

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: May 17, 2022
Cc: County Council
Re: May 24, 2022 Regular Commission Meetings

The Anderson County Planning Commission is scheduled to hold its next meeting on **Tuesday, May 24, 2022 6:00PM** at the **Civic Center**, located at **3027 Martin Luther King Jr Blvd, Anderson, SC 29625**.

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

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

May 24, 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. April 12, 2022
5. Public Hearings
 - A. Land Use Permit Application: Proposed Distribution Facility, located on Masters Blvd, Anderson [**Council District 2**]
 - B. Proposed Anderson County School District 1 Impact Fee- Presentation by G. Robert Binnicker, Superintendent of Anderson School District One
 - C. Public Comments- 3 minute limit per speaker
 - D. Discussion by Anderson County Planning Commission- Discussion & Vote
6. Old Business
7. New Business
8. Public Comments, non-agenda items – 3 minutes limit per speaker
9. Other Business
10. Adjournment

STATE OF SOUTH CAROLINA)
COUNTY OF ANDERSON)

ANDERSON COUNTY
PLANNING COMMISSION MEETING
APRIL 12 2022

PRESENT:

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

ALSO PRESENT:
ALESIA HUNTER
BRITTANY MCABEE
TIM CARTEE
HENRY YOUMANS

1 WILL MOORE: I'd like to
2 call this Planning Commission meeting to order. I'd
3 like to welcome everybody tonight. Let's go ahead and
4 start out with our Pledge of Allegiance. Please stand.

5 **PLEDGE OF ALLEGIANCE**

6 WILL MOORE: All right.
7 Moving on to the approval of agenda. Do I have anybody
8 make a motion to approve the agenda tonight.

9 DAVID COTHRAN: Motion to
10 approve.

11 WILL MOORE: All in favor
12 raise your right hand.

13 All right. The next thing we're going to move on
14 to is approval of the minutes. We're going to start
15 with February the 8th. Do I have a motion for approval
16 of the minutes? Brad? Second? All in favor.

17 Let's move on to the March 8th minutes, 2020. Do
18 I have a motion to approve those minutes, as well?

19 DAN HARVELL: Motion, Mr.
20 Chairman.

21 WILL MOORE: Thank you.
22 Do I have a second?

23 DONNA MATTHEWS: Second.

24 WILL MOORE: All in favor.
25 All right.

26 First, we're going to start with the public
27 hearings. A land use permit. And I'm going to turn it
28 over to the staff at this time for presentation.

29 TIM CARTEE: Thank you, Mr.
30 Chairman. This is Tiger Cove. It's a RV park. It's
31 already preexisting. One hundred eighty-six property
32 owners were notified within a 2,000 foot radius. Becky
33 Lash is the record of owner (verbatim) and
34 representative here is Hartwell Resort, LLC. It's at
35 2043 Whitehall Road. And this is a redevelopment of
36 this 9.58 acres. The RV park is located on Lake
37 Hartwell at the dead-end portion of Whitehall Road.
38 This development will consist of 126 RV parking spots,
39 eight tiny homes, RV park models, and an office and
40 laundry of approximately 3,000 square feet. The
41 restaurant and existing house will be cut out of the
42 property and not part of the development.

43 Surrounding land use is residential. And of
44 course, Lake Hartwell and Green Pond Landing. The
45 total site area, as I mentioned, was 9.8 with a hundred
46 and twenty-six dwellings. And this is in Council
47 District 5.

48 The property is unzoned. And access is off
49 Whitehall Road, which is state. And the sewer supplier
50 will be Anderson County. Power supplier will be Duke

1 Energy. And West Anderson will be the water supplier.
2 No variances requested. Whitehall Road is classified
3 as an arterial with no maximum average trips per day.
4 The applicant will be required to obtain an
5 encroachment permit from SCDOT.

6 And it's kind of hard to see on the drawing here,
7 but it kind of shows the layout. It didn't quite pick
8 it up as good on the copy machine, but I have a black
9 and white copy on this one where you can kind of see
10 the layout of this development. It will be -- have a
11 fence and it'll have a gate around this property, so
12 there will be no access onto Snowden Road or Old Green
13 Pond Road. And here's the property location.

14 Staff recommends approval of this project because
15 it has met the requirements in Chapter 38 Land Use.
16 That's all I have, Mr. Chairman.

17 WILL MOORE: Thank you,
18 sir. All right. Do we have a developer presentation?
19 If you would, come forward and state your name and
20 address.

21 JIM DAVIS: Jim Davis,
22 6026 Old Orchard Road, Kernersville, North Carolina
23 27284.

24 I'm part of the development group that is looking
25 to redevelop this RV resort park. Here to answer any
26 questions that you might have. My engineer is also
27 here this evening, as well. We're very excited about
28 the project. We're looking to inject a significant
29 amount of capital into the redevelopment of the park
30 and really develop something that is going to
31 compliment the investment that the county has made with
32 Green Pond Landing and be able to hopefully support
33 your economic efforts there with something that's very
34 nice and an asset to the overall county. Happy to
35 answer any questions or any additional information
36 needed.

37 WILL MOORE: Anybody on
38 the Planning Commission got anything?

39 JANE JONES: I was
40 curious about how many units -- are there already RVs
41 on the site? You said you were re-developing. Are
42 there already ---

43 JIM DAVIS: There are.
44 There's already RVs there. This has been there since
45 the 1960s since the lake was built.

46 JANE JONES: I was just
47 curious about how many might already be there. That's
48 okay if you don't know.

49 JIM DAVIS: There's
50 roughly fifty-five to sixty. Some of it is hard to

1 determine what exactly was RV spots, as the property
2 has evolved over the years. So it's in that general
3 range. We've counted actually as high as sixty-five or
4 seventy actual spots, but some of those over time have
5 deteriorated. So that's part of the reason we're
6 looking at doing a significant redevelopment of the
7 property.

8 JANE JONES: And none of
9 these are permanent? Or are they? Are they there
10 permanently or are they ---

11 JIM DAVIS: No, ma'am.
12 This would be a true RV resort for surrounding -- you
13 know, the landing, nightly, weekly. It would not be a
14 permanent setup by any means.

15 JANE JONES: Is there
16 somebody on site that ---

17 JIM DAVIS: Yes. There
18 will be. Yes.

19 JANE JONES: Thank you.
20 WILL MOORE: Thank you,
21 sir. All right. I'm going to move on to public
22 comments. We've got a list here. Jill O'Connor. If
23 you'll please come forward and state your name and
24 address.

25 JILL O'CONNOR: My questions
26 have been answered.

27 WILL MOORE: Okay. Thank
28 you, ma'am. That's all I had signed up to speak on
29 this. Is there anyone else? Please come forward and
30 state your name and address, please, ma'am.

31 CRYSTAL HAMBY: Hi. I'm
32 Crystal Hamby. I live at 123 Ballard Road in Pelzer.
33 And I'm opposing the RV park.

34 TIM CARTEE: Pardon me, Mr.
35 Chairman. This is the one that's off Whitehall. It's
36 over by Lake Hartwell. Yeah, yours is coming up later.
37 Yes, ma'am.

38 CRYSTAL HAMBY: Oh, okay.
39 Thank you.

40 WILL MOORE: Thank you.
41 Anyone else? Please come forward and state your name
42 and address, please, ma'am.

43 SALLY BOGGS: My name is
44 Sally Boggs. And my property address is 295 Green Pond
45 Road. And I just want to make -- I'm not sure I'm
46 clear about this fifty-five to sixty sites now.
47 There's a planned one hundred and twenty-six. Is that
48 correct?

49 TIM CARTEE: Yes, ma'am,
50 that's correct.

1 SALLY BOGGS: Are all one
2 hundred and twenty-six going to be located in the part
3 that's currently occupied by the RVs now?
4 TIM CARTEE: Yes, ma'am.
5 It will be inside the park and they will have a fence
6 around that. And the only entrance will be coming off
7 of Whitehall Road.
8 SALLY BOGGS: And what
9 happens to the people that are living there permanently
10 now?
11 TIM CARTEE: Mr. Chairman,
12 I can't answer that question.
13 WILL MOORE: I'm sorry.
14 This is a question and answer. If you would just state
15 your comments and go from there.
16 SALLY BOGGS: I'm concerned
17 about the density of the property. I don't think it
18 will be good for the neighborhood.
19 WILL MOORE: Thank you,
20 ma'am. One last one. Come forward, please, sir.
21 State your name and address.
22 DENNIS BROWN: Dennis Brown.
23 I live on Green Pond directly across from the park,
24 right next to Ms. Boggs. My concern is with the
25 density, obviously, of what I saw up there. A whole
26 lot of trees are going to come down. With the removal
27 of those trees, the current amount of street lights is
28 going to be flooding the rest of the neighborhood. My
29 concern is adding more street lights for more campers
30 and really being detrimental to the quality of life of
31 everybody around the place. Any comments on street
32 lights? Anything we can do to prevent that?
33 DAN HARVELL: Mr. Chairman,
34 could we ask the developer to address that?
35 WILL MOORE: Yes, sir.
36 Sir, could you address that, please, sir?
37 JIM DAVIS: We will
38 obviously have street lights for the safety of the
39 community. We will also have webcams and everything
40 else for monitoring. And you asked about on-site
41 personnel. We'll do our best to balance that, as well.
42 There is a fine balance between having enough light to
43 be able to have a safe environment for your patrons and
44 also we're not looking to by any means over-amplify the
45 lighting there. If you put too much light there,
46 people are not going to want to come because it's too
47 bright and they're looking for a quiet setting on the
48 lake. And that's what we're looking to achieve. We
49 have not done light studies yet, but that'll be part of
50 our development plan with our engineer.

1 WILL MOORE: Thank you,
2 sir.
3 DENNIS BROWN: And how will
4 we get word of that before it actually happens? Will
5 we have any influence on that?
6 JIM DAVIS: I don't know
7 what the process is with Tim, but ---
8 WILL MOORE: Sir, I'm
9 sorry, this is not a question and answer.
10 DENNIS BROWN: How tall will
11 the fence be? Will that help block any of the
12 lighting?
13 WILL MOORE: Come to the
14 microphone, please, sir. Come to the microphone,
15 please, sir, so we can hear you.
16 DENNIS BROWN: How tall will
17 the fencing be? Will that help mitigate any of the
18 light spillage out of that area?
19 TIM CARTEE: Mr. Chairman,
20 we'll address that as part of the land use commercial
21 permit for that. And the lights will have to be
22 shielded on top and not be facing any of the
23 residential areas out there. It'll be all back towards
24 the park.
25 DENNIS BROWN: That's good.
26 I do like the idea of the fence along that side to keep
27 traffic from cutting through and all that. Good. But
28 there are quite a few deer there in that area that have
29 already been displaced by the Green Pond boat ramp.
30 But they stay over in those woods and cut across the
31 road, across our yard, up into the next woods. So that
32 fence is going to totally block them. Can't have
33 everything, I guess.
34 WILL MOORE: Thank you,
35 sir. All right. I'd like to move on and open up
36 discussion amongst the Planning Commission. Anybody?
37 Go ahead.
38 DAN HARVELL: Could you
39 review one more time the buffer area between this and
40 the neighbors?
41 TIM CARTEE: Well, you have
42 existing trees that are there and they will try to
43 maintain any large oak trees or anything along the
44 perimeter. And then they will have a fence installed
45 to keep any access for people. Because right now they
46 have vehicles that pull in and off of Green Pond Road.
47 So that will be eliminated for that. And that will be
48 less traffic on Green Pond and Snowden Road. So it'll
49 basically all be on Whitehall Road.
50 DAN HARVELL: Thank you.

1 WILL MOORE: All right.
2 Would anyone like to make a motion?
3 BRAD BURDETTE: Mr. Chairman,
4 I'd like to make a motion to approve.
5 WILL MOORE: I have a
6 motion for approval. Do I have a second?
7 WESLEY GRANT: Second.
8 WILL MOORE: All in favor
9 raise your right hand. Motion passes. Unanimous.
10 All right. Moving on to the land use permit
11 application, Eden Farms RV Park, located on Highway 8,
12 Council District 7. I'll turn it over to the staff.
13 TIM CARTEE: Thank you, Mr.
14 Chairman. This development is a RV park and a hundred
15 and ninety-six property owners were notified within a
16 2,000 foot radius. It's location is off Highway 8 in
17 Pelzer. These 12 sites will be for non-permanent stays
18 and will provide complete hook-ups for each site,
19 including water, sewer, power and internet. The RV
20 sites would be located within existing tree line with a
21 planted hedge for further sight and sound barriers.
22 This area being developed will approximately be about
23 two acres, including a portion in the field at the
24 front along Highway 8 containing the drain fields for
25 the septic system. Total acreage of this property is
26 just under forty-four acres.
27 Eden Farms is currently being built out for a
28 small vegetable and fruit permaculture style farm,
29 while keeping as much of the tree landscape as
30 possible.
31 Surrounding land use is residential and vacant
32 land and undisturbed woodlands. Number of dwellings
33 will be twelve for the units. And it's in District 7.
34 The property is unzoned. This is not an extension of
35 an existing development. Again, access will be off
36 Highway 8. And it'll be septic. And Duke Energy will
37 have the power and Big Creek will supply the water. No
38 variance is requested. And Highway 8 is classified as
39 an arterial road with no maximum average trips per day.
40 And the applicant is required to obtain an encroachment
41 permit from SCDOT for encroachment along Highway 8.
42 Here you can see the plat showing the layout of the
43 proposed RV park. And here is some renditions, 3D.
44 And here's the aerial location of the property tax map.
45 Staff recommends approval. This project has met
46 the requirements of Chapter 38 Land Use.
47 That's all I have, Mr. Chairman.
48 WILL MOORE: Thank you,
49 staff. Developer? Do I have anybody that wants to
50 speak on this matter? Please come forward and state

1 your name and address, please, sir.

2 JEREMY DESOTA: Jeremy DeSota,
3 190 Black Road in Pelzer. Just really briefly, we
4 moved to the area recently and wanted just to say we've
5 really appreciated coming into an area of people who
6 have welcomed us into an area of the true south, if you
7 will.

8 And so part of our vision with this property as
9 it's getting built out as a permaculture farm facility
10 was to invite other people, just a small group of other
11 people into the opportunity of learning how to grow
12 their own food, learning how to thrive, which is a big
13 part of our vision.

14 And so that's why we've kind of proposed this
15 development of just twelve sites within the existing
16 tree line to both protect the environment that's
17 already there, but also invite others -- invite kind of
18 a community of small -- a small community of people to
19 join us from time to time on that property to learn the
20 kind of lifestyle that we enjoy, having moved here into
21 the South Carolina area.

22 We would welcome, definitely, any questions that
23 people would have.

24 WILL MOORE: Thank you,
25 sir. All right. I'm going to open this up for public
26 comments. We've got a list here. Scott Ogburn.

27 SCOTT OGBURN: My name is
28 Scott Ogburn. I live at 218 Looper Road. And I
29 probably checked that it wasn't within 2,000 feet, but
30 it is if you go by a bird's flight.

31 Our concern, several people, as you can see from
32 our community, is what's going to happen to our
33 community. For many of us we've lived there thirty
34 years. Some of those sitting to your left have lived
35 in this community for sixty-plus years. So we have
36 some concerns about what this will do to our community.
37 We already suffer from a lack of -- and I know this is
38 not Planning Commission responsibility -- but we
39 already suffer from some lack of county oversight with
40 some RVs already in that community that we just have
41 folks squatting, coming and going as you please.

42 A couple of concerns about the description inside
43 of the plan document that you presented online was
44 where the two acres would be, how much of that is
45 actually going to be inside the wood line versus how
46 much of that is going to be outside of the wood line.

47 And of course, our concern as a community is, one,
48 what happens to our investment? We have a daycare
49 that's less than a hundred yards from that facility.
50 We have a church that's less than a hundred yards from

1 that facility. And we have an elementary school that's
2 less than a quarter of a mile from that community
3 (verbatim). So we have some great concerns. Not just
4 for ourselves, not just for our investment, but the
5 long term investment of our kids and our grandkids and
6 the safety of that community.

7 So we would ask you tonight to reconsider your
8 recommendation for this project and push this project
9 to the side.

10 WILL MOORE: Thank you.
11 Brice Garmand. Please come forward and state your name
12 and address, please, sir.

13 BRYCE GARMAN: Bryce Garman,
14 225 Joe Black Road in Pelzer. And my property is
15 within 2,000 feet. It's the forty acres across the
16 road. I'm for this, along with the Council. I've
17 heard some complaints about traffic. Anybody that's
18 ever been on Highway 8 knows that it's the true
19 southern connector, that it's not the -- that's what
20 everybody uses, so traffic is a moot point. There
21 needs to be bigger things done about that. But that's
22 not here or now.

23 Getting to know the developer and the people that
24 live there, they're the type of people that our
25 community needs. Our community needs, because they're
26 bringing economical growth to the little town of
27 Pelzer. Yes, I understand that some people have been
28 there for a long time. I can appreciate that. I grew
29 up in a community just like Pelzer in southern Ohio.

30 If we're going to continue to grow and become a
31 better place, then having people come that will help
32 learn the ways of, you know, living off the land and
33 experiencing God's nature. I think all the questions
34 can be addressed and can -- proper solutions kind of
35 like the other gentleman and the other property with
36 the light question. A light pollution study is a very
37 normal thing and is very easy to remedy.

38 So my family is for this. We have about the same
39 size of property, literally across Joe Black that is --
40 actually if you know who the land originally belonged
41 to, I bought my property from the same people. My
42 family and I approve this and we thank you for the
43 Council's time.

44 WILL MOORE: Thank you,
45 sir. Crystal Simms, please come forward and state your
46 name and address.

47 CRYSTAL SIMS: Hey, good
48 evening. I am Crystal Sims. I live at 171 New Hope
49 Road. Some of my comments/questions have been
50 answered. But I just feel that it's important to

1 reiterate some of the concerns of the community. Our
2 property does join directly onto this forty-four plus
3 acres that's been purchased and planned for this. We
4 are concerned about the property value of our personal
5 property, as well as neighboring farmlands that still
6 surround our home in the New Hope Community, as well as
7 off of Joe Black Road and off into Looper, Bryant and
8 Whitten Road and the New Hope Community as a whole.

9 Just recently, today, what concerns me, again,
10 this is not a planning issue, but more I guess a
11 Council issue of another sorts. Just recently today I
12 was on the phone with DHEC and codes about the RVs
13 that's already on Highway 8 that do not have proper
14 sewage. And I realize that they will -- you know,
15 their proposal does have sewage, water, internet, all
16 the perks. But my concern is who's going to enforce
17 these things when it starts going down? Things starts
18 getting dilapidated, who's going to enforce these
19 rules? Because right now Anderson County can't do
20 anything for the two dilapidated campers that's
21 currently on the corner of Whitten Road and Highway 8.
22 I was told, sorry, I know they're dumping their waste
23 behind their camper. There's nothing we can do.

24 So my concern is, who do we go to for help should
25 this not be a great plan. I agree, it may be something
26 great for the community. But what if? What if it's
27 not? What if it goes downhill? Who's going to enforce
28 the rules and the laws then? Because right now we're
29 being failed in our community by what's currently
30 there.

31 I am a transplant in that community in '97. I
32 married into the community. Moved over from
33 Williamston. Big metropolitan area down the road. But
34 my family, my husband's family, my church, we have been
35 there and we're fighting all these drugs and things
36 coming in. We're trying to pull together as a
37 community to clean up. And this may help clean up.
38 But we don't know that it will. And who's going to
39 enforce those rules and those laws? Because right now
40 we're not getting any help by what's going on right
41 now. So how can we rub that magic ball and see how you
42 guys are going to help us in the future should
43 something happen. Thank you.

44 WILL MOORE: Thank you,
45 ma'am. All right. I'm going to open this up for
46 discussion amongst the Planning Commission. Anybody
47 have anything they want ---

48 JANE JONES: I have a
49 question of the developer. Same question I asked
50 before. How do you -- are you going to enforce? Are

1 you going to have anybody onsite to keep up with the
2 property or ---

3 JEREMY DESOTA: I appreciate
4 that question because it's something I wanted to
5 address from a previous commenter, as well. We live
6 onsite, so I don't know if -- my family is here, and my
7 wife probably won't like the fact that I'm pointing
8 over in her direction, but that's my wife, those are my
9 three kids. And we live on this property. If there
10 was any concern in my mind about who we would be
11 inviting onto our property to stay with us to learn
12 from us and to engage in the community together not
13 only with us but with everybody in the area, I would be
14 the first one to be, like, nixing that idea. Because
15 those are my kids and they come first.

16 So we will be onsite. That's our home. And we
17 will be the one making sure that not only are the RVs
18 that come into this property represent what we're used
19 to. We're an RV'er family. That's how we kind of
20 found this area. Is we RV'ed through the U.S. trying
21 to find that perfect community that we could feel safe
22 in, welcomed by, and so that's what we also want to
23 provide an opportunity for others to find, as well.
24 Hopefully that answers your question.

25 JANE JONES: Well, you said
26 here in the paperwork that I have that this is a non-
27 permanent site. So in my mind I assume that you would
28 be -- people would come in, they would pay you for one
29 night and then would leave. But you're talking about a
30 lot of permanency in what you're saying. And also you
31 said earlier that in this -- I've been out there. I
32 don't live that far away. And this is farm country.
33 And you're talking about these people coming there and
34 gardening and stuff, that's a permanency kind of thing
35 or a long term stay.

36 So I'm confused about what your purpose is for
37 this park because this is going to be a come-and-go, I
38 was told, you know, we've got people that work around
39 here and they need somewhere to park while they go to
40 work. But all that you've said, it sounds very
41 permanent.

42 JEREMY DESOTA: So we are
43 permanent. Our home ---

44 JANE JONES: Yeah, but you
45 said that you would have -- choosing people to come in
46 there. You're going to take whoever comes?

47 JEREMY DESOTA: No. So we
48 will have a process of application, actually. This is
49 not necessarily intended to be a one-night stay.
50 Neither is it intended to be a long-term stay. So this

1 would be a one-week minimum to one-month stay, just
2 because we get to write those rules because we want to
3 invite families such as ours into a type of community
4 where they get to be a part for a season of what we're
5 building on the property and learn from that. So we
6 are permanent residents on that site, and we would be
7 inviting others to stay from one week to one month or a
8 couple of months, but not permanently on our property.
9 No.

10 JANE JONES: Okay, well,
11 that changes the whole perspective of what was
12 presented. How many septic tanks will be on the
13 property? Will each site have one? And I'm supposed
14 to know these regulations, but I forget. How many --
15 will several -- will they share?

16 JEREMY DESOTA: Yes. So there
17 will probably be about two septic tanks and fields for
18 six sites, approximately, each.

19 JANE JONES: So six per
20 septic tank, did you say?

21 JEREMY DESOTA: Correct.

22 JANE JONES: Approximately.

23 DONNA MATTHEWS: And you're in
24 the process of creating Eden Farms; right, because
25 there's no farm there yet?

26 JEREMY DESOTA: There is. So
27 we bought it as a farm property. We did kind of
28 reclaim a little bit of land. But we have been very
29 hard at work over the last five months planting a very
30 large garden, a fruit orchard. I wish I could show you
31 some pictures of it. It's a beautiful space that we've
32 been hard at work kind of creating. And again, all of
33 that from kind of an organic perspective based on our
34 values.

35 WILL MOORE: Thank you,
36 sir. Anybody else?

37 DAN HARVELL: I have a few.
38 This is my district. I rode out there today to take a
39 look. I did not go down your Black Road. Is that
40 private or is that a county road?

41 JEREMY DESOTA: I think it's
42 -- it used to be an old logging road that was named,
43 but it is our driveway. Yes.

44 DAN HARVELL: Okay. Now, I
45 noticed what looked like about an acre clear at the
46 road frontage; correct?

47 JEREMY DESOTA: Yep.

48 DAN HARVELL: Okay.
49 According to the mock-ups that we saw, the digital
50 mock-ups of the locations of the trailers in relation

1 to the trees, can you tell me exactly where that is as
2 I looked at that from the road?

3 JEREMY DESOTA: Yes. So the
4 tree line that you see will stay. And the septic
5 fields will be located within the current cleared area
6 to minimize the, you know, number of trees that have to
7 come down. And there will be a one-lane -- or one-way
8 drive that will be cutting into that forested area
9 where the trees start along the -- I didn't come ready
10 for east, west, north, south -- but along the west side
11 of the property there will be a one-way road that will
12 come in there. It'll cut into the trees at that point,
13 loop around and all of the RVs will be behind that tree
14 line that you see there.

15 DAN HARVELL: Okay. That
16 was my main question is if any of those would be
17 actually exposed to the road?

18 JEREMY DESOTA: No. I mean
19 other than what you can see filter through the trees
20 and that's why we have proposed an additional layer of
21 a thicker hedge that we'd be planting for that tree
22 line, as well.

23 DAN HARVELL: Okay. Do you
24 know of any other endeavors that you're going to pursue
25 there going forward that would require certain permits
26 from the county?

27 JEREMY DESOTA: Not that I'm
28 aware of at this point.

29 DAN HARVELL: Okay. So you
30 really are not going beyond the farming/gardening
31 concept at this time; right?

32 JEREMY DESOTA: Correct.

33 DAN HARVELL: Okay. I would
34 like to ask staff a couple of questions here.

35 This area is unzoned?

36 TIM CARTEE: That's
37 correct.

38 DAN HARVELL: So are there
39 any county ordinances that deal with the situation of
40 how something like this could evolve just say twenty
41 years from now?

42 TIM CARTEE: Well, this
43 will be tied to his land use permit so he'll only be
44 limited to what he can do, which is those twelve units.
45 He won't be able to expand or anything like that. If
46 the Planning Commission approves, he'll only be able to
47 do twelve units for this farm; and that's it.

48 DAN HARVELL: Okay. You
49 know, I think it would be wise if the Council would
50 look at some ordinances from possibly other places

1 concerning these RV sites. I just bet that there are
2 some guidelines in place in other places that deal with
3 these temporary RV sites. I'm not saying there's
4 anything wrong with either one of these that we've
5 heard tonight. But when I talked to the County Council
6 person for this district, my council person, Ms.
7 Wilson, that was a major concern of hers, what could
8 happen down the road after these RV parks have been
9 permitted? You know, I don't think anything is going
10 to happen in the near future. But twenty, thirty years
11 down the road, I think we need some safeguards in the
12 ordinance book to deal with what might could happen
13 down the road.

14 TIM CARTEE: Yes, sir. On
15 these that are being proposed, they'll have to meet the
16 land use and what restrictions we have put on that to
17 be maintained as to what the original approval was for.

18 DAN HARVELL: Okay. Thank
19 you.

20 WILL MOORE: All right.
21 We'll move on. Does anybody have a motion?

22 DAN HARVELL: Well, this is
23 my district, so I will make the motion to approve. Not
24 that I'm necessarily going to vote for this, but to get
25 to the discussion amongst ourselves. So I make that
26 motion to approve.

27 JANE JONES: If you make
28 the motion to approve, then you've made the motion to
29 approve.

30 DAN HARVELL: Pardon?

31 WILL MOORE: If you've made
32 the motion to approve ---

33 JANE JONES: You've making
34 a motion ---

35 DAN HARVELL: I'm making the
36 motion to approve, but now we can discuss it amongst
37 ourselves in the discussion part now, if that's -- if
38 anyone wants to do that amongst us.

39 WILL MOORE: Any discussion
40 on the motion of approval?

41 JANE JONES: I've been out
42 to the site. Like I said, I don't live too far from
43 there. And an RV park is not in keeping with what's
44 there. It's beautiful pasture and farmland. I don't
45 quite get the concept of bringing in somebody temporary
46 to garden. All that just doesn't fit. But it would --
47 the whole community would be changed with an RV park
48 sitting there in the middle of it. And like the lady
49 that got up said, the church with a daycare center is
50 just down the road, the schools, and all the other

1 things that are part of that community. Whether this
2 RV park is permanent or one-night stands, we all get
3 concerned about transient people coming and going. Out
4 in the country there, you can police all that. There
5 are just a lot of concerns that I can -- that I have.
6 And I just don't think it's in keeping with anything
7 else that's in that community.

8 WILL MOORE: Thank you, Ms.
9 Jane. Anybody else? Do I have a second?

10 BRYAN BOGGS: Second.

11 WILL MOORE: All in favor.
12 Motion passes for approval.

13 Moving on the land use application, Patriot
14 Substation located on Highway 81 North, Council
15 District 6.

16 ALICIA HUNTER: Yes, sir.
17 Thank you, Mr. Chairman. Duke Energy Patriot
18 Substation is the requested land use. We have notified
19 ninety-nine property owners within 2,000 feet via
20 postcards. Property owner of record is Duke Energy
21 Carolinas, LLC. There are some representatives here
22 when we get to that aspect of the presentation.
23 Authorized representative is Nathan Bass who is with
24 Pike Engineering. The intended development is
25 electrical substation. And the location is Highway 81
26 North in Anderson.

27 Here are the details of the development. It,
28 again, involves a new electrical substation. Duke is
29 needing this substation to meet the current and future
30 electrical energy demands for the northern part of
31 Anderson County due to the rapid growth that we've seen
32 in the area there.

33 The studies and the systems planning that had
34 projected that four of the remaining five electrical
35 circuits that serve the area will be out of capacity,
36 and that was 2020. So we are beyond that time period.
37 So the new Patriot Substation will be a vital part of
38 Duke Energy's service commitment to provide services.
39 And they're obligated to continue to provide services
40 and supply and be reliable for electrical energy in
41 that area there.

42 Here's the details of the development. Again, it
43 is needed, again, to provide adequate and reliable
44 energy. The service needs to be reliable due to the
45 decreasing in the length of the distribution lines.
46 Duke Energy's existing Easley Main and Powdersville and
47 Wren Substation that can be transferred to the new
48 substation, and that will be a conglomerate to combine
49 those. And then again, Duke compliance with the
50 industry standards that will increase the redundancy of

1 a reliable -- reliability for that area there.
2 The site plan details the layout for the
3 substation. Here are the surrounding land uses. The
4 YMCA and Grace Church is within a thousand feet to the
5 east there. Of course, there's a single-family
6 residential home within four hundred and fifty feet to
7 the west and vacant land and undisturbed farmland. The
8 site is sixteen acres, a little over sixteen acres in
9 Council District 6. Of course, the property is
10 unzoned. Here is your tax map for your reference.
11 Highway 81 North is the existing access road. And of
12 course, Duke Energy, they will be their supplies.
13 There are no variances that have been requested to Duke
14 Energy. Traffic impact analysis, Highway 81 is
15 classified as an arterial road. There are no maximum
16 average vehicle trips per day. And of course, Duke
17 Energy will be required to obtain the encroachment
18 permit with South Carolina DOT before they start with
19 construction.

20 Here is a layout of the site plan that shows the
21 vicinity of Highway 81. You can also see there's an
22 existing tree line there and some landscaping there.
23 The substation is sitting a couple hundred feet off of
24 the road there. There's some existing vegetation there
25 that will be left and undisturbed there, as well.

26 Of course, here's the site location that shows the
27 substation in the northern part of Anderson County.
28 Here's another vicinity map there, as well. Here's an
29 aerial that shows the tree line there. And then this
30 is a full size sketch of it, as well. Here's a view
31 looking from Highway 81 looking eastern -- looking
32 towards the east of the property there. Here's
33 northeast of the site there. And this is the
34 vegetation that we spoke about earlier here. This is
35 on the eastern side. You can see how thick that
36 vegetation is. And this is looking north on Highway
37 81. There's some more pictures there showing the
38 southeastern boundary of the site. And this is what a
39 typical Duke Energy substation looks like. And they
40 provided a picture of what one looks like in Ellenboro,
41 North Carolina for your review here.

42 Staff recommends approval that a Duke Energy
43 Development Plan is submitted. The developer will be
44 required to obtain all the necessary permits. We do
45 require full disclosure of emergency procedures and
46 Duke Energy is accustomed to that due to the
47 environmental impact analysis. They will provide that
48 to us, as well. We have spoken with Duke concerning
49 the proper screening and landscape buffers. And they
50 do intend to leave in as much vegetation as possible to

1 keep it screened.

2 Stormwater Department will require a NPDS permit.
3 That's a National Pollutant Discharge Elimination
4 permit. And that will be for land disturbance that
5 consists of one acre or larger. The county sewer,
6 there's not going to be any buildings there, so we
7 won't be required to do any sewer. There's just not
8 going to be any offices or anything like that.

9 And then, of course, the wetland delineation.
10 We'll work with Duke Energy to provide that delineation
11 with us. And actually there's some new guidelines that
12 come out from the Corp and they don't require wetland
13 delineation unless there's an actual permit that has to
14 be issued. So we received a new ruling from the Corp
15 regarding that.

16 Of course, we'll issue a grading permit before
17 they start with any development and construction
18 activities.

19 Mr. Chairman, that concludes the staff report. We
20 do have a developer presentation. Mr. Mike Pitts that
21 represents Duke Energy will be here to do a
22 presentation, as well.

23 WILL MOORE: Thank you,
24 staff. Mike, come forward to the microphone there.

25 MIKE PITTS: Mr. Chairman,
26 I have a very brief PowerPoint so I can run it from
27 here if that's okay with everybody.

28 WILL MOORE: Yes, sir,
29 absolutely. Come forward.

30 MIKE PITTS: Mr. Chairman,
31 members of the Commission, good evening. My name is
32 Mike Pitts. I'm with Parker Poe, 110 East Court
33 Street, Suite 200, Greenville, South Carolina. I'm
34 here on behalf of Duke Energy with respect to the
35 application that's before the commission this evening.

36 Before I get started I'd like to introduce a few
37 folks from Duke that are here that are available to ask
38 -- or to answer any questions that might be more
39 technical in nature should they arise. We have Kim
40 Craven who is a Duke engineer. We have Emily
41 DeRoberts. I'm sure y'all are all familiar with Ms.
42 DeRoberts. She's in the Government Relations
43 Department with Duke that covers this area. And then
44 we also have Kevin Mason, who is the transmission
45 permitting engineer with Duke.

46 I'm going to skip a few of these slides just
47 because Ms. Hunter has already covered some of this.
48 Let's see. Y'all have already seen the site. Y'all
49 have already seen the overhead of the parcel that Duke
50 has purchased. I would just point out two things real

1 quick here, is the size of the parcel. It's sixteen
2 acres. The actual footprint of the substation itself
3 is roughly about two acres, give or take. So this is
4 really a large site that's already densely wooded to
5 the north up above there. And that was one of the
6 reasons this site was chosen because Duke will be able
7 to use that existing buffering very well.

8 This shows you some of the other substations in
9 the area. Patriot is in the green, the one that's
10 before you tonight for consideration. You can see
11 Easley Main to the north, Powdersville there to the
12 northeast, and Wren down to the south there. And as
13 you can see, those other smaller, lighter gray dots are
14 some of the other subdivisions that are in this area
15 that are part of this electric grid and circuit. As
16 you'll see there's not anything right there where we're
17 talking about today with the Patriot Subdivision.
18 That's one of the reasons why we're here before y'all
19 tonight is because the projections from Duke are, is
20 that the capacity in this area due to the growth that's
21 already taking place is going to be -- if it's not
22 already stretched, it's going to be stretched very thin
23 in the coming months, years. And this substation is
24 very important to help fortify the electric grid. I
25 know there's a lot of concerns sometimes with growth
26 and driving growth and some fatigue about growth. This
27 substation is not being built to drive growth. It's
28 being built to account for the growth that's already
29 occurred and that we anticipate -- that Duke will
30 anticipate will occur in the future because of -- this
31 area of the county has grown quite a bit, as y'all all
32 know.

33 So this will increase electrical capacity.
34 Obviously Duke's mission is to provide safe, efficient
35 and affordable electricity to its customers. So this
36 will increase capacity. It will increase reliability.
37 It'll also increase redundancy. And what that means is
38 a couple of things there. Number one, we're going to
39 be getting the power closer to where the customers are.
40 That's more efficient. It makes the system work
41 better. It decreases your chances for having issues
42 and outages. And if there is an outage with another
43 substation then that energy can be transferred to this
44 substation and reduce the amount of time that your
45 power might be out and our customers' power might be
46 out in this area. That's why we're asking for this
47 substation.

48 This is the conceptual plan that's been prepared
49 by Pike. As Ms. Hunter has noted, there's no zoning in
50 this particular area of the county. The minimum lot

1 size more than meets the requirements. We've done an
2 environmental study, Phase I. All the assessments for
3 cultural, you know, endangered species, all of that.
4 No issues there. There is a stream on the back of the
5 property that we don't anticipate will be impacted at
6 all by the substation given the way it's going to be
7 sited.

8 The take-away from this slide here is the
9 buffering. All the green is going to be buffering.
10 The large section there at the north of the property is
11 the existing tree canopy that will be kept as a buffer
12 to the north. And then the additional plantings that
13 we're going to be doing on the side -- both sides of
14 the property and the front. And this property, also, I
15 think it's worth noting that it slopes pretty good from
16 the road up to the back -- to the rear of the property
17 where the substation is going to be sited. It's going
18 to be pushed back as far as we can get it up there on
19 the back and still keep that nice, natural buffer.

20 There was a community meeting on January the 11th.
21 Unfortunately it was done virtually, as y'all probably
22 remember. That was right when Coronavirus was surging
23 again and because of that the meeting was held remotely
24 or virtually via the team's platform. All the folks
25 within 2,000 feet of the proposed site were notified.
26 We had nineteen members of the community attended the
27 meeting. The meeting was an hour long. People could
28 ask any questions that they wanted. They could even
29 type them in. There was also a dedicated website that
30 was put up and is still up today where folks could go
31 to the website and see the materials that y'all have
32 and much more information about it; ask questions.

33 Standing offer was extended by Ms. DeRoberts and
34 others to meet one-on-one with any property owners that
35 had any questions and concerns. And that standing
36 offer remains open today.

37 Here's the project time line. So we had the pre-
38 submittal in September of 2021. We had the committee
39 meeting virtually on January the 11th. Obviously, the
40 meeting here tonight. And then following -- should we
41 obtain approval this evening, then we will -- Duke will
42 undertake the transmission line study. And that is
43 where Duke will go through its process. It has a very
44 well established process for where it will look at
45 different routings, take them into consideration and
46 get community input. There's going to be at least two
47 community meetings as Duke tries to figure out where
48 the transmission lines are going to go. But right now
49 we need to know where the substation is going to be
50 before we can begin to tell you where the transmission

1 lines will run.

2 Construction to begin in 2023 and hopefully to be
3 online no later than 2026.

4 And wanted to run through real quick the factors
5 that are in the application. Is the proposed area
6 consistent with others in the area? This is your
7 typical mix of kind of a suburban and rural feel to it.
8 It's got the YMCA and the church there to the east.
9 Substations, you see them just about everywhere. And
10 we have a real good example of one is the Cathey Road
11 subdivision is a pretty good example of one where a
12 substation is existing very nicely and surrounded by a
13 development that's both commercial and residential in
14 nature.

15 As to the next factor, it talks about will there
16 be any adverse impacts? Again, given the buffering
17 that we will be using, once the -- and with the
18 existing tree canopies, we do not believe there's going
19 to be any negative impacts to our neighbors should this
20 substation be approved.

21 Again, the buffering goes above and beyond
22 anything that's in the landscape ordinance. You've
23 already got a bunch of trees there. And once this
24 landscaping matures, it will shield the substation from
25 view quite a bit.

26 Will it pose an undue burden on public
27 infrastructure? The answer, very briefly, is no, it
28 will not. This will be unoccupied. It doesn't require
29 water. It doesn't require sewer. It will not be
30 manned. There might be somebody in and out of there a
31 couple of times a week. But other than that, very
32 minimal impact on public infrastructure. There will
33 be, you know, some normal construction traffic as the
34 thing is being built. But that's to be expected. And
35 we'll certainly work with the county and whoever else
36 is impacted to minimize that inconvenience as much as
37 we can.

38 Again, does it meet all the required buffers,
39 setbacks and everything else in your Land Management
40 Ordinance? The answer again is, yes, that it does.
41 And again, I would point out the site plan and the
42 major screening and buffering that's going to be
43 planted -- both kept and planted with this project.
44 This is not -- I believe this is in Charlotte. Y'all
45 correct me if I'm wrong. This substation, this is a
46 very similar landscaping plan that we're planning on
47 using here. But note that substation is really close
48 to the road. And again, the Patriot Substation that
49 we're proposing is going to be pushed back far off of
50 81, as up high on that hill as we can get it.

1 Another thing I want to point out is that the land
2 already has kind of a dip there at the rear where the
3 pad will go. They're actually going to cut that out
4 even further so it'll sit down lower and push that
5 earth over, creating a berm. So that'll be even more
6 screening and buffering. And again, we're going to use
7 a mixture of plants and trees to help screen this
8 thing. And once they get some maturity to them, it's
9 going to look very similar to that.

10 And the last factor is, is there a reasonable
11 balance between our neighbors and the rights of Duke
12 here to have a substation here and use this property
13 for its use? And again, we believe this is a critical
14 piece of infrastructure that's going to serve the
15 county and it'll have very minimal impacts on our
16 neighbors. So therefore, the balance would weigh in
17 favor of granting the application that's before you
18 this evening.

19 That's all that I have. I'll be happy to answer
20 any questions or I can point you to some of the Duke
21 folks, as well.

22 Appreciate y'all's time very much and
23 consideration, by the way.

24 WILL MOORE: Thank you,
25 sir. Anybody on the Planning Commission have any
26 questions, concerns?

27 DONNA MATTHEWS: I just have
28 one.

29 MIKE PITTS: Yes, ma'am.

30 DONNA MATTHEWS: The
31 transmission lines that you're referring to, you're --
32 that's the main line that's going to come off the
33 substation once you get ---

34 MIKE PITTS: Correct.

35 DONNA MATTHEWS: --- the
36 dynamics of where this ---

37 MIKE PITTS: Correct.

38 Those are the high voltage lines that ---

39 DONNA MATTHEWS: You don't know
40 where those are going to go yet ---

41 MIKE PITTS: No, ma'am.

42 DONNA MATTHEWS: --- until that
43 happens?

44 MIKE PITTS: No. We need
45 to know where the substation is going to go. And then
46 once we have point A and point B, then we'll be able to
47 connect the dots, if you will, and then figure out
48 where the transmission lines will go.

49 WILL MOORE: Anybody else?

50 JANE JONES: I appreciate

1 what you said about the buffer. That's a big deal.
2 And when you were here before, I begged you to not cut
3 down those trees on the Y side, those big trees. I'm
4 nervous about that driveway being so close to them, but
5 I'll have to trust you on that one.

6 MIKE PITTS: Yes, ma'am.

7 JANE JONES: You can't
8 replace those trees. But that's a great buffer for
9 them. And they are going to build a child development
10 center right there on that side of their property. Be
11 pretty close to your property.

12 MIKE PITTS: Yes, ma'am.

13 We are aware of that.

14 JANE JONES: Anything you
15 can leave will be ---

16 MIKE PITTS: And obviously
17 we're going to work with the Y anyway we can to
18 minimize the impacts to them as much as possible, of
19 course. We want to be a good neighbor.

20 WILL MOORE: Thank you,
21 sir. We appreciate that.

22 All right. Open this up to public comments.
23 Nicole Robinson, please come forward and state your
24 name and address, please, ma'am.

25 NICOLE ROBINSON: Nicole
26 Robinson, 108 Pasture Drive, Piedmont 29673. I live on
27 the property that's looking directly -- I can see that
28 hill. I can see the YMCA and all of that. Those
29 pictures are a little bit misleading in that that is
30 just in the middle of a field. I live there. My
31 father has lived on that property sixty-something
32 years. I've been there forty years. That's the most
33 beautiful view in Powdersville.

34 And I don't see how -- I know they're saying
35 there's going to be -- you know, maybe they're going to
36 dig down a little bit and make this a little bit lower.
37 Put trees. But if you come to my road, I don't see how
38 we're not going to see that. Because you know, it's on
39 a hill. We're on a hill. So we're looking directly at
40 it. So like that's down and we're, you know. So I
41 don't see how an -- and also wherever the transmission
42 lines are going to be, I don't see how that's not going
43 to impact our property value and still have that view
44 because I don't see how they're not going to come right
45 across from us or cross our family's farm. You know, I
46 don't see how they're going to -- and I would like to
47 see -- they said there was not going to do a huge --
48 really huge one, but I'd like to see what the poles are
49 going to look like. You know, what we're going to be
50 looking at.

1 But I also worry about the radiation on that
2 because I have a family right there. And I envision
3 them coming right across somewhere right there where we
4 are. So you know, I know they say it's not impacting,
5 but it is.

6 WILL MOORE: Thank you.
7 Sid Collins. Please come forward and state your name
8 and address, please, sir.

9 SID COLLINS: Good evening.
10 I'm Sid Collins. I'm the President and CEO of the YMCA
11 of Easley, Pickens and Powdersville. So I'm here
12 representing the YMCA which is at 9115 Highway 81 North
13 there in Piedmont.

14 We -- our board discussed this for a while. And
15 ultimately we came to the conclusion that we like
16 power. We like power to work. And so we're not
17 against a substation existing to build up our
18 infrastructure.

19 What we were against is really just this location.
20 Being right next to the largest community center in
21 northern Anderson County where we serve over ten
22 thousand people per year at that site right next to
23 some of our program areas. We just felt like, of all
24 the places they could have possibly put it, this
25 probably would not be the best.

26 We did spend some time talking with them, meeting
27 with them. I will give Duke credit. They -- I don't
28 know how many hours we've been in conversation about
29 how we could possibly work together, how we maybe can
30 master plan both properties so we can really maximize
31 the use if the substation was going to have to be
32 there. Unfortunately we just couldn't arrive at an
33 agreement that they would do and that we would be
34 willing to pay to be a part of that.

35 And so first our priority is that the station not
36 be located there. Second is that it would be somehow
37 master planned, and we weren't able to figure that one
38 out either. And so for us, we know that most likely
39 from an ordinance standpoint that it's most likely
40 going to be built there.

41 The transmissions lines is a big concern, which
42 direction it goes, will it cut off the ability to build
43 certain structures on our land if it heads east.
44 Because that's unknown, it's hard for us to be able to
45 weigh in on that.

46 But for us we felt like we at least needed to come
47 tonight, express our concerns, express our desire to
48 maybe find a better fit that is not next to the YMCA
49 and to the church, but also again saying that Duke has
50 been a great partner with the YMCA over the years. We

1 have a great working relationship. I think the world
2 of Emily DeRoberts, she has been more than open with us
3 about everything that's going on. So this is not a
4 matter of us fighting against each other. I would say
5 that we are two organizations that are friends who have
6 a little bit of a disagreement on what we're going --
7 what we feel like is best for that site.

8 Thank you for your time tonight.

9 WILL MOORE: Thank you,
10 sir. All right. I would like to open it up for
11 discussion between the Planning Commission. Does
12 anybody have anything they want to mention or point out
13 or ... All right. Well, ---

14 DAN HARVELL: Just one
15 thing. I would ask Mr. Pitts, how many other locations
16 do you know of that were considered? I mean did you
17 have other options?

18 MIKE PITTS: Yes, sir, I
19 know some other properties were considered. I don't
20 know the exact number. But this site was selected
21 because of where it's located and the features that
22 were already there. And again, respectfully, I believe
23 what's before the Commission tonight is whether this
24 particular site meets the standards or not. And we
25 believe that it does, respectfully. Thank you.

26 WILL MOORE: Thank you,
27 sir. All right. I'd like to go ahead and move this to
28 a vote. Do I have anybody that would like to make a
29 motion for approval.

30 BRYAN BOGGS: I motion we
31 approve.

32 WILL MOORE: Do I have a
33 second?

34 FIELD DUNAWAY: Second.

35 WILL MOORE: All in favor
36 raise your right hand. Unanimous. Passes.

37 All right. Moving on there's no old business.

38 Moving on to new business. I'll turn this over to
39 staff for discussion of Robert's Rules of Order.

40 HENRY YOUNG: Mr. Chair and
41 Commissioners, my name is Henry Youmans, Jr., Chief of
42 Permitting for Anderson County Development Standards.
43 And on behalf of the staff, we want to assist you in
44 your job and duties as you perform them for the county.
45 And each of you have been presented with a copy of the
46 Robert's Rules of Order. And for transparency sake and
47 for producing of the minutes and other information that
48 we provide for the public, we want to make sure that
49 this helps you clarify your motions and other procedure
50 that you do during your meetings so that when we

1 transposed that information to the public for their use
2 and their benefit, that everything that has transpired
3 is accurately reflected. So we hope that this greatly
4 assist you when you're doing your job.

5 WILL MOORE: Thank you, Mr.
6 Henry.

7 Now I'm going to open it up for public comments on
8 non-agenda items. Do I have anybody that would like to
9 speak on non-agenda items? Please come forward and
10 state your name and address, please, sir.

11 MATTHEW KOCH: Good evening.
12 My name is Matthew Koch. I am at 1801 Gadson Street in
13 Columbia, South Carolina. I am the local Government
14 Affairs Director for the Manufactured Housing
15 Institute.

16 I'm here to speak to you about our concerns about
17 School District 1's impact fee.

18 The Manufactured Housing Institute is a Columbia
19 based trade association representing over four hundred
20 mostly small businesses working throughout the state in
21 the manufactured and modular housing industries.

22 I'm taking this opportunity to speak out against
23 School District 1's proposed eleven thousand two
24 hundred impact fee for new single-family homes. I'm
25 here to urge you to oppose the misguided proposal
26 because the negative impact that the fee will have on
27 housing prices, the sale of manufactured modular homes,
28 especially on those seeking affordable housing.

29 This includes many young families, seniors on
30 fixed incomes, government workers, police and firemen,
31 teachers and school employees, people working at
32 service jobs at hotels and restaurants, super markets,
33 auto repair shops and behind counters all throughout
34 the area. These are many of the people who are served
35 by the manufactured and modular housing industry.

36 I'll share with you some statistics about the
37 people who buy manufactured homes in South Carolina.
38 About one in five South Carolina families live in a
39 manufactured or modular home. The average price of a
40 new manufactured single-wide in our state is about
41 sixty thousand dollars, about one-fourth the cost of a
42 site built home. The average price of a similar used
43 manufactured home is about twenty-five thousand
44 dollars. The median income of someone who buys a
45 manufactured home in South Carolina is thirty thousand
46 dollars per year. Three-quarters of South Carolina
47 manufactured home buyers earn less than fifty thousand
48 dollars a year. About four thousand new manufactured
49 homes are sold per year in our state.

50 Simply School District 1's \$11,200.00 impact fee

1 plan will make homes too expensive for many people
2 seeking affordable housing. It will effectively put
3 the dream of home ownership out of reach for many South
4 Carolinians wanting to live and work in that area.

5 Further, the reduced availability of affordable
6 housing will send working families to search for jobs
7 in other places where they can afford to live and buy a
8 home, creating additional economic problems for the
9 community.

10 Again, on behalf of the Manufactured Housing
11 Industry and people in need of affordable housing, I
12 strongly urge you to deny School District 1's misguided
13 impact fee request. Thank you.

14 WILL MOORE: Thank you,
15 sir. Please come forward and state your name and
16 address, please, sir.

17 MICHAEL DAY: Thank you, Mr.
18 Chairman. My name is Michael Day and I'm with the
19 Homebuilder's Association. My address is 1924
20 McConnell Springs Road, Anderson. And I thank you for
21 allowing me to speak again. And I'm here again about
22 the impact fee question.

23 When I read the impact fee study, I was kind of
24 interested in how the impact fee of more than
25 \$11,000.00 a house could be justified in Anderson
26 County. And one number stood out to me. The school
27 district claims that each new home adds .43 students
28 per new home. That seemed very high to me. That's one
29 new student for two homes built. So I did a little
30 math. I looked at the building permit data reported by
31 the counties, and Anderson County does this for the
32 Census Bureau. And student population data reported to
33 the -- by the school districts to the state of South
34 Carolina. And what -- I've got a report for you. I
35 will email it to you in the morning. What you'll see
36 in that report is that their formula of .43 students is
37 very high. Very high. The average in the region is
38 .02. In Anderson County it's .017. That's about five
39 percent of their .43 number. In other words, it would
40 take about fifty houses to generate one student based
41 on actual building permit data and new student data
42 over the last five years.

43 And the school district's report assumes about ten
44 times more students in 2021 than they were reporting
45 over the previous five years. They also assume that
46 eighty-three percent of all the building permits issued
47 in Anderson County over the last five years were issued
48 in Anderson School District 1. And that kind of
49 strains credulity in my opinion.

50 But the biggest issue is that the school district

1 is looking at all houses. That's how they arrived at
2 that .43 number. All houses in their school district,
3 about twenty thousand, generates .4 -- has .43 students
4 per house. But all houses don't pay impact fees. New
5 houses do. And for new houses, it's .02.

6 So the impact fee has to satisfy two tests, a
7 rational nexus and proportionality. And what that
8 means is that the home buyer paying the impact fee must
9 be contributing to the need and that the impact fee
10 they're paying is proportional to their impact on that
11 need. And based on our analysis, their impact fee is
12 neither. And since Anderson County will be collecting
13 the impact fee, and if it's approved, I think it's
14 important that that impact fee be justifiable. And I
15 don't think, based on this study, it is. I will be
16 sending you a report that's more thorough so that you
17 can read it. But I wanted to talk with you about it
18 here today. So thank you for your time.

19 WILL MOORE: Thank you,
20 sir. Sir, please come forward and state your name and
21 address, please, sir.

22 THOMAS BEACH: My name is
23 Thomas Beach. I live at 115 Southgate Circle. Three
24 things about me, I am a family man. I have three
25 children. I live in that particular district. My kids
26 go to Wren Middle and Wren Elementary. My wife and I
27 daydream about buying a bigger home because our two
28 boys are sharing one and we're outgrowing it.

29 And another thing that you should know about me, I
30 am a local real estate agent.

31 And the third thing is I'm running for State
32 Representative for House District 10. And I really
33 want you to vote no on this impact fee.

34 The first thing that concerns me is developers
35 will have to pay the eleven thousand plus of the fee,
36 but that will be passed down to families, like myself,
37 like my neighbors, people who want to buy a new home.
38 This is not the right time to be paying extra with all
39 that we have to face. I mean bread is almost five
40 bucks. It's expensive. We don't have the money for
41 this.

42 The second thing is that when you look at the
43 impact fee, I believe it's going to be incorporated,
44 but the home's assessed value under property tax law.
45 And so the result is not only families paying the extra
46 money for the impact fee, but also an increase in
47 property taxes.

48 Now, the third concern I have is that impact fees
49 negatively affect economic health of the community,
50 making it less attractive for industrial recruitment.

39 This impact fee, if it were in place when we
40 bought the land, he could not have built there. He
41 would be forced to go somewhere else. Now let me tell
42 you -- and the reason for that is because we bought
43 sixty-three acres. And if you added the impact fee to
44 the sixty-three acres per house, it would have taken
45 the acreage price from about sixteen thousand to
46 averaging about thirty-three thousand per acre. At
47 that price he couldn't afford to build these houses
48 with all the upgrades that he puts in them. So he is
49 building a nice house in the West Pelzer area. We want
50 to continue to build there.

37 MEETING ADJOURNED AT 7:14 P.M.

Anderson County Planning Commission Meeting

May 24, 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.

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

Preliminary Project Name: Distribution Facility

Property Owner of Record: JD Anderson SC LLC

Authorized Representative: Cameron Cooper

Intended Development: Distribution Facility

Location/Access: Masters Blvd. (State)

Details of Development: This distribution facility will consist of one (1) proposed building and is anticipated to be approximately 407,680 sf, with off street parking for employees along Masters Blvd and truck docks/trailer parking on the sides of the facility.

Surrounding Land Use: Commercial & Vacant

Total Site Area: +/- 38.28 Acres

County Council District: 2

Zoning: Un-Zoned

Tax Map Number: 126-00-01-011

Sewer Supplier: Anderson County

Power Supplier: Duke Energy

Water Supplier: Starr-Iva

Variance: None requested

Traffic Impact Analysis:

The Traffic Impact Study (TIS) was conducted and approved by SCDOT.

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
- Anderson County sewer approval.
- SCDOT encroachment permit approval.
- Pickens Railway approval letter if services are required
- 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: Distribution Facility

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 JD Anderson SC LLC

Mailing Address 4520 Madison Avenue, Suite 100, Kansas City, MO 64111

Telephone (816) 591-1658

E-mail ccooper@jones-development.com

Applicant is the: Owner's Agent _____ Property Owner X

Property Owner(s) of Record JD Anderson SC LLC

Mailing Address 4520 Madison Avenue, Suite 100, Kansas City, MO 64111

Telephone (816) 591-1658

E-mail ccooper@jones-development.com

Authorized Representative Cameron Cooper

Mailing Address 4520 Madison Avenue, Suite 100, Kansas City, MO 64111

Telephone (816) 591-1658

E-mail ccooper@jones-development.com

Address/Location of Property 300 Masters Blvd. Anderson SC 29626

Existing Land Use Vacant

Proposed Land Use Industrial (Distribution Facility)

Tax Map Number(s) 126-00-01-011-000

Total Size of Project (acres) (+/-)38.03

List Utility Company Providers:

Proposed Water Source ☐ Wells ☒ Public Water Water District Starr-iva water

Proposed Sewage Disposal ☐ Septic ☒ Public Sewer Sewer District Anderson county wastewater

Power Company Duke Energy

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

REQUEST FOR VARIANCE (IF APPLICABLE):

Is there a variance request?

☐ Yes☒ NoIf YES, applicant must include explanation of request and give appropriate justifications.

RESTRICTIVE COVENANT STATEMENT

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

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

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


SIGNATURE(S) OF APPLICANTS(S):

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

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


Signature of Applicant3/10/22
Date**PROPERTY OWNER'S CERTIFICATION**

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


Signature of Owner(s)3/10/22
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, the proposed use is consistent with other similar uses in the area. Electrolux Home Products, Pregis and First Quality Tissue have facilities adjacent to or near this proposed facility.

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

To the best of our knowledge, the proposed project will not adversely affect the existing use or usability of adjacent or nearby properties

- (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?

To the best of our knowledge, the proposed use will not cause an excessive or burdensome use of existing facilities as it is similar to existing uses already in the vicinity.

- (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 adequate off street parking, setbacks, buffers, and access.

- (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.



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"

Letter of Intent

Proposed Distribution Facility

Masters Blvd
Anderson, SC (Anderson County)

This project proposes to construct a new distribution facility to be located on a single lot, County parcel #126-00-01-011 within the jurisdictional municipality of Anderson County. The property is approximately 38.0 acres in size and is currently mostly grassed. The site has frontage along Master Blvd (SCDOT r/w). Railroad r/w abuts the east and north lot boundaries and to the west is vacant property.

The distribution facility will consist of one (1) proposed building and is anticipated to be approximately 407,680 sf, with off street parking for employees along Masters Blvd and truck docks/trailer parking on the sides of the facility. Since a distribution facility is proposed, an industrial land use is anticipated.

No variance of the County regulations is anticipated at this time.



Applicant:

3/10/22

Date:

JD Anderson SC LLC
4520 Madison Avenue, Suite 100
Kansas City, MO 64111





Mr. G. Robert Binnicker, Superintendent
P. O. Box 99 – Williamston, SC 29697
Telephone: 864-847-7344 / 864-235-8768
Fax 864-847-3543
asd1.schoolwires.com

February 10, 2022

Mrs. Alesia Hunter
Post Office Box 8002
Anderson, SC 29622

Dear Mrs. Hunter,

On behalf of the Board of Trustees of Anderson School District One, I would like to request the Anderson County Planning Commission consideration of the Impact Fee Resolution passed by the Anderson One Board for the May 2022 Planning Commission meeting. As I understand, the normal Planning Commission meeting date in May may be changed to an alternate date in the month. We are fine with any alternate date that is chosen. I have attached the Anderson One Board Resolution regarding the impact fee.

Thank you for assistance in this matter. If there is any additional information needed, please just let me know.

Sincerely,

A handwritten signature in black ink, appearing to read 'G. Robert Binnicker'.

G. Robert Binnicker

A RESOLUTION BY THE ANDERSON SCHOOL DISTRICT ONE BOARD OF TRUSTEES RECOMMENDING THE ADOPTION OF SCHOOL IMPACT FEES TO THE ANDERSON COUNTY PLANNING COMMISSION AND ANDERSON COUNTY COUNCIL TO BE IMPOSED ON NEW RESIDENTIAL DEVELOPMENT.

WHEREAS, the County is authorized to establish and impose impact fees on new development to finance public facilities necessitated by development in accordance with State law Title 6, Article 9, 6-1-910; and

WHEREAS, the Anderson One School District has completed a study on the imposition of new school impact fees that meets the requirements of the current South Carolina Development Impact Fee Act adopted by the state in 2016; and

WHEREAS, Anderson School District One has experienced and is projecting a continued significant increase in new public school students as a direct result of new residential development, which has increased the total student population from 7,676 students in 2002 to the current 10,624 students in 2021 that has expedited the need for new school facilities, and

WHEREAS, the increase in new public school students has necessitated Anderson School District One to pass previous bond issues in the amounts of \$35 million in 2009, \$35 million in 2010 and \$15.75 million in 2011 to build Powdersville High School and add additions to multiple schools. The most current \$109 million 2019 bond referendum constructed two middle schools and made additions at three elementary schools, one middle school and two high schools; and

WHEREAS, the Anderson School District One Board of Trustees intends to use the funds collected from impact fees to lower millage rates whenever possible to reduce the burden on the current tax base; and

WHEREAS, the Anderson School District One Board of Trustees has determined that impact fees are appropriate for offsetting new residential development's impact on new school capacity while offering tax relief to our current commercial and residential taxpayers;

THEREFORE, BE IT RESOLVED that the Anderson School District One Board of Trustees accepts and supports the findings of the impact fee study.

BE IT FURTHER RESOLVED that the Anderson School District One School Board of Trustees requests the Anderson County Planning Commission and the Anderson County Council, based on the data provided in the impact fee study, adopt the recommended impact fee calculated in the report to be collected by Anderson School District One on all new residential development, effective immediately upon approval by the County Council.

Adopted this 30th day of
November, 2021.

**ANDERSON SCHOOL DISTRICT ONE
BOARD OF TRUSTEES**

By: Mrs. Nancy Upton
Mrs. Nancy Upton,
Chair

District One Impact Fee Citizen Reponses

May 24, 2022 Planning Commission Meeting

3027 Martin Luther King Jr. Blvd, Anderson, SC 29625

Letters and Emails in chronological order by date from when they were submitted to planning staff

Citizen Submission by: Eric Von Hansborough

Submitted: 3/28/22 at the scheduled Planning Commission Meeting

Thank you for this meeting on the Anderson School District One Impact Fee feasibility. I would like to address the Affordable Housing analysis in the feasibility study.

The yearly interest rate used in the study was at 3.25% when the study was completed in Nov 2021. Since that time, the Federal Reserve (Fed) has begun tightening the interest rate policy in an attempt to stave off inflation. The Fed's current proposal is to implement nine (9) additional rate hikes in a row, 0.25% to 5.0% in the next Quarter. That being said, the current Average Rate is 4.598% based on an average SC credit Score at 680-699.

Although Federal Funds rates are not tied directly to Mortgage-Backed Securities (MBS), historically, most follow 10 yr. treasury bonds to estimate rate changes in the MBS markets.

The feasibility study used an average rate of 3.25% and a down payment of 20%. Rates have increased substantially just in 4 months since study completed. Assumptions made on the study of 20% down payment and 3.25% rate, along with Homeowners Insurance only being \$61.00 a month, are problematic, at best. I will illustrate this now.

Attached here for planning commission are several graphs and/or charts:

- Current Rates - reflects average rate now at 4.598%
Number of times rates are expected to rise in next 12 months is 6 x 25bps is $\geq 1.5\%$ or more THIS YEAR
- Average SC home Buyer Credit Scores are 680-699 range
- Reflects an Average Home Sale price in SC to be \$294K. District one \$239k with 22.9% appreciation in one Year.
- Graph reflecting percent of homebuyers putting 20% down
Using data from the nearest Major Metropolitan Area (MMA), the number of home buyers who put down 20% is closer to 32%. This leaves a remaining 68% of buyers who put down less than 20%.
- District one salary chart.
This reflects most teachers could not afford the \$175,953 home on their respective District one incomes prior to adding additional \$55 a month Impact fee already in this current environment.

In summation, the feasibility study:

- Uses an interest rate of 3.25%, with a current interest rate is now 4.598% and is will be increased 1.5% this year; study does not take into account projected rate increases
- Assumes people will have 20% down; data shows only 32% of buyers put down 20%, thus the projected payment calculated is too low for 68% of home buyers
- Assumes the home purchased with be within the range of \$170K-\$180K; however in January 2022, the median listing home price in Williamston, SC was \$239K and was trending up 22.9% year-over-year

Myth – this is not a tax. However, it will raise prices in the district, which will also raise more taxes based on valuations. This fee will increase taxes on people who are not buying new homes because other homes will increase in cost driving up prices and values on existing real estate.

As a loan officer I already coach clients that homes in the city limits are more costly due to additional considerable taxes in the city limits. This proposed "Impact Fee" will be another reason not to recommend district one.

FHA \$175,953 price x 101.75% (FHA Funding Fee) = \$179,032 Loan amount 4.598% rate 360 months fixed = \$917.58

\$179,032 x 1.21% funding fee / 12 = monthly MI of \$180.52 plus taxes city, tax county, solid waste fee and homeowners insurance from Affordable Housing Analysis \$313 / month

\$917.58 + \$180.52 + \$313 = \$1,411.10 per month PITI and MI

\$1,411 / .31 = \$4,551 per month income required x 12 = **\$54,619.35 required min yearly income**

USDA \$175,593 Price x 101% = \$177,348 payment \$908.95 Monthly guarantee fee .35 x 177,348 / 12 = \$51.72 per month

\$908.95 + \$51.72 + \$313.00 = \$1,273.67 / .29 = \$4,391 a month X 12 = **\$52,703 yearly minimum**

Conventional \$175,593 price X 95% financing = \$166,813 pv 4.598% 360 months \$854.95 monthly MI at 166,813 x 1.21 / 12 = \$168.20 per month

\$854.95 piti + \$168.20 monthly PMI + \$313 = \$1,336.15 / .29 = \$4,607 x 12 = **\$55,288 per year min**

Rates

Average rates

Mar 4, 2022

Loan amount
\$200K

Down payment
20%

State
South Caroli.

Credit score
680 - 699

● 30-yr fixed

4.598% ×

● 15-yr fixed

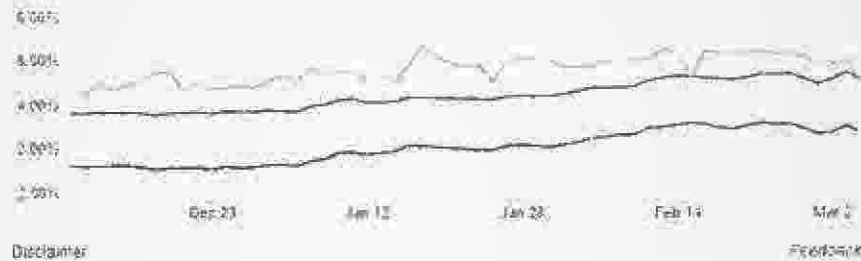
3.389% ×

■ 10/1 ARM

4.533% ×

+ Add loan type to compare

History



Above taken from Google Mortgage Loan - United States Mortgage Rates

https://www.google.com/search?q=mortgage+rates&rlz=1C1CHBF_enUS893US893&og=mortgage+rates&aqs=chrome..69i57j0i20i263i512j0i512j0i131i433i512j0i512j0i131i433i512j0i131i433i512.2142j0i15&sourceid=chrome&ie=UTF-8

South Carolina Home Buyer Overview

Average Home Sale Price in SC	\$294,000
Minimum Down Payment in SC (3%)	\$8,820
20% Down Payment in SC	\$58,800
Average Credit Score in SC ¹	689

1 more row • Dec 15, 2021

<https://themortgagereports.com/south-carolina-first-time>

About 32,500,000 results (0.52 seconds)

Metropolitan Area	Median Home Value	Share of buyers who put down 20 percent or more
San Francisco, CA	\$967,200	51%
Washington, D.C.	\$401,600	44%
Chicago, IL	\$223,200	52%
Atlanta, GA	\$212,800	32%

2 more rows • Dec 14, 2018

<http://zillow.mediaroom.com/2018-12-14-Millennial-Hb>

<https://www.glassdoor.com/salaries/Anderson-School-District-One-salary>

Anderson School District One Salaries

Job Title	Salary
Teacher salaries - 2 salaries reported	\$56,285/yr
High School English Teacher salaries - 2 salaries reported	\$45,461/yr
English Teacher salaries - 1 salaries reported	\$44,764/yr
Teacher salaries - 1 salaries reported	\$39,868/yr

12 more rows

<https://www.glassdoor.com/salaries/Anderson-School-District-One-salary>

People also ask

Will Fed raise rates in 2021?

How many rate hikes in 2022?

"Following the recent changes to our inflation outlook, we now expect the Fed to deliver a total of **six 25bp** hikes this year," Morgan Stanley Chief U.S. Economist Ellen Zentner wrote in the report Feb 11, 2022

<https://www.reuters.com/business/morgan-stanley-exp>

Tyanna K. Holmes

From: Christopher & Michelle <chrisandchelle96@gmail.com>
Sent: Friday, February 18, 2022 1:20 PM
To: Planning Mail
Subject: Anderson County Impact Fees

CAUTION: This email originated from outside of Anderson County's email system. Please do not click links or open attachments unless you recognize the sender and know the content is safe. If you have any questions, please contact the county helpdesk.

Please forward to Mr. Burdette (the email address I was given does not appear to be valid).

Mr. Brad Burdette,

I am writing to request your consideration of adding the much needed Impact Fee to assist Anderson One School District. Our funding per student is the lowest in the state at \$12,304 per student compared to all other school districts with an average of \$15,453 per student. The additional requested Impact Fee added to new home builds would greatly help our school district better keep up with the growth we are experiencing. Most of our schools are at capacity and even the newer schools will reach limitations more quickly than expected at today's rate of new students entering our district. Anderson One is predicted to grow by 2,000 students in the next 10 years. We will need a new elementary school in the near future and this additional revenue obtained from an added impact fee would be of great benefit.

Thank you for your time and consideration of this request.

Michelle Rop
ASD1 Parent
ASD1 School Psychologist

Tyanna K. Holmes

From: Melinda Brown <noisycrowd@icloud.com>
Sent: Wednesday, February 16, 2022 6:25 PM
To: Planning Mail
Subject: Impact fee

CAUTION: This email originated from outside of Anderson County's email system. Please do not click links or open attachments unless you recognize the sender and know the content is safe. If you have any questions, please contact the county helpdesk.

I am a tax payer, resident and grandparent of Anderson District 1 school system.

I am reaching out to let you know that we need the impact fee to pass.

For the builders to pay this fee for adding new homes or multi-home construction only makes common sense. If they are going to build anything that will impact the growth of our schools they need to help pay for more schools to be built to help with this growth.

Thank you and may God bless you for all that you do!

Melinda Brown

Sent from my iPhone

Sent from my iPhone

Sent from my iPhone

Tyanna K. Holmes

From: Pam Bray <pbray1104@gmail.com>
Sent: Thursday, February 10, 2022 2:51 PM
To: brad.burdette@aol.com; Planning Mail
Subject: Impact Fee for Anderson School District One - APPROVE

CAUTION: This email originated from outside of Anderson County's email system. Please do not click links or open attachments unless you recognize the sender and know the content is safe. If you have any questions, please contact the county helpdesk.

Good afternoon. It is my understanding that Anderson School District One has requested Anderson County Council and the Anderson County Planning Commission to approve an Impact Fee for Anderson School District One. As a taxpayer that lives in the district, I would like to voice my **approval** for the Impact Fee. Anderson County is a growing county...especially Anderson School District One. Just as the district adds rooms to our schools, they are quickly filled and the need continues. With the increase interest in our area, the burden of building new schools or adding additions to schools should not be solely placed on the shoulders of the current residents. I do not think that adding the Impact Fee to new housing will deter people from building in our district.

Please consider approving the Impact Fee for Anderson School District One so that they can continue to offer the best education for our students.

Sincerely,

Pam Bray

Tyanna K. Holmes

From: Brittany D. McAbee
Sent: Thursday, February 10, 2022 9:30 AM
To: Tyanna K. Holmes
Cc: Alesia Hunter
Subject: FW: Impact Fee for Anderson One

Please record this one as well.

From: Jimmy Davis <jdavis@andersoncountysc.org>
Sent: Thursday, February 10, 2022 8:05 AM
To: Planning Mail <planning@andersoncountysc.org>
Subject: Fw: Impact Fee for Anderson One

From: Meares, Teresa - PALMETTO MIDDLE Teacher Assistant <mearest@apps.anderson1.org>
Sent: Thursday, February 10, 2022 7:33 AM
To: Jimmy Davis <jdavis@andersoncountysc.org>
Subject: Impact Fee for Anderson One

CAUTION: This email originated from outside of Anderson County's email system. Please do not click links or open attachments unless you recognize the sender and know the content is safe. If you have any questions, please contact the county helpdesk.

Dear Council Member Davis,

As a 20-year staff member of Anderson School District One and Palmetto Middle School, I am writing to voice my support in favor of Impact Fees for our district. At your convenience, please take time to review key points to support a vote of yes in favor of impact fees.

- Anderson District One is one of the lowest per pupil revenue districts in the state (anywhere from lowest to 7th from lowest)
- ASD1 receives \$12,304 per student (local, state, federal). State Average = \$15,453
- If ASD1 was funded at the average, they would have \$33,000,000 more per year to spend on our students and buildings
- ASD1 loses \$7,000,000 per year due to Act 388 (owner occupied home property tax replaced with state-wide penny sales tax)
- State Efficiency Study: ASD1 Lowest per pupil administrative costs in the state.
- Six Year increase in enrollment: 835 students (ASD1 averages 100-300 student increase per year)
- Anderson One (ASD1) is a growing District: 100-300 new students per year. Projected 2,000 additional students in the next 10 years.
- ASD1 has a finite number of homes that creates the potential demand for student seats for our schools

- Adding new homes increases that potential demand
- Current residents are not increasing these potential demand issues
- SC School Districts rely on Debt Service millage to fund new schools and additions
- All property owners and businesses help pay for the Debt Service
- Since new construction drives the increase in school enrolment, new home construction owners should pay a proportional share
- Impact fees allow "growth" to pay for "growth"
- One-time payment for growth-related infrastructure, usually collected at the time buildings permits are issued
- Can't be used for operations, maintenance, or replacement
- Must be used to increase the capacity of the district (adding additional classrooms or schools)
- Not a tax but more like a contractual arrangement to help build infrastructure

I appreciate your time spent researching this matter and your consideration to vote yes in favor of Impact Fees for Anderson School District One.

Sincerely,

Teresa Meares
Computer Lab Manager
Palmetto Middle School

NOTICE: Employees are reminded of Board Policy IJNDB-R, which governs e-mail and Internet usage, and are advised to act accordingly. Recipients of e-mail sent through Anderson One's system should understand that it may contain confidential, proprietary, or privileged material. If you have received the above e-mail or any attachments in error, this does not constitute permission to examine, copy, or distribute the information. Prompt notification to the sender of the error would be appreciated.

Tyanna K. Holmes

From: Brittany D. McAbee
Sent: Wednesday, February 9, 2022 11:33 AM
To: Tyanna K. Holmes
Cc: Alesia Hunter
Subject: FW: Impact Fee Proposal
Attachments: Xerox Scan_02092022082308.pdf

From: Jimmy Davis <jdavis@andersoncountysc.org>
Sent: Wednesday, February 9, 2022 9:31 AM
To: Planning Mail <planning@andersoncountysc.org>
Subject: Fw: Impact Fee Proposal

fyi

From: Logan Carithers <l.carithers@yahoo.com>
Sent: Wednesday, February 9, 2022 9:16 AM
Subject: Impact Fee Proposal

CAUTION: This email originated from outside of Anderson County's email system. Please do not click links or open attachments unless you recognize the sender and know the content is safe. If you have any questions, please contact the county helpdesk.

Good Morning,

I am a resident and parent of 2 students in Anderson District 1. I am in favor for these impact fees as our schools capacity would increase significantly. Our children's education should be the most important factor in this.

Thank you for your time.

Sent from my iPhone

Tyanna K. Holmes

From: Brittany D. McAbee
Sent: Wednesday, February 9, 2022 11:32 AM
To: Tyanna K. Holmes
Cc: Alesia Hunter
Subject: FW: Impact Fees

Tyanna, Please save these emails that Mr. Davis has forwarded to us. This is in regards to the school impact fee.



Brittany McAbee

O: 864.260.4719
F: 864.260.4795
bdmcabee@andersoncountysc.org

Anderson County Planning & Development
401 East River Street
Anderson, SC 29624

From: Jimmy Davis <jdavis@andersoncountysc.org>
Sent: Wednesday, February 9, 2022 10:47 AM
To: Planning Mail <planning@andersoncountysc.org>
Subject: Fw: Impact Fees

From: Angel Blackston <blackstona@apps.anderson1.org>
Sent: Wednesday, February 9, 2022 10:45 AM
To: Jimmy Davis <jdavis@andersoncountysc.org>
Subject: Impact Fees

CAUTION: This email originated from outside of Anderson County's email system. Please do not click links or open attachments unless you recognize the sender and know the content is safe. If you have any questions, please contact the county helpdesk.

Dear Mr. Davis,

I am a lifelong resident of Anderson County (except 4 years in NC) and a teacher in Anderson School District One. I am writing to convey to you my strong support for the proposed impact fees that would allow growth to pay for growth in our schools. Anderson District One is one of the best districts in the state. The secret is out and families are relocating here just for our amazing schools. The growth is welcome and embraced. However, that growth is causing overcrowding in our schools. Our district is already severely underfunded by the state compared with the districts that we compete with academically. We simply cannot sustain this level of growth with our current funding. If we want our schools to remain the primary reason for relocation to this area, we MUST fund our growth. The only way to fund our growth is to allow growth to pay for growth. I have two school age children. Their education is my top priority. When we relocated back to SC after four years in NC, our only requirement when searching for a home was Wren schools. I grew up in Anderson District Five and taught there as well. I knew that I wanted Anderson District One for my children. I can assure you that paying a little more for a new construction home would not have impacted my decision to locate here. The schools are excellent and they are worth paying for. Please allow growth to pay for growth. Please keep our schools strong and competitive. Please give us the funding that we need to be successful and continue to power the growth that our district brings to our economy.

Kind Regards,

Angel Blackston

Sent from [Mail](#) for Windows

NOTICE: Employees are reminded of Board Policy IJNDB-R, which governs e-mail and Internet usage, and are advised to act accordingly. Recipients of e-mail sent through Anderson One's system should understand that it may contain confidential, proprietary, or privileged material. If you have received the above e-mail or any attachments in error, this does not constitute permission to examine, copy, or distribute the information. Prompt notification to the sender of the error would be appreciated.

Tyanna K. Holmes

From: Alesia Hunter
Sent: Tuesday, January 11, 2022 10:56 AM
To: Tyanna K. Holmes
Cc: Brittany D. McAbee; Henry B. Youmans; Tim Cartee
Subject: FW: Anderson School District One

Hi Tyanna, please keep these in a folder so that we can compile them for our February 2022 Planning Commission Meeting.

Thank you,
Alesia

From: Luke Martin <luke@chknightherealestate.com>
Sent: Friday, January 7, 2022 2:29 PM
To: Planning Mail <planning@andersoncountysc.org>
Cc: Alesia Hunter <ahunter@andersoncountysc.org>
Subject: Anderson School District One

CAUTION: This email originated from outside of Anderson County's email system. Please do not click links or open attachments unless you recognize the sender and know the content is safe. If you have any questions, please contact the county helpdesk.

Good afternoon,

I am writing this to inform everyone that I believe this impact fee Anderson School District One is trying to pass will have a few negative impacts. Please see my points below.

- How are you going to ask the first time home buyers whose already priced out of this unprecedented market to pay this \$11,000?
- How long will it take for appraisals to catch up with this \$11,000 impact fee? (Appraisers use both comparable sales price & Replacement costs Approach) Although the bank only goes by the comparable price.) With that being said are you trying to go after the local builder?
- What happens when interest rates double and buying of homes sees a decline? Then the buyer pays way more than \$11,000 over the life of the loan and the local builder has to pay for part of the hit too.
- With the debt in the school district going down and the new homes coming in, how come the new homes and existing property tax can't support the growth of the schools?
- For towns like Williamston wanting growth for a grocery store, how will we get that now with less development?
- The prices of raw land are bound to go down because builders will have to figure this cost in when they buy the land.
- What about the individual or family with property or one has invested in property who has been saving to build their dream home?

Please take all these questions into consideration when you decide how to vote. I have first time home buyers that have been priced out of this market for awhile now and it will so hard for them to pay this additional fee that will get passed onto them. From the builders perspective and the high lumber prices I am not sure how the local builders will not have to absorb this costs until comparable properties catch up.

Thanks,

Luke D. Martin REALTOR®
Notary Public
Martin Builders, Inc.
Charles H. Knight, LLC. Real Estate
(864)634-4656
(864)847-9384
(864)242-0035
www.lukemartin.realtor
lukedmartin.com
www.knight.realtor
<http://chknightrealestate.com/agency-disclosure/>



This e-mail and any files transmitted with it are confidential and may contain information which is legally privileged or otherwise exempt from disclosure. They are intended solely for the use of the individual or entity to whom this e-mail is addressed. If you are not one of the named recipients or otherwise have reason to believe that you have received this message in error, please immediately notify the sender and delete this message immediately from your computer. Any other use, retention, dissemination, forwarding, printing, or copying of this e-mail is strictly prohibited.

For I am not ashamed of the gospel, because it is the power of God that brings salvation to everyone who believes: first to the Jew, then to the Gentile. (Romans 1:16 NIV)

GO TIGERS!