

Anderson County Planning Commission

Will Moore, Chair, District #4
Thomas Dunaway, District #1
Brad Burdette, District #3
Jane Jones, District #6
Bryan P. Boggs, At Large

Wesley Grant, Vice-Chair, At Large
Donna P. Mathews, District #2
David Cothran, District #5
Dan Harvell, District #7

Memorandum

To: Anderson County Planning Commission
From: Brittany McAbee
Date: March 1, 2022
Cc: County Council
Re: March 8, 2022 Regular Commission Meetings

The Anderson County Planning Commission is scheduled to hold its next meeting on **Tuesday, March 8, 2022 6:00PM** at the **Historic Courthouse**, located at **101 S Main St, Anderson, SC 29624**.

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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March 8, 2022
Regularly Scheduled
Meeting 6:00 PM

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Approval of Agenda
4. Approval of Minutes
 - A. December 14, 2021
 - B. January 11, 2022
5. Public Hearings
 - A. Rezoning Request: +/- 5.39 acres, located on Evergreen Rd from R-20 to R-10 **[Council District 4]**
 - B. Land Use Permit Application: Hurricane Creek Industrial Park **[Council District 6]**
6. Old Business
7. New Business
 - A. Preliminary Subdivision: Creekbed Heights **[Council District 4]**
 - i. Staff Report Recommendation
 - ii. Developer Presentation
 - iii. Public Comments
 - B. Preliminary Subdivision: Anna's Ridge **[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
DECEMBER 14, 2021

PRESENT:

WILL MOORE, CHAIR
FIELD DUNAWAY
DONNA MATTHEWS
BRAD BURDETTE
JANE JONES
BRYAN BOGGS

ALSO PRESENT:
ALESIA HUNTER
BRITTANY MCABEE
TIM CARTEE
HENRY YOUMANS

1 WILL MOORE: We would like
2 to thank each and every one of you for attending
3 tonight's meeting.

4 The first item on the agenda is the Pledge of
5 Allegiance. Please stand.

6 **PLEDGE OF ALLEGIANCE**

7 WILL MOORE: The next item
8 is approval of the approval of the agenda. I need a
9 motion and a second to approve the agenda.

10 JANE JONES: Motion to
11 approve.

12 DONNA MATTHEWS: Second.

13 WILL MOORE: All in favor.

14 The next item on the agenda is the approval of the
15 October 12 meeting minutes and the November 9, 2021
16 meeting minutes with the correction to include Mr.
17 Dunaway's presence. I need a motion and a second. All
18 in favor.

19 There are no public hearing items, so we will move
20 on to old business. There's one thing I would like to
21 discuss before we move into old business. And that
22 would be etiquette for presentations. We ask those in
23 attendance at today's Planning Commission meeting to
24 refrain from making verbal outbursts, comments and
25 physical gestures during staff and developer
26 presentations. We ask this to maintain order, conduct
27 and courtesy for everyone in attendance. Those who do
28 not conduct themselves in such a manner may be asked to
29 leave, if necessary.

30 After each presentation there will be an
31 opportunity for those to speak who would like to
32 express their concerns. We appreciate those of you who
33 are in attendance and would like to say thank you for
34 attending tonight's Planning Commission meeting. I'll
35 turn it over to staff.

36 TIM CARTEE: Thank you, Mr.
37 Chairman. This is The Hills at Broadway Lake. On
38 11/9/2021, the Planning Commission failed to take a
39 vote on the preliminary plat application. And the
40 ordinance requires that the Planning Commission vote to
41 approve or reject the preliminary plat. A hundred and
42 seventy property owners within two thousand feet were
43 notified via postcard. And this development is single-
44 family. The applicant is Jason Allen. And the
45 survey/engineer of record is Ridgewater. The location
46 access is Shirley Drive, which is county maintained.
47 In District 2. The surrounding land use is
48 residential. It's unzoned. It's approximately 49.85
49 acres. And there's fifty-one lots. And they're not
50 asking for a variance.

1 Traffic impact analysis, the new proposed
2 subdivision is expected to generate five hundred and
3 ten new trips per day. Shirley Drive is classified as
4 a major local with a maximum of sixteen average trips
5 per day.

6 Here's a layout of the proposed development. This
7 is a GIS of your tax map showing the property.

8 Staff recommends approval. The preliminary plat
9 has met the requirements of Chapter 38 Land Use.
10 That's all I have, Mr. Chairman.

11 WILL MOORE: Thank you.

12 Okay. The developer presentation.

13 WESLEY WHITE: Thank y'all.

14 Appreciate it. Wesley White, Ridgewater Engineering,
15 on behalf of the developer, Jason Allen. He's been
16 able to make it in this time. Caught all his flights.

17 As the staff mentioned, this was taken up at last
18 month's meeting. There were some concerns and
19 everything going forward. But it was put back on as
20 is. So I'll just reiterate what the staff said, that
21 it has been previously submitted. Meets all the
22 staff's requirements with that. The delay has allowed
23 the developer to be present tonight and has allowed
24 some correspondence with the neighbors. Ms. Chamblee
25 was their primary contact. And since that last meeting
26 we've provided those comments and the back and forth to
27 you guys, as well as staff. So we've had the
28 opportunity to reach out to them and talk with them
29 about that.

30 With the rendering we've shown on the screen
31 there, what I've done is I've highlighted in the light
32 green areas so that you can kind of see the areas that
33 will be -- have trees cut down for infrastructure
34 improvements, the pond, as well as individual home
35 sites. This accounts for about ten thousand square
36 feet of disturbance per lot, which is pretty standard
37 in the development process for septic tank lots. So
38 you can see that there's going to be quite a bit of
39 dark green, which is the existing wooded areas that
40 will remain undisturbed. So that was a big concern I
41 think last time, especially with the perimeter road, as
42 well as the lots that already back up to -- or already
43 face Broadway Lake. So hopefully that allows everyone
44 to kind of get a better idea and understand that this
45 is not going to mass graded and mass disturbed.

46 Additionally, we've been able to underscore
47 through the back and forth with the neighbors the fact
48 that obviously items related to land disturbance,
49 sediment control during construction, septic tank
50 permitting, water runoff, post construction, all that

1 is going to be appropriately addressed with regulatory
2 staff, but only after the preliminary plat approval.
3 So we have to get through this process before the rest
4 of that is going to be designed adequately. There
5 should be no issues there. I know those are concerns
6 and they always are. But unfortunately this is the
7 preliminary plat process stage, and so we have to get
8 to that point.

9 Additionally, there were some concerns with what
10 the covenants and restrictions might look like. Mr.
11 Allen has provided some of the -- he's tried to convey
12 some of his intent to the neighbors, and I think they
13 were pleased with it. Obviously mobile homes are not
14 something that will be allowed, as it has its own
15 ordinance were we planning on applying for a mobile
16 home park of any nature. So just to reiterate that
17 there's not that intent.

18 They also asked about the individual homes and the
19 builders. What we've done -- the actual builder has
20 not been brought onboard yet. But what Mr. Allen is
21 doing in his presentations to the prospective builders,
22 he's taken these renderings that you see here and
23 expressed to them that this is the kind of product that
24 he wants to see. This is not something we normally are
25 required to provide at this stage. However, with the
26 input from the public last time, I feel like this is
27 something that we wanted to do. And additionally, he's
28 expressed that he's going to build the highest quality
29 out there as is possible. So just wanted to provide
30 this as kind of an assurance that we are very aware of
31 the improvements that have already been had out there.
32 A lot of people bought out there on the lake and have
33 already developed or improved their lots. And so this
34 is going to only add to that.

35 But like I said, myself and Mr. Allen just
36 request, since we didn't get a vote last time, we would
37 ask that hopefully through all this clarification that
38 we'll get an approval vote tonight so that this can
39 move forward. Appreciate it. Thank y'all.

40 WILL MOORE: Thank you.

41 All right. We'll move on to open comments. We've got
42 a list here. Ben Adams. Sorry about that. Beech
43 Lockwood. State your name and address, please, sir.

44 BEECH LOCKWOOD: Beech
45 Lockwood, 1241 Shirley Drive. It's a lot nicer that
46 they provided us a little more information than they
47 did last time. Still, our concerns are the traffic on
48 the narrow windy roads we have. The gradient says it
49 can handle sixteen hundred cars. If you've on there,
50 you know it probably can't. It would be very

1 difficult. Especially when you add construction
2 traffic.

3 Also, runoff into the lake with adding fifty homes
4 there, the runoff of other things other than just
5 water. You have fertilizer. You have everything else.
6 And into the area where they capture the water it runs
7 down into part of the creek, that if anything were to
8 happen to that it would go right into the lake.

9 Our big concern is taking care of the lake. It's
10 not that big of a lake. When something bad happens
11 it's going to really hurt the lake even more. But my
12 biggest concern is the amount of traffic and runoff
13 from cutting and then what runs off from the houses.

14 Thank you.

15 WILL MOORE:
16 Elizabeth Entile.

Thank you.

17 ELIZABETH ENTILE: Hello.
18 My name is Elizabeth Entile. And thank you for letting
19 me speak tonight. Broadway Lake is a gem. It's truly
20 a treasure of the county of Anderson. It was
21 originally created as a great depression era work
22 project. I've met many people whose grandfathers and
23 uncles worked to create that lake. Cabins and fishing
24 cottages were what was built. Many didn't have
25 kitchens or bathrooms and often were just one room.
26 But families came and enjoyed the lake for weekends and
27 summers. But over time families modified. Didn't
28 knock down and build a mansion, but rather modified the
29 existing cottage.

30 There are families that have lived on this lake
31 for generations. And then there are families like mine
32 that are relatively new. What we all have in common is
33 a love of the lake. A love of the wildlife on the
34 lake. And a love of the community.

35 I know my neighbors spoke at the last meeting and
36 you will hear more tonight about their concerns. Their
37 concerns for the infrastructure, specifically the dam.
38 This one-lane road. There's concerns about roadway
39 safety. Example, hairpin turn onto Shirley Drive.
40 They're concerned about watershed. Not just watershed
41 during construction, but the watershed that all of
42 those roofs and driveways and roads will create. The
43 water that used to soak into the ground will now come
44 down the hill because that's what water does.

45 Wildlife. A number of different types of birds
46 alone. Disregarding everything else, just the birds
47 alone. I think part of the reason we get to enjoy them
48 so much is because they have that beautiful wooded area
49 to make their home.

50 The concern about what a burst of population will

1 do to this quiet community. The concern of what fifty-
2 one more boats or a hundred more jet skis will do to
3 our docks and our sea walls on this very small lake.

4 WILL MOORE: Time. I'm
5 sorry, your time is up.

6 ELIZABETH ENTILE: Okay. Thank
7 you.

8 WILL MOORE: Thank you.
9 Phillip Odom.

10 PHILLIP ODOM: Good evening.
11 My name is Phillip Odom. I live at 1129 Shirley Drive.
12 And I would like to start by saying thank you to the
13 county council members. I imagine it's often a very
14 hard and difficult, thankless job. With that being
15 said, I have just a few quick points that I want to
16 address.

17 The majority of the residents on Shirley Drive are
18 homeowners and we plan on living and voting here in
19 Anderson County forever. I don't think the gentleman
20 from Arizona can say the same.

21 Point two, myself and many others strongly oppose
22 being guinea pigs for a newly licensed mid west
23 developer, especially unzoned. If the land was to be
24 developed, it should be done so by a local, trusted
25 company where a large majority of the revenue from the
26 project would stay in Anderson County.

27 Third, the spillway on Broadway Lake Road is a
28 dangerous and narrow one-lane crossing that is an
29 existing problem. It needs to be replaced. The dam
30 was built in 1940. That's eighty-one years ago. Most
31 public infrastructure is only designed for fifty years
32 or so. It would be irresponsible and possibly
33 negligent for the county to approve any projects that
34 would create more traffic before the existing hazardous
35 one-lane crossing is addressed. Thank you.

36 WILL MOORE: Thank you.
37 Crystal Odom.

38 CRYSTAL ODOM: My name is
39 Crystal Odom. I live at 1129 Shirley Drive. Thank
40 you, again, for the opportunity for the community and
41 your constituents to voice our concerns about this
42 development.

43 In last month's meeting, I feel like my friend and
44 neighbor very succinctly and accurately boiled down
45 this proposal to the fact that it's either about money
46 or it's personal. For the developer, obviously it's
47 about money. Money that would represent a nice profit
48 for him. But since he's not local to the community,
49 that money will never be reinvested back into Anderson
50 County. Our concern is that his profit will come at

1 too high an expense for the county.

2 For the homeowners and families on Shirley Drive,
3 this is very personal, as personal as it gets. It's
4 about more than just our property values. It's about
5 our daily lives. It's about our commute to work and to
6 school. It's about quiet evenings at home and weekend
7 gatherings with friends and family.

8 For you council members, it's a bit of both. I
9 know you're obligated to consider the financial impact
10 to the county, as well as being accountable to your
11 voters for decisions that impact our community standard
12 and affect our way of life.

13 The residents of Shirley Drive feel like we live
14 in somewhat of a magical place. We see deer in our
15 yards regularly. We hear hard owls every night. We
16 see bald eagles every summer. But it's not such a
17 magical place that it's possible to put fifty lots on
18 less than fifty acres of land while leaving ninety
19 percent of the existing trees. It's not mathematically
20 possible. And that's what we were told by the
21 developer in last month's meeting. And to be honest,
22 it was insulting.

23 Also, it would be a real magic trick to somehow
24 have all GPS navigators direct drivers coming from
25 Anderson to enter Broadway Lake Road from Highway 413.
26 It simply won't happen. And to hear it offered in
27 rebuttal to our concerns about the traffic was equally
28 disturbing.

29 I now understand that the developer is not
30 obligated to share any plans or address any watershed
31 drainage or runoff issues during this meeting. We all
32 live downhill from this property. We all know what
33 water does. I, myself, own one of the two big ditches
34 on the lake side of the road. I'm very concerned about
35 the runoff. But the traffic over the one-lane spillway
36 is probably the biggest concern for all of us,
37 including Anderson County. Repairs and improvements
38 are needed right now. The idea of adding double the
39 number of homes that are currently on Shirley Drive is
40 unthinkable. That's not just an increase to traffic.
41 That's doubled. Can the county really afford the risks
42 and the liability associated with this plan? That's
43 not for me to decide, but hopefully my opinion can have
44 some influence.

45 WILL MOORE: I'm sorry,
46 ma'am, your time is up.

47 CRYSTAL ODOM: Thank you.

48 WILL MOORE: Curtis
49 Orlowski (phonics). I hope I pronounced that
50 correctly.

1 CURTIS ORLOWSKI: Yeah,
2 it's close enough. My name is Curtis Orłowski. I live
3 on 2203 Broadway Lake Road. As all of you are well
4 familiar with, we have a very narrow bridge there that
5 has weight restrictions on it. Unfortunately, at this
6 time, about the only people that are following that are
7 the fire department and the school buses. We still
8 have some (unintelligible) going over there in the last
9 few years. We've had many accidents. The road has
10 actually been shut down twice during that time period.
11 Adding another sixteen hundred cars a day through that,
12 it just cannot handle it until the dam or the bridge
13 over the dam is updated.

14 So it's already a safety concern. And it's going
15 to become a much greater one if this goes through. We
16 don't necessarily want to stop whoever is developing
17 their property, but until the infrastructure is in
18 place to handle that, we're causing a safety concern
19 here. Thank you.

20 WILL MOORE: Thank you.
21 Gorman Billups. Gorman Billups. We'll move on to
22 the next one, Rex Maynard.

23 REX MAYNARD: I'm Rex
24 Maynard, and I have a home at 1116 Shirley Drive. And
25 I hate to be repetitive from last meeting, but I want
26 to say the same -- pretty much the same thing I said
27 then. I don't want to repeat what all of my neighbors
28 have said because all of that is very true. But the
29 main thing I want to emphasize is the fact that
30 Broadway Lake is such a gem for Anderson County. I
31 mentioned last time that I didn't discover Broadway
32 Lake until my later years, which that's my fault. But
33 it's really a wonderful place. It's a wonderful
34 community. Lots of nice people live on the lake. And
35 it's almost like we have our own little town at
36 Broadway Lake.

37 The other thing about Shirley Drive is we have the
38 benefit of deep water on Shirley Drive. But the reason
39 we have deep water is our lots are steep. And this
40 development is on a ridge right on the other side of
41 Shirley Drive above every one of our homes. So the
42 runoff of the erosion, of the dirt, the chemicals they
43 use for their grass, animal waste, all those things are
44 going to run off and run down into Broadway Lake. And
45 I just really don't feel like we can afford to have
46 that damage done to something that means as much as
47 Broadway Lake means to Anderson County.

48 So I would encourage you -- the other things they
49 mentioned are all true about the roads, the dam, the
50 one lane road, etcetera, so I won't repeat all that.

1 But I really encourage you to not approve this project.

2 WILL MOORE: Thank you,

3 sir. Burriss Nelson.

4 BURRISS NELSON: Thank you, Mr.

5 Chairman, members of council. Mr. Chairman,

6 congratulations.

7 WILL MOORE: Thank you,

8 sir.

9 BURRISS NELSON: He's a new

10 daddy for those of you that don't know.

11 But thank you. I'm Burriss Nelson. I live at
12 1119 Shirley Drive. And pretty much I'm going to say
13 the things I said before. Ms. Hunter, I hope, has
14 passed to you a PowerPoint presentation copy. And if
15 you can follow along with me in that copy.

16 In the third slide -- it's actually the second
17 page -- it just shows the lots along Shirley Drive.
18 But it also highlights the number of curvy road -- or
19 number of curves in the road. And if you'll flip to
20 the next -- well, it'll be the bottom panel on the
21 second page -- it shows the actual topo or the terrain
22 level and the flow of water that's coming off of that
23 site that will be managed by grading and those kinds of
24 things. But if you'll notice, on the southern side of
25 that site, there is a very deep ravine that will have
26 to have some kind of remediation to be able to handle
27 water flow once all those rooftops are put in there.

28 Then on the third page, it shows we have four
29 blind curves and to Ms. Odom's response about traffic,
30 Waze is going to send people down Shirley Drive, the
31 nearest and closest way coming from town, which is
32 making a hairpin turn at the entry on Shirley Drive and
33 then they've got to negotiate four blind curves to get
34 around to this subdivision to visit whoever they're
35 going to come to visit.

36 The other half of that story is that Shirley Drive
37 is a one-way -- well, two ways in, it's a horseshoe --
38 if there's a wreck at the upper end of Shirley Drive,
39 it locks off the traffic and forces everybody in that
40 subdivision to come back out and come down Shirley
41 Drive through all those blind curves. Now if you're
42 Mario Andretti, you might be able to handle that.

43 Of course, the next several pictures, third page,
44 panels six and seven, just shows curves one, two, and
45 the next page, curves three and four. And you can see,
46 there's no way to see around those. And I'm just
47 standing in the middle of the road. That's just a
48 picture from my cell phone.

49 Then the panels ten and eleven show the narrow
50 bridge on Broadway at the dam, on Broadway Lake Road at

1 the dam. You can see there's only enough room for one
2 vehicle to go across there. That's the aerial from the
3 county's tax map. The next page, and really the last
4 one, shows people coming down Broadway Lake Road headed
5 toward town and a car is on the other side waiting to
6 get through. There are four cars you can actually see.
7 In the very left-hand edge there's another car coming.
8 So four cars have to stop and wait for a car that's on
9 really the southbound route to get across there.

10 WILL MOORE: I'm sorry,
11 Mr. Burriss, it's time.

12 BURRISS NELSON: Thank you.

13 WILL MOORE: All right.

14 Is it Leesie Chamblee?

15 LEESIE CHAMBLEE: I believe
16 it's all been covered.

17 WILL MOORE: Okay. All
18 right, thank you, ma'am.

19 We'll move on to a motion to approve or
20 disapprove. Do I have a motion?

21 DONNA MATTHEWS: I have a
22 question for the developer. I know you're not required
23 by the state to have a plan for runoff. Do you have
24 any kind of an idea of what ---

25 WESLEY WHITE: Yes, we've
26 looked at it. If you go back to our site plan, there's
27 a creek that's goes through the site that you've got
28 some wetlands and water that will stay on the site.
29 Those will have a forty-five buffer around those. As
30 well as we're required to address water quality and
31 water quantity through the retention ponds and
32 (inaudible). All these questions about runoff, those
33 are all going to be dealt with. We've already dealt
34 with Roads and Bridges about the location, which is
35 opposite of Mr. Burriss's and the rest of those curves
36 that he was concerned with. They've asked us to put
37 the entrance over there. So we've put some thought in
38 it. More than we normally would on a subdivision at
39 this point. But the developer just can't be required
40 to spend that much money up front. But we have
41 (inaudible).

42 DONNA MATTHEWS: And another
43 thing that concerns me is the bridge.

44 WESLEY WHITE: Right. Again,
45 we talked with the staff and the Roads and Bridges.
46 They are not -- I mean it's not a concern they've
47 raised, so we have to go with what staff's
48 recommendations are.

49 DONNA MATTHEWS: I'm going to
50 ask the commission to approve this project.

1 WILL MOORE: I have a
2 motion to approve. Do I have a second?
3 BRAD BURDETTE: I'll second.
4 WILL MOORE: All in favor
5 of approval, please raise your right hand. Four to
6 two. It passes.

7 The next item under old business is Stone Creek
8 Phase I and II. Staff.

9 TIM CARTEE: Thank you,
10 Mr. Chairman. A community meeting was held on November
11 14th of this last month, November. There was two
12 hundred and six property owners within two thousand
13 feet that were notified via postcards. This is a
14 single-family development. Applicant is Southeastern
15 Residential. Davis & Floyd is of record for the
16 engineer. Location access is Hembree and Welcome Road,
17 which is state maintained. Surrounding land use is
18 residential/commercial. Number of acres is
19 approximately 151.83. The number of lots they are
20 requesting is 306, previously 318. They're not
21 requesting a variance.

22 Traffic impact analysis: Hembree and Welcome Road
23 are classified as collector roads with no maximum trips
24 per day. TIS, which is traffic impact study, was
25 approved by Roads and Bridges and SCDOT.

26 Here's the layout for the preliminary plat. And
27 here's a color concept so you can see it a little
28 easier. This is the TMS for the property locations.

29 Staff recommends approval. This preliminary plat
30 has met the requirements in Chapter 38, Land Use.
31 That's all I have, Mr. Chairman.

32 WILL MOORE: Thank you.
33 Next we'll move on to the developer presentation. Do I
34 have somebody representing that project?

35 PRESENTER: Members of the
36 commission, thank you. I appreciate the opportunity to
37 be up here. We have approximately a hundred and fifty
38 acres, as the Planning Commission said; three hundred
39 and six total lots. The average size of the lots is
40 approximately one-quarter of an acre. This plan meets
41 and exceeds all requirements for the newly developed
42 conservation development district that I think Planning
43 passed several months ago.

44 In addition, as you can see on the PowerPoint, we
45 have a thirty-foot plus buffer between any development
46 and all streams and wetlands. Additionally we have a
47 twenty-foot landscape buffer where the new homes would
48 border any existing homes. There are multiple ponds,
49 streams and stormwater management facilities throughout
50 this to help control runoff. Additionally, there are

1 walking trails and sidewalks throughout this
2 development. And finally there is also a pool and
3 cabana amenity on the Welcome Road -- or Stone side of
4 the project.

5 A little background on the homes in the project,
6 too. These homes are going to start in the three
7 hundred fifty thousand dollar range, so they're going
8 to be nice homes. They're going to be made with a
9 variety of premium materials. They're going to have an
10 elevated slab and two thousand square feet and up
11 homes, so we're talking a nice product. It'll be a
12 real enhancement to the Anderson community.
13 Additionally, the entrance and the amenities areas will
14 be heavily landscaped. And I know that it's not
15 necessarily -- one of the concerns I guess we sort of
16 heard before regarding schools is that they're full and
17 out of money. This project, additionally, will provide
18 over eight hundred and fifty thousand dollars per year
19 in property taxes directly to the schools. So we think
20 that's also a benefit. I'm sure y'all are aware, too,
21 that the school district recently passed a potential
22 impact fee. I know that's working its way through the
23 pipelines, too. So we feel that there are some
24 mechanisms to be addressing some of those concerns as
25 they relate to schools on here. Thank you.

26 WILL MOORE: Thank you.

27 JANE JONES: Could I ask a
28 question, please?

29 PRESENTER: Yes, ma'am.

30 JANE JONES: These
31 amenities and walking trails and what not that you
32 mentioned, are you putting that in up front or is that
33 going to be done by the homeowners?

34 PRESENTER: No, ma'am.
35 That'll be put in as part of the development. The
36 development itself will be phased, obviously. All
37 three hundred and six homes will not come at once. But
38 as we go through we'll put in the walking trails, the
39 sidewalks. All those things will be put in by the
40 developer. It's not going to be something the
41 homeowners have to do at a later date.

42 JANE JONES: Thank you.

43 PRESENTER: Thank you.

44 WILL MOORE: Thank you.

45 All right. We'll move on to public comments. Ben
46 Adams.

47 BEN ADAMS: My name is Ben
48 Adams. I live on 2301 Beaverdam, which is just around
49 the corner from Hembree. Straight to the point, I
50 moved my wife and two girls to the country to live in

1 the country. This place is proposed three hundred plus
2 homes. There's cities in the United States smaller
3 than that. The influx of traffic is going to be
4 ridiculous. The paved roads are already the pebble
5 type. And there are two blind curves; one coming
6 uphill, one coming downhill at the end of Hembree at
7 Cherokee. Accidents already. You have to get on the
8 gas if you're leaving Hembree Road to get on Cherokee
9 Road coming from either direction. It's going to be a
10 disaster.

11 My property actually backs up to -- part of the
12 property, my property line is Beaverdam Creek and
13 there's a branch that runs into it. I have flooding
14 problems already with just little beavers. It's going
15 to cause problems. And I wanted my wife and girls to
16 be raised in the country and enjoy the peace that comes
17 with it. And bringing in a minimum of three hundred
18 plus, if one person lived in the home and drove one car
19 per house, you're talking about most houses have two
20 cars. It's going to be a major, major, major influx to
21 the area that structurally probably just can't handle
22 it. That's too many.

23 And even Beaverdam Road, the road that I live on,
24 people are already cutting off Midway Road through
25 Beaverdam Road just to get on the other end of Cherokee
26 so they don't have to go up to the four-way, make a
27 left and come back down. So on my little tiny road
28 that has a pretty sharp turn on it, as well, it's one
29 of the side roads that's going to be heavily impacted.
30 I've had somebody end up in my front pasture the last
31 time there was a little bit of snow down an embankment
32 through my fence. That's without all the extra
33 traffic. Thank you for your time.

34 WILL MOORE: Thank you,
35 sir. Mack Carlisle.

36 MACK CARLISLE: Mack Carlisle,
37 205 Turkey Trot Road. Enhancement; I like that term.
38 I'm sure most of you guys have heard just basically
39 arguments from the inconvenience about this. However,
40 school overcrowding with a possibility of five hundred
41 plus new students on to of the gridlocking and traffic
42 of more than six hundred cars on these two access roads
43 for this development will cause significant problems.

44 What I want to present to you guys tonight, while
45 that may be enough to convince some that they have a
46 complete disregard or welfare for the community by the
47 developers, both the existing and the proposed
48 community, what I want to speak on this evening deals
49 directly with the safety and health issues that will
50 inevitably arise from this proposal.

1 As a paramedic I've spent years servicing this
2 exact location. Actually having worked the EMS station
3 that was at the corner of Hembree and Cherokee. Due to
4 financial reasons, in 2016, EMS -- Williamston EMS was
5 forced to shut down its operations at this locations.
6 At that time, response time to that area was two to
7 five minutes per call. That beat the national average
8 of seven minutes. I want you guys to keep that in
9 mind. Since closing this station, the ambulances are
10 now responding from either location at the 902 Anderson
11 Road, which is 6.6 miles away or the Hopewell Fire
12 Department, which is 6.5 miles away. Both extending
13 ten-minute response times.

14 Why this is important? Brain death occurs within
15 six to ten minutes from cerebral hypoxia and cardiac
16 arrest, meaning there's no chance of survival for
17 anyone who incurs cardiac arrest in this location. So
18 you can see already we have a catastrophic dilemma with
19 this population already here. So if you add
20 approximately a thousand more people to this, I can
21 assure you once this crisis has been made aware, as
22 being recorded on transcripts if you choose to
23 disregard this public safety concern, you will most
24 definitely impose legal ramifications to the county as
25 delayed response times in medical care will prove a
26 direct correlation in any detrimental outcome. Thank
27 you.

28 WILL MOORE: Thank you.
29 Howard Stone.

30 HOWARD STONE: I'm Howard
31 Stone. I live on 331 Stone Road which is just off
32 Welcome. It's in the community where this development
33 is proposed. As a matter of fact, I was born on this
34 property a few years ago. I've lived in this community
35 practically all of my life so far. Plan on staying
36 there for a while longer. I appreciate the
37 consideration you folks are giving to this.

38 There's a development just above this property
39 that was built not too long after I acquired this
40 property. It's a mixed development of mobile homes and
41 small houses. It's not as nice a neighborhood as we're
42 proposing for this property. Nothing near as nice.
43 This property is being proposed with, as you heard from
44 the developer, walking trails and different amenities.

45 We've been marketing this property now for about
46 twelve years. There have been several people that have
47 looked at the property, but due to the development to
48 the west of us, they were turned off.

49 This developer is proposing, as you saw, a
50 boundary around it that will shield his development

1 from the other and the other from his. So neither
2 should be able to look through and see the other side.

3 I'm sure some of these concerns may be a problem
4 to some. We'd all love to live in the country, at
5 least a lot of us would, and I have most of my life.
6 But it's really not possible for me to provide a park
7 for the community. I can't do that. It seems that
8 that's what a lot of people would like to have; let it
9 stay exactly as it is now.

10 I've seen -- well, I've seen here tonight, and
11 I've seen over the months where fifteen hundred plus

12 ---

13 WILL MOORE: I'm sorry, Mr.
14 Stone, your time is up.

15 HOWARD STONE: Thank you.

16 WILL MOORE: Thank you.

17 HOWARD STONE: I hope you
18 vote in favor.

19 WILL MOORE: Thank you.

20 Haley Evans.

21 HALEY EVANS: Hello. My
22 name is Haley Evans. I live at 121 Zippo Pine Drive.
23 And I've lived there for fifteen years. I raised my
24 sons there. We moved there for the privacy. I have
25 the largest lot in Reidville Manor, and it consists of
26 about an acre and three-quarters. And I have four
27 hundred and ten feet of property bordering this new
28 development.

29 So my concern, along with my neighbors, with the
30 traffic and the schools, is the buffer zone. They
31 propose twenty feet, and that's not a lot. Because
32 specifically my home is very close to my property line.
33 And I did that so that it was furthest away from Zippo
34 Pine Drive, the road, so that my children could be
35 protected. And I am sensitive to noise.

36 And so I am asking that they would consider a
37 larger buffer zone and to leave all of the trees and to
38 not clear-cut to the property line. So that is what
39 I'm hoping for. Thank you.

40 WILL MOORE: Thank you.

41 Sidney Thompson.

42 SIDNEY THOMPSON: Hello. My
43 name is Sidney Thompson. I live on 203 Turkey Trot
44 Road. Thank you for your time this evening.

45 Unfortunately I was unable to attend the developer
46 meeting, but have heard from my neighbors that their
47 opinions and concerns were not taken seriously in that
48 meeting. The now proposed 306 houses on approximately
49 one-quarter of an acre is only twelve houses less than
50 the original 318. It's practically insulting and just

1 validates my fellow neighbors that their concerns in
2 the developer meeting were not taken seriously.

3 My concerns remain the same. The nature
4 surrounding our community is more than adding three
5 hundred plus -- is more important than adding three
6 hundred plus homes than the developer profit. All the
7 wildlife is going to be chased away, if not killed.
8 The roads are a complete disaster. They need desperate
9 attention before taking on any additional traffic.
10 It's a collector road, yes. However, we have several
11 distribution centers and a car auction lot that travels
12 several semis and vehicles that they're not accounting
13 for.

14 Our school districts cannot physically support
15 three hundred plus students that the community will
16 bring. Not to mention the fact that we don't have a
17 leg to stand on in this fight considering our district
18 board member has stepped down. I hope that due to her
19 foreseeable absence and the fact the developers did not
20 legitimately heed our neighbors' concerns that you all
21 will, and this motion will be denied. Thank you.

22 WILL MOORE: Thank you.

23 Max Axman.

24 MAX AXMAN: I'm Max Axman.

25 I live at 1027 Hembree Road.

26 I just want to say that several of the things that
27 were stated by the developer and the engineer this
28 evening were not what we were told at the community
29 meeting. They talked about a thirty-foot buffer, I
30 believe they said, between existing homes. They told
31 us twenty. And just for visual effects, I'm going to
32 show you exactly how far twenty feet is. That's a
33 twenty foot buffer between existing homes and what they
34 plan. They told us there would be a thirty-foot buffer
35 from the creek bank to the new lots. And that's ten
36 more feet than that.

37 The last time we had flooding with heavy rains,
38 that creek was washing sand and debris sixty feet away
39 from the banks. We're talking about road issues. I
40 have a piece of Welcome Road right here in my hand.
41 You all can see, this is what's coming out of our roads
42 in chunks. There's literally -- and there are pictures
43 that my neighbor will share -- unfortunately we had
44 printed out and they were left at home. But this is
45 what's happening to our roads. There are literally
46 bathtub size holes where this much road top is gone.
47 It's happening all up and down Welcome Road. It's
48 happening all up and down Hembree Road.

49 We've had numerous accidents on Welcome Road just
50 recently. Last night there was one at Welcome and 29.

1 There was a motorcyclist killed at Welcome and 29 in
2 September. There was a recent accident on Alliance
3 Parkway where the Carolina Auto Auction sends drivers
4 out to test drive cars who hit someone else head-on and
5 was killed. They're running up and down Welcome Road.
6 They're running up and down Hembree Road, Alliance
7 Park; all around that area. So it's a major issue with
8 traffic and road conditions.

9 I got on the internet and looked up -- and I know
10 you all don't need to know this, but maybe the general
11 public does -- what the purpose of a Planning Committee
12 is. And according to Anderson County website, the
13 mission of the Planning and Development Committee is as
14 follows: The Department strives to preserve and
15 enhance Anderson County's unique characteristics
16 through proactive long range planning that is rational,
17 economical and environmentally sound.

18 And at this point I really don't feel like this
19 subdivision falls into any of those categories. People
20 have spoken about schools. District One is to
21 capacity. It's almost at capacity. Spearman has less
22 than forty openings. At this point there's been a
23 subdivision approved at Hembree and Cherokee with
24 thirty-one homes.

25 WILL MOORE: Time.

26 MAX AXMAN: Other
27 subdivisions in the area, new residences, single
28 residences being built. There's no room for our
29 children.

30 WILL MOORE: Your time is
31 up. I'm sorry.

32 MAX AXMAN: All right. I
33 appreciate your time. And thank you. I hope -- we
34 have faith that you will make a good decision for our
35 community. Thank you.

36 WILL MOORE: Thank you.
37 Gary Cooley.

38 GARY COOLEY: Mr. Chairman,
39 members of the commission, my name is Gary Cooley, 1216
40 Hembree Road. Good evening. I won't reiterate on the
41 impact. We all know what it's going to do to the
42 schools, the wildlife, the roads, the reservoir, the
43 runoff. And if someone would pass this up to the
44 commission.

45 As I said I won't go into -- we've got some more
46 going to speak about the schools and whatever. But
47 I've got a picture there of Anderson Reservoir. I
48 think it's a private lake. I have no interest in it.
49 But you can see how it's silting in. I understand you
50 could water ski at one time under the Welcome Road

1 bridge. Well, now you look up north upstream and you
2 see an island. So that picture was taken at the bridge
3 on Welcome Road. The other drawing that you have
4 that's highlighted in yellow is all the property, the
5 Stone property, the Ponder property and the balance of
6 the Thrift Brothers' property. My home and neighbors
7 is circled in red. Thank you. So you can see how
8 we're being circled by this vast amount of property.

9 I asked the developer if they had been in contact
10 and negotiations with Thrift on the balance of the
11 property. I didn't get an answer. No answer. So that
12 tells me they have. Well, there's a couple hundred
13 more acres there, which would be put Phase I and II,
14 and if they have III and IV, that's going to make over
15 a thousand, well over a thousand homes surrounding me
16 and my neighbors.

17 We came in on Highway 81 a while ago. Welcome
18 Road comes into Highway 81. And at one point I think
19 the traffic was at least a mile coming both ways.

20 So I have no problem with the free enterprise
21 system. I love to see people do good and prosper. But
22 when people have enough money to buy hundreds of acres
23 around people that have been there, which I've been
24 there forty years with my little seven acres. That's
25 all I could afford. But they come in and buy hundreds
26 of acres. I can't fight that. And it's going to
27 change our community drastically. That's all I have to
28 say. Thank you for listening.

29 WILL MOORE: Thank you,
30 sir. Sylvia Creel.

31 SYLVIA CREEL: Hello. My
32 name is Sylvia Creel. I'm on 2323-A Beaverdam Road.
33 Basically, as the last meeting, I want to reiterate
34 that this is not a small development. It's not thirty,
35 not fifty, not a hundred, not two hundred. It's over
36 three hundred. Which means an average of two cars for
37 every household which will be traveling our
38 disintegrating roads every single day.

39 I mean it's not even safe that you could walk --
40 not even jog, walk to anything on our roads because it
41 is a dangerous act just to be out there. We love our
42 community. My husband and I moved here two years ago.
43 We love our neighbors. We love the natural
44 surroundings. And if this developing comes in and cuts
45 all our trees down, all our wildlife will be destroyed.

46 Plus our children. There is no room in our school
47 districts for new children. They're basically almost
48 filled to capacity now. I don't oppose putting in new
49 developments. But it should be done sensibly, not
50 three hundred. And they should be able to go down and

1 try to look into the school districts and see if
2 they're able to support these children coming in. I
3 don't understand how a developer can come in and just
4 say we're putting in three hundred homes when our
5 schools can't even support that. What do we do?

6 So I just want to say I do not want to have this
7 development passed. I am hoping that you guys make the
8 right decisions and maybe eventually down the road
9 there could be some kind of compromise for future
10 development of this property in the correct way. The
11 way that our community is now. Thank you very much.

12 WILL MOORE: Thank you.
13 Tiffany Estes.

14 TIFFANY ESTES: I'm Tiffany
15 Estes. I am the Director of Planning and Development
16 for Anderson School District One. Please note and I
17 would like it on record that Anderson School District
18 One does not -- we're not for or against any
19 subdivision and/or building approval or disapproval.
20 However, we do believe controlling growth is very
21 important. Some people shared about Spearman
22 Elementary. Spearman Elementary is very close to
23 capacity. And I'm just going to present the facts to
24 y'all. When we presented back in September, there were
25 seven hundred and sixty-six students at Spearman.
26 Right now -- I pulled these numbers yesterday -- seven
27 hundred and seventy-nine. Which thirteen students
28 doesn't sound like a lot. However, if you times that
29 times three or four, that's without the growth, I mean
30 that's beyond a classroom. The capacity for Spearman
31 is eight hundred. So we have twenty-one spaces to go
32 as of today before we hit capacity at Spearman
33 Elementary School. And we added an eight-room addition
34 back in 2020.

35 We do want -- uncontrolled growth is difficult to
36 maintain; however, in regard to property tax, the
37 school district due to Act 388 that was passed in 2006,
38 we receive zero dollars from property taxes for
39 operation costs. So that means for all these new
40 subdivisions that are being built in our district, we
41 receive zero dollars from these new homes.

42 Now, when we do have more homes, it does reduce
43 the debt ratio for our two bonds that are out now for
44 our current homeowners. We currently have about sixty-
45 five hundred homes that serve our kids in Anderson
46 District One. And we're a tradition of excellence. We
47 have an excellent school district. And we love that
48 people want to come here and move and come to our
49 district. But we do need to control the growth. And
50 again, we're not for or against any type of growth, but

1 we do want to present the facts to the committee.

2 Thank you.

3 WILL MOORE: Thank you. Up
4 next is Matthew Courier (phonics). I'm sorry about
5 that.

6 MATTHEW COURIER: Good evening,
7 chairman. My name is Matthew Courier. It's French
8 Canadian so I apologize.

9 WILL MOORE: Sorry about
10 that.

11 MATTHEW COURIER: I live at 1806
12 Welcome Road. A few months ago when I found out about
13 the development, my wife and I were considering how
14 we're going to deal with the existing traffic on
15 Welcome Road. My driveway intersects with Welcome Road
16 and Reidville by about fifty feet to the intersection,
17 I believe, more or less. Every day I pull out of my
18 driveway with my three kids. There's a cross across
19 the road from our house where there was a fatal wreck
20 several years ago. I myself have witnessed multiple
21 wrecks at these intersections along this road. My
22 concern is for my family, of course, that this
23 development with these entrances will increase
24 drastically the traffic in front of our home. We have
25 considered moving our driveway to access on Reidville
26 Road versus Welcome Road. So I really don't have a
27 point, but my idea here is that the amount of traffic
28 along the road that we have to use with this
29 development is going to be significant. And we're very
30 concerned about that.

31 Also, the first gentleman said -- me and my
32 purchased this property to move to the country. We
33 were two; now we are five. I'd hate to see the country
34 living that all the folks in our area and along our
35 road might lose because of this. So thank you.

36 WILL MOORE: Thank you.
37 John Holt.

38 JOHN HOLT: Good evening.
39 My name is John Holt. I live at 113 Wild Turkey Road.

40 Just mostly a personal note. Eighteen months ago
41 we took a whole lot of time off of work and made
42 several trips from Beaufort, South Carolina all over
43 the upstate because our little girl got accepted to a
44 special needs school in Easley after a two-year lottery
45 wait. We looked at thirty-seven homes and finally
46 decided on our home on Wild Turkey Road in Williamston.
47 Because our realtor knew our daughter would age out of
48 her special needs school in sixth grade and will need
49 many services in the wonderfully renowned Wren School
50 District.

1 We specifically purchased our home to be in this
2 school district. Our daughter is eleven; a young woman
3 on the autism spectrum and is medically complex. We
4 thought we had found our forever home to raise her. If
5 this new housing development is approved, we face even
6 more dangerous and unstable traffic congestion,
7 including all the big rigs from the Walgreen's
8 Distribution Center and the Carolina Auto Auction up
9 and down the road constantly creating accidents which
10 often have been fatal. There are no immediately
11 available EMS fire stations and our hopes of security
12 and happiness with the idea of such an influx of homes
13 has just disappeared. We drive thirty-four minutes to
14 our little girl's school and back each day and we don't
15 want to sell or leave. This is a poorly planned
16 development that we vehemently oppose. We hope you
17 make the right decision. Thank you.

20 MIKE MCDERMOTT: My name is
21 Mike McDermott. I live at 1401 Welcome Road. My wife
22 and I have studied a plan and met with the developers.
23 We thought it was a pretty good meeting. They took
24 their time to -- they didn't have to, but they took
25 their time to meet with us. And we got a lot of good
26 information.

34 You know, we understand that there's traffic,
35 infrastructure, you know, schools, a problem. But with
36 the schools, I'm thinking if you had some competent
37 people running the board you wouldn't be in this
38 problem not having space for the children. There's no
39 planning been going on to alleviate that. So I think
40 they need to look inward and try to come up with a fix
41 on that.

47 WILL MOORE: Thank you,
48 sir. Kyle Moseley.

1 Welcome Road.

2 I moved up here in 2015 from the Myrtle Beach
3 area. I'm a lifelong, born and raised Myrtle Beach
4 person. And I bring that up because that was just a
5 place I've seen ruined by rampant development. I mean
6 all the good stuff we grew up loving, even in the time
7 I was living there, was just destroyed; whether it be
8 natural areas, scenic views and all that. Obviously
9 with that came the problem with that overcrowding in
10 schools and things like that. So I moved up to the
11 upstate, up here for a job. I've had a good time
12 living up here. I really enjoy the area.

13 And particularly what we liked about the area,
14 obviously, like a lot of people mentioned, is the
15 country living aspect; right? And we got used to some
16 of the things like the Walgreen's Distribution Center,
17 the car auction lot, the Fraenkische Plant that's right
18 down -- or warehouse that's right down Welcome Road.
19 All these things, they kind of came with the territory.
20 We understood that this is part of where we moved to.

21 So one concern I have is that these really small
22 lot areas that are really -- the developer wants to
23 build lots as small as .23 acres. Now, if I look at my
24 neighbors, I'm four acres. I've got three acres and
25 three acres across the street. I've got another
26 neighbor with five acres. You know, that's what we
27 experience. And then we look up at an area like Turkey
28 Trot Road and Zippo Lane and that's, you know, -- a lot
29 of them are like probably three-quarters of an acre, an
30 acre and up, things like that.

31 So when I look at that and I look at the
32 manufacturing that's in this area that I can only
33 assume was approved by the Planning Department at one
34 point, this housing development does not fit in with
35 that. It's three hundred plus homes crammed into a
36 real small area, particularly that Phase I. It's
37 tighter than I ever would have imagined they would try
38 to cram people in there. But the lots just don't match
39 up with the area.

40 So that being said, I look at that and I don't --
41 you know, I don't have any kids. I'm not worried. I
42 know this is going to be bad for the school district,
43 so I think that's a pretty obvious case. It's
44 obviously going to be bad for the wildlife because all
45 the trees and all that will be gone. But my biggest
46 concern is the roads.

47 About three days before I moved in to my house
48 there was a fatal wreck right at the intersection of
49 Reidville and Welcome Road. One of my neighbors
50 actually just spoke about it. I've also literally

1 pulled one person out of their car that flipped into
2 the creek across the street from me, and then another I
3 helped out of the creek when he flipped his truck.
4 Both -- well, at least one of them should have been a
5 fatal wreck. The other one was more of a slip and
6 slide down in mud and all that. But I work from home
7 and I look out my window every day as I work and I see
8 stuff like semi-trucks backing up all the way from
9 Reidville Road down to Alliance Parkway, which is, I
10 don't know, more than a thousand feet. And it sounds
11 crazy, but it happens. And I've seen it more than
12 once.

13 WILL MOORE: I'm sorry.
14 That's time.

15 KYLE MOSELEY: Okay. Thank
16 you.

17 WILL MOORE: I apologize.
18 Thank you. All right. Thank you, staff. Any
19 questions or comments from the commission?

20 TIM CARTEE: Mr. Chairman,
21 let me introduce Gay Sprague. She's our traffic
22 engineer. I'll let her shed a little light on the
23 traffic impact study that was conducted for this area.

24 WILL MOORE: Thank you,
25 staff.

26 GAY SPRAGUE: Thank you,
27 Tim, Mr. Chairman, and Commission. Our traffic study
28 guidelines follow those of the SCDOT. A study was
29 conducted for this location. And it studied the
30 entrances to the subdivision. And because of the
31 existing traffic levels and even if you -- even when
32 those are increased to account for future traffic, when
33 you spread the trips that are being generated by this
34 development over all the entrances that are going to be
35 available, those entrances can operate acceptably by
36 our standards and no turn lanes are required, once
37 again, by our standards, which are the DOT standards.
38 So this study was conducted. It was conducted per our
39 requirements. And no improvements were required.

40 WILL MOORE: Thank you,
41 ma'am.

42 All right. Moving on. I need a motion to approve
43 or disapprove. Please state your reasons for approval
44 or disapproval. Do I have a motion?

45 UNKNOWN: I make a
46 motion to disapprove.

47 WILL MOORE: Do I have a
48 second?

49 UNKNOWN: Second.

50 WILL MOORE: All in favor

1 of disapproval, raise your hand. Raise your right
2 hand. It is denied four to two.

3 Please state your reasons for denial.

4 UNKNOWN: My reason for
5 my vote of denial was the blend and mix of the
6 community, the density to the neighborhoods, to the
7 area, lot sizes particularly.

8 WILL MOORE: All right.
9 Thank you.

10 Moving on to new business. Green Tree Place,
11 Council District 1. Staff, please present.

12 BRITTANY MCABEE: Thank you, Mr.
13 Chairman. This is Green Tree Place. Five hundred
14 forty-nine property owners within two foot radius were
15 notified via postcard. The intended development is
16 single-family detached. The applicant is Austin Allen
17 and the engineer is Jim Ammons with Arbor Engineering.
18 It's located on Green Tree Road, which is state
19 maintained in Council District 1.

20 The surrounding land use is residential and
21 commercial. It is unzoned. There are two tax map
22 numbers there for your viewing. It's approximately
23 77.44 acres with a hundred and fifty-six lots. They
24 are not requesting a variance.

25 The traffic impact analysis is that Green Tree
26 Road is classified as a collector with no maximum trips
27 per day. The traffic impact study was approved by
28 Roads and Bridges and South Carolina DOT.

29 This is the layout of the preliminary plat. And
30 here is an aerial view of the property.

31 Staff recommends approval as the preliminary plat
32 does meet the requirements set forth in Chapter 38.
33 This concludes the staff report.

34 WILL MOORE: Thank you.
35 Can whoever is representing this property for developer
36 presentation, please, sir.

37 AUSTIN ALLEN: Hey. My name
38 is Austin Allen. I'm with Arbor Land Design, 49
39 Greenland Drive. Appreciate y'all having us out
40 tonight and considering the project.

41 So we are along Green Tree Road between Courtland
42 Lane and Old Pearman Dairy Road; about halfway through
43 those -- between those two roads. We're within a
44 couple of minutes' drive from 76, 178 and 85. To our
45 east is residential. That is Stonewall Woods. To our
46 south is the only industrial/commercial use on site.
47 From our west we have, obviously Green Tree Road and
48 some more residential there, as well. To our northeast
49 we've got the residential on Courtland and then the
50 Corps of Engineer land for Lake Hartwell.

1 What we're asking for is a hundred fifty-six
2 single-family detached units. Typical lot sizes,
3 seventy by one forty-five. That comes out to roughly a
4 little over ten thousand square feet per lot. A lot of
5 these lots do get bigger just because they're in
6 curves, things of that nature. The density is just
7 over two units per acre on this site.

8 So why residential on this site? This site, you
9 can see it on the aerial, there is a couple of large
10 right-of-way -- utility right-of-way areas. Those help
11 chop up the site and do not help for commercial or
12 industrial use on that site.

13 Another reason why we want to go residential with
14 this one, like I said, the big white building right
15 there at the end of Old Pearman Dairy Road, that's the
16 only commercial/industrial onsite with the exception of
17 a YMCA use up top. We do feel that residential makes a
18 lot of sense here. We believe that we can improve this
19 community and protect it. I know that a lot of
20 neighbors would be unhappy if the eighteen wheelers
21 that were serving the industrial were continuing up and
22 causing further issue -- or any issues with the road
23 and traffic that they're not typically used to.

24 So typically every piece of dirt has a kicker.
25 This one is this site currently does not have direct
26 access to sewer. And that is -- I know this site has
27 been looked at, but that is the reason why it has sat
28 vacant for as long as it has. So sewer is actually --
29 you can't -- unfortunately with this picture you can't
30 see it, but the high point is roughly Old Pearman Dairy
31 Road. All the sewer is on that side. So what we're
32 going to have to do to serve this property is we're
33 going to have to install a lift station. We will pipe
34 up to Green Tree Road -- yes, excuse me -- Green Tree
35 Road and we will have to install roughly four thousand
36 linear feet of force main down Green Tree within the
37 right-of-way, down Old Pearman Dairy, and then right
38 there you'll take a right onto Oscar and there's an
39 existing lift station there that we'll tie into before
40 we go to treatment.

41 This development is going to expand the existing
42 sanitary sewer service basin past, obviously, Old
43 Pearman Dairy Road as you get closer down to the lake
44 so that we'll -- it will help future developments or
45 anybody that wants to come in and do something within
46 that area. Water is available. Eight inch main within
47 Green Tree Road. I'm terrible at this.

48 Traffic impact study was completed. It was
49 reviewed by Anderson County, as well as DOT. DOT, I
50 believe, reviewed and approved and sent us back

1 everything within forty-eight hours. There were no
2 recommendations for improvements on this one. So we
3 feel good with what we have. We don't feel like we're
4 negatively impacting traffic or the area.

5 We're real excited about this project. I think
6 it's a great location for residential. Makes a lot of
7 sense next to the industrial to do a higher density
8 residential. With that being said, I appreciate your
9 consideration. I'll be happy to answer any questions
10 anybody has.

11 WILL MOORE: Thank you,
12 sir.

13 All right. We didn't have anybody sign up for
14 public comments on the Green Tree project.

15 Turning to the commission, do I have anybody that
16 wants to make a motion.

17 FIELD DUNAWAY: This is in my
18 district. I haven't heard any negative things about
19 this development. So I'd make a motion to approve.

20 WILL MOORE: I've got a
21 motion to approve. Do I have a second? I'll second.
22 All in favor. Unanimous. It passes.

23 Okay. Moving on to the next one, Bluffton Valley.
24 Council District 6. Staff, please present.

25 BRITTANY MCABEE: This is
26 Bluffton Valley. A hundred and thirty-five property
27 owners within a two thousand foot radius were notified
28 via postcard.

29 On September 14, 2021 the Planning Commission did
30 see a previous proposal on this property. It was
31 denied for a preliminary plat for Hurricane Creek.
32 Hurricane Creek did have forty lots. The intended
33 development of Bluffton Valley is single-family
34 detached. The applicant is Yuri Shtern, and site
35 design is the engineer. It's located on Highway 17,
36 which is state maintained in Council District 6. The
37 surrounding land use is residential/commercial and
38 undeveloped. It is unzoned. The tax map number is
39 there for your viewing. It's approximately 18.38 acres
40 with twenty-three lots. They're not requesting a
41 variance.

42 Traffic impact analysis is Highway 17 is
43 classified as a collector, with no maximum trips per
44 day. According to Roads and Bridges, the applicant
45 must provide an intersection site distance profile for
46 the new intersection on South Carolina Highway 17 and
47 provide a letter from South Carolina DOT stating they
48 approve of the proposed entrance location.

49 This is a layout of the preliminary plat. And
50 here is an aerial of the proposed property. Staff

1 recommends approval since the preliminary plat does
2 meet the requirements set forth in Chapter 38.

3 This concludes the staff report.

4 WILL MOORE: Thank you,
5 staff. Do I have a developer representing the project?

6 STEPHANIE GATES: I am Stephanie
7 Gates. I'm the civil engineer with Site Design. We're
8 also the surveyor on the project. I'm mostly here to
9 answer question, but as was mentioned, this was here
10 before you a few months ago with forty lots. I took a
11 lot of your considerations into consideration when I
12 re-laid out the lots. Pulled some of the lots off of
13 the wetlands that were concerned being on the lots.
14 And also one of the concerns was a sewer line being in
15 the detention pond. I made sure that the detention
16 pond was outside of that sewer line. And I also
17 reduced the number of lots. So happy to answer any
18 questions.

19 JANE JONES: I have a
20 question. This property is basically a gully. It
21 slopes on both sides toward the creek.

22 STEPHANIE GATES: Uh-huh
23 (affirmative).

24 JANE JONES: And I know you
25 don't have to have a plan at this point in time for
26 dealing with that. But it's got to be on your mind.
27 Do you have anything you can tell me about how you
28 would possibly deal with ---

29 STEPHANIE GATES: Yes, ma'am.
30 So we did a wetland study to find any of the wetlands.
31 And you see that on the plan.

32 JANE JONES: Yeah.

33 STEPHANIE GATES: And we made
34 sure to stay out of it. The crossing that we have is
35 actually at an existing crossing that was already on
36 the property of the creek. So there's already a pipe
37 there. We will have to analyze that pipe to ensure
38 that it has the capacity for everything that's going to
39 it and that our road crossing is good. And we will
40 work with the Army Corps of Engineers and also the
41 Stormwater Department here in Anderson County to ensure
42 that we are complying with all those regulations.

43 There will be detention ponds on both sides of our
44 development where the water flows to those detention
45 ponds before going into that creek, as well.

46 JANE JONES: The property
47 backs up to 85. Do you know what the businesses are
48 that are between you and 85? Do you know what ---

49 STEPHANIE GATES: It's an
50 industrial -- a large industrial park is between us and

1 85.

2 JANE JONES: Where I'm
3 going with this is I know 85 has -- produces its own
4 drainage problems. I know some of the drainage that
5 was put in place when the highway was built is
6 deteriorating. And that has to be dealt with at some
7 other point. But that's a concern on this property. I
8 didn't know exactly what those businesses were, if they
9 -- what they would be contributing to what was running
10 toward this property because they will have a
11 considerable amount of concrete up there and produce
12 their own -- you know, produce more runoff problems.
13 But I just had a concern about, you know, it's very
14 close to the interstate and what those problems -- you
15 know, the water is coming off of there when it rains.

16 STEPHANIE GATES: Yeah. And I
17 ---

18 JANE JONES: It's going to
19 be pretty difficult to handle all the water problems.

20 STEPHANIE GATES: Yeah. We have
21 done some preliminary analysis of that stormwater. And
22 of course, when we are -- go to the Stormwater
23 Department here in Anderson County, they take a
24 thorough look at that and we have to meet all of those
25 ordinances that they have in place.

26 JANE JONES: All those
27 minimum standards, again.

28 STEPHANIE GATES: Yep.

29 JANE JONES: That's my main
30 concern with this property is just the way it lies.
31 You know, we all know water runs downhill.

32 STEPHANIE GATES: And this is at
33 the bottom of the hill. Yes, ma'am. Anybody else?

34 WILL MOORE: All right.
35 We'll move on to public comments. John Shirley.

36 JOHN SHIRLEY: Thank you for
37 listening to me. My name is John Shirley. I live on
38 1057 Teak (phonics) Lane, approximately a quarter of a
39 mile away from this. My concerns are mainly with
40 traffic and listening to the other people possibly the
41 school capacity, even though it's only twenty-three
42 lots. If the schools are as overcrowded and getting
43 overcrowded in Wren, that may be an issue with this.

44 But my main concern is Cason Road. People already
45 use it as a cut-through to go from Highway 86 to
46 Highway 17. There's a lot of speeders that go through
47 there. And that's only going to get worse. Highway 17
48 itself, when we first moved there twenty-five years
49 ago, I could go from my house across 85 on the way to
50 Michelin and crossing 85 would cost me three to four

1 minutes.

2 Now, with the QT there, Bojangle's, Burger King,
3 Spinx, all of those in that area, it can take upwards
4 to ten minutes to go a quarter of a mile. And we're
5 going to add twenty-three more houses, forty, fifty
6 more cars to that. And then you have the consideration
7 that people will take the back way to get around 85 on
8 Shiloh Church Road. And I saw a sign -- I don't know
9 if it's still in consideration, but there was a
10 consideration for another subdivision back on Shiloh
11 Church Road which will add to it. It's a very tiny,
12 windy road. And when we add twenty-three more houses,
13 there's going to be more cars. There's generally two
14 or three accidents a month at 85 and 86 intersection,
15 in that area, and it's only going to get worse, you
16 know. So thank you for your time. I appreciate it.

17 WILL MOORE: Thank you,
18 sir. Tiffany Estes.

19 TIFFANY ESTES: The same facts
20 I shared earlier because this subdivision would feed
21 into Spearman Elementary.

22 WILL MOORE: Thank you,
23 ma'am. Rhonda Aiken.

24 RHONDA AIKEN: Thank you.
25 I'm Rhonda Aiken. I live at 16 Wimbley Road in
26 Greenville, but our family farm where we're planning to
27 retire, 145 Moores Mill Road, Pelzer. I'm directly
28 downstream from this development. And when it was
29 presented at Hurricane Creek, I outlined specific
30 concerns. And in addition to the density and the
31 accumulative cascading effect, it will have a
32 detrimental impact on quality of life for existing
33 citizens.

34 My main concern is the water issue. I spoke about
35 the topography. And in full transparency, I may be
36 mistaken, but it seems as if when this is being
37 repackaged as Bluffton Valley, even though they're
38 saying that they have reduced the number of homes, they
39 have actually cut off acreage at Hurricane Creek Road.
40 So it's not that they've reduced home in the same
41 footprint. They have cut back, which certainly is not
42 illegal, but just for full transparency.

43 And the topography, when all of this what is now
44 complete -- almost completed wooded area is devoid of
45 any trees except for what I would consider decorative
46 trees, which do not count in my opinion as a
47 replacement for a full canopy tree, those of us
48 downstream, I know that they're -- and I certainly am
49 not questioning Ms. Gates' ability, you know, as an
50 engineer. And retention ponds I know have been

1 provided and they don't have to have a specific plan at
2 this point, but I am extremely concerned about the
3 potential for runoff because of the existence of the
4 soil disturbance. What will have to be done to
5 accomplish what they're going to be -- what's going to
6 be done. As I said, I'm directly downstream. We have
7 made extensive plans in our own property to try to
8 minimize the erosion along Big Hurricane Creek, but I
9 stand to be, you know, at risk for some damage from --
10 and when you have a legend that calls for silt fences,
11 that tells you that they are expecting, you know, soil
12 erosion and a lot of water disturbance.

13 So that's -- I'm in agreement with everyone else
14 who spoke before. But my primary concern is for the
15 water. So I'm taking them at their word that, you
16 know, if they think they can handle it -- it is a very
17 steep site, very unfriendly for this type of
18 development. I just want to go on the record for that.
19 So thank you very much.

20 WILL MOORE: Thank you.
21 John Thruster (phonics).

22 JOHN THRUSTER: Good evening.
23 I'm a little stiff from sitting there for a while. I
24 sound like a broken record. I live at 301 Highway 17
25 in Piedmont.

26 Same concerns as everybody else has, when they're
27 trying to bring in subdivisions. About the traffic,
28 the runoff, I've lived there forty-seven years. My
29 wife couldn't make it tonight because she wasn't
30 feeling well.

31 They've reduced the number of houses to 23, but
32 I'd like to know if they plan on coming back down the
33 road and asking for another approval for more homes.

34 Where is all this money coming from for these
35 developments around Anderson County? It's all got to
36 be out-of-state. There's no local builders or
37 investors. There's a lot of areas in Anderson to
38 develop. But all want to come to Piedmont,
39 Powdersville and Pelzer. Why not? Everybody wants to
40 move to L.A.; right, Lower Anderson? Iva and Starr is
41 the one that needs to be developed. All the roads in
42 there are flooded with traffic. I'm repeating what
43 everybody is saying. You're taking your life in your
44 hands when you get off on any of these roads around 85
45 because of the traffic getting off and getting on these
46 side roads.

47 If there's been a traffic study on Highway 17, I'd
48 like to know what they found out. How many vehicles a
49 day, tractor trailers, and all come through there and
50 at what speed they're going. I would like to see that

1 report.

2 I think all development should be stopped and
3 really looked at until we get the roads fixed that need
4 to be fixed to handle the people that's wanting to move
5 into this area.

6 Like I said, everybody has mentioned School
7 District One. The state has over a thousand teachers'
8 shortage right now. And this may increase now they've
9 pulled out of the National Teachers' thing, so they may
10 cut off our money. We may lose more teachers. That's
11 a concern, too, about the schools.

12 Again, we're at thirty-one percent growth,
13 Piedmont/Powdersville/Pelzer. And it's just more than
14 we can handle. I'm like most people, I don't care to
15 get on 85 going anywhere because you feel like you're
16 taking your life in your hands, so you have to use
17 secondary roads. Big swamp back there, shouldn't have
18 ever been cleared off. It should have been left like
19 it was. It's not suitable for housing. They're taking
20 about putting retaining ponds. They've got a sewer
21 line running right by it. Why don't they just put
22 sewer lines to every house instead of retaining ponds?

23 I mean they've covered mostly everything I want to
24 add to, but this has changed my way of life. It has
25 affected me because of all the growth right there where
26 I've lived for forty-seven years.

27 WILL MOORE: I'm sorry, Mr.
28 Thruster, that's time.

29 JOHN THURSTER: Thank you.

30 WILL MOORE: Randi
31 Childress.

32 RANDI CHILDRESS: Hello. I'm
33 Randi Childress. I live at 333 Highway 17, and I've
34 been there for forty-six years.

35 This road, Highway 17, has always been a busy road
36 because we're really close to Wren schools. But now it
37 is extremely busy. The highway department classifies
38 it as a collector with no maximum trips per day. That
39 means to me that it doesn't matter how many cars,
40 trucks, buses use this road daily. But it affects the
41 homeowners that live along the road.

42 As an experiment yesterday, I counted the number
43 of cars from three o'clock in the afternoon to five and
44 there were two hundred and thirty-seven cars and pickup
45 trucks, five school buses and three big trucks during
46 two hours. This was from three to five. You take your
47 life in your hand whenever you cross the road to go get
48 your mail when you've got all these cars coming. Or
49 else if you try to get out in the road, we have a blind
50 spot down the road and you have to look and make sure

1 there's no cars coming here or there. And then you get
2 out as quick as you can because the speed limit is
3 forty-five, but nobody runs forty-five miles an hour.
4 So you could get hit. So that's a lot of traffic.

5 The entrance/exit to this proposed subdivision has
6 a blind spot. They will not be able to see cars coming
7 from their left to exit this subdivision. The speed
8 limit, like I said, is forty-five miles an hour. But
9 very few people do this. There are already
10 approximately fifteen hundred houses approved for this
11 area. When do we reach a saturation point? The
12 intersection of I-85 and 86, just up the road from us,
13 is congested in the mornings and evenings with people
14 coming -- going to work and coming home. When does
15 this growth end?

16 In a perfect world, before new houses are built,
17 the roads would be upgraded to accommodate the growth
18 and the schools would be big enough to accommodate all
19 the new students. But we do not live in a perfect
20 world. You, the Commission here, are our only hope to
21 stop this out-of-control building in our district.

22 Thank you.

23 WILL MOORE: Thank you,
24 ma'am. Thank you, staff. I need a motion. I need to
25 move forward for a motion to approve or disapprove.

26 JANE JONES: Motion to deny
27 this project.

28 WILL MOORE: Do we have a
29 second? All in favor of the denial raise your hand.
30 Four to two. It is denied.

31 JANE JONES: Do you want my
32 reasons now?

33 WILL MOORE: Yes, ma'am.
34 Go ahead and give me your reasons for denial.

35 JANE JONES: The safety and
36 prospective and general welfare of the people in the
37 subdivision and the current landowners would be at risk
38 with this new subdivision. There's no balance of
39 interest between the developers and the homeowners.
40 Does that work?

41 WILL MOORE: All right.

42 Moving on to the next item. It is Maxwell
43 Commons, District 6.

44 TIM CARTEE: Thank you, Mr.
45 Chairman. One hundred and fifty-one property owners
46 within two thousand feet were notified via postcard.
47 This development is single-family. The applicant is
48 Doug Hunt. Bluewater is the engineer of record. And
49 location access is off Terri Acres, which is a county
50 maintained road. And it will require a hundred and

1 ninety feet to the Pickens County line for the entrance
2 to this development. It's in Council District 6.
3 Surrounding land use is residential. It's unzoned.
4 And the tax map you see is just the road entrance to
5 the proposed development. It's approximately 38.03
6 acres, which is in Pickens County. All lots in Pickens
7 County are ninety-eight. There will be none in
8 Anderson County. They're not asking for a variance. A
9 TIS was conducted and approved by the Road and Bridges
10 Department.

11 Traffic analysis impact, the left turn lane
12 guidelines is currently met for the southbound left for
13 S.C. 8 onto Terri Acres. Given the change in operation
14 resulting from Maxwell Commons, Roads and Bridges will
15 -- with concurrence from the SCDOT will require a
16 southbound left turn lane onto S.C. 8 at Terri Acres,
17 per SCDOT standards.

18 Anderson County and Pickens County will require --
19 will have to coordinate with all approvals and inter-
20 governmental agreements prior to the final plat and
21 building construction.

22 This is a layout of the proposed development. And
23 as you can see, only the road entrance is in Anderson
24 County.

25 And there's the aerial for the property. Staff
26 recommends approval. This preliminary plat has met the
27 requirements in Chapter 38 in Land Use. That's all I
28 have, Mr. Chairman.

29 WILL MOORE: Thank you,
30 staff. Do I have a developer presentation for this
31 project? Come forward and state your name and address,
32 please, sir.

33 PAUL HARRISON: Thank you, Mr.
34 Chairman and member of the Planning Commission. My
35 name is Paul Harrison. I'm with Bluewater Civil
36 Design. Address is 1718 Lowndes Hill Road and Doug
37 Hunt is the applicant. He's here with me, as well.

38 For all intents and purposes, this application is
39 basically for a road connection across Anderson
40 County's property. Our entire subdivision is all of
41 the lots and the subdivision of property is located on
42 Pickens County property. So this is a road connection
43 that goes across Anderson County property and ties back
44 to Terri Acres.

45 Tim, could you throw that site plan back up there
46 for me? Can you guys see what's on the ---

47 JANE JONES: We've got it
48 right here.

49 PAUL HARRISON: Basically what
50 we did was we dedicated -- I think I did that. My bad

1 -- the property along Terri Acres that's kind of
2 hatched out in gray. We basically just designated that
3 all as open space. That is essentially the county line
4 that runs kind of northeast to southwest across that
5 and parallel with Maxwell or Terri Acres. And that
6 distance off of Terri Acres is approximately a hundred
7 and fifty feet.

8 So we're not proposing any homes in there.
9 They'll just turn that into common area. So what we're
10 asking approval on is the, you know, two hundred feet
11 of roadway that goes across Anderson County that serves
12 the property and the development. We have all our
13 approvals in place from Pickens County. All of that is
14 ready to go. We have all of our commitment letters on
15 the water and sewer.

16 Tim mentioned the traffic impact study that's been
17 conducted. We have concurrence with SCDOT and then I
18 think with staff, as well.

19 So we're waiting on this last piece of the puzzle
20 for that roadway connection across the county property.
21 With that being said, I'll be glad to answer any
22 questions that the Planning Commission may have.

23 And I don't know, Doug, if you want to say
24 anything.

25 JANE JONES: I have to ask
26 you, what's in it for us?

27 PAUL HARRISON: Ma'am?

28 JANE JONES: I said what's
29 in it for us, Anderson County. I realize that the road
30 that you're going to be using for your entrance is an
31 Anderson County Road.

32 PAUL HARRISON: Uh-huh
33 (affirmative).

34 JANE JONES: And we're not
35 going to receive any revenue because we won't have any
36 houses. So that's my point. We're providing the road,
37 but we're not getting anything back.

38 PAUL HARRISON: We actually
39 thought it was a concession not to show any more lots
40 along Terri Acres. But we'd be glad to show lots in
41 that common area that we're proposing. I mean, if you
42 guys would allow that. I mean we could show lots in
43 that area.

44 JANE JONES: So what's in
45 it for us to just to get more traffic if we want ---

46 PAUL HARRISON: You get a
47 bigger tax base if that's what you're looking for. But
48 you know, that's -- we actually thought it was a
49 better, it was a better situation not only for the
50 community but for Anderson County to just leave the

1 lots out of Anderson County as to not muddy up the
2 water and complicate things when you get into a
3 platting issue or a platting process with the
4 development. And it also provides the residents along
5 Terri Acres a buffer, a buffer away from our proposed
6 development.

7 WILL MOORE: Anybody else?
8 All right. Thank you, sir.

9 We'll move on to public comments. Elizabeth
10 Schwartz, please come forward and state your name and
11 address, please, ma'am.

12 DALE SCHWARTZ: I'm actually
13 stepping in for my wife as she is taking care of the
14 girls at the moment. My name is Dale Schwartz. My
15 address is 122 Terri Acres. My property is directly
16 across from the proposed development, and very close to
17 the entrance of such.

18 As Ms. Jones had mentioned, the fact that there's
19 really nothing that will benefit Anderson County is a
20 big problem to me. Terri Acres and some of the
21 adjacent roads that are all connecting to, you know,
22 Pelzer Highway, Highway 8, which is the main into
23 Easley, and back onto another road that connects out to
24 -- heads to the direction of Highway 153. So that's
25 kind of used as a cut-through road.

26 The traffic study that was done, in my opinion,
27 was not sufficient. There was nobody that came down
28 the road of Terri Acres. They were up at the corner of
29 Terri Acres and Pelzer Highway. And my wife stays at
30 home and I work from home, so we're right at the end of
31 -- opposite end of Terri Acres, so we would have seen
32 somebody. But anyway, the main concern that we have is
33 the traffic.

34 So you've got ninety-eight homes, two hundred plus
35 cars. Terri Acres is very skinny. It's a very skinny
36 road. When you've got two cars going down that road in
37 opposing directions it gets pretty tight. And the fact
38 that there's going to be that many more and potential
39 traffic for going to school or going to work, depending
40 on what time that is. The high school, Easley High
41 School is right down the road within a mile or two of
42 Terri Acres. I'm sure there's impacts, obviously in
43 Pickens County, for the schools. But the main thing is
44 the traffic.

45 There's also a road next to Terri Acres called
46 Ballentine Road, which is a very torn-up road that's in
47 Anderson County and that will get a lot more traffic
48 from this subdivision if it gets approved.

49 You know, that's really the main concerns that
50 I've got. Not to mention that it's very dense. You

1 know, the lots are very small. I do appreciate the
2 buffer in between, but it still takes away from all of
3 the wooded area that we currently see out our front
4 window. And I'm sure all of my neighbors can agree.

5 With that, I hope that you make the decision to
6 disapprove the connecting road to it. Thank you.

7 WILL MOORE: Thank you.

8 All right. Any questions or concerns with the
9 commission?

10 JANE JONES: I didn't ask
11 -- I should have -- if there's any way this entrance
12 could be put in Pickens County rather than being -- the
13 traffic being funneled onto Terri Acres. I don't know
14 if that was considered. Is it possible to put their
15 entrance somewhere else?

16 JUAN CHUNG: Putting the
17 entrance somewhere else. My name is Juan Chung. I
18 live in ---

19 WILL MOORE: I'm sorry,
20 sir.

21 JUAN CHUNG: --- Terri
22 Acres. They want to put the entrance on the corner of
23 my house. We have to look at it. (Unintelligible) two
24 hundred more traffic in front of your house. I'm not
25 happy with that. They need to find somewhere else to
26 put the entrance. Also what is it good for Anderson
27 County? That's for Pickens County. That's all. Thank
28 you.

29 TIM CARTEE: Mr. Chairman,
30 that would be a question that Mr. Hunt, the developer,
31 would have to answer, if there is another option to
32 keep it all in Pickens County.

33 MALE: (Inaudible.)

34 WILL MOORE: Thank you.

35 Do I have anybody willing to make a motion to
36 approve or disapprove? I'll second. The motion is for
37 approval. All in favor, please raise your right hand.
38 Okay. Three to three. It's a tie.

39 Staff, does that move to County Council?

40 ALICIA HUNTER: Mr. Chairman,
41 the motion is three to three. The project does not
42 move forward.

43 WILL MOORE: Okay. It is
44 denied. Thank you.

45 FIELD DUNAWAY: I have a
46 question for staff. Is there a way to donate the road
47 as a -- to Pickens County? I mean ...

48 ALICIA HUNTER: It's my
49 understanding that there was no other way for access
50 for them to get there, according to Pickens. So the

1 way that the layout is submitted is what was agreed
2 upon because there was no other access ---
3 FIELD DUNAWAY: Not moving the
4 entrance, but as Jane said, the financial
5 responsibility of Anderson and no revenue. I mean I
6 don't know how county lines work, if that is a
7 possibility to make it a Pickens responsibility.
8 JANE JONES: Well, he said
9 he could put some houses in Anderson County, but that
10 doesn't sound like a viable answer to the problem
11 either.
12 FIELD DUNAWAY: Just trying to
13 find a solution, but that's fine.
14 WILL MOORE: Okay. The
15 project is denied three to three.
16 ALICIA HUNTER: It doesn't
17 move forward. It's a tie. So he could go back and
18 then come back to the commission if he needs to.
19 WILL MOORE: Okay. Thank
20 you.
21 MALE: Do we get an
22 explanation on the denial for that? Since it's not a
23 true subdivision; we were asking for access across
24 Anderson County property, what could be the denial
25 reasoning?
26 WILL MOORE: Jane.
27 JANE JONES: The motion was
28 made to approve.
29 WILL MOORE: It tied.
30 JANE JONES: Mr. Burdette
31 made ---
32 WILL MOORE: He made the
33 motion to approve.
34 JANE JONES: So what kind
35 of stipulation do you want? The motion was made to
36 approve it, but it was tied, so it just doesn't move
37 forward. He's asking for reasons, but you know, I
38 don't know ---
39 ALICIA HUNTER: I mean, it's a
40 tie vote, so that's three to three.
41 JANE JONES: I don't know
42 how to respond to him.
43 WILL MOORE: Thank you.
44 MALE: Can we make it
45 a private road so you never have to (inaudible)?
46 JANE JONES: All of Terri
47 Acres?
48 MALE: No, just the
49 entrance. It would be a private road and we would
50 maintain it as a part of our HOA.

1 FEMALE: What about the
2 residents (inaudible) coming from that subdivision.

3 TIM CARTEE: Point of
4 order, Mr. Chairman. The vote has already been carried
5 and it's a three/three tie. This development does not
6 move forward.

7 WILL MOORE: Okay. Thank
8 you.

9 Moving on to Powdersville Walk. Staff, please
10 present.

11 TIM CARTEE: Thank you, Mr.
12 Chairman. This development, four hundred and fifteen
13 property owners within two thousand feet were notified
14 via postcard. This is intended to be a single-family
15 development. Toll Brothers is the applicant. Seamon
16 Whiteside is the record of engineer. It's on
17 Powdersville Main, which is state maintained. It's in
18 Council District 6. Surrounding land use is
19 residential. It's unzoned. It's approximately 91.84
20 acres. Ninety-nine lots are proposed. They're not
21 asking for a variance.

22 Powdersville Main on the traffic impact study is
23 classified as a collector with no maximum trips per
24 day. The preliminary road plat and traffic impact
25 study has been reviewed and approved by Roads and
26 Bridges and SCDOT. The SCDOT is requiring re-striping
27 of existing asphalt to install left turn lane into the
28 development.

29 Here's a layout of the proposed development. And
30 here's an aerial of the property. Staff recommends
31 approval. This preliminary plat has met the
32 requirements in Chapter 38 Land Use. That's all I
33 have, Mr. Chairman.

34 WILL MOORE: Thank you,
35 staff. Do I have a developer presentation for this
36 project?

37 MICHAEL KING: Good evening,
38 Commissioners. My name is Michael King with Seamon
39 Whiteside. I'm a landscape architect. I also have
40 Nick Burns here, our traffic engineer. And our
41 developer is Toll Brothers, who are sitting in the
42 audience should you have any further questions after
43 this presentation.

44 Thank you, Brittany and Tim, for your staff review
45 and comments. I wanted to go over quite a few things
46 here with y'all. This conservation subdivision
47 ordinance was recently passed this year and was
48 presented to this Commission and I believe approved
49 through y'all and City Council. My understand through
50 this is that this was part of the comprehensive plan

1 for Anderson County where it states, encouraging
2 cluster developments and/or conservation subdivisions
3 where possible to protect trees, open spaces and other
4 natural features. It also talks about enhancing land
5 development and zoning standards to accommodate
6 sustainable quality growth which would serve to
7 compliment Anderson County's unique rural character.

8 So here before you tonight we have ninety-nine
9 lots proposed. Typically, some of these developments
10 that you see coming before you, a national home builder
11 could possibly build a hundred and ninety-nine lots
12 plus or minus. But here tonight we're pursuing ninety-
13 nine lots, which ultimately comes down to a density of
14 1.1 units an acre, which is pretty low.

15 Along with that we have stormwater management
16 ponds to handle all runoff on the site. Toll Brothers,
17 the applicant, plans on developing luxury homes here
18 that will sell in about the five hundred thousands.
19 Side entry garages will be included in about twenty-
20 five hundred to four thousand square foot homes.

21 We also want to point out here that what we're
22 presenting here is not only meeting the requirements of
23 the conservation subdivision but also exceeding it.
24 While Toll Brothers could technically build -- well,
25 the required minimum square footage is five thousand,
26 they're building sixteen thousand square foot lots. So
27 again 1.1 units an acre.

28 And on top of it, while we're meeting and
29 exceeding the open space requirement, we're proposing
30 roughly thirty-nine acres of total open space on this
31 development, which is roughly forty-two percent of the
32 entire site, which is seventeen percent more than
33 what's required for the conservation subdivision.

34 I'd like to just flash forward -- or flash back to
35 the aerial photo real quick. Thank you, Brittany. You
36 can see here on an aerial that there's a large chunk of
37 land that has not -- does not have a lot of tree on it
38 and we took advantage while we were doing site planning
39 to put most of the cluster development in that area.
40 So that way this would present a nice strong identity
41 for Anderson County. If you could go to the plan. So
42 you can see that large cluster area on the top of the
43 screen.

44 So one other thing I want to highlight is the
45 fifty foot perimeter buffer per the conservation
46 ordinance surrounds the perimeter of the site. And in
47 some cases it's double, if not triple, that width in
48 certain areas, which will be a nice natural feature for
49 the overall development.

50 And I'm going to turn it over because I know that

1 traffic is a bit of a concern, but we have our traffic
2 engineer here, Nick Burns.

3 NICK BURNS: Hey, you guys.
4 Nick Burns with Impact Designs. I'm the principal
5 engineer, 172 Williamson Road, Mooresville, North
6 Carolina. So we did a traffic impact analysis in
7 coordination with SCDOT and Anderson County. And with
8 that, what we do is we go out there and we collect
9 traffic data at a specified time during the school peak
10 hours and we analyze the intersections that were scoped
11 with the county and SCDOT. And we've done this with
12 this one. And the level of services maintain the same
13 before and after this development.

14 Along with that there is an acute traffic
15 challenge with the school. We're obviously right there
16 on Concrete Road. But with that, it's kind of doing
17 the distributions of this traffic. You know, we do the
18 best we can showing where these trips are going to go.
19 Sometimes it's hard to detail. I mean somebody could
20 -- there could be a teacher that moves into one of
21 these houses and she could work at Concrete School and
22 she can walk across the street. And then somebody else
23 could travel 85 and be disbursed through there.

24 But coming out of this site, the majority of the
25 traffic is most likely going to go south down
26 Powdersville Main to access 81 or go straight through
27 Siloam. And any school traffic would be the lefts
28 turning north. And so with that, with the level of
29 service being the same before and after, there was no
30 mitigations proposed from the study.

31 But in coordination with SCDOT and Toll Brothers,
32 with health and safety being on their mind, there is an
33 existing kind of painted out island and they're going
34 to re-stripe that for a left turn lane into their site.
35 So they're going to improve the capacity so people
36 turning left into their site aren't going to
37 necessarily have to wait in a queue. So they'll be
38 able to slip out. And there's also been coordination
39 between Toll Brothers and the school to potentially
40 help out with maybe mitigating some of that traffic
41 with that internal stacking on site.

42 And so those were kind of the points that we saw
43 with this traffic study.

44 PAUL HARRISON: And just to
45 quickly recap, the conservation subdivision was to
46 create a stronger identity for Anderson County to
47 create more attractive neighborhoods. And I believe
48 that this development will be part of that growth for
49 y'all and become part of the identify for Anderson
50 County long term.

1 Thank you. And we would ask for your
2 consideration for approval for this development. And
3 we can answer any further technical questions or
4 comments.

5 MICHAEL KING: We also have
6 two landowners here that would also like to speak and
7 address during the developer comments.

8 DAVID WOODSON: Thank you,
9 Council. My name is David Woodson and I'm also
10 speaking for my sister Gail Keener who lives in Rock
11 Hill and she owns half of the land.

12 We started talking of selling of this land in 2015
13 and in 2016 we began pursuing the sale of this land.
14 And it's been trying to sell it for the past five
15 years. My sister's husband had died in 2013, and I've
16 been helping her with bills and repairs since her
17 husband's death.

18 The sale of our land was turned down, as you saw,
19 about three years ago. But this time my sister and I
20 need to sell the land more than ever. This will help
21 her do much more needed repairs to her home. We have
22 the right to sell our land. And just like everyone
23 else in this room, the land -- our land has been
24 fallow, that is it hasn't been farmed in fifty years.
25 And we have developers who want to buy it, which means
26 we don't want to -- this is a real good -- I've looked
27 at it, what Anderson County wants. With all the green
28 area around it and at least the fifty feet buffer
29 between the houses that surround our land.

30 It's an excellent proposal. And the Siloam
31 Baptist pool, which they used back in the early days,
32 is on my property. And it's going to be preserved and
33 cleaned up. Plaques placed there and be a community
34 place that people can walk and visit with all the green
35 area around the property.

36 So as previously stated, I just want to request
37 the Planning Commission to approve this sale of the
38 property belonging to me and my sister. Thank you.

39 WILL MOORE: Thank you,
40 sir.

41 TONY ELROD: My name is
42 Tony Elrod. I live at 208 Sandy Point Drive here in
43 Anderson. I am here on behalf of my parents who own
44 the large area that you saw that was cleared out. That
45 is what's left of their family farm. I myself am a
46 fourth generation dairy farmer from the Elrod legacy
47 there in Powdersville. My parents asked me to read a
48 letter that they put together here sharing their
49 thoughts on this. And I'd like to do that if you'd
50 indulge me.

Thank you.

1 All right. We'll move on to public comments. Teddy
2 Walls.

3 TEDDY WALLS: My name is
4 Teddy Walls. I live on Ragsdale Road. And I want to
5 educate you a little bit because there's going to be
6 plenty of people talk about the schools, the traffic
7 and all that. But I want to talk to you about our
8 children.

9 These chairs right here, if you'll take two rolls,
10 that's what our children have designated in classrooms
11 in the state guidelines at forty-four square feet.
12 Every time you put a person in that classroom over
13 twenty, on the average classroom, you take about half
14 of those chairs. Or half of one of those chairs. And
15 so all you're going to do is compact them. And Mr.
16 Elrod talking about the dairy, he knows that when you
17 compact cows -- baby calves in a barn overnight,
18 they'll come back dead because their anxiety will kill
19 them. And that's what we're doing to our children.
20 We're piling them in a classroom and their anxiety is
21 overwhelming them. Whether y'all understand it or not,
22 it is.

23 But then again, we're going back to safety.
24 Twenty-five years ago the building code said that a
25 house could not be no closer to the next house than the
26 height of it. And somehow another in the last twenty-
27 five years that's got swept away to a five foot span
28 between houses. If one of these monster five hundred
29 thousand dollar houses goes up in flames -- and it's
30 not if it will; it's when it will -- and it falls on
31 the next man's house, it's ten foot from -- his wall to
32 that wall is ten foot, guess what's going to happen
33 when that twenty-four foot wall falls. It's going to
34 burn down. And then there's going to be a hotshot
35 lawyer come into town from out of town just like these
36 developers are coming in, and they're going to sue
37 County Council for neglect of oversight on the building
38 codes. I don't care what you look at, there's going to
39 be a lawyer dig it up and say that y'all are allowing
40 people to build two story houses on an area that's
41 designed for one story houses with a fall rate of ten
42 foot to the next house. That's my main concern.

43 But the education of our children is going to be
44 bad. Y'all are going to dumb us up. I looked it up on
45 the way down here. In Chicago they have twenty-eight
46 children in the same classroom that should have twenty.
47 Do y'all want our children, our grandchildren and their
48 children to grow up to be Chicago? That's all I want
49 to ask you.

50 WILL MOORE: Thank you.

1 Tiffany Estes.

2 TIFFANY ESTES: Again, as
3 stated before, Tiffany Estes, Director of Planning and
4 Development for Anderson School District One.

5 This proposed subdivision would feed into two of
6 our overcrowded schools. Again, we don't have a
7 position one way or the other for growth. We know
8 growth is inevitable. However, just to present some
9 facts, Concrete Primary, which is a K to two school.
10 It is built for eight hundred students. We added an
11 eight-room addition back in 2017. Currently, as of
12 yesterday, they are nineteen students over capacity.
13 That's a whole classroom.

14 Growth from last year to this year was 16.5
15 percent. And then we have Powdersville Elementary,
16 which would serve three through fifth grade. They have
17 added sixteen students in the last two months and they
18 have about sixty-eighty, sixty-nine spaces available
19 until they hit their capacity. However, we just
20 completed an addition in 2020 for there, as well.

21 So again, we just try to think about the
22 uncontrolled growth and just to take that into
23 consideration. Thank you.

24 WILL MOORE: Thank you.
25 Brent Powell.

26 BRENT POWELL: Brent Powell.
27 I live at 1200 Three Bridges Road. I've got some
28 numbers real quick.

29 There are already, before tonight, one thousand
30 eight hundred and thirty-two homes already approved to
31 be built in our District 6. Anderson District One says
32 that the estimated student per home is 1.5. That gives
33 us two thousand seven hundred and forty-eight potential
34 students in the schools in our district. Problem is,
35 and the numbers are even off now because the numbers
36 are different from what she just told me. There's even
37 more students.

38 We only have five hundred and thirty-eight spaces
39 available in our schools. Two thousand seven hundred
40 and forty-eight students are going to be fighting for
41 five hundred and thirty-eight spots. Add the new
42 subdivision in that's going to be in front of Concrete
43 Elementary, that brings the number to 2,896.5. As
44 she's already said that school is already over
45 capacity.

46 There are two other developments that are on the
47 wings because we all have ears and eyes and we know
48 what's going on that feed into the Wren schools. One
49 was denied, but it's under appeal. And another one is
50 coming before you pretty soon. Those will add six

1 hundred and ten homes, for a grand total of nine
 2 hundred and fifteen students. The final grand total of
 3 3,811.5 students fighting for five hundred and thirty-
 4 eight spots in our schools. We'll have three thousand
 5 three hundred and seventy-three students with nowhere
 6 to put them.

7 Now, right beside Concrete Elementary School is
 8 also Siloam Christian School. This is numbers from
 9 today. There are one hundred and thirty-four preschool
 10 students as of today. And also there are a hundred
 11 plus home school students that also meet there for home
 12 school co-op. What we have is overcrowding by not just
 13 a little bit; by a whole lot. We have an entire other
 14 school system waiting in the helms that we don't have
 15 room for. Do you guys understand that? Because of the
 16 developments that's already been approved.

17 Now, not counting the fire department that's
 18 already maxed out. Now counting the police department
 19 that's already maxed out. Not counting the
 20 infrastructure of our roads that are already maxed out,
 21 that we all sit back and laugh at the road study
 22 because we see it with our own eyes. And the numbers
 23 don't jive.

24 So as a farmer that is actually making a living
 25 farming in Powdersville, putting up for my retirement,
 26 my quality of life is one thing, and somebody else's
 27 actions shouldn't destroy the quality of life of
 28 everybody else that's in our community. There are
 29 things that need to be done. I'm not against
 30 development. I have a lot to gain from development;
 31 more people, more people need food. I can't sell them
 32 food. I make more money. I put up for my retirement.
 33 But what we've got to do is get the infrastructure
 34 first. We've got the horse before the cart and we're
 35 fixing to start paying for it. Payday is coming for
 36 Powdersville because it's already been approved.

37 WILL MOORE: Time.

38 BRENT POWELL: Still more
 39 stuff's on the helm.

40 WILL MOORE: Sorry, sir,
 41 that's time.

42 BRENT POWELL: All right.
 43 Thank you.

44 WILL MOORE: Charles West.

45 CHARLES WEST: I don't know
 46 if I can pull this down a little bit. Thank you, Mr.
 47 Chairman. Thank you, Commission.

48 I would like to say, first of all, that I don't
 49 envy your position to try to find a balance between
 50 community and development. I live in a -- first of

1 all, I'm Charles West, 126 Benton Park Drive, Easley,
2 South Carolina.

3 Benton Park is going to be adjacent to
4 Powdersville Walk. We have met with the developers and
5 looked at their plans. I asked them a bunch of
6 questions. The development itself is a nice
7 development and it is something that we would -- if a
8 development were to go in there we would like to see it
9 be of that caliber. Higher end homes, larger lots,
10 less homes. I'm not going to beat a dead horse.

11 But having listened to everything everybody else
12 has said, and I live right next to this subdivision, I
13 live right next to the school, it seems like the
14 biggest problem we have is not enough space for
15 everybody that we keep letting in. I don't know what
16 the answer to that is. But I think our biggest concern
17 now is the traffic on Powdersville Main. How can a
18 main street not have any sidewalks, no turning lanes.
19 It's got two churches and a school. And the road is
20 only half a mile long.

21 Like I said, I think the biggest concern we have
22 is the traffic and such a little bitty space. Dead
23 deer everywhere in Powdersville. Nowhere to go.
24 Anyway, thank you for your time. And I hope you guys
25 make the right decision.

26 WILL MOORE: Thank you.

27 David Woodson.

28 DAVID WOODSON: I spoke a
29 while ago.

30 WILL MOORE: Tony Elrod.
31 Jeremy McCall.

32 JEREMY MCCALL: Jeremy McCall,
33 348 Cooper Lane. Just to kind of reiterate, but to put
34 some teeth with the safety and well-being of not only
35 the kids at Concrete and the overcrowding at Concrete,
36 but every morning -- I live on Cooper Lane. If you
37 look back up at that map, which adjoins this property
38 that we're talking about here, traffic backs up past
39 Cooper Lane from Concrete. You have to wait to let
40 someone let you out. But perhaps worse -- not perhaps
41 -- definitely worse in the afternoons, parents get
42 there, grandparents get there and they just sit on
43 Powdersville Main. It's completely blocked. I was
44 turning off Powdersville last week, last Monday to be
45 exact -- why I looked right I don't have any idea as I
46 was turning right. Had I not I would have had a head-
47 on collision because the guy was driving down the wrong
48 way down Powdersville Main to go around the traffic.
49 It's just -- there are folks sitting in this room that
50 can't get to their house for hours at a time because

1 traffic is backed up and sitting still, unless they
2 drive the wrong way down the road. So certainly safety
3 concerns in the road for the community; safety concerns
4 of, as Dr. Estes just said, the school is over capacity
5 right now, so I guess we're going to start adding
6 portables back and having K-4 through second grade walk
7 outside to portables. Not safe. Not a good idea.

8 You know, back to the traffic. I'm sure Mr. Burns
9 here is very well versed at his job, but I'm not sure
10 what Concrete Road is. I'm never seen or heard of
11 Concrete Road, so I'm not sure what traffic study was
12 done on Concrete Road.

13 But I guess -- I hear them talking about the
14 environmental, conservation. That's great. But this
15 just isn't the place for it. You know, somewhere else
16 maybe. But right here, traffic -- you can't move.
17 It's locked in. I also heard a gentleman here talk
18 about he lives in Benton Park, the developer came and
19 met with them. My father-in-law is the largest
20 landowner that adjoins this property. No developer has
21 come and talked to us. Again, you pull up the map, you
22 see the pond there in that picture. Let me get my
23 bearings here. So the pond just above that top red
24 line, there's a steep slope that runs down into that
25 pond from this property where they're talking about
26 putting all these homes. There's been no discussion
27 with us about how this will affect our properties. You
28 know, they went and met with the folks at Benton Park,
29 but didn't bother speaking with us.

30 And finally, you know, I would just ask that --
31 you guys are the Planning Commission. What's the plan?
32 You know, we've got to plan.

33 WILL MOORE: That's time,
34 Mr. McCall.

35 JEREMY MCCALL: And adding
36 more to this area it not a plan.

37 WILL MOORE: Thank you.
38 Kate Anderson.

39 KATE ANDERSON: My name is
40 Kate Anderson. I live at 1020 Freshwater Lane in
41 Easley.

42 I'm very familiar with the Concrete traffic. As
43 previously stated, the school has spots for eight
44 hundred students. And it is over capacity. My main
45 concern is the location of the entrance to this
46 neighborhood. There is only one way to get in and out
47 of the neighborhood and it is directly across from the
48 driveway to the school.

49 So we are talking about kindergarten through
50 second grade and K-4 students. Most of them being car

1 riders, these parents line up hours ahead of time. Two
2 hours ahead of time. To the point that an hour before
3 school you cannot access the school by the road. You
4 have to walk or you have to go up the road in the wrong
5 direction, which is unsafe. And this is going toward
6 Cooper Lane, like was mentioned before. The traffic is
7 backed up all the way on Powdersville Main to 81 at the
8 light and down Siloam Road, as well.

9 So if you were to get near the school, you have to
10 park at a distance and walk up to the school. And this
11 is more than an hour ahead of time, to receive your
12 child. For several hours of the day, these people that
13 could potentially live in this neighborhood, will not
14 have adequate access to get in and out of their
15 neighborhood. This car line traffic is pretty
16 extensive and my concern is with ninety-nine more
17 homes, these people cannot get in and out, even with a
18 left turn lane. The car line traffic will be blocking
19 the ability to get to the left turn lane. Thank you.

20 WILL MOORE: Thank you.
21 Charles Chandler.

22 CHARLES CHANDLER: I'm Charles
23 Chandler. I live at 303 Powdersville Main. The only
24 thing I'm -- I'm not complaining about -- because my
25 problem is cars back up in front of my house and you
26 can sit there for about forty, forty-five minutes. I
27 cannot get back into my house. The traffic, as the
28 lady just got through saying, it backs up all the way
29 down to Damascus Church to a dead standstill. Where I
30 live off of Three Bridges Road, same thing. Since they
31 built the new Walmart -- the new Ingles out there,
32 traffic is -- you've got to learn a shortcut through
33 Powdersville Main.

34 But my problem is I can't get in and out of my
35 house at certain times of the day. I have to get a
36 number. So that's my problem. But traffic is unreal.
37 I've been living there right at fifty years. I own one
38 little house there on about an acre of land. That's
39 all I own. That's home for me. Thank you. I
40 appreciate it.

41 WILL MOORE: Thank you,
42 sir. Eric Howard.

43 ERIC HOWARD: Eric Howard.
44 I appreciate y'all listening to our time. Our family
45 bought that property where we live at. I live on 1615
46 Circle Road. They own twenty acres. They bought it
47 seventy years ago. And I understand people need to
48 sell their property is they need money. I understand.
49 But I have a subdivision that's right beside me. I
50 have a twenty-five hundred square foot -- twenty-five

1 hundred feet long driveway. I have fifteen houses from
2 Benton Park that run beside my driveway, cross the
3 street, cross my driveway. As soon as you come out of
4 my driveway, there's another subdivision, ninety
5 houses. Benton Park is eighty. You're wanting to put
6 another ninety that's right behind me. There's two
7 creek back here that this subdivision is going on. We
8 have a volunteer fire department. We have four
9 policemen that stay at our library in Powdersville.
10 The school district when you go there at three o'clock
11 -- I don't know what survey they looked at -- but you
12 have to go into the other lane to get around the
13 school. Traffic is just ridiculous. If you don't
14 believe me, go to Powdersville at six o'clock at night.
15 153 is bumper to bumper. So is 81. We have traffic.
16 We have -- Circle Road is just ridiculous.

17 Benton Park has eighty houses over there now.
18 You're wanting to put ninety behind me. It's just too
19 much. It's just too crowded. We need to stop a little
20 bit. Somebody needs to take their money and maybe go
21 somewhere else. Powdersville just keeps growing and
22 growing and growing. It's ridiculous. You can't
23 hardly get into a house or anything else. Benton Park,
24 it's just ridiculous what we have to put up with. It's
25 just the traffic issues.

26 And back there where you're talking about putting
27 this subdivision, there's two creeks back there. I
28 haven't heard anything about what they're going to do
29 about them. All this property goes into a V and then
30 two creeks are back there, so what are they going to do
31 with that? You can't cover it up.

32 I appreciate your time.

33 WILL MOORE:
34 sir. Forrest Thomas.

Thank you,

35 FORREST THOMAS: Good evening.
36 Forrest Thomas, 112 Merri Lane in Powdersville.

37 Came down this evening because there have been a
38 lot of good comments tonight. I know these families,
39 the parents before they passed away. But here's what
40 -- my children went to those -- to Concrete school. My
41 grandchildren now go. They leave an hour and fifteen
42 minutes and I live five minutes away. What you've
43 heard is just one hundred percent the truth.

44 If you haven't been up there, you really ought to
45 go. And you won't approve this plan, at least not now.
46 The infrastructure is needed. While the school board
47 doesn't have a position, well, there's a position out
48 there. And that position is there's not enough room
49 for the children and to maintain what School District
50 One's reputation is.

13 But from -- I served on the Economic and
14 Development Board for this county and at one time
15 chairman of the EMS Commission, and I'm telling you
16 there's never been an occasion, at least right now,
17 where a plan unfortunately needs to be denied or
18 delayed. And that's all I have.

21 CRYSTAL MCCALL: Good evening.
22 My name is Crystal McCall and my address is 348 Cooper
23 Lane, Easley. I also live on the adjacent property in
24 the top left corner of that aerial photo. I've lived
25 there all my life. My dad has lived there all of his
26 life. I'm now raising five kids, ages four to
27 fourteen, there, as well.

34 I just want to ask you, I don't know how many of
35 you guys have kids or grandkids, but if you were
36 sitting here in our spot and had these same numbers
37 facing you about school capacity, would you be voting
38 the same way as you have previously tonight. Just put
39 yourself in our shoes. I understand that, you know,
40 the school capacity isn't the developer's
41 responsibility. But at the same time, my kids
42 shouldn't be at a disadvantage because developers want
43 to come in and make money and get out.

44 The traffic, I didn't hear how many trips per day
45 would be added by this ninety-nine home development,
46 but historically the number ten trips per home is what
47 I've heard. That would add nine hundred and ninety
48 trips per day on this two-lane road. With eight
49 hundred and seven kids coming and going to Concrete,
50 over two hundred kids at the preschool. I'm on that

1 board at that preschool. And in the home school we're
2 talking about over a thousand kids.

3 And as far as the gentleman saying that the cars
4 would turn right out of this subdivision, I have no
5 idea how someone could know before -- you know, which
6 way someone is going to turn out of their subdivision.
7 If they have kids, they're obviously going to turn
8 left. You know, the only reason I know they would turn
9 right is because it's impossible to turn left. You
10 can't turn left. Every day that I sit in car line, I
11 video cars coming into oncoming traffic. Dump truck
12 yesterday -- I have a video on my phone -- flying forty
13 miles an hour into oncoming traffic. Almost hit the
14 BMW pulling out of the school. I personally was hit
15 head-on coming off of our road turning left. A car had
16 come around and hit me head-on. Backed up, pulled
17 away. Like I literally cannot leave my house.

18 While I appreciate they want to protect the trees.
19 What about the safety of the kids and their education?
20 The first responders, one here tonight, say they can't
21 get fire trucks down the road. They have to take an
22 alternate route. The fire station is right at the end
23 of where this Powdersville Main is.

24 In closing I would just add, as of last night I
25 personally spoke with the person who owns this land,
26 Kay Elrod and his wife Libby. They told me personally
27 they don't want to sell this land. They want to live
28 there till they die. So I'm not sure where the letter
29 came from, you know, but that is not what was related
30 to me.

31 WILL MOORE: I'm sorry, Ms.
32 McCall, that's time.

33 CRYSTAL MCCALL: And four other
34 witnesses in this room tonight. Thank you.

35 MEGAN BOUCHARD: May I be able
36 to speak, please?

37 WILL MOORE: Come on up.
38 This is the last one. If you didn't sign up, I'm
39 sorry. We got a long list.

40 MALE: I live right
41 on Powdersville Main.

42 MEGAN BOUCHARD: Thank you. I
43 appreciate it. This is my first time here. I was a
44 little late. My name is Megan Bouchard, and I live at
45 630 Jamison Drive.

46 I just wanted to speak and ask that you would,
47 again, deny this subdivision for several reasons that
48 have already been mentioned this evening. But I have
49 two children that currently attend Concrete Primary, a
50 kindergarten student and a K-4 student. I have four

1 kids at home. And for the next eight years I will have
2 a child at Concrete Primary. I appreciate that a lot
3 of people have already spoken about the things that
4 I've spoken about. I just want to make a few of quick
5 comments.

6 So again, small children, primary school. There's
7 also a preschool there. You're talking about vehicles
8 that are constantly traveling in this area with small
9 children in the car. Please consider that. Also
10 consider the fact that if you have small children
11 you're probably one of the most distracted drivers. We
12 all want to talk about the traffic. And obviously we
13 think about the homes being built. But let's talk
14 about the construction, as well. Okay? This is a
15 logistical nightmare all around. You have to get from
16 point A to point B to point Z in this whole process.
17 And guess who's the most at risk? Our children. Our
18 children on the roads in the vehicles. Our children
19 who are walking across the street with their parents,
20 across Siloam Road that this entrance and exit -- only
21 entrance and exit is right across from Siloam Road.

22 So let's be clear, the people that are living in
23 this sub-development are going to drive across Siloam
24 Road during busy work hours when trying to get to work
25 hours in the morning when parents are walking their
26 kids across the street.

27 Also, the school is working very hard to limit the
28 traffic problems on Powdersville Main. I know they're
29 going to institute some more plans in the next
30 semester. But why are we going to add more of a burden
31 on our school faculty at Concrete when there's already
32 one there. Please consider that.

33 And with the sub-developments that are already
34 being approved, we already know that enrollment is
35 going to increase. We've heard a lot about that. I
36 care very much about the education for my children and
37 overcrowding of classrooms.

38 I ask that you please consider the safety and
39 security and the education of our children first.
40 Consider the fact that this is a reason people come to
41 this area and why it's desired. The school system.
42 This looks negative for us. Thank you.

43 WILL MOORE: Okay. One
44 last person. This guy that's stood up here. If you
45 didn't sign up, I'm sorry.

46 WALTER ECKNER: I'm sorry,
47 I've never been here and wasn't aware I had to sign up.

48 WILL MOORE: Okay. Last
49 one.

50 WALTER EDGAR: I didn't even

1 know where the building was until today. Walter Edgar.
2 I live at 402 Powdersville Main.

3 Every day I set the alarm clocks on my phone
4 because I cannot get to and from my house between one
5 thirty and three o'clock. They just line right up.
6 Block both side roads, Alfred Court and Elaine
7 (phonics). You can see the tire tracks through my
8 front yard from people trying to go around because the
9 road is not wide enough.

10 I have, where the road drops, eight inches at the
11 corner from just wearing ruts and making the dirt go
12 away. And the same thing with both my neighbors. And
13 then every morning I have to try to make a left out of
14 there. I have to wait for school traffic going in,
15 school traffic coming out. And then it's fifteen to
16 twenty deep down at the stop sign. It's crazy. And
17 it's getting worse because there's more houses up on
18 Three Bridges and in that area, so there's more traffic
19 coming from 81 over Powdersville Main to get to Three
20 Bridges. There's no way Powdersville Main can handle
21 any more. That was it.

22 WILL MOORE: Thank you,
23 sir.

24 MALE: I didn't get
25 ---

26 WILL MOORE: I'm sorry.

27 MALE: Just one
28 minute.

29 WILL MOORE: No. I'm
30 sorry. I've already let two people slide. We're
31 hearing a lot of the same thing. I'm sorry.

32 MALE: Our fire
33 department, they can't get to it. They can't get to
34 school. I volunteer to do traffic during the '80s and
35 '90s, and I've been pushing Ken Walker, I've been
36 pushing everybody trying to get -- if the school caught
37 on fire, they cannot get a fire truck to that school at
38 certain times. Or an ambulance. I didn't mean to
39 interrupt. And I've lived there forty years and I've
40 been pushing ---

41 WILL MOORE: Thank you,
42 sir. Do I have anybody on the Commission that wants to
43 make a motion?

44 JANE JONES: Can I -- I
45 know it's late. But can I make one statement and then
46 I'll make the motion.

47 WILL MOORE: Sure.

48 JANE JONES: So much talk
49 about the traffic and all those concerns; and they're
50 all very true. But there's one point that hasn't been

1 made, and it has to do with property values. The side
2 of this development comes right up to the back door of
3 that yard of all the houses that are on one of those
4 little side street. Cooper Lane is one of them. Othal
5 is the other. This is going to come right up to their
6 back yard. And these people will -- this will
7 seriously affect the value of their property because
8 all those trees that are in their back yard and all
9 that is going to be gone. I know they're talking about
10 the buffer and everything.

11 But these houses that are on Powdersville Main are
12 in keeping with the quiet, rural neighborhood that we
13 all moved there for. I don't live that close in
14 myself, but we think of Powdersville as a quiet rural
15 neighborhood. That's why people come there. And the
16 excellent schools. And this development is in the
17 worst possible location to contribute to that. Once it
18 comes in it's going to change the whole face of the
19 community because it's going to be so different. It
20 won't be anything like the houses that are already
21 there.

22 And of course, we don't need to say anymore about
23 the schools. My grandkids are in that district --
24 school district. That's where they're supposed to go
25 to school. And all these things are true.

26 But I just wanted to bring out the point about the
27 property values for these people that are on those two
28 roads there. They're going to be seriously affected.

29 WILL MOORE: Thank you.

30 All right. Do I have a motion? Do I have somebody
31 that wants to make a motion to approve or ---

32 JANE JONES: I make the
33 motion to deny this project.

34 WILL MOORE: Do I have a
35 second?

36 DONNA MATTHEWS: Second.

37 WILL MOORE: All in favor
38 raise your right hand. It is denied. Four to two.

39 **APPLAUSE**

40 BRYAN BOGGS: What's the
41 reason for the motion to deny? I mean from the schools
42 or ---

43 JANE JONES: I can do
44 that. I just didn't want to prolong these people
45 staying. The reasons for denial -- let me get my sheet
46 here. Basically everything on the list. We have a
47 little list. This project is -- I'm sorry, but it's
48 late. This project is not in keeping with public
49 safety, convenience, prosperity and general welfare of
50 the people in the community. There's no balance

1 between the interest of the subdivision, homeowners and
2 the public. The effects of this development will have
3 a negative impact on the local tax base. And the
4 infrastructure is not there to handle the extra
5 traffic. There are approximately fifty houses in that
6 area now. You're talking about adding another hundred.
7 That's a hundred and fifty. That's a huge impact on
8 all the infrastructure in the area. The fire
9 department was mentioned. I thought the chief was
10 coming tonight. He can't get down that road. I met
11 him the other day and I had to pull into the cemetery.
12 That enough reason?

13 ALESIA HUNTER: Mr. Chairman,
14 what was the vote?

15 WILL MOORE: I'm sorry?

16 ALESIA HUNTER: The vote?
17 We're going to have to go back over these. We can't
18 see.

19 WILL MOORE: Okay. The
20 vote was four to two for denial.

21 ALESIA HUNTER: Okay. So who
22 voted against? These two were against.

23 JANE JONES: Raise your
24 hand if you voted ---

25 ALESIA HUNTER: Raise your
26 hand if you vote for it?

27 JANE JONES: The motion was
28 to deny. And we voted for the motion.

29 ALESIA HUNTER: Okay. It's
30 three to three. So it's tied.

31 BRAD BURDETTE: I voted to
32 deny.

33 ALESIA HUNTER: Okay. Four to
34 two.

35 JANE JONES: Burdette voted
36 to deny.

37 ALESIA HUNTER: Okay.

38 WILL MOORE: All right.

39 Moving on to other public comments, non-agenda
40 items. Do I have anybody that would like to speak on
41 that?

42 Other business? Anybody have any other business?
43 Adjournment. All in favor please stand up.

44

45 **MEETING ADJOURNED AT APPROXIMATELY 8:37 P.M.**

STATE OF SOUTH CAROLINA)
COUNTY OF ANDERSON)

ANDERSON COUNTY
PLANNING COMMISSION MEETING
JANUARY 11, 2022

PRESENT:

WILL MOORE, CHAIRMAN
BRAD BURDETTE
JANE JONES
BRYAN BOGGS
DONNA MATTHEWS
DAN HARVELL

ALSO PRESENT:
ALESIA HUNTER
BRITTANY MCABEE
TIM CARTEE
HENRY YOUMANS

1 WILL MOORE: Good evening.
2 I would like to call the January 11, 2022 meeting to
3 order. We would like to thank each of you for
4 attending tonight's meeting.

5 The first item on the agenda is the pledge of
6 allegiance. Please stand.

7 **PLEDGE OF ALLEGIANCE**

8 WILL MOORE: The next item
9 on the agenda is the approval of the agenda. Do I have
10 a motion? All in favor.

11 Next item on the agenda is the December 14, 2021
12 meeting minutes. The minutes are incomplete and will
13 be ready by the next regular scheduled meeting.

14 There are no public items -- no public hearing
15 items.

16 So we will move into old business.

17 Preliminary subdivision. TIM CARTEE:

18
19 TIM CARTEE: Thank you, Mr.
20 Chairman. Before we get started on the presentation
21 for the Stone Creek Subdivision, I just wanted to clear
22 up some confusion on what's required by Planning
23 Commission. The items that are highlighted in yellow
24 on the screen that you see, these are the items that
25 are required at the time of the submittal for the
26 preliminary plat. Design standards are required at the
27 preliminary -- or not at the preliminary stage on the
28 design. The Planning Commission does not allow the
29 developer to complete any design until such time the
30 Planning Commission approves this subdivision. And
31 this was adopted back in April 15, 2003.

32 After approval is granted by the Planning
33 Commission as outlined in Section 38-3-13, the specific
34 submittal is required in which design can then take
35 place and will be submitted to the Land Development
36 Administrator to oversee the aspects of the design and
37 the approval. This is DHEC. Any encroachment permits
38 of that nature that has to be approved by other
39 agencies before this project can move any further.

40 Stone Creek Phase I and Phase II. This
41 development was previously denied on 11/9/2021 with
42 three hundred and eighteen lots. And on 12/14/21 with
43 three hundred and six lots. There were two hundred and
44 six property owners within two thousand feet of the
45 proposed development that were notified via the
46 postcard. And this is still -- the intended
47 development is for the single-family. All information
48 is the same. They have reduced the lots to two
49 seventy-five, which is a reduction of thirty-one lots
50 from when they first submitted.

1 This is showing the layout of the proposed
2 development overall, and you can see he's added
3 additional green space and he's also increased his
4 buffer to forty feet along the residential section of
5 the development that's behind this one.

6 There you can see the lower section. And this is
7 the upper section. Here's the preliminary plat showing
8 the overall layout of this development. And this is
9 the upper section that comes out on Hembree and
10 Welcome, and this is the lower section that comes out
11 on Welcome Road.

12 On the aerial you'll see here to the left side you
13 have Walgreen's Distribution Plant and Alliance
14 Parkway, which also has industrial plants.

15 A single-family development for this property is
16 the best fit for this area. Keep in mind this property
17 could be developed into an industrial site that works
18 twenty-four hours a day, three hundred and sixty-five
19 days a year. Or it could be an apartment complex,
20 townhomes, without having to come before the Planning
21 Commission for approval, which only requires a
22 commercial land use administered by our department.

23 Also, the owner of the property can harvest all
24 the timber on their property if they choose without the
25 county's permission, leaving stumps and debris. And
26 that's what should be left. If the owner decides to do
27 that he has that right and doesn't have to have
28 permission from the county.

29 With that said, staff recommends approval. The
30 preliminary plat has met the requirements in Chapter 38
31 Land Use. That's all I have, Mr. Chairman.

32 WILL MOORE: Thank you,
33 sir. Now we'll ask the developer to come forward for a
34 public presentation.

35 BRAD SHELL: Commissioners,
36 thank you for your time. Appreciate it. We're here
37 again on Stone Creek. As Mr. Cartee said prior, we're
38 now down to two hundred and seventy-five lots. Some of
39 the changes that got us there consists of an additional
40 buffer -- an enhances buffer around existing
41 residential. The lots -- some of the lots are now
42 bigger, approaching half an acre in size, as well as
43 some additional green space on the -- I'd say the
44 northern side or the top side of the development.

45 In summary, the development density is
46 significantly down. There are only 1.84 lots per acre
47 now. It's over a one hundred fifty acre piece. Over
48 twenty-five percent of the development is open space,
49 parks and buffers. This meets -- excuse me -- there's
50 also a thirty-foot buffer provided on existing streams,

1 lakes and delineated wetlands, as well as a pool and
2 cabana amenity for the neighborhood.

3 As is the development exceeds -- meets and exceeds
4 all criteria for the newly enacted conservation
5 development ordinance, while at the same time not
6 taking advantage of the smaller lot sizes. There's no
7 lot on this smaller than ten thousand feet. With the
8 conservation easement we could be at five thousand
9 square foot lots. Obviously we've not chosen to do
10 that.

11 Additionally, the product on this is to be very
12 nice. The houses are going to start in the three
13 hundred fifty thousand dollar range. Two thousand
14 square feet and up. And as you see on the screen,
15 these are some of the representative examples of how
16 the houses look. And there will be an amenities area
17 to the area and it's, in our opinion, a very nice
18 neighborhood.

19 I'll be happy to take any questions if y'all have
20 them. Thank you.

21 WILL MOORE: Anybody have
22 any questions on the commission? Okay. We'll move on
23 to public comments. Bill Hayne. Please come forward
24 and state your name and address, please, sir.

25 BILL HAYNE: Yes. My name
26 is Bill Hayne. I live at 1224 Welcome Road.

27 Commissioners, the first thing I'd like to say is
28 I have two scouts here that are working on their merit
29 badge for citizenship in the community, so they're here
30 to see this tonight.

31 But what I wanted to speak about, and I'm not
32 really in opposition to the development. I'm just
33 concerned as living on the road is what considerations
34 are being taking place for additional traffic on the
35 road and living on the road, is how does the Planning
36 Commission look at that and is there any thought
37 process about that as to the additional amount of
38 traffic that we'll have on that road and people that
39 are existing living here and how we deal with that.
40 That's all I have. Thank you.

41 WILL MOORE: Thank you.
42 Ben Adams.

43 BEN ADAMS: I'm Ben
44 Adams. I live on 2301 Beaverdam. It's up from the
45 creek, around the corner from the neighborhood.

46 I'm just a huge fan of things and how God created
47 them, and I'd just like to see it stay just woods.
48 They reduced the lot size, but the schools haven't
49 gotten any bigger. I mean that's a mighty large
50 development to start cramming kids into a school that

1 already exist. That's just -- I appreciate it.
2 WILL MOORE: Thank you,
3 sir. Mr. Larry Harris.
4 LARRY HARRIS: Yes. My name
5 is Larry Harris. I live on Twin Oaks Lane, right off
6 of Beaverdam. My concerns are with the roads. What I
7 would like for the commission to do is set up a meeting
8 between us and the DOT to discuss this. Or if y'all
9 have any information to share with us about the road
10 improvements that are going to be made to accommodate
11 this. Be looking forward to that. Thank you.
12 WILL MOORE: Thank you,
13 sir. Max Axman.
14 MAX AXMAN: Good evening.
15 My name is Max Axman. I live at 1027 Hembree Road.
16 I've been to every meeting, spoke at every meeting,
17 sent you all emails. I hope you've had an opportunity
18 to read that tonight.
19 I have some pictures I'd like to share of the road
20 conditions, as well as the condition of the creek, if
21 you all could please pass those. I was hoping you
22 would have my email before tonight.
23 My issues are environmental. They're planning on
24 clear-cutting a hundred and fifty-one acres. That
25 would leave absolutely no trees from Hembree Road all
26 the way through that whole area, probably to 29. If
27 you look at the aerial view, you can see that. If
28 someone could take my pictures, please, to show you the
29 road conditions. I brought asphalt the last time I was
30 here and I was asked to throw that away. Here's
31 another one, please, sir.
32 If you'll just swipe right, these are the pictures
33 of the creek as of today when I walked my dog. The
34 creek, even with all the trees, without the erosion
35 issue, is literally filling in. When we started this
36 process back the first meeting, there was four inches
37 of water in that creek. And as you look at my iPad,
38 you can see it's a sandbar now. It's completely filled
39 in. So any clear-cutting is going to add to that
40 erosion issue. They talked about clear-cutting the
41 trees. It would be better to have stumps and debris
42 than to have a flat piece of land that's going to run
43 right into that creek and those wetlands. The impact
44 on the wildlife in the area is terrible.
45 We live in a rural community. We all have little
46 unique homesteads that are well-kept and we like our
47 way of life. We like being able to have a big garden
48 and to have our horses and our cats and our dogs and
49 our chickens. This is just not a fit for this area.
50 Nothing is unique about building two hundred and

1 seventy-five homes on a hundred and fifty acres. It
2 makes Anderson County just like any other area suburb
3 where they're just filling in with homes, one after the
4 other.

5 The road conditions are terrible. I don't see Ms.
6 Estes here tonight, but I know that the school issue
7 has been brought before you every single meeting. Not
8 just for this subdivision, but others as well.

9 So I just hope that you'll take the time to read
10 my email. Both my boys graduated from Wren and both of
11 them are Citadel grads with bachelor's and master's
12 degrees. This is the kind of children that are coming
13 from Wren School District. If we start overcrowding,
14 it makes it mediocre and starts -- our schools are just
15 not going to be the caliber that they are right now.

16 WILL MOORE: I'm sorry.

17 Your time is up, ma'am.

18 MAX AXMAN: Thank you. I
19 appreciate your time and hope you will listen to what
20 we have to say.

21 WILL MOORE: Thank you,
22 ma'am. Ms. Sylvia Krill.

23 SYLVIA KRILL: Hello. My
24 name is Sylvia Krill. I live on 2323-A Beaverdam Road.

25 We moved here two years ago. We love our rural
26 community. We love sitting on our deck listening to
27 the cows moo. We love seeing the deer, the birds. And
28 now with this development, two hundred and fifty homes.
29 I mean, twenty-eight homes were taken from the last
30 time. Two hundred and fifty is still significant.
31 It's five hundred cars several times a day going up and
32 down the road. It will just ruin our way of life.
33 Most people in our community, we're on large parcels of
34 land; three, five, ten acres. We have cows living
35 right next to us. This community they want to put in
36 doesn't fit with our lifestyle. It doesn't fit putting
37 two hundred and fifty homes -- most of them are only on
38 a quarter acre of land. And plus the fact that, as we
39 stated last time, we don't have any room in our school
40 districts for these children. I mean I don't know what
41 we're going to do.

42 I'm not opposed to development. But it has to be
43 sensible. It has to fit to the way our community is
44 now. Putting on quarter acre homes, two hundred and
45 fifty of them, it just will not fit into our
46 lifestyles. And I don't believe that we should become
47 -- I hate to say -- another Simpsonville. Which you go
48 down those roads -- my son lives in Simpsonville. I
49 turn my head right, left, everywhere, they have all
50 these subdivisions with all these homes. And it does

1 take away the beautiful essence of Simpsonville. We
2 were thinking about moving to Simpsonville when we
3 first moved here, but we wanted to be more in the rural
4 side. I have horses, I have dogs. My neighbor Max has
5 chickens. And I just believe that we have to be
6 sensible. To think about putting two hundred and fifty
7 more homes, I believe that's just too, too many.

8 That's all I have to say. Thank you very much for
9 listening.

10 WILL MOORE: Thank you,
11 ma'am. Howard Stone.

12 HOWARD STONE: Good evening.
13 My name is Howard Stone. I live on 331 Stone Road.
14 I'd like to present a few facts.

15 Since last meeting the project has been reduced to
16 two hundred and seventy-five lots. As far as the roads
17 are concerned, Welcome Road is a wide two-lane state
18 road that's well maintained. I drive it every day so I
19 know. This project will have sewer, water, retention
20 ponds to control flood waters, walking trails and lots
21 of green space. The development above me has no flood
22 control. Water runs over onto this property. Probably
23 where the silt is coming from.

24 The county has promoted large industrial plants on
25 81, Interstate 85. If you're ridden by there you'll
26 see it's a long stretch of buildings. Alliance Park
27 and also part of it joins this development.

28 Current and future employees of these plants will
29 need a place to live. We're bringing the industry in.
30 We've got to have a place to put the people. They
31 can't drive from Greenville to Anderson to work.
32 There's a shortage of available homes in this area.
33 Try to find a house in the Beaverdam, Welcome Road,
34 Midway area.

35 This is an unzoned area. Has been for many years.
36 My property has been on the market for about twelve
37 years. The development adjoining it, after I bought
38 this, was put in with no -- nothing like is put in
39 today with flood water control, it's sewer -- it's not
40 sewer; it's septic tanks. We all know what happens to
41 septic tanks after a few years.

42 I personally have turned away several buyers over
43 the years because I didn't like what they were
44 proposing.

45 WILL MOORE: I'm sorry,
46 Mr. Stone, your time is up.

47 HOWARD STONE: Okay. Well,
48 I'd like for you to consider approving this.

49 WILL MOORE: Thank you,
50 sir. Wilson Stone.

1 WILSON STONE: Good evening.
2 My name is Wilson Stone. I live at 153 Civic Center
3 Boulevard. I'm the grandson of Howard and Linda Stone
4 who live at 331 Stone Road.

5 My wife and I, we spend a lot of time at my
6 grandfather's farm. We have horses, chickens. We grow
7 blueberries and a variety of other plants. We're
8 country people. We love the outside and we have our
9 entire life.

10 I grew up just five minutes down the road from
11 this property on Midway Road. So we're very vested in
12 this community.

13 I have one major point I'd like to make tonight.
14 A few in our community that have concerns about this
15 project obviously love this community, as we do.
16 However, a community cannot survive without growth. A
17 healthy and vibrant community requires a continued
18 growth in population and new businesses to employ those
19 people. In my eyes, the role of this community -- the
20 commission is to guide the progress and growth of the
21 county and each of our communities, which I'm aware can
22 be challenging.

23 All I ask if that you look at this project and see
24 how well-planned-out and well-designed this new
25 neighborhood is. It has more green spaces than any new
26 neighborhood I'm aware of currently under development
27 in this country. This neighborhood will significantly
28 benefit this community in every way. It will provide
29 the desperately needed nice homes and continue to make
30 our county and community attractive to the highly
31 sought-after employers we need for the young people and
32 our citizens' futures.

33 Me and my wife are also in the process of finding
34 a house in this area. We have been in bidding wars and
35 lost. And there's just -- there's no decent houses in
36 this area for sale right now.

37 Additionally, as -- our roads and bridges are
38 already in good shape, such as the Welcome Road bridge,
39 which is one of the best bridges in the county. They
40 will continually be maintained and upgraded to
41 accommodate this growth. The schools will be expanded,
42 receive additional resources and they will even have --
43 be better than they already are.

44 As I said in the beginning, I'm all for this
45 community. It's my home and my future. And is the
46 case with my whole family. This project is a perfect
47 example of well-planned growth for the benefit of the
48 community and the county. So let's take a step in the
49 right direction and keep the good, well-planned and
50 positive growth going into our community. Without it

1 we will not grow, the tax base will remain stagnant and
2 our quality of life will be in decline. Thank you.

3 WILL MOORE: Thank you.

4 Mr. Gary Cooley.

5 GARY COOLEY: Good evening,
6 Mr. Chairman and members of the commission. My name is
7 Gary Cooley. I live at 1216 Hembree Road.

8 I've got some paperwork here if somebody can pass
9 it up to the commission. One of it you saw before, but
10 the other one is an article about the schools in
11 Anderson County. This was written in the Williamston
12 Journal back in July of 2021. I'll just read what it
13 says about the schools so the audience can hear it.

14 There is a mega construction project located near
15 I-85 and Highway 81 that could have up to twenty-two
16 hundred lots that will bring an estimated thirty-three
17 hundred new kids into District One schools. I must
18 have been asleep back in July, because I missed that.
19 I don't know where that twenty-two hundred lots is
20 around 81 and 85, but I hope somebody can enlighten us
21 on that.

22 The road, we've addressed the traffic on Hembree
23 and Welcome. And my concern is 81. We came in a
24 little bit ago and it's bumper to bumper about this
25 time of day. Several people have addressed the
26 reservoir. The earth can't absorb all the water. If
27 you'll look, you'll see most of the condensed houses
28 border Beaverdam Creek. When I moved there about forty
29 years ago, you could kayak or canoe under the Hembree
30 Road bridge and turn around. I've seen kids do that.

31 Another issue, and I found this in your website,
32 fourteen thousand acres of agricultural farm land has
33 been lost since '07 through 2012. The reduction in
34 lots is, to me, not that big an impact. I'm not
35 against building. I've built houses for nearly thirty
36 years, residential construction, custom homes. You
37 have the plat there showing how the Thrift brothers'
38 property surrounds me in the red circle there, plus my
39 neighbors. I have seven acres there. All the water on
40 the Thrift brothers' property drains into Beaverdam
41 Creek; every bit of it. Probably close to three
42 hundred acres.

43 But I'm not against residential building. Like I
44 said, I've built. But some of these houses, I call
45 them row houses. I don't know if that's the right word
46 or not. When I built, I didn't know how to spell row
47 houses.

48 WILL MOORE: Mr. Cooley,
49 I'm sorry, your time is up.

50 GARY COOLEY: Thank you

1 very much.

2 WILL MOORE: Yes, sir.

3 Thank you. Mr. Robbie Binnicker.

4 ROBBIE BINNICKER: Good evening.

5 I'm Robbie Binnicker. I'm the superintendent in
6 Anderson School District One. I live at 119 Green
7 Ridge Drive and I am the poor substitute for Dr.
8 Tiffany Estes who is in Columbia today.

9 And as the Planning Commission knows, the school
10 district, we don't have any official position on
11 whether we're for or against any development. We're
12 just asked to come and share the numbers of our current
13 enrollment and our current capacity at the schools that
14 would be served by any particular subdivision.

15 This particular subdivision serves Spearman
16 Elementary, Wren Middle School and Wren High School.
17 And I'll just give you the numbers really quickly. We
18 had an eight room additional at Spearman Elementary,
19 which brought our capacity up to eight hundred. The
20 current numbers, as of today, were seven hundred and
21 eighty-seven students. I do want the Planning
22 Commission to know I do have a portable that is not
23 being used at Spearman right now, which actually would
24 bring the capacity up to eight hundred and twenty-five
25 for that school.

26 Wren Middle, we're still constructing Wren Middle.
27 It should be finished in -- at the end of February or
28 March. It's cored for a thousand students. Nine
29 hundred and fifty-nine current students today.

30 Wren High School, we don't have any issues with
31 numbers at Wren High School, so we've got a fair bit of
32 capacity there are Wren High School.

33 Thank you.

34 WILL MOORE: Thank you,
35 sir. Mr. Ron Swinson.

36 RON SWINSON: Good evening.
37 I'm Ron Swinson. And in the interest of full
38 disclosure, I am one of the development partners. So
39 obviously I'm in favor of approval for this. Just
40 wanted to make a couple of quick points.

41 First of all, I think the Planning Commission and
42 the County Council worked for three years on the
43 conservation development plan that was enacted about
44 six months ago. And this development exceeds all the
45 requirements of that, which are much more stringent
46 than just standard residential development.

47 The second thing is, the school district and how
48 the schools accommodate, which we think they can do
49 anyway, is really not an appropriate item for
50 consideration for the Planning Commission, I don't

1 believe. I think that's a subject the school district
2 has to deal with.

3 Second on that point is that this is a phased
4 development. It's going to take probably a minimum of
5 five years to build out. So over that time, the
6 schools should very well be able to take care of the
7 additional students that would go there.

8 Third, with regard to the stormwater and the
9 pollution or silt that it provides into the creek, it's
10 our requirement to make sure that our stormwater flow
11 is no more than pre-development flow. That's a
12 requirement. And so it will not add anything to that.
13 So just to make sure that the facts are out there, we
14 can't add more silt. The schools will accommodate over
15 five years taking care of this. And we've exceeded the
16 conservation development plan that you guys worked so
17 hard to pass to make sure that the developments that
18 were done in the future of Anderson County were
19 appropriate.

20 So thanks for your consideration and hope you will
21 pass this. Appreciate it.

22 WILL MOORE: Thank you.
23 Cindy Thompson.

24 CINDY THOMPSON: Hello. My
25 name is Cindy Thompson. I live on 203 Turkey Trot
26 Road. I have been to the last two meetings. Spoke
27 last two meetings. Very nervous each time, but I take
28 the time out of my day to come.

29 I'm having a hard time understanding why we're
30 still holding the hearings, seeing as we've already had
31 two for the same development that have been denied
32 twice now. The number of houses is not the issue.
33 It's the fact that it's this countryside and that
34 they're not wanted.

35 Lowering the house count from three eighteen to
36 twenty seventy-five doesn't solve our poor roadways
37 that are up to standard by the DOT, which the DOT
38 should, quite honestly, re-evaluate their level of
39 standards if that's the case. Nor does it solve our
40 over-crowding in schools, despite what has previously
41 been said.

42 Are the developers going to financially contribute
43 to freshly paved roadways or the development of a new
44 school? No. They don't care about our community, the
45 place we all chose to call home, with the best school
46 district, spacious lot sizes, the beautiful surrounding
47 nature. They're wanting to demolish and put up cheap
48 cookie cutter homes in a HOA community.

49 I'm very hopeful that you will see from the
50 dedication of our community members to halt this

1 development from happening, by coming to these
2 hearings, by making our voices heard, taking valuable
3 time out of our lives to prevent this, and you'll stand
4 by us in the fight to preserve what we all have worked
5 so hard to obtain. A place to call home, undisturbed
6 for the years to come. Thank you.

7 WILL MOORE: Thank you.
8 Kyle Moseley.

9 KYLE MOSELEY: Hello. Yes,
10 I'm Kyle Moseley, 1807 Welcome Road. I've been here --
11 I was here at the last meeting. I wasn't able to make
12 the previous meeting due to a work obligation.

13 I live on Welcome Road. And kind of a common
14 thing you're hearing tonight and you've heard over the
15 past meetings, I'm sure, is that the people on Welcome
16 Road, especially, are very concerned about the quality
17 of roads, which are absolutely destroyed. And anyone
18 who thinks they're not, I would love for them to come
19 ride them with me tonight because I'll show them the
20 holes, especially down near 81.

21 But those roads are getting destroyed by the semi-
22 trucks from Walgreen's for instance. So people that
23 come out of Walgreen's Distribution Center, which
24 obviously someone somewhere on the Planning Commission
25 approved. They said, we're going to put this
26 manufacturing stuff here that's going to have semi-
27 trucks. And then the community around it, you know, we
28 live with that. You know, that's part of what we
29 signed up for, I think.

30 But in addition to those semi-trucks, now we're
31 going to have roughly maybe five hundred or so new cars
32 on the road, and they're going to travel Welcome, for
33 the most part, if I had to guess. People trying to get
34 to 85. People trying to get to 81. I think it's
35 unlikely that for the most part most of those people
36 will be going the other way day to day. And so we're
37 just really concerned about that.

38 I personally had one fatal accident in the time
39 I've lived there, since 2015. It was the death of two
40 people at Reidville and Welcome Road. The cross is
41 still right there by my property. I see it literally
42 every day. I've pulled a young kid, probably sixteen
43 or seventeen, out of the creek. Not Stone Creek, but
44 the other one more towards Alliance Parkway and all
45 that. You know, covered in blood. He flipped his
46 truck. It was insane. But that's the kind of stuff I
47 expect to see more of. You've heard from several
48 neighbors of ours in previous meetings that were first
49 responders who have dealt with these sorts of problems
50 in our area. My neighbor across the street, he's an

1 Anderson County sheriff. He's a former paramedic.
2 We've got some other neighbors that were paramedics and
3 can all testify to these sorts of things in our area.
4 We've got slow response times already for these
5 services. Overall we're just really concerned.

6 I know that both me and my neighbor, we always
7 joke about how quickly we have to turn and get out of
8 the road because of the kind of traffic we get on
9 Welcome Road. I mean it's only going to get worse and
10 I'm just going to see more people get hurt and killed.
11 I just know that's the truth.

12 Outside of that I know these homes, they say
13 they're in the three hundred thousand range. We're in
14 a real bubble right now in the real estate market. So
15 I think realistically I'm kind of curious what those
16 will end up at. I don't know if they're going to be as
17 nice as it's being portrayed. And I know at least the
18 subdivision number two right behind me, they're going
19 to be dealing with the Walgreen Distribution Center.

20 WILL MOORE: I'm sorry,
21 Mr. Moseley, your time is up.

22 KYLE MOSELEY: Thank you.

23 WILL MOORE: I'd like to
24 thank everybody for their comments. Thank you, staff.
25 And I'm going to move on to -- I need a motion to
26 approve or disapprove, followed by discussion. And
27 then we'll take a vote.

28 DAN HARVELL: Mr. Chairman,
29 I would -- as the new member on this board I'd like to
30 say I don't come here without lack of experience. I've
31 been on the Zoning Board and the Appeals Board for
32 fourteen years. We've dealt with a lot of things that
33 are related to these kind of issues. Not quite to the
34 brevity of this. Mainly property lines, rights-of-way,
35 things like that. Neighbor fusses.

36 I've always done my due diligence about every
37 issue that we've taken on. I've spent about two and a
38 half to three hours on this one, including about an
39 hour and a half out at the property site looking at the
40 situation.

41 One problem this neighborhood has is it's not
42 zoned. Every neighborhood, every voting precinct has
43 an opportunity to force a zoning referendum on
44 themselves so that they have more say as to what the
45 classifications will be where they are. Unfortunately
46 this is somewhat of an industrial area already. And it
47 is not zoned. So it does not have the protections. If
48 Mr. Stone decided to, you know, there could be another
49 huge warehouse here with loading docks backing up to
50 these neighborhoods, as well as homes. In this case

1 that would have a buffer.

2 I know the sensitivity about -- and I'm very aware
3 of the sensitivity issues concerning the increase in
4 population. I mean, we have so many people moving here
5 from other places. I'm very cognizant of the school
6 situation and the increase in the population of the
7 students.

8 But I also respect Mr. Stone's situation in that
9 he has refused to sell this land to some other
10 developers that were going to be much less sensitive to
11 the long term project plans than this one is. This is
12 coming in under the brand new conservation rules that
13 have been recently adopted. And based on what I see
14 here, I believe that it's quite sensitive to meet that,
15 and not only meet it but go beyond it.

16 So with that being said, I will make the motion
17 that this be approved. This is in my district so I
18 feel like it's somewhat my obligation to make the
19 motion for or against. And at this time I will make it
20 for.

21 WILL MOORE: Anybody else
22 on the discussion? Let's hold that motion. Anybody
23 else would like to say anything?

24 JANE JONES: I'd just like
25 to comment, please. I've been here for all three
26 sessions with this project and as the lady pointed out,
27 we have denied this same project twice already, with
28 good reason. So just bear that in mind.

29 The first time I saw this plat, I thought, oh my
30 goodness. The way it's designed is just so congested.
31 That was my first problem with it. It's really in two
32 phases. And unless I misunderstood something and don't
33 know what I'm looking at, the two parts have their main
34 entrance that's coming right at each other there on I
35 believe it's Welcome Road. They come right out at the
36 same point. And the houses are, of course, all on top
37 of each other inside the subdivision. I was thinking
38 about at least one person in each household has
39 probably got a job and there's going to be some kids
40 going to school. Seven thirty in the morning everybody
41 is going to make a mad dash for that one entrance,
42 basically, to get onto the road. And we've already had
43 extended conversation about the condition of that road.
44 It comes over the dam. And it has a weight limit. And
45 you can just visualize all the equipment that's going
46 to have to come in to build these houses. There's been
47 quite a bit of information brought before the
48 commission about this road and the dam there. I'm sure
49 a deputy can't stand there all day and supervise that.

50 I just have a lot of concerns about the

1 congestion. The project is not in keeping with the
2 surrounding community. And you know, there's lots of
3 sides to the argument, but that's my main concern, is
4 the congestion and the total inability of the roads to
5 handle this traffic.

6 WILL MOORE: Thank you,
7 Ms. Jane. Anybody else? Need a second.

8 DONNA MATTHEWS: Second, Mr.
9 Chairman.

10 WILL MOORE: Okay. I'd
11 like to move on. Do I have a second?

12 BRAD BURDETTE: I second.
13 WILL MOORE: We got a
14 second from Mr. Burdette. All in favor of the
15 approval.

16 DAN HARVELL: More
17 discussion.

18 WILL MOORE: Any more
19 discussion? Anybody else? We have a second for
20 approval. All in favor of approval, raise your right
21 hand. Passes, five to one.

22 All right. Moving on to public comments, non-
23 agenda items. Anybody have anything for that?

24 MALE: Yeah. When
25 would we get some information about the ---

26 WILL MOORE: Please come
27 forward.

28 MALE: So when will
29 we have a follow-up about what's going to be done with
30 the road conditions as they are now before this thing
31 starts>

32 TIM CARTEE: Point of
33 order, Mr. Chairman. This would be to consult SCDOT
34 because these are state roads and we don't have an
35 answer for that.

36 WILL MOORE: These are
37 state roads, so you'll have to ---

38 MALE: No, I'm
39 coming to the commission that approved this thing.

40 WILL MOORE: This is not a
41 question and answer, sir. It's public comments on non-
42 agenda items.

43 MALE: Non-agenda?
44 WILL MOORE: Yes.
45 MALE: What's the
46 agenda?

47 WILL MOORE: The agenda
48 was the project we just voted on.

49 MALE: Okay. Yeah.
50 So that's what I'm speaking about.

1 WILL MOORE: But this is
2 questions or comments on non-agenda items.
3 MALE: Okay.
4 WILL MOORE: Thank you,
5 sir.
6 All right. Moving on to other business. Future
7 meetings will be held at the Civic Center, 3027 Martin
8 Luther King Jr. Boulevard, Anderson, until further
9 notice.
10 All in agreement to adjournment, please stand.
11
12 **MEETING ADJOURNED AT APPROXIMATELY 6:45 P.M.**

**Anderson County Planning Commission
Staff Report
March 8, 2022**

Applicant: Tony Cirelli
Current Owner: Danny Holtsman
Property Location: Evergreen Rd
Precinct: North Pointe
Council District: 4
TMS #(s): 144-00-06-005
Acreage: +/- 5.39
Current Zoning: R-20 (Single-Family Residential District)
Requested Zoning: R-10 (Single-Family Residential District)

The residential district is established as an area in which the principal use of land is for single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for these districts are intended to discourage any use which, because of its characteristics, would interfere with the development of or be detrimental to the quiet residential nature of the area included in the districts.

Surrounding Zoning: North: I-2 (Industrial Park District)
South: R-20 (Single-Family Residential District)
East: R-20 (Single-Family Residential District)
West: R-20 (Single-Family Residential District)

Evaluation: This request is to rezone the parcel of property described above from R-20 (Single-Family Residential 20,000 square foot lot area) to R-10 (Single-Family Residential District 10,000 square foot lot area). The applicant's stated purpose for the rezoning is to develop a 16 lot subdivision. Applicant has stated that the developer will make sewer available to all lots since back portion of the lots have a creek running on the rear portion of lots.

The property is located on Evergreen Rd. The Future Land Use Map in the County's Comprehensive Plan (2016) identifies that parcel as residential.

The North Pointe precinct was originally part of the Hopewell precinct and was one of the first precincts in Anderson County to be zoned in 2000. The original zoning of the area was R-20 and was zoned by Ordinance 2000-025. The

property is adjacent to other residential zonings, and sewer availability can support the higher density R-10 zoning. Additionally, Evergreen Rd is classified as a collector with no maximum trips per day.

Public Outreach:

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

- February 17, 2021: Rezoning notification postcards sent to 29 property owners within 2,000' of the subject property; To date, staff has received 0 phone calls requesting more information.
- February 18, 2022: Rezoning notification signs posted on subject property;
- February 21, 2022: Planning Commission public hearing advertisement published in the *Independent-Mail*.

Staff Recommendation:

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



\$ PAID
22-298

Rezoning Application

Anderson County Planning & Development

2/4/22
Date of Submission

Approved/Denied

Applicant's Information

Applicant Name:

Mailing Address:

Telephone:

Email:

TONY CIRELLI

148 HARPER Rd, Pendleton S.C.

(864) 245-0523

TONYCIRELLI397@gmail.com

Owner's Information

(If Different from Applicant)

Owner Name:

Mailing Address:

Telephone:

Email:

DANNY HOLTZMAN

* 101 N. Murry Av Anderson, SC 29621

* 864-304-1181

* Falconfox2355@gmail.com

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

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

*

[Signature]
Owner's Signature

2/4/22

Date

Project Information

Property Location:

Parcel Number(s)/TMS:

County Council District:

Total Acreage:

Requested Zoning:

Purpose of Rezoning:

(S-4-371)

EVERGREEN ROAD off S.C. Hwy 81

144-00-06-005

4

School District:

51

Current Land Use:

VACANT

Current Zoning:

R-20

5.39 AC.

R-10

Single Family Residential

Are there any Private Covenants or Deed Restrictions on the

☐ Yes

☒ No

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

Tony Qualls
Applicant's Signature

2/1/22
Date

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

Additional Information or Comments: Developer will make sewer available
to all lots since back portion of the lots have a creek
running on the rear portion of lots.

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

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

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

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

Tony Qualls
Applicant's Signature

2/1/22
Date

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

For Office Use Only:

Application Received By: Bpm
Commission Public Hearing: 3/8/2022

Complete Submission Date: 2/17/2022
Council Public Hearing: _____



ANDERSON COUNTY REZONING APPLICATION NARRATIVE

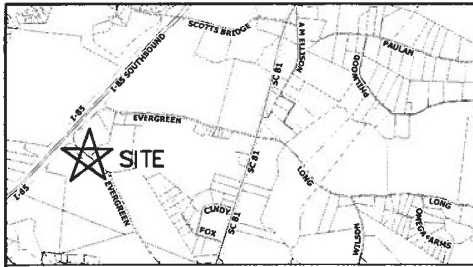
Please provide a narrative below, describing the proposed use of the property including, but not limited to:

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

The proposed Rezoning letter I am writing after speaking with Planning staff at an earlier time.

I am requesting that this enclosed Plat of 5.39 ACRES and 16 lots be approved & Rezoned to R-10 from R-20.

The reason for the smaller lots is Sewer is available in the road & Throught lot 7. The sewer ~~to~~ will make up for the difference allowing the developer to use smaller lots.



Vicinity Map
(NTS)

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

Earl B. O'Brien, PLS SC#10755

NOTES:

- 1) TMS# 144-00-06-005
- 2) Reference Plot Book Slide 1537 Pg. 4
- 3) Reference Deed Book 13771 Pg. 82
- 4) Lot 7 Evergreen Road
- 5) Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject property: easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, and any other facts that an accurate and current title search may disclose.

Map #	Surveyed By	Drawn By	Checked By
12621	N/A	EBO	EBO

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

Sanitary Sewer Easement Plat
for

24 Properties, LLC

**Nu-South
Surveying Inc.**
111 Anderson Ave.
Anderson S.C. 29625
(864) 224-2754

Revised Dec. 27, 2021 to show 20' Sanitary Sewer Easement
NO SURVEY FIELD WORK WAS DONE AT THIS TIME.

Anderson County South Carolina
Scale 1"=120' Date: April 18, 2005



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

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

Interstate I-85

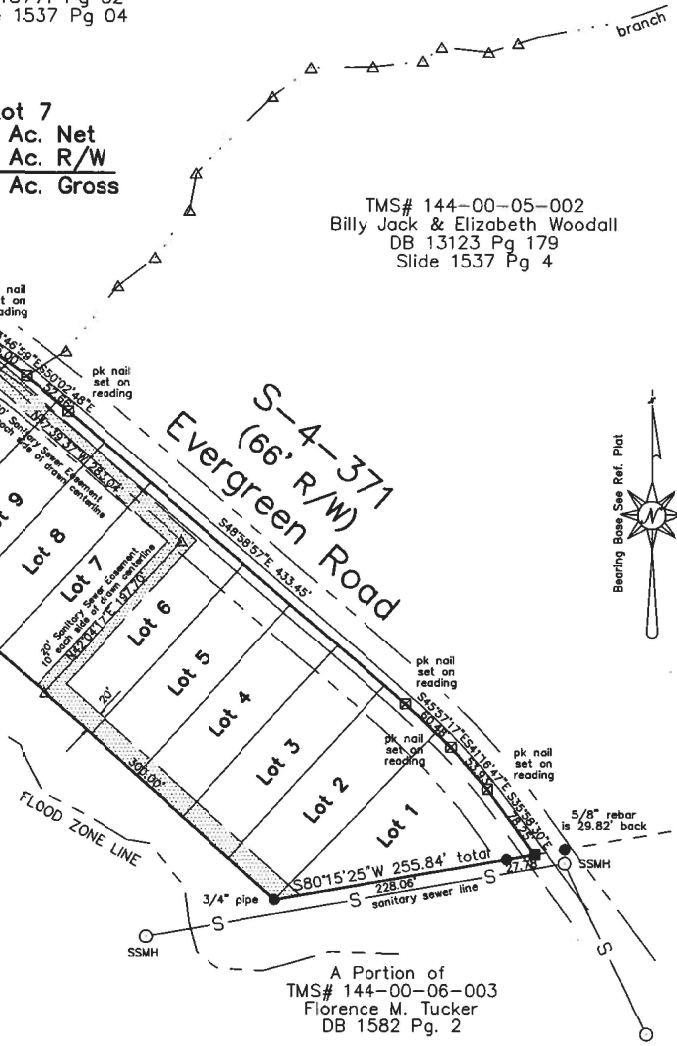
TMS# 144-00-05-014
Eric Potter
DB 13771 Pg 82
Slide 1537 Pg 04

Lot 7
4.60 Ac. Net
+0.79 Ac. R/W
5.39 Ac. Gross

TMS# 144-00-05-002
Billy Jack & Elizabeth Woodall
DB 13123 Pg 179
Slide 1537 Pg 4

A Portion of
TMS# 144-00-06-003
Florence M. Tucker
DB 1582 Pg. 2

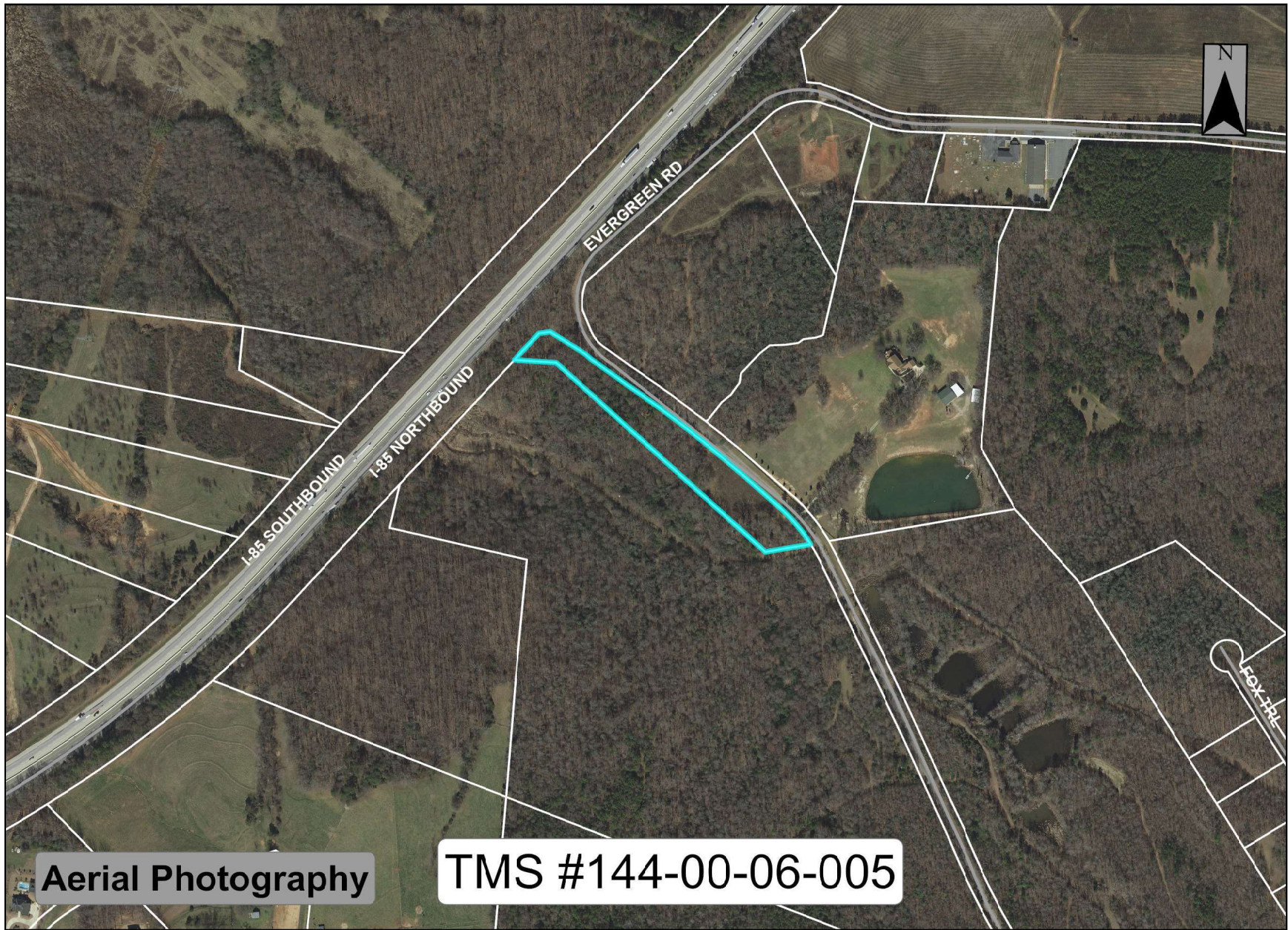
S-4-371
(66' R/W)
Evergreen Road



A Portion of
TMS# 144-00-06-003
Florence M. Tucker
DB 1582 Pg. 2

PLEASE ADD TO TAX ROLL

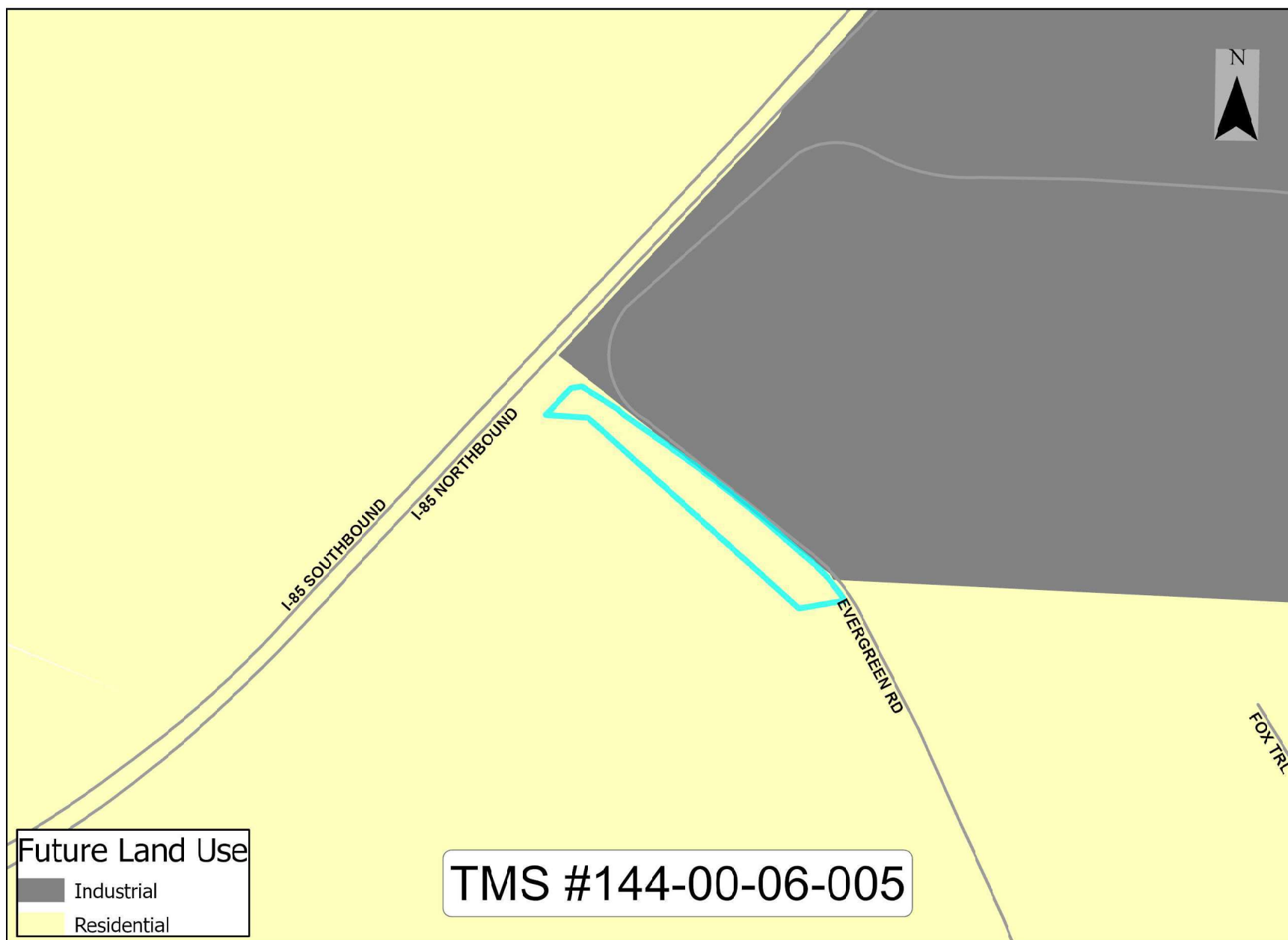


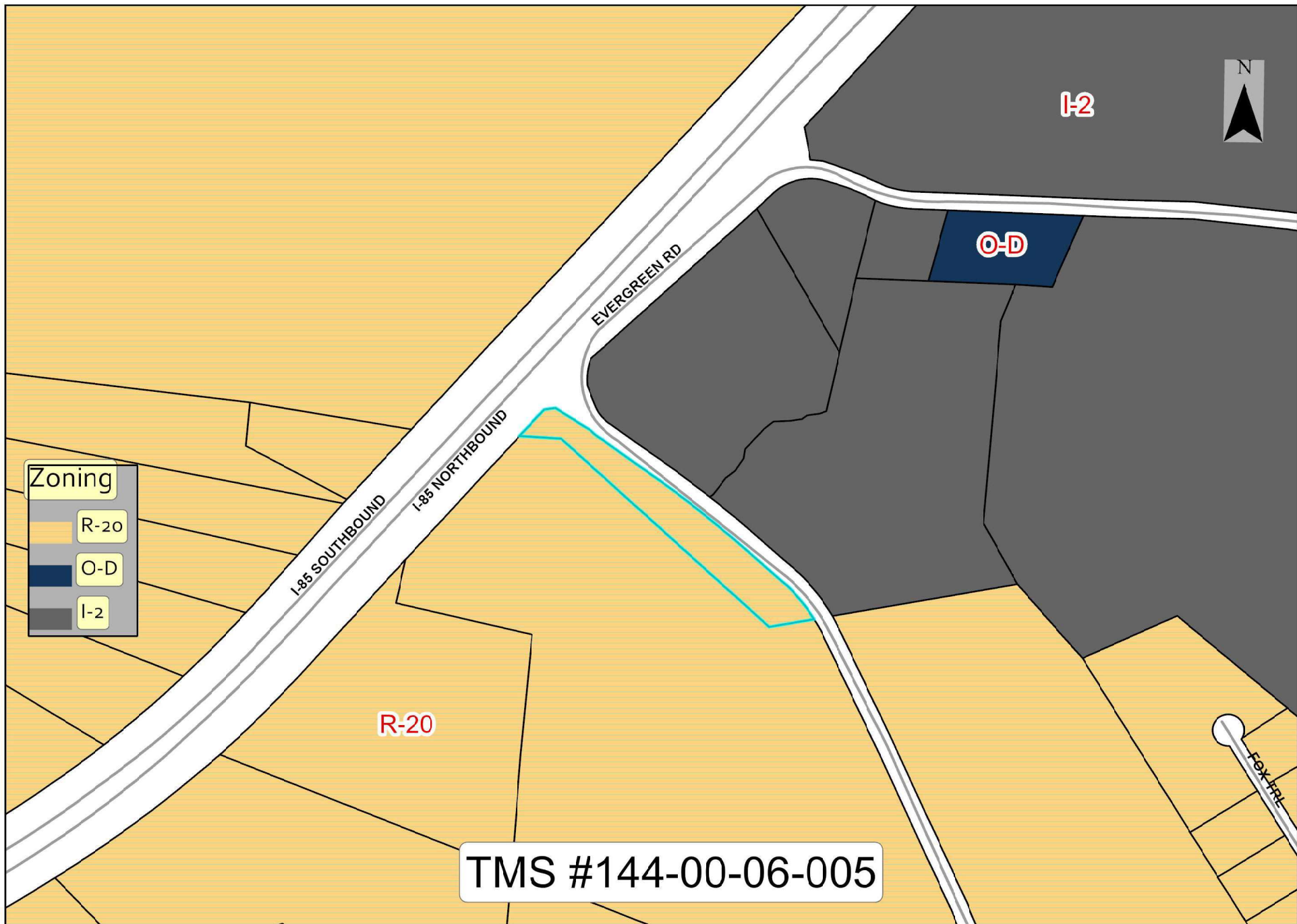


Aerial Photography

TMS #144-00-06-005

0 500 1,000 2,000 Feet







Anderson County Planning Commission Meeting

March 8, 2022

6:00 PM

Staff Report – Large Scale Project- Any project that generates a need for 100 or more off street parking spaces requires a public hearing.

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

Preliminary Project Name: Hurricane Creek Industrial Park, LLC (Edward Wilson)

Property Owner of Record: Same

Authorized Representative: (Stig Wennerstrom - owner) Martha Escobar

Intended Development: Industrial Park

Location/Access: LaCannon Rd. & Hurricane Creek Rd. West of I-85

Details of Development: This project will consist of three 60,000 and four 12,000 square foot buildings. (Spec Buildings)

Surrounding Land Use: Commercial & Residential

Total Site Area: 32.65 Acres

County Council District: 6

Zoning: Un-Zoned

Tax Map Number: 217-00-16-002

Sewer Supplier: ReWa

Power Supplier: Duke Energy

Water Supplier: Powdersville

Variance: None requested

Traffic Impact Analysis:

The proposed Hurricane Creek Industrial Park is located on Hurricane Creek Road south of Shiloh Church Road. The development will include 228,000 square feet. The Traffic Impact Study (TIS) was conducted by Roger Dyar and dated February 22, 2022.

The TIS was generally conducted according to Anderson County requirements, and no roadway improvements are required. The TIS is approved by Roads & Bridges.

Staff Recommendation: Staff recommendation will be presented at the public hearing. If approved; the developer must obtain all necessary permits, and approvals.

- DHEC and Anderson County approval letter for stormwater erosion control
- ReWa sewer approval.
- Anderson County Roads & Bridges encroachment permit approval.
- Detailed site plans must be submitted to Anderson County Development Standards Department for the issuance of a Commercial Land Use Permit.
- A grading permit must be issued prior to commencing with development and construction.
- A building permit is required prior to the commencing with construction.



Development Standards

APPLICATION FOR: Land Use

Project Name: Hurricane Creek Industrial Park

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

Name of Applicant Hurricane Creek Industrial Park, LLC (Edward Wilson)

Mailing Address 13 E Coffee Street, Suite B, Greenville SC 29601

Telephone 803-528-3574 E-mail edward.wilson@wilsonkibler.com

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

Property Owner(s) of Record Hurricane Creek Industrial Park, LLC

Mailing Address 2730 SW 3rd Avenue, Suite 800 Miami, FL 33129

Telephone 305-856-8500 E-mail stigliwenn@yahoo.com

Authorized Representative (Stig Wennerstrom-owner) Martha Escobar

Mailing Address 654 W Indiantown Road, Suite 106 Jupiter, FL 33458

Telephone 305-979-0125 E-mail martha@catexor.com

Address/Location of Property 122 LaCannon Rd, Piedmont SC 29673

Existing Land Use Agriculture (undeveloped)

Proposed Land Use Industrial Park

Tax Map Number(s) 217-00-16-002-000

Total Size of Project (acres) 32.65

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

Proposed Water Source ☐ Wells ☒ Public Water Water District _____

Proposed Sewage Disposal ☐ Septic ☒ Public Sewer Sewer District _____

Power Company Duke Energy

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

Application for Land Use Review

Anderson County, South Carolina

REQUEST FOR VARIANCE (IF APPLICABLE):

Is there a variance request?

☐ Yes

☒ No

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

RESTRICTIVE COVENANT STATEMENT

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

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

☐ **IS** subject to recorded restrictive covenants and that the applicable request(s) is permitted, or not otherwise in violation, of the same recorded restrictive covenants.

☐ **IS** subject to recorded restrictive covenants and that the applicable request(s) was not permitted, however a waiver has been granted as provided for in the applicable covenants. (Applicant must provide an original of the applicable issued waiver)

☒ **IS NOT** subject to recorded restrictive covenants

SIGNATURE(S) OF APPLICANT(S):

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

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

Edward Min
Signature of Applicant

1/30/2022
Date

PROPERTY OWNER'S CERTIFICATION

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

[Signature]
Signature of Owner(s)

1/30/2022
Date

Staff Use Only:

Application Received By: _____

Date: _____

Planning Commission Date: _____

Planning Commission Decision: _____

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

Site Plan Revision Fee **\$100.00**



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

Division 5
38-171-173

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

1. Hazardous Waste and Nuclear Waste Disposal Site Fee **\$650.00**
2. Motorsports facilities and testing track Fee **\$650.00**
3. Mining and Extraction Operation Fee **\$650.00**
4. Gun Clubs, Skeet Ranges, Outdoor Firing Range Fee **\$650.00**
5. Stockyards, Slaughterhouses, Animal Auction House Fee **\$650.00**
6. Certain Public Service Uses Fee **\$650.00**
 - a. Land Fills
 - b. Water and Sewage Treatment facilities
 - c. Electrical Substations
 - d. Prisons
 - e. Recycling Stations
 - f. Transfer Stations
 - g. Schools
 - h. Water and Sewer Lines
7. Large Scale Projects Fee **\$300.00**
 - a. Any project that is capable of generating 100 or more off-road parking spaces, as determined by section 38-210, excluding single-family subdivisions.
 - b. A truck or bus terminal, including service facilities designed principally for such uses.
 - c. Outdoor sports or recreational facilities that encompass one (1) or more acres in parking and facilities.
8. Tattoo Facilities Fee **\$300.00**
9. Mobile Home Parks/Manufactured Home Parks/RV Parks Fee **\$300.00**
10. Sexually Oriented Business Fee **\$650.00**
11. Salvage, junk, and scrap yards Fee **\$650.00**

APPLICATION PROCESS

- 1) An application is submitted, along with any required filing fee, to the Development Standards Department according to the set deadline schedule, **\$300.00** legal advertisement & posting.
Site plan revision Fee \$100.00.
- 2) The Development Standards Department shall review the application for completeness within 5 business days of submission. Incomplete or improper applications will not be accepted at the time of submittal.
- 3) If the application is considered complete and proper then the Development Standards staff will further review the application and may make a written recommendation.
- 4) Legal notice is required to be printed in a newspaper of general circulation in Anderson Independent Mail at least 15 days before public hearings in the legal notice section.
- 5) A public hearing sign is erected on the property at least 15 days before the public hearing. This sign will be erected and removed by staff.

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

REQUIRED ITEMS

1) **APPLICATION FORM:**

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

2) **LETTER OF INTENT:**

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

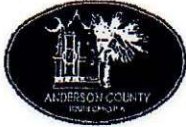
3) SKETCH PLAN (multi-family and non-residential): Site Plan Information Guide Form

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

5). ATTACHEMENTS

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

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



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

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

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

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

Yes. There are currently light industrial buildings to the North along both Hurricane Creek and Shiloh Church Road, to the East along Lacannon Road, I-85 to the East & South. Single family residential to the West. Light Industrial is consistent with the area.

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

No. The proposed use should benefit adjacent and nearby property while significantly enhancing value of the subject property.

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

No. While the proposed use will require water and sewer, as with any development, the impact will not be excessive or burdensome. The project will create facilities/jobs with minimal impact to schools and other public services.

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

Yes. The current plan has incorporated the requirements set forth in development ordinance and provides more than adequate off-street parking, buffers & setbacks, access and circulation.

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

Yes. The proposed use reflects a supply of space which is in demand and a segment of the market that is underserved which could include life science companies, safety (for example a much needed Department of Public Safety opportunity). The adjacent warehouses are all fully leased.



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

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

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



MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES

DATE: February 24, 2022

TO: Tim Cartee
Land Development Administrator

FROM: Gaye Sprague
Traffic Engineer

Cc: Bee Baker
Principal Engineer
Bill Rutledge
Assistant Principal Engineer

SUBJECT: Hurricane Creek Road Industrial

The proposed Hurricane Creek Industrial Park is located on Hurricane Creek Road south of Shiloh Church Road. The development will include 228,000 square feet. The Traffic Impact Study (TIS) was conducted by Roger Dyar and dated February 22, 2022.

The TIS was generally conducted according to Anderson County requirements, and no roadway improvements are required. The TIS is approved by Roads & Bridges.

Tommy Dunn
Chairman, District 5

John B Wright, Jr
Council District 1

Ray Graham
Council District 3

Cindy Wilson
Council District 7

ANDERSON COUNTY
SOUTH CAROLINA

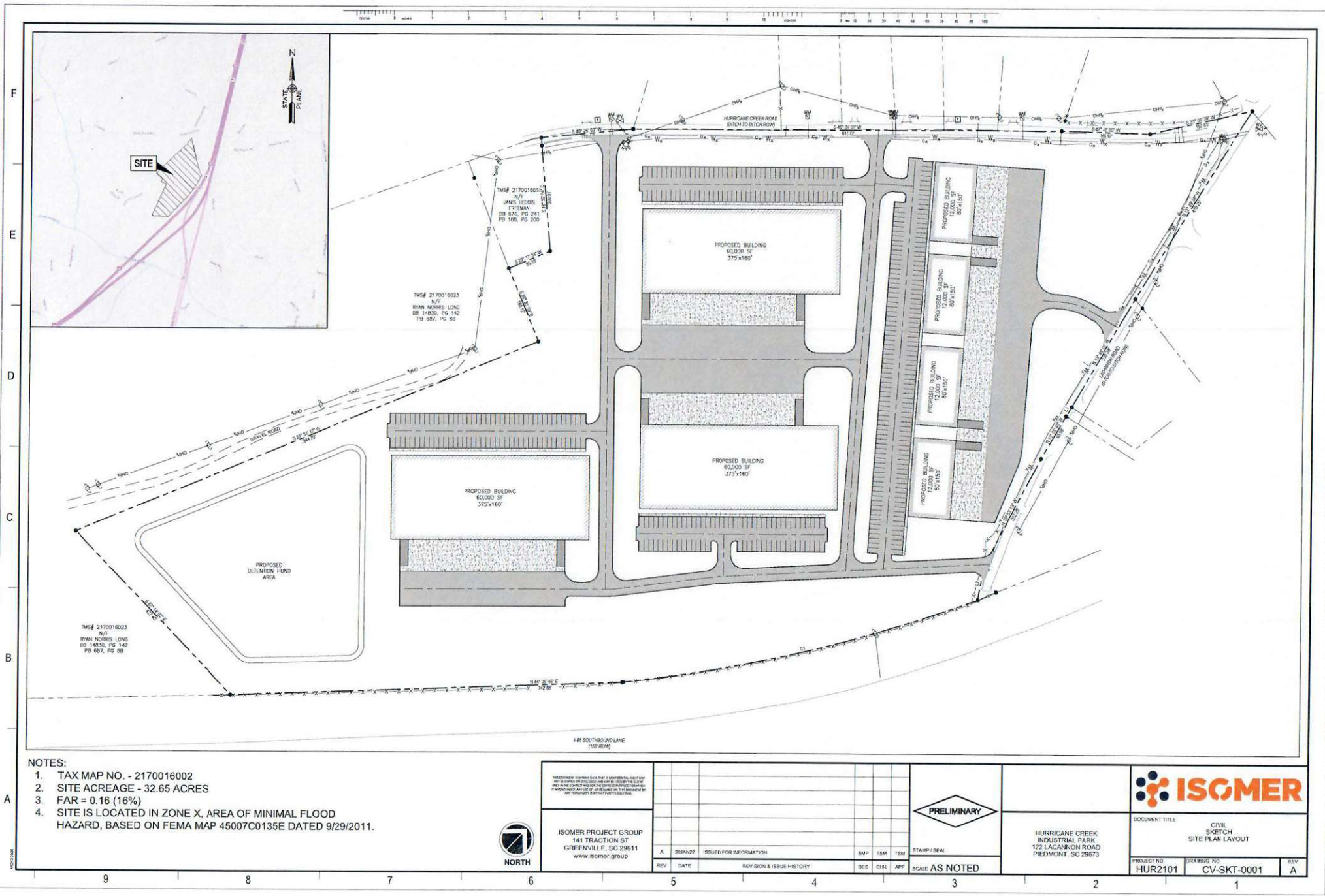
Brett Sanders
V. Chairman, District 4

Glenn Davis
Council District 2

Jimmy Davis
Council District 6

Lacey Croegaert
Clerk to Council

Rusty Burns | County Administrator
rburns@andersoncountysc.org



- NOTES:
1. TAX MAP NO. - 2170016002
 2. SITE ACREAGE - 32.65 ACRES
 3. FAR = 0.16 (16%)
 4. SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, BASED ON FEMA MAP 45007C0135E DATED 9/29/2011.



ISOMER PROJECT GROUP
141 TRACTION ST
GREENVILLE, SC 29611
www.isomer.group

REV	DATE	REVISION & ISSUE HISTORY	DES	CHK	APP	TSM	STAMP / SEAL
A	2/24/22	ISSUED FOR INFORMATION					

PRELIMINARY

HURRICANE CREEK
INDUSTRIAL PARK
122 LACANNON ROAD
PIEDMONT, SC 29673



DOCUMENT TITLE
CIVIL
SKETCH
SITE PLAN LAYOUT

PROJECT NO. HUR2101
DRAWING NO. CV-SKT-0001
REV. A



Anderson County Planning Commission

March 8, 2022

6:00 PM

Staff Report – Preliminary Private Road Subdivision

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

This development was previously approved in 2000 with 31 lots

Preliminary Subdivision Name:	Creekbed Heights
Intended Development:	Single Family
Applicant:	Rymple, LLC
Surveyor/Engineer:	Arrow North
Location/Access:	Dalrymple Road (State)
County Council District:	4
Surrounding Land Use:	Residential
Zoning:	Unzoned
Tax Map Number:	117-00-05-006, -010
Number of Acres:	+/- 22.1
Number of Lots:	9
Water Supplier:	Sandy Springs
Sewer Supplier:	Septic
Variance:	No

Traffic Impact Analysis:

Dalrymple Road is classified as a collector with no maximum trips per day.

Staff Recommendation: Sec. 38-311.

(c) At the planning commission meeting during which the plat is scheduled to be discussed, the subdivision administrator shall present his recommendation to the planning commission.

(Ord. No. 03-007, § 1, 4-15-03)



Subdivision Plat Application

Anderson County Code of Ordinance

Chapter 38 Land Use

Scheduled Public Hearing Date: 3-8-22

Application Received By: ME

Date: 1-27-22

DS Number: 22-02

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: Creekbed Heights (Private Road)

1. Name of Applicant: Rymple, LLC

Address of Applicant: 2 June Bug Lane, Williamston, SC 29697

Telephone Number(s): 864-231-0374

Email: sanders.moving.storage@gmail.com

2. Property Owner(s): Rymple, LLC

Address: 2 June Bug Lane, Williamston, SC 29697

Telephone Number(s): 864-231-0374

Email: sanders.moving.storage@gmail.com

3. Engineer/Surveyor(s): Craig Hooks - Arrow North Surveying

Email: arrownorth@gmail.com

Project Information

4. Project Location: Dalrymple Road @ Creekbed Heights

Parcel Number/TMS: 1170005006/1170005010 County Council District: CCD 4 School District: 04

Total Acreage: 22.1 Number of Lots: 9 Intended Development: Residential

Current Zoning: Unzoned Surrounding Land Uses: Ag-Wooded, Residential

5. List Utility Company Providers:

Water Supplier: Sandy Springs Sewer Supplier: n/a Septic: yes

Electric Company: Duke Energy Gas Company: n/a Telecommunication Company: AT&T

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

Fewer lots (originally 21 lots proposed)

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 Will Paul

Date 1/26/22

Signature of Owner Will Paul

Date 1/26/22

NOTES:

1. THERE IS A 5 FOOT DRAINAGE AND UTILITY EASEMENT ALONG EACH SIDE OF ALL INTERIOR LOT LINES AND A 10 FOOT DRAINAGE AND UTILITY EASEMENT ALONG ALL EXTERIOR LOT LINES.
2. THERE IS A 20 FOOT DRAINAGE EASEMENT ALONG THE CREEK AS SHOWN ON Labeled HEREON.
3. CROWNED HEIGHTS HAS A PRIVATE RIGHT OF WAY OF 30' FROM CENTER TERMINATING AT A 50' RADIUS, THE RIGHT OF WAY ALSO SERVES AS A UTILITY EASEMENT.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR. THIS SURVEY AND ALL COPIES THEREOF ARE HEREBY WITHHELD FROM THE ORIGINAL SIGNATURE, DATE, AND EMBOSSED SEAL OF ROBERT C. HOOKS, SOUTH CAROLINA PROFESSIONAL SURVEYOR NO. 26598. THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
5. ALL LOTS SIZES MEET THE MINIMUM SIZE STANDARD.
6. REFERENCE PLAT BOOK 17, PAGE 10, REFERENCE PLAT SLIDE 10A, PAGE 3A, REFERENCE PLAT SLIDE 10B, PAGE 3A, REFERENCE PLAT SLIDE 10C, PAGE 3A.
7. THE PROPERTY SHOWN HEREON IS IN FEMA ZONE "X" PER MAP NUMBER 40070320P EFFECTIVE 12/21/2007.
8. THE LAND USE FOR THE PROPERTY TO BE SURVEYED IS VACANT LAND.
9. ROAD RIGHT-OF-WAY SHOWN ON THIS PLAT SHALL BE A PRIVATE, RURAL, NOT OWNED, MAINTAINED OR SUPERVISED BY ANDERSON COUNTY AND NOT CONSIDERED NECESSARY FOR ANY FUTURE PUBLIC ACQUISITION BY ANDERSON COUNTY. ROAD RIGHT-OF-WAY SHOWN UPON THIS PLAT SHALL BE NECESSARY FOR MAINTENANCE BY ANDERSON COUNTY AT ANY TIME IN THE FUTURE UNLESS CONSTRUCTED IN ACCORDANCE WITH ALL ANDERSON COUNTY REGULATIONS. MAINTENANCE OF THE RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION AND IN ACCORDANCE WITH THE ROAD MAINTENANCE AGREEMENT.

CONTOUR DATA SCALED FROM ANDERSON COUNTY GIS

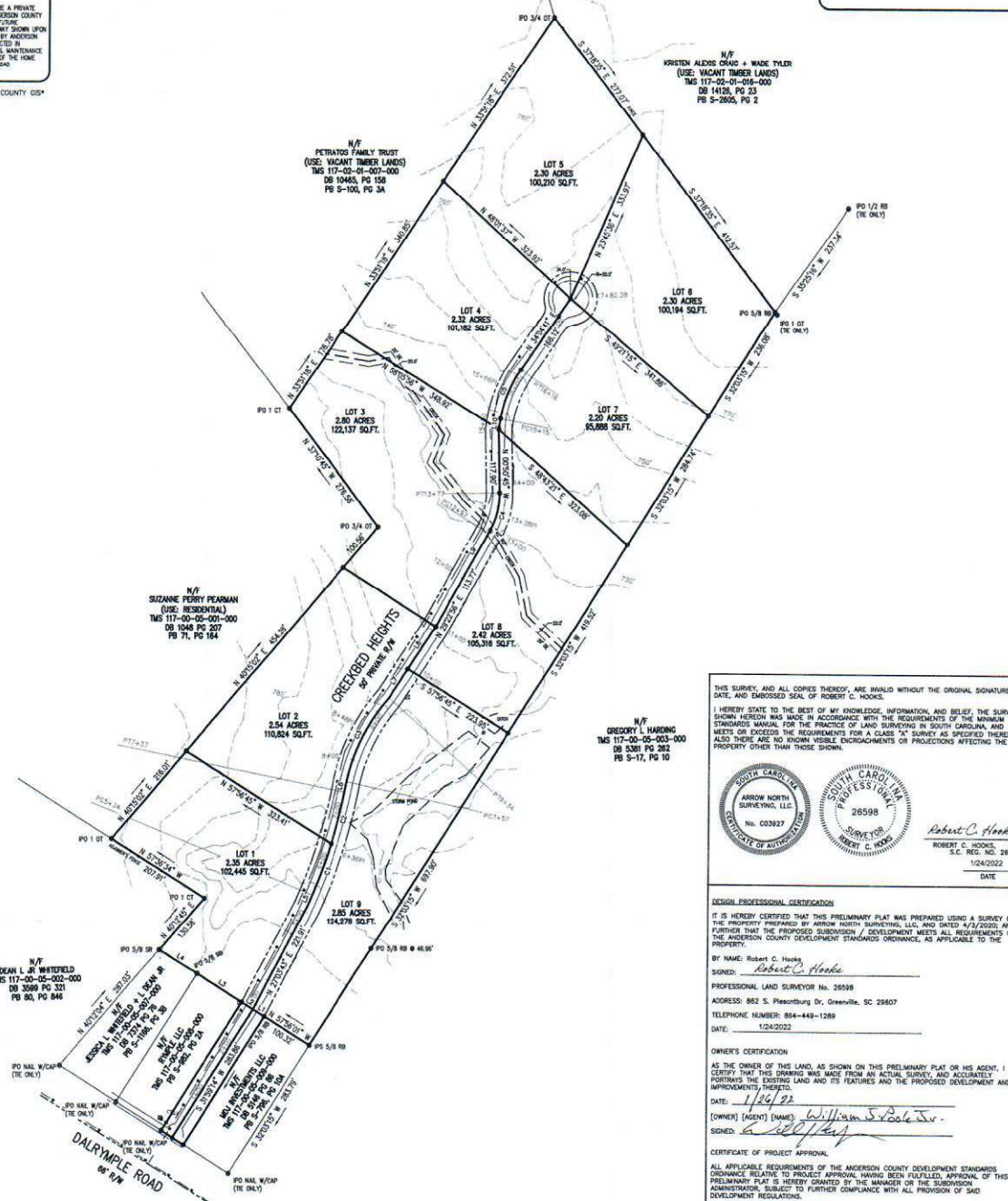
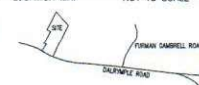
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2	N 89° 52' 15" W	20.00
3	N 89° 52' 15" W	20.00
4	N 89° 52' 15" W	20.00
5	N 89° 52' 15" W	20.00
6	N 89° 52' 15" W	20.00
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8	N 89° 52' 15" W	20.00
9	N 89° 52' 15" W	20.00
10	N 89° 52' 15" W	20.00

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
11	N 89° 52' 15" W	20.00	21	N 89° 52' 15" W	20.00
12	N 89° 52' 15" W	20.00	22	N 89° 52' 15" W	20.00
13	N 89° 52' 15" W	20.00	23	N 89° 52' 15" W	20.00
14	N 89° 52' 15" W	20.00	24	N 89° 52' 15" W	20.00
15	N 89° 52' 15" W	20.00	25	N 89° 52' 15" W	20.00
16	N 89° 52' 15" W	20.00	26	N 89° 52' 15" W	20.00
17	N 89° 52' 15" W	20.00	27	N 89° 52' 15" W	20.00
18	N 89° 52' 15" W	20.00	28	N 89° 52' 15" W	20.00
19	N 89° 52' 15" W	20.00	29	N 89° 52' 15" W	20.00
20	N 89° 52' 15" W	20.00	30	N 89° 52' 15" W	20.00

ARROW NORTH SURVEYING, LLC

LAND SURVEYORS & MAPPERS
862F SOUTH PLEASANTBURG DRIVE
GREENVILLE, SC 29607
PH: (864) 449-1289
www.ArrowNorthSurveying.com

LOCATION MAP NOT TO SCALE



THIS SURVEY, AND ALL COPIES THEREOF, ARE INVALID WITHOUT THE ORIGINAL SIGNATURE, DATE, AND EMBOSSED SEAL OF ROBERT C. HOOKS.

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



Robert C. Hooks
ROBERT C. HOOKS, P.S.
S.C. REG. NO. 26598
1/24/2022
DATE

DESIGN PROFESSIONAL CERTIFICATION

IT IS HEREBY CERTIFIED THAT THIS PRELIMINARY PLAT WAS PREPARED USING A SURVEY OF THE PROPERTY PREPARED BY ARROW NORTH SURVEYING, LLC, AND DATED 4/3/2020; AND FURTHER THAT THE PROPOSED SUBDIVISION / DEVELOPMENT MEETS ALL REQUIREMENTS OF THE ANDERSON COUNTY DEVELOPMENT STANDARDS ORDINANCE, AS APPLICABLE TO THE PROPERTY.

BY NAME: Robert C. Hooks
SIGNED: *Robert C. Hooks*
PROFESSIONAL LAND SURVEYOR No. 26598
ADDRESS: 862 S. Pleasantburg Dr, Greenville, SC 29607
TELEPHONE NUMBER: 864-449-1289
DATE: 1/24/2022

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 PORTRAITS THE EXISTING LAND AND ITS FEATURES AND THE PROPOSED DEVELOPMENT AND IMPROVEMENTS THEREON.

DATE: 1/24/22
[OWNER] [AGENT] [NAME]: William S. Cole Jr.
SIGNED: *William S. Cole Jr.*

CERTIFICATE OF PROJECT APPROVAL

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

MANAGER OR SUBDIVISION ADMINISTRATOR: _____
DATE: _____

PRELIMINARY PLAT SHEET 1 OF 1 ANDERSON COUNTY, SOUTH CAROLINA

CREEKBED HEIGHTS

SURVEYOR
ARROW NORTH SURVEYING, LLC
862F SOUTH PLEASANTBURG DRIVE
GREENVILLE, SC 29607
PH: (864) 449-1289
www.ArrowNorthSurveying.com

OWNER
RYMPLE, LLC
2 JUNE BUG LANE
WILLIAMSTON, SC 29697

NO. OF ACRES: 22.10 MILES OF NEW ROADS: 0
NO. OF LOTS: 9 DATE: 10/7/2021
ERROR OF CLOSURE: 1:10,000
CURRENT ZONING: UNZONED
TMS: 11700055006 & 1170005010

SCALE: 1" = 100'
100 0 100 200



LEGEND	
1. DRAINAGE LINE	2. UTILITY LINE
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99. CROWNED HEIGHTS	100. CROWNED HEIGHTS



Anderson County Planning Commission

March 8, 2022

6:00 PM

Staff Report – Preliminary Subdivision

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

Preliminary Subdivision Name:	Anna's Ridge
Intended Development:	Single Family
Applicant:	Divine Capital, LLC
Surveyor/Engineer:	Zuendt
Location/Access:	Rodgers Rd. (County) Old Brickyard Rd. (State)
County Council District:	7
Surrounding Land Use:	Residential
Zoning:	Un-zoned
Tax Map Number:	218-00-21-044
Number of Acres:	+/- 14.21
Number of Lots:	37
Water Supplier:	Powdersville
Sewer Supplier:	ReWa
Variance:	No

Traffic Impact Analysis:

Rogers Rd. & Old Brickyard Rd. are classified as collector roads with no maximum trips per day.

Staff Recommendation: Sec. 38-311.

(c) At the planning commission meeting during which the plat is scheduled to be discussed, the subdivision administrator shall present his recommendation to the planning commission.

(Ord. No. 03-007, § 1, 4-15-03)



Subdivision Plat Application

Anderson County Code of Ordinance
Chapter 38 Land Use

Scheduled Public Hearing Date: 3-8-22

Application Received By: ITC

Date: 2-17-22

DS Number: 21-28

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: ANNA'S RIDGE

1. Name of Applicant: DIVINE CAPITAL LLC

Address of Applicant: 22 GARLINGTON ROAD GREENVILLE SC 29615

Telephone Number(s): 864-59-8493

Email: chad@divinegroup.us

2. Property Owner(s): RW PROPERTIES

Address: 3204 HWY 153 PIEDMONT SC 29673

Telephone Number(s): _____

Email: _____

3. Engineer/Surveyor(s): Zuendt Engineering

Email: 864-990-2995

Project Information

4. Project Location: RODGERS ROAD

Parcel Number/IMS: 2180021044

County Council District: 7

School District: 1

Total Acreage: 14.15

Number of Lots: 37

Intended Development: Subdivision

Current Zoning: unzoned

Surrounding Land Uses: Residential Subdivision

5. List Utility Company Providers:

Water Supplier: POWDERSVILLE

Sewer Supplier: REWA

Septic: N/A

Electric Company: DUKE

Gas Company: FORT HILL

Telecommunication Company: AT&T

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

7. Is there a request for a variance? _____ 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 confirmation 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

2/17/22

Signature of Owner



Date

2/17/22

Parcel Area Table				
Parcel #	Area	Perimeter	Segment Lengths	Segment Bearings
1	10000.00	421.55	72.60	S20° 12' 23.87"E
			136.68	S69° 47' 36.13"W
			57.83	N03° 16' 21.58"W
			132.71	N03° 02' 43.41"E
			140.47	N69° 25' 11.89"E
2	10000.00	417.98	74.24	S20° 12' 23.87"E
			137.21	N03° 16' 21.58"W
			74.35	N03° 16' 21.58"W
			136.68	N69° 47' 36.13"W
			76.51	N03° 16' 21.58"W
3	10000.00	414.49	126.60	S69° 47' 36.13"W
			76.51	N03° 16' 21.58"W
			132.71	N03° 16' 21.58"W
			76.54	S20° 12' 23.87"E
			126.60	N69° 47' 36.13"E
4	10000.00	412.93	46.54	S20° 12' 23.87"E
			18.54	S23° 14' 27.30"E
			7.14	S26° 16' 30.73"E
			126.46	S63° 43' 29.27"W
			85.64	N03° 16' 21.58"W
5	10000.00	412.75	126.46	N63° 43' 29.27"E
			77.82	S26° 16' 30.73"E
			136.54	S63° 43' 29.27"W
			77.93	N03° 16' 21.58"W
			136.54	N63° 43' 29.27"E
6	10000.00	416.07	73.30	S26° 16' 30.73"E
			136.24	S63° 43' 29.27"W
			73.40	N03° 16' 21.58"W
			134.50	N63° 43' 29.27"E
			73.63	N03° 43' 29.27"E
7	10000.00	419.55	71.32	S26° 16' 30.73"E
			142.08	S63° 43' 29.27"W
			71.42	N03° 16' 21.58"W
			138.34	N63° 43' 29.27"E
			70.00	S26° 16' 30.73"E
8	10000.00	423.16	145.75	S63° 43' 29.27"W
			70.10	N03° 16' 21.58"W
			142.08	N63° 43' 29.27"E
			70.00	S26° 16' 30.73"E
			145.75	N63° 43' 29.27"E
9	10074.16	427.93	156.39	S63° 43' 29.27"W
			20.25	N13° 54' 36.23"W
			50.29	N03° 16' 21.58"W
			149.42	N63° 43' 29.27"E
			70.00	S26° 16' 30.73"E
10	10331.03	435.27	156.39	N63° 43' 29.27"E
			20.25	N13° 54' 36.23"W
			50.29	N03° 16' 21.58"W
			149.42	N63° 43' 29.27"E
			70.00	S26° 16' 30.73"E
11	10620.54	446.35	156.39	N63° 43' 29.27"E
			20.25	N13° 54' 36.23"W
			50.29	N03° 16' 21.58"W
			149.42	N63° 43' 29.27"E
			70.00	S26° 16' 30.73"E
12	11484.51	469.79	171.74	N63° 43' 29.27"E
			71.66	N13° 54' 36.23"W
			171.74	S63° 43' 29.27"W
			71.66	N03° 16' 21.58"W
			171.74	N63° 43' 29.27"E
13	12558.87	500.49	171.74	N63° 43' 29.27"E
			70.00	S26° 16' 30.73"E
			187.09	S63° 43' 29.27"W
			71.66	N13° 54' 36.23"W
			171.74	N63° 43' 29.27"E
14	13633.23	531.18	187.09	N63° 43' 29.27"E
			70.00	S26° 16' 30.73"E
			202.43	S63° 43' 29.27"W
			71.66	N13° 54' 36.23"W
			187.09	N63° 43' 29.27"E
15	14679.88	560.10	70.00	S26° 16' 30.73"E
			216.30	S63° 43' 29.27"W
			37.92	N104° 00' 03.89"W
			33.45	N13° 54' 36.23"W
			202.43	N63° 43' 29.27"E
16	10000.00	603.07	76.92	S26° 16' 30.73"E
			136.20	S63° 43' 29.27"W
			71.45	N13° 54' 36.23"W
			102.73	S64° 44' 22.34"W
			54.7	N107° 00' 03.89"W
17	10000.00	413.05	216.30	N63° 43' 29.27"E
			36.51	S10° 54' 02.29"E
			131.66	S79° 05' 57.71"W
			57.91	N13° 36' 57.84"W
			136.20	N03° 16' 21.58"W
18	10000.00	413.80	9.81	S26° 16' 30.73"E
			46.96	N13° 54' 36.23"W
			77.02	S10° 54' 02.29"E
			128.01	S79° 05' 57.71"W
			131.66	N13° 36' 57.84"W
19	10000.00	410.92	128.01	N79° 05' 57.71"E
			79.28	S10° 54' 02.29"E
			128.01	N79° 05' 57.71"E
			79.28	S10° 54' 02.29"E
			128.01	N79° 05' 57.71"E

Parcel Area Table				
Parcel #	Area	Perimeter	Segment Lengths	Segment Bearings
20	10000.00	412.75	124.25	N79° 05' 57.71"E
			18.73	S10° 54' 02.29"E
			31.23	S13° 36' 57.84"W
			14.23	S20° 29' 34.00"E
			127.13	S69° 34' 26.00"W
21	10000.00	415.77	91.07	N13° 36' 57.84"W
			127.13	N69° 34' 26.00"E
			75.95	S20° 29' 34.00"E
			136.20	N03° 16' 21.58"E
			76.49	N13° 36' 57.84"W
22	10000.00	423.81	71.20	N69° 34' 26.00"E
			144.71	S20° 29' 34.00"E
			71.20	N03° 16' 21.58"W
			144.71	N13° 36' 57.84"W
			71.20	N69° 34' 26.00"E
23	15535.51	971.02	293.01	S20° 29' 34.00"E
			36.71	S18° 03' 04.16"W
			261.51	N23° 18' 14.21"W
			35.90	N69° 35' 33.55"E
			35.90	S69° 35' 33.55"W
24	23186.57	698.32	115.76	S79° 45' 10.71"W
			41.86	N11° 24' 56.11"W
			4.67	N13° 36' 57.84"W
			144.71	N69° 34' 26.00"E
			16.35	N78° 53' 27.63"E
25	16206.66	620.98	250.67	N89° 50' 02.13"E
			71.14	S18° 32' 50.29"E
			248.09	S72° 10' 24.54"W
			112.07	N20° 28' 46.86"W
			248.09	N72° 10' 24.54"E
26	16424.26	609.91	46.70	S18° 32' 50.29"E
			239.46	S63° 43' 29.27"W
			72.51	N26° 16' 30.73"W
			14.52	N29° 25' 38.44"W
			14.52	N29° 25' 38.44"W
27	15745.20	596.53	228.78	S63° 43' 29.27"W
			70.00	N26° 16' 30.73"W
			239.46	S18° 32' 50.29"E
			7.57	S18° 32' 50.29"E
			63.09	S18° 32' 50.29"E
28	15066.59	571.16	228.08	N63° 43' 29.27"E
			41.18	S18° 32' 50.29"E
			29.48	S18° 32' 50.29"E
			216.41	S63° 43' 29.27"W
			70.00	N26° 16' 30.73"W
29	14392.55	551.87	216.41	N63° 43' 29.27"E
			70.00	S18° 32' 50.29"E
			206.80	S18° 32' 50.29"E
			70.00	N26° 16' 30.73"W
			70.00	N26° 16' 30.73"W
30	13719.55	532.64	206.80	N63° 43' 29.27"E
			70.00	S18° 32' 50.29"E
			70.00	S18° 32' 50.29"E
			191.19	S63° 43' 29.27"W
			70.00	N26° 16' 30.73"W
31	13046.03	513.39	191.19	N63° 43' 29.27"E
			29.14	S18° 32' 50.29"E
			41.52	S18° 32' 50.29"E
			181.53	S63° 43' 29.27"W
			70.00	N26° 16' 30.73"W
32	12370.22	494.10	181.55	N63° 43' 29.27"E
			70.00	S18° 32' 50.29"E
			70.00	S63° 43' 29.27"W
			162.23	N26° 16' 30.73"W
			70.00	N26° 16' 30.73"W
33	11694.15	474.78	171.89	N63° 43' 29.27"E
			70.00	S18° 32' 50.29"E
			162.23	S63° 43' 29.27"W
			70.00	N26° 16' 30.73"W
			70.00	N26° 16' 30.73"W
34	11338.77	459.35	152.30	S69° 16' 57.84"E
			6.12	N25° 29' 46.44"W
			63.86	N05° 16' 30.73"W
			162.23	N63° 43' 29.27"E
			15.74	S18° 32' 50.29"E
35	13382.67	484.74	152.30	S18° 34' 26.73"E
			106.80	S79° 05' 57.71"W
			155.44	N10° 54' 02.29"W
			15.74	N17° 48' 32.22"W
			54.26	N17° 48' 32.22"W
36	19783.17	570.20	155.44	N79° 05' 57.71"E
			110.27	S18° 34' 26.73"E
			0.20	S18° 34' 26.73"E
			171.89	S71° 34' 10.68"W
			132.10	N10° 54' 02.29"W
37	17710.57	552.80	171.89	N71° 34' 10.68"E
			99.67	S18° 34' 26.73"E
			181.26	S71° 40' 09.53"W
			7.25	N20° 55' 16.83"W
			29.04	N15° 39' 14.37"W

