

# 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  
Cole Walsh, At Large

## Memorandum

To: Anderson County Planning Commission  
From: Tyanna Holmes  
Date: May 2, 2023  
Cc: County Council  
Re: May 09, 2023 Regular Commission Meetings

The Anderson County Planning Commission is scheduled to hold its next meeting on **Tuesday, May 9, 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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Dan Harvell, Chair, District #7  
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Will Moore, Vice-Chair, District #4  
Brad Burdette, District #2  
David Cothran, District #5  
Cole Walsh, At Large

May 9, 2023  
Regularly Scheduled  
Meeting 6:00 PM  
**AMENDED**

## AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Approval of Agenda
4. Approval of Minutes
  - A. March 14, 2023 minutes (Forthcoming)
  - B. April 11, 2023 minutes (Forthcoming)
5. Public Hearings
  - A. Variance Request to reduce the side setbacks from 50' to 25'. Located at Watkins Rd. & Old Denver School Rd./ TMS 65-00-11-026, -027, -028, -029, -030, -031. **[Council District 4]**
    - i. Staff Report Recommendation
    - ii. Developer Presentation
    - iii. Public Comments
  - B. Rezoning: +/- 3.98 acres, located at 201 & 205 Memory Ln./ TMS 93-06-01-007 & -005. **[Council District 4]**
    - i. Staff Report Recommendation
    - ii. Developer Presentation
    - iii. Public Comments
  - C. Rezoning: +/- 2.28 acres located off Memory Ln. & Hwy I-85/ TMS 93-06-01-001. **[Council District 4]**
    - i. Staff Report Recommendation
    - ii. Developer Presentation
    - iii. Public Comments
6. Old Business
7. New Business
  - A. Preliminary Subdivision: Walls at Rivers Edge, located at Anderson St. & Old River Road TMS 240-04-03-001. **[Council District 6]**
    - i. Staff Report Recommendation
    - ii. Developer Presentation
    - iii. Public Comments

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- B. Preliminary Subdivision: Anderson Reserve, located at Fants Grove Circle & SC 187/ TMS 42-00-01-010. **[Council District 4]**
  - i. Staff Report Recommendation
  - ii. Developer Presentation
  - iii. Public Comments
- C. Ordinance No. 2023-007
- 8. Public Comments, non-agenda items – 3 minutes limit per speaker
- 9. Other Business
  - i. Introduction of newly appointed commissioner
- 10. Adjournment

Application for a Variance  
Anderson County Planning Commission  
County Council Chambers 2<sup>nd</sup> Floor-Historic Courthouse (DISTRICT #4)  
Anderson, South Carolina  
May 9, 2023  
6:00 PM

Variance request to allow reduction of the side and rear setbacks from 50 feet to 25 feet.

### Staff Report

Applicant: Alex Cholak

Owner of Property: Ava Group. LLC

Property Location: 1180, 1190, 1220, 1230, 1240 Watkins Road, and 1300 Old Denver School Road, Anderson SC

Council District: Four (4)

Tax Map Number (TMS #): 65-00-11-026, 027, 028, 029, 030, 031

Property Description: 7.19 acre tract

Current Zoning: R-A

Land Use: Residential

Applicant's Request: Applicant is requesting a variance to reduce the side setbacks from 50 feet to 25 feet to allow the single family residence on each lot.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 48, Sect. 5:2.6.*Side yard*. The minimum width of a residential side yard shall be 50 feet, except that any side yard abutting on a street or highway shall not be less than 20 feet in width.

Staff Recommendation:

- 1) The Applicant is proposing to construct a single family residence on each lot.
- 2) The proposed construction does not meet the R-A side setbacks of 50 feet, adopted December 2020, in order to construct the desired style and size of home. The requested side setback of 25' was the maximum setback required in the R-A zoning previously.
- 3) All lots are over one (1) acre which will meet the R-A standards for large residential lots and meet the minimum required width of 100'.
- 4) Applicant has demonstrated a hardship for said request.
- 5) There will be no adverse effects on adjacent properties if the variance is granted.
- 6) If approved, a building permit from Building & Codes and a compliance letter from Development Standards will be required.



# Variance Application

Processing Fee: \$200.00

Please submit applications and processing fees simultaneously to avoid delay in processing. Applications can be submitted by email, or if supporting documents (reference page 3) is greater than 10 pages, applications should be mailed or brought in person. For payment cash (in-person only), check (in-person or by mail), and cards (call to pay over phone) are accepted.

Date Application Received

Application Status (Approved or Denied)

All variance applicants are required to go before the Anderson County Board of Zoning Appeals and must attend the live scheduled Board of Zoning appeals meeting when their request is to be heard. Applicants may be exempt from attending the scheduled meeting for the following reasons only: an unexpected illness or passing of oneself or a loved one or if an applicant is on active military duty or deployed.

### Applicant's Information

Name: Alex Cholak

Mailing Address: 1223 Hembree Road Williamston, SC 29697

Telephone and Fax: (864) 958-1134 E-Mail: Crafthomesinc@gmail.com

### Property Owner's Information

(Only complete if Applicant and Property Owner are not the same)

Name: AVA Group LLC

Mailing Address: 1223 Hembree Rd Williamston, SC 29697

Telephone and Fax: (864) 958-1134 Email: Crafthomesinc@gmail.com

Designated Agent Name (Representative of Property Owner): Alex Cholak

I (We) hereby appoint the person named the Applicant as my (our) agent to represent me (us) in this request for a variance.

Acholak

Owner's or Designated Agent Signature

3/15/2023

Date

### Project Information

Please Indicate Current Use of Property: Commercial or Residential

Property Location: 1300 Old Denver School Road Anderson SC 29625

Parcel Number(s)/TMS: PO TMS # 650011003

County Council District: 4 School District: 4

Total Acreage: 1.10 Current Zoning: R-A

Requested Variance: setback variance  
*Please check to indicate if setback variance sign variance or minimum lot size variance .*

Purpose of Variance: no way to set a 58' x 48 house  
25 feet from property variance from sides

Have you researched your Private Covenants/Deed restrictions at the Anderson County Register of Deeds?

Yes:  No:  Date visited ROD or Date searched online: \_\_\_\_\_

Private Covenants or Deed Restrictions on the Property: Yes \_\_\_\_\_ No

If you indicated no and covenants / deed restrictions are discovered after application submittal, the application will be removed from the agenda and any approvals granted by the Board of Zoning Appeals or Planning Commission will be null and void. If you indicated no, your signature is required.

If you indicated yes, please provide a copy of your covenants and deed restrictions with this application - pursuant to State Law (Section 6-29-1115; 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.

For a variance to potentially be considered for approval by the Board of Zoning appeals the applicant must establish a hardship.

Hardship: *A hardship relates to the physical characteristics of the property, not the personal circumstances of the owner or user, and the property is rendered unusable without the granting of a variance.*

The applicant hereby request a variance to the Board of Zoning Appeals for the following reasons:

What are the extraordinary and exceptional conditions pertaining to the particular piece of property:

NO way to set a 50' x 48' house  
~~200~~ feet

Conditions do not generally apply to other properties in vicinity, as shown by:

Reasons why property is prohibited or limited in its uses:

cannot place a home

Application of the variance will not be of detriment to adjacent properties or to the public good and the character of the district will not be harmed by the granting of the variance for the following reasons:

All these properties are owned by the same person

The following documents are submitted in support of this application: (Please attach copies of all additional information to this application.) Plat

Please attach an accurate, legible plot plan showing the dimensions and locations of structures and improvements of the property to this application.

For Office Use Only:

Application Received By: \_\_\_\_\_ Date Completed Application Received: \_\_\_\_\_

Application Fee Amount Paid: \_\_\_\_\_ Check Number: \_\_\_\_\_

Scheduled Board Hearing Date: \_\_\_\_\_ Land Use/ Board of Zoning Appeals' Decision: \_\_\_\_\_



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Name: Alex Cholak

Mailing Address: 1223 Hombree Road Williamston, SC 29697

Telephone and Fax: (864) 958-1134 E-Mail: Crafthomesinc@gmail.com

### Property Owner's Information

(Only complete if Applicant and Property Owner are not the same)

Name: AVA Group LLC

Mailing Address: 1223 Hombree Rd Williamston, SC 29697

Telephone and Fax: (864) 958-1134 Email: Crafthomesinc@gmail.com

Designated Agent Name (Representative of Property Owner): Alex Cholak

I (We) hereby appoint the person named the Applicant as my (our) agent to represent me (us) in this request for a variance.

Cholak

Owner's or Designated Agent Signature

3/15/2023

Date

### Project Information

Please Indicate Current Use of Property: Commercial or Residential

Property Location: 1240 Watkins Road Anderson, SC 29625

Parcel Number(s)/TMS: PO TMS # 650011003

County Council District: 4 School District: 4

Total Acreage: 1.13 Current Zoning: R-A

Requested Variance: setback variance  
*Please check to indicate if setback variance sign variance or minimum lot size variance*

Purpose of Variance: no way to set a 56' x 48 house  
25 feet from property variance from sides





# Variance Application

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Telephone and Fax: (864) 958-1134 E-Mail: Crafthomesinc@gmail.com

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Name: AVA Group LLC

Mailing Address: 1223 Hombree Rd Williamston, SC 29697

Telephone and Fax: (864) 958-1134 Email: Crafthomesinc@gmail.com

Designated Agent Name (Representative of Property Owner): Alex Cholak

I (We) hereby appoint the person named the Applicant as my (our) agent to represent me (us) in this request for a variance.

Cholak

Owner's or Designated Agent Signature

3/15/2023

Date

### Project Information

Please Indicate Current Use of Property: Commercial or Residential

Property Location: 1230 Watkins Road Anderson SC 29625

Parcel Number(s)/TMS: PO TMS # 650011003

County Council District: 4 School District: 4

Total Acreage: 1.00 Current Zoning: R-A

Requested Variance: setback variance  
*Please check to indicate if setback variance sign variance or minimum lot size variance*

Purpose of Variance: no way to set a 56' x 48 house 25 feet from property variance 5 ft from sides

Have you researched your Private Covenants/Deed restrictions at the Anderson County Register of Deeds?

Yes:  No:  Date visited ROD or Date searched online: \_\_\_\_\_

Private Covenants or Deed Restrictions on the Property: Yes \_\_\_\_\_ No

If you indicated no and covenants / deed restrictions are discovered after application submittal, the application will be removed from the agenda and any approvals granted by the Board of Zoning Appeals or Planning Commission will be null and void. If you indicated no, your signature is required.

If you indicated yes, please provide a copy of your covenants and deed restrictions with this application - pursuant to State Law (Section 6-29-1115; 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.

For a variance to potentially be considered for approval by the Board of Zoning appeals the applicant must establish a hardship.

Hardship: A hardship relates to the physical characteristics of the property, not the personal circumstances of the owner or user, and the property is rendered unusable without the granting of a variance.

The applicant hereby request a variance to the Board of Zoning Appeals for the following reasons:

What are the extraordinary and exceptional conditions pertaining to the particular piece of property:

NO way to set a 50' x 48' house  
200 feet

Conditions do not generally apply to other properties in vicinity, as shown by:

Reasons why property is prohibited or limited in its uses:

cannot place a home

Application of the variance will not be of detriment to adjacent properties or to the public good and the character of the district will not be harmed by the granting of the variance for the following reasons:

All these properties are owned by the same person

The following documents are submitted in support of this application: (Please attach copies of all additional information to this application.) Plat

Please attach an accurate, legible plot plan showing the dimensions and locations of structures and improvements of the property to this application.

For Office Use Only:

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Mailing Address: 1223 Hambree Road Williamston, SC 29697

Telephone and Fax: (864) 958-1134 E-Mail: Crafthomesinc@gmail.com

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(Only complete if Applicant and Property Owner are not the same)

Name: AVA Group LLC

Mailing Address: 1223 Hambree Rd Williamston, SC 29697

Telephone and Fax: (864) 958-1134 Email: Crafthomesinc@gmail.com

Designated Agent Name (Representative of Property Owner): Alex Cholak

I (We) hereby appoint the person named the Applicant as my (our) agent to represent me (us) in this request for a variance.

Alex Cholak

Owner's or Designated Agent Signature

3/13/2023

Date

### Project Information

Please Indicate Current Use of Property: Commercial or Residential

Property Location: 1190 Watkins Road Anderson, SC 29625

Parcel Number(s)/TMS: PO TMS # 650011003

County Council District: 4 School District: 4

Total Acreage: 1.00 Current Zoning: R-A

Requested Variance: setback variance

Please check to indicate if setback variance sign variance or minimum lot size variance

Purpose of Variance: no way to set a 50' x 48 house 25 feet from property variance from sides

Have you researched your Private Covenants/Deed restrictions at the Anderson County Register of Deeds?

Yes:  No:  Date visited ROD or Date searched online: \_\_\_\_\_

Private Covenants or Deed Restrictions on the Property: Yes \_\_\_\_\_ No

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If you indicated yes, please provide a copy of your covenants and deed restrictions with this application - pursuant to State Law (Section 6-29-114.5: 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.

For a variance to potentially be considered for approval by the Board of Zoning appeals the applicant must establish a hardship.

Hardship: A hardship relates to the physical characteristics of the property, not the personal circumstances of the owner or user, and the property is rendered unusable without the granting of a variance.

The applicant hereby request a variance to the Board of Zoning Appeals for the following reasons:

What are the extraordinary and exceptional conditions pertaining to the particular piece of property:

no way to set a 50' x 48' house  
208 feet  
25 feet side variance requested.

Conditions do not generally apply to other properties in vicinity, as shown by:

Reasons why property is prohibited or limited in its uses:

cannot place a home

Application of the variance will not be of detriment to adjacent properties or to the public good and the character of the district will not be harmed by the granting of the variance for the following reasons:

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The following documents are submitted in support of this application: (Please attach copies of all additional information to this application.) Plat

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Mailing Address: 1223 Hembree Road Williamston, SC 29697

Telephone and Fax: (864) 958-1134 E-Mail: Crafthomesinc@gmail.com

### Property Owner's Information

(Only complete if Applicant and Property Owner are not the same)

Name: AVA Group LLC

Mailing Address: 1223 Hembree Rd Williamston, SC 29697

Telephone and Fax: (864) 958-1134 Email: Crafthomesinc@gmail.com

Designated Agent Name (Representative of Property Owner): Alex Cholax

I (We) hereby appoint the person named the Applicant as my (our) agent to represent me (us) in this request for a variance.

Cholax

Owner's or Designated Agent Signature

3/13/2023

Date

### Project Information

Please Indicate Current Use of Property: Commercial or Residential

Property Location: 1220 Watkins Road Anderson SC 29625

Parcel Number(s)/TMS: PO TMS # 650011003

County Council District: 4 School District: 4

Total Acreage: 1.00 Current Zoning: R-A

Requested Variance: setback variance  
*Please check to indicate if setback variance sign variance or minimum lot size variance*

Purpose of Variance: no way to set a 56' x 48' house 25 feet from property variance from sides

Have you researched your Private Covenants/Deed restrictions at the Anderson County Register of Deeds?  
Yes: \_\_\_ No:  Date visited ROD or Date searched online: \_\_\_\_\_

Private Covenants or Deed Restrictions on the Property: Yes \_\_\_\_\_ No

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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.

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The applicant hereby request a variance to the Board of Zoning Appeals for the following reasons:

What are the extraordinary and exceptional conditions pertaining to the particular piece of property:

NO way to set a 56' x 48' house  
25 feet ~~205~~ feet  
side variance requested.

Conditions do not generally apply to other properties in vicinity, as shown by:

Reasons why property is prohibited or limited in its uses:

cannot place a home

Application of the variance will not be of detriment to adjacent properties or to the public good and the character of the district will not be harmed by the granting of the variance for the following reasons:

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The following documents are submitted in support of this application: (Please attach copies of all additional information to this application.) Plat

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Telephone and Fax: (864) 958-1134 E-Mail: Crafthomesinc@gmail.com

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(Only complete if Applicant and Property Owner are not the same)

Name: AVA Group LLC

Mailing Address: 1223 Hembree Rd Williamston, SC 29697

Telephone and Fax: (864) 958-1134 Email: Crafthomesinc@gmail.com

Designated Agent Name (Representative of Property Owner): Alex Cholak

I (We) hereby appoint the person named the Applicant as my (our) agent to represent me (us) in this request for a variance.

Owner's or Designated Agent Signature

3/13/2023

Date

### Project Information

Please Indicate Current Use of Property: Commercial or Residential

Property Location: 1180 Watkins Road Anderson, SC 29625

Parcel Number(s)/TMS: PO TMS # 650011003

County Council District: 4 School District: 4

Total Acreage: 1.33 Current Zoning: R-A

Requested Variance: setback variance  
*Please check to indicate if setback variance sign variance or minimum lot size variance*

Purpose of Variance: no way to set a 56' x 48 house 25 feet from property variance from sides

Have you researched your Private Covenants/Deed restrictions at the Anderson County Register of Deeds?  
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Please attach an accurate, legible plot plan showing the dimensions and locations of structures and improvements of the property to this application.

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Application Fee Amount Paid: \_\_\_\_\_ Check Number: \_\_\_\_\_

Scheduled Board Hearing Date: \_\_\_\_\_ Land Use/Board of Zoning Appeals' Decision: \_\_\_\_\_







**Anderson County Planning Commission  
Staff Report  
May 9, 2023**

Applicant: Welpine Properties, LLC  
Current owner: same  
Property location: 201 & 205 Memory Lane  
Precinct: Five Forks  
Council district: 4  
TMS#(s): 93-06-09-005 & -007  
Acreage: +/- 3.98 acres total  
Current zoning: R-20 (Single Family Residential District)  
Requested zoning: C-2 (Highway Commercial District)

The Highway Commercial district is established to provide for the development on major thoroughfares of commercial land uses which are oriented to customers traveling by automobile. Establishments in this district provide goods and services for the traveling public and also for the convenience of local residents.

Surrounding zoning: North: R-20 (Single Family Residential District)  
South: I-85 & S-1 (Services District)  
East: C-2 (Highway Commercial District)  
West: C-2 (Highway Commercial District)

Evaluation: This request is to rezone from R-20 to C-2 for the purpose of providing the property owner "the highest and best use" and match the zoning to the east and west. Additionally, the property faces I-85.

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

- April 24, 2023: Rezoning notification postcards sent to 72 property owners within 2,000' of the subject property;
- April 21, 2023: Rezoning notification signs posted on subject property;
- April 24, 2023: Planning Commission public hearing advertisement published in the *Independent-Mail*.

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

\$170<sup>00</sup> 47 less



# Rezoning Application

## Anderson County Planning & Development

4-5-2023  
Date of Submission

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

### Applicant's Information

Applicant Name: Welpine Properties LLC  
Mailing Address: 99 Phil Watson Rd Anderson SC 29625  
Telephone: 864-~~984~~ 884-3080  
Email: MGProducts88@aol.com

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

Owner Name: Mike Green (contact)  
Mailing Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Email: \_\_\_\_\_

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

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

[Signature]  
Owner's Signature

4-5-23  
Date

### Project Information

Property Location: 201 & 205 Memory Lane  
Parcel Number(s)/TMS: 93069007 + 93601005 093-06-01-007, 093-06-01-005  
County Council District: 4 School District: 4  
Total Acreage: 2.72 + 1.26 = 3.98 Current Land Use: Rural Land with House  
Requested Zoning: C-2 Current Zoning: R-20  
Purpose of Rezoning: Surrounding and adjacent property is C-2 zoned  
Property is on Interstate I-85 and Best use of property is C-2

Are there any Private Covenants or Deed Restrictions on the

Yes

No

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

Muller

4-5-23

Applicant's Signature

Date

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

Additional Information or Comments:

Property on both sides is C-2  
across the street is I-2 S-1 and C-2. Highest and best  
use would be C-2. Having doesn't work with property  
boundaries Along I-85.

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.

Muller

4-5-23

Applicant's Signature

Date

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

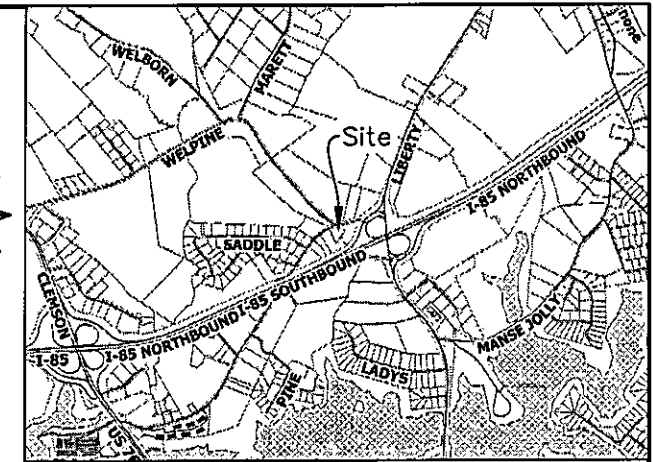
For Office Use Only:

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

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

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

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

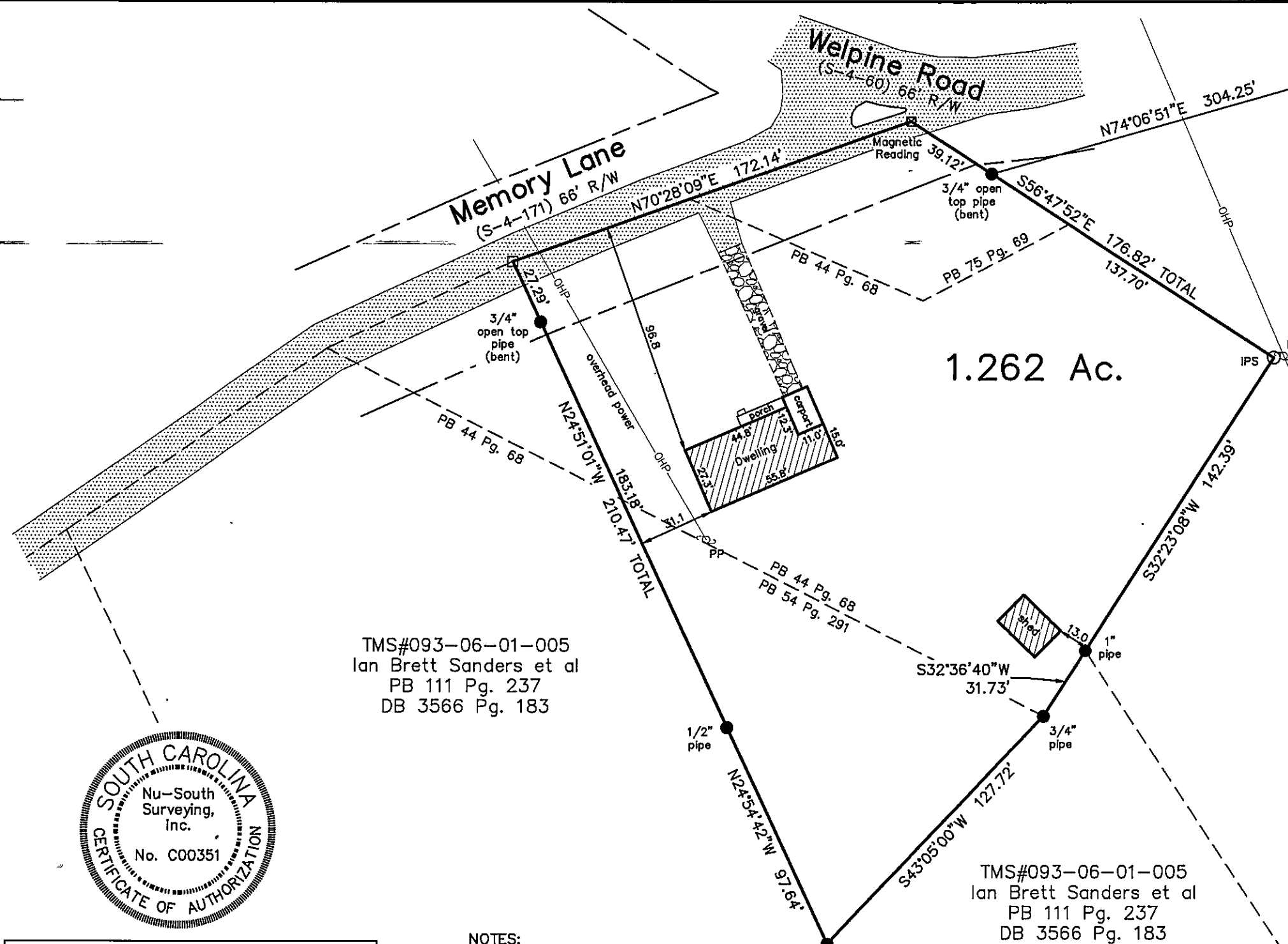


Vicinity Map (NTS)

210029139 8/20/2021 Bk: 52826 Pg: 00010

TMS#093-06-01-009  
McRampick Holdings II LLC  
PB 87 Pg. 935  
DB 11500 Pg. 91

210029139 8/20/2021 11:52:13 AM  
FILED, RECORDED, INDEXED  
Bk: 52826 Pg: 00010 Pages: 001  
Rec Fee: 25.00 St Fee:  
Co Fee:  
REGISTER OF DEEDS, ANDERSON CO, SC  
Ashley Miles



1.262 Ac.

TMS#093-06-01-005  
Ian Brett Sanders et al  
PB 111 Pg. 237  
DB 3566 Pg. 183

TMS#093-06-01-005  
Ian Brett Sanders et al  
PB 111 Pg. 237  
DB 3566 Pg. 183



**EXEMPTION FROM REVIEW PROCESS**  
This plot is a RESURVEY of an existing lot of record.

Earl B. O'Brien, PLS SC#10755

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

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

**NOTES:**

- 1) TMS#093-06-01-007
- 2) Physical Address: 201 Memory Lane
- 3) Reference Plat Book 75 Pg. 69, Book 44 Pg. 68, Book 54 Pg. 291
- 4) Reference Deed Book 3018 Pg. 170
- 5) 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.

Map #	Surveyed By	Drawn By	Checked By
12453	RH	TA	EBO

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

Legend	
(Old)	(New)
●	○ 1/2" rebar
■	□ Mag Nail
△	Computed Pt.

**Nu-South Surveying Inc.**  
115 E. Mauldin St.  
Anderson S.C. 29621  
(864) 224-2754  
nusouthsc@gmail.com

Survey and Certification for

*INDEX*  
**Ian Brett Sanders**

NON-Transferable

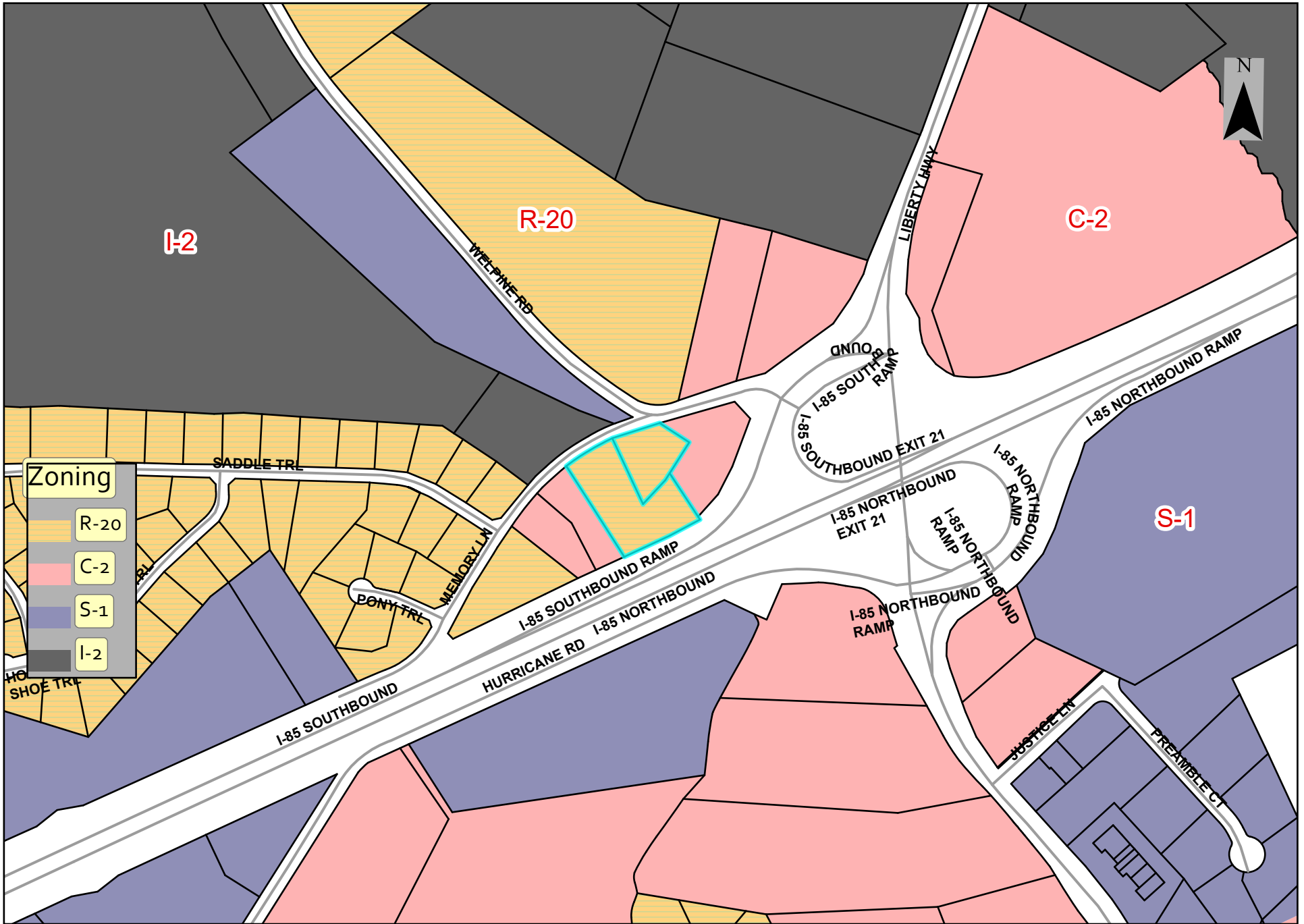
Anderson County South Carolina  
Scale 1" = 50' Date: Aug. 3, 2021



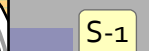



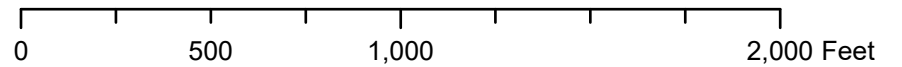


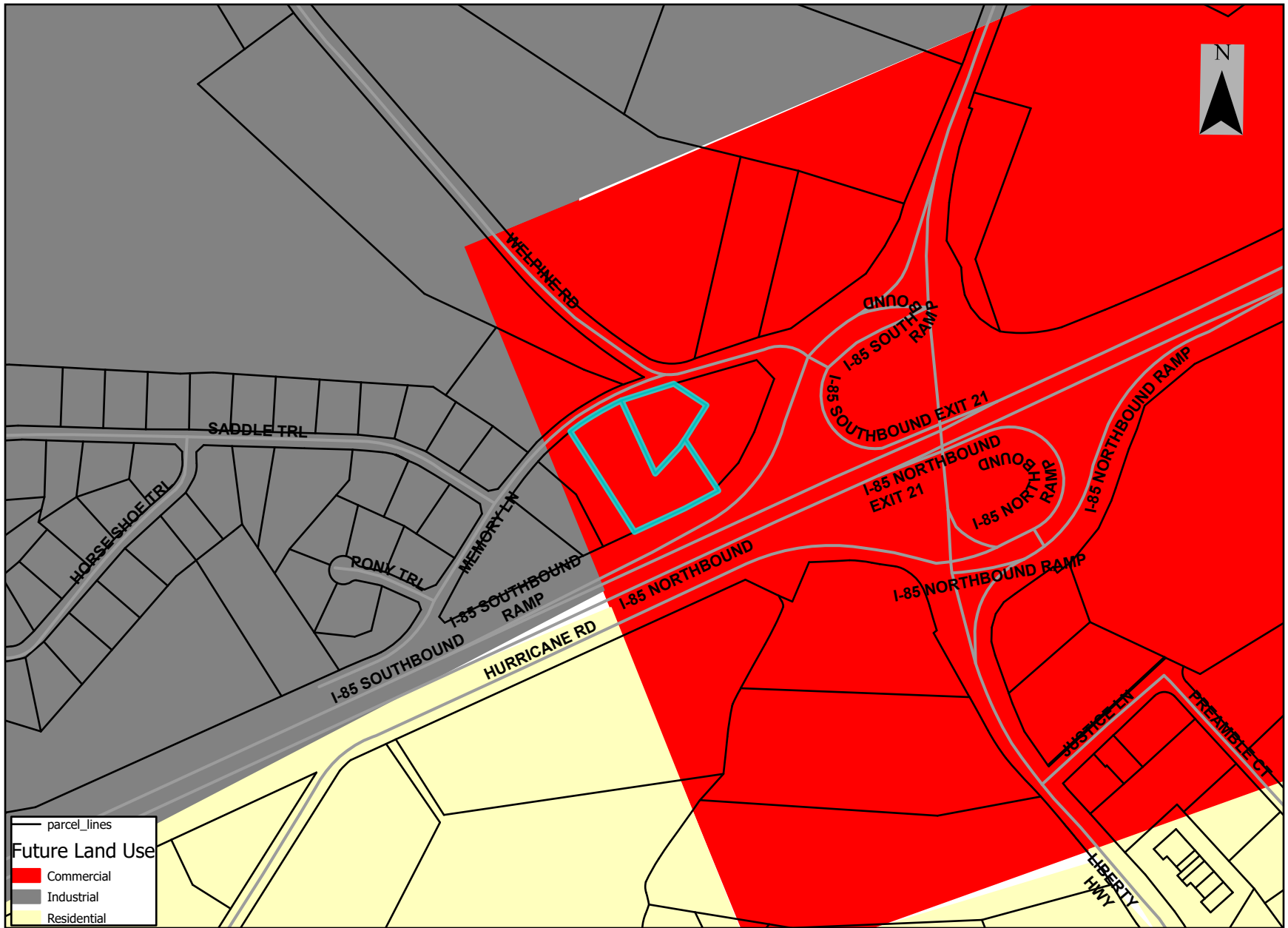
**Aerial Photography**

0 500 1,000 2,000 Feet



Zoning	
	R-20
	C-2
	S-1
	I-2





**Anderson County Planning Commission  
Staff Report  
May 9, 2023**

Applicant: Hembree Creek, LLC  
Current owner: same  
Property location: Memory Lane  
Precinct: Five Forks  
Council district: 4  
TMS#(s): 93-06-01-001  
Acreage: +/- 2.28 acres  
Current zoning: R-20 (Single Family Residential District)  
Requested zoning: C-2 (Highway Commercial District)

The Highway Commercial district is established to provide for the development on major thoroughfares of commercial land uses which are oriented to customers traveling by automobile. Establishments in this district provide goods and services for the traveling public and also for the convenience of local residents.

Surrounding zoning: North: R-20 (Single Family Residential District)  
South: I-85 & S-1 (Services District)  
East: R-20 (Single-Family Residential District)  
West: C-2 (Highway Commercial District)

Evaluation: This request is to rezone from R-20 to C-2 for the purpose of providing the property owner "the highest and best use." Additionally, the property faces I-85.

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

- April 24, 2023: Rezoning notification postcards sent to 86 property owners within 2,000' of the subject property;
- April 21, 2023: Rezoning notification signs posted on subject property;
- April 24, 2023: Planning Commission public hearing advertisement published in the *Independent-Mail*.

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

7A 135 3A 7 less



# Rezoning Application

Anderson County Planning & Development

4-5-2023  
Date of Submission

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

### Applicant's Information

Applicant Name: Hembree Creek LLC  
Mailing Address: ~~12345~~ 99 Phil Whitson Rd Anderson SC 29625  
Telephone: 864 884-3080  
Email: MGProducts88@AOL.com

### Owner's Information

(If Different from Applicant)

Owner Name: Mike Green (Contact)  
Mailing Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Email: \_\_\_\_\_

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

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

[Signature]

4-5-23

Owner's Signature

Date

### Project Information

Property Location: Memory Lane @ I-85  
Parcel Number(s)/TMS: 930601001  
County Council District: 4 School District: 4  
Total Acreage: 2.28 Current Land Use: R-20 (RAV land)  
Requested Zoning: C-2 Current Zoning: R-20  
Purpose of Rezoning: ~~Adjacent~~ Adjacent property is C-2 zoned property is on I-85. Best and highest use of property is C-2.

Are there any Private Covenants or Deed Restrictions on the

Yes

No

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

*M. Green*

Applicant's Signature

4-5-23

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:

Property beside is C-2 Highest and best use would be C-2. Property is C-2 next door and property across I-85.

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.

*M. Green*

Applicant's Signature

4-5-23

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:

*C. Hunter*

Complete Submission Date:

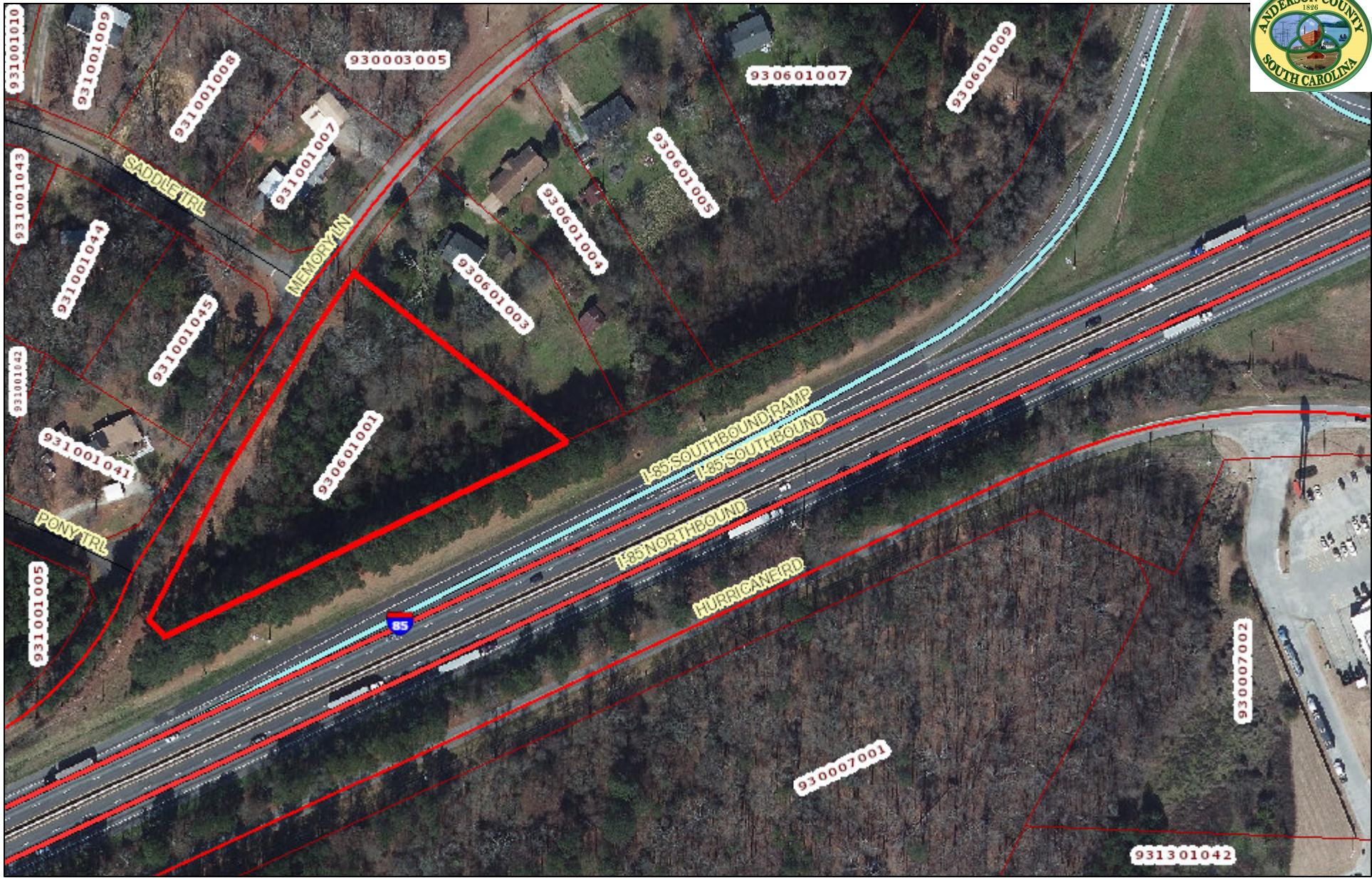
4/5/23

Commission Public Hearing:

May 9, 2023

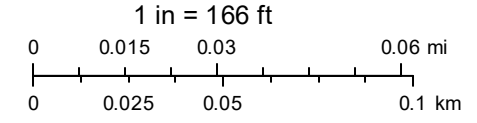
Council Public Hearing:

# Anderson County



April 11, 2023 Disclaimer accepted.

TMS:	930601001		
Owner:	HEMBREE CREEK LLC		
Owner Address:	103 WELPINE RD		
City/State:	PENDLETON SC	Zip Code:	29670
Deed Book:	16636	Deed Page:	213
Tax District:	4	Description:	MEMORY LANE 2.28 AC
Sale Year:	2023	Sale Price:	\$10
		Market Value:	\$54,260



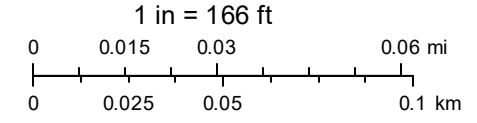
ESRI, Highland Mapping, and Anderson County GIS

# Anderson County

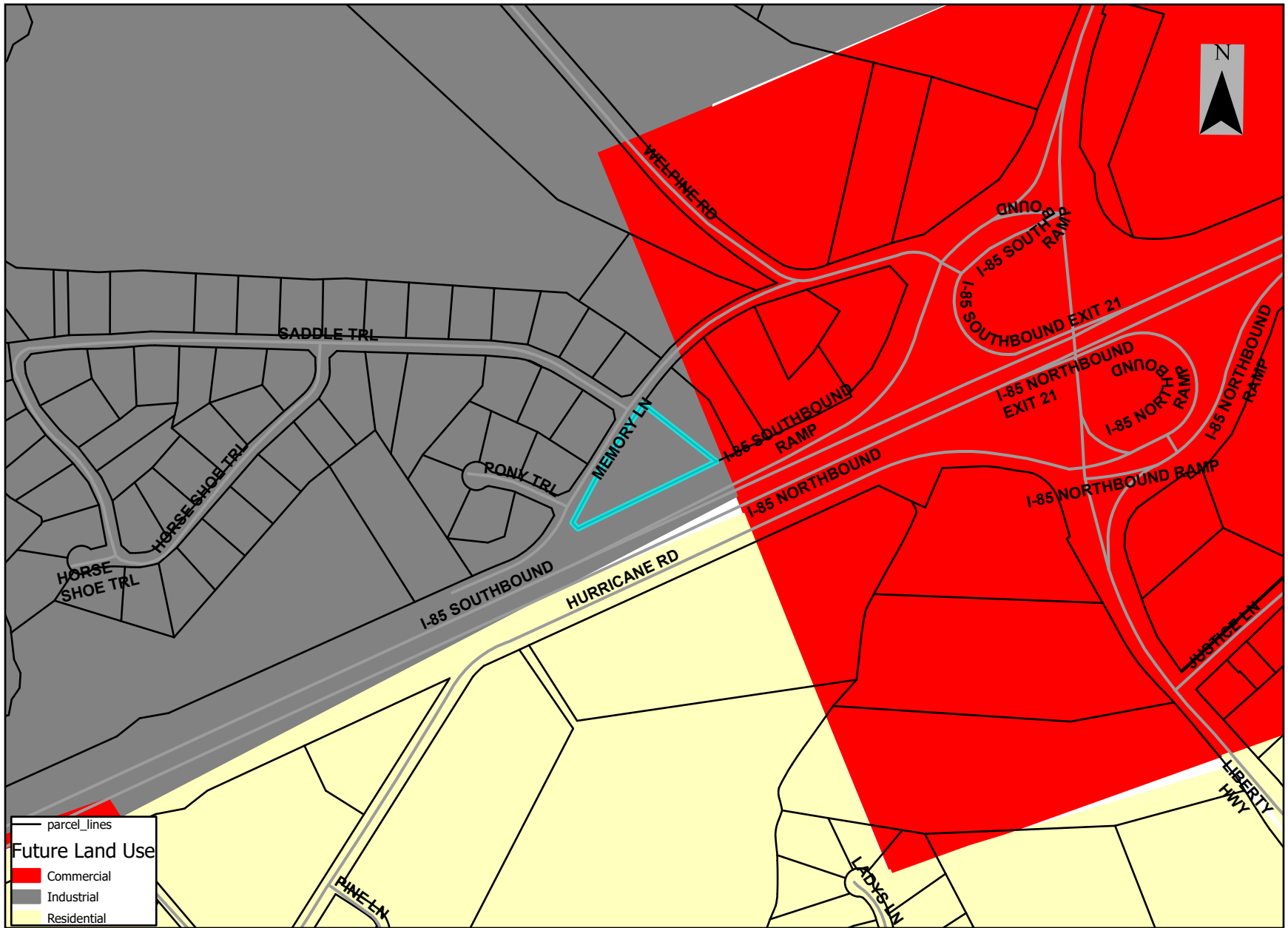


April 11, 2023 Disclaimer accepted.

TMS:	930601001		
Owner:	HEMBREE CREEK LLC		
Owner Address:	103 WELPINE RD		
City/State:	PENDLETON SC	Zip Code:	29670
Deed Book:	16636	Deed Page:	213
Tax District:	4	Description:	MEMORY LANE 2.28 AC
Sale Year:	2023	Sale Price:	Market Value:
			Current Plat: CP 115/238



ESRI, Highland Mapping, and Anderson County GIS



# Anderson County Planning Commission

May 9, 2023

6:00 PM

## Staff Report – Preliminary Subdivision

---

This development was previously denied on July 12, 2022.

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

**Preliminary Subdivision Name:** Walls at Rivers Edge

**Intended Development:** Townhomes

**Applicant:** Secret Properties, LLC – Thom Craft

**Surveyor/Engineer:** Ridgewater

**Location/Access Road:** Old River Road & Hwy 86 Anderson St. (State)

**County Council District:** 6

**Surrounding Land Use:** Commercial, Residential

**Zoning:** Property Unzoned

**Tax Map Number:** 240-04-03-001

**Extension of Existing Dev:** No

**Number of Acres:** +/- 13.89

**Number of Lots:** 116 (Previously 126)

**Variance:** No

### **Parking:**

The required off street parking is listed-for one bedroom unit, 1.5 spaces are required and for two or more bedrooms, 2 spaces are required for each townhome unit. A total of 232 parking spaces are shown on the site plan. Four (4) separate parking areas are shown on the site plan adjacent to the units. Parking is allowed within the setback area; however, no part of the building is allowed to encroach within the setback area.

**Traffic Impact Analysis:**

Old River Road & Hwy 86 Anderson Street are classified as Collector Roads with no maximum trips per day. No traffic study is required for townhomes less than 190 units per Anderson County Code of Ordinance Sec.24-115 Intensity Standards.

An encroachment permit shall be required by South Carolina Department of Transportation.

**Staff Recommendation:**

**Sec. 38-311.**

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

**(Ord. No. 03-007, § 1, 4-15-03)**



# Development Standards Subdivision Plat Application

Anderson County Code of Ordinance  
Chapter 24 Land Use

Scheduled Public Hearing Date: May 9, 23

Application Received By: ME

Date: 4-3-23

DS Number: 23-07

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

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

### DEVELOPMENT STANDARDS REVIEW APPLICATION

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

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

Proposed Subdivision Name: Walls at Rivers Edge

1. Name of Applicant: Secret Properties, LLC - Attn: Thom Craft  
Address of Applicant: PO Box 2526, Anderson, SC 29622  
Telephone Number(s): 864-933-9000 Email: thomcraft.tc@gmail.com

2. Property Owner(s): Secret Properties, LLC - Attn: Thom Craft  
Address: PO Box 2526, Anderson, SC 29622  
Telephone Number(s): 864-933-9000 Email: thomcraft.tc@gmail.com

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

### Project Information

4. Project Location: 909 Anderson St., Piedmont, SC  
Parcel Number/TMS: 240-04-03-001 County Council District: Six School District: One  
Total Acreage: 12.33 Number of Lots: 116 Intended Development: Residential Townhomes  
Current Zoning: Unzoned Surrounding Land Uses: Roads-West/North; Commercial-NW & NE; Residential-east & south

5. Have any changes been made since this plat was last before the Planning Commission? Yes  
If so, please describe.  
Reduction in # of lots down to 116 (previously 126) and linear feet of new roads. Improved layout to provide serpentine roads, increased green space/amenity areas, and distribution of parking throughout site.

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

7. SCDOT/ Roads & Bridges must be contacted for this development prior to Planning Commission review, please attach conformation letters. A traffic impact study shall be required for access approval through the state and county encroachment permit process when a development will generate 100 or more trips during the peak hour of the traffic generator or the peak hour of the adjacent street., see section 24 - 115(f) Traffic Impact Studies in the Anderson County Code of Ordinances.

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

**Sec.24-335. – Review procedure; recommendations; approval.**

Prior to making any physical improvements on the potential subdivision site, the subdivider shall create a preliminary plat containing the information required by [section 24-336](#). If the subdivision administrator determines that the information provided on the plat fulfills the requirements of [section 24-336](#), the subdivision administrator shall submit a written recommendation to the planning commission, to approve the "Preliminary Plat". If staff recommends approval, this does not guarantee that the Planning Commission will approve the Preliminary Plat, pursuant to Sec.24-335 (C) (3)

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

- public health, safety, convenience, prosperity, and the general welfare;
- balancing the interests of subdivides, homeowners, and the public;
- the effects of the proposed development on the local tax base; and;
- the ability of existing or planned infrastructure and transportation systems to serve the proposed development.

---

## Subdivision Plat Application Check List

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

• **Application Submittal Requirements and Process**

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

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

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

**Sec. 24-336. - Preliminary plat.**

The preliminary plat shall contain the following information:

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

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

---

SIGNATURE OF APPLICANT & Property Owner:

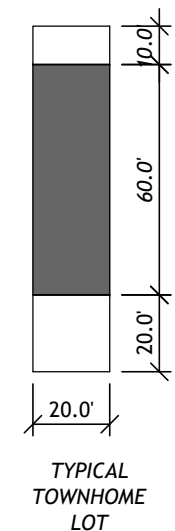
I (we) certify as property owners or authorized representative that the information shown on and any attachment to this application is accurate to the best of my (our) knowledge, I (we) understand that any inaccuracies may be considered just cause for postponement of action on the request and/or invalidation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

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

Date 4-3-23

Signature of Owner \_\_\_\_\_

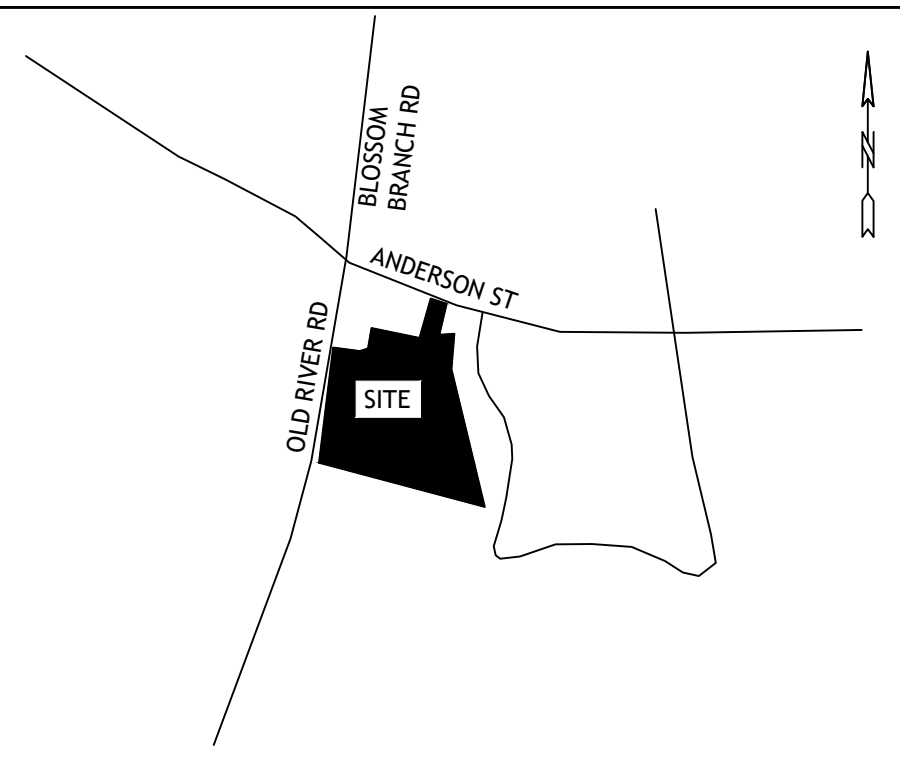
Date 4-3-23



**PARKING REQUIREMENT:**  
 2 SPACES/UNIT X 116 UNITS = 232 SPACES  
 - 1 SPACE PROVIDED VIA GARAGE/DRIVEWAY  
 - 1 SPACE PROVIDED VIA ASPHALT PARKING SPACE

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

SITE DATA	
TMS #:	2400403001
TOTAL AREA:	±12.33 ACRES
ZONING:	UNZONED
TOTAL UNITS:	116 TOWNHOMES (20' X 90')
PROPOSED ROADS:	TOTAL: ±2,389 LF (±0.45 MI) ALL PRIVATE ROADS
SETBACKS	
PERIMETER PROPERTY:	20'
INTERNAL FRONT:	20'
ANDERSON ST:	40'
OLD RIVER RD:	40'
NOTE:	COMMON/OPEN SPACE AREAS NOT TO BE SUBDIVIDED



LOCATION MAP

# PRELIMINARY PLAT

## OWNER'S CERTIFICATION

As the owner of this land, as shown on this preliminary plat or his agent, I certify that this drawing was made from an actual survey, and accurately portrays the existing land and its features and the proposed development and improvements thereto.

Date: 4/3/23  
 [Owner] [Agent] [Name]: Thom Craft, Secret Properties II, LLC  
 Signed: *[Signature]*

## DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this preliminary plat was prepared using a survey of the property prepared by Hu-South Surveying Inc., RLS, and dated 3/6/06; And further that the proposed subdivision meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property.

By Name: J. Wesley White, PE  
 Signed: *[Signature]*  
 Registered Professional No. 25827  
 Address: 211 Society St, Anderson, SC 29621  
 Telephone No. 864-260-0980  
 Date: 4/3/23

## 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: \_\_\_\_\_

# WALLS AT RIVERS EDGE

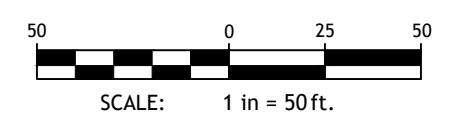
TMS #240-04-03-001

Secret Properties II, LLC PO Box 2526 Anderson, SC 29622 864.933-9000	Ridgewater Engineering & Surveying, LLC P.O. Box 806 Anderson SC 29622 864.226.0980
OWNER	ENGINEER OR SURVEYOR

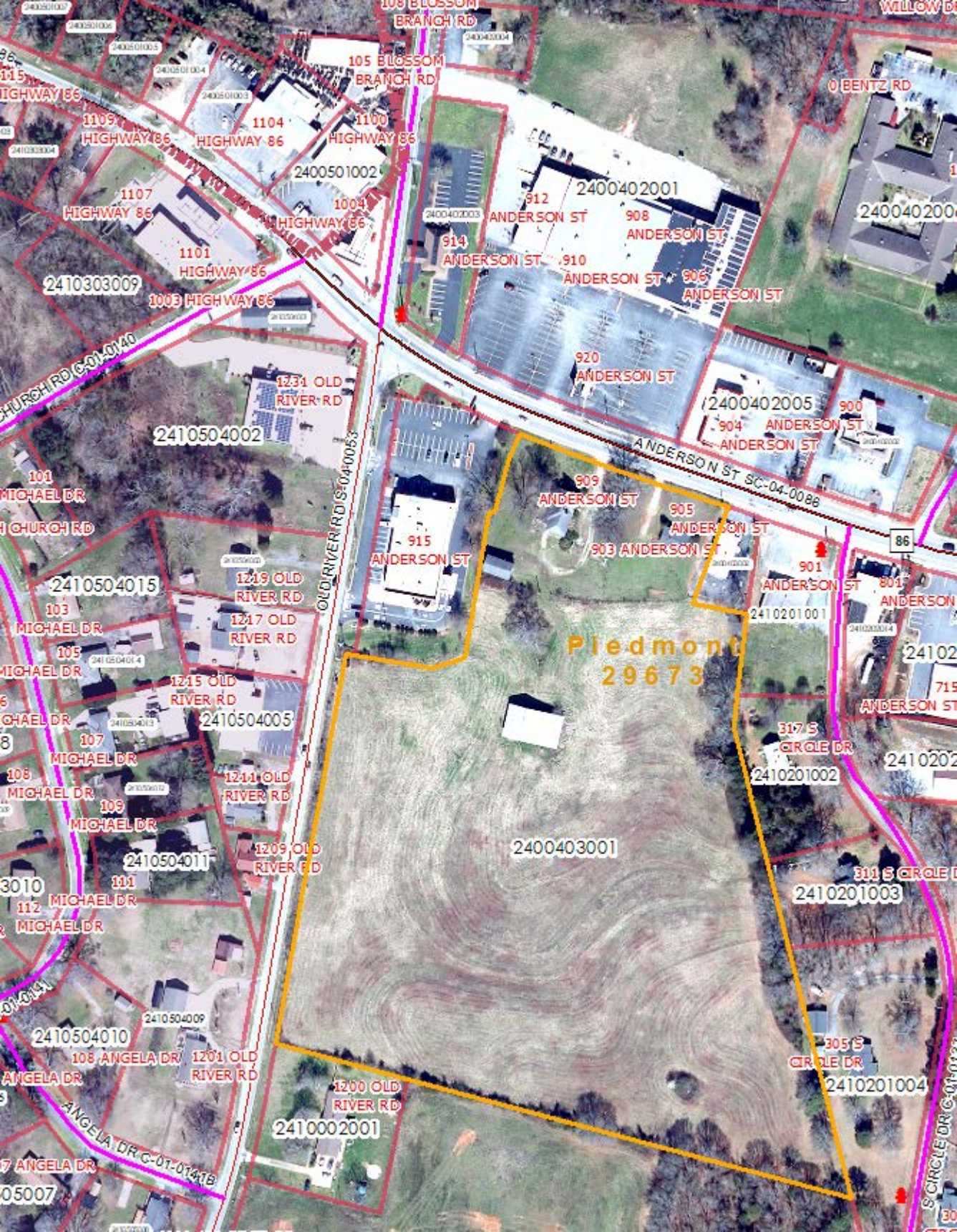
NO. OF ACRES: ±12.33 MILES OF NEW ROADS: ±0.45 (2,389 LF)

NO. OF LOTS: 116 ZONING: UNZONED

Date: 4-3-23  
 Drawn By: JWW  
 Checked: JWW  
 Job Number: 22153  
 Revisions: 1



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.



108 BLOSSOM BRANCH RD

105 BLOSSOM BRANCH RD

0 BENTZ RD

115 HIGHWAY 86

1109 HIGHWAY 86

1104 HIGHWAY 86

1100 HIGHWAY 86

1107 HIGHWAY 86

1004 HIGHWAY 86

914 ANDERSON ST

910 ANDERSON ST

2400402001

912 ANDERSON ST

908 ANDERSON ST

906 ANDERSON ST

920 ANDERSON ST

905 ANDERSON ST

909 ANDERSON ST

905 ANDERSON ST

903 ANDERSON ST

901 ANDERSON ST

801 ANDERSON ST

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2410504002

2410504015

2410504005

2410504011

2410504010

05007

OLD RIVER RD SC-04-0063

ANDERSON ST SC-04-0088

Piedmont 29673

2400403001

2410002001

2410201003

2410201004

2410201001

2410201002

2410201002

2410201004

2410201003

CHURCH RD C-01-0140

CHURCH RD

ANGELA DR C-01-0141

ANGELA DR C-01-0141B

S CIRCLE DR C-01-0141B

86

317 S CIRCLE DR

311 S CIRCLE DR

305 S CIRCLE DR

305 S CIRCLE DR

# Anderson County Planning Commission

May 9, 2023

6:00 PM

## Staff Report – Preliminary Subdivision

---

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

<b>Preliminary Subdivision Name:</b>	Anderson Reserve
<b>Intended Development:</b>	Single Family (Conservation)
<b>Applicant:</b>	Davis & Floyd on behalf of Spano & Associates, Inc.
<b>Surveyor/Engineer:</b>	Davis & Floyd
<b>Location/Access:</b>	Fants Grove Cir (State)
<b>County Council District:</b>	4
<b>Surrounding Land Use:</b>	Residential
<b>Zoning:</b>	Unzoned
<b>Tax Map Number:</b>	42-00-01-010
<b>Number of Acres:</b>	+/- 71.52 acres
<b>Number of Lots:</b>	150
<b>Variance:</b>	No

### **Traffic Impact Analysis:**

Fants Grove Cir is classified as a collector with no maximum average vehicle trips per day. Please see attached traffic impact study memo.

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

**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)**



# MEMORANDUM

## ANDERSON COUNTY ROADS AND BRIDGES

**DATE:** March 14, 2023

**TO:** Bryan Webb, PE, Bradley Smith, PE  
Davis & Floyd

**FROM:** Gaye Garrison Sprague, PE  
Traffic Engineer

**Cc:** Bee Baker, PE, Principal Engineer, Bill Rutledge, PE, Assistant Principal Engineer, Matt Hogan, Roads & Bridges Manager, Tim Cartee, Land Development Administrator

**SUBJECT:** Anderson Reserve Phase 1 TIS (Fants Grove Circle)

This development is planned with 150 single family detached units with two accesses on Fants Grove Circle. This is Phase 1 of the development of the overall site which includes property to the east. Usually, a study of the full site is required, but development plans for the property to the east are not final. Also, Phase 1 abuts the western, southern, and northern property lines so no future traffic will come from those directions into Phase 1. However, future traffic may access the eastern access of Phase 1. **Therefore, please note that any roadway improvements required at this access or any other locations in traffic studies for future phases must be accommodated and should be planned for now.** This Traffic Impact Study (TIS) was conducted by Davis & Floyd and dated March 3, 2023. The study was generally conducted per the requirements of Anderson County, and these are the findings of the study and our review:

- The study addressed four intersections: Fants Grove Rd/Fants Grove Cir, SC 187/Fants Grove Cir, Fants Grove Circle/site access # 1, and Fants Grove Cir/site access #2.
- **The build volumes do not meet turn lane warrants for any turns except the northbound left turn lane on SC 187 at Fants Grove Cir. If required by SCDOT, we support that turn lane.**
- All movements in the study are unsignalized and will operate at or better than LOS D with build volumes.

Please call if you have any questions.

**Tommy Dunn**  
Chairman, District 5

**John B Wright, Jr**  
Council District 1

**Greg Elgin**  
Council District 3

**Cindy Wilson**  
Council District 7

**ANDERSON COUNTY**  
SOUTH CAROLINA

**Brett Sanders**  
V. Chairman, District 4

**Glenn Davis**  
Council District 2

**Jimmy Davis**  
Council District 6

**Renee Watts**  
Clerk to Council

**Rusty Burns** | County Administrator  
rburns@andersoncountysc.org



# 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: Anderson Reserve

1. Name of Applicant: Davls & floyd, Inc. on behalf of Spano & Associates, Inc.

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

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

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

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

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

3. Engineer/Surveyor(s): Bradley Smith Email: bsmith@davisfloyd.com

### Project Information

4. Project Location: Fants Grove Circle & SC 187, Anderson, SC

Parcel Number/TMS: 420001010 County Council District: Four School District: 04

Total Acreage: 71.52 Number of Lots: 160 Intended Development: Residential

Current Zoning: Not Zoned Surrounding Land Uses: Residential

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

If so, please describe.

This is the first submittal of this preliminary plat.

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

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

---

**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 02/27/2023

Signature of Owner 

Date 2/27/2023

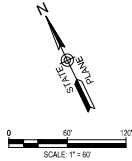






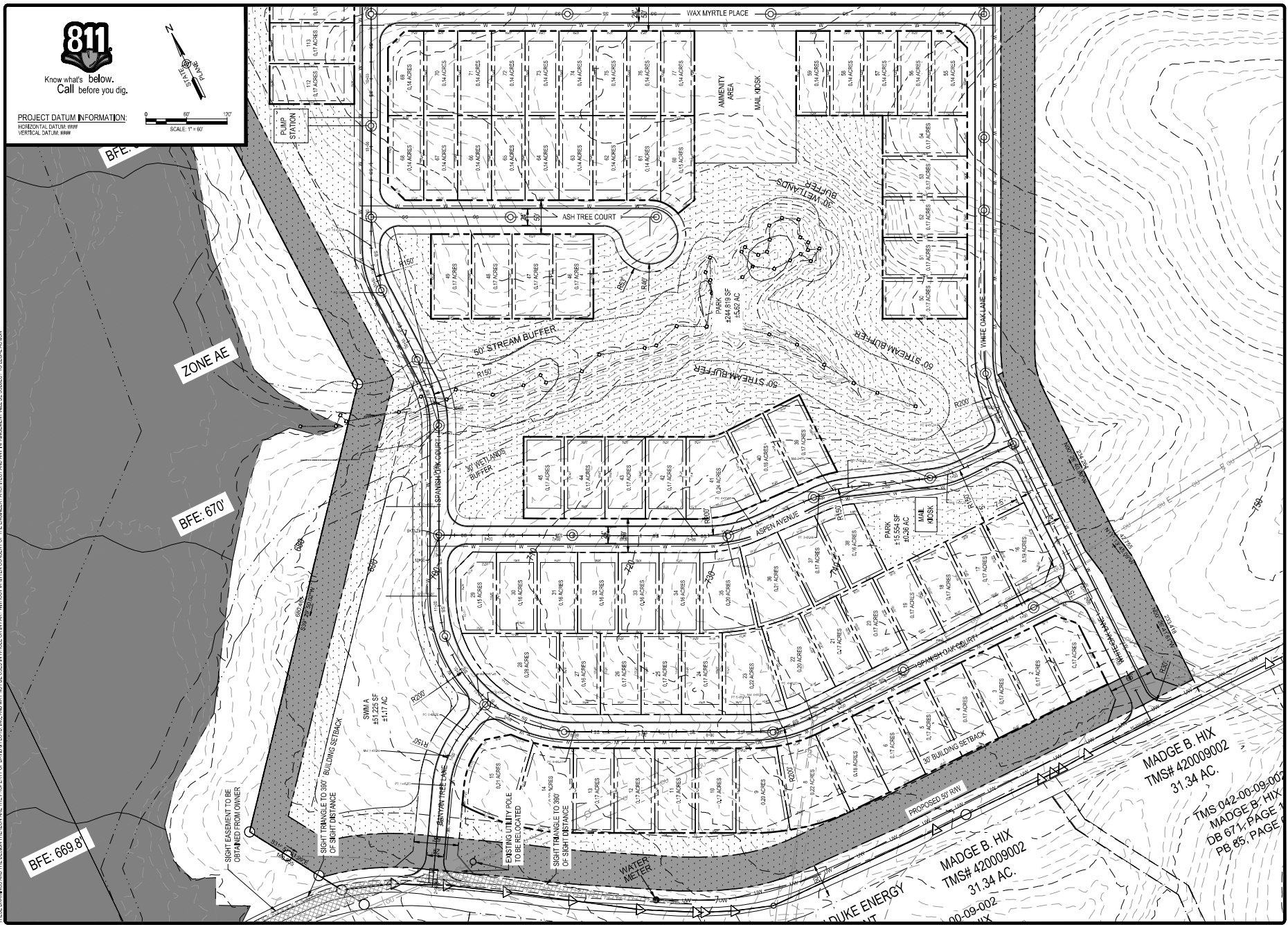


Know what's below.  
Call before you dig.



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

C:\Users\csl\OneDrive\Documents\Projects\811\811.dwg (2023.09.27 AM) User: csl  
THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF DAVIS & FLOYD, INC. AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT WRITTEN CONSENT OF THE ENGINEER, ARCHITECT AND ANY INSTRUMENTAL SURVEYOR. SUBJECT TO LEGAL ACTION.



NOT FOR CONSTRUCTION

**DAVIS & FLOYD**  
SINCE 1944  
1640 E. FORT WAY STREET, SUITE 200  
GREENVILLE, SOUTH CAROLINA 29615  
803.639.0000

**SPANO AND ASSOCIATES, INC.**  
1540 INTERNATIONAL PARKWAY, SUITE 200, LANE DART, F. 2710  
ANDERSON, SC 29625  
803.747.1100

PRELIMINARY PLAT (SHEET 2 OF 2)

NO.	DATE	DESCRIPTION
1	09/27/23	ISSUED FOR PERMIT
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**ORDINANCE NO. 2023-007**

**AN ORDINANCE TO AMEND SECTION 24-115 (INTENSITY STANDARDS) OF THE CODE OF ORDINANCES, ANDERSON COUNTY, SOUTH CAROLINA; AND OTHER MATTERS RELATED HERETO.**

**WHEREAS**, Anderson County, South Carolina, a body politic and corporate and a political subdivision of the State of South Carolina, acting by and through the Anderson County Council, previously adopted Section 24-115 of the Anderson County Code; and

**WHEREAS**, the Anderson County Council desires to amend Section 24-115 to further address, among other things, the requirements for a traffic impact study for certain development activities.

**NOW THEREFORE**, be it ordained by the County Council of Anderson County, South Carolina in meeting duly assembled that:

1. Section 24-115 of the Code of Ordinances, Anderson County, South Carolina, is hereby amended to read as shown in Exhibit A (final version) and B (a compare version with the current Code), attached hereto and made a part hereof.

2. The remaining terms and provisions of the Code of Ordinances, Anderson, South Carolina, not revised or affected hereby remain in full force and effect.

3. All Ordinances, Orders, Resolutions and actions of Anderson County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded.

4. Should any part or portion of this Ordinance be deemed unconstitutional or unenforceable by any Court of competent jurisdiction, such determination shall not affect the remainder of this Ordinance, all of which is hereby deemed separable.

5. This Ordinance shall take effect and be in full force upon Third Reading and Enactment by Anderson County Council.

ENACTED in a meeting duly assembled this \_\_\_ day of \_\_\_\_\_ 2023.

**ATTEST:**

**FOR ANDERSON COUNTY:**

\_\_\_\_\_  
Rusty Burns  
Anderson County Administrator

\_\_\_\_\_  
Tommy Dunn  
Chairman

\_\_\_\_\_  
Renee D. Watts  
Clerk to Council

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Leon C. Harmon  
County Attorney

First Reading:        March 21, 2023  
Second Reading:     \_\_\_\_\_  
Third Reading:        \_\_\_\_\_  
Public Hearing:        \_\_\_\_\_

## Exhibit A

### Sec. 24-115. - Intensity standards.

- (a) *Definition.* Intensity is a measure of development, designed principally to regulate land use in accordance with the design function and carrying capacity of the road on which it is located.
- (b) *Purposes.* The purposes of this section are to:
  - (1) Relate land use intensity to the design function and carrying capacity of the county's road network.
  - (2) Reduce the cost of road repair and maintenance by prohibiting from residential roads intense uses which would overload and accelerate the deterioration of such roads.
  - (3) Promote the safety and convenience of vehicular traffic.
  - (4) Protect the residential quality of neighborhoods by limiting nonresidential traffic.
  - (5) Promote the safety of neighborhood residents.
- (c) *Road classification.* In order to carry out the purposes of subsection (b) of this section, all roads in the county are hereby classified on the basis of their traffic carrying capabilities, their general function in the circulation system, and the existing land use of abutting properties. The classification system is based on concepts and criteria contained in the Highway Functional Classification Manual, Concepts, Criteria, and Procedures, U.S. Department of Transportation, Federal Highway Administration, July 1974. The manual classifies roads into one of three functional categories:
  - (1) Local;
  - (2) Collector; and
  - (3) Arterial.

Local roads are separated from other types because they generally carry significant volumes of foot and bicycle traffic and are used by children. Therefore, traffic volumes must remain relatively low in order to provide the necessary safety for residential neighborhoods. Collector roads generally form barriers between subdivisions. Their traffic volumes and design speeds are correspondingly greater since their function is to connect major traffic routes. Arterial roads constitute the highway network upon which most traffic must flow. The efficiency of the system requires that arterial roads accommodate traffic at high speeds over considerable distances. For purposes of this section, these functional categories are refined to form a four-road classification system (see appendix B (section 24-251) for diagram), characterized as follows:

- (1) *Minor local (access) road.* A minor local road is one designed primarily to access abutting properties. This road normally terminates in a cul-de-sac, loop or other turnaround, with no more than two access points.
  - (2) *Major local (access) road.* A major local road is one designed primarily to access abutting properties. This road is characterized as one having two or more access points, and receiving traffic from minor local roads.
  - (3) *Collector road.* A collector road is one that connects local access roads to the highway systems major and high-speed arterial roads. The collector road provides both land access service and traffic service within residential subdivisions, commercial and industrial areas. Collector roads form barriers between subdivisions and are designed for higher speeds and traffic volumes than major or minor local roads and shall not be designed as cul-de-sac.
  - (4) *Arterial road.* An arterial road is one designed to carry through traffic and to carry intra-county traffic. Arterial roads are characterized as having access control, channelized intersections, restricted parking and signalization. The concept of service to abutting land is subordinate to the provision of travel service.
- (d) *Standards.* The following design capacity standards shall govern the intensity of development along all roads in the county:

<i>Road Classification</i>	<i>Maximum ADT*</i>
Minor local road (one access point)	500
Minor local road (two access points)	1,000
Major local road	1,600
Collector road	No maximum
Arterial road	No maximum
*ADT=Average Daily Traffic (trips)	

(e) *Capacity calculations.* All preliminary certificate of compliance, building permit applications, and other applications affecting minor or major local County roads shall be evaluated on the basis of their traffic generation versus road capacity. To measure the impact of a proposed use, the weekday daily trips shall be calculated using information from the latest edition of Trip Generation, Institute of Transportation Engineers. A weekday traffic count will account for traffic generated by existing uses, and traffic to be generated by developments that have been approved but not built shall also be added using Trip Generation, Institute of Transportation Engineers.

Where a proposed use will cause the ADT to exceed the maximum set for such County roads by subsection (d) of this section, the applicant shall choose one of these options:

- (i) Present a petition to change the road classification to the development standards manager. The petition shall include sufficient documentation to support the assertion that the road is not currently properly classified. The development standards manager may approve the petition upon approval by the Roads & Bridges manager. If the petition is denied, the applicant shall choose one of the two remaining options.
  - (ii) Adjust the proposed use so that the resulting ADT does not exceed that associated with the subject County road's classification.
  - (ii) Improve the subject County road to bring it up to the design standards of the higher classification resulting from the subject development. This improvement must be made along the frontage of the site on the side of the road on which the site is located.
- (f) *Traffic impact studies.* A traffic impact study shall be required for access approval through the state and county encroachment permit process when a development will generate 75 or more trips during the peak hour of the traffic generator or the peak hour of the adjacent street (using the latest edition of Trip Generation, Institute of Transportation Engineers). The traffic impact study and subsequent access locations, turning lane and signalization requirements shall follow the South Carolina Department of Transportation Access and Roadside Management Standards, latest edition and any additional requirements set forth by the County. The developer shall be responsible for all costs of the required study, roadway improvements identified in the study, and right-of-way acquisition. The traffic impact study shall be included with the preliminary plat or site plan. Any changes to the traffic study or preliminary plat must be resubmitted to the planning commission. Submission of the study before official application with preliminary plat or site plan is recommended.

The developers or their traffic engineers shall contact the County's Principal Engineer or his/her designee before beginning the study to obtain the scope and other requirements of the study. The study shall be conducted by a consultant on the County's approved TIS consultant list.

If additional right-of-way not under the control of the developer is required to implement required roadway improvements, the developer shall make a reasonable effort to obtain the necessary right-of-way to perform the recommended improvements, including offering an amount as appraised by a licensed SC real estate appraiser (fair market value). If right-of-way cannot be obtained, the developer is required to make a written request to the County and go back to the Planning Commission for a waiver if the requirement was part of a Planning Commission approval. The Commission will consider the waiver if the developer provides written documentation that a fair market value offer was offered and not accepted.

(Code 2000, § 38-118; Ord. No. 03-007, § 1, 4-15-2003; Ord. No. 2003-069, § 1a, 1-20-2004; Ord. No. 2006-025, § 2, 8-15-2006; Ord. No. 2011-017, § 1, 7-19-2011; [Ord. No. 2017-036](#), exh. B, 12-5-2017; [Ord. No. 2020-034](#), § 1, 12-15-2020)

In addition to SCDOT requirements, any turns from a **County road** shall be checked against warrants in the following tables. See above regarding right-of-way.

Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	AADT		AADT	
	< 6,000	>=6,000	<10,000	>+10,000
35 MPH or less	200 RTV a day	100 RTV a day	200 RTV a day	100 RTV a day
40 to 50 MPH	150 RTV a day	75 RTV a day	150 RTV a day	75 RTV a day
55 to 60 MPH	100 RTV a day	50 RTV a day	100 RTV a day	50 RTV a day
>=65	Always	Always	Always	Always

**Minimum Volumes Requiring Right Turn Lanes**

Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	ADT		ADT	
	<6,000	>=6,000	<10,000	>+10,000
35 MPH or Less	300 LTV a day	200 LTV a day	400 LTV a day	300 LTV a day
40 to 50 MPH	250 LTV a day	175 LTV a day	325 LTV a day	250 LTV a day
>= 55 MPH	200 LTV a day	150 LTV a day	250 LTV a day	200 LTV a day

**Minimum Volumes Requiring Left Turn Lanes**

Source: Georgia Department of Transportation.

(Ord. No. 03-007, § 1, 4-15-03; Ord. No. 2003-069, § 1a, 1-20-04; Ord. No. 2006-025, § 2, 8-15-06; Ord. No. 2011-017, § 1, 7-19-2011)

Base ordinance updated through December 2020, Ordinance No. 2020-034.

# EXHIBIT B

## Sec. 24-115. - Intensity standards.

Style Definition: Normal (Web)

- (a) *Definition.* Intensity is a measure of development, designed principally to regulate land use in accordance with the design function and carrying capacity of the road on which it is located.
- (b) *Purposes.* The purposes of this section are to:
- (1) Relate land use intensity to the design function and carrying capacity of the county's road network
  - (2) Reduce the cost of road repair and maintenance by prohibiting from residential roads intense uses which would overload and accelerate the deterioration of such roads.
  - (3) Promote the safety and convenience of vehicular traffic.
  - (4) Protect the residential quality of neighborhoods by limiting nonresidential traffic.
  - (5) Promote the safety of neighborhood residents.
- (c) *Road classification.* In order to carry out the purposes of subsection (b) of this section, all roads in the county are hereby classified on the basis of their traffic carrying capabilities, their general function in the circulation system, and the existing land use of abutting properties. The classification system is based on concepts and criteria contained in the Highway Functional Classification Manual, Concepts, Criteria, and Procedures, U.S. Department of Transportation, Federal Highway Administration, July 1974. The manual classifies roads into one of three functional categories:
- (1) Local;
  - (2) Collector; and
  - (3) Arterial.

Local roads are separated from other types because they generally carry significant volumes of foot and bicycle traffic and are used by children. Therefore, traffic volumes must remain relatively low in order to provide the necessary safety for residential neighborhoods. Collector roads generally form barriers between subdivisions. Their traffic volumes and design speeds are correspondingly greater since their function is to connect major traffic routes. Arterial roads constitute the highway network upon which most traffic must flow. The efficiency of the system requires that arterial roads accommodate traffic at high speeds over considerable distances. For purposes of this section, these functional categories are refined to form a four-road classification system (see appendix B (section 24-251) for diagram), characterized as follows:

- (1) *Minor local (access) road.* A minor local road is one designed primarily to access abutting properties. This road normally terminates in a cul-de-sac, loop or other turnaround, with no more than two access points.
  - (2) *Major local (access) road.* A major local road is one designed primarily to access abutting properties. This road is characterized as one having two or more access points, and receiving traffic from minor local roads.
  - (3) *Collector road.* A collector road is one that connects local access roads to the highway systems major and high-speed arterial roads. The collector road provides both land access service and traffic service within residential subdivisions, commercial and industrial areas. Collector roads form barriers between subdivisions and are designed for higher speeds and traffic volumes than major or minor local roads and shall not be designed as ~~cul-de-sac~~ cul-de-sac.
  - (4) *Arterial road.* An arterial road is one designed to carry through traffic and to carry intra-county traffic. Arterial roads are characterized as having access control, channelized intersections, restricted parking and signalization. The concept of service to abutting land is subordinate to the provision of travel service.
- (d) *Standards.* The following design capacity standards shall govern the intensity of development along all roads in the county:

Road Classification	Maximum ADT*
Minor local road (one access point)	500
Minor local road (two access points)	1,000
Major local road	1,600
Collector road	No maximum
Arterial road	No maximum

\*ADT=Average Daily Traffic (trps)

(e) Capacity calculations. All preliminary certificate of compliance and, building permit applications, and other applications affecting minor or major local County roads shall be evaluated on the basis of their traffic generating generation versus road capacity. To measure the impact of a proposed use, the weekday daily trps shall be calculated using information from the latest edition of Trip Generation, Institute of Transportation Engineers. A weekday traffic count will account for traffic generated by existing uses, and traffic to be generated by developments that have been approved but not built shall also be added using Trip Generation, Institute of Transportation Engineers.

Where a proposed use will cause the ADT to exceed the maximum set for such County roads by subsection (d) of this section, the applicant shall choose one of these options:

(i) Present a petition to change the road classification may be filed with the development standards manager, or the proposed use shall be adjusted to comply with the regulations. To measure the impact of a proposed use, the following table of traffic generation standards shall be used in computing the number of trips to be generated by a given use. Also, traffic generated by existing uses. The petition shall include sufficient documentation to support the assertion that the road is not currently properly classified. The development standards manager may approve the petition upon approval by the Roads & Bridges manager. If the petition is denied, the applicant shall choose one of the two remaining options.

(ii) Adjust the proposed use so that the resulting ADT does not exceed that associated with the subject County road's classification.

(iii) Improve the subject County road to bring it up to the design standards of the higher classification resulting from the subject development. This improvement must be made along the frontage of the site on the impacted road shall be calculated by the table to determine aggregate daily traffic volumes and the capacity to accommodate the proposed new use side of the road on which the site is located.

(f) Traffic impact studies. A traffic impact study shall be required for access approval through the state and county encroachment permit process when a development will generate 10075 or more trips during the peak hour of the traffic generator or the peak hour of the adjacent street (using the latest edition of Trip Generation, Institute of Transportation Engineers. The traffic impact study and subsequent access locations, turning lane and signalization requirements shall follow the South Carolina Department of Transportation Access and Roadside Management Standards, latest edition. For studies of county roads, the county engineer will hire and work with a traffic engineer to coordinate the study area needed in order to perform the traffic impact study. Coordination between the county

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costs of the required study, roadway improvements identified in the study, and right-of-way acquisition. The traffic impact study shall be included with the preliminary plat or site plan. Any changes to the traffic study or preliminary plat must be resubmitted to the planning commission. Submission of the study before official application with preliminary plat or site plan is recommended.

Table J4-116: Institute of Transportation Engineers Trip Generation Manual Examples

Land Use	100 Peak Hour Trips
Single-family home	90 units
Apartments	150 units
Condos/townhomes	100 units
Mobile home park	170 units
Shopping center—Gross leasable area (GLA)	16,000 s.f.
Fast-food restaurant w/ drive-in—Gross floor-area (GFA)	2,000 s.f.
Gas station w/ convenience store	2 fueling positions
Banks w/ drive-in (GFA)	4,000 s.f.
General office	67,000 s.f.
Medical/dental office	29,000 s.f.
Research & development	71,000 s.f.
Light industrial/warehousing	185,000 s.f.
Manufacturing plant (GFA)	144,000 s.f.

The developers or their traffic engineers shall contact the County's Principal Engineer or his/her designee before beginning the study to obtain the scope and other requirements of the study. The study shall be conducted by a consultant on the County's approved TIS consultant list.

If additional right-of-way not under the control of the developer is required to implement required roadway improvements, the developer shall make a reasonable effort to obtain the necessary right-of-way to perform the recommended improvements, including offering an amount as appraised by a licensed SC real estate appraiser (fair market value). If right-of-way cannot be obtained, the developer is required to make a written request to the County and go back to the Planning Commission for a waiver if the requirement was part of a Planning

(Ord. No. 03-007, § 1, 4-15-03; Ord. No. 2003-069, § 1a, 1-20-04; Ord. No. 2006-025, § 2, 8-15-06; Ord. No. 2011-017, § 1, 7-19-2011)

Base ordinance updated through December 2020, Ordinance No. 2020-034.

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