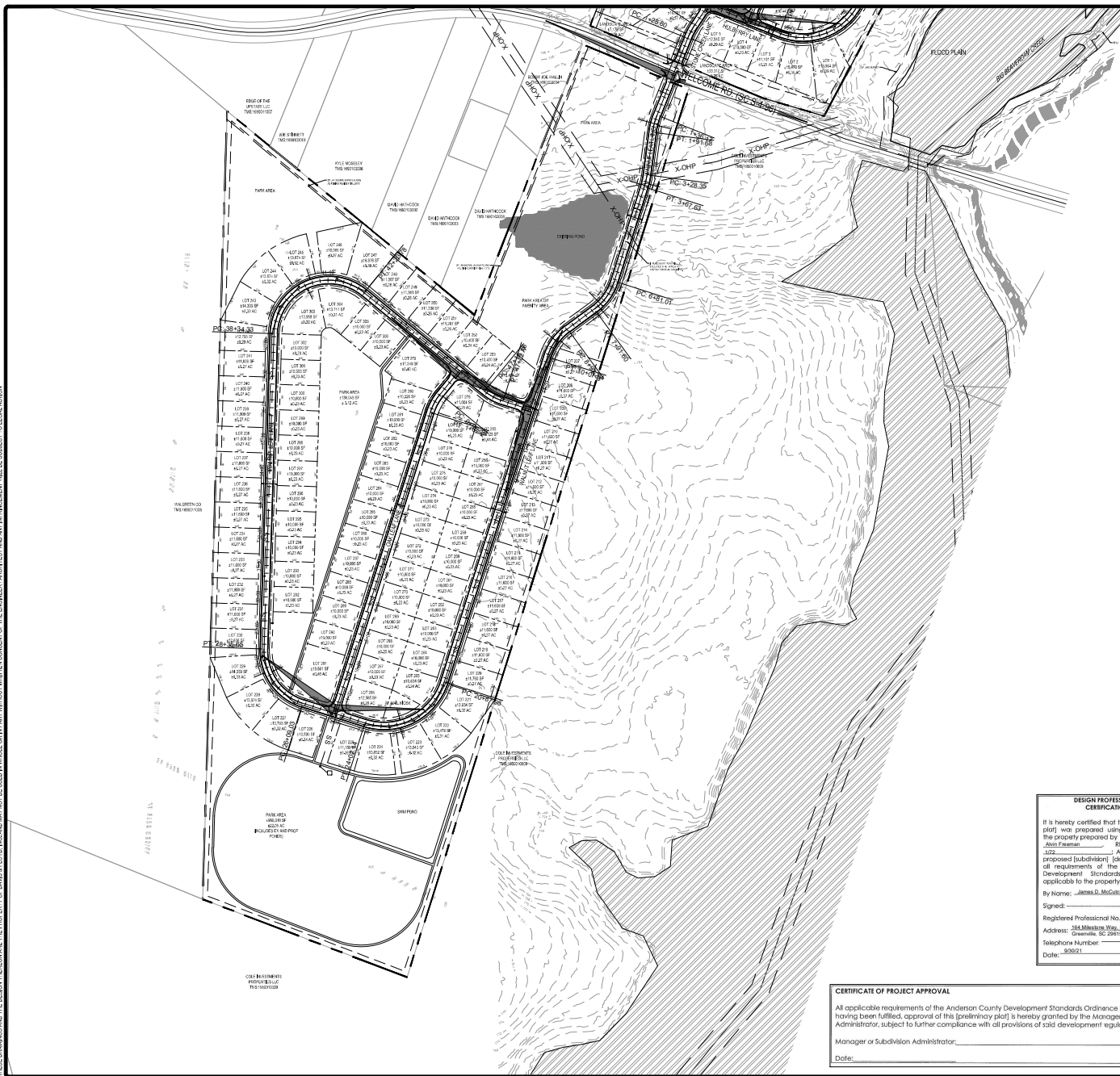
Signature of Owner



Date

10/1/21

KLARSON/CH2M HILL/ANDERSON COUNTY DEVELOPMENT, LLC/12/20/2021 2:45:08 PM/ANDERSON COUNTY, AR
THESE DRAWINGS AND THE DESIGN HEREON ARE THE PROPERTY OF DAVIS & FLOYD, INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER, ARCHITECT AND ANY INDEPENDENT SHALL BE SUBJECT TO LEGAL ACTION.



VICINITY MAP (N.T.S.)



SITE ANALYSIS	
TAX MAP NUMBER	1690011008
PHYSICAL ADDRESS	ANDERSON
ZONING	NOT ZONED
HEMBREE ROAD SETBACK	40'
WELCOME ROAD SETBACK	40'
FRONT SETBACK	30'
SIDE SETBACK	15'
REAR SETBACK	15'
LOWER SITE ACREAGE	*****
PARK AREA/OPEN SPACE	*****
AVERAGE SIZE LOTS	80'X125'
PROPOSED LOTS	100
DENSITY (UNITS PER AC)	1.74

SITE LEGEND	
CENTERLINE	---
CURB AND OUTER	---
EASEMENT	---
SETBACK	---
PROPERTY LINE	---
LOT LINE	---
RIGHT OF WAY	---
EXISTING CONTOUR	SS 100 SS
PROPOSED SEWER	W W W
PROPOSED WATER	X-SS X-SS X-SS
EX. SANITARY SEWER - GRAVITY	X-W X-W X-W
EX. WL	---
HYDRANT	●
PROPOSED SANITARY SEWER MANHOLE	○

GENERAL NOTES	
1. NAME OF SUBDIVISION:	
2. SITE BOUNDARY AND WETLANDS BASED TOPOGRAPHY BASED ON ANDERSON COUNTY GIS	
3. WATER AND SEWER PROVIDED BY BIG CREEK WATER AND SEWER DISTRICT.	
4. OPEN SPACE INCLUDES PROPOSED POND, EXISTING POND, POWER LINE EASEMENT AREAS.	
5. A 25' SANITARY SEWER EASEMENT SHALL BE PROVIDED THROUGHOUT 12.5' EACH SIDE OF THE LINE.	
6. A 10' STORM DRAIN EASEMENT SHALL BE PROVIDED THROUGHOUT 12.5' EACH SIDE OF THE LINE.	
7. ALL ROADS TO HAVE CURB AND GUTTER.	
8. EACH LOT TO HAVE TWO PARKING SPACES EACH.	
9. INTERNAL LOT ACCESS ONLY.	
10.	

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 that the proposed (subdivision) (development) meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property.

By Name: James D. McCutchen, Jr., P.E.

Registered Professional No. 18343

Address: 164 Milestone Way, Suite 200

Greenville, SC 29615

Telephone Number: (864) 527-8960

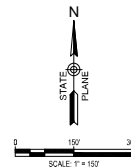
Date: 08/01/21

OWNER'S CERTIFICATION

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

Date: 08/01/21

(Owner/Agent) Signature: [Signature]



CERTIFICATE OF PROJECT APPROVAL

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

Manager or Subdivision Administrator: _____

Date: _____



PROJECT DATUM INFORMATION:
VERTICAL DATUM: MHH
VERTICAL DATUM: MHH

NOT FOR CONSTRUCTION

DAVIS & FLOYD
SITE 104
164 MILESTONE WAY, SUITE 200
GREenville, SC 29615
864-527-8960

SOUTHEASTERN RESIDENTIAL DEVELOPMENT, LLC
ANALYST: J. D. FLOYD
PRELIMINARY PLAT
PHASE 2

STONE CREEK SUBDIVISION

NO.	DATE	BY	REVISION
1	08/01/21	JDF	ISSUED FOR PERMIT
2	08/01/21	JDF	ISSUED FOR PERMIT
3	08/01/21	JDF	ISSUED FOR PERMIT
4	08/01/21	JDF	ISSUED FOR PERMIT
5	08/01/21	JDF	ISSUED FOR PERMIT
6	08/01/21	JDF	ISSUED FOR PERMIT
7	08/01/21	JDF	ISSUED FOR PERMIT
8	08/01/21	JDF	ISSUED FOR PERMIT
9	08/01/21	JDF	ISSUED FOR PERMIT
10	08/01/21	JDF	ISSUED FOR PERMIT

CSP-1

SITE LEGEND

- PROPERTY LINE
- SETBACK
- 20' LANDSCAPE BUFFER

PARCEL DATA

TAX MAP NUMBERS & ACERAGE: +/- 94.21 ACRES

- 1950001001: 55.72 ACRES
- 1940013005 (PARTIALLY): 38.49 ACRES

ZONING - NOT ZONED

JURISDICTION - ANDERSON COUNTY

SETBACKS:

- HEMBREE ROAD: 40'
- WELCOME ROAD: 40'
- FRONT SETBACK: 30'
- SIDE SETBACK: 15'
- REAR SETBACK: 15'

SITE DEVELOPMENT DATA

PROPOSED LOTS: 206 TOTAL LOTS

AVERAGE LOT SIZE: 80' X 125'

DENSITY (UNITS PER ACRE): 2.19

STONE CREEK RESIDENTIAL CONCEPTUAL LAYOUT

ANDERSON, SOUTH CAROLINA
NOVEMBER 22, 2021

SITE LEGEND

- PROPERTY LINE
- SETBACK
- 20' LANDSCAPE BUFFER

PARCEL DATA

TAX MAP NUMBERS & ACERAGE: +/- 94.21 ACRES

- 1950001001: 55.72 ACRES
- 1940013005 (PARTIALLY): 38.49 ACRES

ZONING - NOT ZONED

JURISDICTION - ANDERSON COUNTY

SETBACKS:

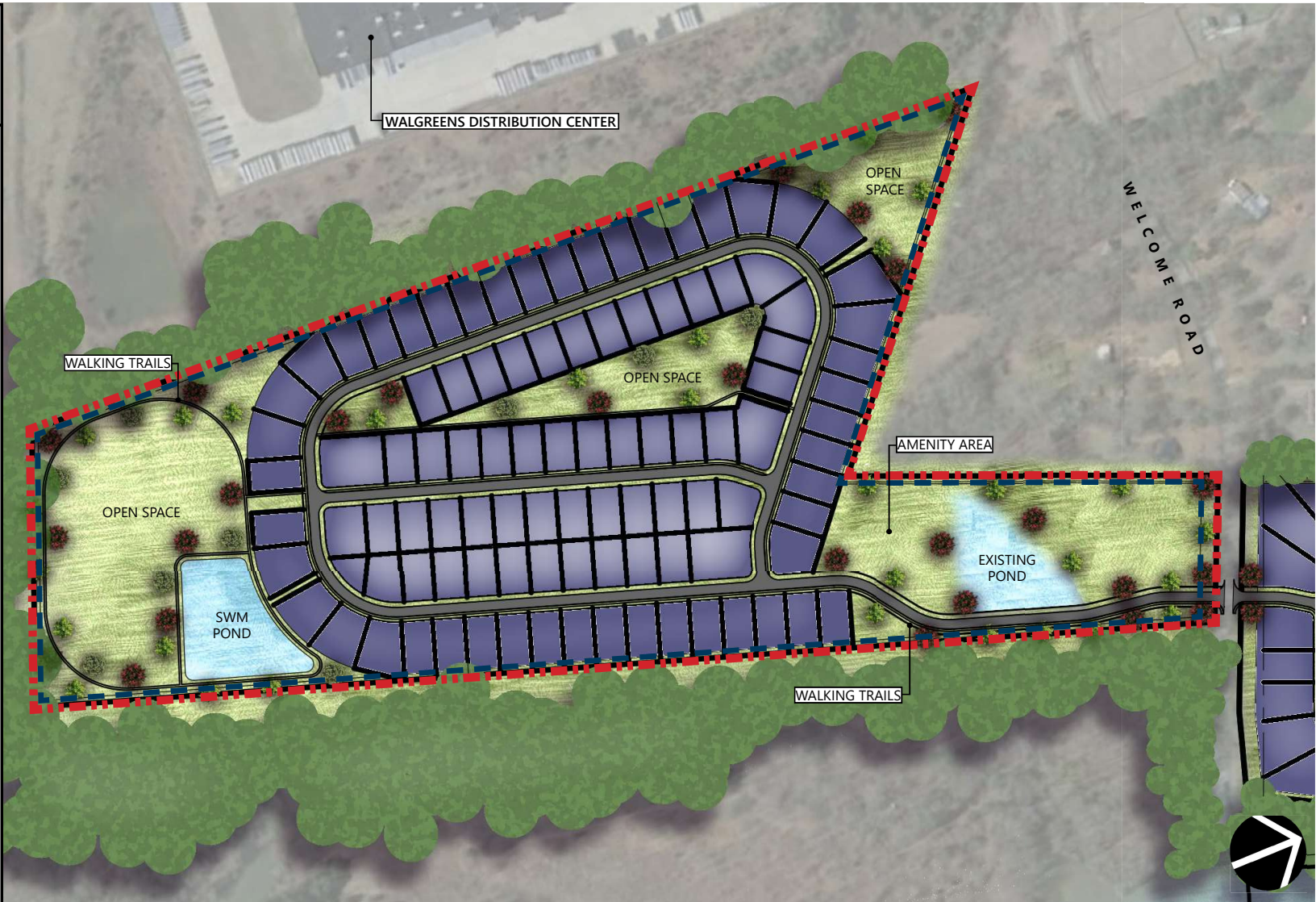
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- REAR SETBACK: 15'

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PROPOSED LOTS: 206 TOTAL LOTS

AVERAGE LOT SIZE: 80' X 125'

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STONE CREEK RESIDENTIAL CONCEPTUAL LAYOUT ENLARGEMENT

ANDERSON, SOUTH CAROLINA
NOVEMBER 22, 2021

SITE LEGEND

- PROPERTY LINE
- SETBACK
- 20' LANDSCAPE BUFFER

PARCEL DATA

TAX MAP NUMBERS & ACERAGE: +/- 94.21 ACRES

- 1950001001: 55.72 ACRES
- 1940013005 (PARTIALLY): 38.49 ACRES

ZONING - NOT ZONED

JURISDICTION - ANDERSON COUNTY

SETBACKS:

- HEMBREE ROAD: 40'
- WELCOME ROAD: 40'
- FRONT SETBACK: 30'
- SIDE SETBACK: 15'
- REAR SETBACK: 15'

SITE DEVELOPMENT DATA

PROPOSED LOTS: 206 TOTAL LOTS

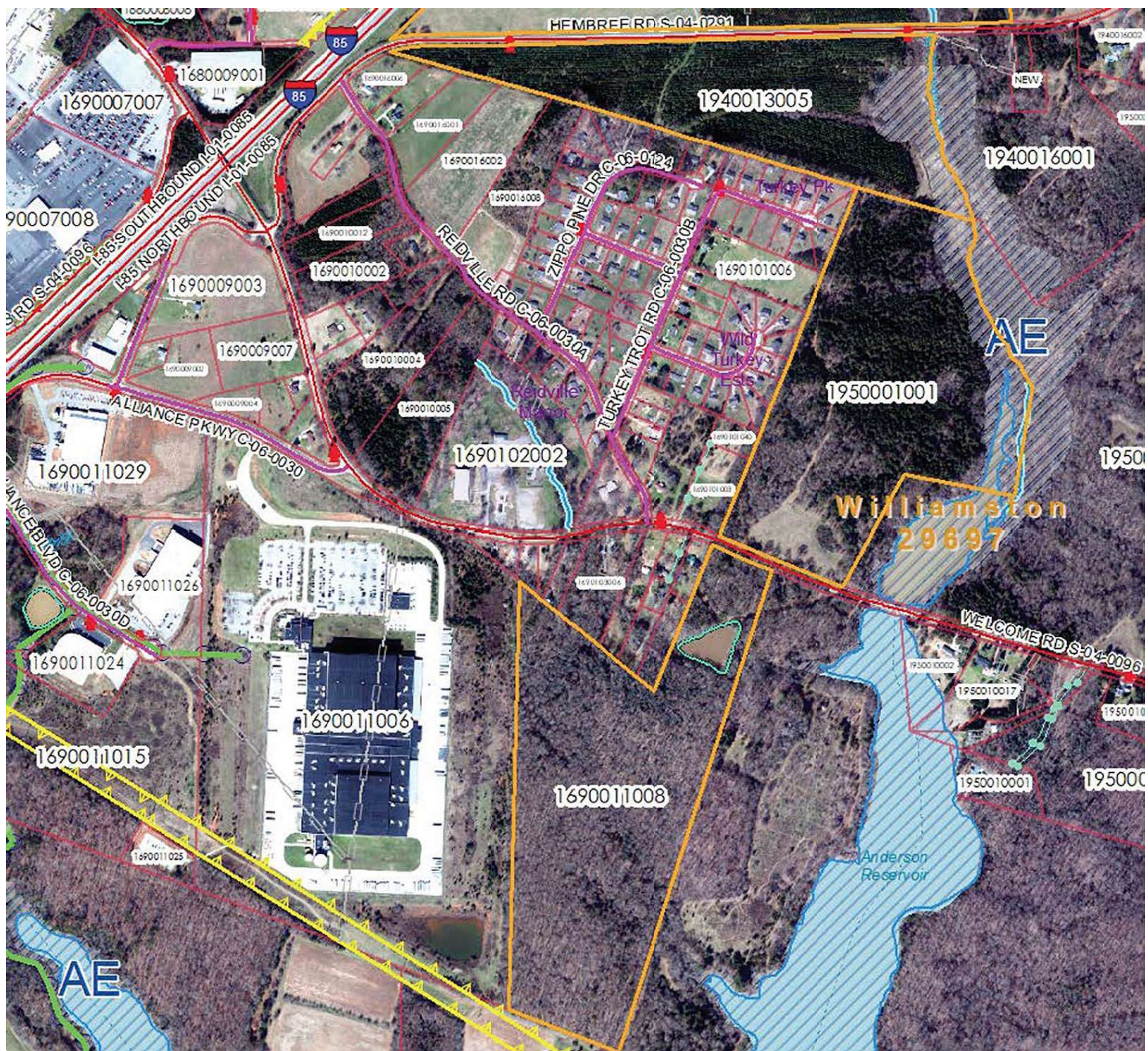
AVERAGE LOT SIZE: 80' X 125'

DENSITY (UNITS PER ACRE): 2.19



STONE CREEK RESIDENTIAL CONCEPTUAL LAYOUT ENLARGEMENT

ANDERSON, SOUTH CAROLINA
NOVEMBER 22, 2021



Anderson County Planning Commission

December 14, 2021

6:00 PM

Staff Report – Preliminary Subdivision

549 property owners within 2000' of the proposed development were notified via postcard

Preliminary Subdivision Name:	Green Tree Place
Intended Development:	Single Family
Applicant:	Austin Allen
Surveyor/Engineer:	Jim Ammons Arbor Engineering
Location/Access:	Green Tree Rd. (State)
County Council District:	1
Surrounding Land Use:	Residential, Commercial
Zoning:	Un-zoned
Tax Map Number:	94-00-03-008,-002
Number of Acres:	+/- 77.44
Number of Lots:	156
Water Supplier:	Anderson – Electric City
Sewer Supplier:	Anderson County
Variance:	No

Traffic Impact Analysis:

Green Tree Road is classified as a collector with no maximum trips per day. TIS Approved by Roads & Bridges and SCDOT.

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: **12-14-2021**

Application Received By: **BM**

Date: **11-1-2021**

DS Number: **21-24**

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/SUBMITAL IS COMPLETE AND WILL BE PLACED ON THE NEXT REGULAR SCHEDULED AGENDA MEETING.

Proposed Subdivision Name: Green Tree Place

1. Name of Applicant: Austin Allen

Address of Applicant: 49 Greenland Drive Greenville, SC 29615

Telephone Number(s): 864-230-6232 Email: ama@aldllc.net

2. Property Owner(s): Steven A + Clarence F Jr Sease

Address: PO Box 13166

Telephone Number(s): 864-303-7037 Email: anthony.anders71@gmail.com

3. Engineer/Surveyor(s): James C. Ammons (Jim) Email: jca@aldllc.net

Project Information

4. Project Location: Green Tree Road Anderson, SC 29625

Parcel Number/TMS: 940003008, 940003002 County Council District: One School District: Five

Total Acreage: 77.44 Number of Lots: 156 Intended Development: SF-Detached

Current Zoning: Unzoned Surrounding Land Uses: West: Residential North: Res/Federal East: Residential South: Commercial

5. List Utility Company Providers:

Water Supplier: Anderson - Electric City Utility Sewer Supplier: Anderson Public Works Septic: N/A

Electric Company: Duke Energy Gas Company: Piedmont Natural Gas Telecommunication Company: AT&T

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

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

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

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

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

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

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

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

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

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

Subdivision Plat Application Check List

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

- **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) 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

Austin Allen

Date

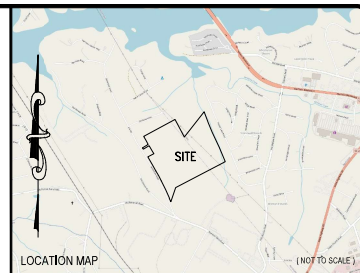
10/28/21

Signature of Owner

John S. S. S.

Date

10/28/21



SITE ADDRESS: GREEN TREE ROAD, ANDERSON, SC 29605

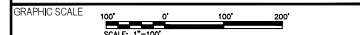
TOTAL AREA = 77.44 ± ACRES

TAX MAP NUMBERS: 94003008 + 94003002

- NOTES:
1. THIS SITE IS IN AN UNZONED PORTION OF ANDERSON COUNTY. THE SITE IS CURRENTLY UNDEVELOPED.
 2. CURRENT LAND USE FOR THIS SITE IS VACANT.
 3. ALL ROAD AND DEVELOPMENT NAMES PRE-APPROVED BY ANDERSON COUNTY E-911.
 4. NO EXTERNAL ACCESS TO LOTS WILL BE PROVIDED ALONG EXISTING ROADWAYS.
 5. ALL LOT DIMENSIONS ARE APPROXIMATE.
 6. ALL ROADS SHALL BE 22' WIDE, RIGHT-OF-WAYS ARE 50' (PUBLIC). ALL ROAD RADIUS ARE MINIMUM 150'. CUL-DE-SAC ENDS OF PAVEMENT RADIUS IS 35'.
 7. SETBACKS: FRONT: 30' SIDE: 15'(INCLUDES CORNER LOTS) REAR: 15'
 8. POTABLE WATER BY ELECTRIC CITY UTILITIES.
 9. ELECTRICAL POWER BY DUKES ENERGY.
 10. SANITARY SEWER COLLECTION BY ANDERSON COUNTY PUBLIC WORKS.
 11. TELEPHONE TO BE PROVIDED BY AT&T.
 12. CABLE TELEVISION TO BE PROVIDED BY CHARTER COMMUNICATIONS.
 13. STORMWATER MANAGEMENT AND SEDIMENT REDUCTION PLAN WILL BE PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY. PERMANENT STORMWATER WATER MANAGEMENT FACILITIES TO BE OWNED AND MAINTAINED BY THE GREEN TREE PLACE HOMEOWNER ASSOCIATION IN ACCORDANCE WITH LAWS AND RULES, APPLICABLE.
 14. FINAL PLAN WILL INDICATE DRAINAGE AND UTILITY LINES.
 15. TEMPORARY AND PERMANENT STORM WATER AND EROSION CONTROL MEASURES TO BE APPROVED BY COUNTY ENGINEER.
 16. BOUNDARY INFORMATION TAKEN BY N+M-SOUTH SURVEY, INC ON 1/16/98 TITLED "SURVEY FOR WOODBURN ESTATES" AND PLAT INFORMATION FROM PLAT RECORDED WITHIN ANDERSON COUNTY REGISTER OF DEEDS AT BOOK 5641 PAGE 3. TOPOGRAPHIC INFORMATION TAKEN FROM ANDERSON COUNTY GIS.
 17. THERE IS AN UN-NAMED TRIBUTARY TO LAKE HARTWELL ALONG THE EASTERN PROPERTY LINE. FLOODPLAIN DOES NOT EXIST ON SITE PER FEMA FIRM PANEL 45007C0237 EFFECTIVE 12/21/2017. THE UN-NAMED TRIBUTARY WILL NOT BE SUBJECT TO ALLOCATION WITH THE PROPOSED DEVELOPMENT.
 18. ALL COMMON AREA WILL BE OWNED AND MAINTAINED BY THE GREEN TREE PLACE HOMEOWNER ASSOCIATION. COMMON AREA IS DEFINED AS ALL AREA WITHIN THE DEVELOPMENT THAT DOES NOT FALL WITHIN LOTS OR PUBLIC ROAD RIGHT OF WAY. ENCROACHMENT PERMITS: A TRAFFIC IMPACT ANALYSIS IS BEING COMPLETED FOR THIS SITE AND THE DEVELOPMENT WILL ADHERE TO THE RECOMMENDATIONS OF THE STUDY.
 20. SOFT EASEMENT AT ENTRANCE AS DETERMINED BY ANDERSON COUNTY. VEGETATION TO BE REMOVED AND AREA RE-GRADED TO ALLOW VISIBILITY IN BOTH DIRECTIONS.
 21. THERE ARE NO EXISTING STRUCTURES ON SITE.
 22. DOUBLE FRONTAGE CORNER LOTS MAY ONLY BE ABLE TO ACCESS FROM ONE STREET.
 23. SEWER CONNECTION WILL BE PROVIDED BY ON-SITE LIFT STATION AND FORCE MAIN AS WELL AS OFF-SITE FORCE MAIN THAT WILL BE INTO THE EXISTING LIFT STATION ALONG OSCAR DRIVE.
 24. OWNER AND DEVELOPER CONTACT INFORMATION:
STEVEN A + CLARENCE F JR SEASE
844-303-7037
PO BOX 13186
GREENVILLE, SC 29601

REVISIONS			
NO.	DATE	REVISIONS AS PER ANDERSON COUNTY COMMENTS	BY
2	11/10/21	REVISED	AMA
1	10/29/21	SUBMITTED TO ANDERSON COUNTY	AMA

GREEN TREE PLACE PRELIMINARY PLAT



DEVELOPER: STEVEN A + CLARENCE F JR SEASE
PO BOX 13186
GREENVILLE, SC 29601

OWNER: FRANCES HUNE THEODORE/LENEA A MARINO JR. ENGINEER: ARBOR LAND DESIGN

NO. OF ACRES: 77.4

MILES OF NEW ROAD: 1.3 (PUBLIC)

NO. OF LOTS: 156



Box 263 Greenville, S.C. 29602
Telephone: (864) 695-4446
Fax: (864) 235-8274
Email: postmaster@alldc.net

LANDSCAPE ARCHITECTS - CIVIL ENGINEERS - LAND SURVEYORS
RECREATIONAL PLANNERS - LAND PLANNERS

DRAWN: AMA
CHECKED: AMA
APPROVED: AMA
DATE: OCTOBER 28, 2021

11 21506-PLM SHEET PP-1 SHEET 1 OF 1 21506

Surveyor Certification

It is hereby certified that the proposed lots meet the minimum requirements for a residential subdivision within an Un-zoned area of Anderson County.

By Name: Boris Kojan

Signed: [Signature]

Registration No.: 26894

Date: 10/28/21



Anderson County Planning Commission

December 14, 2021

6:00 PM

Staff Report – Preliminary Subdivision

135 property owners within 2000' of the proposed development were notified via postcard.
On 9-14-2021 the Planning Commission denied the preliminary plat for Hurricane Creek (40 lots)

Preliminary Subdivision Name:	Bluffton Valley
Intended Development:	Single Family
Applicant:	Yury Shtern
Surveyor/Engineer:	Site Design
Location/Access:	Hwy 17 (State)
County Council District:	6
Surrounding Land Use:	Residential, Commercial, Undeveloped
Zoning:	Un-zoned
Tax Map Number:	216-00-11-008
Number of Acres:	+/- 18.38
Number of Lots:	23
Water Supplier:	Powdersville
Sewer Supplier:	ReWa
Variance:	No

Traffic Impact Analysis:

Hwy 17 is classified as a collector with no maximum trips per day.

Roads & Bridges: Applicant must provide an intersection sight distance profile for the new intersection on SC Highway 17 and provide a letter from SCDOT stating they approve of the proposed entrance location.

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: 12-14-21

Application Received By: BM

Date: 11-1-21

DS Number: 21-25

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

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Proposed Subdivision Name: Bluffton Valley

1. Name of Applicant: Yury Shtern
Address of Applicant: 6650 Rivers Avenue, Suite 100, Charleston, SC 29406
Telephone Number(s): 215-416-2306 Email: aytrucking@gmail.com

2. Property Owner(s): Yury Shtern
Address: 6650 Rivers Avenue, Suite 100, Charleston, SC 29406
Telephone Number(s): 215-416-2306 Email: aytrucking@gmail.com

3. Engineer/Surveyor(s): Stephanie P. Gates, P.E. Email: sgates@sitedesign-inc.com

Project Information

4. Project Location: S.C. Highway 17, Piedmont, SC 29673
Parcel Number/TMS: 2160103008 County Council District: 06 School District: 01
Total Acreage: 18.383 Number of Lots: 23 Intended Development: Single Family
Current Zoning: Unzoned Surrounding Land Uses: Residential, Commercial, Undeveloped

5. List Utility Company Providers:

Water Supplier: Powdersville Water Sewer Supplier: ReWa Septic: N/A
Electric Company: Duke Energy Gas Company: N/A Telecommunication Company: Charter

6. Have any changes been made since this plat was last before the Planning Commission? Yes If so, please describe.
Subdivision made for only one tax number. Lot lines changed so no lot lines located in wetlands.

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.

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Subdivision Plat Application Check List

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

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- (6) Acreage of land to be subdivided.
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- (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 10/25/2021

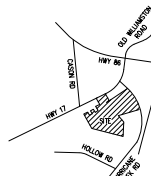
Signature of Owner 

Date 10/25/2021



THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR THE LOCATION OF UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UTILITIES. THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

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



LOCATION MAP NOT TO SCALE

SITE DATA	
SITE ADDRESS	S.C. HIGHWAY 17, ANDERSON COUNTY, SC
TAX MAP #	TM# 2160103008
OWNER/DEVELOPER	AY HOLDING SC LLC 6650 RIVERS AVENUE SUITE 100 CHARLOTTE, SC 28406 CONTACT: YURY SHTERN PHONE: 214-416-2346 EMAIL: AYTRUCKING08@GMAIL.COM
CIVIL ENGINEER	SITE DESIGN, INC. 225 ROCKY CREEK ROAD GREENVILLE, SC 29615 CONTACT: STEPHANIE GATES, PE PHONE: 864-271-0486 EMAIL: SGATES@SITEDSIGN-INC.COM
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
PROPOSED LOTS:	23 LOTS
PROPOSED ROADS:	VESPA WAY - 0.20 MILES
ZONING	UNZONED
PARCEL AREA	18,363 ACRES
SETBACKS	FRONT: 30' SIDES: 15' REAR: 15'

SITE NOTES:

1. DRY DETENTION PONDS ARE PROPOSED TO PROVIDE BOTH STORMWATER AND WATER QUALITY TREATMENT.
2. PUBLIC WATER IS PROVIDED ALONG S.C. HIGHWAY 17 TO BE PROVIDED BY POWERSVILLE WATER DISTRICT.
3. SANITARY SEWER IS PROVIDED THROUGH THE SITE CURRENTLY. TIEN TO BE COORDINATED WITH REWA.
4. EXISTING UTILITIES SHOWN ARE APPROXIMATE IN LOCATION.
5. A "STORM WATER MANAGEMENT AND SEDIMENT CONTROL PLAN" SHALL BE PREPARED FOR THIS PROPERTY AND SHALL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER SHALL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
6. ANDERSON COUNTY SHALL NOT BE RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF STORM WATER MANAGEMENT QUALITY PONDS OR DEVICES.
7. ALL NEW ROADWAYS WITHIN DEVELOPMENT SHALL HAVE 50' MINIMUM PUBLIC R.O.W.
8. RIGHT TRIANGLES SHALL ALLOW FOR UNOBTAINED LINES OF SIGHT. THE PLANTING OF TREES, OTHER PLANTINGS, OR THE LOCATION OF STRUCTURES EXCEEDING THIRTY (30) INCHES IN HEIGHT THAT WOULD OBSTRUCT THE CLEAR SIGHT ACROSS THE PROPERTY IS PROHIBITED.
9. ALL WORK WITHIN THE ANDERSON COUNTY ROW SHALL BE DONE IN ACCORDANCE WITH APPROVED EASEMENT PERMITS.
10. ALL DIMENSIONS SHOWN ON ROADWAY ARE MEASURED FROM EDGE OF PAVEMENT UNLESS OTHERWISE SPECIFIED.
11. ALL EXISTING STRUCTURES TO BE REMOVED OR DEMOLISHED.
12. ACCORDING TO FEMA PANEL 4507C0135E EFFECTIVE 09/29/2011, THE SITE IS LOCATED IN ZONE X OR THE AREA OF MINIMAL FLOOD HAZARD.
13. SITE HAS BEEN SURVEYED USING STATE PLAN COORDINATES.
14. ALL LOTS WILL BE SERVED BY CURBSIDE TRASH PICK UP VIA A PRIVATE WASTE MANAGEMENT SERVICE TO BE DETERMINED.
15. WETLAND, WETLAND BUFFER AREAS, OTHER BUFFER AREAS, PRIVATE ROADS AND ALLEYS, POND, POND OUTFALLS, DRAINAGE SWALES, COMMON AREAS, MAIL, XROADS, AND PROPERTY DESIGNATED AS HOA SHALL BE OWNED AND MAINTAINED BY THE HOA.
16. THE DEVELOPER IS CURRENTLY EXPLORATION OPTIONS FOR DEDICATION, LARGE PORTIONS OF UNDEVELOPED STREAM, BUFFER AS PERMANENT CONSERVATION EASEMENTS IN LIEU OF BEING OWNED BY HOA.
17. CONTOUR LINES ARE AT 2' INTERVALS.
18. WETLAND DELINEATION COMPLETED BY SAME, INC. ON 07-02-2021

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	39.91	125.00	S163°02'E	38.75
C2	9.53	175.00	S09°01'44"E	9.52
C3	52.37	175.00	S19°09'40"E	52.17
C4	48.75	125.00	S143°32'E	48.45
C5	36.14	50.00	S17°09'21"W	35.36
C6	53.38	50.00	S07°16'36"W	50.88
C7	38.44	50.00	S45°19'54"E	37.50
C8	38.44	50.00	S89°22'49"E	37.50
C9	38.44	50.00	N46°34'16"E	37.50
C10	48.12	50.00	N03°01'21"W	46.28
C11	12.54	50.00	N37°46'30"W	12.50
C12	36.14	50.00	N24°15'13"W	35.36
C13	69.13	175.00	N14°15'14"W	68.68
C14	47.87	125.00	N18°22'28"W	47.58
C15	52.28	175.00	N16°01'42"W	52.09
C16	3.60	175.00	N25°10'34"W	3.60

TRACT A - 6.73 ACRES - COMMON SPACE AND STORMWATER MANAGEMENT
TRACT B - 2.49 ACRES - COMMON SPACE
TRACT C - 9.10 ACRES - COMMON SPACE
NEW ROAD ROW - 1.33 ACRES

LEGEND

SYMBOLS

- CL CATCH BASIN
- CI DROP INLET
- ELC ELEC. TRANSFORMER
- HE ELEVATION (EXIST. GRADE)
- HE ELEVATION (FINISH GRADE)
- FI FIRE HYDRANT
- GM GAS METER
- GS GAS VALVE
- IP IRON PIN
- LI LIGHT POLE
- MS MANHOLE (DELSLOTH)
- MSD MANHOLE (SD)
- MSD MANHOLE (SD)
- PP POWER POLE
- TEL TELEPHONE
- WM WATER METER
- WV WATER VALVE
- STORMWATER FLOW
- TRAFFIC FLOW

LINE TYPES

- CL BUILDING LINE
- CL CENTERLINE
- CI CRIMP TOP
- CI DRAINAGE EASEMENT
- EP EDGE OF PAVEMENT
- FE FINISHED FLOOR ELEVATION
- FE FINISHED GRADE
- FI INVERT ELEVATION
- IP IRON PIN SET
- IPD IRON PIN OLD
- MAC MAIL & CAP
- OT OPER TOP
- RCP REINFORCED CONCRETE PIPE
- R/W RIGHT OF WAY
- SE SANITARY SEWER EASEMENT
- SL SETBACK LINE
- VCP VITRIFIED CLAY PIPE

ABBREVIATIONS

- CL BUILDING LINE
- CL CENTERLINE
- CI CRIMP TOP
- CI DRAINAGE EASEMENT
- EP EDGE OF PAVEMENT
- FE FINISHED FLOOR ELEVATION
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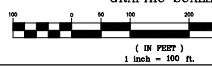
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- R/W RIGHT OF WAY
- SE SANITARY SEWER EASEMENT
- SL SETBACK LINE
- VCP VITRIFIED CLAY PIPE

GRAPHIC SCALE



PARCEL #	SQ. FT.	ACRES
1	12,007	0.276
2	11,203	0.257
3	11,905	0.273
4	12,145	0.279
5	11,811	0.271
6	12,540	0.288
7	11,159	0.256
8	11,196	0.257
9	11,233	0.258
10	11,707	0.269
11	10,475	0.240
12	12,109	0.278
13	12,940	0.297
14	31,463	0.722
15	24,572	0.564
16	15,826	0.363
17	13,626	0.313
18	11,387	0.261
19	10,198	0.234
20	10,038	0.230
21	12,452	0.286
22	10,880	0.250
23	27,064	0.621

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



10	11	12	13	14	15	16	17	18	19	20	21	22	23
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BLUFFTON VALLEY SUBDIVISION
ANDERSON COUNTY SOUTH CAROLINA

DESIGNED BY: SPG
DRAWN BY: ZMH
CHECKED BY: SPG
DATE: 10/06/2021
SS10000_BASE_3.dwg

PRELIMINARY PLAN

SHEET 1 OF 1

C200



Anderson County Planning Commission

December 14, 2021

6:00 PM

Staff Report – Preliminary Subdivision

151 property owners within 2000' were notified via postcard

Preliminary Subdivision Name:	Maxwell Commons
Intended Development:	Single Family
Applicant:	Doug Hunt
Surveyor/Engineer:	Bluewater
Location/Access:	Terri Acres (County) +/- 190' to Pickens County Line
County Council District:	6
Surrounding Land Use:	Residential
Zoning:	Un-zoned
Tax Map Number:	188-00-03-002 Road entrance to the proposed development
Number of Acres:	+/- 38.03 (Pickens County)
Number of Lots:	98 (Pickens County)
Variance:	No
Traffic Impact Analysis:	A TIS was conducted and Approved by Roads & Bridges
Anderson County-Pickens County:	Plats & Developments Straddling Political Boundaries

Whenever access and/or services to a subdivision is required across land in another governmental jurisdiction, the Community Development Director may request assurance from the County Attorney, and/or the other county, and/or other municipality that access is legally established, and that the access road is adequately improved. In general, lot lines shall be laid out so as to not cross jurisdictional boundary lines. Any necessary intergovernmental agreements must be executed prior to the issuance of a Development Permit. The developer and/or property owner has an affirmative duty at the time of application for land use approval or development permit (if land use approval has already granted or not required) application to request with the affected governments that they enter into an intergovernmental agreement process. The County makes no guarantee to enter into any intergovernmental agreement.

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: 12-14-21

Application Received By: HC

Date: 11-9-2021

DS Number: 21-27

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: Ma xwell Commons

1. Name of Applicant: Doug Hunt - RP&L, LLC

Address of Applicant: 156 Milestone Way Ste D, Greenville, SC 29615

Telephone Number(s): 864-420-7475 Email: doug.hunt@resproland.com

2. Property Owner(s): Sadie Irene Coats

Address: 2707 Pelzer Hwy, Easley, SC 29642

Telephone Number(s): _____ Email: _____

3. Engineer/Surveyor(s): Bluewater Civil Design, LLC Email: paul@bluewatercivil.com

Project Information

4. Project Location: Terri Acres & Pelzer Hwy

Parcel Number/TMS: P/O 5027-00-64-9964, 5027-00-75-7226, 5027-11-75-4761, 1880003002 County Council District: 06 School District: 01

Total Acreage: 38.03 Number of Lots: 98 (0 in Anderson) Intended Development: Single-Family Residential

Current Zoning: Unzoned Surrounding Land Uses: Residential

5. List Utility Company Providers:

Water Supplier: Southside Water District Sewer Supplier: Easley Combined Utilities Septic: N/A

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

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

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

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

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

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

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

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

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

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

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

Subdivision Plat Application Check List

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

• 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.38-111. - 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)

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

Sec. 38-312. - Preliminary plat.

The preliminary plat shall contain the following information:

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

SIGNATURE OF APPLICANT & Property Owner:

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

Signature of Applicant

WRC

Date

12-14-20

Signature of Owner

*Sadie Irene Coats by Robert A. Coats
Attorney in Fact*

Date

Dec-16, 2020



Anderson County Planning Commission

December 14, 2021

6:00 PM

Staff Report – Preliminary Subdivision

415 property owners within 2000' of the proposed development were notified via postcard
A previous development was denied on 2/12/2019 for this property.

Preliminary Subdivision Name:	Powdersville Walk
Intended Development:	Single Family
Applicant:	Toll Brothers
Surveyor/Engineer:	Seamon Whiteside
Location/Access:	Powdersville Main (State)
County Council District:	6
Surrounding Land Use:	Residential
Zoning:	Unzoned
Tax Map Number:	213-00-04-003 & 237-00-01-001, -011
Number of Acres:	+/- 91.84
Number of Lots:	99
Water Supplier:	Powdersville Water
Sewer Supplier:	ReWa
Variance:	No

Traffic Impact Analysis:

Powdersville Main is classified as a collector with no maximum trips per day.

The preliminary plat and traffic impact study has been reviewed and approved by Roads & Bridges. The traffic impact study analysis from SCDOT will be provided at the meeting.

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: 12/14/21

Application Received By: BDM

Date: 11/1/2021

DS Number: 21-26

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Proposed Subdivision Name: Powdersville Walk

1. Name of Applicant: Toll Brothers

Address of Applicant: 11 Brendan Way, Suite 150, Greenville, SC 29615

Telephone Number(s): 864-979-3366

Email: ddriscoll@tollbrothers.com

2. Property Owner(s): Kay Elrod / David Woodson Revocable Living Trust / Gail Keener

Address: PO Box 51152, Piedmont, SC 29573 / 558 Powdersville Main, Easley, SC 29642 / 1604 Brook Dr, Ft Mill, SC 29708

Telephone Number(s): 864-979-3366

Email: ddriscoll@tollbrothers.com

3. Engineer/Surveyor(s): Seamon Whiteside

Email: ptalbert@seamonwhiteside.com

Project Information

4. Project Location: Powdersville Main at Siloam Rd, across from school

Parcel Number/TMS: 2370001001, 2130004003, 2370001011 County Council District: 6 School District: 1

Total Acreage: 91.84 Number of Lots: 99 Intended Development: Single Family Detached

Current Zoning: Unzoned Surrounding Land Uses: Unzoned - Residential

5. List Utility Company Providers:

Water Supplier: Powdersville Water Sewer Supplier: Renewable Water Resources Septic: N/A

Electric Company: Duke Gas Company: Piedmont NG Telecommunication Company: Charter/ATT

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.

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

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- (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.
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- (10) Location of existing water courses, culverts, railroads, roads, bridges, dams, and other similar structures or features.
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- (12) Proposed lot lines, lot numbers, lot dimensions and lot acreages.
- (13) North arrow.
- (14) Proposed road names pre-approved by E-911 Addressing Office for the county.
- (15) Certification by licensed surveyor stating that all lot sizes meet minimum size standards.
- (16) Designation of any areas that fall within any flood plain indicating the high water mark for same.

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

SIGNATURE OF APPLICANT & Property Owner:

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

Signature of Applicant



Date

11/1/2021

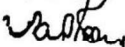
Signature of Owner

DocuSigned by:

David Woodson

DFD348DE0321481...

DocuSigned by:



89D00A795E25472...

DocuSigned by:

Kay Elrod

DCC8DD03D81F4A8...

Date

11/1/2021

11/1/2021

11/1/2021

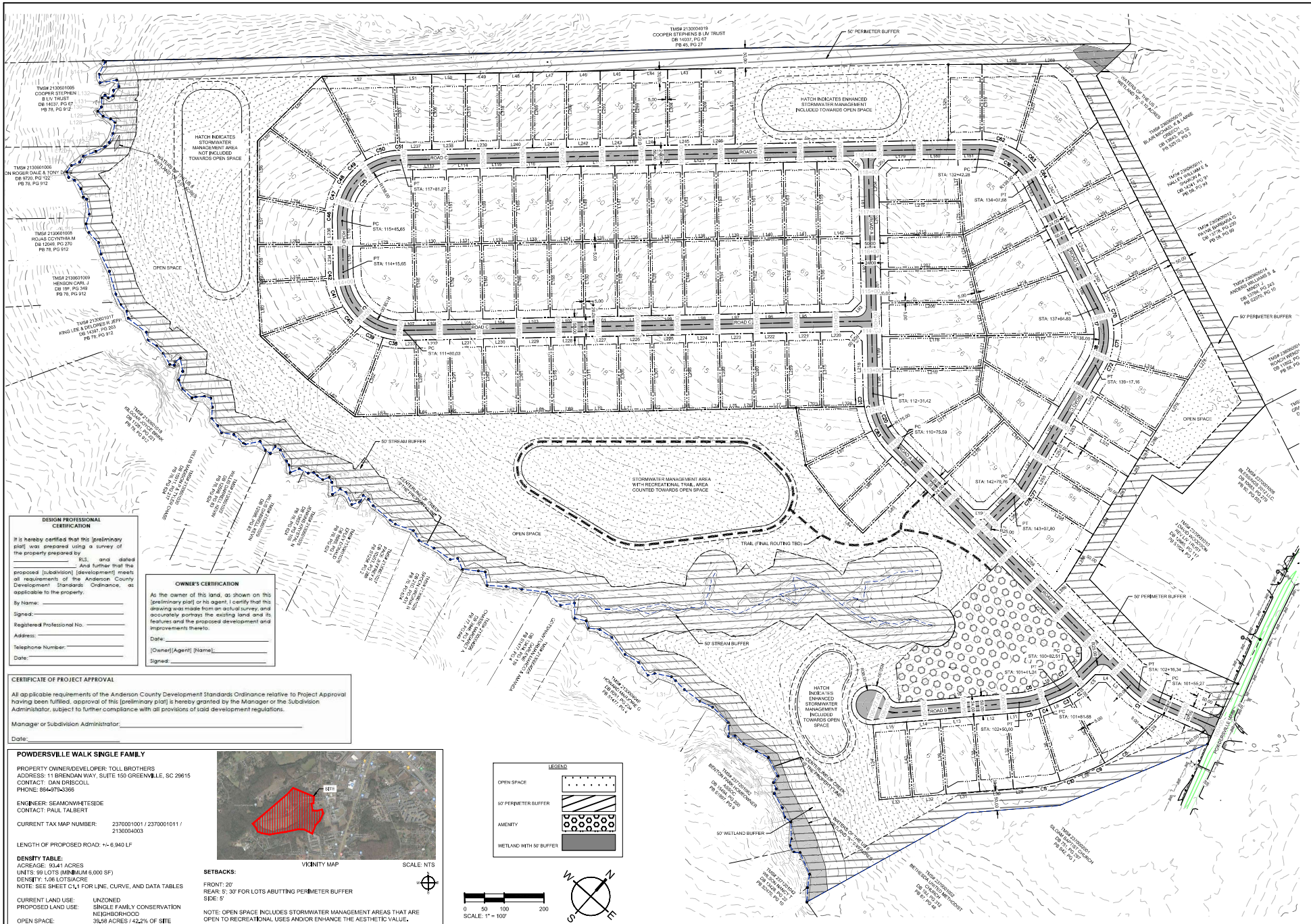
Elizabeth Ann, POA



POWDERSVILLE WALK
SINGLE FAMILY RESIDENTIAL - CONSERVATION
ANDERSON COUNTY, SC

C1.0

C1.0



PARCEL AREA DATA			
Parcel #	Area (sf)	Area (ac)	Perimeter
1	27002.86	0.62	671.222
2	19275.28	0.44	582.898
3	19091.90	0.44	582.867
4	16150.00	0.37	550.000
5	16150.00	0.37	550.000
6	16150.00	0.37	550.000
7	16150.00	0.37	550.000
8	16150.00	0.37	550.000
9	20905.66	0.47	602.009
10	19464.02	0.42	573.875
11	19663.53	0.45	577.819
12	16150.00	0.37	550.000
13	16150.00	0.37	550.000
14	16150.00	0.37	550.000
15	16150.00	0.37	550.000
16	16150.00	0.37	550.000
17	16150.00	0.37	550.000
18	16150.00	0.37	550.000
19	16150.00	0.37	550.000
20	16150.00	0.37	550.000
21	16150.00	0.37	550.000
22	16150.00	0.37	550.000
23	16150.00	0.37	550.000
24	23336.53	0.54	643.897
25	20715.91	0.48	616.061
26	22101.02	0.51	641.053
27	21306.13	0.49	626.661
28	17162.80	0.39	561.766
29	19078.59	0.44	584.883
30	27794.76	0.64	686.690
31	29996.41	0.69	734.161
32	26804.68	0.62	604.812
33	17104.35	0.39	560.356
34	16170.55	0.37	550.514
35	16182.66	0.37	550.799
36	16194.77	0.37	551.084
37	16206.88	0.37	551.369
38	16216.89	0.37	551.654
39	16231.10	0.37	551.939
40	16243.21	0.37	552.224
41	16255.32	0.37	552.509
42	16267.43	0.37	552.794
43	16307.50	0.45	575.355
44	16150.00	0.37	550.000
45	16150.00	0.37	550.000
46	16150.00	0.37	550.000
47	16150.00	0.37	550.000
48	16150.00	0.37	550.000
49	16150.00	0.37	550.000
50	16150.00	0.37	550.000
51	16150.00	0.37	550.000
52	16150.00	0.37	550.000
53	16150.00	0.37	550.000
54	16150.00	0.37	550.000
55	16150.00	0.37	550.000
56	28163.44	0.65	636.419
57	28163.44	0.65	636.419
58	16150.00	0.37	550.000
59	16150.00	0.37	550.000
60	16150.00	0.37	550.000
61	16150.00	0.37	550.000
62	16150.00	0.37	550.000
63	16150.00	0.37	550.000
64	16150.00	0.37	550.000
65	16150.00	0.37	550.000
66	16150.00	0.37	550.000
67	16150.00	0.37	550.000
68	16150.00	0.37	550.000
69	16150.00	0.37	550.000
70	19637.50	0.45	575.355

PARCEL AREA DATA			
Parcel #	Area (sf)	Area (ac)	Perimeter
71	21064.84	0.48	601.537
72	17675.27	0.41	586.649
73	18642.07	0.43	610.732
74	20205.39	0.46	647.603
75	21768.70	0.50	684.343
76	21168.24	0.49	682.046
77	29955.00	0.69	726.378
78	25987.33	0.59	679.047
79	26737.18	0.61	686.845
80	20386.61	0.47	626.725
81	32686.77	0.75	763.423
82	32921.13	0.76	769.068
83	22657.35	0.52	652.113
84	17198.89	0.39	577.733
85	22667.62	0.52	614.512
86	16188.51	0.37	551.125
87	24108.58	0.55	657.499
88	32667.22	0.75	732.069
89	20905.63	0.48	606.731
90	16150.00	0.37	550.000
91	16150.00	0.37	550.000
92	16150.00	0.37	550.000
93	16345.79	0.38	561.290
94	36311.18	0.83	753.536
95	23423.24	0.54	636.643
96	16179.28	0.37	551.049
97	16182.97	0.37	550.101
98	16154.15	0.37	550.430
99	30464.00	0.70	694.678

PARCEL CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	84.17	225.00	021°43'44"	S82°33'33"W	83.68
C2	55.58	200.00	015°52'36"	S111°13'37"W	55.41
C3	21.57	200.00	006°17'56"	S22°16'43"W	21.56
C4	27.52	250.00	006°30'61"	S28°31'17"W	27.50
C5	59.96	250.00	011°67'87"	S37°30'50"W	50.87
C6	62.76	200.00	017°88'48"	N34°21'31"E	62.62
C7	57.87	150.00	022°10'32"	N41°19'01"E	57.91
C8	104.29	390.00	015°52'36"	S111°13'37"W	106.04
C9	42.36	390.00	006°17'56"	S22°16'43"W	42.04
C10	48.43	440.00	006°30'61"	S28°31'17"W	48.40
C11	69.69	440.00	011°67'87"	S37°30'50"W	69.53
C14	186.35	125.00	090.0000	N88°05'28"W	176.78
C15	186.35	125.00	090.0000	N41°54'32"E	176.78
C16	137.83	125.00	063°17'86"	N79°19'48"E	130.96
C17	67.72	125.00	026°51'34"	S55°47'39"E	57.46
C18	68.97	125.00	031.6130	S88°42'03"E	68.10
C19	36.49	125.00	014.1596	S03°48'53"E	36.81
C20	123.40	162.00	043.6438	N64°54'46"W	120.44
C21	32.20	212.00	008.7020	N47°26'31"W	32.17
C38	53.09	175.00	017.3831	S55°36'02"W	52.89
C39	63.06	175.00	020.8455	N74°39'53"W	62.72
C40	67.77	175.00	022.1874	N83°56'07"W	67.34
C41	76.28	175.00	024.9747	N60°23'16"W	75.88
C42	14.69	175.00	004.8093	N45°29'44"W	14.68
C48	22.13	175.00	007.2466	S39°28'04"W	22.12
C47	80.38	175.00	026.3155	N22°41'12"W	79.67
C49	5.01	175.00	001.6398	N68°42'32"W	5.01
C49	77.75	175.00	025.4565	N04°50'21"E	77.11
C50	04.03	175.00	027.5113	N31°19'23"E	83.22
C51	5.69	175.00	001.8302	N45°59'38"E	5.69
C62	91.01	175.00	029.7979	N64°41'34"E	89.99
C63	86.51	175.00	028.3223	S86°14'50"E	85.63
C64	9.18	175.00	003.0054	S70°35'01"E	9.18
C70	59.84	175.00	019.5907	S59°17'08"E	59.55
C71	87.86	175.00	028.7866	S35°08'34"E	86.94
C72	30.02	175.00	009.8290	S15°49'32"E	29.98
C77	10.73	175.00	003.5131	S09°08'16"E	10.73
C78	32.52	175.00	010.6465	S02°03'29"E	32.47
C82	04.64	212.00	017.4709	S60°31'42"E	64.39
C83	04.64	212.00	017.4709	S77°59'58"E	64.39

PARCEL LINE TABLE		
Line #	Bearing	Length
L1	S71°49'51"W	21.56
L2	N86°44'05"W	62.71
L3	S20°40'28"W	165.00
L4	S48°15'55"W	35.36
L5	S03°15'55"E	32.51
L8	S25°22'06"W	31.66
L11	S43°21'11"W	85.00
L12	S43°21'11"W	85.00
L13	S43°21'11"W	85.00
L14	S43°21'11"W	85.00
L15	S43°21'11"W	85.00
L16	N43°21'11"E	299.45
L18	N25°22'06"E	31.66
L20	N03°15'55"E	32.51
L21	N41°44'05"W	35.36
L22	N86°44'05"W	59.125
L23	S03°15'55"W	80.95
L26	S25°22'06"W	31.66
L29	S43°21'11"W	30.16
L30	S43°21'11"W	85.00
L31	S43°21'11"W	85.00
L32	S43°21'11"W	85.00
L33	N46°54'32"E	85.00
L34	N46°54'32"E	85.00
L35	N46°54'32"E	85.00
L36	N46°54'32"E	85.00
L37	N46°54'32"E	85.00
L38	N46°54'32"E	85.00
L39	N46°54'32"E	85.00
L40	N46°54'32"E	85.00
L41	N41°57'00"W	191.45
L42	N46°54'32"E	85.00
L43	N46°54'32"E	85.00
L44	N46°54'32"E	85.00
L45	N46°54'32"E	85.00
L46	N46°54'32"E	85.00
L47	N46°54'32"E	85.00
L48	N46°54'32"E	85.00
L49	N46°54'32"E	85.00
L50	N46°54'32"E	85.00
L51	N46°54'32"E	85.00
L52	N46°54'32"E	85.00
L53	N46°54'32"E	85.00
L54	N46°54'32"E	85.00
L55	N46°54'32"E	85.00
L56	S41°57'00"E	114.86
L57	S41°57'00"E	118.84
L58	S41°57'00"E	85.00
L59	S44°53'22"E	9.86
L60	S44°53'22"E	138.83
L61	S89°22'24"E	161.89
L62	N86°20'57"E	150.80
L63	N46°54'32"E	158.67
L64	N46°54'32"E	85.00
L65	N46°54'32"E	85.00
L66	N46°54'32"E	85.00
L67	N46°54'32"E	85.00
L68	N46°54'32"E	85.00
L69	N46°54'32"E	85.00
L70	N46°54'32"E	85.00
L71	N46°54'32"E	85.00
L72	N46°54'32"E	85.00
L73	N46°54'32"E	85.00
L74	N46°54'32"E	85.00
L75	N46°54'32"E	85.00
L76	N46°54'32"E	85.00
L77	N46°54'32"E	85.00
L78	N46°54'32"E	85.00
L79	N46°54'32"E	85.00
L80	N46°54'32"E	85.00
L81	N46°54'32"E	85.00
L82	N46°54'32"E	85.00
L83	N46°54'32"E	85.00
L84	N46°54'32"E	85.00
L85	N46°54'32"E	85.00
L86	N46°54'32"E	85.00
L87	N46°54'32"E	85.00
L88	N46°54'32"E	85.00
L89	N46°54'32"E	85.00
L90	N46°54'32"E	85.00
L91	N46°54'32"E	85.00
L92	N46°54'32"E	85.00
L93	N46°54'32"E	85.00
L94	N46°54'32"E	85.00
L95	N46°54'32"E	85.00
L96	N46°54'32"E	85.00
L97	N46°54'32"E	85.00
L98	N46°54'32"E	85.00
L99	N46°54'32"E	85.00
L100	N46°54'32"E	85.00
L101	N46°54'32"E	85.00
L102	N46°54'32"E	85.00
L103	N46°54'32"E	85.00
L104	N46°54'32"E	85.00
L105	N46°54'32"E	85.00
L106	N46°54'32"E	85.00
L107	N46°54'32"E	85.00
L108	N46°54'32"E	85.00
L109	N46°54'32"E	85.00
L110	N46°54'32"E	85.00
L111	N46°54'32"E	85.00
L112	N46°54'32"E	85.00
L113	N46°54'32"E	85.00
L114	N46°54'32"E	85.00
L115	N46°54'32"E	85.00
L116	N46°54'32"E	85.00
L117	N46°54'32"E	85.00
L118	N46°54'32"E	85.00
L119	N46°54'32"E	85.00
L120	N46°54'32"E	85.00
L121	N46°54'32"E	85.00
L122	N46°54'32"E	85.00
L123	N46°54'32"E	85.00
L124	N46°54'32"E	85.00
L125	N46°54'32"E	85.00
L126	N46°54'32"E	85.00
L127	N46°54'32"E	85.00
L128	N46°54'32"E	85.00
L129	N46°54'32"E	85.00
L130	N46°54'32"E	85.00
L131	N46°54'32"E	85.00
L132	N46°54'32"E	85.00
L133	N46°54'32"E	85.00
L134	N46°54'32"E	85.00
L135	N46°54'32"E	85.00
L136	N46°54'32"E	85.00
L137	N46°54'32"E	85.00
L138	N46°54'32"E	85.00
L139	N46°54'32"E	85.00

