

Anderson County Planning Commission

Dan Harvell, Chair, District #7
James McClain, MD, District #1
Steven Gilreath, District #3
Jane Jones, District #6
Wesley Grant, At Large

Will Moore, Vice Chair, District #4
Brad Burdette, District #2
David Cothran, District #5
Vacant, At Large

Memorandum

To: Anderson County Planning Commission
From: Tyanna Holmes
Date: March 7, 2023
Cc: County Council
Re: March 14, 2023 Regular Commission Meetings

The Anderson County Planning Commission is scheduled to hold its next meeting on **Tuesday, March 14, 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 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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March 14, 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. November 8, 2022 minutes
 - B. December 13, 2022 minutes
 - C. January 10, 2023 minutes forthcoming
5. Public Hearings
 - A. Land Use Review: Green Pond RV Park, located on Green Pond Rd. / TMS 47-00-07-001 [**Council District 5**]
 - 48-Staff Report Recommendation
 - 49-Developer Presentation
 - 50-iii. Public Comments
 - B. Land Use Review: Elrod Road RV Park located on Elrod Rd. / TMS 239-00-2-007 [**Council District 6**]
 - 3-Staff Report Recommendation
 - 4-Developer Presentation
 - 5-iii. Public Comments
 - C. Land Use Review: Project Big Brother located at 7300 Midway Rd/ TMS 193-00-15-005 [**Council District 7**]
 - 194-Staff Report Recommendation
 - 195-Developer Presentation
 - 196-Public Comments
 - D. Land Use Review: Anderson Gateway Commerce Center, located at McNeely Rd/ TMS 236-00-07-041, [**Council District 6**]
 - i. Staff Report Recommendation
 - ii. Developer Presentation
 - iii. Public Comments
6. Old Business

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7. New Business
 - A. Preliminary Subdivision: The Meadows at Flowing Rock, located off Highway 252/ TMS 280-00-01-001 [**Council District 7**]
 - i. Staff Report Recommendation
 - ii. Developer Presentation
 - iii. Public Comments
 - B. Preliminary Subdivision: Cornerstone Subdivision located on Hwy 187 & Burns Bridge Rd. / TMS 43-00-01-006, -020, -021, [**Council District 4**]
 - i. Staff Report Recommendation
 - ii. Developer Presentation
 - iii. Public Comments
8. Public Comments, non-agenda items – 3 minutes limit per speaker
9. Other Business
 - a. Introduction of newly appointed Commissioner (Staff)
 - b. Comprehensive Plan Discussion
10. Adjournment

STATE OF SOUTH CAROLINA)
COUNTY OF ANDERSON)

ANDERSON COUNTY
PLANNING COMMISSION MEETING
NOVEMBER 8, 2022

PRESENT:

WILL MOORE, CHAIRMAN
BRAD BURDETTE
JANE JONES
DONNA MATTHEWS
DAVID COTHRAN
DAN HARVELL

ALSO PRESENT:

ALESIA HUNTER
BRITTANY MCABEE
TIM CARTEE
HENRY YOUMANS
TYANNA HOLMES

1 WILL MOORE: Welcome to
2 the Anderson County Planning Commission tonight. We're
3 going to go ahead and get started. I'd like to call
4 this meeting to order. And if everyone would please
5 stand, we're going to go ahead and do the pledge.

6 **PLEDGE OF ALLEGIANCE**

7 WILL MOORE: All right,
8 I'd like to go on and move to the approval of the
9 agenda. Do I have a motion for that? Do I have a
10 second?

11 DONNA MATTHEWS: Second.

12 WILL MOORE: All in favor?

13 All right. Approval of the minutes. Both the
14 September and October minutes are forthcoming and we
15 don't have those to vote on.

16 So we'll go ahead and move on to public hearings.
17 There's no public hearings.

18 Any old business?

19 Moving on to new business. A preliminary
20 subdivision, Holiday Farm, located on Shiloh Road and
21 Irby Road, Council District 6. And I'll turn this over
22 to staff for a presentation. Staff report, excuse me.

23 TIM CARTEE: Thank you, Mr.
24 Chairman. Again, this is Holiday Farms. 178 property
25 owners were notified within a 2000 foot radius via the
26 postcards. This is a single family residential
27 conservation development. The applicant is Levi
28 Grantham Land Group. Engineer of record is Seamon
29 Whiteside. The location and access is on Shiloh Road
30 which is county maintained, and Irby Road, which is
31 County. It's in Council District 6. The surrounding
32 land use is residential and undeveloped. This area is
33 unzoned. It's 17.65 acres. Number of lots are 55.
34 And no variance is requested. Traffic impact analysis,
35 Shiloh Road is classified as a collector road with no
36 maximum average trips per day.

37 Here on the map, you can see the layout. And on
38 the preliminary plat that was turned in with the
39 application it shows a pump station. But since this
40 has been turned in REWA has sent us a letter notifying
41 us that they would be okay with having a gravity fed
42 line to their development and will supply that for this
43 development.

44 Here's an aerial of the property.

45 Staff recommends approval. This project has met
46 the requirements in Chapter 24, Land Use.

47 That's all I have, Mr. Chairman. Thank you.

48 WILL MOORE: Thank you, staff.

49 Do we have anybody here that's represent the
50 project for a developer presentation? Please come

1 forward and state your name and address, please, sir.

2 MICHAEL CAINE: Yes, sir.

3 Michael Caine.

4 WILL MOORE: Hang on one

5 second. Everybody make sure they speak clearly into
6 the microphone for the record, please.

7 MICHAEL CAINE: Okay.

8 Understood. Thank you.

9 WILL MOORE: Thank you.

10 MICHAEL CAINE: All right,

11 Commissioners, thank you so much for your time tonight.

12 My name is Michael Caine was Seamon Whiteside. I'm a
13 landscape architect, 508 Rhett Street, Greenville,
14 South Carolina.

15 Before you here is a conservation subdivision as
16 staff had mentioned -- thank you, Tim -- that meets and
17 exceeds the requirements that is in the conservation
18 subdivision ordinance. We'd like to kind of highlight
19 a few things that are outlined in the preliminary plat.
20 But the minimum lot size proposed in this subdivision
21 is at 5000 square feet, which is the minimum
22 requirement in conservation. The open space that is
23 provided in this plan is 36.2 percent, which is almost
24 -- roughly 11 percent more than the requirement that's
25 outlined in the conservation subdivision.

26 Stormwater is going to be handled through, as you
27 can see on the plat -- I don't know if anybody has
28 access to -- thank you, Tim -- that, we would manage it
29 onsite, water quality, water quantity with the proposed
30 stormwater location that is proposed and the lowest
31 point of the site currently right now, before you get
32 to a natural feature onsite, which is the creek stream
33 that's at the north end of the preliminary plat there.

34 Again, Tim mentioned that we already have
35 correspondence with REWA saying that they would fully
36 serve the gravity fed line. And then on top of it that
37 the access -- or it's only 55 lots that we're talking
38 minimum trips that would be impacting Shiloh Road.

39 So I'm here to answer any more questions, but we
40 ask for your consideration for approval tonight on this
41 conservation subdivision.

42 WILL MOORE: Thank you,
43 sir. All right, we're going to move on and open it up
44 to public comments. And I'll start with Rhonda Aiken.
45 Please come forward and state your name and address,
46 please, ma'am.

47 RHONDA AIKEN: Yes, I'm
48 Rhonda Aiken on referencing 145 Morris Mill Road,
49 Pelzer, which is actually within the 2000 feet margin.
50 This, to me, is just another piling on of an undue

1 burden for this particular part of Anderson County and
2 District 6. You can reference my previous comments
3 regarding Riverwood Farms and Shiloh Valley for all the
4 specific things that this can negatively impact our
5 community.

6 For me, I am personally being affected by this
7 development, because right now ReWa is taking my farm.
8 They are decimating my farm with sewer mains for the
9 benefit of developers. My land that I chose not to
10 develop. Because I did not develop it, it is being
11 taken. And the more development that we see -- and I'm
12 not the only one; my neighbors. The more development
13 that we see, the more that you're going to see people's
14 land being taken for the benefit of development. Mine
15 is not a major -- I mean, it's not a minor thing. This
16 is something that will impact -- it will ruin our
17 lives. I will not be able to utilize my farm in the
18 same way that I have -- that we have been for years.
19 And so I'm particularly sensitive to this.

20 But I would ask you to consider the big picture.
21 Some people are paying the consequences for this
22 development. It may not seem -- it may seem that
23 growth is a good thing, but there are consequences to
24 this over -- what I consider -- and I know they're
25 meeting -- minimum lot size has changed a lot for
26 promoting this type of development. And that's
27 something that is not decided by this group, I know.
28 But please consider health and safety and everything
29 because this is going to be life changing for me. And
30 it's for the development -- I mean for the benefit of
31 developers. It's taken away from me, because I've done
32 nothing. Thank you.

33 WILL MOORE: Thank you,
34 ma'am. Okay, next is Susie -- I don't want to butcher
35 your last name. Oh, I'm sorry. I couldn't read your
36 writing. Please come forward and state your name and
37 address, please, ma'am.

38 SUSIE OWENS: My name is
39 Susie Owens. I live at 707 Shiloh Road. I live within
40 2000 feet of the proposed development. I see that I'm
41 reading this, that y'all say that there's not a lot of
42 traffic on Shiloh Road, which is not true. I've lived
43 there 16 years. I've called and complained about the
44 traffic speeding up and down. There's beaucoups of
45 traffic from seven in the morning to seven at night.
46 They use it as a cut-through to go to Piedmont. That's
47 their right. But there's a lot of traffic. The road
48 is hardly passable at this point. I've called about
49 trying to get the road repaved. They tell me part of
50 it is owned by the county. And then Anderson owned the

1 other part of it. I have video of the road that I took
2 before I came here. And this is just going to put more
3 wear and tear on our roads.

4 Also, there's so many developments in five miles
5 of my home in the last year and it just keeps coming.
6 But the town is not getting any bigger. Nothing's
7 changing to be able to accommodate all these people
8 moving in our area. We just had 100 -- over 100 houses
9 at the end of the road the last year. Nothing's
10 changed. No roads have been upgraded. Do we have a
11 new fire department? Are they going to be able to
12 handle all these subdivisions that's built in the five
13 mile radius in the last year? They just keep coming.
14 And then, you know, nothing's being done for the people
15 that's lived there like me for 16 or more years to help
16 us.

17 So I really wish that y'all would think about
18 putting another development right on top of us and
19 nothing's changing in Piedmont to handle all these
20 people moving there. Thank you.

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

24 PATSY STONE: Hi. Can you
25 hear me?

26 WILL MOORE: Yes, ma'am.

27 PATSY STONE: Patsy Stone,
28 104 Irby Road. I'm at Irby and Shiloh. And that's my
29 neighbor, and same thing she said.

30 WILL MOORE: Thank you.
31 John Cepek. I hope I pronounced that correctly.

32 JOHN CEPEK: Yeah. Cepek,
33 John Cepek, 615 Shiloh Road. So, proposed development,
34 I share that pasture with them. They bought it from
35 the same guy I bought mine from. And this may not be
36 the place, but I've tried to call them. My utilities
37 run slam through the center of that thing, my power and
38 water. And I can't get anybody to call me back on how
39 that's going to be rerouted. That's it.

40 WILL MOORE: Thank you,
41 sir. Vanessa Jackson. Vanessa Jackson. Okay, thank
42 you so much.

43 All right, at this time I'll -- yes, I'll make an
44 exception for you. Please come forward and state your
45 name and address.

46 RUSSELL AIKEN: Russell
47 Aiken, 145 Moores Mill Road. This development --
48 things have changed from what we even saw. Now they
49 are proposing a gravity line. The only way a gravity
50 line would work at this point would be to come directly

1 through us, which they're already coming on the
 2 backside, now they were going to come through the
 3 middle unless they can put a pumping station outside of
 4 us. That will take an extra over 3000 feet of property
 5 down a pristine creek that has natural resources,
 6 wildlife, things. So I really hope you will
 7 reconsider. Thank you.

8 WILL MOORE: Thank you,
 9 sir.

10 All right. That's all on the public comments. At
 11 this time I'll open it up for a discussion amongst the
 12 Planning Commission.

13 JANE JONES: I have a
 14 letter here that I was asked to read.

15 WILL MOORE: Ms. Jane,
 16 talk into your microphone, please, ma'am, so we can
 17 hear.

18 JANE JONES: What?

19 WILL MOORE: Speak into
 20 your microphone so you ---

21 JANE JONES: I'm sorry, I
 22 thought I was. Excuse me. This is a letter that I was
 23 asked to read to the group tonight. The county
 24 representatives were informed before the pre-
 25 development meeting held at the Powdersville Library
 26 that ReWa had denied the applicant's request for a
 27 sewer pump station, and that the ReWa would not be
 28 running a line to the property. The only option would
 29 be for the developer to run a gravity line across
 30 multiple private properties on their own to a proposed
 31 pump station that could or would be built on the Falcon
 32 Development plan located a half mile or more away on
 33 Old River Road in Piedmont. The developer would be
 34 installing this line as a private developer, not as a
 35 public utility. And private easements would need to be
 36 obtained to run this gravity line. Note that the
 37 Falcon Development pump station has not been built, nor
 38 has the development started or a final plat submitted
 39 to Anderson County. Therefore, it would not be in our
 40 best interest at this time to approve the development
 41 without additional information on how the developer
 42 plans on obtaining sewer service to the property.

43 This came from county council. And I'd like to
 44 give a copy of this for the minutes.

45 DAN HARVELL: Mr. Chairman,
 46 if I might ask Ms. Jones.

47 WILL MOORE: Yes, sir. Go
 48 ahead.

49 DAN HARVELL: You said that
 50 came from the county council member or ...

1 JANE JONES: It was sent to
2 me by Jimmy Davis, who is our county council
3 representative and it was sent to him -- I guess it was
4 information. The developers may have something to say
5 about this. It may be in their discussion at the pre
6 development meeting.

7 WILL MOORE: Sir, please
8 come forward and respond to that.

9 MICHAEL CAINE: Sure. At the
10 time when we had that pre-development meeting with
11 staff and that, obviously we showed a pump station at
12 the time. But in follow suit we coordinates with ReWa
13 throughout this process that the point that we
14 obviously were coordinating on capacity. Therefore
15 they have given us that recognition through our
16 corresponds with them, that the pump station would have
17 enough capacity to take this on. So that's why Mr.
18 Cartee brought up the fact that we will be doing a
19 gravity line system to -- or a line to the pump station
20 that you're referring to, Ms. Jones.

21 JANE JONES: Well, it says
22 that you will be purchasing the easements for this
23 gravity line and doing that yourself. Is that still
24 the case?

25 MICHAEL CAINE: I'm part of
26 the engineering landscape architecture firm, I would
27 defer to the developer. But I would assume that that
28 would probably be the case, whatever the process is to
29 -- in order to make that gravity line work.

30 JANE JONES: And this pump
31 station is not under construction yet, according to
32 this.

33 MICHAEL CAINE: I would defer
34 to staff on where that stands. But we've coordinated
35 with Rewa in that everything that we have to do with
36 our capacity letters and everything. Obviously,
37 there's -- you have to work those things out in order
38 to know the capacity. So ReWa is telling us, yes,
39 there's capacity.

40 DAN HARVELL: Has the pump
41 station project begun? We certainly need to know that.

42 WILL MOORE: Staff, could
43 you tell us if there's a pump station there?

44 TIM CARTEE: It's not
45 located on the property that we showed on the
46 preliminary plat. But at this stage, this is just a
47 preliminary plat approval for this layout for this
48 development. The utilities, if they cannot get what
49 they need from the utility approvals, then this project
50 would fail whether y'all approve it or deny it. These

1 come after the approval from the Planning Commission.
2 JANE JONES: I realized
3 they don't have to have this done prior to that. But
4 he just asked me to present this since ReWa said they
5 were denying the request at that time.
6 MICHAEL CAINE: Well, we do
7 have in writing, which is why staff brought it up, that
8 they did give us capacity to tie into that station down
9 further by doing gravity.
10 JANE JONES: But you're
11 prepared to purchase all those right-of-ways and run
12 that line yourself and run this as a private -- to your
13 private development.
14 MICHAEL CAINE: I would defer
15 to the developer.
16 JANE JONES: I just wanted
17 to make sure it was all clear.
18 MICHAEL CAINE: I would like
19 to just bring one comment to mind.
20 WILL MOORE: Go ahead.
21 MICHAEL CAINE: Everything
22 that has been discussed is off site. We're talking
23 about the actual design of a conservation subdivision.
24 And I've not heard anything about the design intent,
25 which meets and exceeds the ordinance. So again, I
26 understand that Shiloh and Irby are county maintained
27 roads where you would have to coordinate with county
28 staff on the roads. Sewer is off site. We have
29 capacity with ReWa. But again, the intent is the
30 conservation subdivision, the design, everything that
31 was presented to you all.
32 WILL MOORE: Thank you,
33 sir.
34 MICHAEL CAINE: Thank you.
35 DAN HARVELL: Mr. Chairman,
36 for clarification to everyone here, might I ask the
37 staff and/or the developers, what is the process by
38 which this land is taken for easements by people that
39 don't want that involved in their property?
40 TIM CARTEE: Well, if ReWa
41 chooses to purchase this property, they need to go
42 through ReWa, but if we ReWa is requiring the developer
43 to do this, then the developer will have to talk to
44 individual property owners to see if they can secure a
45 sewer easement.
46 DAN HARVELL: So this
47 doesn't -- this does not necessarily engage an eminent
48 domain situation?
49 TIM CARTEE: Not from the
50 developer.

1 DAN HARVELL: So you're
2 saying that the property owners that would have this
3 easement going across their land, they could actually
4 refuse to sell and that would stop the project?

5 TIM CARTEE: That's their
6 choice on that because it is their property. And a
7 private individual cannot force an easement on to
8 another property without their consent.

9 DAN HARVELL: Yes, I just
10 wanted to make sure eminent domain was not a part of
11 this, somehow or another.

12 WILL MOORE: And if we vote
13 on the project and it passes and they can't get the
14 easements, it's not going to work anyway.

15 TIM CARTEE: That's
16 correct.

17 WILL MOORE: Okay.
18 DONNA MATTHEWS: Could ReWa
19 have eminent domain on this property?

20 TIM CARTEE: If they're --
21 they're considered a public utility. So if they
22 decided to do that, then they would be able to go that
23 route.

24 DONNA MATTHEWS: But in this
25 case, it's not ReWa, it's the developer.

26 TIM CARTEE: At this point
27 I'm not sure if it's the developer or Rewa. It depends
28 on how this comes out.

29 DAVID COCHRAN: Mr. Chairman?
30 WILL MOORE: Yes, sir.
31 DAVID COCHRAN: I'd like to
32 ask the -- I believe it was Ms. Aiken, the first lady.
33 She alluded to the fact that ---

34 WILL MOORE: Ms. Aiken,
35 please come up.

36 DAVID COCHRAN: --- somebody
37 has already started something on her property. It
38 seemed to be something she didn't want. Can you please
39 clarify?

40 RHONDA AIKEN: Yes, this is
41 correct. The connector pipes, we'll call it from --
42 because a pumping station is just part A. You've got
43 to have a pipe for it to go somewhere to reach the
44 actual treatment system. Right now ReWa already has
45 plans. And they are planning to take a huge, over 1800
46 feet big -- I mean, coming almost right through the
47 middle of my farm with another project. So this would
48 be in an add-on if they came -- this would just be
49 filling up more, you know, of my property if ReWa takes
50 it because ReWa does have the power of eminent domain,

1 just like any other utility.

2 So you're, you're basically at their mercy.

3 DAVID COCHRAN: So you did not
4 grant an easement or right-of-way to ReWa?

5 RHONDA AIKEN: I have not at
6 this point. We've had a meeting, but I have not. But
7 they have eminent domain. So if I -- I mean, it really
8 doesn't matter what I say, you know, they're -- unless
9 I challenged them legally in court, ReWa can come
10 through with the line that they are proposing at this
11 point.

12 The additional development would -- I'm trying --
13 in my mind, I'm thinking because of Riverwood Farms and
14 Shiloh Valley, I don't know what their plan is, if
15 they're planning to come up and go down Old River Road,
16 because we actually met with ReWa. But the path of
17 least resistance which utilities tend to pursue, would
18 be to come down behind the people who are directly
19 across the street, and then come down our interior
20 Creek and meet up with the -- with the proposed plan,
21 the proposal sewer main, that ReWa currently has on the
22 table. So this would be an additional insult -- impact
23 to my property, which ReWa denied that they had
24 additional impact in a meeting with them two weeks ago.
25 But I feel that, unfortunately, as in other situations,
26 while ReWa may not control development, ReWa is
27 necessary for the type of density when you're talking
28 about even with conservation easements, that kind of
29 development on that size property.

30 So if Anderson County, your Planning Commission
31 approves it, then it puts ReWa in position, as they are
32 charged by the state to provide service, to connect the
33 dots and make that happen. Does that help you
34 understand? If something gets approved, then, you
35 know, ReWa is basically saying we're ---

36 DAVID COCHRAN: Ma'am, I
37 understand the process. I just wanted to know if it
38 actually has -- if they've actually begun or contacted
39 you or this ---

40 RHONDA AIKEN: They have
41 contacted me and they have every plan to go ahead.

42 DAVID COCHRAN: Okay. Thank
43 you.

44 RHONDA AIKEN: So yes, it's
45 not -- this would be an additional insult -- impact to,
46 to the main.

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

49 JANE JONES: I'd like to
50 comment that two of the subdivision names she referred

1 to were projects that we denied and they were appealed.
2 And I just found out that those appeals had been -- our
3 decision had been overruled by the appeals judge and
4 that those two projects are now going to go forward in
5 that same area. I wasn't aware that they were put back
6 on the table.

7 RHONDA AIKEN: And I
8 certainly understand, you know, growth, growth is
9 inevitable. And that we had hoped for responsible
10 growth. And that service utilities, you know, are part
11 of life. But to make it as inexpensively as possible,
12 which is a path that utilities pursue, a lot of private
13 people's land is being utilized.

14 WILL MOORE: Thank you,
15 ma'am.

16 RHONDA AIKEN: Thank you.

17 WILL MOORE: All right. At
18 this time, I'm going to open it up for a motion. Does
19 anybody have any anything else before we move into a
20 motion?

21 DAN HARVELL: I would ask
22 Mr. Chairman, based on what Ms. Jones just said, how
23 many of our projects that have been overruled, you
24 know, on appeal, how many more houses is that adding in
25 this area that you know of?

26 JANE JONES: I can't ever
27 remember how many houses is in each one. Tim, do you
28 have any kind of -- of course, I know we've got 600
29 there. On 86 there's -- on Williams Road there's over
30 100. There's townhouses that are still in appeal and
31 these two down there. Ms. Aiken may be able -- do you
32 remember how many's in those subdivisions back there
33 that --- do you remember the number? It's over 100 in
34 each one I think.

35 RHONDA AIKEN: (Inaudible.)

36 JANE JONES: Okay, so
37 that's 500 there.

38 WILL MOORE: All right,
39 guys, let's stay focused on the project we're on and --
40 I understand there's more houses coming in the area.
41 It's everywhere.

42 Do we have anybody that wants to make a motion?

43 JANE JONES: I'll make a
44 motion to deny the project.

45 WILL MOORE: Do I have a --
46 do we have any other discussion amongst the Planning
47 Commission? Do I have a second?

48 DAN HARVELL: I'll second it
49 for further discussion, if any needs to take place.

50 WILL MOORE: All right, I'm

1 going to open it up for discussion. Does anybody have
2 anything else they want to say before we move into a
3 final vote?

4 All right. Everybody in favor of the denial raise
5 your right hand, please. The motion is denied, the
6 project is denied.

7 And, Jane, go ahead, go ahead and state your
8 reason for denial, please.

9 JANE JONES: My reasons for
10 the motion to deny is that the subdivision is not in
11 balance with the interests of the surrounding
12 homeowners and the public. Looking at the plat these
13 -- this type of subdivision is not what's currently in
14 that area. There's a lot of open, wooded land, open
15 land. The houses are on large lots. These high
16 density subdivisions are not in keeping with that. And
17 as stated before the existing infrastructure and
18 transportation systems cannot serve this additional, I
19 guess about 200 cars. So much traffic that comes in --
20 Piedmont is not even an incorporated town. It's -- all
21 those traffic comes in to one intersection. And it's
22 -- and there's no plans underway to change any -- do
23 any work on the roads. Those are my reasons.

24 WILL MOORE: Thank you.

25 All right. Moving on to the next preliminary
26 subdivision, Powdersville Walk, located on Powdersville
27 Main, Council District 6. I'm going to turn it over to
28 the staff for the staff report.

29 TIM CARTEE: Thank you, Mr.
30 Chairman. Again, this is Powdersville Walk
31 Subdivision. 428 property owners within the 2000
32 radius were notified via the postcards. This
33 development was previously denied on 2/12/2019 and
34 12/14/2021 for this property. The intended development
35 is a single family conservation. Applicant is the Toll
36 Brothers. Engineer of record is Seamon Whiteside, and
37 the location and access will be on Powdersville Main,
38 which is state maintained. It's in Council District 6
39 as you said earlier. The surrounding land use is
40 residential. The area is unzoned. There's 91.58 acres
41 and the development is 99 lots. No variance is
42 requested. The traffic impact study analysis, the
43 study recommends restriping the median south of the
44 intersection to form a northbound left turn lane with
45 the maximum storage that can be obtained. The TIS
46 report that DOT has recommended this and we concur.
47 The Powdersville Walk approach will be signed to allow
48 right turn only during certain times on school days to
49 address concerns raised at the Planning Commission
50 meeting regarding the previous submission of this

1 development. We recommend that the sign contain
2 language right turn only 7:30 to 8:00; 2:15 to 2:45
3 p.m. And this will be during school days in similar
4 wording to be approved with the final plat. No other
5 roadway improvements are necessary to meet the traffic
6 impact requirements of Anderson County.

7 Here's the layout of the conservation development.
8 Here's the three properties that this development ...

9 Staff recommends approval of this project. It has
10 met the requirements in Chapter 24, Land Use. The
11 revision exceeds the recommendation set forth in the
12 relevant traffic impact study.

13 That's all I have, Mr. Chairman.

14 WILL MOORE: Thank you, Mr.
15 Cartee.

16 At this time, I'm going to turn it over to the
17 developer for a presentation. Please come forward and
18 state your name and address, please, sir.

19 ANDREW MATHIAS: Yes, Mr.
20 Chairman. My name is Andrew Mathias. I'm an Attorney
21 at Nexsen Pruet in Greenville. I've represented Toll
22 Brothers who is the developer on appeal.

23 Just one point of clarification, what the staff
24 presented was not incorrect. But this project has not
25 been denied twice. The initial denial referenced by
26 staff was a wholly different plan, wholly different
27 developer. What is being resubmitted to the Commission
28 is what was submitted to the Commission in December of
29 2021. And denied from my understanding because of
30 traffic concerns. And we filed an appeal -- Toll
31 Brothers and the landowners filed an appeal shortly
32 after that denial. And we mediated with the county and
33 as a result of that mediation, Toll Brothers and the
34 landowners believe that we have taken steps to
35 alleviate, if not entirely eliminate, concerns relevant
36 to traffic in that area. It's created foremost by
37 Concrete Elementary. And I'll let the engineers
38 discuss with you what those plans are. They've been
39 referenced by staff.

40 I will note that if the Commission denies again
41 tonight, we will simply amend the appeal. And we'll be
42 back in front of the circuit court. Part of our
43 agreement with the county in mediation was that we
44 would agree to continue scheduled hearings. There is
45 actually one scheduled for tomorrow. The developer,
46 landowners and the county asked for a continuance
47 because of this meeting. But the circuit court has
48 asked -- well denied the motion to continue and asked
49 that we show up in the morning and report to him what
50 took place here tonight.

1 you all know, and we've talked about this a couple of
2 times, we have an ordinance that lays out the
3 requirements of developments and the traffic impacts
4 that they have. And we look at this from how the
5 intersection operates. And also if it needs turn
6 lanes. And these measures that are being taken now are
7 not even needed, per the ordinance. They have simply
8 been done. I won't say that -- it appears to me, they
9 have been done in response to your, your concerns and
10 the concerns of the citizens. But they were not even
11 required by our ordinance.

12 So this development meets the requirements of our
13 traffic impact study ordinance.

14 WILL MOORE: Thank you, Ms.
15 Sprague.

16 All right. At this time, I would like to go ahead
17 and open it up for the public comments. And I'm going
18 to go ahead and start with Marsha Wright. Please come
19 forward and state your name and address, please.

20 JANE JONES: She may not
21 be here yet. She went to the civic center. She called
22 me. You can move on down the list.

23 WILL MOORE: All right.
24 Moving on to the next one, Eric Howard.

25 ERIC HOWARD: Thank you for
26 hearing me. My name is Eric Howard. I live at 1615
27 Circle Road. I've lived there my whole life. My
28 grandparents bought the land we live on for -- 80 years
29 ago. I've seen Powdersville go from a rural farming
30 community to a wooded road area now. It's congested
31 every day. Fight traffic to get in to go to work. I
32 fight traffic to get home and to go to work -- get home
33 every day.

34 Lost my place, I'm sorry. Powdersville is coming
35 to where it just stacked subdivisions. We've got
36 apartment complexes in Powdersville. We've got a
37 volunteer fire department. Can't hardly to get through
38 anywhere. And Powdersville Main where they're talking
39 about putting this subdivision is across the street
40 from Concrete Elementary School. From 1:00 to 4:00 to
41 try to get down through Powdersville Main, it's a
42 narrow two lane road. There's two subdivisions already
43 on Powdersville Main, one at the beginning and one at
44 the end. You can't get around through Powdersville
45 Main at all. We've got a volunteer fire department.
46 And now you're proposing to put a subdivision across
47 the street from Concrete Elementary School, which would
48 be ninety homes and you see -- ninety homes would be at
49 least two cars per home. It'd be about 198 cars trying
50 to get in and out. And just now it's giving a turn-in

1 lane to get into Powdersville Elementary, there's no
2 way that's going to work because now when you come up
3 into Powdersville Main to get to Concrete, it's blocked
4 both ways.

5 And when they talk about selling this subdivision,
6 what a developer does is clear cut from property pin to
7 property pin. I mean, it looks like a war zone. And
8 y'all are talking about the trees that are in the back,
9 back there that's next to my property with wildlife.
10 There's two natural flowing creeks. I've heard nothing
11 about what they're going to do with that stuff.

12 I sure appreciate y'all's time.

13 WILL MOORE: Thank you,
14 sir. Marjorie Howard.

15 UNKNOWN: (Inaudible.)

16 WILL MOORE: Thank you.

17 Jennifer Savage. Did I say that correctly?

18 JENNIFER SAVAGE: I'm Jennifer
19 Savage and I live at 164 Deer Drive. I actually live
20 in one of the cookie cutter subdivisions on Three
21 Bridges Road. I've been there for about five years.
22 I've seen Powdersville grow even more in the five years
23 that I've been there. I know Powdersville schools have
24 had to add buildings and had to add extra classrooms to
25 accommodate students. I have three kids in school. I
26 drop them off at Powdersville Middle School every day.
27 I have to fight the traffic on Three Bridges because
28 that's a three way stop. And it's absolutely
29 ridiculous trying to get through there. And what that
30 gentleman was saying on Powdersville Main, Concrete
31 Elementary the school is -- the road is completely
32 blocked every morning and every afternoon. You can't
33 even get by there. So I have to take an alternate
34 route to go to work because I work in Anderson off 81.

35 If anybody in here lives in Powdersville you know
36 how congested that 153 is. I have a hard time even
37 getting out of my subdivision some days. They don't
38 have a turn light. They're going on to Piedmont Road.
39 And so to turn there -- turn left there off of 81 is
40 horrible. I go to the YMCA down the road on 81.
41 Traffic is backed up bumper to bumper. There's too
42 much traffic in Powdersville. There is not enough
43 infrastructure to accommodate another 99 homes, not
44 when there is Rose Hill Subdivision, Caledonia that
45 they're still building houses in that is right down
46 Three Bridges and they're building another subdivision
47 right down the road off of Sitton Hill Road, which is
48 off of Three Bridges. Three bridges is not made to
49 accommodate all that traffic.

50 WILL MOORE: Thank you,

1 ma'am.

2 JANE JONES: I just want
3 you to know, I passed out some pictures showing the
4 traffic to the Commissioners. I've made copies and ...

5 WILL MOORE: Megan
6 Bouchard. Megan Bouchard, ---

7 MEGAN BOUCHARD: That's okay.
8 WILL MOORE: Bouchard.
9 MEGAN BOUCHARD: That's okay.

10 630 Jameson Drive, Piedmont. So I was here in December
11 the last time this sub development was brought before
12 y'all. And I reviewed the minutes again, and my
13 understanding is when we put this into context of where
14 it's located across from the elementary school --
15 sorry, the primary school, the reason why it was denied
16 was because of the context. The traffic is a part of
17 it, but the context is, as well.

18 So I would argue that what they've presented
19 hasn't largely changed because the number of homes also
20 matters in proximity to where they are being suggested
21 across the street from the primary school.

22 Again, I'm a mom. I have kids that go to Concrete
23 Primary. We're talking about ages four to eight. Last
24 year was my first experience in car line and going to
25 the school with the limited access that we had, and
26 it's busy. So again, this school is over capacity.
27 We've talked about that here before. But I just want
28 to also mention that this is the first year the school
29 is allowing visitors where it's overcapacity. So we're
30 looking at windows of time where there's a large amount
31 of individuals dropping off and picking up their kids.
32 But this is also throughout the day, throughout the
33 entire school day.

34 Now, I just went to field day. There was no
35 parking available. I parked at Siloam Church and
36 walked across the street, which is I guess, going to be
37 directly across from the entrance from this sub
38 development. That is the main causeway now that
39 parents are using to walk their kids across the street
40 in the morning. And now the school resource officer is
41 having to direct that walking traffic in the morning.
42 So yes, we're looking at the context here of it being
43 near that primary school. And I would again ask that
44 you deny this sub development for the safety and
45 concern of the children. And the ones that are there
46 now, the ones that will be there in the future.

47 And that's all. Thanks.

48 WILL MOORE: Thank you.
49 Walter Eikner.

50 WALTER EIKNER: Walter Eikner,

1 402 Powdersville Main, Easley, South Carolina.

2 Again, I see nothing has been done to control the
3 traffic that's already existing. Every day Othol Court
4 is blocked and Elaine Drive is blocked and Powdersville
5 Main is blocked. There's -- I don't really understand
6 how this is revisited without that improvement. I have
7 pictures. I offered them in a digital format. They
8 told me to print them. But you can see the cars just
9 line up in front of my house driving through my front
10 yard because the road's not wide enough. And there's
11 one lane of traffic sitting still and there's trucks
12 and cars trying to pass that on the right. The only
13 way to pass on the right is to go through my yard. I
14 have dips six to eight inches from them driving through
15 my yard. And nothing has been done.

16 And again, school is at capacity as far as I know.
17 Nothing's been done. There's more housing
18 developments, as previously stated, up the road. And
19 three stop signs. It's 15 to 20 inches deep every
20 morning, every afternoon, plus the school every day
21 from two to four. I have to set the alarm on my phone
22 because I cannot leave my house between two and four
23 every day or I can't go home every day between two and
24 four. Do you want these pictures?

25 WILL MOORE: Please.

26 WALTER EIKNER: Again, it's
27 off the chart, totally blocked every day even though
28 you're not supposed to block a side road. It's Elaine
29 Drive blocked every day even though you're not supposed
30 to block a side road. Cars driving in my front lawn
31 even though you're not supposed to leave the pavement
32 to pass traffic. But since it's only two lanes wide,
33 they drive through my lawn.

34 WILL MOORE: Thank you,
35 sir. Dr. Tiffany Estes.

36 TIFFANY ESTES: Good evening.
37 Tiffany Estes, 801 North Hamilton Street, Williamston
38 29697.

39 I am the Director of Planning and Development for
40 Anderson School District 1 and it has been brought up
41 several times is, you know, why does she or a
42 representative from the school district come to these
43 meetings? And as a planning -- over planning and
44 development for our district, I would be remiss if I
45 didn't give facts. So some facts that include, and
46 again, we are not for or against, you know, any growth
47 or anything, but we just need to be sure that we can
48 keep up. And yes, it is the school district's
49 responsibility to make sure that we have ample space.
50 And we did that with a one hundred and nine million

1 bond referendum back in April 2019. And we're already
 2 still out of space in some areas, primarily at Concrete
 3 Primary School. Concrete Primary School is for
 4 students K-4 to second grade. And right currently,
 5 they have 844 students. That is 44 students over
 6 capacity. We have three portables. And as we know,
 7 for little ones, portables is not the best educational
 8 environment for our students, even Palmetto Elementary,
 9 which is very near capacity, maybe a little bit less
 10 than one classroom. And again, we need to get slow --
 11 just slows things down. I mean, again, we are not
 12 against or for, you know what I mean, we know it's
 13 going to grow.

14 But some additional facts, and you know, in
 15 regards to the school district doing their part. Well,
 16 some people don't understand that with all this growth,
 17 we get zero dollars from any taxes on operational
 18 expenses. So all this growth, it is up to the school
 19 district. And we are one of the lowest funded
 20 districts in the state of South Carolina.

21 But some other facts were, we also came to the
 22 Planning Commission to try to pass the tax impact fee,
 23 which was denied. That would have had growth pay for
 24 growth. That was back in May of 2022. Also, we just
 25 -- I don't live in Powdersville. I do travel there for
 26 work. I do go into the schools. And what is
 27 problematic is that we have mental health counselors
 28 who do not have offices who are actually serving kids
 29 in the hallways. And these are facts. This is in my
 30 opinion. We also have special services, PT, OT serving
 31 students in a hallway. Again, fact.

32 And again, I mean, I just want to talk for the
 33 3,354 students who don't have a say in their
 34 educational environments. And we want to just make
 35 sure because we are one of the best districts in the
 36 state of South Carolina and we want to stay that way.

37 So again, all we ask is just to take a look, slow
 38 things down. We do have another school already on the
 39 books planned, but it will not be able to be opened
 40 until '25, '26. We are currently working with
 41 architectures in regard to that.

42 WILL MOORE: I'm sorry, Ms.
 43 Estes, your time is up.

44 TIFFANY ESTES: Thank you.

45 WILL MOORE: Brent Powell.

46 BRENT POWELL: Hello. My

47 name is Brent Powell. I live at 1200 Three Bridges
 48 Road. If I was to look at Powdersville and think to
 49 myself, where would be the absolute worst place that I
 50 could possibly put a subdivision? I would put it right

1 where -- these guys have nailed it. They have
2 absolutely nailed it. Not only is there Concrete, this
3 little boy right here goes to Siloam School, right
4 beside Concrete. That is a growing school. They also
5 have an Ignite Co-op, home school Co-op, that meets
6 there also, with hundreds of kids. So you have this
7 little boy and a bunch of others that are at Siloam
8 right beside Concrete. The sign that they propose
9 takes everybody to the right out of there. That's a
10 virtue signal. Because what that does, is it puts more
11 traffic between the fire department and my son.

12 God forbid something ever happened at that school,
13 where first responders, police officers and the fire
14 department couldn't get to my three year old son. You
15 talking about some lawsuits at that point. Something's
16 got to be done and done quick. Part of that is telling
17 developers, this is not a good idea. Go elsewhere.

18 At a certain point, we've got to get some reality
19 and say this is not a good thing. Go elsewhere. I
20 feel sorry for the landowners. That's their property.
21 They can sell it. But this is not good for our
22 community, for what they're trying to put on their
23 property. You understand me?

24 So let's think about this for a minute. And let's
25 put into perspective what is really going on. Traffic
26 or no traffic, this is a detriment to that particular
27 area. Like I said, if there was anywhere that I could
28 put a subdivision that would be the worst spot, that's
29 exactly where I would put it. And we have no other
30 choice but to deny this again, and again, and again.
31 They can appeal it and they may get it, but then at
32 that point we don't have any say so anyway.

33 So -- and I feel like that we were a little bit
34 threatened tonight by the lawyer saying, hey, you can
35 either approve it tonight with what we want to do to
36 get it approved. Or you can deny it and we'll get it
37 approved anyway, and we will stick it to you. That's
38 exactly what I heard come out of their mouths tonight.

39 WILL MOORE: Please,
40 please, no applause, please. This is a professional
41 meeting. And I ask everybody to hold to a standard.
42 Thank you.

43 Maripat Herring.

44 MARIPAT HERRING: My name is
45 Maripat Herring. I live at 1006 Briarwood Drive.
46 That's an Easley address. I live in Powdersville.
47 Exactly two miles from Concrete School. Takes me 45
48 minutes to get there. That is every day, every school
49 day. My husband and I do Meals on Wheels. We
50 absolutely avoid going through that area in the

1 mornings. Because you just can't get anywhere. You
2 get in the traffic, you're just stuck.

3 The gentlemen -- I have to agree with the last man
4 that spoke. I definitely felt threatened tonight.
5 We'll just go to circuit court. Well, I got news for
6 him. You might build this subdivision, but you can't
7 get in and out because that traffic, they're going to
8 stop you. They're going to be sitting there for two
9 hours every day. And you can't get in and out. I
10 don't care how big those trucks are.

11 Besides that, they're building behind the
12 cemetery. Are you going to move those people? I don't
13 think so. That cemetery belongs to Siloam Baptist
14 Church. They talked about striping the highway. I
15 don't know how that's going to work. That's has
16 absolutely no effect. If they want to do something,
17 let them add two lanes so it'll be a four lane road and
18 a right turn and a left turn only. But let them pay
19 for it. I shouldn't have to pay for that. He bought
20 the land. It ought to be his expense. Thank you.

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

24 DAVID WOODSON: My name is
25 David Watson. Thank you, Mr. Chairman. I live at 558
26 Powdersville Main. I live directly in front of
27 Concrete School. My driveway practically connects to
28 Concrete entrance.

29 I'm here tonight to seek an honest and fair
30 discussion concerning the development of this property.
31 During the two last meetings concerning the
32 development, I've watched and listened to citizens and
33 committee members. Some of them have done baseless
34 assumptions to prevent my sister and I from selling our
35 property.

36 I'm aware of traffic concerns. Traffic congestion
37 is issue all over Anderson County and specifically
38 areas that the demand for housing has increased. In
39 fact, the increase in traffic has been a voiced concern
40 at every hearing in the past three years. No person
41 likes congestion, but it's a part of growth. For those
42 who are concerned about the traffic going along
43 Powdersville Main, they have the right to petition the
44 county for better roads and intersections, the right to
45 petition the sheriff's office and highway patrol for
46 better and more enforcement of those who break the law.

47 I'd like to point out there is no situation unique
48 to Concrete Elementary School. The same congestion and
49 the waiting can be found at all drop off and pickup
50 times in every elementary school and middle school

1 across our country.

2 Citizens have argued that this is a public safety
3 issue concerning fire and EMS. Those accusations seem
4 to be unfounded and without merit. There's no such
5 study to prove that to this case, and to date, neither
6 the fire chief nor any other administrator. Our
7 emergency response person has voiced concerns about our
8 location. District 1 schools are at capacity. Then
9 the school district has the option to build new schools
10 and expand. Remember supply chases demand. You don't
11 build a school when you don't have kids to go in it.

12 In December of this last year, Mrs. Jones asked --
13 she was dismissive in the setbacks we have, the buffers
14 and the green spaces, of which all actually help keep
15 children safe and keep them away from traffic. You
16 were concerned about landowners. Well, my sister and I
17 are a landowner. However, there doesn't seem to be any
18 consideration for us.

19 And finally, as specifically pointed out that
20 there -- those who oppose this development were in this
21 area before 153 was even placed through Powdersville.
22 Well, my father was born in 1921 in Powdersville. I
23 was born in 1948. I've been there. I know it. My
24 family has owned the land for more than 100 years. And
25 we'd like the opportunity to sell it. I live directly
26 across the road. My driveway practically intersects
27 with Concrete Elementary School's driveway.

28 We've made adjustments to meet Commission's
29 requests. We've offered funds to offset the cost of
30 infrastructure. Created a plan that would benefit the
31 surrounding community and enhancing the property and
32 economic well-being of those around us.

33 WILL MOORE: I'm sorry, Mr.
34 Woodson, your time is up.

35 DAVID WOODSON: Thank you.

36 WILL MOORE: Thank you for
37 your time. Amanda Yarborough. State your name and
38 address, please, ma'am.

39 AMANDA YARBOROUGH: My name is
40 Amanda Yarborough. I live at 310 Cooper Lane, which is
41 the dead end part of Cooper Lane right -- literally
42 walking distance from Concrete and Siloam Church. And
43 I currently -- I've lived in Powdersville my entire
44 life. I'm probably the youngest person that stood up
45 here and spoke. But I work at Powdersville Middle
46 School. I'm a computer science teacher and I have just
47 under 300 students that I serve literally every day.

48 So my biggest concern is I just want to address
49 some of the things that other people have mentioned.
50 But my seven year old daughter who attends Concrete

1 asked me the other day, she said, Mama, do you know
2 what the Alice training is? I said, yes I do; we did
3 it ourselves. That's where children are taught how to
4 hide from an active shooter. My daughter said, Mama,
5 if those portables have an active shooter go in them
6 how do all my friends stay safe? And that -- literally
7 seven minutes from Concrete School, you can hit I-85.

8 I drove out to Anderson every day teaching at a
9 school -- high school just down the road. So I know
10 how fast it could take going the speed limit from
11 Concrete dropping my daughter off at 7:20 and getting
12 on I-85 by 7:27.

13 So I'm just asking that y'all take that into
14 consideration because my seven year old is a mile away
15 from me every day currently. But my concern is if her
16 friend is in the little out classroom, active shooter
17 comes in, hits on Piedmont Road, can be on I-85 in
18 seven minutes. And how many lives would we lose?
19 Thank you.

20 WILL MOORE: Thank you,
21 ma'am. Jeremy McCall.

22 JEREMY MCCALL: Jeremy McCall,
23 348 Cooper Lane. I just wanted to -- as far as the
24 turn lanes go, those really have no bearing. It's
25 great that they proposed those, but when people are
26 driving the wrong way down the road, currently, head on
27 into traffic, I don't believe that adding a turn lane
28 for 30 minutes a day is going to address any traffic
29 issues there on Powdersville Main.

30 Second, this is kind of piggybacking on some of
31 the stuff. I have five children all of which go to
32 school in the Powdersville schools. One at Concrete
33 right now, one that'll be a Concrete starting next
34 year. I have grave concerns about the safety of K-4
35 through second graders being in portables detached from
36 the rest of the school. I know that some of you have
37 children. I don't know how old they are. But I feel
38 like you as a parent would have those same concerns.
39 It's not a good situation. And there's nowhere for
40 Concrete to build additional classrooms. They've done
41 it three or four times. Now they're in portables.

42 The first gentleman that stood up referenced
43 there being creeks on this property that's being
44 proposed to develop. If you go back to the overhead
45 picture, you will see a pond that is just off of this
46 property that is fed by one of those creeks. That pond
47 is on my property. There's been no meeting with a
48 developer or anyone else as to how they believe they
49 will keep those creeks and our pond from being affected
50 by this construction.

1 neighborhood. There's no stronger endorsement than
2 that. The sellers want to continue to live on this
3 land in this developed neighborhood.

4 As long-term residents, community members and
5 longterm stewards of this land, my family hopes that
6 you will honor their wishes and help us to positively
7 shape the eventual development within Powdersville.

8 WILL MOORE: Time. I'm
9 sorry, Ms. Clark, your time is up.

10 ELIZABETH ELROD-CLARK: Thank you.

11 WILL MOORE: All right,
12 moving on, Jeremy McCracken. Please come forward and
13 state your name and address.

14 JEREMY MCCRACKEN: Thank you. My
15 name is Jeremy McCracken. I live at 202 Creekside
16 Drive in Pendleton. And I'm here in support of the
17 project, specifically in support of an individual's
18 right to be able to develop and sell his project. The
19 rights lost by one are the rights lost by all. You
20 know, all of the information that's been -- and all of
21 the opinions that's moved through here tonight are
22 things that should be directed at Anderson County and
23 not the property owners. They don't control the
24 individuals. The individuals that own the property
25 don't control the roads. They don't control the
26 schools. They don't control any of that. So it should
27 be on Anderson County. But these individuals have not
28 only met the county's requirements, they've met your
29 requirements. Yet they've been denied the opportunity
30 -- their rights to sell their property and move forward
31 with their land. Thank you.

32 WILL MOORE: Thank you,
33 sir.

34 All right. That's all for the public comments.
35 I'm going to open it up for discussion amongst the
36 Planning Commission. Anybody have any questions or
37 anything they want to add to that.

38 JANE JONES: I have a
39 letter here that was sent to me by Sheriff Chad
40 McBride. He asked me to read it, as he's out of town.
41 Would that be all right?

42 WILL MOORE: Yes, ma'am.

43 JANE JONES: I understand
44 that another development proposal is on the table again
45 for the area of Powdersville Main and Concrete
46 Elementary School. I have many concerns for this
47 development and some of the proposals involving this
48 specific development. As you are aware, there are
49 serious traffic concerns for this area. Traffic
50 congestion already makes it difficult for the pick-up

1 and drop-off of students at the Concrete Elementary
2 School. Another development would certainly add to the
3 chaos and congestion that this area already faces.
4 Emergency Response for EMS, law enforcement and fire
5 services is a serious concern, especially during the
6 high volume of traffic this area receives from school
7 congestion. Adding another development would certainly
8 create a potential dangerous situation for someone in
9 need of emergency services during these peak times.

10 Please allow this email to serve as my
11 professional opinion on the matter. And that I stand
12 with the members of the Powdersville Fire Department
13 and the members of the Powdersville Community that
14 share the same concerns. Thank you, Sheriff Chad
15 McBride. This is for the minutes.

16 WILL MOORE: Thank you,
17 ma'am. Anybody else? Mr. Brad? Donna? Anybody else?
18 Dan?

19 DAN HARVELL: I want to ask
20 if our county traffic department head could come and --
21 even though this meets the requirements of the
22 ordinance, can you address particularly some of these
23 concerns, please?

24 GAYE SPRAGUE: Glad to.
25 Thank you for asking me.

26 I went out on a school day and watched the traffic
27 myself. Besides just depending on the traffic study.
28 In the mornings, the traffic is steady. It flows very
29 steadily. I certainly understand if you are the person
30 who has to wait a couple of minutes to turn into the
31 school; it's frustrating. This intersection -- and I
32 hope y'all understand I'm not trying to be in support
33 of this. I'm trying to tell y'all from a professional
34 standpoint about the traffic ---

35 WILL MOORE: It's
36 information we need.

37 GAYE SPRAGUE: Thank you.
38 Okay. So this is going to come in -- if this is
39 Powdersville Main, here's Siloam Road, here's the new
40 roadway. The traffic is steady on Powdersville Main.
41 But during the morning, that intersection is always
42 clear. It is always clear. So it can operate at the
43 acceptable level of service that their traffic study
44 shows.

45 In the afternoon, the traffic is backed up on
46 Powdersville Main. It is. The parents behave just as
47 I would expect Anderson County residents to behave.
48 They're polite. They're pulled off of the road. They
49 do not block Siloam Church Road. And I'm sorry that
50 they blocked these other roads. I did not observe that

1 because I was concentrating on this intersection, which
2 is what the emphasis is here.

3 So the -- asking traffic from this development to
4 only turn right, once again it's over and above what is
5 needed. Because the traffic is pulled off of the road,
6 the traffic coming out of the new development can go
7 straight across on Siloam Church. They can turn right.
8 It is difficult to turn left. And therefore they won't
9 do it. And this traffic study does not project that
10 many of them would have done it anyway. And now we're
11 going to sign that they can't. Coming in, they will be
12 able to get in that left turn lane away from the people
13 who have very politely pulled over to the side and turn
14 into this subdivision. Or they'll come in on Siloam
15 Church and go across.

16 Coming to the south will be difficult, but -- and
17 those vary maybe 30 minutes, but as the traffic study
18 has projected, that would not be very much traffic
19 doing that and they won't do it if that's blocked.

20 So I did -- I heard your concerns. I heard the
21 concerns of the neighbors. I went out there and looked
22 at it myself. And where this entrance is proposed is a
23 place that can work operationally, acceptably, per our
24 requirements.

25 DAN HARVELL: Are there any
26 long range plans with the county to widen any
27 particular roads? I mean, there's a lot of congestion
28 that leaves schools, especially on two lane roads.

29 GAYE SPRAGUE: Powdersville Main
30 is a state road. So the county couldn't widen it if we
31 had the money to do so. It is not in the federally
32 funded list right now to be widened, either. There may
33 be some other place that it could be proposed that I
34 don't know about, but right -- I don't know of any
35 project right now that would widen Powdersville Main.

36 DAN HARVELL: Thank you.

37 DONNA MATTHEWS: Is there going
38 to be anyone there to enforce this turn right? Because
39 I've also went there and there was a lot of people
40 coming at you head-on when I was there. So is there
41 going to be any one there to enforce that you turn by
42 these arrows during this time?

43 GAYE SPRAGUE: That will be
44 up to our -- the same people who enforce all the
45 traffic ordinances, which is the Sheriff's Department.

46 WILL MOORE: Anybody else?
47 You good, Mr. Harvell?

48 DAN HARVELL: I'll defer.

49 WILL MOORE: Hand on, sir.

50 You've got to sign up to speak.

1 FIRE CHIEF: I got here too
2 late. I'm a chief with the fire department. I'd like
3 to speak.

4 WILL MOORE: Okay. Go
5 ahead.

6 JANE JONES: Please let
7 him.

8 FIRE CHIEF: Sorry, y'all
9 held it at six. I had to work in Greenville. So I
10 couldn't get here till late.

11 But I like to speak on not behalf of the traffic
12 part of it. Everybody speaks on the traffic part of
13 it. And I'd like to speak on the safety aspect.
14 Because I know -- I'd like to introduce myself to Mr.
15 Woodson. Mr. Woodson said it's unfounded that the
16 chief has not added in with this prospect of it, but at
17 certain times of the day, we cannot get through there
18 with our emergency vehicles. I know I've brought that
19 to y'all before; we just can't. We have to reroute
20 ambulances and fire trucks have to reroute. We've had
21 a fire at the school, with the car sitting up against
22 the school burning that we had an extremely hard time
23 getting to. So this just cuts down the critical time
24 that it takes for us to get to the calls.

25 Now heaven help if you approve this subdivision,
26 that they have an emergency call in the subdivision and
27 we can't get in there. You have a cardiac arrest in
28 there. You have a critical time to get there. And we
29 cannot get through the traffic. I see the turning lane
30 -- how about an emergency vehicle lane added that we
31 can get through because we cannot.

32 So to pass this, to me, would show lack of
33 consideration for the safety of the residents of
34 Powdersville, students at Concrete, the residents in
35 the new subdivision and Siloam.

36 That's all I have to say.

37 WILL MOORE: Thank you,
38 sir.

39 JANE JONES: I don't think
40 anybody's mentioned this, but they're talking about
41 their solution was to put another turn arrow on this
42 road. There are already three left hand turn arrows
43 there, and there's no enforcement. The cars just do
44 what they do there. And it's not only school traffic.
45 When people go to work in the morning, at one end of
46 this road is a short little road, maybe a mile, I don't
47 know, there's a red light and that's where the fire
48 station is that handles the traffic pretty well. The
49 other end is three stop signs, a three way stop. I
50 forgot one day coming from my house up the road that

1 comes to that three way stop and there were 35 cars in
2 front of me at five o'clock. There's traffic on this
3 road that doesn't have anything to do with the schools.
4 It's just an extremely congested area. I live up
5 there. I travel it every day. I'm glad that she was
6 able to come up one time and see it. But there are
7 already three turn arrows there that have no effect. I
8 don't, I don't quite -- I couldn't understand your
9 plan, that putting in another arrow on that road was
10 going to help. I guess it's to turn traffic into the
11 subdivision. But it's not going to address any of the
12 traffic problems that are there. You're just adding
13 more cars to the road. I just didn't get it. And that
14 was the gist of I guess the sheriff's letter. You
15 know, they don't have the manpower to enforce these
16 traffic situations. And it was just hard for me to
17 understand how that was going to be an improvement. If
18 you've got anything else to say about it, I'd love to
19 hear it.

20 WILL MOORE: Go ahead, sir.

21 ANDREW MATHIAS: Thank you, Mr.

22 Chairman. It is -- it was mentioned earlier that the
23 turn lane would be to get in and out of the school.
24 And that's not the case. It is, as Ms. Jones stated, a
25 turn lane to get in and out of the neighborhood. And
26 so the attempt was to reduce if not eliminate any
27 impact that this neighborhood, this development would
28 have on the traffic situation that already exists. And
29 I am a little befuddled to think that a turn lane to
30 get into the neighborhood would not have an impact on
31 the traffic that might be created by the neighborhood.

32 JANE JONES: But you've got
33 the same lane of traffic. If your car is in that lane
34 and you're going to turn, there's only two lanes there.

35 ANDREW MATHIAS: Right. And
36 Toll Brothers would undertake the expense to make it
37 wide enough for one lane and another lane and a turn
38 lane to get in and out of the neighborhood.

39 JANE JONES: You're going
40 to widen the road by the right-of-ways, the easements
41 to widen that road? Is that what you're saying?

42 ANDREW MATHIAS: The road will
43 be wide enough for two lanes of traffic and a turn lane
44 to get in and out of that neighborhood. It will not
45 alleviate current traffic problems, but it will keep
46 this development from exacerbating those problems that
47 may exist.

48 And if I can, while I'm up here, there was some
49 suggestion made that I was making a threat. Do you
50 know the difference between a catfish and a lawyer?

1 One's a scum sucking bottom feeder and the other one's
2 just a fish. And I say that just to illustrate the
3 point that lawyers -- well, (a) because it's funny, but
4 (b) lawyers oftentimes are in a lose/lose situation. I
5 raised those -- that specter with you that if this is
6 denied and goes back on appeal, and the circuit court
7 reverses the decision of this body, it's only reversing
8 the plan as it exists, not the outside factors and
9 considerations such as the turn lane and the right hand
10 turn only lane.

11 In presenting to you, I'm attempting to explain
12 the entire situation. And so I was faced with do I
13 state that if it's denied, and then reversed by the
14 circuit court that those considerations might not
15 actually materialize? Well, if I didn't say that, I
16 would be accused of hiding the ball. So out of an
17 abundance of caution, I explained that to you. That
18 was not intended to be a threat. But that is the
19 reality.

20 And, you know, while I'm here, another couple of
21 points. As far as crowding of schools, you know, these
22 homes are situated on about an acre. These are high
23 net worth buyers. These are not the folks that will
24 have a high concentration of young children K through
25 second grade. And also, if approved, the development
26 does not appear overnight, let alone get populated
27 overnight. So it will take time, perhaps years for
28 this to make any impact in the area for people to live
29 there. So there is time to consider things such as
30 traffic that already exists, and perhaps address that
31 with the bodies that can do something about it.

32 JANE JONES: While you're
33 up there, could I ask you about the cemetery? It looks
34 like your driveway into your subdivision -- your drive
35 into your subdivision is going to be right beside the
36 Siloam cemetery. And those -- the oldest -- that, that
37 area right there is the historical center of
38 Poudersville. Siloam Church, I don't know when it was
39 founded. The Bethesda Church just right on the other
40 side of the trees was founded in 1833. This is just an
41 historical site there. And those old graves that are
42 on the very back side of that Siloam cemetery, you can
43 see them from the road, I'm concerned about them
44 because you're going to build houses right up to them,
45 it looks like on the plat. And I was just ---

46 ANDREW MATHIAS: I'll let the
47 engineer speak to that. But at least from my
48 perspective as a lawyer, approval by this body does not
49 mean that this project is going to be successful. If
50 there's an issue with the cemetery, the project will

1 fail. Because some other governmental entity who, who
2 has a say in matters with cemeteries, I'm assuming
3 DHEC, would simply not approve it. This is not a
4 concern for this body.

5 JANE JONES: Thank you, for
6 telling me that.

7 WILL MOORE: Thank you,
8 sir.

9 MR. BYRD: Real quick,
10 Ms. Jones, just to clarify that, that cemetery, I
11 believe, I don't know if it's the exact church that
12 owns it, we're not disrupting anything within there.
13 And there's even with the property, as you heard some
14 of the landowners, they don't own anything that's part
15 of a cemetery. So that is a separate parcel. And in
16 addition, with the conservation subdivision, there's 50
17 feet of an additional buffer. So the houses are not
18 right up on the cemetery. So I just wanted to clarify
19 that from a perspective ---

20 JANE JONES: Thank you,
21 sir. I was just concerned about them falling because
22 they're very old.

23 MR. BYRD: I understand.

24 JANE JONES: That answers
25 my question.

26 DONNA MATTHEWS: I have a
27 question for you, if you would. Maybe I misunderstood.
28 I want to make sure the sign that is going to be put
29 up, now this gentleman just said, is coming out of the
30 subdivision. Correct? Where's the sign that says ---

31 MR. BYRD: During school
32 hours?

33 DONNA MATTHEWS: Yes. Where's
34 that sign?

35 MR. BYRD: We do have a
36 traffic engineer, as well, and I would assume that the
37 county would have to approve this, as well, but I would
38 assume that it would be a sign that residents leaving
39 would have to be notified. That's just like you see
40 anything parking 5:00 to 8:00 or just ---

41 DONNA MATTHEWS: Right. So the
42 sign is going to be right there at the school or as
43 you're coming out of the subdivision?

44 MR. BYRD: Coming out of
45 the subdivision.

46 DONNA MATTHEWS: Okay.

47 WILL MOORE: Anybody else?

48 DAN HARVELL: Mr. Chairman,
49 I continue to have concerns about the schools and the
50 influx of new students. Now I was given a card on the

1 elevator by Mr. Austin, and it says Toll Brothers,
2 America's Luxury Homebuilder. Are these actually
3 luxury homes to the extent to be called that?

4 MR. BYRD: If you don't
5 mind, I'd like to have Dan Driscol come up from Toll
6 Brothers to give you all a little bit more perspective,
7 because I believe he shared this with you all back in
8 December, as well.

9 DAN DRISCOL: Certainly. So
10 these homes, these homes are anywhere from probably
11 averaging about 2800 to 3000 square feet. We'd expect
12 a sales price probably starting in the high five
13 hundreds, stretching into the seven hundreds. Large
14 lots, third of an acre. We want this to be a very nice
15 state of the art amenity within this community. And
16 then we also want to have public amenities, as well.
17 So I think it was mentioned walking trails. We want to
18 protect the old baptismal that's there from Siloam
19 Church. So I actually walked out on the property with
20 the landowners; we identified that. And immediately
21 that was somewhere where we said, hey, this is a
22 special site, we want to acknowledge that for
23 Powdersville. We want to make public access to that so
24 people can understand it, and utilize this community.

25 DAN HARVELL: If you're in
26 this price range, have you considered larger lots. And
27 fewer houses?

28 DAN DRISCOL: We feel like
29 the product that we're offering is exactly what the
30 market wants. And quite frankly, as Mr. Bird, our
31 engineer mentioned, the minimum size lot for this type
32 of development would be 5000 square feet. These are
33 16,000 square foot lots. So we're more than three
34 times the minimum requirement here.

35 WILL MOORE: Thank you,
36 sir.

37 DAN HARVELL: Thank you.

38 DONNA MATTHEWS: I have a
39 question. So the only change from when it was denied
40 and '21 was the sign? Is that correct?

41 DAN DRISCOL: And the
42 proposed left turn lane. But my understanding is that
43 there's no other comment on the plan itself, which is
44 what we're bringing here in front of you guys.

45 DONNA MATTHEWS: Okay.

46 WILL MOORE: Thank you,
47 sir.

48 At this time, we're going to move towards a
49 motion. And with this being said, I would like to go
50 ahead and open this up for a motion. Would anybody

1 like to make a motion?
2 JANE JONES: Motion to deny
3 the project.
4 WILL MOORE: State your
5 reason.
6 JANE JONES: The public
7 health, safety, convenience, prosperity and the general
8 welfare of the community, balancing of the interests of
9 the subdivisions, the homeowners and the public, the
10 ability of existing infrastructure and transportation
11 systems, that includes the schools, to serve the
12 proposed development. And I've got the explanation if
13 you want -- we don't need to go back through all that,
14 do we?
15 WILL MOORE: Do I have a
16 second?
17 DONNA MATTHEWS: I'm going to
18 second.
19 WILL MOORE: All right. Is
20 there any -- before we move on to a final vote, do we
21 have any other last minute discussions amongst the
22 Planning Commission?
23 DAN HARVELL: Well, I will
24 make the comment that we have heard from the sheriff as
25 well as the fire chief for the area and I think, I
26 think both of those -- the points that were made by
27 both of them in the letter and in person here does,
28 does bear on our decision on this, or it does for me.
29 WILL MOORE: All right,
30 anybody else? All right. I'm going to go ahead and
31 ask for a final vote. If you're in favor of the
32 denial, please raise your right hand.
33 Okay, the project is denied. Four to two -- three
34 to two. No, there's six of us. Three to three. So it
35 is denied.
36 JANE JONES: It's a tie,
37 isn't it?
38 DAN HARVELL: It's a tie.
39 WILL MOORE: Yeah, it's a
40 tie, so therefore it will be -- staff, if it's tired it
41 does not pass; correct? It doesn't move forward, so
42 the project is denied.
43 Moving on to public comments non-agenda items. Is
44 there anybody that would like to speak on non-agenda
45 items?
46 Moving on to other business. Any other business,
47 Planning Commission?
48 All in favor of adjournment please stand up.
49
50 MEETING ADJOURNED AT APPROXIMATELY 7:26 P.M.

STATE OF SOUTH CAROLINA)
COUNTY OF ANDERSON)

ANDERSON COUNTY
PLANNING COMMISSION MEETING
DECEMBER 13, 2022

PRESENT:

WILL MOORE, CHAIRMAN
BRAD BURDETTE
JANE JONES
DONNA MATTHEWS
DAVID COTHRAN

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

1 WILL MOORE: Good afternoon.
 2 I would like to call this Planning Commission to order.
 3 Before we get started I would like to go ahead and let
 4 everyone know that's here for the Green Pond, it has been
 5 pulled from tonight's agenda and it will be rescheduled in
 6 January. And you will get a notification about that.

7 Also, Big Water Marina has been pulled, as well. And
 8 it will be rescheduled for January. So if you're here for
 9 those projects, if you want to go ahead and leave, I'll give
 10 you that opportunity.

11 I'd like to go ahead and get started at this time if
 12 everybody would please stand for the pledge.

13 **PLEDGE OF ALLEGIANCE**

14 WILL MOORE: Do we have an
 15 approval for tonight's agenda? Second? All in favor.

16 All right. Next we're going to move on to the
 17 approval of the minutes from the previous meetings. This is
 18 September 13th minutes, October 11th minutes and November
 19 minutes, as well. Do I have a motion?

20 DONNA MATTHEWS: Motion.

21 WILL MOORE: Do I have a
 22 second?

23 JANE JONES: Second.

24 WILL MOORE: All in favor.

25 All right. We'll move on to the public hearings at
 26 this time. And I'm going to turn it over to staff for Lake
 27 Hartwell Land Use review, Lake Hartwell -- excuse me, I'm
 28 reading the wrong one. Land use review Andersonville RV
 29 Park located on Andersonville Road and Boleman Road, Council
 30 District 4.

31 TIM CARTEE: Thank you, Mr.
 32 Chairman. This development is an RV park. 144 property
 33 owners within the 2,000 foot radius was notified via the
 34 postcard. The applicant WJTIII Properties, LLC. Site
 35 design is the engineer of record. This development will
 36 consist of 78 spaces on 14 acres with an office/laundry
 37 building, pavilion with grills, tables, firepit and walking
 38 trail.

39 And as you said earlier, it is located on Andersonville
 40 Road. That'll be the access and location. County Council
 41 District 4. And the surrounding land use is commercial and
 42 residential and undeveloped. No zoning is in this area.
 43 Tax map is for your review. And no variance is requested.
 44 Andersonville Road is classified as a collector road with no
 45 maximum average trips per day.

46 Here is the layout provided by the applicant. And this
 47 is a piece of property that they're acquiring. And this is
 48 just the 14 acres here on the corner of Boleman and
 49 Andersonville Road.

50 Staff recommends approval for this project. It has met

1 the requirements in chapter 24 of the Land Use. That's all
2 I have, Mr. Chairman.

3 WILL MOORE: Thank you, sir.

4 At this time I'm going to ask for a developer presentation.
5 Is there anybody here representing this project? Please
6 come forward and state your name and address, please.

7 STEPHANIE GATES: Good evening.
8 My name is Stephanie Gates. I'm the site designer and the
9 civil engineer on the project. What you see here and what
10 was in your agenda packet for the land use permit for 78 RV
11 parking spaces on the 14-acre tract. I also have the
12 developer with me here tonight, Mr. Taylor, who is -- can
13 speak to any of the development goals of the project, as
14 well.

15 WILL MOORE: Okay. Thank
16 you. Do y'all have anything y'all would like to show us or
17 ...

18 STEPHANIE GATES: I think what we
19 showed you, the site plan that you showed, was what we had.
20 We brought some other boards if we needed bigger pieces.

21 WILL MOORE: Yeah, I got you.
22 Okay.

23 STEPHANIE GATES: But I'm happy to
24 answer any questions that you might have about the
25 development.

26 WILL MOORE: Thank you so
27 much.

28 All right, Commission, anybody have any questions
29 for the developer?

30 JANE JONES: What about
31 your utilities? Is the sewer provided? I don't know
32 what's out there.

33 STEPHANIE GATES: Yeah. So the
34 septic will be through septic on the -- for the RV
35 lots. Yes.

36 WILL MOORE: Any other
37 questions?

38 All right. At this time if there's no other
39 questions or comments from the Commission, ---

40 JANE JONES: I have just
41 one other question. What sort of supervision will you
42 have inside the park? Will there be anybody onsite all
43 the time to ---

44 STEPHANIE GATES: I believe
45 there will be management. But I'm going to let him
46 speak to that.

47 MR. TAYLOR: So it'll be
48 two-fold. I'm a partner in a property management
49 company that manages over 2,000 doors in the upstate of
50 South Carolina. That'll be the over-site management.

1 And then, as with most parks, there are camp postings
2 where for discounted rates, a resident will be full
3 time. While the park is not meant to be full time,
4 there may be one resident who is there for management
5 purposes. But again, our management company also
6 covers all the way from Anderson County to Cherokee
7 County and over 2,000 doors already. So more than an
8 expansive ability to respond quickly.

9 JANE JONES: So you're not
10 going to have anybody there all the time is what you're
11 saying? There's a possibility ---

12 MR. TAYLOR: For one
13 individual who would be a full time on-site caretaker,
14 full time. And then what I was saying not full time
15 was it's meant to be a recreational facility, not long
16 term dwelling. It's RV recreational. I just wanted to
17 make that distinction. So one person on-site full
18 time.

19 WILL MOORE: Anybody else?
20 All right. Thank you for your time. I'm going to go
21 ahead and move on to public comments.

22 Okay. Please come forward and state your name and
23 address. Laurie Dilks.

24 LAURIE DILKS: I don't know
25 if you can hear me from here, but I was going to yield
26 my time to Jerry Jackson. Is that all right?

27 WILL MOORE: Is Jerry
28 Jackson on the list?

29 LAURIE DILKS: Should be.

30 WILL MOORE: Dean Hawkins.
31 Yes, come to the microphone and state your name and
32 address, please, sir.

33 DEAN HAWKINS: My name is
34 Dean Hawkins. I live at 302 Perry Circle, Townville.
35 Right there -- it should be right outside that 2,000
36 foot area. And I just wanted to have just a couple of
37 minutes to ask for the consideration of a pass for
38 tonight from this standpoint of there's a lot folks in
39 our area that are more just unsure of everything and
40 would love -- and I'd say this to Taylor -- that would
41 love to see, talk and give a little more input. We've
42 lived there for a long time. And just some thoughtful
43 considerations for the area. I don't think -- there
44 will be -- there are people that are against or for. I
45 think my concern is, with a little bit of time, as a
46 community, we could all put a little input and maybe
47 have more of a positive impact. That's it.

48 WILL MOORE: Thank you.
49 Barbara Ervin.

50 BARBARA ERVIN: Yes. I'm

1 Barbara Ervin. I live at 145 Dry Rock Road. That is
2 about around the corner from that area of Waldrop's and
3 Boleman Road, Andersonville Road.

4 And basically what my question was, is, it is a
5 very rural route to get there. And is the community
6 going to be able to support that sort of traffic coming
7 in, larger vehicles coming in at the time. We also
8 have a boat landing there. Is that going to create a
9 lot of congestion with the boat area. It's not, you
10 know, a large space. So if we have a lot of people
11 that would be coming in. And it just seems like
12 they're jamb packed in there like roots on a cone
13 rather than, you know, some sort of laid-out plan that
14 would give the land time to use the septic area, you
15 know, a septic field that's leaching into the lake or
16 whatever. But if we don't have any sort of idea of the
17 impact on the traffic and the environmental impact, all
18 that, I think we need to take that into consideration.

19 It's not that, you know, we would be against any
20 sort of development. It's just the -- to have an idea
21 of what it's going to be like, that much of a
22 development in a small area. Thank you.

23 WILL MOORE: Thank you,
24 ma'am. Cecilia McCaskill.

25 CECILIA MCCASKILL: My question
26 went along the same lines. We were talking, was an
27 engineering study done? And I don't know if maybe one
28 of the people here was involved. But if we could maybe
29 have an independent study done to see if the roads can
30 handle that sort of traffic? The road that this is
31 being proposed on is a fairly narrow, a fairly narrow
32 road that's a very rural road. And the areas around
33 there are similar. So I would just like maybe some
34 information from you guys on what the study showed or
35 from the developers who proposed it.

36 WILL MOORE: Yes, ma'am.
37 And this has come up twice. So what I'll do, at the
38 end of public comments, I'll have our traffic engineer
39 for the county come up and make a statement of what
40 she's found for the project. Okay?

41 CECILIA MCCASKILL: Thank you.

42 WILL MOORE: Thank you.

43 Kenneth Jackson.

44 KENNETH JACKSON: Good evening.
45 Mr. Chairman, some of what I'm going to say is what you
46 have heard already. But I have been asked by multiple
47 people to make a statement on their behalf, and so out of
48 respect for them, I would appreciate a little indulgence
49 that will repeat some of what you've heard. But I would
50 like to go through like comments, please.

1 this location coming from? Boleman Island (phonics) is
2 closed. Hattons Ford boat ramp can only accommodate 21
3 vehicles with trailers. There's limited access to the lake.
4 What are these visitors going to do that presumably have
5 generated sufficient demand for this park?

6 Security; what will the developer do -- we heard they
7 will not be on site? Will the county provide increased
8 patrols? This would not be just for the residents but also
9 for people that will be visiting this park. Lighting; will
10 it be sufficient for safety? Conversely, will it be
11 excessive in light of a looter for the local area? Will it
12 be short term or long term tenants? And how will that be
13 managed? We need to review the covenants and restrictions.
14 We question the viability of the sizes of each RV pad and
15 would like to share this with the developer as this could
16 yield to the success or failure of the park. There are
17 several folks in our group that use big RVs and have
18 significant questions on that. Will the future RVs, both
19 for this -- or will there be future plans both for this RV
20 park and beyond?

21 We ask that this Commission be keenly aware for the
22 residents that regularly travel these roads about present
23 day challenges with boat and RV traffic along these roads.
24 We disagree with many and most of the answers to many
25 questions on the land use review form and ask time to
26 understand the rationale behind the answers. A few
27 questions, more answers.

28 This RV park proposal is not consistent with the
29 general development patterns of that immediate area. But
30 the answer stated was yes. Nor will this not require an
31 excessive burden on public facilities and services as
32 indicated on the form. It will. How will a 78 unit RV park
33 not have an adverse impact on nearby residential properties?
34 What is that rationale? What is Anderson County's view on
35 the balance of the proposed park against the promotion of
36 public self health, safety, morality and general welfare as
37 questioned on that form? The developer answered that it is
38 a reasonable balance. We'd like to see the county's view
39 and rationale for that. We ask for time to understand these
40 statements more closely. If the county will be spending its
41 taxpayer funds, it should be known before the increase --
42 that -- would the increased tax revenues actually generate
43 the payback the county funds -- or that we'll be spending.

44 So to close and repeat we requested this decision
45 tonight be tabled until we have the opportunity to study
46 this more closely with both the developer and the
47 subdivision administrator. We request that this not return
48 for automatic approval and request to know what the time
49 line is that we have to work with this developer to learn
50 more.

1 As I stand before you now we're against this. We're
2 asking for the opportunity to work with both the developer
3 and the county to attempt to get to a solution with no
4 surprises and that we can support. We also asked that to
5 truly appreciate the vehicular concerns that members of this
6 Planning Commission drive those roads if you haven't done so
7 already, and envision passing a large RV or boat. Please do
8 this before voting on this proposal. And while you're
9 making the trip to review these roads, if you have a large
10 RV or vehicle, bring that as well.

11 Thank you for your time.

12 **APPLAUSE**

13 WILL MOORE: Thank you.
14 That's the only -- that's the only exception I'm giving to
15 the three minute rule tonight.

16 At this time, Ernest Martin, please come forward and
17 state your name and address. If your point has been
18 covered, just raise your right hand, please. Ernest Martin.
19 No Ernest Martin.

20 Lee Coleman.

21 LEE COLEMAN: My name is Lee
22 Coleman. I live at 95 Snyder Drive. If we could please put
23 the drawing of the park back up on the screen real quick.
24 All right. You can see my house. I live right there on
25 the far right of that. And there's one lot next to me. And
26 then there's one lot beyond that. And you can't see their
27 house; it's in the woods right there. But that detention
28 pond is right on top of it. Flip to the other -- flip to
29 the other drawing, if you would, please. See the final, the
30 final number there. That's a lot. And there's their dock.
31 You can see it right there. But that corner right there is
32 supposed to be the detention pond. Now that's ridiculous.

33 Now secondarily, they've bought -- Troup's (phonics)
34 family has bought the lot next to me. And if you look at
35 their -- go to the next one -- if you look at their little
36 path, it goes right to it. So what's that all about? Are
37 they going to use this -- that lot as access for the people
38 in this RV to get to the lake? And what -- that should be
39 written into these -- whatever you guys approved here, it
40 should be written in that there should be no access to
41 Snyder Drive on that end. And that lot should never be used
42 by that RV Park as access to the lake.

43 The back end of that whole thing should be closed off
44 and Leland cypresses all the way down the end of it. The
45 way this is laid out, it would not work. I don't think it
46 would physically go. But the idea of having a detention
47 pond right on someone's house is an abomination. And the
48 idea that you're going to drag everybody in here all the way
49 down past my garage and around the corner as they're walking
50 past is ridiculous.

1 the community dock would be on the right side of our
2 property. So that I understand -- we understand that the
3 same development company has also bought the lot next door
4 to ours. To my knowledge, they are planning to build a
5 community dock with seven boat slips for the RV park
6 residents. That would be a huge problem for all of us.
7 Pedestrian access to the dock will be located next to the
8 shared driveway. We share a driveway with that lot between
9 our two properties. This would allow excess pedestrian
10 traffic, you know, which would infringe on our privacy and
11 feeling of security.

12 For these reasons, I strongly oppose this development.
13 And I urge your consideration of all of the community
14 concerns. Thank you.

15 **APPLAUSE**

16 WILL MOORE: Thank you,
17 ma'am. Don Chapman, please come forward and state your name
18 and address.

19 DON CHAPMAN: Good evening, my
20 name is Don Chapman. My wife and I live at 341 Maret Road
21 in the Double Springs Community, not far from this
22 development. I too would ask you to respectfully table this
23 to allow myself as well as everyone else here tonight to
24 have more information, as well as have our many questions
25 answered.

26 But one of the primary questions that I'd like to know
27 is, is it possible if this were to move forward through our
28 discussions is that it have -- in the application, it says
29 that it is not required for covenant restrictions. But
30 there's something called a PUD, which allows -- and I don't
31 know if the county allows that to be specific for this piece
32 of property that would have specific covenants and
33 restrictions for that development. And many of those things
34 are going to be the safety issues, whether it's going to be
35 a county road or a private road, you know, what type of
36 lighting, what's the hours of operation, if it's going to be
37 gated or fenced, landscaped? A number of things like that.

38 But also, one of the other questions would be -- have a
39 little bit of concern that the developer mentioned that one
40 of the residents was going to live on site. Is it going to
41 be a permanent structure? Or is he going to live in one of
42 the RVs?

43 And then another one would be the roads within the
44 development; private or county maintained? And then will
45 the development be completed all 78 sites or will it be
46 phased? And if it's phased, what's that time line? And
47 then there was also some additional information that was
48 brought forward, that the adjoining property was going to be
49 broken up into five acre tracts, as mini farms? Is that --
50 is the developer's intent for that to happen simultaneously,

1 while they're developing the RV park? And if so, what are
2 those restrictions for that piece of property?

3 And, and certainly, I think it was brought up before,
4 but I think it's a key factor, is the access to this
5 property because of the bridges that are kind of undersized
6 for a class 4 RV that I think is 20,000 pounds or something,
7 so is the size of those, two of them passing. But also, if
8 you're coming from the Greenville side, you're going to have
9 to bypass the 24 exit almost and go all the way to the, to
10 the exit 4 in Fair Play and then come back in the back way.
11 But that's if they know to take an alternate route. Or
12 we're going to have some issues there because I know that
13 some of the owners -- if you've ever passed another boat or
14 another large vehicle for construction or whatever, you
15 literally have to get off the road partially to -- or
16 somebody has to give for you to pass.

17 But thank you for your consideration tonight.

18 **APPLAUSE**

19 WILL MOORE: Thank you, sir.

20 JANE JONES: Mr. Chairman,
21 would it appropriate for me to address the developer since
22 these concerns all seem to be similar? I don't know if
23 that's out of order.

24 WILL MOORE: Yes, ma'am.
25 We'll ask him questions at the end of public comments. Is
26 that okay?

27 JANE JONES: Yeah. I just
28 though -- yeah.

29 WILL MOORE: All right. Kara
30 Rutter.

31 KARA RUTTER: Good evening,
32 I'm Kara Rutter, 140 Harbor Lane. So I'm about 3,000 feet
33 away from this. We own 70 acres right on Lake Hartwell, as
34 well. So we have several of the same, you know, the same
35 things that everyone else has spoken about, that Mr. Jackson
36 and Representative Chapman spoke about. Obviously, we all
37 have the same concerns. And we feel that this has been very
38 rushed. We didn't see any of the documents until within
39 this last week. And so we have a lot of concerns of that
40 nature.

41 One of the things that I didn't see in any of the
42 documentation that is typically on one of these site plans
43 would be the amount of impervious surface that they're
44 using. This is a property, if you look at that map in front
45 of you, all those lines there, those are the contour lines.
46 So that's about a 50 foot drop. It's about an 8 percent
47 drop right into the lake, across that piece of property.
48 And they didn't really account for how much impervious
49 surface area that they're going to add to there. Obviously
50 we're concerned about the size of that septic. There's no

1 talk whether they're going to have a dumping station. Extra
2 bathhouses are not on the plan. I know that typically if
3 you have a 78 site RV park, you're also going to have extra
4 bath houses. And those are not annotated on their plans, as
5 well.

6 So it just seems like there's a lot of information that
7 is missing from this. And given the rush to get this up
8 here, we would also ask that this issue be tabled until the
9 developer can really show us where they're trying to go with
10 this development.

11 In a lot of -- I think that there were four RV parks
12 that were on your agenda tonight, and most all of them had
13 more information. Green Pond is supposed to be a luxury
14 lot. We haven't heard anything about what this looks like.
15 Are they long term spots? Are they short term spots?
16 What's the price point? What's the turnover and the
17 anticipated capacity and number of stays.

18 So I think we need a lot more information as a
19 community. We have a volunteer fire department. And that
20 volunteer fire department not only responds to all of the
21 fires, but they also respond to all the trafficking
22 incidents. And considering the number of concerns about the
23 traffic going through there, our volunteer fire department
24 in the Double Springs area does everything from exit 4 to
25 exit 11 on 85 and below that. They're already tapped out as
26 it is. And so I think some of these things really need to
27 be considered because just saying that it's not going to
28 affect our utilities and life, I think is overreaching by
29 the developers, so we'd ask for your patience on this one.

30 **APPLAUSE**

31 WILL MOORE: Thank you.
32 Teresa Young.

33 TERESA YOUNG: I'm Teresa
34 Garrett Young. And I'm at 129 Snyder, which is where they
35 were talking about the pond. I'm a little further down the
36 street from that on a loop that is the end of that road with
37 the exception of the boat ramp that's at the very end.

38 I think most of the issues that came up during both my
39 thinking about it and the meeting that we had on Sunday have
40 probably been touched on thanks to the people that combined
41 all those comments that were a little chaotic with everybody
42 at the same time on Sunday. Y'all didn't have to put up
43 with that. We've gotten it kind of boiled down.

44 Two things that bother me. One of them is -- well
45 maybe three -- the environmental impacts from this. You can
46 see from the contour lines, in-ground water flow that's
47 going to take the affluent from those septic lines is going
48 to go straight toward Cathy's house. It will not take long
49 for it to get into that pond. It will not take long for it
50 to get into the lake. I am a hydrogeologist and I know

1 this. I've been practicing for 30 years. That bothers me
 2 that we would allow -- I know all of us that have septic
 3 tanks on individual lots contribute a lot of coliform to the
 4 lake. It's all been studied. But when you have that
 5 massive amount going on a tile field that may or may not get
 6 run over when the RVs park, crushed, made less efficient.
 7 It's just poor planning. I think the volume -- the density
 8 of RVs on there is in my mind obscene. I'm an RVer. I have
 9 been an RVer for 10 years now, but I was camper before that.
 10 Anybody that comes into a compressed site like that to park
 11 right beside the guy beside them, the guy beside them and
 12 the guy beside them is there to party more than likely and
 13 not enjoy nature.

14 Nature is everywhere out there. I mean, we've got
 15 wildlife reserves; we see deer, we see turkeys, we get to
 16 enjoy it. And I think everybody in America should have the
 17 chance to enjoy that. And I'm concerned that taking such a
 18 radical switch on the use of the property now, as this
 19 appears to be, will sincerely damage property values and
 20 quality of life for everyone out there.

21 One other topic, I don't see where everybody that's
 22 going to that 78 person park or RV park is going to park
 23 their boats and their trailers when they have their boat in.
 24 It's just too compact for that. But I do believe that if we
 25 could work with the developer, even a -- I know there's
 26 there's more out here in this audience that are RVer's, too
 27 -- we could help them design a practical and pretty and ---

28 WILL MOORE: I'm sorry,
 29 ma'am, your time is up.
 30 TERESA YOUNG: Thank you guys
 31 very much.

32 **APPLAUSE**

33 WILL MOORE: Thank you. Jill
 34 O'Connor. Jill O'Connor.

35 JILL O'CONNOR: Can I just add
 36 my time and support to Mr. Jackson, please?

37 WILL MOORE: Yes, ma'am.
 38 John Jones.

39 JOHN JONES: Mr. Chairman, I
 40 beg your pardon. I signed the wrong paper. I would like to
 41 be moved to 110 Smith Motor Road.

42 WILL MOORE: Okay. Thank
 43 you, sir. Just raise your hand when we get to that subject,
 44 please, sir.

45 JOHN JONES: Yes, sir.

46 WILL MOORE: All right. So
 47 that's all from the public comments. At this time, I'm
 48 going to open it up for a discussion amongst the Planning
 49 Commission.

50 JANE JONES: Could I speak to

1 the developer again?
2 WILL MOORE: Sure.
3 STEPHANIE GATES: May I say
4 something? And in that, I'll be happy to take your
5 questions. Is that okay?
6 JANE JONES: I just wanted to
7 ask you a question.
8 STEPHANIE GATES: Yeah. Can I say
9 something real quick? Because it may answer your question,
10 too.
11 I think it's important to remember that we're here for
12 a land use permit. And a lot of the items that the
13 community has mentioned will be finalized in the final
14 development plans that are all requirements of Anderson
15 County via one way or another, stormwater, DHEC covers the
16 septic for the septic fields. All of those things are
17 requirements that will be flushed out in the final permit
18 sets for those development plans. So I just wanted to make
19 sure everybody understood that. But I'm happy to take your
20 question.
21 JANE JONES: I just didn't
22 know if you wanted to consider maybe pulling back on this
23 until you have time to meet with these people and let them
24 have input into this project. If you would see that as a
25 benefit to yourself as well as the community. That's just
26 totally up to you if you want to -- before we vote on it, if
27 you wanted to meet with them and address their concerns?
28 MR. TAYLOR: I think a couple
29 of things. First, so many of these questions are flushed
30 out in the standard process of going for your permits
31 through the licensed and the regulatory bodies that are
32 there. So we will be putting a substantial amount of
33 expense, time and effort on the front end to answer those
34 questions, and still not have an understanding of whether
35 our land use was viable. So we're kind of going backwards
36 and doing -- we're going to have to spend tens of thousands
37 of dollars to go through full grading plans, designs. All
38 that stuff. You look somewhat confused. Do you disagree
39 with my comment about ---
40 BRYAN BOGGS: I'm not
41 confused at all.
42 MR. TAYLOR: Oh, okay. I
43 apologize.
44 JANE JONES: No, I was just
45 asking if you thought that was going to be of benefit to you
46 in doing all that if you met with the community first before
47 you proceeded with that, if you just -- it's up to you. Do
48 whatever you -- we can vote right now.
49 MR. TAYLOR: I would say that
50 I've had a number of conversations with people who also are

1 in support of the park. A couple of clarifications I'd like
2 to make that I think are important.

3 One, there is no community or commercial dock
4 whatsoever. The lot at 93 Snyder was purchased because,
5 again, one question was, hey, is this -- the onsite manager
6 is he going to be permanent or RV? The house at 93 Snyder
7 probably is not in a condition for somebody to live in
8 today. But that was our long term plan is it either could
9 be a rental for us or potentially a home for a long term
10 manager. So I do want to, like, correct that, that there is
11 no commercial dock aspect.

12 JANE JONES: These are things
13 that would come out in your discussion with the community.

14 MR. TAYLOR: And I've had
15 those with multiple people and they've been unproductive.
16 That's the reaction I've gotten commonly with conversations.

17
18 JANE JONES: Thank you.

19 MR. TAYLOR: Debbie Traylor,
20 Brian Cornelius, Cathy Cheek. I talked with Mr. Coleman.

21 WILL MOORE: All right.

22 MR. TAYLOR: Yeah, I talked
23 to him yesterday.

24 WILL MOORE: All right,
25 thank you for your time.

26 At this time, I'm going to ask Ms. Gaye to come forward
27 and address any traffic concerns she sees. This is our
28 county traffic engineer.

29 GAYE SPRAGUE: Thank you, Mr.
30 Chairman, Commissioners. Y'all know what I'm getting ready
31 to say, but I'm going to repeat it so everybody knows the
32 footing that we stand on.

33 Our ordinance, our land development ordinance requires
34 a traffic study for developments that generate more than 100
35 trips per peak hour. And we have that so we can treat
36 everybody the same, we can be objective in how we address a
37 development. This development at 78 RV spaces from a
38 nationally recognized trip generation reference, which is
39 what our ordinance requires to be used, would generate about
40 32 trips. So this would not have a requirement for a
41 traffic study. And even if we did one, those are very --
42 that's a small amount of traffic to analyze.

43 And then also, this is a major collector. It's already
44 designated as that. And therefore, as Mr. Cartee discussed,
45 that doesn't have a maximum number of trips on it. So using
46 our ordinance that has been adopted, this would not require
47 a traffic study. And further the trip generation is low.
48 And so it would be difficult to analyze that.

49 WILL MOORE: Thank you,
50 ma'am.

1 DONNA MATTHEWS: Can I ask you a
2 question? Did you say it would be 32 added trips for 78 RV
3 sites?

4 GAYE SPRAGUE: 32 in the
5 highest hour of the day.

6 WILL MOORE: All right. At
7 this time, I will open it up for a discussion amongst the
8 Planning Commission. Does anybody have anything they would
9 like to say? Comments, questions?

10 DAVID COCHRAN: I would only add
11 that if this was tabled, if that's the way we go, I don't
12 know if there's going to be enough -- I mean, that just
13 tables it to the next meeting, which is roughly a month. I
14 don't know -- just for the people that said something about
15 that if that would be enough time for you to gather your
16 information, have discussions, etcetera. Maybe it is, maybe
17 it isn't. I'm just letting you know that's about all the
18 time you would have on a tabled item.

19 JANE JONES: I also think on
20 a tabled -- correct me if I'm wrong -- that it'll pass
21 automatically unless it does come back. So if you go over
22 your time limit, then there's that. I believe that's
23 correct.

24 WILL MOORE: Alicia, can you
25 elaborate on that for us?

26 ALICIA HUNTER: It's exactly
27 what Mr. Cochran said. We'd have to act on it next month.

28 WILL MOORE: Okay. All
29 right. At this time, anybody else? At this time, I'll open
30 the floor up for a motion for a vote.

31 JANE JONES: Motion to deny
32 based on the fact that it's not compatible with the
33 community and I have concerns about the environmental
34 impact.

35 DONNA MATTHEWS: Second.

36 WILL MOORE: I'm going to
37 open it up for one further discussion. Does anybody have
38 anything else before we move into a final vote?

39 All in motion for the denial raise your right hand.

40 **APPLAUSE**

41 WILL MOORE: I'll give all of
42 you folks a chance to go ahead and exit before the next ...

43 All right. At this time I'm going to turn it over to
44 staff for a land use review -- I'm sorry -- a rezoning
45 request, .49 acres located on Anderson Highway, Council
46 District 7.

47 BRITTANY MCABEE: Thank you, Mr.
48 Chairman. This is a rezoning from C-2 to R-20. The
49 applicant is Melanie Patterson. The current owner of the
50 property is LBB Investments LLC, which is registered to

1 Melanie Patterson, as well. It's located at 2647 Anderson
2 Highway in Williamston. It's located in the Williamson Mill
3 Precinct in Council District 7. The tax map number is there
4 for your viewing. We are only rezoning .49 acres and we're
5 going from C-2 which is your highway commercial district to
6 R-20 which is single family residential district.

7 The purpose is to rezone the .49 acres from C-2 to R-
8 20. The applicant only wishes to move the property line on
9 the C-2 property over 125 feet in order to accommodate
10 construction of an agriculture shelter on the neighboring
11 property which is R-20, which requires the rezoning.
12 Otherwise, we are combining a C-2 with a part of R-20 which
13 is not allowed.

14 Highway commercial district is your typical commercial
15 which is thoroughfares, people traveling by automobiles.
16 It's for the convenience of the traveling public as well as
17 local residents. Single family residential district which
18 is your R-20 is a low density residential, has single family
19 dwellings as well as some other accessory uses to
20 residential life, such as schools, religious facilities and
21 educational facilities.

22 This is a proposed survey. As you can see, there's
23 that .49 acre tract that is being combined from the property
24 that has a metal building and it's being combined to the
25 property to the north.

26 And this is an aerial view of the property. And the
27 zoning map. Future land use map does show it as commercial,
28 but the neighboring property to the north is also in that
29 commercial future land use map, but it is R-20.

30 Staff evaluation. Since the purpose is to move the
31 property line on the C-2 property over 125 feet, the
32 applicant wishes to construct an accessory agriculture
33 shelter on the neighboring property. While the future land
34 use map does identify the area as commercial it is
35 contiguous to an R-20 property and will be combined with R-
36 20 property. As such staff does recommend approval of this
37 rezoning. That concludes the staff report.

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

40 All right. At this time do we have anybody here
41 representing this that would like to speak on behalf for
42 what they're doing? Nobody?

43 All right. At this time I'm going to move on to
44 public comments. Harold Baldarf. I'm sorry, I can't read
45 the last name. Harold at 212 Westwind Harbor Drive. All
46 right, seeing none, hearing none, moving on.

47 At this time, I'd like to open it up for discussion
48 amongst the Planning Commission. Anybody have anything they
49 want to mention, add?

50 DONNA MATTHEWS: I would like to

1 say that I have spoke with the Commissioner for this
2 district and he is in favor of this.

3 WILL MOORE: Okay. All
4 right. Well, at this time, I'll go ahead and open the floor
5 up for a motion.

6 DONNA MATTHEWS: I'd ask the
7 Commission to approve this.

8 WILL MOORE: Do I have a
9 second?

10 DAVID COCHRAN: Second.
11 WILL MOORE: All in favor?
12 Unanimous. Motion passes.

13 All right, moving on to a rezoning request, 16.76 acres
14 located at Highway 29 North and Smith Motors Road.

15 BRITTANY MCABEE: Thank you, Mr.
16 Chairman. This is a rezoning from C-2 to R-MHP. The
17 applicant is Christopher Johnson. The current owner is
18 Connie L. Turner, et al. It's located at 110 Smith Motors
19 Road, Belton. Located in the Bowling Green Precinct in
20 Council District 7. Tap map number is there for your
21 viewing. It's 16.76 acres. Current zoning is the C-2 which
22 is the same as the previous application, highway commercial
23 district. The requested zoning is R-MHP which is
24 residential manufactured home park district.

25 The request is to rezone from C-2 to R-MHP. Applicant
26 wishes to establish an RV park. The applicant's basis for
27 the rezoning is a temporary use of the property for Rudy's
28 Bluegrass, which had RVs onsite during the festival. The
29 applicant plans to develop a permanent RV park with pads
30 that will have access to a pond and walking trail.

31 Staff has checked historical aerials as well as
32 building permits, and have established that the property has
33 never been used as a permanent RV park. The infrastructure
34 for the RVs onsite are temporary in nature, temporary power
35 poles with no septic or sewer tie-ins.

36 Staff has established that the RVs that were on the
37 property were a temporary assessor use to the property's
38 use as a bluegrass festival. In other words, these were RVs
39 that were attending the festival when it was going on.

40 Highway commercial district as previously discussed is
41 for the traveling public of local residents. Highway 29 is
42 a major commercial thoroughfare. Residential Manufactured
43 Home Park District, it is established to allow manufactured
44 home parks provided certain locational criteria are met, and
45 the request is approved by County Council. The requirements
46 of this district are set forth and ensure that manufactured
47 home parks may coexist with existing and future residential
48 development. The following criteria should be used in
49 zoning property R-MHP. The proposed site ensures adequate
50 access to public street system and does not cause undue

1 congestion or place excessive traffic on local streets.
2 Proposed development should be located where public
3 facilities and services are either existing or planned.
4 Approval of the application should not result in an over
5 concentration of housing types that would alter the basic
6 character of the area. Proposed development should be
7 compatible with adjoining and nearby properties.

8 The 16.76 acres that we see on this plat is the
9 property that is attempting to be rezone. This is an aerial
10 view of the property. You can see the barn where it's
11 currently a wedding venue I believe. And this is the future
12 land use map. As you can tell it is commercial and it
13 continues to be commercial all throughout 29 from this
14 point. And the zoning map which shows that it is contiguous
15 with C-2 properties and I-1 properties with residential
16 properties across the street, but it is not contiguous with
17 R-MHP.

18 The staff evaluation. Since the applicant wishes to
19 establish a permanent RV park, as we have seen an aerial,
20 staff has established that RVs that were on the property
21 where a temporary accessory use to the property's use of a
22 bluegrass festival. In other words, we did go through
23 historical aerials and we did not find any RVs uses that
24 were on that site. Future land use map does identify the
25 area as commercial. The property is not contiguous with R-
26 MHP and it's across the road from R-20 property which is
27 your low density residential. As such the requested
28 rezoning can be considered a spot rezoning which is
29 discouraged. As such staff does recommend denial of the
30 rezoning. That concludes this staff report.

31 WILL MOORE: Thank you.

32 Moving on to a developer presentation. Do we have
33 anybody here representing this? Please come forward and
34 state your name and address, please, ma'am.

35 CONNIE TURNER: Well, I'm Connie
36 Turner. I'm the current owner of the Blue Jar Barn. Chris
37 Johnson is the developer. He's with Venture Home Buyers.
38 Unfortunately, he was sick and not able to come and so he
39 has asked me to read this letter that he sent me.

40 My name is Chris Johnson with Venture Home Buyers LLC.
41 We are the prospective buyers for 110 Smith Motors Road
42 known as Blue Jar Barn. He apologizes for not being able to
43 be present. He and his family are quite ill and given the
44 current health climate thought it was best to not come to
45 the meeting.

46 For decades, the property has been known by the
47 community as an RV park and an event center. It presently
48 contains power and water hookups for over 85 RVs along with
49 two septic tanks. We understand that over the years, the
50 modifications made to the Blue Jar Barn were not permitted

1 by the county but a lot of work and money has gone into
2 making it what it is today, despite that.
3 It's an incredible amount of infrastructure, just to do
4 away with. Our hope is that with the rezoning of this
5 property, we can revitalize everything to meet the highest
6 quality standards. We also understand the stigma that can
7 sometimes surround an RV park. We have prepared some 3D
8 renderings of the park we hope to build in order to try and
9 help communicate with our vision for this property. While
10 the rendering is not 100% to scale and is missing a couple
11 of components such as the walking trails around the pond and
12 the clubhouse/pool area that will also be located where the
13 barn is now. As we unfortunately ran out of editing time we
14 hope it conveys our desire to make this a valuable addition
15 to the community of Anderson and anything but an eyesore.
16 We have a history of doing things well all across the
17 greater Greenville area and this park would be no exception
18 to that.

19 Basically I'm here to answer any questions as the owner
20 if anyone has any. Thank you.

21 WILL MOORE: Thank you,
22 ma'am.

23 All right. At this time I'm going to move on to public
24 comments.

25 MALE AND FEMALE: (Inaudible.)

26 WILL MOORE: Okay, just pass
27 it -- if you could just pass that along to the Commission so
28 they can take a look at it, please.

29 Thank you for that visual. At this time I'm going to
30 go ahead and move on to public comments. Mr. John Jones,
31 you signed up on the wrong list; right?

32 JOHN JONES: Yes, sir.

33 WILL MOORE: Okay, come
34 forward and state your name and address, please, sir.

35 JOHN JONES: John Jones, 102
36 Stringer Road, straight across the street. I speak on
37 behalf of all the residents in that area. I personally do
38 not have a problem with the Blue Grass there. But I do have
39 a problem with the rezoning to a residential mobile home
40 park. I do know it is in the request to add more to be able
41 to facilitate the RVs that are coming in, as I've witnessed
42 on the weekends down through the years. But this rezoning,
43 what stops it in 10 years from now the property being sold
44 and now it becomes a mobile home park. Unless there is some
45 fine writing that can be written up in this rezoning, which
46 I don't even know anything that can be done like that to
47 where that won't happen.

48 Also, this would be a spot zoning, which I know
49 Anderson County -- as a licensed general contractor and
50 working, that development before it really does not approve

1 of, so that that is an issue to me also.

2 And second of all, it's zoned commercial, and it's been
3 used as a RV park. Whose fault is it that modifications
4 were done outside of the zoning? It wasn't mine. So I just
5 ask you to take that into consideration. Thank you for your
6 time.

7 WILL MOORE: Thank you, sir.

8 **APPLAUSE**

9 WILL MOORE: David Phippen.
10 Doing the best I can.

11 DAVID PHIPPEN: I'm a former
12 police officer, my handwriting shows it, just like a doctor.

13 My name is Dan Phippen and I'm a resident on 29. I am
14 a house 137 yards away from this property in question. I
15 heard an interest comment from the owner, Turner; right,
16 there was unpermitted Blue Jar Barn conversion. I don't
17 know why she wants to sell it to make a mobile home park. I
18 was told by the development staff yesterday, it would just
19 be a temporary RV park. What prevents it from being a
20 mobile home park in the future? And they said it's going to
21 be an upscale park. What's an upscale RV park? I have
22 never heard of such a thing. Is it going to have 12 foot
23 walls so we can't see the mobile homes or the RVs? Is it
24 going to have paved roads? Is it going to have light? Is
25 it going to have a guard house? Is it going to have
26 upgraded -- it's going to have a pool now? I've never heard
27 of such a thing.

28 I applaud the Planning Commission for denying this
29 request so far before it comes to you. I had a gentleman at
30 my house last Friday, Kenneth Rhodes, he's a broker for
31 Keller Williams Realty Company. I said, Ken, they're
32 thinking about putting an RV mobile home park across the
33 street. What's that going to do the value of my home? He
34 goes automatically go down 20%. How many RVs? How many
35 mobile homes? We don't know. A lot of unanswered
36 questions. I would deny this emphatically. Thank you very
37 much.

38 WILL MOORE: Thank you sir.

39 **APPLAUSE**

40 WILL MOORE: Anthony Edmond.
41 Anthony Edmond.

42 ANTHONY EDMONDS: Hi, my name is
43 Anthony Edmonds. I live at 3023 Highway 29 North in Belton,
44 South Carolina. Right up the street next door to Mr.
45 Phippen. My main concern about the park is, is to make sure
46 that we take the neighbors and surrounding neighbors into
47 consideration about this. I agree with counsel lady on the
48 end there when she asked the question, how are these mobile
49 home parks -- are they're going to be reserved for -- what's
50 the security to them? How's it going to be announced?

1 How's it going to be addressed? I feel like Anderson County
 2 has a more lot to do with our sheriff and patrolmen with the
 3 things going on in the area what it brings to mobile home
 4 parks. I don't have anything to do against mobile home
 5 parks or any mobile homes period. I've lived in them
 6 before. But I'm looking at the traffic it does for the area
 7 with the traffic that is already on 29.

8 I own a commercial vehicle that sits in the yard right
 9 across. And just a couple of months ago, about a year and a
 10 half ago, due to the high speed in the area and all this
 11 commercial traffic and traffic has communicated on 29
 12 because of all of the residents that's building up behind.
 13 We've got other houses and communities that are building up
 14 behind us. So more traffic has come to this area. I came
 15 home one day and my neighbor Mr. Phippen let me know that I
 16 got a tractor trailer sitting in my yard. And it wasn't
 17 mine. One that just tried to dodge a stopping car or school
 18 bus that ended up and did over \$5,000 worth of damage to my
 19 driveway.

20 So being a consideration I really don't approve of a
 21 mobile home park until we get more answers from it to expect
 22 from the community what they're going to be able to provide
 23 for us as the community neighbors around. Thank you for
 24 your time.

25 WILL MOORE: Thank you.

26 **APPLAUSE**

27 WILL MOORE: Susan Temple.

28 SUSAN TEMPLE: Hello. I live
 29 at 198 Single Tree Lane. As the crow flies, I'm just on the
 30 other side of the pasture that backs up to Rudy's Bluegrass
 31 Barn. We don't even know what this is going to be. We
 32 haven't seen any plan. If Rudy and Stephen had it set up
 33 for 85 RVs, there were never 85 RVs there. I've been to the
 34 Bluegrass Festival. I've lived out there for 20 years.
 35 There weren't 85 campers there. And is this going to be a
 36 mobile home park or is it going to be an RV park? And
 37 without seeing a plan, the walking trail, the pond, the
 38 pool, all that sounds wonderful, but the card specifically
 39 said a manufactured home park. It did not say RV. And we
 40 don't know, reading from the card and what this young lady
 41 read, what are the criteria that must be met? We don't know
 42 because we haven't seen a plan.

43 The requirements of this district are set forth to
 44 ensure that manufactured parks coexist with existing and
 45 future residential developments. There's no way that a
 46 mobile home park will fit into any of these existing homes.
 47 The nice new house that was built just across 29 with the
 48 infamous striped brick house on Highway 29, there's no RV
 49 park that's going to fit into those three people's homes. I
 50 don't care if it's luxury or whatever, it's not going to

1 fit.

2 The proposed development should be located where public
3 facilities and services are either existing or planned.
4 Well, we know there's two septic tanks and we just found
5 that out now, but nothing before. So what is in place and
6 what is planned without seeing a plan?

7 Approval of the application should not result in an
8 over concentration of housing types that would alter the
9 basic character. There's no way that a mobile home park or
10 an RV park would meet these requirements based on the rural
11 -- so far knock on wood -- nature. The blueberry -- the new
12 farm that's right across the road on the corner of Smith
13 Motors and 29, he's growing blueberries, raspberries,
14 muscadines and we're going to put a mobile home park across
15 from his farm? The Boiter farm with cows, we're going to
16 put a mobile home park with a cow pasture? How does that
17 fit? We still don't know how many mobile home/RVs are going
18 to be? What would be the standard if it's a mobile home?
19 They going to have to be underpinned? They're going to be
20 single wide, double wide? Standards of driveways? It's
21 going be paved, it's going be gravel, it's going to be dirt?
22 Are they going to exit out onto Highway 29? Are they're
23 going to exit out onto Smith Motors Road and then onto
24 Highway 29?

25 WILL MOORE: Ma'am, I'm
26 sorry, your time is up.

27 SUSAN TEMPLE: Way more
28 questions than answers.

29 **APPLAUSE**

30 WILL MOORE: Thank you,
31 ma'am.

32 All right, at this time I'm going to open it up for a
33 discussion amongst the Planning Commission. Anybody having
34 anything they want to add, mention? Anybody have anything
35 they want to say? Brad?

36 All right, at this time, I'm going to open it up for a
37 motion.

38 DONNA MATTHEWS: I'm going to
39 make a motion to deny because it's just not compatible with
40 the surrounding properties. And the spot zoning.

41 WILL MOORE: Do I have a
42 second?

43 JANE JONES: Second.

44 WILL MOORE: Anybody have
45 anything else they would like to mention? All right, I'm
46 going to move into a final vote. All in favor of the denial
47 please raise your right hand.

48 Unanimous.

49 **APPLAUSE**

50 WILL MOORE: All right,

1 that's all of old business.

2 We're going to move into new business. A preliminary
3 subdivision, the Hills at Broadway Lake located on Shirley
4 Drive. At this time I'm going to turn it over to staff for
5 the staff presentation. Please exit quietly, please.

6 All right.

7 TIM CARTEE: Thank you, Mr.
8 Chairman. This is the Hills at Broadway Lake. On 11/9/21,
9 the Planning Commission failed to vote on preliminary plat
10 application. Anderson County ordinance 24-335 requires the
11 Planning Commission to vote to approve or reject the
12 preliminary plat. The applicant came back on 12/4/2021.
13 The Planning Commission voted to approve the 51 lots. 173
14 property owners within a 2000 radius were notified via the
15 postcard. Intended development is single family. Applicant
16 is Jason Allen, Terra Valhalla LLC. Engineer of record is
17 Ridgewater. And location access will be on Shirley Drive
18 which is a county road. This is in Council District 3.
19 Surrounding land use is residential. There's no zoning in
20 this area. Tax map for your viewing. The number of acres
21 is 49.85. And he is developing 26 road frontage lots, which
22 reduces from the 51 lots that was previously approved. No
23 variance is required. And the proposed road frontage lots
24 is expected to generate 260 new trips per day. Shirley
25 Drive is classified as a major local road with a maximum of
26 1600 average trips per day.

27 Here is the proposed layout. And as you can see all
28 these lots have access to a county maintained road. Here
29 you can see the proposed house locations. And here's your
30 tax map aerial of the property.

31 Staff recommends approval for this project. It has met
32 the requirements in Chapter 24. And on a note, the previous
33 development that the Planning Commission approved is still
34 active. So whatever you decide tonight will determine
35 whether he continues on with the original or the new
36 development that he is requesting.

37 Thank you, Mr. Chairman.

38 WILL MOORE: Thank you, sir.

39 All right, at this time, at this time do we have
40 anybody representing this project for a developer
41 presentation? Please come forward and state your name and
42 address, please, sir.

43 WESLEY WHITE: Thank you,
44 Wesley White with Ridgewater. We're at 211 Society Street,
45 here in Anderson.

46 Tim, do you mind going back to the colored rendering,
47 just so it's kind of up. As staff mentioned, we did come
48 back last year with the 51 lots that had the internal road
49 access and improvements. Through some continuation of the
50 design, we've decided to reduce that number of lots by half,

1 down to the 26 road frontage lots that you have now. This
2 obviously cuts everything in half as far as the impact.
3 However, regarding the lot sizes, the minimum lot size now
4 instead of 25,000 square feet is going to be 39,000 square
5 feet. There's a couple of those that's .9 acres. In
6 addition, there's a couple of lots, one being as big as five
7 acres, 5.29. But the average, if you take out some of those
8 outliers, the two bigger ones and the two smaller ones, the
9 average lot size is around 80,000 square feet, almost 1.9
10 acres. So that's one of the motivations to try to get some
11 larger lot sizes in this area as opposed to the smaller lot
12 sizes that we originally proposed.

13 The addition, as you can see kind of where we've kind
14 of shown the driveways leading back to home sites, the idea
15 there is to have these back off the road. So we still have
16 that same buffer that we had in the original application
17 where the lots were -- the roads were buffered largely by
18 the existing vegetation.

19 And the largest impact I think in talking with the
20 county Stormwater Department, we're going to go from about
21 30 acres of disturbed down to about nine with this potential
22 layout. So from a water quality standpoint -- I know there
23 were some concerns last time with the lake and the water
24 quantity runoff. I think that'll hopefully reduce that
25 significantly.

26 So happy to answer any questions regarding the new
27 layout and Mr. Allen is also present if you have any
28 comments or questions for him directly. Thank you.

29 WILL MOORE: Thanks, Mr.
30 White.

31 All right, I'm going to open it up to public comments.
32 We've got one person on the list. Wanda Ackerman, please
33 come forward and state your name and address, please, ma'am.

34 WANDA ACKERMAN: Good evening.
35 My name is Wanda Ackerman. I'm at -- my husband and I live
36 at 1246 Shirley Drive. We own the property immediately
37 adjacent to this area that's up for development. We do have
38 some concerns. We are new to that area. We recently built
39 our home. We took great pains to make sure that we cleared
40 as minimal amount of lot as possible, so that we can leave
41 the vegetation, not only from a nature standpoint, but also
42 from an aesthetics standpoint, from a noise component, but
43 also to do as little disturbance as possible.

44 Our major concern is the amount of driveways exiting
45 out onto the road. We do appreciate that the developer has
46 reduced the amount of overall lots. It's a wonderful thing.
47 And we agree with that. This area, being that it's right on
48 the lake, it is an area that is quiet, it's blissfully
49 quiet. Having come from an apartment to moving there is
50 wonderful.

1 But we do have some concerns. Why couldn't they
2 incorporate an internal road so that there would be less
3 actual driveways exiting out onto Shirley Drive? So that
4 would limit the impact of traffic in and out of individual
5 driveways. Also, I understand that there's underground
6 telephone lines. So how are they going to accommodate
7 exiting those driveways when the telephone lines are on that
8 side of the road? So we do have some concerns about that.

9 Being the neighbor next door, we also have concerns
10 about the development? How are they going to come in and
11 clear the lots. I did hear that -- he mentioned that
12 they're going to try to maintain as much vegetation as
13 possible. We appreciate that. But we just have some
14 concerns overall about having 26 driveways existing out onto
15 Shirley Drive. I'm not sure if you've ridden that road, it
16 is not safe, it curves. It's a little dangerous. It would
17 be nicer to have one internal road where the driveways exit
18 out on that so you've got maybe one or two exits out onto
19 Shirley Drive instead of 26. Thank you.

20 WILL MOORE: Thank you,
21 ma'am.

22 All right. That's all of the public comments. I'm
23 going to move on and open it up for a discussion amongst the
24 Planning Commission. Anybody have anything they want to
25 mention?

26 DONNA MATTHEWS: Well, this is
27 just a personal comment for me. What we do is hard, to make
28 some of these decisions. And I appreciate the fact that you
29 listened to the community because there were a lot of people
30 -- at that time it was in District 2, which was my district,
31 and we've rezoned the districts. I appreciate the fact that
32 you have went back and listened to the people in that
33 community and come back with a plan that I think is going to
34 suit that area much better.

35 WILLIAM MOORE: Anybody else? At
36 this time I'm going to open it up for a motion. And I
37 believe I'll go ahead and make the motion to approve this
38 project or this plat so ...

39 DAVID COTHRAN: Second.

40 WILLIAM MOORE: Second. Anymore
41 discussion? Anybody have anything else? All in favor of
42 approval raise your right hand. Unanimous. It passes.
43 Motion passes. Who was a second? Was that you?

44 All right, moving on to (b) under new business,
45 preliminary subdivision, Alpine Heights located on Old
46 Pearman Dairy Road. Staff, if you would give me your
47 report, please, ma'am.

48 BRITTANY MCABEE: Thank you, Mr.
49 Chairman. This is Alpine Heights. 242 property owners
50 within a 2000 foot of the proposed development were notified

1 via postcard. The proposed development was originally
2 approved as a larger master plan by the Planning Commission
3 on June 13, 2006. The approval has since expired, but the
4 road has been installed. The intended development is a
5 single family residential. The applicant is Jenny Reyes.
6 The surveyor is New South. And it's located on Old Pearman
7 Dairy Road, which is county maintained. Located in Council
8 District 5. Surrounding land use is also residential. It
9 is zoned R-20, which is your single family residential. A
10 tax map number is there for your viewing. It's 22.2 acres,
11 with 18 lots. They are not requesting a variance. Traffic
12 impact analysis is Old Pearman Dairy Road is classified as a
13 minor arterial with no maximum average vehicle trips per
14 day.

15 This is the layout of the proposed subdivision. The
16 original approval had this section as is, as well as the
17 section to where it says phase two future development. And
18 this is an aerial view of the property. Please note the
19 built road that you do see there, that is Alpine Heights
20 Road that is being proposed.

21 Staff recommends approval. The project has met the
22 requirements in Chapter 24 subdivision regulations, as well
23 as Chapter 48 zoning regulations. This concludes the staff
24 report.

25 WILLIAM MOORE: Thank you, ma'am.
26 At this, at this time do I have anybody here representing
27 this project for a developer presentation? Please come
28 forward and state your name and address, please, sir.

29 CHAD DURHAM: My name is Chad
30 Durham. I'm at 110 Briarcliff Drive in Greenville, South
31 Carolina. We would just basically like to resubmit this
32 because when we purchased it had expired, as you said. We
33 putting it back in for rezoning. Believe it was 20 -- 28
34 houses or 28 lots and we just broke it down to 18. It fit
35 more better on the backside. We did, we did develop some on
36 Hunter's Trail. Kind of like a test to see how it would go.
37 And that went really well. It actually sold before we
38 finished it. And it sold for more than what we had
39 anticipated. So we kind of circled back around thought,
40 hey, maybe we should sell these lots a little bit bigger.
41 Make them even nicer than what we actually tested out.

42 WILLIAM MOORE: Thank you, sir.
43 At this time, I'm going to open it up to public
44 comments. I've got two on the list. Tammy Jones, please
45 come forward and state your name and address, please, ma'am.

46 TAMMY JONES: Thank you, Mr.
47 Chairman.

48 WILLIAM MOORE: Yes, ma'am.
49 TAMMY JONES: My name is Tammy
50 Jones. My home is located at 305 Valleydale Drive, but I

1 also own 306 and 307, which are joining lots that butt up to
2 this development. I don't have an issue with this
3 subdivision going in. I think that would be a great thing.
4 The issue I have is that they have a retention pond, that
5 when it overflows, it comes through my property and dumps
6 out into the lake. It has made a ridge through the middle
7 of two -- my two lots. I've got video that, you know, I
8 could provide to show them of when it runs over that it runs
9 -- it runs across a Duke Power easement which is 68 feet.
10 And then it runs onto my lot. You know, so it's made quite
11 a large rut in the two properties there.

12 And that is my only concern. I don't know what the
13 regulations are as far as retention ponds. But I would like
14 to know what I can do to have that, you know, moved or, you
15 know, stop it from coming onto my property. I've been told
16 that I probably need to consult with the Army Corps of
17 Engineers. So I don't know if that's an option that I want
18 to follow through with. But I would like to know what the
19 options are for that.

20 WILLIAM MOORE: Okay. Thank you,
21 ma'am.

22 TAMMY JONES: Thank you.

23 JANE JONES: I can't answer
24 your question. But have you talked to the developer?

25 TAMMY JONES: I have not.

26 Until just now I didn't know who that was. There's two or
27 three names in the tax book.

28 WILLIAM MOORE: Yeah, make sure
29 you catch him before he leaves.

30 Also, Mr. Cartee, I've got a question for you. During
31 stormwater, when they start their process, that would be
32 addressed in that process? Correct?

33 TIM CARTEE: That's correct.

34 He'll have to go through DHEC to get his permits
35 reestablished for this piece of property.

36 WILLIAM MOORE: Thank you, sir.

37 Melanie Fowler. Please come forward and state your
38 name and address, please, ma'am.

39 MELANIE FOWLER: Melanie Fowler,
40 at 199 Valleydale. My concern is also with the water. The
41 runoff that we have now, and if you flip back to your
42 picture, I live where all the water and it drains -- I don't
43 know about yours, but it comes all right into the drainage
44 ditch and dumps into Hartwell. And especially if there's
45 open ditches or -- all of that just heads right my way. And
46 I think a water survey should be done or something to slow
47 the water. I know what she's talking about, the retention
48 pond is not very effective. Another neighbor since they put
49 the retention pond in has had water come right down her --
50 through the woods and flood her yard and garage and

1 underneath her house.
2 So I think the water issue is the biggest thing that we
3 have concerns about, not the building of houses.
4 WILLIAM MOORE: Okay. Thank you,
5 ma'am. Did you have one other ---
6 TIM CARTEE: Mr. Chairman, I
7 just want to make a correction on that. It will have to go
8 through Anderson County Stormwater and DHEC to be permitted
9 for this project.
10 WILLIAM MOORE: Gotcha. So those
11 issues will definitely be addressed through those entities,
12 correct?
13 TIM CARTEE: That's correct.
14 WILLIAM MOORE: Thank you, sir.
15 All right. That's -- all right, at this time, I'm
16 going to open it up to comments amongst the Planning
17 Commission. If anybody's got anything to say, before we
18 move into a motion. All right. Seeing none and hearing
19 none, I would like to go ahead and make a motion for
20 approval for this project.
21 DAVID COTHRAN: Motion to
22 approve.
23 WILL MOORE: Second. One more
24 discussion before we go into a final vote. Anybody have
25 anything else? All in favor of the approval, please raise
26 your right hand. Unanimous.
27 All right, at this time, I'm going to turn it over for
28 staff for a staff report on the preliminary subdivision at
29 Bosco Ridge located on Blume Road, Council District 5.
30 TIM CARTEE: Thank you, Mr.
31 Chairman. This development was previously denied on 11-9-
32 2021. 437 property owners within the 2000 foot radius of
33 the proposed development were notified via the postcard.
34 And again this development is intended as a single family
35 conservation development. Applicant is Zuendt Capital
36 Corporation. Engineer of record is Zeundt Engineering. And
37 it's -- the access and location is on Blume Road. It's
38 Council District 5. And surrounding land use is
39 residential. This area is unzoned. Your tax map number
40 there is for your viewing. Number of acres is 12.69.
41 Number lots proposed is 33. No variance is requested.
42 Blume Road is classified as a minor urban collector with no
43 maximum average trips per day.
44 Here you can see the proposed layout. And the area in
45 gray is your buffer yard. That's required for conservation
46 development around this development to protect the
47 residents. And you can see a walking trail around this
48 development also. And then there's a couple of other little
49 amenities in the open space. This is the property of the
50 tax map.

1 Staff recommends approval. This project has met the
2 requirements in Chapter 24 Land Use.
3 That's all I have, Mr. Chairman.
4 WILLIAM MOORE: Thank you, sir.
5 Thank you, Mr. Cartee.
6 Do I have a developer representing this project?
7 Please come forward and state your name and address, please,
8 sir.
9 ALEX ZEUNDT: Yes, sir. My
10 name is Alex Zeundt, with Zeundt Engineering at 301 North
11 Main Street in Greenville, South Carolina. We are the
12 engineers for the project.
13 Yes, this was denied last year. I was -- it came in as
14 a regular subdivision. We wanted to be a little more
15 amenable to the neighbors. So we decided to go the
16 conservation route. It is a little smaller lots but we kept
17 -- we actually shrunk the density a little bit. And we kept
18 and put a 50 foot buffer around the entire project. We also
19 at the last time, had two entrances into the site and we
20 changed that to one and added some amenities. We believe we
21 know for a fact there won't be any traffic impacts there at
22 a peak hour, which is either the seven to -- eight to nine
23 o'clock or the five the six o'clock. We're only expecting
24 33 trips out of the site.
25 Stormwater is going to be addressed by the pond at the
26 low end of the site. We're keeping it at least 100 feet
27 away from the property line to allow for normal sheet flow.
28 We will be less than what is existing at this point. And
29 utilities will be provided by the utility services. And I
30 can answer any other questions if y'all have any.
31 JANE JONES: How many houses
32 were -- did you have previously when it was denied?
33 ALEX ZEUNDT: It was 35. We
34 dropped a couple, just not a whole lot. I think it's down
35 to 33 now.
36 JANE JONES: Okay.
37 WILLIAM MOORE: Anybody else on
38 the Planning Commission?
39 JANE JONES: Was there any
40 other change you made, because I don't remember ---
41 ALEX ZEUNDT: The two entrances
42 off a Blume Road. And we changed it to the absolute high
43 point of Blume Road to give everyone -- I know one of the
44 major issues that came in last year was traffic and safety.
45 And I believe the county changed the speed limit prior, you
46 know, a couple years prior. So we wanted to make sure that
47 anyone coming in and out of the subdivision would have the
48 maximum sight distance to exit or enter the site.
49 DONNA MATTHEWS: Can I look at the
50 site where the entrance -- while he's there?

1 WILLIAM MOORE: All right.
2 Anybody else? Thank you, sir.
3 And I'll move on to public comments. First one up,
4 Broadus Moody. Please come forward and state your name and
5 address, please, sir.
6 BROADUS MOODY: My name is
7 Broadus Moody, 409 Blume Road.
8 WILLIAM MOORE: Sorry about that.
9 BROADUS MOODY: No problem.
10 That's a difficult name. But I just live right across the
11 street. We have 20 acres there adjacent to it. And someday
12 I might be in here wanting the same kind of thing to be done
13 with some of that property.
14 I don't have any problem with development. My problem
15 is Blume Road. As it has been they increased the speed
16 limit from 25 to 35. And I've been working with people
17 about that, as of just a few days ago, and have some
18 promises they may take it back to 30; I don't know. But
19 it's a very difficult road to navigate. I do appreciate the
20 fact that you all moved the driveway up which would be right
21 adjacent to mine. It's a very blinding hill. And you know
22 people with 35, they're going to go up above that. And so
23 coming -- Blume Road is just heavily traveled and my main
24 concern is the road.
25 And I don't know -- I know you guys probably don't have
26 much to do with that. But I do know this, that as I learned
27 recently, that if the -- a speed bump were paid for, and we
28 have enough people own Blume Road that would sign a petition
29 for that, that we could have a speed bump put up right where
30 your drive's going to be proposed and etcetera to slow down
31 the traffic. I don't know whether you all would be willing
32 to pay, I don't know two or \$3,000 to have a speed bump
33 install, whatever that cost is or not, but that probably
34 would alleviate the danger of your development and certainly
35 my driveway with my grandkids and all, which is my concern.
36 A little girl was killed, and as pointed out last time,
37 just right there almost in front of my house coming over
38 that hill, lost control went up in one of my cedar trees and
39 threw her out of the car and landed on her and killed her
40 right there. And numerous wrecks run off the road. It's
41 banked wrong. And people run off so much in the ditch there
42 it just keeps wearing out and I have tire tracks coming up
43 constantly up in my yard.
44 As a result of that and I don't know why, the speed and
45 all. So that's my objection. I'm not against developing
46 but against the road condition of Blume Road. And I don't
47 know who or what could do anything about that. But that's
48 -- that's my concern and I'd ---
49 WILLIAM MOORE: Maybe you and the
50 developer could work on that together, put your two heads

1 together and figure that out outside of here.
2 So at this time, I'll go ahead -- thank you for your
3 service as well, sir.
4 V. Lathan. Please come forward and state your name and
5 address, please, ma'am.
6 VIRGINIA LATHAN: Thank you for
7 listening to me, Mr. Chairman and Board. I live -- my name
8 is Virginia Lathan and I live at 110 Mirabella which is the
9 subdivision below this proposed subdivision.
10 Okay. As Broadus said, Blume Road is a horrible road.
11 There are two blind curves in the hill that has very limited
12 sight. When I go through one of the blind curves, the car
13 on the inside, if I meet a car at that curve, the car on the
14 inside of the curve 90 percent of the time is over the
15 center line. Trucks, school bus, a lot of the yard
16 maintenance people that have the wide trailer on the back of
17 their pickup truck, they're over the line all the time.
18 When they come through, I have to pull over to let them
19 pass. So that's my main concern that there's going to be
20 some major accidents on Blume Road.
21 And then my yard is below this subdivision, this
22 proposed subdivision, only one yard below it. And that's
23 where the retention pond is. What happens when that
24 retention pond overflows? All that water's going to come
25 down in my yard. Right now our street when it rains, you
26 can just see the river of water coming down there. So
27 obviously, I'm going to get a lot of water. So what can be
28 done about that?
29 And I would like to know answers before this is
30 approved. Because like always, it's approved -- you have to
31 approve it in order to find out what's in the bill or the
32 project. So those are answers I'd like to have before this
33 is approved. Thank you.
34 WILLIAM MOORE: Thank you, ma'am.
35 Yes, sir, please come forward and answer that question.
36 ALEX ZEUNDT: So there's --
37 ma'am, there's a -- there's rules and regulations in regards
38 to stormwater. I -- one of the reasons why there's
39 retention ponds is any new development has to have less
40 water coming off the site during a rain event than prior to
41 any development. So you will see less water coming into
42 your property. If it actually goes there. From the side of
43 things, it actually goes towards the east, which is -- it's
44 not Mirabella, it's the subdivision on the backside.
45 VIRGINIA LATHAN: Yeah.
46 ALEX ZEUNDT: Correct.
47 VIRGINIA LATHAN: Mine is only one
48 yard below that.
49 ALEX ZEUNDT: And I understand.
50 VIRGINIA LATHAN: As I said, a lot

1 of water comes down now. I'm afraid I'm going to be ---
2 ALEX ZEUNDT: No, no, we're ---
3 TIM CARTEE: Point of order,
4 Mr. Chairman. This is not an answer/question session.
5 WILLIAM MOORE: I'm sorry about that.
6 ALEX ZEUNDT: And then in regards
7 to the roads, we will work with Anderson County Roads and
8 Bridges to try and correct any issues during the engineering
9 side of things and construction documents.
10 WILLIAM MOORE: Thank you, sir.
11 All right. At this time, I'm going to open it up for
12 ---
13 ROBERT FINSTAD: May I address the
14 group, please? I got here just as it came up.
15 WILLIAM MOORE: Yes, sir, please
16 come forward and state your name and address.
17 ROBERT FINSTAD: It'll be real
18 quick. My name is Robert Finstad. I live at 512 Blume. I
19 spoke last time when we had this meeting. I want to
20 congratulate him, first of all, just to say, did a heck of a
21 job to meet a lot of the needs we had. And it's difficult
22 to satisfy everybody. I know that.
23 But the only thing that I want to say about Blume Road
24 is that when they raised the speed limit from 25 to 35, it
25 didn't meet the minimum width needed to do that. Nor did it
26 have the shoulders that were required by state regulation.
27 However, the engineer explained to me that the county was
28 under pressure to change the speed limit on some of the
29 roads and Blume was one of the ones they had to change it
30 on.
31 I feel that we should go back to 25 miles an hour.
32 With the additional driveways and number of people, the
33 school buses are going to stop and now that this development
34 is done, there's going to be more children getting on buses
35 and they're going to have to stop in front of this
36 subdivision and load up. So that's going to delay and cause
37 some more issues. And you know how bad people are here with
38 school buses. If they have to sit there for two minutes,
39 they're going to try some way to get around them, you know.
40 So let's just have some common sense and let's see if we can
41 get something done. And I don't know what the budget is for
42 this county. But we need to lower the speed limit. I'm
43 even thinking maybe we should put a stop sign on the -- have
44 a three way stop at that corner where the subdivision is so
45 that we have safety for the children that are going to get
46 on buses there.
47 We've already had -- as this man spoke, we've already
48 had one child that got killed on the road recently, not that
49 long ago. I'm old, so time goes really fast. But that's
50 just my comment. Thank you very much for your time.

1 WILLIAM MOORE: Yeah. Thank you.
2 All right. At this time I'm going to open it up
3 amongst the Planning Commission.
4 PATRICK CROMER: One more?
5 WILLIAM MOORE: All right. Last
6 one. No more exceptions. If you're not on the list, I'm
7 sorry.
8 PATRICK CROMER: My name is Patrick
9 Cromer, I live in 211 Regency Circle. And my main concern
10 is Blume Road like the rest of them. Just to drive the
11 point home, Blume Road is a cut through road from one --
12 people going from one community to town and back. But it is
13 a very dangerous road. It's narrow. It's hilly. And it's
14 curvy. I mean, it's got all the ingredients of disaster. I
15 drive a full size truck. And I mean, it's -- you have to be
16 super, super, super careful going on that road.
17 So that's my main concern about it. As one of the
18 provisions for the road to add these additional traffic.
19 Thank you.
20 WILLIAM MOORE: Thank you, sir.
21 All right.
22 TIM CARTEE: Mr. Chairman, if
23 we would let our traffic engineer talk a little bit on Blume
24 Road.
25 WILLIAM MOORE: Okay.
26 GAYE SPROUSE: Mr. Chairman,
27 this, of course, would not require a traffic study. I just
28 wanted for y'all's information to back up one of the
29 comments from one of the citizens. There is a speed limit
30 reduction underway on the road. Of course, I can't
31 guarantee what that outcome will be, but it is one that when
32 we heard this comment and looked at the road, we are
33 undertaking a study to reduce the speed limit.
34 WILLIAM MOORE: Thank you, ma'am.
35 All right, at this time, I'm going to open it up for a
36 discussion amongst the Planning Commission. Anybody else
37 have anything they want to mention?
38 DAVID COTHRAN: I've received
39 calls from people in the community voicing opposition to
40 this as well, and I echo the -- can you hear me over there?
41 I just said that I've heard from people in the community in
42 opposition to this, personally, and I agree, Blume Road is a
43 very dangerous road. It's not a problem with or cars
44 meeting and for increased traffic. It is a cut through
45 road, as the gentleman stated. And I'll be making a motion
46 on this when the time comes.
47 WILLIAM MOORE: Anybody else?
48 Mr. Cothran, do you want to go ahead and make your motion?
49 DAVID COTHRAN: I make a motion
50 that the project is denied. Safety concerns, infrastructure

1 and whatever was previously on the denial list.
2 WILLIAM MOORE: Do I -- I have a
3 second from Jane. All right. Anybody have anything else
4 before we move into a final vote?
5 DONNA MATTHEWS: I'd just like to
6 ask, you said this was under -- you're looking into the
7 speed limit. How long does that process take?
8 GAYE SPROUSE: Given the counts,
9 things like that, it can take a couple of months.
10 DONNA MATTHEWS: Okay.
11 WILLIAM MOORE: All right.
12 Moving into a final vote, everybody in favor of the denial
13 please raise your right hand. The motion is denied four to
14 one.
15 All right, at this time, I'm going to move on to (d)
16 preliminary subdivision, The Landing at 620, located off
17 Leeward Road.
18 TIM CARTEE: Thank you, Mr.
19 Chairman. This is The Landing at 620. 216 property owners
20 within a 2000 foot radius were notified via postcard. The
21 intended development is a single family. The applicant is
22 Kenny Whitworth. Engineer of record is Patrick &
23 Associates. Location and access is Royal American Road,
24 which is state access. Council District 5. Surrounding
25 land use is residential. This piece of property is unzoned.
26 There's a tax map for your viewing. Number of acres is
27 52.42 acres, with a proposed 69 lots. No variance is
28 requested.
29 The preliminary plat shows the multifamily development
30 in a zoned RM in conjunction with this proposed residential
31 development. Planning Commission does not vote on the
32 multifamily for this intended use.
33 Traffic impact analysis, Royal American is classified
34 as a collector road with no maximum average trips per day.
35 Here you can see the layout for the intended
36 subdivision. Here's the proposed property. As you can see,
37 this property is unzoned.
38 Staff recommends approval for this development. The
39 project has met the requirements in Chapter 24 Land Use.
40 And just a note that when the RM development for this comes
41 about, he will have to look at maybe doing a traffic study
42 impact for this area at that time. But it does not require
43 one for the subdivision at this time.
44 That's all I have, Mr. Chairman.
45 WILLIAM MOORE: Thank you, sir.
46 All right. Do I have a developer representing this
47 project? Please come forward and state your name and
48 address, please, sir.
49 KENNY WHITWORTH: Merry Christmas.
50 My name is Kenny Whitworth. I live at 150 Fortress Way in

1 Jefferson, Georgia. I am the applicant for this
2 development. I'm working with the engineer on this project.
3 We've had multiple discussions with the Planning staff, with
4 the South Carolina Department of Transportation, and I'll
5 explain some of those conversations. But I do have a packet
6 of information I'd like to give you prior if that's okay.
7 It's about elevations and so forth that we would be looking
8 to build on these lots.

9 First off, I'd like to say we're limited by court order
10 to single family lots on this property. We, like I say,
11 have been working on this project for quite some time.
12 We're requesting 69 residential lots.

13 As far as traffic goes, I have spoken on many occasions
14 to the South Carolina Department of Transportation. And
15 through those conversations, I can tell you that there's a
16 reduced conflict resolution interchange coming to Interstate
17 85 and Clemson Boulevard. Due to this enhanced new
18 interchange at that intersection where Royal American Road
19 comes into Clemson Boulevard, we've been told that our
20 development is not going to put any undue unnecessary
21 traffic at that intersection due to the enhancements that
22 they're going to be making. So they're fine with our
23 development.

24 Also, Royal American Road, it doesn't appear to be any
25 -- to them -- that it would affect Royal American Road in
26 any way that would be detrimental to the traffic in that --
27 on that road.

28 So and we have forwarded those correspondence to the
29 Planning staff. So just want to let you know, we do --
30 we've engineered a lot of projects. We've developed a lot
31 of projects across Northeast Georgia. I do work in South
32 Carolina, as well. And we do our homework and we have
33 addressed those issues as much as we can with our planning
34 and our preliminary plat of this project.

35 Also, I'd like to say that it's going to be sewerred
36 lots. Sewers is available on site. We have been working
37 with Anderson County as those regards that the capacity is
38 available. Of course, public water. We've worked with them
39 to engineer this project. So as you can tell by our
40 preliminary plat, the engineers have been in contact with
41 the utility managers and so forth for Anderson in our
42 planning for this project.

43 We are looking to build a clubhouse. As you can tell
44 if you're looking at your preliminary plat on the left hand
45 side -- if you're looking at it -- if you're look from the
46 street it'll be on the left hand side. At the bottom you'll
47 see a clubhouse, a swimming pool at that location. So we
48 are looking to do amenities at this project. These homes
49 will be north of \$500,000. Fee simple when we, when we sell
50 them.

1 properties on each side, so once you enter the main entrance
2 off Royal American, you can go right or left down both of
3 our subdivision -- our proposed subdivision. So you've got
4 -- once you enter you've got two ways of getting back, you
5 know, into the subdivision. But we did add that extra
6 entrance due to staff recommendation.

7 WILLIAM MOORE: Thank you, sir.

8 All right, at this time I'm going to move on to public
9 comments. I'm looking for Mr. Frank Caparco. Don't hold it
10 against me if I butcher your name.

11 FRANK CAPARCO: You did really
12 well.

13 WILLIAM MOORE: Thank you, sir.

14 FRANK CAPARCO: Leeward Road
15 right now, there's a group of us here that live in Leeward
16 Landing. And it's a -- it's an easement which I'm assuming
17 is -- Anderson considers that a private road. And there's
18 going to be a lot of construction vehicles coming down that
19 road for the development. And if that road is damaged --
20 we're going to move the gate but if that road is damaged,
21 who's going to pay for it? Because it's a private road.

22 TIM CARTEE: Point of order,
23 Mr. Chairman. This is not an answer/question session.

24 WILLIAM MOORE: Yes, sir. Please
25 make a statement and address the Planning Commission. This
26 is not a question and answer situation. I'm sorry.

27 FRANK CAPARCO: I didn't
28 understand what you just said. I'm sorry.

29 WILLIAM MOORE: Yes, sir. I mean
30 questions back and forth to ---

31 FRANK CAPARCO: The developer?

32 WILLIAM MOORE: Yes, sir. I mean
33 make those statements to us. I mean we can't get in an
34 argument in here.

35 FRANK CAPARCO: Oh, I'm not
36 looking for an argument.

37 WILLIAM MOORE: Oh, I know, but I
38 have to abide by that.

39 FRANK CAPARCO: Leeward Road is
40 a private road. We just have an easement, the condo
41 project. We're going to move the gate so that developers
42 are going to be coming down Leeward Road and doing their
43 development on both sides of the property. And if the road
44 gets damaged, who is going to pay to repair the road? Is it
45 going to be -- who? The developer?

46 WILLIAM MOORE: Mr. Cartee, could
47 you come forward and elaborate on that, please, sir, for me.

48 TIM CARTEE: Mr. Chairman,
49 after the public is through, the Planning Commission can ask
50 that question from the developer.

1 WILLIAM MOORE: Okay. I'll ask
2 that from the developer after public comments, for you?
3 FRANK CAPARCO: Okay, he's going
4 to -- okay.
5 My other concern was he already stated that the traffic
6 has been approved for that entrance and he added another
7 entrance. Is that right? That -- my concern is, Leeward
8 Road is coming -- there's 60 condos in there and now we're
9 going to have another 69 single family homes in there. And
10 it's going to come in and out that one way; Leeward Road.
11 And also; too, that gentleman said that it was 50 something
12 acres. They're not developing 50 something acres. Their 69
13 lots are on 30 point something acres. That back where
14 they're developing the 69 lots and the multifamily up in
15 front is a total of 51 acres. So the 69 lots are not on 51
16 acres as that gentleman stated. And that's another concern
17 I have.
18 The other concern is the drainage. Has there been a
19 drainage study done on it?
20 WILLIAM MOORE: I'm sorry, your
21 three minutes is up, sir.
22 JOHN BOLT: Mr. John Bolt,
23 please come forward and state your name and address, please,
24 sir.
25 JOHN BOLT: John Bolt. I
26 live on 109 Falcons Landing. I welcome the subdivision. My
27 problem is there's 138 more cars going to be going in and
28 out every day. Our great state highway is Royal American.
29 And across -- that is not an intersection. What they're
30 going to do is they're going to block it off. If we come
31 out and want to go to Greenville, or want to go to Clemson,
32 we've got to come out and go toward Anderson, come across
33 one lane of traffic, get in the middle, make a U turn and go
34 back. And when we're come in, there's not enough where you
35 can -- we're going to block across the bridges trying to get
36 to home in the afternoon.
37 Where it's not an intersection we need a light. We
38 need a light there so we can stop people. There's been many
39 wrecks there. I'm just concerned about the health and
40 safety of all these people that's going by these homes that
41 can't get out to go to work and can't get ready to come
42 home. The road will not handle that traffic at the
43 intersection of Clemson Boulevard every morning and every
44 afternoon. So it's got to be looked at. They just threw
45 their hat at me and said we're going to do it no matter
46 what. But when my wife has to go to Greenville to the
47 doctor, she's got to come out there, turn right in the right
48 hand lane, move over to the left hand lane, then move over
49 to the median and make a U turn and try to fight that
50 traffic to get back in. That is my big problem. If they

1 can't put a red light up for all the traffic, you know, what
2 are we going to do? Who are we going to hold accountable?
3 Because the state doesn't care.

4 I was -- I'm 77 years old. When I was in grammar
5 school when roads intersect, that's an intersection. You
6 got one going at Fuddruckers and the motel is up there and
7 one down Royal American Road. That is an intersection.
8 They don't want to put a light up there. They go to Welpine
9 Road, one road going in. They got a light up there. They
10 don't need it. They don't need it.

11 But that's my concern for my wife and my grandkids and
12 all those people that live at Leeward Landing and all those
13 -- we're taking our life at risk every time we go out and go
14 to Clemson Boulevard. So I just -- I don't -- I'm for the
15 subdivision. I'm against the state's road. We've got to
16 have something done there.

17 And our proposed -- Royal American is a dead end road,
18 maybe 175 foot from the dead end we cross the railroad
19 track, there's Watkins Road. If you're going to Clemson or
20 whatever, if they extended that road across that railroad
21 track, I'd never go out that way. I might come in that way.
22 But I would never go out that way.

23 So you know, that's what needs to be considered is it's
24 a one way road. But it could be two exits and entrances
25 instead of right there at that -- where the oncoming traffic
26 off 85 to come to Anderson is there. They got Clemson
27 coming there. You don't understand the traffic up there. I
28 do it every day.

29 WILLIAM MOORE: I'm sorry, sir.
30 Your time is up.

31 JOHN BOLT: Okay.

32 WILLIAM MOORE: Thank you.

33 Harold Baldarf. Harold at 212 Westward Harbor Drive.
34 I'm not sure. I can't read the writing. Anybody?

35 All right, moving on. We'll open it up for discussion
36 amongst the Planning Commission. And I think there was a
37 question I needed to address. Yeah, come forward, please,
38 sir.

39 DOC SKIPPER: I didn't put my
40 name in, but could I have three minutes?

41 WILLIAM MOORE: Come forward.
42 Developer, I'll get back to you. Go ahead. The question
43 for the developer, as far as the roads go, the easement for
44 Leeward Landing, could you address that road issue?

45 KENNY WHITWORTH: Yes, sir. The
46 road is actually owned by the property we're purchasing. So
47 they have an easement to get through that to their property.
48 They would not be responsible for any money to go towards
49 that road as far as fixing it during construction. There is
50 -- on the property there is a construction entrance that we

1 could use down the left side that has been -- looks like
2 it's been used previously, that goes down the left side of
3 the property. And so we would have construction entrances
4 and to take as much traffic off of that Leeward Landing Road
5 as possible, but they would not be responsible for it.

6 WILLIAM MOORE: All right. Thank
7 you, sir.

8 All right. Planning Commission, anybody have anything
9 they want to mention? If not, I'm going -- I'm sorry.

10 DOC SKIPPER: Could I just have
11 three minutes?

12 WILL MOORE: Yes, but I give
13 out my last exception earlier.

14 DOC SKIPPER: Thank you. My
15 name is Doc Skipper. I live at 112 Captains Way in Leeward
16 Landing. I'll have to tell you, I've been -- I was
17 blindsided by this whole process. A week ago, there was a
18 sign put up on Leeward Road that there was going to be a
19 development. Up until that point we knew the property was
20 selling, but we had no idea what -- I had no idea what was
21 going to happen.

22 So just to tell you, I did get a postcard in the mail a
23 week ago. I don't know this gentleman that just spoke, but
24 let me tell you, it is a one way road on Royal American
25 Road. It's curvy. It's dangerous. He didn't, he didn't
26 tell you that part, coming up to Royal American, it's a
27 narrow road.

28 Mr. Caparco, as he mentioned, 30 acres, 69 lots. If
29 you'll look at your topo map the developer gave you, there's
30 two coves that come out of Leeward Landing. The drainage
31 from those 69 lots is coming into that subdivision. There's
32 no way they can keep it out. If you'll look at the topo,
33 there's two coves that run into the lake. All the drainage
34 funnels -- will funnel in -- from those 69 lots will funnel
35 into that. Mostly retired people. Mr. Caparco did not tell
36 you, and I hate to tell you, his wife was killed last year
37 coming out of that intersection at Clemson Boulevard. It
38 will be a disaster.

39 I'm not against development. I've been involved with
40 it my entire life. But we know nothing about what's getting
41 ready to happen here. And to approve this without some sort
42 of public knowledge of the people that live in there and
43 have lived there for 20/30 years would be a disservice.
44 Thank you.

45 WILLIAM MOORE: Thank you, sir.

46 All right. Anything else from the Planning Commission
47 before we open up for a motion? Anybody like to make a
48 motion?

49 JANE JONES: I make the motion
50 to deny the project based on the fact that there's

1 insufficient infrastructure and I can elaborate on that for
2 you later.

3 WILLIAM MOORE: Do we have a
4 second?

5 DONNA MATTHEWS: Second.

6 WILLIAM MOORE: All in favor of
7 that denial raise your right hand. It is denied, three to
8 two.

9 **APPLAUSE**

10 WILLIAM MOORE: All right.
11 Moving on to public comments for non-agenda items. Anybody
12 have anything on a non-agenda item? Seeing none, hearing
13 none, moving on to other business. Any other business?
14 All in favor of adjournment, please stand up.

15
16

MEETING ADJOURNED AT 8:09 P.M.

Anderson County Planning Commission

March 14, 2023

6:00 PM

Staff Report

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

Intended Development: Green Pond RV Park

Applicant: Robert Scott Walsh

Surveyor/Engineer: Land Planning Associates

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

Location and Access Green Pond Rd. (County)

County Council District: 5

Surrounding Land Use: Residential, Undeveloped

Zoning: Un-Zoned

Tax Map Number: 47-00-07-001

Variance: No

Traffic Impact Analysis:

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

Staff Recommendation: Sec. 38-311.

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

(Ord. No. 03-007, § 1, 4-15-03)



Development Standards Land Use Review Application

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

APPLICATION FOR: **Land Use Review**

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

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

Name of Applicant Robert Scott Walsh

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

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.

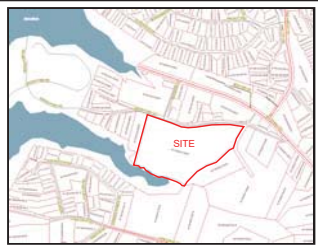
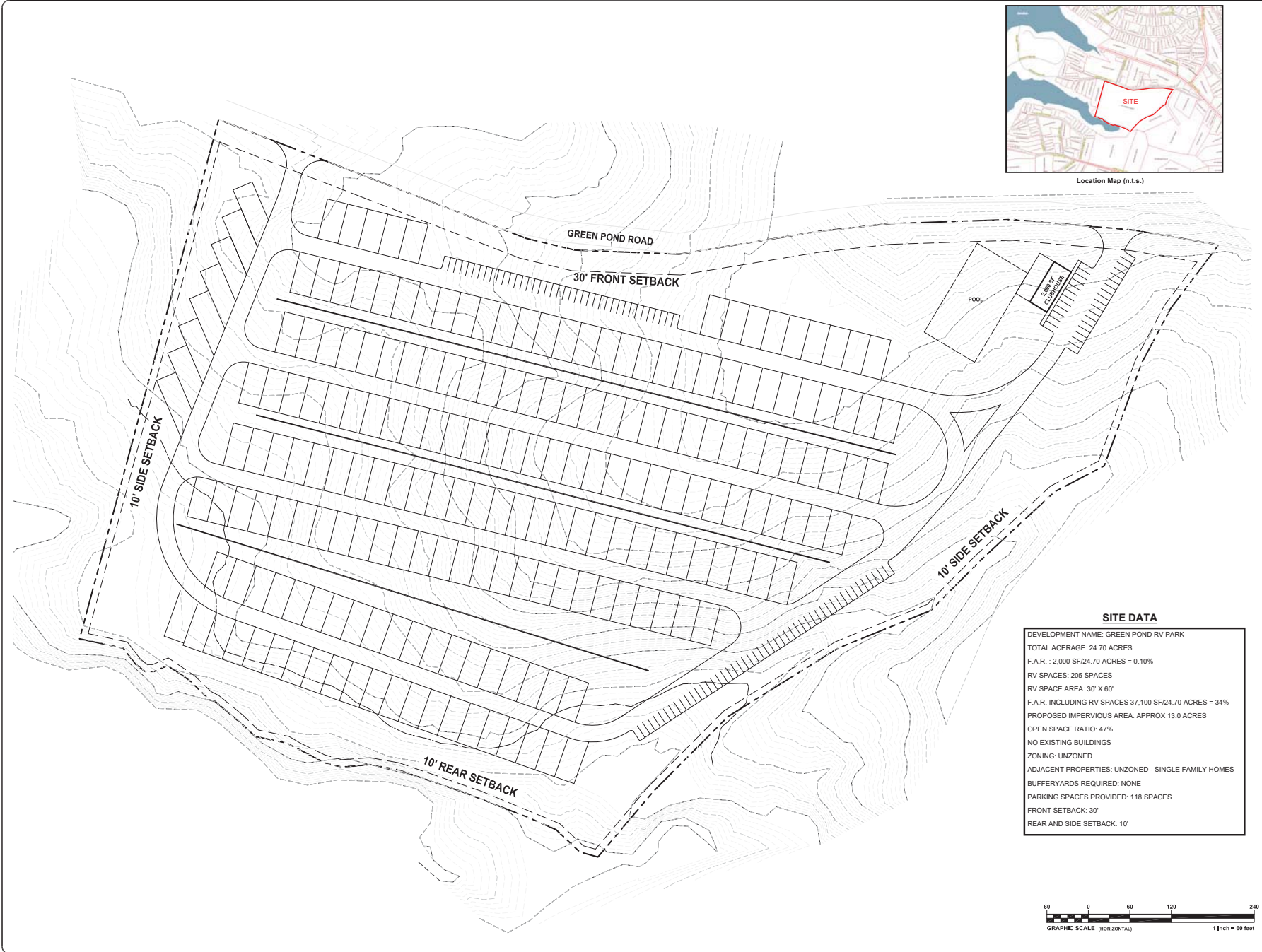
Best,

Robert Scott Walsh

DocuSigned by:

Robert S Walsh

555CD55A7B454CF



Location Map (n.t.s.)

SITE DATA

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



REVISIONS:

NO.	DATE	DESCRIPTION	BY

SEAL:

**PRELIMINARY
NOT FOR CONSTRUCTION**

CORPORATE SEAL:

LAND PLANNING ASSOCIATES, INC.
 110 WEST 1ST AVENUE - SUITE A
 EASLEY, SC 29640
 864.242.6972
 design@lpa-inc.net

**GREEN POND
RV PARK
ANDERSON SC**

PROPERTY INFORMATION:
 TAX MAP NUMBER: 47-004-07-001
 REFERENCE D.B. & PG:

ADDITIONAL INFO:

ISSUE FOR CONSTRUCTION:
 PERMIT DATE:
 BID DATE:

DRAWN BY: CAS
DESIGN BY: SLC
CHECKED BY: PMR
DATE: 11/9/22
SCALE: HORIZ: 1"=60' VERT:
JOB NUMBER: PRELIM

CONCEPT 7

GREEN POND RV PARK
ANDERSON
SOUTH CAROLINA

11/9/22 11:41 AM - Green Pond RV Park - Concept Plan - 11/9/22 - 11/9/22 by [redacted]



Anderson County Planning Commission

March 14, 2023

6:00 PM

Staff Report

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

Intended Development: Elrod Road RV Park

Applicant: Joe Bryant, PE

Surveyor/Engineer: Roth Professional Solutions

Details of Development: The proposed use of the property is to develop an RV campground with 41 RV sites, each site containing a 12' by 45' concrete pad. This project includes water, sewer installations as well as general earthwork and grading to accomplish site drainage. The total disturbed area for all phases is estimated to be approximately 4.81 acres.

Location and Access Elrod Rd. (County)

County Council District: 6

Surrounding Land Use: Residential, Undeveloped

Zoning: Un-Zoned

Tax Map Number: 239-00-02-007

Variance: No

Traffic Impact Analysis:

Elrod Rd. is classified as a collector 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

RECEIVED
02/01/23

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: **Elrod Road RV Site**

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 **Joe Bryant, PE**

Mailing Address **701 Easley Bridge Road, Building 6000, Suite 6060, Greenville, SC 29611**

Telephone **864-423-9483** E-mail **jbryant@seamonwhiteside.com**

Applicant is the: Owner's Agent Property Owner

Property Owner(s) of Record **ALMANI LLC**

Mailing Address **5 BIRCHSTONE COURT, SIMPSONVILLE, SC 29681**

Telephone **864-270-4533** E-mail **breedsimpsonville@gmail.com**

Authorized Representative **ROBERT ROTH**

Mailing Address **315 DEWITT STREET**

Telephone **(608) 697 - 5857** E-mail **robert@rpsprofessionalsolutions.com**

Address/Location of Property **PT TR 7 ELROD RD.**

Existing Land Use **The site is currently undeveloped and inactive**

Proposed Land Use **41 RV SITES**

Tax Map Number(s) **TMS#2390002007**

Total Size of Project (acres) **8.09**

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**

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 property access locations.	9. Natural features located on the property.
10. Man-made features both within and adjacent to the property including		
a) Existing streets and names (with ROW shown)		
b) City and County boundary lines		
c) Existing buildings to remain.		

- 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

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?

Having a RV site in an unzoned area outside of the Piedmont city limit is consistent with the rural nature of the surrounding area and is unlikely to cause any negative impact on the local residences.

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

The proposed RV site is isolated and has its own driveway along the Elrod Road, with plenty of buffer from the neighboring properties.

It will not increase the noise level to the nearby neighborhood, nor will it interfere with the parking pattern.

The traffic level it may generate is minimal. Therefore, the proposed use should not adversely affect the existing use or usability of the adjacent or nearby property.

- (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 proposed RV site is connected to Powdersville Water and has its own on-site sewer system, so it is self-sufficient and will not burden other public facilities on Elrod Road.

- (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?

All parking are inside the RV park, and no off-street parking is planned.

No structures are planned on the site other than the mechanical shed near the entrance, which is compliant with the set back requirements.

Most of the setback zone is currently vegetated and will be kept if possible; if the vegetation must be removed, it will be replaced.

- (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?

RV park promotes a healthy lifestyle, boosts morale, brings positive economic benefits to the local community.

Located in a rural area outside of the city limits, its impact on the local residents is minimal.



**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

01 | 20 | 23
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)

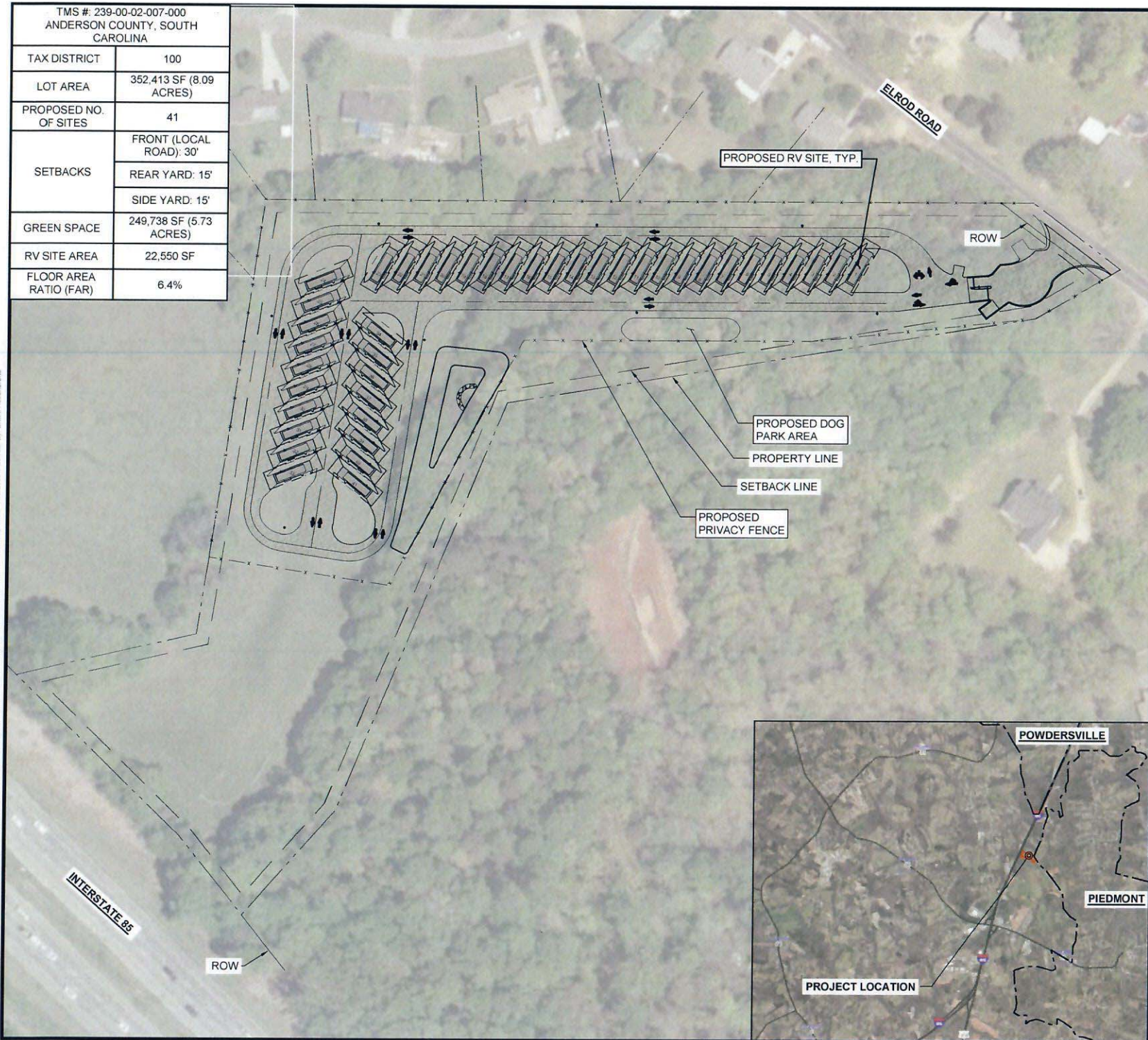
1/21/23
Date

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**

TMS #: 239-00-02-007-000 ANDERSON COUNTY, SOUTH CAROLINA	
TAX DISTRICT	100
LOT AREA	352,413 SF (8.09 ACRES)
PROPOSED NO. OF SITES	41
SETBACKS	FRONT (LOCAL ROAD): 30'
	REAR YARD: 15'
	SIDE YARD: 15'
GREEN SPACE	249,738 SF (5.73 ACRES)
RV SITE AREA	22,550 SF
FLOOR AREA RATIO (FAR)	6.4%



RPS ROTH PROFESSIONAL SOLUTIONS
 © Copyright Roth Professional Solutions, 2022

SKETCH PLAN
 RV PARK
 ELROD ROAD
 ANDERSON COUNTY, SC

SCALE: 1" = 150 FEET
 (PRINTED AT 8.5" x 11")

PROJECT NO:	2022-120(E)
DATE:	01/25/2023
DESIGNED BY:	RJR
DRAWN BY:	BRH
SHEET:	SK1.0

File: G:\2022\2022-120(E)\ELROD ROAD, SOUTH CAROLINA\2022-120(E)\ELROD ROAD\01-25-2023.dwg - Sheet Name: - ANDR FULL SITE PLAN - 8.5x11 - 00 (WCHES) Date: 1/26/2023 7:28:45 AM By: Brian Henderson



Anderson County Planning Commission Meeting

March 14, 2023

6:00 PM

Staff Report – Large Scale Project- Any project that generates a need for 100 or more off street parking spaces.

173 property owners within 2000’ of the proposed development were notified via postcard

Preliminary Project Name: Project Big Brother

Property Owner of Record: Gray Development

Authorized Representative: Seamon Whiteside

Intended Development: Light Industrial Warehouse Facility

Location/Access: Midway Rd. (State)

Details of Development: The proposed development is Warehousing / Light Industrial on 44.02-acre property with Tax Map Number 1930015005 located in unincorporated Anderson County. The property is located on Midway Rd near the Highway 8 / Interstate 85 interchange. The proposed building is approximately 408,000 square feet.

Surrounding Land Use: Commercial & 2 Residential Sites

County Council District: 7

Zoning: Un-Zoned

Tax Map Number: 193-00-15-005

Variance: None requested

Traffic Impact Analysis:

The Traffic Impact Study (TIS) was conducted and approved by SCDOT.

Staff Recommendation: Staff recommendation will be presented at the public hearing. If approved; the developer must obtain all necessary permits, and approvals.

- DHEC and Anderson County approval letter for stormwater erosion control
- ReWa sewer approval
- Big Creek water approval
- SCDOT encroachment permit approval
- Detailed site plans must be submitted to Anderson County Development Standards Department for the issuance of a Commercial Land Use Permit
- A grading permit must be issued prior to commencing with development and construction
- A building permit is required prior to the commencing with construction



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: Project Big Brother

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

Name of Applicant Gray Development

Mailing Address 9200 Shelbyville Rd, Suite 6, Louisville KY 40222

Telephone (859) 321-7189 E-mail jwise@gray.com

Applicant is the: Owner's Agent _____ Property Owner

Property Owner(s) of Record Gray Industrial Realty 8, LLC

Mailing Address 9200 Shelbyville Rd, Suite 6, Louisville KY 40222

Telephone (859) 321-7189 E-mail jwise@gray.com

Authorized Representative SeamonWhiteside - Jared Chrysostom, PE

Mailing Address 701 Easley Bridge Rd Suite 6060, Greenville SC 29611

Telephone 843-870-2908 E-mail jchrysostom@seamonwhiteside.com

Address/Location of Property +/-7300 Midway Rd, Pelzer SC

Existing Land Use Vacant

Proposed Land Use Warehouse / Light Industrial

Tax Map Number(s) 1930015005

Total Size of Project (acres) 44.02

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:

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- 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**
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 - 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.
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9. Mobile Home Parks/Manufactured Home Parks/RV Parks Fee **\$300.00**
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APPLICATION PROCESS

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- 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.
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- 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;
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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.
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- 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 property 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"> a) Existing streets and names (with ROW shown) b) City and County boundary lines c) Existing buildings to remain. 		

- a) Existing streets and names (with ROW shown)
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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

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

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

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

Yes, the proposed use is consistent with other uses in the immediate area, and with general development patterns in this portion of Anderson County. There is an existing building of similar use approximately 0.25mi away on the north side of Highway 8, and multiple existing and proposed projects of a similar nature nearby.

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

The proposed use will not affect the existing use or usability of adjacent or nearby property.

- (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 proposed use will not cause excessive or burdensome use of public facilities. The project will not generate additional demand for school services. The project will perform all actions recommended in the Traffic Impact Study, and all utility impacts will be coordinated with the relevant utility providers. There is no anticipated impact to police or fire protection services.

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

The proposed site plan provides all required off-street parking, buffers, setbacks, and access. See the conceptual site plan included with this application.

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

Yes, the proposed use reflects a reasonable balance between public welfare and the right to unrestricted use of the property.



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

1/30/23

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)

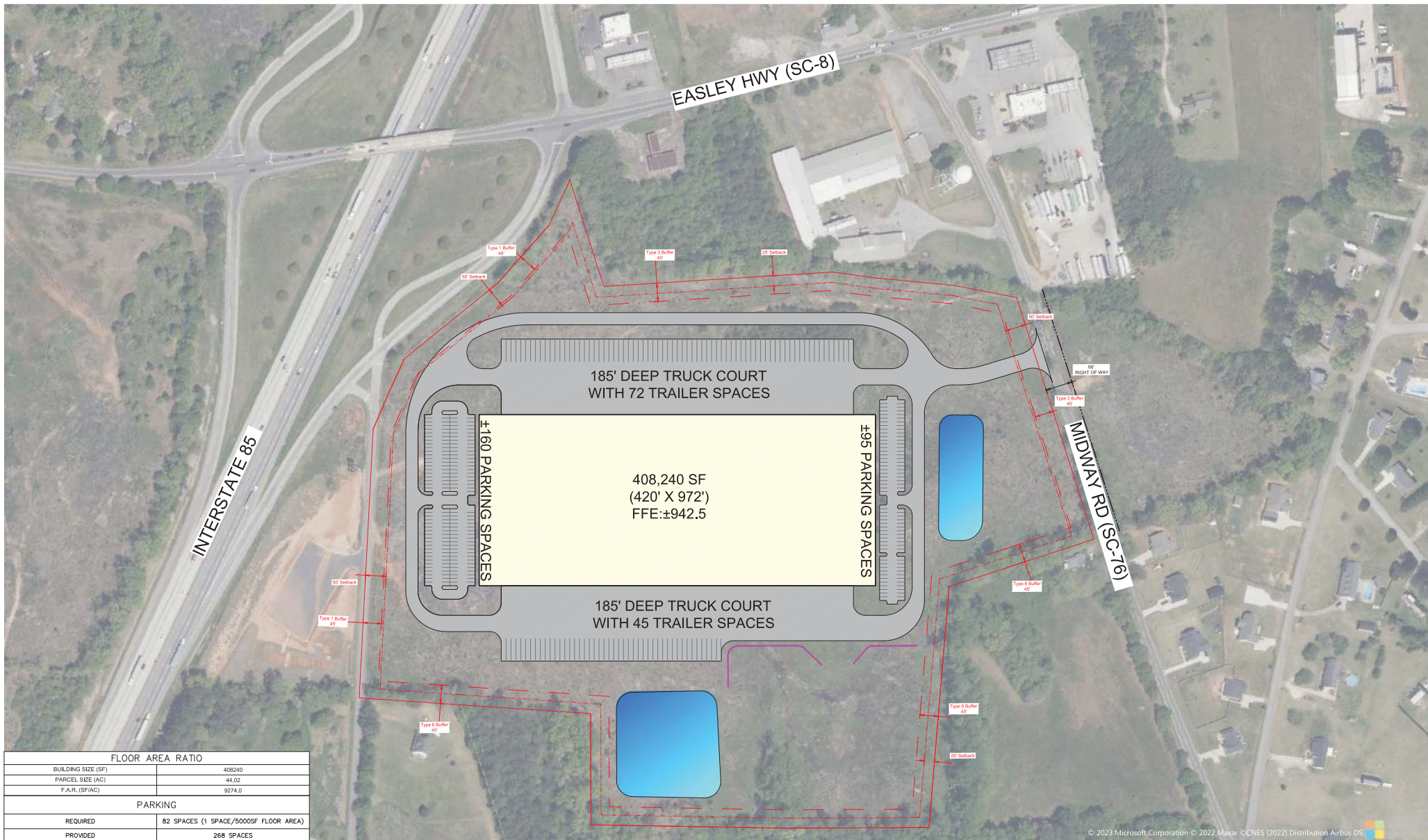
1/30/2023

Date

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

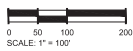
Date: _____

Site Plan Revision Fee **\$100.00**



FLOOR AREA RATIO	
BUILDING SIZE (SF)	408240
PARCEL SIZE (AC)	44.02
F.A.R. (SF/AC)	9274.0
PARKING	
REQUIRED	82 SPACES (1 SPACE/5000SF FLOOR AREA)
PROVIDED	268 SPACES

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NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE



CONCEPTUAL SITE PLAN
GRAY DEVELOPMENT HIGHWAY 8 SITE
ANDERSON COUNTY, SC
01/31/2023

PL0785 01/2023 2:46 PM, 8/1/2023, Version 1.0/0281247 (McGraw-Hill Construction) 01/31/2023 (Ray DeArment/Conroy/2/2023)



Piedmont
29673

Williamston
29697

White
Plains
Farms

DURHAM RD S-04-1139
I-85 SOUTHBOUND EXIT 321 R-8338

S-04-001140

I-85 SOUTHBOUND RAMP R-8339
I-85 SOUTHBOUND I-01-0085
I-85 NORTHBOUND I-01-0085

I-85 NORTHBOUND RAMP R-8337

WHITE PLAINS RD C-06-0055A

EASLEY HWY S-04-0008

MIDWAY RD S-04-0008

EASLEY RD C-09-0004

CUYTON RD C-05-0049

85



1930008006

1930008007

1930008008

1930008015

1930008012

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2180016002

2180016003

2180016004

2180016005

2180017000

2180017001

2180017002

2180017003

2180017004

2180017005

2180017006

NEW

NEW

Anderson County Planning Commission Meeting

March 14, 2023

6:00 PM

Staff Report – Large Scale Project- Any project that generates a need for 100 or more off street parking spaces.

134 property owners within 2000’ of the proposed development were notified via postcard

Preliminary Project Name: Anderson Gateway Commerce Center

Property Owner of Record: McNeely Road Land LLC

Authorized Representative: Tejash Patel-Eberly & Associates

Intended Development: Light Industrial Warehouse Facility

Location/Access: McNeely Rd. (State)

Details of Development: The proposed development is for two new 247,520 square-foot buildings, with associated employee parking, truck court, utilities, and a storm conveyance system. The total site acreage is 55.84, and 36.22 acres of that is planned to be developed.

Surrounding Land Use: Commercial & 2 Residential Sites

County Council District: 6

Zoning: Un-Zoned

Tax Map Number: 236-00-07-041

Variance: None requested

Traffic Impact Analysis:

The Traffic Impact Study (TIS) was conducted and approved by SCDOT.

Staff Recommendation: Staff recommendation will be presented at the public hearing. If approved; the developer must obtain all necessary permits, and approvals.

- DHEC and Anderson County approval letter for stormwater erosion control
- ReWa sewer approval
- Powdersville water approval
- SCDOT encroachment permit approval
- Detailed site plans must be submitted to Anderson County Development Standards Department for the issuance of a Commercial Land Use Permit
- A grading permit must be issued prior to commencing with development and construction
- A building permit is required prior to the commencing with construction



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: Anderson Gateway Commerce Center

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 McNeely Road Land LLC

Mailing Address 5170 Peachtree Road Building 100 Suite 400, Atlanta, GA 30341

Telephone 678-926-5900 E-mail jmara@pattillore.com

Applicant is the: Owner's Agent Jonathan Mara Property Owner McNeely Road Land LLC

Property Owner(s) of Record McNeely Road Land LLC

Mailing Address 5170 Peachtree Road Building 100 Suite 400, Atlanta, GA 30341

Telephone 8-926-5900 E-mail jmara@pattillore.com

Authorized Representative Tejash Patel - Eberly and Associates

Mailing Address 2951 Flowers Road S Suite 119, Atlanta, GA 30341

Telephone 678-287-4758 E-mail tpatel@eberly.net

Address/Location of Property 7 Cooper Crossing

Existing Land Use Vacant

Proposed Land Use Light Industrial

Tax Map Number(s) 2360007040, 2360007041, 2360007016, 2360007019

Total Size of Project (acres) 55.84 (36.22 disturbed)

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**

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 property 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"> a) Existing streets and names (with ROW shown) b) City and County boundary lines c) Existing buildings to remain. 		

- 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

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 site is well suited for light industrial uses & is similar in nature to other highway-adjacent, light industrial development projects found along the I-85 Corridor. Additionally, our project site is situated approximately 0.2 miles to the south of existing light industrial/warehousing buildings located at Leader Road & McNeely Road.

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

Our project site is currently unoccupied, raw land. The development will be served by a private access road which will limit any potential traffic impact to neighboring properties.

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

This development will not cause excessive use of public facilities or services. Pending specific tenant requirements, light industrial buildings tend to be relatively light power & water users. Access roads will be privately owned. Buildings will be outfitted with dedicated ESFR fire suppression systems.

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

Yes, the property is suitable for the proposed use. The attached site plan shows that the project complies with requirements of local development ordinances including off-street parking, setbacks, buffers, and access.

- (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, this development project will improve the value of the underlying land, and promote the general welfare of the area by attracting new business and jobs to locate in Anderson County.



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.

Jonathan M. Powell
Signature of Applicant

January 31, 2023
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.

Jawwa W. Hamir
Signature of Owner(s)

January 31, 2023
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**



LAND PLANNING

CIVIL ENGINEERING

LANDSCAPE ARCHITECTURE

December 21, 2022

Development Standards

401 East River Street
Anderson, SC 29624
864-260-4719
dsapplications@andersoncountysc.org

Land Use Letter of Intent - Anderson Gateway Commerce Center

Greetings:

Eberly and Associates has been contracted by the developer, Pattillo Industrial Real Estates, to assist in officially submitting a Land Use permit request for a new industrial type development located at 7 Cooper Crossing. The proposed development is for two new 247,520 square-foot buildings, with associated employee parking, truck court, utilities and a storm conveyance system. The total site acreage is 55.84, and 36.22 acres of that is planned to be developed.

The property is currently vacant with no structures on-site.

The Saluda River is located on the east side of the property, with associated buffers and flood plain. No disturbance is planned within the associated floodplain or any waterway.

A one-stop meeting was completed with the Anderson County development team on December 14, 2022.

Sincerely,

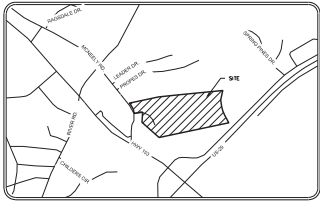
EBERLY & ASSOCIATES, INC.

Tejash Patel
Project Manager

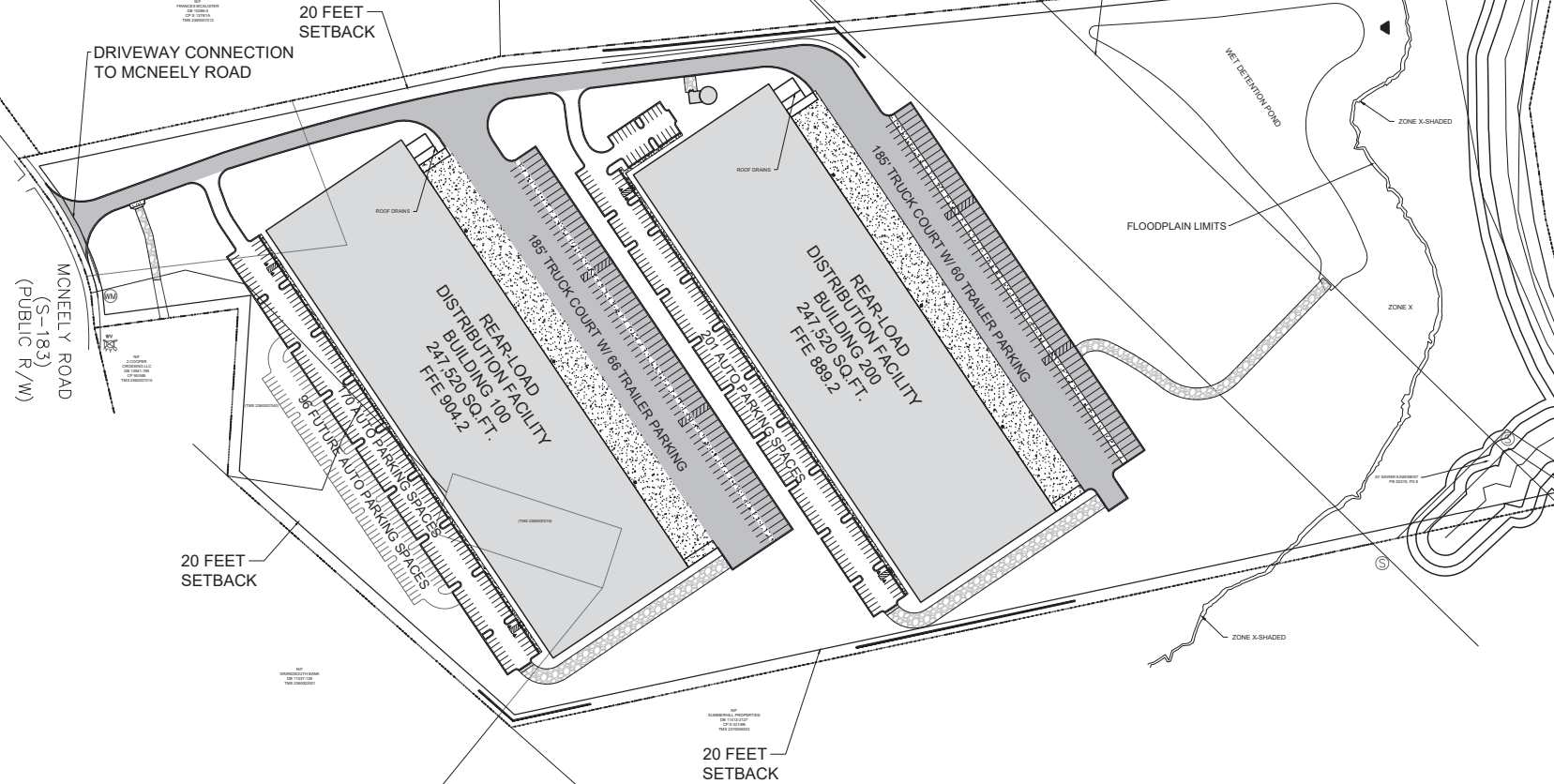
WWW.EBERLY.NET

770.452.7849

2951 FLOWERS ROAD S,
SUITE 119
ATLANTA, GEORGIA 30341



LOCATION MAP
N.T.S.



PROJECT INFORMATION

SITE DATA
 ZONING USE: UNZONED - LIGHT INDUSTRIAL
 TOTAL ACREAGE: 55.84
 DISTURBED ACREAGE: 36.22
 ANDERSON COUNTY, SC
 1ST DISTRICT
 PARCEL #: 2360007040, 2360007041, & 2360007016

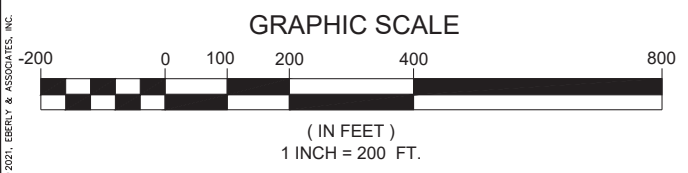
SETBACKS:
 FRONT: 20 ft.
 SIDE: 20 ft.
 BACK: 20 ft.

BUILDING DATA
 BUILDING 100: 247,520 SQ. FT.
 BUILDING 200: 247,520 SQ. FT.
 BUILDING HEIGHT: ## ft.

PARKING DATA
 REQUIRED PARKING
 6 LOADING SPACES PER BUILDING

1 AUTO SPACE PER 2 EMPLOYEES
 124 EMPLOYEES / 2 = 62 SPACES
 TOTAL = 62 AUTO SPACES PER BUILDING

PARKING PROVIDED:
 BUILDING 100: 170 AUTO SPACES (+96 FUTURE)
 INCLUDING 4 VAN ADA COMPLIANT SPACE
 BUILDING 200: 201 AUTO SPACES
 INCLUDING 4 VAN ADA COMPLIANT SPACE



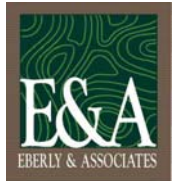
ANDERSON GATEWAY COMMERCE CENTER

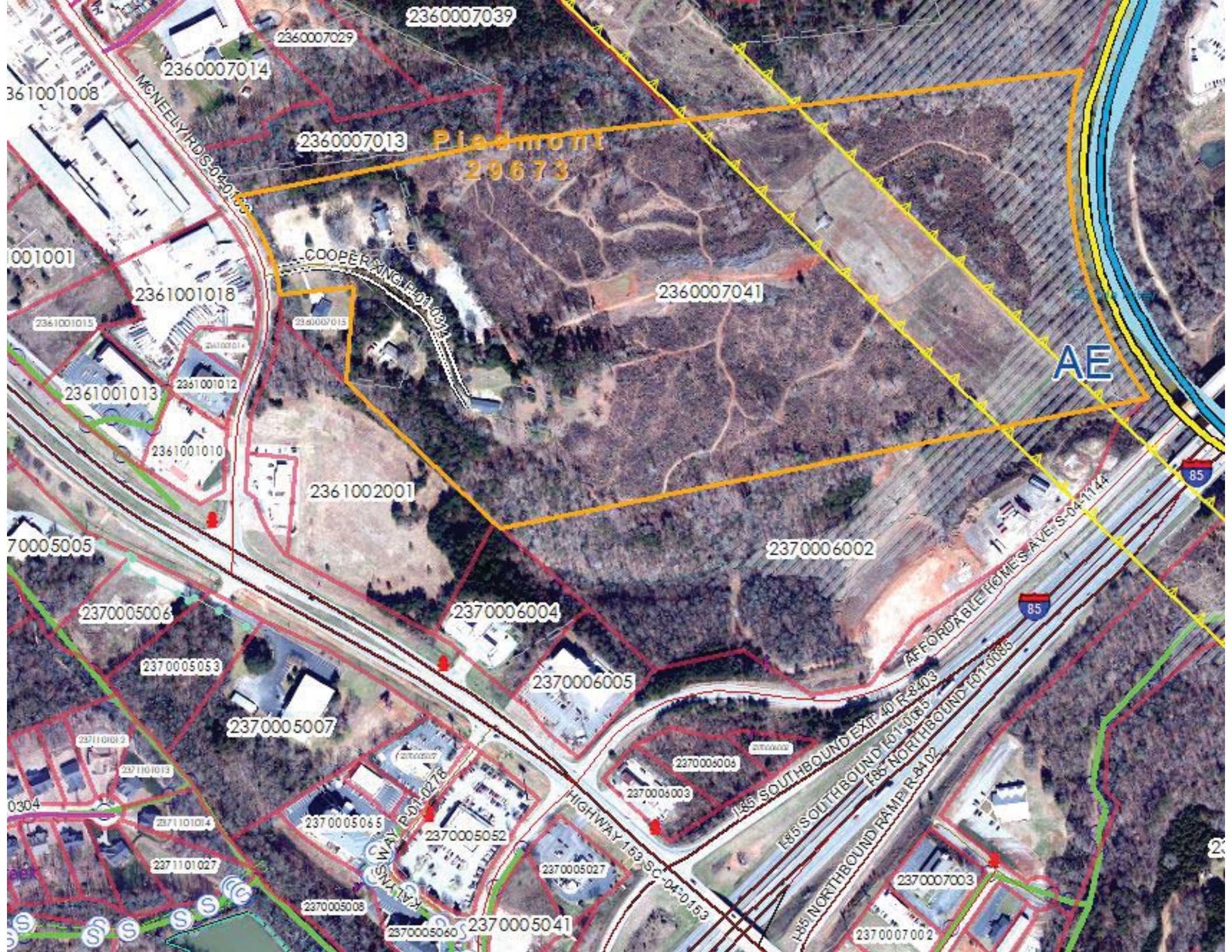
7 COOPER CROSSING



TEL 770.452.7849
 2951 FLOWERS ROAD SOUTH, SUITE 119
 ATLANTA, GEORGIA 30341
 WWW.EBERLY.NET

▼
 LAND PLANNING
 ▼
 CIVIL ENGINEERING
 ▼
 LANDSCAPE ARCHITECTURE





2360007039

2360007029

2360007014

2360007013

Piedmont
29673

2360007041

AE

COOPER KING RD 04-0164

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2361001012

2361001013

2361001010

2361002001

2370006002

2370006004

2370006005

AFFORDABLE HOMES AVE S-04-1144

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2370005007

2371101012

2371101013

2371101014

2370005065

2370005052

2370005004

2370005003

2370005027

2370005008

2370005060

2370005041

HIGHWAY 153 SC 04-0153

I-85 SOUTHBOUND EXIT 40 R-8403
I-85 NORTHBOUND 107-0085
I-85 NORTHBOUND RAMP R-8402

2370007003

2370007002

2

Anderson County Planning Commission

March 14, 2023

6:00 PM

Staff Report – Preliminary Private Road Subdivision

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

Preliminary Subdivision Name:	The Meadows at Flowing Rock
Intended Development:	Single Family Dwellings
Applicant:	Zachary Hunsader
Surveyor/Engineer:	John Moore
Location/Access:	Highway 252 (State)
County Council District:	7
Surrounding Land Use:	Residential-Agriculture
Zoning:	R-A (Residential-Agriculture)
Tax Map Number:	280-00-01-001
Number of Acres:	+/- 58.16
Number of Lots:	10
Variance:	No

Traffic Impact Analysis:

Highway 252 is classified as a minor arterial with no maximum trips per day.

Staff Recommendation: Sec. 24-335.

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

(Ord. No. 03-007, § 1, 4-15-03)



Subdivision Plat Application

Anderson County Code of Ordinance
Chapter 38 Land Use

Scheduled Public Hearing Date: 3/14/23

Application Received By: BDM

Date: 2/11/23

DS Number: 22-03

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

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

DEVELOPMENT STANDARDS REVIEW APPLICATION

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

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

Proposed Subdivision Name: The Meadows at Flowing Rock

1. Name of Applicant: Zachary Hunsader

Address of Applicant: 40 Silesian Ct Pelzer, SC 29669

Telephone Number(s): 8287025357

Email: carolinalandnbrush@gmail.com

2. Property Owner(s): Zachary Hunsader

Address: 40 Silesian Ct Pelzer, SC 29669

Telephone Number(s): 8287025357

Email: carolinalandnbrush@gmail.com

3. Engineer/Surveyor(s): John Moore

Email: surveyor312@yahoo.com

Project Information

4. Project Location: 1.7 miles East of Spinx gas station in Honea Path, on Hwy 252. Drive on left

Parcel Number/TMS: 2800001001

County Council District: CCD Seven School District: 02

Total Acreage: 55.25

Number of Lots: 10

Intended Development: Single Family Dwelling

Current Zoning: R-A

Surrounding Land Uses: R-A

5. List Utility Company Providers:

Water Supplier: Donalds Due West

Sewer Supplier: na

Septic: X

Electric Company: Little River Electric Coop

Gas Company: na

Telecommunication Company: Spectrum

6. Have any changes been made since this plat was last before the Planning Commission? no

If so, please describe.

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

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

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

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

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

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

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

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

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

Subdivision Plat Application Check List

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

• **Application Submittal Requirements and Process**

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

- Two (2) 8 1/2 x 11 sized copies of the Preliminary Plat · Two (2) 17x 24 (or larger) copies of the Preliminary Plat
- Completed Subdivision Application · Check made payable to Anderson County for Preliminary Plat Review

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

Sec. 38-312. - Preliminary plat.

The preliminary plat shall contain the following information:

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

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

SIGNATURE OF APPLICANT & Property Owner:

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

Signature of Applicant _____

Date 02/05/2023

Signature of Owner _____

Date 02/05/2023

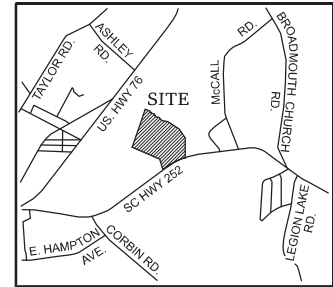


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	2293.05	525.04'	523.90'	N 60° 19' 36" E
C2	2293.05	317.11'	316.85'	N 70° 50' 53" E
C3	350.00	118.70'	118.13'	N 22° 21' 02" W
C4	350.00	205.57'	202.63'	N 48° 53' 33" W
C5	350.00	64.36'	64.26'	N 70° 59' 10" W
C6	350.00	93.07'	92.80'	N 83° 52' 17" W
C7	250.00	211.04'	204.83'	N 67° 16' 20" W
C8	250.00	76.39'	76.08'	N 34° 22' 37" W

LINE	BEARING	DISTANCE
L1	N 12° 38' 05" W	342.12'
L2	N 12° 38' 05" W	89.36'
L3	N 25° 36' 56" W	182.84'
L4	N 25° 36' 56" W	142.21'

LEGEND

- IPF IRON PIN FOUND
- IPS IRON PIN SET
- PKF PK NAIL FOUND
- RRS RAILROAD SPIKE
- PNT CALCULATED POINT
- OT OPEN TOP
- RB REBAR
- SR SOLID ROD
- SR POWER POLE
- OHP OVERHEAD POWER
- R/W RIGHT-OF-WAY
- UGP UNDERGROUND ELECTRICAL
- E ELECTRICAL TRANSFORMER
- EP EDGE OF PAVEMENT
- W WATER WELL

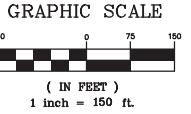
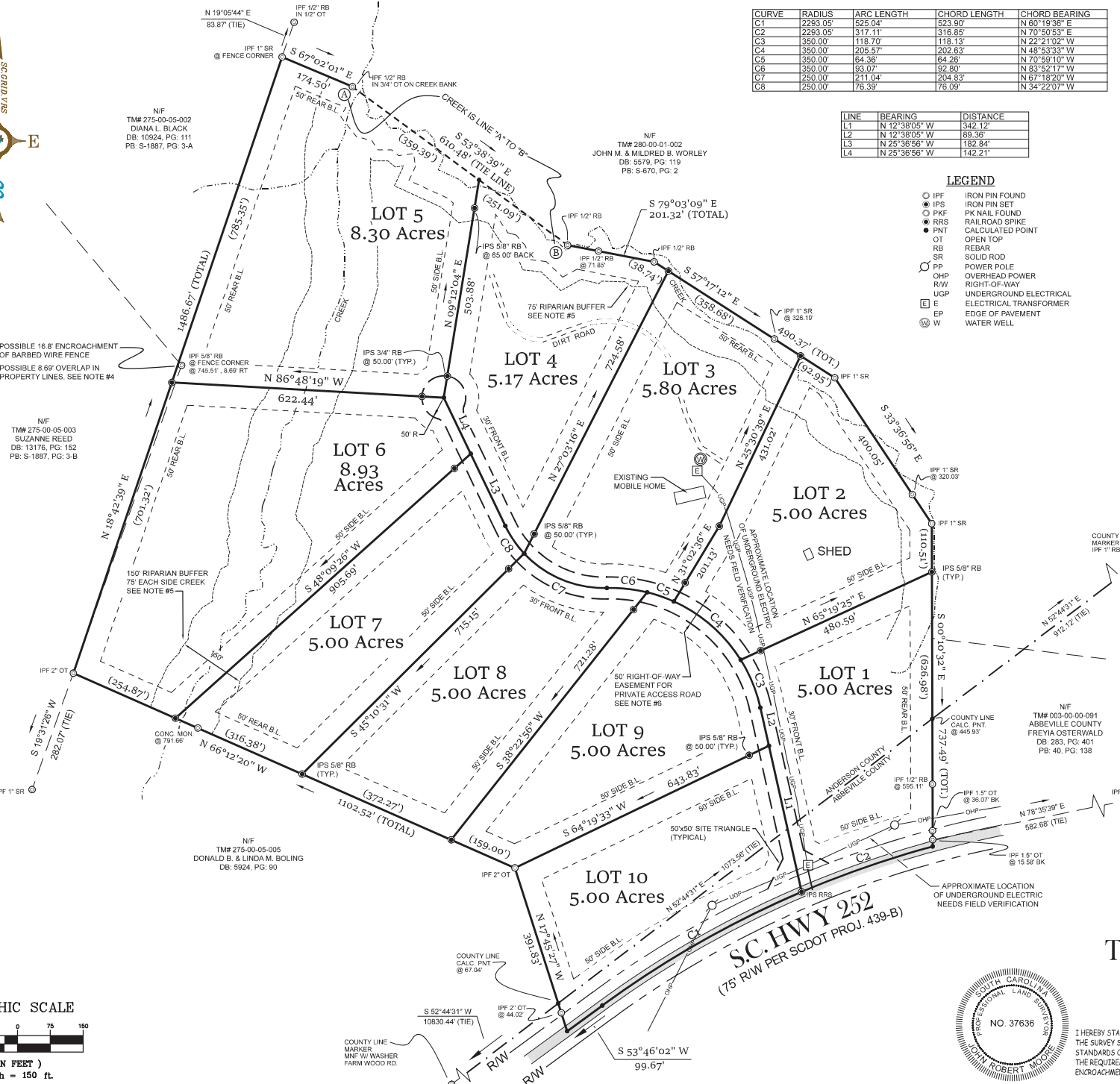


LOCATION MAP
N.T.S.

**TAX MAP NO.S
(ANDERSON CO.)**
 TM# 280-00-01-001
 AREA
 55.25 Acres
(ABBEVILLE CO.)
 TM# 003-00-00-095
 AREA
 2.91 Acres
 (INCLUDES 0.82 ACRES OF R/W)
TOTAL AREA
58.16 Acres

NOTES:

1. REFERENCES
 A.) DEED BOOK 2781, PAGE 142
 B.) PLAT OF "RE-ESTABLISHMENT OF ABBEVILLE COUNTY AND ANDERSON COUNTY BOUNDARY" BY CSD DATED MARCH 26, 2016.
 C.) PLAT BY THIS FIRM DATED APRIL 02, 2022.
2. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWINGS WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD.
4. POSSIBLE 8.69' OVERLAP IN ADJACENT PROPERTY LINE. PROPERTY CORNER MAY HAVE BEEN DISTURBED. 3/8" REBAR FOUND IS 13.03' S.E. FROM HACKED 15' SWEETGUM TREE.
5. SEPTIC TANK AND DRAIN SYSTEMS SHOULD BE PROPERLY DESIGNED AND INSTALLED BY A QUALIFIED CONTRACTOR IN SUITABLE SOILS. REQUIREMENTS FOR THE DESIGN, CONSTRUCTION, INSTALLATION, OPERATION, AND MAINTENANCE OF SEPTIC SYSTEMS (ONSITE WASTEWATER SYSTEMS) ARE SPECIFIED IN S.C. REGULATION 81-58. DEVELOPERS SHOULD CONSULT WITH SCHEP FOR CASE-BY-CASE GUIDANCE. PLEASE NOTE THAT NO PART OF A SEPTIC TANK OR DRAIN SYSTEM MAY BE LOCATED WITHIN 75 FEET OF A STREAM.
6. ROAD RIGHT-OF-WAY SHOWN ON THIS PLAT SHALL BE A PRIVATE ROAD, NOT OWNED, MAINTAINED OR SUPERVISED BY ANDERSON COUNTY AND NOT CONSTRUCTED PURSUANT TO ANY PLAN FOR FUTURE ACCEPTANCE BY ANDERSON COUNTY. ROAD RIGHT-OF-WAY SHOWN UPON THE PLAT SHALL NOT BE ACCEPTED FOR MAINTENANCE BY ANDERSON COUNTY AT ANY TIME IN THE FUTURE UNLESS CONSTRUCTED IN ACCORDANCE WITH ALL ANDERSON COUNTY REGULATIONS. MAINTENANCE OF THE RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION AND IN ACCORDANCE WITH THE ROAD MAINTENANCE AGREEMENT.
6. THIS PROPERTY IS LOCATED IN ZONE X, PER FEMA FIRM PANEL 450702455E, WITH AN EFFECTIVE DATE OF 09/29/2011.



The Meadows at Flowing Rock
 SUBDIVISION
 SURVEY FOR: Zachary Hunsader
 HIGHWAY 252 - HONEA PATH, SC 29654
 ANDERSON COUNTY
 JANUARY 28, 2023
 I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN THOSE SHOWN.
JOB# 23006





Anderson County Planning Commission

March 14, 2023

6:00 PM

Staff Report – Preliminary Subdivision

The property was zoned IZD (Innovative Zoning District) on September 7, 2021 by County Council after being recommended for approval by the Planning Commission on June 8, 2021.

Cornerstone was approved by the Planning Commission for 313 lots on October 12, 2021.

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

The subdivision is being resubmitted for a change in the lot layout.

Preliminary Subdivision Name:	Cornerstone
Intended Development:	Single Family Detached
Applicant:	Davis & Floyd on behalf of Spano & Associates, Inc.
Surveyor/Engineer:	Davis & Foyd
Location/Access:	Highway 187 (State) & Burns Bridge Rd (County)
County Council District:	4
Surrounding Land Use:	Residential, Agriculture, & Industrial
Zoning:	IZD (Innovative Zoning District)
Tax Map Number:	43-00-01-006, -020, & -021
Number of Acres:	+/- 137
Number of Lots:	313
Variance:	No

Traffic Impact Analysis:

Highway 187 is classified as a major collector with no maximum trips per day, and Burns Bridge Rd is classified as minor rural collector with no maximum trips per day.

Staff Recommendation: Sec. 24-335.

(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: _____

Application Received By: _____

Date: _____

DS Number: _____

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: Cornerstone

1. Name of Applicant: Davis & Floyd, Inc. on behalf of Spano & Associates, Inc.

Address of Applicant: 164 Milestone Way, Suite 200, Greenville, SC 29615

Telephone Number(s): (864) 527-9800 Email: jmccutchen@davisfloyd.com

2. Property Owner(s): Spano & Associates Asheville, LLC

Address: 1540 International Parkway, Suite 2000, Lake Murray, FL 32746

Telephone Number(s): (321) 275-5929 Email: spano1688@gmail.com

3. Engineer/Surveyor(s): Jamie McCutchen Email: jmccutchen@davisfloyd.com

Project Information

4. Project Location: HWY 187, Fant Grove Road, Burns Bridge Road

Parcel Number/TMS: 430001006, 430001020, 430011021 County Council District: 4 School District: 04

Total Acreage: +/- 137 Number of Lots: 313 Intended Development: Single-Family Lots

Current Zoning: IZD Surrounding Land Uses: Residential, Agriculture, Industrial

5. Have any changes been made since this plat was last before the Planning Commission? No

If so, please describe.

Lot Layout and spacing

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.
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- (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.

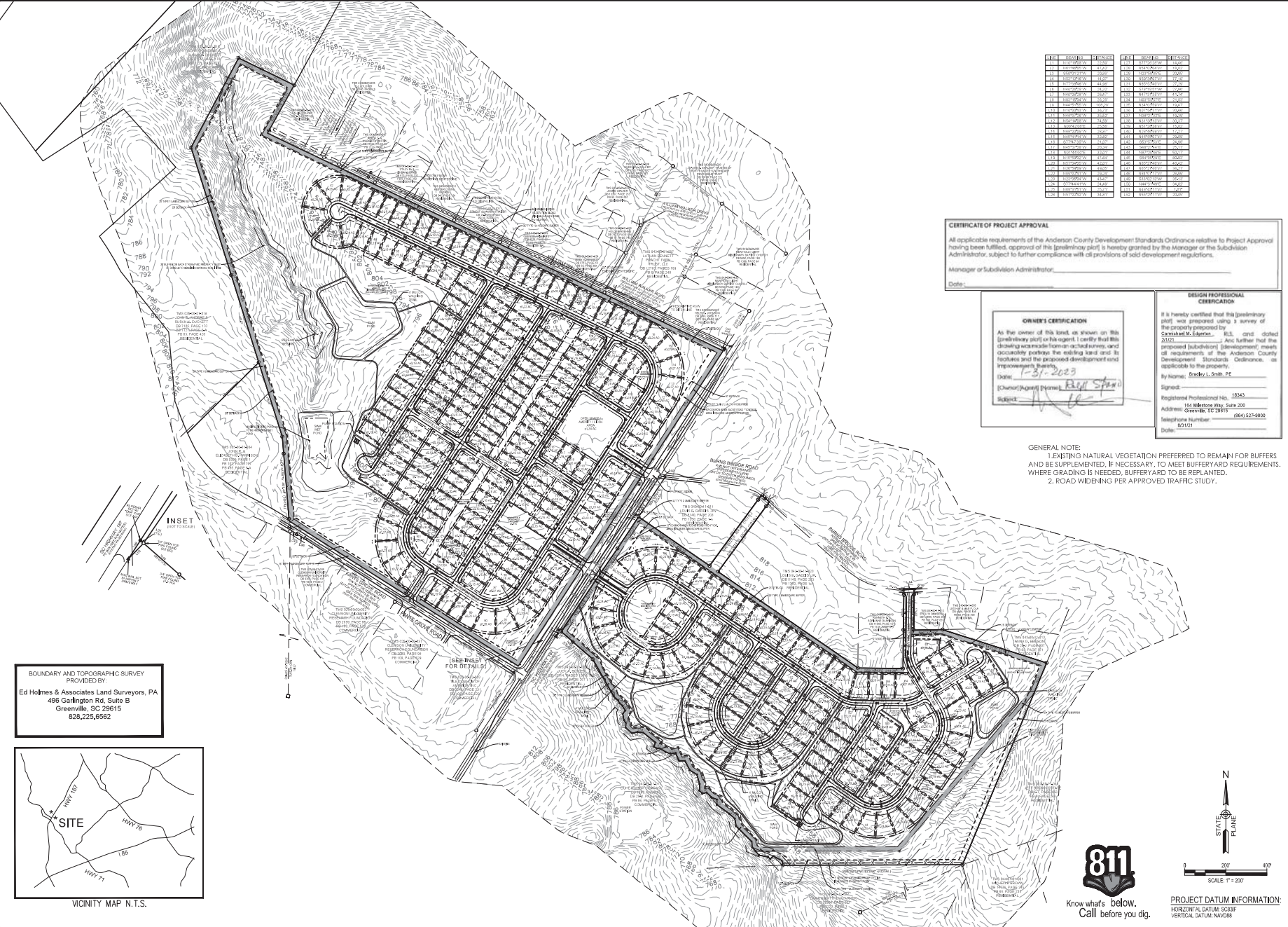
Signature of Applicant 

Date 02/01/2023

Signature of Owner 

Date 02/01/2023

V:\Projects\2023\23000\23000.dwg (2/2/2023 10:28:48 AM) User: jholmes
 THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF DAVIS & FLOYD INC. AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF THE ENGINEER, ARCHITECT AND/OR INVENTOR. THIS IS SUBJECT TO LEGAL ACTION.



LOT NO.	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)
101	10,000	10,000	10,000
102	10,000	10,000	10,000
103	10,000	10,000	10,000
104	10,000	10,000	10,000
105	10,000	10,000	10,000
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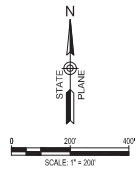
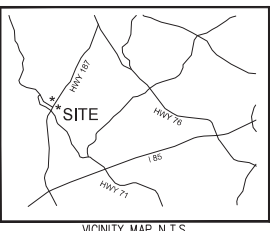
CERTIFICATE OF PROJECT APPROVAL
 All applicable requirements of the Anderson County Development Standards Ordinance relative to Project Approval having been fulfilled, approval of this [preliminary plan] is hereby granted by the Manager or the Subdivision Administrator, subject to further compliance with all provisions of said development regulations.
 Manager or Subdivision Administrator: _____
 Date: _____

OWNER'S CERTIFICATION
 As the owner of this land, as shown on this [preliminary plan] or the agent, I certify that the drawing was made from an actual survey, and accurately portrays the existing land and its facilities and the proposed development and improvements thereon.
 Date: 1-31-2023
 (Owner/Agent Name) Ed Holmes
 Subject: Subdivision

DESIGN PROFESSIONAL CERTIFICATION
 It is hereby certified that this [preliminary plan] was prepared using a survey of the property prepared by Camelback M. Edgerton, R.L. and dated 2022. Also, further that the proposed [subdivision] [development], meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property.
 By Name: Brendy L. Smith, P.E.
 Signed: _____
 Registered Professional No. 18343
 Address: 54 Millstone Way, Suite 200
 Greenville, SC 29615 (864) 625-8800
 Telephone Number: _____
 State: SC

GENERAL NOTE:
 1. EXISTING NATURAL VEGETATION PREFERRED TO REMAIN FOR BUFFERS AND BE SUPPLEMENTED, IF NECESSARY, TO MEET BUFFER YARD REQUIREMENTS. WHERE GRADING IS NEEDED, BUFFER YARD TO BE REPLANTED.
 2. ROAD WIDENING PER APPROVED TRAFFIC STUDY.

BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY:
Ed Holmes & Associates Land Surveyors, PA
 496 Gaiffington Rd, Suite B
 Greenville, SC 29615
 828.225.8562



PROJECT DATUM INFORMATION:
 HORIZONTAL DATUM: NAD83
 VERTICAL DATUM: NAVD83



DAVIS & FLOYD
 SINCE 1944
 www.davisandfloyd.com
 15 MILLSTONE WAY, SUITE 200
 GREENVILLE, SOUTH CAROLINA 29615

SPANCO & ASSOCIATES, INC.
 150 INTERNATIONAL PARKWAY, SUITE 200, LAWRENCEVILLE, GEORGIA 30046
 Cornerstone Station
 HWY 187

CONCEPTUAL DEVELOPMENT PLAN

NO.	DATE	DESCRIPTION
1	1/31/23	ISSUED FOR PERMITTING
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