

# Anderson County Planning Commission

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Will Moore, Chair, District #4  
James McClain, MD, District #1  
Brad Burdette, District #3  
Jane Jones, District #6  
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: Tyanna Holmes  
Date: January 3, 2023  
Cc: County Council  
Re: January 10, 2023 Regular Commission Meetings

The Anderson County Planning Commission is scheduled to hold its next meeting on **Tuesday, January 10, 2023 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 [tkholmes@andersoncountysc.org](mailto:tkholmes@andersoncountysc.org) or call 864-260-4720, to inform staff whether or not you will be in attendance. This ensures a quorum prior to arrival. Thank you.

# Anderson County Planning Commission

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January 10, 2023  
Regularly Scheduled  
Meeting 6:00 PM

## AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Approval of Agenda
4. Approval of Minutes
  - A. October 11, 2022 minutes
  - B. November 8, 2022 minutes forthcoming
  - C. December 13, 2022 minutes forthcoming
5. Public Hearings
  - A. Land Use Review: RV Park located at Green Pond Rd/ TMS 47-00-07-001  
**[Council District 5] (Pulled from agenda)**
    - i. Staff Report Recommendation
    - ii. Developer Presentation
    - iii. Public Comments
  - B. Land Use Review: Glamping at the Farm RV Park, located at 1602 & 1604 Durham Rd/ TMS 193-00-11-005, **[Council District 7]**
    - i. Staff Report Recommendation
    - ii. Developer Presentation
    - iii. Public Comments
  - C. Land Use Review: Green Pond RV and Boat Storage Facility with an RV Park, located on Old Asbury Rd and Highway 24/ TMS 69-02-02-001  
**[Council District 5] (Pulled from agenda)**
    - i. Staff Report Recommendation
    - ii. Developer Presentation
    - iii. Public Comments
  - D. Land Use Review: Oak Park, located on Dixie Dr./ TMS 125-22-01-006  
**[Council District 2]**
    - i. Staff Report Recommendation
    - ii. Developer Presentation
    - iii. Public Comments
6. Old Business
7. New Business
  - A. Preliminary Subdivision: Walkers Pointe, located on McGee Rd/ TMS 145-1-08-026, 145-19-01-079, -080,-081,-082,-086, -087, **[Council District 4]**

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- i. Staff Report Recommendation
  - ii. Developer Presentation
  - iii. Public Comments
- B. Preliminary Subdivision: The Landing at 620, located off Leeward Rd/ TMS 93-12-27-001 & -004, **[Council District 5]**
  - i. Staff Report Recommendation
  - ii. Developer Presentation
  - iii. Public Comments
- C. Preliminary Subdivision: Coopers Townes, located at Old Pendleton Rd/ TMS 212-00-03-003 **[Council District 6]**
  - i. Staff Report Recommendation
  - ii. Developer Presentation
  - iii. Public Comments
8. Public Comments, non-agenda items – 3 minutes limit per speaker
9. Other Business
10. Election of Officers (Nominations from the Floor)
  - A. Chair
  - B. Vice-Chair
11. Adjournment

STATE OF SOUTH CAROLINA )  
COUNTY OF ANDERSON )

ANDERSON COUNTY  
PLANNING COMMISSION MEETING  
OCTOBER 11, 2022

PRESENT:

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

ALSO PRESENT:

ALESIA HUNTER  
BRITTANY MCABEE  
TIM CARTEE  
HENRY YOUMANS  
TYANNA HOLMES

1 WILL MOORE: Good  
2 afternoon. I'd like to call this meeting to order.  
3 I'd like to welcome everybody to the Anderson County  
4 Planning Commission tonight.

5 I'd like to ask everybody to go ahead and stand  
6 and let's say the Pledge of Allegiance.

7 **PLEDGE OF ALLEGIANCE**

8 WILL MOORE: All right, I'd  
9 like to go ahead and move along. And do I have a  
10 motion for the approval of the agenda? All in favor?  
11 All right. Good deal.

12 Moving on to the approval of the minutes from the  
13 September 13 meeting. I was absent so ...

14 DAN HARVELL: I don't  
15 believe we have any.

16 WILL MOORE: We don't have  
17 them yet? Okay. I'm sorry. I missed that.

18 All right. Public -- moving on the public  
19 hearings. At this time, I'm going to turn it over to  
20 staff for land use review, Hicks RV Community located  
21 on Highway 81 North. Staff.

22 TIM CARTEE: Thank you, Mr.  
23 Chairman. This development is called Hicks RV  
24 Community. It's -- 113 property owners were notified  
25 within a 2000 foot radius. The owner of the record is  
26 Jeff Swofford, and representative is Tommy Crowe. The  
27 intended development is an RV park. It's located at  
28 Highway 81 North near Irby Road. Details of this  
29 development -- these are 12 sites -- will be non-  
30 permanent stays not to exceed 90 days with strict noise  
31 and behavior guidelines in place and enforced and RV's  
32 age, condition, etcetera, parked on location and there  
33 will be strict ordinances for the number of vehicles  
34 and visitors allowed.

35 This site will provide complete hookup for each  
36 RV, including water, septic sewer system and power.  
37 This development will be lighted, landscaped and with a  
38 fire pit and playground area.

39 The surrounding land use is commercial and vacant.  
40 The total site area is 2.56 acres. Number of spaces  
41 again is 12. This is in Council District 4. This is  
42 an unzoned area. And there's your tax map number for  
43 your viewing. This is not an extension of a  
44 development and access road is Highway 81. They're  
45 requesting no variance. A traffic impact analysis for  
46 Highway 81 is classified as a collector road with no  
47 maximum average trips per day requirement.

48 This applicant is required to obtain an  
49 encroachment permit from SCDOT for encroachment along  
50 Highway 81.



1 the street. We will have rules and restrictions in  
2 place to keep the maximum age of any RV to 15 years or  
3 younger. We will have strict noise ordinances, as well  
4 as rules concerning what you can park and store outside  
5 of your RV. This will keep the RV park safe, clean,  
6 attractive and a good neighbor to the community.

7 To paint the picture of this RV park even further,  
8 some of the technical aspects of the RV park community  
9 will be paved roads, pavers at each parking site, free  
10 WiFi, and even some green initiatives like solar power  
11 and charging stations for electric vehicles. The park  
12 will have extensive landscaping, luxurious lighting and  
13 attractive fencing. We plan on creating a traveling  
14 community that is free of crime and filled with people  
15 who want to stay in an area like yours, while spending  
16 their disposable income in your community.

17 And if you have any further questions, I'm happy  
18 to answer them. I'm here with Tommy Crowe tonight, who  
19 is the developer and can also answer questions.

20 WILL MOORE: Commission, do  
21 y'all have any questions or any comments for the  
22 developer?

23 JANE JONES: I have a  
24 question. You mentioned several -- a whole list of  
25 rules. How do you -- will you have somebody living on  
26 site to enforce these rules? How -- what does your  
27 enforcement consist of?

28 LAURA SWARTWOOD: Yes. So the  
29 idea is that someone will live on the property at all  
30 times and keep an eye on things.

31 JANE JONES: And you will  
32 be able to, using that, to limit people to 90 days?

33 LAURA SWARTWOOD: Yes. And  
34 there is also the talk of just being -- like the  
35 hookups being electronically controlled. So you would  
36 sign up with an app and your electricity and your water  
37 could be shut off at any time if you don't abide by the  
38 rules, and be asked to leave.

39 JANE JONES: I know that  
40 there are two large plants in the vicinity that are  
41 planning large expansions. This is going to be a place  
42 for those construction workers to stay?

43 LAURA SWARTWOOD: Potentially,  
44 yes. If you have an RV that meets the requirements,  
45 and you are okay with staying in the time frame that we  
46 request, then yes.

47 JANE JONES: And I guess  
48 what you said was you feel confident that you can  
49 manage all that day and night, whatever happens ---

50 LAURA SWARTWOOD: Yes, ma'am.

1 JANE JONES: --- on site?  
2 LAURA SWARTWOOD: Yes, ma'am.  
3 JANE JONES: Thank you.  
4 DONNA MATTHEWS: In the packet  
5 that we have it says online presence. So there's ---  
6 LAURA SWARTWOOD: There will be  
7 a website that you can go to and book your place or  
8 your slot.  
9 DONNA MATTHEWS: But there will  
10 be someone on site at all times.  
11 LAURA SWARTWOOD: As far as I  
12 understand, yes.  
13 DAN HARVELL: If I might  
14 ask, would there be a permanent, permanent facility for  
15 those people that might be maintaining the site built  
16 there? Or would they be in an RV, too?  
17 LAURA SWARTWOOD: They would  
18 also be in an RV.  
19 DAN HARVELL: All right.  
20 WILL MOORE: Anybody else?  
21 JAMES MCCLAIN: I'm just not  
22 aware of the market for the Luxury RV sort of temporary  
23 -- I guess in theory if people are traveling around the  
24 country, you know, in their nice luxury RV's. But is  
25 there -- in other words I'm asking you is directed --  
26 do y'all have any other sites like luxury -- do you  
27 manage any other luxury RV sites in the area of South  
28 Carolina of the southeastern?  
29 LAURA SWARTWOOD: No. This is  
30 our ...  
31 JAMES MCCLAIN: Well, there's  
32 a big market for that is what you're saying?  
33 LAURA SWARTWOOD: Yes. We see  
34 them popping up everywhere.  
35 WILL MOORE: Anybody else?  
36 Thank you, ma'am.  
37 At this time, I'm going to go ahead and open it up  
38 for public comments. So when you come forward, state  
39 your name and address, and everybody's limited to three  
40 minutes.  
41 Okay. So Laura Swartwood. That was you. Okay.  
42 Maggie Elrod. Please come forward and state your name  
43 and address, please, ma'am.  
44 MAGGIE ELROD: Thank you for  
45 having us. I represent a family that's lived in that  
46 area for over six generations. We're the sixth  
47 generation that's living on that land that's near -- I  
48 live on Fire Tower Road, 125 Fire Tower Road,  
49 Williamston, South Carolina. There are three other  
50 generations that will follow us. If you go back to

1 your history, it was an Indian Trail discovered by  
2 William Bartram. We first appear -- our houses, our  
3 families appear on the 1877 Anderson County map. There  
4 have been businesses, there was a wood shop, a  
5 blacksmith shop, there was a post office at one time.  
6 We were thriving, but we -- primarily we were an  
7 agricultural community.

8 Now, the problem is this. We consider it God's  
9 country. We love it there. Our families have moved  
10 back into the area. There have been -- there has been  
11 family land sold, but it's been to nice subdivisions or  
12 affordable housing, all that is covered. But where  
13 this particular location is going, it will back up to  
14 several nice homes in the area. In fact, my cousin's  
15 home will actually be on the border with them. Have  
16 they contacted her about it? No, not at all.

17 Besides, I've looked up information about the  
18 company Argus Enterprises that's on the internet. I'm  
19 not on Google. I'm not on Twitter. I'm just looking  
20 -- I just Google. And the ad on the internet says  
21 building one business at a time. Where? Greenville is  
22 where it's listed. Do these people -- I don't know  
23 about Ms. Hicks or -- but do these people live in  
24 Anderson County? The answer is no. They live in  
25 Woodruff. And from what I saw on the internet, they  
26 live in a very nice home.

27 Now we have nice homes too. And we have property  
28 that's been in our family for generations. So of  
29 course we are against it. People moved to this area --  
30 I taught at Wren High School for 37 years. Proud of  
31 the location where I live. Proud of the people who  
32 live there. So you know, will you be a good neighbor?  
33 From what I've looked up, I don't think so. The other  
34 people Laser, Hicks, the oil recycling lumberyard, have  
35 they been good neighbors to us? Absolutely not.

36 And that's all I have to say. I'm very much  
37 against it. So thank you very much for the time.

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

40 Moving on to Mr. Ernest Evans. Please come  
41 forward and state your name and address, please sir.

42 ERNEST EVANS: My name is  
43 Ernest Evans. I live on Shackelford Road, probably  
44 less than a mile from this site. The comment she made  
45 about commercial property around it, there's  
46 residential houses all around it too. But the thing  
47 that bothers me about it most is construction workers  
48 coming in. Legal? Maybe. But the bottom line, who's  
49 going to enforce this? You know, I mean, having  
50 somebody there and it's somebody that can't afford a

1 house and they've got a metal trap mobile home and they  
2 can live in it and probably live free, you know. But I  
3 mean, who's going to enforce this? I don't understand.  
4 And I don't think it's a good location anyway. Right  
5 on the main highway, it's going to be an eyesore. But  
6 anyway, if y'all vote for it, you need to go and look  
7 at the houses that surround it. I'm talking about  
8 close. Thank you.

9 WILL MOORE: Yes, sir.  
10 Thank you. Chris Trotter.

11 CHRIS TROTTER: Hello, I'm  
12 Chris Trotter. I'm representing two people tonight.  
13 The chief of the Piercetown Fire Department could not  
14 be here. So if I run over I'm sorry, because I've got  
15 to cover two points.

16 One, I'm a citizen of Piercetown Community, 125  
17 Shackleburg Road. I grew up on Highway 81 North just  
18 three quarters of a mile from where this propose is at.  
19 Live right behind my parents now.

20 I'm going to speak first of my public opinion and  
21 what how I feel about it. But Hicks RV Community is  
22 what it's named. Not campground. You know, the  
23 definition of a community is a group of people living  
24 in an area. Not a campground. A campground is  
25 something that people come -- I'm a RVer myself, but  
26 anywhere I stay is two weeks maximum stay, you got to  
27 move after two weeks. Normally, if I'm taking the  
28 family somewhere in the RV, we're going to somewhere  
29 where there's a lake, or there's an ocean or there's a  
30 theme park, some kind of attraction. I don't see any  
31 attractions in Piercetown that somebody would want to  
32 come in and stay, especially for 90 days in an RV.

33 Secondly, the 90 day extended stay where you've  
34 got permanent water and permanent sewer hookups, most  
35 RV parks, if it don't have extended 90 day stays, you  
36 dump when you leave. I mean, that's something that we  
37 have to do, because you've got a storage tank and it  
38 gets full so you can't stay there long term. This one  
39 they're putting in full hookups. So I don't know how  
40 you can, you can control how long somebody is going to  
41 stay there. They've got everything that they need.  
42 They mentioned some kind of electronic controls, but no  
43 Park I've ever been in has ever had that.

44 Single family homes, if you're building a house,  
45 you can only put one home on 1.57. If you're not sewer  
46 -- I assume this is going to have a single septic  
47 system. I know that's DHEC's information, but you're  
48 going to have 12 toilets and showers and sinks dumping  
49 into one septic system evidently. Not real sure how we  
50 can say one house has to have .57 acres, but we can put

1 12 toilets and showers dumping into one septic system  
2 on 2.2 and a half acres? That's a concern of mine.

3 So the third is I'm going to speak on the fire  
4 department's benefit. Brad Hart is our chief. I've  
5 been in the fire department 27 years. I'm Vice  
6 Chairman of the board right now. He asked me to speak.  
7 He's at his full time job which is full time fire  
8 firefighter captain at Boiling Springs. Campers are  
9 built out of low cost light combustible materials.  
10 They're not built like our houses. They're built --  
11 they're built to be lightweight, pulled around.  
12 They're not -- they're not made to stay extended stay.  
13 They're not made to stay 90 days. It's temporary,  
14 quick housing. They burn fast and they burn quick.  
15 Once they get going they go up fast. It's like you've  
16 got accelerant on it because of what they're built out  
17 of. Because they're not built heavy duty and of  
18 quality.

19 If you look at 12 in here, we've got 10 all backed  
20 up on the back row all together, two across the street.  
21 One starts, we're a volunteer fire department, we've  
22 got to get there. And we've got to put them out before  
23 the whole row burns down and cost of life. That's a  
24 concern from the fire department. That's a concern  
25 from the fire chief, that they're not spaced out enough  
26 and there's too many stacks in there and not sure if  
27 they're going to come back at a later date and add more  
28 to make it 30.

29 WILL MOORE: I'm sorry, Mr.  
30 Trotter, your time's up.

31 CHRIS TROTTER: Thank you for  
32 your time.

33 WILL MOORE: Yes, sir.  
34 Thank you. Wyatt Fulbright.

35 WYATT FULBRIGHT: Wyatt  
36 Fulbright, I reside at 5521 Highway 81 North. Here I  
37 have a petition to present to you guys from the  
38 community. We have over 412 names on this petition  
39 opposing the RV park. If I could present that to you  
40 now.

41 WILL MOORE: Yes, sir.

42 WYATT FULBRIGHT: But I'd like  
43 to start off by saying that Piercetown is a lot of  
44 things to me personally. It's where I grew up, I was  
45 born and raised there. My family has owned a cattle  
46 farm in that area for over 50 years. We're a tight  
47 knit group of community members who care about each  
48 other. I know all my neighbors in the surrounding  
49 area. What Piercetown is not is a destination, or a  
50 place for a campground. We have neighbors that care

1 about their community. Our home value, the median home  
2 value in our area is \$417,000.00. So tell me how an RV  
3 park is going to up our property values. It's just not  
4 going to.

5 And as far as having a luxury RV park presenting  
6 to that clientele, that's great. And I'm sure  
7 Swartwood and them have a fine operation, but you know,  
8 what happens when they can't get that clientele? What  
9 are they going to do? Are they going to just keep  
10 empty spots out there and not make money? Are they  
11 going to cater to the less than desirable people that  
12 want to come in our community and have a low rent place  
13 to live? That's what we're worried about.

14 There's not a market for what they're proposing in  
15 our community. And when you don't have that market --  
16 if I owned it, I would want to make money; it'd be a  
17 money making venture.

18 So are they just going to not rent spaces? No,  
19 they're going to rent them to people that will buy an  
20 \$8,000.00 camper and moving in there and cook dope in  
21 it. I mean that's what we're looking at here. We want  
22 responsible neighbors that want to contribute to the  
23 community in a positive way and raise a family. And  
24 this development is not going to do that at all. I  
25 believe it'll cause nothing but problems for us. And,  
26 you know, my family's land is 2000 feet away. When the  
27 Dollar General came, we had all kinds of trash getting  
28 in there. We paid vet bills to Martin's vet service  
29 because we would have cattle eating litters that's  
30 coming from the Dollar General parking lot.

31 I started that petition just to, you know, try to  
32 get something done about this. And with over 412  
33 signatures, I hope you guys would, you know, take that  
34 into consideration when you make your -- make your  
35 determination on this tonight.

36 And that's all I have for you guys. Thank you for  
37 your time.

38 WILL MOORE: Thank you, Mr.  
39 Fulbright. Tommy Crowe.

40 TOMMY CROWE: (Inaudible.)

41 WILL MOORE: All right.

42 Chris Chapman.

43 CHRIS CHAPMAN: Good evening.

44 I represent the Homeowners Association of Ridgewood  
45 Plantation Subdivision, a 97 homes subdivision about a  
46 quarter of a mile from the proposed location of this  
47 development. I want to express some concerns regarding  
48 the proposal on behalf of our subdivision.

49 I'll say on the surface that the proposal appears  
50 reasonable. As it's described in the application to

1 the Planning Commission, Hicks RV Community will be  
2 upscale, attractively paved and lighted and landscaped  
3 in a style similar to many upscale neighborhoods in the  
4 \$400,000 price range, end quote. So our concerns don't  
5 really lie with what it could be. The issue is the  
6 disconnect between the developer's vision and what is  
7 the most realistic outcome.

8 The proposal as it's described in the application  
9 is based on several premises that just aren't accurate.  
10 Quote, Anderson Motor Speedway is directly across the  
11 street from the development and the two will share a  
12 symbiotic relationship as fans come to the races and  
13 need a place to stay, end quote. This is a regional  
14 racetrack so fans and competitors live within driving  
15 distance, very few would utilize an RV park. Quote,  
16 this is a very good fit for Anderson County in their  
17 desire to increase county revenues by bringing in  
18 visitors with significant disposable income that wants  
19 to visit Anderson County and see all that it has to  
20 offer, end quote. You're telling me that people are  
21 going to forego one of the campgrounds on the lake just  
22 a few miles from Piercetown to come and stay at this RV  
23 park situated next to an old processing facility.  
24 Quote, there will be strict noise and behavior  
25 guidelines for -- in place and in force, end quote.  
26 I'm wondering who's going to be responsible for that  
27 enforcement, as the application mentions no onsite  
28 manager.

29 I think what you're left with is a lot of wishful  
30 thinking. In reality, this RV park will end up serving  
31 transient individuals with no vested interest in our  
32 community. I would like to think the developer is just  
33 naive. But in fact, there is evidence that Mr. and  
34 Mrs. Swartwood are experts in short term rentals and  
35 housing. Together they are owners of vacation rentals  
36 Greenville, a short term rental and management company  
37 in the upstate. In 2018, Mr. Swartwood was at the  
38 center of controversy in Mauldin for offering Airbnb  
39 rentals within subdivisions and the subsequent problems  
40 that they created.

41 I'd like to provide you a copy of a Greenville  
42 News article as well as the minutes from a Mauldin City  
43 Council meeting where that was discussed.

44 WILL MOORE: Thank you,  
45 sir.

46 CHRIS CHAPMAN: Piercetown is  
47 a great area. We welcome anyone who wants to be a part  
48 of our community and invest in it just like we have.  
49 What we are not interested in being a part of is a one  
50 sided business experiment, one in which there only

1 seems to be benefits for the developer at the expense  
2 of our community.

3 On behalf of our HOA I would ask that you deny  
4 this application as presented.

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

7 Matt Wilson. Come forward and state your name and  
8 address, please, sir.

9 MARK WILSON: It's Mark  
10 Wilson and I reside ---

11 WILL MOORE: I'm sorry.

12 MARK WILSON: That's okay.

13 I reside at 100 Shackleburg Road in Anderson, just  
14 about two tenths or three tenths of a mile from where  
15 this is proposed. I don't want to reiterate what all  
16 these fine folks have stood here and told you. I agree  
17 with everything. I just want to let you know I'm also  
18 a third generation in this little small town of  
19 Piercetown. I'm 63 years old. I've lived in the same  
20 residence for 63 years. You know, we welcome beautiful  
21 subdivisions. But this is not part of what we want in  
22 our little small town.

23 And I appreciate you considering this and vote no  
24 on this issue. Thank you.

25 WILL MOORE: Thank you,  
26 sir. Chad McBride.

27 CHAD MCBRIDE: Good evening.

28 Appreciate given the opportunity to speak. And I'd  
29 like everybody from Piercetown to raise your hand,  
30 please. All right. Thank you.

31 My name is Chad McBride. I live at 255  
32 Shackleburg Road. I'm also the elected sheriff of  
33 Anderson County. I have concerns about this  
34 development as well. Some of these points have already  
35 been made. So I'm going to skim over some of mine.

36 As some of the other folks have said, there's  
37 really no destination in Piercetown to visit unless  
38 your business is with some of us. But I don't  
39 understand the location. Certainly concerns there,  
40 especially from a law enforcement perspective. I've  
41 never heard of luxury concepts being placed to Dollar  
42 General, and I love Dollar General. Not knocking  
43 Dollar General. I've even caught a shoplifter there  
44 myself. But I definitely don't think that if you're  
45 looking for a luxury destination, you're going to be  
46 plotting out your course next to the local Dollar  
47 General.

48 However, there are large amounts of construction  
49 of developments over the next several years.  
50 Developments that someone could definitely capitalize

1 on with the RV community, or village. TTI, Bosch and  
2 FedEx are all going to be expanding, and building now  
3 as we speak. And I love the construction community.  
4 My in-laws are in the construction business; father-in-  
5 law, brother-in-law. And I can tell you, they work  
6 hard, and they party harder. I can tell you that. So  
7 if we're going to have a community of construction  
8 workers, that's probably going to up the call volume  
9 that we have to deal with as the sheriff's office.  
10 Speaking of the Dollar General, I've had 105 calls for  
11 service to the Dollar General alone since January of  
12 2017. So if that gives you some insight of how much  
13 busier it would be with an RV park next to it. Those  
14 vary from armed robbery to alarm calls, suspicious  
15 people, domestics in the parking lot, drunks in the  
16 parking lot. And something we don't enforce at the  
17 sheriff's office but certainly our litter control does  
18 and that's the vast amount of litter that already comes  
19 from the Dollar General.

20 If it's going to be symbiotic to the Anderson  
21 Motor Speedway, I can tell you, that's a bad idea too,  
22 because I'm going to have a ton of pedestrians trying  
23 to cross the roadway, especially at nighttime hours,  
24 and I'm going to have serious injuries or death as a  
25 result of that. Or people having wrecks trying to  
26 avoid pedestrians that are stepping out in the road,  
27 especially if they've been drinking beer at the RV park  
28 all day.

29 They can put all the ordinances in place that they  
30 want to. I don't enforce ordinances; I enforced state  
31 laws, so I don't know who's going to enforce  
32 ordinances.

33 So that's about all I've got to say. I'm also a  
34 resident, a very concerned resident. And I like seeing  
35 the way our community's going. And I appreciate you  
36 guys. I know y'all have a hard job as an elected  
37 official. You can't make everybody happy. I know it's  
38 tough. But just ---

39 WILL MOORE: I'm sorry, Mr.  
40 McBride, your time is up.

41 CHAD MCBRIDE: Thank you.

42 WILL MOORE: Appreciate you  
43 for what you do, too.

44 Ryan Norris. Ryan Norris.

45 All right. Justin, starts with a C, Cor ... I  
46 can't read that. I'm sorry.

47 MALE: (Inaudible.)

48 WILL MOORE: Okay, thank  
49 you, sir.

50 All right. I'm going to go ahead and open this up

1 for discussion amongst the Planning Commission. Does  
2 anybody have anything they'd like to say or mentioned.

3 DAN HARVELL: Well, Mr.  
4 Chairman, I would, I would add that when we have this  
5 many people coming from a community, it certainly does  
6 send a message. And I, as a board member, I'm  
7 incredibly cognizant of when people show up to let us  
8 know what their concerns are, those that live where  
9 these projects are going to be. So anyway, I just  
10 wanted to make that comment.

11 WILL MOORE: Anybody else?  
12 I'm going to go ahead and open this thing up for  
13 discussion. But before I do, I've received a lot of  
14 calls against this. And for that reason, it is my  
15 district, I would like to make a motion to deny. I  
16 have a second, all in favor of the denial please raise  
17 your right hand. Any discussion? I'm sorry, before we  
18 move on to a final vote, is there any discussion?

19 JAMES MCCLAIN: I'd just like  
20 to say I appreciate the comments from the -- I forgot  
21 -- I'm sorry -- the gentleman's name for the volunteer  
22 fireman about the concern about the RV parks. To me  
23 they typically do more two weeks or 14 days, I think he  
24 said, and you get into a situation where it's like, you  
25 know, even like sort of the -- and I'm certainly no  
26 expert -- but maybe if somebody needed an opinion on  
27 this, but you know, renters' rights or squatting laws  
28 like would it be sort of turned into more like a month  
29 to month sort of -- yes, there's some sort of vague 90  
30 day thing, but in terms of when it gets to that  
31 extended period of time, would there actually be some  
32 legal like renters' rights start to be applied there  
33 which would be a concern obviously, right?

34 So yeah, I mean, having that sort of knowledge now  
35 about how maybe some other RV parks work in terms of  
36 duration, I would maybe more tend towards voting  
37 against, as well. But that was just a thought I had.

38 WILL MOORE: All right.  
39 Thank you, sir. Anybody else?

40 All right. For denial -- the motion is for  
41 denial. All in favor of the denial raise your right  
42 hand. Unanimous. It is denied.

43 **APPLAUSE**

44 WILL MOORE: Come on, guys,  
45 there's no need for that.

46 All right. Moving on to old business. Consent  
47 agenda is Stone Creek subdivision.

48 Staff.

49 Y'all please exit quietly.

50 Staff, I'll turn it over to you.

1                   TIM CARTEE:   Mr. Chairman,  
2 on that consent agenda, we need to remove it from the  
3 agenda. The developer has decided to pull it. He's  
4 going to continue with Phase I of that development.

5                   WILL MOORE:   Okay. Thank  
6 you, sir.

7                   All right. New business. Moving on to a  
8 preliminary subdivision Yates Estates subdivision  
9 located on Sheila Drive, Council District 7.

10                  TIM CARTEE:   Thank you, Mr.  
11 Chairman. Again, as you said this is Yates Estates  
12 subdivision. Eighty-three Property owners were  
13 notified within a 2000 foot radius via the postcard.  
14 This development was previously denied on August 10,  
15 2021. The lots have been reduced from 43 to seven  
16 lots. The intended development is a single family.  
17 This will be a private development. Sheila Yates is  
18 the applicant. Ridgewater is the engineer of record.  
19 And the location access is off of Sheila Drive which is  
20 county maintained. It's in District 7. Surrounding  
21 land use is residential. It's unzoned. And acreage is  
22 approximately 53 acres. And again seven lots. And  
23 they're not asking for any variance. And Sheila Drive  
24 is classified as a major local road. Sixteen hundred  
25 ADT will accommodate the proposed seven lot  
26 development. These are -- lots will be over two acres  
27 plus on this development.

28                  Here you see the layout of the proposed  
29 development. Here's the TMS number.

30                  Staff recommends approval of this project. It has  
31 met the requirements in Chapter 24 of Land Use. That's  
32 all I have, Mr. Chairman. Thank you.

33                  WILL MOORE:   Thank you,  
34 sir. Do I have anybody represented this project for a  
35 developer presentation? Come forward and state your  
36 name and address, please, sir.

37                  WESLEY WHITE:   Thank you,  
38 Commission. Wesley White with Ridgewater Engineering.  
39 We're at 211 Society Street, here in Anderson. And Ms.  
40 Yates is also present. She's the owner of the property  
41 and has asked us to develop it or help her through this  
42 process.

43                  The simple reason we're here tonight is actually  
44 based on some of the ordinances that county council  
45 specifically created for projects like this, where  
46 someone could take their land, divide it into large  
47 minimum two acre tracts and not have to put in a county  
48 maintained road. So this is a -- going to be a private  
49 road, per the new county standards, which allows for  
50 that. It's an 18 foot wide stone base at a minimum.

1 And it'll be obviously split, the properties go all the  
2 way to the center of that right-of-way. And it'll be  
3 divided into those seven lots that will all have access  
4 and ownership to it.

5 The county actually has ordinances in place as  
6 part of the private road standards that are required to  
7 be filed as part of the final plat. This states that  
8 the county doesn't -- isn't responsible for those. So  
9 just pointing all that out to say this would normally  
10 be a summary plat with only seven lots, however, with  
11 it being off of a new private road, that's the  
12 requirement to come before you guys.

13 But if there's any questions, we're happy to  
14 answer those as well. Thank you.

15 WILL MOORE: Thank you,  
16 sir. Any questions? All right. Sounds good. Thank  
17 you.

18 All right. I'm going to go ahead and move on to  
19 public comments. First one on the list is Sheila  
20 Yates. Please come forward and state your name and  
21 address, please, ma'am.

22 SHEILA YATES: I'm Sheila  
23 Yates, the owner of the property. I feel this is a  
24 good plan. Most of the lots are going to be -- they're  
25 more than just two acres. And we're talking in some of  
26 the plots, 12 acres, 14 acres. You know, it's a  
27 variety. And the road is, like he said, it's going to  
28 be a private road. And I pay professional people to  
29 construct the road. And as far as I know, there's no  
30 drainage problems.

31 And I hope that you'll vote to approve my  
32 subdivision. That's all.

33 WILL MOORE: Thank you,  
34 ma'am.

35 Ron Aleshire. Sorry, man. I'm doing the best I  
36 can. I don't mean to butcher your name.

37 RON ALESHIRE: My name is Ron  
38 Aleshire. I live at 252 Pine Trail, which will  
39 actually be the backside of this subdivision on the low  
40 side of the subdivision they're proposing.

41 I've got a few comments and concerns there. I  
42 mean, where they're putting the entrance to what  
43 they're proposing there's already a subdivision there.  
44 There's vacant lots in this subdivision that have not  
45 sold, there are not residents on them now. They've  
46 already -- they cleared the lots, cut down all the  
47 trees, all the wildlife habitats have been gone, and  
48 there's still no houses there. So what's -- you know,  
49 they clear all this land for these new lots and it's  
50 going to do the same thing. It's going to kill all the

1 trees, going to run all the wildlife off.

2 Another issue I have is the low side of this land  
3 is a natural duck sanctuary back there. There's beaver  
4 ponds that all the runoff from this property is going  
5 to go to when they start clearing. I worked in  
6 construction most of my adult life. So there is no way  
7 you're going to control all the erosion and all and  
8 it's going to just flood all these geese, migratory  
9 geese, migratory ducks and ones that live there year  
10 round. Not to mention the deer, squirrels, turkeys  
11 that's already back there. I just don't think this is  
12 a good idea.

13 Now there's one subdivision that's actually  
14 within, I don't know, within a quarter mile that they  
15 actually went in, built two or three houses, curb and  
16 gutter and it flopped. They're all sitting there and I  
17 don't know what's going on with it. But it's never  
18 done anything and it's been there, I don't know, 15  
19 years maybe. I've been in the same residence for  
20 almost 20 in that residence.

21 I feel it's a bad idea. Going to kill more trees.

22 WILL MOORE: Thank you,  
23 sir.

24 All right. I'm going to open this up for  
25 discussion amongst the Planning Commission. Does  
26 anybody have anything they would like to add or comment  
27 or ...

28 JAMES MCCLAIN: Maybe I can  
29 ask for maybe the developer, I guess I don't know who  
30 to ask. But yeah, I do see now that I'm looking at the  
31 application here. I guess it says Sheila Drive is  
32 classified as a major local road. Yeah. As I look at  
33 the map, I guess, to the citizen's point there about --  
34 yeah, it does look like sort of the access road will be  
35 sort of essentially like a cul-de-sac from this  
36 subdivision. But that is a major local road, Sheila  
37 Drive?

38 TIM CARTEE: Yes, it is a  
39 major local road.

40 JAMES MCCLAIN: Okay. Did  
41 like -- does it enter into this sort of subdivision  
42 there? I mean, is that subdivision have a homeowner's  
43 association, I wonder?

44 WESLEY WHITE: What it  
45 accesses is what was intended, that little stub out is  
46 -- that our private drive would access off of was  
47 intended to make this a phase in the future, in a way.

48 JAMES MCCLAIN: A phase ---

49 WESLEY WHITE: Yeah. So it  
50 was set aside for this purpose. Mr. Cartee mentioned,

1 staff mentioned, that this, I don't know, a year ago or  
2 so came in as a 47 lot subdivision, which that was the  
3 intent of the phase. The Phase II with this with it  
4 only being seven lots, the minimal disturbance, at best  
5 on the, on the whole property would be maybe two acres  
6 for the whole 52.

7 JAMES MCCLAIN: Okay, so this  
8 had been -- originally had been potential Phase II of  
9 that subdivision?

10 WESLEY WHITE: That's  
11 correct.

12 JAMES MCCLAIN: I got you.

13 WILL MOORE: Yeah, come  
14 forward, I'll let you speak.

15 RON ALESHIRE: I just failed  
16 to mention one thing. I know she talked about the lots  
17 being larger. Like I said, my land backs up to this  
18 land. Most of those bigger lots that they're talking  
19 about more land, it's all floodplain. So I mean, it's  
20 land they can't use no way. So that's why the lots are  
21 bigger. There's a big floodplain that runs through  
22 there of low land. My property is some of that. So  
23 that's -- large lots is not going to come into play  
24 there. They're going to have a house, you know, and  
25 maybe an acre or two that they -- usable land as far as  
26 what they want to do with it, because the rest is going  
27 to be in a floodplain as far as I know.

28 WILL MOORE: Thank you,  
29 sir.

30 RON ALESHIRE: Roads they're  
31 talking about, I mean, they're already goat paths.  
32 They're not big enough for all this traffic and  
33 construction.

34 WILL MOORE: All right.  
35 Thank you, sir.

36 All right. At this time, do I have anybody that  
37 would like to make a motion?

38 DAN HARVELL: Well, I have  
39 a question of the developer, Mr. Chairman, before we  
40 do that, if I might?

41 WILL MOORE: Yeah, go  
42 ahead.

43 DAN HARVELL: What is the  
44 plan -- what is actually the owner and the developer, I  
45 guess, if you don't mind answering this together,  
46 possibly, what is the plan for these lots immediately?  
47 I mean, is this a situation where you're going to clear  
48 or you're going to leave them wooded until they sell?  
49 Or what's ---

50 WESLEY WHITE: Correct?

1 Yeah, the only thing that we're -- that Ms. Yates is  
2 going to do is put in the private drive. And then  
3 she'll sell each lot individually. And they will be  
4 responsible for going to Building and Codes for their  
5 own construction. Correct.

6 DAN HARVELL: So this is  
7 not a cut everything down, slab on grade type thing  
8 that we deal with so often?

9 WESLEY WHITE: No. And  
10 that's why these -- we've gone down to the seven lots,  
11 so everybody -- so that -- these are going to be  
12 expensive lots. So they're going to pick their home  
13 site and build appropriately.

14 DAN HARVELL: All right. I  
15 just wanted to clarify that. Thank you.

16 WILL MOORE: All right.  
17 At this time, I'll go ahead and open it up for a  
18 motion.

19 DAN HARVELL: This is my  
20 district, Mr. Chairman. So based on what we've heard,  
21 and based on what we see here, I will make a motion  
22 that it be approved.

23 WILL MOORE: I second.  
24 All in favor of the approval? Hang on before I move  
25 into the final vote. Anymore discussion amongst the  
26 Planning Commission before we make our final vote.

27 DONNA MATTHEWS: Can I just  
28 asked what the gentleman said earlier about the  
29 floodplain. Is that true? Is there a lot ---

30 WESLEY WHITE: It's  
31 actually -- see the dark in the top corner. That's the  
32 extent of the floodplain on our property. We had to  
33 show that as part of the plat.

34 DONNA MATTHEWS: Okay.

35 WESLEY WHITE: Yes, ma'am.

36 WILL MOORE: All right.

37 Moving on to a final vote for denial. I mean for  
38 approval. Excuse me. I'm sorry. All in favor of  
39 approval please raise your right hand. Unanimous.  
40 Passes.

41 All right. At this time I'm going to move on to  
42 public comments, non-agenda items, three minutes limit  
43 per speaker. Does anybody have anything they would  
44 like to mention, non-agenda items?

45 Any other business?

46 Everybody in favor of adjournment, please stand  
47 up.

48

49

**MEETING ADJOURNED AT APPROXIMATELY 6:46 P.M.**

50

# Anderson County Planning Commission

January 10, 2023

6:00 PM

## Staff Report

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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

Mailing Address 104 Gordon Dr. Townville, SC 29869

Telephone 864 934 8090 E-mail scottwalsh@easterncrane.com

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 864 934 8090 E-mail scottwalsh@easterncrane.com

Authorized Representative Robert Scott Walsh

Mailing Address 104 Gordon Dr. Townville, SC 29869

Telephone 864 934 8090 E-mail scottwalsh@easterncrane.com

Address/Location of Property Green Pond Rd

Existing Land Use Vacant

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

Tax Map Number(s) 470007001

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

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

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

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

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:  
  
 \_\_\_\_\_  
 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:  
  
 \_\_\_\_\_  
 Signature of Owner(s)

11/2/2022  
 \_\_\_\_\_  
 Date

Staff Use Only: \_\_\_\_\_ Date: \_\_\_\_\_  
 Application Received By: \_\_\_\_\_  
 Planning Commission Date: \_\_\_\_\_  
 Planning Commission Decision: \_\_\_\_\_ Site Plan Revision Fee \$100.00  
 Fee Paid Yes  No  Credit Card/Check# \_\_\_\_\_

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





# Anderson County Planning Commission Meeting

January 10, 2023

6:00 PM

## Staff Report

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

<b>Preliminary Project Name:</b>	Glamping at the Farm
<b>Property Owner of Record:</b>	Estate of John David Durham Sr.
<b>Authorized Representative:</b>	John Durham Jr. Executor
<b>Intended Development:</b>	RV Park Campground
<b>Location:</b>	1602-1604 Durham Rd.
<b>Details of Development:</b>	The campground will consist of 50 full hookup RV sites, 5 custom cabins, a multipurpose building with general store and laundry facilities, a mini farm utilizing the existing pole barn, animal pens and pasture fencing, a swimming pool, and multi-purpose sporting court. This proposed use will be used to accommodate the many RVs traversing the Interstate 85 corridor.
<b>Surrounding Land Use:</b>	Commercial, Residential, Vacant
<b>Total Site Area:</b>	14.2 Acres
<b>County Council District:</b>	7
<b>Zoning:</b>	Un-zoned
<b>Tax Map Number:</b>	193-00-11-005
<b>Variance:</b>	No
<b>Traffic Impact Analysis:</b>	Durham Rd. is classified as a collector road with no maximum average trips per day. The applicant is required to obtain an encroachment permit from Anderson County for encroachment along Durham Rd.



# 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: Glamping at the Farm

**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 Glampgrounds, Inc.

Mailing Address 118 Cox Street, Travelers Rest, SC 29690

Telephone 980-875-7127

E-mail shanculbertson@hotmail.com

Applicant is the: Owner's Agent  Property Owner

Property Owner(s) of Record Estate of John David Durham Sr.

Mailing Address PO Box 498, Piedmont, SC 29673

Telephone 864-947-6758

E-mail \_\_\_\_\_

Authorized Representative John Durham Jr., Executor

Mailing Address PO Box 498, Piedmont, SC 29673

Telephone 864-947-6758

E-mail \_\_\_\_\_

Address/Location of Property 1602+1604 Durham Rd, Piedmont, SC 29673

Existing Land Use Agricultural

Proposed Land Use Campground

Tax Map Number(s) 1930011005

Total Size of Project (acres) 14.2

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**

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## APPLICATION PROCESS

- 1) An application is submitted, along with any required filing fee, to the Development Standards Department according to the set deadline schedule, **\$300.00** legal advertisement & posting. **Site plan revision Fee \$100.00.**
- 2) The Development Standards Department shall review the application for completeness within 5 business days of submission. Incomplete or improper applications will not be accepted at the time of submittal.
- 3) If the application is considered complete and proper then the Development Standards staff will further review the application and may make a written recommendation.
- 4) Legal notice is required to be printed in a newspaper of general circulation in Anderson Independent Mail at least 15 days before public hearings in the legal notice section.
- 5) A public hearing sign is erected on the property at least 15 days before the public hearing. This sign will be erected and removed by staff.
- 6) The Planning Commission reviews the proposed land use request and takes action on the request following the public hearing. The Planning Commission meets the second Tuesday of each month. Meetings are held at 6:00 P.M. in the County Council Chambers, second floor of the Historic Courthouse.
- 7) The Commission shall review and evaluate each application with respect to all applicable standards contained within the Development Standards Ordinance (DSO). At the conclusion of its review, the Planning Commission may approve the proposal as presented, approve it with specified modifications, or disapprove it.
- 8) In consideration of a land use permit, the Planning Commission shall consider factors relevant in balancing the interest in promoting the public health, safety, or general welfare against the right of the individual to the unrestricted use of property and shall consider specific, objective criteria. Due weight or priority shall be given to those factors that are appropriate to the circumstances of each proposal.
- 9) A decision of the Planning Commission may be appealed as provided for in Title 6, Chapter 29 of the South Carolina Code.
- 14) Within 15 days of the Planning Commission taking action on the request, planning staff will send the applicant a Notice of Action.
- 15) Any applicant wishing to withdraw a proposed land use permit prior to final action by the Planning Commission shall file a written request for withdrawal with the Development Standards Department.
- 16) All associated fees are non-refundable. If a case is withdrawn or postponed at the request of the applicant, after the notice has been placed with the newspaper, the applicant is responsible for all associated cost of processing and advertising the application.

The following is a checklist of information required for submission of a Land Use Review application. Incomplete applications or applications submitted after the deadline **may be delayed.**

Completed application form

Letter of intent

Sketch Plan one (1) copy 8 ½" x 11"

Attachment "A"

**REQUIRED ITEMS**

1) APPLICATION FORM:

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

2) LETTER OF INTENT:

- a. One (1) copy of a Letter of Intent (must be typed or legibly printed).
- b. The Letter of Intent must give details of the proposed use of the property and should include at least the following information:
  - 1. A statement as to what the property is to be used for;
  - 2. The acreage or size of the tract;
  - 3. The land use requested;
  - 4. The number of lots and number of dwelling units or number of buildings proposed;
  - 5. Building size(s) proposed;
  - 6. If a variance of the regulations is also being requested, a brief explanation must also be included.

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

- a. An application for a land use permit for a multi-family project or a non-residential project shall be accompanied by a sketch plan.
- b. A sketch plan must be prepared by a professional engineer, a registered land surveyor or a landscape architect.
- c. The sketch plan shall be drawn to approximate scale on a boundary survey of the tract or on a property map showing the approximate location of the boundaries and dimensions of the tract.
- d. The sketch plan shall show, at a minimum, the following:

1. Proposed name of the development	2. Acreage of the entire development	3. Location map
4. Proposed building(s) location(s)	5. Anticipated property density states as a FAR (Floor Area Ratio)	6. Setbacks, with front setbacks shown, side and rear may be stated.
7. Proposed parking areas.	8. Proposed properly access locations.	9. Natural features located on the property.
10. Man-made features both within and adjacent to the property including		
<ul style="list-style-type: none"> <li>a) Existing streets and names (with ROW shown)</li> <li>b) City and County boundary lines</li> <li>c) Existing buildings to remain.</li> </ul>		

- a) Existing streets and names (with ROW shown)
- b) City and County boundary lines
- c) Existing buildings to remain
- 11. Required and proposed buffers and landscaping
- 12. Flood Plains and areas prone to flooding
- 13. Such additional information as may be useful to permit an understanding of the proposed use and development of the property.

4) ATTACHEMENTS: All attachments must be included in order for the application to be considered complete



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

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

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

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

**Yes. Our use is consistent with general development patterns. Our use acts as a buffer between industrial and residential and fits in with surrounding land use.**

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

**Our proposed use will not adversely affect adjacent property. The nearby construction sites may benefit by having close proximity to lodging.**

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

**Our proposed use will benefit public streets by creating an easy access for large RVs to exit I-85 without needing to venture down smaller, secondary roads.**

- (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. We have sufficient set backs, buffers, and plenty of green space and parking. We have plans to incorporate a mini farm into the design, further maintaining the original use of the property.**

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

**Our proposed use is designed to benefit the community safely by creating an easily accessible stop for the many RV travelers venturing up and down the I-85 corridor. Our facility will be gated.**



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.

[Handwritten Signature]  
Signature of Applicant

12/1/2022  
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.

John D. Decker Jr. PR  
Signature of Owner(s)

12/1/2022  
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**

Anderson County

Application for Land Use Review Hearings

Letter of Intent

TMS# 1930011005

1602+1604 Durham Rd, Piedmont, SC 29673

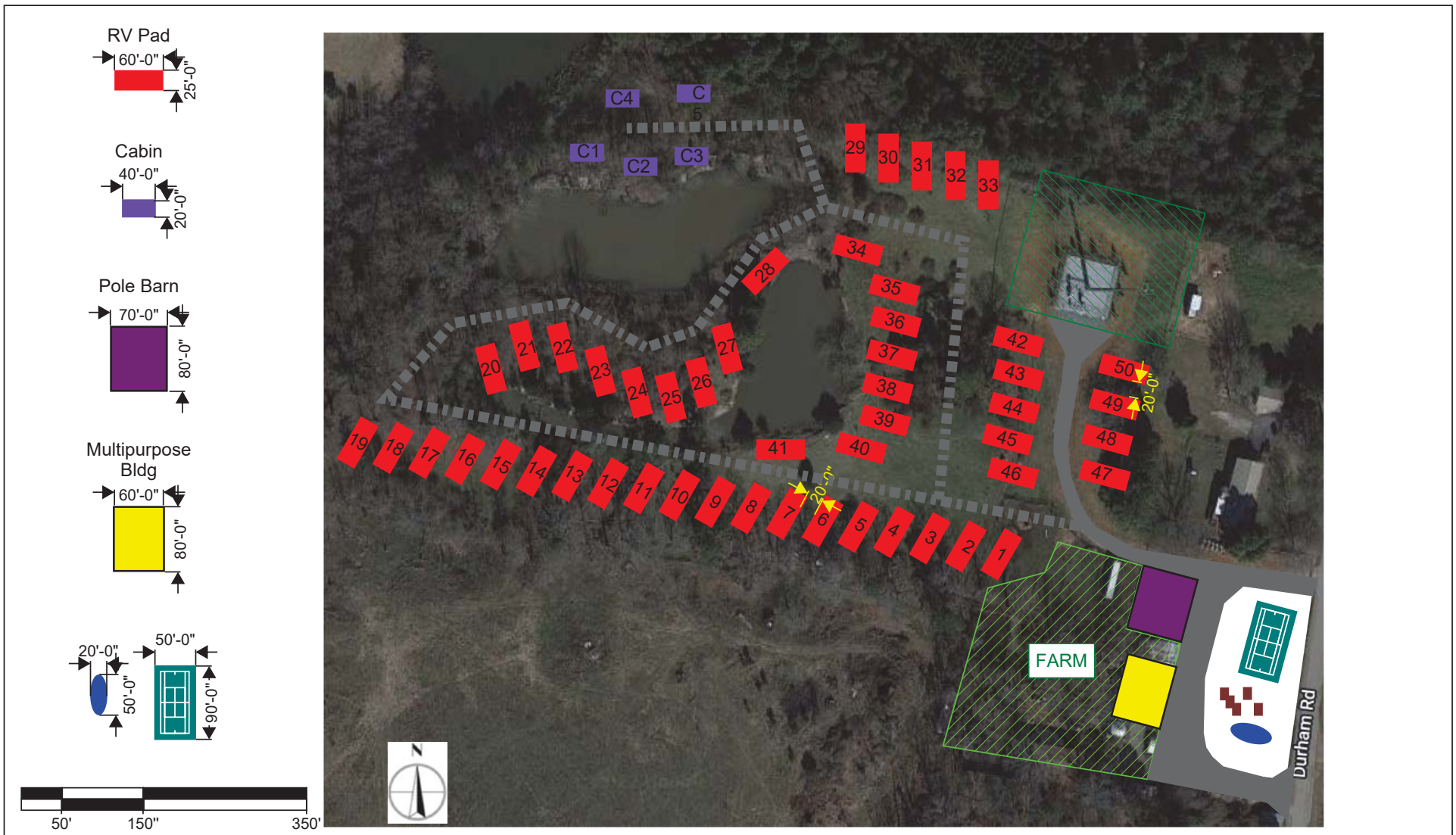
1. The property will be used as an RV Campground. The campground will consist of 50 full hookup RV sites, 5 custom cabins, a multipurpose building with general store and laundry facilities, a mini-farm utilizing the existing pole barn, animal pens and pasture fencing, a swimming pool, and multi-purpose sporting court. This proposed use will be used to accommodate the many RVs traversing the Interstate 85 corridor.
2. Acreage = 14.2.
3. Land Use = The property is currently unzoned with no community covenants or deed restrictions.
4. Number of dwelling spaces proposed = 50 RV spaces, 5 cabins, 1 apartment.
5. Building sizes proposed = 60'x25' RV spaces, 40'x20' cabins, 60'x80' multipurpose building.
6. No variance is requested.

Prepared by: Shannon Culbertson, President  
Glampgrounds, Inc.  
[shanculbertson@hotmail.com](mailto:shanculbertson@hotmail.com)  
+1 (980) 875-7127



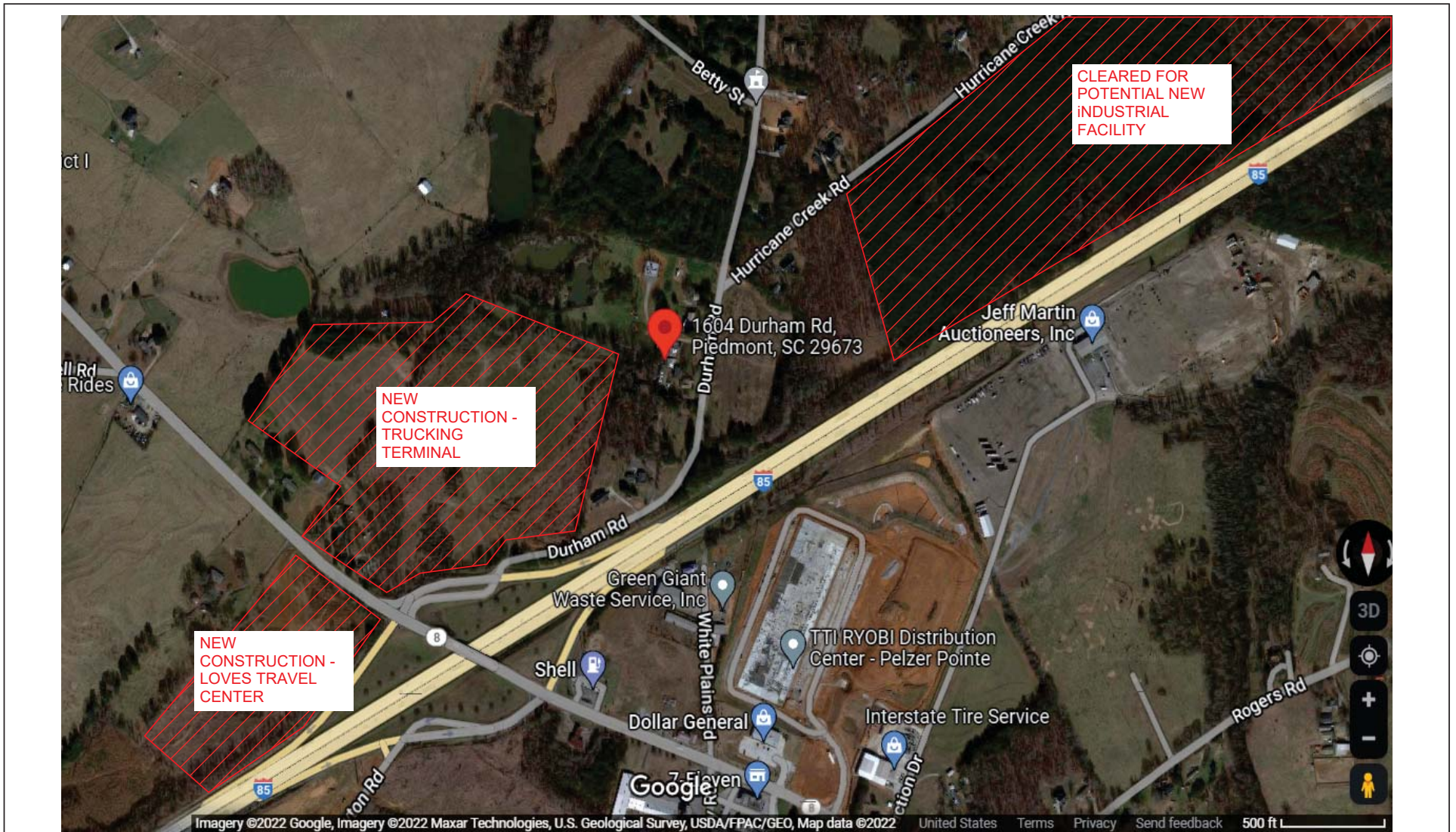
Doc #	Description	Rev #	Date	Description
		0	12/01/2022	Original for Submission
References		Revisions		

Seals:		Scale: 1.75" = 202'
Drawn by:	SAC	Glamgrounds, Inc. Proposed Campground Glamping at the Farm 1602+1604 Durham Road Piedmont, SC 29673
Designed by:	SAC	



Doc #	Description	Rev #	Date	Description
		0	12/01/2022	Original for Submission
References		Revisions		

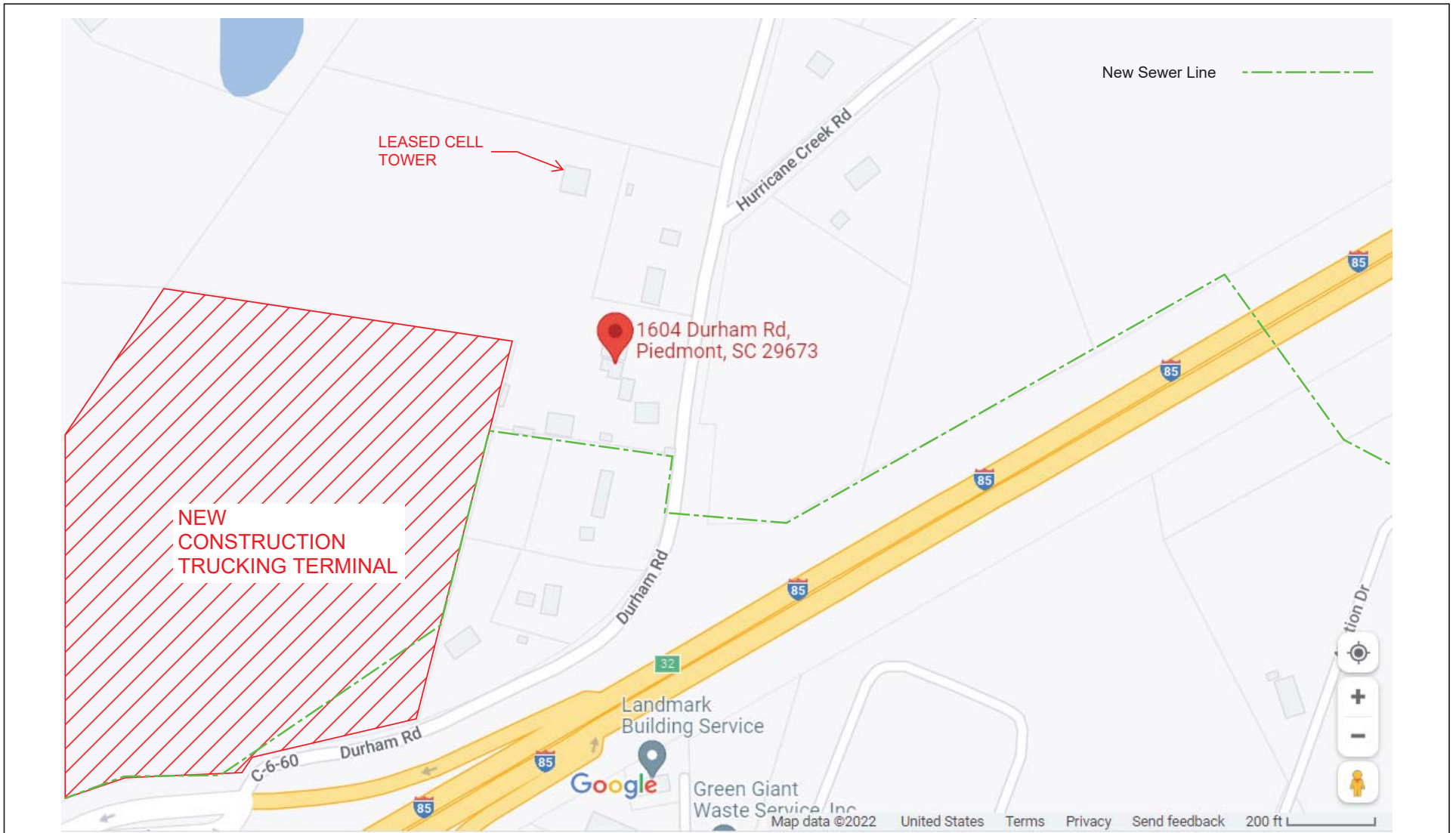
Seals:		Scale: 1.75" = 202'
Drawn by:	SAC	Glampgrounds, Inc. Proposed Campground Glamping at the Farm 1602+1604 Durham Road Piedmont, SC 29673
Designed by:	SAC	



Doc #	Description	Rev #	Date	Description
		0	12/01/2022	Original for Submission
References	Revisions			

Seals:	
Scale:	see image
Drawn by:	SAC
Designed by:	SAC

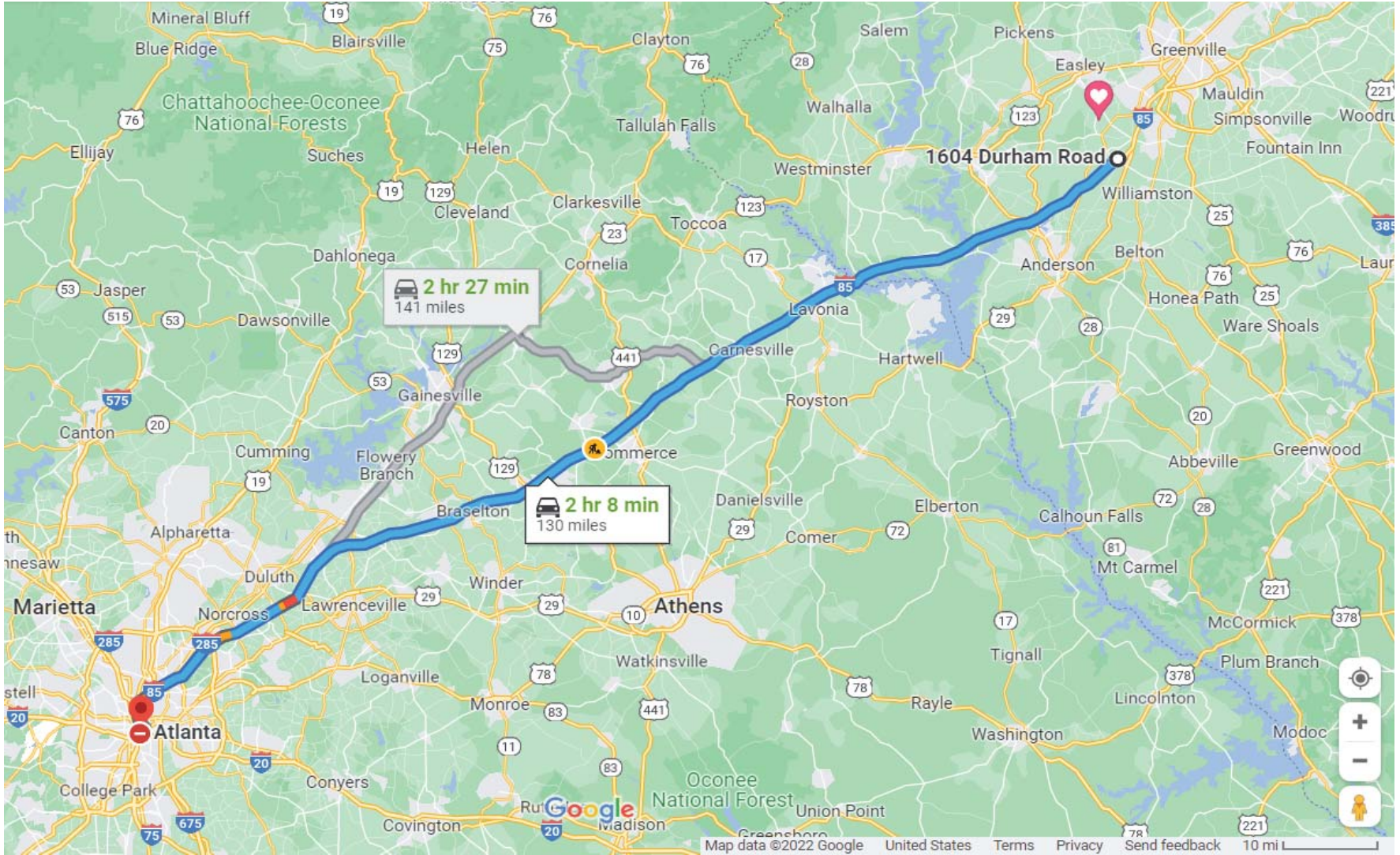
Glamgrounds, Inc. Proposed Campground  
 Glamping at the Farm  
 1602+1604 Durham Road  
 Piedmont, SC 29673



Doc #	Description	Rev #	Date	Description
		0	12/01/2022	Original for Submission
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Seals:	
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Drawn by:	SAC
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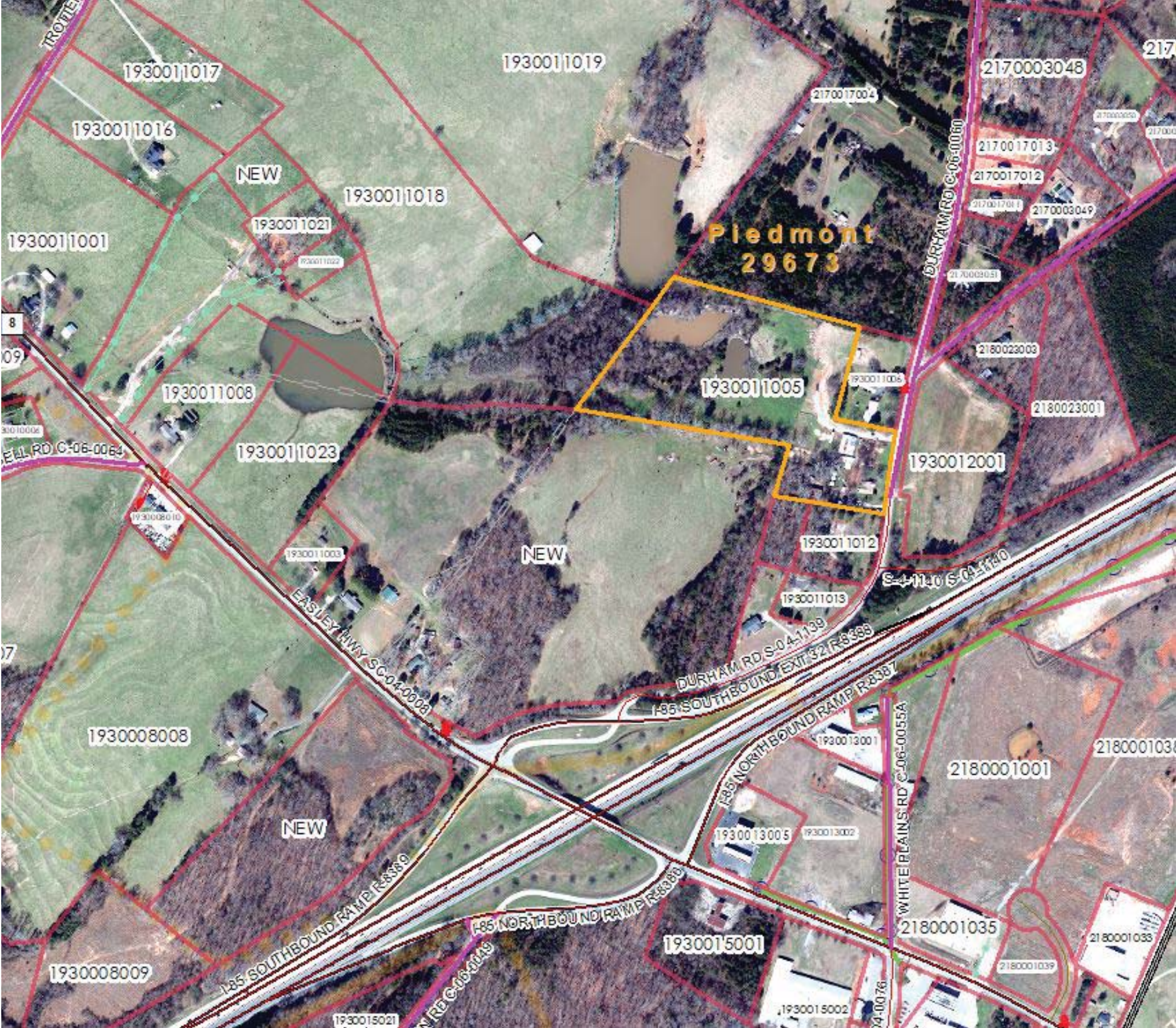
Glampgrounds, Inc. Proposed Campground  
 Glamping at the Farm  
 1602+1604 Durham Road  
 Piedmont, SC 29673



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		0	12/01/2022	Original for Submission
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Seals:	
Scale:	see image
Drawn by:	SAC
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Glamgrounds, Inc. Proposed Campground  
 Glamping at the Farm  
 1602+1604 Durham Road  
 Piedmont, SC 29673



# Anderson County Planning Commission

January 10, 2023

6:00 PM

Staff Report

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

**Intended Development:** Green Pond Storage, RV Park, Boats

**Applicant:** James Francis

**Details of Development:** To develop this corner parcel into a hybrid RV and Boat storage facility. These would be high quality storage garages for boats used on Lake Hartwell, given the proximity to the Green Pond Landing facility. This development could provide a great service to the residents of Anderson County. The applicant intends to have a section of the property dedicated for RV pads which will give residents and visitors a place to park their RVs for a dedicated amount of time.

There will be access to utilities and the property will be secured via fencing and gates. The second portion of the property will provide covered and secured storage for boats, trailers, etc. Applicant intends to use high quality building materials and make sure the park is landscaped, gated, and has curb appeal. The applicant wants this to be an impressive feature as you go to and from Green Pond Landing. The applicant feels this property sits in the perfect location and there is a need for quality RV and Boat storage in Anderson right now.

**Location and Access** Old Asbury Rd. (State) & Hwy 24 (State)

**County Council District:** 5

**Surrounding Land Use:** Commercial, Residential, Undeveloped

**Zoning:** Un-Zoned

**Tax Map Number:** 69-02-02-001

**Variance:** No

## **Traffic Impact Analysis:**

Old Asbury Rd. is classified as a arterial road with no 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 Storage**

**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 James Francis

Mailing Address 101 Lovett Dr, Greenville SC 29607

Telephone (864) 325 - 6853 E-mail joseph@jfrancisbuilders.com

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

Property Owner(s) of Record James Joseph Francis, Jr Revocable Trust

Mailing Address 101 Lovett Dr, Greenville SC 29607

Telephone (864) 288 - 4001 E-mail joseph@jfrancisbuilders.com

Authorized Representative Joseph Francis

Mailing Address 101 Lovett Dr, Greenville SC 29607

Telephone (864) 325 - 6853 E-mail joseph@jfrancisbuilders.com

Address/Location of Property 5045 SC 24 Highway, Anderson SC 29626

Existing Land Use Vacant Land

Proposed Land Use Future mixed use RV Parking and Boat Storage

Tax Map Number(s) 690202001

Total Size of Project (acres) 8.723

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
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Letter of intent

Sketch Plan one (1) copy 8 ½" x 11"

Attachment "A"

**REQUIRED ITEMS**

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- a. One (1) copy of a Letter of Intent (must be typed or legibly printed).
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  - 2. The acreage or size of the tract;
  - 3. The land use requested;
  - 4. The number of lots and number of dwelling units or number of buildings proposed;
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- a. An application for a land use permit for a multi-family project or a non-residential project shall be accompanied by a sketch plan.
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1. Proposed name of the development	2. Acreage of the entire development	3. Location map
4. Proposed building(s) location(s)	5. Anticipated property density states as a FAR (Floor Area Ratio)	6. Setbacks, with front setbacks shown, side and rear may be stated.
7. Proposed parking areas.	8. Proposed property access locations.	9. Natural features located on the property.
10. Man-made features both within and adjacent to the property including		
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**Anderson County, South Carolina**  
**LAND USE REVIEW**  
Standards of Land Use Approval Consideration

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

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

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

Yes, there are multiple examples of like-kind boat storage and RV storage facilities in the area.

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

No it will not adversely affect adjacent property.

If anything it will give adjacent property owners and users of Green Pond Landing a place to conveniently store their equipment.

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

No, due to the storage facility nature there will be minimal traffic and utility usage on a daily basis.

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

Yes, the property appears to be large enough to accommodate the proposed plan without impacting off street parking, setbacks, buffers or access.

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

Yes, the proposed plan meets these guidelines.

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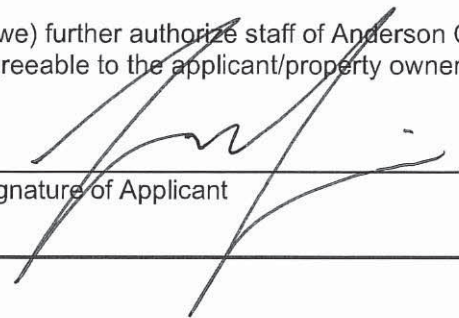


Anderson County, South Carolina  
LAND USE REVIEW

**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.

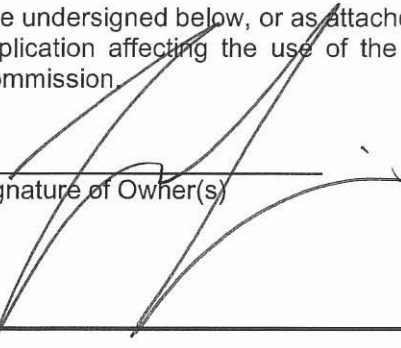
I (we) further authorize staff of Anderson County to inspect the premises of the above-described property at a time which is agreeable to the applicant/property owner.

  
\_\_\_\_\_  
Signature of Applicant

12-15-22  
\_\_\_\_\_  
Date

**PROPERTY OWNER'S CERTIFICATION**

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

  
\_\_\_\_\_  
Signature of Owner(s)

12-15-22  
\_\_\_\_\_  
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

James Francis  
101 Lovett Dr  
Greenville, SC 29607  
[joseph@jfrancisbuilders.com](mailto:joseph@jfrancisbuilders.com)  
(864) 288-4001

November 1<sup>st</sup>, 2022

Anderson County  
Land Use Review

Re: Green Pond Storage

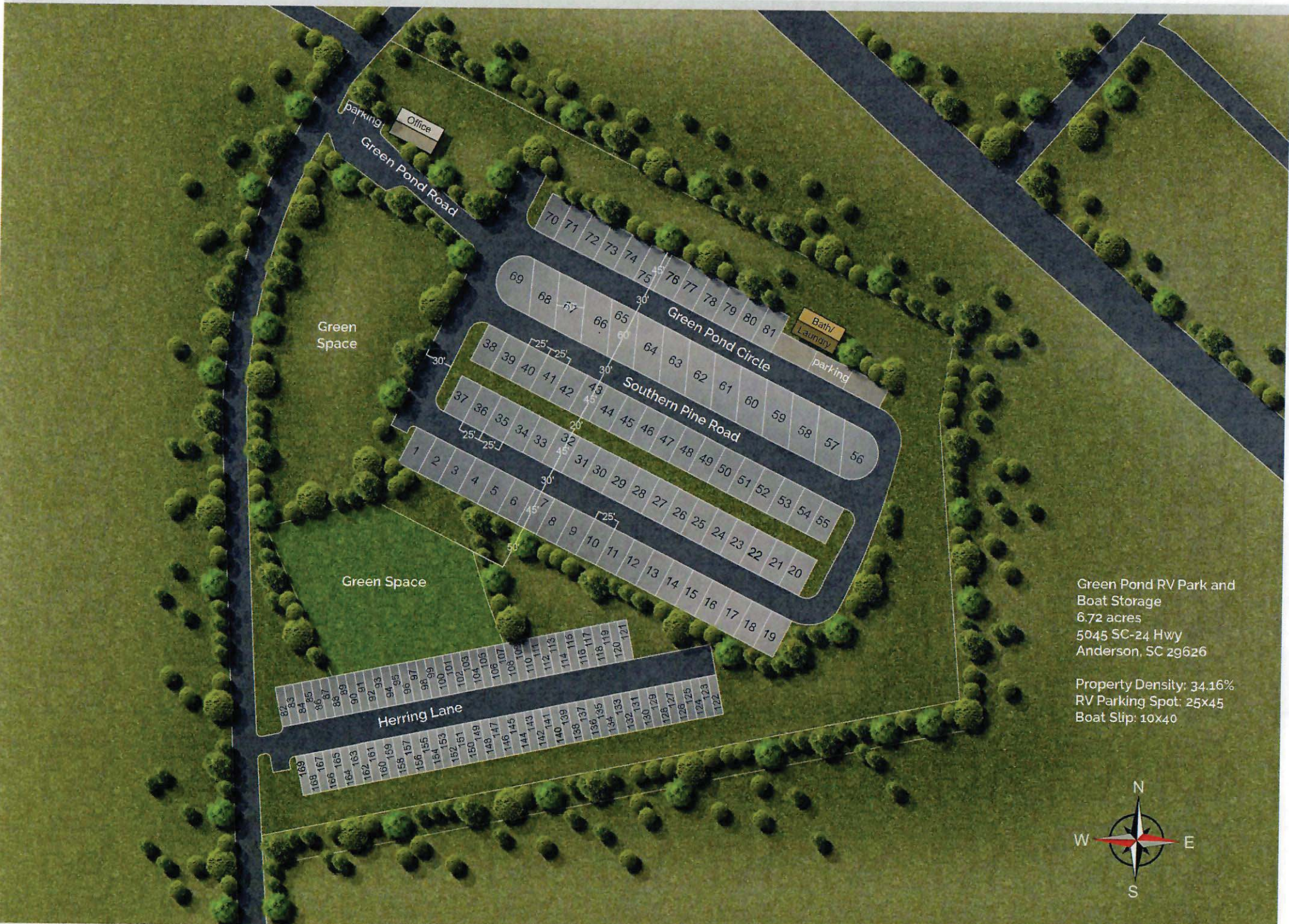
My name is James Francis and I would like to submit a proposal to develop the property located at 5045 Hwy 24, in Anderson County. Our goal would be to turn the corner parcel into a hybrid RV and Boat storage facility. These would be high quality storage garages for boats used on Lake Hartwell. We feel that given the proximity to the Green Pond Landing facility; we could provide a great service to the residents of Anderson County. We intend to have a section of the property dedicated to RV pads which will give residents and visitors a place to park their RVs for a dedicated amount of time. There will be access to utilities there and the property will be secured via fencing and gates. We intend to dedicate the second portion of the property to covered and secured storage for boats, trailers, etc.

We intend to use high quality building materials and make sure the park is landscaped, gated and has curb appeal. We want this to be an impressive feature as you go to and from Green Pond Landing. We feel this property sits in the perfect location and there is a need for quality RV and Boat storage in Anderson right now.

I currently live in Anderson and I'm very proud of the community and surrounding properties. My goal would be to add value to the area by designing and developing a premier RV and Boat storage park that makes the surrounding residents proud.

Sincerely,

James Francis



Office

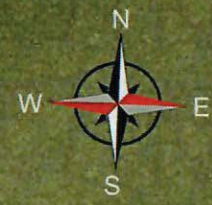
Green Space

Bath/Laundry

Green Space

Green Pond RV Park and Boat Storage  
6.72 acres  
5045 SC-24 Hwy  
Anderson, SC 29626

Property Density: 34.16%  
RV Parking Spot: 25x45  
Boat Slip: 10x40



parking  
Green Pond Road

70 71 72 73 74 75 76 77 78 79 80 81

Green Pond Circle  
parking

69 68 67 66 65 64 63 62 61 60 59 58 57 56

Southern Pine Road

38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19

Herring Lane

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29625

Anderson  
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OLD ASBURY RD S-C-0103

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460123014

460121012

460121008

690201002

690201009

460123007

460123011

5036 HIGHWAY 24

111 KOSMA DR

927 OLD ASBURY

119 WINDJAMMER WAY

117 WINDJAMMER WAY

111 WINDJAMMER WAY

5032 HIGHWAY 24

1231 KOSMA DR

5032 A HIGHWAY 24

503 EDGEWATER DR

505 EDGEWATER DR

460123013

690202001

5033 HIGHWAY 24

690202002

EDGEWATER DR C-09-0011

502 EDGEWATER DR

460123013

1160 OLD ASBURY RD

690202001

690202002

470103001

470103003

690301021

470103004

706 CLUB DR

690301019

470103001

500 EDGEWATER DR

470103003

470103004

506 EDGEWATER DR

690301017

690301018

1026 PEARL HARBOR WAY

470103004

706 CLUB DR

470103011

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505 A EDGEWATER DR

690301016

1030 PEARL HARBOR WAY

PEARL HARBOR WAY C-09-0019B

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470103010

508 EDGEWATER DR

690301027

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# Anderson County Planning Commission

January 10, 2023

6:00 PM

## Staff Report – Oak Park Townhomes

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

<b>Preliminary Subdivision Name:</b>	Oak Park
<b>Intended Development:</b>	Townhomes
<b>Applicant:</b>	Scout Development-Chris Hill
<b>Surveyor/Engineer:</b>	G3
<b>Location/Access Road:</b>	Dixie Dr. (State)
<b>County Council District:</b>	2
<b>Surrounding Land Use:</b>	Commercial, Residential
<b>Zoning:</b>	Property Unzoned
<b>Tax Map Number:</b>	125-22-01-006
<b>Number of Acres:</b>	+/- 32.06
<b>Number of units:</b>	181
<b>Variance:</b>	No

### **Parking:**

The required off street parking is listed-for one bedroom unit, 1.5 spaces are required and for two or more bedrooms, 2 spaces are required for each townhome unit. A total of 362 parking spaces plus 91 additional spaces are shown on the site plan. Nine (9) separate parking areas are shown on the site plan adjacent to the units. Parking is allowed within the setback area; however, no part of the building is allowed to encroach within the setback area.

### **Traffic Impact Analysis:**

Dixie Dr. is classified as Collector Roads with no maximum trips per day. An encroachment permit shall be required by South Carolina Department of Transportation.

**Staff Recommendation:**

**Sec. 38-311.**

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

**(Ord. No. 03-007, § 1, 4-15-03)**



# 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: **Oak 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 Scout Development -Chris Hill

Mailing Address 880 S. Pleasantburg Dr., Suite 2D Greenville 29607

Telephone 864-505-9556 E-mail chris@scoutrealtygroup.com

Applicant is the: Owner's Agent  Property Owner

Property Owner(s) of Record GHP Holdings LLC

Mailing Address 217 S Madison Ave. Douglas, GA 31533

Telephone \_\_\_\_\_ E-mail Jarrrtt@windstream.net

Authorized Representative Scout Development - Chris Hill

Mailing Address same as above

Telephone \_\_\_\_\_ E-mail \_\_\_\_\_

Address/Location of Property The property is adjacent to 102 Dixie Dr Anderson

Existing Land Use Vacant

Proposed Land Use Townhomes

Tax Map Number(s) 1252201006

Total Size of Project (acres) 32.06

**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**

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## APPLICATION PROCESS

- 1) An application is submitted, along with any required filing fee, to the Development Standards Department according to the set deadline schedule, **\$300.00** legal advertisement & posting. **Site plan revision Fee \$100.00.**
- 2) The Development Standards Department shall review the application for completeness within 5 business days of submission. Incomplete or improper applications will not be accepted at the time of submittal.
- 3) If the application is considered complete and proper then the Development Standards staff will further review the application and may make a written recommendation.
- 4) Legal notice is required to be printed in a newspaper of general circulation in Anderson Independent Mail at least 15 days before public hearings in the legal notice section.
- 5) A public hearing sign is erected on the property at least 15 days before the public hearing. This sign will be erected and removed by staff.
- 6) The Planning Commission reviews the proposed land use request and takes action on the request following the public hearing. The Planning Commission meets the second Tuesday of each month. Meetings are held at 6:00 P.M. in the County Council Chambers, second floor of the Historic Courthouse.
- 7) The Commission shall review and evaluate each application with respect to all applicable standards contained within the Development Standards Ordinance (DSO). At the conclusion of its review, the Planning Commission may approve the proposal as presented, approve it with specified modifications, or disapprove it.
- 8) In consideration of a land use permit, the Planning Commission shall consider factors relevant in balancing the interest in promoting the public health, safety, or general welfare against the right of the individual to the unrestricted use of property and shall consider specific, objective criteria. Due weight or priority shall be given to those factors that are appropriate to the circumstances of each proposal.
- 9) A decision of the Planning Commission may be appealed as provided for in Title 6, Chapter 29 of the South Carolina Code.
- 14) Within 15 days of the Planning Commission taking action on the request, planning staff will send the applicant a Notice of Action.
- 15) Any applicant wishing to withdraw a proposed land use permit prior to final action by the Planning Commission shall file a written request for withdrawal with the Development Standards Department.
- 16) All associated fees are non-refundable. If a case is withdrawn or postponed at the request of the applicant, after the notice has been placed with the newspaper, the applicant is responsible for all associated cost of processing and advertising the application.

The following is a checklist of information required for submission of a Land Use Review application. Incomplete applications or applications submitted after the deadline **may be delayed.**

Completed application form

Letter of intent

Sketch Plan one (1) copy 8 ½" x 11"

Attachment "A"

**REQUIRED ITEMS**

1) APPLICATION FORM:

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

2) LETTER OF INTENT:

- a. One (1) copy of a Letter of Intent (must be typed or legibly printed).
- b. The Letter of Intent must give details of the proposed use of the property and should include at least the following information:
  - 1. A statement as to what the property is to be used for;
  - 2. The acreage or size of the tract;
  - 3. The land use requested;
  - 4. The number of lots and number of dwelling units or number of buildings proposed;
  - 5. Building size(s) proposed;
  - 6. If a variance of the regulations is also being requested, a brief explanation must also be included.

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

- a. An application for a land use permit for a multi-family project or a non-residential project shall be accompanied by a sketch plan.
- b. A sketch plan must be prepared by a professional engineer, a registered land surveyor or a landscape architect.
- c. The sketch plan shall be drawn to approximate scale on a boundary survey of the tract or on a property map showing the approximate location of the boundaries and dimensions of the tract.
- d. The sketch plan shall show, at a minimum, the following:

1. Proposed name of the development	2. Acreage of the entire development	3. Location map
4. Proposed building(s) location(s)	5. Anticipated property density states as a FAR (Floor Area Ratio)	6. Setbacks, with front setbacks shown, side and rear may be stated.
7. Proposed parking areas.	8. Proposed properly access locations.	9. Natural features located on the property.
10. Man-made features both within and adjacent to the property including		
<ul style="list-style-type: none"> <li>a) Existing streets and names (with ROW shown)</li> <li>b) City and County boundary lines</li> <li>c) Existing buildings to remain.</li> </ul>		

- a) Existing streets and names (with ROW shown)
- b) City and County boundary lines
- c) Existing buildings to remain
- 11. Required and proposed buffers and landscaping
- 12. Flood Plains and areas prone to flooding
- 13. Such additional information as may be useful to permit an understanding of the proposed use and development of the property.

4) ATTACHEMENTS: All attachments must be included in order for the application to be considered complete



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

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

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

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

The townhome development is surrounded by many existing uses( North- single and multi family, West- single family and commercial, East -vacant single family, South - single family and industrial) so it serves as a transition from commercial to residential.

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

The proposed use will not adversely effect the existing vacant use or the adjacent properties. The area has seen a continued decline in the existing retail developments and the site itself has been the site of a long term homeless camp. The development of this site will have a positive impact on the existing retail and should help spur other development and redevelopment in the area.

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

The development has will serve letters from Duke Energy and Homeland water and sewer. The school district has been notified of the development.

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

The development provides at least a 20' buffer to all adjacent properties. Additional Parking areas are spread out through out the community. The open space requirement for the development has been met and exceeded. The developer has worked with Tim Cartee to insure that the siteplan meets all requirements.

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

The proposed use will be a positive for the surrounding community, providing new housing opportunities, meeting all building and safety codes and designed to promote a healthy and fulfilling lifestyle.

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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.

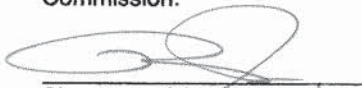
I (we) further authorize staff of Anderson County to inspect the premises of the above-described property at a time which is agreeable to the applicant/property owner.

  
\_\_\_\_\_  
Signature of Applicant

  
\_\_\_\_\_  
Date

**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

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

December 13, 2022

Tim Cartee  
Anderson County Development Standards  
401 East River Street  
Anderson, SC 29624  
dsapplications@andersoncounysc.org

**RE: Dixie Dr.– Parcel 1252201006 (32.06 acres)**  
**(Approximately) 181 - 2,500 sf Townhome**  
Anderson County, SC  
Letter of Intent

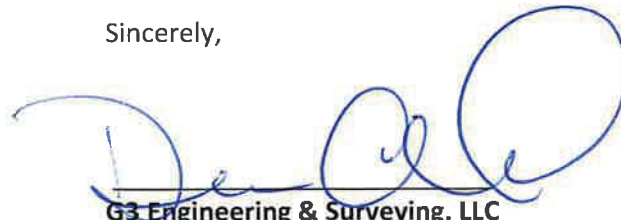
Dear Tim,

This Letter of Intent is for the proposed townhome development on 32 acre parcel on Dixie Dr.(1252201006). The development will consist of 181 townhomes averaging 2500 sq. ft. each. The land use requested is townhome development.

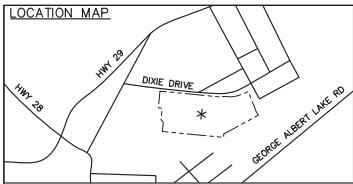
If you have any additional questions, please let me know.

We look forward to working with you on this project.

Sincerely,



**G3 Engineering & Surveying, LLC**  
Dean Aldrich  
Project Manger

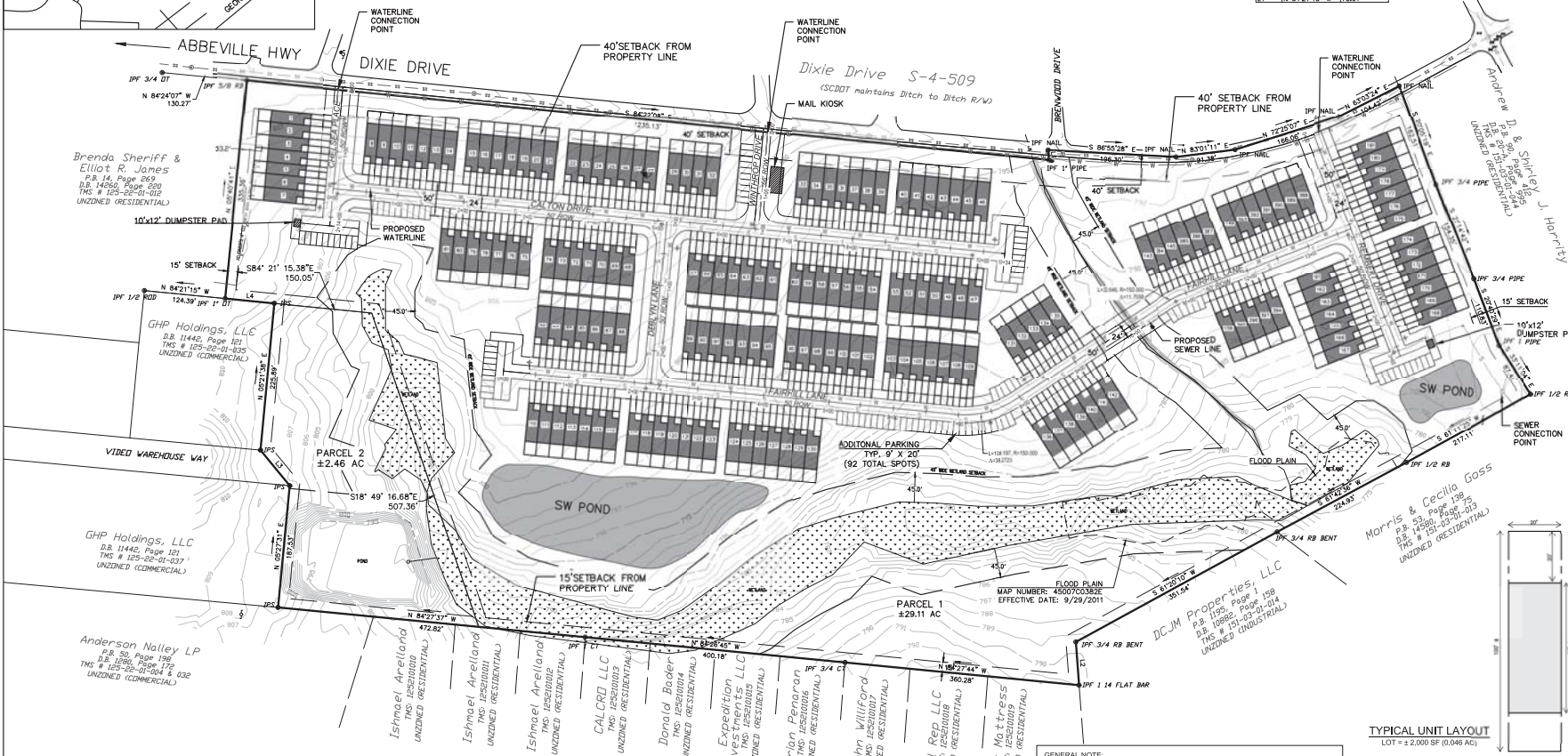


**OPEN SPACE REQUIREMENTS**  
 REQUIRED: 20% \* 29.11 AC = 5.82 AC  
 PROVIDED: 1438 AC  
**RECREATIONAL AREA TO BE PROVIDED**  
 REQUIRED: 200 SF/LOT = 36,200 SF

**PARKING REQUIREMENTS**  
 REQUIRED: 2 SPACES/UNIT = 362 SPACES  
 PROVIDED: 1 GARAGE & 1 SPACE/UNIT + 92 ADDITIONAL SPACES = 454 SPACES

**BUFFER YARD REQUIREMENTS:**  
 • TYPE 1 BUFFER YARD ALONG DIXIE DRIVE AND ALL COMMERCIAL PROPERTIES.  
 • TYPE 2 BUFFER YARD ALONG ALL RESIDENTIAL PROPERTIES.

LINE	BEARING	DISTANCE
1	N 0°00'00" W	130.27
2	N 84°24'07" W	130.27
3	N 84°24'07" W	130.27
4	N 84°24'07" W	130.27



Brenda Sheriff & Elliot R. James  
 P.B. 14, Page 269  
 D.B. 14363, Page 520  
 TMS # 125-22-01-012  
 UNZONED (RESIDENTIAL)

GHP Holdings, LLC  
 D.B. 11442, Page 101  
 TMS # 125-22-01-035  
 UNZONED (COMMERCIAL)

GHP Holdings, LLC  
 D.B. 11442, Page 121  
 TMS # 125-22-01-037  
 UNZONED (COMMERCIAL)

Anderson Valley LP  
 P.B. 50, Page 198  
 D.B. 1290, Page 172  
 TMS # 125-22-01-034 & 032  
 UNZONED (COMMERCIAL)

Ishmael Arellano  
 TMS RESUBDIVISION  
 UNZONED (RESIDENTIAL)

Ishmael Arellano  
 TMS RESUBDIVISION  
 UNZONED (RESIDENTIAL)

Ishmael Arellano  
 TMS RESUBDIVISION  
 UNZONED (RESIDENTIAL)

CALCRO LLC  
 TMS RESUBDIVISION  
 UNZONED (RESIDENTIAL)

Donald Boader  
 TMS RESUBDIVISION  
 UNZONED (RESIDENTIAL)

Expedition Investments LLC  
 TMS RESUBDIVISION  
 UNZONED (RESIDENTIAL)

Michon Penarun  
 TMS RESUBDIVISION  
 UNZONED (RESIDENTIAL)

John Williford  
 TMS RESUBDIVISION  
 UNZONED (RESIDENTIAL)

Dist Rep LLC  
 TMS RESUBDIVISION  
 UNZONED (RESIDENTIAL)

Jimmy Matthews  
 TMS RESUBDIVISION  
 UNZONED (RESIDENTIAL)

Green Daks Subdivision  
 Plat No. 20  
 P.B. 65, Page 157

DCJM Properties, LLC  
 P.B. 195, Page 158  
 D.B. 1088, Page 101-104  
 TMS # 121-23-01-013  
 UNZONED (INDUSTRIAL)

Morris & Cecilia Goss  
 P.B. 250, Page 139  
 D.B. 1088, Page 101-104  
 TMS # 121-23-01-013  
 UNZONED (RESIDENTIAL)

**DESIGN PROFESSIONAL CERTIFICATION**  
 It is hereby certified that this preliminary plat was prepared using a survey of the property prepared by Dalton Land Surveying, RLS, and dated 11/28/2022. And further that the proposed [subdivision] [development] meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property.  
 By Name: David Wayne Elliott  
 Registered Professional No. 110084  
 200 Whitsett St. Ste C  
 Greenville, SC 29601  
 Telephone Number: 864-770-5596  
 Date: 12/14/22

**OWNER'S CERTIFICATION**  
 I, the undersigned, do hereby certify that this preliminary plat is true and correct, and that the information herein is true and correct, and that I am the owner of the property described herein.  
 Signature: [Signature]  
 Name: [Name]

**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 of the Subdivision Administrator, subject to further compliance with all provisions of said development regulations.  
 Manager of Subdivision Administrator: \_\_\_\_\_  
 Date: \_\_\_\_\_

**DEVELOPER**  
 COMPANY: SCOUT DEVELOPMENT  
 ADDRESS: 180 S. PLEASANTBURG DR. SUITE 2D GREENVILLE, SC 29607  
 PHONE: 864-605-9558  
 CONTACT: CHRIS HILL  
 EMAIL: CHRIS@SCOUTREALTYGROUP.COM

**OWNER**  
 COMPANY: GHP HOLDINGS, LLC  
 ADDRESS: 217 S. MADISON AVENUE DOUGLAS, GA 31533  
 PHONE: [REDACTED]  
 CONTACT: JARRATT PRYOR  
 EMAIL: JARRATT@WINDSTREAM.NET

**CIVIL ENGINEER**  
 COMPANY: G3 ENGINEERING & SURVEYING  
 ADDRESS: 200 WHITSETT STREET, SUITE C GREENVILLE, SC 29601  
 PHONE: 864-430-8330  
 CONTACT: DEAN ALDRICH  
 EMAIL: DALDRICH@G3ENGINEERING.ORG

**SURVEYOR**  
 COMPANY: DALTON LAND SURVEYING  
 ADDRESS: P.O. BOX 941 WILLIAMSTON, SC 29697  
 PHONE: 864-561-5324  
 CONTACT: W. GLEN DALTON  
 EMAIL: N/A

**GENERAL NOTE:**  
 • ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.  
 • 5' DRAINAGE AND UTILITY EASEMENTS SHALL BE ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES. 10' EASEMENTS SHALL BE ESTABLISHED ALONG EXTERIOR BOUNDARY OF THE SUBDIVISION UNLESS ADJOINING PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS.  
 • A STORM WATER MANAGEMENT AND SEDIMENT REDUCTION PLAN SHALL BE PREPARED FOR THIS PROPERTY AND SHALL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER SHALL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.  
 • ALL NEW ROADS WITHIN DEVELOPMENT WILL HAVE A 50' (MIN.) PUBLIC R.O.W.  
 • PUBLIC WATER IS AVAILABLE ALONG DIXIE DRIVE PROVIDED BY HOMELAND PARK WATER.  
 • PUBLIC SEWER IS AVAILABLE AND WILL BE PROVIDED BY HOMELAND PARK SEWER.  
 • ANDERSON COUNTY IS NOT RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF STORMWATER MANAGEMENT/QUALITY PONDS OR DEVICES.  
 • ANY INTERNAL LANDSCAPING/VEGETATIVE ISLANDS WILL BE THE RESPONSIBILITY OF THE HOA TO MAINTAIN.  
 • THE EXISTING STANDARD CURB AND GUTTER WILL BE REPLACED WITH ROLLED CURBING TO PROVIDE ACCESS TO THE RESIDENTIAL LOTS.  
 • ALL SURVEY INFORMATION TAKEN FROM DALTON LAND SURVEYING.  
 • WETLAND INFORMATION TAKEN FROM S&ME REPORT.

**SITE DATA**  
 TAX MAP NO.: 1252201006  
 DEED BOOK/PAGE: 11442 121  
 TOTAL AREA: 32.06 ACRES  
 PARCEL #1: 28.11 ACRES  
 PARCEL #2: 2.40 ACRES  
 ZONING: UNZONED  
 TOTAL UNITS: 181  
 TOWNHOMES  
 PROVIDED DENSITY: 6.2 UNITS/AC  
 PROPOSED ROADWAY: 3393 LF (0.64 mi)

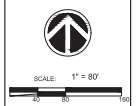


NO.	DATE	BY	REVISIONS



**G3 ENGINEERING & SURVEYING**  
 200 WHITSETT ST. SUITE C  
 GREENVILLE, SC 29601  
 PHONE: 864-531-0001  
 www.g3engineering.org

**OAK PARK - TOWNHOMES**  
 ANDERSON COUNTY, SC  
 PREPARED FOR:  
**SCOUT DEVELOPMENT**  
 PRELIMINARY PLAT



DESIGNED: KM  
 DRAWN: KM  
 APPROVED: DWE  
 PROJ. NO.: 22087  
 DATE: 12/14/22

SHEET **PP-1**



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# Anderson County Planning Commission

January 10, 2023

6:00 PM

## Staff Report – Preliminary Subdivision

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287 property owners within 2000' of the proposed development were notified via postcard  
Walkers Pointe – Phase 1 was originally approved as North Pointe Subdivision on April 12, 2016.

<b>Preliminary Subdivision Name:</b>	Walkers Pointe - Phase 2
<b>Intended Development:</b>	Single Family
<b>Applicant:</b>	Ted Brashier
<b>Surveyor/Engineer:</b>	Bluewater Civil Design, LLC
<b>Location/Access:</b>	McGee Rd (County Maintained)
<b>County Council District:</b>	4
<b>Surrounding Land Use:</b>	Residential
<b>Zoning:</b>	R-20 (Single Family Residential)
<b>Tax Map Number:</b>	145-00-08-026, 145-19-01-079, -080, -081, -082, -086, -087
<b>Number of Acres:</b>	+/- 38.64 acres
<b>Number of Lots:</b>	50 (reconfiguring 3 lots that were previously approved as part of Walkers Pointe - Phase 1)
<b>Variance:</b>	No

### **Traffic Impact Analysis:**

McGee Road is classified as a minor urban collector with no maximum average vehicle trips per day.

### **Staff Recommendation: Sec. 38-311.**

**(c) At the planning commission meeting during which the plat is scheduled to be discussed, the subdivision administrator shall present his recommendation to the planning commission. (Ord. No. 03-007, § 1, 4-15-03)**



# Development Standards Subdivision Plat Application

Anderson County Code of Ordinance  
Chapter 24 Land Use

Scheduled Public Hearing Date: 1/10/23

Application Received By: BDM

Date: 12/1/22

DS Number: 23-01

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:** Walkers Pointe - Phase 2

1. Name of Applicant: Ted Brashier  
Address of Applicant: 25 Brendan Way, Greenville, SC 29615  
Telephone Number(s): 864-901-0606 Email: tedbrashier87@yahoo.com

2. Property Owner(s): Stillwater Land Co LLC & Stoneledge Inc.  
Address: PO Box 17859, Greenville, SC 29606  
Telephone Number(s): 864-901-0606 Email: tedbrashier87@yahoo.com

3. Engineer/Surveyor(s): Bluewater Civil Design, LLC Email: paul@bluewatercivil.com

### Project Information

4. Project Location: McGee Road & Highway 81 N  
Parcel Number/TMS: 1450008026, 1451901087, 1451901086, -079, -080, -081, -082 County Council District: 4 School District: 05  
Total Acreage: +/- 38.64 Number of Lots: 50 Intended Development: Single Family Detached  
Current Zoning: R-20 Surrounding Land Uses: Residential

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 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

*James Ted Rubin*  
\_\_\_\_\_  
*James Ted Rubin - Member*  
\_\_\_\_\_

Date 11-21-2022

Signature of Owner

Date 11-21-2022

**SITE DATA**

TAX MAP NO.: 145000206, 145190107, 145190108A, 145190109, 1451901081, & 1451901082

DEED BOOK/PAGE: 16026 / 130  
12943 / 109

TOTAL AREA: ±38.64 ACRES

ZONING: R-20

LAND USE: RESIDENTIAL

TOTAL LOTS: 50 LOTS (20,000 SF MIN.)  
(±3 LOTS FROM PHASE 1  
BEING RESHAPED PER  
PHASE 2 CONNECTION)  
53 TOTAL LOTS

DENSITY: 1.37 LOTS/AC

PROPOSED ROADWAY: ±2,734 LF (50' R.O.W.)  
(±0.52 MILES NEW ROAD)

SETBACKS:  
MCGEE ROAD: 30'  
FRONT SETBACK: 20'  
SIDE/CORNER SETBACK: 10' OR 10% OF LOT WIDTH  
(WHICHEVER IS GREATER)  
REAR SETBACK: 20'

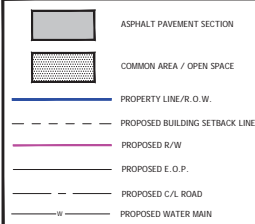
**GENERAL NOTES:**

- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
- 5' DRAINAGE AND UTILITY EASEMENTS SHALL BE ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES; 10' EASEMENTS SHALL BE ESTABLISHED ALONG EXTERIOR BOUNDARY OF THE SUBDIVISION UNLESS ADJOINING PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS.
- A "STORM WATER MANAGEMENT AND SEDIMENT REDUCTION PLAN HAS BEEN PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY."
- ALL NEW ROADWAYS WITHIN DEVELOPMENT WILL HAVE A 50' (MIN.) PUBLIC R.O.W.
- PUBLIC WATER IS AVAILABLE ALONG MCGEE ROAD AND IN WALKERS POINTS PHASE 1 PROVIDED BY HAMMOND WATER AND SEWER.
- ANDERSON COUNTY IS NOT RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF STORMWATER MANAGEMENT/QUALITY PONDS OR DEVICES.
- ANY INTERNAL LANDSCAPING/VEGETATIVE ISLANDS WILL BE THE RESPONSIBILITY OF THE HOA TO MAINTAIN.
- ALL EXISTING STRUCTURES TO BE REMOVED OR DEMOLISHED.

**IMPORTANT NOTES:**

- LOTS NUMBERED 80-82 ARE EXISTING LOTS FROM WALKERS POINT PHASE 1 THAT ARE BEING RESHAPED PER EXTENSION OF APEX COURT INTO WALKERS POINT PHASE 2. AS SHOWN, LOTS 80-82 ARE NUMBERED ACCORDING TO THEIR EXISTING TAX MAP NUMBERS (1451901080, -081, & -082).

**SITE LEGEND**

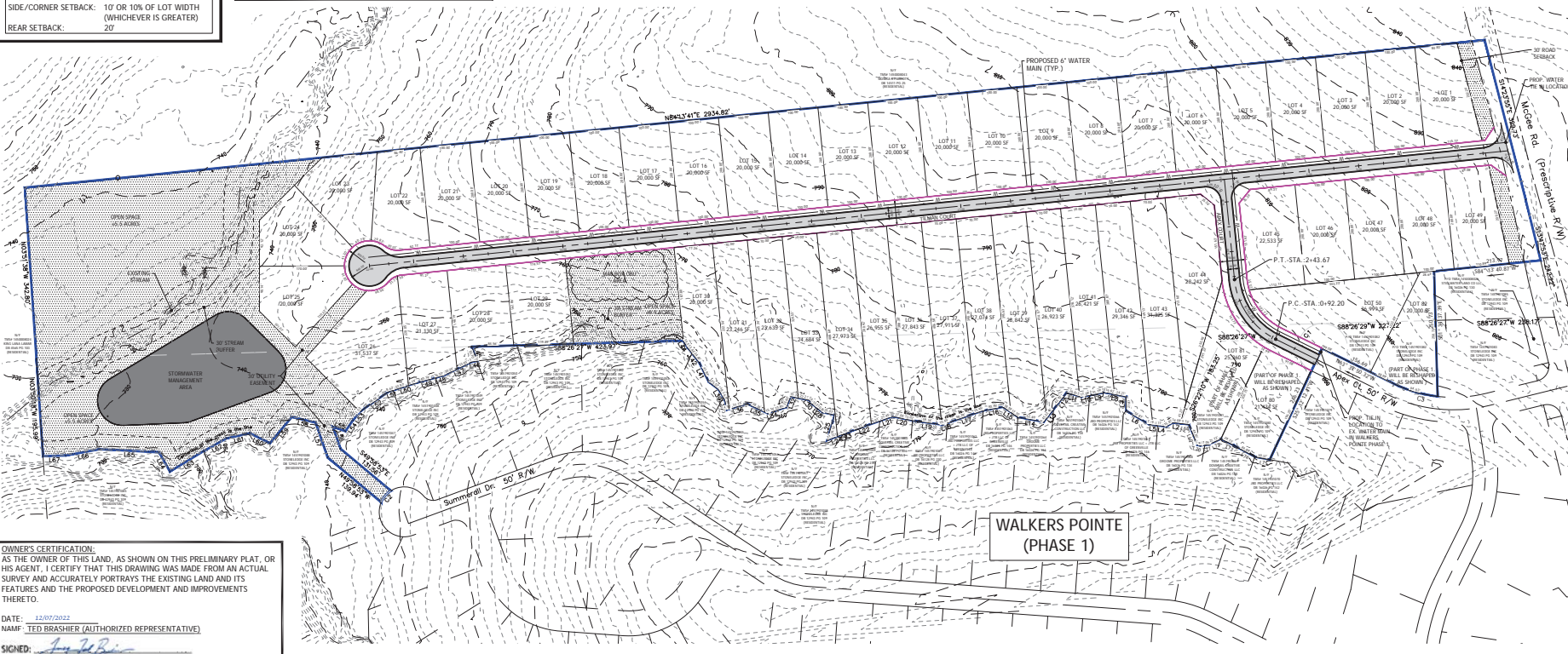
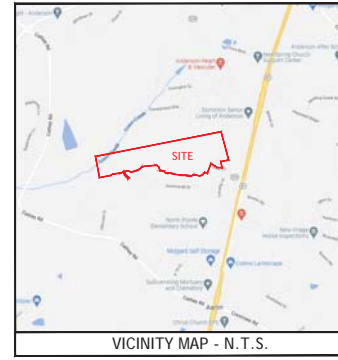
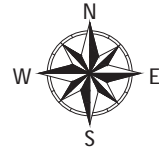


LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	N64°08'50"W	46.329	L30	S73°59'18"W	42.331
L2	N83°59'50"W	14.041	L31	N11°19'41"W	19.220
L3	S50°12'08"W	15.877	L32	N30°49'09"W	6.802
L4	N82°13'50"W	17.352	L33	N30°49'09"W	18.144
L5	N82°13'50"W	17.697	L40	N59°59'56"W	25.577
L6	N59°51'18"W	52.821	L41	N25°00'54"W	41.824
L7	N05°51'18"E	27.878	L42	N37°42'53"W	24.451
L8	N78°14'48"W	43.848	L43	N37°42'53"W	13.401
L9	S79°01'42"W	17.387	L44	N33°00'17"W	16.250
L10	S79°01'42"W	17.387	L45	S20°12'53"E	30.707
L11	N72°25'50"W	20.027	L46	S8°18'28"W	10.207
L12	S38°09'12"W	42.927	L47	S64°13'58"W	63.323
L13	S38°09'12"W	31.321	L48	S74°53'03"W	16.131
L14	N79°34'48"W	52.407	L49	S74°53'03"W	40.109
L15	N55°22'00"W	26.741	L50	S72°24'49"W	49.027
L16	S79°01'42"W	42.421	L51	S72°24'49"W	44.827
L17	S70°46'54"W	76.241	L52	S55°13'17"W	68.656
L18	S70°20'12"W	10.401	L53	S39°09'12"W	23.551
L19	N81°44'18"W	60.607	L54	S35°10'38"W	26.931
L20	N78°14'48"W	40.009	L55	N70°22'10"W	26.292
L21	S70°46'54"W	27.407	L56	S19°44'18"E	45.401
L22	S70°25'58"W	70.947	L57	N18°44'18"W	73.131
L23	S68°04'51"W	67.707	L58	N75°11'17"E	48.131
L24	S68°04'51"W	24.207	L59	S39°59'03"W	68.897
L25	N10°48'18"E	48.131	L60	S63°08'08"W	44.207
L26	N09°59'49"E	67.577	L61	S77°29'28"W	45.009
L27	N77°12'58"W	25.077	L62	S60°57'24"W	51.997
L28	N50°39'54"W	15.847	L63	S58°46'56"W	79.477
L29	N50°39'54"W	13.871	L64	N28°58'29"W	43.987
L30	N59°51'18"W	15.847	L65	N46°31'17"W	118.777
L31	N78°51'19"W	37.931	L66	S79°30'08"W	69.731
L32	S23°10'55"W	23.867	L67	S88°31'20"W	45.397
L33	S72°25'58"W	23.867			
L34	S72°25'58"W	15.107			
L35	N64°08'18"W	44.741			

Line Table			
Line #	Length	Direction	
L68	18.131	N83° 05' 49.86"W	
L69	44.349	N22° 40' 00.38"W	
L70	5.261	N74° 17' 00.60"W	
L71	16.873	S83° 00' 06.11"W	
L72	27.717	S65° 00' 37.64"W	
L73	29.730	N62° 58' 10.29"W	
L74	46.886	N61° 17' 02.01"W	
L75	30.365	N79° 08' 32.33"W	

Curve Table			
Curve #	Length	Radius	Delta
C3	94.926	275,000	019.7777



**OWNER'S CERTIFICATION:**  
AS THE OWNER OF THIS LAND, AS SHOWN ON THIS PRELIMINARY PLAT, OR HIS AGENT, I CERTIFY THAT THIS DRAWING WAS MADE FROM AN ACTUAL SURVEY AND ACCURATELY PORTRAYS THE EXISTING LAND AND ITS FEATURES AND THE PROPOSED DEVELOPMENT AND IMPROVEMENTS THEREON.

DATE: 12/07/2022  
NAME: TED BRASHER (AUTHORIZED REPRESENTATIVE)

SIGNED: *Ted Brasher*

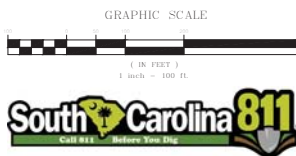
**DESIGN PROFESSIONAL CERTIFICATION:**  
IT IS HEREBY CERTIFIED THAT THIS PRELIMINARY PLAT WAS PREPARED USING A SURVEY OF THE PROPERTY PREPARED BY BLUEWATER CIVIL DESIGN, INC. AND DATED 11/29/2022; AND FURTHER THAT THE PROPOSED SUBDIVISION MEETS ALL REQUIREMENTS OF THE ANDERSON COUNTY DEVELOPMENT STANDARDS ORDINANCE, AS APPLICABLE TO THE PROPERTY.

BY NAME: PAUL J. HARRISON, PE  
SIGNED: *Paul J. Harrison*  
REGISTERED PROFESSIONAL NO.: 24224  
ADDRESS: 718 LOWMEDES HILL ROAD, GREENVILLE, SC 29607  
TELEPHONE NUMBER: 864-326-4202  
DATE: 12/07/2022

**CERTIFICATE OF PROJECT APPROVAL:**  
ALL APPLICABLE REQUIREMENTS OF THE ANDERSON COUNTY DEVELOPMENT STANDARDS ORDINANCE RELATIVE TO PROJECT APPROVAL HAVING BEEN FULFILLED, APPROVAL OF THIS PRELIMINARY PLAT IS HEREBY GRANTED BY THE MANAGER OR THE SUBDIVISION ADMINISTRATOR, SUBJECT TO FURTHER COMPLIANCE WITH ALL PROVISIONS OF SAID DEVELOPMENT REGULATIONS.

MANAGER OR SUBDIVISION ADMINISTRATOR:  
DATE:

<p><b>OWNER</b> STALWATER LAND CO LLC &amp; STONEEDGE INC. ADDRESS: 25 BRENDAN WAY GREENVILLE, SC 29615 PHONE: 864-907-0068 CONTACT: TED BRASHER EMAIL: TBRASHER@STALWATER.COM</p>	<p><b>CIVIL ENGINEER</b> BLUEWATER CIVIL DESIGN, LLC ADDRESS: 718 LOWMEDES HILL ROAD GREENVILLE, SC 29607 PHONE: 864-326-4202 CONTACT: PAUL HARRISON, P.E. EMAIL: PAUL@BLUEWATERCIVIL.COM</p>	<p><b>SURVEYOR</b> PA-SOUTH SURVEYING, INC. ADDRESS: 117 E. MAILING STREET ANDERSON, SC 29621 PHONE: 864-224-2754 CONTACT: EARL ORBEN EMAIL: INFO@PA-SOUTH.COM</p>
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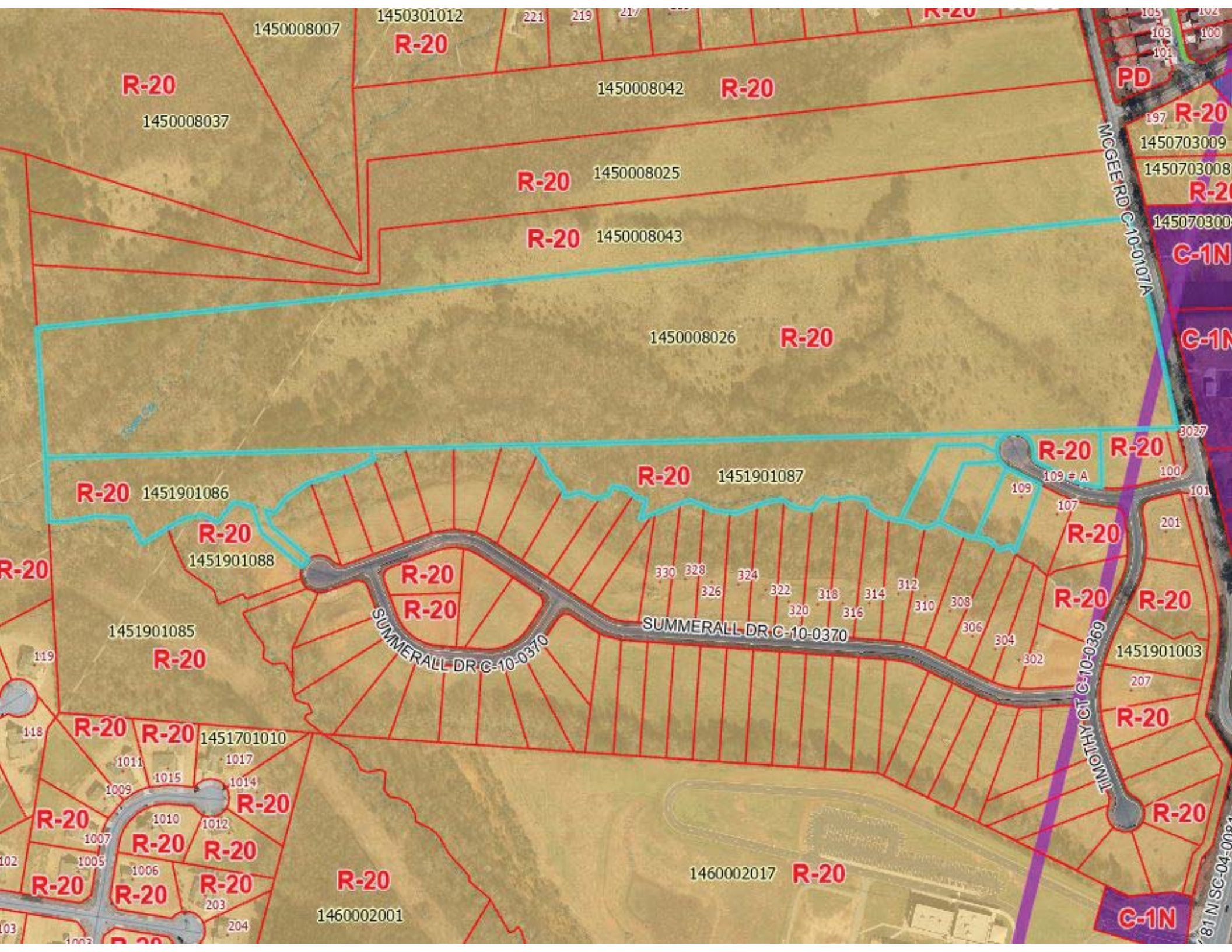
Project Number: B88-AB  
Site Name: Walkers Pointe Phase 2  
IPR-044  
Drawing Date: as noted  
Date of Project: 12/2022  
Designer of Record:  
Paul J. Harrison, P.E.  
South Carolina License No. 24224  
www.bluewatercivil.com



**WALKERS POINTE PHASE 2**  
Single-Family Residential Subdivision  
McGee Road  
Anderson County, SC 29621

Revision	Date	Issue Comment
A	12/07/2022	Issued Preliminary Plat

PRELIMINARY PLAT  
PP-1



Anderson County Planning  
Commission

January 10, 2023

6:00 PM

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Staff Report Preliminary Subdivision

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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.

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Proposed Subdivision Name: The Landing at 620

1. Name of Applicant: Kenny Whitworth

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

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

2. Property Owner(s): Dewoe Ewing Blackston

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

Telephone Number(s): 864-887-8830 Email: \_\_\_\_\_

3. Engineer/Surveyor(s): Patrick Associates Mark Email: markwalton@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 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 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)

**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 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.
- 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:

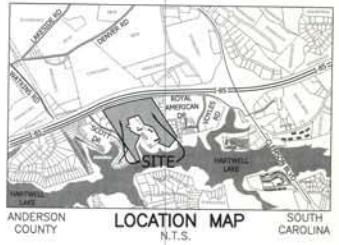
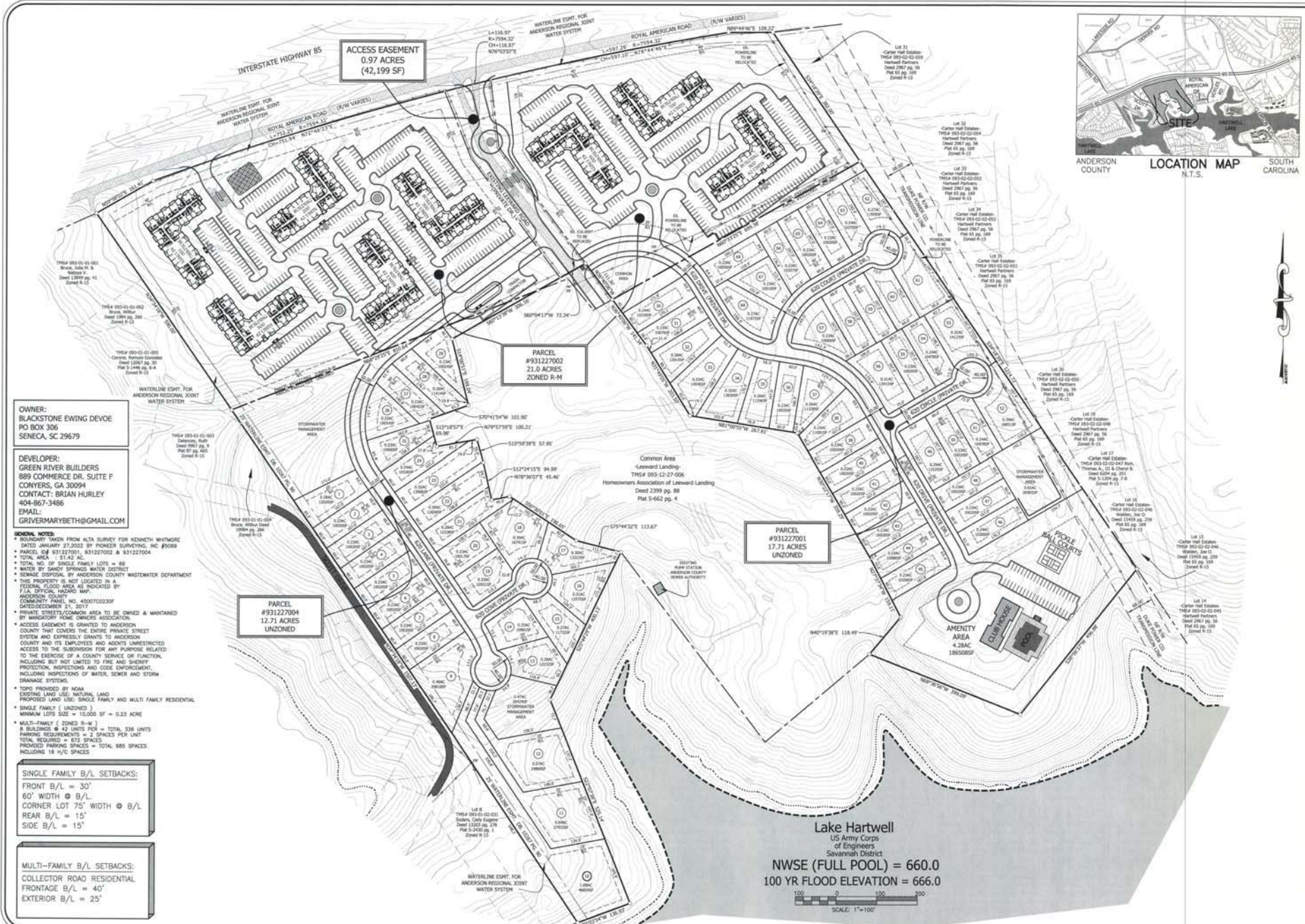
I (we) certify as property owners or authorized representative that the information shown on and any attachment to this application is accurate to the best of my (our) knowledge, I (we) understand that any inaccuracies may be considered just cause for postponement of action on the request and/or invalidation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

Signature of Applicant 

Date 11-7-22

Signature of Owner 

Date 11-7-22



**SURVEYING & ENGINEERING**  
 620 BLACKLAWN ROAD  
 COLUMBIA, GEORGIA 30004  
 PHONE: (770) 467-946



JOB NO. 22-372	DATE
DRAWN BY: GDS	DATE
CHECKED BY: MM	DATE: 11/07/2022
SCALE: 1" = 100'	

BY:	REVISION:
DATE:	

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

PRELIMINARY DATE FOR:  
 DRAWING NUMBER  
**35245**

SHEET:	OF:
1	1

**OWNER:**  
 BLACKSTONE EWING DEVCO  
 PO BOX 306  
 SENECA, SC 29679

**DEVELOPER:**  
 GREEN RIVER BUILDERS  
 589 COMMERCE DR. SUITE F  
 CORYNDS, GA 30094  
 CONTACT: BRIAN HURLEY  
 404-867-3486  
 EMAIL:  
 GRIVERMARYBETH@GMAIL.COM

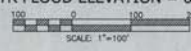
**GENERAL NOTES:**

- BOUNDARY TACKS FROM ALTA SURVEY FOR KENNETH WHITMORE DATED JANUARY 27, 2022 BY PIONEER SURVEYING, INC #9069
- PARCEL #931227001, #931227002 & #931227004
- TOTAL AREA = 37.42 AC.
- TOTAL NO. OF SINGLE FAMILY LOTS = 89
- TOTAL NO. OF MULTI-FAMILY LOTS = 1
- WATER BY SANDY SPRINGS WATER DISTRICT
- SEWAGE DISPOSAL BY ANDERSON COUNTY WASTEWATER DEPARTMENT
- THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.A. OFFICIAL FLOODING MAP, ANDERSON COUNTY, SOUTH CAROLINA, COMMUNITY PANEL NO. 4500700330F SATISFACTORY 21, 2017.
- PRIVATE STREETS, COMMON AREA TO BE OWNED & MAINTAINED BY MANORFORD HOME OWNERS ASSOCIATION
- ACCESS EASEMENT IS GRANTED TO ANDERSON COUNTY THAT COVERS THE ENTIRE PRIVATE STREET SYSTEM AND EXPRESSLY GRANTS TO ANDERSON COUNTY AND ITS EMPLOYEES AND AGENTS UNRESTRICTED ACCESS TO THE SUBDIVISION FOR ANY PURPOSE RELATED TO THE EXERCISE OF A COUNTY SERVICE OR FUNCTION, INCLUDING BUT NOT LIMITED TO FIRE AND SHERIFF PROTECTION, INSPECTIONS AND CODE ENFORCEMENT, INCLUDING INSPECTIONS OF WATER, SEWER AND STORM DRAINAGE SYSTEMS.
- TOPSO PROVIDED BY NOAA
- EXISTING LAND USE: NATURAL LAND
- PROPOSED LAND USE: SINGLE FAMILY AND MULTI FAMILY RESIDENTIAL
- SINGLE FAMILY (UNZONED)  
 MINIMUM LOTS SIZE = 10,000 SF = 0.23 ACRE
- MULTI-FAMILY (ZONED R-M)  
 18 BUILDINGS @ 42 UNITS PER = TOTAL 336 UNITS  
 PARKING REQUIREMENTS = 2 SPACES PER UNIT  
 TOTAL REQUIRED SPACES = 672  
 PROVIDED PARKING SPACES = TOTAL 685 SPACES INCLUDING 18 H/C SPACES

**SINGLE FAMILY B/L SETBACKS:**  
 FRONT B/L = 30'  
 60' WIDTH @ B/L  
 CORNER LOT 75' WIDTH @ B/L  
 REAR B/L = 15'  
 SIDE B/L = 15'

**MULTI-FAMILY B/L SETBACKS:**  
 COLLECTOR ROAD RESIDENTIAL  
 FRONTAGE B/L = 40'  
 EXTERIOR B/L = 25'

Lake Hartwell  
 US Army Corps  
 of Engineers  
 Savannah District  
 NWSE (FULL POOL) = 660.0  
 100 YR FLOOD ELEVATION = 666.0





# Anderson County Planning Commission

January 10, 2023

6:00 PM

## Staff Report – Preliminary Subdivision

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252 postcards were sent out to property owners within 2000 feet of the proposed development. This development was denied on 7-12-2022

<b>Preliminary Subdivision Name:</b>	Coopers Townes
<b>Intended Development:</b>	Townhomes
<b>Applicant:</b>	Collins Building Group Inc. Kevin Collins
<b>Surveyor/Engineer:</b>	Ridgewater
<b>Location/Access Road:</b>	Old Pendleton Road (State)
<b>County Council District:</b>	6
<b>Surrounding Land Use:</b>	Residential
<b>Zoning:</b>	Property Unzoned
<b>Tax Map Number:</b>	212-00-03-003
<b>Number of Acres:</b>	+/- 9.78
<b>Number of Lots:</b>	82 reduced to 78
<b>Variance:</b>	Yes

Allow for the garage and driveway of each residential unit to count as 2 parking spaces, thus meeting the requirement for 2 parking spaces/residential unit. This also provides the added result of increased green space. The plan has provided for 16 visitor parking spaces throughout the site. Therefore, the variance is requested for a reduction in parking spaces by 62.

### **Parking:**

The required off street parking is listed-for one bedroom unit, 1.5 spaces are required and for two or more bedrooms, 2 spaces are required for each townhome unit. A total of 156 parking spaces are shown on the site plan. Parking is allowed within the setback area; however, no part of the building is allowed to encroach within the setback area.

**Traffic Impact Analysis:**

Old Pendleton Road is classified as Collector Roads with no maximum trips per day. An encroachment permit shall be required by South Carolina Department of Transportation.

**Staff Recommendation:**

**Sec. 38-311.**

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

**(Ord. No. 03-007, § 1, 4-15-03)**



# Development Standards Subdivision Plat Application

Anderson County Code of Ordinance  
Chapter 24 Land Use

Scheduled Public Hearing Date: 1-10-23

Application Received By: MD

Date: 12-1-2023

DS Number: 23-02

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

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

### DEVELOPMENT STANDARDS REVIEW APPLICATION

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

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

Proposed Subdivision Name: Coopers Townes

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

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

Telephone Number(s): 864-940-7533 Email: kevin.collins@alairhomes.com

2. Property Owner(s): Same As Applicant

Address: \_\_\_\_\_

Telephone Number(s): \_\_\_\_\_ Email: \_\_\_\_\_

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

### Project Information

4. Project Location: 1917 Old Pendleton Rd., Easley, SC 29642

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

Total Acreage: 9.78 Number of Lots: 78 Intended Development: Residential Townhomes

Current Zoning: Unzoned Surrounding Land Uses: Roads-West/North; Commercial-NW&NE; Residential-east & south

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

If so, please describe.

See Attached Explanation of Changes

6. Is there a request for a variance? Yes 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.

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Signature of Applicant 

Date 12-1-22

Signature of Owner 

Date 12-1-22



PO Box 806, Anderson, SC 29622 • 864-226-0980 • ridgewatereng.com

## EXPLANATION OF CHANGES

This preliminary plat was originally submitted to the Anderson County Planning Commission and denied approval. The client filled an appeal of the decision and as a result, a mediation hearing was held on November 8, 2022 (Mediation Agreement Attached). The County was represented by Todd Darwin and Assistant County Attorney Jordan Thayer. As a result, the preliminary plat has been redrawn and is being resubmitted with the following changes implemented:

- Reduction in the number of units to 78
- Winding of roads
- Extension of driveways
- Reduction in the number of parking spaces outside of the garage and driveway to 16 spaces

It was determined that these changes would address issues previously raised, including but not limited to traffic and density level issues, more compatibility with surrounding properties, and will balance the interests of subdividers, homeowners, and the public.

## VARIANCE REQUEST

Part of the change discussed was to allow for the garage and driveway of each residential unit to count as 2 parking spaces, thus meeting the requirement for 2 parking spaces/residential unit. This also provides the added result of increased green space. The plan has provided for 16 visitor parking spaces throughout the site. Therefore, the variance is requested for a reduction in parking spaces by 62.



### LOCATION MAP

## PRELIMINARY PLAT

**OWNERS CERTIFICATION**  
As the owner of this land, as shown on this preliminary plat, I certify that the drawing was made from an actual survey, and accurately portrays the true lines and its features and the proposed development and improvements thereon.

DATE: DECEMBER 1, 2022  
 (Owner) (Agent) (Name): James Collins, Commercial Group, Inc.  
 Signed: [Signature]

**DESIGN PROFESSIONAL CERTIFICATION**  
It is hereby certified that this preliminary plat was prepared using a survey of the property prepared by M. Quay Surveying, Inc., SLS, and dated 3/6/2016. And further, the design professional is a duly licensed and qualified, and in good standing with the State of South Carolina, and is a member of the South Carolina Professional Surveyors Association.

By Name: J. Wesley White, P.E.  
 Signed: [Signature]  
 Registered Professional No.: 29927  
 Address: 2715 South St., Anderson, SC 29621  
 Telephone No.: 864.260.0980  
 Date: DECEMBER 1, 2022

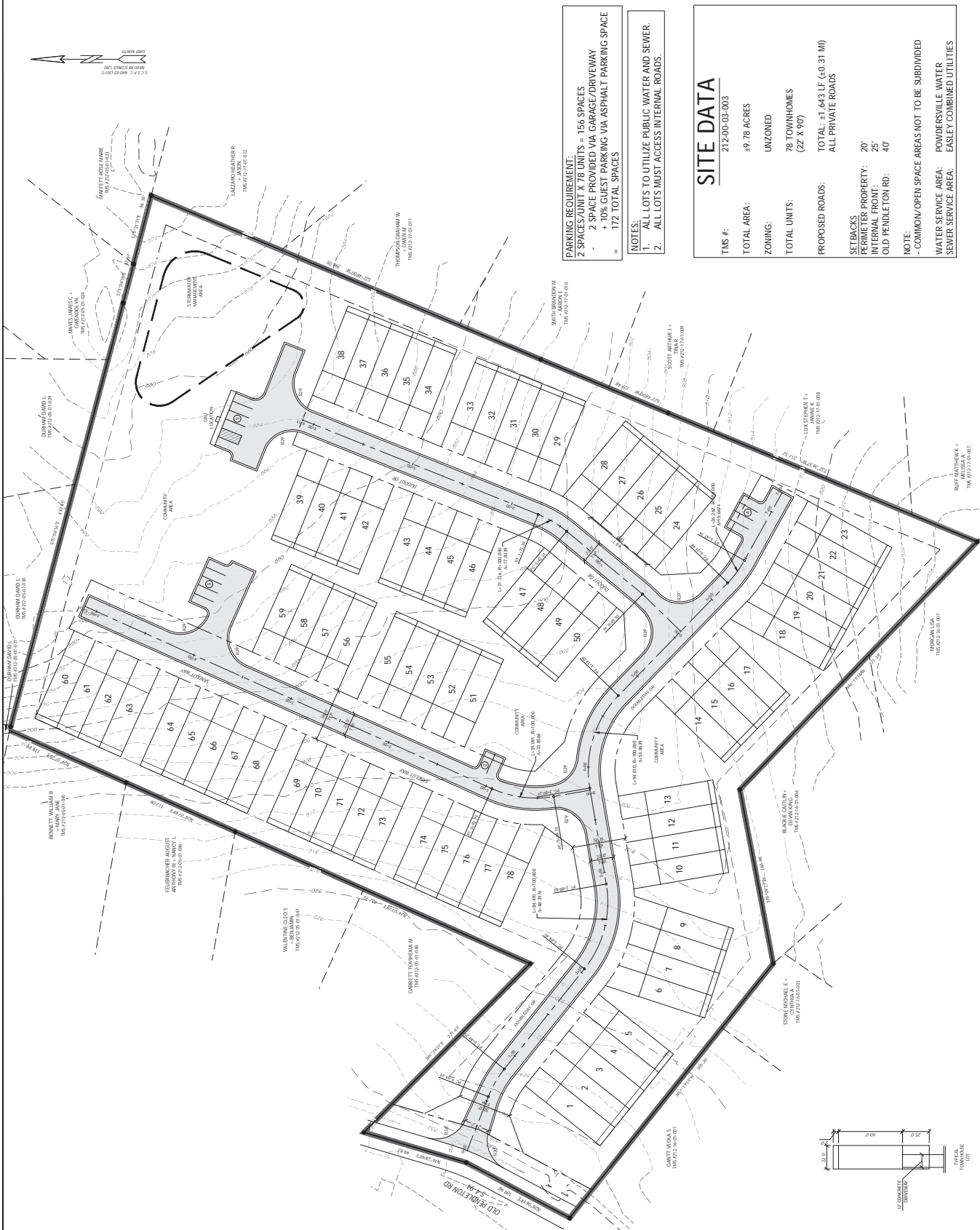
**CERTIFICATE OF PROJECT APPROVAL**  
This preliminary plat is hereby approved for the reasons stated herein. The Commission hereby certifies that the project is in accordance with the provisions of the Subdivision Development Ordinance, and that the project complies with all provisions of said development regulations.

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

**COOPERS TOWNES**  
 TMS #212-00-03-003

Collins Building Group Inc.  
 145 Thomas Green Blvd, STE 203  
 Anderson, SC 29622  
 864.260.0980

OWNER: \_\_\_\_\_ ENGINEER OR SURVEYOR: \_\_\_\_\_  
 NO. OF ACRES: 49.78 MILES OF NEW ROADS: 0.31 (1,643 LF)  
 NO. OF LOTS: 78 ZONING: UNZONED



**PARKING REQUIREMENT:**  
 2 SPACES/UNIT X 78 UNITS = 156 SPACES  
 2 SPACE PROVIDED VIA GARAGE/DRIVEWAY  
 + 10% GUEST PARKING VIA ASPHALT PARKING SPACE  
 = 172 TOTAL SPACES

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

**SITE DATA**  
 TMS #: 212-00-03-003  
 TOTAL AREA: 49.78 ACRES  
 ZONING: UNZONED  
 TOTAL UNITS: 78 TOWNHOMES (22 X 90)  
 PROPOSED ROADS: TOTAL: 31,643 LF (40.31 MI)  
 ALL PRIVATE ROADS  
 SETBACKS: PERIMETER PROPERTY: 20'  
 INTERNAL FRONT: 25'  
 OLD FENCE/LOT RD: 40'

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

