

# Anderson County Planning Commission

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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  
Robert Walsh, At Large

## Memorandum

To: Anderson County Planning Commission  
From: Tyanna Holmes  
Date: April 4, 2023  
Cc: County Council  
Re: April 11, 2023 Regular Commission Meetings

The Anderson County Planning Commission is scheduled to hold its next meeting on **Tuesday, April 11, 2023 6:00PM** at the Historic Courthouse, located at 101 S Main St, Anderson, SC 29622.

The meeting agenda and packet are attached for your review.

Please email [tkholmes@andersoncountysc.org](mailto:tkholmes@andersoncountysc.org) or call 864-260-4720, to inform staff whether or not you will be in attendance. This ensures a quorum prior to arrival. Thank you.

# Anderson County Planning Commission

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April 11, 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. January 10, 2023 minutes
  - B. March 14, 2023 minutes (Forthcoming)
5. Public Hearings
  - A. Land Use Review: Happy Hills RV Park, located at Old Fork School Rd. / P/O TMS 5-00-03-001 **[Council District 4]**
    - i. Staff Report Recommendation
    - ii. Developer Presentation
    - iii. Public Comments
  - B. Rezoning: IZD Amendment located off Highway 76 / TMS 65-00-04-013 **[Council District 4]**
    - i. Staff Report Recommendation
    - ii. Developer Presentation
    - iii. Public Comments
6. Old 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
7. New Business
  - A. Preliminary Subdivision: Shores Estates, located on Shores Drive/ TMS 44-18-01-046 **[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
10. Adjournment

STATE OF SOUTH CAROLINA    )  
COUNTY OF ANDERSON            )

ANDERSON COUNTY  
PLANNING COMMISSION MEETING  
JANUARY 10, 2023

PRESENT:

WILL MOORE, CHAIRMAN  
BRAD BURDETTE  
JANE JONES  
DONNA MATTHEWS  
JAMES MCCLAIN  
WES GRANT  
DAN HARVELL

ALSO PRESENT:

ALESIA HUNTER  
BRITTANY MCABEE  
TIM CARTEE  
TYANNA HOLMES  
HENRY YOUMANS  
BRADEN BANNISTER  
GAYE SPRAGUE

1 WILL MOORE: Okay. Good  
 2 afternoon. I would like to go ahead and call this  
 3 Planning Commission meeting to order, please. I'd like  
 4 to welcome everybody to the Anderson Planning  
 5 Commission meeting tonight.

6 We're going to go ahead and start off with the  
 7 pledge. Please stand.

8 **PLEDGE OF ALLEGIANCE**

9 WILL MOORE: Moving on to  
 10 the approval of agenda for tonight. Do I have a  
 11 motion?

12 DONNA MATTHEWS: Motion.

13 WILL MOORE: Second?

14 JAMES MCCLAIN: Second.

15 WILL MOORE: All in favor  
 16 raise your right hand.

17 All right. Moving on to the approval of minutes  
 18 from October 11, 2022. Do I have a motion?

19 JANE JONES: So moved.

20 JAMES MCCLAIN: Second.

21 WILL MOORE: All in

22 favor, raise your right hand. All right. And the  
 23 November minutes and the December minutes from 2022  
 24 will be forthcoming.

25 Moving on to public hearings, a land use review,  
 26 RV Park at Green Pond. It has been pulled from  
 27 tonight's agenda. So if you're here for Green Pond,  
 28 you can go ahead and exit.

29 Moving on to (b), land use review, Glamping at the  
 30 Farm RV Park located at 1602 and 1604 Durham Road.  
 31 I'll turn this over to staff for a report at this time.

32 BRITTANY MCABEE: Thank you, Mr.  
 33 Chairman. This is Glamping at the Farm. Sixty  
 34 property owners within a 2,000 foot radius were  
 35 notified via postcard. The property owner is the  
 36 Estate of John David Durham, Sr. The authorized  
 37 representative is John Durham, Jr., who is the executor  
 38 of the estate. The intended development is a RV park  
 39 campground located at 1602 and 1604 Durham Road. The  
 40 campground will consist of 50 full hook-up RV sites,  
 41 five custom cabins, a multi-purpose building with a  
 42 general store and laundry facilities, a mini farm  
 43 utilizing the existing poll barn, animal pens and  
 44 pasture fencing, a swimming pool and multi-purpose  
 45 sporting Court. This proposed use will be used to  
 46 accommodate the many RVs traversing the interstate 85  
 47 corridor.

48 The surrounding land use is commercial,  
 49 residential and vacant. It is 14.2 acres and located  
 50 in Council District 7. The site is unzoned. The tax

1 map number is there for your viewing. They are not  
2 requesting a variance. Traffic impact analysis is that  
3 Durham Road is classified as a collector road with no  
4 maximum average trips per day. Applicant is required  
5 to obtain an encroachment permit from Anderson County  
6 Roads and Bridges.

7 This is the site layout of the proposed RV park.  
8 Here's an aerial view of the property in relation to I-  
9 85 and Easley Highway.

10 Staff does recommend approval as the project does  
11 meet the requirements set forth in Chapter 24 Land Use.

12 This concludes the staff report.

13 WILL MOORE: Thank you,  
14 ma'am. At this time I'm going to ask the developer or  
15 whoever is representing the project to come forward for  
16 a developer presentation. State your name and address,  
17 please, sir.

18 SHANNON CULBERTSON: Good evening.  
19 My name is Shannon Culbertson. I currently reside in  
20 the KOA at T.R. right now. My wife and I are the sole  
21 owners of Glampgrounds, Incorporated.

22 WILL MOORE: Sir, I'm  
23 sorry. If you would start over and talk into the  
24 microphone.

25 SHANNON CULBERTSON: Can you hear  
26 me now?

27 WILL MOORE: Yes, sir.

28 SHANNON CULBERTSON: So my name is  
29 Shannon Culbertson. My wife and I, Emmy, she's here  
30 with me, we're the sole owners of Glampgrounds,  
31 Incorporated. We would like to develop this R.V.  
32 campground. We envision it to be an upscale RV resort,  
33 kind of new concept for the area, a little more upscale  
34 for discerning travelers that are wanting a little more  
35 than the traditional campsites.

36 I'd like to speak -- I didn't make a visual  
37 presentation. I figure that what you saw up there is  
38 exactly what our plans are. I just wanted to talk  
39 about what it is and what it ain't.

40 First off, what it ain't. It is not a breeding  
41 ground for criminals. There is no correlation  
42 whatsoever between a campground full of families and  
43 child predators, stalkers, neighborhood villains.  
44 There's no correlation for that, folks. I've camped  
45 the area. I've criss-crossed this country five full  
46 times from coast to coast with lots of trips in  
47 between. And I can tell you for certain, campgrounds  
48 are family friendly. They're full of children having a  
49 great time with their parents, with their community,  
50 with other children. They're not a place for being

1 trafficked and sold and snatched out from under their  
2 people. That's not what it's about.

3 What it is about is providing a safe haven. There  
4 are 71,200 vehicles, according to the South Carolina  
5 Department of Transportation, annualized average daily  
6 traffic account that cross that interstate between  
7 Highways 81 and Highway 8 every day. Seventy-one  
8 thousand two hundred. If only one percent are RVers,  
9 that's 712 RVs a day. There's a new Love's Truck Stop  
10 with RV dump facilities. So folks, then 712 are coming  
11 off on that exit. They're coming off on that exit and  
12 they may need a break.

13 I know from experience traveling across the  
14 country, I don't need a vacation destination to make a  
15 pit stop. And what I look for is somewhere safe.  
16 That's number one. Somewhere it's clean. Somewhere  
17 that offers a little more than your basic amenities.  
18 That's what we want it to be.

19 The second thing is what it's not. It's not an  
20 eyesore. I don't know if any of you folks own RVs or  
21 maybe you know some folks that do. But now days my RV,  
22 we paid over \$300 a square foot for it. And that's  
23 pretty high. But it's nothing to what we park next to  
24 sometimes. Folks, some of them things are \$2,000,000  
25 and better. I mean \$2,000,000 in a 400 square foot  
26 box. That's a lot of money. That's not someone who  
27 wants to stay in an eyesore place. They won't come.  
28 That's what it won't -- that's what it will not be. It  
29 will not be an eye sore.

30 Another concern we've heard is, how can we prove  
31 that we're going to do what we say? Well, this entire  
32 venture will be funded by our 401(k) earnings. Our  
33 entire life savings is on the line here. I know I look  
34 pretty young, but I'm in my forties now. So it's going  
35 to be hard to recover if I lose this. I have no  
36 incentive to do anything halfway and every incentive to  
37 try to make it work.

38 Another thing is people have mentioned about  
39 Glampgrounds being a corporation. Well, I'll be full  
40 disclosure here. You're looking at the entire board of  
41 directors. This is Glampground. That's it. The IRS  
42 is very picky about what business entities they will  
43 allow for use of 401(k) money for business start-ups.  
44 Did I want to take on a business entity that's double  
45 taxed as a corporation? No. I don't want to pay more  
46 taxes. But in order to try to make our dreams to come  
47 to fruition, these are the breaks. So again, we're  
48 bleeding out more money, bringing more tax dollars into  
49 the community. Not because we want to, but it's  
50 because we have to. That's just the way it is. So

1 that's another reason why we are what we are.

2 There have been so many concerns raised on a lot  
3 of social media. I know a lot of folks are upset. I  
4 know a lot of folks are scared about what we're going  
5 to do in your community.

6 I can tell you another thing we ain't. We're not  
7 a trucking terminal like the one that's going up on the  
8 corner that this property shares a property line with.  
9 We're not a Love's Truck Stop either. But it's there.  
10 It's 200 yards or less from this property. We're less  
11 than 100 yards from 85 itself. So you're not going to  
12 get anymore noise from us than you would from 100 yards  
13 away with 71,200 vehicles per day. You're not going to  
14 get trash and light and noise, garbage or anything like  
15 that. We have provisions in line for weekly garbage  
16 pickup. We have a beautiful tree line that's already  
17 existing and it surrounds the entire border. There's  
18 nothing can blow your way. There's only one property  
19 in that community right now that has a direct line of  
20 site from Durham Road to the property, as you can see  
21 from the elevation drawing, the topography goes down.  
22 From the road we're going to gate it anyway because,  
23 again, some of the crime statistics in the area, I  
24 don't think y'all know anything about. You can verify  
25 it yourself. But South Carolina Sex Offender Registry  
26 shows 28, 28 registered sex offenders in three miles of  
27 1604 Durham Road. Twenty-eight, folks. That's a prime  
28 reason why we want a gate.

29 There's also other folks in your community, in  
30 your own community, that has criminal records, violent  
31 criminal records, assault and battery. Those are  
32 neighbors. Maybe they're fantastic neighbors. I won't  
33 say that. And there's always more to the story than  
34 what just one piece of paper from a Court document  
35 tells. I firmly believe that. But we have crime in  
36 the area. It's there and it's just the nature of the  
37 beast.

38 But we're going to do everything we can to  
39 alleviate that and minimize that. And certainly we  
40 don't want any of our guests to contribute to that. So  
41 we're wanting to be gated. We're wanting to cater to  
42 the upscale RVers that have nice facilities. There's  
43 no eyesores there. We're charging a premium price.

44 But most of all what I really want to drive home  
45 is my wife and I love history. We love historic  
46 context. We love tradition. We love family values.  
47 That land has been a farm in a family, single family,  
48 for over a hundred years. Hundred years. The old  
49 homestead still sits there. The old pole barn is still  
50 there. We want to keep that. We want to pay homage to

1 what it was. We want to bring a farm life, just a  
2 little taste. Fourteen acres is not a big farm. I'm  
3 sure everybody here knows that. But just a little  
4 taste of that farm life and continuation of what the  
5 land historically was. Keep that pole barn. Refurbish  
6 it. Make it available for the next generation to take  
7 a look at it, and the next generation. Clean out those  
8 ponds, stock them with fish. Let your grandkids fish  
9 there. Come on over. We want to have a big bonfire,  
10 fishing, hay rides, pet some animals, have a great  
11 time.

12 That's really the main key points I wanted to  
13 drive home. No criminals, clean environment, no  
14 eyesores, open and welcome to the community. That's  
15 what we're about. And we want to welcome all of y'all  
16 to it. We are under the same rules as any hotel is.  
17 We do the same kind of checks that anybody that goes to  
18 a hotel does. And we don't trace anybody when they  
19 leave across state lines. We're not law enforcement.  
20 And I think anyone in here would be really upset to  
21 find that a Holiday Inn Express traced them across  
22 state lines just because they spent the night in a  
23 Holiday Inn Express. That's not what America is and we  
24 sure aren't going to be that way either.

25 If you had a valid reason to come search the  
26 property, looking for somebody, we're more than happy  
27 to help. We're not harboring fugitives. But it's not  
28 our responsibility to take DNA or background checks or  
29 anything on our guests. They're our guests and we're  
30 going to treat them as such. And that goes for all of  
31 our guests.

32 So I'm an open book. I've tried to put everything  
33 I've got out there. Every question that came in on  
34 Facebook, I tried to answer it as quick as I could and  
35 as thorough as I could. Anymore questions anybody has,  
36 please just ask. You know, I love to talk. You can  
37 probably tell that tonight. Happy to talk to you.  
38 Never met a stranger; my wife can tell you that. Have  
39 no ill-will for anybody. Not trying to hurt anybody.  
40 Anything I can do to help, you just let me know.

41 WILL MOORE: Thank you,  
42 sir.

43 SHANNON CULBERTSON: Thank y'all.

44 JANE JONES: I have some  
45 questions. What is your maximum stay for the people  
46 that will come to the RV park?

47 SHANNON CULBERTSON: Our target is  
48 for just a few nights. I know that 90 days has been  
49 floating around as a maximum. But we're really looking  
50 for less than 30 days.

1 JANE JONES: But you don't  
2 have a specific number?  
3 SHANNON CULBERTSON: I don't think  
4 at this time we're preparing to put a hard limit to  
5 where someone has to leave at a certain time. As long  
6 as they're abiding by the rules and they're  
7 maintaining, you know, like they're supposed to, but  
8 we're under no -- we have no desire to take long term  
9 tenants.  
10 JANE JONES: In other  
11 words, no limit? I've got an extra question. I was  
12 concerned about this business with farm animals. This  
13 is supposed to be a place where you come and go. Who's  
14 tending to these cows and pigs and whatever?  
15 SHANNON CULBERTSON: Great  
16 question. I forgot to mention that. My wife and I  
17 will be full time residents. We will live there. This  
18 will become our community, too.  
19 JANE JONES: You're going  
20 to live in an RV in the park?  
21 SHANNON CULBERTSON: We've been  
22 full-time RVing for about three years now.  
23 JANE JONES: I was just  
24 wanting to ---  
25 SHANNON CULBERTSON: Full time RV,  
26 but we're -- also part of that multi-purpose building  
27 is an onsite living quarters, too. So there will be a  
28 fully functional apartment on top of that multi-purpose  
29 building.  
30 WILL MOORE: All right.  
31 Anybody else?  
32 JANE JONES: One other  
33 thing. These amenities that you have, the pool and  
34 what not, who pays for that? Who builds it -- are you  
35 going to build that as a part of the park yourself or  
36 who's going to pay for the maintenance and all that  
37 kind of stuff?  
38 SHANNON CULBERTSON: That is us.  
39 We're the whole show. Everything is ---  
40 JANE JONES: There's no  
41 charge for anything in there?  
42 SHANNON CULBERTSON: The charge is  
43 the daily site rental.  
44 WILL MOORE: Thank you,  
45 sir.  
46 SHANNON CULBERTSON: Appreciate it.  
47 WILL MOORE: All right. At  
48 this time I'm going to go ahead and move into public  
49 comments. The first person on the list is Janet  
50 Thompson. Please come forward and state your name and

1 address, please, ma'am.

2 JANET THOMPSON: Hi. My name  
3 is Janet Thompson. I reside at 301 Trotter Road. I  
4 have copies of a petition that was signed by 336  
5 members of the White Plains Community stating objection  
6 to this. I believe you all were emailed that, as well.  
7 I didn't know if you wanted this now.

8 Also part of this on the very last page is a list  
9 of all of the RV camps and parks on the 85 corridor.

10 So we are a very tightknit community. And we have  
11 come together to really express concerns that we have  
12 with this RV park. You're going to hear a lot of  
13 different things. We tried to keep it concise for the  
14 time for this. We hope and pray that you actually hear  
15 us and that you find that our concerns are very valid.  
16 And we thank you for your time.

17 WILL MOORE: Thank you,  
18 ma'am. Stacey Scott. Please come forward and state  
19 your name and address, please, ma'am.

20 STACEY SCOTT: Yes. Good  
21 evening. My name is Stacey Scott. Thank you all for  
22 your time and consideration in allowing us to speak  
23 tonight. I reside at 1527 Durham Road.

24 First and foremost, I'm a property owner. And I  
25 live only a few hundred yards from the proposed site.  
26 So obviously, like many others here tonight, I'm very  
27 concerned about the decrease in property value. As  
28 many others, I built my home on Durham Road almost  
29 thirty years ago. And did so because of the peaceful  
30 and tranquil area in which we reside. I feel the  
31 campground will take away from that atmosphere.

32 Secondly, I have worked for Anderson District 1  
33 for thirty-one years. I was a teacher, coach and  
34 lastly an administrator at Wren High School for twenty-  
35 three years. I am currently employed as the Associate  
36 Director of the Career and Technology Center for  
37 Anderson Districts 1 and 2.

38 Two-thirds of our students go to school in  
39 Anderson 1. We serve about 2,000 students. Due to the  
40 growing neighborhoods and businesses, our roads are  
41 already strained with traffic. Durham Road is used by  
42 many parents transporting their children to area  
43 schools such as Wren Elementary, Wren Middle, Wren High  
44 and in very close proximity, Spearman Elementary.

45 Most important to me as an educator is our  
46 students. Our students travel Durham Road in the Wren  
47 area four times during the day to and from the Career  
48 Center, which I am employed. As you probably know,  
49 students are not the best drivers. This has been  
50 proven due to the number of traffic accidents and

1 unfortunately fatalities in our area. I feel that the  
2 RV park and the traffic on these small and narrow roads  
3 and adjoining roads could cause more traffic accidents  
4 and most definitely more traffic issues.

5 In addition, the RV park will be convenient to the  
6 southbound land coming from Highway 85 onto 8. But  
7 many people would also enter the campground from  
8 Highway 8 and other areas. It was mentioned about the  
9 Clemson ball game traffic, which there's a lot of. A  
10 lot of those Clemson travelers come from the Columbia  
11 area; therefore, increasing the amount of traffic on  
12 Highway 8. We're simply not equipped for the continued  
13 growth in our small community. Especially, as  
14 mentioned, the trucking terminal and the Love's gas  
15 station that's under construction. This will already  
16 add substantial traffic to be expected from this exit.  
17 I cannot foresee that this proposal will do anything  
18 but add to the existing problems.

19 Also, there's ten campgrounds, I think 11 now. I  
20 just received word of another campground on the I-85  
21 corridor for campers to use. One of these campgrounds  
22 is seven miles from this proposed campground off of  
23 Exit 39. Personally, I have nothing against RV parks.  
24 I'm a camper as well. I've camped a lot in my  
25 lifetime. But usually there is an attraction. There's  
26 a river, there's a stream, there's a mountain trail,  
27 there's the beach, there's a lake for boaters and so  
28 forth.

29 WILL MOORE: I'm sorry,  
30 ma'am. Your three minutes is up.

31 STACEY SCOTT: Thank you.  
32 Thank you for your time. Appreciate it.

33 WILL MOORE: Yes, ma'am.  
34 Thank you. King Smith. Please come forward and state  
35 your name and address and everybody remember we have a  
36 three minute limit.

37 KING SMITH: You're telling  
38 a lawyer I've got three minutes. That's got to be  
39 against the rules. I have something I'd like to hand  
40 up to staff.

41 WILL MOORE: Sure.

42 KING SMITH: Thank you.  
43 Are you going to tell me when to start?

44 WILL MOORE: That's up to  
45 you.

46 KING SMITH: Okay. Thank  
47 you. My name is King Smith. I've been resident of  
48 Anderson County for more than 60 years. I've practiced  
49 law here for more than 30 years. My father probably  
50 treated many of the folks sitting in this room, Dr.

1 Smith in Williamston, for close to 60 years. We've  
2 been a landowner in this area, 46 acres, within 300  
3 yards of this, this proposed development. And you  
4 know, we're very concerned about property values as  
5 well.

6 What I passed up to you is a wetlands that exist  
7 at the bottom of this property. I will agree with this  
8 gentleman that the topography is straight down the  
9 hill. Everything in that project, the infrastructure  
10 with your fertilizers, with your roundup, with your  
11 oil, gas, whatever, from the vehicles, the waste, the  
12 grease, whatever they pour out when they cook is going  
13 to go straight down that hill into those wetlands.  
14 Those wetlands exist between what I will call the  
15 Durham pond and the Wilson pond. And you can look at  
16 those and you can tell where they are. They are in the  
17 right hand corner in the back.

18 I will agree with this gentleman, we do know there  
19 are 28 sexual predators in our area. Okay? But the  
20 difference is we know who they are. He's readily  
21 admitted to this entire room that they're not going to  
22 do anything to determine any of that. That's none of  
23 their business, really. You know, they're not, they're  
24 not going to do that. We have an elementary school,  
25 Spearman Elementary, within one mile of this proposed  
26 project.

27 Also, you're going to have to have a septic tank  
28 dump. You're going to have to have a weigh station.  
29 Those have drain fields. Those drain fields, 97% of  
30 your septic waste is liquid, and they go out in the  
31 drain fields. And those drain fields get in the  
32 groundwater. They're going to wash into these  
33 wetlands. They're going to ruin the wetlands. They're  
34 going to kill the wildlife that lives there, and  
35 they're going to ruin them. They're basically going to  
36 ruin them.

37 As far as the -- they're talking about access from  
38 85. If you'll look at the overview, when you come off  
39 the off ramp on 85, Durham Road is at a 45 degree  
40 angle, okay? I have a 2500 pickup, and I made that  
41 turn last night, and I could barely turn it without  
42 getting into the other lane. And you're talking about  
43 pickup trucks like mine with 50 foot trailers that are  
44 going to try to make that turn, they're going to get  
45 stuck, they're going to be stuck. Everybody else  
46 coming off the ramp is going to be behind them. You're  
47 going to have traffic backing up all the way, all the  
48 way down 85. The only other option is to come off the  
49 highway, get on 8 and come down to Durham -- Trotter  
50 Road and hit Poore or Durham and come back in through

1 there. We've got all the traffic we can handle with  
2 the elementary school. You've got a Love's mega truck  
3 stop. You've got a Ryobi warehouse that's going to be  
4 built on 40 acres that's right next to this project.  
5 You've got an 80 acre Ryobi warehouse that's going in  
6 across the highway. You've got the existing warehouse.

7 WILL MOORE: I'm sorry,  
8 your time is up.

9 KING SMITH: The  
10 infrastructure can't handle it. And I do disagree with  
11 the three minute limit.

12 WILL MOORE: Erin Johnson,  
13 please come forward and state ---

14 **APPLAUSE**

15 WILL MOORE: This is a  
16 professional meeting. Erin Johnson, please come  
17 forward and state your name and address, please.

18 ERIN JOHNSON: Hi. I'm Erin  
19 Johnson. I reside at 160 Trotter Road. My name is  
20 Erin Johnson and I'm here tonight to express my  
21 concerns regarding the land usage and effects it will  
22 have on my community. My residence is located right  
23 behind the proposed RV park and I actually was born and  
24 raised on the adjoining land. My husband and I are  
25 raising two beautiful daughters and my husband travels  
26 a lot for work, thus is absent tonight. This RV park  
27 could be pleasant. However, there are no background  
28 checks for those coming in, or any traceability for  
29 those living on the premises. It is likely going to  
30 not be a hub for long term stay for construction  
31 workforce, and continuous potential congregations as  
32 proposed pool and tennis Court which is very close to  
33 my house. There are no special landmarks on the land  
34 to attract tourist online with future owners' vision,  
35 so who will be staying here?

36 Furthermore, based on DSS data, Charlotte and  
37 Atlanta are two of the biggest human trafficking hubs  
38 in the U.S., utilizing the I-85 corridor which runs  
39 less than half a mile from the proposed RV park,  
40 creating an environment for potential clientele to  
41 exploit the aforementioned circumstances. Based on  
42 2022 Annual Report by Human Trafficking Task Force by  
43 Attorney General Office of South Carolina, Greenville,  
44 South Carolina is one of the largest hot spots for  
45 human trafficking in South Carolina. Thus making the  
46 suburbs of the city become more convenient for such  
47 illegal activities.

48 My family nor any other family in this community  
49 should have to worry about unnecessary exposure to  
50 dangers of transient individuals in our own backyard,

1 who are not invested in community and could negatively  
2 impact the community and its values.

3 I urge the commission to deny the application for  
4 the rezoning and subsequent RV park.

5 WILL MOORE: Thank you,  
6 ma'am.

7 ERIN JOHNSON: Thank you.

8 WILL MOORE: All right,

9 Wanda Campbell, please come forward and state -- if I  
10 butchered your name, I apologize.

11 WANDA CAMPBELL: I was supposed  
12 to be farther down on the list, but I ended up here.  
13 So my name is Wanda Campbell and I live at 1501 Durham  
14 Road. I have lived there for 40 years. And we already  
15 have so much traffic that comes through there. And  
16 we're not going to be able to handle all this traffic  
17 that's coming through.

18 And what I really was going to say because I was  
19 supposed to be closer to the end that I am opposed to  
20 this development. And I agree with all of the people  
21 who are well qualified to give you all the information  
22 that you need. Thank you.

23 WILL MOORE: Thank you,  
24 ma'am. David Havard. Please come forward and state  
25 your name and address, please, sir.

26 DAVID HAVARD: My name is  
27 David Havard. I reside at 316 Trotter Road. My family  
28 and I relocated to this area 32 years ago after being  
29 provided the privilege to work in Anderson School  
30 District 1 as a principal and later as a  
31 superintendent. The neighborhood is inviting, peaceful  
32 and caring.

33 Specifically, I'm here tonight to express my  
34 strong opposition to the proposed RV park at 1602  
35 Durham Road. In my opinion, especially here in  
36 Anderson County, this Planning Commission is extremely  
37 important. It is the bedrock foundation of local land  
38 use control. As residents we realize it's a very  
39 challenging and a complex job with varying  
40 responsibilities.

41 Moreover, in rural areas, you're what helps to  
42 establish the character of a community in accordance  
43 with the local desires of its residents. It can also  
44 protect property values by separating uses that may be  
45 incompatible. This simply does not belong in a single  
46 family residential area, such as a proposed RV park on  
47 Durham Road.

48 I believe that home ownership in a wonderful  
49 neighborhood is one of the foundations of the American  
50 way of life. It provides stability to our communities,

1 our schools and our county. For most families,  
2 homeownership provides the most valuable investment  
3 that they own. Anything that impacts the ability of  
4 residents to reap the expected benefits of their  
5 primary residence should be very carefully considered  
6 and appropriately balanced by this Planning Commission.  
7 As it relates to RV parks' impact on residential  
8 property values, real estate professionals and common  
9 sense inform our community that any prospective home  
10 buyer would either avoid these affected properties, or  
11 expect a significantly reduced price compared with a  
12 similar property that's unaffected by RV parks. The  
13 end result is declining values for the residents.

14 In closing, we all bought houses here, love living  
15 here, we simply want to protect the overall quality of  
16 our neighborhood. We are pleased to welcome anyone who  
17 wants to be a part of our community, especially those  
18 who want to invest in a primary residence as we have.

19 Finally I would like to echo the same sentiments  
20 from many of my friends of the Piercetown Community who  
21 spoke before this commission last October voicing their  
22 opposition to a proposed RV park in their neighborhood.

23 In summary, we have no issues with landowners  
24 wanting to make money from their properties. But we do  
25 take issue with anyone profiting to the detriment of  
26 many families and residents who will incur significant  
27 financial losses through diminished home values. This  
28 is simply unacceptable.

29 On behalf of the neighbors -- many neighbors of my  
30 community, I respectfully ask for your help and support  
31 in denying this application. Thank you and we are  
32 grateful for the opportunity to speak on this issue.

33 WILL MOORE: Thank you,  
34 sir. Todd Hale.

35 TODD HALE: Good evening  
36 and thank you Anderson County Planning Commission for  
37 allowing us to speak tonight. My name is Todd Hale.  
38 My wife, son and I reside at 1515 and 1517 Durham Road.  
39 I'm opposed to the building of the Glamping at the Farm  
40 RV Park in the White Plains community and respectfully  
41 ask that all opposed show by a sign of hands. Thank  
42 you.

43 WILL MOORE: Thank you,  
44 sir. Tricia Gallimore. State your name and address,  
45 please, ma'am.

46 TRICIA WHITE GALLIMORE: My name is  
47 Tricia White Gallimore and I reside at 117 Stone  
48 Cottage Drive in Anderson.

49 Thank you for the opportunity to speak. I'm a  
50 certified high school teacher and principal and have

1 worked in Anderson County. I also hold a property  
2 manager's license. I've managed thousands of rentals  
3 in the upstate. I understand the harsh realities of  
4 operating rentals and that's from someone who actually  
5 screens their residents. Most importantly to me, I'm a  
6 mother of three children who are educated within  
7 Anderson School District 1, one currently at Spearman  
8 Elementary, approximately one mile away. I would like  
9 a chance to disagree with the applicants' responses to  
10 the questions addressed within the land use review.

11 A. The proposed use is inconsistent with other  
12 uses in the area or the general development patterns  
13 occurring in the area, as others are permanent  
14 structures and dwellings requiring greater regulation.

15 B. Jose Cruz Alonso Flores may disagree with the  
16 statement submitted. The proposal will most likely  
17 adversely affect his property. Four RV pads would  
18 extend to the edge of his property that he purchased  
19 two years ago. And to the point of providing housing  
20 to nearby construction sites, the elected sheriff of  
21 Anderson County, Chad McBride, recently shared with the  
22 commission that they work hard and party harder. He  
23 also went on to say if we're going to have a community  
24 of construction workers, that's probably going to up  
25 the call volume that we have to deal with at the  
26 sheriff's office.

27 C. There may be in fact an excessive or  
28 burdensome use of public facilities and services.  
29 Traffic is excessive exiting I-85 at various times  
30 throughout the day. Law enforcement point of view was  
31 already mentioned. But fire protection may also be a  
32 concern to Wren Fire Department, as it was a concern of  
33 Brett Hart who serves as the Piercetown Fire Department  
34 Chief. Chris Trotter, Vice Chairman of the Board  
35 recently shared to the commission, RVs burned fast, and  
36 they burn quick. It has been stated that they want to  
37 host events open to the community. But contrary to the  
38 site plan, adequate off street parking isn't addressed.

39 E. Safety policy and procedure questions have  
40 been asked. And there is a large concern of not being  
41 able to know who is in these RV parks. Our public  
42 servants that already have worked tirelessly during  
43 these unprecedented times, and our rural community do  
44 not need this undue burden.

45 Respectfully I would like the commission to  
46 disapprove this application. Thank you for your time.

47 WILL MOORE: Thank you,  
48 ma'am. John Durham, please come forward and state your  
49 name and address, please, sir.

50 JOHN DURHAM: Good evening.

1 My name is John Durham. I'm the son of the late John  
2 Durham, Sr. I am here tonight to represent myself and  
3 my siblings. I grew up on this property that we're  
4 discussing. I spent 50 years living in the community.  
5 I presently still own residential and a business both  
6 within a mile of the property.

7 I hate that we are in this position to have to  
8 sell the property. Nothing would make me happier than  
9 for a third generation farm to stay in the family. But  
10 that's not possible. The estate has a large amount of  
11 debt that needs to be paid. It must be sold.

12 In respect to my father who served for the  
13 Anderson County Sheriff's Department and a Magistrate  
14 of Anderson County, a longtime farmer in the community,  
15 I feel a campground for this design would be leaving a  
16 legacy to him.

17 I support what the developer and the RV camp has  
18 presented tonight, and I feel it is a good fit for the  
19 location. The property sits less than 100 yards from  
20 85. And the state right-of-way is right in front of  
21 the property for the state -- 85 is right in front of  
22 the property. The property joins an industrial  
23 warehouse that is under construction on Highway 8. The  
24 cell tower that sits on the property, if you go to try  
25 to get a loan at the bank, you have to take and get a  
26 commercial loan. So it's already considered commercial  
27 property.

28 Exit 32 has had a lot of growth over the past few  
29 years. But I feel we don't have to consider that all  
30 -- wait a minute -- but I feel that we do have to  
31 consider that all of this property that sits on 85,  
32 growth is to be expected. Thank you for your time.

33 WILL MOORE: Thank you,  
34 sir.

35 Mr. Ron Green, please come forward and state your  
36 name and address, please, sir. I hope he also brought  
37 us some sausage too.

38 RON GREEN: I'm Ron Green.  
39 I live at 940 Hurricane Creek Road. I'm just opposed  
40 to this whole deal. But I would like to -- I've got  
41 three minutes, right?

42 WILL MOORE: Yes, sir.

43 RON GREEN: I'd like to  
44 give my time back to the attorney. Where is he?

45 WILL MOORE: I'm sorry, Mr.  
46 Green, we can't trade out time.

47 RON GREEN: This is  
48 unfair, period. No, I'm just messing with you. But  
49 I'm opposed on record.

50 WILL MOORE: Thank you,

1 sir. All right, Ms. Becky Durham, please come forward  
2 and state your name and address, please.

3 BECKY DURHAM: Hello, good  
4 evening. My name is Becky Durham. I reside at 644  
5 North Main Street in Greenville, South Carolina. I own  
6 property, however, that adjoins this proposed  
7 development.

8 I first of all want to thank you for your service.  
9 What you do is incredibly important. The decisions  
10 that you have to make I know you give a great deal of  
11 consideration to and I thank you.

12 I just wanted to share with you that having  
13 property that adjoins this proposed development does  
14 not give me concern. In fact, I think that what it  
15 does is raise the property values for all of the  
16 surrounding areas. That would be east, north and south  
17 particularly of that proposed development. And I think  
18 that part of that is due to the fact that there is  
19 going to be an improvement in the infrastructure,  
20 particularly sewer. I think that that's going to bring  
21 increased economic development opportunities to the  
22 area, more economic opportunities for Anderson County,  
23 which obviously this Planning Commission has in past  
24 decisions made desirable by what it has approved in the  
25 way of Ryobi and the warehousing that's going in.  
26 Other businesses that are located there. I think that  
27 speaks to this -- to your decision that this is  
28 inevitably going to be a commercial industrial area.

29 And I understand, I understand the hesitance, the  
30 sorrow that a lot of the people here are expressing  
31 from the community. My family is grieving. Because  
32 this is the last vestige of what was probably several  
33 square miles of property that was in our ancestral  
34 home. So it thrills me to see that there is an homage  
35 to our family, and what -- the contributions that our  
36 family has made, but also to an economic base that is  
37 no longer here, but sustained Anderson County greatly,  
38 and that was farming.

39 The other thing I want to quickly say is I'm  
40 speaking on behalf of Becky Alverson, who owns the  
41 property directly across the road. She could not be  
42 here today -- tonight. And she asked me to say that  
43 she has absolutely no significant opposition to this  
44 development, and that she feels also that when a  
45 Planning Commission has -- when the Planning Commission  
46 for Anderson County has made decisions in the past that  
47 speak to ---

48 WILL MOORE: Ms. Durham,  
49 I'm sorry, your time is up.

50 BECKY DURHAM: Okay. Thank

1 you.

2 WILL MOORE:

Thank you,

3 ma'am. Carol Havard.

4 CAROL HAVARD:

Good evening,

5 I'm Carol Havard. I live at 316 Trotter Road. I've  
6 lived there for 32 years. I'm just here tonight to  
7 express my opposition to the proposed Glamping RV Park  
8 and Resort. And thank you for listening to all of our  
9 concerns.

10 WILL MOORE:

Thank you,

11 ma'am. Marcia Haddan.

12 MARCIA HADDAN:

Good evening.

13 Thank you for the opportunity to speak. My name is  
14 Marcia Haddan, and I live at 1143 Westwood Drive,  
15 Piedmont, about five minutes from the proposed RV park.  
16 I'm also about five minutes away from my grandchildren  
17 who also reside on Durham Road near the site.

18 Back in July of last year, I spoke to you all in  
19 opposition to a proposed distribution facility at the  
20 corner of I-85 and Highway 8. That project was  
21 unfortunately approved and borders the proposed RV  
22 park. I feel our fight against commercialization of  
23 this area happened then. There was little community  
24 opposition present at that time. Now we're six months  
25 down the road with many land use choices for this  
26 property simply unavailable. What remains is  
27 commercialization of this particular area that will  
28 likely continue.

29 After much consideration I support the proposed RV  
30 park as our best hope of having a buffer against this.  
31 There's seemingly no other farm-like family atmosphere  
32 usage of the property feasible. The applicant has  
33 formed a corporation by his own admission in a way he  
34 can use his retirement funds for this venture and abide  
35 by strict IRS rules with regard to his retirement  
36 funds. He will live on the property and has the  
37 support of the Durham family whose family are longtime  
38 community members. This is not an outside corporation  
39 coming in.

40 The current owner says the land will be sold. Why  
41 risk another large commercial or industrial venture  
42 that would destroy the land. An RV park with a farm-  
43 like atmosphere as is proposed would insulate. Some  
44 statistics for you, sources available. The RV  
45 industry's annual economic impact for South Carolina  
46 congressional district three last year was \$108 million  
47 with 53 million of that being campgrounds and travel.  
48 The largest demographic for RVers is aged 55 to 64,  
49 married and owns a home. Thirty-seven percent of RVers  
50 have income greater than \$100,000 per year. To me many

1 of the concerns regarding the persons choosing to stay  
2 at the park are not backed by documentable facts. The  
3 land is currently owned and being sold by the estate of  
4 Mr. John Durham, Sr. Mr. Durham left a legacy of  
5 farming the land and Mr. Culbertson, the developer,  
6 wants to keep that legacy and heritage alive.

7 Let's at least consider this application without  
8 having unfounded or hyperbolic statements to cloud the  
9 reality. And the reality is this is our best option to  
10 keep this a farm and family community and not have  
11 large scale commercialization creep into our area  
12 anymore than already has. Thank you for your time.

13 WILL MOORE: Thank you,  
14 ma'am. Zachary Haddan. Come forward please, sir.

15 ZACHARY HADDAN: Hey, y'all,  
16 I'm Zack Haddan. I live at 1231 Durham Road. I grew  
17 up in this community, went to Wren High School, went to  
18 Wren Elementary School, all the way through. I own the  
19 largest tract of land that is left on Durham Road. And  
20 I bought it from a Durham about five years ago. I'm  
21 not planning on doing anything with it, but living  
22 there the rest of my life.

23 I knew John David. I met him several times -- you  
24 know, several years ago, and he helped me with stuff at  
25 my property. Building another house. We are staying  
26 on the property; we have five kids. I also own a  
27 camper.

28 That being said, I've spoken to the developer,  
29 I've spoken to multiple Durhams, both those that are  
30 vested and not vested in the interest of this property,  
31 as well as a lot of my neighbors. And I respect all of  
32 y'all and the conclusions that y'all have come to.

33 An RV park isn't ideal. I would love for this  
34 property to remain residential or agriculture. I don't  
35 think that's a possibility. The family has said that  
36 it's going to be sold at this point. This area is  
37 becoming more commercial, it is becoming more  
38 industrial. In fact, Ms. Durham shared that just a few  
39 minutes ago. You can't afford to run a farm here at  
40 this price. You can't afford to buy vacant land to  
41 build a house here at this price. So that's what we're  
42 looking at.

43 The folks are using their life savings for this.  
44 They're planning on living onsite, they want to be good  
45 neighbors, they're going to preserve some of the  
46 heritage of this land. The community is changing some  
47 and I hate to see that. But I think not supporting  
48 this results in something else coming. I would prefer  
49 the buffer of an RV park to an industrial or other  
50 commercial project. You have to trust someone. If

1 what the developer has said is true, he'll be a good  
2 neighbor. If what the Durhams have said is true, we're  
3 going to get commercial or industrial with this  
4 property. Let's take this. That being said, I do  
5 support this project as it's proposed.

6 WILL MOORE: Thank you,  
7 sir. I believe it's Luigi Hayes. Please come forward  
8 and state your name and address, please, sir.

9 LUIGI HAYES: Good evening,  
10 Luigi Hayes. I reside at 910 Hurricane Creek Road,  
11 have lived there for 35 years. I've been a resident of  
12 Anderson County for 72 and a half years. We enjoy our  
13 way of life where we are. There's approximately 30  
14 homes on Hurricane Creek Road from Durham Road to --  
15 down to the creek, Hurricane Creek, which is what  
16 that's named for.

17 Our access is Durham Road or Stegall Road. And  
18 due to the commercial property that we already have,  
19 these roads are in terrible shape and cannot stand  
20 anymore. And as far as exit 32, Highway 8 exit, that  
21 bridge up there, you can't go 10 feet without going  
22 over a patch. It can't handle what it's handling.  
23 You're bringing all these trucks in there with these  
24 warehouses. There's a 67 acre development right in  
25 front of me, and I have no idea how they're going to  
26 get to it. So something's got to be done to the roads.  
27 And most of this will be state and the state does not  
28 move very well. It's taken them two years to build a  
29 bridge down there over Cherokee Road, which is already  
30 interrupting the traffic for these kids going from Wren  
31 to the vocational school.

32 So I'm not opposed to this gentleman and his small  
33 business. I'm a small business owner. I'm not opposed  
34 to the RV park. I'm just opposed to the traffic. And  
35 these roads cannot handle what they have. You are  
36 cutting us off from our access to our work, our  
37 children to school, and all the other activities that  
38 we do, and it's not fair to us. I understand these  
39 people have their property and they can do what they  
40 want to with it and you're going to decide what you  
41 want to. But you have -- your job is to be fair and  
42 equitable to everybody. So you need to consider those  
43 30 people down Hurricane Creek Road that you're cutting  
44 access off to. Thank you for your time.

45 WILL MOORE: Thank you,  
46 sir. Steve, I believe it may be Bartley. I can't  
47 hardly read your writing.

48 STEVE BAILEY: My name is  
49 Steve Bailey. I live at 302 Trotter Road, about a half  
50 mile from this development. And I think we ought to do

1 good for people on Trotter Road, Hurricane Creek Road  
2 and Durham Road. Look out for our neighbors and  
3 friends. So I thank you.

4 WILL MOORE: Thank you,  
5 sir. All right, Vicki Stout. Vicki Stout.

6 All right, moving on. At this time, I'm going to  
7 open it up to a discussion amongst the Planning  
8 Commission. Does anybody have anything they would like  
9 to add?

10 DAN HARVELL: Mr. Chairman,  
11 if I might. When I came in a bit before six, there was  
12 still an excessive line out there. It's possible that  
13 some people that wanted to speak for or against did not  
14 make it to the sign-in list. And I would recommend  
15 that we make that opportunity available, if possible.

16 WILL MOORE: Does anybody  
17 else have something they would like to speak on this  
18 issue? Come forward and state your name and address,  
19 please, sir.

20 TRAVIS DUPREE: Hi, I'm Travis  
21 Dupree. I live at 119 James Lake Way in Powdersville.  
22 It's not within 2000 feet. But I did want to talk  
23 about this gentleman and what he's trying to do. I'm  
24 actually a camper myself. And you know, there's a lot  
25 of discussion about the type of clientele that will  
26 come into a campground like this. And typically, it's  
27 good clientele. I have a 14 year old daughter. I'm a  
28 VP of a nationwide utilities corporation. I have one  
29 of those campers that would blow your mind. I bought  
30 it for my daughter, bought it for my wife. And I've  
31 been telling my wife that there needs to be a  
32 campground, a nice campground in a nearby area, such as  
33 what this gentleman is proposing.

34 I would recommend to you that you come back -- if  
35 they deny you, you come back with a more detailed plan.  
36 Where's the gentleman at? I am so sorry.

37 JANE JONES: Speak in the  
38 microphone so everybody can hear you.

39 TRAVIS DUPREE: I am so  
40 sorry. You come back with a more detailed plan.  
41 Because my background is actually in city  
42 administration. I'm a former engineering manager for a  
43 city. So I highly recommend that you -- if they deny  
44 you, you do some more legwork and show these people  
45 what it's going to look like more in detail, because  
46 that is critical. You go look at Carolina Pines in  
47 Conway, South Carolina. It is absolutely amazing what  
48 they've got there. Now, it's huge. You're talking 400  
49 spots. But it is absolutely amazing.

50 And if this gentleman does it right, you will have

1 an unbelievable atmosphere and a buffer where you won't  
2 have a very large commercial or industrial development.  
3 That's all I've got to say.

4 WILL MOORE: Thank you, sir.

5 All right. Anybody else?

6 JAMIE MCCLAIN: (Inaudible.)

7 WILL MOORE: Hang on one

8 second, Jamie. I've got one more lady that wants to

9 speak. Is there anybody else that wants to speak?

10 This is your last chance. All right, come forward and

11 state your name and address. This is the last one.

12 And then I'll open it back up for the Planning

13 Commission.

14 SHANDA FOWLER: My name is

15 Shanda Fowler and I live on Trotter Road. It backs up

16 to or crosses -- Durham crosses my street. I went

17 around and posted on Facebook to get the petition

18 signed. I've never in my life seen so many people in

19 my community come up and sign. I think we got 336

20 signatures and that's people just coming to our homes.

21 That's not us running around trying to beg them to do

22 it. There are people that came to my front door that

23 I've never met in the 15, almost 16 years I have lived

24 there.

25 We don't want this. We bought our homes because

26 this was our American dream. This may be their

27 American dream, but we bought our homes because that's

28 what we wanted ours to be, living on acreage, waking up

29 with the cows or, you know, or with the roosters

30 crowing in the morning. The more of this that gets

31 going, the less that we have. And that is why most of

32 us out here live out there for that reason. Our kids

33 will no longer be as safe as they are. I have a

34 daughter that's just now starting to drive and two have

35 done finished school and have moved on. They want to

36 be back in the community, they want to purchase land,

37 because that is their home. And this is been stripped

38 from them.

39 The other thing that I know is I knowed Mr. Durham

40 personally, before he passed away. I know he loved his

41 community. I was on the PTO board for almost 13 years

42 at Spearman. And he never once hesitated to help me

43 with anything that I needed for the school. He was

44 always there and willing to do it. I hate to see this

45 be what happens to his land. And I love his children;

46 I do. But I know there's a family feud. And I hate to

47 see that a family feud do something like this that

48 cannot be reversed.

49 So earlier they asked if there's people in here

50 that are opposed to raise their hand. And I'm not sure

1 that everybody heard that. So if you're opposed to  
2 this, will you raise your hand. Thank y'all.

3 WILL MOORE: Thank you.

4 All right, at this time -- I'm sorry, man, I can't  
5 take any more. At this time, I'm going to open it up  
6 for a discussion amongst the Planning Commission.

7 JAMES MCCLAIN: (Inaudible.)

8 WILL MOORE: Jamie, is your  
9 microphone on?

10 JAMES MCCLAIN: It's apparent  
11 that I'm going to have to do some more research on RV  
12 parks because this is the second time we've encountered  
13 this in the last few months. So I promise to do some  
14 more research myself. But I just had a couple of  
15 questions if I could direct them to the developer as it  
16 relates to sort of RV parks in general if that's okay.  
17 I know you're -- I just have a few specifically for  
18 this one.

19 So it says about 47 RV slots in this 14 acres. Is  
20 that sort of the standard ratio? And it looks like  
21 it's about 20 feet apart between each, if the diagram  
22 is right, 20 feet from each slot there. Is that about  
23 how most RV parks are set up?

24 SHANNON CULBERTSON: Actually that  
25 that varies a lot. I'm glad you asked that. One of  
26 the things I didn't mention earlier is Anderson County  
27 rules say that we could put up to 14 spaces per acre.  
28 That's almost 200 spaces in that land. Two hundred.  
29 If we were in it for the almighty dollar, we could make  
30 a lot of money by just mowing everything down, putting  
31 some gravel in there and tracking them in.

32 JAMES MCCLAIN: And there  
33 were some concerns about the sewer capacity for the 47  
34 slots. Has that been ---

35 SHANNON CULBERTSON: We are not  
36 doing septs. There is a sewer line coming in.  
37 That's what that industry has brought -- that big  
38 warehouse, that Love's Travel Stop and that Ryobi  
39 across the interstate, they brought a sewer line. It's  
40 part of my application package. I believe it shows the  
41 sewer line coming right down the property line between  
42 this property and the one that's under development for  
43 that big warehouse. So there'll be no septic tanks.  
44 We'll do ground runoff mitigation. There's no water  
45 table interference. We've got public utilities at the  
46 road, and sewer coming right by the line.

47 JAMES MCCLAIN: Great. And  
48 then there on the little log cabin. So again, I'm not  
49 -- excuse my ignorance -- but if you're sort of  
50 bringing in an RV, I guess you're going to be sleeping

1 in your RV. So the five cabins is going to be geared  
2 more towards -- will that be like posted on VRBO or are  
3 we staying in those cabins?

4 SHANNON CULBERTSON: It's still  
5 part of the campground. It's still managed by us. I'd  
6 like to share just personal experience here. We  
7 brought our -- we get our family together every year  
8 for the holidays. And we always do a theme. We either  
9 go on a cruise or we get a big cabin in the mountains  
10 somewhere. We always do -- try to do something. This  
11 year we brought them all to the campground. So the  
12 campground we're at right now has five cabins. We  
13 rented them all and we brought in two more RVs to get  
14 everyone ---

15 JAMES MCCLAIN: So that --  
16 so you use it -- it's like for extended families  
17 sometimes to use RV parks who have cabins for like  
18 extended guests.

19 JANE JONES: You will just  
20 rent these out separately.

21 SHANNON CULBERTSON: Yeah. And  
22 again, you know ---

23 JANE JONES: I just --  
24 answer just ---

25 SHANNON CULBERTSON: Yes. And as  
26 far as duration goes, you know, we're very open and  
27 willing to limit it to what people are comfortable  
28 with. And I also want to mention, campgrounds fall  
29 under the same rules as hotels. So screening people  
30 that come into a hotel, no one has ever had to submit a  
31 background check or any additional screening  
32 requirements just to stay at a hotel.

33 JAMES MCCLAIN: And then the  
34 last concern -- I'm just trying to conserve time.  
35 Everybody's anxious to move on. On the concern about  
36 the actual turn from Highway 8 there onto the Durham  
37 Road, have you personally tried to maneuver an RV on  
38 that turn?

39 SHANNON CULBERTSON: Yes, sir.  
40 It's very easy if you come in from the opposite  
41 direction. I wouldn't advise anyone to take that exit  
42 and try to make an immediate right hand turn.

43 JANE JONES: How are you  
44 going to get in there?

45 SHANNON CULBERTSON: Great  
46 question. How about that 13 acres Love's Truck Stop at  
47 the end of the road.

48 JAMES MCCLAIN: Just address  
49 -- you can address ---

50 WILL MOORE: We're not

1 going to get into a question and answer. State what  
2 you've got to say and let's move on.

3 SHANNON CULBERTSON: Also as far  
4 as infrastructure, road infrastructure, it's my  
5 understanding that there are plans, and I'm not sure  
6 what the county has going on or state or anybody, but  
7 it was my understanding that when that warehouse was  
8 approved that -- and Love's Truck Stop was approved  
9 that they're paying for -- I read an article where  
10 they're paying for roadwork to be done and the  
11 streetlight there, it's going to be widened. I think  
12 there's a new bridge. There's lots of infrastructure  
13 that needs to support that, you know, giant trucking  
14 terminal that's coming in.

15 JAMES MCCLAIN: Just one  
16 last. And I just have one more question. I'm so  
17 sorry. But when I say I guess if there's not any  
18 improvements in that, in that roadway widening or  
19 whatever, and if this were to be a project in the  
20 future, would it be in your renting or soliciting sort  
21 of business there, would you sort of notify them that  
22 they may not be able to sort of make that turn? And  
23 they would need to ---

24 SHANNON CULBERTSON: Absolutely,  
25 absolutely, we would advise either go down an exit and  
26 come back. We would try to make it as easy as  
27 possible, because I wouldn't want to get my RV stuck.  
28 I don't know anybody that's willing to make those kinds  
29 of risks, especially with some of them that cost as  
30 much as they do. You sure don't want to damage your  
31 home like that.

32 JAMES MCCLAIN: Okay,  
33 thanks. That's all I have.

34 DONNA MATTHEWS: I have a  
35 question. The sewer line that you said they're going  
36 to run.

37 SHANNON CULBERTSON: It's already  
38 coming through.

39 DONNA MATTHEWS: It's already  
40 coming through. So it's -- by the time you have your  
41 RV park set up, this sewer line will be finished?

42  
43 SHANNON CULBERTSON: Yes, ma'am.

44 DONNA MATTHEWS: Because you  
45 had said earlier that there was a weigh station at the  
46 Love's. So I wanted to make sure you are not depending  
47 on that weigh station.

48 SHANNON CULBERTSON: No, ma'am.  
49 No, no, not at all.

50 DONNA MATTHEWS: Okay. And you

1 said something earlier about basically high end campers  
2 RVs. How are you going to ensure that?

3 SHANNON CULBERTSON: So there's a  
4 lot of guidelines out there now that have a 10 year  
5 rule, we intend to follow that same philosophy, it  
6 works well. If your rig is less than 10 years old, we  
7 -- it's conceivable that it's still in good use. When  
8 it arrives, if it's anything less, we have the right to  
9 refuse.

10 The other thing is there's a lot of folks that  
11 have older ones that we say, if you're older than 10  
12 years, send us a picture. Because there's a lot of  
13 people that are renovating, you know, Airstreams and  
14 then Teardrops and a lot of older ones that are  
15 magnificent, they're beautiful. They're putting in  
16 high end teak wood interiors and quartz countertops. I  
17 mean, they're really nice.

18 WILL MOORE: All right,  
19 anybody else?

20 DAN HARVELL: Mr. Chairman,  
21 I have a question for staff. Did I miss it or is there  
22 -- are there any traffic figures on this road?

23 WILL MOORE: Let's have  
24 Gaye come to the mic. Ms. Sprague, if you would  
25 elaborate on our traffic for this project, please,  
26 ma'am.

27 GAYE SPRAGUE: Thank you.  
28 Our ordinance calls for a full traffic study for 100  
29 trips. Thank you, our ordinance calls for a traffic  
30 study, a full study, if a development generates 100  
31 trips in a peak hour. And in the highest peak hour,  
32 the estimated trip generation for this is 23. So I do  
33 not have a volume on Durham, but the highest peak hour,  
34 peak of the peak, peak hour for a development of this  
35 size and this use is 23 trips. That's going in is a  
36 trip and coming out is a trip.

37 DAN HARVELL: Okay, but  
38 while you're still here, may I also ask, I've talked  
39 with some people that are out here that are concerned  
40 -- this is my district -- that I have been told and I'd  
41 like for you to confirm this one way or the other if  
42 you can, that one of those bridges on the road is is  
43 load limited and it would not be sufficient for certain  
44 RVs. Do you know that to be a fact?

45 GAYE SPRAGUE: I'm sorry. I  
46 don't know. Because we didn't have to do a traffic  
47 study. I don't know.

48 DAN HARVELL: Is there a  
49 bridge of lesser construction?

50 GAYE SPRAGUE: I'm sorry, I

1 can't answer the question. I'm sorry.

2 WILL MOORE: Thank you.

3 All right. At this time anybody else have anything  
4 they'd like to add?

5 JANE JONES: I have a  
6 couple. Someone brought up the fact that they might be  
7 in favor of this, because it was the lesser of two  
8 evils, possibly. If we don't allow this, then maybe  
9 the next thing would be worse.

10 I think as far as our decision tonight, we need to  
11 focus on this project and not, you know, go down that  
12 rabbit trail, so to speak, because we don't have any  
13 idea what the next thing might be. But I think we need  
14 to focus on just the features and qualities of this  
15 project when we make our decision. Because I'm  
16 concerned about the fact that there's no limit on the  
17 stay. We're getting so many of these RV parks coming  
18 into this area, which like somebody said, we don't have  
19 a river or a lake. And you just -- you don't want  
20 people coming in and just staying without -- just call  
21 it an RV park. We have to consider this project.

22 And this is a pretty big job for him and his wife  
23 to maintain this farm and the pool and the laundry and  
24 the store and all these sites. Always with these  
25 parks, I'm concerned about, you know, the upkeep and  
26 the maintenance, the supervision, the supervision  
27 within the park, because law enforcement comes if you  
28 break a law, they don't just come around and patrol. I  
29 just want us to keep focused on this project.

30 WILL MOORE: Okay, thank  
31 you, ma'am. All right. At this time, I'm going to go  
32 ahead and open up the floor for a motion.

33 DAN HARVELL: Mr. Chairman,  
34 since this is my district, and I've had a lot of input  
35 on this, based on the input that I've had, and I will  
36 just throw this to the vote, I will make a motion that  
37 this be denied.

38 WILL MOORE: Do I have a  
39 second?

40 JANE JONES: Second.

41 WILL MOORE: All right.  
42 One last discussion before we move in to a final vote.  
43 Is there anything anybody else would like to add?

44 DONNA MATTHEWS: I would like to  
45 ask is this -- someone had stated earlier that this was  
46 already a commercial property. On our docket it says  
47 commercial, residential and vacant. That confuses me.  
48 Is it commercial?

49 JAMES MCCLAIN: I think the  
50 issue was that any loan from a bank is going to be

1 considered a commercial loan -- commercial mortgage  
2 because of all the cell towers.

3 WILL MOORE: Anybody else  
4 before we move into a final vote? We're all clear.  
5 All right. At this time we're going to go ahead and  
6 move into a final vote. If you're in favor of the  
7 denial, please raise your right hand. It is denied.

8 **APPLAUSE**

9 WILL MOORE: All right, at  
10 this time we'll move on to the next item on the agenda  
11 which is a land use review, Green Pond. That was  
12 cancelled. I'm sorry.

13 Land use review Oak Park located on Dixie Drive,  
14 Council District 2. Please exit quietly.

15 All right. At this time I'm going to turn it over  
16 for a staff report.

17 TIM CARTEE: Thanks, Mr.  
18 Chairman. This is Oak Park Townhome Development. Nine  
19 hundred and ten property owners within a 2,000 foot  
20 radius were notified via postcard. The applicant is  
21 Scout Development, Chris Hill. The engineer of record  
22 is Keith Green. Located on Dixie Drive, which is a  
23 state road. It's Council District 2. Surrounding land  
24 use is commercial and residential. The property is  
25 unzoned. Number of acres is 32. Number of units is  
26 181. And no variance is requested.

27 The required off street parking is listed for one  
28 bedroom unit, one and a half spaces are required and  
29 for two or more bedroom, two spaces are required for  
30 each townhome unit, for a total of 362 parking spaces,  
31 plus 91 additional spaces are shown in the site plan.  
32 Nine separate parking areas are shown on the site plan  
33 adjacent to the units. Parking is allowed within the  
34 setback area. However, no part of the building is  
35 allowed to encroach within the setback area. The  
36 traffic impact analysis on Dixie Drive is classified as  
37 a collector road with no maximum trips per day. An  
38 encroachment permit shall be required by South Carolina  
39 Department of Transportation.

40 Here's the overall aerial map showing the  
41 property. I apologize, Mr. Chairman, there's not a map  
42 showing the layout on here, but you should have it in  
43 your packet showing the layout.

44 WILL MOORE: Just need to  
45 lay eyes on that one more time. You guys go ahead and  
46 look at it in your packet, please. All right.

47 TIM CARTEE: Yeah, the site  
48 plan, you can see where it has two entrances coming in  
49 and off of Dixon Drive. And it's right there close to  
50 Watson Village Shopping Center. So it's in a great

1 location for this development for walking to  
2 businesses.

3 And staff recommends approval, for this project  
4 has met the requirements in Chapter 24 Land Use.

5 Thank you, Mr. Chairman.

6 WILL MOORE: Thank you,  
7 sir. All right. At this time, I'm going to move into  
8 a developer presentation. Do we have somebody  
9 representing this project? If you would come forward  
10 and state your name and address, please, sir.

11 CHRIS HILL: Yes, sir. My  
12 name is Chris Hill. I'm with Scout Realty Group. I  
13 live at 880 South Pleasantburg in Greenville, South  
14 Carolina.

15 I am coming here today obviously seeking approval  
16 of a townhome subdivision on Dixie. I've actually been  
17 involved with this property since, I believe, four  
18 years ago driving around with Miss Gracie Floyd before  
19 she passed away. And just as time has passed, it  
20 finally has come to a point where we thought we could  
21 actually get this deal to pencil. My -- you know, I  
22 did meet with the neighbors and with the current  
23 council member. And it was exactly what I expected.  
24 Everybody's is kind of mad about traffic and schools  
25 and things like that. And understand that.

26 But I do believe what we want to do here, and I've  
27 got images of the actual product that we intend to  
28 build there. We're not doing anything subsidized.  
29 We're not doing anything like -- it is a market rate  
30 type of a product. Very nice finishes. And I really  
31 think what we're trying to do will actually elevate and  
32 be helpful to the overall changes that we all want to  
33 see in Homeland Park.

34 You know, when a retailer comes in -- and there's  
35 a commercial property adjacent to this, that I've also  
36 worked with the same owner on. We're having trouble  
37 getting any kind of retailer interest because they just  
38 immediately look at rooftop counts in the general area.  
39 And then they look at average incomes and they say,  
40 well, you know, there's vape shops and it's tattoos,  
41 we're not going there. I do think adding people with  
42 discretionary incomes that are coming into very nice  
43 homes will be a positive thing for the Homeland Park  
44 area.

45 So if you guys are interested in seeing the  
46 renderings of the product, I'll pass that around. But  
47 open to any questions.

48 WILL MOORE: All right,  
49 thank you, sir.

50 JAMES MCCLAIN: Mr. Chairman,

1 may I ask a question?  
2 WILL MOORE: Sure. Go  
3 ahead.  
4 JAMES MCCLAIN: Yeah. How  
5 many units is it?  
6 CHRIS HILL: So the  
7 original layout was, I believe, about 265 or 280. We  
8 dropped it down to 183.  
9 JAMES MCCLAIN: I see. Okay.  
10 Okay. I got it.  
11 JANE JONES: And you  
12 mentioned income. What are you -- what's the rent on  
13 these?  
14 CHRIS HILL: They're going  
15 to be north of \$1,000, \$1,200 a month. It'll be the --  
16 it will be the highest rents in the Homeland Park  
17 market for sure. Now, we're not doing a tiny home deal  
18 again. We're not doing subsidized. These are 14 to  
19 1,600 square foot units. Two story with I believe  
20 garages.  
21 JANE JONES: I guess you  
22 research the market for this type of housing.  
23 CHRIS HILL: Yes, ma'am.  
24 We have. And it -- I mentioned earlier, four years  
25 ago, we wouldn't have done it. But as pressures have  
26 pushed on -- you know, housing is growing in this  
27 market, and we need more housing. The job base is  
28 still growing in this general area and as the pressures  
29 have pushed, it's created the opportunity.  
30 JANE JONES: Homeland Park  
31 needs single family. There's an awful lot of  
32 apartments and townhouses down there. I made a little  
33 trip down through there last Saturday.  
34 CHRIS HILL: Understood.  
35 The reality in Homeland Park, once you do the math, if  
36 I develop this as single family the cost to develop a  
37 single family -- you just -- you can't sell the house.  
38 DONNA MATTHEWS: You had made  
39 a comment about the retail stores when they count  
40 rooftops, but you do understand within just a couple of  
41 mile radius we have a development for 258. That's 258  
42 rooftops. And we have Meadow Run and we have Ashley  
43 and then -- so we have the roof tops. They're just in  
44 apartment type settings.  
45 CHRIS HILL: Right.  
46 WILL MOORE: Anybody else?  
47 All right, thank you, sir.  
48 At this time, I will move into public comments.  
49 Connie Jameson, please come forward and state your name  
50 and address, please, ma'am.

1                   CONNIE JAMESON:                   Thank you for  
2 the opportunity. I truly hope that I will be able to  
3 say what I needed to -- need to say. My name is Connie  
4 Jameson. I live at 314 Claudine Drive, which is right  
5 behind this tract of property. I've lived here for 43  
6 years. We have spent our life developing our home to  
7 be something that would be a pleasure to see in a  
8 community.

9           Now the biggest problem I see here is, number one,  
10 access to this is unbelievably wrong. The traffic in  
11 our area is getting worse by the day. The apartments  
12 are not finished, the 258. Our schools, Homeland Park  
13 Elementary that has only kindergarten, first and second  
14 grade is just short of being max filled. The  
15 apartments aren't built yet. And Varennes Elementary  
16 that holds third, fourth and fifth grade, they are a  
17 little better off. But there again the apartments  
18 aren't done. The traffic -- when you come down Highway  
19 28 and have to turn to the left at -- right in front of  
20 Food Lion, you might sit through that traffic light,  
21 right now, two times and that's the longest traffic  
22 light I have ever sat through in my entire life. My  
23 husband and I used to carry out a full fledge  
24 conversation when we would come back from Tri County  
25 teaching.

26           This area does not need another development that's  
27 going to basically be for rent. Because eventually,  
28 whether anyone likes it or not, it's going to become  
29 section eight housing. And we don't need any more of  
30 that. Every time someone opens their mouth about  
31 Homeland Park, well you know it's Homeland Park.  
32 That's why it's the way it is. We don't want any more.  
33 We have spent our life living in this area and it might  
34 be a nice thing to do, but not right in the middle of  
35 where there is so much -- so many people in one little  
36 small space. And we haven't even dealt with the  
37 traffic with the apartments that are being built.

38           So I really hope you will consider to vote no on  
39 this proposal. Thank you very much.

40           WILL MOORE:                   Thank you,  
41 ma'am. Sarah Ashworth, please come forward and state  
42 your name and address, please, ma'am.

43           SARAH ASHMORE:                   Yes, my name  
44 is Sarah Ashworth. The address is also 314 Claudine  
45 Drive. That is my mother. I grew up in that area,  
46 spent my whole life there, had a great childhood. But  
47 we also had no apartments. Since I have left, I have  
48 looked around and seen there's nothing but government  
49 based apartments throughout Homeland Park everywhere.  
50 The crime rate up. Shootings up. Why would you want

1 to build more apartments around single family homes?  
2 People want to raise their families there. You can't  
3 do that when you have crime rates going up. Who's  
4 going to put out a fire when all of these apartments  
5 that start going up in fire? We have Homeland Park  
6 Fire Department. That's it. That's all we have.  
7 They're volunteer. They're not city; it's not Anderson  
8 City. Homeland Park Fire Department is volunteers.  
9 You go take a drive to Homeland Park and look at all of  
10 the apartment complexes that are being built right now.  
11 Who's going to put that out? Who's going to take care  
12 of the water? We have Homeland Park water, that's it.

13 Homeland Park keeps getting pushed to the side  
14 like it's not an important place to live. We live  
15 there. We want to continue to live there. But we  
16 can't continue to live in crime. We can't continue to  
17 let people come in here and base stuff off of people's  
18 income. Because us working people, we work hard for  
19 our income. We don't get to sit at home and let  
20 someone else pay our bills. We get up every day and we  
21 are blue collar and we pay for it. But we work hard  
22 for that single family home.

23 So all I ask is when y'all sit down to take a vote  
24 on this, please take in all the factors for our  
25 schools, our children, the water, the fire stations.  
26 We need your help to make Homeland Park better. But  
27 adding 181 units on top of the 258 that have not been  
28 opened yet is not going to help us in any way.

29 Thank y'all.

30 WILL MOORE: Thank you,  
31 ma'am. Walter Lanier. Come forward and state your  
32 name and address, please, sir.

33 WALTER LANIER: Yes, my name  
34 is Walter Lanier. I am from 3703 Allston Street,  
35 Homeland Park, South Carolina.

36 First of all, I'd like to say thank you to each  
37 and everyone that came tonight to speak on behalf of  
38 Homeland Park. What I wrote down was, I'm here to show  
39 my opposition to the development on Dixie Drive where  
40 you may -- where you may not see many residents from  
41 here -- from Homeland Park here tonight it's because  
42 their spirit has been broken by this committee. And we  
43 believed that we had a voice when we came here with  
44 past encounters. It appears that we don't. And I hope  
45 that you understand that's why so many people didn't  
46 show up.

47 They call me the mayor of Homeland Park for a  
48 reason. Now I'm here to speak on everyone who didn't  
49 come who felt like they did not have a voice when those  
50 tiny homes were pushed on us and when those 258 unit

1 apartment complexes were pushed on us.  
2 And what I like to say is this. I like to keep it  
3 simple. Homeland Park Primary currently has 422  
4 students enrolled with a capacity of 440. Twenty-eight  
5 more students in the school is over capacity. The 258  
6 unit apartment complex will take care of that. Surely  
7 you all know the impact overcrowded schools have on our  
8 children's education. Our children are the most  
9 important thing to us and the future of our community.  
10 We wish for them to have the same opportunity in those  
11 areas that have more political power than ours. Much  
12 of what is happening to our area is classical municipal  
13 disinvestment.

14 I don't want to hear from developers or anyone  
15 else that with developments that schools will be built.  
16 That's passing the buck to someone else. Homeland Park  
17 has been neglected by this county from its inception.  
18 We live there and we personally see and experience the  
19 neglect towards our community. Bringing in more  
20 housing will not solve the issues. No other  
21 development approved in our area has brought -- has  
22 caused roads to be fixed, new schools to be built or  
23 extra revenue for fire, police, EMS, water or sewer to  
24 serve us. It's only brought tax revenue for the county  
25 that Homeland Park has not benefitted from. I assure  
26 you that Starbucks and Tractor Supply did not agree to  
27 build here because of the tiny homes and the apartment  
28 complexes or because our income is so low.

29 At this time, Homeland Park as I speak for all of  
30 those in Homeland Park who come to our meetings, at  
31 this time Homeland Park would ask that all housing and  
32 development, including this in our area, cease and  
33 allow us the chance to incorporate Homeland Park into a  
34 township so that we may govern ourselves.

35 And last, I'd like to say, you can deny an RV park  
36 at the last meeting over a small road and a retention  
37 pond, then you can surely deny the development at  
38 Homeland Park with all of our concerns and set a  
39 precedent to developers that there's no need to waste  
40 their time in Homeland Park. Thank you.

41 WILL MOORE: Thank you,  
42 sir. Richard Lanier.

43 RICHARD LANIER: Yes, I'm  
44 Richard Lanier, 309 Winfield Drive. I am 53 years old.  
45 I've lived there all my life. We don't want this. And  
46 I'm going to say this. They was talking about you  
47 can't sell. I just sold a single family dwelling there  
48 for \$197,000. So houses can be sold. We just don't  
49 need this. My brother said enough for us. Thank you.

50 WILL MOORE: Thank you,

1 sir. All right. Through with public comments.

2 DAN HARVELL: Mr. Chairman,  
3 excuse me, point of order, please. Is there anyone  
4 else -- could we allow, and I'm asking you, could we  
5 allow anyone that was stuck in the line out there that  
6 couldn't get in to sign on time to speak if they're  
7 here?

8 WILL MOORE: These three  
9 guys right here. That's all I'm giving. Come forward  
10 and state your name and address, please, sir.

11 DON KING: Thank you for  
12 this opportunity. My name is Don King. I'm a Homeland  
13 Park Water Commissioner. I live at 513 Choctaw Street  
14 in Anderson.

15 I'm 66 years old as of four days ago. I can  
16 remember back when Anderson Gardens was a beautiful  
17 place to live. And then it died. Then we had Meadow  
18 Run; was a lovely place. And then it died. There's  
19 murders that happen right in front of it, right across  
20 the street. This is what we are cursed with. We keep  
21 getting development that we come here and beg and  
22 plead, don't send it down there because we know, we've  
23 watched it happen, it starts off as a beautiful thing.  
24 And then it goes downhill.

25 What we're going to have a problem with, right now  
26 it's okay, and maybe this one will be okay. But we're  
27 going to have our schools at full capacity. These  
28 people down here that live in Homeland Park, we are the  
29 second poorest district in the state of South Carolina.  
30 We can't get up and move when things get bad like that.  
31 We have to deal with them. And we can't get the proper  
32 police protection down there to do anything. There's  
33 no task force working. The meth that's being sold down  
34 there in Homeland Park, there's nobody working on that  
35 that we see.

36 And I'm a water commissioner. Yeah, we can take  
37 this in, we can take this in on our water and sewer.  
38 But how much more? Because between this one, and the  
39 two that we've got down on Shockley Ferry, before it  
40 gets done, we're going to be at capacity. And there's  
41 no hope in the future that I see that anybody from the  
42 county or the state is going to come down and help us  
43 and give us the kind of grants we're going to need to  
44 expand, to be able to say, hey, okay, we're okay. If a  
45 tornado comes down and knocks one of our water towers  
46 down, we'll be able to get everybody water. We're not  
47 going to be able to say that if they don't stop this.

48 And this is not the kind of growth we want. We  
49 want progressive growth. We want people that come in  
50 and they invest in the place, that they pay taxes, that

1 they have homes, that they have futures, that they have  
2 a reason to come down and work with these schools and  
3 whatnot. And it's time and time again. And we can't  
4 even get anybody to come anymore. Because they're  
5 like, no, that Planning Commission is not going to hear  
6 you. We keep begging y'all, please give us a break  
7 from this unwanted development. I promise you the  
8 people that voted for me and put me in office I  
9 guarantee 95% of the people agree with me.

10 WILL MOORE: I'm sorry,  
11 your time is up.

12 DON KING: Yes sir.

13 WILL MOORE: Next guy, come  
14 forward and state your name and address, please, sir.

15 LANDRICK POND: My name is  
16 Landrick Pond. My wife and I moved into 307 Dixie  
17 Drive about five years ago. The comment he made about  
18 resale is a lie. I own the biggest property on Dixie  
19 Drive. And when I bought it, it was one oh three.  
20 It's now worth two fifty. So that's a lie. That was  
21 an absolute lie.

22 I'm glad the commissioner spoke just now because  
23 that was going to be my next concern. In that  
24 community, we're always getting alerts to burn water,  
25 because something happens, whether it's from an  
26 accident or pollution, something is always happening  
27 with Homeland Park water. We have to boil it. So I  
28 don't even think that they are able to accept this and  
29 it's going to make it terrible as far as water goes.  
30 Crime is up, for sure.

31 Now, about six months ago, I wasn't at home, I was  
32 gone away on business. My wife called the police. It  
33 was 30 minutes before they could dispatch somebody to  
34 my house. And there was a man out there beating on the  
35 door that was not a friend of me and not a friend of my  
36 wife. You see what I'm saying? And he wasn't saying  
37 nothing when my wife was asking, hey, who is that? So  
38 I had my wife, listen, you go get my gun. And if  
39 anybody enters my home, you shoot them. So there's no  
40 way police is going to be able to keep up with this  
41 development. It won't work. It absolutely will not  
42 work.

43 And like I say, me and my neighbor -- well, me and  
44 my wife, we got the biggest property on Dixie Drive.  
45 And then my neighbor has the second biggest property on  
46 Dixie Drive. He wasn't able to make it tonight because  
47 he's at work. But his thoughts on it is he sure don't  
48 want to either.

49 And you know, everybody, for some reason,  
50 everybody didn't get this postcard. Everybody did not

1 receive this postcard. My neighbor, Mr. Chester.  
2 Well, my neighbor Calla Quinton, they didn't get the  
3 postcard. So not everybody even received a notice this  
4 was coming. And matter of fact, when I was asking  
5 people were they coming to the meeting tonight, they  
6 didn't even know what I was talking about. So that's  
7 another problem.

8 But thanks. That's all I had to say. I'm really  
9 opposed to this and I know all my neighbors oppose it.  
10 And I don't even think the community could keep up with  
11 it.

12 WILL MOORE: Thank you,  
13 sir. Sir, come forward and state your name and  
14 address, please, sir.

15 ROD THOMPSON: Rod Thompson,  
16 709 George Albert Blake Road. I've been a resident in  
17 Homeland Park almost for 19 years. And I know I speak  
18 for the minority. I know I understand my man, Landry,  
19 he's a homeowner. You know, he stays right across the  
20 street from me. I understand that.

21 I'm all for development. You know, I like to see  
22 things go up, you know. And I know people worry about  
23 a bad thing. About the property value I understand  
24 that. You know, I probably would feel the same way if  
25 I was staying across the street. You know, but I'm two  
26 blocks over. And I understand what people say. I'm  
27 all for it, but, you know, I understand what people are  
28 saying.

29 Like say I like to see things go up. If you don't  
30 put a development there, what are you going to put  
31 there? You know, we've got a lot of eyesores at  
32 Homeland Park. Things going up but it's a lot of  
33 vacant land. It could be developed but or not be  
34 developed. But like I say people don't want to come  
35 down there. But if we don't put the development there  
36 what is you going to put there? Are you going to just  
37 keep it as a just a vacant lot and it get overgrown?  
38 That's all I'm going to say.

39 WILL MOORE: Thank you.  
40 sir.

41 All right. At this time, I'm going to open it up  
42 for a discussion amongst the Planning Commission.  
43 Would anybody like to add anything?

44 DONNA MATTHEWS: I would like  
45 to ask the gentleman that was the water commissioner.  
46 Why do they have to boil water? Why do you have to --  
47 is there a problem with the amount?

48 WATER COMMISSIONER: (Inaudible.)

49 WILL MOORE: Sir, come to  
50 the microphone so everybody can hear you, please, sir.

1                   WATER COMMISSIONER:                   The gentleman  
2 you were speaking to a minute ago, his name is Don  
3 King. He's a recently elected water commissioner.  
4 He's just now learning the ropes. I'm on my second  
5 term as a Homeland Park Water Commission, an elected  
6 official.

7           To answer your question with the boil water  
8 advisories and those types of things, it's because we  
9 have a 70 year old system. And we run off of special  
10 purpose district, if you're familiar with that. That's  
11 a very small tax base that comes out. We can only  
12 borrow so much money every so many years, and we have  
13 to pay those GOB bonds back. And like currently, right  
14 now, we do have -- trying to replace new lines.

15          What we're dealt with, people like me, who's a new  
16 commissioner, who was elected by the people in Homeland  
17 Park, and Don, is fixing the problems of commissioners  
18 in the past who should have been upgrading all along.  
19 It should have been a continual process. So what we're  
20 dealing with is old galvanized lines, water breaks.  
21 Specifically in the area he's talking about in that  
22 neighborhood, there's a fire hydrant that's been hit  
23 several times. That happens, it's an automatic, we  
24 want to do a boil water advisories to make people safe.  
25 And while I personally, and I don't mean to not address  
26 you, but to address him personally, like, I hate the  
27 fact that we can't get lines in the ground a lot  
28 faster. But as everyone here knows that works in any  
29 type of government, it doesn't happen overnight. Me  
30 and Don are also working to try to get grants through  
31 rural water to try to speed this process up. Because  
32 just like the gentleman here who said he lives on  
33 Dixie, I live in a neighborhood, too. They get the  
34 same effect with these old 70 year -- my community was  
35 built in 1968 and I have to deal with the same  
36 problems.

37          We do currently have some things, but that's the  
38 issue is these seventy year old water lines that we can  
39 only replace as we get the money, and a lot of reasons  
40 why our community wants to be incorporate as a township  
41 so that we can govern ourselves, and that we can put  
42 more money into our infrastructure.

43               DONNA MATTHEWS:                   So would this  
44 be a burden on the water system that's in place now?  
45 Would this cause an effect one way or the other?

46               WATER COMMISSIONER:                   Yes, it could.  
47 Specifically, that side has more sewer capacity than  
48 the 81 where the -- excuse me -- the tiny homes and the  
49 258 unit apartment complex. Anything else gets put up  
50 there, we have no more sewer capacity, we have no more

1 room for growth. This side goes to a different -- this  
2 is a different area. It's just like any other place  
3 that I discuss with people. Developers can come and  
4 bring you guys things, saying, yes, we have a fire  
5 department. Yes, we have a school. Yes, we have  
6 water, but no one's getting the details. Like, what is  
7 that -- how old is the line? You know, what size is  
8 the line? And I want to -- I want to say off the top  
9 of my head, I'm sorry, Homeland Park is 4.7 square  
10 miles and miles and miles of water -- I want to say  
11 there's maybe a two inch main coming down his road,  
12 which means who's going to pay for that infrastructure?  
13 Because it's Homeland Park. And I don't want to say  
14 anything that's going to get me an ethics violation.  
15 But like, I don't think Homeland Park should have to  
16 pay for it. Because why should Homeland Park water --  
17 if I go -- if me and other commissioners make a motion  
18 to start putting new water lines in the ground for  
19 people, then I'm spending that man's money, and he's  
20 suffering. He deserves a new line long before these  
21 new places come in. And that's a burden. And that's  
22 why we've recently tried to put in things like impact  
23 fees to try to subsidize this type of thing.

24 DONNA MATTHEWS: Okay.  
25 And you had made -- I think it was you had made a  
26 comment earlier about the schools and I missed some of  
27 what you said. You said Homeland Park was at capacity?

28 WATER COMMISSIONER: Homeland Park  
29 can hold 28 more kids. I didn't bring a printout. I  
30 can email it to you. It is very current from District  
31 5. They can hold 440 children; that's their capacity.  
32 They're currently at 422 if my math's right, that's 28  
33 children. Westside High School is at like 1700  
34 something, so they can hold maybe 70 more kids.  
35 Varennes is not doing too bad; they can hold 200  
36 something more. Robert Anderson is close to capacity  
37 also.

38 And also, and I don't mean to take too much time,  
39 the fire department was spoke of. Another thing that I  
40 wish people would look into, yes, you can get a form  
41 from any developer saying that Homeland Park has a fire  
42 department. What no one's telling you is that -- you  
43 can ask if you can -- please call the fire department  
44 tomorrow and verify that I'm telling the truth.  
45 Homeland Park Fire Department is the busiest fire  
46 department in all of Anderson County when it comes to  
47 volunteer fire. And they don't fight fire just in  
48 Homeland Park. They can't get money when they send out  
49 letters for donations when they send it to people in  
50 their district because they fight all the way up the

1 West Franklin Street. And people don't know that  
2 Homeland Park is their fire department. And we are the  
3 second -- sorry -- we are the busiest and we have been  
4 consecutively the busiest. And there's no money coming  
5 our way for that. I'm the one who goes out there and  
6 -- I'm not even a firemen -- and does boot drives to  
7 help raise money at every boot drive because of my  
8 community.

9 WILL MOORE: Thank you,  
10 sir. Anybody else have anything?

11 CHRIS HILL: Can I just  
12 respond to the infrastructure question?

13 WILL MOORE: Real quick.  
14 CHRIS HILL: Yeah, just  
15 real quick. I'm very used to adding force mains for  
16 sewer. I'm used to adding water lines when -- he  
17 mentioned a two inch which I agree would probably not  
18 be sufficient to serve this. So that is something that  
19 as we engineer this out, they'll say your requirement  
20 is to add these lines. And we're fully prepared to do  
21 whatever we need to do to get capacity.

22 WILL MOORE: Thank you,  
23 sir.

24 All right, at this time anybody else have anything  
25 they want to say?

26 DAN HARVELL: I would like  
27 to ask, and this was before I was on the commission,  
28 but the development between 29 and 81, is that section  
29 8? Is that government housing? Is that intended to be  
30 that? Or is it not at this time?

31 WILL MOORE: Can anyone ---  
32 MALE: It will be one  
33 day.

34 WILL MOORE: Staff?  
35 MALE: That's what  
36 the normal procedure usually is. It's like Anderson  
37 Garden and Meadow Run, they start out great.

38 WILL MOORE: Call to order.  
39 We're not going to get into a question and answer.  
40 This is a different project. Let's focus on the  
41 project we're on.

42 DAN HARVELL: Mr. Chairman,  
43 understand, I was asking the staff on that. So staff,  
44 what is your answer to that? It was not section 8 to  
45 start with. I mean, it's not intended at this time?

46 TIM CARTEE: It is not. It  
47 is from -- it's an apartment complex that's not  
48 intended for section 8 the way it was permitted.

49 DAN HARVELL: What  
50 enforcement, if any, do we have going forward that it

1 will not revert to that?

2 TIM CARTEE: Mr. Chairman,

3 I can't answer that question.

4 WILL MOORE: All right,

5 thank you. Does anybody else have anything they want  
6 to add?

7 All right, at this time, I will open the floor up  
8 for a motion.

9 DONNA MATTHEWS: This is my  
10 district. And this has weighed heavy on me. I'm going  
11 to ask the commission to deny this project, because  
12 public health, safety and the general welfare.

13 WILL MOORE: Do I have a  
14 second?

15 JANE JONES: Second.

16 WILL MOORE: All right. A  
17 second on the floor. At this time, one last discussion  
18 amongst the Planning Commission before we move into a  
19 final vote. Anybody else?

20 DONNA MATTHEWS: This may be  
21 out of line, but I want to say this. This is my  
22 district. This piece of property would make an ideal  
23 location for something. But we have so much crime, so  
24 many properties, so many apartments that's already in  
25 place. And that is my biggest concern.

26 WILL MOORE: Thank you,  
27 ma'am.

28 All right, at this time, I'm going to move into a  
29 final vote. All in favor of the denial, please raise  
30 your right hand. The project fails.

31 All right. Moving on to -- that's all of old  
32 business. Moving on to new business. At this time, I  
33 would ask staff to go over the preliminary subdivision  
34 at Walker's Point located on McGee Road.

35 BRITTANY MCABEE: Thank you, Mr.  
36 Chairman. This is Walker's Point, Phase 2. 287  
37 property owners within a 2000 foot radius were notified  
38 via postcard. Walker's Point Phase 1 was originally  
39 approved by the Planning Commission as North Point  
40 subdivision on April 12, 2016. The intended  
41 development is single family. The applicant is Ted  
42 Brashier, the surveyor is Blue Water Civil Design.  
43 It's located off of McGee Road which is county  
44 maintained, in Council District 4. The surrounding  
45 land use is residential and the zoning is R-20, which  
46 is single family residential.

47 There is a mini tax map numbers there for your  
48 viewing. It is 38.64 acres total, 50 lots. But they  
49 are reconfiguring three lots that were previously  
50 approved as part of Walker's Point Phase 1. They are

1 not requesting a variance.

2 The traffic impact analysis is McGee Road is  
3 classified as a minor urban collector with no maximum  
4 average trips per day.

5 Here's the layout of the proposed subdivision and  
6 here are the tax map numbers and the land that is being  
7 affected.

8 Staff does recommend approval as the project has  
9 met the requirements in Chapter 48 Zoning. This  
10 concludes the staff report.

11 WILL MOORE: MOORE: Okay,  
12 thank you, ma'am. At this time do we have a developer  
13 representing this project? If you would, please come  
14 forward and state your name and address, please, ma'am.

15 MACKENZIE POSTON: I'm Mackenzie  
16 Poston, Bluewater Civil Design, 718 Lowndes Hill Road,  
17 Greenville, South Carolina. So this is Walker's Point,  
18 phase 2. This is a continuation of Walker's Point  
19 phase 1 that was previously approved by the Planning  
20 Commission.

21 So this is 50 lots, 20,000 square foot lots,  
22 approximately half acre lots. About a half mile of  
23 road. We're maintaining approximately the same layout  
24 and flow as phase 1. Two entrances, one off of McGee  
25 Road and one as a continuation of Apex Court from phase  
26 one. We're reconfiguring three lots from phase 1 to  
27 help flow better into phase 2.

28 So we have one large stormwater management area.  
29 A little pocket area for CBUs. So basically we're  
30 following all R-20 guidelines and large lots, 20,000  
31 square foot lots, R-20 guidelines and a basic layout  
32 here.

33 And I think that's about all I have, and I'm here  
34 to answer any questions that you may have.

35 WILL MOORE: Any questions  
36 from the Commission to the developer?

37 JAMES MCCLAIN: Mr. Chairman,  
38 if I may?

39 WILL MOORE: Yes, sir. Go  
40 ahead.

41 JAMES MCCLAIN: When I was  
42 looking at the plat map, I see the stormwater  
43 collection here but -- in the back, but I can't read  
44 the writing very well. In between lots 29 and 30, it  
45 looks like this is sort of a separate thing, a little  
46 bit wider, thicker. Is that a homeowner's sort of  
47 green space or something? What is that?

48 MACKENZIE POSTON: That is an  
49 access for storm drainage to pass through that.

50 JAMES MCCLAIN: Okay.

1 MACKENZIE POSTON: That would be  
2 owned and maintained by HOA.  
3 JAMES MCCLAIN: What's that?  
4 MACKENZIE POSTON: That would be  
5 owned and maintained by the HOA.  
6 JAMES MCCLAIN: What's that?  
7 MACKENZIE POSTON: That would be  
8 owned and maintained by the HOA.  
9 JAMES MCCLAIN: Okay.  
10 WILL MOORE: Is that all?  
11 There's no public comments. Nobody signed up to speak  
12 in opposition to this project.  
13 LARRY MITCHELL: (Inaudible.)  
14 WILL MOORE: Okay, come  
15 forward and state your name and address, please, sir.  
16 LARRY MITCHELL: I apologize  
17 for the lateness. Mr. Harvell had to come in on top of  
18 me there. Big crowd out there, wasn't there?  
19 I just jotted a few notes. My name is Larry  
20 Mitchell. I live at 206 Cumberland Way in Anderson.  
21 Appreciate the notice from the Planning and  
22 Development.  
23 Does anybody know what the -- it says urban --  
24 what is this -- urban surface road is what we've got  
25 here? Do we have an idea of what the traffic count is  
26 through there? It's right behind NewSpring Church?  
27 Anybody got an idea what the traffic count might be  
28 there? No? Anybody looked it up? Okay. What about  
29 the sewer situation? These people are going to have  
30 2,000 -- what is it, 20,000 square foot lots, 35 acres,  
31 50 houses. That's seven tenths of an acre. That's not  
32 counting surface roads. That's not counting  
33 wastewater. Retention ponds. There's been a lot of  
34 discussion about that tonight. Got any idea on that?  
35 Appreciate Planning calling me back this afternoon. I  
36 asked that about the sewer. Does anybody know what  
37 kind of sewer we're going to have? Is it going to be  
38 septic tanks? I asked that this afternoon. Can we get  
39 an answer on the septic tanks? 20,000 square foot,  
40 40,000, 20,000?  
41 WILL MOORE: Yes, sir, it's  
42 on septic tanks.  
43 LARRY MITCHELL: That's a  
44 question that I have.  
45 WILL MOORE: Staff.  
46 BRITTANY MCABEE: I do believe  
47 this development is on sewer as it is off of Highway  
48 81.  
49 LARRY MITCHELL: I'm sorry.  
50 It's what?

1 BRITTANY MCABEE: It is septic  
2 lots? Okay. The engineer has corrected me that it is  
3 septic lots.

4 LARRY MITCHELL: Septic lots.  
5 And you got that information from the engineer? I  
6 spoke with Anderson County this afternoon at 3:35 and  
7 again at 4:35. Told me they had brought a proposal to  
8 them and wanted septic tanks. But they also told me  
9 that they had denied that. My understanding there will  
10 be no septic tanks. That's what they told me. And  
11 I'll stand on what the man told me.

12 BRITTANY MCABEE: Point of order,  
13 Mr. Chairman, this is a preliminary plat approval. We  
14 are only discussing the layout of the subdivision. As  
15 far as the engineering of stormwater and septic tank  
16 approvals that does come later after the Planning  
17 Commission approval if it is approved.

18 WILL MOORE: Thank you.

19 LARRY MITCHELL: I understand that.  
20 Your engineer just said, though, according to what you  
21 said is they already have that approval. They're going  
22 to be septic tanks. That's not true.

23 JANE JONES: We're typically  
24 told whether it's a septic tank lot or sewer.

25 LARRY MITCHELL: I would rather  
26 think you would, besides a lift tanks -- lift station  
27 is going to have to be put here. I'm quite familiar  
28 with that. The last time I was up here in 2002,  
29 NewSpring Church is what I'm responsible for, because  
30 they were going to put 3800 apartments in front of my  
31 house, making it the third largest city in Anderson  
32 County, behind Belton, and Honea Path was behind it.  
33 So that said, the second point I wanted to make  
34 about the sewer, I'd like to have some more information  
35 about this. I'd like to know ---

36 WILL MOORE: I'm sorry, sir,  
37 your time is up. We're limited to three minutes per  
38 speaker. There was one other person.

39 Ma'am, come forward and state your name and  
40 address.

41 LANA KING: My name is Lana  
42 King. I live at 215 Cathey Road.  
43 I'll just be honest with you, I'm opposed to all  
44 the building that's going on in Anderson County. You  
45 know, they want to take away the gas cars, but did you  
46 know that the average house -- household puts out 7.5  
47 tons of carbon in a year. So when are we -- I mean,  
48 they want to take away our gas powered cars, but we're  
49 building all these dang houses everywhere.

50 Now, my grandparents, great grandparents owned

1 that property. And when my grandfather died it was  
2 divided up. But Town Creek, if -- my grandfather kept  
3 that terraced to keep the water from going into Town  
4 Creek. That acreage is full of creeks. Now all this  
5 water now is just going to go pouring down into Town  
6 Creek. And I'm worried about this -- the septic tanks  
7 also.

8 Now where they built over on Cathey Road, they  
9 have one of those retaining -- supposedly retaining  
10 ponds. Well guess what, it does not retain. It comes  
11 pouring over onto me. I've called the wastewater  
12 management people, oh it's within specifications. But  
13 yet the water pours on me. Same thing across the road  
14 from me, that development there, their retaining ponds  
15 that do not contain it either. And it pours down on  
16 the guy that built below there.

17 And I really feel sorry for the guy that lives on  
18 the creek down there on Town Creek because he's going  
19 to get flooded out with all this runoff.

20 And talking about the developments and all these  
21 houses, I got an email from Duke Power On Christmas Eve  
22 that says, you need to, you know, reduce, you know,  
23 your consumption of power. We're going to start with  
24 rolling blackouts.

25 Now, if we can't have electricity in our homes,  
26 and you're building more and more houses, this is  
27 ridiculous. And not only that, do y'all remember just  
28 a few -- the severe drought we had a few years back?  
29 We had to conserve our water. And they're still  
30 building houses. All right. When we run out of water,  
31 and we run out of electricity, what in the heck are we  
32 going to do? I mean, I'm just opposed to all building  
33 whatsoever. I'm opposed to the continuation of that  
34 development. And that's just how I feel. And the  
35 people say that y'all don't listen. Listen, I've spent  
36 more time talking to the Planning Commission, and I  
37 mean, I feel like y'all don't listen. Y'all don't  
38 listen.

39 WILL MOORE: Ma'am, I'm sorry,  
40 your time is up. One last lady. Yes, ma'am, come  
41 forward and state your name and address.

42 MONICA KING: Hi, can you hear  
43 me? Hi, my name is Monica King. I live at 209 Cathey  
44 Road in Anderson. My property is actually -- my other  
45 property is actually located on McGee. It's adjacent  
46 to the development. I would request that you all deny  
47 the development. I didn't really understand when  
48 you're saying that it's already a proposed plan and  
49 you're just going over, I guess the diagram or the  
50 layout of it, but I would hope that y'all would deny

1 the development to be done.

2 I'm worried about the road because with me living  
3 and Cathey Road, it is now -- the traffic is so bad.  
4 And it is bad. I've been on McGee Road to look over at  
5 my property. And the traffic there is horrendous. And  
6 with the church being right there also, there's so much  
7 traffic. The roads need to be repaired.

8 So I'm just really concerned of the development of  
9 the housing and with the congestion with all the other  
10 people and with the schools being there, with the  
11 children going there, are they being maxed out? You  
12 know, because a lot of the people that I know are doing  
13 private school and home schooling because they feel  
14 like their kids are not going to get the proper  
15 education that they're entitled to. Because I think  
16 the Hopewell District out there is just maxed out as  
17 far as the supply and demand. There's more demand, but  
18 there's not enough supply. So if you would just, you  
19 know, consider my thoughts, please.

20 WILL MOORE: Thank you, ma'am.

21 MONICA KING: Thank you.

22 WILL MOORE: All right. There's  
23 no one else signed up to speak. So at this time, I'm  
24 going to open it up for a discussion amongst the  
25 Planning Commission before we move into a motion. Does  
26 anybody have like -- have anything that they would like  
27 to add or comment on before we move in to a motion?

28 JANE JONES: I'd like to ask  
29 the developer if there's currently an HOA with phase 1?

30 MACKENZIE POSTON: Yes.

31 JANE JONES: You said yes. You  
32 don't have to get up. Are those houses on septic tank  
33 or sewer in phase 1.

34 MACKENZIE COLSON: I believe that,  
35 unless staff has other information, Bluewater was not  
36 the original engineers for phase 1. We have just now  
37 taken over the project. But basically we would follow  
38 the same plan as phase 2.

39 JANE JONES: Well, that's why I  
40 was asking. Nobody could answer about phase 2. So if  
41 there's nobody -- know anything about phase 1, live  
42 there or anything?

43 MACKENZIE COLSON: They're septic.

44 JANE JONES: Okay. I just  
45 assumed it would -- if they were septic this would be  
46 septic.

47 MACKENZIE COLSON: I was informed that  
48 they were septic.

49 WILL MOORE: All right. At this  
50 time, anybody else have anything they want to add?

1 All right, at this time, I'm going to go ahead and  
2 open it up for a motion. I would like to go ahead and  
3 make a motion for approval. This is my district. It's  
4 on septic tanks, the lots are -- run parallel with the  
5 other development in phase 1, so my motion is for  
6 approval.

7 JAMES MCCLAIN: Second.

8 WILL MOORE: All right.

9 And then any more discussion on the second before we  
10 move into a final vote?

11 JAMES MCCLAIN: Is there any  
12 -- what was -- you wouldn't know the completion time of  
13 the phase 1? Was that a fairly recent completion?

14 MACKENZIE POSTON: This is a  
15 final plat on the lots.

16 WILL MOORE: Okay. Okay.

17 All right.

18 So, for the final vote, all in favor of approval,  
19 please raise your right hand. Okay. One, two three --  
20 five to two. The motion passes five to two.

21 All right. Let's move on to preliminary  
22 subdivision, The Landing at 620, located off Leeward  
23 Road.

24 Staff, if you could do our staff report on this,  
25 please, sir.

26 TIM CARTEE: Thank you, Mr.  
27 Chairman. This was here last month and it was denied.  
28 216 property owners within the 2000 foot radius were  
29 notified. And this is a single family applicant, Kenny  
30 Whitworth. Engineering is Patrick and Associates.  
31 It's on Royal American Road, which is state maintained.  
32 It's Council District 5. Surrounding land use is  
33 residential.

34 This piece of property is unzoned. It's 52.42  
35 acres, number of lots 69, and no variance is requested.  
36 The preliminary plat shows a multifamily development  
37 and zoned R-M in conjunction with the proposed  
38 residential development. Planning Commission does not  
39 vote on the multifamily for the intended use.

40 Traffic impact analysis on Royal American is  
41 classified as a collector road with no maximum average  
42 trips per day.

43 Here's the layout of this development. And here  
44 is the property showing the proposed development.  
45 Staff recommends approval. This project has met  
46 requirements in Chapter 24 Land Use.

47 WILL MOORE: Thank you, sir.

48 All right. At this time, do we have a developer  
49 presentation or somebody that wants to speak on behalf  
50 of this project? Please come forward and state your

1 name and address, please, sir.

2 KENNY WHITWORTH: Yes, sir. My  
3 name is Kenny Whitworth. My address is 150 Fortress  
4 Way in Jefferson, Georgia. As the Planning Director  
5 states, we were here and I want to clarify some things  
6 from the last meeting. I did state that there was a --  
7 we were under Court Order on this project. And there's  
8 only certain -- there's only one thing that can be --  
9 that can happen with this property. And our attorney  
10 is going to explain the Court Order that went all the  
11 way to the South Carolina State Supreme Court on this  
12 property. So he's here. But I want to talk a little  
13 bit about the project before he gives mention to and  
14 explains the Court's consideration in this matter.

15 This project -- and the only thing that we're  
16 bringing before you tonight is single family. We're  
17 asking for 69 lots on, I believe, on these two parcels  
18 here if you look at your diagram. So the only thing  
19 that we are before the Planning Commission tonight is  
20 the single family portion of this project. We're  
21 asking for 69 lots. That's a lot less than the  
22 ordinance allows us to have. We could be asking for a  
23 good many more. We've met many times -- or several  
24 times with your staff on this project. I want to start  
25 with first off, one thing that is -- you know, always  
26 comes up in every Planning Commission, I believe, is  
27 the traffic situation. I have spoke on many occasions  
28 with the South Carolina Department of Transportation on  
29 this project. They have given us documentation,  
30 correspondence to the fact that there's going to be a  
31 new conflict resolution intersection at the Clemson  
32 Boulevard, I-85 and Royal American Road.

33 Okay, due to that, due to that circumstance, we  
34 have presented them with this project and about the  
35 traffic. They have reviewed it and stated that we did  
36 not -- they were not requiring a traffic study from us  
37 because they've done that. They're fixing to build a  
38 brand new interchange there that they feel will more  
39 than accommodate what traffic would come from this  
40 subdivision. We have went over the diagram with them.  
41 We went with their recommendations on the project as  
42 far as driveways on -- we added a driveway on a Royal  
43 American Road. And we've been told, and like say I've  
44 sent correspondence that I had about the intersection  
45 with the -- or communications with the state of South  
46 Carolina DOT to the Planning staff. And they are aware  
47 of that. And we couldn't feel more confident that this  
48 project has the infrastructure as far as transportation  
49 goes for this project.

50 Secondly, we have three retention ponds on this

1 project. Our stormwater, we have developed many  
2 projects, me and my partners, over the years. We  
3 couldn't ask for a better situation as far as  
4 infrastructure on this project as far as how we can  
5 develop it. All the tools that we need are there.  
6 We've got -- our stormwater is going to drain to three  
7 different retention ponds that's on the drawing. We've  
8 got gravity sewer to a lift station that's already  
9 there that we've -- that we've already talked with the  
10 Anderson County utilities that has plenty of capacity  
11 for this project. So they're in support of it. We've  
12 got easements to that lift station. Everything is set  
13 up for this project. We couldn't ask for a better  
14 situation, like I said, for infrastructure for this  
15 deal.

16 We have had many -- I know that the Planning  
17 Commission recommended approval on this project. We've  
18 met with them -- we've probably had three or four  
19 meetings in their office on this project. We're really  
20 wanting to work with Anderson County, we want to have a  
21 good project.

22 When I was here last month, I gave you all packets  
23 of information about what's going to be built here.  
24 These are going to be single family homes, anywhere  
25 from 400 to 600, \$650,000. We're building a good  
26 product. There's going to be a clubhouse, a swimming  
27 pool, you know, we're wanting to do something that's  
28 really nice. It's on the lake. This is something  
29 that, you know, we've worked really hard on. We've  
30 done many projects in the past. You know, and we're  
31 very prepared for this.

32 We're back before you because this is an important  
33 project. And we felt like and staff agreed that we  
34 needed to explain more about the Court situation on  
35 this project. This is in a residential area. It's  
36 meant for residential and it's a -- we've got a Court  
37 Order -- or basically a Court ratification that this  
38 can only be single family residential. So this is why  
39 it's so important for us to come here tonight and  
40 further explain the situation. I'd like to turn it  
41 over to our attorney.

42 WILL MOORE: Thank you, sir.  
43 State your name and address, please, sir.

44 BRADLEY RICHARDSON: Bradley K.  
45 Richardson, 135 Straight Drive, Anderson, South  
46 Carolina 29625, appearing here on behalf of the  
47 developers.

48 One of the matters Mr. Whitworth mentioned that  
49 really needed to be brought before you this evening  
50 before you make a final decision is the history on the

1 property and the fact that there is a Supreme Court  
2 Order of record from 1996 that places restrictions  
3 beyond current zoning and ordinances.

4 Just very briefly, the case originally started in  
5 1990 in Anderson County, which was eventually heard in  
6 front of Judge Tom Ervin in 1993. At that point, the  
7 parties took it to the Court of Appeals in '95. And  
8 eventually in front of the Supreme Court of the state  
9 in 1996. The litigation before the Supreme Court was  
10 between the Leeward Landing Homeowners Association and  
11 the current property owner, Mr. Blackston.

12 So think about that for a second. This gentleman  
13 has owned this property since 1989. And he went  
14 through six years of litigation to arrive at the point  
15 that we're at at the moment. And I'll point out to  
16 you, I believe you've just given orders, if you'll go  
17 to page five of the settlement agreement, one of the  
18 considerations between the parties, which I will again  
19 state Mr. Blackston, the current property owner and the  
20 Leeward Landing Homeowners Association, one of the  
21 restrictions placed upon Mr. Blackston's property is  
22 that this property, from 1996 forward, could only be  
23 used for single family residential purposes. And I  
24 would argue to you that this is an Order of the Supreme  
25 Court, not a private restriction. For those of you  
26 familiar with private restrictions, they have to be  
27 limited by time. They expire. This never expires.

28 This gentleman, Mr. Blackston, has only one use  
29 for this property in one use only, which is single  
30 family residential purposes. As you will note looking  
31 at the slide that's up there right now, the property  
32 that Mr. Blackston owns is under the current proposal,  
33 brackets Leeward Landing. This Order was a negotiated  
34 settlement at the Supreme Court level between Leeward  
35 Landing and the property owner. There was  
36 consideration given on both sides. I won't go into the  
37 details. Leeward Landing was given certain covenants,  
38 given certain property, certain easements. Mr.  
39 Blackston, in return, agreed to give up his ability to  
40 develop the property as part of those good faith  
41 negotiations.

42 I sit here today before you representing a  
43 developer who has, one, proposed a single family  
44 residential development. It is not max capacity. Max  
45 capacity under our current ordinances would allow up to  
46 121 homes. They're proposing 69. Well, you've all  
47 heard Mr. Whitworth's comments about traffic. I would  
48 offer to you that if this development is not approved,  
49 you've effectively limited the marketability and value  
50 of this property even further. Mr. Blackston has

1 waited 34 plus years to find a buyer who could come in  
2 and develop this property in accordance with this  
3 Order.

4 So I would ask you that you do again consider this  
5 property forever in a day, unless someone reopens  
6 litigation and finds a way around it, can only be used  
7 for this purpose. Thank you.

8 WILL MOORE: Thank you, sir. Go  
9 back to page five, and it'll take you right to those  
10 covenants.

11 All right. At this time, I'm going to open it up  
12 for public comments. Bob Denny, please come forward  
13 and state your name and address, please, sir.

14 BOB DENNY: Good evening, my  
15 name is Bob Denny. I live at 1403 Leeward Road, it's  
16 in Leeward Landing. And I have some major concerns  
17 about this proposed development that adjoins our  
18 property.

19 The first and most important concern is public  
20 safety. As they were referring to that intersection of  
21 Royal American Road and Clemson Boulevard, it's quite a  
22 dangerous intersection. There's been numerous  
23 accidents, and at least one fatality. And I believe  
24 that the traffic is going to be greatly increased with  
25 69 single family homes, which would be approximately  
26 138 vehicles, figuring two vehicles a home. And  
27 there's also eight future apartment buildings that  
28 they're -- that's on that map, which is -- has 672  
29 parking spaces. And this will make the -- this already  
30 dangerous intersection much more dangerous.

31 Now it's true South Carolina DOT is already  
32 planning to make changes to improve the safety of this  
33 intersection. So I believe this development should be  
34 put on hold until this is actually done. It only makes  
35 sense, make the improvements before you start adding  
36 more traffic, not the other way around. Otherwise,  
37 we're just going to be asking for more accidents and  
38 more fatalities.

39 My second concern is with infrastructure. The  
40 plans calling for the use of the Leeward Landing  
41 entrance to be the main entrance for the 69 single  
42 family homes and the eight future apartment buildings.  
43 Again, this is a serious concern as far as congestion  
44 with the homes coming out of Leeward Landing, and with  
45 69 single family homes and eight future apartments, the  
46 congestion is going to be unreal.

47 Third concern was environment as far as if they  
48 clear cut their property this will cause a water runoff  
49 which will negatively affect Leeward Landing homes with  
50 potential flooding.

45 Tonight I'm pleading with you to make a decision  
46 that values the 27 years of commitment that many here  
47 tonight have made. We're not against a comparable  
48 development, but we are against a plan that will  
49 irreparably destroy the community that has been a model  
50 for Anderson County for years. Thank you.

1 WILL MOORE: Thank you, ma'am.  
2 Tyree Clark. Tyree Clark. Okay, thank you. Jim  
3 Lasley. Is it Lasley? Okay, come forward and state  
4 your name and address, please, sir.

5 JIM LASLEY: My name is Jim  
6 Lasley. My address is 1601 Leeward Road in Leeward  
7 Landing. I don't really have any issues with the  
8 surrounding property being developed. My issue is that  
9 it needs to be done in a safe way. The plan presented  
10 is for 69 single family homes entering and exiting  
11 Leeward Road.

12 Now, this is a private dead end road. It is not  
13 built to handle this volume of traffic or the  
14 construction equipment that will be used. The plan as  
15 presented will put 200 to 258 vehicles on 215 yards of  
16 road. From their roads coming in to Leeward Landing,  
17 the exit onto Royal American Road is only 215 yards.  
18 That basically allows for about 30 vehicles to 35  
19 vehicles bumper to bumper. So we're talking about 250  
20 vehicles that could be converging onto this 215 yards.  
21 And it just -- it won't work.

22 Now if we consider the apartments in this plan,  
23 and we -- because they are on the plan that we -- that  
24 was presented. I know you're not voting on that right  
25 now. But it must be considered because those -- a lot  
26 of those apartments are going to be exiting onto  
27 Leeward Road and trying to get out to Royal American  
28 Road. So that's a consideration. You could be adding  
29 500 to 700 vehicles in a 215 yard base. That's just  
30 unacceptable. And it won't work.

31 Now if you consider Royal American Road, that's a  
32 dead end road too, with five existing communities  
33 already on it. Now I know the DOT has a plan for  
34 Clemson Boulevard and Royal American, Destination  
35 Boulevard and exit 19 off I-85. But they've been  
36 telling us -- I went to a meeting three years ago about  
37 that plan. And I've called them, the DOT, every year  
38 for the last three years, and yes, it's still on the  
39 books, but they still can't give us a timetable of when  
40 that will be done.

41 Now at that intersection, we've had 18 accidents  
42 in the last three years. Six of them required medical  
43 attention and one of them was a fatality of a valuable  
44 resident of Leeward Landing.

45 The speed limit on Clemson Boulevard is 45 miles  
46 an hour. But if ---

47 WILL MOORE: I'm sorry, sir,  
48 your time is up.

49 JIM LASLEY: Thank you.

50 WILL MOORE: Thank you. Frank

1 Caparco.

2 FRANK CAPARCO: I live at 1711  
3 Leeward Road. And when we had the rain the other day,  
4 like Janene Bryson said, the water came down and almost  
5 hit our building. I understand they're going to have  
6 to go through storm management and all that. And I  
7 also understand the ruling from the Court. And I also  
8 understand -- what I don't understand is, why isn't  
9 this board voting on the multifamily? Is it because  
10 they're not asking for the multifamily at this time?  
11 Are they going to have to come back for the  
12 multifamily? Does any -- can anybody answer me that,  
13 please?

14 WILL MOORE: Staff?

15 TIM CARTEE: Mr. Chairman, it is  
16 zoned R-M. So it doesn't have to come before the board  
17 because it's already zoned for that.

18 WILL MOORE: There you go.  
19 We're already zoned for that.

20 FRANK CAPARCO: Wait a minute, it's  
21 zoned for that. If it was zoned for commercial would  
22 they have to come back? Are they doing apartments? Is  
23 apartments allowed on commercial? I have a problem  
24 with that, sir.

25 TIM CARTEE: Mr. Chairman, if it  
26 was a commercial development, which that would be  
27 considered for the apartments, it does not have to come  
28 to the commission because it's already zoned for that.

29 FRANK CAPARCO: So in other words,  
30 what's drawn on paper is going to -- is going to  
31 happen. If voting is just on the 69 single families  
32 ---

33 WILL MOORE: We're just focusing  
34 on the 69 single family homes.

35 FRANK CAPARCO: What happens with  
36 the apartments? Are they just going to ---

37 WILL MOORE: We can't answer  
38 that. We can't answered that. It's already zoned for  
39 that. At this time, we're focusing on the 69  
40 residential lots.

41 FRANK CAPARCO: Well, it couldn't  
42 -- is it possible -- before my three minutes run up, is  
43 it possible we could put the picture up there of the  
44 development? Okay. See, when you, when you first come  
45 in off of Royal American Road, the developer -- when  
46 you come off of Royal American Road, the developer is  
47 showing a cul de sac. And I don't understand why that  
48 cul de sac is there, so I have a question for the  
49 developer about it, because we have -- Leeward Landing  
50 has a guard shack there and we also have a gate. Now

1 we know we're supposed to move the gate. But I don't  
2 know what that cul de sac is there for. It's not  
3 making any sense to me.

4 And by the way, the one death at Royal American  
5 Road in '76 was my girlfriend. Okay? And I'm lucky  
6 I'm alive the way the car was whacked. And then they  
7 can come down in -- he's coming down, he's got the cul  
8 de sac, and then he's going to the single family -- the  
9 single family which I think is 40 on that side.

10 WILL MOORE: I'm sorry, Mr.  
11 Frank, your time is up. All right, Paola ...

12 PAOLA RADOLFI: Good evening. My  
13 name is Paola Radolfi. I live in 115 Captains Way,  
14 Leeward Landing. I'm here to present safety concerns  
15 of Leeward Landing residents.

16 In our community, a good number of residents are  
17 retirees. Most of them come from the city and they  
18 chose Leeward Landing as their new home because of  
19 safety, peace and enchanting environment. Community  
20 safety is about feeling of protection, whether at home  
21 or in the street. Community safety is also about  
22 quality of living with great benefits from domestic,  
23 social and economic life, with no fear of crime and  
24 disorder. This is what we experience in Leeward  
25 Landing.

26 In fact, in our community residents feel safe  
27 because they know, trust and look out for one another.  
28 This is a safe place where neighbors feel comfortable  
29 walking around in order to exercise or taking out their  
30 dogs or for the pleasure of breathing the fresh air.  
31 However at Leeward Landing we believe that the new  
32 numerous houses and apartments will impact our  
33 community in a negative way.

34 From the map of the developer we understand that  
35 the buffer area between the two properties will be  
36 minimal, and we consider this very alarming for our  
37 safe and peaceful way of life. We will not have our  
38 mind at ease thinking about the antisocial behavior,  
39 much noise, problems with cars transit and safe roads  
40 that cannot bear so much traffic and even for air  
41 quality.

42 Moreover, there will be a total destruction of  
43 flora and fauna, which is not only important for  
44 Leeward Landing, but also is a vital part of Anderson  
45 tourists. Thank you.

46 WILL MOORE: Thank you, ma'am.  
47 Amelia Skipper. Okay. It's kind of weird she's sick,  
48 but her name's on here. Danielle Sidney.

49 DANIELE SIDNEY: My name is Daniele  
50 Sidney and I live at 1303 Leeward Road. I know that

1 safety has come up numerous times. But I would like to  
2 really reiterate this.

3 I recently moved here from Michigan, specifically  
4 for the sanctuary of the area. It's close enough to  
5 the city but it doesn't feel like it with the wonderful  
6 wildlife that surrounds it. As the area is now Royal  
7 American Road is a bit scary to pull out on, either to  
8 merge onto Clemson Boulevard or to cross over to get  
9 onto I-85 safely. It's even worse when you get off at  
10 exit 19-A to merge onto Clemson Boulevard. So you have  
11 to pick up speed to almost immediately slow down and  
12 cut off the merging traffic from I-85 coming the  
13 opposite direction. And then, you know, cut over and  
14 turn right onto our area.

15 And I know that it's been mentioned that DOT was  
16 going to restructure that area; however, they're all  
17 going to dump -- still dump onto Royal American Drive,  
18 which is a dead end dirt -- dead end road. And how  
19 wide can you make that road for all of the homes that  
20 are coming into that area?

21 Again, we have a lot of elderly people in the  
22 community. Safety is a concern. We walk the  
23 neighborhood, I walk the neighborhood, we walk down to  
24 the lake, we have pets. So again, the safety is a  
25 really big concern here. And that's about it.

26 Thank you for your time.

27 WILL MOORE: Thank you, ma'am.  
28 Andy Rymer. Please come forward and state your name  
29 and address, please, sir.

30 ANDY RYMER: Good evening. My  
31 name is Andy Rymer. I'm at 106 Captains Way, Anderson.

32 I moved to South Carolina from large cities south  
33 -- southern California last year. I moved to get away  
34 from lack of infrastructure, lack of public safety,  
35 lack of disregard for environment. Believe it or not,  
36 I've read the mission statement of Anderson County.  
37 And it says, we treat its residents, workers and  
38 visitors with the highest quality public safety,  
39 infrastructure, clean environment, economic development  
40 and recreational services. That's why I bought there.  
41 And when you go there, that's what Leeward Landing is.

42 I think planned growth is good. I think growth is  
43 good. It's healthy for Anderson. And it's healthy for  
44 the area. But when you get out from Leeward Landing  
45 onto the Royal American onto Clemson Boulevard, it's  
46 dicey as it is. When you add 69 single family and 300  
47 apartments, it's not going to work. And I feel like if  
48 the mission statement means anything, and if the board  
49 cares about upholding the mission statement as written,  
50 I think we should take a hard look at this development.

1 And you can't look at 67 single families and not talk  
2 about the 300 apartments that are coming with it.  
3 Until something's done with the infrastructure, this  
4 isn't going to work. Thank you.

5 WILL MOORE: Thank you, sir.  
6 Jon Romano. Please come forward and state your name  
7 and address, please, sir.

8 JON ROMANO: Jon Romano, 1604  
9 Leeward Road, Anderson. I'm here on behalf of some of  
10 these names that you've been calling. COVID ran  
11 through our community and several of our board of  
12 directors that were going to speak, that's why they're  
13 not here. They were supposed to be. I don't have  
14 COVID.

15 But anyway, I worked with Bill Brissey on this for  
16 over a year trying to agree with what was agreed to in  
17 1996 by some of the original people at Leeward Landing,  
18 which there's only three of them still left there. And  
19 we're not against what was agreed to there. And Brad  
20 Richardson spoke about that. And they talked about the  
21 single family homes. We didn't know what the number  
22 was going to be. It never said that, not that it had  
23 to. And I don't think that's an issue. We may not  
24 like the number. But these 330 apartments in the  
25 front, the original development was going to be 220  
26 townhouses and condo units. There is just three  
27 townhouses and three condo units that were ever built.  
28 But the front part where they're putting these  
29 apartments was never mentioned in the conversations  
30 that I had with Bill Brissey. And not that they had to  
31 be, but it would have been the issue it's becoming now  
32 because that was never ever going to be built. It's a  
33 sound buffer for all the traffic on 85. And if you  
34 have a chance and can decide in our favorite  
35 temporarily, come on out there and see what we're  
36 talking about because if all those trees are gone on  
37 those two front parcels of land, that's all they are.  
38 That's what it's for, to keep the noise from coming all  
39 the way down to where we're at. And it's tremendous,  
40 because you can spit from where we stand at the road  
41 and hit 85 northbound lane. That's how close it is.  
42 Noise is tremendous. Our security gate, we have to  
43 have them adjust the siren alarm trip for the  
44 ambulances to come in because the noise from the trucks  
45 set it off half the time.

46 And so I'm just saying that was why, when that was  
47 set up originally, nothing was ever going to be built  
48 there. And I'm saying that land does belong to Mr.  
49 Blackston now, but we never discussed, and not that he  
50 had to, what was going to be done with it and whether

1 it's zoned for this or zoned for that. That's why it  
2 was there even with the people that started it, for the  
3 noise. And so it's important. And if that's gone, we  
4 can forget about what happens to the wildlife. But  
5 living with that noise is going to be unbelievable. So  
6 thank you for your time and I know you have a job to do  
7 and I appreciate what you do.

8 WILL MOORE: Thank you, sir.  
9 Wanda Huggins. All right. Bradley K. Richardson, do  
10 you have anything else you want to say?

11 BRAD RICHARDSON: I do have a few  
12 things, Mr. Chairman, if you don't know.

13 One other thing I'd like to point out about the  
14 Supreme Court on page two of the Settlement Agreement,  
15 item 3(a), there's been some discussions about the use  
16 of Leeward Road. I do want to point out that Leeward  
17 Road is owned by Mr. Blackston. Leeward Landing uses  
18 it by access easement. And in that Order in that  
19 subsection, impertinent point Section (b) Blackston and  
20 any and all subsequent owners of Blackston's adjacent  
21 property, being the property before you now, has the  
22 right to use that property. It is theirs. It can be  
23 used for ingress and egress. That's a decided issue.

24 This Order was binding upon the parties, Leeward  
25 Landing Homeowners Association, which represents the  
26 owners of Leeward Landing. I do appreciate some of the  
27 arguments here. And I do understand that. And I do  
28 appreciate this is from 1996. But this has been  
29 binding on Mr. Blackston for ever how many years, you  
30 want to add them up, 34 years. And I think it's only  
31 fair that it be binding on the residents of Leeward  
32 Landing, as well, as is set forth in this Order.

33 WILL MOORE: Thank you, sir.

34 JAMES MCCLAIN: Mr. Chairman, can I  
35 ask a question of Mr. Richardson?

36 WILL MOORE: Yeah. Mr.  
37 Richardson.

38 JAMES MCCLAIN: And I apologize. I  
39 wasn't here last month when this initially came up, but  
40 I might have missed some of this. But on the Supreme  
41 Court Order, now these front two parcels where there's  
42 potentially this -- apparently this proposed  
43 multifamily use apartments, and then the single family  
44 is more in the back, but these front two parcels that  
45 end in 931227002, would they not be subject ---

46 BRAD RICHARDSON: They were not ---

47 JAMES MCCLAIN: --- to the single  
48 family Order of the Supreme Court?

49 BRAD RICHARDSON: No, sir. They were  
50 not part of the litigation. And when you go back and

1 review this, the description of the property or just  
2 those two parcels, you'll go back to your tax map  
3 numbers, those two tax map numbers on either side a  
4 Leeward Landing, those are the sole properties affected  
5 by this Order. And I believe that ends in 004 -- yes  
6 -- 001 and 004. The other tax maps are not subject to  
7 the Supreme Court Order.

8 JAMES MCCLAIN: Okay.

9 WILL MOORE: Thank you, sir.

10 All right. At this time, John Bolt, please come  
11 forward and state your name and address, please, sir.

12 JOHN BOLT: John Bolt, 109  
13 Falcons Landing. I want to know what's different when  
14 we voted it down last time and we bring it back again.  
15 And there's another thing, you threw a curveball to us  
16 about the apartments. This was never mentioned.  
17 You're going to add 700 more cars going down that road  
18 besides what we've got right now. And we can't get out  
19 now and we've surely won't get out when the highway  
20 department does what they're planning on doing, is  
21 making you -- if you want to go to Greenville or  
22 Clemson, you've got to come out right, you've got to  
23 get over another lane of traffic, then you've got to  
24 make a U turn and go back. Then you've got to come in  
25 here -- and trying to get in here with the traffic  
26 coming off 85.

27 I went to the highway department, I said why  
28 don't we extend Royal American Road to Watkins Road?  
29 Oh, we can't do that. That's a railroad road. That  
30 would divert all the traffic going west. You don't  
31 have to go out there. It'll make it a whole lot  
32 easier. But I mean, you're throwing curve balls. You  
33 never mentioned the extra 600 places to park on the  
34 condos they're going to built. What's that going to do  
35 to ---

36 WILL MOORE: Sir, I'm sorry, but  
37 that's not part of the project.

38 JOHN BOLT: Oh, okay, but  
39 that's -- we won't even be able to vote on that.  
40 That'll be, that'll be taken into consideration when we  
41 pass this, they get it.

42 WILL MOORE: The zoning is  
43 already there.

44 JOHN BOLT: That's just what  
45 I'm saying. Okay, so you didn't -- they didn't tell us  
46 they was going to put 600 more cars besides the 138  
47 that's going to be added. Every morning, every  
48 afternoon, besides the people that get in and out now,  
49 what are we going to do?

50 I'll tell you another thing, too. They're going

1 to be rolling blackouts. You know why? They've  
2 already done it twice to me. They cut my power off for  
3 12 hours. I had to go to a hotel. Spent \$80 to stay  
4 warm that night. I don't get reimbursed that. What  
5 about all these people got to do the same thing when  
6 theirs rolls out. Duke Power says we do not have the  
7 infrastructure to keep the power on with demand. They  
8 want you to cut your power off. That's a problem with  
9 me. That's a -- I sleep with a machine to makes me  
10 breathe. They didn't call me and tell me. My power  
11 went out. But I worked for the power company for 15  
12 years in this town. And I know that we don't have the  
13 infrastructure -- well, I mean we can keep it on the  
14 interstate with the people running up and down the  
15 road. But the homeowner is going to have to cut their  
16 power off and go somewhere and stay.

17 I think it ought to be voted down. I mean,  
18 especially with the curve ball; never mentioned the  
19 apartments. We've complained about this now. But you  
20 can do what you want to do, but you'll have to live  
21 with it. But I'm going to tell you what, if somebody  
22 else gets killed up there, I'm going to come here and  
23 talk to everyone of you people. Because you can stop  
24 it. The highway department can stop it. They said  
25 it's not intersection. I was in school -- two crosses,  
26 that's the intersection. We can't get a red light  
27 there, but they've got one up on Welborn Road. It's a  
28 single road up there. But they've got a red light up  
29 there. We can't have one here.

30 WILL MOORE: I'm sorry, sir,  
31 your time is up.

32 All right. At this time, I'm going to move on to  
33 a discussion amongst the Planning Commission. Does  
34 anybody have anything they would like to add or respond  
35 to?

36 JANE JONES: Oh, I'd just like  
37 to clarify what were the changes that were made since  
38 they weren't here before? We voted on this before,  
39 haven't we?

40 WILL MOORE: Staff.

41 TIM CARTEE: There was no  
42 changes made. They came back to reference the Supreme  
43 Court ruling on this. Didn't feel that it was fully  
44 given at that time.

45 JANE JONES: And just so I'll  
46 understand. I should have gone to this property, but I  
47 did not. I spend my time going to Green Pond and it's  
48 been pulled off the agenda. So there are no apartments  
49 on this site currently?

50 TIM CARTEE: That's correct.

1 There's nothing out there right now.  
2 JAMES MCCLAIN: If I may ask a  
3 question of staff. So when -- when we -- this was  
4 voted down last month. At that time it -- it did not  
5 include the front to two ---  
6 TIM CARTEE: It did show that  
7 last time. The plat is the same from the last meeting.  
8 JAMES MCCLAIN: Okay.  
9 I have one other question for the developer if that's  
10 okay. You know, it looks like Leeward Landing has a  
11 couple of community docks. Is this proposed  
12 development going to have any either -- I see some of  
13 these bigger lots are down at the lake. Is there going  
14 to be either individual docks? Or a community dock for  
15 this project?  
16 KENNY WHITWORTH: Yes, there  
17 will be.  
18 JAMES MCCLAIN: Which? A  
19 community dock?  
20 KENNY WHITWORTH: A community  
21 dock, just like Leeward Landing has. We do have a lot  
22 of shoreline. And we have discussed with the Corps of  
23 Engineers. And yes, it would be an additional amenity  
24 for the project.  
25 JAMES MCCLAIN: That would be  
26 over here near the -- like the clubhouse pool area?  
27 KENNY WHITWORTH: Yes, sir. It  
28 would be down below that. Yes, sir. On that side.  
29 JAMES MCCLAIN: Were the lots over  
30 here, the larger lots, would -- but they would not have  
31 a ---  
32 KENNY WHITWORTH: We haven't --  
33 we've got to discuss that with the Corps and see what  
34 they will allow.  
35 JAMES MCCLAIN: I see.  
36 KENNY WHITWORTH: They wouldn't  
37 give us an answer unless they actually knew what the  
38 concept plan was. And we wanted to make sure  
39 everything was approved before we went to them and  
40 determined that. But yes, we are seeking docks for  
41 this property. That's correct.  
42 JAMES MCCLAIN: Okay.  
43 JANE JONES: Well, the  
44 concern before was the ability or inability to get in  
45 and out of this project. And I'm all about single  
46 family houses. That's great. I understand about your  
47 lawsuit and all that. But this is a lot of cars going  
48 in and out, and you're going out through the  
49 multifamily section. This came up before, that that --  
50 everybody's got to go out that same way. And the

1 people that are familiar with that road, you know,  
2 talked about how dangerous it is. And nothing about  
3 that has changed since ---

4 KENNY WHITWORTH: Yeah, if you  
5 will notice on the concept plan, there's two entrances.  
6 There's a second entrance.

7 JANE JONES: They all go  
8 through the apartments?

9 KENNY WHITWORTH: Yes, ma'am.  
10 You -- that's on the front parcel. There would be no  
11 other way. But we have -- and like I say, I've talked  
12 to the department of transportation, all of these  
13 vehicles will not be leaving the subdivision at the  
14 same time. There's -- there's -- and that's why we  
15 added another entrance. So there is a second entrance,  
16 it will meet all the DOT requirements.

17 JANE JONES: And I  
18 understand that, you know, all this has got the single  
19 family thing, and that you have to comply with that.  
20 But there is -- and that you're trying to maximize your  
21 income on this. That's always -- of course, that's  
22 understood. But there's a better way to design this  
23 considering the traffic issues that these people are  
24 talking about. I would just ---

25 KENNY WHITWORTH: Ma'am, if I  
26 wanted to maximize my profits, we'd be asking for a lot  
27 more density than we are. Currently, we could ask for  
28 almost double what we're asking for. We're asking for  
29 almost half of the density. We're not trying to  
30 increase our profit margin on density. We're going to  
31 build -- I mean, we're looking at maybe six -- up to  
32 six, seven hundred thousand dollar houses. This is --  
33 this isn't something that's going to be an eyesore to  
34 anyone. It's going to improve the area, we believe.  
35 And we're going to do -- I mean, when we develop  
36 something, we ensure that anything, any stormwater,  
37 anything stays on our property. It's not going to be  
38 affecting anyone else. And I can say that this is  
39 going to be -- I mean, the houses that we're looking to  
40 build, 69, half of the density, and we're going to  
41 build really nice homes. So it's not just about us, or  
42 what we're going to make. We want to do a good  
43 product.

44 JANE JONES: I was not  
45 implying that. I was -- my concern is the traffic  
46 pattern. And, you know, maybe a different way you  
47 could -- you're familiar with the road, maybe a  
48 different way you could design it.

49 KENNY WHITWORTH: What we did,  
50 we went with the recommendations of the Department of

1 Transportation on our traffic.  
2 DONNA MATTHEWS: I have a  
3 question. Earlier a gentleman said that the DOT didn't  
4 have a date for the interchange. Do you have a date?  
5 KENNY WHITWORTH: I do not have  
6 a date.  
7 DONNA MATTHEWS: Have you  
8 spoke with them about it?  
9 KENNY WHITWORTH: I was told  
10 that it's -- I mean, we explained our project, we sent  
11 it to them. And they told us that they're -- the  
12 intersection, the conflict resolution intersection was  
13 going to be built and it was my understanding it was  
14 going to be sooner than later. Now, that's what my  
15 understanding is. And I can tell you who I spoke with,  
16 they've got the information so ...  
17 JAMES MCCLAIN: Mr.  
18 Chairman, may I ask one other question of staff.  
19 WILL MOORE: Yeah, sure.  
20 Go ahead. Staff.  
21 JAMES MCCLAIN: Is it my  
22 understanding that even if this project is voted down  
23 by us, this multifamily section here, because of the  
24 way that the front part -- I'm just call it -- the  
25 front parcels are zoned, even if we vote down ---  
26 TIM CARTEE: That's  
27 correct. They still ---  
28 JAMES MCCLAIN: Even if it's  
29 single family units, there will not even need to be a  
30 public hearing?  
31 TIM CARTEE: They will not  
32 be because ---  
33 JAMES MCCLAIN: --- even if  
34 we call vote these down?  
35 TIM CARTEE: You ---  
36 JAMES MCCLAIN: The front  
37 parcel is already zoned?  
38 TIM CARTEE: Yes, sir.  
39 It's already zoned for that. And all they have to do  
40 is apply for a permit.  
41 JAMES MCCLAIN: Okay.  
42 DAN HARVELL: May I asked  
43 the developer what the -- I don't even want to ask this  
44 question, because it's not what we're voting on  
45 tonight. But these apartments and the density of these  
46 apartments, what kind of square footage are we talking  
47 about there? I mean, are these like luxury apartments  
48 that would have lots of room or are these sort of  
49 minimal?  
50 KENNY WHITWORTH: The apartments

1 that are being built, as our partner knows, it's Green  
2 River Development. They have built many apartments  
3 across the state of Georgia, South Carolina. I've got  
4 a -- can I refer to a partner of mine here who might  
5 have more information on that than I do.

6 WILL MOORE: Sure. Bring  
7 him forward.

8 KENNY WHITWORTH: He said  
9 they're eleven hundred to thirteen hundred square foot.  
10 And they're going to be -- there would be a mixture of  
11 two and three bedroom units.

12 DAN HARVELL: Any idea  
13 about the rental fees on those?

14 KENNY WHITWORTH: Oh, I do know  
15 because I've got a friend of mine that just moved into  
16 one that we've just completed in Pendergrast, Georgia.  
17 They're around fourteen fifty for a single bedroom  
18 apartment. And I think it's going for sixteen to  
19 seventeen hundred for a two bedroom, a month.

20 DAN HARVELL: Okay. I know  
21 we're out of, we're out of bounds here. But if we, if  
22 we were to -- I mean, you're making concessions, and  
23 I'm sure the neighborhood appreciates the concessions  
24 on the lot size and the number of houses. So, and I'm  
25 totally acknowledging that, please understand. But is  
26 there not a concession that would be willing to be made  
27 on the apartments to make those bigger with less  
28 occupancy?

29 KENNY WHITWORTH: I mean, in  
30 all fairness, I mean, we were -- we have conceded on  
31 single family, but that is not -- that's -- that's not  
32 what we're here for. And that's a total separate  
33 property. I mean, it's -- and we could actually have  
34 lot more apartments than we're planning for there. I  
35 mean, I think the -- what is -- can I ask staff what's  
36 the maximum number you can have on R zoning on  
37 apartments?

38 WILL MOORE: Staff.

39 TIM CARTEE: There's not  
40 a maximum.

41 KENNY WHITWORTH: We could, we  
42 could blow it out. I mean, we could have -- I mean,  
43 we're trying to do a nice development. We don't want  
44 to come here and do something detrimental to the area  
45 or to -- to anyone. I mean, we've got -- we're not  
46 going to go in there and build something where there's  
47 so many that people can't operate, people don't have  
48 space. I mean, we, we could come in here and ask for  
49 the moon, or throw everything at the wall and see if  
50 anything will stick. That's not what we're doing.

1 That's not what we're about. We're about building nice  
2 homes, nice apartments and having a good community.  
3 That's why we're building a clubhouse, a super big  
4 clubhouse, almost a junior Olympic swimming pool. I  
5 mean, it's going to be -- this is going to be a nice  
6 community. I mean, nice amenities. Is not -- we're  
7 not dumbing down or cheapening what we're trying to do.  
8 So we feel like, you know, we've considered all these  
9 options, and we're trying to work with the county. And  
10 like, we've been here. We've had meetings, several  
11 meetings. I mean, we're trying to do something that's  
12 -- you know, that people will like. I mean, we're not  
13 here -- I mean, we have absolutely -- we understand --  
14 we want to be as less of a problem for these citizens  
15 as possible. We don't want to infringe on their  
16 lifestyle. I mean, we're trying to just -- I mean,  
17 true, are we business partners and business people and  
18 doing a nice development? Yes. But we're not here to  
19 make every absolute buck we can and be gone, because we  
20 want to do other business.

21 I mean, so we feel like that what our proposal is,  
22 is really we've conceded a lot already. And we're even  
23 conceding on apartments, but you just don't know that  
24 because we're not maxing it out, we're in a relatively  
25 safe number of apartments. If you go too many, it  
26 doesn't work well. We, you know, we're aware of the  
27 situation. I think, actually, where -- I don't even  
28 know the plan. Glenn, do you know the number of  
29 apartments? But we're not going to, we're not going to  
30 max anything out. Just like we're asking for the  
31 single family, what we're here for. Like we're asking  
32 for almost half of what we could ask.

33 DAN HARVELL: Well, I'm  
34 thinking one more concession could be if -- concerning  
35 the apartments, and would be a third entrance, because  
36 you have an entrance over here dedicated to the  
37 apartments on one side of the main entrance. You do  
38 not have another entrance dedicated to the other side  
39 of the apartments, although I realize there are fewer  
40 over there. But anyway, with that, that's all I'll  
41 say.

42 KENNY WHITWORTH: That would be  
43 taken care of. And we -- in order for us to get a  
44 permit to develop the property, we'd have to adhere to  
45 any, any standards or the development process for the  
46 Anderson County. And if Anderson County required that,  
47 and the DOT required that, we will put it in. I mean,  
48 we have no problem with that. You know, we're -- and  
49 what I've given you is what we've been told to do. So  
50 if they come back and say, hey, we need another

1 entrance here. And they allow that, then that's  
2 something that we would make happen. That's -- would  
3 be in the engineering process. We're willing to abide  
4 by the conditions set forth by the engineering  
5 department with the county in order to get our permit.  
6 WILL MOORE: Thank you,  
7 sir. Anybody else amongst the Planning Commission?  
8 JAMES MCCLAIN: Mr.  
9 Chairman, you don't have -- sometimes the staff will  
10 actually have a visual, not just a satellite image, but  
11 they're -- that will overlay the zoning. We don't have  
12 that in this packet, I guess, at this time to where you  
13 can overlay the zoning on these, on these parcels?  
14 TIM CARTEE: No, sir, we  
15 do not.  
16 WILL MOORE: Surrounded  
17 property.  
18 TIM CARTEE: All  
19 surrounding area there is zoned either R-M or R-15.  
20 WILL MOORE: Thank you,  
21 sir.  
22 DAN HARVELL: This is  
23 District 5 schools?  
24 WILL MOORE: No.  
25 DAN HARVELL: This is 4?  
26 WILL MOORE: This is  
27 District 4 schools in District 5 for the county  
28 council. Anybody else? Council district.  
29 All right. At this time, I'm going to open the  
30 floor up for a motion. And man, this is a hard  
31 decision we make here as Planning Commission members.  
32 And at this time, I would like to go ahead and  
33 make a motion for approval.  
34 WESLEY GRANT: I'll second  
35 the motion.  
36 WILL MOORE: All right.  
37 Let's stop there. One last discussion amongst the  
38 Planning Commission.  
39 WESLEY GRANT: Mr.  
40 Chairman, I have a great respect for the concerns we've  
41 heard tonight, but at the same time, I have a great  
42 respect for the state Supreme Court Order that was  
43 established in 1996 between the HOA and the landowner.  
44 That's my position.  
45 WILL MOORE: Yes, sir.  
46 Anybody else?  
47 JAMES MCCLAIN: Yeah, I feel  
48 like also I -- it's very compelling both sides and I  
49 absolutely understand the concerns and I feel like I  
50 almost need to sort of justify. I'm planning on voting

1 yes for this, and I wanted to just sort of qualify that  
2 and I -- and my concern is is that, you know, again,  
3 the Supreme Court Order stating -- and the property  
4 owner here has been abiding by that for going on over  
5 two decades. And it seems to me that this -- this by  
6 Court Supreme Court Order must be, must be developed as  
7 single family homes and ignoring the other issues here.  
8 I mean, looking at this property itself, if it's going  
9 to be developed by Order into single family home sites,  
10 it just seems to be a pretty attractive way to do that.

11 WILL MOORE: Also too, the  
12 density. If they were trying to max out the density  
13 too, that -- you know, I mean, they've tried to keep it  
14 smaller lots with quality construction and that's where  
15 we are. So anybody else?

16 DAN HARVELL: Just one more  
17 question for final clarification. Say this goes  
18 through tonight and then the plan for the apartments  
19 come back, will that not come before us -- that will  
20 come before us?

21 WILL MOORE: It's already  
22 zoned ---

23 DAN HARVELL: So no reason  
24 whatsoever we will ever deal with that?

25 WILL MOORE: It's already  
26 zoned R-M.

27 WILL MOORE: All right, at  
28 this ---

29 DONNA MATTHEWS: I just don't  
30 see anything that's changed from last month to this  
31 month as far as -- yeah, but the -- yeah, the Court  
32 Order.

33 WILL MOORE: Supreme  
34 Court.

35 DONNA MATTHEWS: I understand  
36 about the houses and the Court Order. I'm just  
37 concerned about the traffic in this little area.

38 WILL MOORE: That's, you  
39 know, DOT's responsibility.

40 All right. At this time I'm going to move into a  
41 final vote. All right, if you're in favor of the  
42 approval please raise your right hand. Passes four to  
43 three.

44 All right, at this time -- call to order.

45 All right. At this time, I'm going to move on to  
46 a preliminary subdivision Coopers Townes located at  
47 Pendleton Road, Council District 6. At this time, I'll  
48 turn it over to staff. Mr. Cartee. At this time, I'm  
49 going to turn it over staff for a staff report.

50 TIM CARTEE: Thank you, Mr.

1 Chairman. This is Cooper Townes. It was -- this  
2 development was denied back in July 12, 2022. 252  
3 property owners were notify within a 2000 foot radius.  
4 And these are townhomes. The applicant is Collins  
5 Building Group, Inc. and Kevin Collins. Engineer of  
6 record is Ridgewater. And the location is Old  
7 Pendleton Road, which is state maintained in District  
8 6.

9 Surrounding land use is residential. This  
10 property is unzoned. The number of acres is 9.78. And  
11 before they had 82 units and they've reduced it to 78.  
12 And variance, they are requesting a variance. A  
13 variance request is to allow for the garage and the  
14 driveway of each residential unit to count as two  
15 spaces thus meeting the requirement for two parking  
16 spaces, residential units. This also provides the  
17 added result of increased green space. The plan has  
18 provided for 16 visitor parking spaces throughout the  
19 site. Therefore the variance is requested for  
20 reduction in parking spaces by 62.

21 Parking. The required off street parking is  
22 listed for one bedroom unit, 1.5 spaces are required.  
23 And for two or more bedrooms, two spaces are required  
24 for each townhome unit. A total of 156 parking spaces  
25 are shown on the site plan. Parking is allowed within  
26 the setback area. However, no part of the building is  
27 allowed to encroach within the setback area. Here is  
28 the new proposed layout. And here's the aerial of the  
29 property.

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

33 WILL MOORE: Thank you,  
34 sir. At this time -- come on forward, developer  
35 presentation. State your name and address, please,  
36 sir.

37 WESLEY WHITE: Thank you.  
38 I'm Wesley White. I'm with Ridgewater. We're here at  
39 211 Society Street in Anderson. With me today as the  
40 developers' representatives is Mr. Kevin Collins,  
41 Collins Building Group. He's also going to be doing  
42 the building on, the on the project, as well. And then  
43 Mr. Kim Pocock.

44 So this, as staff mentioned, did come before y'all  
45 six months ago, the July meeting, for approval. At  
46 that time it was denied. However, it did have staff  
47 recommendation for approval at that time. The reasons  
48 for denial, there was no specific evidence given except  
49 it did not balance the interests of the property owner,  
50 applicant and public, and was not compatible with the

1 surrounding properties.

2 Since there was nothing specific that was given,  
3 the developer could not modify anything that -- to the  
4 plan and resubmit it without going through the appeal  
5 process. So we appealed the decision. And in doing  
6 so, I went to the Courts, and it's come back as a  
7 mediation hearing. At that mediation hearing, we were  
8 present along with staff counsel for -- excuse me --  
9 counsel for the Planning Commission, as well as counsel  
10 for the assistant -- city -- assistant county attorney  
11 were present representing the county.

12 Now at that hearing -- so at this hearing what  
13 ended up -- it took a pretty good six hours. But we  
14 did reach a mediation agreement and a copy of that was  
15 included in your packet or should have been. With this  
16 agreement, it was determined that the best approach  
17 would be to take the agreement, the items in it, revise  
18 the plan as we've done and as shown on the plan -- on  
19 the screen and resubmit to you guys for approval.

20 In the changes, we've made some of the following.  
21 There was a reduction in the number of units, as staff  
22 mentioned. We worked in serpentine roads to break up  
23 the sardine effect that Mr. Harvell mentioned. We've  
24 gotten longer driveways to allow for no overhang.  
25 There's a reduction in the asphalt parking areas. This  
26 is -- and spread out that parking over the site. This  
27 allows for the visitor parking to be kind of equally  
28 shared throughout.

29 Additionally, it's opened up. You can see the  
30 dark green areas along the border. I know that was a  
31 concern last time with how close these units were to  
32 some of the existing property lines. So our goal is to  
33 leave those existing vegetation. That's what that  
34 represents, the existing vegetation that's out there on  
35 site.

36 So like I said, it increases that green space in  
37 the amenity areas, addressing some of the concerns, I  
38 think, that were mentioned previously. As I flipped  
39 back and forth, this was the old original rendering, to  
40 kind of give you an idea of what we came to you to  
41 begin with. We feel like the new one lays in there a  
42 little bit better, feels like it adds the amenity  
43 areas; we've got dog park, tot lots. We're using trash  
44 collection, which is the Sutera units. They're very  
45 environmentally friendly, won't tax the roads as much.  
46 And like I said, does spread out the parking areas.

47 Here's some -- just some renderings of some  
48 similar products that have been built. And that we've  
49 kind of looked -- that we're proposing with the five or  
50 six units in a row. And this is just to show what's

1 out there now. I'll remind everybody that it's  
2 currently as a salvage yard and can continue to be used  
3 as such going forward. And so hopefully that removes  
4 that from any concern.

5 So it's our belief that these revisions meet both  
6 the ordinance, as staff has suggested, as well as the  
7 mediation agreement that was reached at the, at the  
8 hearing. So a couple of other things that have come up  
9 and I want to make sure get addressed. In the last  
10 meeting we had we talked about the impacts that  
11 townhomes have. Based on School District 1's study,  
12 townhomes contribute roughly 23% less students per  
13 household to public schools than single family homes.  
14 Additionally, based on the traffic count ordinance --  
15 or county traffic ordinance, townhomes contribute  
16 almost 50% less trips per day than single family homes.

17 So additionally, the last thing I want to mention  
18 because it has become an issue with some other things.  
19 The availability of utilities is not a requirement for  
20 submittal to the Planning Commission. And it's not a  
21 requirement for approval. As the engineer, that's  
22 something the developer wants us to work on after we  
23 get the approval because it's expensive to go through  
24 that process and determine those. We do some behind  
25 the scenes work. But just for the record, I know  
26 that's come up in discussions before, but those  
27 availability of utilities is not something that needs  
28 to be considered.

29 So, as I said, this preliminary plat that we've  
30 submitted now we feel like meets both the ordinance and  
31 the mitigation agreement -- mediation agreement. I'm  
32 happy to answer any questions going forward.  
33 Appreciate you guys' time.

34 JAMES MCCLAIN: Mr.  
35 Chairman, I'm going to ask just a similar question. I  
36 would kind of like to ask this question. The name  
37 Coopers Townes, how did y'all come up with that name?

38 WESLEY WHITE: You got the  
39 reference to the Dugout Lane. And so it's just ---

40 JAMES MCCLAIN: Oh, Coopers  
41 Towne. Okay. Coopers Towne? Yeah, yeah.

42 WESLEY WHITE: It's a  
43 baseball.

44 JAMES MCCLAIN: Oh, yeah,  
45 yeah, baseball.

46 WESLEY WHITE: It's a  
47 baseball reference.

48 JAMES MCCLAIN: Baseball  
49 reference, okay.

50 JANE JONES: Well, of

1 course, the Planning Commission is not a part of the  
2 appeals process or the mediation. So, you know, I'm  
3 just -- got a piece of paper that tells me what  
4 happened. But the changes that you made, or to reduce  
5 the number of units by four?

6 WESLEY WHITE: Correct.  
7 JANE JONES: And you've  
8 switched around some of your interior parking.

9 WESLEY WHITE: Correct.  
10 JANE JONES: So those ---  
11 WESLEY WHITE: Opened up a  
12 lot of green space and left a bunch of existing trees.

13 JANE JONES: But you're  
14 very familiar with what goes on in Powdersville. And  
15 we already know that the school there, Concrete, is at  
16 its max. And, you know, that was -- has to be  
17 discussed. And the location of this project is -- has  
18 a huge traffic problem. And I wish that had come up in  
19 the mediation. But those issues were -- are not being  
20 addressed here. They would still be the same. I  
21 travel that area all the time. And Old Pendleton Road  
22 where it comes in there is scary.

23 WESLEY WHITE: Well, if we  
24 ---

25 JANE JONES: It's right  
26 off of 153. And when people come out of that red  
27 light, they try to max out their speed by the time they  
28 get down to where you're talking about.

29 WESLEY WHITE: And those  
30 issues were discussed with counsel for both sides.  
31 But, you know, the -- the fact that we're going with  
32 townhomes, not single -- a single family, excuse me, is  
33 part of that reduction in the impacts to the area.  
34 Again, the traffic study, utility studies, those things  
35 are done after the preliminary plat approval.

36 JANE JONES: It always  
37 amazes me when you say the utility comes -- I know it  
38 comes after. But to me, in your job, that would be one  
39 of the first things I'd want to know.

40 WESLEY WHITE: You know,  
41 putting extra expense on the developer ahead of ---

42 JANE JONES: But it's  
43 something you need to know. Maybe you need -- you  
44 know, it's something you can't do if you don't have the  
45 utilities. The way I think I would put it first, but  
46 that's just me.

47 WESLEY WHITE: Thank you.  
48 JANE JONES: But the  
49 utilities will be an issue based on what we already  
50 know about other things that are going on in

1 Powdersville. So ---  
2 WESLEY WHITE: All right.  
3 But that's something that we consider after ---  
4 JANE JONES: I know you  
5 consider it after, but it's important. I'd hate for  
6 you to build some townhouses and not have no water.  
7 TIM CARTEE: Point of  
8 order, Mr. Chairman. This project will not go forward  
9 unless they cannot obtain water or sewer or any of  
10 that. So if they cannot obtain that after the fact  
11 this project will die.  
12 JANE JONES: I know that.  
13 Thank you.  
14 TIM CARTEE: Thank you,  
15 Mr. Chairman.  
16 WILL MOORE: Thank you,  
17 Mr. Cartee.  
18 All right. At this time, I'm going to open it up  
19 for public comments. And Anita, I'm sorry, I can't ---  
20 yes, I'm sorry, I can't pronounce your last night. You  
21 have some nice handwriting, though. I just can't read  
22 it.  
23 RITA OZQUIERDO: My name is  
24 Rita Ozquierdo. I know this property very well. I  
25 grew up on it. That was my mom and dad's place.  
26 Before that it was my grandfather's. The land was in  
27 my family for over 100 years. If it was up to me, it  
28 would still be in my family. But of course, old people  
29 die off, it gets sold. I live -- I can throw a rock  
30 and hit this property.  
31 I've had 12 cars flipped in my yard, run through  
32 my yard. Since the last meeting y'all had on this  
33 property, there's been three wrecks right at that, at  
34 that driveway. It's a miracle somebody hasn't been  
35 killed. We call law enforcement. It's two hours  
36 before we see anyone. I don't care if it's traffic,  
37 someone breaking into your house. We're going a  
38 trailer park up the street we used to never have. I  
39 wake up at three o'clock in the morning now with people  
40 in my back yard trying to steal. Crime's went up.  
41 They talk about how much things are going to be great.  
42 Yeah, they build it, they move on. Twenty years down  
43 the road this becomes a slum and we -- us people that's  
44 lived there all our life and built our homes has to  
45 live with what they've left. That's not fair to us.  
46 This is a single family -- used to be all family.  
47 We was all related in some way or another that lived  
48 where we live. But like I say, older people die and  
49 it's sold off. My grandfather's wish was the land be  
50 passed on from generation to generation and it not be

1 sold. But you can't -- you know, the almighty dollar,  
2 when they die, they sell it. We're left with whatever  
3 we get.

4 I got the last 10 acres or my grandfather's land.  
5 I'm being -- I've got houses across the street where my  
6 grandfather's house was. I've got a house being built  
7 next to me. Now they're wanting to put townhomes up  
8 above me. I've got a trailer park that ain't nothing  
9 but full of crime. Police is there daily. Houses  
10 exploding from smoking crack. Gunshots all hours of  
11 the night. People shooting fireworks over my house at  
12 two o'clock in the morning. I've got a mother that  
13 suffers with Alzheimer's that thinks there's guns going  
14 off over her head.

15 I just want things to stay the way they are. I  
16 understand, people need to build up and things need to  
17 go. But we're full. This road in front of this house,  
18 if it's raining there's only one lane because the water  
19 is so far up in the road there's only one lane in the  
20 road. The curve is so bad, and -- what about the buses  
21 for the kids? When I lived there, the buses wouldn't  
22 stop at this place. You had to walk up to the corner  
23 of the road. That road is dangerous. There's no way  
24 kids need to be walking up this road. The kids that  
25 live in the trailer park ---

26 WILL MOORE: I'm sorry,  
27 ma'am, your time is up.

28 RITA OZQUIERDO: Thank you.

29 WILL MOORE: Thank you,  
30 ma'am. Linda Elliott, please come forward and state  
31 your name and address, Please, ma'am.

32 LINDA ELLIOTT: My name is  
33 Linda Elliott. I live at 1922 Old Pendleton Road,  
34 right in front of this project. And I live at the  
35 curve. My driveway comes out at the curve. And  
36 there's one way in there and one way out of this  
37 project y'all are talking about. I think about the  
38 safety of these kids. These little kids go to school,  
39 at the trailer park in that area there's probably 20  
40 kids gets on the school bus every day. And every  
41 afternoon gets off. I worry about those kids. I worry  
42 about somebody coming around that curb -- we've had so  
43 many wrecks right there -- coming around that curve and  
44 hitting a car and knocking them into a school bus and  
45 maybe killing the little kids.

46 Listen, I want to be safe. I don't want nobody to  
47 lose their life because of safety. And this curve is  
48 really, really bad. I mean, it's really bad. And that  
49 -- she said everything else I need to say, but I  
50 appreciate you -- I appreciate y'all. But please,

1 please, I'm beg you, turn this down. We don't want to  
2 lose lives. Look twice to save lives. Thank you.

3 WILL MOORE: Thank you,  
4 ma'am. Gelene McCollum.

5 GELENE MCCOLLUM: I want to  
6 tell you how much we appreciate you being here. I know  
7 it's tough. I feel -- I know you feel like you've gone  
8 through a boxing match tonight. I know I have and I  
9 haven't even had to do what y'all are doing.

10 But I also hope you respect that us being here has  
11 been a 26 mile an hour -- a 26 mile drive, 44 minute  
12 drive for us to come and represent ourselves. And this  
13 is the second time we've done that.

14 Same thing everybody keeps saying, we're  
15 overcrowded on the schools. Very true. Traffic  
16 logistics, terrible problem, absolutely. We can't deny  
17 any of this. Fire department, volunteer. They in 2020  
18 alone reported over 500 calls that year. That's a  
19 volunteer fire department. Sheriff's Department, we're  
20 getting more and more crime because we're having more  
21 and more development, as you well know, in our District  
22 6.

23 Our community, the mistake I see us making is  
24 we've been too good at something. We were too good at  
25 our School District. We were too good at being a  
26 community that came together. We were related, a lot  
27 of us; Coopers, Elrods, Merritts, McNeelys, and I'm  
28 probably leaving out a few, Celys. And we are fifth  
29 generation on our property. We have all our daughters,  
30 four of our grandsons and soon to be we don't know what  
31 yet. I hate to see that at one point in time that our  
32 School District that we were so proud of and that we  
33 made great, now is not going to be so great because  
34 it's overcrowded. We don't have enough teachers. And  
35 I just have grandchildren there now. All our kids have  
36 gone through the system.

37 And another thing that we have a problem with on  
38 our roads is litter pickup. And I believe I'm the only  
39 one that picks up. I want to know who Frank and Brenda  
40 are have adopted our road because I want to see Frank  
41 and Brenda. Me and my best friend call each other  
42 Frank and Brenda all the time. And and we do, we  
43 actually get out there and pick up the trash on a  
44 weekly basis.

45 As you well know with a small town like we are, we  
46 drew in a lot of people that admired that. Because  
47 they admired that we brought in more problems. And I  
48 hate to see us penalized for doing so good.

49 As far as the investor is concerned, I know  
50 they're interested in the community. They don't really

1 care about our kids learning to hunt, fish, farm, ride  
2 horses, land stock -- livestock, which we all have. If  
3 you guys ever want any of your kids to learn how to do  
4 that, you're going to have to take a vacation somewhere  
5 where it could have been in your backyard.

6 People tend to buy a home and I understand that.  
7 That would be a whole lot better for me versus an  
8 investor buying land and then turning around to sell  
9 it. I wish the investors would have ---

10 WILL MOORE: I'm sorry,  
11 ma'am. Your time is up.

12 GELENE MCCOLLUM: Thank you  
13 very much. Appreciate your time.

14 WILL MOORE: Yes, ma'am.  
15 Sharon Galloway.

16 SHARON GALLOWAY: Yes, I'm  
17 Sharon Galloway. I live at 100 James Road. I sit and  
18 look out my front door and see this property and the  
19 blind curb that it sits in. I'm really surprised we're  
20 here. They took away four townhomes from 72. The  
21 problems haven't been addressed. They are -- we are a  
22 single family dwelling area. The infrastructure has  
23 not changed in that area. The roads aren't any better,  
24 the schools aren't any bigger. And I guess the water  
25 and utilities are the same.

26 I did a little private traffic study on my own  
27 today. I got up. I was up at six o'clock, which most  
28 days I am. And so I watched from six to eight and I  
29 counted over 1100 cars on Pendleton Road. From eight  
30 o'clock until this afternoon, I spent probably all  
31 total another hour, 10 minutes here, 15 minutes there,  
32 and I got another thousand. And that's just, you know,  
33 just a little bit.

34 So this place is adding another 78 cars minimum to  
35 our already crowded roads. And then they're going to  
36 -- they're exiting -- they're entering an exiting into  
37 a blind curve. That's the -- that curve, when you pull  
38 out there, you take your life in your hands. And I  
39 think that it needs to be turned down. I'm surprised  
40 we're still dealing with it.

41 We have -- the children will never be able to get  
42 on a bus in that curve, never. It has never stopped in  
43 that curve. And I'm -- I started going when I was five  
44 years old and that was 50 years ago. And it won't ever  
45 stop in that curve because it's unsafe. So those kids  
46 will have to walk down to where the bus stop is now or  
47 their parents will have to drive them down which is  
48 going to cause more congestion.

49 I think we just -- I really hoped y'all will turn  
50 this down. We went through this again, and I --

1 honestly I don't see how four townhomes and some trees  
2 are going to make any difference with the problems that  
3 this is going to cause. Thank you.

4 WILL MOORE: Thank you,  
5 ma'am. Harrison Galloway. Please come forward and  
6 state your name and address, please, sir.

7 HARRISON GALLOWAY: My name is  
8 Harrison Galloway. I live at 100 James Road. And like  
9 she just said, I don't see how they're going to get 78  
10 cars out of a single entrance and exit place. And  
11 that's just saying that there's only 78. You know,  
12 with two cars per house that's 156 that's going to be  
13 coming out of a single entrance and exit on a road like  
14 Old Pendleton Road that's got traffic going up and down  
15 it all day. Anytime I got to go somewhere I get out on  
16 old Pendleton Road because my driveway goes out both on  
17 James and Old Pendleton. And neither way you can get  
18 out real easy. Half the time you're having to wait.  
19 I've seen many wrecks. I've been pulling out and not  
20 seen traffic and by the time I get on the road good,  
21 I've got somebody riding the bumper of my truck.

22 So I don't think any of these people right here  
23 have done any study on any kind of traffic in this  
24 area. People flying up and down that road all the  
25 time. There's plenty of wrecks. And they pretty much  
26 covered everything else I wanting to say. So thank  
27 you.

28 WILL MOORE: Thank you,  
29 sir. Katherine Anderson. Please come forward and  
30 state your name and address, please, ma'am.

31 KATHERINE ANDERSON: Katherine  
32 Anderson. I live at 1020 Freshwater Lane, Easley,  
33 South Carolina. My house was on the aerial view. So  
34 my neighborhood that I live in is adjacent to this  
35 proposed community. We know that it was -- used to be,  
36 when it was originally proposed, 82 townhomes; now it's  
37 78. I do not foresee that changing very much at all.  
38 You know, we've gone down two -- or sorry four  
39 townhomes and there's still one entrance and exit to  
40 this neighborhood, the proposed neighborhood.

41 Now it's my understanding that they tried to make  
42 another entrance and exit. However, they were trying  
43 to purchase homes in order to do this, and the  
44 homeowners denied that. There are no townhomes within  
45 the vicinity of this area. It's all single family  
46 homes. In our neighborhood, we've got half acre lots.  
47 This is our neighborhood. It's about 20 feet, like the  
48 edge of the property line is 20 feet to their back  
49 patios or decks or whatever it's going to be.

50 The school bus for those neighborhoods that are

1 like subdivisions that are right there, the trailer  
2 park, the school bus stops on the road. It cannot and  
3 will not be able to go into that neighborhood. So  
4 we're talking about lots of children that are going to  
5 be getting into a bus or potentially not getting into a  
6 bus in this dangerous curve.

7 Back when Ellison Plantation was being developed,  
8 there was a traffic fatality with a logging truck. Now  
9 we're talking about potentially putting children in  
10 harm's way.

11 At Concrete, we are over capacity at the primary  
12 school, at the local primary school. We already know  
13 traffic is terrible.

14 I'm not opposed to development. Single family  
15 homes would be nice in this area if somebody was to  
16 propose something. But 78 townhomes is just  
17 outrageous. Thank you.

18 WILL MOORE: Thank you,  
19 ma'am. William Otter.

20 WILLIAM OTTER: Good evening.  
21 My name is William Otter, 414 Oak Ridge Place,  
22 Powdersville. And I live near -- very near this area.

23 The 78 townhomes that's going to take the space  
24 that you would only have about 15 single family  
25 residences in -- that's about how many single family  
26 residences you could put in that space. That's what  
27 should be there. And that's what I would suggest that  
28 they put there instead.

29 The development that's being proposed would be  
30 fine for the middle of a downtown that was well  
31 engineered as a walkable community. That's not what  
32 we've got here. This is, this is out of place.  
33 Everyone has come here and said about how bad the road  
34 is. This is a banked curve on Old Pendleton Road with  
35 a very, very short visibility on the east, east  
36 approach. A driver coming out of this single  
37 development, the single entrance, is going to have to  
38 come up over the top of that banked road and make to --  
39 try to make a right turn into traffic. Very difficult  
40 to see where the lane is or where the single marker is.  
41 And that's where your risk of head-on collisions is  
42 going to come.

43 The school bus, the children, those comments,  
44 those are very good comments. I agree with them. But  
45 there's one thing that has -- that I heard at this last  
46 presentation in July, I think it was, I believe the  
47 developers said that they didn't know but they thought  
48 they were under Easley Combined Utilities. That's not  
49 true. That's under Powdersville Water and it's under  
50 Blue Ridge Electric. And we are in septic. Everyone

1 in that area is in septic. And I don't see any plans  
2 for septic in that development. I also would point out  
3 that that development is the high ground, they have got  
4 to capture all their water, including the downspout  
5 water off of all these townhouses, townhomes, got about  
6 seven acres, seven acres of pavement and roof that are  
7 going to be running down to Hornbuckle Creek. If that  
8 water passes over the land of the adjacent property  
9 owners that's going to flood their septic systems. So  
10 instead of every three to five years to get a septic  
11 pumped, it's more like three to five months, and it's  
12 five to seven hundred dollars apiece for the size of  
13 the septic systems there.

14 You -- we respect you. You are our first line of  
15 defense. And we urge you to take all of this into  
16 consideration and deny the application.

17 Thank you very much.

18 WILL MOORE: Thank you,  
19 sir. Mary Alice Ferguson.

20 MARY ALICE FERGUSON: Hi. I have a  
21 diagram to kind of show -- this will illustrate, if  
22 you'll hand this out for me.

23 Thank you. I'm Mary Alice Ferguson. My address  
24 is 2104 Old Pendleton Road. I agree with everything  
25 everybody has said here. I do want to reiterate, like  
26 I did in July, we are not against development. This is  
27 not part of our game. We are a community. We want  
28 people to come to our schools, and enjoy our community.

29 We -- this development is about 15 minutes from  
30 downtown Greenville. The median income for most of the  
31 residents that I -- that live around this area are  
32 anywhere from fifteen to two hundred thousand dollars.  
33 I know this because I recently did a salon study -- I  
34 own a salon in downtown Greenville. I did -- I took  
35 the area code -- or zip codes, the median income of the  
36 people that come into my salon are \$200,000.

37 My suggestion, I agree that there could be  
38 townhomes. I don't think we need 78. I feel that the  
39 aesthetics could be better. I feel that their green  
40 space could be better. That's what Powdersville the  
41 community even though we're not a farming community  
42 anymore, we still have green space, we need that green  
43 space. You'll notice I have -- where I've highlighted,  
44 my little elementary school highlighting, that is the  
45 -- what we're voting on. I've also designated, you can  
46 see there's a little bit more of a realistic version of  
47 this curve we're talking about. You'll notice the  
48 straight part right after that. The straight part was  
49 when the surveyor came in to make the new Old Pendleton  
50 Road back in I believe the 50s or 60s, that was deeded

1 by my grandfather for the straightaway because of that  
2 curve. So I actually -- our old farm ran through -- or  
3 the new Old Pendleton Road ran through the old farm.  
4 So you'll notice, I do appreciate that there is more  
5 green space. But what you're not seeing and what I  
6 wanted to let everyone else see because some of you are  
7 not in the Powdersville area. So I just want to let  
8 you understand that all these other developments which  
9 are being done better, thanks to y'all. That is  
10 helping. We -- now you'll see a lot of half acre lots.  
11 They have nice homes, single family homes. I  
12 understand the need for townhomes. I understand it's  
13 better than apartments, in my opinion, because  
14 hopefully there's going to be mortgages or they're not  
15 going to be as much rental. That would have to be  
16 worked out with HOA. But I want to ---

17 WILL MOORE: I'm sorry,  
18 ma'am, your time is up.

19 MARY ALICE FERGUSON: Thank you  
20 very much.

21 WILL MOORE: Travis  
22 Dupree. Please come forward and state your name and  
23 address, please, sir.

24 TRAVIS DUPREE: Good evening,  
25 Travis Dupree, 119 James Lake Way. I was not going to  
26 mention -- I'm actually licensed in North Carolina and  
27 South Carolina for engineering. I have over -- almost  
28 20 years of background in municipal wastewater, roads,  
29 drainage, water, sewer, you name it, I've done it. So  
30 I just -- I wasn't going to mention it because I didn't  
31 really want to make that a part of it. But I think  
32 it's coming from a more of a business sense,  
33 practicality sense. I -- especially when I see up on  
34 your presentation that staff has approved this. And as  
35 good stewards, I don't see how this is possible to be  
36 approved by staff. Because with 78 townhomes on 10  
37 acres, that's 1/8 of an acre per unit. That's, that's  
38 insane. Not to mention the existing road  
39 infrastructure, lack of sidewalks, storm drainage  
40 issues that are already out there, particularly on  
41 James Road at the creek there that goes into James  
42 Lake. During the rain event, the water was up to the  
43 bottom of the bridge there. That's how high it raised  
44 up. You add in this much impervious to pervious ratio,  
45 you know what's going to happen next, because I have a  
46 feeling in looking at the topo, it's not showing on  
47 their drawings, but if you look at the topography of  
48 the area, all that water looks to be going that  
49 direction.

50 So the other thing is if you look at the traffic

1 along Highway 153, Three Bridges Road, James Road and  
2 including I think it's Powdersville Main, those  
3 intersections along 153, Three Bridges Road and  
4 Powdersville Main and James Road back up every single  
5 morning. The level of service on those roads is  
6 probably an F in this area, not to mention the  
7 intersection of Old Pendleton and Powdersville Road. I  
8 didn't even think about that earlier. That's an F  
9 also. So how can you add a 78 home community, when  
10 there's already this low level of service to the  
11 community? I'm not saying that you can't do  
12 development, but there's a right way and a wrong way.  
13 I've been doing this for nearly 20 years. I think that  
14 there's -- there needs to be a -- more of a thought out  
15 process in making a development occur.

16 Single family home, probably should be around 15  
17 homes or less. When you look at James Lake, where I  
18 live, I think it's about 30 acres total with common  
19 space, there's 33 homes. Do the math. That's almost  
20 an acre a home. And they want to go to 1/8 of an acre  
21 per unit.

22 So like I said, I don't think that what they're  
23 doing is wrong in terms of trying to develop the  
24 property. But what is wrong, trying to over develop.  
25 Because once they're done, they're gone. We'd have  
26 nobody to turn to.

27 And FYI, talking about water and sewer capacity, a  
28 simple willingness and capability request can be  
29 performed at any time with any utility provider that  
30 they're needing it. They can -- I'm actually good  
31 friends with the -- with Powdersville Water director.

32 WILL MOORE: I'm sorry,  
33 sir, your time is up.

34 TRAVIS DUPREE: No problem.

35 WILL MOORE: Thank you.

36 All right, at this time I'm going to move it to a  
37 discussion amongst the Planning Commission. Does  
38 anybody have anything they would like to add?

39 JANE JONES: This is  
40 probably not the right venue for this and you can tell  
41 me to shut up if you want. But in Powdersville, we're  
42 just starting to have -- well, it's been going on -- a  
43 new problem as far as traffic is concerned. This  
44 particular project is right on the Pickens County line.  
45 And they have built a lot of townhouses and apartments  
46 across on that side. And how do you think these people  
47 are getting to I-85? They're crossing where I live.  
48 They're crossing Powdersville. They're coming down  
49 153. They're coming through all the back roads, 86, 8.  
50 If you live there, you can see it. It's a tremendous

1 increase. And they're just -- they're not even  
2 stopping, they're going on to Pickens County.

3 So we've got to start as a Planning Commission  
4 taking that into consideration. You know, those  
5 projects are not in our county, but we're being very  
6 much impacted by what's going on around us. And you  
7 can check the news on what Pickens County Council is  
8 saying about that. But I just thought that was  
9 something I needed to put out there.

10 JAMES MCCLAIN: Mr.  
11 Chairman, if I might, is our counsel who represented us  
12 in this mediation here tonight?

13 JANE JONES: I guess it  
14 is.

15 JAMES MCCLAIN: Just to  
16 further -- excuse my ignorance on this -- but when this  
17 tends to happen when we have a denial, and it gets  
18 appealed and goes to mediation, you know, what sort of  
19 guidance do you have from us as it relates to sort of  
20 representing our interests as it relates to what we  
21 maybe are looking for in terms of modifications of  
22 these projects? What kind of -- how do you get our get  
23 the guidance ---

24 MALE: (Inaudible.)

25 JAMES MCCLAIN: Okay, we need  
26 to address that ---

27 MALE: (Inaudible.)

28 JAMES MCCLAIN: Sure. There  
29 was a comment about not having any sort of -- there was  
30 a comment made from the developer, I believe, that  
31 talked about in the denial, we didn't really elaborate  
32 on the reasons for our denial. And I didn't know if we  
33 were to have elaborated on the reasons for our denial,  
34 might that have been -- ended up being effectively the  
35 guidance during the mediation?

36 And maybe if there's -- I don't know if, again, if  
37 there's an issue with the point of order, but at some  
38 point I'd be interested in knowing if there has to be  
39 like an executive session, so to speak, what -- how  
40 that sort of happens as it relates to our ability to  
41 provide counsel guidance in doing these things?

42 MALE: (Inaudible.)

43 JAMES MCCLAIN: Absolutely.

44 DONNA MATTHEWS: I have a  
45 question for staff. Did you do any kind of a DOT study  
46 on the traffic? Like this lady had said, I mean, she  
47 physically counted.

48 GAYE SPROUSE: And  
49 commissioners, I'm sorry, I'm not able to answer  
50 questions like that when there hasn't been a traffic

1 study. So I'm very sorry for others who have asked a  
2 similar question.

3 But just so you understand why they didn't have to  
4 do a traffic study, I did do these numbers for you  
5 tonight. The highest hour for this traffic generation  
6 would be 49 trips per hour. So that's why they did not  
7 have to do a traffic study. We only require it for 100  
8 or more.

9 DAN HARVELL: And who  
10 decided it was 49 trips per ---

11 GAYE SPROUSE: That's from  
12 national -- a national trip generation manual, which is  
13 what we use, and also the DOT uses. And ---

14 DAN HARVELL: When did they  
15 decide that? Like ---

16 GAYE SPROUSE: They did many,  
17 many studies over many years. And so there are graphs  
18 and charts based on those many, many studies, and it's  
19 in a published document.

20 DONNA MATTHEWS: So I guess my  
21 question is, we've had a lot of growth in Powdersville.  
22 When is the last time they did this national study, if  
23 you know?

24 GAYE SPROUSE: Okay. Now,  
25 so this study is only about this type of development.  
26 It doesn't have anything to do with what the traffic  
27 volume is on Old Pendleton Road. So this is just a  
28 national, but it's been going on for decades and  
29 decades.

30 WILL MOORE: Thank you,  
31 ma'am. Anybody else? About to fall asleep over here.

32 All right. At this time, I'm going to open up the  
33 floor for a motion.

34 JANE JONES: Motion to  
35 deny the project. You want my reasons now or later?

36 WILL MOORE: Yes, ma'am.

37 JANE JONES: It's not in  
38 the general interest of the people that are in that  
39 community. It's not compatible with what's around it.  
40 And of course, the main reason is the existing  
41 infrastructure and transportation systems do not  
42 adequately serve this increase with this, with this  
43 development.

44 WILL MOORE: Thank you,  
45 ma'am. Do I have a second?

46 DAN HARVELL: Second.

47 WILL MOORE: All right.  
48 I'll open it up for a discussion amongst the Planning  
49 Commission. Anybody else have anything they want to  
50 add?

1 DAN HARVELL: Well, Mr.  
2 Chairman, I will add that, I mean, you know, we just  
3 get caught between a rock and a hard place all the time  
4 here. We don't have protective county ordinances that  
5 go far enough to deal with, especially safety issues.  
6 You know, we don't have any -- we didn't have --  
7 normally we do have someone from District 1 here about  
8 the population of the schools. No one did come  
9 concerning that tonight, even though we've heard that  
10 Concrete, even though we've heard that Concrete is  
11 maxed out at this particular time. It's, it's so hard  
12 for us up here as we vote, to not take into  
13 consideration what we've heard about this dangerous  
14 curve. And I will ask, is there, is there some rule or  
15 regulation that does not allow the school bus to go  
16 into the subdivision to pick up the kids?  
17 WILL MOORE: Yes, ma'am,  
18 come forward and state your name and address, please,  
19 ma'am.  
20 DAN HARVELL: Oh, yeah, she  
21 was here tonight.  
22 WILL MOORE: That's what I  
23 was trying to tell you.  
24 DAN HARVELL: Okay. Well, I  
25 didn't know that. She didn't sign up as she normally  
26 does.  
27 TIFFANY ESTES: I'm Tiffany  
28 Estes, Director of Planning Development for Anderson 1.  
29 And to answer your question about school bus  
30 accessibility, there are some roads that our buses  
31 cannot go through. It's either too narrow, the turns  
32 are too abrupt, so it's not a requirement where if you  
33 have a large subdivision, and it's hard to maneuver a  
34 bus in it, I mean, kids would have to go to an  
35 alternate place to get that bus. Does that answer your  
36 question?  
37 DAN HARVELL: So you're  
38 saying that this entrance and exit from this  
39 subdivision is not accessible?  
40 TIFFANY ESTES: I mean, for  
41 this particular one? I'm just talking in general. No,  
42 I have not looked at that or spoken to our  
43 transportation department in regard to that specific  
44 entrance. But as a whole, buses need a certain amount  
45 of leeway to be able to go forward.  
46 DAN HARVELL: And I believe  
47 the blind curve would be a point of concern?  
48 TIFFANY ESTES: I would, too.  
49 And, you know, there are times that, you know, I take  
50 phone calls from parents that the bus is just -- you

1 know, how come they're not picking up at my house? You  
2 know, do you know that curve? And so that's always an  
3 issue. But like I said, I can't speak to this  
4 specific. But a blind curb, you know, common sense  
5 will tell you that would be very difficult to get the  
6 bus through.

7 DAN HARVELL: Well, thank  
8 you. Appreciate you being here.

9 TIFFANY ESTES: You're  
10 welcome.

11 WILL MOORE: Thank you,  
12 ma'am. One last one.

13 MIKE JONES: My name is  
14 Mike Jones. I've been a resident of Old Pendleton  
15 Road, which is S94 for 80 years. I've built 5 houses  
16 there. This family here is just like my family.  
17 I got behind a school bus yesterday. He had to --  
18 he went 80 yards beyond where this entrance is. He let  
19 off 26 children. Cars was coming around the curve. I  
20 just got -- I was shocked that they was even having a  
21 meeting here about this place again. Anybody that  
22 would be ignorant enough to buy property to try to put  
23 a subdivision in a bad curve ... We've had problems.  
24 The local highway department would say, well, we're,  
25 we're shorthanded. I called Blythewood the other week  
26 and said if they can't run it up there, I'll get  
27 somebody that can. They was there for three hours and  
28 caught 46 people speeding. And the highway department  
29 had to send a report for 30 days. Yet nobody knows  
30 about traffic control.

31 But anybody just come in and buy something -- and  
32 this thing -- this was a part of my friend's farm. And  
33 he let his daughter, which is here, build a house. Her  
34 husband left her because he didn't want to keep her  
35 mother there and she lost her money. The man that  
36 bought it, he had a man come in about every month to  
37 crush car there. It was a salvage yard. All that  
38 debris is in the ground. He wound up and he killed his  
39 wife and hisself there.

40 WILL MOORE: Call to  
41 order. This is irrelevant.

42 MIKE JONES: There's a  
43 curse on -- there's a curse on the place.

44 WILL MOORE: Okay. Please  
45 have a seat.

46 MIKE JONES: You need to  
47 go see ---

48 WILL MOORE: Thank you,  
49 sir. Have a seat, please. Thank you, sir.

50 All right, at this time we have a motion for

1 denial. Okay. So all in favor of the denial, please  
2 raise your right hand. One, two -- it is denied.

3 All right. The second was made by Dan? Four to  
4 three. Wes, what -- were you for or against?

5 All right, at this time we're going to move on to  
6 public comments, non-agenda items. Anybody here on  
7 non-agenda items.

8 All right. Any other business?

9 All right. At this time, I'm going to turn it  
10 over to staff for election of officers. Or how does  
11 this work exactly? Or if you could advise me, I got  
12 your ballot. It's 9:45.

13 JAMES MCCLAIN: Has there  
14 been any nominations?

15 Okay, can I ask a point of order or I guess -- the  
16 agenda is -- specifies nominations from the floor. Is  
17 that not the method of this election?

18 ALESIA HUNTER: Yeah. A lot  
19 of people prefer to do ballots.

20 JAMES MCCLAIN: I could not  
21 hear you. I'm so sorry.

22 ALESIA HUNTER: You can do  
23 either one.

24 JAMES MCCLAIN: Okay.

1 WILL MOORE: Y'all can do  
2 either one, whatever you want to do. I'm going to go  
3 ahead and do the ballot ---  
4 JAMES MCCLAIN: It would  
5 help me to know who wants to ---  
6 TYANNA HOLMES: Either vote  
7 orally or via ballot. So I think let's just do the  
8 ballot method. That way ---  
9 WILL MOORE: All right,  
10 everybody just do the ballot method.  
11 TYANNA HOLMES: You can vote  
12 for who you want to be the chair this year.  
13 WILL MOORE: Let's move  
14 on. It's getting late.  
15 JAMES MCCLAIN: There's not  
16 going to be the majority. I mean ---  
17 TYANNA HOLMES: Everyone that  
18 is on the commission at the moment, by nominee.  
19 JAMES MCCLAIN: I don't want  
20 to do ---  
21 WILL MOORE: All right.  
22 Ballots ---  
23 DAN HARVELL: I'm going to  
24 have to voice my reserve for doing it this way. I've  
25 never seen it done this way before.  
26 JANE JONES: We'll vote  
27 again next time. Don't worry about it.  
28 JAMES MCCLAIN: We're doing  
29 majority. There's no way ---  
30 TIM CARTEE: Point of  
31 order, Mr. Chairman, this needs to be done as a  
32 nomination for Chair and nomination for Vice Chair. It  
33 has to be voted on so it can be in public record.  
34 JANE JONES: So what are  
35 you saying?  
36 WILL MOORE: Is anybody  
37 making a nomination?  
38 WESLEY GRANT: Mr. Chairman,  
39 I make a nomination that we nominate -- I'd like to  
40 nominate Will Moore as Chair.  
41 WILL MOORE: I thought  
42 staff handled the election last time.  
43 TIM CARTEE: You have to  
44 make a motion and then you have to have the ones to  
45 vote for that motion.  
46 WILL MOORE: Okay. I've  
47 got a motion on the table for me as Chairman. Do I  
48 have a second?  
49 JAMES MCCLAIN: I'll second.  
50 WILL MOORE: All in favor

1 of the motion, please raise your -- are there any other  
2 motions?

3 JANE JONES: Chairman ---  
4 JAMES MCCLAIN: There's a  
5 motion -- I think there's a motion for ---  
6 WILL MOORE: There's a  
7 motion on the floor.

8 JANE JONES: Are we  
9 making a motion to have a verbal election or are we  
10 make a motion ---

11 TIM CARTEE: You're  
12 making a motion who you would like to see as the  
13 Chairperson ---

14 JANE JONES: We're making  
15 a nomination?

16 JAMES MCCLAIN: I think  
17 we're making a motion for nominations.

18 TIM CARTEE: Yes.  
19 WILL MOORE: Wes has  
20 nominated me as chairman.

21 JANE JONES: I would like  
22 to nominate David Cothran.

23 JAMES MCCLAIN: Okay.  
24 JANE JONES: So now we've  
25 got two.

26 JAMES MCCLAIN: I second  
27 that.

28 TYANNA HOLMES: He's not  
29 here.

30 JANE JONES: I realize  
31 that. But I mean, he's on the commission. I mean, I  
32 don't know what kind of rules we're going by tonight.

33 WESLEY GRANT: So we have  
34 two nominations on the floor.

35 JANE JONES: I don't know.  
36 WESLEY GRANT: That's what  
37 it sounds like.

38 JAMES MCCLAIN: And then  
39 we're going to actually vote on these -- any  
40 nominations we get. And then majority carries, right?

41 TIM CARTEE: Please be  
42 advised that ---

43 WILL MOORE: All right.  
44 We've already got one motion on the floor.

45 TIM CARTEE: --- Mr.  
46 Cothran not being here, he may not be willing to accept  
47 this position. So he needs to be here to vote to  
48 accept that.

49 JANE JONES: Well, if we  
50 had voted by paper, we wouldn't have known if anybody

1 was willing.

2 TIM CARTEE: You want to

3 get in?

4 HENRY YOUMANS: Normally,

5 the process is, is if a person is not going to be in

6 attendance, they would submit something in writing to

7 the Chair, that they would accept the position. Since

8 that did not occur, it is improper to nominate him for

9 that position. So you need to go with the nominations

10 that are on the floor ---

11 JANE JONES: He told me

12 he would accept it. But he didn't know he needed to

13 write it down.

14 HENRY YOUMANS: That's part

15 of Robert's Rules of Order, ma'am. So he would need to

16 do that. So we can either vote what's on the floor at

17 this time or not vote what's on the floor.

18 WILL MOORE: The motion on

19 the floor is me as Chairman. Motion by Wes Grant with

20 a second from Jamie. So all in favor of that motion

21 ---

22 JAMES MCCLAIN: How about

23 this, I make a ---

24 WILL MOORE: No, how

25 about this? I'm the Chairman.

26 JAMES MCCLAIN: I make a

27 motion to lay this motion on the table. Is there a

28 second? I mean, I don't want to run the meeting. But

29 ---

30 DAN HARVELL: Second.

31 WILL MOORE: All in favor

32 the motion raise your right hand.

33 WESLEY GRANT: What's the

34 motion?

35 JAMES MCCLAIN: To lay the

36 current motion on the table.

37 JANE JONES: Which means

38 we'll take it up later.

39 JAMES MCCLAIN: Yep.

40 WESLEY GRANT: We've got to

41 vote. You can't delay that.

42 JAMES MCCLAIN: I'm delaying

43 it till later in the meeting. I'm not -- we're not

44 finished with the meeting. I'm just delaying it until

45 later in the meeting.

46 JANE JONES: Well, the

47 meetings -- this is it.

48 JAMES MCCLAIN: I know.

49 JANE JONES: So when are

50 we going to vote.

1 DAN HARVELL: Is that for  
2 further comment?  
3 JAMES MCCLAIN: Yeah, I mean,  
4 we can, we can, we can ---  
5 WESLEY GRANT: Did Dr.  
6 McClain's motion get a second?  
7 DAN HARVELL: It did.  
8 JAMES MCCLAIN: And there can  
9 be discussion on it.  
10 JANE JONES: Okay.  
11 HENRY YOUMANS: At this point,  
12 the first motion is dead, because you have not acted on  
13 that motion. So this is now the active motion. So you  
14 need to act on this motion and move forward.  
15 WILL MOORE: Okay, so we  
16 have a motion on the floor -- say that again.  
17 JAMES MCCLAIN: I made a  
18 motion to lay the existing motion on the table for now.  
19 Because I feel like we need to get a little bit of  
20 clarification on the actual nomination process, because  
21 there seems to be a little discrepancy. And I just  
22 wanted to be ---  
23 WILL MOORE: All right.  
24 Mr. Henry, if you'll elaborate on that.  
25 JANE JONES: Where do we  
26 go from here?  
27 JAMES MCCLAIN: So we ---  
28 HENRY YOUMANS: So we have a  
29 nomination for Chair and Vice Chair.  
30 JAMES MCCLAIN: We never  
31 nominated a Vice Chairman.  
32 HENRY YOUMANS: Well, it can  
33 be done a couple of different ways. If you selected  
34 two people for Chair and Vice Chair, the majority vote  
35 person would be the Chairman, the other person would be  
36 the Vice Chairman. Or you can do it individually, one  
37 position at the time. Just depends on the pleasure of  
38 the Commission on how they want to do that.  
39 JANE JONES: Well, don't  
40 you first have to clarify the fact that David Cothran  
41 is not here. You said you couldn't include him because  
42 he wasn't here. I'm just totally confused.  
43 WILL MOORE: It has to be  
44 in writing and presented to the Chairman that he's  
45 willing to take the position, is the way I understood  
46 it. Is that correct?  
47 HENRY YOUMANS: That is  
48 correct.  
49 DAN HARVELL: And we are  
50 positive that that is correct as written in Robert's

1 Rules.  
2 HENRY YOUMANS: It's correct.  
3 It's just like his attendance being required here  
4 tonight, and he is not here. So he could not  
5 participate in these proceedings. So it would have to  
6 be in writing that he could not attend, but he would  
7 want to be considered for anything that will be offered  
8 as far as the Chair and Vice Chair position.  
9 JANE JONES: So we've  
10 gotten one nomination on the floor for Chairman, is  
11 that what you're saying?  
12 HENRY YOUMANS: That's  
13 correct.  
14 DONNA MATTHEWS: And we have  
15 to vote tonight?  
16 HENRY YOUMANS: That's  
17 correct.  
18 JANE JONES: Well, there  
19 you go.  
20 JAMES MCCLAIN: Would it be  
21 out of order for me to make a motion to table this  
22 until the next meeting? And by doing so suspending the  
23 rules? Keeping in place our current officers until  
24 next meeting? That would be -- would that be out of  
25 order?  
26 ALESIA HUNTER: Mr.  
27 Chairman, it's in by bylaws that you do vote at this  
28 meeting.  
29 JAMES MCCLAIN: At our  
30 January meeting?  
31 ALESIA HUNTER: Yes.  
32 JAMES MCCLAIN: Okay.  
33 WESLEY GRANT: Mr.  
34 Chairman, I propose that we continue to take  
35 nominations for Chair and we take a vote.  
36 JAMES MCCLAIN: I'll second  
37 that motion.  
38 WILL MOORE: All right.  
39 So -- all right, let's start this over. Do we have a  
40 nomination?  
41 DAN HARVELL: Well, we have  
42 a motion and second on the floor. So I guess we have  
43 to vote on that to proceed.  
44 HENRY YOUMANS: That's  
45 correct.  
46 DAN HARVELL: So you made  
47 the motion to proceed. I will second that motion to  
48 proceed from what has been tabled.  
49 HENRY YOUMANS: All in favor,  
50 please vote by raising your hand.

1           We'll now accept nominations for Chairman. Are  
2 there any nominations for Chairman?

3           WESLEY GRANT: I'd like to  
4 nominate Mr. Moore as Chair.

5           HENRY YOUMANS: Are there any  
6 other nominations?

7           JAMES MCCLAIN: I'll nominate  
8 Mr. Harvell.

9           HENRY YOUMANS: Are there any  
10 other nominations?

11          DAN HARVELL: That's a  
12 surprise.

13          HENRY YOUMANS: Do we have a  
14 motion to close nominations?

15          JANE JONES: Motion to  
16 close.

17          HENRY YOUMANS: Do we have a  
18 second?

19          DONNA MATTHEWS: I second.  
20          HENRY YOUMANS: All in favor  
21 of the nominations being closed, raise your hand.

22          So all in favor of Mr. Moore serving as Chair,  
23 please raise your hand. All in favor of Mr. Harvell  
24 serving as Chairman, please raise your hand.

25          WILL MOORE: Ms. Hunter,  
26 what was the result?

27          ALESIA HUNTER: It's four  
28 for Dan Harvell and -- who didn't vote? Raise your  
29 hand for Dan Harvell.

30          WILL MOORE: Brad, we're  
31 doing a vote.

32          DAN HARVELL: We're voting  
33 for Will or me for Chairman. He voted for Will. Okay.  
34 So three, four to three. Four to three.

35          HENRY YOUMANS: For Mr.  
36 Harvell? Mr. Harvell will be the Chairman for this  
37 upcoming term, and Mr. Moore will served as the Vice  
38 Chair.

39          We will now take a motion to adjourn this meeting.  
40 Do we have a motion on the floor?

41          JANE JONES: Motion to  
42 adjourn.

43          HENRY YOUMANS: Do we have a  
44 second?

45          WESLEY GRANT: Second.  
46          HENRY YOUMANS: All in favor  
47 signify by raising your hand.

48          Mr. Chair, it's now your ---  
49          DAN HARVELL: Well, this is  
50 very unexpected. But I feel like if I was nominated it

1 would be a disservice to refuse that. So anyway, I  
2 appreciate the support that I've been given to do this  
3 and I want to thank Will for all he's done in the last  
4 year because I certainly supported him coming into the  
5 Chairmanship last time. So thank you, Will.

6 WILL MOORE: Thank you,  
7 sir.

8 DAN HARVELL: And thank  
9 you, everyone.

10

11

**MEETING ADJOURNED AT 10:00 P.M.**

# Anderson County Planning Commission

April 11, 2023

6:00 PM

Staff Report

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

**Intended Development:** Happy Hill Campground (RV Park)

**Applicant:** Daniel Lockey

**Surveyor/Engineer:** N/A

**Details of Development:** The proposed use of the property is to develop a campground with 11 sites, each site containing a 15' by 35' space. This project includes water, septic installations, and power as well as amenities including a sand playground, cookout area, and laundry facility. The property is 4.07 acres.

**Location and Access** Old Fork School Rd (State)

**County Council District:** 4

**Surrounding Land Use:** Undeveloped

**Zoning:** Un-Zoned

**Tax Map Number:** 5-00-03-015

**Variance:** No

## **Traffic Impact Analysis:**

Old Fork School Road is classified as a collector with no maximum vehicle 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 Land Use Review Application

RECEIVED  
2/2/23

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: Happy Hill Campground

**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 Daniel Lockery

Mailing Address 199 Centar Rd Travelers Rest SC 29690

Telephone 864-417-0204 E-mail ddl.Smallworks@yahoo.com

Applicant is the: Owner's Agent Property Owner Daniel Lockery

Property Owner(s) of Record Daniel Lockery

Mailing Address 199 Centar Rd Travelers Rest SC 29690

Telephone 864-417-0204 E-mail ddl.Smallworks@yahoo.com

Authorized Representative \_\_\_\_\_

Mailing Address \_\_\_\_\_

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

Address/Location of Property Old Fork School Road Anderson SC

Existing Land Use Farming

Proposed Land Use Small Campground

Tax Map Number(s) 50063001

Total Size of Project (acres) 4.07

REQUEST FOR VARIANCE (IF APPLICABLE):

Is there a variance request?

☒ Yes

☐ No

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

Small Campground at this location

**SCDOT/ Roads & Bridges** must be contacted for this development prior to Planning Commission review, please attach conformation letters. A traffic impact study shall be required along the County road-network when a development will generate 100 or more trips per hour during the peak hour of the adjacent street, see section 24 - 115 Intensity Standards in the Anderson County Code of Ordinances. This traffic study must be submitted with the application.

**RESTRICTIVE COVENANT STATEMENT**

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

I (we) certify as property owner(s) or as authorized representative for this request that the referenced property:

- ☐ **IS** subject to recorded restrictive covenants and that the applicable request(s) is permitted, or not otherwise in violation, of the same recorded restrictive covenants.
- ☐ **IS** subject to recorded restrictive covenants and that the applicable request(s) was not permitted, however a waiver has been granted as provided for in the applicable covenants. *(Applicant must provide an original of the applicable issued waiver)*
- ☐ **IS NOT** subject to recorded restrictive covenants
- 

**This application applies to the following uses when proposed in the unincorporated areas of the county:**

1. Hazardous Waste and Nuclear Waste Disposal Site Fee **\$650.00**
2. Motorsports facilities and testing track Fee **\$650.00**
3. Mining and Extraction Operation Fee **\$650.00**
4. Gun Clubs, Skeet Ranges, Outdoor Firing Range Fee **\$650.00**
5. Stockyards, Slaughterhouses, Animal Auction House Fee **\$650.00**
6. Certain Public Service Uses Fee **\$650.00**
  - a. Land Fills
  - b. Water and Sewage Treatment facilities
  - c. Electrical Substations
  - d. Prisons
  - e. Recycling Stations
  - f. Transfer Stations
  - g. Schools
  - h. Water and Sewer Lines
7. Large Scale Projects Fee **\$300.00**
  - a. Any project that is capable of generating 100 or more off-road parking spaces, as determined by section 38-210, excluding single-family subdivisions.
  - b. A truck or bus terminal, including service facilities designed principally for such uses.
  - c. Outdoor sports or recreational facilities that encompass one (1) or more acres in parking and facilities.
8. Tattoo Facilities Fee **\$300.00**
9. Mobile Home Parks/Manufactured Home Parks/RV Parks Fee **\$300.00**
10. Sexually Oriented Business Fee **\$650.00**
11. Salvage, junk, and scrap yards Fee **\$650.00**

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### APPLICATION PROCESS

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

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

Completed application form

Letter of intent

Sketch Plan one (1) copy 8 ½" x 11"

Attachment "A"

**REQUIRED ITEMS****1) APPLICATION FORM:**

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

**2) LETTER OF INTENT:**

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

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

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

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

- 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?

Lake Hartwell / Fairplay Recreation Area - YES

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

NO

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

NO

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

YES

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

~~NO~~ 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.

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

\_\_\_\_\_  
Date

2/2/23

### PROPERTY OWNER'S CERTIFICATION

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

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

\_\_\_\_\_  
Date

#### Staff Use Only:

Application Received By: \_\_\_\_\_

Planning Commission Date: \_\_\_\_\_

Planning Commission Decision: \_\_\_\_\_

Fee Paid Yes ☐ No ☐ Credit Card/Check# \_\_\_\_\_

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

Site Plan Revision Fee **\$100.00**

**11 Lots  
Happy Hill  
Camp Ground**

## Letter Of Intent:

The property is located at Old Fork School Road in Anderson County.

Property size is 4.07 acres. Proposed use of stated property is a small campground consisting of 11 – 35' x 15' lots with 15' of landscaping between each lot.

Also on property would be an outdoor cook/picnic area. Included also on property

Will be a children's playground area. Along with the mentioned amenities, potentially a 15x20 building for the purpose of providing a laundry facility.

Each lot will have power, sewage and water.

The above proposed use of property has the potential to bring revenue to lake area as well as the small community in which it will be located.



**Anderson County Planning Commission  
Staff Report  
April 11, 2023**

Applicant:	Idea River, LLC
Current owner:	Ernest W Garrison Jr
Property location:	Highway 76
Precinct:	Denver-Sandy Springs
Council district:	4
TMS#(s):	65-00-04-013
Acreage:	+/- 19.1
Current zoning:	IZD (Innovative Zoning District)
Requested zoning:	IZD (Innovative Zoning District) amendment
	<p>The IZD District is established to allow flexibility in development that will result in improved design, character, and quality of new developments as well as preserve natural and scenic features of open spaces. The Innovative Zoning District regulations must encourage innovative site planning for residential, commercial, institutional, or industrial development within the district.</p>
Surrounding zoning:	<p>North: I-1 (Industrial District) South: C-2 (Highway Commercial District) East: C-2 (Highway Commercial District) &amp; I-1 (Industrial District) West: C-2 (Highway Commercial District)</p>
Evaluation:	<p>This request is to amend the IZD to increase density from 176 apartment units to 250 units. The amendment is reducing open space from 62.1% to 57.4%. Amenities such as a clubhouse and pool/playground area and the commercial space along Highway 76 remain.</p>
Public outreach:	<p>Staff hereby certifies that the required public notification actions have been completed on March 27, 2023, as follows:</p> <ul style="list-style-type: none"><li>- Rezoning notification postcards sent to 60 property owners within 2,000' of the subject property;</li><li>- Rezoning notification signs posted on subject property;</li><li>- Planning Commission public hearing advertisement published in the <i>Independent-Mail</i>.</li></ul>
Staff recommendation:	<p>At the Planning commission Meeting during which the rezoning is scheduled to be discussed, staff will present their recommendation at that time.</p>



# Rezoning Application

## Anderson County Planning & Development

February 28, 2023

Date of Submission

\_\_\_\_\_  
Approved/Denied

### Applicant's Information

Applicant Name: Idea River, LLC  
 Mailing Address: 174 East Main St. Suite 603, 29306  
 Telephone: 864-940-3359  
 Email: jonathanwalker3@gmail.com

### Owner's Information (If Different from Applicant)

Owner Name: Ernest W. Garrison  
 Mailing Address: 32 Highfield Ct., Greer, SC 29650  
 Telephone: \_\_\_\_\_  
 Email: \_\_\_\_\_

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

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

DocuSigned by:

Pam Kamp

BD57DD4F52144B5...

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Date

### Project Information

Property Location: Hwy. 76 ,Pendleton, SC  
 Parcel Number(s)/TMS: 650004013  
 County Council District: 4 School District: 4  
 Total Acreage: 19.1 Current Land Use: Vacant  
 Requested Zoning: IZD amendment Current Zoning: IZD  
 Purpose of Rezoning: Multi-family and commercial project with amenities focused on residents

Are there any Private Covenants or Deed Restrictions on the

☐ Yes

☒ No

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

  
Applicant's Signature

Feb. 28, 2023  
Date

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

Additional Information or Comments: This property was approved for an IZD with 175 units, there is now increased sewer capacity. Seeking to increase to up to 250 units with new sewer capacity.

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

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

***Please refer to Chapter 48 of the Anderson County Code of Ordinances for further information regarding submission requirements.***

As the applicant, I hereby confirm that all required information and materials for this application are authentic and have been submitted to the Planning & Development office.

  
Applicant's Signature

Feb. 28, 2023  
Date

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

**For Office Use Only:**

Application Received By: \_\_\_\_\_

Complete Submission Date: \_\_\_\_\_

Commission Public Hearing: \_\_\_\_\_

Council Public Hearing: \_\_\_\_\_

## STATEMENT OF INTENT

for

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

for

### APPLICANT

Idea River, LLC  
174 East Main St. Suite 603  
Spartanburg, SC 29306  
864.940.3359

[Jonathanwalker3@gmail.com](mailto:Jonathanwalker3@gmail.com)

### Engineer

Gray Engineering Consultants, Inc.  
132 Pilgrim Road  
Greenville, SC 29607  
David J. Graffius, PE  
864-297-3027

[dgraffius@grayengineering.com](mailto:dgraffius@grayengineering.com)

March 1, 2024

The Springs at Clemson Boulevard (project) consists of one parcel of land located on Hwy 76, Pendleton directly across from Chapman Rd. The project is +/- 19.0 acres and is made up of the following parcel:

- I.1 TMS #650004013 - 19.0 acres (829,469.5 square feet) parcel located in Anderson County on Hwy 76, Pendleton. The property is currently owned by Ernest W Garrison, Jr.

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

## II DEVELOPMENT OVERVIEW

The project development plan is to rezone the one tract to utilize the Innovative Zoning District (IZD) zoning classification. The development will consist of two different access points off Hwy 76, applications for driveway and utility encroachment permits will be submitted for review and approval by SCDOT. A traffic study will be submitted to SCDOT to determine potential impact to Hwy 76 traffic flow and to ensure proper design of access and egress. The proposed development will incorporate both residential and commercial uses. The residential component will be comprised of ten (10) three story apartment buildings with clubhouse, private pool, playground, dog park, fire pit, walking trail, and open space for resident use situated on approximately 14.2 acres of the 19.0 overall parcel. Each apartment building will vary from approximately 7,100 to 11,750 square feet per floor and provide a range of 200 to 250 units with a mix of 1, 2, and 3-bedroom configurations. Site coverage for the residential portion of the development will be approximately 42.6%. Common areas and open space dispersed throughout the site (not including detention pond) will be approximately 57.4%.

The commercial component of the development will be approximately 4.8-acre subdivided portion located adjacent to Hwy 76 at the southern end of the parcel. A drive entrance to serve this portion of the site will connect directly to Hwy 76 then cross the parcel to further serve the residential component. The specific commercial use TBD. A buffer between the commercial and residential lots will be achieved through placement of the detention pond between the two uses. The closest apartment building will be approximately 100 feet from the commercial lot line.

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

## III DENSITY & PHASING

The overall project will consist of a range between 200 to 250 garden style apartment units and approximately of 4.8 acres of commercial space fronting Hwy 76. The residential component will be comprised of ten (10) three story apartment buildings with clubhouse, private pool, playground, dog park, fire pit, walking trail, and open space for resident use situated on approximately 14.2 acres of the 19.0 overall parcel. Each apartment building will vary from approximately 7,100 to 11,750 square feet per floor and provide a range of 200 to 250 units with a mix of 1, 2, and 3-bedroom configurations. Site coverage for the residential portion of the development will be approximately 42.6%. Common areas and open space dispersed throughout the site (not including detention pond) will be approximately 57.4%.

The commercial component of the development will be approximately 4.8-acre subdivided portion located adjacent to Hwy 76 at the southern end of the parcel. A drive entrance to serve this portion of the site will connect directly to Hwy 76 then cross the parcel to further serve the residential component. The specific commercial use TBD. A buffer between the commercial and residential lots will be achieved through placement of the detention pond between the two uses. The closest apartment building will be approximately 100 feet from the commercial lot line. The exact locations and layout of the residential and commercial pieces will be detailed out in the Final Development Plan.

#### IV AMENITIES, LANDSCAPING, BUFFERS

The proposed development will have approximately 57.4% (10.9 acres) of common areas and open space that will be dispersed throughout the site (not including detention pond). A minimum 25' building setback will be established along all exterior property lines. However, where the commercial parcel adjoins Hwy 76 a 50' minimum setback will be established consistent with Anderson County requirements for nonresidential use along Arterial Roads. The residential amenity components may consist of a clubhouse, private pool, playground, dog park, fire pit, walking trail, and open space for the residents.

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

#### V PUBLIC UTILITIES

**Water** – The site is under the jurisdiction of Sandy Springs Water District. Chris Brown with SSWD has confirmed that there is a 12" water main along Hwy 76 (same side as subject parcel) with available and adequate capacity to serve the proposed development. All new water mains built within the project will be built to SSWD (public) standards and turned over to Sandy Springs Water District to own and maintain.

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

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

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

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

**Stormwater** – The stormwater management system for the site will treat for both water quantity and water quality and meet all requirements of Anderson County and SCDHEC to satisfy the appropriate standards of the Clean Water Act. Pre vs. Post

runoff will be managed through onsite detention consisting of a dry pond system. All stormwater BMP's will be inspected and maintained routinely.

**Roads** – US Hwy 76 is under SCDOT jurisdiction. Applications for driveway and utility encroachment permits will be submitted for review and approval by SCDOT. The proposed development will have (2) access points to Hwy 76. A traffic study will be submitted to SCDOT to determine potential impact to Hwy 76 traffic flow and to ensure proper design of access and egress.

## VI DEVELOPMENT STANDARDS

- VI.1 Permitted Uses: This project will consist of residential and commercial utilization
- VI.2 Maximum Number of Units: Residential – 200 to 250 units and Commercial – TBD to fit area needs and surrounding businesses
- VI.3 Building Setbacks:
  - All proposed setbacks for the development are as follows:
    - A minimum 25' building setback will be established along all exterior property lines. However,
    - Where the commercial parcel adjoins Hwy 76 a 50' minimum setback will be established consistent with Anderson County requirements for nonresidential use along Arterial Roads.
    - The closest apartment building will be approximately 100 feet from the commercial lot line.
- 4. Residential Construction and Maintenance: No mobile homes, trailers, campers, or tents shall be permitted as permanent dwellings.
- VI.4 Public Improvements: No existing sidewalks are located along Hwy 76 – a state-maintained road. The proposed project should have no impacts to the roads service level.



SITE DATA:  
NEW APT. BLDGS: 10  
1-BDRM: 48 (22%)  
2-BDRM: 156 (70%)  
3-BDRM: 18 (8%)  
TOTAL UNITS: 222  
TOTAL PARKING: 425  
PARKING RATIO: 1.9 SP/UNIT

NO.	DATE	BY	REVISION
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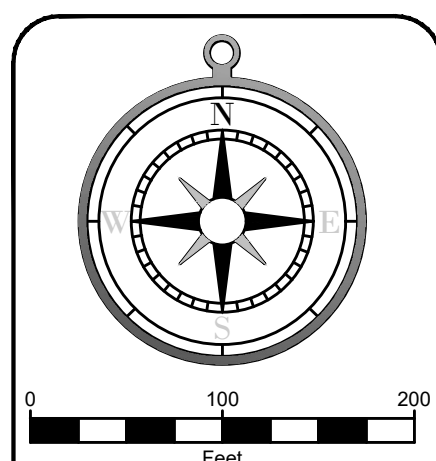


Gray Engineering  
132 PILGRIM ROAD - GREENVILLE, SC 29607  
PH: 864.606.7447  
WWW.GRAYENGINEERING.COM

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ANDERSON COUNTY, SC

STAKEOUT PLAN  
HWY 76  
APARTMENTS



0 100 200  
Feet  
1" = 100'

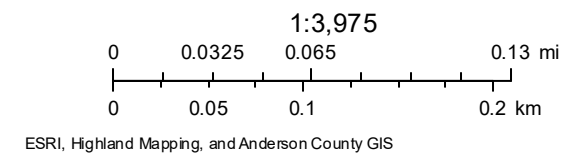
SCALE: 1" = 100'  
PROJECT MANAGER: DJG  
DRAWN BY: CJR  
PROJECT DATE: 12/19/22  
JOB No.: 2022XXX  
PLOT DATE: 2/10/23

SHEET  
CV-1

# Anderson County



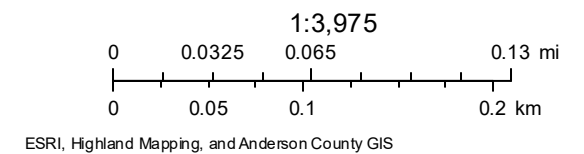
March 20, 2023



# Anderson County



March 20, 2023



# Anderson County Planning Commission

April 11, 2023

6:00 PM

## Staff Report – Preliminary Private Road Subdivision

---

25 property owners within 2000' of the proposed development were notified via postcard. The following proposal was tabled at the March 14, 2023 Planning Commission Public Hearing. Anderson County Airport staff has reviewed the proposed subdivision and have no concerns regarding the development.

<b>Preliminary Subdivision Name:</b>	The Meadows at Flowing Rock
<b>Intended Development:</b>	Single Family Dwellings
<b>Applicant:</b>	Zachary Hunsader
<b>Surveyor/Engineer:</b>	John Moore
<b>Location/Access:</b>	Highway 252 (State)
<b>County Council District:</b>	7
<b>Surrounding Land Use:</b>	Residential-Agriculture
<b>Zoning:</b>	R-A (Residential-Agriculture)
<b>Tax Map Number:</b>	280-00-01-001
<b>Number of Acres:</b>	+/- 58.16
<b>Number of Lots:</b>	10
<b>Variance:</b>	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 ½ x 11 sized copies of the Preliminary Plat · Two (2) 17x 24 (or larger) copies of the Preliminary Plat
- Completed Subdivision Application · Check made payable to Anderson County for Preliminary Plat Review

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

**Sec. 38-312. - Preliminary plat.**

The preliminary plat shall contain the following information:

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

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

SIGNATURE OF APPLICANT & Property Owner:

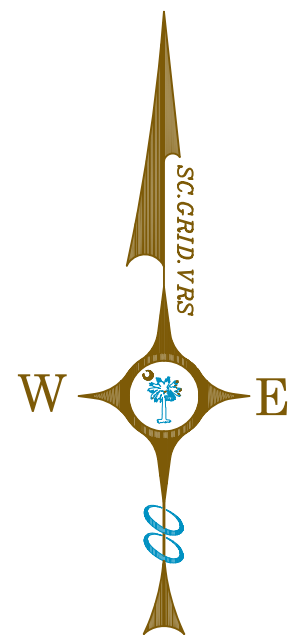
I (we) certify as property owners or authorized representative that the information shown on and any attachment to this application is accurate to the best of my (our) knowledge, I (we) understand that any inaccuracies may be considered just cause for postponement of action on the request and/or invalidation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

Signature of Applicant

Date 02/05/2023

Signature of Owner

Date 02/05/2023



N/F  
TM# 275-00-05-002  
DIANA L. BLACK  
DB: 10924, PG: 111  
PB: S-1887, PG: 3-A

N/F  
TM# 280-00-01-002  
JOHN M. & MILDRED B. WORLEY  
DB: 5579, PG: 119  
PB: S-670, PG: 2

N/F  
TM# 275-00-05-003  
SUZANNE REED  
DB: 13176, PG: 152  
PB: S-1887, PG: 3-B

N/F  
TM# 275-00-05-005  
DONALD B. & LINDA M. BOLING  
DB: 5924, PG: 90

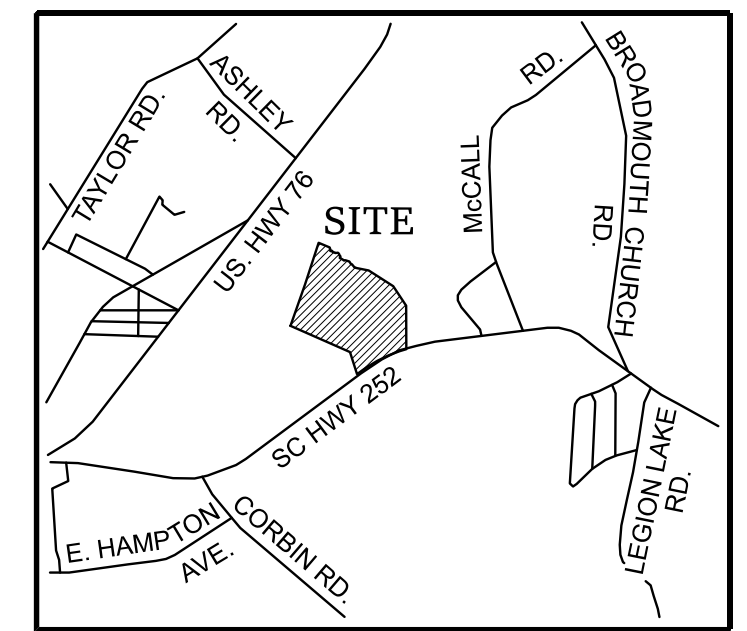
N/F  
TM# 003-00-00-091  
ABBEVILLE COUNTY  
FREYIA OSTERWALD  
DB: 283, PG: 401  
PB: 40, PG: 138

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°18'20" W
C8	250.00'	76.39'	76.09'	N 34°22'07" 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
- PP POWER POLE
- OHP OVERHEAD POWER
- R/W RIGHT-OF-WAY
- UGP UNDERGROUND ELECTRICAL
- E ELECTRICAL TRANSFORMER
- EP EDGE OF PAVEMENT
- W WATER WELL



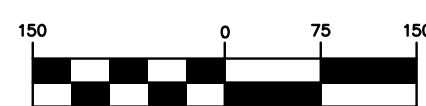
LOCATION MAP  
N.T.S.

**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: 2761, PAGE: 142  
B.) PLAT OF "RE-ESTABLISHMENT OF ABBEVILLE COUNTY AND ANDERSON COUNTY BOUNDARY" BY CESI DATED MARCH 26, 2018.  
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 FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
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 ADJOINERS PROPERTY LINE. PROPERTY CORNER MAY HAVE BEEN DISTURBED. 5/8" REBAR FOUND IS ±13.5' S.E. FROM HACKED 15" SWEETGUM TREE.
5. SEPTIC TANK AND DRAIN SYSTEMS SHOULD BY 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 61-56. DEVELOPERS SHOULD CONSULT WITH SCDHEC 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 45007C0455E, WITH AN EFFECTIVE DATE OF 09/29/2011.

#### GRAPHIC SCALE



( IN FEET )  
1 inch = 150 ft.



JOHN R. MOORE, S.C. PROFESSIONAL LAND SURVEYOR NO. 37636: 121 RUNNING FOX LANE - BELTON, SC 29627 : (864) 607-7911

## 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

April 11, 2023

6:00 PM

## Staff Report – Preliminary Subdivision

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

<b>Preliminary Subdivision Name:</b>	Shores Estates
<b>Intended Development:</b>	Single Family
<b>Applicant:</b>	G. Ansel King
<b>Surveyor/Engineer:</b>	Ridgewater Engineering
<b>Location/Access:</b>	Shore Dr (County Maintained)
<b>County Council District:</b>	4
<b>Surrounding Land Use:</b>	Residential
<b>Zoning:</b>	R-20 (Single Family Residential)
<b>Tax Map Number:</b>	44-18-01-046
<b>Number of Acres:</b>	+/- 4.7 acres
<b>Number of Lots:</b>	6
<b>Variance:</b>	No

### **Traffic Impact Analysis:**

Shores Dr is classified as minor rural local 500 maximum average vehicle trips per day with one access point. 84 lots access at this time which already exceeds maximum average trips per day. 5 more lots will be 89 lots which is below the 100 lots per subdivision entrance.

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

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



# Development Standards Subdivision Plat Application

Anderson County Code of Ordinance  
Chapter 24 Land Use

Scheduled Public Hearing Date: \_\_\_\_\_

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:** Shores Estates

1. Name of Applicant: G. Ansel King

Address of Applicant: 225-9 Baldwin Rd., Seneca, SC 29678

Telephone Number(s): 864-979-3010 Email: gakingjr@bellsouth.net

2. Property Owner(s): G. Ansel King

Address: 225-9 Baldwin Rd., Seneca, SC 29678

Telephone Number(s): 864-979-3010 Email: gakingjr@bellsouth.net

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

## **Project Information**

4. Project Location: End of Shore Dr., Anderson, SC

Parcel Number/TMS: 44-18-01-046 County Council District: 4 School District: 4

Total Acreage: 4.85 Number of Lots: 6 Intended Development: single-family

Current Zoning: Unzoned Surrounding Land Uses: Single-family residential

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

6. Is there a request for a variance? N/A 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.

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## Subdivision Plat Application Check List

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

• **Application Submittal Requirements and Process**

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

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

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

**Sec. 24-336. - Preliminary plat.**

The preliminary plat shall contain the following information:

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

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

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SIGNATURE OF APPLICANT & Property Owner:

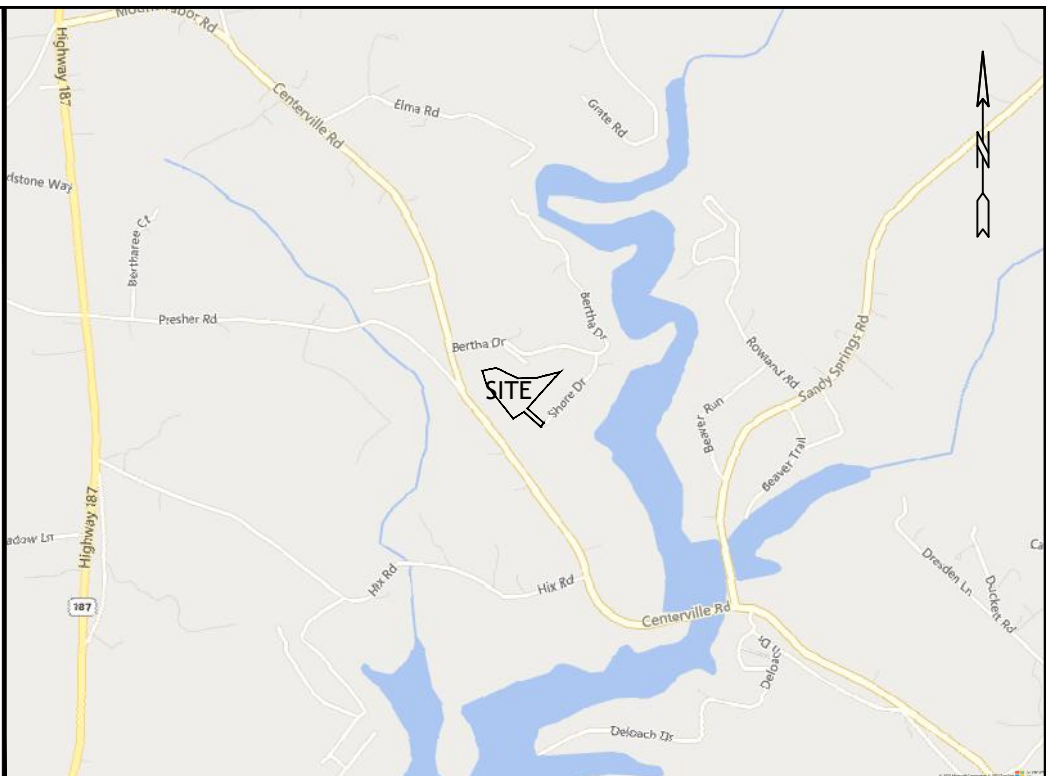
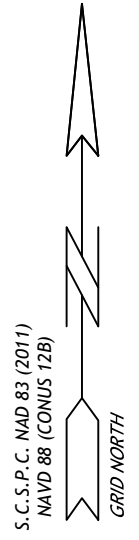
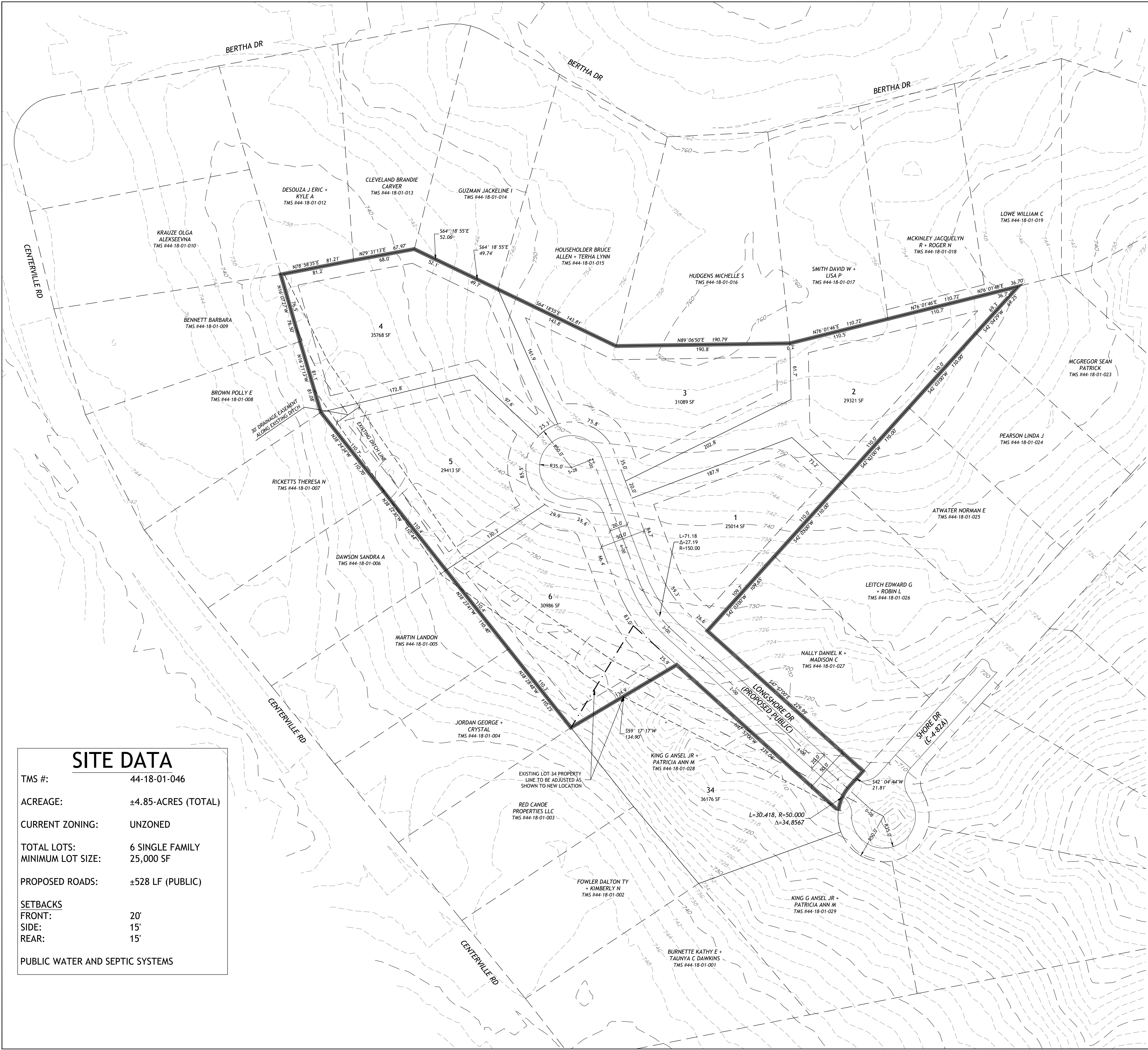
I (we) certify as property owners or authorized representative that the information shown on and any attachment to this application is accurate to the best of my (our) knowledge, I (we) understand that any inaccuracies may be considered just cause for postponement of action on the request and/or invalidation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

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

Date 2/27/23

Signature of Owner \_\_\_\_\_

Date 2/27/23



LOCATION MAP

## PRELIMINARY PLAT

### OWNER'S CERTIFICATION

As the owner of this land, as shown on this preliminary plan or his agent, I certify that this drawing was made from an actual survey, and accurately portrays the existing land and its features and the proposed development and improvements thereto.

Date: 2/28/23

[Owner] [Agent] [Name]: G. Ansel King Jr.

Signed: *G. Ansel King Jr.*

### DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this preliminary plat was prepared using a survey of the property prepared by Michael L. Henderson, RLS, and dated 5/15/99; and further that the proposed subdivision meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property.

By Name: J. Wesley White, PE

Signed: *J. Wesley White*

Registered Professional No. 25827

Address: PO Box 806, Anderson, SC 29622

Telephone No. 864-226-0980

Date: 2/28/23

### CERTIFICATE OF PROJECT APPROVAL

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

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

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

### SHORES ESTATES TMS #44-18-01-046

G Ansel King  
225-9 Baldwin Rd.  
Seneca, SC 29678  
864-979-3010

OWNER

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

ENGINEER OR SURVEYOR

NO. OF ACRES: ±4.85 MILES OF NEW ROADS: ±528

NO. OF LOTS: 6

ZONE: UNZONED

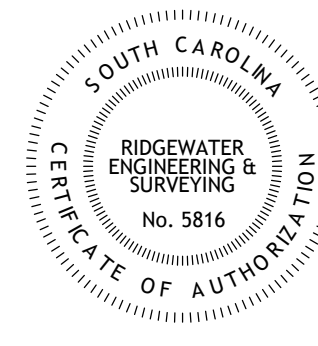
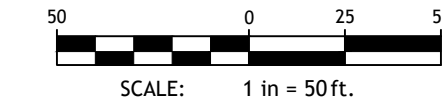
Date: 2-28-23

Drawn By: JWW

Checked: JWW

Job Number: 23029

Revisions: 0



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

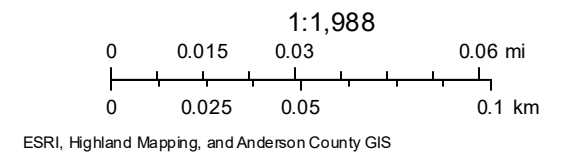
## SITE DATA

TMS #:	44-18-01-046
ACREAGE:	±4.85-ACRES (TOTAL)
CURRENT ZONING:	UNZONED
TOTAL LOTS:	6 SINGLE FAMILY
MINIMUM LOT SIZE:	25,000 SF
PROPOSED ROADS:	±528 LF (PUBLIC)
SETBACKS	
FRONT:	20'
SIDE:	15'
REAR:	15'
PUBLIC WATER AND SEPTIC SYSTEMS	

# Anderson County



March 20, 2023



# Anderson County



March 20, 2023

