

Anderson County Planning Commission

David Cothran, Chair, District #5
Thomas Dunaway, District #1
Brad Burdette, District #3
Dan Harvell, 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: January 7, 2022
Cc: County Council
Re: January 11, 2022 Regular Commission Meeting

The Anderson County Planning Commission is scheduled to hold its next meeting on **Tuesday, January 11, 2022 6:00PM** at the Historic Courthouse located at 101 S. Main St, Anderson.

The meeting agenda and packet are attached for your review.

The February meeting and future meetings will be held at the Civic Center until further notice.

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

David Cothran, Chair, District #5
Thomas Dunaway, District #1
Brad Burdette, District #3
Dan Harvell, 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

January 11, 2022
Regularly Scheduled
Meeting 6:00 PM

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Approval of Agenda
4. Approval of Minutes- December 14, 2021 minutes forthcoming
5. Public Hearings
6. Old Business
 - A. 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. Public Comments, non-agenda items – 3 minutes limit per speaker
8. Other Business
 - A. Future meetings will be held at the Civic Center (3027 Martin Luther King Jr Blvd, Anderson) until further notice
9. Adjournment

Anderson County Planning
Commission

January 11, 2022

6:00 PM

Staff Report – Preliminary Subdivision

This development was previously denied on 11-9-2021(318 lots) and on 12-14-21(306 lots)
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:	275
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. Roads & Bridges and the SCDOT have approved the TIS.

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: 1-11-22
Application Received By: TC
Date: 12-23-2021
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

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: 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: 275 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.
Reduction in lots, additional green space.

7. Is there a request for a variance? No if so, please attach the description to this application. **(Variance Fee \$200.00)**

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

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

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

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

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

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

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

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

Subdivision Plat Application Check List

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

- **Application Submittal Requirements and Process**

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

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

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

Sec. 38-312. - Preliminary plat.

The preliminary plat shall contain the following information:

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

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

SIGNATURE OF APPLICANT & Property Owner:

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

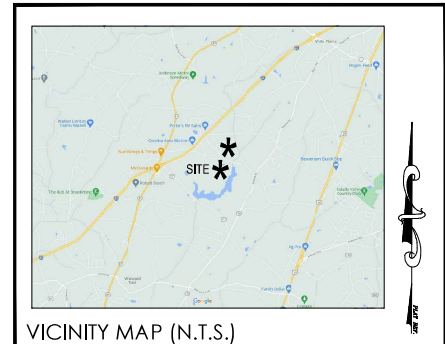
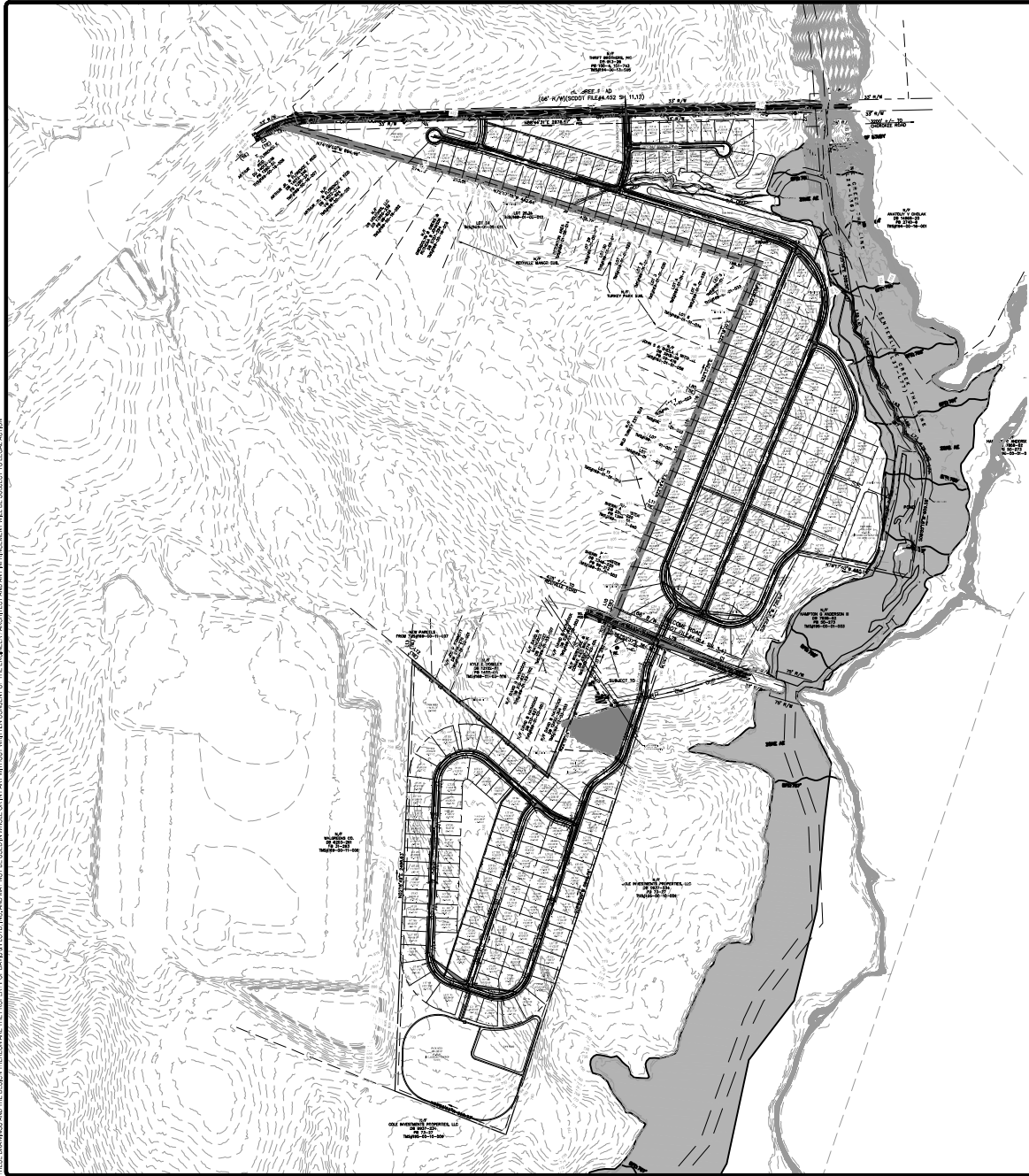
Signature of Applicant 

Date 12/21/21

Signature of Owner _____

Date _____

K:\projects\1940011008\1940011008.dwg (1940011008.dwg) 1/1/2024 1:44:17 PM, 1940011008.dwg
THESE DRAWINGS AND THE DESIGN THEREON 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. ALL BE SUBJECT TO LEGAL ACTION.



DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this [preliminary plot] was prepared using a survey of the property prepared by John Freeman, R.L.S., and dated 1/2/24. And further that the proposed [subdivision] [development] meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property.

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

Signed: _____

Registered Professional No. 18343

Address: 154 Milestone Way, Suite 200

Greenville, SC 29615

Telephone Number: (864) 527-4800

Date: 8/9/2021

DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this [preliminary plot] was prepared using a survey of the property prepared by John Freeman, R.L.S., and dated 1/2/24. And further that the proposed [subdivision] [development] meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property.

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

Signed: _____

Registered Professional No. 18343

Address: 154 Milestone Way, Suite 200

Greenville, SC 29615

Telephone Number: (864) 527-4800

Date: 8/9/2021

DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this [preliminary plot] was prepared using a survey of the property prepared by John Freeman, R.L.S., and dated 1/2/24. And further that the proposed [subdivision] [development] meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property.

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

Signed: _____

Registered Professional No. 18343

Address: 154 Milestone Way, Suite 200

Greenville, SC 29615

Telephone Number: (864) 527-4800

Date: 8/9/2021

SITE ANALYSIS	
TAX MAP NUMBER	1490011008, 1950001001, AND PART OF 1940013005.
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	±149.43 A.C.
OPEN SPACE	±53.60 A.C.
AVERAGE SIZE LOTS	80' X 125'
PROPOSED LOTS	275
DENSITY (UNITS PER AC)	1.84

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

GENERAL NOTES

1. NAME OF SUBDIVISION:
2. SITE BOUNDARY AND METES BASED ON SURVEY PROVIDED BY 3D LAND SURVEYORS.
3. TOPOGRAPHY BASED ON ANDERSON COUNTY GIS.
4. WATER AND SEWER IS PROVIDED BY BIG CREEK WATER AND SEWER DISTRICT.
5. OPEN SPACE & CULDES-PROPOSED FORD, EXISTING FORD, POWER LINE EASEMENT AREAS.
6. A 2" SANITARY SEWER EASEMENT SHALL BE PROVIDED THROUGHOUT 12' EACH SIDE OF THE LINE.
7. A 12" SANITARY SEWER EASEMENT SHALL BE PROVIDED THROUGHOUT 12' EACH SIDE OF THE LINE.
8. ALL ROADS TO HAVE CURB AND GUTTER.
9. EACH LOT TO HAVE TWO (2) 10' X 10' SPACES, EACH.
10. INTERNAL LOT ACCESS ONLY.
11.

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 plot] is hereby granted by the Manager or the Subdivision Administrator, subject to further compliance with all provisions of said development regulations.

Manager or Subdivision Administrator: _____

Date: _____

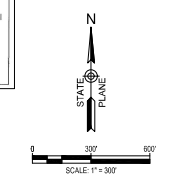
OWNER'S CERTIFICATION

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

Date: 8/9/2021

(Owner/Agent) Name: John Freeman

Signed: John Freeman



PROJECT DATUM INFORMATION:

HORIZONTAL DATUM: NA83

VERTICAL DATUM: NA83

NOT FOR CONSTRUCTION

DAVIS & FLOYD
SINCE 1984
154 MILESTONE WAY, SUITE 200
GREENVILLE, SC 29615
(864) 527-4800

PEACH PROPERTIES, INC.
ANDERSON COUNTY, SC
PROJECT NO. 194

WELCOME ROAD SUBDIVISION

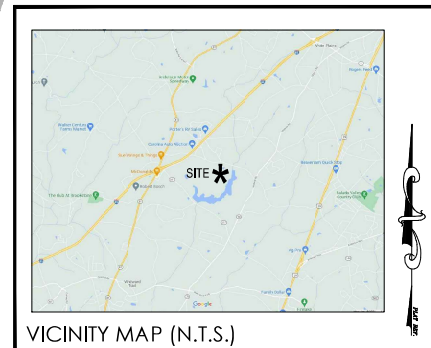
CONCEPTUAL SITE PLAN
OVERALL

NO.	DATE	DESCRIPTION	BY	CHKD.	APP'D.
1	8/9/2021	PRELIMINARY	JF		
2	8/9/2021	REVISION	JF		
3	8/9/2021	REVISION	JF		
4	8/9/2021	REVISION	JF		
5	8/9/2021	REVISION	JF		
6	8/9/2021	REVISION	JF		
7	8/9/2021	REVISION	JF		
8	8/9/2021	REVISION	JF		
9	8/9/2021	REVISION	JF		
10	8/9/2021	REVISION	JF		
11	8/9/2021	REVISION	JF		
12	8/9/2021	REVISION	JF		
13	8/9/2021	REVISION	JF		
14	8/9/2021	REVISION	JF		
15	8/9/2021	REVISION	JF		
16	8/9/2021	REVISION	JF		
17	8/9/2021	REVISION	JF		
18	8/9/2021	REVISION	JF		
19	8/9/2021	REVISION	JF		
20	8/9/2021	REVISION	JF		
21	8/9/2021	REVISION	JF		
22	8/9/2021	REVISION	JF		
23	8/9/2021	REVISION	JF		
24	8/9/2021	REVISION	JF		
25	8/9/2021	REVISION	JF		
26	8/9/2021	REVISION	JF		
27	8/9/2021	REVISION	JF		
28	8/9/2021	REVISION	JF		
29	8/9/2021	REVISION	JF		
30	8/9/2021	REVISION	JF		
31	8/9/2021	REVISION	JF		
32	8/9/2021	REVISION	JF		
33	8/9/2021	REVISION	JF		
34	8/9/2021	REVISION	JF		
35	8/9/2021	REVISION	JF		
36	8/9/2021	REVISION	JF		
37	8/9/2021	REVISION	JF		
38	8/9/2021	REVISION	JF		
39	8/9/2021	REVISION	JF		
40	8/9/2021	REVISION	JF		
41	8/9/2021	REVISION	JF		
42	8/9/2021	REVISION	JF		
43	8/9/2021	REVISION	JF		
44	8/9/2021	REVISION	JF		
45	8/9/2021	REVISION	JF		
46	8/9/2021	REVISION	JF		
47	8/9/2021	REVISION	JF		
48	8/9/2021	REVISION	JF		
49	8/9/2021	REVISION	JF		
50	8/9/2021	REVISION	JF		
51	8/9/2021	REVISION	JF		
52	8/9/2021	REVISION	JF		
53	8/9/2021	REVISION	JF		
54	8/9/2021	REVISION	JF		
55	8/9/2021	REVISION	JF		
56	8/9/2021	REVISION	JF		
57	8/9/2021	REVISION	JF		
58	8/9/2021	REVISION	JF		
59	8/9/2021	REVISION	JF		
60	8/9/2021	REVISION	JF		
61	8/9/2021	REVISION	JF		
62	8/9/2021	REVISION	JF		
63	8/9/2021	REVISION	JF		
64	8/9/2021	REVISION	JF		
65	8/9/2021	REVISION	JF		
66	8/9/2021	REVISION	JF		
67	8/9/2021	REVISION	JF		
68	8/9/2021	REVISION	JF		
69	8/9/2021	REVISION	JF		
70	8/9/2021	REVISION	JF		
71	8/9/2021	REVISION	JF		
72	8/9/2021	REVISION	JF		
73	8/9/2021	REVISION	JF		
74	8/9/2021	REVISION	JF		
75	8/9/2021	REVISION	JF		
76	8/9/2021	REVISION	JF		
77	8/9/2021	REVISION	JF		
78	8/9/2021	REVISION	JF		
79	8/9/2021	REVISION	JF		
80	8/9/2021	REVISION	JF		
81	8/9/2021	REVISION	JF		
82	8/9/2021	REVISION	JF		
83	8/9/2021	REVISION	JF		
84	8/9/2021	REVISION	JF		
85	8/9/2021	REVISION	JF		
86	8/9/2021	REVISION	JF		
87	8/9/2021	REVISION	JF		
88	8/9/2021	REVISION	JF		
89	8/9/2021	REVISION	JF		
90	8/9/2021	REVISION	JF		
91	8/9/2021	REVISION	JF		
92	8/9/2021	REVISION	JF		
93	8/9/2021	REVISION	JF		
94	8/9/2021	REVISION	JF		
95	8/9/2021	REVISION	JF		
96	8/9/2021	REVISION	JF		
97	8/9/2021	REVISION	JF		
98	8/9/2021	REVISION	JF		
99	8/9/2021	REVISION	JF		
100	8/9/2021	REVISION	JF		

OVA-1

1 2 3

X:\usedodd\42199-001\Prod_cj\enCv\Drawings\Concepts_2022-0106_42199-00-4\TE.dwg, 17/2022 1:44:33 PM, southern ridge



SITE ANALYSIS	
TAX MAP NUMBER	169001100
PHYSICAL ADDRESS	ANDERSON ROAD
ZONING	NOT ZONED
HEMBREE ROAD SETBACK	40'
WELCHME ROAD SETBACK	40'
FRONT SETBACK	30'
SIDE SETBACK	10'
REAR SETBACK	15'
LOWER SITE ACREAGE	557.40 AC
PARK AREA/OPEN SPACE	22.03 AC
AVERAGE SIZE LOTS	80'x125'
PROPOSED LOTS	10
DENSITY (UNITS PER AC)	1.7

SITE LEGEND

CENTERLINE _____

CURB AND GUTTER _____

EASEMENT _____

SETBACK _____

PROPERTY LINE _____

LOT LINE _____

RIGHT OF WAY _____

EXISTING CONTOUR _____ 100 _____



PROPOSED SEWER _____ SS _____ SS _____

PROPOSED WATER _____ W _____ W _____

PROPOSED SANITARY SEWER _____ X-SS _____ X-SS _____

PROPOSED DRAIN _____ X-W _____ X-W _____

EX'VL _____

FIRE HYDRANT  PROPOSED SANITARY SEWER MANHOLE 

GENERAL NOTES

1. NAME OF SUBDIVISION
2. SITE BOUNDARY AND WEIRAGE BASED ON SURVEY PROVIDED BY SO LAND SURVEYORS
3. TOPOGRAPHY BASED ON SPOT ELEVATIONS
4. WATER AND SEWER IS PROVIDED BY BIG CREEK WATER AND SEWER DISTRICT
5. OPEN SPACE INCLUDES PROPOSED POND, EXISTING POND, POWER LINE EASEMENT AREA
6. A-55 SEWARIARY SEWER BASED ON 15" DRAINAGE THROUGHOUT, 12" EACH SIDE OF THE LINE
7. 1" DRAINAGE DRAIN EASEMENT SHALL BE PROVIDED THROUGHOUT, 7" EACH SIDE OF THE LINE
8. ALL RIGHTS TO HAVE CURBS AND GUTTER
9. EACH LOT TO HAVE TWO PARKING SPACES, EACH
10. INTERNAL LOT ACCESS ONLY
- 11.

OWNER'S CERTIFICATION

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

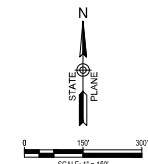
Date: 9/2/01

[Owner][Agent] Name: Real Deal

Signed: [Signature]



Know what's below.
Call before you dig.



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

DAVIS & FLOYD

**SOUTHEASTERN RESIDENTIAL
DEVELOPMENT, LLC**

OS/486 TITLE

PRELIMINARY PLAT
PHASE 2

[illegible]

