

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: June 7, 2022
Cc: County Council
Re: June 14, 2022 Regular Commission Meetings

The Anderson County Planning Commission is scheduled to hold its next meeting on **Tuesday, June 14, 2022 6:00PM** at the **Historic Courthouse**, located at **101 S Main St, Anderson, SC 29622**.

The meeting agenda and packet are attached for your review.

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

Anderson County Planning Commission

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June 14, 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. May 24, 2022 Minutes forthcoming
5. Public Hearings
 - A. Land Use Permit Application: Just Another Hole in the Wall Tattoo, located on Westinghouse Rd [**Council District 4**]
 - i. Staff Report Recommendation
 - ii. Developer Presentation
 - iii. Public Comments
 - B. PD Major Amendment: +/- 2.27 acres, located on Covered Bridge Pkwy [**Council District 4**]
 - i. Staff Report Recommendation
 - ii. Developer Presentation
 - iii. Public Comments
 - C. Rezoning Request: +/- 35.16 acres, located on Hurricane Rd & Pine Ln [**Council District 5**]
 - i. Staff Report Recommendation
 - ii. Developer Presentation
 - iii. Public Comments
6. Old Business
7. New Business
 - A. Preliminary Subdivision: Victoria Highlands, located on Sitton Hill Rd [**Council District 6**]
 - i. Staff Report Recommendation
 - ii. Developer Presentation
 - iii. Public Comments
 - B. Preliminary Subdivision: The Walls at Rivers Edge, located on Anderson St & Old River Rd [**Council District 6**]
 - i. Staff Report Recommendation
 - ii. Developer Presentation
 - iii. Public Comments
8. Public Comments, non-agenda items – 3 minutes limit per speaker
9. Other Business
 - A. Conflict of Interest Training & Recusals
10. Adjournment

Anderson County Planning Commission

June 14, 2022

6:00 PM

Staff Report – Land Use Application

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

Preliminary Project Name: Just Another Hole in The Wall Tattoo

Applicant: Jessica Silva

Intended Development: Tattoo shop (Pre-existing Building)

Location/Access: 300 Westinghouse Rd. Pendleton, SC 29670

Details of Development: Tattoo shop. Warrants for such use include obtaining a DHEC license not less than six months prior to requesting County permits; not located within 1000 feet of a church, school, or playground; and meeting county standards for setbacks buffer yards, and parking

Total Site Area: 4.69 Acres

County Council District: 4

Zoning: Not Zoned

Tax Map Number: 41-00-02-027

Variance: None requested



Development Standards

APPLICATION FOR: **Land Use**

Project Name: JUST ANOTHER HOLE IN THE WALL TATTOO

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 JESSICA SILVA

Mailing Address 115 CARRIE LEIGH LN. PENDLETON, SC 29670

Telephone 843-685-3795 E-mail JSILVATATTOOS11@GMAIL.COM

Applicant is the: Owner's Agent _____ Property Owner JESSICA SILVA (CLOSE JUNE 30TH)

Property Owner(s) of Record PRISCILLA KLINE & JONATHAN KLINE (POWER OF ATTORNEY FOR ELLIS KLINE, OWNER)

Mailing Address 1027 CARBONDALE WAY GAMBILLS, MD 21054

Telephone 717-333-9708 E-mail JONATHANKLINE@ME.COM

Authorized Representative _____

Mailing Address _____

Telephone _____ E-mail _____

Address/Location of Property 300 WESTINGHOUSE RD. PENDLETON, SC 29670

Existing Land Use OFFICE BUILDING/SCIENCE LAB

Proposed Land Use APPOINTMENT ONLY TATTOO STUDIO

Tax Map Number(s) 041-00-02-027

Total Size of Project (acres) 4.69

List Utility Company Providers:

Proposed Water Source Wells Public Water Water District _____

Proposed Sewage Disposal Septic Public Sewer Sewer District _____

Power Company DUKE ENERGY

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

Application for Land Use Review

Anderson County, South Carolina

REQUEST FOR VARIANCE (IF APPLICABLE):

Is there a variance request?

Yes

No

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

RESTRICTIVE COVENANT STATEMENT

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

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

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

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

IS NOT subject to recorded restrictive covenants

SIGNATURE(S) OF APPLICANT(S):

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

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

Josca Silva
Signature of Applicant

4-22-22
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.

Jonathan Kline PCA
Signature of Owner(s)

04/22/2022
Date

Staff Use Only:

Application Received By: _____

Date: _____

Planning Commission Date: _____

Planning Commission Decision: _____

Fee Paid Yes No Credit Card/Check# _____

Site Plan Revision Fee **\$100.00**



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

Division 5
38-171-173

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

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

APPLICATION PROCESS

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

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

REQUIRED ITEMS

1) **APPLICATION FORM:**

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

2) **LETTER OF INTENT:**

- a. One (1) copy of a Letter of Intent (must be typed or legibly printed).
- b. The Letter of Intent must give details of the proposed use of the property and should include at least the following information:

1. A statement as to what the property is to be used for;
2. The acreage or size of the tract;
3. The land use requested;
4. The number of lots and number of dwelling units or number of buildings proposed;
5. Building size(s) proposed;
6. If a variance of the regulations is also being requested, a brief explanation must also be included.

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

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

5). ATTACHEMENTS

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

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



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

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

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

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

YES. INTRODUCING ANOTHER TATTOO STUDIO IN PENDLETON WOULD BE ON PAR WITH THE GROWING INDUSTRY, BOASTING AT LEAST EIGHT STUDIOS IN ANDERSON, ONE IN CLEMSON AND TWO IN PENDLETON, CURRENTLY. I PROPOSE A HIGHER-END, APPOINTMENT ONLY, PRIVATE TATTOO STUDIO IN THE GROWING TOWN OF PENDLETON.

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

WITH MY TATTOO STUDIO BEING PRIVATE, THERE SHOULD NOT BE ANY EFFECT ON NEARBY PROPERTIES OR BUSINESSES. TRAFFIC WILL BE DELIBERATE AND ON A REGULAR SCHEDULE, NOT UNLIKE "NORMAL" BUSINESS HOURS.

- (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?

OUR STUDIO WILL NOT EFFECT THE OVERALL FLOW OF TRAFFIC. WE CANNOT BE WITHIN 1,000 FT. OF A SCHOOL, SO THEY WILL ALSO REMAIN UNEFFECTED. WE USE OUR WATER FOR HANDWASHING AND HAVE BIOHAZARD COMPANIES REMOVE OUR SHARPS. IN 12 YEARS OF BUSINESS I HAVE NEVER REQUIRE POLICE OR FIRE, AND HOPEFULLY

- (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? WON'T NEED THEM IN THE FUTURE.

THERE WILL BE PLENTY OF OFF-STREET PARKING WITH THE DOUBLE PARKING LOTS ALREADY LOCATED ON THE PROPERTY. THE BUILDING IS SET BACK FROM THE ROAD PROVIDING FOR A NATURAL CURB APPEAL, WHICH I WILL ALSO BEAUTIFY. THERE ARE ALSO TWO SEPARATE DRIVEWAYS ONTO THE PROPERTY.

- (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?

I STRIVE TO RUN THE SAFEST, CLEANEST, MOST COMFORTABLE TATTOO STUDIO POSSIBLE. PUBLIC HEALTH AND SAFETY IS OUR BIGGEST PRIORITY, WHILE ALSO EMBODYING A SAFE AND WELCOMING ENVIRONMENT FOR ALL. WE WANT TO CREATE BEAUTIFUL ARTWORK THAT CAN BE ENJOYED FOR A LIFETIME, AND ALSO MAKE A SPACE THAT POSITIVELY REFLECTS THE COMMUNITY.



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.**

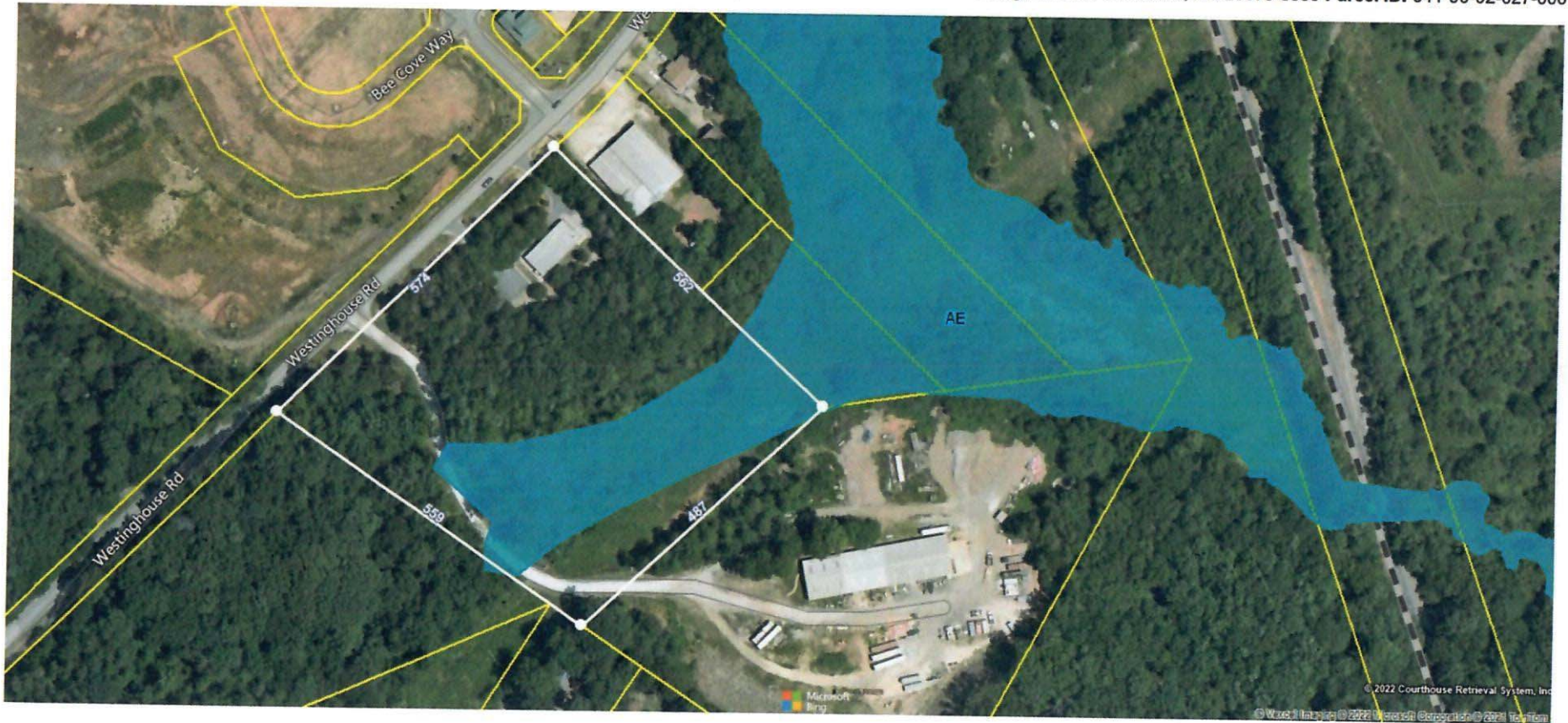
Completed application form

Letter of intent

Sketch Plan one (1) copy 8 ½" x 11"

Attachment "A"

Map for Parcel Address: 300 Westinghouse Rd Pendleton, SC 29670-8839 Parcel ID: 041-00-02-027-000



FEMA Flood Zones

- | | | |
|--|---|---|
|  Effective High-Risk Areas (SFHA) |  Effective Moderate-Risk Areas |  Effective Undetermined-Risk Areas |
|  Preliminary High-Risk Areas (SFHA) |  Preliminary Moderate-Risk Areas |  Preliminary Undetermined-Risk Areas |

Letter of Intent

My purpose for buying this building and land is to grow my business in a way that is not possible where we are currently located. I run an all-female, appointment-only, custom tattoo studio that really puts the client and the experience first. We strive to make their entire encounter with our studio, from start to finish, one they can remember joyfully. We also take pride in our cleanliness and safety protocols throughout every step of our day. This building provides several sink and eye wash stations, as well as ample counter space and storage for our ever progressing equipment.

The land provides a quiet, relaxing environment to make the client feel at ease from the moment they get there, calming the innate nerves typically associated with our business. It boasts 4.69 acres of land, and although I am aware there is a portion of this land that is in a flood zone, I also recognize the natural buffer this creates for the building. I am requesting a commercial land use. I do not intend to change anything about the footprint of the building, only improve on what is already there. Also, there is only the one building on the property as well as a gravel parking lot, two paved driveways and a paved parking lot. The existing building is 3,224 square feet.

**Anderson County Planning Commission
Staff Report
June 14, 2022**

Applicant: Blue Print Development (Freddy Taylor)

Current Owner: Cynthia Tanner

Property Location: Between Shackleburg Rd and Covered Bridge Parkway

Precinct: North Pointe

Council District: 4

TMS #(s): 144-00-02-001 through -009

Acreage: +/- 2.27

Current Zoning: Planned Development (Covered Bridge PD)

Requested Zoning: Planned Development Major Amendment

The PD District is established to allow flexibility in development that will result in improved design, character, and quality of new mixed use developments and preserve natural and scenic features of open spaces. Ideally, the development should be large scale and incorporate a variety of land uses or land use types. The district is also intended to encourage developments which provide a full range of residential types to serve the residents of the district.

Surrounding Zoning: North: R-15 (Single-Family District)
South: R-20 (Single-Family Residential District)
East: R-20 (Single-Family Residential District)
West: R-20 (Single-Family Residential District)

Evaluation: This request is for a change to the approved Statement of Intent (Ordinance #2006-037) for the Planned Development approved as Covered Bridge at Jones Creek Phase 1B. The 2006 approved Statement of Intent allows for up to ten (10) home sites to access a private rear alleyway, utilizing a single access point onto Covered Bridge Parkway, with another access point onto Shackleburg Road. The 2022 proposed Statement of Intent is requesting eight (8) home sites to have front driveways with access to Covered Bridge Parkway and replacing the rear alleyway with a walking trail for the entire subdivision.

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

- May 20, 2022: Rezoning notification postcards sent to 136 property owners within 2,000' of the subject property; to date, staff has received 0 phone calls requesting more information.

- May 23, 2022: Rezoning notification signs posted on subject property;
- May 25, 2022: Planning Commission public hearing advertisement published in the *Independent-Mail*.

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



Rezoning Application

Anderson County Planning & Development

Date of Submission _____

Approved/Denied _____

Applicant's Information

Applicant Name: _____

Blue Print Development

Freddy Taylor

Mailing Address: _____

7007 Hwy 29 Pelzer, SC 29669

Telephone: _____

864-958-7696

Email: _____

freddy.taylor@gmail.com

Owner's Information

(If Different from Applicant)

Owner Name: _____

Cynthia Tanner

Mailing Address: _____

Gainesville, Ga

2817 South Arbor

30507

Telephone: _____

678-687-9644

Email: _____

Cynthiatanner@yahoo.com

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

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

Cynthia Tanner

Owner's Signature

4/20/2022

Date

Project Information

Property Location: _____

Shackelburg Rd. 9 lots on Parkway leading to Covered Bridge Neighborhood

Parcel Number(s)/TMS: _____

1440402001 through 14401002009

County Council District: _____

4

School District: _____

Total Acreage: _____

2.27

Current Land Use: _____

Requested Zoning: _____

PD

Current Zoning: _____

Purpose of Rezoning: _____

make adjustments to current PD to make property more desirable to builders

401 East River Street * Anderson, South Carolina 29624 Phone: 864.260.4720

Email: planning@andersoncountysc.org

Are there any Private Covenants or Deed Restrictions on the

Yes

No

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

Applicant's Signature

Date

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

Additional Information or Comments:

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

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

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

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

Frankie Rye

Applicant's Signature

4-20-22

Date

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

For Office Use Only:

Application Received By: _____

Complete Submission Date: _____

Commission Public Hearing: _____

Council Public Hearing: _____



ANDERSON COUNTY REZONING APPLICATION NARRATIVE

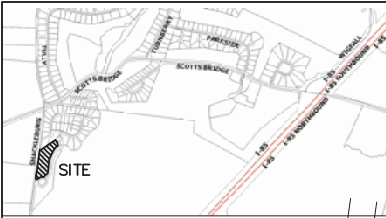
Please provide a narrative below, describing the proposed use of the property including, but not limited to:

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

— The original PD for "The Preserve at Covered Bridge" was established in Nov. 2006. The developer had intentions of finishing all 3 phases of "Covered Bridge at Jones Creek". All custom Homes w/ Lots of Expensive features + Amenities. Then 2008 happened. 3 Lots were sold in 4 years. Bank took development. Long story short, The Current PD needs to be amended to be able to make the current owners property marketable to builders that want to purchase the remaining Lots.

**Planned Development (PD) District Statement of Intent
Covered Bridge at Jones Creek, Phase 1B
(The Preserve at Covered Bridge)
May 23, 2022**

1. The Preserve at Covered Bridge is Phase 1B for Covered Bridge at Jones Creek. The entire community will be maintained by a Homeowners Association and property management Firm.
2. Covered Bridge at Jones Creek is a 221 acre property owned by Covered Bridge at Jones Creek, LLC. The Preserve at Covered Bridge is a 9.18 Acre portion of the property (7.44 acres when excluding the parkway right-of-way), the boundary of which is shown on an included engineered plat. This boundary includes legal bearings and distances for the Preserve.
3. The Preserve will create no more than 8 lots for single family dwellings. Each home will be a minimum of 3 bedrooms and is estimated to sell for \$300,000.00 +.
4. * We would provide 8 BLVD entry lots and the 9th lot (closest to existing homes) would become a greenspace area, deeded to the HOA, with a crushed stone walking trail (see conceptual drawing) The walking trail will border the trees that parallel Shackelburg Rd.
5. The greenspace area will mimic the already present meadows that contain wildflowers and native local shrubbery.
6. Impact to public facilities has been addressed as part of the overall Covered Bridge at Jones Creek design. Availability letters have been obtained for water, sewer and power. An acceptable drainage system has already been designed, engineered, reviewed and approved by SCDHEC.
7. A landscaping plan has been submitted to Anderson County Engineering for Phase 1. Specific to or near The Preserve, this plan calls for:
 - a. Tree-lined sidewalks
 - b. Landscaped entrance
 - c. Keeping a berm of existing trees that border Shackelburg Rd. This will be used as a screening for homesites.



Vicinity Map (NTS)

Shackleburg Road C-6-86

Covered Bridge Parkway

Lot 9 to be conveyed unto HOA PARK and or GREEN SPACE

| LINE | CHORD | BEARING | CHORD | RADIUS |
|------|-------------|---------|-------|---------|
| C1 | S23°56'33"E | | 62.09 | 65.00' |
| C2 | S36°03'17"E | | 19.83 | 35.00' |
| C3 | S23°39'27"W | | 29.10 | 25.00' |
| C4 | S50°11'25"W | | 56.66 | 180.00' |
| C5 | S39°52'24"W | | 14.54 | 330.00' |
| C6 | S33°21'09"W | | 60.49 | 330.00' |
| C7 | S26°19'50"W | | 20.31 | 330.00' |
| C8 | S19°06'17"W | | 63.03 | 280.00' |
| C9 | S07°38'29"W | | 39.07 | 280.00' |
| C10 | S08°43'04"W | | 21.24 | 120.00' |
| C11 | S29°41'17"W | | 49.46 | 120.00' |
| C12 | S5°56'06"W | | 8.87 | 10.00' |
| C13 | S60°43'58"W | | 32.70 | 54.00' |
| C14 | S40°43'20"W | | 4.49 | 54.00' |
| C15 | S63°02'17"W | | 29.99 | 35.00' |
| C16 | N88°42'28"W | | 3.60 | 35.00' |
| C17 | S74°12'50"W | | 62.33 | 91.00' |
| C18 | N59°24'04"W | | 45.82 | 25.00' |
| C19 | N15°15'07"W | | 26.55 | 40.00' |
| C20 | N65°29'43"E | | 23.75 | 500.00' |
| C21 | N10°21'48"E | | 61.18 | 500.00' |
| C22 | N131°2'45"E | | 11.35 | 500.00' |
| C23 | N08°24'15"E | | 72.51 | 500.00' |
| C24 | N02°33'41"E | | 64.26 | 500.00' |
| C25 | N01°22'18"W | | 9.16 | 150.00' |
| C26 | N14°25'04"E | | 72.78 | 150.00' |
| C27 | N4°29'58"E | | 75.31 | 150.00' |
| C28 | N57°3'16"E | | 5.53 | 500.00' |
| C29 | N55°26'47"E | | 25.44 | 500.00' |
| C30 | S72°23'54"E | | 39.82 | 35.00' |
| C31 | N29°41'05"E | | 21.23 | 35.00' |

Building Setbacks

Front and Rear 20'
Side 10'

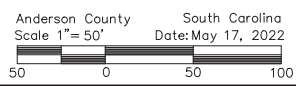
The Existing Curbcut will be removed in this area and a Crowl Walking Trail will be installed. Area between Walking trail and Lots will be graded to ensure smooth transition between the two.

- NOTES:
- Existing TMS #'s 144-04-02-001 thru 010.
 - Existing Lots 1 thru 10 to be reduced to 8 Lots and common area.
 - Reference Deed; DB 13931 Pg 236
 - Reference Plat; Side 1770 Pg 10
 - There is a 5' drainage and utility easement along all front, side, and rear lot lines.
 - All the lot will access Covered Bridge Parkway only
 - Covered Bridge Parkway is a PRIVATE ROAD.
 - A Stormwater Management and Sediment Reduction Plan has been prepared for this property and will be applied for land disturbing activities. The Stormwater Permit Number is 04-07-2-03, each property owner will comply with this plan unless an individual plan is prepared and approved for that individual lot.
 - Anderson County is not responsible for the Maintenance of the drainage areas, Covered Bridge Home Owners Assoc. will be responsible for all maintenance of the detention areas.
 - In the event that the storm drain structures were not visible at the time of survey, S.D.E shown here are based on Engineer's Design.
 - Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject property; easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, and any other facts that an accurate and current title search may disclose.

| Map # | Surveyed By | Drawn By | Checked By |
|-------|-------------|----------|------------|
| 12752 | N/A | EBO | EBO |

| Legend | |
|--------|--------------|
| (Old) | (New) |
| ● | ○ 1/2" Rod |
| ■ | □ Mag Nail |
| △ | Computed Pt. |

Site Plan and Certification for
Revised Preserve at Covered Bridge
NON-Transferable



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

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

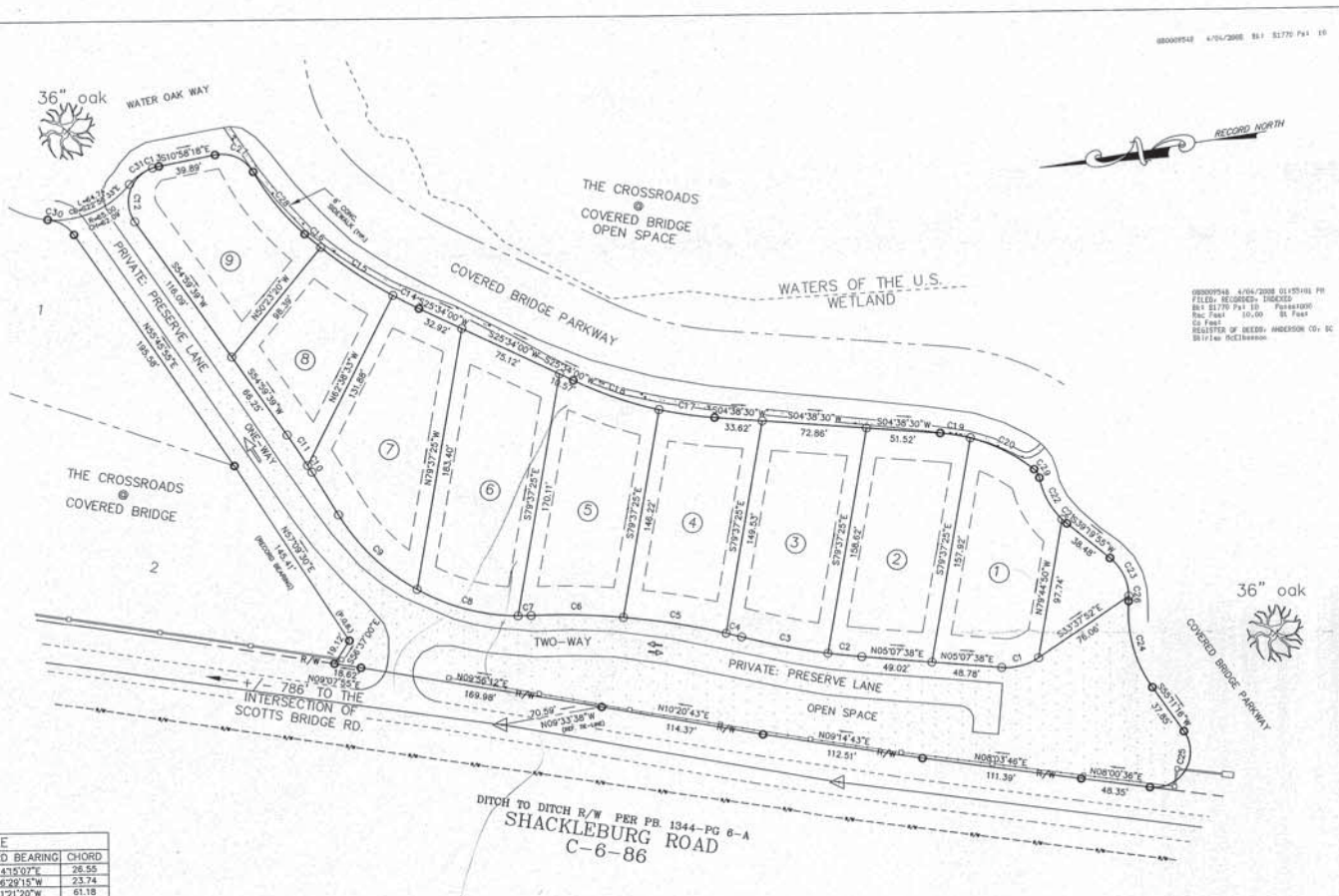
THIS DRAWING AND THE DESIGN SHOWN THEREON ARE THE PROPERTY OF NU-SOUTH SURVEYING, INC. THE REPRODUCTION, COPYING OR USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.

**Planned Development (PD) District Statement of Intent
Covered Bridge at Jones Creek, Phase 1B
(The Preserve at Covered Bridge)
November 29, 2006**

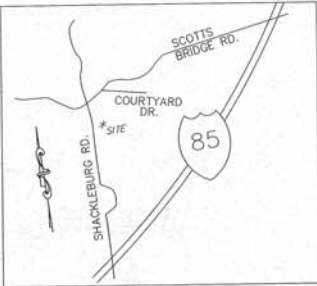
1. The Preserve at Covered Bridge is Phase 1B for Covered Bridge at Jones Creek. The entire community will be maintained by a Homeowner's Association and property management firm.
2. Covered Bridge at Jones Creek is a 221+ acre property owned by Covered Bridge at Jones Creek, LLC. The Preserve at Covered Bridge is a 9.18 acre portion of that property (7.44 acre when excluding the parkway right-of-way), the boundary of which is shown on an included engineered plat. This boundary includes legal bearings and distances for The Preserve.
3. The Preserve will create no more than 10 lots for single family dwellings. Each home will be a minimum of 3 bedrooms, and is estimated to sell for \$300,000+.
4. Public improvements specific to The Preserve at Covered Bridge include:
 - a. Trail system (large multi-purpose trail, sidewalk, smaller pedestrian trail, overlook, boardwalks)
 - b. Outdoor pavilion
 - c. Meadow
 - i. Lawn area for recreation
 - ii. Wildflowers
 - d. Single-loaded parkway to preserve the integrity of the land. This is accomplished by putting houses on 1 side of the parkway only.
 - e. Rear-entry homes will keep all front yards free from concrete drives and garages, adding to the pristine look.
5. Impact to public facilities has been addressed as part of the overall Covered Bridge at Jones Creek design. Availability letters have been obtained for water, sewer, and power. An acceptable drainage system has already been designed, engineered, reviewed, and approved by SCDHEC.
6. A landscaping plan has been submitted to Anderson County Engineering for Phase 1. Specific to or near The Preserve, this plan calls for:
 - a. Tree-lined sidewalks
 - b. Landscaped entrance
 - c. Keeping a berm of existing trees that border Shackleburg Road. This will be used as a screening for the home sites.
 - d. 2 retention ponds for storm water, along with a storm system that uses the 64 acres of wetlands to help mitigate storm water for water quality. Using a single loaded parkway, along with rear-entry garages, will help have as much grass as possible to absorb water and avoid sheet flow.
7. Completion of public improvements is scheduled for 2007.
8. The Preserve at Covered Bridge (10 homes) could be built as early as 2007, but anticipated construction is for 2008.

LOCATION: ANDERSON
 DATE: JANUARY 8, 2008
 TMS#: P/O: 44-00-08-001
 FIELD BY: C. SATTERFIELD
 DRAWN BY: NICHOLAS PLUMER

KEY:
 ○ — DENOTES 1/2" REBAR
 ○ — DENOTES 1/2" REBAR
 △ — DENOTES MAG. NAIL SET



88000948 4/15/2008 8:1 81770 PA1 10
 88000948 4/15/2008 01:55:10 PM
 FILED RECORDED: 1508250
 811 81770 PA1 10 P0449200
 Fee: \$40.00 \$5.00
 C2 Fee:
 REQUEST OF RECORD: ANDERSON CO. CL
 817148 REC388888



LOCATION MAP (INT.)
 CERTIFICATE OF ACCURACY
 I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, BELIEF AND FAITH, THE INFORMATION AND DATA CONTAINED HEREIN WERE OBTAINED FROM A REASONABLE EXAMINATION OF THE RECORDS AND FIELD SURVEY AND THAT THE SAME ACCURATELY REPRESENT THE ACTUAL CONDITIONS AND ARE NOT SUBJECT TO ANY UNDISCLOSED DEFICIENCIES, OMISSIONS, OR MISTAKES OF ANY KIND.
 DATE: FEB 27 2008
 S.C. REG. # 1771
FINAL PLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I, THE UNDERSIGNED, HEREBY ACKNOWLEDGE THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT THE SAME IS BEING OFFERED TO THE PUBLIC AS A PUBLIC HIGHWAY OR PUBLIC USE AND THAT I HEREBY DEDICATE TO THE PUBLIC THE RIGHT OF WAY AND EASEMENTS FOR ALL AREAS SO SHOWN OR INDICATED ON THIS PLAT.
 DATE: 3/10/2008
 DATE: _____
 CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE SUBMISSION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE REQUIREMENTS FOR RECORDING AND THAT THE SAME IS BEING OFFERED TO THE PUBLIC AS A PUBLIC HIGHWAY OR PUBLIC USE AND THAT I HEREBY DEDICATE TO THE PUBLIC THE RIGHT OF WAY AND EASEMENTS FOR ALL AREAS SO SHOWN OR INDICATED ON THIS PLAT.
 4/1/08
 DATE: _____
 RECORD COUNTY PLANNING COMMISSION
 (BY AUTHORIZED REPRESENTATIVE)

CURVE TABLE

| CURVE | LENGTH | RADIUS | CHORD BEARING | CHORD |
|-------|--------|--------|---------------|-------|
| C1 | 27.06 | 46.00 | S14°57'07"E | 26.55 |
| C2 | 23.74 | 203.00 | S06°29'15"W | 23.74 |
| C3 | 61.22 | 500.00 | S11°21'20"W | 61.18 |
| C4 | 11.35 | 500.00 | N14°2'46"E | 11.35 |
| C5 | 72.57 | 500.00 | N09°24'14"E | 72.51 |
| C6 | 64.30 | 500.00 | N01°33'42"E | 64.28 |
| C7 | 6.16 | 150.00 | S07°22'20"E | 6.16 |
| C8 | 73.52 | 150.00 | S19°42'06"W | 72.78 |
| C9 | 76.14 | 150.00 | S44°00'03"W | 75.33 |
| C10 | 5.53 | 500.00 | N58°13'44"E | 5.53 |
| C11 | 25.44 | 500.00 | N56°27'07"E | 25.44 |
| C12 | 46.07 | 25.00 | N71°23'34"W | 39.82 |
| C13 | 4.66 | 35.00 | N14°47'07"W | 4.66 |
| C14 | 20.32 | 330.00 | S27°18'48"W | 20.31 |
| C15 | 46.57 | 330.00 | S34°21'09"W | 60.49 |
| C16 | 14.55 | 330.00 | S40°52'25"W | 14.54 |
| C17 | 39.10 | 280.00 | S08°38'31"W | 39.07 |
| C18 | 63.16 | 280.00 | S19°06'16"W | 63.03 |
| C19 | 21.27 | 120.00 | N09°43'06"E | 21.34 |
| C20 | 49.82 | 120.00 | N26°41'18"E | 49.46 |
| C21 | 4.50 | 54.00 | S41°43'05"W | 4.50 |
| C22 | 33.22 | 54.00 | S01°53'49"W | 32.70 |
| C23 | 30.55 | 35.00 | N64°20'17"E | 29.59 |
| C24 | 63.61 | 91.00 | S79°12'20"W | 62.33 |
| C25 | 57.25 | 25.00 | S56°24'24"E | 45.92 |
| C26 | 3.60 | 35.00 | S87°42'28"E | 3.60 |
| C27 | 31.06 | 25.00 | N24°39'22"E | 29.10 |
| C28 | 56.90 | 180.00 | S51°11'31"W | 56.66 |
| C29 | 7.12 | 10.00 | N58°04'00"E | 6.97 |
| C30 | 21.93 | 25.00 | N30°41'05"E | 21.23 |
| C31 | 24.76 | 35.00 | N31°14'22"W | 24.25 |

| LOT NO. | S.F. | AC. |
|---------|--------|------|
| 1 | 10,129 | 0.23 |
| 2 | 11,546 | 0.27 |
| 3 | 11,226 | 0.26 |
| 4 | 10,594 | 0.24 |
| 5 | 11,301 | 0.26 |
| 6 | 13,033 | 0.3 |
| 7 | 12,346 | 0.28 |
| 8 | 8,219 | 0.19 |
| 9 | 10,469 | 0.24 |

NOTES:
 1. SUBJECT PROPERTY IS CURRENTLY UNDEVELOPED RESIDENTIAL.
 2. THERE IS A 5' DRAINAGE AND UTILITY EASEMENT ALONG EACH SIDE AND NEAR LOT LINE.
 3. THERE ARE 20' FRONT SETBACKS ALONG INTERNAL ROADS AND 20' REAR SETBACKS WITH 10' SIDE SETBACKS FOR ALL LOTS.
 4. ALL LOTS ARE TO HAVE INTERNAL ACCESS ONLY. NO ACCESS ALLOWED TO COVERED BRIDGE PARKWAY.
 5. ALL NEW ROADS ARE PRIVATE ROADS.
 6. A STORMWATER MANAGEMENT AND SEDIMENT REDUCTION PLAN HAS BEEN PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. THE STORMWATER PERMIT NUMBER IS 04-07-2-03. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
 7. ANDERSON COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION AREA. COVERED BRIDGE HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR ALL MAINTENANCE OF THE DETENTION AREAS.
 8. IN THE EVENT THAT STORM DRAIN STRUCTURES WERE NOT VISIBLE AT THE TIME OF SURVEY, S.D.E. SHOWN HEREON ARE BASED ON ENGINEER'S DESIGN.

THE PRESERVE @ COVERED BRIDGE

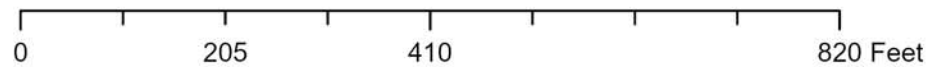
TOTAL ACREAGE: 3.57 AC. LENGTH OF NEW ROAD: 300'
 NO. OF LOTS: 9 LOTS DATE: FEBRUARY 29, 2008

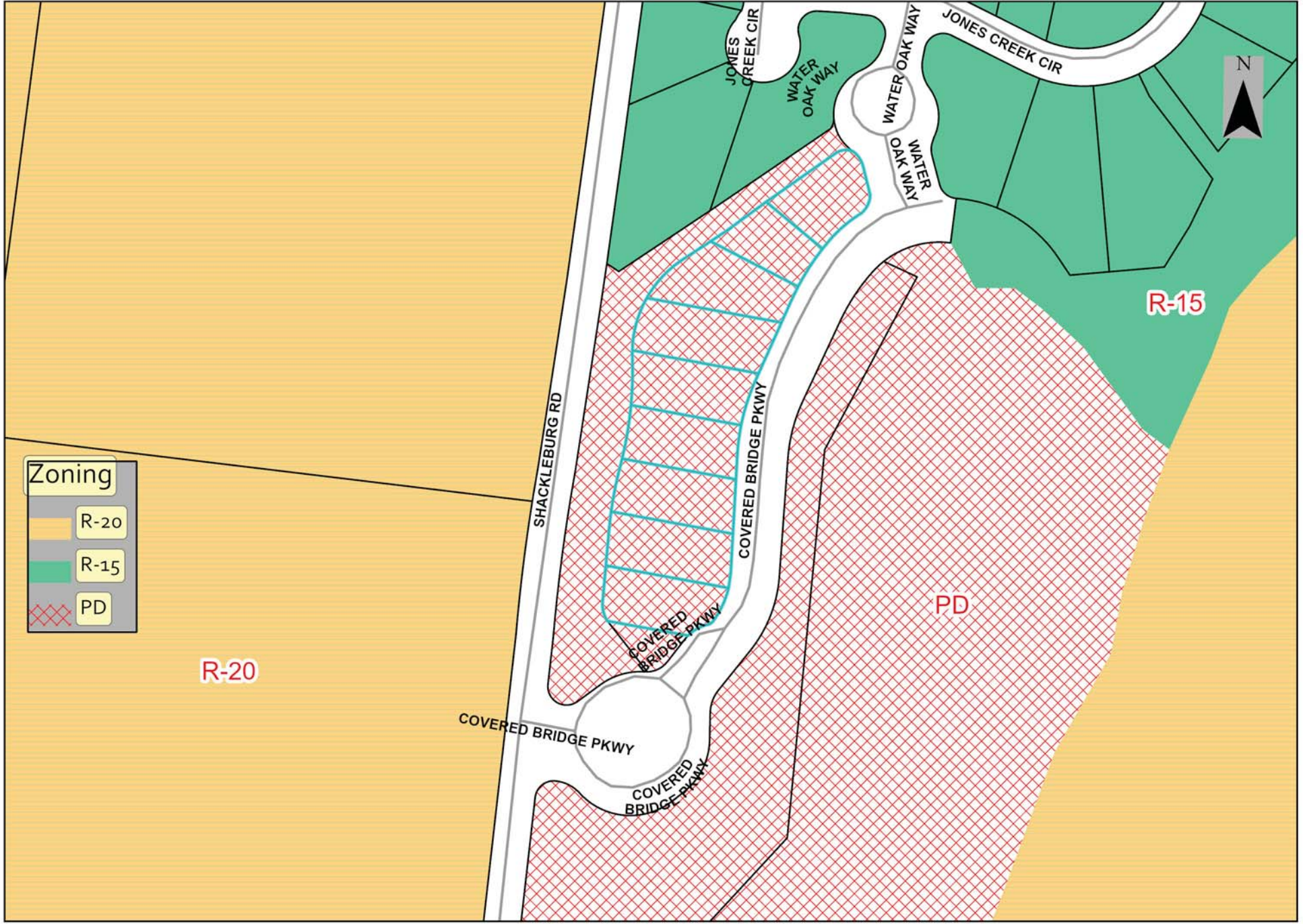
ZONING: PDD
 GRAPHIC SCALE: 1" = 40'






Aerial Photography

**Rezoning Request
4610 Liberty Hwy
C-2 to I-2**



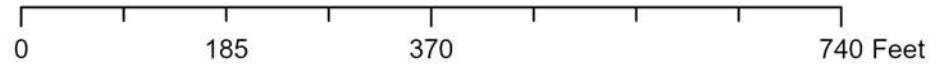


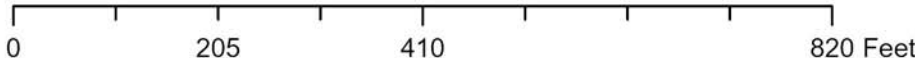
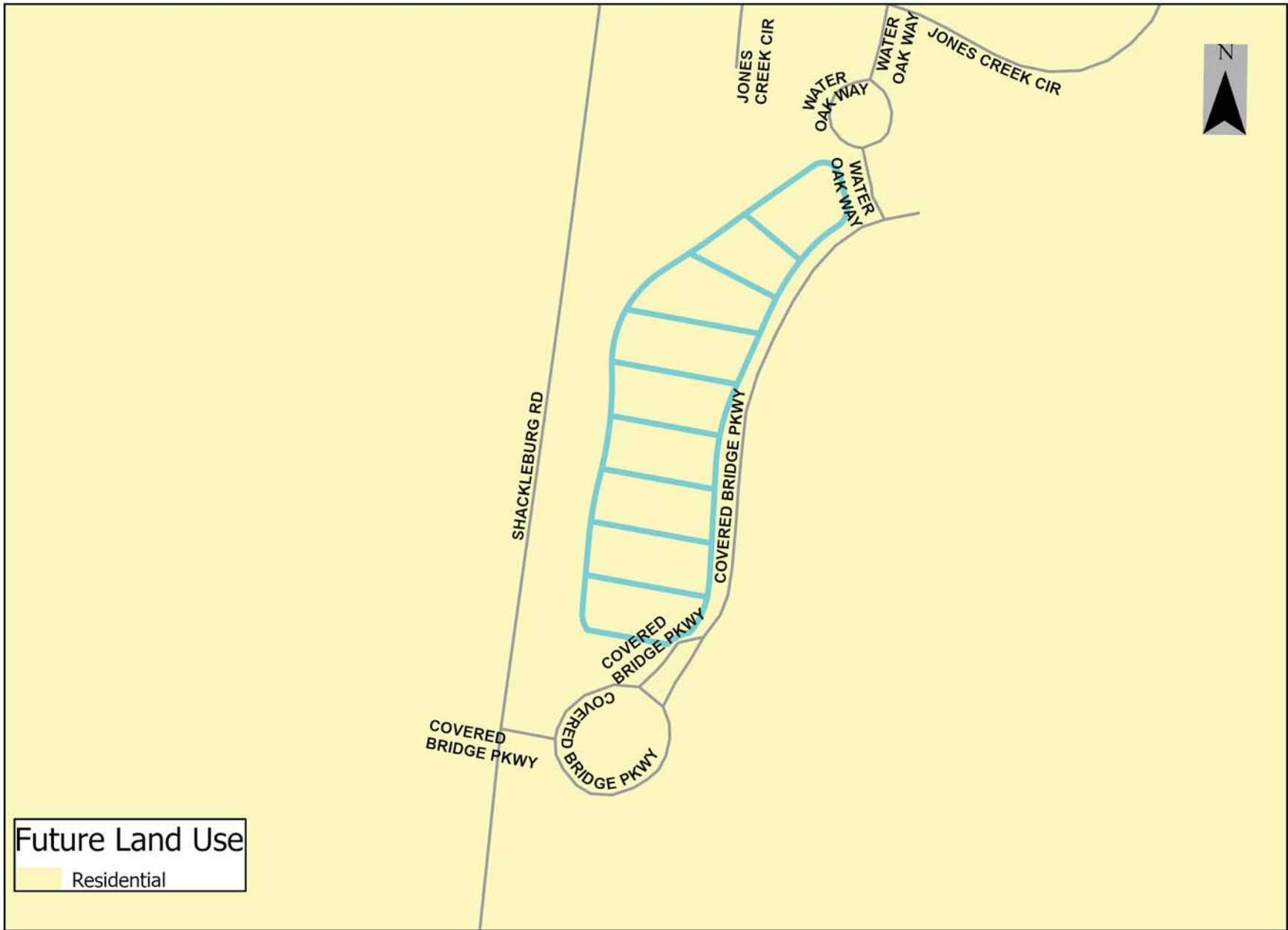
| Zoning | |
|---|------|
|  | R-20 |
|  | R-15 |
|  | PD |

R-20

R-15

PD





**Anderson County Planning Commission
Staff Report
June 14, 2022**

Applicant: One Real Estate Acquisitions, LLC

Current owner: Hurricane Creek, LLC

Property location: Hurricane Rd & Pine Ln

Precinct: Denver-Sandy Springs

Council district: 5

TMS#(s): 93-00-07-004 & -005

Acreage: +/- 35.16

Current zoning: C-2 (Highway Commercial District)

Requested zoning: IZOD (Innovative Zoning District)

The IZOD District is established to allow flexibility in development that will result in improved design, character, and quality of new developments as well as preserve natural and scenic features of open spaces. The Innovative Zoning District regulations must encourage innovative site planning for residential, commercial, institutional, or industrial development within the district.

Surrounding zoning: North: S-1 (Services District)
South: R-15 & R-20 (Single-Family Residential District) & S-1 (Services District)
East: R-20 (Single-Family Residential District) & C-2 (Highway Commercial District)
West: S-1 (Services District)

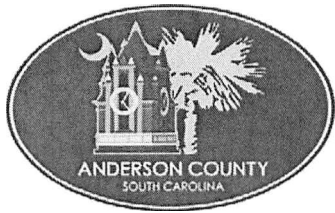
Evaluation: This request is to rezone from C-2 to IZD to develop 360 apartment units and a commercial space along Hurricane Rd. The project is to provide undisturbed buffers along Pine Ln and the eastern portion that abuts single family residential properties and will provide 45% open space (approximately 16 acres) with amenities such as a clubhouse, fitness center, and community kitchen and office space for apartment residents.

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

- May 20, 2022: Rezoning notification postcards sent to 167 property owners within 2,000' of the subject property; to date, staff has received 0 phone calls requesting more information.
- May 23, 2022: Rezoning notification signs posted on subject property;

- May 25, 2022: Planning Commission public hearing advertisement published in the *Independent-Mail*.

Staff recommendation: At the Planning commission Meeting during which the rezoning is scheduled to be discussed, staff will present their recommendation at that time.



Rezoning Application

Anderson County Planning & Development

MAY 13, 2022

Approved/Denied

Date of Submission

Applicant's Information

Applicant Name: ONE REAL ESTATE ACQUISITIONS, LLC

Mailing Address: 888 Brickell Avenue, 3rd Floor, Miami, Florida 33131

Telephone: 786-777-0060

Email: bob@onerei.com

Owner's Information {If Different from Applicant}

Owner Name: HURRICANE CREEK, LLC

Mailing Address: 99 Phil Watson Road, Anderson, South Carolina 29625

Telephone: 864-934-7053

Email: insinc00@aol.com

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

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

Bob Barton

5/13/22

Owner's Signature

Date

Project Information

Property Location: Hurrican Road, Anderson, South Carolina 29621

Parcel Number(s) /TMS: 930007004; 930007005

County Council District: S School District: 04

Total Acreage: 35.16 Current Land Use: Vacant

Requested toning: IZOD Current Zoning: C-2

Purpose of Rezoning: Development of a IZOD community with multi-family and proposed commercial

Are there any Private Covenants or Deed Restrictions on the

Yes

No

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

Joh K. Miller
Applicant's Signature

5/13/2022
Date

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

Additional Information or Comments: Please see attachments

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

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

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

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

Joh K. Miller
Applicant's Signature

5/13/2022
Date

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

For Office Use Only:

Application Received By: _____

Complete Submission Date: _____

Commission Public Hearing: _____

Council Public Hearing: _____



ANDERSON COUNTY REZONING APPLICATION NARRATIVE

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

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

Proposed Use – Development of a community with multi-family and proposed commercial space.

One REI is the builder and administrator of developments across the United States. One REI builds high quality developments that include housing and commercial spaces, and its business plan is to hold rather than sell its properties. One REI aims to provide class A amenities to maintain an attractive community.

One REI works with an Upstate civil engineering firm to make sure that buffers and other mitigating measures are taken to protect abutting properties. This tract of land is adjacent to a condominium development and the edge of Lake Hartwell. One REI will endeavor to take all appropriate steps to mitigate potential storm water runoff and other erosion control measure, including, but not limited to, the inclusion of a detention pond and maintaining the necessary buffers to comply with applicable SC DHEC permits. One REI has experience working with and will employ and reputable waste management and recycling companies to handle the complex's waste needs.

One REI intends to break ground on the project in the first quarter of 2023, and to complete the project within sixteen months of its commencement. One REI has begun discussions with the County concerning potential public improvements, and looks forward to those discussions. To the extent the County has questions or so desires, One REI will work to modify or amend this application to address those questions.

STATEMENT OF INTENT

for

**Hurricane Creek Development
(Innovative Zoning District “IZOD” Rezoning Request)**

For

APPLICANT

One Real Estate Acquisitions, LLC (“One REI”)
888 Brickwell Avenue, 3rd Floor
Miami, FL 33131
Bob Barton
786.777.0060
bob@onerei.com

ENGINEER/SURVEYOR

Site Design Inc.
225 Rocky Creek Road
Greenville, SC 29615
Craig Winnall, PE
864.271.0496
vwinnall@sitedesign-inc.com

5/17/2022

I. INTRODUCTION

One REI is a real estate developer and operator who currently manages over 6,500 units across the United States. One REI builds high-quality developments that include residential and commercial spaces, and its business plan is to build a long-lasting real estate development and maintain ownership of each project, allowing the firm to make a long-term oriented decision. One REI aims to provide class A amenities such as club-quality fitness studio, clubhouse, demonstration kitchen, game room, resort-style pool, sauna, grilling area with outdoor dining, fire pit, lounge, etc. One REI has a long-standing reputation of being a local community partner and maintaining an attractive community.

II. PROPERTY DESCRIPTION

This One REI project (the “*Project*”) will consist of 360 units, 723 parking spaces and property amenities accompanying the property residents. The development has a proposed commercial space as part of the Innovative Zoning District. The project area is approximately 35.16-acres and consists of two (2) parcels as follows:

1. TMS #93-00-07-004 – 23.56-acres and currently zoned C-2;
2. TMS #92-00-07-005 – 11.60-acres and currently zoned C-2.

III. DEVELOPMENT OVERVIEW

The Project development plan is to rezone each tract to utilize the Innovative Zoning District (“*IZOD*”) zoning classification. One REI anticipated building 360 units with 723 accompanying parking spaces on the site with a proposed commercial space. The development will include access off Hurricane Road. The roads within the community will be privately maintained. The Project owner will be responsible for Project maintenance. The Project is currently in discussions with the County regarding public improvements, and looks forward to those continued discussions.

Common areas within the Project may be disturbed and undistributed open space, walking trails, mail centers, flood plain, wetlands/waters of the state, amenity areas, and other community gathering areas, including a community clubhouse, fitness and yoga center, a community kitchen, and community office space. The Project will also include access to Lake Hartwell with plans to put in a dock which can be seen on the site plan.

IV. DENSITY & PHASING

The overall project will consist of 360 one to three bedroom units in three-story walkup apartments ranging between 900-1,400 square feet. In addition, the project will have a proposed commercial space. There will be 723 accompanying parking spaces. Approximately 45% (approximately 16 acres) of the Project's acreage will be open space.

One REI is requesting for the entire development to be approved with flexibility in the phasing of it.

V. AMENITIES, LANDSCAPING, BUFFERS

Approximately 45% of the Project's acreage will be open space. The Project, as shown on the attached site plans, will include undisturbed buffers from neighboring parcels ensuring there will not be encroachment, and will offer access to Lake Hartwell via a dock. The goal with this conservation-friendly complex is to work to have it integrated into the existing landscape. The Project will also include a club house, pool, outdoors grills, dog parks, a fitness and yoga center, and a community kitchen. The Project will include minimum 25' building setbacks along all property sides.

VI. PUBLIC UTILITIES

Will-serve letters will be provided by Sandy Springs Water District and Anderson County Wastewater. The Project will connect to existing sewer and water lines already in place. All new water mains and sewer mains built within the project will be built to public standards and turned over to Sandy Springs Water District and Anderson County Wastewater, respectively, to own and maintain. Natural gas will be made available by Duke Energy Natural Gas. Duke Energy will also provide the power to the site. There will be internet provided to the site as well.

VII. SOLID WASTE COLLECTION

One REI has significant experience working with and will employ reputable waste management and recycling partners to handle the Project's waste needs.

VIII. DEVELOPMENT STANDARDS

Permitted Uses: All land and structures contained within the project shall be used per the approved site plan that is in compliance with Innovative Zoning District classification.

Number of Units: The Project will consist of 360 one-to-three-bedroom units.

Lot Sizes and Density of Development: The units will range from 900 to 1,400 square feet. Approximately 45% of the Project's acreage will be open space.

Building Setbacks: The Project will include minimum 25' building setbacks along all property sides.

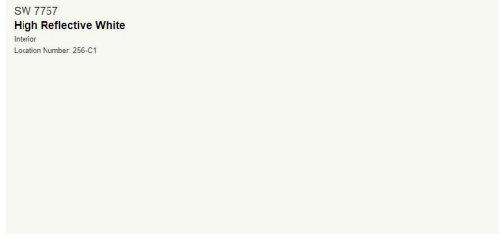
IX. COMMERCIAL COMPONENT

One REI will engage McCoy Wright to help find a tenant for the development in the proposed commercial space along Hurricane Road on the site plan. This tenant is meant to be complimentary to the overall development and benefit those living and working within the development. At this time there is not a tenant lined up and we are unable to provide additional renderings or detail related to the commercial space.

VERTICAL SIDING:



SMOOTH PANEL:



LAP SIDING:









BRICK:
TRIANGLE BRICK - PORTER



STONE:
ASPEN LEDGESTONE

BUILDING FINISHES

| MATERIAL LEGEND | |
|---|-------------------------------|
|  | 6" FIBER CEMENT LAP SIDING |
|  | FIBER CEMENT BOARD AND BATTEN |
|  | STONE VENEER |
|  | BRICK VENEER |
|  | ASPHALT SHINGLE |
|  | STANDING SEAM METAL ROOF |



BUILDING TYPE 1 - FRONT ELEVATION



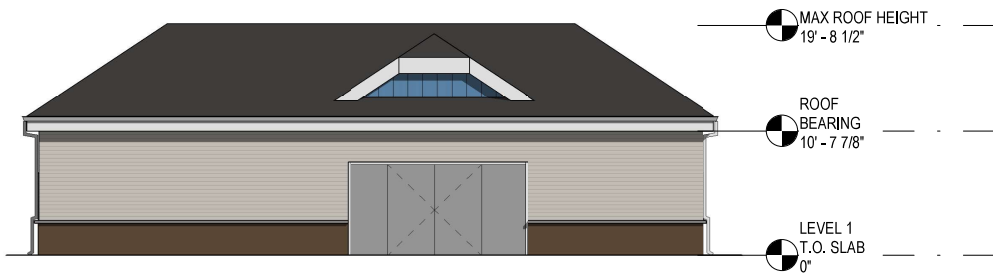
| MATERIAL LEGEND | |
|-----------------|-------------------------------|
| | 6" FIBER CEMENT LAP SIDING |
| | FIBER CEMENT BOARD AND BATTEN |
| | STONE VENEER |
| | BRICK VENEER |
| | ASPHALT SHINGLE |
| | STANDING SEAM METAL ROOF |

1 EXHIBIT - FRONT ELEVATION
3/32" = 1'-0"

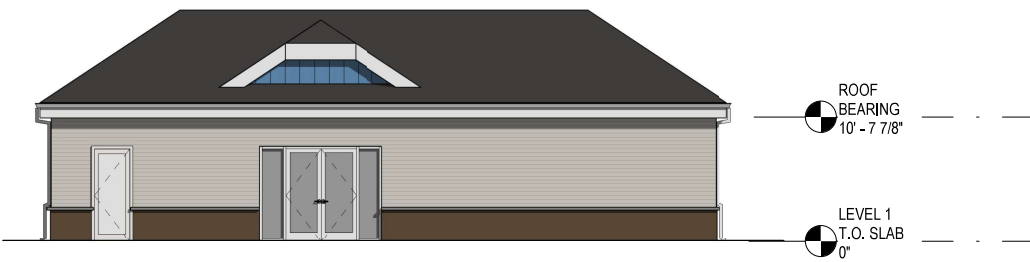


2 EXHIBIT - REAR ELEVATION
3/32" = 1'-0"







CLUBHOUSE - FRONT AND REAR ELEVATIONS



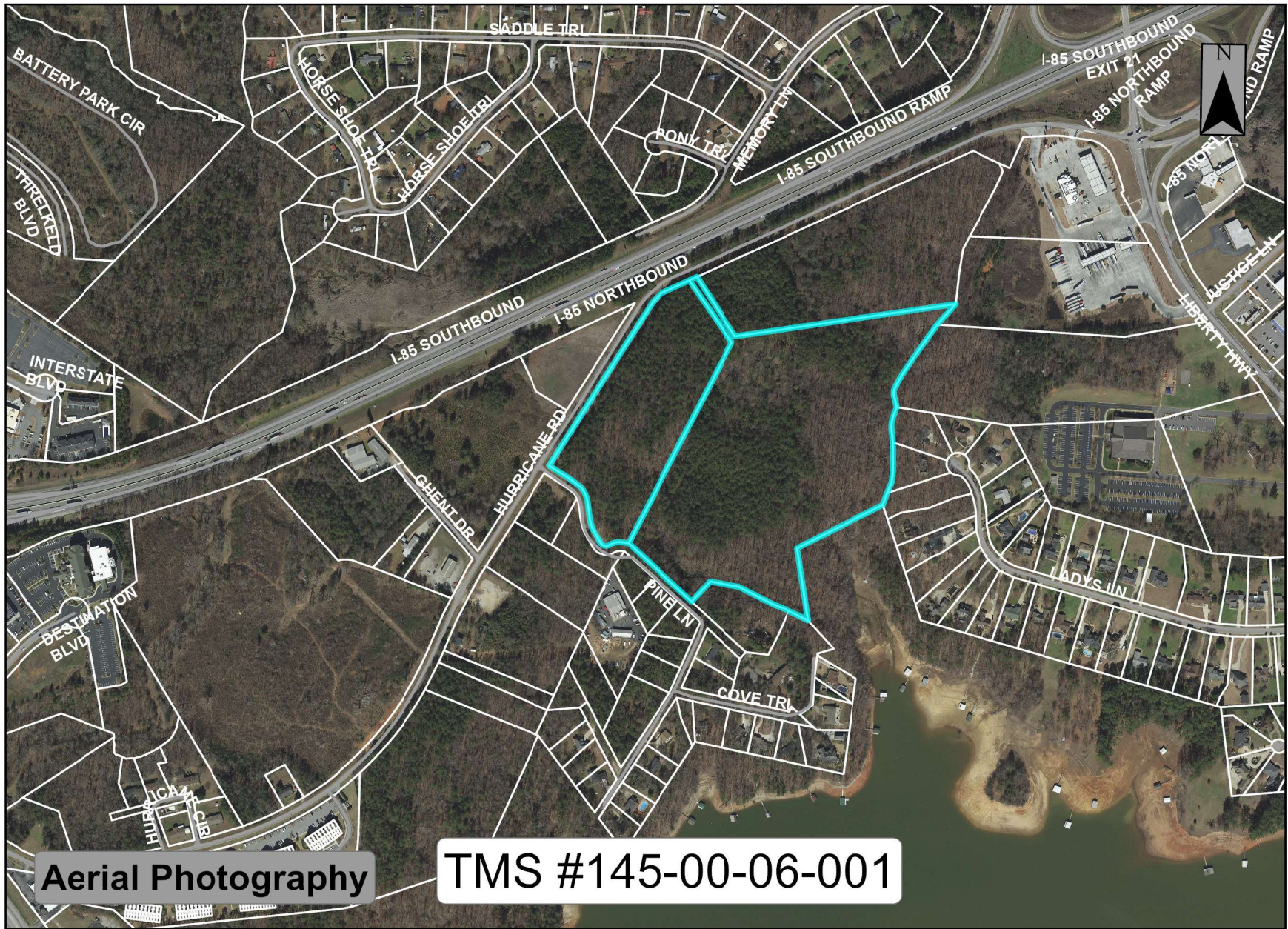
1 EXHIBIT - CABANA FRONT ELEVATION
 3/32" = 1'-0"



2 EXHIBIT - CABANA REAR ELEVATION
 3/32" = 1'-0"

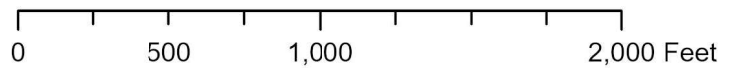
| MATERIAL LEGEND | |
|---|-------------------------------|
|  | 6" FIBER CEMENT LAP SIDING |
|  | FIBER CEMENT BOARD AND BATTEN |
|  | STONE VENEER |
|  | BRICK VENEER |
|  | ASPHALT SHINGLE |
|  | STANDING SEAM METAL ROOF |

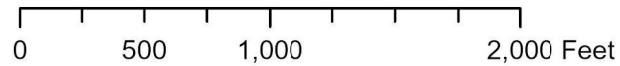
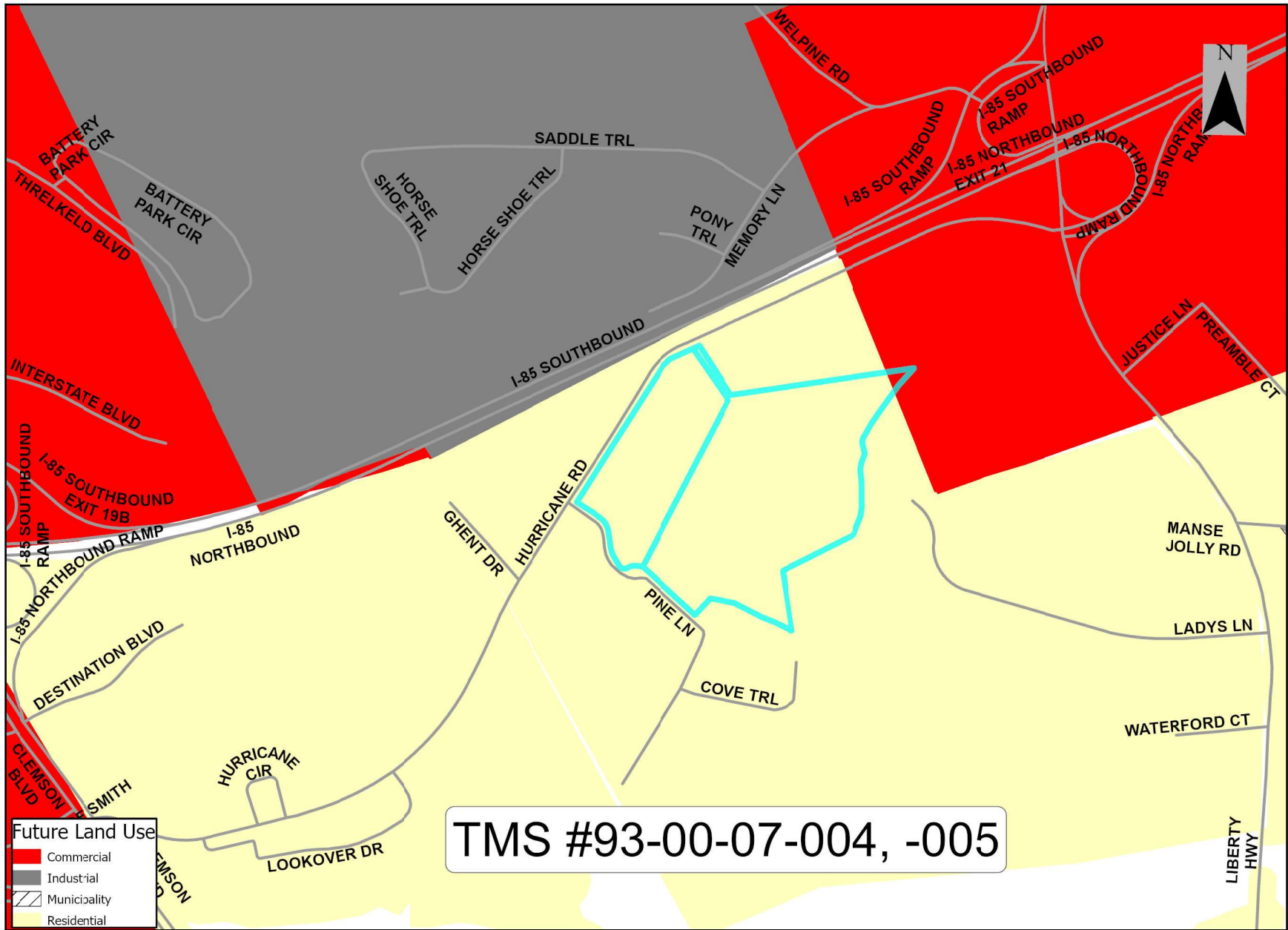
CABANA ELEVATIONS

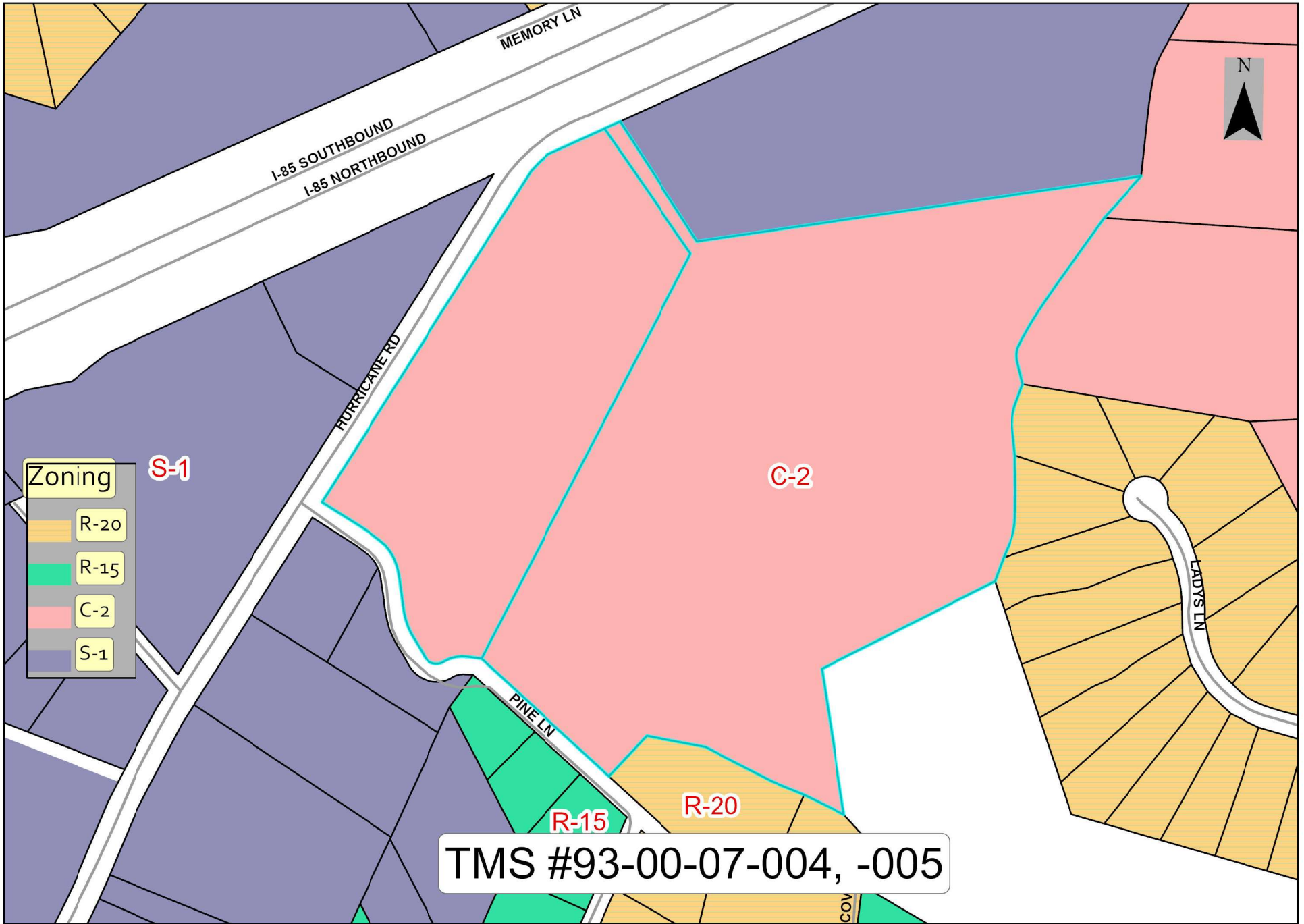


Aerial Photography

TMS #145-00-06-001







0 300 600 1,200 Feet

Anderson County Planning Commission

June 14, 2022

6:00 PM

Staff Report – Victoria Highlands Subdivision

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

| | |
|---------------------------------|-----------------------------------|
| Intended Development: | Single Family |
| Applicant: | Jason Allen, Terra Valhalla, LLC. |
| Surveyor/Engineer: | Ridgewater |
| Location and Access | Sitton Hill Rd. (County) |
| County Council District: | 6 |
| Surrounding Land Use: | Residential - Undeveloped |
| Zoning: | Un-Zoned |
| Tax Map Number: | 213-00-02-009 |
| Number of Acres: | +/- 24.31 |
| Number of Lots: | 17 Road Frontage Lots |
| Water: | Powdersville |
| Sewer: | Septic |
| Variance: | No |

Traffic Impact Analysis:

This road is classified as Collector Roads with no maximum average vehicle trips per day.

Staff Recommendation: Sec. 38-311.

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

(Ord. No. 03-007, § 1, 4-15-03)



Subdivision Plat Application
Anderson County Code of Ordinance
Chapter 38 Land Use

Scheduled Public Hearing Date: 6-14-22
Application Received By: HY
Date: 4-26-22
DS Number: 22-03

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

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

DEVELOPMENT STANDARDS REVIEW APPLICATION

Note: All plats must first be submitted to Development Standards. After submittal, plats will be distributed to the proper departments for review.

APPLICATIONS MUST BE SUBMITTED BY THE POSTED DEADLINE AND PRIOR TO 3:00 PM. INCOMPLETE APPLICATIONS OR APPLICATIONS SUBMITTED AFTER THE POSTED DEADLINE WILL NOT BE PROCESSED. THE SUBMITTED PLANS WILL NOT BE REVIEWED UNTIL THE APPLICATION/SUBMITAL IS COMPLETE AND WILL BE PLACED ON THE NEXT REGULAR SCHEDULED AGENDA MEETING.

Proposed Subdivision Name: Victoria Highlands

1. Name of Applicant: Jason Allen, Terra Valhalla, LLC
Address of Applicant: 1706 Augusta St, STE C-129, Greenville, SC 29605
Telephone Number(s): 864-788-2052 Email: Ja@terravalhalla.com

2. Property Owner(s): Same As Applicant
Address: _____
Telephone Number(s): _____ Email: _____

3. Engineer/Surveyor(s): J. Wesley White, PE Email: wesley@ridgewatereng.com

Project Information

4. Project Location: Sitton Hill Rd. at the intersection with Sellers Dr.
Parcel Number/TMS: 213-00-02-009 County Council District: 6 School District: 1
Total Acreage: 24.31 Number of Lots: 17 Intended Development: Single-Family Residential
Current Zoning: Unzoned Surrounding Land Uses: Roads/Vacant Land/Single-family residential

5. List Utility Company Providers:

Water Supplier: Powdersville Water Sewer Supplier: N/A Septic: Yes
Electric Company: Duke Energy Gas Company: PNG Telecommunication Company: AT&T

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

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

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

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

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

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

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

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

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

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

Subdivision Plat Application Check List

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

• Application Submittal Requirements and Process

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

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

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

Sec. 38-312. - Preliminary plat.

The preliminary plat shall contain the following information:

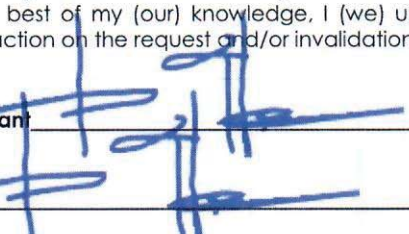
- (1) Location of subdivision on a map indicating surrounding areas at an appropriate scale sufficient to locate the subdivision.
- (2) Map of development at a scale of not less than one inch equals 200 feet and not more than one inch equals 50 feet.
- (3) Name of subdivision, name and address of the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

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

SIGNATURE OF APPLICANT & Property Owner:

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

Signature of Applicant

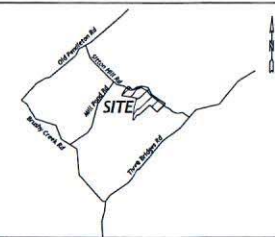
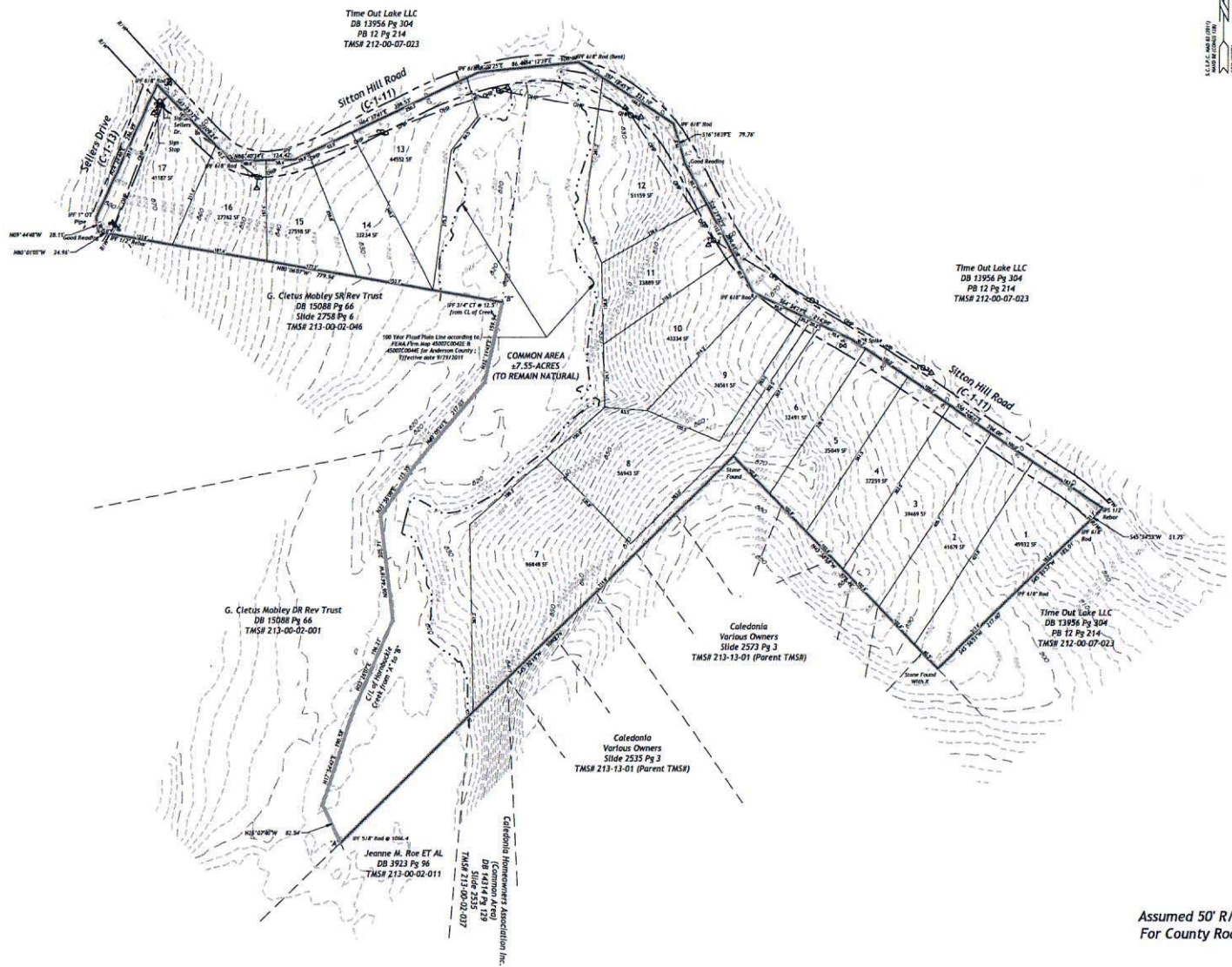


Date 4-4-22

Signature of Owner



Date 4-4-22



LOCATION MAP

PRELIMINARY PLAT

OWNER'S CERTIFICATION

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

Date: 4-4-22
 [Owner] [Agent] Name: JASON ALLEN, TERRA VALHALLA, LLC
 Signed: *[Signature]*

DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this preliminary plat was prepared using a survey of the property prepared by Ridgewater Engineering & Surveying, LLC, P.E., and dated 4-1-22. And further that the proposed subdivision meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property.

By Name: J. WESLEY WHITE, PE
 Signed: *[Signature]*
 Registered Professional No. 25817
 Address: PO BOX 806, ANDERSON, SC 29622
 Telephone No. 864 226-0990
 Date: 4-4-22

CERTIFICATE OF PROJECT APPROVAL

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

Manager or Subdivision Administrator: _____
 Date: _____

VICTORIA HIGHLANDS

TMS #213-00-02-009

Terra Valhalla, LLC
1700 Augusta St, STE C-129
Greenville, SC 29605
864-788-2052

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

| OWNER | ENGINEER OR SURVEYOR |
|-----------------------------|------------------------------|
| NO. OF ACRES: <u>±24.31</u> | MILES OF NEW ROADS: <u>0</u> |
| NO. OF LOTS: <u>17</u> | DATE: <u>4-4-22</u> |
| ZONE: <u>UNZONED</u> | |

Date: 4-4-22
 Drawn By: JWH
 Checked: JWH
 Job Number: 22023
 Revisions: 0

SCALE: 1" = 100.0'

Assumed 50' R/W
For County Road

Boundary Notes:
 The boundary lines shown have been located from field survey information and existing records. The surveyor makes no guarantee that the information shown is correct, and is not responsible for any errors or omissions. The surveyor further does not warrant that the information shown is for the most recent information, although he does certify that they are based on records as provided by the information sources. The surveyor has not physically located the appropriate utility lines.

Benchmark Note:
 State Plane Coordinates were based on ECVS South Carolina Virtual Reference System-Wide Time Network. Datum: NAD 83 (2011) NAVD 83
 All Distances are Horizontal Ground Distances.

RIDGEWATER
ENGINEERING & SURVEYING

P.O. Box 806, Anderson, SC 29622
 (864) 226-0990 ridgewatereng.com

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



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SUTTON HILL RD C-01-0071

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SHALE DR C-01-0347

GRANTE DR C-01-0396

SKVEIRD C-01-0353

SAUNDERS DR C-01-0078

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Anderson County Planning Commission

June 14, 2022

6:00 PM

Staff Report – Preliminary Subdivision

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

| | |
|--------------------------------------|--|
| Preliminary Subdivision Name: | Walls at Rivers Edge |
| Intended Development: | Townhomes |
| Applicant: | Secret Properties, LLC – Tom Craft |
| Surveyor/Engineer: | Ridgewater |
| Location/Access Road: | Old River Road & Hwy 86 Anderson St. (State) |
| County Council District: | 6 |
| Surrounding Land Use: | Commercial, Residential |
| Zoning: | Property Unzoned |
| Tax Map Number: | 240-04-03-001 |
| Extension of Existing Dev: | No |
| Number of Acres: | +/- 13.89 |
| Number of Lots: | 126 |
| Water Supplier: | Big Creek |
| Sewer Supplier: | ReWa |
| Variance: | No |

Parking:

The required off street parking is listed-for one bedroom unit, 1.5 spaces are required and for two or more bedrooms, 2 spaces are required for each townhome unit. A total of 252 parking spaces are shown on the site plan. Four (4) separate parking areas are shown on the site plan adjacent to the units. Parking is allowed within the setback area; however, no part of the building is allowed to encroach within the setback area.

Traffic Impact Analysis:

Old River Road & Hwy 86 Anderson Street are classified as Collector Roads with no maximum trips per day. An encroachment permit shall be required by South Carolina Department of Transportation.

Staff Recommendation:

Sec. 38-311.

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

(Ord. No. 03-007, § 1, 4-15-03)



Subdivision Plat Application
Anderson County Code of Ordinance
Chapter 38 Land Use

Scheduled Public Hearing Date: 6-14-22
Application Received By: ME
Date: 5-2-2022
DS Number: 22-04

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DEVELOPMENT STANDARDS REVIEW APPLICATION

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Proposed Subdivision Name: Walls at Rivers Edge

1. Name of Applicant: Secret Properties, LLC - Attn: Thom Craft
Address of Applicant: PO Box 2526, Anderson, SC 29622
Telephone Number(s): 864-933-9000 Email: thomcraft.tc@gmail.com

2. Property Owner(s): Same as Applicant
Address: _____
Telephone Number(s): _____ Email: _____

3. Engineer/Surveyor(s): Wesley White, PE - Ridgewater Engineering & Surveying, LLC Email: wesley@ridgewatereng.com

Project Information

4. Project Location: 909 Anderson St., Piedmont, SC
Parcel Number/TMS: 240-04-03-001 County Council District: Six School District: One
Total Acreage: 13.89 Number of Lots: 126 Intended Development: Residential Townhomes
Current Zoning: Unzoned Surrounding Land Uses: Roads-West/North; Commercial-NW & NE; Residential-east & south

5. List Utility Company Providers:

Water Supplier: Big Creek Water & Sewer Sewer Supplier: ReWa Septic: _____
Electric Company: Duke Energy Gas Company: PNG Telecommunication Company: AT&T

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

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

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

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

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

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

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

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

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

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

Subdivision Plat Application Check List

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

- **Application Submittal Requirements and Process**

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

Sec. 38-312. - Preliminary plat.

The preliminary plat shall contain the following information:

- (1) Location of subdivision on a map indicating surrounding areas at an appropriate scale sufficient to locate the subdivision.
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- (3) Name of subdivision, name and address of the owner(s), name of engineer or surveyor and the names of the owners of abutting properties.
- (4) A boundary survey of the area to be subdivided, showing bearings measured in degrees, minutes and seconds and distances measured in feet and decimals thereof.
- (5) Present land use of land to be subdivided and of the abutting property and/or properties.
- (6) Acreage of land to be subdivided.
- (7) Contour maps of the proposed subdivision, with maximum contour intervals of ten feet or three meters.
- (8) Tax map number of original parcel or parcels prior to subdivision.
- (9) Location of existing and proposed easements with their location, widths and distances.
- (10) Location of existing water courses, culverts, railroads, roads, bridges, dams, and other similar structures or features.
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- (12) Proposed lot lines, lot numbers, lot dimensions and lot acreages.
- (13) North arrow.
- (14) Proposed road names pre-approved by E-911 Addressing Office for the county.
- (15) Certification by licensed surveyor stating that all lot sizes meet minimum size standards.
- (16) Designation of any areas that fall within any flood plain indicating the high water mark for same.

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

SIGNATURE OF APPLICANT & Property Owner:

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

Signature of Applicant _____

Date 5-2-22

Signature of Owner _____

Date 5-2-22



PARKING REQUIREMENT:
 2 SPACES/UNIT X 126 UNITS = 252 SPACES
 - 1 SPACE PROVIDED VIA GARAGE/DRIVEWAY
 - 1 SPACE PROVIDED VIA ASPHALT PARKING SPACE

NOTES:
 1. ALL LOTS TO UTILIZE PUBLIC WATER AND SEWER.
 2. ALL LOTS MUST ACCESS INTERNAL ROADS.

SITE DATA

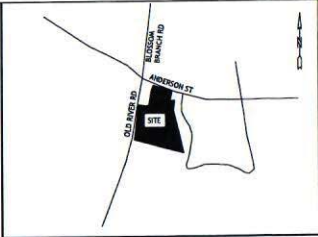
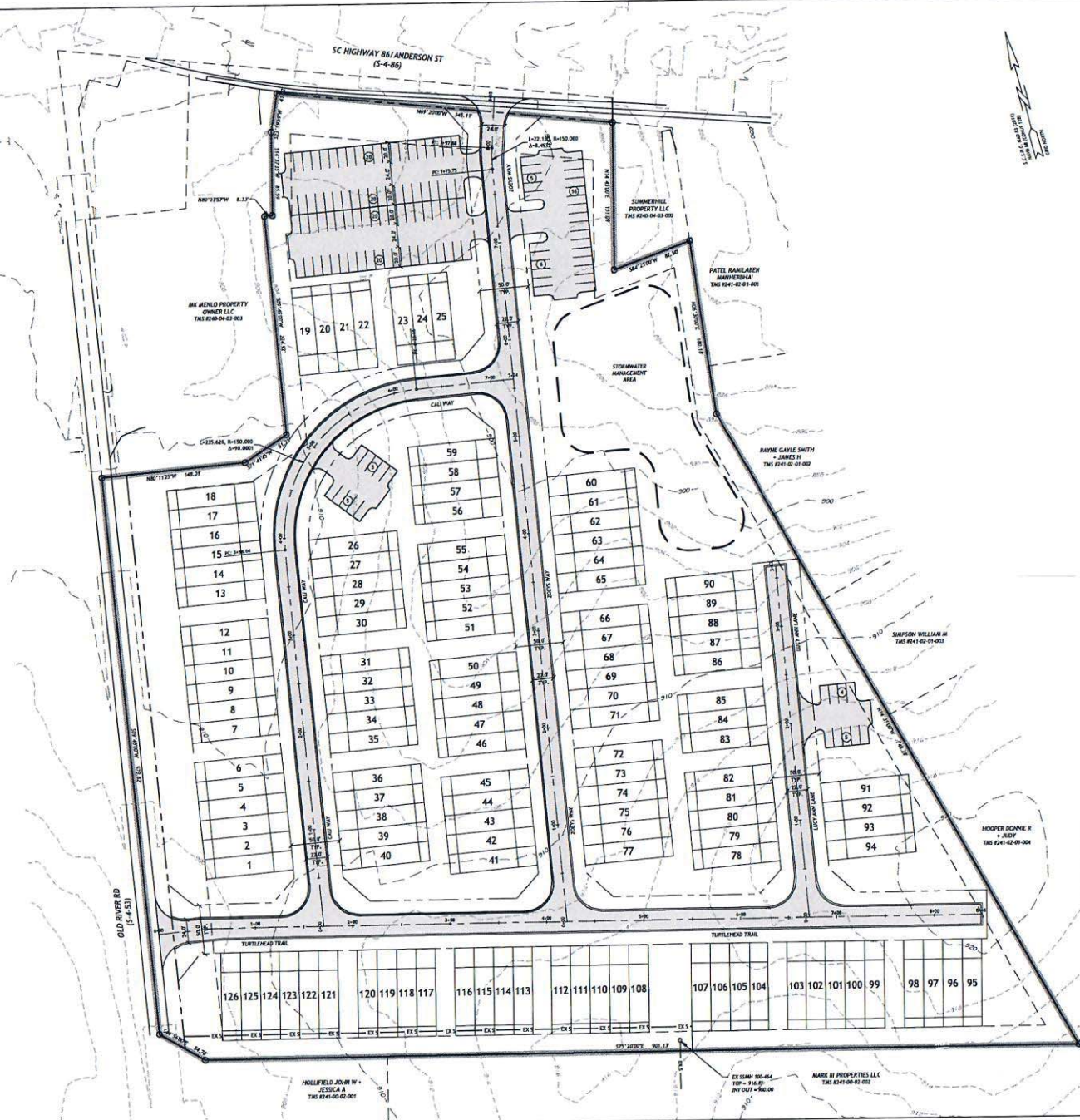
TMS #: 2400403001
 TOTAL AREA: ±13.89 ACRES
 ZONING: UNZONED
 TOTAL UNITS: 126 TOWNHOMES (20' X 90')

PROPOSED ROADS: TOTAL: ±2,784 LF (±0.53 MI)
 ALL PRIVATE ROADS

SETBACKS
 PERIMETER PROPERTY: 20'
 INTERNAL FRONT: 20'
 ANDERSON ST: 40'
 OLD RIVER RD: 40'

NOTE:
 - COMMON/OPEN SPACE AREAS NOT TO BE SUBDIVIDED

WATER COMPANY: BIG CREEK WATER & SEWER
 SEWER COMPANY: REWA



LOCATION MAP

PRELIMINARY PLAT

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

Date: 4/29/22
 [Owner] [Agent] [Name]: Thom Craft, Secret Properties II, LLC
 Signed: _____

DESIGN PROFESSIONAL CERTIFICATION
 It is hereby certified that this preliminary plat was prepared using a survey of the property prepared by Hsu South Surveying, Inc., P.C., and dated 3/6/22. And further that the proposed subdivision meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property.

By Name: J. Wesley White, PE
 Signed: _____
 Registered Professional No.: 25837
 Address: 211 Society St, Anderson, SC 29621
 Telephone No.: 864-260-0980
 Date: 4/29/22

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

Manager or Subdivision Administrator: _____
 Date: _____

WALLS AT RIVERS EDGE
 TMS #240-04-03-001

Secret Properties II, LLC
 P.O. Box 2536
 Anderson, SC 29622
 864-933-9000

Ridgewater Engineering & Surveying, LLC
 P.O. Box 808
 Anderson SC 29622
 864-326-0980

OWNER: _____ ENGINEER OR SURVEYOR: _____

NO. OF ACRES: ±13.89 MILES OF NEW ROADS: ±0.53 (2,784 LF)
 NO. OF LOTS: 126 ZONING: UNZONED

Date: 4-29-22
 Drawn by: JMW
 Checked: JMW
 Job Number: 22153
 Revisions: 0

SCALE: 1" = 50'

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

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



108 BLOSSOM BRANCH RD

105 BLOSSOM BRANCH RD

0 BENTZ RD

HIGHWAY 86

1109 HIGHWAY 86

1104 HIGHWAY 86

1100 HIGHWAY 86

1107 HIGHWAY 86

1004 HIGHWAY 86

1101 HIGHWAY 86

1003 HIGHWAY 86

CHURCH RD C-01-0140

1231 OLD RIVER RD

2410504002

101 MICHAEL DR

CHURCH RD

2410504015

1219 OLD RIVER RD

1217 OLD RIVER RD

103 MICHAEL DR

105 MICHAEL DR

1215 OLD RIVER RD

106 MICHAEL DR

108 MICHAEL DR

109 MICHAEL DR

2410504005

1211 OLD RIVER RD

110 MICHAEL DR

111 MICHAEL DR

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110 MICHAEL DR

112 MICHAEL DR

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1200 OLD RIVER RD

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