

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: July 5, 2022
Cc: County Council
Re: July 12, 2022 Regular Commission Meetings

The Anderson County Planning Commission is scheduled to hold its next meeting on **Tuesday, July 12, 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.

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July 12, 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
5. Public Hearings
 - A. Rezoning Request: +/- 35.16 acres, located on Hurricane Rd & Pine Ln **[Council District 5]**
 - i. Staff Report Recommendation
 - ii. Developer Presentation
 - iii. Public Comments
 - B. Rezoning Request: +/- 19.1 acres, located on Highway 76 **[Council District 4]**
 - i. Staff Report Recommendation
 - ii. Developer Presentation
 - iii. Public Comments
 - C. 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
 - D. Land Use Permit Application: Speculative Building on White Plains "Tract A", located on Easley Highway **[Council District 7]**
 - i. Staff Report Recommendation
 - ii. Developer Presentation
 - iii. Public Comments
 - E. Land Use Permit Application: Hood Road Apartments, located on Hood Rd **[Council District 6]**
 - 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

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- ii. Developer Presentation
 - iii. Public Comments
- C. Preliminary Subdivision: Cooper Townes, located on Old Pendleton 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
 - B. Utility Provider Requirements
- 10. Adjournment

STATE OF SOUTH CAROLINA)
COUNTY OF ANDERSON)

ANDERSON COUNTY
PLANNING COMMISSION MEETING
MAY 24, 2022

PRESENT:

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

ALSO PRESENT:
ALESIA HUNTER
BRITTANY MCABEE
TIM CARTEE
HENRY YOUMANS
TYANNA HOLMES
GAYE SPRAGUE

1 WILL MOORE: ... everybody
2 today. This is the County Planning Commission meeting
3 tonight. I'd like to call this meeting to order and
4 get it started. Let's go ahead and do the pledge of
5 allegiance. Please stand.

6 **PLEDGE OF ALLEGIANCE**

7 WILL MOORE: We're going
8 to move on to the approval of the agenda. Do I have a
9 motion?

10 DAN HARVELL: Motion.

11 WILL MOORE: Second?

12 All in favor raise your right hand.

13 All right. Moving on to the approval of minutes
14 from the April 12th meeting. Do I have a motion to
15 approve those?

16 WESLEY GRANT: Mr. Chairman,
17 I make a motion we approve the minutes.

18 WILL MOORE: Do I have a
19 second?

20 DAN HARVELL: Second.

21 WILL MOORE: All in favor
22 raise your right hand.

23 All right. We'll move on to public hearings. The
24 first one on our agenda is the land use permit
25 application, proposed distribution facility located on
26 Masters Boulevard. I'll turn it over to staff.

27 TIM CARTEE: Thank you, Mr.
28 Chairman. This is an industrial distribution facility
29 located on Masters Boulevard. The property owner is
30 J.D. Anderson. Authorized representative is Cameron
31 Cooper. Twenty-one property owners were notified of
32 this project within the two thousand foot radius via
33 postcards.

34 This distribution facility is located on Masters
35 Boulevard, which is a state-maintained road. This
36 distribution facility will consist of one proposed
37 building and is anticipated to be approximately 407,000
38 square feet, with off street parking for employees
39 along Masters Boulevard and truck docks/trailer parking
40 on the sides of the facility.

41 The surrounding land use is commercial and vacant.
42 The total site area for this project is 38.28 acres.
43 It's in County Council District 2. The area is
44 unzoned. Anderson County will supply the sewer. Duke
45 Energy for the power. Water will be supplied by Starr-
46 Iva. No variance is requested for this project. The
47 traffic impact analysis is approved by the DOT.

48 And staff recommends approval on this project. As
49 you can see on the location of the map, you can see the
50 layout on Masters Boulevard, which is right across from

1 First Quality and Electrolux. This is a view of the
2 overall area.

3 Staff recommends approval for this project and it
4 meets the requirements in Chapter 38. That's all I
5 have, Mr. Chairman.

6 WILL MOORE: Thank you,
7 sir. I'll open it up for public comments. There's a
8 list here. Dan Jacques.

9 DAN JACQUES: Hi. Good
10 afternoon. Dan Jacques, Anderson County resident. And
11 I work at one of the manufacturing facilities across
12 the street from this proposed project.

13 And my question for the board and the staff is
14 regarding the traffic count. Do we have numbers of the
15 additional vehicles on a daily basis that we anticipate
16 traveling up and down Masters Boulevard?

17 WILL MOORE: We'll turn
18 that over to Ms. Sprague.

19 GAYE SPRAGUE: Thank you.
20 Mr. Chairman and citizens, yes, when a developer has a
21 traffic study done, an actual count has to be done on
22 the road to determine what's there now. And then they
23 have to project what will be there in the future
24 without the development. So in other words, we're
25 taking growth into account. And then they have to
26 project through national standards what will be added.
27 So, yes, all that was covered in the traffic study.

28 DAN JACQUES: Is that
29 something that can be shared with the public?

30 GAYE SPRAGUE: I'm assuming
31 it can. Nobody has asked me that yet. I haven't been
32 here. But, yes, if you will send the request to
33 Development Standards, they'll send it back to me.

34 DAN JACQUES: Okay. Thank
35 you very much.

36 WILL MOORE: Thank you,
37 sir.

38 All right. Moving on to R.V. Spearman. R.V.
39 Spearman.

40 TIM CARTEE: Mr. Chairman,
41 the owners are here if they need to answer any
42 questions that you may have or they may have a
43 presentation if you'd like them to speak since they're
44 here in attendance.

45 WILL MOORE: Yeah,
46 absolutely. Is there anybody here representing this
47 project for a developer presentation? Come forward.
48 State your name and address, please, sir.

49 JIM CAMPBELL: Jim Campbell
50 with Campbell Engineering. Address is 31 Boland Court,

1 Greenville. And I just want to let everyone know that
2 I'm here to answer any questions, specific questions
3 related to the project. I don't have a presentation,
4 but I can answer any questions you have.

5 WILL MOORE: Anybody from
6 the commission?

7 DONNA MATTHEWS: Do you happen
8 to have the traffic study that the gentleman asked
9 about earlier?

10 JIM CAMPBELL: I can get a
11 copy of it and send it in if I need to. I think we've
12 sent it already to the county.

13 WILL MOORE: All right.
14 Is that all you have for us, Mr. Campbell? You were
15 next on my list. Thank you, sir.

16 JIM CAMPBELL: Thank you.

17 WILL MOORE: All right.
18 We'll move on to a discussion amongst the Planning
19 Commission. Does anybody have anything before we move
20 into a motion?

21 DONNA MATTHEWS: Mr. Chairman,
22 this is my area and I'm very familiar with this area.
23 This is an industrial area already. There's two large
24 plants there and there's a third one in the process of
25 being completed. I believe it (inaudible). There's
26 also a church daycare. But there is considerable
27 acreage between the daycare and where the facility is
28 going to be. There's only two houses in this stretch
29 of Masters Boulevard. And they're about two-tenths of
30 a mile away from the location.

31 WILL MOORE: Thank you,
32 ma'am. Anybody else before we move to a motion? Do we
33 have a motion? Anybody like to make a motion?

34 DONNA MATTHEWS: I'd like a
35 motion for the commission to approve.

36 WILL MOORE: Do we have a
37 second? All in favor raise your right hand?
38 Unanimous. The project passes.

39 Moving on to the proposed Anderson County School
40 District 1 impact fee presentation by Robert Binnicker,
41 Superintendent of Anderson County School District 1.

42 ROBERT BINNICKER: Thank you,
43 Mr. Chairman. These are the -- just handouts for the
44 PowerPoint. We want to thank the Planning Commission
45 for hearing from the school district. I apologize for
46 my mask. I hope that you can hear me. I am in --
47 coming out of COVID protocol. The district requires
48 that I wear a mask five days after I come out of
49 protocol. And unfortunately the superintendent has to
50 follow those protocols just like everybody else. So if

1 you can't hear me if you'll just let me know I'll speak
2 up or do what I need to do for you to hear me.

3 I know that many of you heard a fairly extensive
4 presentation on this with the county council and then
5 you heard another presentation that we made here just
6 for the Planning Commission. And this is your third.
7 I promise you I will be very streamlined in this
8 meeting. And I don't plan on repeating everything
9 that's been said in those last few meetings.

10 This is a culmination, really, of a two-year
11 process for Anderson School District 1. We started a
12 number of years ago working on this process. So this
13 is a really important vote for us to make.

14 Just very quickly, academically it's a really good
15 school district. Top fifteen percent in just about any
16 category you want to look at, whether that be math,
17 English, science, SAT, graduation rate, whatever.
18 We're also one of the lowest funded school districts in
19 the state of South Carolina. So our constituents know
20 we get a lot of bang for our buck for the money that's
21 brought into Anderson School District 1.

22 This is applied (inaudible) funding that school
23 districts receive. And you'll notice that Anderson
24 School District 1 -- I don't think you can see my point
25 -- but Anderson School District 1 is down there on the
26 bottom left. And the reason there's a circle there is
27 sometimes we're dead last. Sometimes we're second to
28 last. Sometimes we're as high as seventh from the
29 bottom. But this is where we are.

30 The 2021 school year from all funding sources will
31 receive twelve thousand three hundred and four dollars
32 per student. The average school district in South
33 Carolina received fifteen thousand four hundred and
34 fifty-three dollars. That is a thirty-three million
35 dollar difference per year between our school district
36 and what the average school district in South Carolina
37 receives.

38 I promise you if Anderson 1 was funded like the
39 average school district in South Carolina, we would not
40 be here. Thirty-three million dollars would be plenty
41 of money for us to build whatever it is that we needed
42 built.

43 Anderson 1's quality -- Anderson's quality to
44 communities having excellent schools make us a perfect
45 destination for families to move to Anderson School
46 District 1. These are actual enrollment numbers for
47 Anderson 1. And you'll see that we started out back in
48 2002-03 with about seven thousand six hundred and
49 seventy-six kids. And then we've moved up this year to
50 ten thousand six hundred and thirty-six.

Anderson 1 has grown thirty percent over the last fifteen years. And with this -- at this rate we'll add about three thousand students in the next fifteen years. I don't have room for three thousand students. I don't have room for two thousand more students. I don't have room for one thousand more students. But this is what we project. You'll see down around 2008, 2009 it looks like the grant kind of levels out. Of course, we know what happened during that time with the housing market crash. Nobody moving in, nobody moving out. Our enrollment stayed steady. You'll also see back up here during COVID, you'll see a slight dip in our enrollment. And that's where we had a number of parents who actually removed their students from in-person instruction and actually put their students in a different school, virtual school of some sort. And of course, you'll see the next year every single one of those kids, plus a whole bunch more, came back.

34 VIDEO PLAYING

44 This is Concrete Primary. Even though we added
45 ten rooms in 2010 and eight rooms in 2018, we're now,
46 next year, going to be over capacity with three
47 portables. Spearman Elementary is at capacity. Even
48 though we added eight rooms in 2020, they have three
49 portables. Powdersville Elementary is at capacity.
50 Even though we added eight rooms in 2020. Powdersville

1 Middle has a portable. They are at capacity even
2 though we added ten rooms to that school in 2020.
3 Palmetto High School has two rooms. Again, added ten
4 rooms in 2020. Palmetto High School has one room and
5 we added seven rooms in 2010, two additional rooms in
6 2021. And really and truly that one should be a zero
7 because if we hire another teacher at Palmetto -- there
8 is currently a part-time teacher in a classroom.
9 Obviously that teacher will have to float. West Pelzer
10 we have two available classrooms, four rooms were built
11 in 2019. Cedar Grove has three, eight rooms in 2021.
12 And Wren has four, four rooms in 2010.

13 I want to make sure you know that these are
14 possible classrooms that we could use. Y'all know all
15 of these rooms are used now by the school. Well,
16 that's not what we counted. We counted how many rooms
17 do you have in your school that could be used as a home
18 room teacher. Obviously, if you've got a room used as
19 staff development, that's the room that we count. So
20 we were very conservative in these -- in these efforts.
21 Obviously there's no room for a thousand kids, two
22 thousand or three thousand kids in these schools.

23 So why an impact fee? The actual multi-family
24 houses, you increase the financial student housing.
25 That's kind of a (inaudible). More homes equals more
26 students. And that's what we see. As homes are being
27 built, more homes are actually -- more students are
28 actually enrolled in Anderson School District 1.
29 You're increasing enrollments, means we've got to built
30 classrooms and schools. I can't have a first grade
31 class that doesn't have a room for that first grade
32 class to meet.

33 To built classrooms, the district's got two
34 choices. We can sell bonds, repaid by the property
35 owners, or we can add portables. Now, obviously we're
36 going to use some bonds and sales tax. We're going to
37 use some general fund money. We've going to use some
38 money in savings. But that's not going to be enough to
39 build the number of classrooms that we need over the
40 next five, ten and fifteen years. So those are our two
41 options. We don't like adding portables. Portables,
42 that's a great idea if it's temporary. If you've got a
43 big class moving through and you only have to have a
44 portable at a school for a couple of years and then it
45 can go, that's a great savings and that's what you want
46 to do.

47 That's not what we have. We've got a permanent
48 issue. When we add a portable, that means that
49 portable is going to be there forever until we actually
50 build more classrooms.

1 Without an impact fee, the current property owners
2 and businesses, they pay the full cost in increased
3 debt service taxes to repay the bonds. When we sell
4 bonds, the house payers in Anderson School District 1
5 have to pay those bonds back with interest. So that
6 (inaudible) is the full cost of us having to add --
7 having to add schools.

8 Right now we have a two hundred and five million
9 dollar bond debt on the books. That's the bond debt
10 and the interest. So right now our current taxpayers
11 are on the hook for two hundred and five million
12 dollars. That's from the past three bond referendums
13 that we had. The impact fee would shift a portion of
14 this cost to the new homes, the new subdivisions that
15 are increasing the need for the additional school
16 space. So that's what an impact fee does. It shifts
17 the costs, some of the costs of having to build these
18 schools, it shifts those costs to the entity that's
19 creating the problem in the first place, which is new
20 homes, new subdivisions, new apartments.

21 Quick information. Maximum impact fee is
22 determined by a comprehensive study performed by
23 TischlerBise. They're the leader in those studies.
24 That's why we chose them to do ours. The maximum
25 impact fee was determined by this study to be for a
26 single-family homes, eleven thousand two hundred and
27 forty-five and a multi-family home, seven thousand
28 eight hundred and fifty-five. I want to make sure that
29 the Planning Commission understands that the County
30 Council has the ability to make that fee whatever they
31 want to. This is the maximum. They cannot go over
32 that. If County Council felt like, you know what,
33 eleven thousand two hundred is too much; we think it
34 ought to be ten thousand, we think it ought to be eight
35 thousand, we think it ought to be seven thousand three
36 hundred, they can make it seven thousand three hundred.
37 That's completely within the law for them to do that.
38 The lower you make that number, the more the current
39 residents have to pay when we have to sell a bond, but
40 County Council could certainly do that.

41 Current residents do not pay the impact fee. I
42 still have people calling me asking me about this.
43 This is only on new construction; not on current homes
44 being bought and sold. Limited to new construction
45 only. Homeowners who add additions or make
46 improvements to the current home, they don't pay impact
47 fees. The impact fee is paid before the (inaudible)
48 and normally it's passed on to the home buyer. I've
49 talked to a lot of builders, a lot of developers. I
50 haven't talked to one who's planning on paying for any

1 of this. They'll pass every dime of this on to the
2 homeowner. And in my opinion, that's where it should
3 be. That's where this thing should land, is with the
4 homeowner.

5 Now, you can take that fee, you can pay it up
6 front, eleven thousand dollars or ten thousand, seven
7 thousand, whatever the County Council decides to make
8 it. If you have that money up front, you can pay it up
9 front or you can actually roll it into your mortgage.
10 If you roll it into your mortgage, the impact fee study
11 determined at that time you would add about fifty-five
12 dollars per month to a thirty-year mortgage. If
13 mortgage rates go up, obviously that number goes up.
14 So it might be fifty-five, might be sixty-five, might
15 be seventy. But it would be somewhere around there,
16 depending on where the interest rates fall per month.

17 I will tell you that I showed this to the Planning
18 Commission the last time I was here. We get hundreds
19 of calls a year from people asking us, how do I get my
20 kid in Anderson 1 or how do I keep my kid in Anderson
21 1. And the way you do that is you've got to live in
22 Anderson 1. If I were to say to those people, you can
23 make this happen, but it's going to cost you fifty-five
24 extra dollars a month for thirty years, it's going to
25 cost you sixty-five or seventy dollars a month for
26 thirty years, I would guess that about ninety percent
27 of those wouldn't bat an eye. Where do I write the
28 check, where do I sign up, how do I make that, how do I
29 make that happen?

30 The fees placed in escrow can only be used to
31 increase school capacity. County Council can't use it.
32 And the school district can't use it for anything
33 except to increase capacity. That means adding
34 buildings or building schools. That is the only thing
35 by law that we can use that money for. If it's not
36 used for the proposed building program -- we've got a
37 building program, and if we don't use the money for
38 that, we'll give it back. Okay? We'll give it back to
39 the developer or the builder who paid it and they in
40 turn would return it to the homeowner who's, you know,
41 got it in their mortgage. So by law we have to give
42 the money back if we don't do what we say we're going
43 to do with it.

44 Impact fees allow growth to pay for growth. The
45 growth, the new homes, the new subdivisions are what's
46 creating the impact on the infrastructure on the
47 schools so they get to pay a portion of the cost of
48 those schools. Impact fee applies only to Anderson
49 School District 1 and not other school districts.
50 There have been some concerns that if we approve this

1 for Anderson 1, then some of the other Anderson County
2 schools might get an impact fee. Well, they might, but
3 like I said we started this process two years ago.
4 This is a very long and complicated process.

5 First of all, if you're not growing, you're not
6 going to spend the money to have this study done. If
7 you're only growing a little bit and the study is going
8 to say that you get eight hundred dollars, well, that's
9 not worth anybody's time and effort to do that. So
10 your district would have to be growing significantly in
11 order for it to make any sense whatsoever to even
12 consider an impact fee.

13 All right. You're going to hear some concerns
14 tonight. You've heard some concerns before that I want
15 to address. I am very, very appreciative of the
16 Western Upstate Roofer Association and the Anderson
17 Homebuilder Association and the Manufactured Home
18 Association. They sat down with me, this has been -- I
19 can't remember -- several weeks ago. And we really got
20 the opportunity to kind of discuss the pros and cons
21 and really understand each other's perspective. And
22 these are good folks. They really listened to me. I
23 think they really understand the school district's
24 plight, the situation that the school is in. I think I
25 have a really good appreciation for the concern that
26 some of them have on the impact -- that the impact fee
27 might have on them.

28 One of the things that you're going to hear is
29 that the impact fee may discourage developers or
30 builders in Anderson School District 1. You may hear
31 some developers and you may hear some builders say,
32 well, if you implement the impact fee then I won't be
33 building in Anderson School District 1 or I won't be
34 developing in Anderson School District 1. Well, what
35 I'm going to tell you, I heard that two years ago. Two
36 years ago I heard that, if you implement this, if you
37 consider doing this, you're going to drive off the
38 development in Anderson 1. Developers and builders are
39 not going to come to Anderson 1 to build; they're going
40 to go some place else.

41 Well, the fact is that the impact fee adds about
42 four, five or six percent to the price of the new home;
43 okay, depending on how much the home is, about four,
44 five or six percent. Let's just say five percent that
45 it adds to the home. So three years ago, five percent
46 increase in a home price was going to dry up the
47 market. Nobody would be able to buy, nobody would be
48 able to sell. Well, y'all know what's happened in
49 those two years. We've had an increase in construction
50 prices of ten, twenty, thirty, forty, even more than

1 that, percent. Development is still going on.
2 Construction is still going on. People are still
3 buying property. From my perspective it hasn't even
4 touched the developer at this point. It hasn't slowed
5 him down one single bit.

6 The second thing is, our community is not unlike a
7 lot of other communities in South Carolina and across
8 the nation. There are fast-growing communities
9 everywhere. And these impact fees are implemented in
10 those communities. And the vast majority of the time
11 when impact fees are implemented for a school district,
12 they are re-upped after five years. Now, I'm telling
13 you, if the development was hurt, if people couldn't
14 buy houses, then county councils across the country
15 would not be re-upping these impact fees. Because
16 economically that doesn't make sense to re-up it if you
17 drive up all of your development.

18 You may hear some folks talk about affordable
19 housing, and this is going to eliminate affordable
20 housing. Or you may hear that low wage workers, they
21 may not find a home in Anderson School District 1.
22 Well, we're concerned about the folks who might be
23 moving into Anderson 1 who will get potentially a low
24 wage job buying a home. We're concerned about that.
25 But we're probably more concerned about four thousand
26 nine hundred and sixty-one students that we currently
27 have in Anderson 1 that are classified as students in
28 poverty. Forty-eight percent of our students qualify
29 for students in poverty classification. That means
30 their parents qualify for government benefits,
31 Medicaid, SNAP, one of the government programs. Every
32 one of these kids have families that live in Anderson
33 School District 1.

34 But what I would ask the Planning Commission is
35 to, yes, we do need to think about those people that
36 may be moving in that may not have, you know, a ton of
37 money and may have trouble finding a home. But we also
38 need to be concerned about these families because
39 there's a whole bunch of these families and they're
40 having to pay for the bond repayment. And the problem
41 with these families, many of these don't own their own
42 homes; they're renters. And so when they rent an
43 apartment or they rent a home, then their landlords are
44 not being charged four percent to pay back line debt;
45 they're being charged six percent. And those landlords
46 aren't eating that cost. They're passing it right on
47 to these families. And it's not just families with
48 kids; it's families and it's older folks that are on a
49 fixed income. Those folks need some assurances that
50 down the road two, three, four years, we're going to

1 keep their taxes as low as we possibly can. And the
2 reason that is, is because folks that are moving in are
3 going to help pay for the -- are going to help pay for
4 that.

5 People will say businesses won't be able to find
6 workers if you do this, because they won't have any
7 place to stay. We've had three hundred and ninety
8 employees since the increase in construction costs
9 began in Anderson School District 1. Some of those
10 were teachers. Some were administrators and guidance
11 counselors, but many were bus drivers, many were
12 student (inaudible) service workers, cafeteria workers,
13 custodians, teacher assistants, secretaries. Zero have
14 not been able to take a job with us because they could
15 not find a home.

16 We have three municipalities in Anderson School
17 District 1. We have Williamston, Pelzer and West
18 Pelzer. I called all three of those mayors and I
19 asked, have y'all have any situation over the past year
20 and a half to two years where you hired a worker or you
21 know of a business in your town that's hired a worker
22 that couldn't take the job because they couldn't find a
23 home. Zero. They didn't know of a single situation.

24 We actually called Bosch, one of the biggest
25 employers in Anderson School District 1. While they
26 hire a lot of high dollar employees, they also hire a
27 lot of low dollar employees. Again, over the past two
28 years, zero employees have not taken a job with them
29 because they couldn't find a home.

30 And then finally, and I want to make sure the
31 Planning Commission understands this. (inaudible) code
32 6-1-970, which is the impact fee exemption part of the
33 impact fee law says this: County Council may exempt
34 all or part of a particular development project if the
35 project is determined to create affordable housing. I
36 called the county attorney to make sure that I
37 understood that. I called for his advice to make sure
38 that I understood that. And I understand it
39 absolutely. County Council has the ability to say,
40 we're going to set a threshold for affordable housing.
41 In the law affordable housing is eighty percent of the
42 median income.

43 Well, in Anderson School District 1, eighty
44 percent of the median income is fifty-three thousand
45 nine hundred and eighty-six. So that means if your
46 family makes fifty-three thousand nine hundred and
47 eighty-six, which equates to four thousand four hundred
48 ninety-nine dollars per month, if you make that or
49 less, the County Council could actually create -- part
50 of the rule that they create could exempt those folks

1 from the impact fee. So there is really no reason to
2 even consider affordable housing as an obstacle to this
3 because of all of those points.

4 Hopefully not, but you made hear somebody say,
5 well, why should people have to pay if they don't have
6 any children? If I don't have any children why should
7 I have to pay the increase for the school. Well, we
8 all pay for the (inaudible). We all do that. That's
9 the way our society works. We do it with roads and
10 bridges, you pay taxes and fees for roads and bridges
11 that you're never, ever going to drive over them. You
12 pay taxes and fees for fire and the police. You may
13 never, ever call 911. But as a citizen in your town or
14 in Anderson County or South Carolina, it's kind of your
15 duty to do that. So exceptions on bridges and
16 restaurants. You may never, ever go to those things,
17 but you pay for the collective good of that.

18 And the best investment ever is an educated
19 person. An uneducated person is a burden to society.
20 It (inaudible) society for an uneducated person. An
21 educated person actually gives back and actually
22 provides benefit to all the people around you. So
23 that's a really good reason why collectively we want to
24 make sure that education is as good as possible.

25 And of course, if you want to be selfish, the
26 selfish reason is that education makes the value of
27 your home go up. Because if you want to take a look at
28 the difference between the price of a home in Anderson
29 School District 1 and the price of a home that is two
30 hundred meters away, the exact same home in Pickens
31 County, there's fifty, seventy-five, a hundred to a
32 hundred and fifty thousand dollar difference in those
33 homes. And I say that because it's in Anderson County
34 and because it's in Anderson School District 1.
35 There's some real values to that.

36 You might hear some questions about the impact fee
37 itself being flawed, the numbers are (inaudible) or
38 what not. TischlerBise, they do more studies than
39 anybody else in the country. Their methodology has
40 been challenged all the way to the South Carolina
41 Supreme Court. The South Carolina Supreme Court said
42 that their methodology is perfectly legal. They use
43 the exact same methodology with us that they used in
44 York County and they've used all over South Carolina
45 and all over the southeast. Their methodology is
46 exactly the same for us as it is for all of those other
47 districts.

48 There's some folks here tonight that are for the
49 impact fee and there are some folks that are against
50 the impact fee. Obviously I'm for the impact fee. But

1 even the school district has to make some predictions.
2 Both sides have to make some predictions as to what's
3 going to happen in the future because that's going to
4 determine what we do today. Anderson 1 assumes that
5 the enrollment is going to continue to increase. We
6 made that assumption. We did that based on prior data.
7 Using the impact fee to build schools, the building and
8 the buyer and the developing will continue just like it
9 does today. Or -- and we're going to be able to sell
10 less bonds which makes property taxes in the future
11 lower. That's what we predict will happen.

12 Well, what if we're wrong? What is that doesn't
13 happen? Well, if enrollment does not continue to
14 increase, then we don't need to build schools and we've
15 got to return the impact fee money. It's a no-lose.
16 No-lose. If we're wrong, we have to give the money
17 back.

18 If some of the folks who don't want the impact
19 fee, they believe that developers and builders --
20 developing and building are going to slow down or even
21 stop and that building in Anderson School District 1 or
22 that the impact fee is going to negatively affect the
23 residents. Well, there's a no-lose situation for that,
24 as well. County Council can pass this and they can
25 immediately suspend or eliminate the fee.

26 So if those things begin to happen, County Council
27 can say, you know what, we're going to put a hold on
28 this impact fee because those folks that told us it
29 wasn't good for our residents, they're right. And so
30 we're going to be able to stop the impact fee.

31 The problem is, if you don't pass the impact fee,
32 there's no way to help, there's no way to help the
33 taxpayer in Anderson 1 because without the impact fee,
34 the full burden of these schools rests with the
35 property owners in Anderson School District 1.

36 This is your chance. Planning Commission has
37 approved thousands of homes to be built in Anderson
38 School District 1. And I would imagine you're going to
39 approve thousands more. And that's your job. You have
40 to look at a development, each one, and you have to
41 make the prudent decision about whether to approve that
42 development or not. My assumption is that you will
43 continue to approve some of those subdivisions and
44 probably not approve other subdivisions for various
45 reasons. Each development that you have approved, you
46 have to listen to a pile of folks talk about things
47 like the infrastructure just can't handle the roads,
48 can't handle the bridges, can't handle the (inaudible),
49 the schools can't handle this.

50 This is the Planning Commission's opportunity to

1 actually impact infrastructure that you never get the
2 opportunity to do that. This is your opportunity to
3 approve the infrastructure needed to help put students
4 in classrooms.

5 So Anderson School District 1 community, Anderson
6 1 taxpayers, Anderson 1 businesses urge you to vote yes
7 for the impact fee to reduce those future taxes for our
8 constituents.

9 I really, really, really thank you for your
10 attention. If you have specific questions, I will be
11 more than happy to answer those. And I'll make myself
12 available the rest of the night if there's any further
13 questions that you have.

14 WILL MOORE: Thank you,
15 Mr. Binnicker. Do we have any questions from the
16 Planning Commission before moving on to public
17 comments?

18 DAN HARVELL: Yes, Mr.
19 Chairman. Mr. Binnicker, I've talked with a few other
20 elected officials on different levels, and I understand
21 that there's a threshold of need that has to be met
22 before this can be applied for. Are you familiar with
23 that?

24 ROBERT BINNICKER: That term I'm
25 not familiar with. But clearly to me there has to show
26 that the (inaudible), the enrolled in the school
27 district is going up and that the infrastructure has to
28 be paid for. But I'm not familiar with that particular
29 term.

30 DAN HARVELL: Okay. Well,
31 what I'm referring to is the fact that I've been told
32 by two different elected officials that District 1 is
33 the only district that would meet that threshold of
34 need based on some statutory requirement or whatever.
35 Do you agree with that?

36 ROBERT BINNICKER: Well, what I
37 would agree with is I know for a fact District 2,
38 Anderson School District 2 and Anderson School District
39 3 are not (inaudible). So clearly they do not qualify.
40 4 is growing. I just don't know the threshold that
41 they would have to meet in order to do that. I think I
42 would believe you. We were the fastest growing
43 district in the entire state, so clearly there's only a
44 handful of us that would qualify. I couldn't say with
45 certainty that that's absolutely right.

46 DAN HARVELL: Okay. Thank
47 you.

48 WILL MOORE: Anybody else?

49 WESLEY GRANT: Mr.
50 Binnicker, have you projected how much money this might

1 make for Anderson School District 1 over the next five
2 years, ten years? What does that number look like?

3 ROBERT BINNICKER: We did. We
4 believe over the next ten years we'll borrow about
5 twenty million dollars, is what we would gain over the
6 next ten years. And honestly, that's a projection. If
7 we increase construction, that number would go up. If
8 we decrease construction that would go down. But
9 that's a good ball park number, which would put a
10 pretty good dent in building a brand new school or
11 adding additions. Obviously, it's not going to pay for
12 everything. That's not the purpose of this. That
13 would be unfair for the impact fee to pay for
14 everything.

15 WILL MOORE: Anybody else?

16 DAVID COTHRAN: Do you know
17 of any other South Carolina unified school districts
18 that have applied this, and can it be applied in a
19 unified school district? In other words, anyone else
20 in the other four Anderson County school districts use
21 this as a tool? And for example, Greenville or any
22 other county that has a unified school district, can
23 they apply impact fees in specific targeted areas and
24 have they done that?

25 ROBERT BINNICKER: Yes. They
26 absolutely can, and that has definitely been done. If
27 I remember right, it seems like Lancaster may have been
28 one of those who did that. If you have a unified
29 school district where a part of your school district is
30 growing tremendously fast, but another part is not,
31 then, yes, you can definitely apply the impact fee to
32 one area of a unified district and not the other.

33 DAVID COTHRAN: What's your
34 Plan B?

35 ROBERT BINNICKER: Well, the
36 Plan B is we'll have to sell bonds and the property
37 owners would have to pay it back. We don't really have
38 any other choice but to do that.

39 DAN HARVELL: That would
40 happen only by a referendum; correct?

41 ROBERT BINNICKER: Well, if we
42 borrowed -- if we sold enough bonds to move beyond our
43 eight percent debt limit, then we would have to do a
44 referendum. That's correct.

45 DAN HARVELL: What sort of
46 reserve fund do you normally keep or try to maintain?

47 ROBERT BINNICKER: We try to
48 keep two to three months, which is what our auditors
49 tell us to keep. That's exactly what we have right
50 now. We have three months of expenses built up in our

1 fund balance in our reserve.

2 DAN HARVELL: And as far as
3 your budget and allocations go, are you kind of up
4 against the wall as to what you designated for?

5 ROBERT BINNICKER: Can you ask
6 that again?

7 DAN HARVELL: Well, as far
8 as your allocations go within your budget, do you have
9 -- do you have certain segments of that budget where
10 you do have money left over on a reoccurring basis? Or
11 is it pretty tight? That's what I'm asking?

12 ROBERT BINNICKER: Mr. Harvell,
13 that's a great question. We are as tight as a tick in
14 our district. We don't have a bunch of programs where
15 -- we know we're going to put a million dollars in this
16 fund -- in this account, but we know we're only going
17 to spend two hundred thousand. We can't afford to do
18 that. Eighty-six percent of all of our money goes to
19 personnel. We have some of the largest class sizes in
20 the state of South Carolina. We can't afford to hold
21 money back. We have got to put that money into the
22 classrooms.

23 DAN HARVELL: That's what
24 I'm asking.

25 WILL MOORE: Anybody else?

26 All right. We're going to move on to public
27 comments. Thank you, Mr. Binnicker, for your time.

28 The first one on the list -- also, before we get
29 started into this, if your point has been made and you
30 feel like you -- you know, if your point has been made,
31 we've got a lot of people on the list. So if your
32 point has been made, just stand up and say my point has
33 been made and your name and address, please. That
34 helps us move along.

35 First one on the list is Michael Jay. Please come
36 forward and state your name and address, please, sir.

37 MICHAEL JAY: Thank you,
38 Mr. Chairman. My name is Michael Jay. I'm Vice
39 President of the Homebuilder's Association. My address
40 is 1624 McConnell Springs Road in Anderson. And first,
41 I'd like to thank you for the amount of time that
42 you've taken to hear from all of us; not just tonight
43 but over the past several months.

44 When the General Assembly passed the Impact Fee
45 Enabling Act in 1998, they specifically and purposely
46 excluded schools. They did that for several reasons.
47 But the most important one is that a very strong case
48 could be made that school facilities are everyone's
49 responsibility; not just those who choose to buy a new
50 home.

1 Unfortunately, a few years ago, the General
2 Assembly reversed course and added schools to the list
3 of eligible capital facilities in the Impact Fee Act.
4 The problem is, they didn't give school districts the
5 power to collect that money. They just said they could
6 spend the impact fee money on school facilities. That
7 means that counties and cities, which are specifically
8 authorized to collect impact fees, would have to
9 collect it for them. And therein lies the problem for
10 you and why we're here today.

11 Anderson County is being asked to collect an
12 impact fee for Anderson 1. I think it is reasonable to
13 assume that Anderson County will be on the hook if
14 something goes wrong. And something will go wrong.
15 York County Council stopped transferring impact fee
16 money to the Fort Mills School District and has sued
17 the school district because of the way they were
18 spending the impact fee dollars collected by that
19 County Council. Beaufort County Council just repealed
20 the impact fee they were collecting for Beaufort County
21 School District due to the cities in Beaufort County
22 would not collect an impact fee and their (inaudible)
23 for the school district.

24 Last month I gave you a report of how methodology
25 in Anderson 1's study would accept new homes for the
26 impact of existing homes. There's no question in my
27 mind that because of the school district's methodology,
28 Anderson County will have a problem, as well, just like
29 you've heard that York had.

30 Because of the methodology, they've overstated an
31 impact that new homes have on the schools. They said
32 that two new homes generates one student. But just a
33 simple analysis of building permit data shows that
34 fifty new homes generate one student. Not two homes;
35 fifty. Their methodology is flawed and I gave you a
36 study that proved that. So you already have that.

37 You should advise County Council that collecting
38 an impact fee for the school district is a big risk
39 that they shouldn't take. You should vote no on this
40 proposal.

41 And just in response real quick to Superintendent
42 Binnicker, I agree, we have a great conversation with
43 him. I just want to clarify one thing. Yes, you can
44 attempt affordable housing, but they still have an
45 impact. And an impact fee still has to be paid for
46 them if you're collecting an impact fee. And so that
47 means the general fund revenue will have to be used to
48 offset the impact fee that's not collected. I just
49 wanted to make sure we were clear on that point.

50 Thank you. If you have any questions, I'll answer

1 them.

2 WILL MOORE: Thank you,
3 sir. Your time is up. Moving on to Mark Kingsbury.

4 DAN HARVELL: Mr. Chairman,
5 may I ask staff, staff, do you agree with that
6 statement that he just made? That the lack of funds
7 based on the affordable housing has to be made up by
8 the general fund?

9 ALICIA HUNTER: That would be
10 correct.

11 DAN HARVELL: That's
12 correct?

13 ALICIA HUNTER: Uh-huh
14 (affirmative)

15 DAN HARVELL: Okay.

16 WILL MOORE: Mr. Kingsbury,
17 state your name and address, please, sir.

18 MARK KINGSBURY: Mark
19 Kingsbury, 12 Rice Road, Greenville, South Carolina.
20 Now, I sell houses in the West Pelzer area. I'm a
21 realtor. And this will have a big impact on what we
22 can do in the future. An eleven thousand two hundred
23 dollar fee is going to be equivalent to about twenty
24 thousand per acre in development costs.

25 When we're looking at buying land to start a new
26 development, that's the key figures that we look at,
27 plus the cost of the acreage. And if we have to pay
28 that extra costs, we're not going to be able to build
29 in the West Pelzer area or Williamston. I've been on
30 the board of two commissions. I've met with companies.

31 I went and met with Target up in Charlotte to try
32 to get a Target in the Berea/Furman area. And one of
33 the things they told us was the demographics have to be
34 right. One of the things that I know the people of
35 Williamston want and the people of West Pelzer want,
36 they want better shopping and dining. I talk to people
37 and that's what they tell me. They want better
38 shopping and dining. If we're not able to build in the
39 West Pelzer area and Williamston -- and we love it down
40 there -- you're going to have a hard time getting the
41 demographics you need to be able to get that better
42 shopping and better dining. And I know the people down
43 there want that.

44 So we hope we can keep building in the West Pelzer
45 area because we love it. And I will tell you this,
46 there's a lot of pressure on builders right now from
47 the increase in costs to build a house, plus the
48 increase in what it costs to get a loan. Interest
49 rates are -- I just lost a house sale for a person who
50 put a house under contract back in February. They

1 called us and told us, we're sorry, we want to buy a
2 house, we can't buy it; interest rates have gone up and
3 we can't afford it anymore. So we had to release that
4 contract.

5 So everything that you have in the price for a
6 home affects people. And this will affect them, as
7 well. Thank you very much.

8 WILL MOORE: Thank you,
9 sir. Michael James.

10 MICHAEL JAMES: My name is
11 Michael James. I live at 487 Pace Valley Road, Easley,
12 South Carolina.

13 I'm at the point in my life where I am ready to
14 purchase a new home. And currently I work in Anderson
15 School District 1 and there's no place I would rather
16 be. As far as my planning for a new home and the
17 lengths I've gone to to make sure I know what homes are
18 worth, what land is worth, and the extensive research
19 you do as a new home buyer, there has been nothing that
20 has stopped me from looking at Anderson School District
21 1. No proposal of what we can do to support our
22 students, to support new buildings and new homes in the
23 area. And I know I'm adding to the problem, but that's
24 not something I'm afraid to tackle and be a part of to
25 pay back.

26 And whether it's a used home or a brand new home
27 because owning is my goal because I want to built a new
28 home eventually. And if I hear people have (inaudible)
29 that goes to these schools, I want to make sure that
30 they have a place for students.

31 I would say specifically, this is not going to
32 hinder me from looking. I could go out of district.
33 Like Mr. Binnicker said, I could find a home at a price
34 much less. But that's not what I want to do. I want
35 to be in Anderson District 1.

36 As a worker here I know that we are committed to
37 excellence and I know that we are going to provide for
38 all of our students. And I know that the goal of the
39 community is to do the same. And as we move forward
40 and we built more, I know that it's going to happen.
41 More people are going to come here. More people are
42 going to want to be a part of our schools. No matter
43 what.

44 So I just wanted to add that. I'm one of those
45 people that are coming no matter what. I want to
46 build. I want a new home. And I want it to be in
47 Anderson District 1. Thank you.

48 WILL MOORE: Thank you,
49 sir. Moving on to Carolann Newman. I hope I
50 pronounced your name correctly. State your name and

1 address, please, ma'am.

2 CAROLANN NEWTON: Carolann

3 Newton. Address is 306 East Main Street in

4 Williamston, South Carolina.

5 (inaudible) specifically challenged. As a realtor
6 I see it every day with my clients. The stress and
7 pain they feel is real. And what pains me most is
8 watching young, first-time home buyers, many of them
9 are children, struggling to find a home that they can
10 afford. Home prices have, at a minimum, doubled in the
11 last five years. There is very little inventory of
12 homes for sale and most of that inventory is new
13 construction. And we do thank God for that. Most
14 buyers have very little time to make a decision when
15 they find a home they think they will like.

16 Now interest rates have nearly doubled in the last
17 few months and home buyers are paying top prices for
18 homes being purchased. The pain is real. And a lot of
19 the (inaudible) home buyers have just walked away
20 because they're frustrated. Which is especially sad
21 because we worry about the American dream of home
22 ownership is dying right in front of our eyes.

23 This is why I was in disbelief when I read the
24 impact fee study, page titled affordable housing
25 analysis, indicating a purchase price of a hundred and
26 seventy-five thousand (inaudible) hundred and fifty-
27 three dollars. First, I wondered where they pulled
28 this number from. This price range would be ideal, but
29 today it is more than double that amount, specifically
30 in Anderson School District 1.

31 The reason I am perplexed by the amount in this
32 study is because Anderson School District 1 is basing
33 their request for eleven thousand two hundred and eight
34 dollar impact fee per house on an estimated housing
35 that is incorrect. It would make me wonder what other
36 information is incorrect in this study.

37 Based on this information, I would respectfully
38 request you to vote no on the request for this impact
39 fee by adding to the cost of a new home, the only
40 housing option that most of our buyers in Anderson
41 School District 1 have. Thank you.

42 WILL MOORE: Thank you,
43 ma'am. Moving on to Beth Jennings.

44 BETH JENNINGS: My name is
45 Beth Jennings. My address is 14 Cushing Street in
46 Piedmont.

47 Over nineteen years ago my husband I were not
48 (inaudible). We decided to move our family, but we
49 didn't know where. So we started to research
50 Greenville County, Pickens County, Anderson County. I

1 reviewed report cards. I visited schools. I talked to
2 people. I looked at academic achievement. My
3 standards were high. But the stakes were even higher.
4 My children's education. Anderson School District 1
5 met our most all of our criteria. We sold our house in
6 Greenville County and like many families, moved to
7 Anderson County.

8 I say all of this to tell you that you have
9 something special. We have something special. And we
10 are all stakeholders here. We are stakeholders in a
11 top-rated school district. We are simply the best. We
12 live in a society of community. And we all benefit
13 when the children are educated. And our future depends
14 on that. We must prepare and plan for growth now.

15 (inaudible) once said, my family should prepare,
16 you are preparing to fail. We could not fail
17 (inaudible). An impact fee will allow us to build
18 necessary schools and classrooms. While accommodating
19 the growth, we will maintain our tradition of
20 excellence.

21 WILL MOORE: Thank you,
22 ma'am. Don Cleveland. Please come forward and state
23 your name and address, please, sir.

24 DON CLEVELAND: Thank you
25 very much. What we're talking about tonight is called
26 the welcome strangers act. And that fee assess new
27 home buyers and the impact on government (inaudible)
28 facilities. The political theory is they don't live
29 here yet, and probably won't know they're paying an
30 impact fee. And even if they will know, they won't
31 remember by the time they get to the ballot box, and
32 that is where we're wrong.

33 As a realtor I can tell you that most of my
34 clients live here already and they know what -- they
35 pay an impact fee. They know because especially if
36 they're trying to find a new home, an extra eleven
37 thousand dollars on the price of their home will likely
38 price them out. I know this because we've seen the
39 price of (inaudible) work with interest rates. I've
40 been working with a client who's maximum price has
41 dropped by thirty thousand dollars in the last two
42 months due to the rates being doubled.

43 I read yesterday a study that seventy percent of
44 the families in our community are already priced out of
45 home ownership. That's seventy percent. That's a
46 lifetime of dreaming. No American dream for seventy
47 percent of our county's families. Many of them are our
48 own children and grandchildren. Adding another eleven
49 thousand to the cost of new homes is going to end the
50 search for a new home to buy for at least one of my

1 clients. They just can't bear the extra cost. So I
2 implore you to vote no on the impact fee. Thank you.

3 WILL MOORE: Thank you,
4 sir. Bob Fedder. I hope I said that right. How you
5 doing? State your name and address, please, sir.

6 BOB FEDDER: I'm Bob
7 Fedder. I live at 101 Dowling Street in Easley. As a
8 realtor I've asked every day how rising costs have
9 affected families trying to buy a home. That's why I
10 was concerned when I read the Anderson 1 report where
11 they claim that adding eleven thousand dollars to the
12 cost of a new home will only add fifty-five dollars to
13 the cost of that new home monthly on a mortgage
14 payment.

15 I've found over the years that most common loan
16 programs for first-time home buyers is an FHA loan
17 program, requiring over three and a half percent down.
18 I checked with a local realtor yesterday and adding
19 eleven thousand dollars to the price -- to the purchase
20 price of a property will increase the consumer's
21 monthly mortgage payment to around seventy-five dollars
22 a month. And that's at five and a half percent
23 interest rate. Interest rates are going up.

24 And let's face reality. The home buyer will not
25 be paying the eleven thousand two hundred dollars after
26 the impact fees pass through the homebuilder's books,
27 it will be more than that. It's an up-front cost to
28 the builder to be paid at the very beginning of the
29 build. By the time it gets to the buyer, it will
30 easily be inflated to more than the original cost. Is
31 this profit? No. It's the hard cost of money and
32 other associated expenses the builder must pay to cover
33 the cost of the impact fee until he's reimbursed at
34 closing.

35 One last thing to consider. The impact fee, the
36 seventy-five dollar increase in the mortgage payment
37 each year can be detrimental to qualifying for a
38 mortgage. The seventy-five dollars, a lender is going
39 to look at forty to fifty percent of your income
40 includes the mortgage payments and all other recurring
41 debt. Okay. At twenty-two hundred and fifty dollars
42 more a year that they're going to have to make with the
43 impact fee. I don't know a lot of folks that make that
44 kind of raise each year. But that's what it's going to
45 cost them. They're real-life consequences. You're
46 continuing to add regulatory costs and fees to the
47 price of a home, you should (inaudible) before the
48 American Dream ends for our children and our
49 grandchildren. Thank you.

50 WILL MOORE: Thank you,

1 sir. Moving on to Kyle Whitfield. State your name and
2 address, please, sir.

3 KYLE WHITFIELD: Kyle
4 Whitfield, 1044 Tuscany Drive, Anderson.

5 So for transparency sake, I am Assistant Principal
6 at Wren High School. I accepted the job there five
7 years ago. And honestly, it's one of the greatest
8 decisions I've ever made. Not only for me
9 professionally, but for my family. We subsequently
10 bought a house in Anderson 1 because no matter where my
11 personal ambitions were going to take me, I wanted my
12 kids to be in Anderson 1. And from looking at folks
13 who have a similar mindset of my own, I think that's
14 one of the most desirable aspects of purchasing a house
15 in Anderson 1. I look at my neighborhood in Tuscany,
16 and know there are similar neighborhoods and the
17 families I talk to, they moved there purposefully to be
18 in Anderson 1.

19 And you know, I do see these challenges in our
20 high school where even today we're talking about, well,
21 we've got to order a hundred more Chrome Books because
22 we've got a hundred more students coming into our
23 school than we did last year. And that's the trend
24 moving forward.

25 And so I think one of the most important things
26 that was mentioned when Mr. Binnicker was up here was
27 the (inaudible). And as a former teacher who taught in
28 a portable, that's not an ideal place to teach. I was
29 at McCants Middle School with thirty-two teenagers who
30 had not embraced the idea of deodorant. And so looking
31 at it from a safety standpoint, as well, I was right
32 off Marchbanks Avenue. Anybody could have walked up
33 and been in my classroom. It's not ideal. It's not
34 what's best for kids.

35 And my mother-in-law is a realtor and we've had
36 some lively debates. I know there's a lot of Realtors
37 and developers here. But I think we're being very
38 disingenuous when we say that this impact fee is going
39 to deter people from wanting to buy in Anderson 1.
40 Anderson 1 is the selling point. It's (inaudible)
41 there and disingenuous to dismiss it saying it's going
42 to drive down real estate. Because that's what
43 motivates me and others who have my mindset to move to
44 Anderson 1.

45 And I think it's going to continue to be that way
46 because Anderson 1 is a special place. I've been in
47 two other districts, and I can't emphasize how great
48 Anderson 1 is. And I want to continue my career there.

49 And so we need to ask ourselves -- I know
50 economics is a very sensitive topic right now. There's

1 a lot of trepidation around it. But I think the
2 argument needs to be made of what's best for kids? And
3 as you got to vote, that needs to be foremost. Not
4 economics. Because economics change. I remember
5 teaching in 2007 and '08, and I (inaudible) have a job.
6 Over the next couple of years, we saw we were going to
7 need to hire teachers, but it worked out. But always
8 in the forefront of our thoughts when it comes to
9 education is what's best of the kids. And this impact
10 fee has to happen. I mean there's no other options.
11 We've got to deal with what's best of our kids. So
12 thank you.

13 WILL MOORE: Thank you,
14 sir. Beth Owings. State your name and address,
15 please, ma'am.

16 BETH OWINGS: Beth Owings,
17 108 Birch Meadow Drive, Piedmont.

18 I'm an educator. We're in the business of future.
19 Okay? And our job is to prepare, as you know, our kids
20 for the future. And for everything that we do, we keep
21 in mind what's coming in the future. And we've spent a
22 long time looking at, obviously, what we think will be
23 beneficial for our children in the future.

24 And like he said, I, too, want to stay in District
25 1 for our schools. And when I'm on the ballfield with
26 all of my kids' different sport teams, all of them have
27 parents. A lot of them are not from Anderson 1. And
28 without them, why did you come this way? The response
29 is always the same. It's the schools.

30 Also, I just want to give you a glimpse into my
31 school, which is Spearman. And I am the gym teacher
32 there, so I teach all eight hundred kids every week.
33 And the growth in the last few years is almost at
34 twenty percent growth. So we are exploding. We added
35 a new wing two years ago. I'm lucky enough to be on
36 that new wing. There's not one empty classroom on that
37 wing, already. We already have portables. And the
38 thought of my daughter being in a portable and being
39 not as safe as I am in the building really upsets me
40 daily.

41 So I would ask that you think of not just future
42 and those sort of things, but also about our safety and
43 keeping our kids safe. For example, as an overcrowded
44 situation, we had a piano lab. We can no longer have
45 that piano lab. My daughter was so excited to learn to
46 play the piano, but she can't do that anymore because
47 there's not enough room. We have all these pianos that
48 we've got to find a place for but we don't have room.
49 And our kids are missing out on that opportunity.

50 Also, I think about the cafeteria. My related

1 arts team, we can't even eat in the cafeteria because
2 there's not enough room. We have other classrooms that
3 have to go to their rooms to eat lunch. We can't have
4 parents come eat lunch because they don't have enough
5 room to put the parents. So our kids are already
6 missing opportunities. And so we're a little bit
7 behind, as we speak.

8 I would just ask you to think about, really, where
9 does the future of Anderson want to go? Do we want to
10 push our kids to be more successful, to have great
11 opportunities, or do we want to leave them in the dark?

12 WILL MOORE: Thank you,
13 ma'am. Tamara Cox.

14 TAMARA COX: Hey, my name
15 is Tamara Cox. I live at 240 Forest Glen Drive in
16 Piedmont.

17 And you've heard a lot of statistics and numbers
18 today. But I just want to remind you that I am here to
19 represent my children. I have two; one finishing up at
20 Spearman in the third grade and one finishing up eighth
21 grade at Wren Middle. You wouldn't see her over this
22 podium, she's tiny, she (inaudible) fifty pounds. The
23 idea of her walking to a portable does not make me
24 happy. My eighth grader is bigger than me already, but
25 he's just as precious and I worry about him. And
26 they're having to eat in the cafeteria in shifts in
27 their grade because they can't all fit up. And that's
28 at the new middle school.

29 So that just shows that our district is very good
30 stewards of our money. We're not over-building.
31 They're just building enough to try to fit in what we
32 can.

33 One thing I heard earlier about fifty homes is one
34 child is shocking to me because I see lots of play sets
35 and things when I'm driving around at all the new
36 houses near my neighborhood. So I've seen the growth.
37 I've seen the over-crowding. It's affecting my
38 children and many other children in our district and I
39 hope that you'll consider them today; not just the
40 numbers. Thank you.

41 WILL MOORE: Thank you,
42 ma'am. Alisha Fedler.

43 ALISHA FEDLER: Hi. My name
44 is Alesia Fedler. I live at 116 Bragg Drive. A lot of
45 the points that I wanted to make have already been
46 made. But I will say that (inaudible) in the district.
47 We moved here eight years ago. I have a daughter at
48 Spearman and a son at Wren High. And when I renewed my
49 lease this year, they were getting an increase of two
50 hundred dollars to my rent this year. And not once did

1 I even think about moving out of the district. So the
2 idea that fifty-five or seventy-five dollars a month
3 would deter someone, I don't believe that at all.

4 And given what happened today in Texas where
5 fourteen elementary students were killed, at least at
6 last count, I would think that safety would be top on
7 anyone's list. I don't want my kid out in a portable
8 either.

9 So I would say that this makes sense to me.
10 Thank you.

11 WILL MOORE: Thank you,
12 ma'am. Maranda Leopard.

13 MARANDA LEOPARD: Hi. I'm
14 Maranda Leopard. My address is 509 Lia Way, Easley,
15 South Carolina. I do live in the district, but I have
16 two children that attend school in our district and I
17 just want to say that this is the best place for our
18 kids to be in school. And it has already been stated,
19 a lot of times when you ask people why they moved to
20 Anderson 1, it is because of the schools and because of
21 the education.

22 And this impact fee, I don't think this is going
23 to deter anybody from coming, especially if they have
24 children because their children can come and learn in
25 our school district. And I just would like for you to
26 vote yes for this.

27 WILL MOORE: Thank you,
28 ma'am. Tricia Harrison. State your name and address,
29 please, ma'am.

30 TRICIA HARRISON: Yes. My name
31 is Tricia Harrison. I live at 19 Glenwood Avenue. We
32 transplanted from Indiana about two years ago. And
33 when we did, our two grandchildren were attending
34 another school in another district. But because of my
35 love for Anderson District 1, in turn my daughter and
36 my son-in-law, they moved to Anderson District 1
37 because of that. And they fell in love with the
38 schools so much that even though it would have been
39 better for them to move to Greenville County because
40 that would be closer to their work, they chose to
41 purchase a new home in Anderson District 1. And that
42 decision would have been made even if there would have
43 been a fee (inaudible).

44 The other thing is someone is going to have to pay
45 for this one way or another. We're all in agreement of
46 that. I live in a small subdivision with the majority
47 of the people that live in my subdivision are senior
48 citizens. Many of them are on a fixed income. And it
49 would be very difficult for them to have a raise in
50 their taxes to take care of it. Not a lack of

1 willingness because they love children. But it would
2 be a deficit for them because of their fixed income.
3 So they encourage you to vote yes. Thank you.

4 WILL MOORE: Thank you,
5 ma'am. Sherry Padgett.

6 SHERRY PADGETT: Thank you.
7 My name is Sherry Padgett. I live at 119 Forest Glen
8 Drive, Piedmont. My family moved here about thirty
9 years ago. We moved into District 1. But my
10 (inaudible) have been students in District 1. They
11 were able to get the education that they have and are
12 both living in District 1 because -- working in
13 District 1 because they have seen the impact that
14 education had on them. And they are willing to give
15 back and be a part of this district.

16 I also happen to be a principal at one of the
17 schools that we have five, six and seven year olds.
18 And I have three portables there now. I did everything
19 that I could to keep students out of portables. I
20 divided my classroom into threes. I divided two other
21 classrooms into twos. I've run out of classrooms to
22 divide. Now I have to send five year olds, six year
23 olds, seven year olds outside to portables to get their
24 related arts classes. And as a principal that does
25 weigh on me.

26 To say that people don't move in because -- you
27 would (inaudible) them out. I have people call me all
28 of the time. They don't care how much the house is.
29 They want to know is this house in District 1. And
30 they keep looking until they can find one. I have
31 people call me over and over and over again to make
32 sure where they're getting to buy is in District 1.

33 We need more room in our schools and this impact
34 fee will guarantee that we're able to provide for our
35 students a place to grow and learn in safety, but also
36 that they're able to continue the standard of
37 excellence that we've had in District 1. Thank you.

38 WILL MOORE: Thank you,
39 ma'am. Chris Chapman.

40 CHRIS CHAPMAN: Chris
41 Chapman, 14 Ione Circle, Williamston.

42 Ten years ago my family made the decision to build
43 our home in Anderson School District 1. My
44 neighborhood, (inaudible) Plantation has grown from
45 nine houses when we built to the current capacity of
46 ninety-eight.

47 I'm just here for the schools. My neighbors will
48 tell you the same thing. I contribute it to the growth
49 that our district is currently experiencing. There's a
50 tipping point when growth outpaces the ability of the

1 schools to adapt. And we are at that point. The
2 ability of our schools to maintain the quality of
3 education that brought me and my neighbors here is at
4 stake.

5 I would encourage you to consider the reality that
6 when growth outpaces infrastructure, schools will
7 eventually suffer. Overcrowded schools face even more
8 of a challenge of finding and retaining teachers.
9 Which you won't be a teacher, that's a quote, or teach
10 in a portable out on what used to be the band field.
11 Because, after all, portables have to go somewhere.

12 I've heard developer and real estate friends
13 express legitimate concerns. The question is how more
14 difficult will it be for our Realtors to sell houses if
15 our schools are just average and doing what they can to
16 get by like so many other districts in our state.

17 Would I have built my home ten years, faced with
18 the same impact fee? The answer is yes. Because the
19 education that my children have received in Anderson 1
20 is worth it. I would encourage you to vote yes on the
21 proposal.

22 WILL MOORE: Thank you,
23 sir. Jennifer Schumpert. Y'all bear with me on the
24 names. Some of your handwriting is not too good
25 either.

26 JENNIFER SCHUMPERT: Good evening.
27 My name is Jennifer Schumpert. My address is 2515 Old
28 Pendleton Road, Easley. I am in Anderson County.

29 I currently built a house a year and a half ago
30 and I would have built my house if there would have
31 been an impact fee then. Within a mile of my house and
32 within a year, four houses have been sold sight unseen
33 from people from Washington state, Oregon, Tennessee
34 and California. People are continuing to move into our
35 area. People are paying ten to forty thousand dollars
36 over asking price to be able to be in a school district
37 such as ours, an excellent school district.

38 So I think that with those (inaudible), you know,
39 I understand interest rates fluctuate. Our economy
40 right now is increasing. It's been hard on everybody;
41 not just builders, not just Realtors. It's hard on
42 teachers. It is hard on everybody. But we definitely
43 don't want our kids to absorb this difficulty by not
44 approving this impact fee to be sure that our schools
45 are safe. That our students are taken care of. And if
46 we knew something would benefit our children, our
47 grandchildren, I think every one of us who is a parent
48 here, a grandparent, would say, yes, we want to do
49 that. Right? We want to make that sacrifice. I've
50 done it as a parent myself. So I would encourage you

1 to vote yes tonight for the impact fee.

2 WILL MOORE: Thank you so
3 much. Brandon Koon. I'm sorry. I butchered your
4 name, too.

5 BRANDON KOON: Brandon Koon.
6 Thank you. My address is 504 Wren Road in Piedmont.
7 Many of my points have been said, but I just want
8 to, again, implore you as a resident of Anderson 1 and
9 a parent of three children in three different schools
10 in Anderson 1. We fully support the impact fee. The
11 overcrowding is obvious. All you have to do is come to
12 our schools and visit and take (inaudible) into your
13 perspective.

14 Again, it's only fair that the people moving into
15 Anderson 1 kind of help offset the cost of the impact
16 that they are making to alleviate our overcrowding.
17 And it's up to you to take some of that burden away
18 from those long time residents of Anderson School
19 District 1.

20 And again, I just ask you to consider the current
21 residents and our students and approve the impact fee.
22 Thank you.

23 WILL MOORE: Thank you,
24 sir. April Hays.

25 APRIL HAYS: Hey, I'm
26 April Hays. I live at 113 Harbison Drive, Williamston.
27 So I'm a resident and I'm a product of Anderson School
28 District 1. My husband, my children, both of us are.
29 As I said we live in Williamston and we've always lived
30 in Williamston. What I've noticed in my forty-five
31 years of living in Williamston is lately houses are
32 everywhere. New construction is just booming. And
33 what I know is coming is more overcrowding in schools.

34 Traditionally, as houses are built, kids come.
35 And so either two things are going to happen, just like
36 Mr. Binnicker said earlier, we're going to add
37 portables, which no one likes. You don't like it, we
38 don't like it, parents don't like it, kids don't like
39 it. Or we're going to sell bonds. And what I've
40 learned tonight is I'm already paying for three of
41 them. So it's either going to be a fourth or it's
42 going to be an impact fee. While that poses a fee on
43 new construction, there's no relief for families in
44 Anderson School District 1 or established at least.
45 Much of the impact so much so that (inaudible)
46 considers (inaudible). Before considering the kids,
47 there are people who will come into our communities.

48 The other thing that I want to say is that what I
49 know about Anderson School District 1 is that we're
50 dealing with (inaudible). Funding. They (inaudible)

1 the funding. They keep a large budget. Even though
2 there's less revenue coming in from other districts
3 around. And through all of that, they somehow maintain
4 academic excellence. The money used for the impact fee
5 is not sought out to build grandiose buildings, with
6 great atriums and all this. We simply need the impact
7 fee to build necessary classrooms and facilities so
8 that we are providing our excellence -- our academic
9 excellence with adequate space.

10 WILL MOORE: Thank you,
11 ma'am. Melissa Tollison. Please come forward and
12 state your name and address, please, ma'am.

13 MELISSA TOLLISON: Hi. I'm
14 Melissa Tollison. I live at 307 Stonewall Drive in
15 Easley. I do have two students, children, my personal
16 children in Anderson School District 1. But I'm
17 speaking to you today as an employee of Anderson 1.
18 Specifically a school leader at one of the schools that
19 Mr. Binnicker mentioned that will be at maximum
20 capacity next year. I currently have third, fourth and
21 fifth graders in my building. I have over seven
22 hundred forty students. Just to give you a
23 perspective, next year I will be welcoming two hundred
24 -- over two hundred and fifty third graders into my
25 building.

26 Anderson 1, as you have heard, does a phenomenal
27 job academically. And I call tell you the growth is
28 incredible. A lot of the points that I was going to
29 make have already been made. But I had a unique
30 experience this morning that I would like to share with
31 you today.

32 A point was made that Anderson 1 schools are the
33 selling point. I had a parent show up this morning --
34 we had awards day. And if you've ever experienced
35 awards day with over two hundred and fifty students
36 happening at a time, it's kind of crazy. But this
37 parent said I would like to put eyes on the school.
38 I'm literally about to sign papers with my realtor and
39 I cannot do that in good conscience without putting
40 eyes on this school. I asked her how much time do you
41 have? She said not much. My realtor is sitting at the
42 table right now. I found someone who could walk her
43 through and show her our school. She was very pleased.
44 I cannot say that would be the same if she pulled up
45 with portables outside our school, walking the hallway
46 seeing that it is overcrowded. So I ask you to please
47 vote in favor of this for our students. And again, ask
48 the ones who are experiencing on a daily basis what
49 this looks like for our community with our growth.
50 Thank you so much.

1 WILL MOORE: Thank you,
2 ma'am. Delaney Sutton.
3 DELANEY SUTTON: Hi, I'm
4 Delaney Sutton, 159 Mountain Lake Drive, Piedmont. I
5 live in the Wren area and I work in the Williamston
6 area at West Pelzer. So I do believe that the current
7 reality is going to get worse because I see from one
8 part of Anderson 1 to the other part, the houses being
9 built daily. I do think that school environment is one
10 of the biggest (inaudible) for success. And if we're
11 overcrowding children into a classroom, we're not
12 considering (inaudible), but that is an issue. I am
13 very much in favor of this and I echo all the positive
14 points before. Thank you.
15 WILL MOORE: Thank you,
16 ma'am. Jordanne Kittrell.
17 JORDANNE KITTRELL: Hi. I'm
18 Jordanne Kittrell. I live at 110 Millden Hall Road in
19 Anderson.
20 So I choose every day to work and teach in
21 Anderson 1. It's a district with a tradition of
22 excellence. And the needs of our students from a
23 (inaudible) perspective lie in making meaningful
24 connections and maintaining our class sizes. Because
25 that's what's best for kids, as has been mentioned.
26 So I've watched this area grow exponentially each
27 year. And this year I now leave school every day and
28 watch new land be cleared and new houses go up right
29 across the street from our school.
30 Anderson 1 is doing amazing things and we have
31 amazing programs. But we need the physical rooms to
32 continue doing the amazing things that we're doing or
33 we won't have the space to do that any more.
34 And next I want to speak from the perspective of
35 being (inaudible) person as previously kind of going
36 through this homebuilding, this developing process, as
37 a young person, which been mentioned. I'm planting my
38 roots and I'm growing my family in Anderson County. So
39 I just wanted to talk about that point about
40 (inaudible) because it's (inaudible) of me and my
41 husband. It has been a new experience for us. I know
42 that interest rates have doubled from a low, but they
43 still are lower than they were today several years ago.
44 So I choose to (inaudible) and just that both point to
45 the fact that the impact fee is the best option. I get
46 to talk to my young friends every day who are doing the
47 same thing that I'm doing and making the same decisions
48 and saying I want to grow my family in this area and I
49 would be willing to pay X amount over asking price
50 because I want to plant my roots in a district that is

1 doing great things. And so I think that's what we're
2 seeing in Anderson 1. Thank you.

3 WILL MOORE: Thank you,
4 ma'am. Robby Roach.

5 ROBBY ROACH: Hey. I'm
6 Robby Roach. My address is 375 West Chapman Road,
7 Belton. I'm coming to you as the principal of Palmetto
8 High School. Many of the points that I would make have
9 been made already. I would echo that this is
10 absolutely something we support. I would also point
11 out that we have people, probably not on a daily basis
12 but certainly every so often, several per month, asking
13 us, hey, what does it take for my kid to come here?
14 How much do I have to pay? I'll pay it. But at point
15 our ratio is too high and we're not able to allow these
16 people to pay us to come from out of district. And
17 that's directly the result of overcrowding.

18 And the last thing I would add is just to
19 reiterate something Mr. Binnicker mentioned with the
20 poverty. You know, I would love to see us give more
21 consideration to -- and our school is sixty percent
22 poverty index -- give consideration to those people
23 that are already here. While I think it's important to
24 welcome strangers, I think it's more important to
25 embrace the neighbors around us. So I would implore
26 you to please consider voting yes to this.

27 WILL MOORE: Thank you,
28 sir. Amy Bagwell.

29 AMY BAGWELL: Good evening.
30 Amy Bagwell, 153 Massey Road, Piedmont. As a thirty-
31 year resident living in Anderson County, specifically
32 in Anderson School District 1, married to a fifty-yeara
33 resident of District 1, who is the son of two eighty-
34 year residents of Anderson School District 1, who are
35 children of lifelong residents. We have paid in taxes
36 to maintain this tradition of excellence that we see in
37 Anderson School District 1 schools. We live here by
38 choice.

39 In addition, I work here by choice. I am a school
40 leader in one of the very schools that will soon be out
41 of room. Each day as I arrive and leave my school, I
42 watch new homes being built directly across my campus.
43 I watch them go up in one or two days from the windows
44 of my office. Just as each morning when I greet our
45 children who come in, I see their potential in their
46 eyes, each one. When I look at those homes, I see more
47 potential for more of those faces to come. And I worry
48 about where they will be educated. I don't worry about
49 the quality because clearly we've done more with less
50 for a long time in Anderson 1. But the children and

1 the potential that they have to reach deserves a
2 classroom, a safe classroom, in which to be
3 (inaudible). Overcrowding in schools reduces our
4 ability to reach that potential. I urge you to please
5 vote yes for your children, my children and our
6 grandchildren. Thank you.

7 WILL MOORE: Thank you,
8 ma'am. Whitney Rowe.

9 WHITNEY ROWE: Hey. Whitney
10 Rowe, 122 Carnoustie Circle. Thank you for having me.
11 And thank you for what you do for our community. I'm
12 here to speak as a parent of two who are students in
13 District 1. And also a substitute teacher who spends a
14 lot of time in the schools there. I see first hand the
15 crowding in the schools, and it's clear to me that
16 we'll need the funding to build facilities to accept
17 the overcrowding we've seen. Sure, portables are a
18 concern and can be an option and are already an option
19 in some schools, but it's short term.

20 And personally, honestly, the idea of having my
21 own children in a school, going to school and then
22 having to be taught in a portable makes me very
23 uncomfortable. Again, mostly for safety, but there are
24 a lot of other reasons, as well. So I just wanted to
25 say I would like for y'all -- this is an opportunity --
26 your opportunity to improve the infrastructure in
27 Anderson 1 by helping out the school facilities handle
28 all the growth. Thank you so much.

29 WILL MOORE: Thank you,
30 ma'am. All right, here's another one of those tricky
31 names, Jon Shoffstall.

32 JOHN SHOFFSTALL: I appreciate
33 everything you guys do. And I agree with what all
34 everybody else has said. Move on.

35 WILL MOORE: Thank you,
36 sir. Here's another tricky name. Carol Pyfrom.
37 Please come forward and state your name and address,
38 please, ma'am.

39 CAROL PYFROM: My name is
40 Carol Pyfrom. I live at 123 Farm Mill Circle in
41 Greenville. And I appreciate the opportunity to speak
42 to y'all tonight. And I really admire all the loyalty
43 to Anderson.

44 To give you a little background on me. I've had
45 my own real estate company for eighteen years. I am a
46 mediator for the state of South Carolina having to do
47 with legal issues. I've just recently been appointed
48 state director for the Western Upstate Association of
49 Realtors. And I've been doing real estate for thirty-
50 four years. And I started out (inaudible) where we

1 were involved in an impact fee discussions. And impact
2 fee (inaudible) a discussion for everybody. But I
3 think the thing that bothers me the most after thirty-
4 four years is seeing the change in our country. And I
5 hate to see the exchanges that we are having right now.
6 The growth of new sales and new buyers can't continue.
7 We're having a group of young buyers coming in that
8 can't afford a house. They can't (inaudible). And you
9 add another fee on to them, then all the apartment
10 complexes that you see all over town, all the
11 townhouses will continue because (inaudible) a fee
12 living at a townhome to make that payment.

13 The housing area, I've done a lot of research on
14 this and we have several counties in our state that are
15 not doing impact fees and they are -- and I (inaudible)
16 for those. I'm not going to go into all that.
17 Greenville County, for instance, they learned that
18 during the great recession, which we may be having
19 another recession coming, is that without growing
20 housing, then the tax issue shriveled up and the values
21 plummeted. So if we have a recession, if we have lack
22 of buying turning out like now, and our values go down,
23 (inaudible) the fee, (inaudible).

24 Right now we have people coming in from out of
25 state paying cash for houses, that kind of thing. Yes.
26 But the local people that are in homes right now, a lot
27 of them have overpaid. And when it comes time for them
28 to sell, they paid too much. We see in working with
29 people that there are a lot of financial issues going
30 on. People are losing their jobs. People don't have
31 the income they used to have. And I look at it from my
32 grandchildren, my children, I hear the discussions
33 (inaudible). I hear the discussions through the
34 Greenville County School District of all the problems
35 that they had. (inaudible) for thirty something years.
36 We got through it without impact fees. So we deliver a
37 fee that Greenville people (inaudible).

38 WILL MOORE: I'm sorry,
39 ma'am. Your time is up.

40 CAROL PYFROM: Oh, no, I've
41 got a whole lot more stuff for you. Thank you for what
42 you're doing.

43 WILL MOORE: Yes, ma'am.
44 Susan Conner.

45 SUSAN CONNER: Good evening,
46 I'm Susan Conner. I live at 5832 Highway 81 North in
47 Williamston. Most of my points have been already made
48 tonight, but I just want to say as an almost thirty-
49 year resident of Anderson 1, much like Ms. Bagwell
50 also said, my family has owned property in that area

1 for sixty years. We support Anderson 1 wholeheartedly.
2 My son and daughter-in-law both were educated in
3 Anderson 1. I don't feel comfortable knowing that my
4 grandchildren could potentially be in portables one
5 day. I just don't feel that they're safe. And it's
6 detached from the main building. But also having
7 taught in a classroom earlier in my career when you had
8 twenty-nine fifth graders in one room, if you don't
9 have room that you can spread the kids out, don't have
10 enough room for them and you have to overcrowd, you
11 cannot make the connections with those children. Those
12 children are not getting the best education that they
13 can have. Going forward tonight, please consider
14 passing this impact fee. Thank you.

15 WILL MOORE: Thank you,
16 ma'am. All right. Brad Moore.

17 BRAD MOORE: Thank you.
18 My name is Brad Moore. I live at 109 Wycliffe Drive in
19 Greer. I'm an employee of Anderson School District 1.
20 But also I have two students who attend Anderson School
21 District 1 schools. They happen to be at two schools
22 that are already overcrowded.

23 A lot of the points that I was going to make
24 certainly have already been mentioned. Obviously,
25 portables are not a good thing. And you heard that
26 from the educational community that's sitting behind
27 me. I do want to mention, though, we've heard a lot --
28 and my wife is a realtor. She's not here so I'll be
29 able to sleep in my bed tonight, I hope.

30 I do think we've heard from some of our realtor
31 friends what we call in argument and debate circles
32 just in case fallacy. In other words, we jump to the
33 worst case scenario. And in this case we've heard a
34 lot of other district names mentioned, Greenville
35 County, Fort Mill, Beaufort, etcetera. What I would
36 tell you, respectfully, is we've talking about Anderson
37 School District 1. And we're talking about a district
38 that has proven itself and has a proven track record
39 for many, many years, and will continue to have that
40 track record and continue to use its funds wisely.
41 There is no doubt of that. And you can research that
42 as much as you'd like.

43 Just in conclusion, I would share that oftentimes
44 when we get together as adults like this and there's a
45 point of contention and we debate, sometimes we forget
46 our greatest asset and our greatest consideration, and
47 those would be our students, our children. And I know
48 that -- and I'm empathetic to the fact that there might
49 be a small group, a small portion of young buyers that
50 might have some difficult decisions to make in terms of

1 purchasing a new construction in our area in Anderson
2 1. But in all actuality, if you consideration what
3 you've heard tonight, the fifty-five dollars or so that
4 would be extra per month is a small price to pay to
5 live and work in and raise children in and send your
6 children to school in such a remarkable community.
7 Thank you.

8 WILL MOORE: Thank you,
9 sir. Mike Wilson.

10 MIKE WILSON: Mike Wilson,
11 131 Kingsland Way, Piedmont. Most of what -- all the
12 good points have been made. I will say this, though.
13 You know, if you don't vote for the impact fee, in
14 essence you're kind of voting for a tax increase for
15 everybody that lives in Anderson 1.

16 First of all, (inaudible) Anderson County Council,
17 we have one council member who says, well, everybody is
18 going to do this. Mr. Binnicker touched on this.
19 Other districts are going to do this? No. They have
20 to go through this study by law. And the law and the
21 study has to validate that you can go forward with the
22 impact fee. And we're already in the red zone.
23 Everybody who knows a little bit about football knows
24 what the red zone is. Our facilities are at the -- you
25 know, are eighty-five percent or greater capacity. So
26 the lead time on an elementary school is not, you know,
27 six months. It takes eighteen months to build an
28 elementary school, at a minimum. We're already seen
29 the portables.

30 So I'm repeating other points that have been made.
31 I'm not a homebuilder, but if I had to (inaudible) this
32 out if I was a homebuilder, I'd try to put myself in
33 other people's shoes and look at it from other
34 perspectives. But if I had to go pay this fee, if I
35 bought a lot and I'm going to build a spec house, I'm
36 probably going to pass that fee on down to the
37 homeowner. And when the houses close or sell, I think
38 I'd get the money back. Then I go buy another home.
39 If I did that for three houses at eleven thousand
40 dollars a piece, that would be thirty-three thousand
41 dollars I'd have to come up with to go buy these three
42 lots. I'm going to say this and someone could
43 (inaudible). But it's the pass-through cost, that at
44 closing comes back to the builder, he takes that
45 thirty-three thousand dollars and goes and does it
46 again.

47 And we have seen no increase in the amount of
48 people that are moving here. I think real estate
49 prices in Anderson County are up around -- I looked at
50 several websites while I'm sitting down and it all

1 depends on what zip code you're in. Let's say there's
2 fifteen to twenty percent increase over the last two
3 years. We haven't seen anybody not move here because
4 of the increase in the real estate prices. So it's a
5 self-fulfilling prophecy to some degree. We've got
6 great schools. And people want to move here because of
7 the schools. If we want to look at housing stock and
8 the availability of affordable housing, we need to
9 blame people that are moving here. It's a circular
10 argument. Why are they moving here? Well, they like
11 Anderson County. They like South Carolina. They like
12 good schools.

13 I don't know what to do except to look for
14 alternative funding solutions. And as a leader in
15 Anderson County School District 1 -- I'm actually an
16 elected official. I'm on the school board there. And
17 if I were in your position, I would move this right
18 along and make the county council make the hard
19 decision.

20 WILL MOORE: Thank you,
21 sir. Kristen Hearne. I hope I pronounced that
22 correctly.

23 KRISTEN HEARNE: Hey, I'm
24 Kristen Hearne. I live at 1112 Dunlap Road in
25 Anderson. A lot of the things that I was going to say
26 to all of you have already been said. But I wanted to
27 come from a perspective of the position that I have in
28 Anderson 1.

29 I have spent my entire career in Anderson 1. I
30 started out as a teacher and now I'm working as the
31 coordinator of digital learning. I work with a lot of
32 the innovative programs in our district. That is one
33 of the things that makes us very, very special, because
34 we're able to give our students opportunities that they
35 may not have otherwise. But a lot of those
36 opportunities do require having the space to do those
37 things.

38 So when our classrooms become overcrowded, we have
39 to go back to the methods of teaching that are not the
40 types of things that we want be doing for our students
41 in Anderson 1.

42 From my perspective, having the space within our
43 schools for our students and our teachers is something
44 that we need so badly. So I hope tonight that you'll
45 please think about our students, our children that are
46 in our schools and say yes to the proposal. Thank you.

47 WILL MOORE: Thank you,
48 ma'am. Greg Gilstrap.

49 GREG GILSTRAP: (Inaudible.)

50 WILL MOORE: Thank you,

1 sir. Mr. Young. Is it Steve Young?

2 SETH YOUNG:

I'm Seth

3 Young, 109 Royal Fern Lane in Easley. And a lot of the
4 things that I was going to say have already been said
5 by other people.

6 But one of the speakers mentioned that Greenville
7 County and Pickens County and some of the districts
8 around us were able to overcome the needs of their
9 building programs several years ago without doing
10 impact fees. And I could go into a lot of details
11 about Act 388 and school funding and how they're able
12 to do that.

13 But after Greenville County and Pickens County
14 specifically did their building programs, the state
15 actually changed the law that prevented boards from
16 being able to fund building programs without going
17 through a referendum and there's a whole lot of details
18 that we could talk about at a whole other time if you'd
19 like. But the rules have changed. And it's had a
20 negative impact on Anderson 1 and some of the things
21 that we need to do. Thank you.

22 WILL MOORE:

Thank you,

23 sir. Stephanie Streetman.

24 STEPHANIE STREETMAN:

Hi. My name

25 is Stephanie Streetman. I live at 215 Pineview Drive
26 in Pelzer. I have two children that attend school in
27 Anderson School District 1. And it has exceeded my
28 expectations by far.

29 Basically everything that I was going to say has
30 already been said more than once. But I do just want
31 to say that we talked a lot about things that may
32 happen, that could happen, that might happen, what
33 fears that we might have about what's going to happen
34 with the economy. And honestly, we only have so much
35 control over that. But what we do have control over is
36 how we educate our children. And regardless what
37 happens to the economy, we still have to educate these
38 children. And that's the children that live here now,
39 the children that are going to move here, the children
40 that are going to be born to these young families that
41 are looking for houses right now.

42 And Anderson School District 1 offers something
43 that's really, really special. It changes lives. It
44 impact lives. So the decision you make tonight is
45 really going to impact lives because ultimately -- all
46 right, ultimately we're going to have to do this. So
47 we can either ask for all the taxpayers to pay for it
48 again. We overwhelmingly -- in 2019 three out of four
49 voters supported it. But we're not ready to do that
50 again.

1 I live in a neighborhood that is full of elderly
2 people. They've raised their kids and, you know,
3 they're on fixed incomes. And I just think it's only
4 fair when we have these young communities popping up
5 and they have a lot of kids coming in (inaudible)
6 across the street from our schools. They're definitely
7 buying there to go to our schools. You know, that's
8 why you buy there.

9 So I just urge you to vote yes tonight. Thank you
10 for allowing me to speak.

11 WILL MOORE: Thank you,
12 ma'am. Chad Love.

13 CHAD LOVE: My name is
14 Chad Love. I live at 538 Huntingdale Place in
15 Simpsonville, South Carolina.

16 There's been a lot of really great points. And
17 before we get into that, I just want to thank y'all for
18 all of your time and your attentiveness tonight. This
19 is an important issue. I know there's probably many
20 places you would rather be. But we appreciate your
21 support and your service to our community.

22 A lot of people have said that they would ask you
23 to vote against it. Brought up some interesting
24 points. Some people brought up inflation and interest
25 rates, which is really interesting because we can't
26 control that as individuals. One thing we can control
27 is tacking on eleven thousand dollars to a purchase
28 price for a new home and that can help protect our
29 investment in our pocket as we try to sell those homes
30 to new people (inaudible) community.

31 Another point that was brought up that is really
32 interesting is that it has to be that eleven thousand
33 dollar amount, or a multi-family home, you don't have
34 to participate, which is a false statement. Multi-
35 family homes I think it was around seven thousand
36 dollars that they will also have to pay, because
37 townhomes and apartments are also contributing to this.

38 A couple of other people mentioned the American
39 dream. And to me the American Dream is not whether or
40 not you get to buy a house. Most people don't care.
41 You can rent. There's other options. Most parents
42 just say they want their kids to move out. They really
43 care if it's in their own house or if it's in an
44 apartment. What most people want, myself included, is
45 I want my children and my community members to have an
46 equal opportunity for their endeavors. I want them to
47 have quality opportunities. I want them to be able to
48 go chase their dreams and be able to go do that.

49 My wife and I got married two years ago. I'm glad
50 she hasn't killed me yet. We bought a house last year

1 in Mauldin. It has appreciated fifty thousand dollars
2 in one year because our kids are funneled through --
3 would be funneled through (inaudible) school district.
4 That protects the investment.

5 There's a book called Rich Dad, Poor Dad, and they
6 talk about assets and they talk about liabilities. I'm
7 the Assistant Principal at Spearman Elementary School.
8 We have countless families coming in and asking for
9 (inaudible) our school. (inaudible). But they ask
10 (inaudible) of our school and they're from out of
11 state. And it's because our school and our school
12 district is an asset to our community. And the only
13 way to protect that asset is to protect our logistics
14 and our tangible buildings to help continue a tradition
15 of excellence for our students. Thank you so much for
16 your time.

17 WILL MOORE: Thank you,
18 sir. Adam Lanford.

19 ADAM LANFORD: I'm Adam
20 Lanford, 607 Spearman Road there in Pelzer. I think
21 the big question, a lot of good points from both sides,
22 but at the end of the day (inaudible) thirty million
23 dollars below the (inaudible). We're asking for a
24 twenty million dollar add-on for twenty years
25 anticipated. Will it solve the problem? No. But
26 it'll level the playing field (inaudible) continue to
27 continue to (inaudible) at the level that's expected.

28 I've lived in Pickens County, (inaudible), worked
29 in Berkeley County, Oconee County, Pickens County,
30 Abbeville County. My wife and I moved back in 2020 to
31 Anderson 1. My wife works in (inaudible) Anderson.
32 There's a reason. We're not asking for more. We're
33 asking for equal. Thank you.

34 WILL MOORE: Thank you,
35 sir. Travis Thomas.

36 TRAVIS THOMAS: (Inaudible.)

37 WILL MOORE: Thank you,
38 sir. Christie Shealy.

39 CHRISTIE SHEALY: Good evening.
40 I'm Christie Shealy. I live at 801 North Hamilton
41 Street. That's my address because I'm an employee in
42 Anderson School District 1, but I also live in Anderson
43 School District 1 and am a product of this fine
44 district.

45 With that being said, many people here stated
46 throughout lots of circles that the education you
47 receive as a child is dependent upon the zip code in
48 which you live. And that is evidenced by all of these
49 people that have come forth today and talked about the
50 importance of being in Anderson School District 1. It

1 is an asset. It is something that our Realtors use to
2 help families come to our area.

3 It is not a secret that families want to be in the
4 area where schools are successful and they know that
5 their child will be properly cared and educated for.
6 As a parent, I have three children. I have a junior in
7 high school -- a junior in college at this moment, and
8 a junior in high school. Both of them want to go into
9 education. Our education programs around this area,
10 Anderson University and Clemson, both put student
11 teachers in our buildings at great numbers. Those
12 student teachers come into our program and often become
13 employees. And those employees want to be a part of a
14 great product. And that great product is dependent
15 upon having safe, spacious buildings for students. If
16 our kids are in portables, that's putting our children
17 at risk and also deterring some of those best and
18 brightest educators that are coming from our
19 organizations like Clemson and Anderson.

20 To continue having great teachers and a great
21 product, we need this impact fee to be passed. And we
22 appreciate if you would please vote yes for us tonight.
23 Thank you.

24 WILL MOORE: Thank you,
25 ma'am. Megan Bouchard.

26 MEGAN BOUCHARD: Hi. My name
27 is Megan Bouchard and I live at 630 Janeesa Drive
28 Piedmont. So I'm just coming to you as a mom and
29 wanted to give my little bit of experience.

30 I have a son who is in kindergarten, or finishing
31 up kindergarten this year. Also three other kids who
32 are behind him in age. And he attends Concrete Primary
33 School currently. I was unaware at the beginning of
34 this year that this school was close to being over-
35 capacity. But by coming to this meeting, I found out
36 that at one point it did go over capacity. My son has
37 done very well academically and I attribute that to him
38 being a bright boy and having a very seasoned teacher.
39 He has had some troubles socially. When he started
40 school his class size was eighteen. Again, he's a
41 kindergarten student. And by Valentine's Day it was
42 twenty-four kids. He has a teacher, a student teacher
43 and volunteers and a classroom mom, as well, in a very
44 small space.

45 It's disheartening when my son comes home and
46 says, mom, there's not enough room for us all to sit on
47 the carpet together, which is a designated area in the
48 classroom where they can do certain things like the
49 teacher read a book to all the kids.

50 I appreciate what's already been said, that the

1 impact fee is an alternative to the bond and that
2 percentages by the superintendent, there's some
3 flexibility there and this can be reviewed and this can
4 be changed, as well.

5 My child has the type of personality that can be
6 drained and over-stimulated by a lot of people in a
7 small space for a very long period of time. He's also
8 a typical six year old little boy. I also have, again,
9 three other children at home that will go to Concrete
10 Primary, so naturally I'm a very concerned parent. The
11 children are our future and it would be remiss if I did
12 not get up here and take up for my own child as well as
13 others like him, the most vulnerable ones of our
14 society. So I support this impact fee and I hope you
15 will, as well. Thank you.

16 WILL MOORE: Thank you.
17 Kelly Valetti.

18 KELLY VALETTI: My name is
19 Kelly Valetti, 115 Woodcross Way. And I think my
20 neighbors have eloquently stated my points that I'm in
21 support of the impact fee.

22 I've heard the comments from the developers and
23 the Realtors. And I feel like they're somewhat
24 shooting themselves in the foot, because the schools
25 are what sells these houses. We moved five miles from
26 Pickens to Anderson 1 for the schools. I had a lot of
27 junk to move; didn't want to do it. But it was worth
28 every penny and every ounce of effort that we put into
29 it. The Realtors want to sell a good school district.
30 They want to sell a community that's functioning. When
31 communities develop and turn into things like Woodruff
32 Road, I mean you wonder what's going on and who's in
33 charge and where are we going?

34 So I think that the impact fee is just going to
35 continue Anderson in a wonderful direction that it's
36 going. Thank you.

37 WILL MOORE: Chris
38 Ferguson.

39 CHRIS FERGUSON: You nailed
40 that one.

41 WILL MOORE: Sir?

42 CHRIS FERGUSON: You nailed
43 that one. I'm not going to say a whole lot. I think
44 most of what's been said here is my opinion. I do want
45 to add just a couple of little brief things.

46 I've been involved in two bond referendums in
47 Anderson 1. And when we do a bond referendum, we sit
48 where you guys are and we face these people and we ask
49 them permission to raise their taxes. And that's tough
50 to ask them to do that again.

1 I also want to share an anecdote with you. I just
2 moved out of a neighborhood, brand new neighborhood in
3 Anderson 1 not long ago. I had a neighbor who moved
4 in. He moved in from New Jersey. He sold a three-
5 bedroom, four-bath house for five hundred thousand
6 dollars in New Jersey. He came down here and bought a
7 six-bedroom house for about three hundred and eighty
8 thousand. And every year when we started to pay our
9 taxes he would laugh because he paid thirteen thousand
10 dollars a year in taxes in New Jersey. And he thought
11 the property taxes down here were nothing.

12 What I would ask you, if you move down here and
13 you've been paying thirty thousand in property taxes a
14 year up there, are you going to bat an eye at eleven
15 thousand? I don't think they will. So please vote
16 yes. Thank you.

17 WILL MOORE: Thank you,
18 sir. All right. We're going to take a ten-minute
19 recess just to take a break. We've still got a good
20 many people to go. Be back here at 8:15. Thank you so
21 much.

22 **BREAK**

23 WILL MOORE: ... comments.
24 Lesli Porter. Lesli Porter.

25 LESLI PORTER: Good evening.
26 My name is Lesli Porter. I live at 311 Old Williamston
27 Road in Piedmont.

28 I am a parent of three students within three
29 different schools in the Powdersville area of Anderson
30 School District 1. I've lived in the area for twenty
31 years. My husband and his parents before him are
32 graduates of Anderson 1 schools and have lived in the
33 Wren community since birth. We are supporters of our
34 community and our school system.

35 Unfortunately, our schools are becoming
36 overcrowded due to the overwhelming population increase
37 and people moving into our area. My daughter is a
38 rising first grader at Concrete Primary and they now
39 have three portables housed outside of the building
40 because they do not have anymore classrooms available
41 for students. This is unacceptable and a safety
42 concern for the four to seven year olds who will have
43 to attend school each day outside of the main school
44 building in rooms without bathrooms. We can do better
45 than this. But it will take every one in the community
46 doing their part.

47 My family and I have been helping our schools
48 financially for years. As homeowners and owners of
49 rental property in the community, we pay increased
50 property taxes to cover the bond referendum that passed

1 a few years ago. I believe the ones who are building
2 new construction in the area should pay the impact fee
3 to support our schools. These families are moving into
4 a wonderful area with excellent schools and reaping the
5 benefits of our outstanding school system. They need
6 to provide an immediate investment into our community
7 by paying the impact fee that will help our schools
8 accommodate the students and future students that they
9 are bringing with them into our community.

10 Lastly, as the wife of a business owner in our
11 community, we do not want to go through another bond
12 referendum. When bonds are sold, our business has to
13 pay those back. I prefer that new homeowners pay for
14 the impact fee. I have been investing in our schools
15 for the past twenty years and will continue to do so as
16 a home, business and rental property owner. It's time
17 for those who are building new homes in the area to
18 pitch in and pay for what everyone in our community has
19 been paying for for years.

20 All of that is to say that I fully support the
21 impact fee and ask that you vote yes for it tonight.
22 Thank you for your time and consideration.

23 WILL MOORE: Thank you,
24 ma'am. Jeff Wilson.

25 JEFF WILSON: My name is
26 Jeff Wilson. I live at 250 Courtney Street Extension
27 in Pelzer.

28 And I just want to tell you, I was a lifelong
29 resident of Anderson; grew up here. My dad, Jim
30 Wilson, was a realtor and builder in this county for
31 thirty years before he passed. So I think a lot about
32 Realtors. And just a precautionary tale. I left and
33 was gone for ten years in Georgia, in Forsythe County,
34 Georgia, which is one of the fastest growing counties
35 in Georgia. Brought up the impact fee. It got knocked
36 down by builders and Realtors. It was growing so fast,
37 three years later the schools could not keep up. And
38 because the schools could not keep up, they did a
39 moratorium on any building for three years.

40 And I can see something like that happening in
41 Anderson 1. If we can't keep up with the building, we
42 just don't have any choice. And we may have to come to
43 the county and say we've just got to have no building
44 for a period of time because we don't have the money to
45 built.

46 So I would like to ask that you would support
47 thing and send it on the county. Thank you.

48 WILL MOORE: Thank you,
49 sir. Leslie Hill.

50 LESLIE HILL: Good evening.

1 My name is Leslie Hill and I live at 14 Hickory Street
2 in Williamston.

3 I have lived in Anderson 1 for forty years. My
4 husband, my two children and I are all products of
5 Anderson 1 schools. We chose to build our home five
6 years ago in Anderson 1 because of the excellent
7 education that we received and our children would
8 continue to receive. We hope our grandchildren one day
9 will also receive that education.

10 We also know that this is a major reason and is
11 why people are coming to our area building houses,
12 buying houses, doing anything and everything they can
13 to get into Anderson 1. The residents of Anderson 1
14 have already made a decision to pay for a building
15 program that is already in place. This impacts all
16 residents in Anderson 1, including my parents. They
17 are older and on a limited income. I would like to see
18 those who are choosing to move here because our schools
19 are so awesome help to pay the cost for new and
20 improved buildings, and it doesn't just fall on the
21 current residents who have already committed to paying
22 for the improvements that we just made.

23 Tonight you have an amazing opportunity. You can
24 help to make the difference in education of future
25 Anderson 1's graduates. You can vote to help
26 strengthen the infrastructure and the future
27 opportunities for students in Anderson 1. Please vote
28 yes. Thank you.

29 WILL MOORE: Thank you,
30 ma'am. David Vaughn.

31 DAVID VAUGHN: Again, thank
32 you for this forum. As you can see, we have a passion.
33 We have a passion for education for our personal
34 students, your students and our citizens' students.

35 I have two daughters in Anderson School District
36 1. We know the tradition of excellence. We know the
37 great parents, the great students, the great teachers
38 from Cedar Grove to Williamston to Pelzer to the Wren
39 schools to the Powdersville, they're the best in the
40 state.

41 As an educator at Wren Elementary, I see the
42 growth personally. Three years ago right across the
43 street at Magnolia Farms, they opened up a thirty-six
44 house subdivision. They sold those houses before even
45 a quarter of them were built. And out of those thirty-
46 two houses, we see each day at least fifteen kids
47 walking to school.

48 We have a great tradition of excellence, great
49 schools. We've talked about all the numbers. But the
50 best question I ask, what is best for the kids? You

1 put yourself, if you have kids in our school district,
2 in (inaudible) right now. We're all (inaudible). You
3 can ask what's the best question, what's the best
4 answer and essentially it's the impact fee. But thank
5 you for your time.

6 WILL MOORE: Thank you,
7 sir. Jason Lesley.

8 JASON LESLEY: Thank you.
9 Jason Lesley, 325 Johnson Road, Pelzer.

10 I (inaudible) as a parent. I have three kids
11 going to elementary school, middle school and next year
12 in high school. If you want to put me on your prayer
13 list, I'd appreciate it.

14 So, yeah, I was born and raised right in the
15 middle of Anderson 1. Forty-six years I've lived right
16 in the middle of Anderson 1. I have a family farm.
17 Granddad bought a hundred acres with two houses for
18 twelve thousand dollars back in the forties. So that's
19 where we will stay because we know how good the
20 Anderson 1 schools are.

21 We live in a very small house. All five of us
22 share one bathroom. So it's time to build. So we met
23 with Baker about three weeks ago. Already got a
24 builder. We're ready to go. This impact fee, for me,
25 does not deter me one bit. It could be more than
26 eleven thousand because we're building a house and we
27 want to stay in Anderson 1.

28 For me -- you know, everybody has to spend their
29 money somewhere. So when I spend mine I want it to be
30 for something meaningful, something for the better
31 good. Something that's going to make an impact. You
32 know, if I have to not have nicer cabinets in my new
33 house that I'm going to build, that's okay. Because I
34 know if I have to pay this impact fee, I know it's
35 going to something good.

36 I know we all have choices to make and I know
37 y'all probably have possibly a tough decision in your
38 mind that you need to make. But at the end of the day,
39 you've just got to think what is best for the kids?
40 And I think you can never go wrong with doing what's
41 best for the kids. So I just ask you to vote yes.
42 Thank you.

43 WILL MOORE: Thank you,
44 sir. Nancy Upton.

45 NANCY UPTON: My name is
46 Nancy Upton. I'm a resident of 6416 Highway 81 North,
47 Piedmont. And I currently have the privilege of being
48 the Chairman of the School Board of the best school
49 district in South Carolina, Anderson School District
50 1.

1 I appreciate your listening to us tonight. We
2 believe your consideration and support for the
3 tremendous growth rate in District 1 is vital.
4 (inaudible) input.

5 The public policies, as you know for school
6 funding has worked for years based on a reasonable
7 growth rate. District 1 is facing a growth rate that
8 out (inaudible) any in history. The numbers that we
9 have presented as true, real and present an ominous
10 threat to the financial strength in the district. As
11 most of you know, District 1, Anderson School District
12 1, as Mr. Binnicker pointed out, is very (inaudible).
13 We always have been. We built schools only when we
14 needed to, had the money and tried to put the least
15 burden on our taxpayers as possible.

16 The impact fees would help us in this area. It
17 would put some of the additional burden on those who
18 have moved into our area. We pride ourselves in
19 providing a quality education for all students. For
20 that we continue to need your help. Thank you.

21 WILL MOORE: Thank you,
22 ma'am. Cory Cooper, please come forward and state your
23 name and address, please, ma'am.

24 CORY COOPER: I'm Cory
25 Cooper. I live at 203 Pine Trail, Williamston.

26 First and foremost, thank you so much for hearing
27 us. I know that this has been a long meeting. But I
28 waited because I -- I'm a proud mom and I paid a
29 babysitter to be here tonight, so I'm going to get all
30 the bang for my buck.

31 But I'm a mom of three and two of my children
32 currently attend a school in Anderson School District
33 1. My first child, she started attending in 2019. We
34 moved in 2019. And we also voted yes. I voted yes to
35 the bond referendum. So our taxes also increased. But
36 why, why did I vote yes? Because I love and I believe
37 in and I look forward to the next generation. So much
38 so, I am very involved with the PTO and I also serve as
39 a substitute when I'm able to.

40 In regards to this impact fee, I am in support of
41 it because of its positive effect on the next
42 generation. It's providing them a safe place to learn.
43 It's giving teachers properly ratioed classrooms so
44 that they're able to teach children and serve the
45 children and their families.

46 I realize that everything affects everything. And
47 also decisions have consequence. But I would love for
48 the current children and the future children of
49 Anderson School District 1 to be at the forefront of
50 this decision about the impact fee. Thank you.

1 WILL MOORE: Thank you.
2 Tiffany Estes.
3 TIFFANY ESTES: Tiffany Estes,
4 214 Drake Circle in Anderson. I usually come up before
5 y'all -- I usually come up and tell you about the
6 statistics and the enrollment in Anderson 1 schools.
7 But I want to talk about it from a different vein. I
8 also supervise mental health for our district. And we
9 are in a mental health crisis. And we are looking for
10 additional people to support our students, but we have
11 to have rooms for those support services. We also
12 supervise (inaudible). But we know with Covid and
13 everything going on, we have to have the room for not
14 only our teachers, our students, but our support staff.
15 They're the ones everyday making a difference for our
16 students.
17 So again, we very much urge you to vote yes. This
18 way we can begin to put kids first and give them all
19 the necessary room and just the people, personnel and
20 services that they deserve. So thank you.
21 WILL MOORE: Thank you.
22 Deron Wardlaw. Is that correct?
23 DERON WARDLAW: Thank you,
24 Chairman. Good evening. I'm Deron Wardlaw, 105
25 Lakeview Drive, Williamston, South Carolina.
26 My wife and I moved away twenty-six years ago
27 basically because of location. It was an easier
28 commute for my job. We brought our family into the
29 area. And we quickly learned the values of community
30 and what schools means. Of course, you've heard a lot
31 of that tonight.
32 We see growth, you know, working in my position
33 with large manufacturing in the upstate, buying
34 warehouse space (inaudible). I see the growth of the
35 I-85 corridors. You guys know it's booming. There's
36 facilities being built all down the interstate. Jobs
37 are increasing, growth is increasing, and projections
38 are that it's still going to continue to increase. And
39 purchasing those assets, those facilities, I'm seeing
40 increases of eighteen to twenty percent higher costs.
41 But we need the capacity. We have to provide capacity
42 for our manufacturing. So we pay it. Similar to the
43 cost with schools.
44 It is a requirement, it is a need for the
45 communities, especially for this community in the high
46 growth area, the capacity is going to become critical.
47 In order to get that capacity, we either have to bring
48 it to the taxpayer or alleviate some of that through
49 this impact fee.
50 I'm here tonight because I've lived through

1 several referendums. I'm not pro tax. I'm not pro,
2 you know, government, typically, but I voted positive
3 for each one of those because I know it's important and
4 I know this is an important way to think of a different
5 way to fund the schools and what we need going forward.
6 Thank you.

7 WILL MOORE: Thank you,
8 sir. Todd Binnicker.

9 TODD BINNICKER: (Inaudible.)
10 Just vote yes, please.

11 WILL MOORE: Thank you,
12 sir. Jeremy McCall. Please come forward and state
13 your name and address, please, sir.

14 JEREMY MCCALL: Jeremy McCall,
15 348 Cooper Lane, Easley, 29642. I've got five children
16 who all go to school here. Four of them will be in all
17 the schools in Powdersville next year; Concrete,
18 Powdersville Elementary, Powdersville Middle,
19 Powdersville High. Should be awesome.

20 Forever I've been coming to these meetings when
21 we're talking about growth in these areas. And one of
22 the things that's been said to me and to folks like me
23 that are, you know, trying to talk about slowing down
24 growth in this area is the people of County Council
25 District 6 need to do something. Well, here we are.
26 Thanks to the hard work by our school board and by
27 members of the district office, we have the opportunity
28 to do something.

29 And I feel like the folks that live in County
30 Council District 6 and Anderson School District 1 have
31 already done more than their fair share, including more
32 than two hundred million dollars in bonds to build
33 these schools. You know, the math shows that twenty
34 million dollars is still going to be a shortfall. So I
35 have a feeling that the taxpayers are still going to be
36 on the hook for some at some point down the road. But
37 this will help those people that have been there
38 forever.

39 You know, besides that, the things that have been
40 mentioned about children, I've got a child -- two
41 children right now at Concrete, three portables and
42 another one that will be there year after next. It's
43 not safe. You know, the weather impacts those children
44 going in and out of the school building in the cold,
45 wet rain. It's just not a good environment for
46 learning. And I think that, again, you guys have a
47 chance to do something for the betterment of these
48 children and the folks of District 6, School District 1
49 have already done a lot.

50 And I would appreciate you guys voting in support

1 of the impact fee tonight. Thank you.

2 WILL MOORE: Thank you,
3 sir. Clay Vassey.

4 CLAY VASSEY: I'm Clay
5 Vassey, 111 (inaudible) Drive, Seneca, South Carolina.

6 A couple of things I just wanted to throw out.
7 First and foremost, I am one of those hated real estate
8 agents or Realtors. We're not against anybody in this.
9 (inaudible) seems to be negative. And I want zero
10 negative impact on the real estate agents that are in
11 this room and that we've talked to. Our concern isn't
12 that we're looking at a community that has an okay
13 school that's going to get better. Our concern is that
14 we have an amazing school that's helping us draw
15 (inaudible) lives to this area. And we appreciate
16 that. And I think that we are extremely lucky to have
17 this school and to have what we've got in the area.

18 My concern is this impact fee is an incredible
19 amount of money for some of the folks that are going to
20 be moving into this area. And when we have the
21 information that we have with the numbers that we have,
22 I believe that those numbers are correct. When I look
23 at the numbers of this entire study that the school
24 system paid for, my concern becomes if they're not true
25 then is this a much larger number than it has to be?
26 Not that we don't need the money. But is the number
27 too large.

28 Now, I know, for instance the video that we were
29 shown with the real estate agent at the beginning, that
30 agent would have not have been on that video if the
31 opinion of the real estate agents didn't matter. I
32 think we know we have a pulse on who's coming, who's
33 going into an area. And I believe that's why the
34 school board decided to put that agent there.

35 Now that agent is Mrs. Rich (phonics) She works
36 for the same company I do. I'm the broker in charge
37 for Allen Tate Real Estate and she's one of our agents
38 out of our Easley office. My concern is that video was
39 from 2018. That video was also not at all related to
40 impact fee, but a vote that was supposed to be taken
41 again in 2018. Some of these numbers we're seeing look
42 like numbers from 2018. I think this needs to be
43 reevaluate.

44 I'm not somebody that's going to say that we
45 shouldn't have an impact fee. But I am somebody that
46 says this number may not be correct. My only
47 (inaudible) as a real estate agent would benefit from
48 higher prices. We've seen (inaudible) and a half
49 percent inflation for real estate in just our counties
50 in the upstate of South Carolina alone. Now we're

1 going to put another eleven thousand dollars that's
2 just your community. I think what this is doing is
3 taking the opportunity for some folks that may be on
4 the line of not being able to afford a home to now not
5 being able to afford a home in your community, which
6 truly says that we don't want to bring in the folks
7 that can't afford to live here.

8 We can't pick and choose who we want to live
9 where. But if someone can't afford to live here, you
10 know, other than to rent because of that eleven
11 thousand dollar fee, I think it's going to put us only
12 in the upper middle class and higher to be able to
13 purchase homes in this area.

14 Again, as a real estate agent, I appreciate the
15 opportunity ---

16 WILL MOORE: Your time is
17 up. Thank you. Moving on to -- I can't read this
18 first name, but Brady at 113 Lazy Willow Court. It's
19 obvious you can't read it. No need to roll your eyes.

20 MS. BRADY: Oh, I'm so
21 sorry. It's my fault. I was rolling them at them who
22 were making fun of my handwriting.

23 Thank you for listening to our thoughts this
24 evening. I do want to say that I grew up in Anderson
25 1. I spent my thirty-eight year career in Anderson 1.
26 It is a very special place.

27 I've also had the privilege, along with the board
28 of trustees and our administrators of hiring staff for
29 Anderson 1. It is amazing how much growth Anderson 1
30 has experienced in the last five years. When analyzing
31 all fourteen school, which is part of what I do, and
32 their enrollment, over sixty positions for growth alone
33 have been added just this year.

34 This is a pattern that has been occurring over the
35 last five years. With this added growth, the need for
36 classrooms has certainly increased significantly. The
37 impact fee would provide the critically needed support
38 to build the schools necessary to (inaudible) in a safe
39 environment.

40 I would just like to end by saying that I've also
41 had the opportunity to interview hundreds of people
42 over the years. The predominant theme of why they
43 choose the Anderson 1 area is due to Anderson 1
44 schools. I think they would pay quite a large fee to
45 be able to be part of our schools and to have their
46 students, their children, come to learn.

47 I ask that you support the impact fee so that
48 Anderson 1 can meet the needs of the students we serve.
49 Thank you.

50 WILL MOORE: Thank you,

1 ma'am. Moving on to Jimmy Davis. This is our last
2 one.

3 JIMMY DAVIS: Thank you, Mr.
4 Chair and fellow Planning Commissioners. I thank you
5 for your service to our great county. Many of you know
6 who I am. If you don't, I am the County Council
7 representative for County Council District 6. That
8 encompasses Piedmont, Powdersville and part of the
9 Three and Twenty area. So a lot of School District 1
10 is in my council district. And these fine folks here
11 are the ones that put me in my position. They are we
12 the people. We are the people, and they elected me to
13 represent their wishes and needs.

14 I want to thank the school board -- my voice is
15 cracking because I've got a sinus infection going on --
16 but I want to thank Anderson School District 1, their
17 board. They unanimously approved the impact fee.
18 Unanimously. (inaudible). I know most of them.
19 They're very conservative Republican voters. I am. I
20 don't like taxes and fees. But we have experienced
21 great growth. And right now this Planning Commission
22 has approved -- right now we have two thousand single-
23 family dwellings approved, already approved but not
24 built, in School District 1 and County Council District
25 6, most of it in the Wren Community. Two thousand
26 houses. An accurate number is about .75 or three
27 quarters child per house. Okay? That's fifteen
28 hundred kids. Fifteen hundred additional kids coming
29 to the Wren Community. Not to mention what we have in
30 Powdersville.

31 The folks that have spoken in opposition, most of
32 them, all but one, don't even live in Anderson County.
33 We, the people, do. We, the people, of Anderson County
34 and County Council District 6 and School District 1
35 have spoken. We want this impact fee to pass.

36 Now, you heard Mr. Binnicker's presentation that
37 it does come -- if you pass it tonight, which I'm
38 asking you to unanimously, just like the school board
39 did, to send it to County Council and let us work on
40 it. Let us work with Mr. Binnicker and Dr. Estes and
41 the school board to come up with a great plan to move
42 this forward in the best way to provide the safe places
43 for our children and our grandchildren to go to school
44 and be educated. And to enjoy the education that I did
45 in the Wren School System.

46 Some of you have talked to your council members
47 that have appointed you and I appreciate that. I'm
48 respective of their wishes. But I'm asking you to lay
49 that aside and send this to County Council and let us
50 work on it.

22 And I think it's only fair for those of us that
23 got them this far to have less of a burden than the
24 ones that are coming in that want to enjoy what we've
25 built and created all these years. Thank you so much.

32 JANE JONES: I'm the only
33 one of us that lives in District 1. And I would just
34 appreciate Councilman Davis (inaudible) very much. I
35 think the people that live in District 1 should make
36 this decision and let you know how they feel. I'd hate
37 to think that our decision was influenced by people
38 that don't live in School District 1. Thank you.

42 DAN HARVELL: Sorry. If I
43 could ask Superintendent Binnicker one question. Mr.
44 Binnicker, I know that you said that you have a current
45 two hundred and five million dollar bond obligation at
46 this time; correct? All right. Now, having been told
47 that we could -- you could expect, I believe, twenty
48 million in ten years out of this impact fee
49 implementation?

50 ROBERT BINNICKER: Yes, sir.

1 DAN HARVELL: How much --
2 what is the total cost? Have you all -- and I'm
3 assuming you have -- do you have an estimate on how
4 much building you really need to do to prepare for what
5 you see coming?
6 ROBERT BINNICKER: Yes. We
7 really have looked at that. And very conservatively,
8 we're probably looking at another fifty to eighty
9 million dollars in the next ten years.
10 DAN HARVELL: Okay. So that
11 being the case, the impact fee being a one-time twenty
12 million thing, you're going to be needing to ask the
13 taxpayers for a whole lot more than that, actually?
14 ROBERT BINNICKER: Yeah. There's
15 no doubt. We never entered into this believing that
16 the impact fee should pay the entire amount. We just
17 -- I don't put that as the purpose of the impact fee.
18 But we do believe that a portion of the burden should
19 rest with folks that are moving in.
20 DAN HARVELL: And I also
21 assume, if this impact fee were to be passed that you
22 would do an anticipatory bond based on the full twenty
23 million up front; is that correct?
24 ROBERT BINNICKER: I'm sorry.
25 DAN HARVELL: I said based
26 on the supposition that this impact fee would pass, I'm
27 assuming because it did pass you would be allowed an
28 anticipatory bond of the full twenty million up front,
29 which would be bonded underneath the impact fee itself;
30 right?
31 ROBERT BINNICKER: That's right,
32 yes, sir.
33 DAN HARVELL: That's all I
34 had to ask.
35 ROBERT BINNICKER: The impact fee
36 -- my impact fee buddy told me that it's actually
37 thirty million. I had twenty on my head. Thirty is
38 what, in ten years, is what we would get; not twenty.
39 Sorry I missed that.
40 DAN HARVELL: Well, that's a
41 little more encouraging.
42 ROBERT BINNICKER: A little more
43 encouraging, yes, sir. Thank you.
44 DAN HARVELL: Thank you.
45 MATTHEW COOK: (Inaudible.)
46 WILL MOORE: Sir, please
47 come to the microphone so we can all hear you.
48 MATTHEW COOK: My name is
49 Matthew Cook and I'm with the Manufactured Housing
50 Institute of South Carolina. It's my understanding of

1 state law how, in fact, these are structured. You
2 can't bond against it. You can't (inaudible). It has
3 to be committed to a specific bond. It has to be
4 started within three years after the revenue stream
5 starts. You've not allowed to bond (inaudible). You
6 can't use it for salaries. You can't use it for
7 anything but the specific project that it's been --
8 said it's going to be used for.

9 DAN HARVELL: Can anyone
10 else respond to that?

11 CARSON BISE: Good evening.
12 Carson Bise with TischlerBise, the impact fee
13 consultant. No one is saying that we're going to bond
14 against the impact fee. The impact fees are just
15 another revenue source that you can use to fund capital
16 infrastructure. And in terms of the three-year payment
17 or three-year spending, the three years from the time
18 of the planned construction. So if I pay an impact
19 fee tomorrow, the Act doesn't require us to spend that
20 money within three years of the date I pay it. It
21 requires me to spend it three years within the date of
22 the planned construction of the facility.

23 DAN HARVELL: Well, I
24 understand that. But I guess what I'm really asking is
25 are you going to have twenty to thirty million
26 available to go ahead and get the building done?

27 CARSON BISE: I don't want
28 to speak for Mr. Binnicker and the school district.
29 Specifically how it works with most communities around
30 the country is, you're getting this revenue stream in.
31 And as you get to conditions where you're going to
32 build infrastructure, in this case, schools, you
33 usually pay part of that with impact fees and then you
34 come up with other revenue sources, whether that's
35 sales tax, property tax, or bond proceeds. So it's
36 sort of a moving target. You pay part of it with cash
37 and then use other financing sources to make yourself
38 whole.

39 DAN HARVELL: But it's my
40 understanding that that money is not available now. So
41 in other words, if this is enacted, that means we would
42 have to do an incremental -- they would have to do an
43 incremental building program based on how much money
44 they were getting year by year by year out of this?

45 CARSON BISE: I think that's
46 really a question for Mr. Binnicker in terms of the
47 building program. Specifically how it works is
48 (inaudible) four years a jurisdiction, whether it's a
49 city, county, a school district, embarks on a building
50 program -- let's just use round numbers here -- let's

1 say it's a fifty million dollar building program. Then
2 they have twenty million dollars impact fees to pledge
3 against that. And so your net cost is now thirty
4 million. And now you've got to figure out how you're
5 going to pay that other thirty million dollars. And
6 the future impact fees may go to retire some of that
7 debt. But other revenue sources will be used, as well.

8 WILL MOORE: Thank you,
9 sir. Mr. Binnicker?

10 ROBERT BINNICKER: Yeah, that's
11 what we've always done. If (inaudible) sale tax funds
12 that are available, we may use some of those funds. We
13 may use some general fund money that particular year.
14 We don't believe that in three years we'll have all the
15 money to take care of all the projects that we need.
16 But what we will have is enough money to start on those
17 critical projects and we just move along, pay as we go
18 kind of thing, very similar to what we've done in the
19 past. This just gives us another revenue stream in
20 order to be able to reduce the potential that we have
21 to sell bonds or reduce the number or the amount of
22 bonds that we would have to sell.

23 DAN HARVELL: Well, that
24 clarifies the situation, I think, very much.

25 WILL MOORE: Thank you,
26 sir. One more comment.

27 JIMMY DAVIS: One of the
28 things that I forgot to mention is -- and I've made
29 myself very familiar with the state impact law. It's
30 pretty complicated. But one thing I like about it is
31 the school district is a government entity. Okay? Any
32 time you can make -- put a government entity into a
33 capital improvement plan, it becomes transparent that
34 they've got -- if they say this is how we're going to
35 spend our money and we can't pay the old coconut shell
36 game. We know about that, don't we, Mr. Harvell?

37 DAN HARVELL: We do.

38 JIMMY DAVIS: We can't play
39 that old coconut shell game. This is how we're going
40 to spend our money, this is how much we're getting, and
41 this is what we're going to do with it. That's good
42 government.

43 And that's what the state impact law does. School
44 District 1 has met every qualification by the South
45 Carolina State Impact Law, and they did their study,
46 and we will know by their capital improvement plan how
47 they're going to spend their money and what they're
48 going to spend it on down the road. Thank you.

49 WILL MOORE: Thank you,
50 sir. Any more comments, questions, anything from the

1 Commission?

2 DAVID COCHRAN:

Mr. Chair.

3 WILL MOORE:

Yes, sir, go

4 ahead.

5 DAVID COTHRAN:

I think I've

6 sat through a lot of public hearings and this has been
7 probably one of the -- I guess for me personally -- one
8 of the better ones. Fortunately, I seem to have in my
9 mind a few more questions now than when I started
10 because there's a lot at stake here obviously. And I
11 get it. I'll say there's no doubt in my mind the
12 school district needs the money. And I'm fully in
13 support of that. I guess the question comes, you know,
14 since we're kind of thrust into this policy-making kind
15 of role, in a quasi kind of way, you know, what is the
16 offset of the tax levy that these houses are going to
17 be built. You know, not counting the bond retirement
18 payments, what impact is that going to have? Clearly,
19 I don't think it'll be enough for what you need for
20 right now. I get that.

21 But, you know, if we talk infrastructure,
22 everything up in -- well, everywhere in general, but
23 particularly in that part of the county -- has been I
24 won't say neglected but it has fallen behind severely
25 for quite some time. It's just, you know, that twenty
26 percent of the current debt load, I'm sitting here
27 trying to do calculations and for me I just don't feel
28 like I have -- the biggest question for me is, is it
29 going to be enough? Will it be enough? What are we
30 going to be looking at in the future? And is this to
31 be fair -- the first time I heard it, I immediately
32 said, sure, that sounds fair. Let the people who
33 haven't been paying anything pay something. One thing,
34 here is, you know, we don't -- what we hear from a lot
35 of people out there is we don't want any more houses
36 built up here, on the one hand, but yet we want growth
37 so we can get this and we can get that. So it's always
38 this kind of vacillating scale that we have to weigh
39 when it comes to growth up in that part of the county.

40 I'm really kind of scratching my head as to if
41 this is the fair thing to have in terms of an impact
42 fee versus other mechanisms to increase revenue for
43 that area. And with that I'll yield.

44 WILL MOORE:

Thank you,

45 sir. All right. We'll move on to -- anybody else?
46 Any more comments? All right. Would anybody like --
47 we'll move on to a vote. Would anybody like to make a
48 motion?

49 JANE JONES:

I make a

50 motion that the impact fee be approved.

1 WILL MOORE: Okay. Do we
2 have a second?
3 DONNA MATTHEWS: I second.
4 WILL MOORE: Okay. All in
5 favor of the motion raise your right hand. Three to
6 four, five. The motion fails.
7 All right. Moving on to old business. Have we
8 got any old business? We don't have any old business.
9 New business? No new business.
10 Public comments.
11 Come on up. Non-agenda items.
12 JIMMY DAVIS: This is non-
13 agenda. Non-agenda items. I can't believe you. I
14 can't believe you. (inaudible), you even work for a
15 school district. You're letting people get in your
16 head and people get in whatever. I hope that Mr.
17 Binnicker and his attorney will appeal the decision to
18 the Court of Appeals and that the Court of Appeals will
19 hear this and we can have a different outcome. Thank
20 you.
21 WILL MOORE: Sounds good.
22 Thank you, sir. Any other business, non-agenda items?
23 Any other business.
24 If you're in favor of adjournment, please stand
25 up.
26 FEMALE: I just have a
27 question. I guess my question is that when we're
28 making decisions, is not the residents of the county
29 that should be the ones influencing decisions but not
30 the ones who don't live in this area? I mean any
31 decision? Is that not what we should do? Do we want
32 other countries coming in to vote in America? I don't
33 think so. So why would we let other people who are not
34 in Anderson County make the decision and influence your
35 vote on something as important as your future
36 children?
37 DAVID COCHRAN: I'll just make
38 a comment to address that because my question, my whole
39 reservation about the whole issue is anybody -- if I'm
40 going to point fingers and I have a problem for the
41 lack of preparedness that we received to answer all of
42 our questions. I agree wholeheartedly, I believe that
43 the people should make the decision and that's what I
44 listened to. I think that it should be -- either as a
45 bond referendum question or a tax millage increase on
46 the ballot and I think the people in District 1 should
47 make that decision. That's the way I look at it.
48 WILL MOORE: Everybody in
49 favor of adjournment, please stand up.
50

1

MEETING ADJOURNED AT 9:01 P.M.

**Anderson County Planning Commission
Staff Report
July 12, 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:

- June 27, 2022: Rezoning notification postcards sent to 167 property owners within 2,000' of the subject property; to date, staff has received 4 phone calls requesting more information.
- May 23, 2022: Rezoning notification signs posted on subject property;

- June 27, 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.

Jyl 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.

Jyl 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.



THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

LOCATION MAP

NOT TO SCALE

SITE NOTES:

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES BY CALLING UTILITY LOCATION SERVICE AT 811 THREE (3) DAYS PRIOR TO CONSTRUCTION.
2. DIMENSIONS SHOWN ARE TO FACE OF CURB, CENTERLINE OF PARKING STALL OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ENTRYLEVEL PORCHES.
4. ASPHALT PAVING SECTIONS SHALL BE CONSTRUCTED PER THE DETAILS.
5. CONCRETE SIDEWALKS SHALL BE CONSTRUCTED WITH 3000 PSI CONCRETE 4" THICK WITH EXPANSION JOINTS AND SCORING PER DETAIL.
6. THE CONTRACTOR SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
7. ALL WORK ON STATE, COUNTY, OR CITY RIGHT-OF-WAY INCLUDING DRIVEWAY APPROACH WATER AND SEWER TAPS OR ANY OTHER WORK REQUIRES AN ENCROACHMENT PERMIT FROM THE APPROPRIATE AGENCY.
8. ALL CURBING TO BE 18" FORMED CONCRETE CURBING PER DETAIL, WITH 3000 PSI CONCRETE.
9. ANY MATERIAL DEMOLISHED AS INDICATED ON THIS PLAN IS TO BE HAULED OFF-SITE TO AN APPROVED LANDFILL.
10. TRUNCATED DORIES ARE TYPICAL AT ALL WALL MOUNTED, HANDICAP SITES. EACH DETAIL WILL BE MARKED WITH A PRESTRAINING OR HANG RAMP, SHOWN. SEE DETAILS FOR THE PROPER STAIRS.

LEGEND

- [illegible]

LINETYPES

- | | | | |
|-------|-----------------------------|-----|------------------------|
| -1TV | CABLE TV | SS | SANITARY SEWER - EXIST |
| -X | CHAIN LINK FENCE (PROPOSED) | SS | SANITARY SEWER - NEW |
| -X | CHAIN LINK FENCE (EXISTING) | ST | ST FENCE |
| -680- | CONTOURS - EXIST. GRADE | | SLOPE SEWER - EXIST. |
| (678) | CONTOURS - FINISHED GRADE | | STORM SEWER - NEW |
| -FC | FIBER OPTIC | UGP | UNDERGROUND POWER |
| -FM | FORCE MAIN | UT | UNDERGROUND TEL. |
| -GS | GAS LINE | | WATER LINE - EXIST. |
| -OP | OVERHEAD POWER | W | WATER - NEW |
| -OH | OVERHEAD TELEPHONE | W | WOOD FENCE |
| -R | ROOF DRAIN - NEW | WDC | LIMITS OF DISTURBANCE |

SITE DESIGN, INC.

LAND ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS



www.sitedesign-inc.com
25 ROCKY CREEK ROAD
GREENVILLE, SC 29615
864/271-0498

GREENVILLE, SC 29615
 404-427-0498

1

DATE ON CARD

DATE ON CARD

THE ONE
ANDERSON

ANDERSON COUNTY
SOUTH CAROLINA

HORZ. SCALE: 1" = 50'

VERT. SCALE: N/A

DESIGNED BY: ZMH

DRAWN BY: ZMH
CHECKED BY: ZMH

CHECKED BY:	ZMH
DATE:	05/13/202

S220477_BASECURRENT.dwg

SITE PLAN

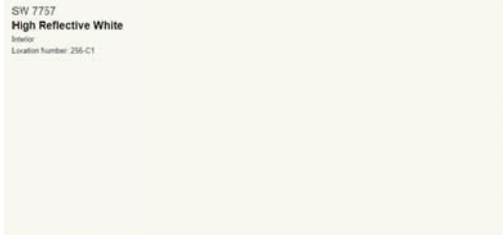
SHEET 3 OF 7

C200

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



1 EXHIBIT - FRONT 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

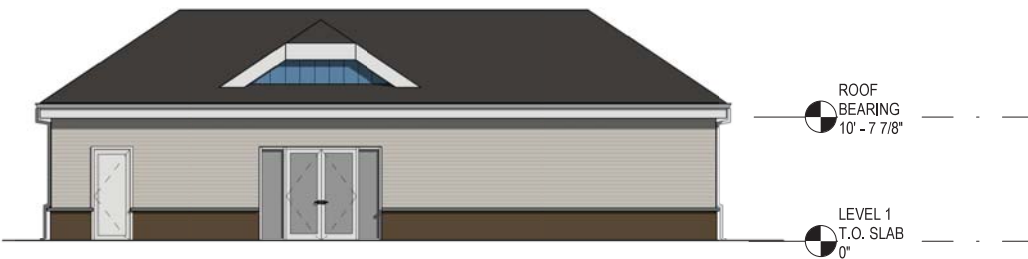


2 EXHIBIT - REAR ELEVATION
3/32" = 1'-0"

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

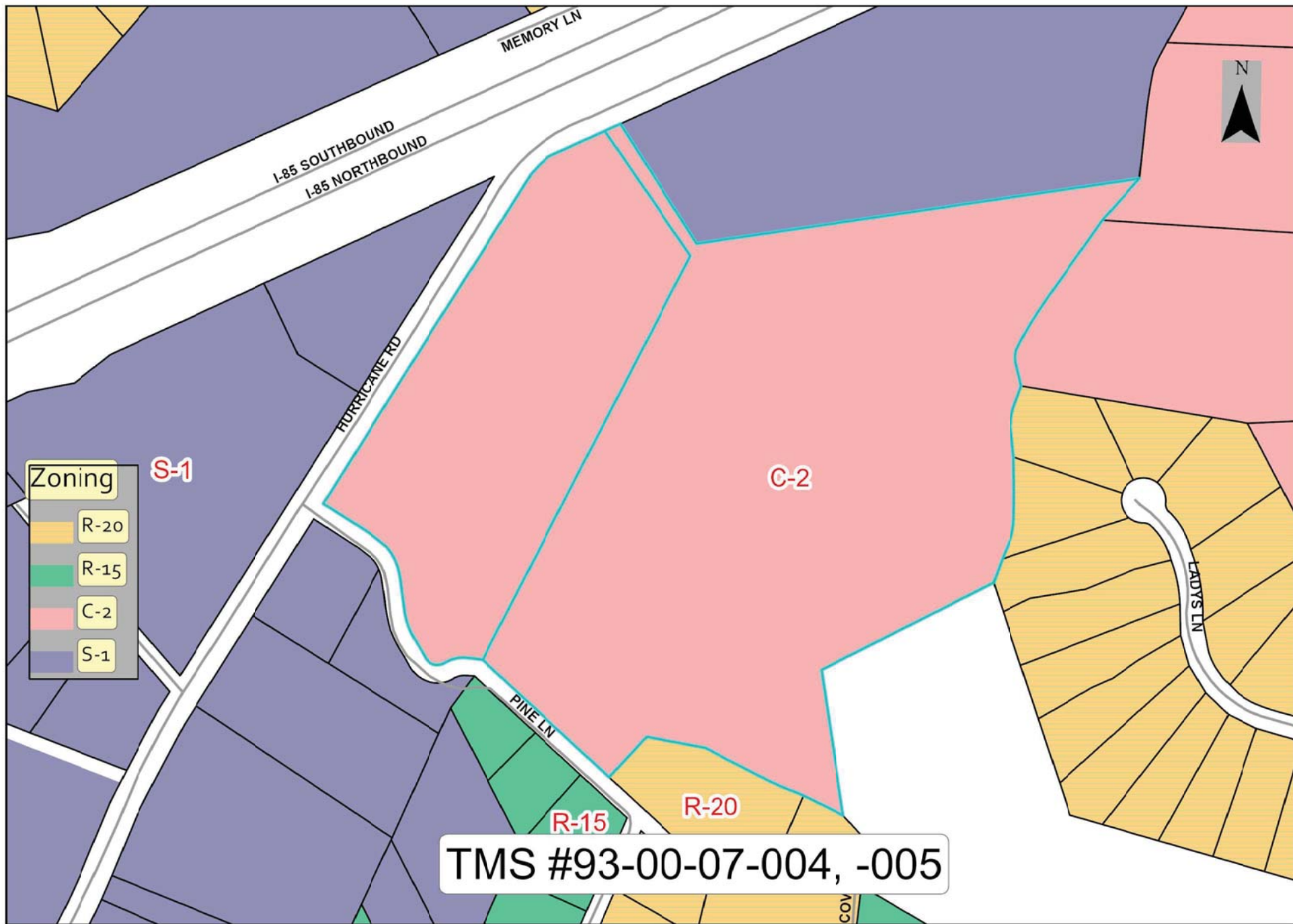
CABANA ELEVATIONS

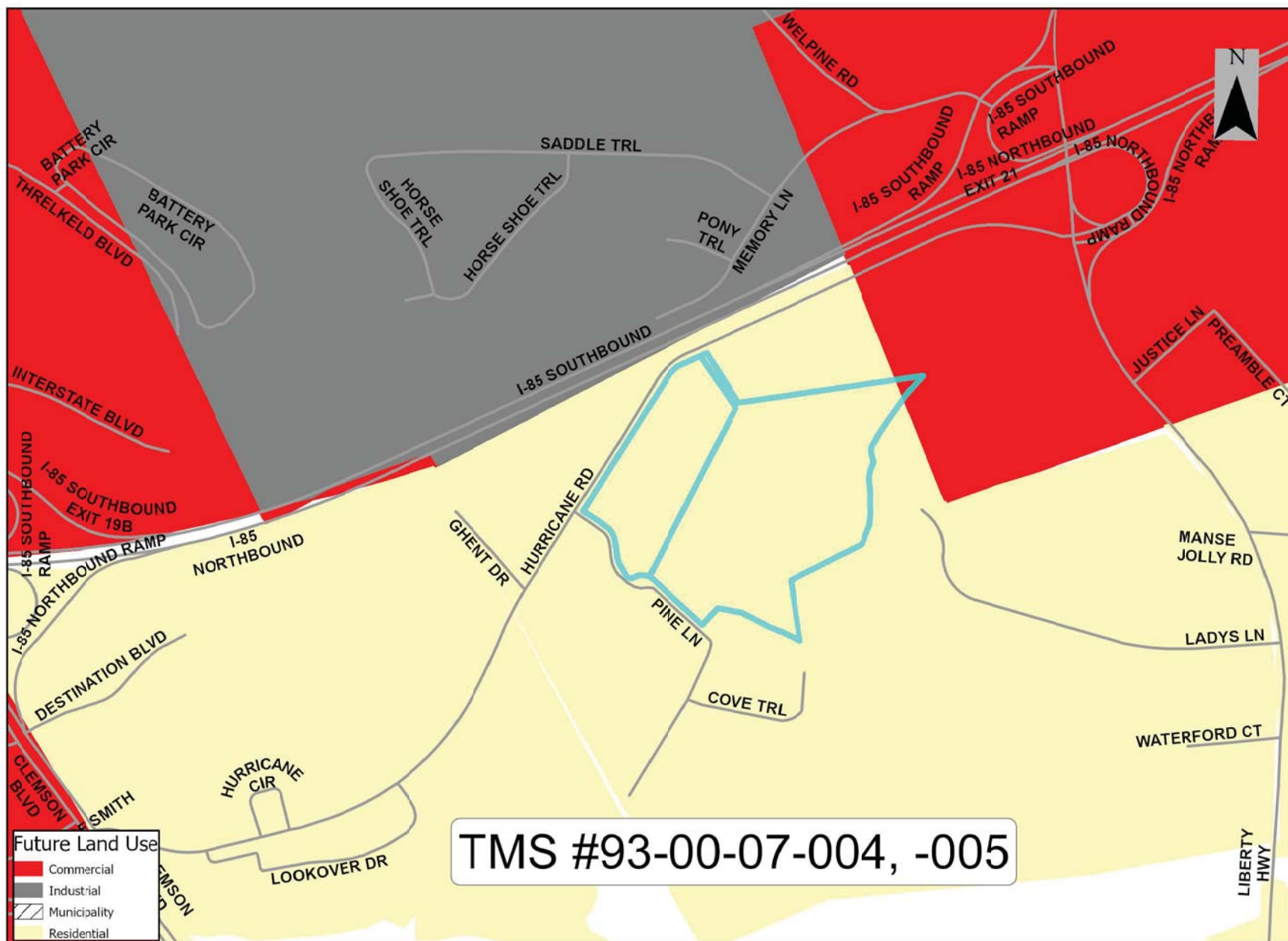


Aerial Photography

TMS #145-00-06-001

0 500 1,000 2,000 Feet





**Anderson County Planning Commission
Staff Report
July 12, 2022**

Applicant: Jonathan Walker
Current owner: Ernest W Garrison Jr
Property location: Highway 76
Precinct: Denver-Sandy Springs
Council district: 4
TMS#(s): 65-00-04-013
Acreage: +/- 19.1
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: I-1 (Industrial District)
South: C-2 (Highway Commercial District)
East: C-2 (Highway Commercial District) & I-1 (Industrial District)
West: C-2 (Highway Commercial District)

Evaluation: This request is to rezone from C-2 to IZOD to develop 176 apartment units and a commercial space along Highway 76. The project will provide 62.1% open space with a clubhouse and pool/playground area.

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

- June 27, 2022: Rezoning notification postcards sent to 60 property owners within 2,000' of the subject property; to date, staff has received 1 phone call requesting more information.
- June 27, 2022: Rezoning notification signs posted on subject property;
- June 27, 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 31, 2022
Date of Submission

Approved/Denied

Applicant's Information

Applicant Name: Jonathan Walker
Mailing Address: 201 Oakmont Drive Anderson, SC 29621
Telephone: 864-940-3359
Email: jonathanwalker3@gmail.com

Owner's Information (If Different from Applicant)

Owner Name: Ernest W Garrison, JR
Mailing Address: 32 Highfield Ct, Greer, SC 29650
Telephone: 407-782-5479
Email: golframp@bellsouth.net

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:

Ernest W Garrison, JR
Dr. Pamela Kanpfer
Owner's Signature

May 26, 2022
Date

Project Information

Property Location: Hwy. 76, Pendleton, SC
Parcel Number(s)/TMS: 650004013
County Council District: 4 School District: 4
Total Acreage: 19.1 Current Land Use: Vacant land
Requested Zoning: I2D Current Zoning: C-2
Purpose of Rezoning: Multi-family apartments and commercial

Are there any Private Covenants or Deed Restrictions on the

☐ Yes

☒ No

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


Applicant's Signature

May 26, 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: The apartment will focus on workforce housing, to fill a need in Anderson County

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.


Applicant's Signature

May 31, 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: _____

STATEMENT OF INTENT

for

The Springs at Clemson Blvd
(Innovative Zoning District “IZD” Rezoning Request)

for

APPLICANT

Idea River, LLC
174 East Main St. Suite 603
Spartanburg, SC 29306
Jonathan Walker
864.940.3359
Jonathanwalker3@gmail.com

Engineer
Britt, Peters & Associates, Inc.
101 Falls Park Drive
Suite 601
Greenville, SC 29601
John A. Connelly, PE
864-271-8869
jconnelly@brittpeters.com

May 31, 2022

I. PROPERTY DESCRIPTION

The Springs at Clemson Boulevard(project) consists of one parcel of land located on Hwy 76, Pendleton directly across from Chapman Rd. The project is +/- 19.09 acres and is made up of the following parcel:

1. TMS #650004013 - 19.09 acres (831,560.4 square feet) parcel located in Anderson County on Hwy 76, Pendleton. The property is currently owned by Ernest W Garrison, Jr.

Water will be provided by Sandy Springs Water District and sewer by Anderson County Wastewater.

II. DEVELOPMENT OVERVIEW

The project development plan is to rezone the one tract to utilize the Innovative Zoning District (IZD) zoning classification. The development will consist of two different access points off Hwy 76, applications for driveway and utility encroachment permits will be submitted for review and approval by SCDOT. A traffic study will be submitted to SCDOT to determine potential impact to Hwy 76 traffic flow and to ensure proper design of access and egress. The proposed development will incorporate both residential and commercial uses. The residential component will be comprised of (8) three story apartment buildings with private pool, playground, clubhouse, and open space for resident use situated on approx. 14.44 acres of the 19.09 overall parcel. Each apartment building will be approximately 10,720 square feet per floor and provide a total of (176) +/- units each with a mix of 1,2-, and 3-bedroom configurations. Site coverage for the residential portion of the development will be approx. 37.9%. Common areas and open space dispersed throughout the site (not including detention pond) will total approx. 390,612.97 sf or 62.1%.

The commercial component of the development will be a minimum 4.65-acre subdivided portion located adjacent to Hwy 76 at the southern end of the parcel. A drive entrance to serve this portion of the site will connect directly to Hwy 76 then cross the parcel to further serve the residential component. The specific commercial use TBD. A buffer between the commercial and residential lots will be achieved through placement of the detention pond directly between the two uses. The closest apartment building will be approx. 250' from the commercial lot line.

A minimum 25' building setback will be established along all exterior property lines. However, where the commercial parcel adjoins Hwy 76 a 50' minimum setback will be established consistent with Anderson County requirements for nonresidential use along Arterial Roads.

III. DENSITY & PHASING

The overall project will consist of 176 +/- garden style apartments and a minimum of 4.65 acres of commercial space fronting Hwy 76. The residential component will be comprised of (8) three story apartment buildings with private pool, playground, clubhouse, and open space for resident use situated on approx. 14.44 acres of the 19.09 overall parcel. Each apartment building will be approximately 10,720 square feet per floor and provide a total of (22) units each with a mix of 1,2-, and 3-bedroom configurations. Site coverage for the residential portion of the development will be approx. 37.9%. Common areas and open space dispersed throughout the site (not including detention pond) will total approx. 390,612.97 sf or 62.10%. The commercial component of the development will be a minimum 4.65 acres subdivided portion located adjacent to Hwy 76 at the southern end of the parcel. A drive entrance to serve this portion of the site will connect directly to Hwy 76 then cross the parcel to further serve the residential component. The specific commercial use TBD. A buffer between the commercial and residential lots will be achieved through placement of the detention pond directly between the two uses. The closest apartment building will be approx. 250' from the commercial lot line. The exact locations and layout of the residential and commercial pieces will be detailed out in the Final Development Plan.

IV. AMENITIES, LANDSCAPING, BUFFERS

The proposed development will have approximately 62.10% (8.97 acres) of common areas and open space that will be dispersed throughout the site (not including detention pond). A minimum 25' building setback will be established along all exterior property lines. However, where the commercial parcel adjoins Hwy 76 a 50' minimum setback will be established consistent with Anderson County requirements for nonresidential use along Arterial Roads. The residential component may consist of pool, playground, clubhouse, and open space for the residents.

- a. **Pond Maintenance and Landscaping** – The detention pond serving the development will be in the far south end of the property and will not be visible from Hwy 76 due to topography. Only two sides of the pond will actually “front” the interior of the development and the exterior facing sides will be buffered per Section 38-122 Anderson County Ordinance. The entire pond will be fenced and screened with sufficient landscaping to reduce the overall visual impact to residents and commercial visitors to the site. Landscaping will blend with the overall theme of the development and provide a positive visual appearance. Pond inspection and maintenance will be conducted routinely and as required by the Anderson County Permanent Stormwater System Maintenance and Responsibility Agreement to ensure that the facilities are in good working order and performing their design functions.

V. PUBLIC UTILITIES

Water – The site is under the jurisdiction of Sandy Springs Water District. Chris Brown with SSWD has confirmed that there is a 12" water main along Hwy 76 (same side as subject parcel) with available and adequate capacity to serve the proposed

development. All new water mains built within the project will be built to SSWD (public) standards and turned over to Sandy Springs Water District to own and maintain.

Sewer - The site is under the jurisdiction of Anderson County Wastewater Department. Tim Haynes, Wastewater Department Engineer, has confirmed that a sewer extension will be required for the development to connect to their system. Mr. Haynes further indicated that the system currently has available and adequate capacity to accept the estimated 40,000 gpd flow from the development. The developer plans to construct the required extension concurrent with the overall development project. Once completed, inspected, and accepted by the AHJ, the developer will convey ownership of the extension to Anderson County. A Flow Request Application along with engineer sealed flow calculations has been submitted for review and formal approval by Anderson County Wastewater Department.

Natural Gas – The development would be served by Fort Hill Natural Gas. Kayla Ward, Business Development Assistant with FHNG, has confirmed that there is a 4" natural gas distribution main along Hwy 76 with sufficient volume and pressure to support the proposed development.

Fire – The site is in the jurisdiction of the Anderson County Fire Protection Commission and within the coverage area of the Sandy Springs Station #26. Preliminary Site Plans for the proposed development have been reviewed by Fire Marshal Duffie Cochran. Marshal Cochran has confirmed that they can and will provide fire protection and emergency service to the site and that existing hydrants in the area should be sufficient to the proposed project. Final layout regarding fire lane access will be coordinated through the Fire Marshal's office for review and formal approval.

Solid Waste – the residential section will have a designated garbage coral that will fenced in and not visible from the road or interior of the development. Garbage collection for the proposed development will be handled by private hauler. The development will contract with Waste Management for weekly pickup and hauling to the Starr C&D Landfill.

Stormwater – The stormwater management system for the site will treat for both water quantity and water quality and meet all requirements of Anderson County and SCDHEC to satisfy the appropriate standards of the Clean Water Act. Pre vs. Post runoff will be managed through onsite detention consisting of a dry pond system. All stormwater BMP's will be inspected and maintained routinely.

Roads – US Hwy 76 is under SCDOT jurisdiction. Applications for driveway and utility encroachment permits will be submitted for review and approval by SCDOT The

proposed development will have (2) access points to Hwy 76. A traffic study will be submitted to SCDOT to determine potential impact to Hwy 76 traffic flow and to ensure proper design of access and egress.

VI. DEVELOPMENT STANDARDS

1. Permitted Uses: This project will consist of residential and commercial utilization
2. Maximum Number of Units: Residential – 176 units and Commercial – TBD to fit area needs and surrounding businesses
3. Building Setbacks:
All proposed setbacks for the development are as follows:
 - A minimum 25' building setback will be established along all exterior property lines. However,
 - Where the commercial parcel adjoins Hwy 76 a 50' minimum setback will be established consistent with Anderson County requirements for nonresidential use along Arterial Roads.
 - The closest apartment building will be approximately 250' from the commercial lot line.
4. Residential Construction and Maintenance: No mobile homes, trailers, campers, or tents shall be permitted as permanent dwellings.
4. Public Improvements: No existing sidewalks are located along Hwy 76 – a state-maintained road. The proposed project should have no impacts to the roads service level.



101 Falls Park Drive
Suite 601
Greenville, SC 29601
(864) 271-8869
www.brittpeters.com

SEALS

THE SPRINGS INNOVATIVE ZONING DISTRICT

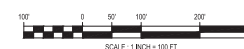
US SC HWY 76
ANDERSON, SC

PROJECT INFORMATION:

SITE	
OVERALL SITE	19.09 AC
PROPOSED RESIDENTIAL (8 BLDGS / 22 UNITS EA)	14.44 AC
PROPOSED COMMERCIAL	4.65 AC

ZONING	
INTERNAL BUILDING SETBACKS	25'
BUILDING SETBACK AT HWY 76	50'
BUILDING SPACING	25'
BUILDING SETBACK FROM PARKING	10'
RESIDENTIAL OPEN SPACE PROVIDED	62.10%

PARKING	
1.5 SPACES PER 1 BR	101 REQUIRED
2 SPACES PER 2 AND 3 BR	218 REQUIRED
TOTAL REQUIRED PARKING	319
TOTAL SPACES PROVIDED	367
ADA SPACES PROVIDED	18



REVISIONS:	
NO.	DATE
0	06/10/22
	DESCRIPTION
	ISSUE FOR PC APPROVAL

Project Manager: JAC
Project Engineer: TAN
Drawn By: MPM

Sheet Title:
CONCEPT PLAN

Sheet Number:
CP1

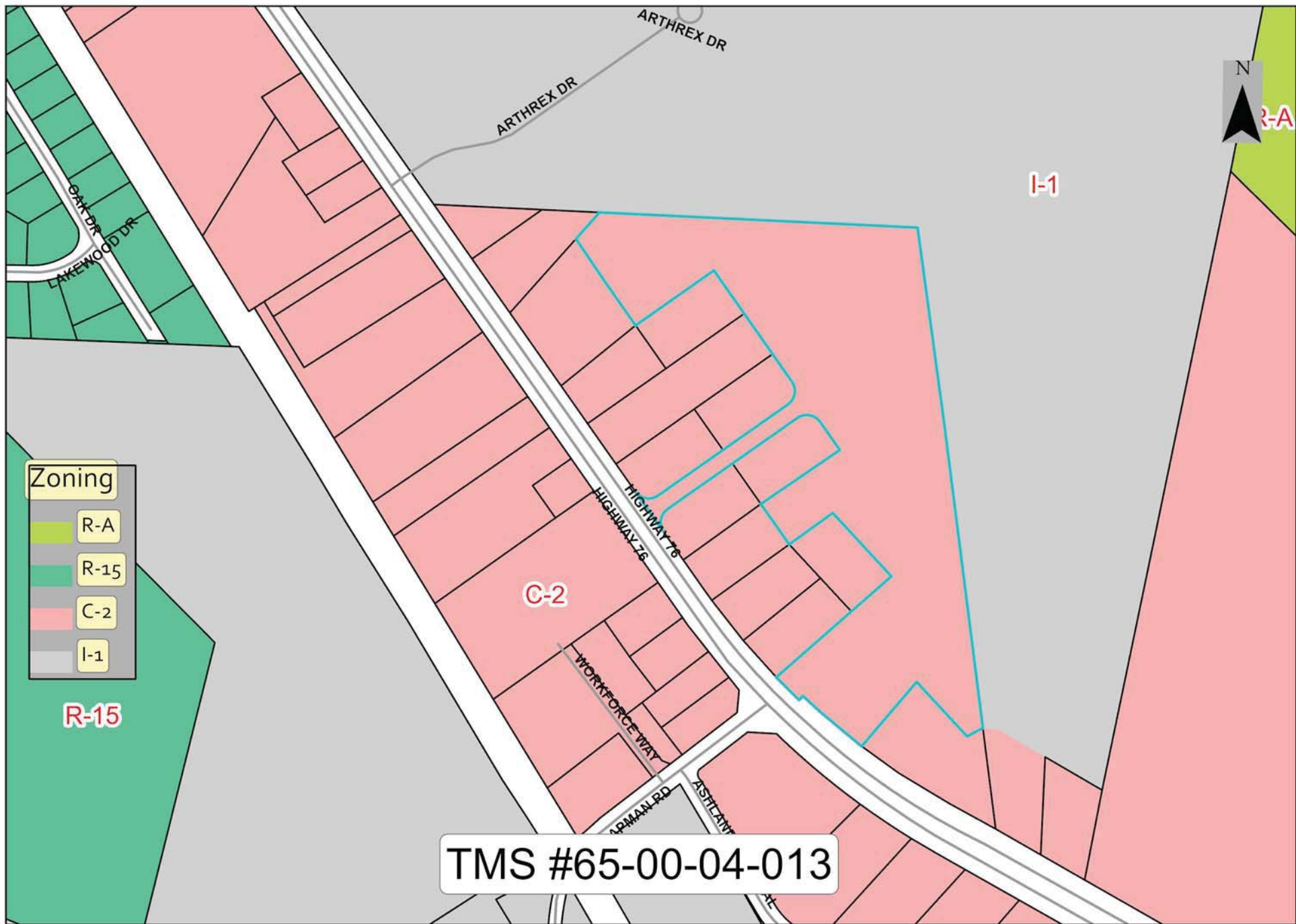
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220472
Date:
06/10/2022

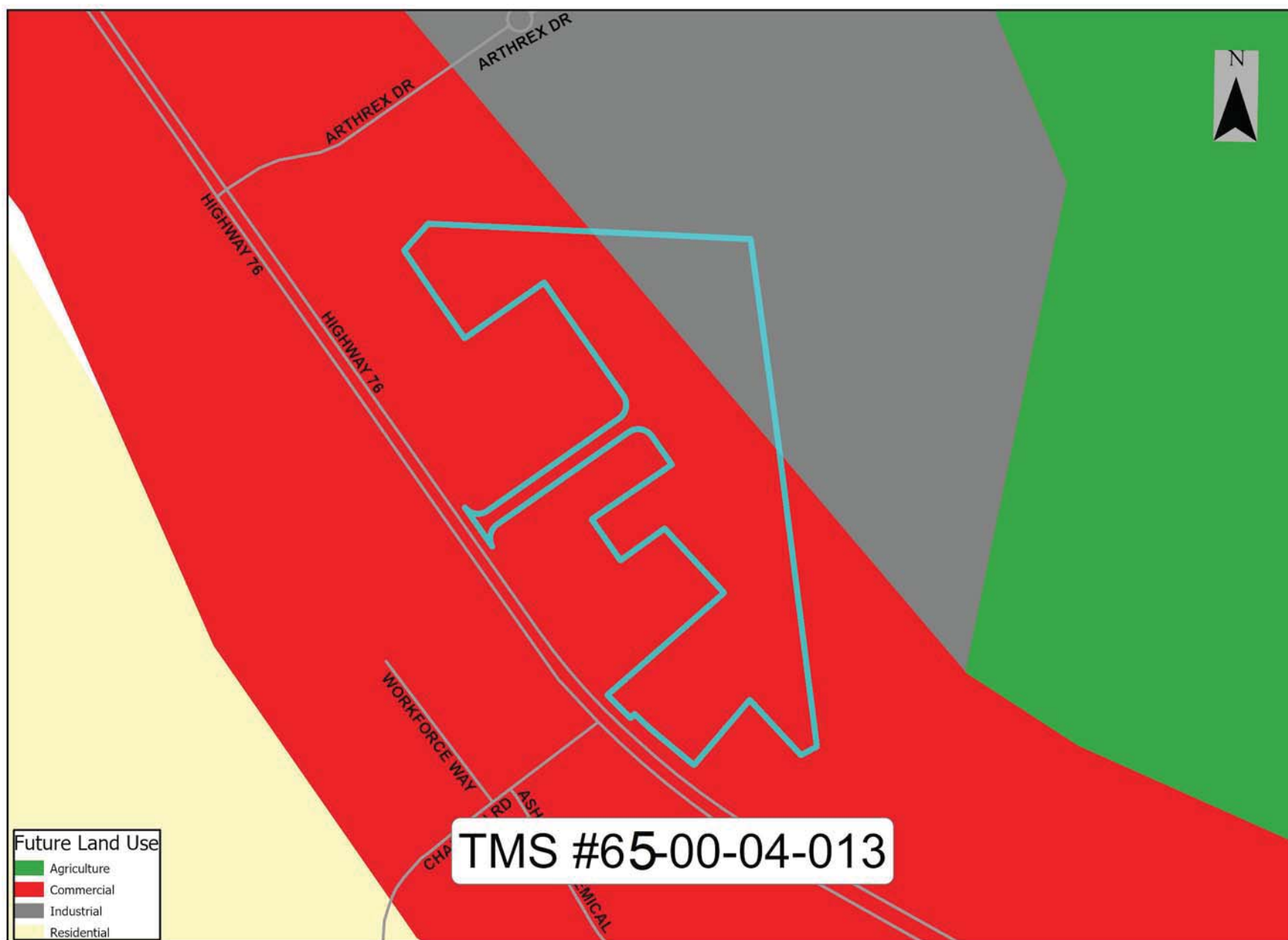


Aerial Photography

TMS #65-00-04-013

0 450 900 1,800 Feet





0 450 900 1,800 Feet

Anderson County Planning Commission

July 12, 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 JSILVA TATTOOS11@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.

Jessica L. 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? 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.**

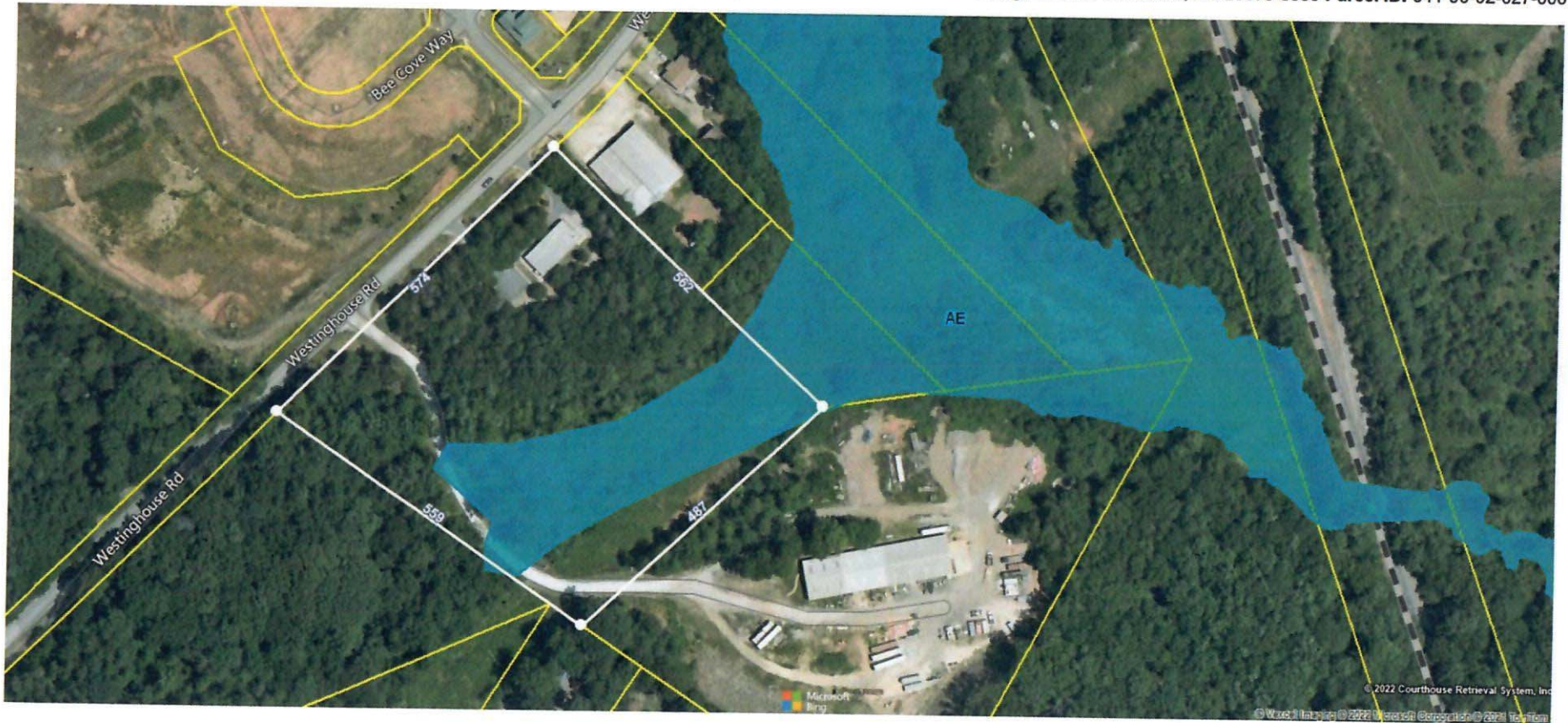
Completed application form

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 Meeting

July 12, 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.

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

Preliminary Project Name: Speculative Building on White Plains Tract A

Property Owner of Record: Gray Industrial Realty, LLC

Authorized Representative: Alliance Consulting Engineers, Inc.

Intended Development: Warehouse/Distribution

Location/Access: Hwy 8 (State)

Details of Development: This distribution facility will consist of one (1) proposed building and is anticipated to be approximately 408,000 sf, with off street parking for employees and truck docks/trailer parking on the sides of the facility.

Surrounding Land Use: Commercial, Residential, Vacant

Total Site Area: +/- 38.4 Acres

County Council District: 7

Zoning: Un-Zoned

Tax Map Number: 193-00-15-005, 193-00-11-015, -009, -004

Sewer Supplier: ReWa

Power Supplier: Duke Energy

Water Supplier: Powdersville

Variance: None requested

Traffic Impact Analysis:

The Traffic Impact Study (TIS) was conducted and approved by SCDOT, a left turn will be required on Hwy 8 at the access. The applicant is required to obtain an encroachment permit from SCDOT for encroachment along Hwy 8 prior to commencing with construction.

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.



Development Standards

APPLICATION FOR: **Land Use**

Project Name: Speculative building on White Plains "Tract A"

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 Gray Industrial Realty, LLC

Mailing Address 607 West Main Street, Suite 501, Louisville, Kentucky 40202

Telephone (502) 384-2386 E-mail jwise@gray.com

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

Property Owner(s) of Record Gray Industrial Realty, LLC

Mailing Address 607 West Main Street, Suite 501, Louisville, Kentucky 40202

Telephone (502) 384-2386 E-mail jwise@gray.com

Authorized Representative Alliance Consulting Engineers, Inc.

Mailing Address 124 Verdae Blvd. Bonaventure II, Suite 505, Greenville, SC 29607

Telephone (864) 284-1740 E-mail ahogan@alliancece.com

Address/Location of Property Along Easley Highway near the I-85 Exit 32 Southbound ramp

Existing Land Use Residential/ Farmland

Proposed Land Use Warehouse/ Distribution

Tax Map Number(s) 1930015005, 1930011015, 1930011009, 1930011004

Total Size of Project (acres) 38.4

List Utility Company Providers:

Proposed Water Source ☐ Wells ☒ Public Water Water District Powdersville Water

Proposed Sewage Disposal ☐ Septic ☒ Public Sewer Sewer District REWA

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 Applicant

5/25/2022

Date**PROPERTY OWNER'S CERTIFICATION**

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

_____
Signature of Owner(s)

5/25/2022

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
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 will be consistent with other uses in the area.

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

No, it 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?

No, the proposed use will not cause excessive use of public facilities or services.

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

Yes, the property is suitable for the proposed use.

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

Yes, the proposed use reflects a reasonable balance between the promotion of the public health, safety, morality, general welfare, and the right to unrestricted use of property.

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

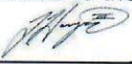
Pursuant to South Carolina Code of Laws 6-29-1145:

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 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.

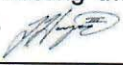


Signature of Applicant

5/25/2022

Date**PROPERTY OWNER'S CERTIFICATION**

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



Signature of Owner(s)

5/25/2022

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



May 27, 2022

Gray Development
9200 Shelbyville Rd. Suite 606,
Louisville, KY 40222

LOI Land Use Review Permit

THIS DOCUMENT ACKNOWLEDGES THAT GRAY INDUSTRIAL REALITY, LLC ("Gray") Letter of Intent for the Land Use Review Application for Anderson County in the State of South Carolina. Gray Industrial Reality, LLC plans to build a 408,000 S.F. 36 clear height cross dock Speculative Warehouse for Light Industrial use (See attached plans). This will be built on a 40-acre site that is combined of 4 parcels in Anderson County, SC (Parcel ID's: 193-00-15-005, 193-00-11-015, 193-00-11-009, 193-00-11-004). Gray Industrial Reality, LLC is excited about the opportunity to invest within the community and we're hopeful that in return the City of Anderson will benefit through a number of new jobs.

Gray Industrial Reality, LLC

BY: _____

Name: J. Curt Hargrove

Title: President

Date: 05/27/2022



SITE LOCATION
1" = 1 MILE

SPECULATIVE BUILDING ON WHITE PLAINS TRACT A

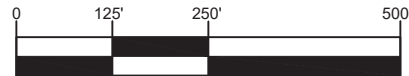
I-85 & SC HIGHWAY 8

ANDERSON COUNTY, SOUTH CAROLINA

SKETCH PLAN

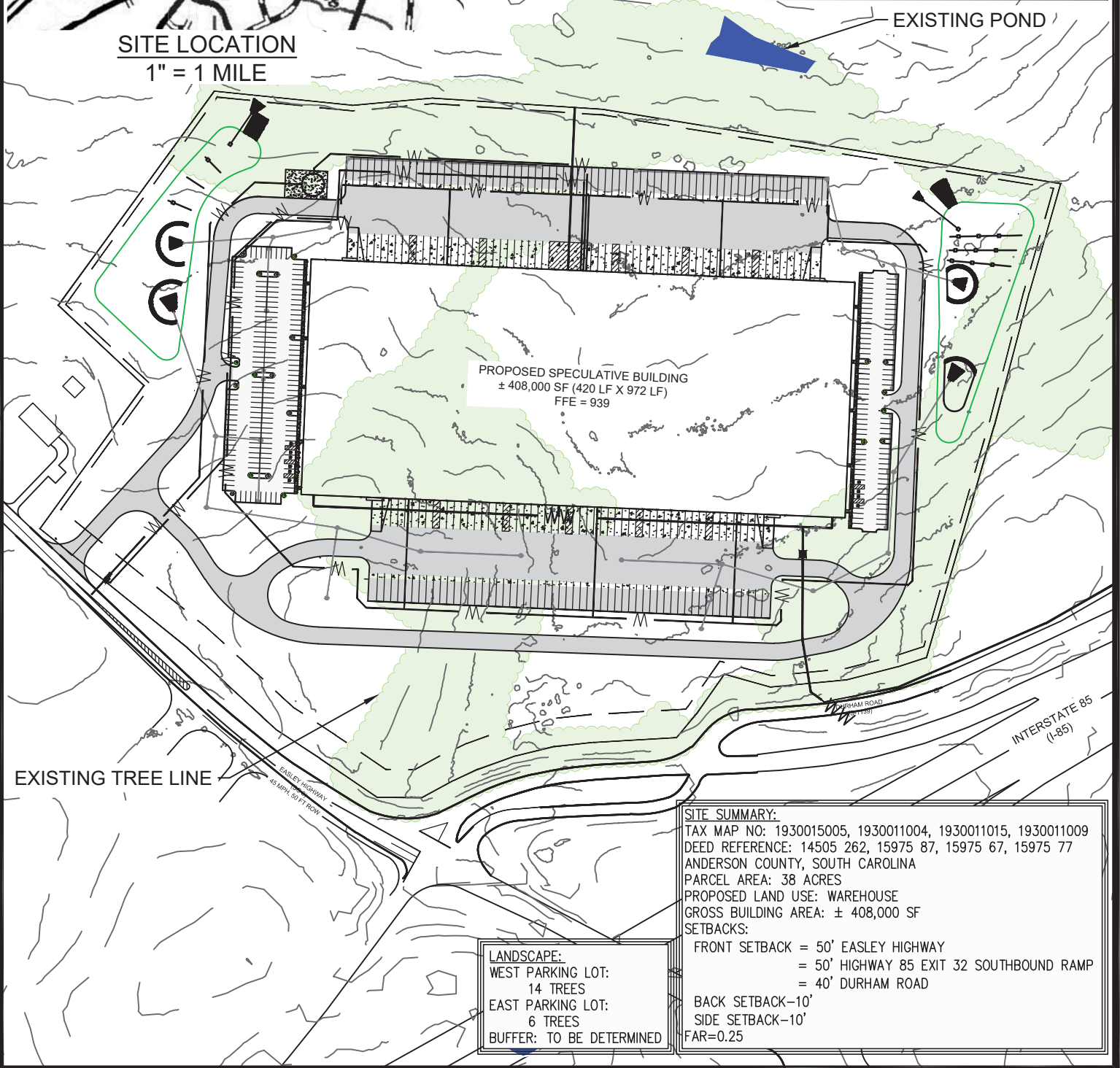


+/- 38 Acres



GRAPHIC SCALE
5-FT CONTOUR INTERVALS
JUNE 1, 2022

ALLIANCE
CONSULTING ENGINEERS
ALLIANCE CONSULTING ENGINEERS, INC.
124 VERDAE BOULEVARD, BONAVENTURE II,
SUITE 505
GREENVILLE, SOUTH CAROLINA 29607-3843
(864)284-1740
CONTACT: ADAM R. HOGAN, P.E.



SITE SUMMARY:

TAX MAP NO: 1930015005, 1930011004, 1930011015, 1930011009
DEED REFERENCE: 14505 262, 15975 87, 15975 67, 15975 77
ANDERSON COUNTY, SOUTH CAROLINA
PARCEL AREA: 38 ACRES
PROPOSED LAND USE: WAREHOUSE
GROSS BUILDING AREA: ± 408,000 SF
SETBACKS:
FRONT SETBACK = 50' EASLEY HIGHWAY
= 50' HIGHWAY 85 EXIT 32 SOUTHBOUND RAMP
= 40' DURHAM ROAD
BACK SETBACK-10'
SIDE SETBACK-10'
FAR=0.25

LANDSCAPE:

WEST PARKING LOT:
14 TREES
EAST PARKING LOT:
6 TREES
BUFFER: TO BE DETERMINED



Anderson County Planning Commission Meeting

July 12, 2022

6:00 PM

Staff Report – Multi-Family Apartments

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

Preliminary Project Name: Hood Road Apartments

Property Owner of Record: AJ Heirloom Properties, LLC

Applicant: Kayak Group, Kalpak Shah

Authorized Representative: David Hall P.E.

Intended Development: Multi-Family Apartments

Location: South of District 1 Schools on Hood Rd.

Details of Development: This Project will be comprised of 276 Multi-Family Units; the proposed concept plan has two vehicle ingress/egress locations onto Hood Rd. This project will include a Club House with Pool, Dog Park, Children's Playground Area, and Ample Green Space/Landscaping Areas.

Surrounding Land Use: Residential, Commercial, Vacant

Total Site Area: 13.24 Acres

County Council District: 6

Zoning: Un-Zoned

Tax Map Number: 236-00-01-006

Existing Access Roads: Hood Rd. (State)

Water: Powdersville

Sewer Supplier: ReWa

Power Supplier: Duke Energy

Variance: No

Traffic Impact Analysis:

Hood Rd. is classified as an arterial road with no maximum average trips per day.

The applicant is required to obtain an encroachment permit from SCDOT for encroachment along Hood Rd. prior to commencing with construction.

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)



MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES

DATE: June 28, 2022

TO: Craig Nelson, PE
ICE and Eric Dillon, PE, ICE

FROM: Gaye Garrison Sprague, PE
Traffic Engineer

Cc: Bee Baker, PE, Principal Engineer, Bill Rutledge, PE, Assistant Principal Engineer, Matt Hogan, Roads & Bridges Manager, Tim Carlee, Land Development Administrator

SUBJECT: Hood Road Apartments Traffic Impact Study

This development is planned with 276 apartments and is served by two driveways on Hood Road. The Traffic Impact Study (TIS) was conducted by Infrastructure Consulting & Engineering and dated June 23, 2022. The study was generally conducted per the requirements of Anderson County, and these are the findings of the study/our review:

- **Provide two exit lanes on each of the two site driveways.**
- Delay at SC 153/Hood/Three Bridges will increase with the addition of site traffic so that the overall intersection Level of Service (LOS) will go from D to E during one peak hour. The change in LOS can be avoided by adding right turn arrows for the northbound and eastbound right turns. This intersection is under the authority of SCDOT, and SCDOT may have reason not to allow the addition of the signals by the developer. **The developer must request that DOT allow the developer to add these signals under permit. If DOT does not allow that work to be done, the developer must document to Anderson County Development Standards that the work could not be done.**
- Delay for the side streets at Hood/Bar Circle/7-11 will increase but not beyond reasonable stop sign delay during a peak hour. The delay could be decreased if 7-11 striped a separate right turn lane on its driveway.

Please call if you have any questions.

Tommy Dunn
Chairman, District 5

John B Wright, Jr
Council District 1

Ray Graham
Council District 3

Cindy Wilson
Council District 7

ANDERSON COUNTY
SOUTH CAROLINA

Brett Sanders
V. Chairman, District 4

Glenn Davis
Council District 2

Jimmy Davis
Council District 6

Renee Watts
Clerk to Council

Rusty Burns | County Administrator
rburns@andersoncountysc.org



Development Standards

APPLICATION FOR: **Land Use**

Project Name: **Hood Road Apartments**

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 **Kayak Group** ATTN: **Kalpak Shah**

Mailing Address **12705 Wyndham West Drive, Glen Allen, VA 23059**

Telephone **(804) 366-3961** E-mail **kshah@kayakhg.com**

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

Property Owner(s) of Record **AJ Heirloom Properties, LLC**

Mailing Address **118 Birch Meadow Drive, Piedmont, SC 29673**

Telephone **(864) 430-5640** E-mail **besjensc@gmail.com**

Authorized Representative **William David Hall, PE**

Mailing Address **116 S. Pleasantburg Drive, Greenville, SC 29607**

Telephone **(864) 233-8844** E-mail **dhall@H2L.com**

Address/Location of Property **Hood Road south of the Powdersville Schools.**

Existing Land Use **Vacant (undeveloped)**

Proposed Land Use **Multi-Family Residential (apartments)**

Tax Map Number(s) **2360001006**

Total Size of Project (acres) **13.24**

List Utility Company Providers:

Proposed Water Source ☐ Wells ☒ Public Water Water District **Powdersville**

Proposed Sewage Disposal ☐ Septic ☒ Public Sewer Sewer District **REWA**

Power Company **Duke Power**

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☒ 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 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 Applicant

05/31/2022

Date

PROPERTY OWNER'S CERTIFICATION

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


Signature of Owner(s)

05/31/2022

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
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. Apartments are located across Hood Road from this site.

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

No. This is undeveloped property between commercial uses facing Hwy. 153 and the Powdersville Schools.

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

No.

- (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.

- (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.



116 SOUTH PLEASANTBURG DRIVE
GREENVILLE, SOUTH CAROLINA 29607
(864) 233-8844 FAX: 232-2679

LETTER OF INTENT

May 31, 2022

Hood Road Apartments Hood Road, Powdersville, SC 29679

EXISTING SITE:

The site is 13.24 acres and is undeveloped. This site was used as a stockpile/borrow site during the construction of the Powdersville Schools. It was cleared at that time but now has volunteer tree growth and some remaining stockpiles of soil. Water, sewer, and power are available in Hood Road. A sidewalk exists along the entire Hood Road frontage.

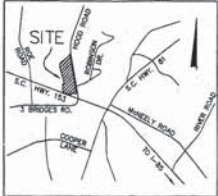
PROPOSED SITE:

It is proposed to build an apartment complex consisting of 10 buildings with 276 apartments and a clubhouse/office. Access is proposed with two driveways on Hood Road lining up with existing driveways across Hood Road (per traffic impact study). Amenities will include a pool, dog park and children's play area. Ample green space/landscaped areas (6.8%) will be provided.

Water will be provided by extending a water main from Hood Road. Sewer will be a gravity system to a lift station which will be pumped to a REWA manhole across Hood Road in the R.O.W. An overhead power line runs across the Hood Road frontage and will supply the underground service throughout the new development.

A stormwater pond will be located on site to meet water quality/volume control requirements. A storm drainage system will be installed to get stormwater to the pond. Discharge will be onto undeveloped property located north of the site. Beyond this, to the north, are the Powdersville Schools.

An information brochure is provided as part of this application. It includes development company information, building elevations (3 story), Zen Garden Apartments (previous development) for a look at project quality, project timeline, and potential trade partners.



BUFFER LANDSCAPE LEGEND

QUANTITY	MIN. HT.	DIA.	
44	22'	4"	1 1/2" CANOPY TREE (RED MAPLE OR WILLOW OAK)
44	4'	1 1/2"	UNDERSTORY TREE (FLOWERING DOGWOOD OR Crape MYRTLE)
44	4'	1 1/2"	UNDERSTORY TREE (FLOWERING DOGWOOD OR Crape MYRTLE)
44	-	3 gal	EVERGREEN SHRUB (RAPHOLEPIS, HOLLY, JUNIPER)

Parking Lot Landscaping

Canopy Tree Red Maple or Willow Oak (6') - 42 Total
1 Tree / 20 Parking Spaces X 499 Spaces = 25 Trees Required
Trees Shown - 42 Each

Unit Type	No. of Bldgs.	1-BR	2-BR	3-BR	Total Units
A	1	0	0	24	24
B	3	48	48	0	96
C	5	78	78	0	156
TOTAL	9	126	126	24	276

Setback, Parking, Common Open Space, and Building Notes:

There is no zoning classification for this property located in Anderson County. This property will be permitted based on an approved site plan which will include the following site requirements:

Setback requirements:
Front - 40' - 31'; Rear - 10'

Proposed Units
Total Proposed Units = 276 (20.7 Units/Acre)
Total Units Allowed = No Maximum

Parking Requirements (per Anderson County Ordinance):
150 One Br. units x 1.5 spaces = 234 spaces
120 Two Three Br. units x 2 Spaces = 240 spaces
Total Parking Required = 474 spaces

Total parking shown:

regular striped 450
handicap striped 9

Total Spaces = 459

Maximum Building Height (3 Stories): 30'

All Buildings Are 30' In Height (Add 6' to Building Setback)
Front - 40' - 31'; Rear - 10' - 31'

Total Site Area - 13.24 Acres (100%)
Total Building Area - 113,403 SF (21%)

Common Open Space Required: 2.6 Acres (20%)

Provided: 2.8 Acres (48.6%)
Open Space cannot be further subdivided or used for any other purpose.

LANDSCAPE / BUFFER REQUIREMENTS

No more than 20 spaces in a row without a tree island.

1 Canopy Tree / 20 Spaces = 22 Trees Required

Bufferland Requirements - Type 1 (20') on Hood Road - Type 1 (10') on side with commercial
All Common Open Space will be maintained as part of the landscaping of the entire apartment complex.

Site lighting will be designed by and leased from Duke Power.

Site Zip Code is 29679

All Signage shall meet Anderson County requirements

Encroachment Permits must be obtained through SCDOT for driveways and utility connections in SCDOT right of way.

H2L
CONSULTING ENGINEERS

118 SOUTH PLEASANTBURG DRIVE
GREENVILLE, SOUTH CAROLINA 29607
(864) 233-8444 www.h2l.com

NOTICE:
THIS DRAWING IS THE PROPERTY OF H2L CONSULTING ENGINEERS AND IS FURNISHED WITH THE CONDITION THAT IT IS NOT TO BE COPIED, REPRODUCED, OR USED BY OTHERS WITHOUT THE WRITTEN AUTHORIZATION OF H2L. FURTHERMORE, THIS DRAWING IS NOT TO BE COPIED, REPRODUCED OR USED BY OTHERS EXCEPT AS REQUIRED FOR THE WORK OF THIS SPECIFIC PROJECT.



OWNER / DEVELOPER

KAYAK GROUP
12705 WYNDHAM WEST DRIVE
GLEN ALLEN, VIRGINIA
23059

ATTN: Karyn Shah
(804) 305-3961
kahan@kayakgroup.com

**REVIEW
DRAWING
NOT FOR
CONSTRUCTION**

**HOOD
ROAD
APARTMENTS**

No.	REVISION	DATE	By
2	Planning Commission Submitted	05/11/22	DH
1	Revised Layout Per Drives	05/20/22	DH

HOOD ROAD
Powdersville, SC
29679

PRELIMINARY SITE PLAN

Date: 02-08-2022 Approved By: WDH
Drawn By: LC Checked By: WDH

Project No: 22006
Sheet No:

C1.00

copyright © 2022 h2l, inc.

LUXURY APARTMENTS DEVELOPMENT (*Greenville, South Carolina*)



INFORMATION BROCHURE

This is not an offer to sell, or a solicitation for offers to purchase, any security

Previous Experience/ Project – Zen Garden Apartments



This is not an offer to sell, or a solicitation for offers to purchase, any security



Anderson County Planning Commission

July 12, 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/SUBMITTAL 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 1/2 x 11 sized copies of the Preliminary Plat · Two (2) 17x 24 (or larger) copies of the Preliminary Plat
- Completed Subdivision Application · Check made payable to Anderson County for Preliminary Plat Review

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

Sec. 38-312. - Preliminary plat.

The preliminary plat shall contain the following information:

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

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

SIGNATURE OF APPLICANT & Property Owner:

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

Signature of Applicant

Date

4-4-22

Signature of Owner

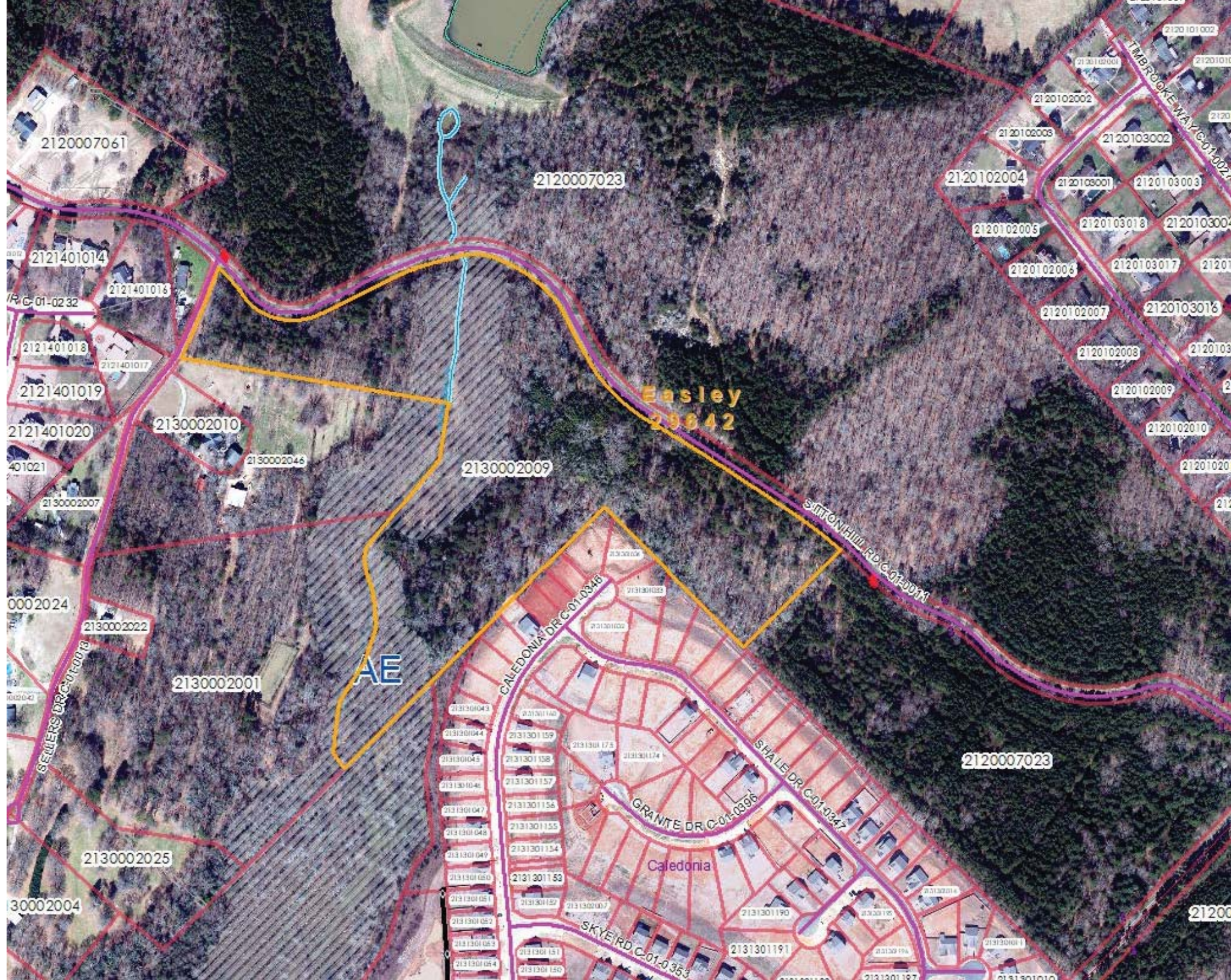
Date

4-4-22



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.

Benchmark Data:
State Plane Coordinates Were based on SCVRS-South Carolina
Virtual Reference System-Real Time Network.
Datum NAD 83 (2011)
NAVD 88
All Distances are Horizontal Ground Distances.



Anderson County Planning Commission

July 12, 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

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

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

DEVELOPMENT STANDARDS REVIEW APPLICATION

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Proposed Subdivision Name: 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

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 5-2-22

Signature of Owner

Date 5-2-22



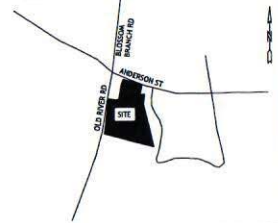
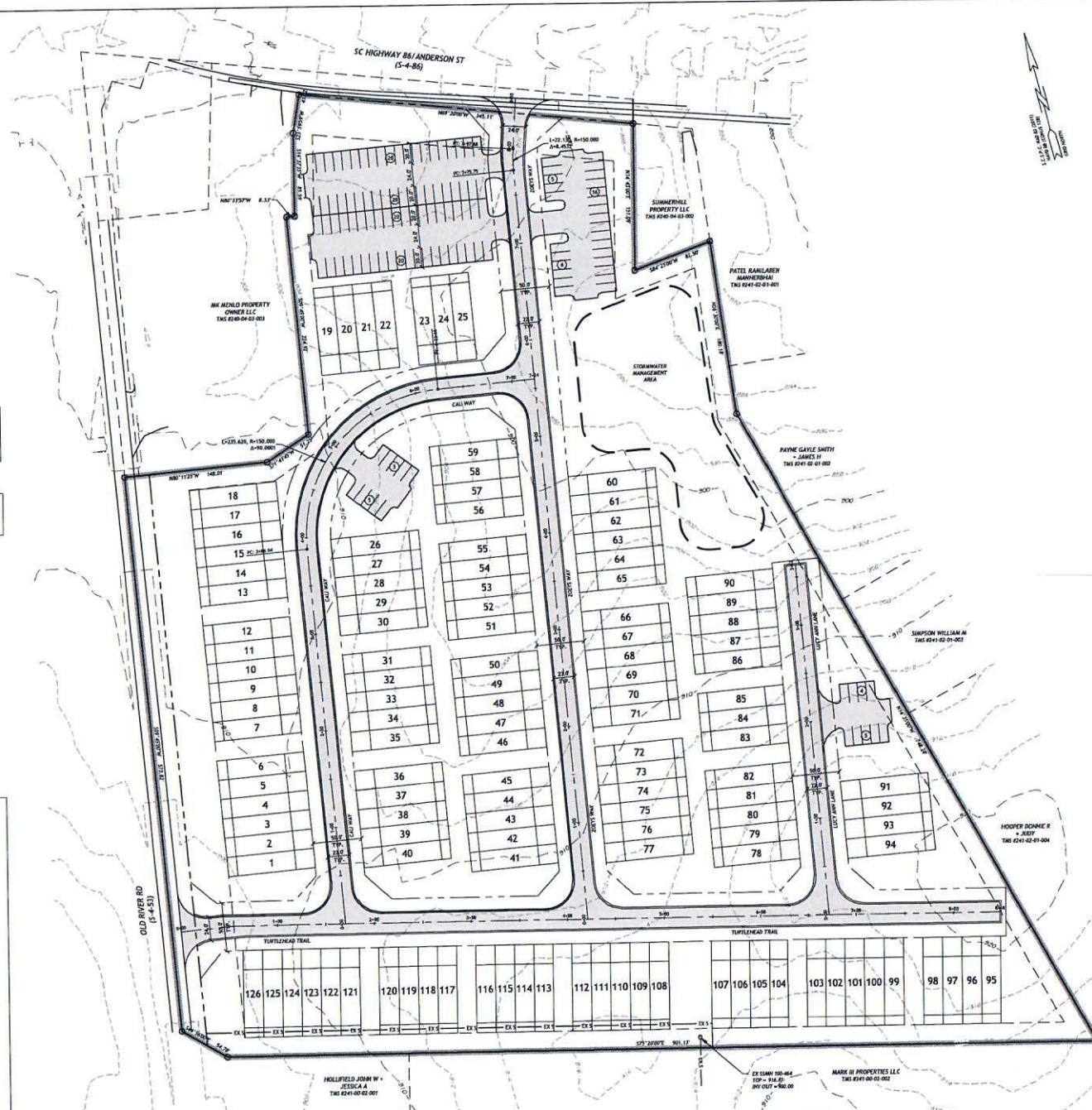
PARKING REQUIREMENT:
2 SPACES/UNIT X 126 UNITS = 252 SPACES
- 1 SPACE PROVIDED VIA GARAGE/DRIVEWAY
- 1 SPACE PROVIDED VIA ASPHALT PARKING SPACE

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 its agent, I certify that this drawing was made from an actual survey, and accurately portrays the existing land and its features and the proposed development and improvements thereon.

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

DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this preliminary plat was prepared using a survey of the property prepared by Nis South Surveying, Inc., RLS, 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: [Signature]
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 is hereby granted by the Manager or the Subdivision Administrator, subject to further compliance with all provisions of said development regulations.

Manager or Subdivision Administrator: _____
Date: _____

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 806 Anderson SC 29622 864-226-0980
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: JWW
Checked: JWW
Job Number: 22153
Revisions: 0
SCALE: 1" = 500'



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

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Anderson County Planning Commission

July 12, 2022

6:00 PM

Staff Report – Preliminary Subdivision

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

Preliminary Subdivision Name:	Coopers Townes
Intended Development:	Townhomes
Applicant:	Collins Building Group Inc. Kevin Collins
Surveyor/Engineer:	Ridgewater
Location/Access Road:	Old Pendleton Road (State)
County Council District:	6
Surrounding Land Use:	Residential
Zoning:	Property Unzoned
Tax Map Number:	212-00-03-003
Number of Acres:	+/- 9.78
Number of Lots:	82
Water Supplier:	Powdersville
Sewer Supplier:	Easley Combined Utilities
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 164 parking spaces are shown on the site plan. 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 Pendleton Road is 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: 7-12-22
Application Received By: BM
Date: 6-1-22
DS Number: 22-06

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

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

DEVELOPMENT STANDARDS REVIEW APPLICATION

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

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

Proposed Subdivision Name: Coopers Townes

1. Name of Applicant: Collins Building Group Inc. - Attn: Kevin Collins

Address of Applicant: 145 Thomas Green Blvd., Ste 203, Clemson, SC 29631

Telephone Number(s): 864-940-7533 Email: kevin.collins@alairhomes.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: 1917 Old Pendleton Rd., Easley, SC 29642

Parcel Number/TMS: 212-00-03-003 County Council District: Six School District: One

Total Acreage: 9.78 Number of Lots: 82 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: Powdersville Water Sewer Supplier: Easley Combined Utilities 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

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

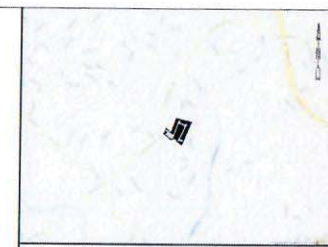
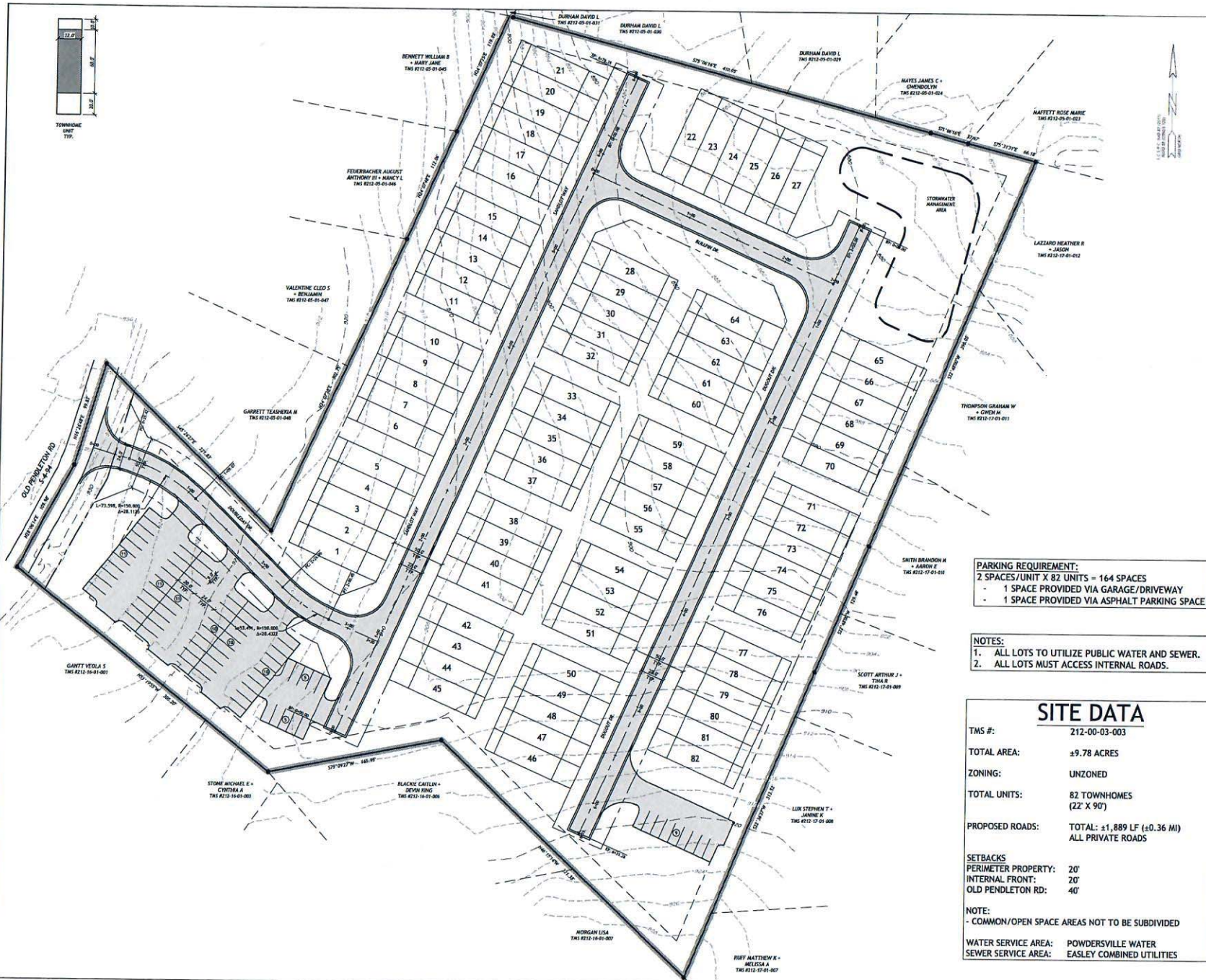


Date 6-1-22

Signature of Owner



Date 6-1-22



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: JUNE 1, 2022
 [Owner] [Agent] [Name]: Keno Collins, Collins Building Group, Inc.
 Signed: _____

DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this preliminary plat was prepared using a survey of the property prepared by Kuo South Surveying Inc., P.S., and dated 3/6/20. 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.: 25527
 Address: 211 Society St., Anderson, SC 29621
 Telephone No.: 864-260-0980
 Date: JUNE 1, 2022

CERTIFICATE OF PROJECT APPROVAL

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

Manager or Subdivision Administrator: _____
 Date: _____

COOPERS TOWNES

TMS #212-00-03-003

Collins Building Group Inc. P.O. Box 806
 145 Thomas Green Blvd., STE 203 Anderson, SC 29622
 864-940-7533 864-226-0980

Ridgewater Engineering & Surveying, LLC
 ENGINEER OR SURVEYOR

NO. OF ACRES: ±9.78 MILES OF NEW ROADS: ±0.36 (1,889 LF)
 NO. OF LOTS: 82 ZONING: UNZONED

Date: 6-1-22
 Drawn By: JWW
 Checked: JWW
 Job Number: 22107
 Revisions: 0

SCALE: 1 in. = 40 ft.



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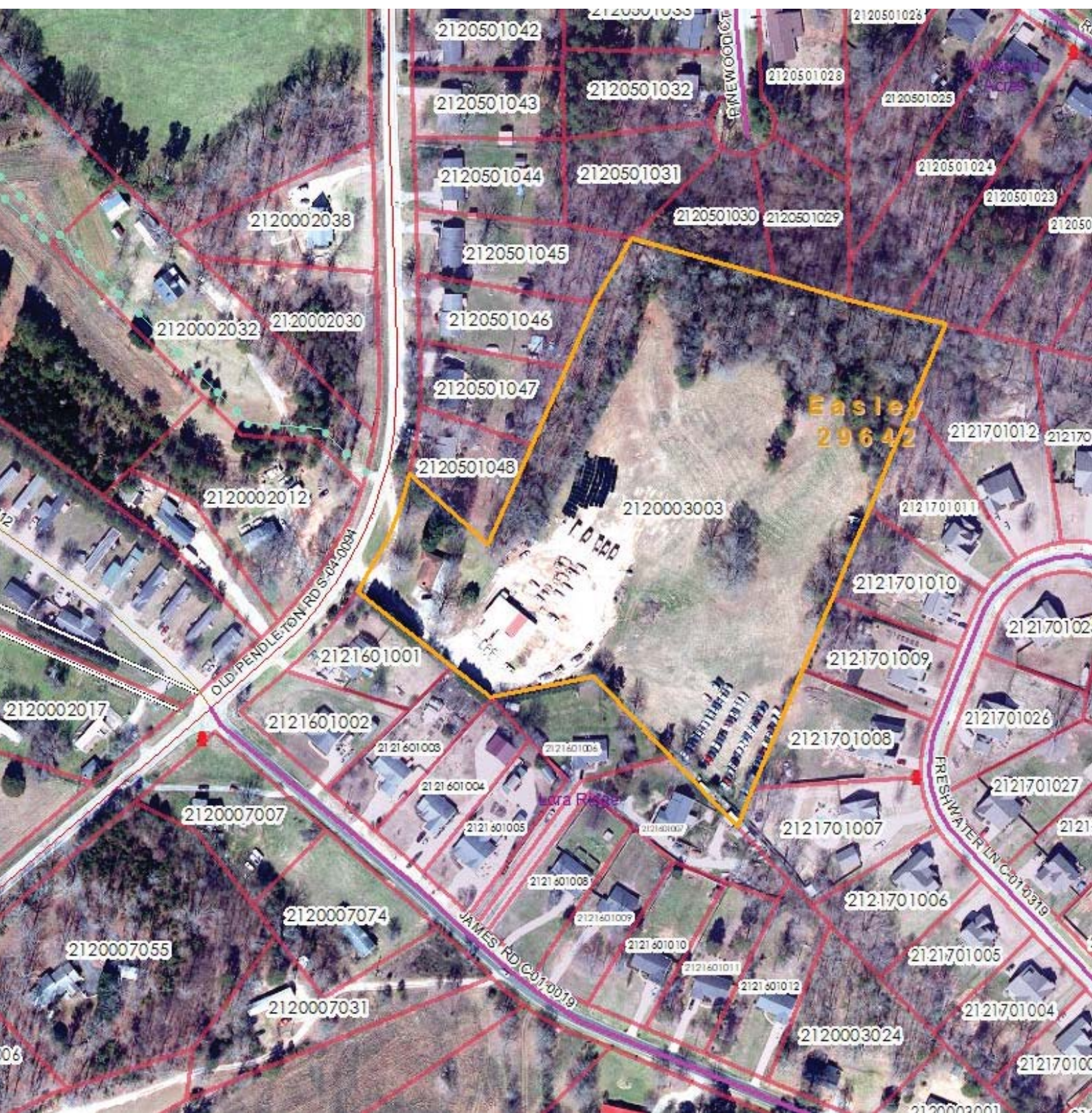
PARKING REQUIREMENT:
 2 SPACES/UNIT X 82 UNITS = 164 SPACES
 - 1 SPACE PROVIDED VIA GARAGE/DRIVEWAY
 - 1 SPACE PROVIDED VIA ASPHALT PARKING SPACE

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

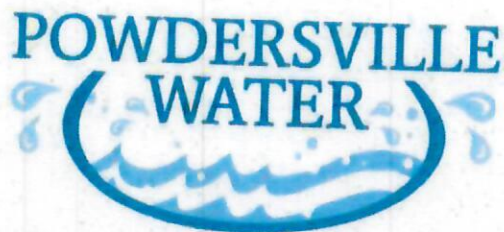
SITE DATA

TMS #: 212-00-03-003
 TOTAL AREA: ±9.78 ACRES
 ZONING: UNZONED
 TOTAL UNITS: 82 TOWNHOMES (22' X 90')
 PROPOSED ROADS: TOTAL: ±1,889 LF (±0.36 MI)
 ALL PRIVATE ROADS
 SETBACKS
 PERIMETER PROPERTY: 20'
 INTERNAL FRONT: 20'
 OLD PENDLETON RD: 40'

NOTE:
 - COMMON/OPEN SPACE AREAS NOT TO BE SUBDIVIDED
 WATER SERVICE AREA: POWERSVILLE WATER
 SEWER SERVICE AREA: EASLEY COMBINED UTILITIES



Address:
1719 Circle Road
Powdersville, SC 29642



Phone: (864) 269-5440
Fax: (864) 295-1496
www.powdersvillewater.org

June 28, 2022

Anderson County Planning Commission
c/o Aleshia Hunter
PO Box 8002
Anderson, SC 29622

Re: Powdersville Water – Ability to Serve New Developments

Dear Commissioners:

Please be aware that any water service for new development projects being considered for our service area should be submitted to us for prior approval. Our water system has seen so much development in recent years, we cannot blindly agree to serve new developments until we have a chance to look at each hydraulically to ensure that we have the system capacity for domestic and fire protection needs. I have attached a public notice that was placed in the Anderson Independent on June 27th for three projects in our service area that we are not sure we can serve. I assume that all of these are part of your July, 2022 agenda. The developers of these projects have not provided enough information to our office for us to commit the required water capacity to serve them.

I wanted to inform the Commission that Powdersville Water has not committed to serve these projects. Therefore, it is improper to show us as the provider of water for any of these projects during your approval process. I highly suggest that all new projects seeking development permits be required to get a sign-off from the water utility before their application is considered by the Commission. Otherwise, the development will be proceeding with no guarantee of water for the project.

I appreciate your attention to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dyke Spencer", is written over a blue circular stamp.

Dyke Spencer
Executive Director

Cc: PW Board of Directors
Councilman Jimmy Davis
Rusty Burns, Administrator