

# Anderson County Planning Commission

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Will Moore, Chair, District #4  
James McClain, MD, 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: October 4, 2022  
Cc: County Council  
Re: October 11, 2022 Regular Commission Meetings

The Anderson County Planning Commission is scheduled to hold its next meeting on **Tuesday, October 11, 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](mailto:bdmcabee@andersoncountysc.org) or call 864-260-4720, to inform staff whether or not you will be in attendance. This ensures a quorum prior to arrival. Thank you.

# Anderson County Planning Commission

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October 11, 2022  
Regularly Scheduled  
Meeting 6:00 PM

## AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Approval of Agenda
4. Approval of Minutes
  - A. September 13, 2022 minutes forthcoming
5. Public Hearings
  - A. Land Use Review: Hicks RV Community, located on Highway 81 N **[Council District 4]**
    - i. Staff Report Recommendation
    - ii. Developer Presentation
    - iii. Public Comments
6. Old Business
  - A. Consent Agenda-Stone Creek Subdivision
7. New Business
  - A. Preliminary Subdivision: Yates Estates Subdivision, located off Sheila Dr **[Council District 7]**
    - i. Staff Report Recommendation
    - ii. Developer Presentation
    - iii. Public Comments
8. Public Comments, non-agenda items – 3 minutes limit per speaker
9. Other Business
10. Adjournment

# Anderson County Planning Commission Meeting

October 11, 2022

6:00 PM

## Staff Report

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

<b>Preliminary Project Name:</b>	Hicks RV Community
<b>Property Owner of Record:</b>	Jeff Swartwood
<b>Authorized Representative:</b>	Tommy Crowe
<b>Intended Development:</b>	RV Park
<b>Location:</b>	Hwy 81 N near Irby Road
<b>Details of Development:</b>	<p>These 12 sites will be for non-permanent stays not to exceed 90 days with strict noise and behavior guidelines in place and enforced, and RVs (age, condition, etc.) parked on location and there will be strict ordinances for the number of vehicles and visitors allowed.</p> <p>The site will provide complete hookups for each RV's including water, septic sewer system, and power. This development will be lighted, landscaped with fire pit and playground area.</p>
<b>Surrounding Land Use:</b>	Commercial, Vacant
<b>Total Site Area:</b>	2.56 Acres
<b>Number of Dwelling Units:</b>	12
<b>County Council District:</b>	4
<b>Zoning:</b>	Un-zoned
<b>Tax Map Number:</b>	168-00-04-027
<b>Extension of Existing Dev:</b>	No
<b>Existing Access Roads:</b>	Hwy 8
<b>Variance:</b>	No
<b>Traffic Impact Analysis:</b>	Highway 81 is classified as a collector road with no maximum average trips per day requirement. The applicant is required to obtain an encroachment permit from SCDOT for encroachment along Highway 81



# Development Standards

APPLICATION FOR: **Land Use**

Project Name: Hicks RV Community

**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 Jeff Swartwood

Mailing Address 215 Chandelle Ridge Drive, Woodcutt, SC 29388

Telephone 864-247-1862 E-mail jeff.d.swartwood@gmail.com

Applicant is the: Owner's Agent \_\_\_\_\_ Property Owner X

Property Owner(s) of Record Jeff & Laura Swartwood

Mailing Address 215 Chandelle Ridge Dr, Woodcutt, SC 29388

Telephone 864-243-1862 E-mail \_\_\_\_\_

Authorized Representative Tommy Crowe - TAG Custom Homes

Mailing Address P.O. Box 51292, Piedmont, SC 29673

Telephone 864-304-4102 E-mail tommy@tagcustomhomes.com

Address/Location of Property Hwy 81, Piercetown Community, Access Anderson Motor Speedway

Existing Land Use Agriculture

Proposed Land Use RV Park

Tax Map Number(s) 168-00-04-027

Total Size of Project (acres) 2.56

**List Utility Company Providers:**

Proposed Water Source  Wells  Public Water Water District Powdersville Water

Proposed Sewage Disposal  Septic  Public Sewer Sewer District NA

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

7-18-2022  
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)

7-18-2022  
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**

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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?

*See attached*

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

*See attached*

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- (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?

*See Attached*

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- (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?

*See Attached*

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- (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?

*See Attached*

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## Attachment A – Land Use Review - Answers

- (A) As an upscale development, Hicks RV Community fits well into the dynamic demographic of the Piercetown township. Anderson Motor Speedway is directly across the street from the development and the two will enjoy a symbiotic relationship as fans come to see the races and need a place to stay. The Dollar General next door provides the requisite retail needs for those staying at Hicks Farm. The attractive landscaping, lighting and design of the park will fit in well with the homes, horse farms and agricultural feel of the area.
- (B) Our proposed use of the property will not adversely impact any adjacent properties. The land on one side to the back and to the front of the property are all owned by Diane and Ken Hicks who sold us the property with approval to build an RV community. On the other side of us is Ken Rumminger who owns a restaurant oil processing business. He also approves our use of the property.
- (C) Our proposed use will have a very low impact on public facilities and services.
- (D) The property is suitable for the 12 space RV community and has been designed and engineered by Land Planning Associates. The septic system was designed by former DHEC engineer and inspector, Roger Owens. All building codes, ordinances, zoning and pertinent permits have been abided by and obtained.
- (E) Yes. This is a very good fit for Anderson County and their desire to increase county revenues by bringing in visitors with significant disposable income that want to visit Anderson County and see all that it has to offer.

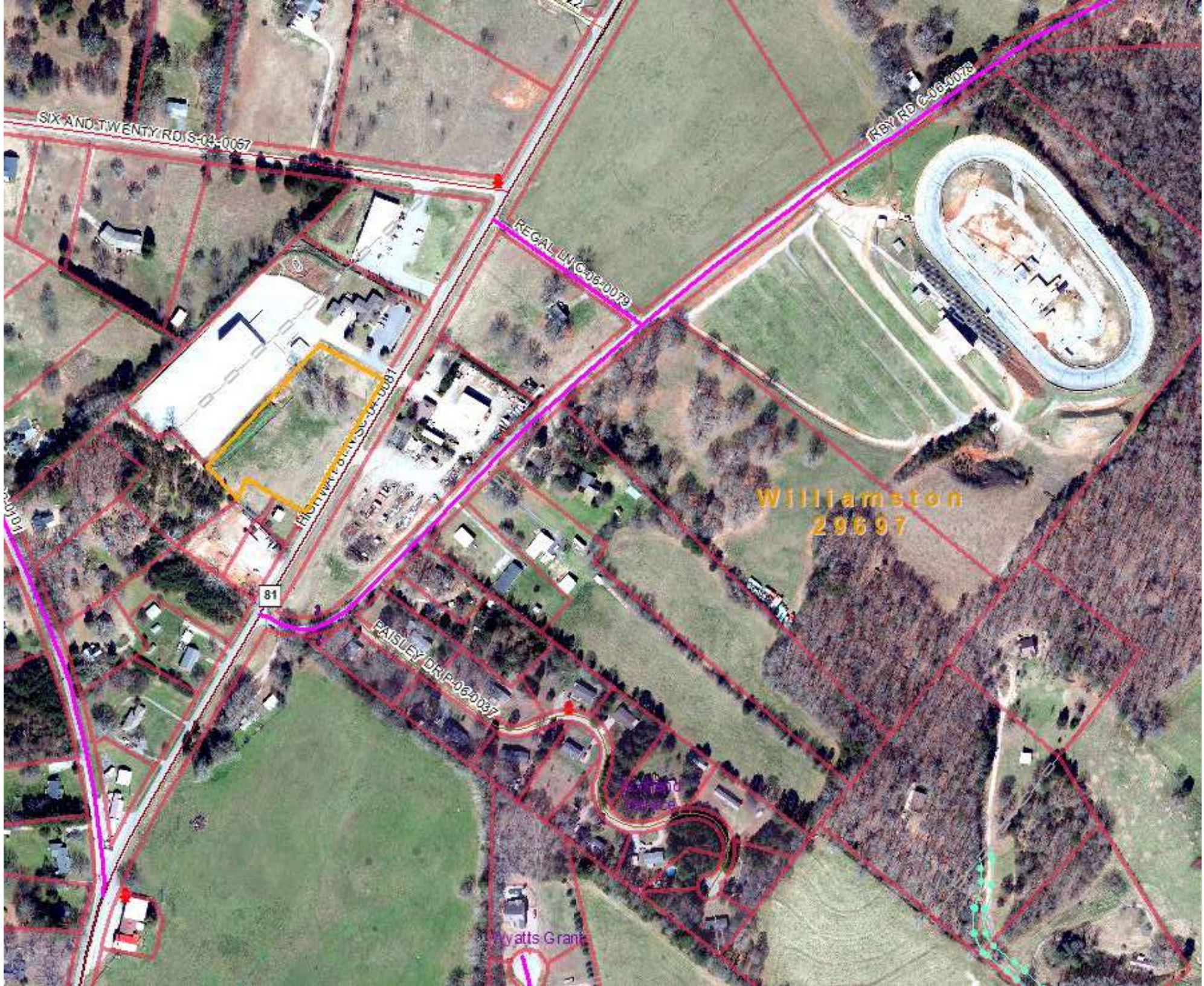
## Anderson County – Land Use Review – Letter of Intent

Argus Enterprises – Jeff Swartwood - Owner

TAC Custom Homes – Tommy Crowe - Builder

It is the intent of Argus Enterprises to build an upscale RV community on Hwy 81 next to Lazer Construction and Dollar General and across the street from Anderson Motor Speedway. The name of this community will be Hicks RV Community, owing to the previous owners long history as a rancher on this land. This community will be attractively paved, lighted and landscape in a style similar to many upscale neighborhoods in the \$400,000 price range for homes. Strict noise and behavior guidelines will be in place and enforced and the community will be kept in pristine condition. There will be an online presence for the community via a website and phone/tablet app that will allow users to book and check in. There will be a community fire pit area and a small playground but amenities will be kept to a minimum by design. The footprint for this community is very small and that is also by design. There will be strict standards for RVs (age, condition, etc) parked on location and there will be strict ordinances for the number of vehicles and visitors allowed. It is our intention to build a very attractive community that will be a highlight for the area and not a detractor. There will not be any permanent residents and stays will not exceed 90 days. We look forward to the opportunity to be a dynamic partner in the Piercetown community and Anderson County as a whole.





SIX AND TWENTY RD S-04-0057

REY RD C-06-0076

REGAL LN C-06-0072

MOUNTAIN VIEW DR S-04-0081

81

PAISLEY DRIP-06-0037

Williamston  
29697

Wyatts Grant

# Anderson County Planning Commission

October 11, 2022

6:00 PM

## Staff Report

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### **Consent Agenda:**

The Developer of Stone Creek Subdivision has notified the staff that they will not be developing phase I due to unforeseen circumstances but will continue with phase II as previously approved.

#### **1) Stone Creek Subdivision**

**Developer:** Southeastern Residential Development, LLC

**Location:** Welcome Rd. & Hembree Rd.

**Number of Lots:** 170

**Preliminary Approval Date:** January 11-2021

# Anderson County Planning Commission

October 11, 2022

6:00 PM

## Staff Report – Yates Estates Subdivision

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

This development was denied on August 10, 2021. The lots have been reduced from 43 to 7.

<b>Intended Development:</b>	Single Family (Private)
<b>Applicant:</b>	Sheila Yates
<b>Surveyor/Engineer:</b>	Ridgewater
<b>Location and Access</b>	Sheila Dr. (County)
<b>County Council District:</b>	7
<b>Surrounding Land Use:</b>	Residential
<b>Zoning:</b>	Un-Zoned
<b>Tax Map Number:</b>	196-00-09-008
<b>Number of Acres:</b>	+/- 53.30
<b>Number of Lots:</b>	7
<b>Variance:</b>	No

### **Traffic Impact Analysis:**

Sheila Dr. is classified as a Major Local Road 1600 ADT and will accommodate the proposed 7 lots.

**Staff Recommendation: Sec. 24-335.**

**(3) 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)**



# Development Standards Subdivision Plat Application

Anderson County Code of Ordinance  
Chapter 38 Land Use

Scheduled Public Hearing Date: 10-11-22

Application Received By: TC

Date: 9-1-2022

DS Number: 22-09

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:** Yates Estates

1. Name of Applicant: Sheila Yates

Address of Applicant: 614 Spearman Rd, Pelzer, SC 29669

Telephone Number(s): 864-933-9672 Email: syates6140@icloud.com

2. Property Owner(s): Sheila Yates

Address: 614 Spearman Rd, Pelzer, SC 29669

Telephone Number(s): 864-933-9672 Email: syates6140@icloud.com

3. Engineer/Surveyor(s): Ridgewater Engineering & Surveying Email: wesley@ridgewatereng.com

### **Project Information**

4. Project Location: Near intersection of Sheila Dr. and Odell Ct, Williamston, SC

Parcel Number/TMS: 1960009008 County Council District: Seven School District: One

Total Acreage: 53.30 Number of Lots: 7 Intended Development: Single family residential

Current Zoning: Unzoned Surrounding Land Uses: single family residential

5. Have any changes been made since this plat was last before the Planning Commission? Yes

If so, please describe.

Reduced from 43 lots with public roads down to 7 lots with a proposed private road (Application heard August 10, 2021)

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

7. 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.

8. Are there any current Covenants in effect for this proposed development?  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 subdivides, homeowners, and the public;
- 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.

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## 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:

1. Two (2) 8 ½ x 11 copies of the Preliminary Plat Two (2) 17x24 (or larger) copies of the Preliminary.
2. Completed Subdivision Application
3. Check made payable to Anderson County Development Standards 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.

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**SIGNATURE OF APPLICANT & Property Owner:**

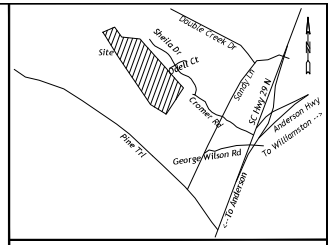
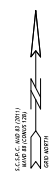
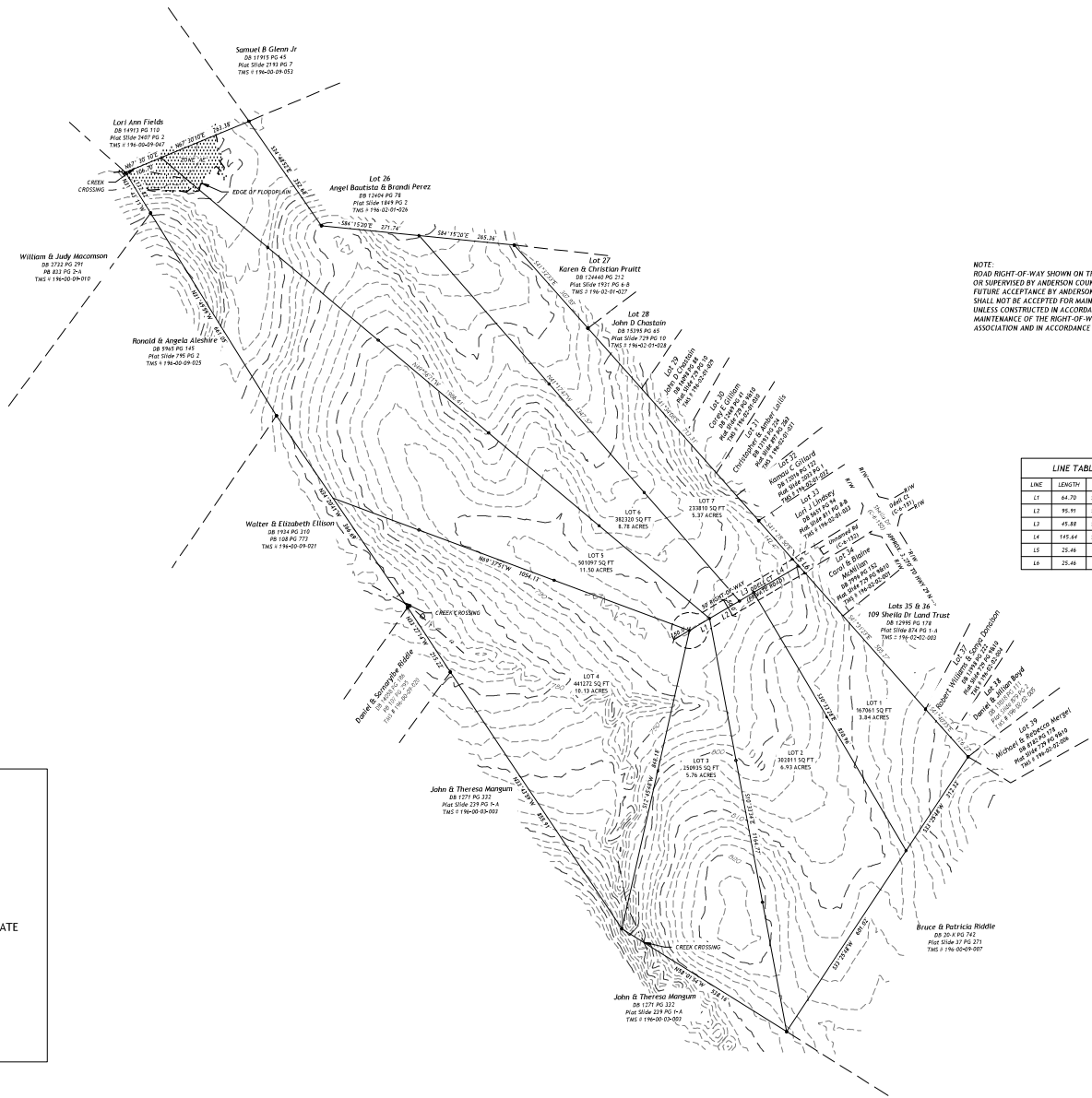
I (we) certify as property owners or authorized representative that the information shown on and any attachment to this application is accurate to the best of my (our) knowledge, I (we) understand that any inaccuracies may be considered just cause for postponement of action on the request and/or invalidation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

Signature of Applicant Shelba Yates

Date 8-31-2022

Signature of Owner Shelba Yates

Date 8-31-2022



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: 9-1-22

[Owner] [Agent] [Name]: Sheila Yates

Signed: Sheila Yates

## DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this preliminary plat was prepared using a survey of the property prepared by Ridgewater Engineering & Surveying, RLS, and dated 9-5-22; 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.: 25827

Address: 211 Society St, Anderson, SC 29621

Telephone No.: 864-260-0980

Date: 9-1-22

## CERTIFICATE OF PROJECT APPROVAL

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

Manager or Subdivision Administrator: \_\_\_\_\_

Date: \_\_\_\_\_

TMS # 196-00-09-008

## Yates Estates

Sheila Yates  
614 Spearman Rd  
Pebler, SC 29669

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

OWNER: \_\_\_\_\_ ENGINEER OR SURVEYOR: \_\_\_\_\_

NO. OF ACRES: +52.31 MILES OF NEW ROADS: +0.07  
NO. OF LOTS: 7 (352 LF)

ZONE: Unzoned

Note: 9-1-22  
Drawn By: KTS/J  
Checked: JWW  
Job Number: 22199  
Revision: 1



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

### SITE DATA

TMS #: 196-00-09-008

ACREAGE: ±52.31-ACRES (TOTAL)

CURRENT ZONING: UNZONED

TOTAL LOTS: 7 SINGLE FAMILY

MINIMUM LOT SIZE: 2.0 ACRES

PROPOSED ROADS: ±352 LF/±0.07 MI PRIVATE

**SETBACKS**

INTERNAL FRONT: 30'

INTERNAL SIDE: 15'

INTERNAL REAR: 15'

WATER COMPANY: BIG CREEK WATER

SEWER: SEPTIC SYSTEMS

NOTE:  
ROAD RIGHT-OF-WAY SHOWN ON THIS PLAT SHALL BE A PRIVATE ROAD, NOT OWNED, MAINTAINED OR SUPERVISED BY ANDERSON COUNTY AND NOT CONSTRUCTED PURSUANT TO ANY PLAN FOR FUTURE ACCEPTANCE BY ANDERSON COUNTY. ROAD RIGHT-OF-WAY SHOWN UPON THE PLAT SHALL NOT BE ACCEPTED FOR MAINTENANCE BY ANDERSON COUNTY AT ANY TIME IN THE FUTURE UNLESS CONSTRUCTED IN ACCORDANCE WITH ALL ANDERSON COUNTY REGULATIONS. MAINTENANCE OF THE RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION AND IN ACCORDANCE WITH THE ROAD MAINTENANCE AGREEMENT.

LINE	LENGTH	BEARING
L1	64.70	S59°26.32'W
L2	95.91	S59°26.32'W
L3	45.88	S59°26.32'W
L4	149.44	S59°26.32'W
L5	25.48	S41°42.32'E
L6	25.48	S41°42.32'E

