

Anderson County Planning Commission

Will Moore, Chair, District #4
James McClain, MD, District #1
Brad Burdette, District #3
Jane Jones, District #6
Vacant, 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: December 6, 2022
Cc: County Council
Re: December 13, 2022 Regular Commission Meetings

The Anderson County Planning Commission is scheduled to hold its next meeting on **Tuesday, December 13, 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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December 13, 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
 - B. October 11, 2022 minutes forthcoming
 - C. November 8, 2022 minutes forthcoming
5. Public Hearings
 - A. Land Use Review: Lake Hartwell Luxury RV Park at Greenpond located on Greenpond Rd **[Council District 5]**
 - i. Staff Report Recommendation
 - ii. Developer Presentation
 - iii. Public Comments
 - B. Land Use Review: Andersonville RV Park, located on Andersonville Rd & Boleman Rd **[Council District 4]**
 - i. Staff Report Recommendation
 - ii. Developer Presentation
 - iii. Public Comments
 - C. Rezoning Request: +/- .49 acres, located on Anderson Hwy **[Council District 7]**
 - i. Staff Report Recommendation
 - ii. Developer Presentation
 - iii. Public Comments
 - D. Rezoning Request: +/- 16.76 acres, located at Hwy 29N and Smith Motors Rd **[Council District 7]**
 - i. Staff Report Recommendation
 - ii. Developer Presentation
 - iii. Public Comments
 - E. Land Use Review: Big Water Marina- Tract 1 North RV Park, located on Big Water Rd **[Council District 3]**
 - i. Staff Report Recommendation
 - ii. Developer Presentation
 - iii. Public Comments

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6. Old Business
7. New Business
 - A. Preliminary Subdivision: The Hills at Broadway Lake, located on Shirley Dr
[Council District 3]
 - i. Staff Report Recommendation
 - ii. Developer Presentation
 - iii. Public Comments
 - B. Preliminary Subdivision: Alpine Heights, located on Old Pearman Dairy Rd
[Council District 5]
 - i. Staff Report Recommendation
 - ii. Developer Presentation
 - iii. Public Comments
 - C. Preliminary Subdivision: Boscoe Ridge, located on Blume Rd **[Council District 5]**
 - i. Staff Report Recommendation
 - ii. Developer Presentation
 - iii. Public Comments
 - D. Preliminary Subdivision: The Landing at 620, located off Leeward Rd
[Council District 5]
 - i. Staff Report Recommendation
 - ii. Developer Presentation
 - iii. Public Comments
8. Public Comments, non-agenda items – 3 minutes limit per speaker
9. Other Business
10. Adjournment

STATE OF SOUTH CAROLINA)
COUNTY OF ANDERSON)

ANDERSON COUNTY
PLANNING COMMISSION MEETING
SEPTEMBER 13, 2022

PRESENT:

WESLEY GRANT, VICE CHAIRMAN
BRAD BURDETTE
JANE JONES
DONNA MATTHEWS
DAVID COTHRAN
DAN HARVELL
JAMES MCCLAIN

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

1 WESLEY GRANT: Thank you for
2 joining us tonight for the Anderson County Planning
3 Commission meeting. If you could please join me by
4 standing for the Pledge of Allegiance.

5 **PLEDGE OF ALLEGIANCE**

6 WESLEY GRANT: Thank you.
7 First order of business on our agenda tonight is
8 the approval of the agenda. Do I have a motion?

9 DAN HARVELL: Motion, Mr.
10 Chairman.

11 WESLEY GRANT: Thank you, Mr.
12 Harvell. Do I have a second?

13 DONNA MATTHEWS: Second.

14 WESLEY GRANT: I have a
15 second. Any discussion? All those in favor. Any
16 opposed? It's unanimous. Thank you.

17 Next -- hopefully you've had the opportunity to
18 see in your packets the minutes from the last previous
19 meetings. I'd entertain a motion now to approve those
20 minutes from July and August.

21 JANE JONES: So moved.

22 WESLEY GRANT: We have a
23 motion from Ms. Jones. Do we have a second? Mr.
24 Burdette. All those in favor. Thank you.

25 Next we'll turn it over to staff regarding the
26 rezoning request of approximately ninety-seven acres
27 off of Dixon Road. I'll turn it over to staff. Mr.
28 Cothran is going to recuse himself at this time.

29 BRITTANY MCABEE: Thank you, Mr.
30 Chairman. This is a rezoning from R-20 to I-2. The
31 applicant and current owner of the property is Craig
32 Shiflet. It's located at 3408 Dixon Road in
33 Centerville Station A Precinct in Council District 5.
34 Tax map number is there for your viewing. It's 97.48
35 acres. It's currently zoned R-20, which is your
36 single-family residential district. It is located
37 within the airport height safety area. And the
38 requested zoning is I-2, which is industrial park
39 district.

40 The purpose is that the applicant is selling the
41 property and wishes to match the adjoining property
42 owner's zoning as the adjacent owner has expressed
43 interest in purchasing the property to use as
44 industrial.

45 The single-family residential district is for
46 single-family dwellings detached. It also allows by
47 special exception recreational, educational and
48 religious facilities, as well. The industrial park
49 district, on the other hand, is a high level of design
50 quality, site amenities, open space for light industry,

1 warehouse distribution, research and development
2 operations and similar industrial uses with compatible
3 operations within a park atmosphere. These tend to be
4 your cleaner industries as compared to our I-1 zoning.
5 That just kind of gives you a brief overview on what
6 the I-2 does look like. It is a park district.

7 This is a site plan of the proposed layout if the
8 property were to be rezoned. And this is the plat.
9 And this is the aerial photography. And the future
10 land use map. And the zoning map.

11 Staff evaluation: Staff does recommend denial of
12 the rezoning. The applicant's purpose is to create an
13 industrial park. But the future land use map does
14 identify the immediate area as residential. If the
15 rezoning were to be approved, because the project is on
16 a non-residential road, Dixon Road would be -- or is on
17 a residential road, Dixon Road would be required to
18 meet commercial industrial standards, upgrade the road
19 along the frontage twelve feet each side of center line
20 and to dedicate the commercial industrial right-of-way
21 along the frontage. That's only if it were to be
22 approved to be rezoned. As such, with everything --
23 the future land use map, the property abuts residential
24 zonings and properties, but it does front a rail line.
25 Staff could potentially re-evaluate the application if
26 the parcel would be subdivided to maintain that
27 residential zoning on Dixon Road.

28 That concludes the staff report.

29 WESLEY GRANT: Okay. Thank
30 you. Ms. Hunter, do we have a developer presentation?

31 ALICIA HUNTER: Mr. Mike
32 Settle is here.

33 WESLEY GRANT: Okay.

34 MIKE SETTLE: Hello. Mike
35 Settle. I live at 213 Andalusian Trail.

36 The Anderson Industries has been operating an
37 industry down next to the railroad track along with
38 longest rail line for twenty something years now. And
39 they would like to purchase the property next to them
40 to potentially expand their footprint in Anderson.
41 They're based in New York and New Jersey and they have
42 this operation down here. They make garden hoses for
43 Lowe's and Home Depot and those kind of places.

44 I talked to the owner just last night and he said
45 that they do not plan -- initially when they were
46 looking at buying this piece of property they were
47 considering maybe moving their headquarters and
48 everything down here. And they said upon further
49 evaluation, that would probably be too expensive and
50 they just wanted to expand their warehouse operation

1 here now. Warehouses don't have smoke stacks or any
2 kind of emissions or anything like that. But the
3 warehouse would be enhanced by the rail siding which is
4 property in Anderson that has rail siding that's nice
5 and flat and is in short supply. So this is a nice
6 piece of property that's adjacent to their operation
7 already. And they're attracted to this because of the
8 rail.

9 It is separated -- the property is separated from
10 the subdivision to the east by a power line, a hundred
11 foot power line easement through there. And on the
12 south by Dixon Road. We are amenable, absolutely
13 amenable -- the people that own the property now are
14 amenable to keeping a strip along Dixon Road as
15 residential and then just selling the back part of the
16 property to Anderson Industries for their industrial
17 expansion.

18 I will note that the potential buyers wanted me to
19 meet with the community and to get their input on
20 things that they would like for them to do. And so we
21 met last week and we had about probably twenty-five to
22 thirty people show up. I didn't count. But several
23 people from the community came and especially the
24 people immediately adjacent to this property. And they
25 gave us some very good input and it was a very friendly
26 -- I mean there were people against the whole thing.
27 That's fine. But there was some really good input.
28 And part of it concerned traffic. Part of it concerned
29 ingress/egress off Dixon Road, and we understand that.
30 Right now Anderson Industries has ingress/egress off of
31 that road that goes out onto Pearman Dairy Road. I
32 can't remember the name of it. Anyway, they don't
33 necessarily need access to Dixon Road. They can go out
34 through their existing crossing of the railroad right
35 now.

36 So all that to say I think this is good for the
37 community and -- if it's done correctly. If the proper
38 buffers and berms and those things are put into place
39 and if there's minimal impact to the traffic on Dixon
40 Road or maybe no impact on Dixon Road.

41 I will note that one of the main concerns is the
42 traffic bottleneck there at the end of Dixon Road where
43 it comes into Whitehall Road and Sullivan Road. And I
44 asked the gentleman here to pass out to you guys this
45 little attachment that shows SCDOT is already aware of
46 this problem. They've already purchased the rights-of-
47 way to rework that intersection right there to help the
48 traffic situation that exists right now. So that's
49 already in the works. They didn't have an idea when
50 they would start construction of that, but it is in the

1 works.

2 There's something else I was going to mention.

3 I'm available for any questions.

4 WESLEY GRANT: Okay. Thank
5 you. Next we'll open it up for public comments. We've
6 got approximately nine people, it looks like, signed up
7 to speak. I would ask, as you come to the microphone
8 here at the front, if you'll please state your name.

9 And also be mindful, we limit the comments to three
10 minutes each. So if you'll mention your name and
11 address and with those things in mind. I'll start with
12 Mr. Ken McKinney.

13 KEN MCKINNEY: My name is Ken
14 McKinney. I've been living off Dixon Road since August
15 of 1963. This really disturbs me with the proposal
16 that I've heard from the other meeting. I was not able
17 to attend. But the traffic problem. Many years ago we
18 tried to get the state to take over this county road
19 and they couldn't get right-of-ways, so they turned it
20 back. It was really a rough road many years ago. And
21 traffic hasn't gotten any better. With three schools,
22 Whitehall School, Centerville School, Westside High
23 School, the Career and Technology Center, all the
24 traffic -- I don't know whether any of you live on that
25 side of town, but it's terrible. And if I look at this
26 graph here, you're bringing, as I understand it,
27 they're going to employ about a hundred people, from
28 the other meeting. I don't know how you could handle a
29 hundred cars coming in off of Dixon Road. And they
30 talk about doing a roundabout at the corner of Dixon
31 Road and Whitehall. There's a thirty-two inch water
32 main under that road right there from the main
33 reservoir. I don't know whether anybody has looked at
34 that and addressed that. That's going to be a problem.

35 So again, I hope this rezoning fails. But I would
36 like to amend this program -- graph that we've got and
37 have no one entering Dixon Road from this facility.
38 They're showing on this graph that the parking area,
39 all these employees will come off of Dixon Road. I
40 don't know how you can do it. It's impossible. You're
41 going to have to widen the highway. You're going to
42 have to do a bunch of work. And like I said, there's a
43 thirty-two inch water main under that road that
44 supplies all the schools. I'd like to see it fail. I
45 would like to see it fail.

46 And they said there would be residential borders
47 of this property on Dixon Road, but they don't tell me
48 it's going to be ten feet, fifty feet or a hundred
49 feet. So I don't have enough information. And I did
50 not get the pass-out that you guys are looking at. All

1 I have is a picture. So it's not very clear. I'd like
2 to see if the traffic is all on the Old Pearman Dairy
3 Road. Thank you.

4 WESLEY GRANT: Thank you.

5 Next we have Mr. Mike -- I'm afraid I'll
6 mispronounce the last name -- Mike Shift. Okay. I'm
7 sorry. If you'll please state your name and address,
8 please.

9 MIKE SHIFLET: My name is
10 Mike Shiflet. I live at 3515 Dixon Road. My property
11 joins this property. I've been living here since 1979.

12 I'd like to see this go with industrial for one
13 reason. Industrial may have a hundred employees; I
14 don't know. I've not heard how many employees they're
15 going to hire. But this land is already zoned for
16 residential. So if it doesn't go into an industrial
17 park, it's going to go into residential. So we're
18 going to add another two hundred and fifty more houses
19 on Dixon Road. How are we going to handle that?

20 On the industrial side, they're at least going to
21 take all their traffic out to Old Pearman Dairy. They
22 don't have to bring anything into Dixon. If it comes
23 to Dixon, it'd be right in my front door. But I'd
24 rather have that than I had two, three hundred houses.
25 So I would very much like to see it changed over to
26 commercial or S-1. I believe it would be less impact
27 to our community as far as people -- our schools are
28 already full. And what are we going to do with another
29 two to three hundred more families? Plus, I know
30 there's already two more subdivisions being planned in
31 our community right now that's going to add another
32 five hundred houses to our community. Where's all
33 these people going to go to school at? You know, we
34 need jobs. We've had plenty people -- we've had eight
35 hundred new homes added to our community in the last
36 three years. Now there's going to be that many more in
37 the next three years. So therefore I'd like to see it
38 go to industrial. Thank you.

39 WESLEY GRANT: Thank you.

40 Next we have Craig Shiflet.

41 CRAIG SHIFLET: I'm Craig
42 Shiflet. I live at 3531 Dixon Road. I'm the owner of
43 the property. The major traffic I believe that showed
44 on that thing that Mr. Settle showed, transfer trucks
45 are going to go out Old Pearman Dairy Road; out that
46 way. If we, you know, zone this -- leave it at
47 residential, just say you add two hundred and fifty
48 cars over there, that's ten trips a day per house
49 versus a hundred -- just say a hundred employees,
50 that's twice a day. You know, this property has got,

1 like he mentioned, thirty-six water main runs up middle
2 of Dixon Road. Got 230 KV line off the back side, a
3 100 KV line off the east and a 230. Got sewer,
4 railroad. You know, I feel like this would be good for
5 the whole county; not just the community.

6 I could -- we could sell it for residential, but I
7 honestly think it would be better for the whole county
8 and the community being an industrial park, being a
9 warehouse. So I think they'll keep it up and it'll be
10 nice. That's all. Thank you.

11 WESLEY GRANT: Okay. Thank
12 you. Next we have Laurie Bowen.

13 LAURIE BOWEN: My name is
14 Laurie Bowen. I live at 203 Windemere Way. That's in
15 Stone Haven. Stone Haven is a subdivision down the
16 street from where this property is.

17 We do not live close enough to have been notified
18 of the proposed change in zoning. However, we've been
19 living in this area for -- since 1980. When we first
20 moved here, it was mostly woods and residential in our
21 area. There was very little industrial business at
22 all. And over the last, oh I don't know, twenty,
23 thirty years, it just continues to grow and grow and
24 grow and grow. And it's encroaching further and
25 further and further onto the residential area. It's
26 making our traffic worse. It's pushing wildlife out of
27 areas where it's been -- you know, we've had woods all
28 around us. We're having issues with them coming into
29 our neighborhood. I mean I love the deer and
30 everything else, but the more we keep pushing industry
31 into these areas, the worse that's getting. I mean
32 there's always dead animals on our street back there.

33 The traffic is horrific already. Just on the way
34 over here, the traffic was backed up from the traffic
35 light there at Whitehall and QT and the bank, all the
36 way back to the railroad tracks. And it backs up all
37 the way back to Dixon sometimes when everybody is
38 getting out of school and out of manufacturing and all
39 this other stuff.

40 And it's fine that they say, well, we don't have
41 to have the entrance there on Dixon. That's fine. I
42 can understand that. That's very nice of them.
43 They're from New York. They don't have a vested
44 interest in our community in the same way that the
45 people that live here do; right? But even if they move
46 it to a different area; maybe they try to figure out
47 some way on Whitehall or they figure out some way on
48 Pearman Dairy, on 28 Bypass or even over near Mergon
49 and Plastic Omnium and all that, you end up still
50 creating clogs. People will either be coming out this

1 way and coming in. Traffic over there will get worse.
2 It'll get worse on Pearman Dairy. It'll get worse over
3 at the intersection of 28 and Whitehall. It'll get
4 horrific over in our area near Centerville school. The
5 area down from there where that little gas station is,
6 there's a church back down that way. I don't remember
7 the names of the streets over there. Over near Regency
8 Wood. Yeah, Centerville Road. I mean this whole area,
9 any time you make an adjustment to one area, it's going
10 to make changes in an area all the way around it. It
11 doesn't just affect that little area of two thousand
12 square feet; right?

13 WESLEY GRANT: Time.

14 LAURIE BOWEN: It's going to
15 affect everything within about two miles, at least.

16 WESLEY GRANT: Thank you.

17 Next we have Paul Treffeisen. I'm sure I'm
18 mispronouncing some of this, and I apologize.

19 PAUL TREFFEISEN: Actually you
20 did very well. Thank you.

21 I am Paul Treffeisen. I am a resident of Stone
22 Haven Subdivision at 202 Harborough Road. I've been a
23 resident since 1986. And I'm originally from the state
24 of New York and watched aggressive over-development run
25 rampant which has led me, in part, to this part of the
26 country, in particularly Anderson.

27 As we begin to grow we're seeing mass multi-use
28 high density populations encroach in areas in Anderson
29 County, particularly along the area of the 81 corridor,
30 which thirty years ago residents in that area insisted
31 they wanted to remain residential. Much of the
32 industry and development went on to the Clemson
33 Boulevard area. That request is coming home to roost.
34 Those areas are now having multi-use high density four
35 homes per acre developments that are ruining that
36 community.

37 I am in favor of development, but controlled
38 development. For me the I-2 option is a better option
39 that remaining residential. I have no confidence the
40 Council will keep that property R-20. I believe it
41 will stay residential. I believe if this doesn't go
42 through, it will become high density multi-use mega
43 homes placed on very small lots which reap a tremendous
44 amount of tax value for the county.

45 As a result of that traffic is exponentially
46 higher than what a few hundred employees will do as far
47 as egress and ingress into the factory. One thing that
48 this property does have -- and I have no vested
49 interested in this project -- is that they have the
50 option of entering this structure and this land through

1 Oscar Road, which is attached to Old Pearman Dairy
2 Road, which many years ago, thirty plus years ago, was
3 designed as an industrial community for Anderson
4 County. They've neglected to widen the road from three
5 lanes all the way down, but there are multiple
6 industries along that property and it's zoned all
7 industrial and has been for decades.

8 So my fear is allayed, and I do not want to see
9 any of this traffic on this development I-2 into Dixon.
10 The developer has listened to some of our concerns. We
11 don't have any written assurances, but I think
12 providing for access out of the Anderson Industries
13 that currently exist would alleviate some of that
14 traffic problem, which I will be impacted with as the
15 quality of life would become eroded. One just needs to
16 pull out of our almost three hundred resident
17 subdivision, Stone Haven -- there's only one entrance
18 and exist. You can't build a subdivision that way
19 anymore. There's a lot of traffic in and out of our
20 subdivision. There's limited sight distance. Cars
21 travel well above the posted thirty-five miles per
22 hour. It is now going to be a cut-through from
23 Pendleton to the mall area. And once Pendleton, Wild
24 Hog Road, gets that mass density property approved to
25 build multiple homes, Centerville Road, Old Pearman
26 Dairy Road, Dixon Road is going to become the main
27 thoroughfare into the city of Anderson.

28 WESLEY GRANT: Time.

29 PAUL TREFFFEISEN: And if traffic
30 isn't bad then, it'll be worse.

31 WESLEY GRANT: Thank you,
32 sir.

33 PAUL TREFFFEISEN: Thank you.

34 WESLEY GRANT: Next we have
35 Jim Vernon.

36 JIM VERNON: My name is Jim
37 Vernon. I live at Norfolk Circle in Sullivan Hills.
38 And I have a front row seat to what's going on back
39 there. I was explained to by -- at the community
40 meeting that there would be a buffer from our property
41 over into that, which includes the power lines, as well
42 as to where -- and we found out today through our
43 information, that this would just be a warehouse which
44 wouldn't be an emissions problem.

45 So after finding out and listening to the owners
46 tell us that if we didn't have this, the property was
47 going to be developed either way. And so I'm in favor
48 of the industrial warehouse as opposed to whatever, two
49 hundred fifty, three hundred, four hundred, whatever
50 houses. They also explained to us that the traffic

1 could be rerouted so it wouldn't affect Dixon Road.
2 And that satisfied me. So I approve of the rezoning.
3 Thank you.

4 WESLEY GRANT: Okay. Thank
5 you. Next we have Mr. Alan Brown.

6 ALAN BROWN: I'm Alan Brown
7 and I live at 3708 Dixon Road since 1985. I guess I'm
8 not opposed and I'm not for it. But I'd rather see a
9 reasonable housing development put in, since it is
10 residential. I don't think we need eight hundred
11 houses on ninety-seven acres. I'd rather see a nice
12 neighborhood go in with fewer houses. That's all.

13 WESLEY GRANT: Okay. Thank
14 you. Mr. Steven Bibaud. Bibaud, thank you.

15 STEVEN BIBAUD: My name is
16 Steven Bibaud. I am a fairly new resident. I live on
17 Gerrard Road, which is right around the corner. After
18 attending the little informational meeting last week,
19 it was made clear to us that the developer is conceding
20 to some of the concerns that we had, everyone in the
21 neighborhood.

22 Since the property is zoned R-20 at this point and
23 we all believe the property is going to be sold, I
24 would be in favor of I-2 as opposed to R-20, simply
25 because, like I said, the developer has conceded some
26 of the traffic to flow all the way to Old Pearman Dairy
27 Road and to install a buffer along Dixon Road, which
28 would be minimal impact as opposed to having a
29 developer going in there and putting, you know, two or
30 three hundred houses up. And they would probably not
31 ask for a whole lot of input from the community. I
32 think that would be cursing them and chasing them
33 twelve or fifteen years down the road wondering why we
34 ever let that happen. I think that the present
35 proposal is a better situation for the land.

36 You know, like I said, less impact than having a
37 housing development there. The land is already
38 cleared. It's not like they're going to build three,
39 four, five thousand square foot homes that are fully
40 treed and all that. They would be able to stack up
41 some houses in there. Thank you.

42 WESLEY GRANT: Last but not
43 least we have Mr. Mike Settle.

44 MIKE SETTLE: I've already
45 spoken.

46 WESLEY GRANT: Okay. Thank
47 you. Okay. That opens it up for the commissioners.
48 Do we have any questions, commissioners, for the staff
49 or the developer?

50 JANE JONES: I have some

1 questions. I'm not sure which one I need to address.
2 This buffer you're talking about and the statements you
3 made about how you would route your traffic, what
4 assurances do we have? I've been here a long time is
5 why I'm asking this question.

6 MIKE SETTLE: Yes, ma'am.

7 JANE JONES: And we've
8 changed some of the -- the county has changed some of
9 their ways of dealing with this. But what assurance do
10 we have that you're actually going to do it that way?
11 Would it become a ---

12 MIKE SETTLE: I don't know
13 how legally you enforce this. I think our plan to
14 maybe take a strip along Dixon Road and leave that
15 residential so it's like a buffer between that and the
16 industrial behind there. There's already some houses
17 on Dixon Road. The last one -- I looked up the name of
18 the lady that owns it. But anyway, if you came across
19 there and kept that all houses ---

20 JANE JONES: Let me just
21 restate my question for you.

22 MIKE SETTLE: Yes, ma'am, go
23 ahead.

24 JANE JONES: Are you going
25 to make this a part of your final plat? Will this show
26 up on the plat and become a part ---

27 MIKE SETTLE: We would have
28 to -- yes, ma'am. We would survey that out ---

29 JANE JONES: If this is
30 approved, everything will be in writing and go forward?

31 MIKE SETTLE: Yes, ma'am.
32 Before the County Council meeting after this, we would
33 survey out one house deep, a strip along Dixon Road so
34 that that remains residential. And I don't know how
35 else you guarantee or how else you ---

36 JANE JONES: You answered my
37 question.

38 MIKE SETTLE: Okay. And then
39 the other thing you were asking about is buffers. We
40 asked the people in the community what kind of buffers
41 would you like us to put? You know, would you like us
42 to put a berm, I mean what? And there was a little
43 mixed bag. So people there's a nice view of the
44 mountains from maybe up on the hill and some of those
45 people that already have houses there don't want that
46 view obstructed. So in that case we would probably
47 leave an opening so they could look at the mountains.
48 If you're not able to look at the mountains and you
49 would have to look at a warehouse, first of all there
50 would be a nice big grass area before you get to that.

1 You know, if you look at Bosch or if you look at First
2 Quality or any of those big factories, they put their
3 factory way back off the road for a lot of different
4 reasons. But there's usually a big grass strip in
5 between. But even in addition to that, I think we
6 would put tree screenings or whatever. And really, we
7 would go back to the people and have a meeting with
8 them and say, what would you like and what would you
9 like and what would you like. If you back up to this
10 property, then we would try to accommodate those
11 people. Yes, ma'am?

12 JANE JONES: My concern is
13 the follow-through. Once this gets to a builder and
14 all, it goes on.

15 MIKE SETTLE: Absolutely. I
16 understand. I understand. Yeah.

17 The other point that they made, I think this house
18 -- I think this property would support, right now zoned
19 R-20, would support in the neighborhood of two hundred
20 homes. And if it were rezoned to higher density
21 residential then that number would go up, obviously.
22 But even without rezoning, two hundred homes would
23 require two entrances. The county requires one
24 entrance per I think a hundred, something like that. I
25 don't remember. But anyway, it would require two
26 entrances. And there would be ten trips a day per
27 house, is what the average traffic count that
28 generates. And so we -- okay.

29 JANE JONES: You've
30 answered my question.

31 MIKE SETTLE: Thank you.

32 JAMES MCCLAIN: I've got a
33 quick question. First, I'd like to know probably from
34 staff, but I just was curious about the egress if we
35 were to go out to Oscar Drive with the traffic, as
36 opposed to Dixon, out Oscar Drive to Old Pearman, it
37 looks like the adjacent property -- excuse me. I can
38 give you a -- but it's easier to say, it looks like
39 it's Dunn Road Associates, LLC, would be the adjacent
40 property. But then yet another property looks like
41 Pearman Road Associates, LLC would actually be ---

42 MIKE SETTLE: They're the
43 same people.

44 JAMES MCCLAIN: Same people.
45 So they own both of these -- two adjacent properties?

46 MIKE SETTLE: Yes, sir.
47 They actually already own all the way out to Dunn Road
48 right now. And they don't have an entrance out that
49 way, so they could put traffic on Dunn, but they don't.

50 DONNA MATTHEWS: But you said

1 they already do have an entrance of another section
2 they're already using, though, did you not say that?
3 MIKE SETTLE: Yeah, Oscar --
4 is it Oscar Road?
5 DONNA MATTHEWS: Yeah.
6 MIKE SETTLE: Yeah. It goes
7 out -- right now they go out Oscar and that empties
8 onto Pearman Dairy.
9 DONNA MATTHEWS: So they could
10 actually use Oscar and use an entrance onto Dunn Road.
11 MIKE SETTLE: Right now they
12 could, yeah.
13 DAN HARVELL: Mr. Chairman,
14 I have a question for Mr. Shiflet, and you can just
15 answer this from where you are. According to what
16 we're hearing, are you determined to sell this land no
17 matter what? I mean is that your absolute determined
18 thing you're going to do?
19 CRAIG SHIFLET: Yes, sir.
20 DAN HARVELL: That's a
21 hundred percent. You're going to sell the land? Okay.
22 CRAIG SHIFLET: Yes, sir.
23 (Inaudible.)
24 DAN HARVELL: Okay. And if
25 I might ask the staff, just for clarification on the
26 people that are here that are concerned about the
27 number of houses that could go on 97.5 acres, zoned as
28 it is now, how many houses would that be, right now?
29 ALICIA HUNTER: Currently it's
30 R-20, which is residential single-family, so there's
31 twenty thousand square foot lots. If you're on sewer,
32 they can go down to eight thousand square feet.
33 DAN HARVELL: And that would
34 -- can you do the math for us on that right quick?
35 JANE JONES: It's a whole
36 lot.
37 DAN HARVELL: Now, for the
38 benefit of the people that are concerned about more
39 dense development, can you tell us what could happen --
40 the process that would happen to change that so that
41 the density would be even more than what we would have
42 on R-20?
43 ALICIA HUNTER: If it was
44 rezoned to like innovative district there's no minimum
45 lot area, so it could pretty much double in size.
46 DAN HARVELL: So are you --
47 would you all say that two hundred houses is somewhat
48 of a close guess in R-20 related to acreage now?
49 ALICIA HUNTER: At R-20, yes.
50 DAN HARVELL: Okay. All

1 right. Thank you very much.

2 WESLEY GRANT: Are there
3 anymore questions from the commissioners? If not,
4 we'll entertain a motion. We've got a motion to
5 approve the project. Do I have a second? There's no
6 second.

7 DAN HARVELL: Well, I'll
8 second for reason of discussion.

9 WESLEY GRANT: Okay. We have
10 a second. We'll open it up for discussion. The motion
11 is to approve. Do we have any discussion?

12 DONNA MATTHEWS: You said the
13 staff recommendation was to deny this project?

14 BRITTANY MCABEE: Based off the
15 leaving a stripe of residential on Dixon Road.

16 DONNA MATTHEWS: Based off of
17 how it was presented right now?

18 BRITTANY MCABEE: Yes, ma'am.
19 How it is presented currently. We can re-evaluated if
20 it were to be resubmitted.

21 ALICIA HUNTER: It sounds like
22 Mr. Settle is changing to that and that's why Ms.
23 Matthews is a little confused.

24 JAMES MCCLAIN: This staff
25 recommendation is to deny because of the strip of
26 residential along Dixon Road?

27 BRITTANY MCABEE: As it was
28 presented to ---

29 ALICIA HUNTER: As it was
30 presented.

31 BRITTANY MCABEE: --- in your
32 packet. Obviously, Mr. Settle has had a community
33 meeting in which he has changed his plan from what is
34 in your current packet.

35 DAN HARVELL: Okay. That's
36 a little bit of a clarification there. Okay.

37 JAMES MCCLAIN: I apologize
38 for speaking out of turn, if so. But would it be
39 appropriate -- asking the question to the commission
40 here, but would it be appropriate for it to be
41 resubmitted then, so we could have an updated staff
42 recommendation?

43 JANE JONES: You mean not
44 vote on it tonight?

45 JAMES MCCLAIN: Exactly.
46 JANE JONES: We've got a
47 motion.

48 JAMES MCCLAIN: Yeah, I know.
49 I realize this.

50 ALICIA HUNTER: Yeah, you have

1 a motion and a second, so you'll have to vote.
2 WESLEY GRANT: We have to
3 vote.
4 DAN HARVELL: Without
5 amendment?
6 ALICIA HUNTER: You can
7 proceed on with the vote. And he can always resubmit.
8 WESLEY GRANT: Okay. So do
9 we have any other discussion amongst the motion on the
10 table to approve? If not we'll vote. The motion is to
11 approve. All in favor to approve.
12 JANE JONES: To approve the
13 rezoning?
14 WESLEY GRANT: Right. We
15 have four approving. All those opposed? Two opposing.
16 DONNA MATTHEWS: And if I might
17 add, I would like for him to come back with the strip.
18 ALICIA HUNTER: Mr. Chairman,
19 could we see the hands again?
20 WESLEY GRANT: Yes. All
21 those in favor of approving the motion, those four? So
22 we've got three. And then those opposing the motion to
23 approve.
24 ALICIA HUNTER: So it's a tie.
25 WESLEY GRANT: It's a tie.
26 And for clarification, Ms. Hunter, for those in
27 attendance, if it's a tie vote ...
28 ALICIA HUNTER: It doesn't
29 more forward with the commission. But it does move
30 forward to the Council.
31 WESLEY GRANT: Okay. So
32 those in attendance would know that.
33 ALICIA HUNTER: Yes. We'll
34 just report your recommendation was three to three tie,
35 and the County Council will consider it.
36 WESLEY GRANT: Okay. Thank
37 you.
38 Next on the agenda is a rezoning request of
39 approximately fifteen acres located on Beaverdam Road.
40 And I'm assuming we have a staff report here.
41 BRITTANY MCABEE: Thank you, Mr.
42 Chairman. This is a rezoning from R-20 to C-3. The
43 applicant is Garnett Land Development, which is Robert
44 Romanowski and Sylvia Garnett. The current owner is
45 Wayne B. Elmore Family Trust and T. Gary McAlister.
46 It's located on Beaverdam Road in the Williamston Mill
47 Precinct in Council District 7. It's approximately
48 16.3 acres that they're wishing to rezone out of a
49 total of 54.22 acres. We are only discussing 16.3
50 acres of the total parcel.

1 It's currently zoned R-20, which is your single-
2 family residential. The requested zoning is C-3, which
3 is commercial district. The purpose is to rezone the
4 front portion of the property from R-20 to C-3 for the
5 purpose of creating a commercial park with six lots
6 that can be used for various types of businesses.
7 Businesses may include a restaurant and other general
8 businesses. Interior lots will be used for warehouse
9 and light manufacturing type businesses.

10 As discussed previously, your single-family
11 residential, which is R-20, what we just discussed,
12 single-family detached dwellings with special
13 exceptions are allowed for recreational, religious and
14 educational facilities to support the community.

15 The commercial district on the other hand is
16 established to provide for the development of
17 commercial and light service land uses, which are
18 oriented to customers traveling by automobile. Land
19 uses in this district are intended to be located in
20 non-residentially zoned areas and along major
21 thoroughfares. Establishments in this district provide
22 goods and services for the traveling public.

23 This is a site plan of the proposed layout in the
24 16.3 acres that is being wished to be rezoned to six
25 lots off of the cul-de-sac.

26 And this is a plat from 1988. The details are,
27 unfortunately, not well received due to the age.

28 And this is an aerial view of the property. And
29 we're discussing that southern portion. And this is
30 the future land use map. You do have that commercial
31 future land use map because of its access to Highway 29
32 as a portion of the property.

33 And this is the zoning map that is contiguous with
34 that C-3 zoning that is to the south.

35 Staff does recommend approval. The applicant's
36 purpose is to create a commercial park. The future
37 land use map does identify the area as residential, but
38 as you saw, a portion of it was commercial due to the
39 ability to access Highway 29. The rezoning is
40 contiguous to an existing C-3 and is only a portion of
41 the property. The remainder of the 54 acres is to
42 remain R-20. The property is along Beaverdam Road,
43 which is a major collector which has no maximum trips
44 per day. This concludes the staff report.

45 WESLEY GRANT: Thank you.

46 Do we have a developer's presentation here for
47 this one? I guess not. No one is signed up for public
48 comments. So at this point do we have any questions
49 for staff? I'm sorry. I overlooked someone.

50 Yes, ma'am. Just please come forward and state

1 your name and address, please.
2 ROBIN GARDNER: My name is
3 Robin Gardner. I live at 311 Hogg Road. And I would
4 like to speak against this rezoning application because
5 the area that we live in is very residential and I feel
6 like the development for commercial type property would
7 be not good for our neighborhood. We have a small
8 quiet neighborhood and we'd like to keep it that way.
9 That's my opinion. So I'm against it. Thank you.
10 WESLEY GRANT: Okay. Thank
11 you. As commissioners, does anyone have any questions
12 for staff at this time?
13 JANE JONES: Do we know if
14 there is someone that's ready to move forward with the
15 commercial development if it's rezoned or is this just
16 a proposal?
17 ALICIA HUNTER: Yes, we do.
18 Yes, ma'am.
19 JANE JONES: They just
20 didn't come. Okay.
21 ALICIA HUNTER: Yes. I think
22 there was confusion on the meeting date.
23 WESLEY GRANT: If there are
24 no more questions, I'll entertain a motion. We have a
25 motion to approve the project rezoning request. Do I
26 have a second?
27 DAN HARVELL: Second.
28 WESLEY GRANT: We have a
29 second. Any discussion? All those in favor please
30 raise your hand. And it's unanimous.
31 Ms. Hunter, do we have any items for old business
32 here?
33 ALICIA HUNTER: No, sir.
34 WESLEY GRANT: Moving on to
35 new business, the first order of business under new
36 business is a preliminary subdivision, Midway Farms
37 Phase II located off Midway Road. And I'll turn it
38 over to staff.
39 BRITTANY MCABEE: Thank you, Mr.
40 Chairman. This is Midway Farms Phase II. A hundred
41 and eleven property owners within the two thousand foot
42 radius were notified via postcard. As a background of
43 the original subdivision, the original development was
44 approved on December 8, 2020 for twenty-five lots. The
45 preliminary subdivision is, of course, Midway Farms
46 Phase II. The intended development is single-family
47 detached dwellings. The applicant is JMK Development
48 LLC. The surveyor is NuSouth. It's located off of
49 Midway Road, which is a state maintained road. It's
50 located in Council District 7. Surrounding land use is

1 R-A. And it's to remain R-A, which is the current
2 zoning, as well. Tax map number is there for your
3 viewing. It's approximately 8.9 acres that we are
4 discussing adding. And it's going to be five lots.
5 They are requesting a variance.

6 Traffic impact analysis is Midway Road is
7 classified as an arterial, which has no maximum average
8 trips per day. The variance is they are wishing to
9 reduce their setbacks for the following reason.
10 Developer did wish to purchase the property when Phase
11 I was approved, but the property was not available at
12 the time. It was approved on December 8, 2020. Such,
13 the developer is requesting a variance to reduce the
14 side setbacks from fifty feet to ten percent of the lot
15 width, and rear setback from fifty feet to twenty-five
16 feet to match the Phase I setbacks. The reason for
17 this is that the R-A setbacks were changed by Council
18 and increased on December 15, 2020 and the original
19 Phase I subdivision was approved prior to the new
20 setbacks taking effect.

21 So to clarify, we are asking for a variance to
22 reduce from fifty foot side setbacks to ten percent of
23 the lot width. The rear from fifty foot to twenty-five
24 foot. This is the old setbacks that were granted in
25 the original development that was approved on December
26 8. So they are asking for this variance to match Phase
27 I's setbacks.

28 This is a plat showing the five lots. I believe
29 you have a handout that shows the entire subdivision
30 that the developer provided to you today. And this is
31 an aerial view of the property showing the entire --
32 the subdivision that was approved previously, as well
33 as part of the property to the north that is going to
34 be added to the property. Those lots will be accessing
35 Winter Valley Lane.

36 Staff does recommend approval of both the variance
37 as well as the subdivision. The project has met the
38 requirements in Chapter 70 except for the variance that
39 is to reduce the setbacks.

40 This concludes the staff report.

41 WESLEY GRANT: Okay. Thank
42 you. Do we have a developer presentation?

43 JAMES CURTIS: I'm James
44 Curtis. I live at 1309 Stringer Road. So I live -- my
45 property adjoins this development, so I purchased this
46 really to kind of help protect the neighborhood back
47 there. I approached Mr. King about purchasing the
48 property on the left side. I was required to give him
49 easement there, so a lot -- and it wasn't available to
50 purchase at the time when I did the development. The

1 main thing is I just want to keep the consistency.
2 What we've got, you know, the builder is building some
3 nice homes in there. We want it just to be consistent.
4 We've put buffers around everywhere.

5 I'm happy to answer any questions.

6 WESLEY GRANT: Okay. Thank
7 you, sir. Appreciate that. We have a few people
8 signed up to speak. I open it up to public comments.
9 We have Mr. Richard Hanks, the first listed here.

10 RICHARD HANKS: My name is
11 Richard Hanks. I live in Hampton Acres across the road
12 from that development. I don't know -- I could not see
13 any information on what the lot sizes were going to be.
14 They're changing the lot sizes; is that correct?

15 JAMES CURTIS: They're still
16 one-acre lots.

17 RICHARD HANKS: They're still
18 one-acre lots? So everything is staying one-acre lot.
19 My concern was that the lots were going to be made
20 smaller and it might open up an avenue for smaller lot
21 developments. We know what's happened down around
22 Midway Church and Midway School, you know, just
23 recently with all of the development that's going on
24 down there and with all these really small lots. And I
25 just don't want to see that on up the road in our area.
26 We've been pretty fortunate over the years to have any
27 developments that have come in have been really nice
28 developments and they are larger lots. So as long as
29 they're staying one-acre lots, I don't really have an
30 issue with that.

31 WESLEY GRANT: Okay. Thank
32 you, sir. Next we have Diane Coker.

33 DIANE COKER: I'm Diane
34 Coker. I live on Stringer Road. And Mr. Hanks asked
35 the question that virtually made me understand more
36 about what the lot sizes were being reduced, but not
37 reduced to, also. And I think that was what our
38 biggest worries were. I have -- one of the homeowners
39 and neighbors in that area, this is what he had text me
40 and I think it will make us all feel a little bit
41 better after hearing what you had said. He says, I
42 just want whatever happens to be in benefit all our
43 neighborhood and continue having good neighbors. And I
44 think with it can accomplish that.

45 WESLEY GRANT: Okay. Thank
46 you. And last but not least, we have Ms. Anna -- and
47 I'm sorry, I can't read the writing.

48 ANNA BOLTON: Yes. This is
49 Anna Bolton and I live at 1320 Stringer Road. And I'm
50 in agreement as long as this rezoning does maintain the

1 one-acre lots. We just had concerns that it would
2 reduce the lot size and therefore create an opportunity
3 for more homes. It sounds like that won't be the case,
4 so I'm in agreement.

5 WESLEY GRANT: Okay. Thank
6 you. That concludes public comments. I'll open it up
7 to the planning commissioners for any questions you may
8 have.

9 DAN HARVELL: Mr. Chairman,
10 this is in my district. I met with Councilwoman Cindy
11 Wilson out there yesterday. She doesn't have a problem
12 -- in her concerns, she doesn't have a problem with the
13 size of the lots being one acre, but yet the restricted
14 area that would be between each house because these
15 lots are very narrow and deep. She said -- and I'm
16 just going to tell you what she said -- she said they
17 worked for a long time to get the ordinance changed to
18 allow for more setback so that these houses would have
19 more space between them. And her concern was that this
20 was infringing on what the intent of the ordinance is.

21 So having said that, I will ask Mr. Curtis if you
22 wouldn't mind addressing the fact that these lots are
23 rather skinny and long rather than like a whole lot of
24 these other lots that are in the Phase I of it.

25 JAMES CURTIS: Yeah, I can
26 address that. They're very similar in size to what is
27 in the Phase I. A hundred and five, I think, is the
28 smallest one, which is a gracious lot. I mean I live
29 -- my lot -- I live on fifteen and a half acres on
30 Stringer Road and I have a hundred and fifteen feet on
31 Stringer Road. That's a nice size residential lot.
32 The houses are sixty feet wide generally speaking. So
33 I mean it's still giving you -- at a minimum you're
34 going to have more yard between each house than what's
35 there. It's fairly consistent with what's there. I
36 mean I think it's a nice development. Like I said,
37 these are expensive homes that these folks are selling
38 in there.

39 Again, I have -- this is my neighborhood. I have
40 access through the back of this neighborhood into the
41 backside of my property. You know, it's the type of
42 development that I would like to live next to me. In
43 fact, the three and a half acre piece that's to the
44 north of it right there, that's where I plan to build a
45 home for my daughter. And I protected the others on
46 the other side of the creek. I have a gentleman that's
47 going to build over there on that seven-acre piece. I
48 mean we buffered it out well. I think it's good for
49 the neighbors. I'm pretty comfortable with the lot
50 widths. The homes that everyone is complaining -- I

1 mean these are forty-five and sixty wide lots is where
2 everybody is seeing that mass density. A hundred and
3 five foot wide lot is a gracious lot that'll leave
4 plenty of good separation. It'll look the same as the
5 other houses do in that neighborhood.

6 If you ride out there, some of the houses are
7 bigger than I'd like for them to be, to be honest with
8 you. They're building really nice homes in there.

9 DAN HARVELL: So you predict
10 with a sixty -- you're predicting the houses to be what
11 width?

12 JAMES CURTIS: I think
13 generally most of the -- which I approved the plans
14 that went in there. Most of them are a sixty wide-ish
15 lot. I mean some of them may offer these bonus garages
16 which may take it up to about seventy-five feet wide.
17 But you know, we build the pads in the center of the
18 lots and you're going to have nice buffers between the
19 homes.

20 DAN HARVELL: So you would
21 predict with sixty foot wide homes how much space
22 between them based on these lots?

23 JAMES CURTIS: With a sixty-
24 foot wide home and it's at the center of the lot, okay,
25 you would have twenty on either side. And then the
26 next house would have twenty. So you would have forty
27 to fifty feet between homes there, which I think is
28 pretty consistent with what's there.

29 DAN HARVELL: Okay. Thank
30 you, sir.

31 JANE JONES: Do you know
32 off the top of your head what the difference would be
33 between what you just said and with what the new
34 guidelines are?

35 JAMES CURTIS: Well, the new
36 guidelines require fifty feet. So I mean a hundred and
37 five foot lot would ---

38 JANE JONES: You said forty
39 and the new is fifty?

40 JAMES CURTIS: What's that
41 now?

42 JANE JONES: You said yours
43 would have forty foot ---

44 JAMES CURTIS: No. They will
45 probably have closer to fifteen to twenty on either
46 side, depending on how the houses are situated on the
47 lot. But the requirement would be whatever -- I mean
48 the same zoning that it had when I developed the other
49 twenty-five lots.

50 JANE JONES: I'm talking

1 about the difference in what it was and what it is
2 today.

3 JAMES CURTIS: So what I'm
4 asking for is to go back to what it was.

5 JANE JONES: I know.
6 That's what I'm talking about.

7 ALESIA HUNTER: It would be
8 ten percent of the lot width, Ms. Jane.

9 JANE JONES: Okay.
10 WESLEY GRANT: Okay. Any
11 other discussions, comments, questions? If not we'll
12 entertain a motion.

13 JAMES MCCLAIN: Make a motion
14 to approve.

15 WESLEY GRANT: We've got a
16 motion to approve from Dr. McClain. We've got a second
17 from Mr. Cothran. Any discussion? If not, all those
18 in favor let it be known by raising your hand. All
19 opposed. It's unanimous. Thank you.

20 Next on the agenda we have a ---

21 BRITTANY MCABEE: Mr. Chairman,
22 you will need to vote on the variance separately. I
23 apologize.

24 WESLEY GRANT: Oh, I'm sorry.
25 BRITTANY MCABEE: You were
26 voting on the subdivision, but you will need to vote on
27 the variance separately.

28 WESLEY GRANT: So in terms
29 of the variance, I guess that's the consideration on
30 the table at this time.

31 JAMES MCCLAIN: Make a motion
32 to approve the variance.

33 WESLEY GRANT: We've got a
34 motion to approve the variance.

35 DONNA MATTHEWS: Second.
36 WESLEY GRANT: We have a
37 second. All those in favor. It's unanimous. Thank
38 you.

39 Next we have this -- we'll turn it over to Mr.
40 Cartee regarding the Rose Creek subdivision located on
41 River Road.

42 TIM CARTEE: Thank you.
43 This development is Rose Creek. Two hundred and
44 ten property owners were notified within the two
45 thousand foot radius, were notified via postcards.
46 This is a single-family development. The applicant is
47 Austin Allen; the surveying engineer is Arbor Land
48 Design. The location access is on River Road, which is
49 a state maintained road. It's in Council District 6.
50 Surrounding land use is residential, commercial and

1 vacant. The area is unzoned.

2 There's your tax map for your viewing. The number
3 of acres is 18.37 and the number of lots are eighteen.
4 No variance is requested. And River Road is classified
5 as a collector with no maximum average trips per day.

6 Here you can see the layout of the subdivision.
7 Here is the TMS number and the aerial photo showing the
8 placement of this development.

9 Staff recommends approval. This project has met
10 the requirements in Chapter 38 Land Use. That's all I
11 have, Mr. Chairman.

12 WESLEY GRANT: Thank you,
13 sir. Do we have a developer presentation? Okay.

14 AUSTIN ALLEN: Good evening.
15 My name is Austin Allen. I'm with Arbor Land Design,
16 49 Greenland Drive in Greenville, the project designer
17 on the project.

18 As stated by Mr. Cartee, we're proposing eighteen
19 single-family septic lots. We will be proposing
20 roughly .28 linear miles of new county road. Your
21 smallest lot size is 26,697 square feet, while your
22 largest is 40,224 square feet.

23 We are well aware of the issues that surround the
24 Powdersville area in terms of infrastructure. Not only
25 the schools, the traffic, as well. At the same time,
26 we also believe that Powdersville is a very attractive
27 area. Growing up it seemed like Powdersville was a lot
28 further out. And now that I'm out and about and
29 traveling a good bit, Powdersville is very close to
30 Greenville. So in terms of employment, it's very easy
31 to get to and from. I think what we need to
32 understand, too, when we're looking at development in
33 this area, is, as attractive as a area is, I don't
34 think we're going to get to a point where we are
35 stopping development. So if we can't stop development,
36 what do we do? Basically we try to be good stewards of
37 the infrastructure. Meaning, you know, we're not
38 coming in and proposing the maximum density we can get
39 on the site. These larger lots, they're an attractive
40 lot. They're much easier on the public road system,
41 the school district and other emergency services in the
42 area. We're very excited about this project in this
43 area and we look forward to bringing it to fruition.

44 I'll be happy to answer any questions when the
45 time comes. Thank you all for your consideration on
46 the project.

47 WESLEY GRANT: Thank you.
48 We'll open it up for public comments. We have two
49 signed up to speak. The first one is Mr. Wayne Riddle.

50 WAYNE RIDDLE: Appreciate

1 the opportunity to come and speak. Wayne Riddle, 3516
2 River Road. I've been there since '71. And this
3 property proposal, I'm not for it. It's very close to
4 my house. About a mile above my house is where I
5 attend church. And we've had more cars and motorcycles
6 coming over that hill where they plan to put this
7 thing. I know they're running over a hundred miles an
8 hour because I've been sitting out on my front porch
9 and watch them do it. I wish I could get their tag
10 numbers. Or put spikes in the road or something.

11 But anyway, I'm concerned about my wife pulling
12 out into the road because we live close to it. And
13 right where they plan to put this thing, the main road
14 would have to come out into River Road. So I believe
15 it's just going to be mostly a traffic concern. I'm
16 not against growth because I know everything grows.
17 But anyway, I'm just concerned about people and their
18 lives. I'm surprised there's not been a person on a
19 motorcycle land up in one of my trees or something.
20 Because there need to be more -- well, that ain't
21 y'all's problem I don't guess, but there do need to be
22 more patrolmen on that road because it's really
23 dangerous. Thank you.

24 WESLEY GRANT: Thank you,
25 sir. Next we have Mr. William Patterson.

26 WILLIAM PATTERSON: Yes, my name
27 is William Patterson. I live at 3503 River Road and
28 also own 3507 River Road. And my property -- these
29 houses will be right in the back of my two houses,
30 which they face River Road. The place is really known
31 for the wildlife in the area. There are a lot of deer,
32 turkeys. We need a turkey crossing sign on the road
33 for the turkeys to cross because there was about three
34 or four got killed this year.

35 And also I heard -- now I don't know it for a fact
36 -- but Powdersville is about to the limit on their
37 water supply. I'm not confirming that. But I did hear
38 from someone that kindergarten in Powdersville cannot
39 accept anymore kids. They're having to go pay for
40 private school to get their kids in kindergarten. Of
41 course, we've got a brand new high school there; very
42 nice. And elementary school.

43 And like I say the hill right there, I mean from
44 my driveway, I have to sit there and look twice before
45 I want to pull out because people are coming over that
46 hill so fast. It's just not real safe, I don't think,
47 because they made me move my driveway because there was
48 two trees blocking the view of my pullout. So I had to
49 move my driveway going up the hill.

50 So that and the wildlife. And I've lived in that

1 area for -- since 1990. Built a road down to a log
2 home on the river on Riverside Drive. And I built
3 these two houses in 2006 there. And it's a very nice
4 neighborhood. A lot of people. We've had some new
5 double wides move in, real nice. They're right on the
6 road. These will be out of view of the road really
7 because there is quite a few trees and you've got these
8 big power lines that run right adjacent to that
9 property also.

10 But that's about my concerns. I don't want it.
11 Thank you.

12 WESLEY GRANT: Thank you,
13 sir. That concludes the public comments. I'll open it
14 up to the Planning Commission members in case you have
15 questions of staff or anybody.

16 JANE JONES: I have a
17 question for the developer. This property is heavily
18 wooded. And I notice in this aerial photograph there's
19 another section of woods beside this property. Is that
20 part of the same property or is that -- to the left
21 going toward the top of that picture, is that part of
22 what you're looking at and you're just not developing
23 it or ...

24 AUSTIN ALLEN: No, ma'am.
25 That's ---

26 JANE JONES: That's a whole
27 different. But it could be sold and bought.

28 My question to you is it's heavily wooded. And if
29 you're going to put eighteen houses, septic tank houses
30 on eighteen acres, you're pretty much going to have to
31 clear cut the whole thing; right?

32 AUSTIN ALLEN: A good bit of
33 it, depending on how we go in direction in terms of
34 padding out the lots, which likely they will be padded.
35 I would anticipate your road and your right-of-way is
36 going to be graded in. And then typically what we've
37 seen in the past is about a hundred feet off of the
38 right-of-way line is generally cleared to be able to
39 build that path. So that would be my ---

40 JANE JONES: You know,
41 eighteen houses in a row is pretty much going to cover
42 eighteen acres with the size of the houses that you've
43 got, is what I was thinking. My question on top of
44 that is do you have any plans about once you get the
45 houses built and landscaped and everything, do you have
46 any plans to replant any of these trees? Because
47 you're pretty much going -- they're all going to come
48 down.

49 AUSTIN ALLEN: I have my
50 client representative of Eastwood Homes here. He may

1 be able to answer that question better than I.

2 ADAM CHAPMAN: Adam Chapman,
3 Eastwood Homes, 310 Greenville Street, Pendleton.

4 As far as landscaping, these houses will be in the
5 mid three hundreds as a price point. So we'll put
6 trees, we'll put landscaping, do all the very nicely
7 kind of ---

8 JANE JONES: Well, I knew
9 you would landscape it. My concern is replacing some
10 of these trees, because they're all pretty much going
11 to have to come down to get that many houses in there.
12 And I just wanted to know if you have already in your
13 plans how many trees you're going to plant back or what
14 you're planning to do to maybe replenish some of that.
15 I know of course you can't ---

16 ADAM CHAPMAN: I did a good
17 walkabout of that piece of property the other day. And
18 it looks like if you go on Google Earth Pro, you can
19 kind of go back in time and see the old satellite
20 pictures of it. And it was cleared in the past,
21 obviously, and much was like loblolly pines, scrub
22 pines and things of that nature. I walked pretty much
23 of that property. There wasn't anything over a couple
24 of inches really big. As far as the trees in there,
25 they most likely would come down. We would follow any
26 sort of county ordinances that would be required of us
27 to replace. But I don't have a plan at this point.
28 We're right here. If we can move forward from there,
29 we'll certainly have a tree plan.

30 JANE JONES: Thank you.

31 ADAM CHAPMAN: Yes, ma'am.

32 JAMES MCCLAIN: I have a
33 quick question. Just curious, how did you devise the
34 name Rose Creek?

35 ADAM CHAPMAN: It's my
36 daughter's name. Rose. I like seeing her name on
37 stuff. So I put it there. I know it starts back to
38 Walmart being created, but that's how I came up with
39 Rose Creek.

40 WESLEY GRANT: Any other
41 questions? Hearing none, we'll entertain a motion.

42 JANE JONES: I guess it's
43 up to me now. And I make this motion knowing full well
44 that, like you said, our schools are at capacity. And
45 so is the law enforcement and the fire. And my concern
46 is every time one of these comes up that instead of
47 eighteen houses it's going to be a hundred plus. So
48 I'm going to make the motion that we approve this
49 project based on the fact that it is going to be septic
50 tank lots, larger lots, and there will only be eighteen

1 houses.
2 WESLEY GRANT: We have a
3 motion to approve.
4 JANE JONES: Yes.
5 DONNA MATTHEWS: Second.
6 WESLEY GRANT: We got a
7 second by Ms. Matthews. Any discussion? Hearing none,
8 we'll take a vote. All those in favor of approving.
9 It's unanimous. Thank you.
10 Next on our agenda is general public comments if
11 there's anyone that wishes to speak to non-agenda
12 items.
13 If not we'll move on to other business. Ms.
14 Hunter.
15 ALESIA HUNTER: Thank you,
16 Mr. Chairman. Wanted to give you all an update on the
17 Comprehensive Plan. Brittany McAbee has been working
18 tireless to get this plan up and going. This will be
19 an update. If you remember, 2016 we did an entire
20 Comprehensive Plan. This is a five-year update so
21 we'll be updating a lot of data, some census
22 information and going through all the elements in the
23 plan and update that. So she's been working on that
24 for months. And she's very close to finishing it. And
25 we thank her for all her hard work on that. So kudos
26 to Brittany because she's been working to get this
27 finished by the end of the year. So we'll be
28 presenting to each council district after the Planning
29 Commission has looked at this and approved it to move
30 forward. And we'll have some community meetings in
31 each council district just to let the public know what
32 we've done to update the data and get this -- because
33 it is time for it. We're a little bit behind due to
34 COVID. But thanks to Brittany's hard work, she's got
35 us back on track here. So we'll be presenting that to
36 you soon.
37 WESLEY GRANT: Okay.
38 Perfect. We look forward to seeing that. Certainly
39 appreciate all the hard work from Brittany and
40 everybody else, as well. So thank you for that.
41 Lastly, I'll entertain a motion to adjourn.
42 DAVID COTHRAN: I have
43 something.
44 WESLEY GRANT: Okay.
45 DAVID COTHRAN: I would like
46 to request or ask if this is not set in stone. It
47 seems like -- you know, I need to go to this continuing
48 education thing. Every time we have something -- I
49 work three days a week and it has to be on a day I
50 work. I just want to know if there's any flexibility.

1 If there's not, it's not; I'll see what I can do. If
2 we could move it to one of the other Tuesdays of that
3 month. Either the 11th or the 25th. I work on the 4th
4 and the 18th.

5 JANE JONES: I would
6 prefer another Tuesday also.

7 DAVID COTHRAN: I'm off --
8 for the record, I am off every other Tuesday without
9 fail on that pattern. And every time we have
10 something, it's on a Tuesday I work. So I really would
11 like, if it's okay with everyone if we could move that
12 just one week or either three weeks, to the 11th or
13 25th. I could pick another date if Tuesday is not
14 convenient.

15 TYANNA HOLMES: If we keep it
16 on a Tuesday, we could do the 18th or the 25th because
17 the 11th, if we have any agenda items, we'll have
18 another Planning Commission meeting on the 11th. So we
19 could do the 18th or the 25th.

20 DAVID COTHRAN: 18th would be
21 the same as the 4th. I think it'll be the same as
22 before, so the 25th works for me if that's okay with
23 everybody.

24 TYANNA HOLMES: Okay. Will
25 the 25th work for the majority?

26 WESLEY GRANT: 25th works
27 for me.

28 JANE JONES: Yeah.

29 DAN HARVELL: That's fine.

30 TYANNA HOLMES: Okay. And do
31 we want to do morning, nine to twelve, or do we prefer
32 afternoon, one to four?

33 WESLEY GRANT: Morning is
34 good for me.

35 DAVID COTHRAN: It looks like
36 the majority has the nine to twelve slot.

37 TYANNA HOLMES: Okay. So
38 we'll do October 25th, that morning, and I will send
39 out an email as a reminder. And as we get closer I'll
40 send out an email the week before, again, to let
41 everyone know it will be that day. And again, it'll be
42 at the same location as the last one, at the Annex
43 Building in our conference room.

44 WESLEY GRANT: Okay.
45 Perfect.

46 DAVID COTHRAN: Well, let me
47 say I appreciate your flexibility and patience, because
48 I know you do put a lot of work into these things, and
49 I hope I haven't caused too much ...

50 WESLEY GRANT: Mr. Cothran,

1 anything for you.
2 DAVID COTHRAN: Thank you. I
3 appreciate it.
4 WESLEY GRANT: Thanks
5 everyone. Have a great night.
6
7 **MEETING ADJOURNED AT 7:18 P.M.**
8

Anderson County Planning Commission

December 13, 2022

6:00 PM

Staff Report

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

Intended Development: Green Pond RV Park

Applicant: Robert Scott Walsh

Surveyor/Engineer: Land Planning Associates

Details of Development: This development will consist of 205 spaces on 23.24 acres, an office and event center building, a pool, and other miscellaneous amenities. The RV pads will be approximately 30'x60', the office building will be approximately 2,000 - 6,000 square feet. This project could be completed in 1-3 phases.

Location and Access Green Pond Rd. (County)

County Council District: 5

Surrounding Land Use: Residential, Undeveloped

Zoning: Un-Zoned

Tax Map Number: 47-00-07-001

Variance: No

Traffic Impact Analysis:

Green Pond Rd. is classified as a Major Urban Local road with a maximum of 1600 average 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)



Development Standards Land Use Review Application

Thank you for your interest in Anderson County, South Carolina. This packet includes the necessary documents for Land Use Reviews to be heard by the Anderson County Planning Commission.

APPLICATION FOR: **Land Use Review**

Project Name: **Green Pond RV-Park**

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

Name of Applicant Robert Scott Walsh
104 Gordon Dr. Townville, SC 29869
 Mailing Address _____
864 934 8090 Telephone _____ scottwalsh@easterncrane.com E-mail _____

Applicant is the: Owner's Agent _____ Property Owner X
Greenpond Investments LLC

Property Owner(s) of Record _____
104 Gordon Dr. Townville, SC 29869
 Mailing Address _____
864 934 8090 Telephone _____ scottwalsh@easterncrane.com E-mail _____

Authorized Representative Robert Scott Walsh
104 Gordon Dr. Townville, SC 29869
 Mailing Address _____
864 934 8090 Telephone _____ scottwalsh@easterncrane.com E-mail _____

Address/Location of Property Green Pond Rd
Vacant

Existing Land Use _____
Luxury RV Park in conjunction with existing Greenpond Landing Development

Proposed Land Use _____
470007001

Tax Map Number(s) _____

Total Size of Project (acres) 23.24

REQUEST FOR VARIANCE (IF APPLICABLE):

Is there a variance request?

☐ Yes

☒ No

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

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 24 - 115 Intensity Standards in the Anderson County Code of Ordinances. This traffic study must be submitted with the application.

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

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



Anderson County, South Carolina
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 - Tiger Cove is across the street. This proposed development will keep the RV park concept on the adjacent property and is in conjunction with Greenpond Landing.

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

No, it will not.

- (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, it will not.

- (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.



Anderson County, South Carolina LAND USE REVIEW

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.

DocuSigned by:

Robert S. Walsh

Signature of Applicant

11/2/2022

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.

DocuSigned by:

Robert S. Walsh

Signature of Owner(s)

11/2/2022

Date

Staff Use Only:

Application Received By: _____

Planning Commission Date: _____

Planning Commission Decision: _____

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

Date: _____

Site Plan Revision Fee \$100.00

Robert Scott Walsh
104 Gordon Dr.
Townville, SC 29869
November 2, 2022

Anderson County Planning Commission
401 East River Street
Anderson, SC 29624

Letter of Intent: New Luxury RV Park in Anderson, SC

Attn: Planning Commission

Attached to this letter you will find the application and supporting documents for a new luxury RV Park located TMS 470007001 made up of 23.24 total acres. The new RV park will consist of approximately 200-220 RV pads, an office and event center building, a pool, and other miscellaneous amenities. The RV pads will be approximately 30'x60', the office building will be approximately 2,000 – 6,0000 square feet. See attached site plan for reference. This project could be completed in 1-3 phases. No variance is being requested for this project.

Please let me know if you have any additional questions.

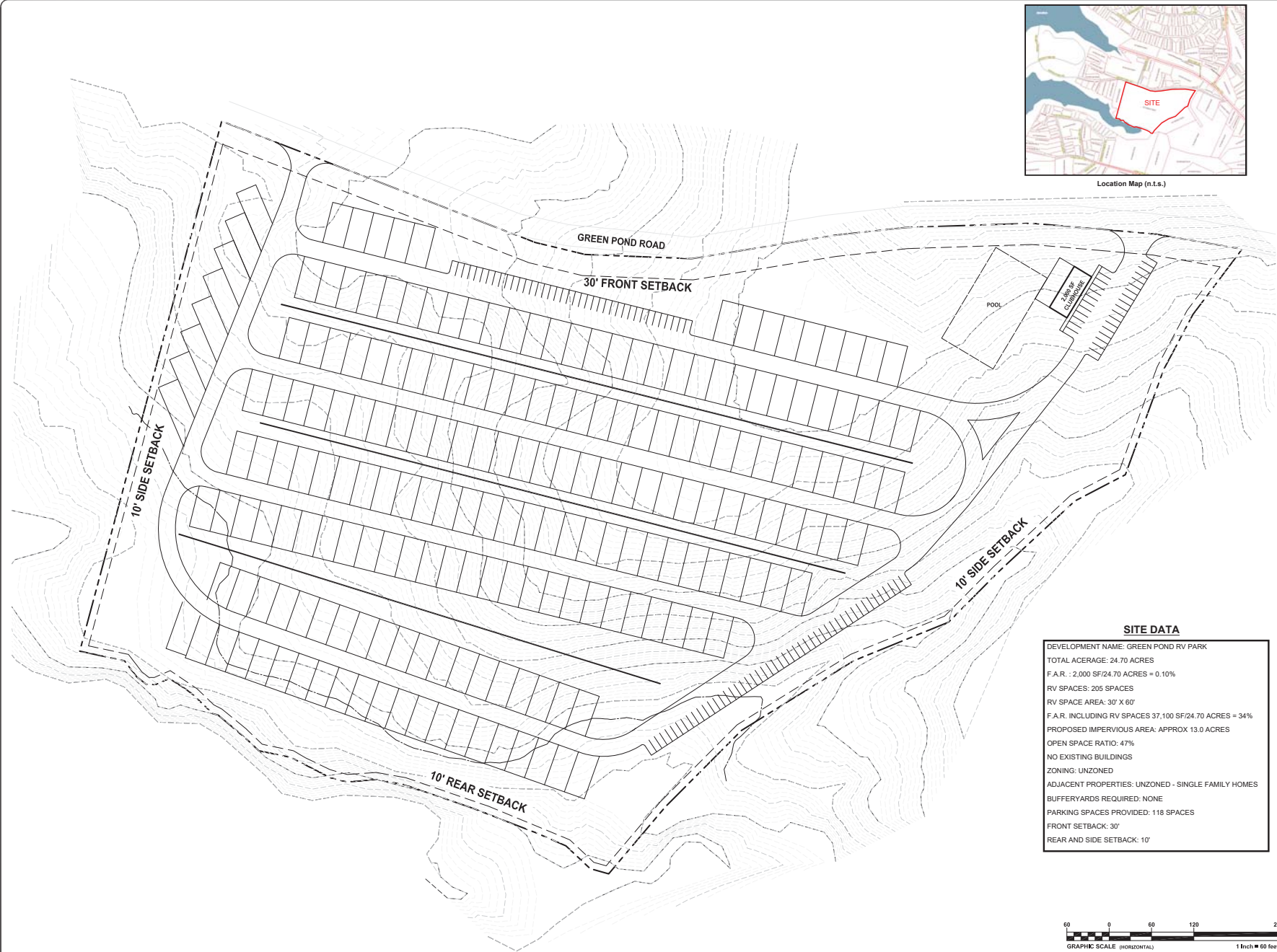
Best,

Robert Scott Walsh
DocuSigned by:

Robert S Walsh

555CD55A7B454CF

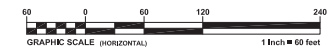
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11/9/2022 11:52:22 AM



Location Map (n.t.s.)

SITE DATA

DEVELOPMENT NAME: GREEN POND RV PARK
TOTAL ACERAGE: 24.70 ACRES
F.A.R. : 2,000 SF/24.70 ACRES = 0.10%
RV SPACES: 205 SPACES
RV SPACE AREA: 30' X 60'
F.A.R. INCLUDING RV SPACES 37,100 SF/24.70 ACRES = 34%
PROPOSED IMPERVIOUS AREA: APPROX 13.0 ACRES
OPEN SPACE RATIO: 47%
NO EXISTING BUILDINGS
ZONING: UNZONED
ADJACENT PROPERTIES: UNZONED - SINGLE FAMILY HOMES
BUFFERYARDS REQUIRED: NONE
PARKING SPACES PROVIDED: 118 SPACES
FRONT SETBACK: 30'
REAR AND SIDE SETBACK: 10'



REVISIONS:

NO.	DATE	DESCRIPTION	BY

SEAL:

CORPORATE SEAL



LAND PLANNING ASSOCIATES, INC.
110 WEST 1ST AVENUE - SUITE A
EASLEY, SC 29640
854-242-6972
design@lpa-inc.net

GREEN POND RV PARK ANDERSON SC

PROPERTY INFORMATION:

TAX MAP NUMBER: 47-00-07-001
REFERENCE D.B. & PG:

ADDITIONAL INFO:

ISSUE FOR CONSTRUCTION:

PERMIT DATE:
BID DATE:

DRAWN BY: CAS

DESIGN BY: SLC

CHECKED BY: PMR

DATE: 11/9/22

SCALE: HORIZ: 1"=60' VERT: 1"=10'

JOB NUMBER: PRELIM

CONCEPT 7

GREEN POND RV PARK
ANDERSON
SOUTH CAROLINA



Anderson County Planning Commission

December 13, 2022

6:00 PM

Staff Report

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

Intended Development: Andersonville RV Park

Applicant: WJTH Properties, LLC

Surveyor/Engineer: Site Design

Details of Development: This development will consist of 78 spaces on 14 acres with an office/laundry building, pavilion with grills, tables, firepit and walking trail.

Location and Access Andersonville Rd. (County) & Boleman Rd. (County)

County Council District: 4

Surrounding Land Use: Commercial, Residential, Undeveloped

Zoning: Un-Zoned

Tax Map Number: 18-00-08-006

Variance: No

Traffic Impact Analysis:

Andersonville Rd. is classified as a collector road with no maximum average 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)



Development Standards Land Use Review Application

Thank you for your interest in Anderson County, South Carolina. This packet includes the necessary documents for Land Use Reviews to be heard by the Anderson County Planning Commission.

APPLICATION FOR: **Land Use Review**

Project Name: **ANDERSONVILLE RV PARK**

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

Name of Applicant **WJTIII PROPERTIES LLC**

Mailing Address **101 E Washington St - Suite 300 - Greenville, SC 29601**

Telephone **3362605523**

E-mail **ttaylor@naief.com**

Applicant is the: Owner's Agent _____ Property Owner **WJTIII Properties LLC**

Property Owner(s) of Record **John Cromer & William Cromer**

Mailing Address **6762 MILITIA HILL ST NW CANTON OH 44718**

Telephone **BILL - 419 341 5767 : JOHN 330 605 7055**

E-mail **jcromer@sssnet.com & bilcromer@yahoo.com**

Authorized Representative _____

Mailing Address _____

Telephone _____

E-mail _____

Address/Location of Property **1817 DOBBINS RD, TOWNVILLE, SC 29689**

Existing Land Use **VACANT LAND**

Proposed Land Use **RV PARK**

Tax Map Number(s) **A Portion of TM# 180008006**

Total Size of Project (acres) TOTAL SITE = +/- 14 AC PORTION OF 193.70 AC

REQUEST FOR VARIANCE (IF APPLICABLE):

Is there a variance request?

☐ Yes

☒ No

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

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 24 - 115 Intensity Standards in the Anderson County Code of Ordinances. This traffic study must be submitted with the application.

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

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**



Anderson County, South Carolina
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?

There are several residences and a restaurant as well as boat ramps and parking in the immediate area. The proposed use is consistent with these uses and other developments in the area.

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

the proposed use will not have an adverse affect on the adjacent properties, all permitting and site plan requirements of Anderson County will be met

- (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?

proposed use shall not require excessive burdensome on public facilities and 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?

the property is designed within thee requirements and final site plan submittal will ensure compliance with all development ordinance standards

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

yes



Anderson County, South Carolina
LAND USE REVIEW

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.

Wm R. [Signature]
Signature of Applicant

11-1-22
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.

Wm R. [Signature]
Signature of Owner(s) - BUREL

11-1-22
Date

Staff Use Only:

Application Received By: _____
Planning Commission Date: _____
Planning Commission Decision: _____
Fee Paid Yes ☐ No ☐ Credit Card/Check# _____

Date: _____

Site Plan Revision Fee **\$100.00**

Sirrine Street LLC
William J Taylor III
101 E Washington St
Suite 300
Greenville, SC 29601

November 1st, 2022

Anderson County
Development Standards
401 East River Street
Anderson, SC 29624

NOTICE OF INTENT TO DEVELOP

To Whom It May Concern,

This letter is written to provide notice of our intent to develop a vacant land parcel in Anderson County, South Carolina for the purpose of an RV & Campground. The Parcel is located adjacent to Lake Hartwell in Townville, South Carolina neighboring existing State DNR Recreational facilities including a two-Lane boat ramp, courtesy dock, and paved parking.

The area is well established recreational area but open for increased utilization of existing public infrastructure and additional revenue opportunities for local businesses from new seasonal customers & clientele.

The information required for identification of the property and project, is summarized below:

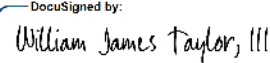
- Physical Address: 1817 DOBBINS RD, TOWNVILLE, SC 29689
- Anderson County Tax Map System Number: A Portion of TM# 180008006
- Parcel Size: TOTAL SITE = +/- 14 AC PORTION OF 193.70 AC
- Land Use Requested: RV PARK
- Total site size: 14 AC (Site Schematic enclosed)
- Total Units: 78 RV Sites
- RV Parking Space: 10' x 60'
- RV Patio Area: 10'x 20'
- VARIANCE REQUESTED: NONE

Construction will begin on the site within the year of 2023 pending successful permitting and county approval, and the anticipated completion date is Spring 2024. The campground will be placed into service at this time and managed locally.

The entity that will own the site, and complete the construction is Sirrine Street, LLC. This entity is closing on the site in December of 2022.

Please contact me with any questions, concerns, or for additional requirements that may need to be submitted.

Regards,

DocuSigned by:

E4419F5DD381406

William James Taylor III

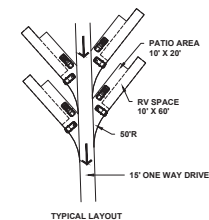
TTAYLOR@NAIEF.COM

336-260-5523



SITE DATA:

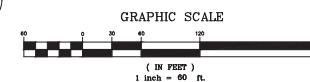
PIN: 1800008006
 TOTAL SITE = +/- 14 AC PORTION OF 193.70 AC
 78 RV SITES
 ZONING - UNZONED
 SETBACKS -
 FRONT - 40' ANDERSONVILLE RD, 20' BOLEMAN RD
 REAR - 15'
 SIDES - 15'



CAUTION



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 DIMENSIONS SHALL BE TO EXISTING UTILITIES. BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



SITE DESIGN, INC.
 CIVIL ENGINEERS, SURVEYORS, LANDSCAPE ARCHITECTS

www.sitedesigninc.com
 225 ROCKY CREEK ROAD
 FARMINGTON, NC 28534
 PH: 800.271.0400

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

STATE OF NORTH CAROLINA
 ENGINEER
 DATE: 10/05/2022
 No. 000212
 CERTIFICATE OF QUALIFICATION

SC REG NO

TOWNVILLE RV PARK

ANDERSON COUNTY
 SOUTH CAROLINA

HORIZ. SCALE:	1" = 60'
VERT. SCALE:	N/A
DESIGNED BY:	AGB
DRAWN BY:	AGB
CHECKED BY:	SG
DATE:	10/05/2022

S221118 BASE.dwg

SITE PLAN

SHEET 1 OF 1

C200



**Anderson County Planning Commission
Staff Report
December 13, 2022**

Applicant: Melanie Patterson
Current owner: LBB Investments LLC (Melanie S. Patterson)
Property location: 2647 Anderson Highway, Williamston
Precinct: Williamston Mill
Council district: 7
TMS#(s): 197-00-05-018
Acreage: +/- .49 acres
Current zoning: C-2 (Highway Commercial District)
Requested zoning: R-20 (Single-Family Residential District)

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

Surrounding zoning: North: R-20 (Single-Family Residential District)
South: R-A (Residential-Agriculture District)
East: R-20 (Single-Family Residential District)
West: Unzoned

Evaluation: This request is to rezone .49 acres from C-2 to R-20. The applicant wishes to move the property line on the C-2 property over 125 feet in order to accommodate construction of an accessory agriculture shelter on the neighboring property.

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

- November 23, 2022: Rezoning notification postcards sent to 142 property owners within 2,000' of the subject property.
- November 23, 2022: Rezoning notification signs posted on subject property;
- November 23, 2022: Planning Commission public hearing advertisement published in the *Independent-Mail*.

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



Rezoning Application

Anderson County Planning & Development

Date of Submission

Approved/Denied

Applicant's Information

Applicant Name: Melanie Patterson
Mailing Address: 113 HI Taylor Rd. Williamston, SC 29697
Telephone: 864-934-0129
Email: melanie@trinitymetal.org

Owner's Information (If Different from Applicant)

Owner Name: _____
Mailing Address: _____
Telephone: _____
Email: _____

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:

Owner's Signature

Date

Project Information

Property Location: 2647 Anderson Hwy, Williamston, SC 29697
Parcel Number(s)/TMS: 1976005018
County Council District: 7 School District: 1
Total Acreage: .49 Current Land Use: vacant commercial
Requested Zoning: R-20 Current Zoning: C-2
Purpose of Rezoning: ag shelter

Are there any Private Covenants or Deed Restrictions on the

☐ Yes

☒ No

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

Melanie Patterson

Applicant's Signature

11-1-22

Date

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

Additional Information or Comments: move property line to accomodate
bdg. per conversation last week

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 48 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.

Melanie Patterson

Applicant's Signature

11-1-22

Date

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

For Office Use Only:

Application Received By: _____

Complete Submission Date: _____

Commission Public Hearing: _____

Council Public Hearing: _____

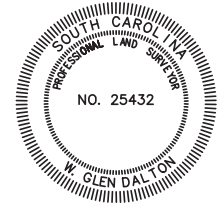
NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR.

LINE	BEARING	DISTANCE
L1	S 09°23'17" W	22.12'
L2	S 65°19'32" E	14.34'
L3	N 47°37'49" E	56.38'

LOCATION MAP



NOT TO SCALE



REFERENCES:

- 1.) DEED BOOK 14259, PAGE 187
- 2.) PLAT BOOK 2466, PAGE 9
- 3.) PLAT BOOK 2229, PAGE 10

LEGEND

CT CRIMP TOP
IPO IRON PIN OLD
IPS IRON PIN SET
OHP OVERHEAD POWER
OT OPEN TOP
RB REBAR
R/W RIGHT OF WAY
X FENCE

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN

SURVEY FOR

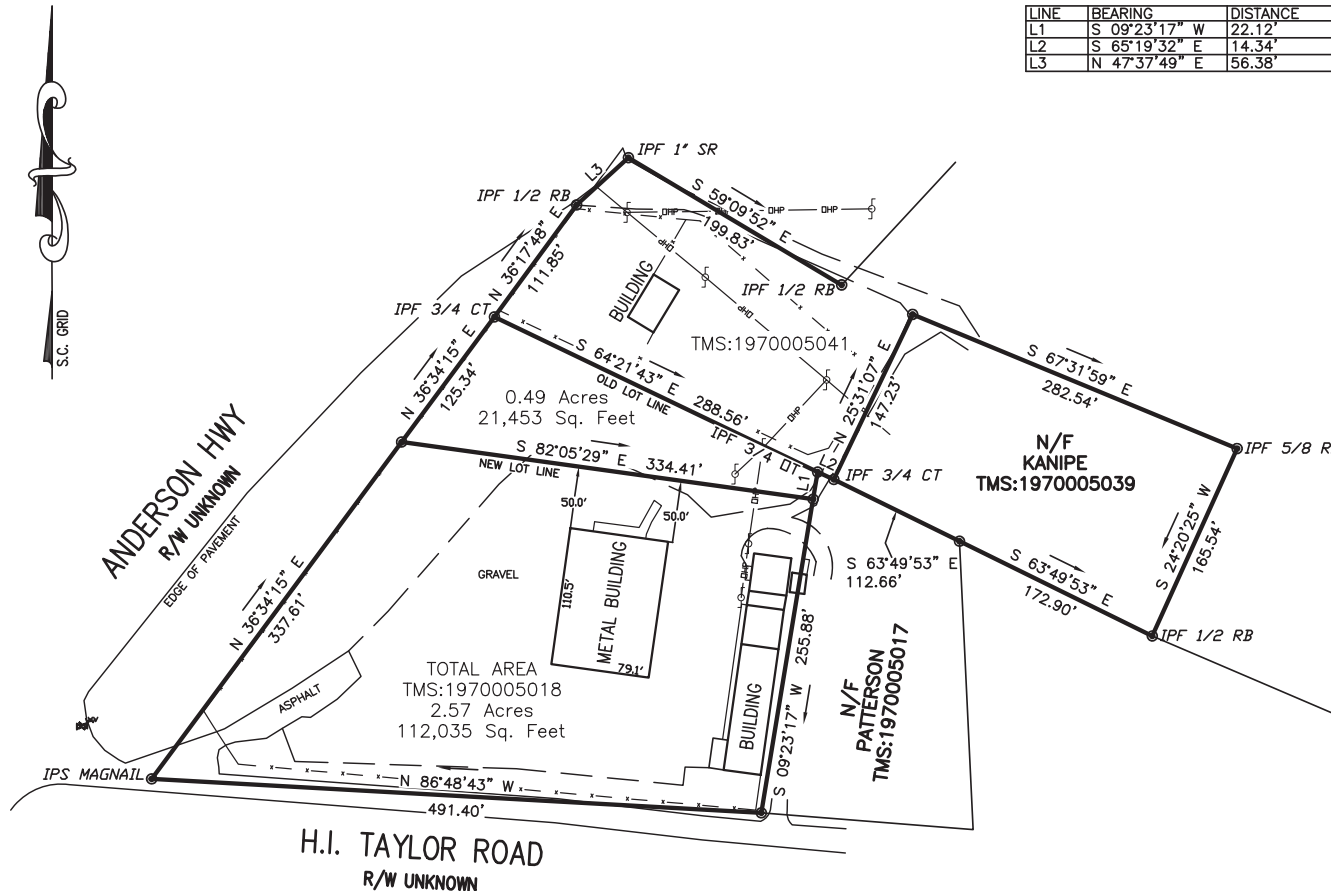
CRAIG PATTERSON

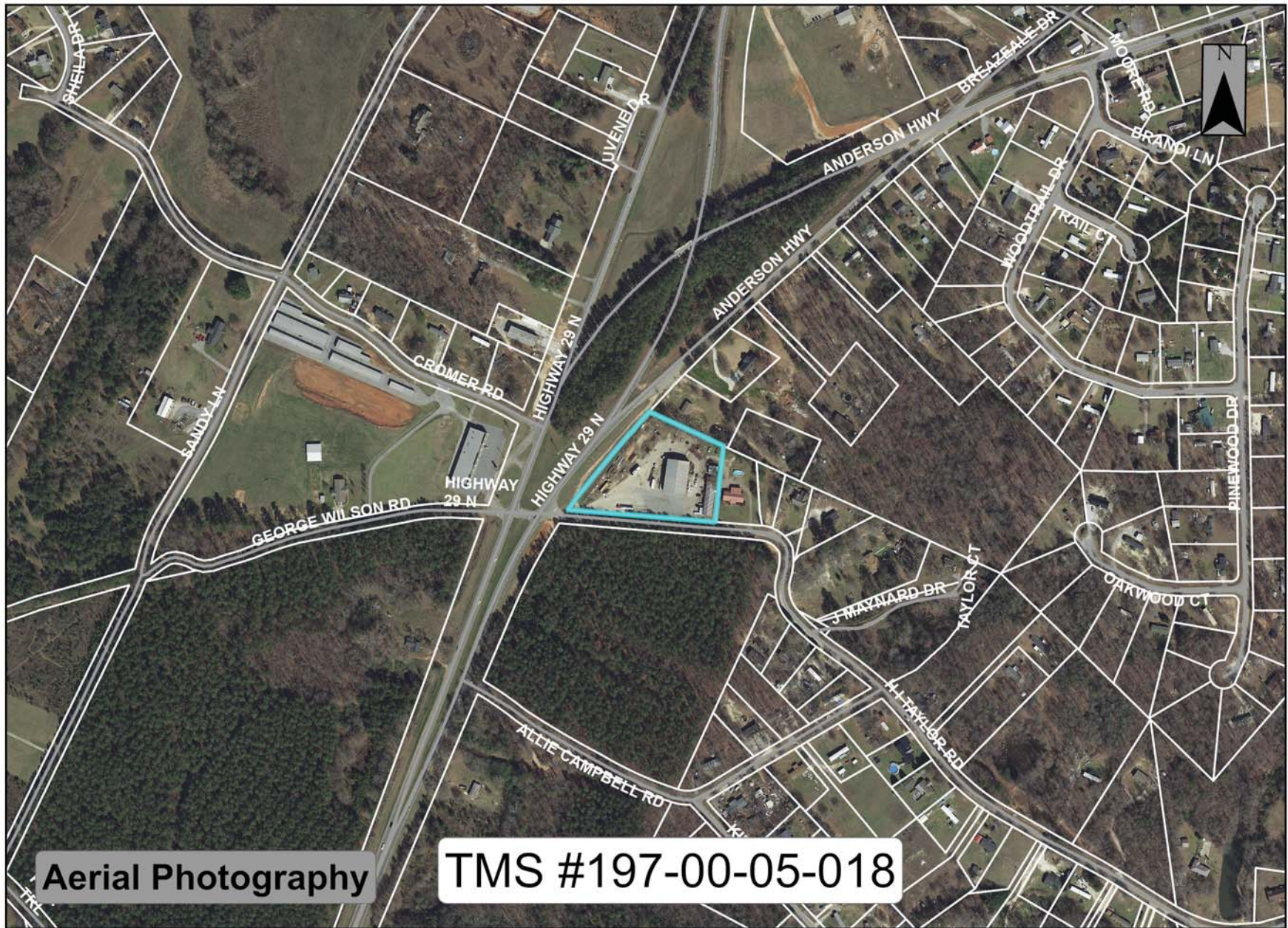
PROPERTY ADDRESS: H.I. TAYLOR ROAD, WILLIAMSTON		COUNTY: ANDERSON, SOUTH CAROLINA	
AX MAP NO. AS SHOWN.	SCALE: 1" = 100'	DATE: 10/20/2022	CREW: BD/NC/JY
PROJECT NO.: D22-109			

0.49 ACRES TO BE TRANSFERRED FROM
TMS:1970005018 TO TMS:1970005041

NOTES:

- 1.) ALL PINS NOT LABELED ARE IRON PIN SET 1/2 REBAR

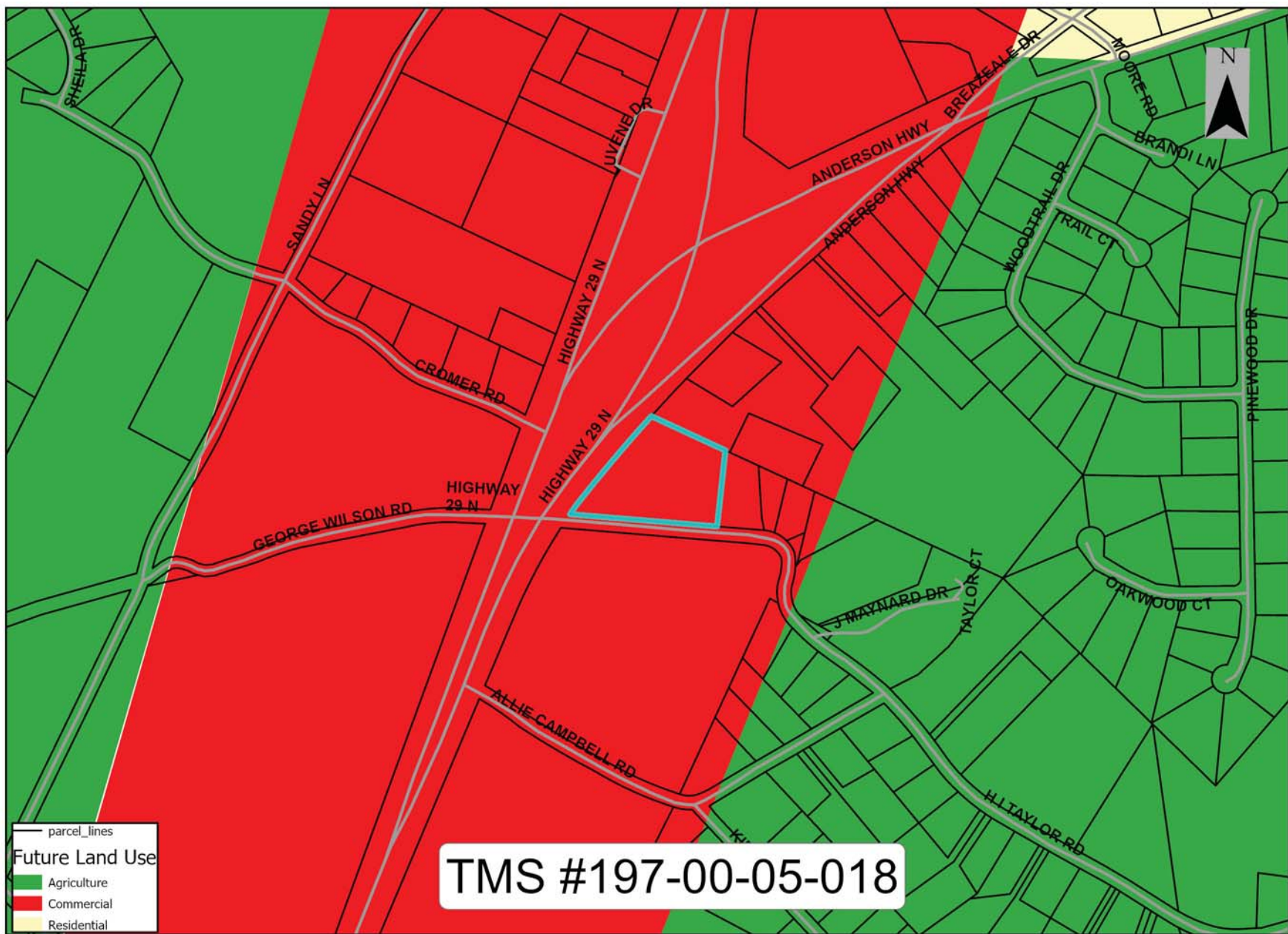




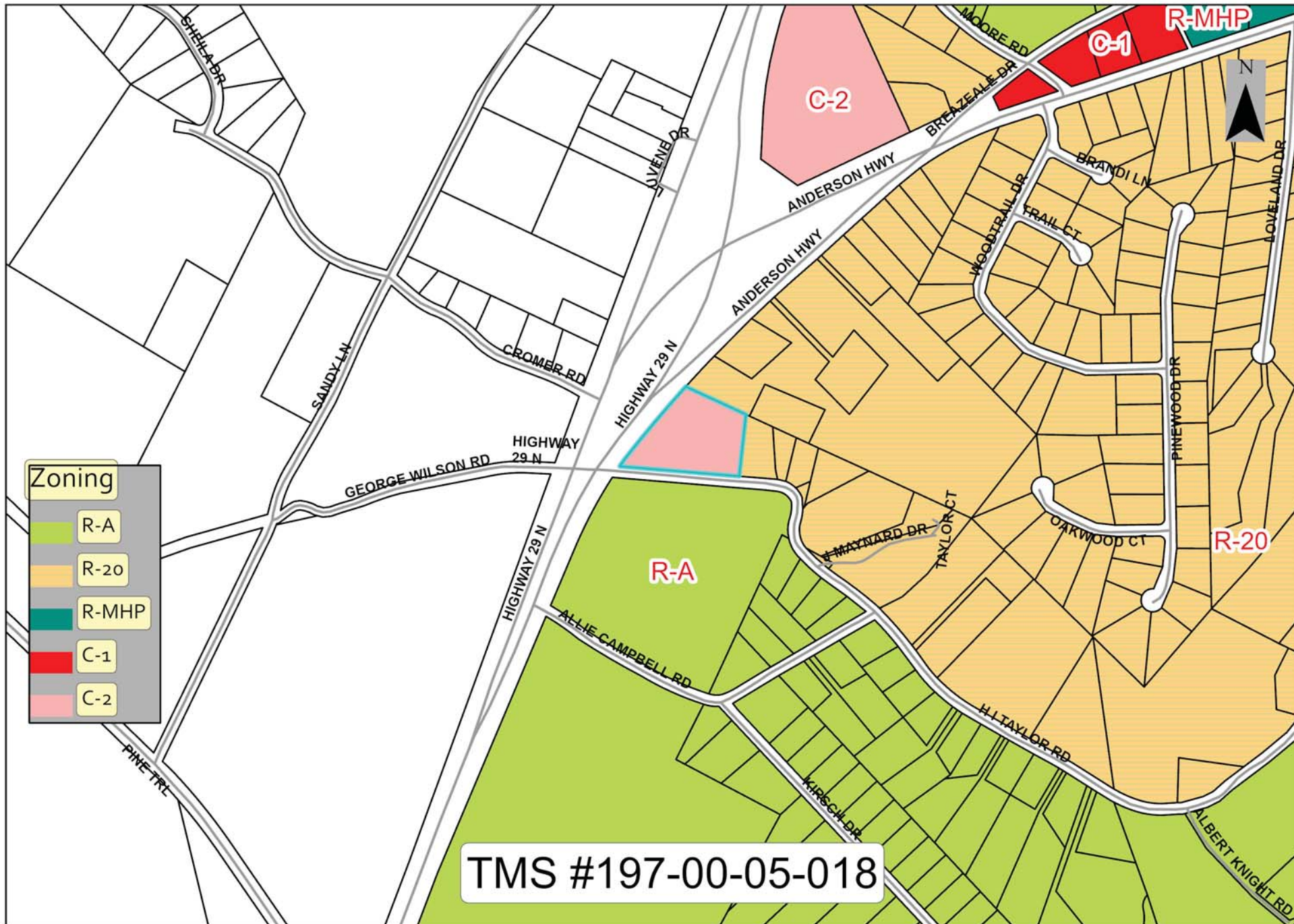
Aerial Photography

TMS #197-00-05-018

0 500 1,000 2,000 Feet



0 500 1,000 2,000 Feet



**Anderson County Planning Commission
Staff Report
December 13, 2022**

Applicant: Christopher Johnson
Current owner: Connie L Turner Et Al
Property location: 110 Smith Motors Rd, Belton
Precinct: Bowling Green
Council district: 7
TMS#(s): 173-00-06-005
Acreage: +/- 16.76 acres
Current zoning: C-2 (Highway Commercial District)
Requested zoning: R-MHP (Residential- Manufactured Home District)

The manufactured home park district is established to allow manufactured home parks provided certain locational criteria are met, and the request is approved by county council. The requirements of this district are set forth to ensure that manufactured home parks may coexist with existing and future residential development. The following criteria should be used in zoning property R-MHP:

A. Proposed site ensures adequate access to public street systems and does not cause undue congestion or place excessive traffic on local streets.

B. The proposed development should be located where public facilities and services are either existing or planned.

C. Approval of the application should not result in an over concentration of housing types that would alter the basic character of the area.

D. The proposed development should be compatible with adjoining and nearby properties.

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

Evaluation: This request is to rezone from C-2 to R-MHP. The applicant wishes to establish an RV Park. The applicant's basis for the rezoning is the temporary use of the property for Rudy's Bluegrass which had RVs onsite during the festival. The applicant plans to develop a permanent RV park with pads that will have access to a pond and walking trails. Staff has check historical aerals as well as building permits and have established that the property has never been used as an RV Park. The infrastructure for the RVs onsite are temporary

power poles with no septic or sewer tie ins. Staff has established that the RVs that were on the property were a temporary accessory use to the property's use as a bluegrass festival.

Public outreach:

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

- November 23, 2022: Rezoning notification postcards sent to 100 property owners within 2,000' of the subject property.
- November 23, 2022: Rezoning notification signs posted on subject property;
- November 23, 2022: Planning Commission public hearing advertisement published in the *Independent-Mail*.

Staff recommendation:

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



Rezoning Application

Anderson County Planning & Development

Date of Submission

Approved/Denied

Applicant's Information

Applicant Name: Christopher Johnson
Mailing Address: _____
Telephone: 512-713-3939
Email: Chris@venturehomebuyers.com

Owner's Information

(If Different from Applicant)

Owner Name: Connie Turner
Mailing Address: 407 W Sundance Drive Easley sc 29642
Telephone: 8506874020
Email: con.gillum@gmail.com

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

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

Connie Turner

October 17 2022

Owner's Signature

Date

Project Information

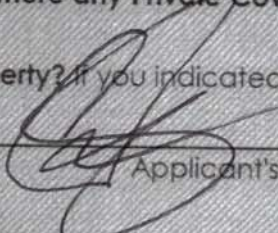
Property Location: 110 Smith Motors Road Belton Sc 29627
Parcel Number(s)/TMS: 173 000 6005
County Council District: _____ School District: _____
Total Acreage: 17 Current Land Use: Event center + RV park
Requested Zoning: R-MHP Current Zoning: C-2
Purpose of Rezoning: Blue Sar Barn formerly Rudy's Bluegrass has been a fixture in the mind of the community as an RV park. We'd like to make it permanent. It would be a nice RV park with a pool, pond, and walking trails.

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

Email: planning@andersoncountysc.org

Are there any Private Covenants or Deed Restrictions on the ☐ Yes ☒ No

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

 _____ 10/26/22
Applicant's Signature Date

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

Additional Information or Comments: _____

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

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

Please refer to Chapter 48 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.

 _____ 10/26/22
Applicant's Signature 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.

LINE	BEARING	DISTANCE
L1	S60°43'30"E	95.82'
L2	S52°14'33"E	55.89'
L3	S45°04'40"E	195.70'
L4	S39°51'11"E	88.78'
L5	S35°17'53"E	118.84'
L6	S11°42'19"W	51.42'
L7	S07°36'48"W	51.20'
L8	S02°36'48"W	106.05'
L9	S23°11'34"E	80.00'
L10	S01°56'15"E	57.57'
L11	S44°03'59"W	40.36'
L12	S03°18'38"E	87.15'
L13	S22°58'21"E	43.41'
L14	S11°28'14"W	40.34'
L15	S26°32'13"W	36.72'
L16	S14°03'04"W	55.21'

Development Standards Approval

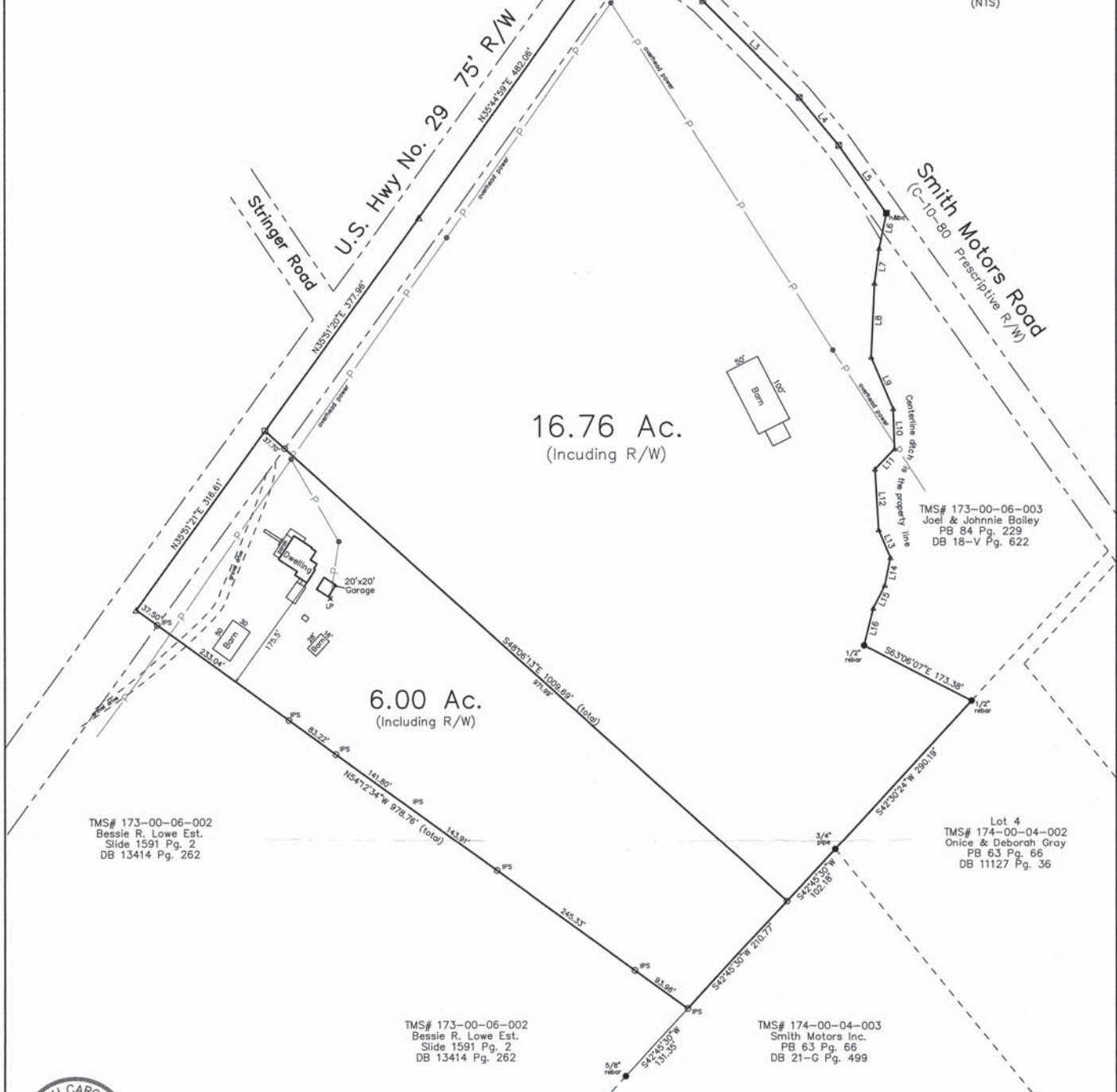
THIS IS NOT A SUBDIVISION AS DEFINED BY
ANDERSON COUNTY SUBDIVISION REGULATIONS
SUBDIVISION ADMINISTRATOR *B. O'Brien* DATE *4.30.20*

200013422 6/04/2020 Bk: S2678 Pg: 00010

200013422 6/04/2020 02:08:07 PM
FILED, RECORDED, INDEXED
Bk: S2678 Pg: 00010 Pages: 001
Rec Fee: 25.00 St Fee:
Co Fee:
REGISTER OF DEEDS, ANDERSON CO, SC
Mendy Reffel



Vicinity Map
(NTS)



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

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

NOTES:
1) Parent TMS# 173-00-06-005
2) Reference Slide 2309 Pg. 7
3) Reference Deed Book 12803 Pg. 304
4) Except as specifically stated or shown on this plot, this survey does not purport to reflect any of the following which may be applicable to the subject property: easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, and any other facts that an accurate and current title search may disclose.

Map #	Surveyed By	Drawn By	Checked By
10460-DIV	CK, BL, SG	J.E	EBO

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

Legend

(Old) ● (New) ○

○ 1/2" Rod

■ Mag Nail

△ Computed Pt.

Nu-South Surveying Inc.
117 E. Mauldin St.
Anderson S.C. 29621
(864) 224-2754

Survey and Certification for

Index **Connie Reeder**

NON-Transferable

(Revised: April 10, 2020; to divide into 6 & 16.76 Ac. Tracts.)

Anderson County South Carolina
Scale 1"=100' Date: Sept. 20, 2016

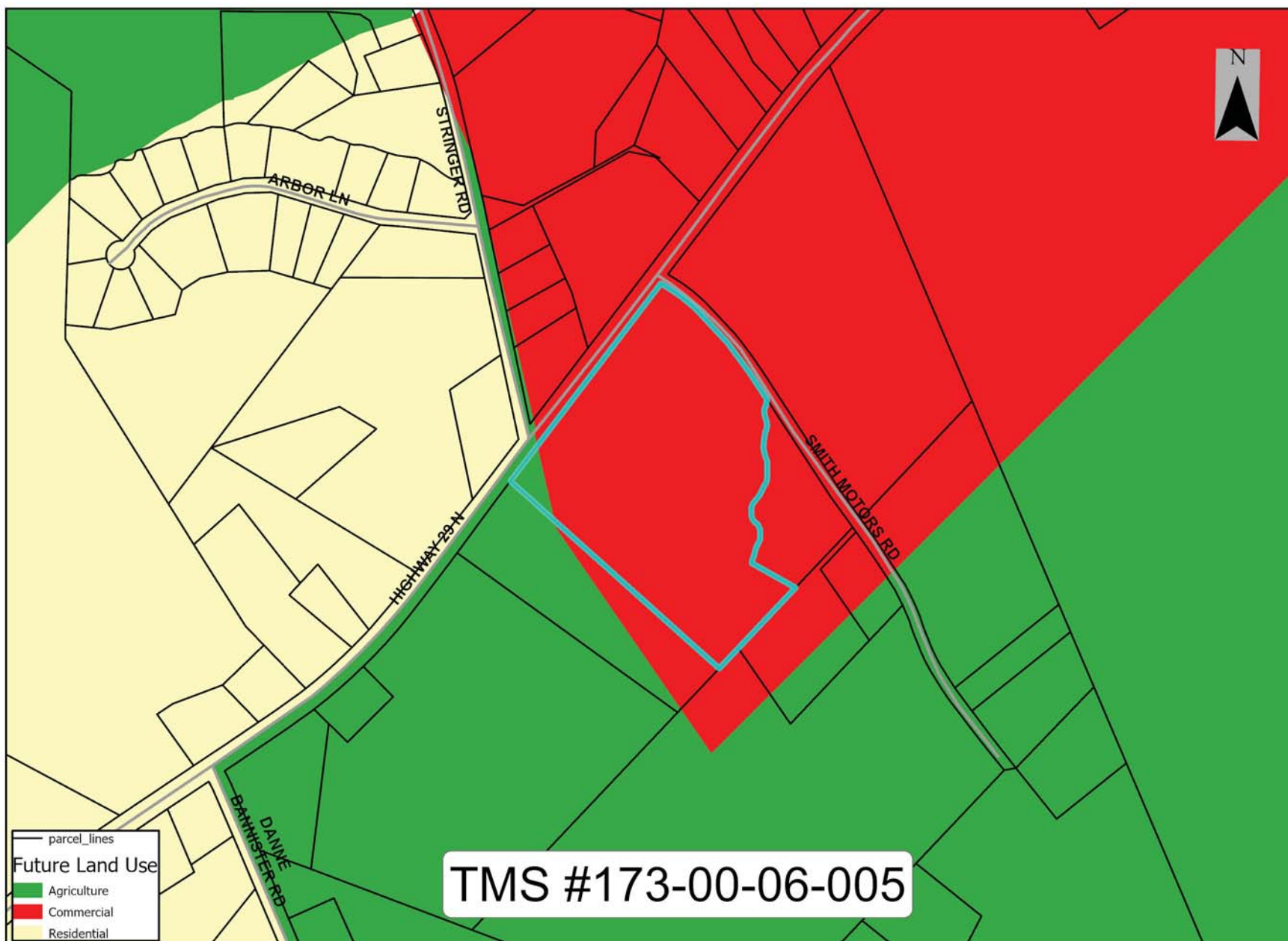
100 0 100 200

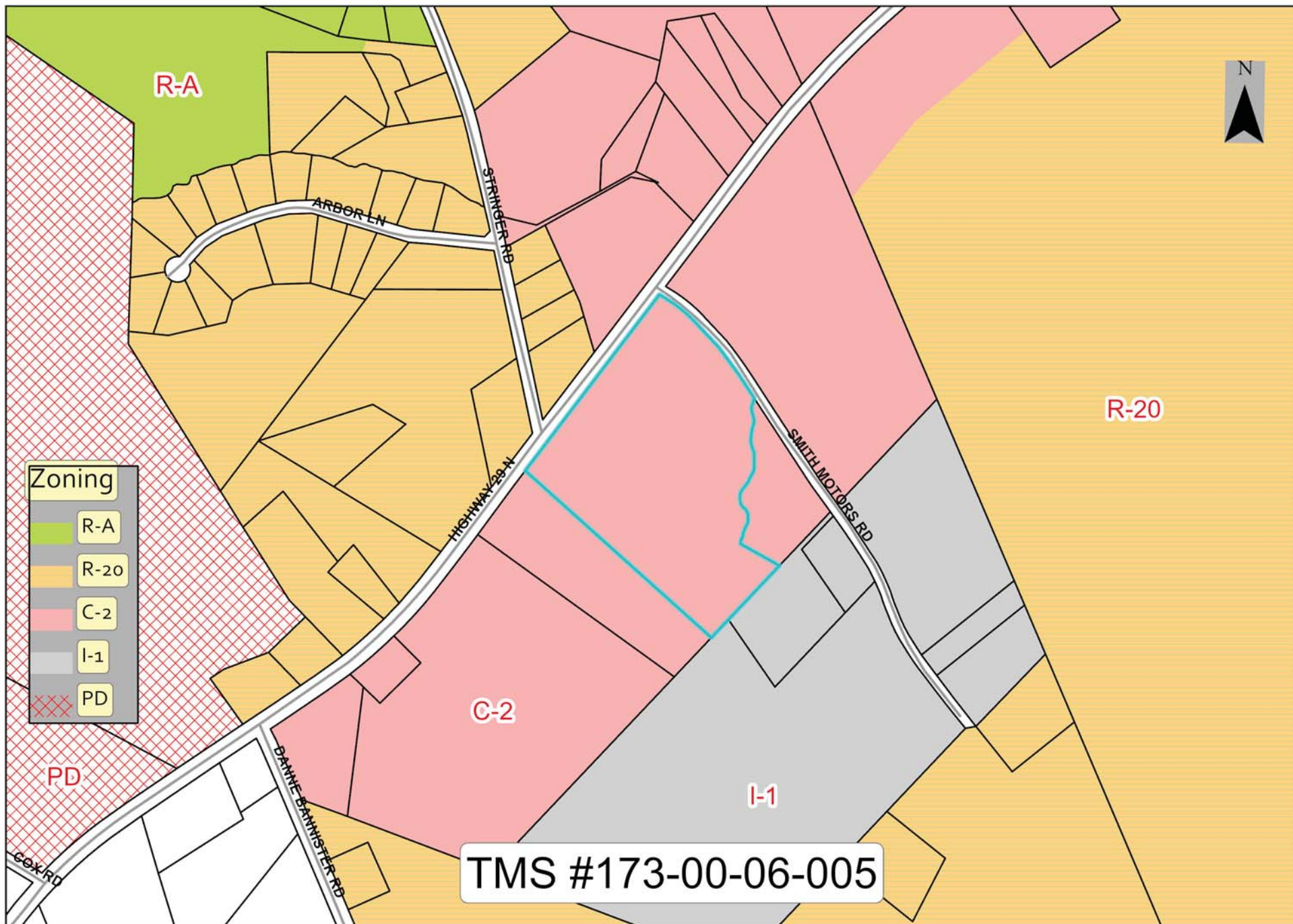


Aerial Photography

TMS #173-00-06-005

0 500 1,000 2,000 Feet





Anderson County Planning Commission

December 13, 2022

6:00 PM

Staff Report

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

Intended Development: Big Water Marina-Tract 1 North RV Park

Applicant: Big Water Marina, LLC

Surveyor/Engineer: Kimley Horn

Details of Development: This development will consist of 27 spaces on 10.5 acres with hookups and dumpster area. Operations are planned to just be a continuation of the systems already in place for the main facility and amenities.

Location and Access Big Water Rd. (County) & Ruhamah Church Rd.

County Council District: 3

Surrounding Land Use: Residential, Undeveloped

Zoning: Un-Zoned

Tax Map Number: 35-00-02-015

Variance: No

Traffic Impact Analysis:

Big Water Rd. is classified as a Major Rural Local Road and will require an encroachment permit from Roads & Bridges.

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)



Development Standards Land Use Review Application

Thank you for your interest in Anderson County, South Carolina. This packet includes the necessary documents for Land Use Reviews to be heard by the Anderson County Planning Commission.

APPLICATION FOR: **Land Use Review**

Project Name: **Big Water Marina - Tract 1 North RV Park**

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

Name of Applicant **Big Water Marina, LLC**

Mailing Address **PO Box 6159 Anderson, SC 29623**

Telephone **864-226-0149**

E-mail **bpboggs@gmail.com**

Applicant is the: Owner's Agent

Property Owner **X**

Property Owner(s) of Record **Big Water Marina, LLC**

Mailing Address **PO Box 6159 Anderson, SC 29623**

Telephone **864-226-0149**

E-mail **bpboggs@gmail.com**

Authorized Representative

Mailing Address

Telephone

E-mail

Address/Location of Property **Big Water Road, Starr, SC 29684**

Existing Land Use **Undeveloped**

Proposed Land Use **RV Park**

Tax Map Number(s) **350002015**

Total Size of Project (acres) **10.5**

REQUEST FOR VARIANCE (IF APPLICABLE):

Is there a variance request?

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

☐ Yes

☒ No

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 24 - 115 Intensity Standards in the Anderson County Code of Ordinances. This traffic study must be submitted with the application.

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

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**



Anderson County, South Carolina
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 RV Park is a compliment to the existing Big Water Marina facility's other RV spaces and outdoor recreational activities.

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

There are no anticipated impacts to the existing nearby properties as it is a continuation of the existing Big Water Marina facility. Additionally, the site is across Big Water Road from property owned by Big Water Marina and it backs up to Lake Hartwell.

- (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?

There are no anticipated impacts to the existing public facilities or infrastructure given that there are no permanent residences proposed as part of the project. Big Water Marina is actually acting as a catalyst for helping to improve the public infrastructure in the area with power and sanitary sewer upgrades anticipated in this part of the County.

- (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 site is suitable for the proposed use as shown in the attached site plan.

- (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 helps meet the demand for additional outdoor recreational opportunities in the area. Outdoor recreation has been proven to be a benefit to overall public health.



Anderson County, South Carolina LAND USE REVIEW

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

Date 10.17.22

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)

Date 10.17.22

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**

October 17, 2022

Anderson County Development Standards
401 East River Street
Anderson, SC 29624



RE: **Big Water Marina – Tract 1 North RV Park**
Land Use Review – Letter of Intent

To Whom It May Concern,

Big Water Marina is a long-established business here in Anderson County on Lake Hartwell and due to the growing demand for outdoor recreational facilities we are in need of expanding our operations for additional RV campsites. We own existing property at the northwestern corner of the intersection of Big Water Road and Highway 29 that we're proposing to utilize for an RV Park to help meet that demand. The property for the RV park is approximately 10.5 acres in size and is located within the overall county tax map number 350002015. The RV Park is proposed to have 27 RV spaces with associated utility hook ups and dumpster area. There are no buildings proposed to be constructed at this time for the project. Operations are planned to just be a continuation of the systems already in place for the main facility and amenities for the RV Park are being accounted for similarly.

Since Big Water Marina has been in this community for such a long time, we have a vested interest in making sure we continue to be good neighbors to the surrounding properties. This includes keeping our facilities properly maintained. With the RV Park being located along the entrance road to our main facility it only further heightens our plans to make sure this provides a good first impression to our guests.

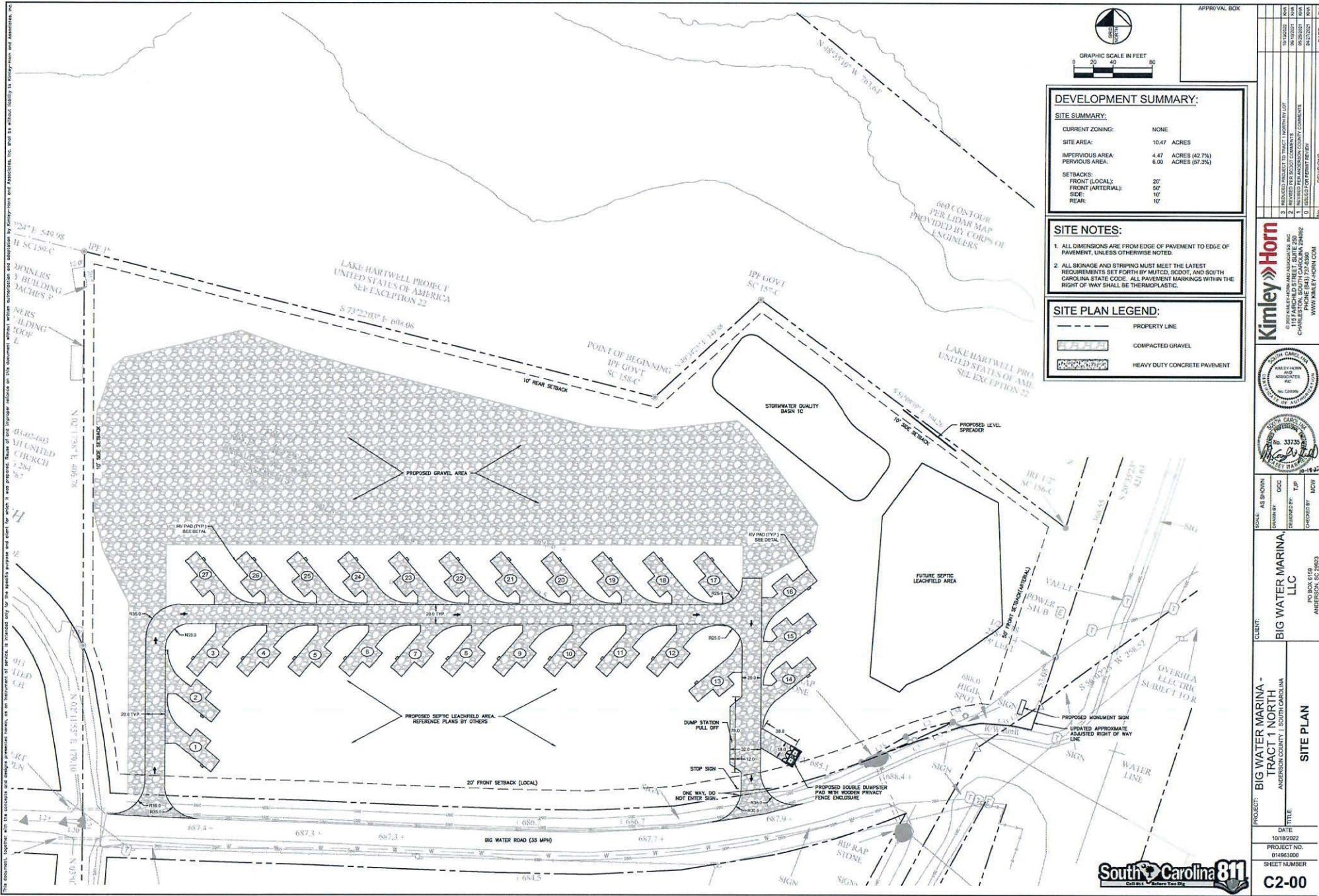
Please contact me at (864) 226-0149 or bbpoggs@gmail.com should you have any questions, concerns, or need additional information.

Sincerely,

Big Water Marina, LLC

A handwritten signature in blue ink, appearing to read "Bryan P Boggs".

Bryan P Boggs



DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING: NONE

SITE AREA: 10.47 ACRES

IMPERVIOUS AREA: 4.47 ACRES (42.7%)

PERVIOUS AREA: 6.00 ACRES (57.3%)

SETBACKS:

FRONT (LOCAL): 20'

FRONT (ARTERIAL): 50'

SIDE: 10'

REAR: 10'

SITE NOTES:

1. ALL DIMENSIONS ARE FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.

2. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, SCODT, AND SOUTH CAROLINA STATE CODE. ALL PAVEMENT MARKINGS WITHIN THE RIGHT OF WAY SHALL BE THERMOPLASTIC.

SITE PLAN LEGEND:

PROPERTY LINE

COMPACTED GRAVEL

HEAVY DUTY CONCRETE PAVEMENT

APPROVAL BOX

Kimley-Horn

Big Water Marina - Tract 1 North

Anderson County, South Carolina

SITE PLAN

DATE: 10/19/2022

PROJECT NO.: 01663008

SHEET NUMBER: C2-00

REVISIONS:

NO.	DATE	BY	REVISIONS
1	10/19/2022	RAV	ISSUED PROJECT TO TRACT 1 NORTH E&L OF
2	06/10/2021	RAV	ISSUED PROJECT TO TRACT 1 NORTH E&L OF
3	06/10/2021	RAV	ISSUED PROJECT TO TRACT 1 NORTH E&L OF
4	06/10/2021	RAV	ISSUED PROJECT TO TRACT 1 NORTH E&L OF
5	06/10/2021	RAV	ISSUED PROJECT TO TRACT 1 NORTH E&L OF
6	06/10/2021	RAV	ISSUED PROJECT TO TRACT 1 NORTH E&L OF
7	06/10/2021	RAV	ISSUED PROJECT TO TRACT 1 NORTH E&L OF
8	06/10/2021	RAV	ISSUED PROJECT TO TRACT 1 NORTH E&L OF
9	06/10/2021	RAV	ISSUED PROJECT TO TRACT 1 NORTH E&L OF
10	06/10/2021	RAV	ISSUED PROJECT TO TRACT 1 NORTH E&L OF
11	06/10/2021	RAV	ISSUED PROJECT TO TRACT 1 NORTH E&L OF
12	06/10/2021	RAV	ISSUED PROJECT TO TRACT 1 NORTH E&L OF
13	06/10/2021	RAV	ISSUED PROJECT TO TRACT 1 NORTH E&L OF
14	06/10/2021	RAV	ISSUED PROJECT TO TRACT 1 NORTH E&L OF
15	06/10/2021	RAV	ISSUED PROJECT TO TRACT 1 NORTH E&L OF
16	06/10/2021	RAV	ISSUED PROJECT TO TRACT 1 NORTH E&L OF
17	06/10/2021	RAV	ISSUED PROJECT TO TRACT 1 NORTH E&L OF
18	06/10/2021	RAV	ISSUED PROJECT TO TRACT 1 NORTH E&L OF
19	06/10/2021	RAV	ISSUED PROJECT TO TRACT 1 NORTH E&L OF
20	06/10/2021	RAV	ISSUED PROJECT TO TRACT 1 NORTH E&L OF
21	06/10/2021	RAV	ISSUED PROJECT TO TRACT 1 NORTH E&L OF
22	06/10/2021	RAV	ISSUED PROJECT TO TRACT 1 NORTH E&L OF
23	06/10/2021	RAV	ISSUED PROJECT TO TRACT 1 NORTH E&L OF
24	06/10/2021	RAV	ISSUED PROJECT TO TRACT 1 NORTH E&L OF
25	06/10/2021	RAV	ISSUED PROJECT TO TRACT 1 NORTH E&L OF
26	06/10/2021	RAV	ISSUED PROJECT TO TRACT 1 NORTH E&L OF
27	06/10/2021	RAV	ISSUED PROJECT TO TRACT 1 NORTH E&L OF



Anderson County Planning
Commission
December 13, 2022
6:00 PM

Staff Report – Preliminary Subdivision

On 11-9-2021 the Planning Commission failed to vote on the preliminary plat application; Anderson County Ordinance 24-335 requires the Planning Commission vote to approve or reject the preliminary plat.

On 12-14-2021 the Planning Commission voted to approve 51 lots.

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

Preliminary Subdivision Name:	The Hills at Broadway Lake
Intended Development:	Single Family
Applicant:	Jason Allen, Terra Valhalla, LLC
Surveyor/Engineer:	Ridgewater
Location/Access:	Shirley Dr. (County)
County Council District:	2
Surrounding Land Use:	Residential
Zoning:	Un-zoned
Tax Map Number:	178-00-06-009
Number of Acres:	+/- 49.85
Number of Lots:	26 Road Frontage lots
Variance:	No

Traffic Impact Analysis: This proposed road frontage lots is expected to generate 260 new trips per day. Shirley Dr. is classified as a Major Local Road with a maximum of 1,600 average 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)



Development Standards Subdivision Plat Application

Anderson County Code of Ordinance
Chapter 24 Land Use

Scheduled Public Hearing Date: 12-13-22

Application Received By: TS

Date: 11-1-22

DS Number: 22-12

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: The Hills at Broadway Lake

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: Shirley Dr. approximately 1,300 LF north of Broadway Lake Rd.
Parcel Number/TMS: 1780006009 County Council District: 2 School District: 2
Total Acreage: 49.85 Number of Lots: 26 Intended Development: Single-Family Residential
Current Zoning: Unzoned Surrounding Land Uses: Roads/Vacant Land/Single-family residential

5. Have any changes been made since this plat was last before the Planning Commission? No
If so, please describe.
Preliminary plat approved on 12/14/21 has been reduced from 51 approved lots with new county roads down to 26 roadside lots.

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 24 – 115(f) Traffic Impact Studies in the Anderson County Code of Ordinances.

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

Sec.24-335. – 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 24-336](#). If the subdivision administrator determines that the information provided on the plat fulfills the requirements of [section 24-336](#), 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.24-335 (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.

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. 24-336. - 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



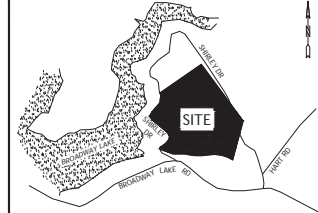
Date 11-1-22

Signature of Owner



Date 11-1-22

SITE DATA	
TMS #:	178-00-06-009
ACREAGE:	±49.85-ACRES (TOTAL)
CURRENT ZONING:	UNZONED
TOTAL LOTS:	26 SINGLE FAMILY
MINIMUM LOT SIZE:	25,000 SF
AVERAGE LOT SIZE:	80,702 SF
DENSITY:	1.92 LOTS/ACRE
PROPOSED ROADS:	NONE
SETBACKS	
SHIRLEY DR:	30'
INTERNAL FRONT:	30'
INTERNAL SIDE:	15'
INTERNAL REAR:	15'
WATER COMPANY:	BROADWAY WATER & SEWER
SEWER:	SEPTIC SYSTEMS



LOCATION MAP

PRELIMINARY PLAT

OWNERS 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 thereto.

Date: 11/1/22
 (Owner) (Agent) Name: Jason Allen, Terra Vahalla, LLC
 Signed: [Signature]

DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this preliminary plat was prepared using a survey of the property prepared by Niu-South Surveying Inc., R.L.S., and dated 3/6/06. 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: 11/1/22

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: _____

THE HILLS AT BROADWAY LAKE

TMS #178-00-06-009

Terra Vahalla, LLC 1706 Augusta St., STE C-129 Greenville, SC 29605 864.788.2052	Ridgewater Engineering & Surveying, LLC P.O. Box 806 Anderson, SC 29622 864.226.0980
OWNER	ENGINEER OR SURVEYOR

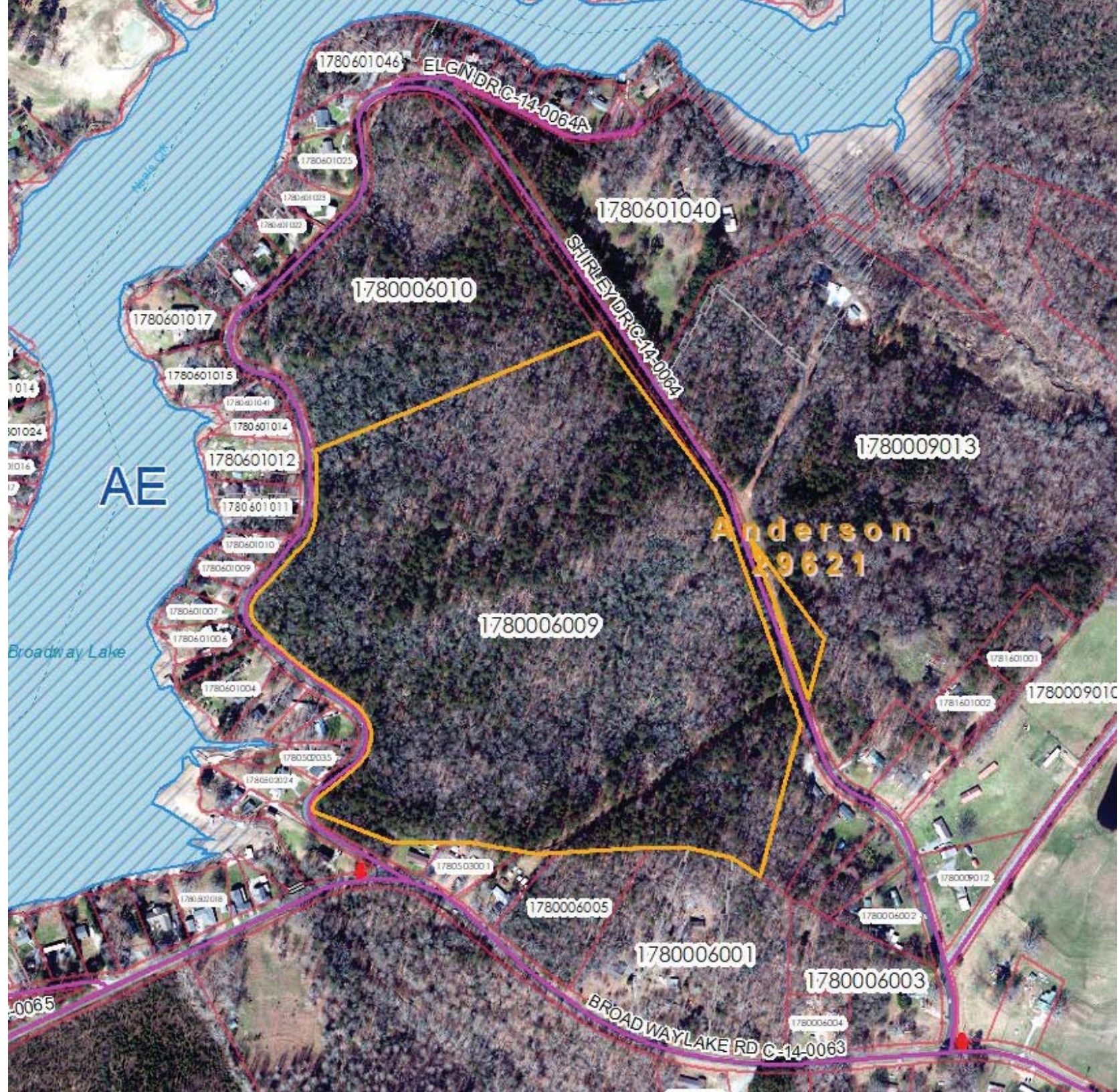
NO. OF ACRES: ±49.85 MILES OF NEW ROADS: NONE
 NO. OF LOTS: 26 ZONING: UNZONED

Date: 11-1-22	
Drawn By: JWW	
Checked: JWW	
Job Number: 21288	
Revisions: 2	

RIDGEWATER
ENGINEERING & SURVEYING

P.O. Box 806, Anderson, SC 29622
 (864) 226-0980 ridgewater.com

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



Anderson County Planning Commission

December 13, 2022

6:00 PM

Staff Report – Preliminary Subdivision

242 property owners within 2000' of the proposed development were notified via postcard. The proposed development was originally approved as a larger master plan by the Planning Commission on June 13, 2006. The approval has since expired, but the road has been installed.

Preliminary Subdivision Name:	Alpine Heights
Intended Development:	Single Family
Applicant:	Jenny Reyes
Surveyor/Engineer:	NuSouth
Location/Access:	Old Pearman Dairy Rd (County)
County Council District:	5
Surrounding Land Use:	Residential
Zoning:	R-20
Tax Map Number:	67-00-02-039
Number of Acres:	+/- 22.2 acres
Number of Lots:	18
Variance:	No

Traffic Impact Analysis:

Old Pearman Dairy Rd is classified as a Minor Arterial with no maximum average vehicle trips per day.

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 24 Land Use

Scheduled Public Hearing Date: 12/2/22

Application Received By: ME

Date: 11-10-22

DS Number: 22-15

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: Alpine Heights

1. Name of Applicant: Jenny Reyes
Address of Applicant: 16 Wellington Ave, Greenville, SC 29609
Telephone Number(s): 864-982-5930 Email: jenny@vanrockre.com

2. Property Owner(s): Alpine Heights, LLC
Address: 16 Wellington Ave Greenville, SC 29609
Telephone Number(s): 864-982-5930 Email: jenny@vanrockre.com

3. Engineer/Surveyor(s): Nu-South Email: _____

Project Information

4. Project Location: Old Pearman Dairy Road and Hunter's Trail
Parcel Number/TMS: 1670002039 County Council District: 5 School District: 5
Total Acreage: 22.2 Number of Lots: 18 Intended Development: Subdivision
Current Zoning: R-20 Surrounding Land Uses: R-20

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

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 24-115(f) Traffic Impact Studies in the Anderson County Code of Ordinances.

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

Sec. 24-335. – 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 24-336](#). If the subdivision administrator determines that the information provided on the plat fulfills the requirements of [section 24-336](#), 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. 24-335 (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;
- 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.

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The preliminary plat shall contain the following information:

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- 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 there
- 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.
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- 13) North arrow.
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- 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

11-10-22

Signature of Owner

Date

11-10-22



Anderson County Planning Commission

December 13, 2022

6:00 PM

Staff Report – Preliminary Subdivision

This development was previously denied on 11-9-2021

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

Preliminary Subdivision Name:	Bosco Ridge
Intended Development:	Single Family (Conservation)
Applicant:	Zuendt Capital Corporation
Surveyor/Engineer:	Zuendt Engineering
Location/Access:	Blume Rd
County Council District:	5
Surrounding Land Use:	Residential
Zoning:	Unzoned
Tax Map Number:	96-00-03-004
Number of Acres:	+/- 12.69
Number of Lots:	33
Variance:	No

Traffic Impact Analysis:

Blume Rd is classified as a minor urban collector with no maximum trips per day.

Staff Recommendation: Sec. 38-311.

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

(Ord. No. 03-007, § 1, 4-15-03)



Development Standards Subdivision Plat Application

Anderson County Code of Ordinance
Chapter 24 Land Use

Scheduled Public Hearing Date: 12-13-22

Application Received By: TS

Date: 11-9-2022

DS Number: 22-13

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Proposed Subdivision Name: Bosco Ridge

1. Name of Applicant: Zuendt Capital Corporation

Address of Applicant: 301 N Main Street Suite 301 Greenville SC 29601

Telephone Number(s): 864-990-2995 Email: azuendt@zuendtengineering.com

2. Property Owner(s): Zuendt Capital Corporation

Address: 301 N Main Street Suite 301 Greenville SC 29601

Telephone Number(s): 864-990-2995 Email: azuendt@zuendtengineering.com

3. Engineer/Surveyor(s): Alexander Zuendt Email: azuendt@zuendtengineering.com

Project Information

4. Project Location: Blume Road

Parcel Number/TMS: 960003004 County Council District: 05 School District: 05

Total Acreage: 12.69 Number of Lots: 33 Intended Development: Con Subdivision

Current Zoning: Unzoned Surrounding Land Uses: Residential

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

Changed to conservation subdivision

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 24 – 115(f) Traffic Impact Studies in the Anderson County Code of Ordinances.

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

Sec.24-335. – 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 24-336](#). If the subdivision administrator determines that the information provided on the plat fulfills the requirements of [section 24-336](#), 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.24-335 (C) (3)

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

Sec. 24-336. - Preliminary plat.

The preliminary plat shall contain the following information:

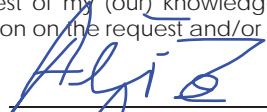
- (1) Location of subdivision on a map indicating surrounding areas at an appropriate scale sufficient to locate the subdivision.
- (2) Map of development at a scale of not less than one inch equals 200 feet and not more than one inch equals 50 feet.
- (3) Name of subdivision, name and address of the 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

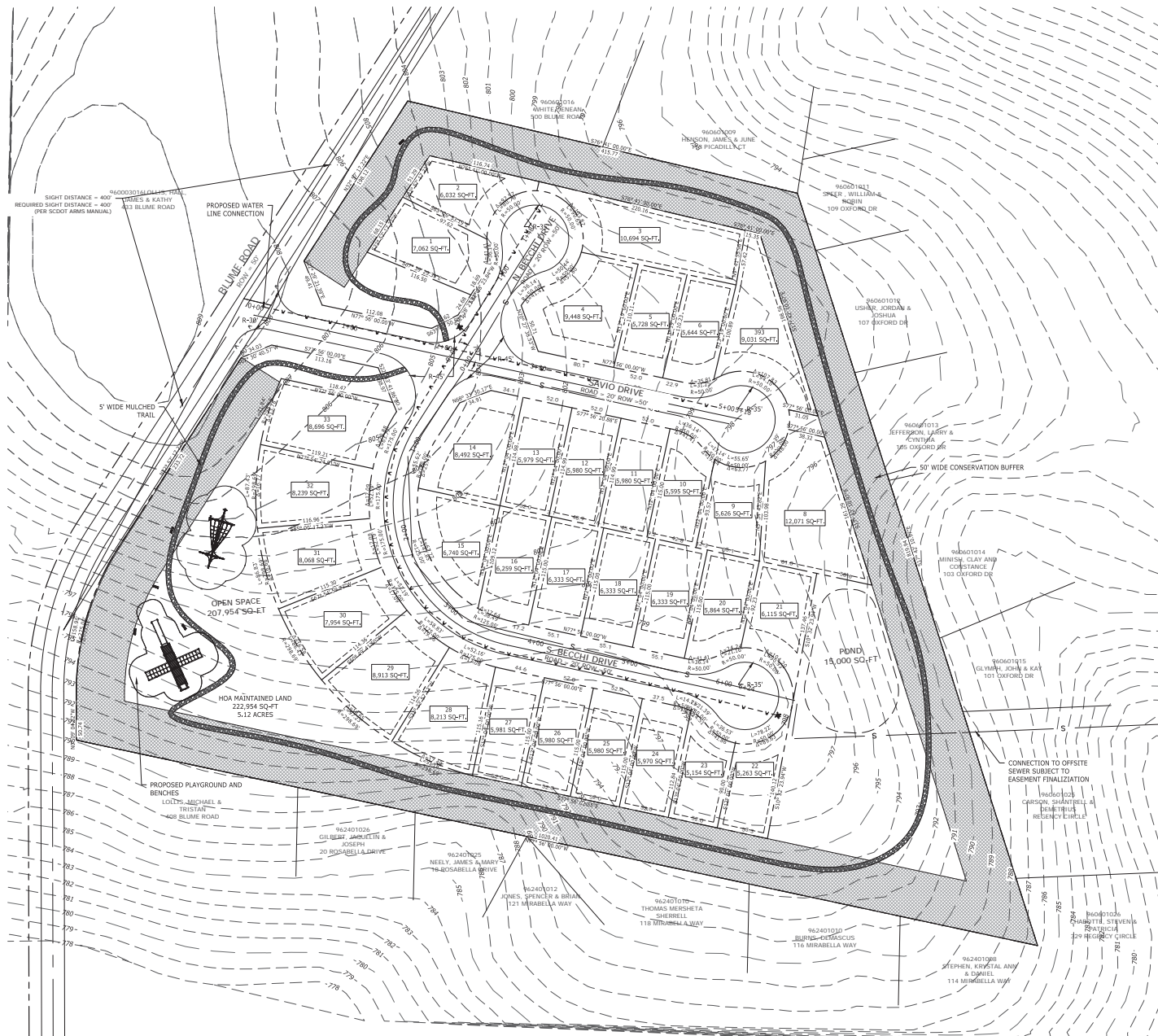


Date 11-9-2022

Signature of Owner



Date 11-9-2022



GENERAL NOTES:

- EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, EXIST ON AND ADJACENT TO THIS SITE. EACH CONTRACTOR AND SUBCONTRACTOR IS TOTALLY RESPONSIBLE FOR VERIFYING THE LOCATION OF SUCH UTILITIES, BOTH ON AND ADJACENT TO THE SITE, AND AT THE BUILDING ENTRY POINTS PRIOR TO PROCEEDING WITH HIS WORK. EACH CONTRACTOR AND SUBCONTRACTOR IS FURTHER RESPONSIBLE FOR COORDINATING ANY REQUIRED UTILITY SHUTDOWNS OR INTERRUPTIONS WITH BUILDING TENANTS BEING SERVICED BY SUCH UTILITIES.
- ACTUAL LOCATION OF UTILITIES ARE TO BE DETERMINED BY EACH OF THE RESPECTIVE UTILITY COMPANIES AT THE TIME OF THEIR APPROVAL. UTILITY EASEMENTS WILL BE ESTABLISHED AND DECIDED UPON FINAL APPROVAL OF PROPOSED UTILITY LOCATIONS BY RESPECTIVE UTILITY COMPANIES.
- ALL WORK MUST CONFORM TO THE LATEST EDITION OF THE SOUTH CAROLINA BUILDING CODE, ALL APPLICABLE REGULATIONS, ALL APPLICABLE LOCAL CODES AND ORDINANCES AND THE DRAWINGS AND SPECIFICATIONS. IN CASE OF CONFLICT, COMPLY WITH THE CODE IMPOSING THE MOST STRINGENT REQUIREMENTS.
- ALL UTILITY BACKFILL MATERIALS ARE SUBJECT TO REVIEW AND APPROVAL OF THE MUNICIPAL ENGINEER.
- PRESERVE AS MANY EXISTING TREES AS POSSIBLE DURING CONSTRUCTION.
- ZONING: UNZONED.
- TAX MAP #: 96000004.
- PROPOSED SUBDIVISION NAME: BOSCO RIDGE.
- ACREAGE: 12.49 AC.
- PROPOSED: 30 LOTS (MINIMUM 5,000 SQ-FT).
- SETBACKS: 30' FRONT SETBACK, 30' SETBACK FROM BLUME ROAD, 5' SIDE YARD, 5' REAR YARD (CONSERVATION SUBDIVISION REQUIREMENTS).
- WATER: WEST ANDERSON WATER COMPANY.
- SEWER: ANDERSON COUNTY SEWER.
- ELECTRIC: DUKE.
- GAS: FORT HILL.
- ALL LOTS MEET MINIMUM SIZE STANDARDS BASED UPON ANDERSON COUNTY ZONING ORDINANCES.

Area Name	AREA	OPEN SPACE OPTION	REQUIRED OPEN SPACE	REQUIRED OPEN SPACE	PROVIDED OPEN SPACE
RESIDENTIAL SUBDIVISION	12.67	<50 ACRE LOTS	25%	3.17 ACRES	4.77 ACRES

LINE TYPE LEGEND

PROPERTY LINE: - - - - -
SETBACK LINE: - - - - -
CENTERLINE ROAD: - - - - -

LOT SETBACKS (CONSERVATION SUBDIVISION)

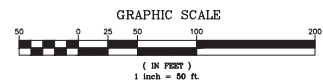
FRONT: 50 FEET (BLUME ROAD)
FRONT: 20 FEET (INTERNAL ROADS)
REAR: 5 FEET
SIDE: 5 FEET



SITE MAP
NTS



THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS FROM THE APPROPRIATE AGENCIES.



ZUENDT ENGINEERING
CIVIL & STRUCTURAL ENGINEERING
1401 New 101st, Greenville, SC 29615
P: 864.233.1111
F: 864.233.1112
E: info@zuendt.com

ALEXANDER F. ZUENDT
SC PROFESSIONAL ENGINEER, No. 28415
PROJECT # 2024-001

SEALS

SOUTH CAROLINA
ENGINEERING
EXPIRATION DATE 12/31/2025
NO. 00472

PROJECT TITLE

ZUENDT CAPITAL CORPORATION
PRELIMINARY PLAT
BOSCO RIDGE
BLUME ROAD
ANDERSON, SC

DRAWING TITLE

PRELIMINARY
SUBDIVISION
PLAT

REVISIONS

NO.	DATE	DESCRIPTION
1	11/15/2024	ISSUED FOR PERMIT

DRAWING #

PP-01



Anderson County Planning
Commission

December 13, 2022

6:00 PM

Staff Report Preliminary Subdivision

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

Preliminary Subdivision Name: The Landing at 620

Intended Development: Single Family

Applicant: Kenny Whitworth

Surveyor/Engineer: Patrick & Associates

Location/Access: Royal American Rd. (state)

County Council District: 5

Surrounding Land Use: Residential

Zoning: Un-zoned

Tax Map Number: 93-12-27-001, -004

Number of Acres: +/- 52.42

Number of Lots: 69

Variance: No

Note: The preliminary plat shows a Multi-Family development in a Zoned R-M in conjunction with the proposed residential development. Planning Commission does not vote on the Multi-family for the intended use.

Traffic Impact Analysis: Royal American Rd is classified as a Collector Road with no maximum average 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)



Development Standards Subdivision Plat Application

Anderson County Code of Ordinance
Chapter 24 Land Use

Scheduled Public Hearing Date: 12-13-22

Application Received By: TS

Date: 11-2-2022

DS Number: 22-14

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

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

DEVELOPMENT STANDARDS REVIEW APPLICATION

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

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

Proposed Subdivision Name: The Landing at 620

1. Name of Applicant: Kenny Whitworth

Address of Applicant: 150 Fortress Way, Jefferson, GA 30549

Telephone Number(s): 678-488-7799 Email: kenny.willself@gmail.com

2. Property Owner(s): Deuce Ewing Blackston

Address: P.O. Box 306, Seneca, SC 29679

Telephone Number(s): 864-882-8830 Email: _____

3. Engineer/Surveyor(s): Patrick Associates Mark Email: mark.walton@patrickandassociatesinc.com

Project Information

770-483-9745

4. Project Location: Royal American Road

Parcel Number/TMS: 931227001, 931227004, 931227002 County Council District: 5 School District: 4

Total Acreage: 51.42 Number of Lots: 69 Intended Development: single family detached

Current Zoning: U12000 Surrounding Land Uses: Residential

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

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 24 - 115(f) Traffic Impact Studies in the Anderson County Code of Ordinances.

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

Sec. 24-335. – 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 24-336. If the subdivision administrator determines that the information provided on the plat fulfills the requirements of section 24-336, 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. 24-335 (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;
- 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:

1. Two (2) 8 1/2 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)

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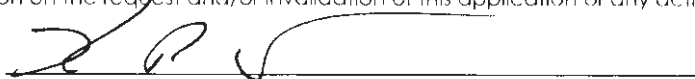
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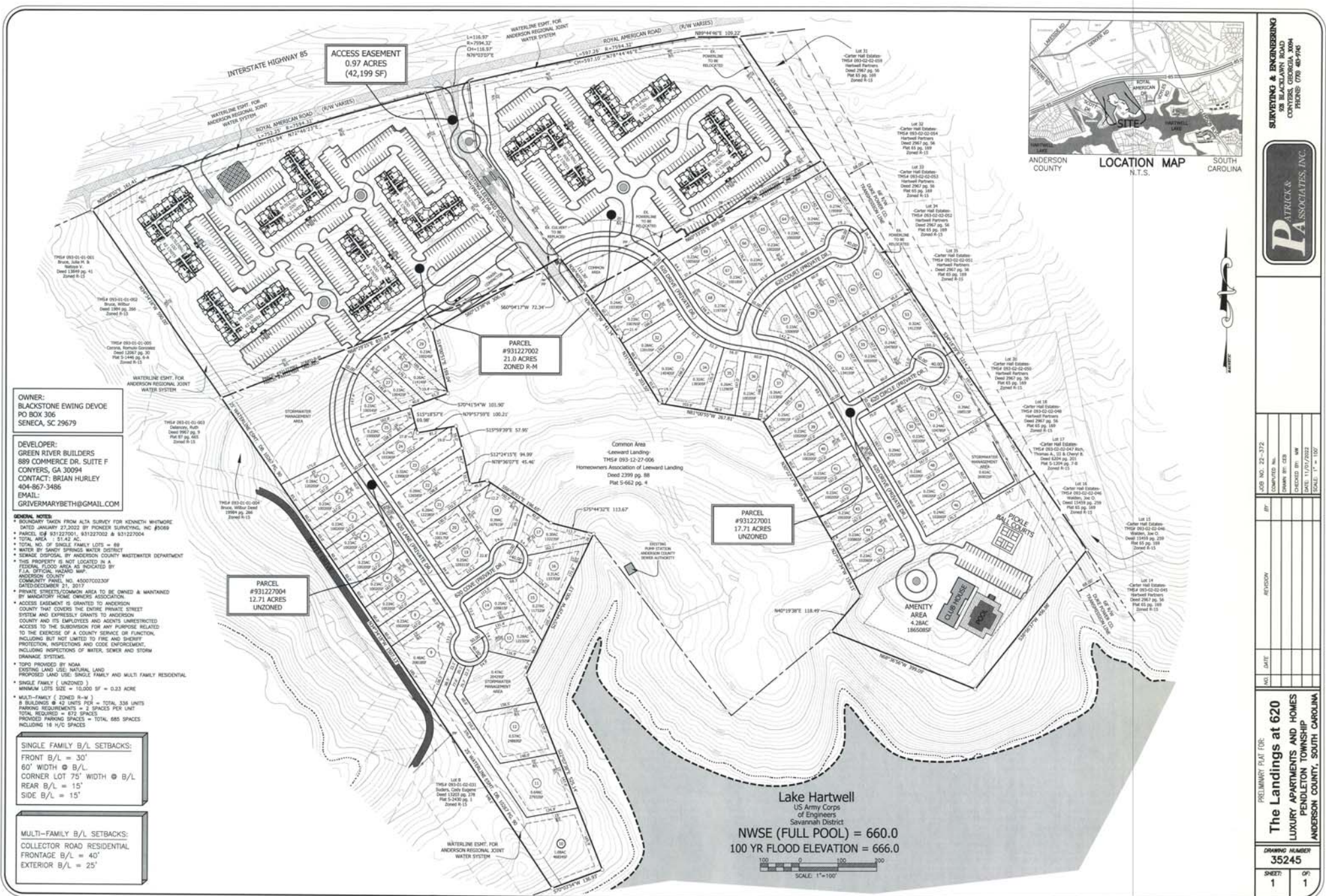


Date 11-2-22

Signature of Owner



Date 11-2-22



SURVEYING & ENGINEERING
528 BLACKLAWN ROAD
CONYERS, GEORGIA 30094
PHONE: (770) 483-9745

**PATRICK &
ASSOCIATES, INC.**

COMPUTED NO.
HOURS IN CEB
CHECKED BY M/W
DATE 11/01/2022
SCALE 1" = 100'

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The Landings at 620
LUXURY APARTMENTS AND HOMES
PENDLETON TOWNSHIP
ANDERSON COUNTY, SOUTH CAROLINA

DRAWING NUMBER	
35245	
SHEET:	OF:
1	1

