

Anderson County Planning Commission

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

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

Memorandum

To: Anderson County Planning Commission
From: Tyanna Holmes
Date: June 6, 2023
Cc: County Council
Re: June 13, 2023 Regular Commission Meetings

The Anderson County Planning Commission is scheduled to hold its next meeting on **Tuesday, June 13, 2023 6:00PM** at the Historic Courthouse, located at 101 S Main St, Anderson, SC 29622.

The meeting agenda and packet are attached for your review.

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

Anderson County Planning Commission

Dan Harvell, Chair, District #7
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Will Moore, Vice-Chair, District #4
Brad Burdette, District #2
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Cole Walsh, At Large

June 13, 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. March 14, 2023 minutes
 - B. April 11, 2023 minutes
 - C. May 09, 2023 minutes (forthcoming)
5. Public Hearings
6. Old Business
 - i. Consent Agenda- Cherokee Knoll final plat extension
7. New Business
 - A. Preliminary Subdivision: Rock River, located off Highway 29 and Cox.
Rd./TMS 173-00-04-025 **[Council District 7]**
 - 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
MARCH 14, 2023

PRESENT:

DAN HARVELL, CHAIRMAN
WILL MOORE, VICE CHAIRMAN
JAMES MCCLAIN
BRAD BURDETTE
STEVEN GILREATH
DAVID COTHRAN
JANE JONES
WESLEY GRANT

ALSO PRESENT:

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

1 DAN HARVELL: I'd like to
2 call the March 14, 2023 meeting of the Anderson County
3 Planning Commission to order. First we'll have the
4 invocation and then the pledge.

5 **INVOCATION AND PLEDGE OF ALLEGIANCE BY DAN HARVELL**

6 TOMMY DUNN: At this time,
7 I'll call the board's attention to the two months of
8 minutes that we have been provided. First, are there any,
9 are there any deletions or corrections to be made to the
10 November 8, 2022 minutes? Do I hear a motion to approve
11 the November 8 minutes?

12 WILLIAM MOORE: I'll make a
13 motion to approve, Mr. Chairman.

14 DAN HARVELL: Motion to
15 approve by the Vice Chairman Will Moore.

16 WESLEY GRANT: Second.
17 DAN HARVELL: Seconded by
18 Mr. Grant. Any discussion? All those in favor lift your
19 hand. Unanimous.

20 All right, also the December 13, 2022 minutes. Do I
21 have a motion for passage of those as written?

22 WESLEY GRANT: I motion we
23 approve, Mr. Chairman.

24 DAN HARVELL: Motion by Mr.
25 Grant. Do I have a second?

26 WILLIAM MOORE: Second.
27 DAN HARVELL: Second by Mr.
28 Moore. Any discussion? All those in favor? And so
29 passed.

30 All right, first on the agenda for public hearings,
31 Item A land use review Green Pond RV Park, Green Pond Road.
32 And at this time, we will have the staff report and
33 recommendation. Staff.

34 BRITTANY MCABEE: Thank you, Mr.
35 Chairman. This is Green Pond RV Park. Two hundred forty-
36 five property owners within a 2000 foot radius were
37 notified via postcard. The intended development is an RV
38 park. The applicant is Robert Scott Walsh and the surveyor
39 is Land Planning Associates. The details of the
40 development amended today. This development will consist
41 of 155 spaces, this is down from the original 205 spaces
42 that was provided in the packet, on 23.24 acres. An
43 office, Events Center building, a pool and other
44 miscellaneous amenities will be provided. The RV pads will
45 be approximately 30 by 60 feet. The office building will
46 be approximately 2000 to 6000 square feet. This project
47 could be completed in one to three phases. Lighting will
48 face inward towards the RV park. It's located on Green
49 Pond Road which is county maintained in Council District 5.
50 The surrounding land use is residential and undeveloped.

1 It is unzoned. Tax map number is there for your viewing.
2 There is no variance being requested. Traffic impact
3 analysis is that Green Pond Road is classified as a major
4 urban local road with a maximum of 1600 average trips per
5 day.

6 This is the original layout that was submitted in
7 your packet. And this is the updated layout with the 10
8 foot buffer to be used for landscaping with a berm. And
9 this is the location. You can see Green Pond Landing in
10 the corner there.

11 Staff recommends approval. This project has met the
12 requirements in Chapter 24 Land Use. This concludes the
13 staff report.

14 DAN HARVELL: Thank you,
15 staff. At this time we will ask if the developer would
16 wish to come make a presentation. Please state your name
17 and address.

18 RICHARD BENNETT: Richard
19 Bennett. I live at 307 Compass Point, Anderson, South
20 Carolina. Appreciate everybody's time. We've been working
21 on this for a while. It's been a long thing for us. We
22 started out doing RVing, actually traveling ourselves and
23 got involved, and taking our kids probably to Clemson games
24 and traveling and seeing all the ones all over the United
25 States. And kind of got involved with it. Kind of fell in
26 love with it and seen how stuff was done. Of course, I'm
27 in a development background. I started with Pendleton,
28 which we did one up there, which we feel is really
29 successful. And it kind of changed with COVID. We
30 realized there's more people when football wasn't -- there
31 was more use for it. So once we got going up there, we
32 started doing more phases. And every time we did a phase,
33 we did a little nicer, little upgrade, and it seemed that
34 people definitely reached out to the campground and
35 lifestyle, you know, having a good time; barbecuing, kids
36 hanging out by the pools, and you know, keeping their
37 families together. And that's how we grew up, you know,
38 all four of the partners have -- live on Lake Hartwell.
39 Our kids pretty much go to school here, one or two of them
40 I think do not. And we just had a good experience.

41 When started getting involved with Green Pond Boat
42 Landing through the poker runs and stuff like that, we saw
43 how good the facility is, and my son bass fishes, how that
44 really changed Anderson and the lake, the Green Pond
45 national attention. And we seen an opportunity there with
46 the sewer coming. So we went there and tried to reach out
47 to build a higher end RV, luxury motor homes, and we expect
48 to sell these from 70 to \$100,000. We of course did some
49 more traveling and went to one we used up in Mountain Falls
50 in the mountains. And they're over a million dollars now

1 for RV parks, but they started out less. And we want to do
2 something high end compatible with -- we have a camper or
3 campground across from us that's remodeling now. We have a
4 boat ramp there. We feel like it's very contiguous with
5 what's around us. Most of the stuff in the area's been
6 cleaning up for the last year with the sewer coming and a
7 little lake access and through access -- you know, the boat
8 ramp has employees and boat slips and sandy beach. It's a
9 lot to use there. And we're hoping this will work.

10 We have met with the neighbors a couple of times for
11 a little while. We met again the other night. We have
12 made some concessions. I haven't got them completely happy
13 by no means, but I'm trying to reach out with them and
14 their thoughts and some of the things they wanted. So we
15 added the buffers. We added gated. We added the light
16 facing in. We cut down on the number of units. And hope
17 it's a good fit. And I'll be happy to talk afterwards and
18 address some of the questions, and appreciate y'all
19 considering it. Thank you.

20 DAN HARVELL: Thank you. We
21 will reserve the opportunity to call you back if we need
22 to.

23 RICHARD BENNETT: Thank you,
24 sir. Yes, sir.

25 DAN HARVELL: All right, on
26 the citizens sign-up list, first to speak we have John, and
27 I cannot make out the last name. If you will state your
28 name and address when you get to the microphone, please.

29 JOHN SEGARS: Can I hand in
30 our original petition at this time? Against? 118
31 signatures so far. Thank you.

32 DAN HARVELL: Please.

33 JOHN SEGARS: Thank you all
34 for this opportunity to speak. My name is John Segars. I
35 live in the Bridgewater subdivision off of Old Asbury Road,
36 which is about a quarter of a mile from the proposed
37 development. I'm here tonight with others from my
38 community and the neighborhoods on either side of the cove
39 where this development would go. Bridgewater is a
40 neighborhood of about 100 single family homes. It is a
41 close neighborhood where people look out for each other and
42 the surrounding area. Many of us walk, bike, run, dog
43 walk, push baby strollers, and my own wife provides
44 roadside trash pickup.

45 We're a community of 100 families who work, shop,
46 volunteer, go to the doctor and attend church locally. We
47 eat at local restaurants. We support and attend Anderson
48 County events and of course pay Anderson County taxes.

49 We take issue with several points in the land use
50 review submitted for this development with the exception of

1 the long established Tiger -- Tiger Cove RV. This is a
 2 commercial development being forced into an area of single
 3 family homes. The application uses the term luxury RV
 4 park, when it is in fact nothing more than a parking lot.

5 It repeatedly tries to connect the development to
 6 Green Pond Landing, which it is not a part of. And the
 7 thought that clearing and paving 23 acres of lakeside open
 8 land and then the movement and use of over 200 large RVs
 9 will not adversely affect the existing area defies all
 10 common sense. We asked several Realtors familiar with the
 11 area and they have all agree that should this project be
 12 completed we will all see a decline in our property values.

13 We understand that growth can be a positive thing for
 14 the county and its citizens; however, cramming in over 200
 15 RV sites into an area poorly equipped to handle it isn't
 16 growth; it is gross opposite. Blight.

17 Again, we are against a purely commercial development
 18 being forced into an area of single family homes and we
 19 respectfully ask that you deny this proposal. Thank you.

20 DAN HARVELL: Thank you.

21 **APPLAUSE**

22 DAN HARVELL: Janice Donald.

23 JANICE DONALD: Thank you for
 24 your time. My -- I am Janice Scott Donald and I speak for
 25 my family; we also live in the Bridgewater subdivision.

26 DAN HARVELL: Address,
 27 please.

28 JANICE DONALD: 103 Edgewater
 29 Drive.

30 DAN HARVELL: Thank you.

31 JANICE DONALD: We have over
 32 100 homes in our community, as John just stated, that need
 33 access to Old Asbury for safe drive to work and shopping
 34 without the worry of being hit by a bus. Since you put in
 35 the boat docks at Green Pond, I have noticed an increase in
 36 unsafe conditions. For example, reckless drunk drivers
 37 with boats and trucks, burglary in homes and other
 38 properties, injured animals, which nobody seems to care
 39 about, air quality has decreased, but it will accelerate
 40 poor air quality with hundreds of vehicles coming up and
 41 down the road. And the reason why my road is so important
 42 is because you've got to go through my road to get to the
 43 road that -- Green Pond.

44 Trash -- okay, trash and litter on the road that my
 45 community picks up. Okay, damage to the road. I do have a
 46 picture here that I'd like to give you, okay, of broken
 47 signs that are currently on the road right now, due to the
 48 boat traffic that we have coming through. We've got our
 49 road sign broken. Our road sign is in the ditch. We don't
 50 even have a sign that shows where we are because we've

1 already got heavy traffic coming through there. That's my
2 point. And now you want to add existing heavy traffic
3 through there. My road sign to Old Asbury is in the ditch,
4 it's laying there. It's been there for weeks now. Okay,
5 so we do not have a road sign.

6 Now I have seen the so-called executive RV park in
7 Clemson and it looks like a homeless community. Okay, it
8 is an eyesore. It's a disgrace. That's what it is. So I
9 don't, I don't see my property value increasing at all with
10 something as horrific and within walking distance to my
11 home.

12 Okay, so I want to make some suggestions to the
13 developer. I'm not against him making money. I'm not
14 against him doing what he needs to do, but I just don't
15 want an RV park in my backyard. Some suggestions I have is
16 zone the place for commercial. Get some cabins over there.
17 Give us something we can actually use. Okay, maybe some
18 cabins that can be rented out. We have friends all over
19 that want to come to the lake and enjoy the lake. Okay,
20 give us something we can actually use. Use your facility
21 to sell fishing supplies or food or something. Put cabins
22 up. Boats, rent boats out. Give us something that we can
23 actually use. But what is proposed right now is going to
24 destroy our property value. It's going to destroy the
25 roads that we actually have to use to get to and from home
26 and ---

27 DAN HARVELL: That's time.
28 Thank you. Oh, I failed to mention ---

29 **APPLAUSE**

30 DAN HARVELL: I failed to
31 mention that citizens comments time is limited to three
32 minutes, so thank you.

33 All right, next up we have Lauren Black.

34 LAUREN BLACK: Hello, my name
35 is Lauren Black. I live at 303 Green Pond Road. I do have
36 pictures to share with you at the end if that's okay with
37 y'all.

38 DAN HARVELL: Sure.

39 LAUREN BLACK: First of all,
40 thank you for letting me speak tonight. My name is Lauren
41 Black. I live at 303 Green Pond Road. This has been my
42 home on Lake Hartwell for over 26 years. It will be 27
43 years next month. My house is approximately 1/10 of a mile
44 down from the proposed RV park. This is a neighborhood
45 where full time year round residents live. I am not in
46 favor of the proposed RV park.

47 Green Pond Road is now a very busy road during the
48 day and night. We have to contend with vehicles speeding,
49 regardless of the speed limit signs we have, heavy traffic
50 and littering from people going to and from the Green Pond

1 Landing and Event Center. Our traffic consists of
2 visitors, event participants, workers and others that are
3 driving personal cars or trucks, motorcycles, mopeds, golf
4 carts, and commercial vehicles. We have vehicles pulling
5 boats, campers, trailers, machinery, and other related
6 Green Pond Landing materials. In addition, we have an
7 increased amount of foot traffic. Our county road can
8 barely support all of this now.

9 My personal well-being and outdoor activities have
10 been greatly impacted by all this activity and traffic on
11 our road. Due to this influx of people, there has been
12 more theft occurring in our neighborhood, both on land and
13 on water. Now with all this traffic, there's added stress
14 to checking my mail in my mailbox, walking my dogs, even
15 cutting my grass alongside the road. There are also times
16 where it's difficult to drive out and in my driveway due to
17 backup traffic going to and from Green Pond Landing and
18 Event Center.

19 Furthermore, I have to take extra precautions when
20 driving up and down our road. We do not need the proposed
21 RV park on Green Pond Road with this high amount of traffic
22 and congestion presently going on. There is already an RV
23 park in progress, formerly Tiger Cove Campground, that is
24 across our road from the proposed RV park. This is a
25 county road with existing taxpayers that value their
26 properties and road safety. Green Pond Road is not a
27 highway or an extension of a boat ramp.

28 Again, thank you for letting me express my concerns.
29 I do have pictures of traffic barely passing each other,
30 okay, on our road; boats, campers. Even pulling onto Green
31 Pond Road from Whitehall Road is a challenge. Mailbox
32 damage ---

33 DAN HARVELL: Time. You can
34 have -- if someone could hand those to the board, we'll
35 pass those down and look at them. Thank you.

36 LAUREN BLACK: Okay. Thank
37 you.

38 **APPLAUSE**

39 DAN HARVELL: Next is Dennis
40 Brown.

41 DENNIS BROWN: Hello, I'm
42 Dennis Brown at 297 Green Pond Road. My wife and I have
43 lived there for 35 years. My daughter was one month old
44 when we moved there. So it's the only home she's ever
45 known. Her son's seven now. It's the only home he's ever
46 known us to be in. We're about 120 feet from this proposed
47 park. It's right out our door.

48 Although there are no water facilities on the plan
49 for this RV park, if you've got over 400 people there,
50 there's going to be a number of people there with boats and

1 they're going to come back up that cove at lunchtime to try
2 to get back to their trailer to have lunch. The bank
3 there, they will have pull into the bank. It's a 10 foot
4 climb up into where the park is going to be. They'll be
5 tearing that up. That cove is very narrow and shallow.
6 It's about a 10 foot wide channel and then the rest of it
7 is about three foot deep. That's at full pull. Most of
8 the year the dock across -- directly across from this RV
9 park sits right in the mud. Anybody that comes in and
10 pulls their boat into the bank to park is going to block
11 the whole channel for anybody else. So it's a very
12 hazardous condition, very crowded condition and plus the
13 running in and out of there, it tears up all the docks that
14 are already in there.

15 The application for this park calls it a major urban
16 local road. One out of three ain't bad. It is a local
17 road. It certainly is not major. It is not urban. It was
18 a dead end road down to a single boat ramp. Now it's a
19 thoroughfare for the traffic to the Event Center, but it
20 still has not been improved. It's a very narrow, crooked
21 road. It can't handle that much traffic.

22 The designation allows 1600 trips a day. That's --
23 everything that goes in has to come back out, so that's 800
24 vehicles a day basically. And that's not bad. It comes
25 down to about one a minute if you average it out.
26 Unfortunately as Edward Deming famously said, randomness
27 comes in bunches. And our bunches are on weekends and
28 during tournaments. And it's a way higher volume than
29 that.

30 This is a single family residential area. The Event
31 Center came after we made this our home. And we have
32 endured the increase in traffic, litter and pedestrians and
33 noise for the, for the benefit of Anderson County. It is a
34 nice Event Center. It brings in a lot of, a lot of money,
35 a lot of revenue, a lot of national coverage.

36 This RV park, though, would up the ante on our
37 detriments as far as the trash and traffic and foot traffic
38 back and forth. It would benefit no one but the developer,
39 not the residents nor the county. The application says
40 keep the RV park concept ---

41 DAN HARVELL: Time. Thank
42 you, sir.

43 **APPLAUSE**

44 DAN HARVELL: Andrea Brown.
45 Andrea Brown.

46 ANDREA BROWN: I have some
47 handouts for y'all if someone could please give them to
48 you. I'm Andrea Brown, 297 Green Pond Road. Shall I go
49 ahead and start?

50 DAN HARVELL: Yes, please.

50 APPLAUSE

1 DAN HARVELL: Kevin Brennan.
2 Kevin Brennan.

3 KEVIN BRENNAN: Thank you.
4 Kevin Brennan, 300 Huntington Road, Anderson. Thank you
5 very much for the opportunity to speak with you tonight. I
6 live directly across the narrow cove from the subject
7 property and have many of the same concerns that were
8 voiced already tonight.

9 We purchased our property specifically because of the
10 quiet residential nature of this area. We are especially
11 concerned with the impact on wildlife and the environment.
12 I am a 1991 graduate of the College of Environmental
13 Science and Forestry in Syracuse. I've also been an avid
14 nature photographer for almost 40 years, particularly
15 birds. The lack of green space, trees and buffering will
16 severely impact this important habitat. This is the last
17 green space left on Green Pond Road. I've documented
18 hundreds of birds in the channel including more than 25
19 protected migratory birds on the US migratory bird list,
20 several of them spotted on the subject property. Bald
21 eagles are a South Carolina endangered species. I've
22 observed many adult nesting pairs and juveniles in the area
23 and have dozens of pictures of them in this cove. This
24 eagle was photographed standing on the subject property
25 hunting, and then just moments later, flying about 10 feet
26 in front of the trees that are going to be removed as part
27 of this project.

28 Speaking in the fall of 2021 -- and I'll offer these
29 to commission at the end -- speaking in the fall of 2021
30 with the US Army Corps, I learned that bald eagles have
31 been reduced in recent times on Lake Hartwell, but are now
32 just making a comeback. This was confirmed a few weeks ago
33 by the Corps district wildlife biologist after conducting
34 their annual count. I hold in my hand now the US Army
35 Corps of Engineer Shoreline Management Plan, a section on
36 bald eagles. I read from it right now speaking of nesting
37 sites, a proximity of good perching trees may also be a
38 factor in site selection. Excessive human activity in this
39 area can render a site useless. This is the current Tiger
40 Cove condition. Much of this is true for any of the large
41 migratory birds I've seen and photographed on the property
42 or within 20 feet of the wetland area, relatively rare
43 birds in this protected group that I've documented and/or
44 photographed on the property on Lake Shore; green Herons,
45 white egrets, white ibis, which are very unusual for this
46 area, northern Harriers, osprey, and several others. And
47 there's numerous other animals here that I've got
48 photographed on the property. Other animals, as I
49 mentioned, have been there as well.

50 Lastly, I've got the South Carolina Department of

1 Natural Resources report on this property, and one thing it
2 mentions is a US endangered species within the buffer zone,
3 it's a rosy side dace that resides within the buffer zone,
4 required buffer zone for US endangered species.

5 Thank you very much for your consideration.

6 **APPLAUSE**

7 DAN HARVELL: If I might
8 add, we have a lot of people to speak and if you could hold
9 your applause down. We understand emotion. But if you can
10 hold your applause it'll help us move on faster. Thank you
11 very much.

12 All right, the next speaker will be Linda Stumberg.

13 LINDA STUMBERG: Good evening,
14 my name is Linda Stumberg and I'm at 113 Dugout Cove Road,
15 Anderson. I'm in District 5. And tonight I'm speaking on
16 behalf of Lake Hartwell Association and their opposition to
17 the park.

18 Regarding the land use review form answers from the
19 developer. Number one, Tiger Cove RV park is not really
20 across the street. Across the street and approaching on
21 the same side of the proposed Park is primarily
22 residential.

23 Number two, the proposed RV park will adversely
24 affect existing use or usability of nearby property. How
25 can a site for 155 vehicles not have an impact? How has
26 the developer justified the answer that it will not.

27 Number three, counter, to how the developer answered
28 the proposed use of the RV park will cause an excessive or
29 burdensome use of public facilities like streets, water
30 department, fire department, etcetera. How can 155 RVs not
31 cause a burden on the roads and the surrounding -- and for
32 the surrounding residents? How can the density of 155 RVs
33 not cause a burden on local fire departments, departments
34 that are voluntary? The traffic engineer will state that
35 there is no significant incremental volume to warrant a
36 traffic impact study. But traffic is more than just
37 volume. Having a Planning Commission driven -- has the
38 Planning Commission driven the road? Even though the
39 potential volume may not pass the threshold for a traffic
40 study, the incremental volume could be a very real issue on
41 this relatively small road that is not significantly sized
42 -- not sufficiently sized for large RVs. And now add to
43 that the current volume associated with revenue that --
44 excuse me -- associated with the venue and the size -- of
45 the size of Green Pond. This is a plan for success -- is
46 this a plan for success for either the development or the
47 county -- the developer or the county? What makes this RV
48 park a luxury? And how does that make it better against
49 the adverse impacts of traffic, water, fire, runoff and
50 wildlife?

1 Despite working through the cursory reviews and
2 approvals through DHEC, common sense indicates that the
3 proposed RV park will present a stress on the lake due to
4 runoff and its impact on wildlife. There's a small creek
5 on the property that is part of Lake Hartwell's watershed,
6 and the stress will be -- and the stress will be for a site
7 that the users cannot have real significant access to the
8 lake. Is Anderson County really making the best use of
9 this property directly adjacent to the lake? Lake Hartwell
10 is a significant draw to this area for residential growth,
11 as well as tourism. Is this proposed RV park really
12 something that will assure care of our lake resource.

13 Last but not insignificant, although this is an
14 unzoned area, this proposed RV park is directly against the
15 county approved comprehensive plan land use maps future
16 use.

17 DAN HARVELL: Time. Thank
18 you.

19 **APPLAUSE**

20 DAN HARVELL: All right. I
21 might mention, those standing in the back, there are plenty
22 of seats right up here on the front if you'd like to come
23 on up so that you don't have to stand.

24 All right, the next speaker will be Holly Williams.

25 HOLLY WILLIAMS: Good evening.
26 I'm Holly Williams at 207 Edgewater Drive. After speaking
27 with camping RV owner and fire department, I am here to
28 address fire safety concerns regarding the 150 Green Pond
29 RV Park.

30 As you are aware, May 2018, 16 boats were destroyed
31 at Portman Marina due to a generator that caught fire on
32 one of the boats. Sixteen boats disappeared that day
33 because of how close they were to one another. RVs are
34 made with treated wood, studs and have wooden floor joists.
35 RVs have the potential in being consumed by fire in 10
36 minutes or less and if the fire is due to a propane
37 explosion, a fire can be easily spread to other RVs. And
38 not unlike Portman Marina boats, RVs are parked close to
39 one another leading to many being destroyed quickly.
40 Generators, propane stoves, tanks can cause fires. But a
41 leading fire starter in RV parks is the cutting corners and
42 putting in faulty electrical systems or systems that are
43 not equipped to handle high voltage appliances. And in
44 this new age of electrical vehicles, parks are going to
45 have to have charging stations, which not only can cause
46 fires, but can also affect our power grid. And if each RV
47 slab has a fire pit, who cleans 150 fire pits and where and
48 how are the ashes disposed.

49 Center Rock Fire Department would be the department
50 that would come out to attend to the RV fire and their

1 response time is anywhere from five to 10 minutes, which is
2 wonderful. But an RV can be destroyed in 10 minutes and
3 sparks could be causing havoc on other RVs.

4 What we have to be strongly aware of is that during
5 the early morning and early evening hours of Green Pond
6 fishing tournaments is that a fire truck trying to get down
7 the narrow Green Pond Road will be significantly delayed
8 due to the high volume of fishing traffic. This delay
9 could lead to the potential loss of more than just a few
10 RVs. But the homes in the area would be in danger. Thank
11 you.

12 **APPLAUSE**

13 DAN HARVELL: Thank you.
14 Next is Larry Fait? I believe I have that last name
15 correct.

16 LARRY FATT: No,
17 unfortunately, it's the other way. It's Fatt. But I
18 appreciate it. Thank you, sir.

19 Could I ask by any chance if we'd be able to put the
20 photo of the -- one of the photos of the site, site plan up
21 -- back up? Is that possible just as a reference?

22 DAN HARVELL: Can we do
23 that?

24 LARRY FATT: I don't care
25 which one you put up. That one's fine.

26 So again, my name is Larry Fatt. I live at 304
27 Huntington Road with my wife Dana. Our property is
28 directly across from the lower left corner of this site
29 plan that we're looking at. And what I want to touch on
30 here is that on the upper right, that's 760 feet of
31 elevation. We know Lake Hartwell is 660. So a hundred
32 foot slope, 70 feet of that is made up within the 24 acres
33 that we see here. Seventy feet, five stories, five stories
34 of mass grading are going to be required to be able to set
35 this RV park as it's planned. So significant mass movement
36 of soil, of earth. We have, we have a very genuine
37 environmental concern with regards to such an extreme
38 requirement.

39 Following on from that, how does the stormwater
40 retention pond factor into this? We believe it to be
41 approximately one acre in size, rough calculation. And
42 unfortunately, at this point in time, we're not able to see
43 that. The development is essentially surrounding single
44 family homes on all sides. As a 24 acre parking lot, the
45 visual impact alone of this, and certainly for myself being
46 directly across from it and looking right up through there,
47 is going to have a direct negative impact on the property
48 values of the nearby residents. There are already 638
49 approved RV sites within eight miles of Green Pond; 638
50 already approved.

16 We talk about the negative financial impact of this,
17 all that adds up, including the environmental portion, to a
18 direct impact on the quality of life for the nearby
19 residents. It'll be devastating to have this and looking
20 right at this from our homes. We are not adverse to a
21 development; however, as a community of conscientious,
22 taxpaying residents within the Green Pond Landing
23 community, we are opposed to this development as we feel it
24 does not add value to this area. It removes that value.

27 LARRY FATT: Thank you very
28 much.

30 DAN HARVELL: Edward
31 Kessinger.

35 DAN HARVELL: Sir, if you'll
36 state for the record your name and address.

40 Now behind this property that they're talking about
41 my driveway goes down that hill. Water runs down there,
42 floods across my driveway actually and goes into a creek.
43 The creek is the borderline of this property. It goes all
44 the way into the lake right there. I'm on the lake. I
45 have a boat dock in place.

50 I just want to complain about one little thing. When

1 I'm mowing on my zero turn out there by the road, I'm
2 picking up beer cans, beer bottles, water bottles, you name
3 it. For me, it's a little hard to get on and off of this
4 zero turn to began with. But I've got -- I pick it up.
5 And oh, Lord, my memory don't work like it used to, but I'm
6 thinking that getting out of my driveway sometime is an all
7 day chore on the weekends after a tournament or something.
8 That's about all I've got to say. I just -- I'm not
9 happy about it -- this being here, because I think South
10 Carolina's got enough parks. My opinion.

11 DAN HARVELL: Thank you.

12 EDWARD KESSINGER: Thank you.

13 **APPLAUSE**

14 DAN HARVELL: Neal McGrath.

15 NEAL MCGRATH: Good evening.

16 My name is Neal McGrath. I live at 336 Huntington Road.
17 I'm directly across the cove from Green Pond Road. I've
18 lived there for 20 years now. And I guess what I really
19 want to say is that the issues and concerns that have been
20 raised by my neighbors, they're real issues. We know this
21 because they're similar to the same issues that were
22 created as a result of the expansion of Green Pond Landing.

23 Now, don't get me wrong, I didn't speak out against
24 Green Pond Landing because it was something that Anderson
25 County, Lake Hartwell, needed. It creates a lot of
26 economic benefit for the county. It brings a lot of
27 positive recognition to Anderson County and Lake Hartwell.
28 Unfortunately, you can't say the same thing about this
29 development. It's just -- the benefits just aren't there.
30 Let me give you some examples, real life examples of the
31 kinds of issues that we're talking about.

32 Before the expansion of Green Pond Landing, my family
33 and I, we used to go down to the dock, camp out on the dock
34 and watch the meteor showers. Well, we can't do that now
35 because of all the light pollution. If this development
36 gets lit up, we'll be lucky to even see the stars. We
37 don't even attempt to go down to the dock on weekend
38 afternoons because of all the increase of boat traffic.
39 It's a narrow cove. It's a narrow cove. The residents
40 along the cove treat it as a no wake zone. Visitors to
41 Lake Hartwell do not. This project is going to create
42 significant additional boat traffic, particularly boat
43 traffic going down to the end of the cove.

44 On weekends, it's almost impossible to sleep in most
45 weekends. Beginning at 6 a.m. you've got trucks hauling
46 boats to the Event Center. At 7:00 you've got 100 boats,
47 all leaving full throttle to start the tournament. And
48 then they're zooming up and down the cove all day after
49 that.

50 Now we're talking about 40 foot diesel motor homes

1 adding to the noise that already exists. I guess what I'm
2 trying to say and I think you've heard several times
3 tonight is that the residents around Green Pond have
4 already sacrificed a great deal in the name of economic
5 development. I ask that you please not further deteriorate
6 the lake life that we thought we were getting when we
7 bought residential property on the lake.

8 Thank you for your time and attention. Please take
9 these issues seriously. They're real issues. They affect
10 real people.

11 DAN HARVELL: Thank you.

12 **APPLAUSE**

13 DAN HARVELL: All right.

14 Next is Sally Boggs. Sally Boggs.

15 SALLY BOGGS: Sally Boggs,
16 295 Green Pond Road. Our property directly adjoins the
17 property for this proposed campground. Our family has
18 owned this property since the 1960s, about the time the
19 lake backed up. Through the years our extended family has
20 gathered to enjoy the lake, learn to swim, boating and
21 reconnecting. The neighborhood has for all these years
22 been a quiet, peaceful setting in which we enjoyed our
23 homes on the shores of Lake Hartwell. We currently have a
24 multi site campground being enlarged right across the
25 street from our property with all the sights, sounds,
26 traffic and lights that will be coming, which you guys have
27 already approved in 2022.

28 The proposed campground that we're talking about now
29 will be right next to our house. I'm seriously concerned
30 about the noise, congestion and safety issues that will be
31 coming to us and the rest of the neighborhood. I do not
32 see plans -- I don't see on the plan where the septic or
33 the system is located or plans for catching the runoff.
34 But it will most surely affect our property as we're
35 downhill from the property in question. We already get the
36 rain runoff cutting through the middle of our property, so
37 we wonder what next.

38 I do not see plans for any substantial buffer around
39 this campground to help maintain our peace, quiet and
40 privacy. I'm against yet another campground in our
41 neighborhood. I worry that this campground could possibly
42 turn into a residential campground if the developers'
43 monetary plans don't work out and they resort to letting
44 folks live there permanently, then what kind of a clientele
45 does this encourage? Not ones that I think would
46 contribute to our neighborhood. This is a lovely
47 neighborhood that people using the Green Pond Landing and
48 Event Center see when they're coming and going, both
49 Anderson County residents and visitors.

50 My family and I are not opposed to the landowner

1 being able to develop his property and get a return on his
2 investment. But it needs to be something that would
3 enhance our neighborhood rather than decrease our property
4 values and detract from this peaceful area that we enjoy a
5 lot. Thank you.

6 **APPLAUSE**

7 DAN HARVELL: Thank you.
8 Mr. Billy Boggs.

9 BILLY BOGGS: Thank you. My
10 name is Billy Boggs and our address is 295 Green Pond Road
11 and our property directly connects to the property in
12 question. Most of everything I was going to say tonight
13 has already been covered, and in the essence of time I'm
14 going to cut to my last little paragraph here.

15 It is my understanding that this is going to be a
16 gated HOA where a slab of concrete is sold for a
17 substantial amount of money to a -- to park high end
18 campers on. The developer seems to have been successful
19 with this idea in the Pendleton/Clemson area catering to
20 the Clemson sports fans. My biggest concern is that if
21 this idea does not work out for that -- for this developer
22 and things have to come to a stop what will we be left
23 with? Thank you very much.

24 DAN HARVELL: Thank you.

25 **APPLAUSE**

26 DAN HARVELL: Robert
27 McCurry.

28 ROBERT MCCURRY: My name is
29 Robert McCurry on St. Clair Road across the street in
30 Huntington subdivision. Like Mr. Boggs said, over time,
31 you know, these parks get started out they have a lot of
32 insight and they think they got it going on, but then about
33 five or 10 years down the road you have a lot of tents
34 stuck up with awnings sticking out and everything else.
35 But when you've got 150 units that's already going to be
36 across the street and then the 220 here, you're going to be
37 looking at -- when it's at full capacity six hundred, say
38 700 people, that's out and about bothering these neighbors
39 that are going to be down the street walking. And you're
40 going to have to -- they're going to have to deal with
41 that. Their animals are going to have to deal with it.
42 It's been touched on about the bald eagle. I've got
43 several pictures of it flying over my house. So yeah, we
44 definitely do have a bald Eagle out there.

45 Reasonable balance for public health and safety and
46 morality, I don't agree with that. When at its peak all
47 those people, minimum and the parking that comes with those
48 extra cars isn't listed on there. All you have is the
49 slots for the RVs. There's no -- probably one acre
50 retaining pond that's going to have to be made there,

1 according to the water runoff standards. So there's no way
2 the design they have now will work. But one thing for
3 sure, the retaining pond itself concerning Mr. Boggs, it's
4 going to be at the lowest part of the property, it's going
5 to butt right up to his property. And when it's got full
6 of stagnant water, we know what all comes with that;
7 mosquitoes and everything else.

8 So please take all these into your consideration and
9 turn this down. We don't need this in our community.
10 Thank you.

11 **APPLAUSE**

12 DAN HARVELL: Jeremy
13 Duckett.

14 JEREMY DUCKETT: Ladies and
15 gentlemen, my name is Jeremy Duckett, and I'm on 1 Axman
16 Drive. I'm approximately 3.2 miles away from Green Pond
17 Event Center. My concerns with the project is water
18 runoff, noise pollution and light pollution. In no way
19 does the drawing have -- that's up on the board or up on
20 the screen reflect anything on water runoff.

21 As far as entertainment, there's only a pool that's
22 supposed to support that many RVs. And the light pollution
23 and noise pollution is going to affect that directly -- is
24 going to directly affect the surrounding neighborhood,
25 along with the neighborhood across the cove in the
26 Huntington subdivision.

27 If there's a lack of oversight, the place will be
28 trashed, along with, along with Green Pond Road. It comes
29 with increased crime and support for medical needs. The
30 sheriff's department can only do so much for noise
31 pollution; they'd have to come tell you to turn it down.

32 That's a busy road already, Green Pond Road. If
33 you've ever took a boat down it, it's a tight road. It's
34 actually poorly maintained by the county, along with much
35 of our county roads. Along with RVs going down it, it's
36 just going to do nothing but cause more damage. Green Pond
37 is already used as a place to meet up for drugs and other
38 illicit activities. I feel this will be another one of
39 those places. According to the drawing, it looks nothing
40 -- you can use the word luxury. It looks like nothing more
41 than a glorified trailer park. It's going to cause our
42 land values to go down.

43 I urge and encourage the Planning and Development
44 Department to get behind the current projects we currently
45 have going on on Lake Hartwell, such as the Shores of
46 Asbury and Big Water Marina. Thank you for your time.

47 DAN HARVELL: Thank you.

48 **APPLAUSE**

49 DAN HARVELL: Cliff Bowman.
50 CLIFF BOWMAN: Clifford

1 Bowman, I live at 305 Compass Point. One thing that I run
2 into on a regular basis in my business is there's a lot of
3 activity on Lake Hartwell where we have people coming for
4 the tournaments for fishing. And Green Pond has definitely
5 been a big magnet to big tournaments. It's a magnet to
6 international tournaments. The biggest thing we see is it
7 don't appear there's enough dwellings and housing for those
8 people when they do come. And this campground, which I'm
9 sure a lot of people, I can understand their frustrations,
10 but I think it would help house those people when they come
11 in here for the tournaments.

12 But anyhow, I would just encourage you to consider
13 approving it because of that. Thank you.

14 DAN HARVELL: Thank you.
15 All right, that is the last -- that was the last person
16 that signed up to speak to this matter. At this time, I'll
17 ask the board if you have any questions of the developer or
18 the staff.

19 JANE JONES: I have a question, I
20 have a question for the developer. What do you have in
21 mind for management? I know you have a pool and ---

22 RICHARD BENNETT: Like I said,
23 this is our second one. We start out, we have onsite
24 management. I actually had the town of Pendleton --
25 actually had somebody come from the town of Pendleton to
26 speak on behalf of it, how good success we've had. You
27 know, we started out with a learning curve. We're a lot
28 better than we were. We have our onsite -- we have
29 restrictive covenants, which I think a lot of people don't
30 realize, you know, in Green Pond it's not -- it's not
31 restricted. They have a restaurant, they have a bar, or
32 did have it. I think they put one back. This is gonna be
33 restricted property with an HOA. And just like any
34 neighborhood like that has restricted covenants, you know,
35 you get the right to keep it up, to maintain it. We have
36 onsite staff ---

37 JANE JONES: I just
38 wanted to know if you had anybody onsite?

39 RICHARD BENNETT: Onsite,
40 yes, ma'am. We should have onsite staff. We also usually
41 have somebody living there even all the time.

42 JANE JONES: Have you
43 determined the maximum length of stay, or is this just, you
44 know ---

45 RICHARD BENNETT: You know,
46 these are to be sold, so most of these people will probably
47 come and go on the weekends. We sometimes ---

48 JANE JONES: Do you have a
49 limit?

50 RICHARD BENNETT: No, we don't;

1 no, ma'am.

2 JANE JONES: That was the
3 question. I understand that at this point in time you
4 don't have to have a water runoff plan or anything like
5 that. You don't have to have that stuff done. But what is
6 your plan for the sewer?

7 RICHARD BENNETT: So the sewer I
8 think is one thing that happen with Green Pond. I
9 personally think Anderson county has done a great job with
10 the ---

11 JANE JONES: Well, just
12 tell what your plan is that a sewer?

13 RICHARD BENNETT: Well, I'm
14 going to hook to the sewer, county sewer, and they have a
15 stormwater plan, DHEC, as well as a fire marshal, all would
16 have to sign off on everything I did and we'd have to meet
17 their standards.

18 JANE JONES: So you would
19 have public sewer there?

20 RICHARD BENNETT: Public sewer,
21 yes, ma'am. Yes, sir. No problem, sir.

22 JAMES MCCLAIN: Other than
23 waiting for the permits for the sewer and the water and
24 everything, I'd just -- in terms of the Corps of Engineers,
25 I was just curious about, are you having to get any sort
26 of, sort of authorization from the Corps about any ---

27 RICHARD BENNETT: So I talked to
28 the Corps about it, they actually have encouraged it. They
29 have shut down for lack of funding a lot of RV camps all
30 over the lake, there was a lot, lot more, and there's less
31 and less. And their campgrounds are older, and they're not
32 -- they don't have sewer. They have to pump them out. You
33 have to take your honey wagon up there, whatever, and
34 they're limited. And they actually think there's a need
35 for it. Some of the public, you know, they can't buy a
36 million dollar house, it gives them a chance to use Lake
37 Hartwell. You know, Lake Hartwell is a public lake. And
38 you know, whether some people moved here or not that say,
39 we don't want nobody else to use it; it's our cove. Don't
40 use this. You know, everybody can use Lake Hartwell.

41 JAMES MCCLAIN: I wanted to
42 ask about the center; there's this sort of interesting
43 looking dashed line towards the bottom of this plot map,
44 and I just didn't know if that was supposed to represent
45 like the Corps line. And if so it looked like some of the
46 little plots were past the Corps line.

47 RICHARD BENNETT: The Corps line
48 is actually the bottom line.

49 JAMES MCCLAIN: The bottom
50 line, okay.

1 RICHARD BENNETT: Okay, and we
2 just kind of had a line there to set it because we're going
3 to do some grading. And then after the Corps, you've got a
4 natural buffer because the Corps owns from there. So them
5 trees are protected by the Corps rules just like you would
6 on somebody else's house; they have limits on what they can
7 cut and not cut and limb up so on and so forth. So we have
8 a buffer between the Corps and the Corps between the lake.
9 JAMES MCCLAIN: And then my
10 last question is for staff. It says it was unzoned -- for
11 zoning, but in terms of the -- I heard somebody mention
12 earlier the land use map. So what actually is the
13 designation for this on the land -- future land use map?
14 BRITTANY MCABEE: Because it is
15 unzoned, we don't really use that future land use map as
16 previously discussed. That future land use map usually
17 comes into play when we're doing rezoning. So in this
18 case, this is a land use review, not necessarily a
19 rezoning, so that future land use map isn't part of this
20 presentation.
21 JAMES MCCLAIN: And it's
22 unzoned?
23 BRITTANY MCABEE: It is unzoned,
24 yes.
25 RICHARD BENNETT: And I'd like
26 to say there is some positives. There's probably \$300,000
27 in property taxes that'll be paid on this, people not going
28 to school, you know, it's not -- they contribute to the
29 schools. They don't have more -- kids going to school, use
30 it out. You know, we talked about putting houses there,
31 which is the same number of cars. You could put 75 houses,
32 give or take there, which would be, you know, 300 -- 150
33 cars, more trips a day probably and then they would use
34 your schools, which you do a subdivision, they impact our
35 schools. This one doesn't impact schools but pays in a lot
36 of money to the schools as well as the fire department and
37 other things. So there's approximately \$300,000 tax
38 liability that this would have. Any other questions?
39 DAN HARVELL: Can you
40 elaborate, Mr. Bennett, once more on the amenities?
41 RICHARD BENNETT: So one thing
42 we want to work with the boat ramp. We feel like they have
43 a place to have stages and events there. We want to work
44 with that. We'll also have a pool. We'll have a
45 clubhouse. And like an event center so you can have a
46 private center. You'll have an office with somebody onsite
47 and you'll also have where you can rent out -- not rent out
48 -- use it to have your private event and it'll have a
49 clubhouse, pool, laundry and a little picnic area down by
50 the lake. Stuff like that.

1 DAN HARVELL: Well the
2 building, the building we see here that is adjacent to the
3 pool and the parking lot in front of it looks relatively
4 small compared to one RV parking space. Is that building
5 supposed to be that small?

6 RICHARD BENNETT: Yeah, them RV
7 parking spaces are 60 foot or so. That building is, you
8 know, two story, so you've got the bottom side to go out to
9 the pool and the top side you come in. So it should be
10 anywhere from I'd say in a 4000 to 4800 square foot.
11 Twenty-four up and 24 down is where we're currently at now.
12 And that changes when architects may squeeze something in
13 and maybe a little bigger, a little smaller. But it's two
14 stories how it's set up. So you have a pool area to sit
15 down there with a deck overlooking the pool. And the top
16 if you want to have a community -- so if you want to have
17 an event here and bring your people and have, you know, a
18 little party or staff or something and they're looking over
19 the pool. And then, of course, they'll have a boat ramp as
20 well to -- the plays and stuff. They do more than just
21 fish down. There's a lot going on at that boat ramp.

22 DAN HARVELL: And the
23 retention pond is ---

24 RICHARD BENNETT: The retention
25 pond would have to be put in, a water quality pond.

26 DAN HARVELL: It's where
27 here on this plan?

28 RICHARD BENNETT: It will
29 probably -- my engineer I met with today said it would be
30 on the far right side not far left side. And it's a water
31 quality because of the lake water. It'll end up in the
32 lake, so it'll be -- it don't have as much retention but to
33 keep the mud and stuff out of the lake, we'll have to put a
34 retention pond in. We'll have to meet all DHEC rules, all
35 fire rules, county, DHEC, as well as state. We'll have to
36 meet all these rules, just like any other subdivision that
37 would have to go there.

38 Like I said, if we did housing, if I switched to
39 housing, we'd have to meet the same rules. There won't be
40 any more negative impact on the lake would be -- runoff
41 with housing than there would be RVs.

42 DAN HARVELL: Any other
43 questions for Mr. Bennett?

44 DAVID COTHRAN: You met with
45 the residents, you were saying?

46 RICHARD BENNETT: Yes, sir.
47 DAVID COTHRAN: And there were
48 concessions made in terms of the -- because we've heard
49 different numbers ---

50 RICHARD BENNETT: So I started

1 out like 205, which is, I think a fact in writing, we threw
2 a number of 200 to 220 in writing. We met with the
3 residents, we've kind of been back and forth, meeting with
4 ones and showing them. Last night we met and some of the
5 concerns and I think they have some -- I actually built the
6 property across the street, when I built that, people that
7 owned a house there, these people on this side of the cove
8 were fussing at me about grading that property. Wanting to
9 look at their red dirt in their house. They were gonna do
10 -- they didn't know what a house was gonna be. They've got
11 the same -- because they're concerned, they don't know
12 what's there. So I asked them what were their concerns,
13 would they want other stuff -- you know, nobody said we
14 want houses -- a lot of different options. But we came up
15 with cutting the number down from 205 to 155. We put a
16 buffer 10 foot around the whole three sides and then Corp
17 on the backside, and we could do a wooden fence and trees
18 in front of it or earth berm. We gated both entranceways,
19 so you should be able to -- when you're driving out should
20 be pretty secure. Because we're also a little sensitive to
21 what's around us. There's people living in a Lowe's camper
22 -- I mean Lowe's thing with a window unit in it. We've got
23 Christmas lights up across street currently. You know,
24 we're trying to improve the property value.

25 DAVID COTHAN: Something
26 about the lighting, too. Did you ---

27 RICHARD BENNETT: Yeah, I also
28 agreed to put the lighting facing inwards so not to have
29 the negative impact. And it's something that can attest in
30 the county, I think they even have rules for that now. In
31 other towns they do when developing there. And again the
32 Corps is the side of the lake stuff. You know, we're not
33 wanting to put a bunch of boat docks there. We're just
34 trying to make something nice for people to bring their
35 family, go camping, have a good time. And we expect these
36 campers to be kind of consistently -- well, these lots are
37 higher quality. We sold them at Clemson, the executive
38 section, which is the higher end, which is the last thing
39 we did, our last one sold for \$80,000. These we expect to
40 sell for more than that. Which should give you about three
41 times that value for a motor home, 300 plus \$1000 motor
42 home, which again, I'll pay 6% taxes and I get no
43 discounts. And you know, that helps pay for fire
44 department, potholes, you know, all the things that we all
45 want, you know, that has to be paid for. So it does have
46 some pros.

47 DAN HARVELL: Does this,
48 does this map show the 205 or the 155 ---

49 RICHARD BENNETT: That is the
50 155, sir. I modified that today and I put the buffer in

1 there today. And I wanted to do that and put it up here so
2 you could hold me to that. That way we have a drawing that
3 shows the buffer, shows how many spots, shows the gates.
4 And that way -- not just saying we're gonna change it,
5 there's kind of an exhibit or whatever, so we know what
6 we're all agreeing to.

7 DAN HARVELL: Any other
8 questions for the developer? Well, --- Sir?

9 MALE: (Inaudible.)

10 DAN HARVELL: Just one
11 response to it. You on behalf of everyone, okay?

12 MALE: So what we're
13 looking at here, that was sent to us -- I'm sorry. What
14 we're looking at was sent to us at about 4:00 today. So
15 this is something that was relatively new to the community.
16 Our exceptions, what we've heard today, hasn't really
17 changed. Yes, this is not as dense, but it's still
18 something that we have the same concerns about. We
19 appreciate what Rich has done to try to help come to some
20 better solution. But we're not there yet. And I just want
21 to make sure that it's not seen that this is something that
22 we've already bought into, because it is not.

23 RICHARD BENNETT: That's
24 correct. So we met last night and ---

25 **APPLAUSE**

26 RICHARD BENNETT: Sorry, I guess
27 lack of respect. We met with him last night, we had a good
28 meeting and they had some concerns. I couldn't address all
29 of them, but we did try to reach out and put the buffer
30 between them. The lady beside me is a VRBO house, I mean
31 and they rent it out every day. It's not a permanent
32 residence. There's a little house around it, there's a lot
33 of campers and stuff across street. We're trying to do the
34 right thing, do something to improve the neighborhood; good
35 stuff, high quality, 2 million -- \$10 million with a total
36 property value. You know, it's consistent with what's
37 around it. Directly across the street is another RV park.
38 It has sewer. It has use of the boat ramp which the county
39 has spent millions of dollars building this boat ramp and
40 it does lack some housing. This gives us some other
41 amenities to support that boat ramp. And I think in the
42 end they'll be real happy with it.

43 JANE JONES: You've made
44 reference to the type of RVs that'll be there, but there's
45 really no control of -- I mean, people will bring in
46 whatever they've got and pay the fee and ---

47 RICHARD BENNETT: So we reserve
48 the right -- we don't have an age because people have got
49 into restoring some of the older ones. But we don't allow
50 anything -- we have restrictive covenants and we don't

1 allow anything that's not kept up and nice. We care more
2 about it being kept up and nice than ---
3 JANE JONES: So you're
4 saying you're gonna inspect them as they come in and ---
5 RICHARD BENNETT: We reserve the
6 right to inspect them. So if they check in and they're
7 2010 million dollar motor home or two million, we pretty
8 much know. But when it's older one, we say, hey, you've
9 got to send us a picture or something before we allow it.
10 So if it's older but kept up and restored, we considered
11 it. But we do have that right. Thank you.
12 DAN HARVELL: Anyone else on
13 the board? All right.
14 SANDRA CAMPBELL: I'm with the
15 Corps of Engineers. I was just going to provide you some
16 information.
17 DAN HARVELL: Oh, okay. All
18 right, please. Thank you. I'm sorry.
19 SANDRA CAMPBELL: My name is
20 Sandra Campbell. I'm with the US Army Corps of Engineers.
21 I'm the Natural Resource Program Manager for the Shoreline
22 Program around the lake. I'm not here to speak in, in
23 opposition or support of the development. I just want to
24 speak to what can and cannot be done on public land
25 adjacent to this development.
26 So the shoreline zoning is limited development, which
27 means it would qualify for a boat dock permit, but it would
28 not be a community boat dock permit, it would be one maxed
29 size dock, which is 1120 square feet. They would be
30 allowed to underbrush 100 feet of shoreline. Nothing more.
31 They cannot clear cut. They can only take out limited
32 vegetation, and limb up trees 1/3 the total height of the
33 trees that are in the area. So they would have literally
34 -- basically the same privileges as an adjacent property
35 owner around the lake, but they would not have expanded
36 facilities, just one dock. So to support a development
37 like that, it would be one dock. That's all they would
38 qualify for. I'll be glad to take any questions you might
39 have.
40 DAN HARVELL: Anyone else
41 have a question here? All right, thank you very much for
42 coming up.
43 BRITTANY MCABEE: Mr. Chairman,
44 may staff address a traffic issue?
45 DAN HARVELL: Sure.
46 GAYE SPROUSE: That would
47 have been dramatic. Excuse me. Mr. Chairman -- thank you,
48 Brittany. As was stated earlier, this development does not
49 meet the threshold for doing a detailed traffic study. But
50 in preparing to answer any questions y'all might have, I

1 did notice that we do have a daily traffic count on Green
 2 Pond Road. And the traffic generated by this development
 3 would put us over that 1600 a day. There is a -- not by
 4 much, but it would put us over that. The intersection of
 5 Whitehall, Old Asbury and Green Pond is in the ANATS plan
 6 for realignment and signalization, but not scheduled before
 7 2027. At that time the county would likely do the Green
 8 Pond widening. So that is all to say our request of you is
 9 that if there is a motion to approve this, that you include
 10 that they would dedicate the right-of-way necessary to
 11 bring this up to a collector standard.

12 DAN HARVELL: And that would
 13 be the developer's right-of-way; correct?

14 GAYE SPROUSE: Along their
 15 frontage that they would dedicate enough property for that.

16 RICHARD BENNETT: (Inaudible.)

17 GAYE SPROUSE: Thank you.

18 DAN HARVELL: Thank you, Ms.

19 Sprague. Thank you. Anything else from staff?

20 BRITTANY MCABEE: No, sir.

21 DAN HARVELL: Thank you.

22 All right, at this time, I will entertain a motion
 23 for or against this project.

24 WILLIAM MOORE: Mr. Chairman,
 25 my name is Will Moore, District 4. I would like to make a
 26 motion for approval. I feel like it's conducive to the
 27 area and also includes the right of way for the developer
 28 to widen that part of the road, which is their road.

29 DAN HARVELL: We have a
 30 motion. Do I have a second for approval?

31 BRAD BURDETTE: Second.

32 DAN HARVELL: We have a
 33 second from Mr. Burdette. Discussion amongst the board?
 34 No discussion? At this time I'll call for a vote. All
 35 those in favor of approving, please raise your hand. All
 36 those in favor of denial, raise your hand. That would be
 37 -- let's record the votes here. For, Mr. McClain, Mr.
 38 Burnett, Mr. Gilreath, Mr. Moore, Mr. Cothran, Mr. Grant.
 39 And opposed, Ms. Jones and myself.

40 Thank you.

41 Now we'll go on to the next item on the agenda, the
 42 Elrod Road RV Park.

43 We will have a slight recess until Ms. Hunter, the
 44 head of the department, gets back.

45 **BREAK**

46 DAN HARVELL: I'll call the
 47 meeting back to order; out of recess.

48 Item B on the agenda. Staff report. Staff.

49 BRITTANY MCABEE: Thank you, Mr.

50 Chairman. This is Elrod Road RV Park. 101 property owners

1 within a 2000 foot radius were notified via postcard. The
2 intended development is an RV park. The applicant is Joe
3 Bryant which is a professional engineer. The surveyor
4 engineer is Roth Professional Solutions. Proposed
5 development is the use of the property to develop an RV
6 campground with 41 RV sites, each site containing a 12 foot
7 by 45 foot concrete pad. This project includes water,
8 sewer installation, as well as general earthwork and
9 grading to accomplish site drainage. Total disturbed area
10 for all phases is estimated to be 4.81 acres. It's located
11 off of Elrod Road, which is county maintained, in Council
12 District 6. Surrounding land use is residential and
13 undeveloped. It is unzoned. They are not requesting a
14 variance. Elrod Road is classified as a collector road
15 with no average vehicle trips per day.

16 Here is the site plan. And the aerial view of the
17 property with its location on Elrod Road and I-85 behind
18 it.

19 Staff does recommend approval. This project has met
20 the requirements in Chapter 24 Land Use. This concludes
21 the staff report.

22 DAN HARVELL: Thank you. At
23 this time, we will ask the developer or owner to make a
24 presentation.

25 BRIAN REID: Thank you. My
26 name is Brian Reid. I'm the owner of Almani, LLC, which is
27 the property owner. I also own RV Rest Area which is the
28 operating entity looking to establish its operations here.

29 I want to put this entire project into context. We
30 conceived this project during a 2020 trip across the
31 country. My wife, my kids, we took an RV 13,000 miles,
32 seven weeks. It was an incredible trip. Kind of life
33 affirming to a certain extent. But we had one critical
34 pain point, that being that most RV parks are difficult to
35 get to. It's not uncommon for an RV park to be situated an
36 hour or more off of the interstates. When you're traveling
37 from point A to point B, you have to add additional driving
38 time.

39 Additionally, RV parks are not necessarily for
40 everyone. Meaning they don't accommodate every RV that
41 comes in. There are some RV parks that don't allow large
42 RVs. There are some RV parks that don't allow small RVs.
43 There are some that don't allow pets. If you can imagine
44 driving in an RV for 12 hours -- that's not normal driving,
45 that's stressful driving -- and then getting there and
46 being told, sorry, you have a dog, you can't stay here.
47 That's one of the things that happens for RV owners.
48 Additionally, there are RV parks that don't allow
49 particular types of tow vehicles. There are RV parks that
50 don't allow kids. There are RV parks that require

1 applications, where you have to go through and provide IRS
2 level information just to see if there's an available
3 space.

4 One of the biggest lessons we learned is that there
5 isn't necessarily a connection between price and quality.
6 One of the best places we stayed was in Kansas, it was \$25
7 a night. One of the worst places we stayed was in Montana,
8 it was \$150 a night. There is an inherent disconnection
9 between the quality that's provided and the price. We
10 think there's an opportunity to do something a little bit
11 different.

12 So RV Rest Area is very interstate oriented. It's
13 catered to the interstate traffic. And it's priced
14 accordingly. It accommodates all RVs, every single pad is
15 large enough for the largest RV. In addition to the
16 concrete pad, there is also an asphalt extension on both
17 ends. So you've got enough room to accommodate the largest
18 RVs. On top of that, we're really focused on providing a
19 high quality experience at a very competitive price.

20 One of the things I do want to talk to you about is
21 the time line, the fact that this is not a project that was
22 conceived on a whim. We finished that trip in July of
23 2020. We started our site search. We found 48 sites in
24 the entire upstate that we felt would work. We selected
25 this site for a variety of reasons. We hired our engineer,
26 Joe Bryant, Seamon Whiteside, and they've been great with
27 us. We established our operating LLC in January. We
28 started negotiations with the landowner. But we had a
29 couple of things that we needed to identify. We needed to
30 identify better -- get a better sense of the property
31 itself so we hired a surveyor. In April, we had a meeting
32 with Jimmy Davis on Council, members of the Planning
33 Commission and staff to have a pre-development meeting to
34 discuss the possibility of having an RV park on this land.
35 And we left that meeting with a high degree of confidence
36 that we're going to be able to build an RV park here.

37 The biggest concern was, well, we don't want a mobile
38 home park here. That is not what we're doing. We did a
39 soil test with DHEC. We had a second cross country trip
40 where we assessed operating practices so that we can
41 incorporate the best practices in the country at this site.
42 Additionally, we quoted the entire project so we could
43 start to get the funding figured out. We established our
44 land holding LLC. That's a requirement from the SBA; we're
45 going through the SBA loan process. We attended the RV
46 owners -- or the RV park owners convention in Raleigh that
47 year. We basically just confirmed the demand for this kind
48 of product. We also struck up vendor relationships who can
49 provide a really high quality experience.

50 One of our lenders told us that we'd be better off if

1 we brought in a different engineer. So that's why the
2 application actually has two engineers on it. One is
3 Seamon Whiteside, another one is one that is based in
4 Wisconsin that has done a lot of RV parks. So we're
5 bringing a lot of best practices to this individual park.

6 In April, we finally finalized -- it's always an
7 evolution -- our business plan. We found a bank that
8 believed in the project. The credit manager at that bank
9 is actually a big RV user. And they said this is
10 brilliant. This is going to be really successful. So
11 they're very enthusiastic about that project. We signed a
12 letter of intent with the bank. We believe -- we received
13 SBA approval. And we started the permitting process. And
14 that's where we're -- why we're here, trying to figure out
15 if we can get this over the hurdle.

16 The reason why I bring this up is because I want you
17 guys to know that this is not a loose conception. This is
18 something that I've spent a lot of time and money to try to
19 get right. Very, very important to me. So one of the
20 things that I did in my research is in the last couple of
21 meetings -- obviously you guys are familiar with them --
22 there have been some denials regarding RV parks. And I
23 pored through the minutes of every single meeting to
24 understand what are some of the concerns. And one of --
25 there are a couple of themes that emerged.

26 One of which is the lack of familiarity with the RV
27 owners themselves. So the RV Industry Association
28 classifies seven types of RV owners; the happy campers like
29 my great uncle Albert, he travels from Connecticut to
30 Florida every year, and he always stops by, 3% of RV
31 owners; the casual campers, these are people that own RVs
32 and just don't necessarily have the time to use them; the
33 adventure seekers, these are people that like to live off
34 the grid; the avid RVer, I've got a cousin who literally
35 drives around the country 250 days of the year, really
36 great RV owners; the escapist, these are people that go to
37 the same place routinely, you know, if you've been to
38 Myrtle Beach, you've seen a lot of the RV parks there,
39 those are a lot of escapers because they're always going to
40 the same place; and then the full timers, this is where I
41 think some of the distinction or some of the agita kind of
42 comes from where there's a perception that an RV park will
43 ultimately become the same kind of characteristic as a
44 mobile home park.

45 There are a couple of things to keep in mind. One,
46 most RV parks, if they're catering to long term users,
47 they're heavily discounting their, their rental rates.
48 That's not something we're doing. Additionally, we will
49 not be allowing people to add additional structures, adding
50 gardens, adding things like that, that will essentially

1 allow or provide somebody with a greater degree of comfort
2 over time. We are catered specifically toward the short
3 term travel user. And then finally, the group that I
4 qualify for, the family campers, people that just take
5 their RV and take their family camping.

6 So why am I going through this real quick? The RV
7 Rest Area consumer consists of the four largest demographic
8 groups. And if you were to sort those by income, they also
9 tend to be the wealthiest of the demographic -- the RV
10 owners. So this is not an RV park where you're going to
11 have long term residents. We're not priced that way.
12 We're not -- the economics don't work that way.

13 One thing that I wanted to bring up regarding
14 demographics, not only are the demographics strong, they're
15 getting better. So according to a study by KOA, the
16 average RV owner is getting younger and getting wealthier.
17 These are the kinds of RV owners that we anticipate staying
18 at our park. Four out of 10 RV owners have incomes over
19 100,000 per year, which is more than -- which is roughly
20 double what it is in the state. So more affluent owners.

21 And one thing that I think I'll add is based on my
22 experience, traveling RV owners are among the most
23 responsible, conscientious and kind of collegial groups in
24 the world. They have to be. Every single one, if you're
25 traveling in an RV, you've got to have carpentry skills,
26 you've got to have plumbing skills, you've got to have
27 electrical skills, and you bring that to the table, and
28 everybody in that park comes with that skill set. It's a
29 really, really great environment.

30 So why this site? This site stood out for a couple
31 of reasons. First, interstate frontage. You can stand in
32 the middle of the property, and you can hear the air brakes
33 on the interstate. This is very interstate oriented.
34 Additionally, Quick Trip and Pilot are nearby. Pilot is
35 important because the largest owners association for RV
36 owners, the Good Sam Network gets discounts at Pilot. So
37 as a result, RV owners tend to be very familiar with Pilot
38 locations. So it's a great fit. And then additionally,
39 there's nearby industrial development. On the surface that
40 might feel like a little bit of a contradiction, but the
41 great thing about the industrial development is that the
42 road network will stay very sound. And that is an
43 important consideration when it comes to an RV park, is
44 having decent transportation. And of course, the entire
45 region is seeing a lot of growth, so it's a great place to
46 access Greenville, Anderson, Clemson. Really great stuff.

47 So here's the site itself. In terms of its
48 development, we're looking at 41 sites, all full hookup,
49 all pull-through. Basically the best amenities you can get
50 at an individual site will be provided at each one of these

1 sites.

2 One of the things that will distinguish our
3 operations is universal RV access. Every single site is
4 spec'ed out the exact same. So when you get a site, you're
5 -- you know what you're getting, there's no guesswork. It
6 happens at a lot of RV parks where you think you're getting
7 one thing and you end up getting something completely
8 different.

9 Additionally, every site will be 100% pull-through.
10 Fast, reliable internet. When my kids were on the trip,
11 they started our trip thinking, hey, does this RV park have
12 WiFi? And then when they connect, they're like this WiFi
13 is really bad. I don't want to connect to this WiFi. It's
14 an unfortunate thing with RV parks is that they all have
15 WiFi, it's just really, really bad. We've worked out a
16 plan to get really fast internet for the, for the site.

17 Additionally, we're also going to be including a
18 security system with 24 hour recorded and monitored
19 security so that people are not only comfortable, they're
20 also safe.

21 We're also going to lean into our pet friendly
22 branding, with a dog park, making sure that there's dog
23 friendly water amenities. Basically just making sure that
24 families with their pets feel like they're welcome.

25 We're also going to have a gating system just to make
26 sure that only authorized guests are allowed to visit.
27 We're also going to be partnering with local businesses to
28 promote local opportunities. Remember what I said about
29 the demographics, they skew a little bit more affluent?
30 There is interest in authentic local experiences from RV
31 travelers. They're not interested in going to the local
32 chain that they can get at home. This is an opportunity
33 for us to really promote local businesses. I know when I
34 travel, I always look, oh, is there a nearby brewery that I
35 can visit, grab a couple of local beers and bring them home
36 with me? It's, it's something I look forward to.

37 One of the things that we think is really important
38 given the noise from the interstate is the inclusion of
39 privacy fencing. It will not only mitigate the noise but
40 also protect the area from nearby industrial development
41 that's occurring.

42 So one of the things that kind of stood out in the
43 minutes that I reviewed is the perception of community
44 value. So a couple of things. According to the RV
45 industry association, the average RV traveler when they're
46 visiting spend \$300 per visit in the local community.
47 Based on our projections, that means a million dollars of
48 revenue on an annual basis to area businesses based on the
49 presence of this RV park.

50 Additionally, one of the important things that I

1 personally believe is that it's not important -- it's not
 2 just important for a business to do well, a business needs
 3 to do good, as well. So one of the things that we've
 4 decided we want to do is partner with an area animal
 5 shelter, and share some of our profits with them, so that
 6 we can help build the community, as well.

7 One other thing that kind of surprised me once we
 8 purchased the property, and shame on me for not doing my
 9 full due diligence, the property has become a little bit of
 10 a dumping ground in that there's a lot of old furniture,
 11 rusted metal structures, and trash. Ultimately, this will
 12 be an opportunity to clean that up. I'm guessing it was
 13 left by the previous owner.

14 And then additionally, one thing that I think is
 15 really important, particularly for this interchange is that
 16 -- and I don't think anybody here would be surprised --
 17 there's a lot of development going on. There's a lot of
 18 change in this area. You can see Exchange Logistics Park
 19 from the front of this property. And the first thing that
 20 happened when I purchased this property is an industrial
 21 broker reached out said, hey, what kind of warehouse are
 22 you building? Because they -- they're anticipating that
 23 additional industrial development is going to be coming
 24 here.

25 To put it in perspective, BMW has 4 million square
 26 feet. Over the last 20 years, the industrial market has
 27 grown by more than 4 million square feet every single year.
 28 So basically, every year another BMW plant essentially
 29 lands in the upstate. So the notion that wide swaths of
 30 undeveloped land right next to the interstate are going to
 31 remain undeveloped is somewhat unrealistic. The
 32 development is coming, particularly in unzoned areas.

33 Thank you.

34 DAN HARVELL: Thank you, Mr.
 35 Bryant.

36 BRIAN REID: Mr. Reid.

37 DAN HARVELL: I'm sorry.

38 BRIAN REID: Joe Bryant is

39 my engineer. He's way smarter than I am.

40 DAN HARVELL: Sorry, I
 41 misread my notes. Okay, thank you. All right. At this
 42 time we'll open it up for citizen comment. The first
 43 person signed up is Diane Bishop.

44 DIANE BISHOP: I'm Diane
 45 Bishop. I live at 111 Blossom Bridge Extension, Piedmont.
 46 I'm opposed to this development because it backs -- my
 47 house -- that property; my backyard backs up to it.
 48 There's nothing industrial out there except two miles up
 49 the road. All the rest of the homes are -- its rural,
 50 homes, you know, farm land. There's -- and now we on Elrod

1 Road, we have tractor trailer trucks coming down our road.
2 We have cars from Interstate 85 when there's a wreck on
3 Interstate 85. I don't think our road is wide enough that
4 they can -- they're gonna have to turn that -- they usually
5 have to turn wide to get into the entrance. They're gonna
6 have to go on the other side of the road and in somebody's
7 yard to get into the property.

8 But I'm mostly opposed -- it's right behind my house.
9 Are they gonna put up a buffer behind my house so I don't
10 have to smell diesel fuel or we don't have to listen to the
11 noise from all the people that's going to be living in
12 those RVs or staying in those RVs.

13 That's all I have to say.

14 DAN HARVELL:

Thank you.

15 Martha Frist.

16 MARTHA FRIST:

Thank you for

17 this opportunity to speak tonight. My name is Martha Frist
18 and I live at 424 Elrod Road, and that places me diagonally
19 across the street from the entrance to this proposed 41
20 site RV park.

21 I just would like to make comment looking at the
22 proposal and sketch of the plan. The plan is to put 41
23 sites in 22,000 square feet. I do think that if you were
24 thinking about reach out and touch someone, you literally
25 could reach out and touch someone. Okay. There is no
26 recreational provision plan for this other than the dog
27 walking park. I just don't understand, having been a
28 camper all my life, what the attraction is. You know, I
29 don't understand that. But anyway, it will have a
30 tremendous impact on the community because of the traffic
31 on Elrod. Elrod is a country road. It doesn't -- it's not
32 made for RV travel, cars, trucks that pull the recreational
33 vehicles.

34 I moved to Elrod in 2015 because I was drawn by the
35 quiet country road. I have a large family; 23 grandkids
36 play in my front yard. And I just can't even comprehend
37 having to worry about that traffic being, you know, the
38 motherly grandmother that I am, it just will tremendously
39 impact my family. And I know it'll impact a lot of other
40 families.

41 My concern, of course, was addressed by this
42 gentleman that just spoke, because in the past, I've heard
43 that RV parks really become full time residences. And I
44 still feel that if they don't have the income from
45 traveling RVers, that that's what it'll turn out to be.
46 And then that's a whole different ball of wax because it'll
47 put a burden on the police, Anderson County Sheriff's
48 Office, the Wren Fire Department, Powdersville Water. I
49 still don't understand, you know, whether there's going to
50 be a sewer hookup or a septic to handle it. But neither

1 here nor there, it's still going to be a tremendous burden
2 on the community.

3 DAN HARVELL: Time. Thank
4 you, ma'am. Next is Jackie Wilder.

5 JACKIE WILDER: Thank you for
6 the opportunity to speak. I'm Jackie Wilder. I live at
7 500 Elrod Road. If you walk out my front door, walk 40
8 yards, you'll cross Elrod Road to this proposed site. So
9 it's going to be right at my front door. I'm opposed to
10 it. If you actually went about a quarter of a mile from
11 this property, you folks approved a trucking company last
12 year. They're getting ready to move in. They're going to
13 drop 60 tractor trailers on a drop zone every 24 hours.
14 They're going to leave where they are, they're going to
15 come up Frontage Road at 85. Instead of going to the truck
16 stop and go through four or five traffic light changes like
17 everybody else does now, they're going to swing left and if
18 they're going northbound, guess where they're going, Elrod
19 Road. The road can't handle the traffic we got now. I
20 mean, it's a bad, bad situation. And there's a dangerous
21 curve about 50 to 60 yards from the entrance to where
22 they're going to have this RV park. Number of wrecks have
23 been there before. I think this is probably going to cause
24 more. Two thousand houses approved in Piedmont within a
25 half a mile radius in the last six months to a year.
26 What's that going to do? It's going to put three to 4000
27 cars on the road. Where are they going to go? Some of
28 them's going down Elrod Road.

29 About four weeks ago, wreck on 85, I told my son,
30 there's no way that those cars are coming off the
31 interstate through that traffic light. Well, guess what
32 they were doing? They were cutting off the interstate on
33 the grassy shoulder, hitting the Frontage Road and hitting
34 Elrod Road. It was bumper to bumper for over an hour in
35 front of my house. I don't need that kind of traffic.
36 I'll be honest with you. And I don't think anybody else on
37 the road does. Thank you very much.

38 DAN HARVELL: Thank you.

39 Next is Irene Samuels.

40 IRENE SAMUELS: I'm Irene
41 Samuels, 113 Blossom Branch Extension, Piedmont. The back
42 of my property will be just right next door to where this
43 park is going to be. The corner where the Pilot is
44 sometimes we have to wait two lights in order to get out of
45 there because of the traffic of the trucks coming out.
46 What is going to happen then? What is going to happen when
47 all these people from the new houses coming in? This RV
48 park that is right between two houses, the entrance to the
49 RV is going to be right between two houses. I don't
50 understand. There's no amenities in the area. I don't

1 understand the purpose of this RV park. There's other
2 people that want to talk and they probably do better than I
3 do so I'm going to give my time to them. Thank you.

4 DAN HARVELL: Thank you.

5 Next is James Samuels.

6 WILLIAM MOORE: He said he's
7 good.

8 DAN HARVELL: Okay. Deborah
9 Bryant.

10 DEBORAH BRYANT: I'm Deborah
11 Bryant, I live at 511 Elrod Road. This is right next door
12 to me. This is -- my house is here and it's going to be
13 the entrance -- the only entrance is going to be right next
14 to me. I've lived there since 1986. I bought this house
15 37 years ago. I used to could walk on my road. I can't do
16 that anymore. It's not safe. I don't know -- I'm a
17 camper. I love to camp. But not one time have I wanted to
18 camp on the side of 85. There's nothing for anybody to do.
19 There's 41 sites in five acres. That's not counting the
20 trucks that pull them, the cars that are with them, the
21 people that are there with kids that are going to be right
22 at -- not only here next to my house, but wraps around my
23 house. What are they going to do? There's no swimming
24 pool, there's no lake, there's no mountains, there's
25 nothing.

26 We've got 2000 houses coming within a five mile
27 radius of me. They're going to be using his road.
28 Truckers now know that they can cut through Elrod and stay
29 off of 86. I have to back out of my driveway. You cannot
30 -- at times I can't get out of my driveway. It's not safe.
31 There's a road here and a blind spot on both sides. And
32 we've had so many wrecks. We've had I know six or eight
33 young people killed just right down the road from me from
34 the cars that fly. Some of them go by my house so fast I'm
35 not even sure what color they are. They do not slow down.
36 I don't allow my grandchildren even in the front yard. We
37 stay in the back. And now we're going to have all this
38 going on there. These people have nothing to do. So are
39 they going to sit in their campers or are they going to
40 ramble the neighborhood? Because there's no -- we have a
41 couple of restaurants at the end down there at Pilot's;
42 that's McDonald's and Burger King. So there's nothing
43 there but families that want to live there and be able to
44 get out of their house, stay in their yards.

45 There's -- there'll be lighting. I've been at
46 campsite. They come and go all times of day and night.
47 They pull in there at 10 o'clock. They pull out at five
48 a.m. So the noise there. There'll be lighting back there,
49 where now I can sit in my backyard and have a fire on my
50 deck. What it's -- you know, it's just going to be where

1 all I see back there is lights, noise, not only from the
2 highway, but from the trucks pulling these campers in and
3 out because they said they're really big. So to pull these
4 big campers they have to have big trucks.

5 DAN HARVELL: Time. Thank
6 you, ma'am. Next is Robert Elrod.

7 ROBERT ELROD: My name is
8 Robert Elrod. I live at 413 Elrod Road, and have all my
9 life. Your report that I read lists this land as
10 residential slash undeveloped. The proposed RV park is the
11 only undeveloped land in that area. I have land that goes
12 down the other side of that RV park behind our house. This
13 land has trees on the back side which that buffers I-85
14 noise. All other land that joins this RV park is
15 residential. A total of 10 homes -- some of them have
16 spoken -- join the RV park. The back yard is going to join
17 up to this RV park. There is over 50 houses within 300
18 yards of this RV park.

19 You don't have to answer this, but I want you to
20 think about it. How would you feel if someone put a RV
21 park in your backyard? What would you do -- what would it
22 do to your property value? Well, folks, there's 10 families
23 on Blossom Branch Extension and Elrod Road facing that
24 problem. If you approve this RV park, it will destroy the
25 value of their property.

26 A RV park is not consistent with other uses in the
27 area and you have that on your form -- you say it is or
28 somebody did -- and will have a negative impact on local
29 residences. On your form it says it'll have a positive
30 impact.

31 Will this park have a full time manager? What about
32 noise problems? My understanding of RV parks, people come
33 in there with RV -- I mean with ATVs and motorcycles. Are
34 they going to be allowed or not? What about dogs? She
35 mentioned a dog park. So I'm assuming there's going to be
36 dogs. Are these dogs going to be barking at night? And my
37 daughter's house is right next to it. My granddaughter's
38 bedroom is right there. Are these dogs going to be keeping
39 people up?

40 And I'm concerned about emergency vehicles like fire
41 trucks, ambulances, and others. Are they going to be able
42 to maneuver through this RV park? I've seen the drawing.
43 Looks pretty tight to me. This park would be a nonsense --
44 or a nuisance to over 50 families living within 900 feet,
45 300 yards ---

46 DAN HARVELL: Time. Mr.
47 Elrod. Thank you.

48 ROBERT ELROD: --- of this RV
49 park. Thank you.

50 DAN HARVELL: Next Jeff

1 Garrison.

2 JEFF GARRISON: Jeff Garrison.
3 I live at 443 Elrod Road in Piedmont directly beside this
4 property. And I'm here today to express my concerns about
5 the proposed park. I believe it will be detrimental to our
6 community and its residents. A RV park would create a
7 significant increase in traffic and noise levels in our
8 neighborhood. The consistent noise and activity would
9 disrupt the peace and tranquility that we currently enjoy.
10 The inconvenience of those living near the RV park and --
11 also could impact the safety of our streets as drivers may
12 not be familiar with the area and its residential speed
13 limits. Also increased traffic congestion on our already
14 overcrowded road that has not been paved since 1999.

15 The proposed RV park of 41 sites directly affects the
16 10 homes that are beside, adjacent or across the street. A
17 RV park on Elrod Road in Piedmont is not going to bring in
18 families that are looking for relaxation and recreation or
19 tourism dollars. A RV park in this residential area would
20 likely attract a transient population which would
21 negatively impact the overall character of our
22 neighborhood. Could lead to an increase in crime and
23 vandalism which would not only be a concern for our
24 residents, but also could negatively impact our property
25 values. An influx of transient people would lead to a
26 strain on our local resources including our already
27 understaffed police department and a general decline in the
28 quality of life for our residents. Another potential issue
29 is the impact the RV park could have on the environment as
30 the noise and pollution from RV generators and other
31 equipment could be significant.

32 I urge you to consider the long term impact on our
33 community and its residents and decline the proposed RV
34 park on Elrod Road. Thank you.

35 DAN HARVELL: Thank you.
36 Lisa Garrison.

37 LISA GARRISON: Yes, I'm Lisa
38 Garrison, 443 Elrod Road, and I've lived here my whole
39 life, as well. So my house is going to be right beside the
40 RV park. My bedroom, my son and my daughter's is going to
41 face this RV park. It's hard. We've had this land for a
42 long time, and there's nothing positive that's going to
43 come out of this. There's no recreation, there's no
44 destination. There is nothing on this road that will
45 attract anybody wanting to come and park their RV and spend
46 some time there. There's nothing. It's an old country
47 road. Potholes are everywhere. It's not been paved since
48 1999. There is nothing that will attract anyone to come.
49 And if they do come who's to say it's going to be short
50 term? Once it comes it may start out that way, but it may

1 not end that way. I just learned there's going to be a dog
2 park. There's going to be dogs barking. We're going to
3 hear noise. We can already hear some noises of neighbors
4 anyway. This is going to be even closer. So we're going
5 to hear the noise, there's going to be lights. I'm sorry,
6 there's nothing good that's going to come out of it where
7 we live. It's just residential where this is coming.

8 I am a real estate agent. This will devalue my home
9 plus the others that it surrounds. I will not feel safe.
10 There's already -- there's woods that are behind my house
11 that backs up to I-85. We have a garden in those woods. I
12 will not feel safe anymore going to my garden, not knowing
13 who all's going to be there. When they do want to walk
14 around, where are they going to walk? Or they may come
15 into our woods and walk. My children will not feel safe
16 playing in the woods anymore. There's -- my safety is what
17 I'm going to be worried about too for the families and for
18 my children.

19 I just urge you to deny this project. I don't see --
20 I don't see any sense of it coming where it is for what
21 he's wanting to do. So I just urge you all to deny it
22 because it will negatively affect the residents that's
23 living there now.

24 DAN HARVELL: Thank you.

25 Brian Elrod.

26 BRIAN ELROD: Hello, I'm
27 Brian Elrod. I live at 407 Elrod Road. As my dad and my
28 sister spoke, same, same concerns. Been there all my life.
29 My grandparents have been there all their life, their
30 parents and so on and so forth.

31 Anyhow, I have an RV. I don't look for Piedmont,
32 South Carolina to go RVing in. There's nothing there that
33 would attract me to come to spend a night or weekend, a
34 week, in a residential neighborhood. Now this -- you don't
35 see the pictures, but it isn't like a strip of road with
36 people on the road. I mean this neighborhood that a lot of
37 them talked about goes back behind this -- where this
38 proposed park is. And these people's houses, this is their
39 backyard. It's my sister's side yard. The dump that he
40 was talking about, I don't know where any of this trash is
41 coming from that he mentioned. I've been here, again, all
42 my life.

43 The other thing, there's no time limit he's putting
44 on it, it doesn't sound like. There's no age to an RV that
45 he's allowing to come in. A lot of parks I've been to
46 you've got to have a certain age RV to get in. You're
47 going to know in advance if it takes dogs or not. If you
48 don't then, you know, that's on the owner.

49 But the -- Elrod Road does not need an RV park on it.
50 It's a residential place. It is not for leisure camping.

1 And on his thing he only has a dog park as an amenity as
2 somebody else mentioned. What else are those people going
3 to do? There's no trails around for them to walk on.
4 There's no beach to go playing in. There's no lake for
5 them to go enjoy. They're just there beside the
6 interstate. And I don't know.

7 I urge you to -- when you cast your vote tonight look
8 at your house, look at the land beside your house, whether
9 it's another house or not, pretend there's not another
10 house, pretend they're fixing to put 41 more neighbors
11 right there beside you. Is this what y'all want? Would
12 you want that to happen to you? I hope you think about
13 that when you vote. That's all I have to say. Thank you.

14 DAN HARVELL: Thank you.

15 Jimmy Davis.

16 JIMMY DAVIS: Thank you, Mr.
17 Chair and fellow Commissioners. Jimmy Davis. I live at
18 310 Major Road in Piedmont. And what -- you've heard these
19 emotional pleas from the citizens that live on Elrod Road.
20 It wasn't that many years ago, and this is a fact, that
21 there were probably more tractors go down Elrod Road than
22 there were cars. I mean, it's that much of a rural area.
23 Very, very farm-like community. And as times have
24 progressed, we have seen industrial growth there on the
25 frontage road and now Abilene Motor Express is going to put
26 a drop yard there. They came under -- you guys did not
27 approve it, but they came under the limitations, so that
28 was an industrial approval that can come through staff.
29 It's completely legal. So they're going to put about 80 to
30 100 trucks a day on the frontage road which Elrod Road
31 comes into.

32 I have personally met with the SCDOT commissioner and
33 plenty of traffic engineers out on the interstate exchange
34 there to exit 35. If you've ever been through it in the
35 mornings and afternoons, you might sit there sometimes for
36 20 minutes or so just trying to get through the red light
37 there.

38 But you know, as we just recently learned, all of us,
39 in some training about the comprehensive land use map and
40 its bearing in how we make a decision. And the decisions
41 you guys make and we make as well are based on facts. And
42 the fact is on February 27 I learned from staff because I
43 inquired, I said, what is the land use of this piece of
44 parcel -- this piece of property, what is it? And it's
45 residential.

46 And this is a -- it's on the land use map that we
47 have now, the 2016 comp plan, this is a residential land
48 use. We are hearing tonight about a commercial business
49 going there. And it is a commercial business. They rent
50 spaces. They will collect accommodations tax which further

1 enhances that argument.
2 So it doesn't meet the land use map that we have in
3 place right now. I know we're working on an update. I
4 know we've got a new one coming up in '26. But the one we
5 have currently here that we base -- are supposed to base
6 our decisions off of is -- it says it's residential. This
7 is not a residential use.
8 I did meet with the developer or the proposed -- the
9 owner here. And he's a very nice gentleman. I don't
10 disagree with his plan, but it's -- it might be the right
11 plan but it's certainly the wrong place. And so one of the
12 things I took away from that meeting was he has no onsite
13 management. There's no one working there to oversee this
14 thing. So everybody's supposed to get on their phone or
15 app or whatever, book the site, and stay there and leave.
16 He did -- he said he does have security cameras. But my
17 main concern when I did meet with him, and I meet with all
18 proposed developers that have -- that come before me in
19 District 6. But the main concern was there was no onsite,
20 no onsite management there, number one. Number two, there
21 were questions of how we're going to take care of the
22 waste, the refuge, that would -- that this site would
23 produce. And further ---
24 DAN HARVELL: Time. Thank
25 you, Mr. Davis. Edward Kessinger. Edward Kessinger.
26 Mickey Durham.
27 FEMALE: May I take his
28 spot if he's not here?
29 DAN HARVELL: Probably not.
30 Just for the sake of time. We do have some more to speak.
31 Thank you for understanding. Burriss Nelson.
32 MICKEY DURHAM: You called
33 Mickey Durham. I signed up for Midway Road.
34 TIM CARTEE: Mr. Chairman,
35 I think that's (c).
36 DAN HARVELL: Okay. Excuse
37 me. A lot of papers up here. Okay, I believe that's it.
38 MALE: My name is on
39 there, Barbara Harris. I believe it is.
40 DAN HARVELL: Okay.
41 District 4, District 7, District 6. It says District 6.
42 All right. These may have been a little out of
43 order. I'm sorry. Yeah, the same name. So, Mr. Nelson,
44 were you speaking to this?
45 BURRISS NELSON: To Item 5(c),
46 Big Brother. It's the next one down.
47 DAN HARVELL: Okay. All
48 right. Then I believe that concludes the speakers for this
49 -- unless someone -- I'm sorry. We're just missing the
50 paper up here. Please come and speak. My apologies,

1 ma'am.

2 BARBARA HARRIS: My name is
3 Barbara Harris and I live at 108 Blossom Branch Extension.
4 And I went around the neighborhood just talking to people
5 and getting them to sign a petition. I got over 61
6 signature. And a lot of those people wanted to come, but
7 they have, you know, they have different work schedules,
8 children doing things and they're disabled, so they
9 couldn't come.

10 But my complaint is definitely to oppose it because
11 Elrod Road is already very narrow and has difficulty
12 handling our current traffic, which increases neighborhood
13 risks for traffic accidents. And we've already had like
14 six kids killed on that street, plus several accidents.
15 And also, I've been there for 32 years, and I used to take
16 my stroller with my baby and my friend, and we would walk
17 down Elrod Road, walk all the way down to Elrod Place, come
18 -- we would race up the street. And I wouldn't step out
19 there with -- by myself now, because it is frightening.
20 The road is so narrow that it's very dangerous. I can't
21 imagine trucks passing each other on that road.

22 Also, you know, I don't know how long that place will
23 be there or if they'll have kids staying there forever. So
24 will there be more students going to the schools, those
25 trucks coming up and down the road with all these bus
26 stops, sounds like that's going to be even more dangerous.
27 I've talked to some of my neighbors and they said they
28 can't even get out at the bus stop -- I mean at the Pilot
29 to get their kids to school because of all the buses -- I
30 mean the trucks already. He said they're parked on the
31 side -- they just can't get out. So that's another
32 problem.

33 Transient people. You know, and I've said this --
34 I'm going to say this. Mean people travel across the
35 country and that's how they steal kids and people and go to
36 the next spot. So I just think that's another issue that
37 should be addressed and thought about. We live on a dead
38 end street, so when they get misguided and they come down
39 our street and turn around, then that's going to affect our
40 street. And our street is private. And we are not the
41 only private street. And I know I have a GPS, but I don't
42 always follow it and I get lost. So I feel like those big
43 vehicles on our road is going to make it even worse. We're
44 going to have increased noise and sound, lights from the RV
45 park. You cut down the trees, we're going to get more
46 pollution towards us. It'll definitely diminish our home
47 values and definitely hurt our community's quality of life.
48 It will affect the wildlife because there's deer all in
49 that area, tons of deer, so you know, they're going to go.
50 And where will they go?

50 JANE JONES: Yeah.

1 LIZ DOVE: So none of y'all
2 have been to Elrod Road? I mean, like in the past
3 year.
4 DAN HARVELL: Ma'am, just your
5 comments. It's not an exchange session.
6 LIZ DOVE: I'm trying to get
7 y'all to envision what I'm talking about. It won't
8 sustain what he's talking about. It just won't do it.
9 And I really appreciate you letting me come up
10 here. And I hope you all have a great evening. Thank
11 you.
12 DAN HARVELL: Thank you. At this
13 time, are there any questions of staff, for staff or
14 the developer from the board?
15 JANE JONES: I have one
16 question of the developer. I realize that he's not
17 required to have this information at this point in the
18 process. But what are you planning for the sewer
19 system?
20 BRIAN REID: I'm sorry. What?
21 JANE JONES: Sewer system? I
22 know you don't have to have all that all drawn out at
23 this point.
24 BRIAN REID: We're planning on
25 doing septic.
26 JANE JONES: And that will be
27 an engineered plan?
28 BRIAN REID: Yes, it's already
29 been engineered.
30 JANE JONES: Okay. I just
31 wanted to know.
32 JAMES MCCLAIN: (Inaudible.)
33 BRITTANY MCABEE: Current land use
34 or the future land use in this case is residential, as
35 Mr. Davis did point out. Again, it is unzoned. I
36 would like to say that our current future land use map
37 does not have a designation for recreational such as
38 this being an RV park.
39 JAMES MCCLAIN: (Inaudible.)
40 BRITTANY MCABEE: Yes, so the
41 correct future land use map that we have was generated
42 by citizens at the time. It is next to the interstate
43 so that is something to keep in mind whenever you are
44 making decisions near the interstate.
45 JAMES MCCLAIN: (Inaudible.)
46 BRIAN REID: I'd probably just
47 sell it. I mean, I've got a lot invested in this
48 project. So I've got a lot kind of riding on the
49 success of it. But land values have climbed high
50 enough that I mean long term, I will get my return and

1 somebody will basically come in and develop it.
2 JANE JONES: Do these RV parks
3 allow camp fires and stuff?
4 BRIAN REID: We do not have
5 space for campfires.
6 JANE JONES: I didn't know if
7 that was ...
8 DAN HARVELL: I know one concern
9 that was mentioned was no onsite management. Is that
10 a -- if you're a traveler by RV and have -- as you say
11 you have, explained that.
12 BRIAN REID: Yeah. So first
13 and foremost part of the concept is RV owners by their
14 very nature tend to be very self-sufficient. A lot of
15 management is poorly run. So the intent is not
16 necessarily to exclude onsite management. Just to
17 contract it out. There wouldn't necessarily be
18 somebody onsite long term. Initially, me personally,
19 I will be there for 24 hours a day until it's obvious
20 that my presence is no longer required. But long term
21 the expectation is not to have an onsite manager.
22 DAN HARVELL: And one of the
23 residents asked about the privacy fencing. I know you
24 showed us a picture of that. But what was your
25 intention on that?
26 BRIAN REID: The intention is
27 basically just to surround the property with wood
28 fencing. We've found that that's -- I was surprised
29 that that ended up being the cheapest option, a six
30 foot privacy fence all along basically the three sides
31 with the exception of Elrod Road.
32 DAN HARVELL: Would that be a
33 totally opaque fence?
34 BRIAN REID: Yeah, I mean it
35 would be -- there would be, you know, enough for like
36 moisture to potentially pass through the fence. But
37 yes, completely wood. No visibility.
38 JANE JONES: Is there any plan
39 designating length of stay?
40 BRIAN REID: I'm sorry, what's
41 that?
42 JANE JONES: Length of stay
43 designated?
44 BRIAN REID: No, like I said
45 before, most RV parks will discount their rentals
46 first ---
47 JANE JONES: I understand.
48 You don't have to go back through that.
49 BRIAN REID: Our pricing is
50 actually geared to benefit the most from short term

1 visits because they're the ---
2 JANE JONES: But it's up to
3 the ---
4 BRIAN REID: They are the most
5 price elastic, meaning they are not as sensitive when
6 -- you know, when we get congested we've got the
7 ability to move the price.
8 JANE JONES: Are you planning
9 to pave any roads into there? Will these be gravel or
10 just dirt?
11 BRIAN REID: No gravel. All
12 asphalt and concrete.
13 JANE JONES: My biggest concern
14 is the fact that this is -- what you are proposing is
15 a commercial property -- project. And this is a
16 residential area, rural and residential. And it will
17 definitely negatively affect the property values in my
18 opinion, I guess that's an opinion. Just to be clear,
19 this is commercial because you're renting out spaces.
20 BRIAN REID: Yeah, I mean it
21 is a commercial use, but it is unzoned, as well.
22 JANE JONES: Well, unzoned is
23 what we've got.
24 DAN HARVELL: Anyone else?
25 JAMES MCCLAIN: (Inaudible.)
26 BRIAN REID: Not nearly
27 enough.
28 JAMES MCCLAIN: (Inaudible.)
29 BRIAN REID: There is a very
30 large market. Yeah.
31 JAMES MCCLAIN: (Inaudible.)
32 BRIAN REID: Correct, correct.
33 The average length of stay will be shorter here than
34 in most RV parks. But that's by design.
35 DAN HARVELL: Anyone else?
36 Okay, at this time, I'll call for a motion to
37 approve or deny.
38 JANE JONES: I make the
39 motion to deny the project. My reasons are that it is
40 not in the best interest of the community and
41 surrounding area. Like I just stated this is a
42 commercial property -- project in a residential area.
43 There are a number of people who live there. They
44 have their farms there, been there for generations.
45 And in that sense, it will have a negative -- the
46 project would have a negative impact regarding public
47 health, there's the noise issue, and we don't know
48 about the dogs, safety issue. We don't, you know, we
49 don't know -- there are a lot of unknowns about what
50 will happen in this park. And the welfare and

1 prosperity of the community would not be best served
 2 by this project coming in there. And I've already
 3 stated that it would devalue the properties. I mean,
 4 this is residential and this will be a commercial
 5 project next door to these houses.

6 And a great deal has been said about the
 7 infrastructure. I think as Powdersville and that
 8 whole area grows with subdivisions and these
 9 commercial projects, we've got to be forever thinking
 10 about our infrastructure and be pushing the state to
 11 improve these roads. That's always a concern. Those
 12 are my reasons for denying the project.

13 DAN HARVELL: We have a
 14 motion to deny. Do we have a second? I will second
 15 for further discussion. Is there any discussion?
 16 Okay, time for the vote. Those in favor of denying
 17 this project, please raise your hand. Mr. Moore is
 18 making the recording here. Brad are you up or down?
 19 Down? Okay, he's down. Okay.

20 DAVID COTHRAN: Down in terms
 21 of you're voting in the affirmative on denial?

22 BRAD BURDETTE: Yes.

23 DAN HARVELL: So, Brad, you
 24 are voting for denial or approval? You're voting for
 25 approval? Yeah, we have ---

26 WILLIAM MOORE: You're voting
 27 against the motion; correct.

28 DAN HARVELL: There is a
 29 motion and a second to deny. Are you for -- you are
 30 for denial or are you for approval?

31 BRAD BURDETTE: Yes.

32 DAN HARVELL: You're for
 33 approval?

34 BRAD BURDETTE: Yes.

35 DAN HARVELL: Okay. He is
 36 voting for approval. Okay, we have a four/four tie.

37 JANE JONES: But the motion
 38 was to deny.

39 DAN HARVELL: The motion was
 40 to deny. Let's do this again. Let's do this again.
 41 The motion is to deny approval. Those for denying
 42 approval raise your hand. So that would be six to
 43 two. Okay. It is denied, six to two.

44 **APPLAUSE**

45 DAN HARVELL: All right,
 46 staff, item (c), staff report, please.

47 TIM CARTEE: Thank you,
 48 Mr. Chairman. This project is Big Brother. 173
 49 property owners were notified within the 2000 foot
 50 radius. The project is by Gray Development, and owner

1 of record is Gray Development. The representative is
2 Seamon Whiteside and the intended development is a
3 light industrial warehouse facility. It's located on
4 Midway Road and access will be off of Midway which is
5 state maintained. The proposed development is
6 warehousing light industrial on 44.02 acres. The
7 property is located in unincorporated Anderson County.
8 The property is located on Midway Road near Highway 8
9 and at interstate 85 interchange. The proposed
10 building is approximately 408,000 square feet.
11 Surrounding land use is commercial with two
12 residential sites. It's in Council District 7. The
13 property is unzoned. There's the tax maps for your
14 viewing. No variance is requested. And a traffic
15 impact study was conducted and approved by the SCDOT.

16 We have Gaye Sprague here with the Roads and
17 Bridges Department if you have any questions on the
18 traffic study on this. And we also have Burriss
19 Nelson from Economic Development who will also be
20 speaking for this project also.

21 Here's a layout of the proposed development.
22 Here is the property that shows off of Midway and 85
23 and Guyton Road. Here's another aerial.

24 Staff recommends approval. This project has met
25 the requirements in Chapter 24 of Land Use.

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

27 DAN HARVELL: Thank you.

28 At this time, we'll hear from ---

29 GAYE SPROUSE: Would you

30 like to hear about the traffic study?

31 DAN HARVELL: Oh yes. Yes,
32 please.

33 GAYE SPROUSE: I'm trying to
34 make an effort to get y'all more information.

35 DAN HARVELL: Thank you.

36 We appreciate that. We always want it.

37 GAYE SPROUSE: I'm going to
38 just summarize the findings. Usually a development of
39 this size would not require a traffic study, but DOT
40 did require one. And this was part of a larger
41 development earlier and a traffic study was conducted
42 then. So we did ask to see the traffic study when it
43 was conducted.

44 It addressed four different intersections in the
45 area and the build volumes on Midway at the site
46 access do not meet turn lane requirements. All the
47 intersections that were studied will stay below a
48 grade of D or maintain what it would be at no build.
49 There's one exception to that. And that's the
50 northbound ramp approach to SC 8 only operates at F

1 and it will continue to do so. And delay will
2 obviously increase with this development. However, in
3 DOT's approval of the traffic study, the district
4 traffic engineer says that DOT will be monitoring this
5 situation and therefore they are not requiring any
6 changes at this unsignalized intersection be made by
7 the subject grade industrial site.

8 DAN HARVELL: Thank you,
9 Ms. Sprague. Is the developer or owner of the
10 property here?

11 JARED CHRYSOSTOM: The owner was
12 unable to make it. I'm Jared Chrysostom. I'm a
13 Project Engineer with Seamon Whiteside. And we don't
14 have a presentation, but I'm available to answer any
15 questions you might have.

16 DAN HARVELL: Okay, thank
17 you very much. At this time, we'll open up the public
18 hearing. I believe we have --- well, Mr. Nelson is
19 listed on the speakers, but he's not the first one on
20 here. Edward Kessinger is the first one on here.
21 Edward Kessinger.

22 MICKEY DURHAM: My name is
23 on there first.

24 DAN HARVELL: He did speak
25 prior. He did speak prior. So I was wondering if he
26 was speaking on both things. Okay, Mr. Nelson.

27 I think we have just a matter of a few people
28 signing up on the wrong sheet.

29 BURRISS NELSON: Thank you,
30 Mr. Chairman, members of Planning Commission. I'm
31 Burriss Nelson. I live at 1119 Shirley Drive, but I'm
32 here as Economic Development Director for Anderson
33 County.

34 This project is a twin to the project that's on
35 the other side of the interstate which was called
36 Little Brother. This is approximately a \$40 million
37 capital investment. And just as -- a warehouse
38 distribution facility will generate an average of over
39 a half million dollars a year for the next 20 years in
40 property tax, not including any tenant that might go
41 into that, which I certainly hope is industrial and
42 will add substantial capital investment to that.

43 But I come here in support of it. And I
44 certainly hope that you can find it in your purview to
45 give it approval. It is within one mile of the
46 interstate. It is light use. It is commercial. It
47 is surrounded by all those things.

48 Thank you for your time.

49 DAN HARVELL: Thank you.
50 Thank you. Any questions from the commission for

1 staff or the developer?
2 JAMES MCCLAIN: (Inaudible.)
3 TIM CARTEE: At this time
4 we are not aware of who the actual tenant will be at
5 this point.
6 DAN HARVELL: So this is
7 basically a spec building at this point; correct?
8 BURRISS NELSON: That's
9 correct.
10 DAN HARVELL: Okay. Anyone
11 else?
12 JANE JONES: I would just
13 like to make a point. I'm not opposed to this project
14 at all. But on the other side of the interstate at
15 this same intersection, the new Love's Truck Stop is
16 about to open. And he referred to a warehouse that's
17 across from the Love's that's going to be really big.
18 They poured the foundation for it.
19 And just an FYI to the highway department, that
20 bridge is in poor repair. There are going to be a lot
21 of trucks crossing that bridge and they need to get
22 this on their radar. That bridge, as you'll be on the
23 other side, there's going to be a lot of truck traffic
24 there. That's all I want to say.
25 DAN HARVELL: Okay, anyone
26 else? Okay, this is my Council District. I've spoken
27 with my County Council person concerning this and
28 elicited any input that we did not have. So I will
29 make the motion to approve this.
30 MICKEY DURHAM: I didn't
31 have a chance to speak and I signed up for this. My
32 name is the first one on the Midway project. So I
33 would like the opportunity to speak for what I've
34 signed up for. It was Big Brother, Midway, your
35 District sign-up sheet.
36 JANE JONES: I'll make a
37 motion that he be allowed to speak if that's ---
38 DAN HARVELL: Certainly,
39 certainly. Come ahead, sir.
40 MICKEY DURHAM: And you
41 called my name earlier on something else. It's Mickey
42 Durham. Third generation, living off of Guyton Road.
43 I'm here to speak for myself and my father who lives
44 on the adjacent part of the property.
45 We've been there. We've endured. That's our
46 word. We've endured the fact that the landowners did
47 a money grab and raped the land of all of the trees
48 and now we've got noise pollution, light pollution
49 directly from 85. We've endured that. We've endured
50 Love's that's about to open, like we were just saying.

1 It looks like two car lots are shining in my windows
2 at night. I had to buy blinds and put up blackout
3 blinds so that my child could sleep. We've endured a
4 408,000 square foot building going up across from
5 Love's. But that wasn't good enough. We've endured
6 the Ryobi building down there. Now we're going for
7 another spec building.

8 Now the spec buildings are great, whatever. We
9 get tenants. What happens when we don't have a
10 tenant? What happens then? There's nothing that's
11 going to bring that 100 year old forest that was cut
12 down because of pulp wood prices that's going to do
13 that. And y'all are elected to protect those people
14 that live in those areas. And all you're doing is
15 clogging it up. And yes, ma'am, you are correct.
16 That bridge is in bad repair and they've patched it
17 many times. And you're creating a bottleneck.

18 The deforestation, you've got runoff from all of
19 this. Where is that going to go? I'm on a well. So
20 is my father. You don't think that there is going to
21 be subterranean pollution? You don't think that there
22 is going to be light pollution, like there already is
23 that nobody's talking to. Good Lord, I don't know
24 what's going to happen when Sanders turns on his
25 lights because they are right in my eyes.

26 We moved there so that I could be close to my
27 parents in their aging time. I've lost my mom. It's
28 just my dad. But we were in the country and we were
29 there as a family. Now y'all are destroying it by
30 allowing zealots to come in and try to just rape the
31 land for profit sake and profit sake only. They don't
32 have a tenant. They are just building something and
33 hopefully it will stay. And there will be enough tax
34 writeoffs that they will stay, but as soon as those go
35 away, guess what happens? They're going to go to the
36 next intersection. We've got stuff going up on 81.
37 We've got stuff going everywhere. We've got enough.
38 We've had enough.

39 White Plains Community is a small farm town. I
40 don't have 100 people to come because there's not 100
41 people that live there because we've owned the land
42 for generations. But that doesn't matter. The people
43 that are selling it, the people that are letting this
44 happen, they don't have a vested interest anymore in
45 the property. They just moved away. But the ones
46 that are left like the lady that the 408,000 spec
47 building is built right up against her. Went right to her
48 doorstep. Ms. Durham, the Love's went right up to the
49 line; no buffer, no wall, none of that.

50 I was told the last time I came to speak that my

1 mistake was building next to 85 and that's where warehouses
2 are built. So my bad that 85 wasn't there when my family
3 settled. I would at least, at least beg that the buffers
4 be doubled between my property and that.

5 DAN HARVELL: Time.
6 MICKEY DURHAM: Thank you.
7 DAN HARVELL: Thank you.

8 All right, backing up, at this time based on his
9 remarks, are there any other questions or remarks from the
10 board concerning the developer or the staff? Mr. Gilreath?

11 STEVEN GILREATH: What about
12 buffers?

13 TIM CARTEE: They will be
14 required to install a buffer around their property when
15 they -- if you approve this project when they submit their
16 commercial land use project that will be part of their
17 permit.

18 MICKEY DURHAM: May I ask
19 what the buffers are?

20 DAN HARVELL: Mr. Cartee,
21 may I ask a little bit more of a description of that,
22 please?

23 TIM CARTEE: It will
24 probably require an earth berm usually about three feet
25 with a privacy fence and landscaping, canopy trees, and
26 restored trees of that nature to help block the view of
27 that building.

28 DAN HARVELL: Well, I
29 would like to ask the reference you made to the other
30 warehouse or the Love's, it's not done -- it's not what?
31 Can you explain that to us, Ms. Hunter.

32 ALESIA HUNTER: It's not
33 completed at this time.

34 DAN HARVELL: It's not
35 completed at this time?

36 ALESIA HUNTER: It's not
37 completed. There will be a full inspection once that
38 building is completed.

39 MICKEY DURHAM: There are no
40 signs.

41 DAN HARVELL: Okay. Thank
42 you. Anything else from the board? I will call for a
43 motion to approve or disapprove.

44 JAMES MCCLAIN: Motion to
45 approve.

46 DAN HARVELL: Okay, we have
47 a motion to approve. I will second it being my district.
48 Time for discussion amongst the board. Any discussion?
49 Okay, time for the vote. Those in favor of approval, raise
50 your hand. It looks like it's unanimous. No one voted to

1 deny. Thank you.
2 All right, (d) on the agenda. Staff.
3 TIM CARTEE: Thank you,
4 Mr. Chairman. This is Anderson Gateway Commerce Center.
5 134 property owners were notified within a 2000 foot
6 radius. It's off McNeely Road and the property owner of
7 record is McNeely Road Land, LLC. Authorized
8 representative is Tejash Patel-Eberly and Associates. And
9 this development is intended for light industrial
10 warehouse. And again this is off of McNeely Road which is
11 state maintained. And the details of the development, the
12 proposed development is for two new 247,520 square foot
13 buildings with associated employee parking, truck court,
14 utilities and a storm conveyance system. The total site
15 acreage is 55.84 and 36.22 acres of that is planned to be
16 developed.
17 The surrounding land use is commercial with two
18 residential sites. It's in Council District 6. The
19 property is unzoned. You've got a tax map number for your
20 viewing. No variance is requested. And the traffic impact
21 study was conducted and approved by SCDOT.
22 Here's the layout of the proposed development coming
23 off of McNeely Road. Here's your aerial of the property.
24 Staff recommends approval. This project has met the
25 requirements in Chapter 24 of Land Use.
26 And now I'll turn it over to Gaye Sprague for her
27 traffic analysis.
28 GAYE SPROUSE: Thank you.
29 Mr. Chairman, this traffic study that was required
30 addressed four intersections plus the site access. The
31 build volumes at the site access on McNeely Road do not
32 meet turn lane requirements. So no turn lanes at the
33 access are being required.
34 However, when you are turning off of 153 onto
35 McNeely, you can picture that will be the route of vehicles
36 coming from the interstate. That right turn does meet
37 warrants for a right turn. That right turn volume does
38 meet for a right turn lane. The addition of this lane was
39 recommended in the study and DOT concurred and we also
40 concur. The other intersection study will either stay
41 below level of service D or maintain what they would be
42 anyway without the development.
43 DAN HARVELL: And the
44 expense of that additional road change will be handled by
45 ...
46 GAYE SPROUSE: The
47 developer.
48 DAN HARVELL: The
49 developer. Okay. Thank you.
50 JANE JONES: You said that

1 was on 150 -- that's going to come off which road?
2 GAYE SPROUSE: The lane
3 would actually be on 153 for turning right onto McNeely.
4 So there will be a new lane added onto 153 to turn right.
5 JANE JONES: McNeely turns
6 off of 81. You turn off of 153 and maybe turn right on
7 McNeely, or you can come off of River Road ---
8 GAYE SPROUSE: It comes off
9 of 153 also. McNeely -- I think it goes all the way
10 through. Remember, it goes through the intersection where
11 River and McNeely have a four-way stop and then it goes all
12 the way over to 81. But it comes out -- is that the KFC?
13 It comes out there at the KFC, where the KFC is on 153.
14 That's the turn where they will be adding a right turn
15 lane. Unless there's some other funding that I don't know
16 about that will be ---
17 JANE JONES: The turning
18 lane will actually be on ---
19 GAYE SPROUSE: On 153 to
20 turn right onto McNeely. So if people are going away from
21 the interstate on 153, to get them out of the flow of
22 traffic, the right turns, there will be a new lane for them
23 to turn right.
24 JANE JONES: McNeely runs
25 parallel to 153. Anyway, whatever.
26 JAMES MCCLAIN: (Inaudible.)
27 TIM CARTEE: If you look
28 at that intersection there, that's where McNeely starts and
29 runs over to 81.
30 JAMES MCCLAIN: (Inaudible.)
31 TIM CARTEE: Yeah, it
32 will be in between those two dots that you see there.
33 DAN HARVELL: All right.
34 Does that conclude, staff ... Okay. Developer, sir.
35 JONATHAN MARA: Good
36 evening, members of the commission, staff. Thank you for
37 your time this evening. My name is Jonathan Mara. I
38 represent Patel Industrial Real Estate who is the developer
39 of this project. We're based at 5170 Peachtree Road in
40 Atlanta, Georgia.
41 I would like to just take some time and explain a
42 little bit about who we are. We are a 70 year developer
43 with 70 years of history building industrial real estate
44 only. This is what we focus on. It's what we do well. We
45 are a long term owner of real estate. So while these
46 projects are being -- or this project is proposed as a spec
47 project with intent to market for build to suit, we are a
48 long term holder of real estate that partners with the
49 community where we build. So the intent here is that we
50 would be the owner/operator of this building. We have

1 vertically integrated Asset Management and Property
2 Management who would be maintaining this facility for the
3 long term.

4 As you're seeing on the screen this is not a
5 rendering of our proposed building. This is instead a
6 project that we've recently completed in another community.
7 I bring this today to show you an example of the kinds of
8 projects that we do and the quality of construction we
9 intend to bring to Anderson County. Our buildings are
10 entirely modern concrete tilt wall buildings with
11 attractive facades, landscaping, and we try to work with
12 the land in which we build.

13 All stormwater and utilities will be handled onsite.
14 Onsite detention and water quality. And we anticipate that
15 this building will bring as many -- between two and five
16 and potentially up to 10 new businesses or businesses that
17 want to grow in Anderson County. We're excited to be here.
18 And I welcome all questions or comments from the board.

19 JANE JONES: Do you have
20 any idea how much traffic you will generate just going and
21 coming from your business onto the ---

22 JONATHAN MARA: We can't say
23 with certainty until we have a better idea of what the
24 tenant mix will be. But we anticipate -- what we're
25 planning for is -- just to use a planning term, we're going
26 to build approximately, I think 120 trailer parking spaces
27 to serve two buildings. That should give you an idea that
28 that would be roughly the max trips per day in and out of
29 the building if you assume one trailer moves per stall per
30 day.

31 JANE JONES: Thank you.

32 JAMES MCCLAIN: Do y'all own
33 any other industrial commercial properties through South
34 Carolina?

35 JONATHAN MARA: We do. We
36 have other projects in Greer and Duncan. Those are fully
37 occupied and operating buildings.

38 JANE JONES: There wasn't
39 anything said about making any kind of changes on McNeely
40 Road itself to get into your -- it's a real narrow little
41 road. You don't have any plans of that nature?

42 JONATHAN MARA: There's no
43 plans at this time to expand McNeely Road, but we've
44 studied it. We have verified that truck traffic can
45 navigate that road successfully. We do intend to install
46 that right turn lane to allow right turns from McNeely --
47 or from SC 153 onto McNeely and allow them to do that
48 safely. That's going to be ---

49 JANE JONES: There will
50 be tractor trailers coming in?

1 JONATHAN MARA: Correct,
2 right. And to make sure that we're doing that, we're going
3 to do a 200 foot storage turn lane to make sure that
4 multiple tractor trailers can get out of Highway 153 and
5 out of that traffic so they can make that right turn
6 safely.

7 JANE JONES: The turn off
8 of McNeely is going to be ---

9 JONATHAN MARA: Yes. But we
10 think we've found a location for our site driveway that
11 will make that turn a little bit easier for those trucks.

12 JANE JONES: Thank you.

13 JONATHAN MARA: Thank you.

14 DAN HARVELL: Anyone else?
15 Okay, thank you, sir.

16 JONATHAN MARA: Thank you
17 very much.

18 DAN HARVELL: At this time,
19 we have two people signed up for this. The first is Edward
20 Kessinger, who I believe has left or perhaps signed up for
21 three. All right, Mr. Burriss Nelson.

22 BURRISS NELSON: Thank you,
23 Mr. Chairman. I'm Burriss Nelson. I live at 1119 Shirley
24 Drive and I'm also Director of Economic Development for
25 Anderson County. And I thank staff for -- and you all for
26 allowing me to speak.

27 This project has a total potential of \$70 million
28 with two buildings that are approximately 250,000 square
29 feet. And that would equate to somewhere in the
30 neighborhood of \$700,000 a year in property tax without
31 tenants for the first 20 years that they would be in
32 existence. So this gives certainly an opportunity for
33 funds to go to schools and for road development. And if
34 you look at the road and McNeely and the location of their
35 entrance, they not only are providing an opportunity to get
36 on the site, as well as with trucks, but they also bought
37 the homes that were there too. So it eliminated housing
38 that were -- houses that were along McNeely Road right
39 there to make their entrance into the site itself. So they
40 took into consideration all of the impacts in that
41 particular area.

42 But this is an industrial area, less than a mile to
43 the interstate and there are other industries there. It's
44 a small industrial park that the Thrifts built years ago,
45 that's just beyond that, as well as Steelworks, which is a
46 steel fabrication company in sales that is across the
47 street.

48 I don't have any other comments. But I do -- am here
49 to support this project. Thank you, Mr. Chairman.

50 DAN HARVELL: Okay, thank

1 you. So as Director of Economic Development, does the
2 staff have any questions of him while he's up here? Okay,
3 thank you.

4 BURRISS NELSON: Thank you.
5 DAN HARVELL: All right.

6 At this time, I will entertain a motion to approve or
7 disapprove.

8 WILLIAM MOORE: Mr. Chairman,
9 I would like to make a motion to approve this project.

10 DAN HARVELL: Okay. Motion
11 by Mr. Moore. Second? We have a second by Mr. Grant. Any
12 discussion? Call for the vote. Those in favor raise your
13 right hand. And unanimous.

14 Item 7(a) on the agenda staff.

15 BURRISS NELSON: Thank you for
16 your support.

17 DAN HARVELL: Okay.
18 BRITTANY MCABEE: Mr. Chairman,

19 this is the Meadows at Flowing Rock. 25 property owners
20 within a 2000 foot radius were notified via postcard. This
21 project, if approved, will be classified as a private road
22 subdivision. It is being subdivided to 10 lots for single
23 family dwellings. The applicant is Zachary Hunsader. The
24 surveyor is John Moore. It's located off of Highway 252
25 which is state maintained. Located in Council District 7.
26 Surrounding land use is residential agriculture and the
27 zoning is R-A. Tax map number is there for your viewing.
28 It's approximately 58.16 acres. It will be 10 lots. They
29 are not requesting a variance. Traffic impact analysis is
30 Highway 252 is classified is a minor arterial with no
31 maximum vehicle trips per day.

32 This is the layout of the proposed subdivision with
33 the private road. Please note that the southern portion of
34 it is slightly in Abbeville County. But Abbeville has been
35 coordinating with us on this project.

36 And here is the aerial view of the project. The new
37 that you see there is going away and being part of the
38 subdivision as well. Here is the zoning map.

39 DAN HARVELL: I'm sorry,
40 can you clarify what you just said, the new ...

41 BRITTANY MCABEE: Do you see
42 that parcel where it says new? That is going away and
43 being absorbed by the parent parcel there.

44 DAN HARVELL: Oh, okay.
45 All right. Thank you.

46 BRITTANY MCABEE: This is the
47 zoning map.

48 Staff does recommend approval. This project has met
49 the requirements in Chapter 24 Subdivision, as well as
50 Chapter 48 Zoning in regards to the R-A requirements. This

1 concludes the staff report.
2 DAN HARVELL: Thank you.
3 Is the developer here? And/or owner?
4 ZACHARY HUNSADER: Thank you,
5 Counsel. Thank you, county staff. I would like to begin,
6 my name is Zach Hunsader. I live at 40 Silesian Court in
7 Pelzer. And I am the owner and the developer of the 58
8 acre parcel under consideration. I desire to subdivide the
9 property into 10 total lots as shown and it's all private
10 road as Brittany indicated, which is required by the zoning
11 ordinance. The smallest lot in this proposed subdivision
12 is five acres and the largest north of eight plus acres.
13 Lots cannot be further subdivided based on the ordinance
14 that I'm doing this under. And I am only looking for
15 single family dwellings. So that is all that's under
16 consideration.
17 Tonight my goal is not to persuade the council beyond
18 what has already -- what it has already determined it
19 wholly desires by its ratification of ordinance number 2021-
20 031 which was signed by Chairman Tommy Dunn on the 17th of
21 August 2021, just 18 months ago. I will read a small
22 portion of it for your reference.
23 Whereas the Anderson County Council desires to allow
24 the owners of real property located in Anderson County to
25 subdivide property into 10 or fewer lots with a minimum lot
26 size of two acres through the use of a private road; and
27 Whereas the Anderson County Council has determined
28 that a development on private roads with 10 or fewer lots
29 of a minimum of two acres each will assist citizens of
30 Anderson County to better utilize their property.
31 I just want to make sure I reiterate that, that the
32 minimum lot, the smallest lot that I have that I am
33 proposing is two and a half times the size of the minimum
34 that's required by this ordinance.
35 Thank you for your consideration. Thank you, Mr.
36 Chairman.
37 DAN HARVELL: Thank you.
38 At this time we have several citizens signed up this
39 speak. Regina McCall is first.
40 REGINA MCCALL: Thank you.
41 Regina McCall, 301 McCall Road.
42 I've been in Honea Path now for almost 30 years. Been
43 at the residence there for twenty-one. I was here exactly
44 almost a year ago speaking with y'all on this same piece of
45 property. It was proposed at one time that we thought we
46 was going to be having a -- I'm sorry, I'm upset about it
47 because I know it's already going to be approved.
48 Anyway, I was here a year ago thinking that this
49 property was going to be something that was going to be
50 hurting three different businesses in our town. Okay, he

1 says no, he's just building it for his own purpose of using
2 his equipment because he's a mulcher. So everything was
3 fine and dandy. But a year later he's subdividing it into
4 10 people. We have land not far from him -- because I did
5 receive a card -- that we have preparing to put our cattle
6 on. It's all been agricultural land. Has he thought about
7 -- I'm the one who called y'all to say that he was doing
8 this. Because prior to this, you didn't even know he was
9 doing it. He just decided one day, I'm going to do this
10 and this is what I'm going to do. And I called and spoke
11 to one of the gentlemen on the board. And he said he can't
12 do this without coming before you. So here we are.

13 It's borderline Abbeville, yes, and Anderson County.
14 Have we thought about schools? Can they handle it? Have
15 we talked to the fire department? What kind of water are
16 we going to have in there? What kind of sewage are we
17 connecting to? Nothing has been told.

18 Oh, and one other thing, I have pictures on my cell
19 phone, but the sign for this meeting was actually at the
20 edge of the property. I had people asking me who bought
21 the woods because he didn't put it in front of the property
22 on which he is planning on doing this. So it was kind of
23 misrepresented there. If I'd had time to do where people
24 would sign, we have a lot of older people in our
25 neighborhood. One lady, she had to leave because she had
26 to go see about her husband. Her land is next to ours.
27 But the other lady that rode with her, her land butts up
28 against this gentleman's land. How is that going to be
29 buffered? Right now it's country. She does a horse
30 therapy for children. You know, it's a ministry. Nothing
31 has been spoke of. We have an airport of which all of
32 these people are here to save that.

33 I'm just going to let it go.

34 DAN HARVELL: Thank you,
35 ma'am. Next is Suzanne Reed.

36 SUZANNE REED: Thank you
37 for the opportunity to speak. I am Suzanne Reed. I live
38 at 100 Princeton Highway. I belong to a community of other
39 farmers and ranchers. This property in question adjoins
40 the rear of my cattle farm. I have barbed wire fences that
41 contain my cattle. I am concerned that with a subdivision
42 next door, residents will want to have pets; i.e. dogs. We
43 know that dogs can go through barbed wire fences. The
44 strands are this far apart. They can get through there,
45 they can get under there. When dogs run cattle, cattle
46 runs scared and they run through fences tearing them down.
47 One cow goes through, if you knows anything about cows, all
48 the cows will follow that one out. And then you have a
49 herd of cows in a subdivision chewing things they shouldn't
50 chew, defecating, trampling flowers and lawns. It's a

1 recipe for disaster.

2 The developer asked me if I would like to buy buffer
3 land across the rear of my property. I made him an offer.
4 He declined to take it. The area is zoned pastoral and
5 agriculture. This is not a good fit. All the neighbors
6 around me own either cattle or horses. I feel it will
7 lower my property value as a farm. I don't think he
8 reached out to the community to get any input from any of
9 us. I received no invitation.

10 I would like to know what sort of homes he plans to
11 build, what minimum home value they may have. Will there
12 be any restrictions on pets? What about curious people and
13 children wandering through a barbed wire fence? Safety is
14 an issue and it gives me great potential for liability that
15 I can't afford.

16 I have a right to quiet enjoyment of my property and
17 I see this as something that will lower my quality of life
18 in that place. Thank you.

19 DAN HARVELL: Thank you,
20 ma'am. Time. Next is Gerald Roach.

21 GERALD ROACH: Thank you
22 for allowing me to speak. My address is 100 Princeton
23 Highway. I'm Suzanne's husband. We have a cattle
24 farm. We've got surrounding farm for riding, a horse
25 barn. We've got four farms around where this
26 subdivision will be. We've got the airport. And
27 that's a necessity for us, is the airport. It's been
28 there many years. And I'm sure that it's going to
29 cause a problem with the people that moves in.

30 And I'd like to know what type the housing would
31 be. What type of septic system will be there? What
32 type of runoff in that area?

33 Suzanne covered most of it. That's my input.
34 Thank you for allowing me to speak.

35 DAN HARVELL: Thank you,
36 Mr. Roach. Al Young.

37 AL YOUNG: Mr.
38 Chairman, commissioners, I appreciate the opportunity
39 to be here to speak to you about the development
40 that's going in. My name is Al Young, 104 Hillcrest
41 Circle, Honea Path.

42 Back in the mid 40s, 1940s, and based on my
43 understanding of the history, a couple of us came home
44 from the war and decided they wanted to build an
45 airport right there in Honea Path. And over the years
46 they ran that little airport and it was very active.
47 And then over the years as they aged, the airport
48 aged. And as they passed on the airport to the
49 daughter, one of the stipulations in that process was
50 that the airport would always remain a viable airport

1 if it were run properly and taken care of.

2 So I'm a part of a group of individuals have very
3 actively been engaged in trying to revitalize that
4 little airport over the last 10, 12 years, maybe a
5 little bit longer. And we've done that. It's a very
6 unusual little airport. But the work is done by most
7 of the pilots.

8 And recently one of the family members who is now
9 the heir that owns the property has moved forward --
10 actually started several months ago -- to put the
11 airport in a LLC, Ashley Field Family Trust; it's a
12 trust, and to ensure the longevity of the airport so
13 it can serve our little community which there's
14 nothing really close by except you go over to maybe
15 Laurens and they've got a county airport and in
16 Greenwood.

17 The airport has been registered by the FAA, which
18 is something that took quite a bit of work to happen.
19 And believe it or not the actual registration number
20 which just like on the door of your house you have a
21 number that says this is 104 Hillcrest Circle, our
22 identifier that tells the world, actually, and it's on
23 the world charts, that we are SC, South Carolina, 01.

24 Now for whatever that's worth to you, there are
25 well over 200 airports, both private and FAA approved
26 airports in the state of South Carolina, and we're one
27 of them. The nearest airport, which is SC00, is over
28 in Woodruff. So we're very proud of that. We're very
29 proud of the fact that it's a wonderful little
30 airport.

31 The airport itself is -- has two runways, a
32 crosswind runway which is primarily for -- built for
33 safety reasons, but it's also for crosswind effects
34 when you run into that issue.

35 Now if you look at the chart that was up on the
36 screen a few minutes ago, runway 1836, the approach
37 end and the takeoff end stops at 252, Highway 252.
38 You step across the road and there is the beginning of
39 the new development. Now what happens if you've got
40 families that's going to move in, children I'm sure,
41 which is okay, that's wonderful. But here's the
42 problem. When an airplane is taking off over the
43 airport and it reaches the end of the runway and it's
44 in a climb mode, the engine is at its greatest output
45 of power. If there is a mechanical issue -- and by
46 the way, by the time it gets across that departure end
47 down there across the road, it might be anywhere from
48 50 to 150 feet above ground level. You've got houses
49 under there, you've got children playing, you've got
50 whatever. That's going to be a problem. Especially

1 if you have an issue where the engine quits if there's
2 a mechanical issue and it goes down.

3 DAN HARVELL: Okay. Time.
4 AL YOUNG: Okay. Thank
5 you very much.

6 DAN HARVELL: Thank you.
7 Diane Black.

8 DIANE BLACK: I'm sorry, I
9 didn't ---

10 DAN HARVELL: You defer?
11 All right. Alicia Painter.

12 ALICIA PAINTNER: Hello, my
13 name is Alicia Paintner and I live at 116 Princeton
14 Highway in Honea Path. My property backs up to the
15 property that's in question right now. And I didn't
16 know really too much about this before we got here
17 this evening. We had been approached by the gentleman
18 to buy some of the property that buffers in between
19 the two of us, but the price that he wanted was
20 prohibitive considering the property.

21 The main reason why I wanted to talk is because
22 Honea Path is a very economically challenged
23 community. We have large problems with our utilities.
24 Every time it rains too much we have to worry about
25 the water flow from the old pipes through the city.
26 We've had to restrict our own water usage several
27 times recently because of that. We also have problems
28 with electrical infrastructure. And I'm just
29 concerned that if we add this subdivision to the
30 problems that we are already having in Honea Path,
31 it's just going to get a lot worse.

32 So that was my main concern that I wanted to
33 share. And I do have questions for the developer but
34 maybe I should bring that up to him personally.

35 DAN HARVELL: Thank you.
36 Jim Taylor.

37 JIM TAYLOR: Good evening.
38 My name is Jim Taylor. I live at 201 Sunset Drive in
39 Honea Path. I've lived in Honea Path my entire life.
40 Our family farm is adjacent to this property that's
41 being developed and is in the larger area of
42 Friendship Community.

43 But this evening, I'm coming to talk to you in my
44 role as a town councilman for the town of Honea Path.
45 I'm Mayor Pro Tem of Honea Path. And as this young
46 lady just mentioned when she came up here, Honea Path
47 is faced with a lot of economic challenges. And what
48 I'm looking at looking down the road, not necessarily
49 for my generation but for any subsequent generations,
50 is what assets we can maintain, what assets we can

1 develop for our town of Honea Path. And one of the
2 things that I definitely see as an asset for our town
3 is the Ashley Field which they call it now. And as
4 Mr. Young was pointing out to it a little bit earlier,
5 this was a World War Two Civil Air Patrol facility.
6 And I remember going out there and we used to see P38
7 Lightnings, P40 Warhawks landing out there and the
8 whole town turning out.

9 But Honea Path and some of the city councils
10 we've had and grown up with have made some unwise
11 decisions and a lot of significant structures in our
12 town have disappeared, such as the Shirley Hotel where
13 General Wade Hampton made a very powerful speech to a
14 whole mess of people in the Upstate. We also lost the
15 Southern Railway Depot, which I'm so jealous of our
16 brothers up in Belton; they kept theirs and they have
17 been able to develop that up there. And I just hate
18 that we haven't been able to do it here.

19 But one thing we definitely need to hang on to is
20 not allow unspecified or irregular development around
21 Ashley Field to potentially encroach its future
22 utilization. And like Mr. Young, I totally agree that
23 Ashley Field does have potential for future
24 utilization. But if you have a neighborhood at the
25 end of one of the runways, then you are going to get
26 into a lot of other dynamics that, you know, you
27 really don't want to think about.

28 I would appreciate it if you guys would consider
29 that. And also for future development. I hate that
30 Burriss Nelson left. I was going to start begging him
31 to send some economic development down in our
32 direction which we so sorely need.

33 But I do appreciate your time. And I would
34 appreciate a positive ruling that would protect the
35 future development of Ashley Field. Thank you so
36 much.

37 DAN HARVELL: Thank you.
38 Edward Kessinger. Tom Thibodeau.

39 TOM THIBODEAU: Hey, my name
40 is Tom Thibodeau. I am a property owner on Princeton
41 Highway and Highway 252 in Abbeville County. I'm at
42 the airport. I have two acres adjacent to the
43 airport.

44 If I can I would like to inform you of why we
45 picked Ashley Field as the place we're going to retire
46 and settle. It all has to do with a hobby of
47 restoring antique airplanes. We have seven antique
48 biplanes that were trainers in World War Two that need
49 to be restored and we plan on doing that at Ashley
50 Field. Part of that economic development and

1 revitalization that Mr. Young talked to, three of us
2 went together and bought some land next to the
3 airport. We each built approximately a 5000 square
4 foot facility that's a hangar or barn that we are
5 using to house these airplanes and to do this work.

6 Our concern -- my concern is that these antique
7 airplanes occasionally have problems. And
8 occasionally they go down. If you are aware, Mr.
9 Tafta went down in the trees off the end of the runway
10 not that long ago. Having a development off the end
11 of runway 3-6 is a potential hazard for people that
12 may end up living there. I would encourage, if you do
13 approve this, that those residents acknowledge that
14 risk when they purchase those lands and that home that
15 they're going to build. It is a significant risk.
16 And it increases the liability to us, the users of the
17 airport.

18 As a property owner on Highway 76, when we were
19 looking to settle -- and we spent five years trying to
20 find the right airport to do this project, and Ashley
21 Field came in at the top of the list. As we were
22 leaving my wife and I noticed that there was a 64 acre
23 parcel on Highway 76 off the departure end of runway
24 3-1. My immediate thought was if this is bought and
25 subdivided and developed into a housing community,
26 we're going to lose the airport. So I bought that 64
27 acres. We decided that we are going to build our
28 retirement home on that and we just broke ground two
29 months ago on our home. Our home value, we're
30 spending over \$250 a square foot to build our
31 retirement home on that farm. It's all tied in to
32 this vision of this hobby of restoring these
33 airplanes. I'm very concerned the property values may
34 decline if homes of the right value are not
35 established behind us, and it's only about 300 feet
36 from our backyard.

37 Now I did work with the county to subdivide that
38 64 acres for primarily tax purposes and for future
39 saving of the property, because number one, for my
40 estate, I couldn't put 64 acres and have a house and
41 get a loan to build the house. And number two protect
42 it for the future of my kids so we could pass it on to
43 them; tax things and all of that, they couldn't afford
44 to keep it and it would then get subdivided later. So
45 I subdivided it in a way that I thought would protect
46 the airport.

47 Please consider the safety risks involved with
48 putting a house directly under the departure end of an
49 airport when airplanes are going to be extremely low
50 and if they have a problem, they don't have many

1 options. Thank you.

2 DAN HARVELL:

Thank you.

3 And lastly Jim Jones.

4 JIM JONES:

Thank you so

5 much. My name is Jim Jones, 8637 Highway 252 in
6 Newton. My wife and I moved here about five years ago
7 and we -- what did I say? Sorry, that's where we came
8 from. It's late -- and built a house and hangar right
9 there next to the airport.

10 And there's a couple of things I want to say.
11 Mr. Young and Mr. Thibodeau mentioned most of what I
12 was going to say, but I want to add just a couple of
13 things. This airport is an integral part of the
14 community of Honea Path. And I have pictures in my
15 phone to prove it. Life Flight lands there quite
16 often. Just as recently as January 10, a helicopter
17 landed at the airport, Life Flight, and saved a lady
18 who had just had a stroke. So it's an important asset
19 to the community. It's unique to small communities
20 and we need to keep it there.

21 The second thing that's not well known is that it
22 is also a Marine Corps training airfield that is
23 outside -- it's outside their typical training area.
24 They come in and they bring in aircraft and they'll
25 bring in Marines and they had an Osprey land there
26 just last year if you know what that is, it's a big
27 aircraft, number of Marine Corps and they jumped out
28 and ran into the woods to do their training right
29 there at this airport.

30 So it's an important integral part of the
31 community and even the security of our nation if you
32 want to go that route for the Marines. But it is also
33 a goal of ours, Mr. Thibodeau, myself and another
34 gentleman to restore these old aircraft and get young
35 people involved in training on how to service
36 aircraft, how to fly aircraft, how to work on them and
37 so forth. So we have a lot of dreams that are wrapped
38 up in this airport. And as a pilot that's been flying
39 for 47 years, flew all over North America, corporate
40 aviation, I'm also a certified mechanic and aircraft
41 inspector, I'm here to tell you that using these
42 aircraft to teach young people is a very attractive
43 thing for them and we want to do what we can to help
44 the community in that regard as well. So this airport
45 is very important. And it's just across the road from
46 this.

47 So the other issues that I had to talk about have
48 already been spoken to. But I would ask that you
49 consider these issues and the importance of this
50 airport to our community. And I have seen people over

1 the years as it encroaches on airports -- the airport
2 has been there for decades but people move in and now
3 all of a sudden they complaining and they make the
4 airport move. There's case after case after case of
5 that in the United States. And I would hate to see
6 that happen to Ashley Airfield. Thank you.

7 DAN HARVELL: Thank you.
8 That's the end of citizens comments. So at this time,
9 I'll ask the board if they have any questions of the
10 developer/owner or staff.

11 JANE JONES: I don't know
12 who should answer this question, but is there any way
13 that the airport -- of course you need the airport --
14 but is there any way you can coexist with this little
15 ten-house subdivision?

16 ZACHARY HUNSADER: Yes, ma'am.
17 I would like to alleviate a lot of the concerns. Most
18 of it is because of a misplaced proposed subdivision
19 sign. So the proposed subdivision sign is about 200
20 yards west of my property. And that property that
21 it's sitting in front of is actually owned by a widow
22 named Linda Bowling. She owns about 35 acres right
23 there. And that is the land that is directly in front
24 of the approach and take off area. My property is
25 about 200 yards further away from the actual runway
26 itself. I've actually -- Jim Ashley, the man who owns
27 -- I believe him to be the owner of the airfield, came
28 and spoke with me. We spoke for about 30 or 40
29 minutes in the field when I was working one day out at
30 the property.

31 MALE: Mr. Ashley
32 does not own that airport.

33 ZACHARY HUNSADER: Well, Jim
34 Ashley. He's the man with the hangar. We discussed
35 it. He said he's been there for 50 years. I'm sorry,
36 guys. So Mr. Ashley, we discussed the approach zone.
37 And I said, you know that's not the property. He
38 said, yeah, why is the sign over there? Where is this
39 development going? I said, well, it's going here. He
40 said, it's going here? And I say, yeah, I don't own
41 that. And by the way, guys, I didn't put that sign
42 there. The county did. And I didn't move it there.

43 So hopefully that will alleviate some of the
44 concerns. I am nowhere close to the approach or
45 takeoff zone. The property that they are discussing
46 is a 35 acre parcel not even owned by me.

47 DAN HARVELL: All right.

48 **INAUDIBLE CONVERSATION AMONGST SEVERAL PEOPLE**

49 ZACHARY HUNSADER: Mr. Ashley
50 agreed with me. But, yes, we -- I wouldn't mind to

1 bring it up ---
2 MALE: First of all,
3 he doesn't speak to the whole (inaudible). Secondly,
4 there are two runways. Which runway are you talking
5 about?
6 ZACHARY HUNSADER: The one in
7 front of 252.
8 DAN HARVELL: We will have
9 to limit the interaction here between you and them.
10 I'm sorry.
11 ZACHARY HUNSADER: Yes, Mr.
12 Chairman.
13 DAN HARVELL: It's not my
14 rule. I'm sorry. That's just the rule.
15 JAMES MCCLAIN: I'd like to
16 ask for the record, what was the name, the Meadows at
17 Flowing Rock, how did you derive that name?
18 ZACHARY HUNSADER: So there is a
19 spring coming out of a rock that is the spring head on
20 one of the five acre lots. And so that kind of just
21 fit.
22 JAMES MCCLAIN: And if I may,
23 I just remember Mr. Thibodeau's name, can I ask you a
24 quick question? There's an obvious concern of risk to
25 the airport. Is there a legitimate concern about, you
26 know, FAA regulations as it relates to property
27 surrounding an airport such that there could be like a
28 decommissioning of the airport by the FFA (verbatim)?
29 TOM THIBODEAU: I don't know
30 specifically. I can't cite the clear zone
31 requirements for public use airports. This is a
32 private use airport. So I don't know if they're the
33 same or not. There may be an impact study that needs
34 to be done to look at that prior to going forward. I
35 just don't know the answer. But I do have a map of an
36 aerial view if you would like to see the runway and
37 where the proposed site is.
38 JAMES MCCLAIN: I think we
39 have the aerial as part of our packet. Thank you so
40 much. That's all I need.
41 DAN HARVELL: You know.
42 You're a pilot. All right.
43 STEVEN GILREATH: Does the
44 property -- I can't tell where the subdivision is off
45 of this. Does it align with that runway?
46 TOM THIBODEAU: It's the
47 shorter runway. Not -- if you ---
48 STEVEN GILREATH: It's 1836;
49 right?
50 TOM THIBODEAU: It's the

1 lowest point to the property is the departure end of
2 the runway, the shorter runway 36.
3 DAN HARVELL: May I ask, is
4 that the runway that the radio control ---
5 TOM THIBODEAU: Radio
6 control, that is correct.
7 DAN HARVELL: So is this
8 property in question, is it directly in line with the
9 approach of that runway?
10 TOM THIBODEAU: It's 150 yards
11 down 252. So if I'm taking off, if I may?
12 DAN HARVELL: Please.
13 TOM THIBODEAU: If I'm taking
14 off on runway 36 and I have a problem, right now the
15 place I'm going to land is the field that's right
16 there across 252. And there's a slight right turn to
17 go into that field. That field is the heart of the
18 subdivision.
19 JAMES MCCLAIN: (Inaudible.)
20 TOM THIBODEAU: I don't
21 know. I just honestly don't know the answer to that.
22 WILL MOORE: Looking at
23 it on the aerial, I mean it looks like I mean you've
24 got to make a pretty hard right turn to catch that
25 open field off the end of the runway.
26 TOM THIBODEAU: If I'm at 50
27 to 100 feet, that's the only way I can go. There's no
28 turning back to the airport. Once you get high enough
29 you can then come across to Mr. Roach's property or my
30 property, into those fields over there by turning
31 left.
32 MALE: (Inaudible.)
33 TOM THIBODEAU: Okay. So if
34 you're landing runway 18, we're going to be turning
35 right over top of that subdivision coming across at
36 about 100 feet. That's just a concern.
37 DAN HARVELL: All right,
38 I'm looking at this aerial here that you provided. So
39 if your approach off that runway was straight, what
40 you're saying is the only place you would have to go
41 other than landing in trees would be that field;
42 correct.
43 TOM THIBODEAU: That's
44 correct.
45 DAN HARVELL: All right.
46 Mr. Gilreath.
47 STEVEN GILREATH: All right, so
48 I have an unregistered runway, but when I built mine,
49 it was my understanding that if it was registered
50 there was protection from future development. So I

1 don't know that this isn't something that needs to be
2 looked into by the FAA.

3 JANE JONES: It sounds
4 like they need to clarify it. Because if this
5 subdivision goes away, how long is it going to be
6 before there is another one? There's open land there.
7 You know, I was excited to see a house on five acres.
8 I mean, when do we ever get that? We didn't know
9 anything about the airport factor in this, looking at
10 this packet.

11 WILL MOORE: Could
12 anybody from the county elaborate on it for us?

13 JANE JONES: The people
14 in Honea Path are going to need to ---

15 ALESIA HUNTER: Mr.
16 Chairman, this is the first time I was aware that
17 there's an airport strip there. So what we would need
18 to do is talk with our airport folks and find out if
19 there's any impact between the private or public.

20 DAN HARVELL: Mr. Jones.
21 MR. JONES: Yes, sir.
22 If I may, it's my understanding that there is not
23 really a clear zone around a private airport. Most
24 clear zones are related to instrument approaches or
25 some other kind of an approach. There has to be a
26 clear zone both horizontally and vertically.
27 Buildings can't be but so tall and so forth. But for
28 a private airport, I don't know that. That would have
29 to be looked into. And I'm not sure anybody at the
30 Anderson airport would even know.

31 JANE JONES: We would
32 need to get an official report on it; something in
33 writing.

34 MR. JONES: The
35 encroachment and then the people complaining about
36 noise and safety that ---

37 JAMES MCCLAIN: (Inaudible.)
38 MR. JONES: In the
39 trees.

40 DAN HARVELL: And that
41 actually happened not that long ago with a fellow I
42 know that had a biplane, a Stearman. He was lucky to
43 get away with his life because he went down in the
44 trees.

45 Is there any other discussion?

46 JAMES MCCLAIN: (Inaudible.)
47 JANE JONES: Absolutely.
48 JAMES MCCLAIN: (Inaudible.)
49 DAN HARVELL: Well, this
50 is my district and I think we need to research this a

1 little bit more. Since Planning did not know about
2 the airport or did not realize that in their reports,
3 I'm going to vote that we table this for more research
4 to be done. I make that motion.

5 WESLEY GRANT: I'll second
6 that motion.

7 DAN HARVELL: We have a
8 motion and a second by Mr. Grant. We have a motion
9 and a second by Mr. Grant. No discussion on tabling.
10 We'll take a vote. Those in favor of tabling ---

11 JANE JONES: Wait just a
12 second. On discussion on tabling, Ms. Hunter, is
13 there some sort of deadline when you table? Do you
14 have a ---

15 ALESIA HUNTER: Yes, next
16 meeting. Next meeting.

17 DAN HARVELL: Next
18 meeting?

19 ALESIA HUNTER: Yes, ma'am.
20 JANE JONES: I just
21 wanted to make sure we understood that.

22 DAVID COTHRAN: That's my
23 only comment. I have no problem voting for the motion
24 for tabling, but who is going to do this research?

25 JANE JONES: It might be
26 better to ---

27 ALESIA HUNTER: Yeah, staff
28 will ---

29 JANE JONES: --- until
30 you get the information and then come back so that
31 there's no time restriction here just for that reason.

32 ALESIA HUNTER: We've got
33 to do it within 30 days. So staff will research it
34 with our airport folks.

35 JANE JONES: But if
36 you've got to go to the FAA, then you don't know how
37 much ---

38 ALESIA HUNTER: Well, I'm
39 not sure. So we'll talk to the airport director.

40 DAN HARVELL: Okay, the
41 motion and second is on the floor. Can I call for a
42 vote to table at this time? Those in favor of
43 tabling. Those opposed to tabling. Ms. Jones, did
44 you ---

45 JANE JONES: I voted to
46 go ahead.

47 DAN HARVELL: To table?
48 JANE JONES: Yeah.
49 DAN HARVELL: All right.

50 Unanimous.

1 Last item on the agenda. Staff.

2 BRITTANY MCABEE: Thank you,
3 Mr. Chairman. This is Cornerstone subdivision. The
4 property was zoned IZOD which is innovative zoning
5 district on September 7, 2021 by County Council after
6 being recommended for approval by the Planning
7 Commission on June 8, 2021. Cornerstone was approved
8 by the Planning Commission for 313 lots on October 12,
9 2021. So they went for the rezoning to be innovative
10 zoning district, then they came back with a
11 preliminary plat approval which was the October 12th
12 approval.

13 They are coming back before you today for a
14 change in the lot layout. This is not an IZD
15 amendment. This is a preliminary plat approval. Just
16 want to make that clear that we are doing a
17 preliminary plat approval, not a rezoning or an
18 amendment to the IZD. They still meet all the
19 requirements in that IZD and their statement of intent
20 that they had back in 2021.

21 So 210 property owners within a 2000 foot radius
22 were notified via postcard. It is still Cornerstone
23 which is still going to be single family detached.
24 Applicant is Davis and Floyd on behalf of Spano &
25 Associates, Incorporated. The engineer is also Davis
26 and Floyd. The location is off of Highway 187 which
27 is state maintained, and Burns Bridge Road, which is
28 county maintained. Located in Council District 4.
29 The surrounding land use is residential, agriculture
30 and industrial. The zoning is innovative zoning
31 district. Tax map numbers are there for your viewing.
32 It's approximately 137 acres, still that 313 lots that
33 was previously approved. They are not asking for a
34 variance. Traffic impact analysis is Highway 187 is
35 classified as a major collector with no maximum
36 vehicular trips per day. And Burns Bridge Road is
37 classified as a minor rural collector with no maximum
38 trips per day.

39 So this is the change in layout. The biggest
40 issue is to the south you can see that they have gone
41 for a more circular traffic flow rather than before it
42 was a little bit more boxy.

43 This is a closeup of the new layout and this is
44 very similar to the original layout. Here's the
45 aerial view of the property. Here's the zoning map.

46 Staff does recommend approval. This project has
47 met the requirements in Chapter 24 Subdivision, as
48 well as Chapter 48 Zoning.

49 And Bee Baker is here to explain the traffic
50 study and traffic issues.

1 BEE BAKER: Thank you.
2 Real quick I would just like to talk about the
3 findings of the traffic impact study mainly. There
4 are multiple recommendations for turn lanes,
5 additional turn lanes to be added. It's hard to
6 explain exactly where because there's a lot of
7 entrances. But there is one recommendation for a
8 right turn lane coming out of the development onto
9 187. There is four north and southbound left turn
10 lanes on SC 187 that are being recommended. At each
11 one of those there's three accesses to the subdivision
12 and also a left turn lane that is being recommended
13 for Burns Bridge Road, as well.

1 signed up to speak to this.
2 KENNETH GARRISON: (Inaudible.)
3 DAN HARVELL: All right,
4 sir. Come forward and give us your name and address.
5 KENNETH GARRISON: My name is
6 Kenneth Garrison. I live at 1060 Burns Bridge Road.
7 And my only concern, me and my neighbor Miss Evelyn
8 here, we live right next door to each other and
9 there's an access in between. I tried to go to this.
10 I got the postcard. I tried to pull this up to see
11 the differences and our only concern is that we get a
12 privacy fence along that access road because my
13 property runs the whole access of that road. I just
14 don't want trash thrown in the yard. We have no -- I
15 have no problem with them building the houses. Is
16 that correct? That's our only concern is that we get
17 a buffer -- not a buffer -- well, a buffer or a
18 privacy fence down -- I don't know what they're
19 calling it. But that access road.
20 WILL MOORE: You see the
21 property line and then the buffer, the buffer is
22 already inside that, the backside of those lots.
23 KENNETH GARRISON: Is there a
24 fence along the backside and on the side? Does it
25 show a fence?
26 JAMIE MCCUTCHEON: Mr. Chairman,
27 if I may, we discussed this previously when it was
28 approved and we had the same fencing that we had
29 previously approved to do. So I believe -- I'm not
30 sure exactly which lots yours is, whether it's to the
31 right or left of it, but ---
32 KENNETH GARRISON: You've got a
33 fence on both sides?
34 JAMIE MCCUTCHEON: I believe we
35 have a fence on both sides. And we're happy to do
36 that either way. We're taking care of the neighbors.
37 KENNETH GARRISON: That's all I
38 had -- I was concerned about.
39 DAN HARVELL: Okay, thank
40 you. Thank you. All right, so any questions from the
41 board at this time. Okay, is anyone prepared to make
42 a motion?
43 WILL MOORE: I am, Mr.
44 Chairman. I would like to make a motion to go ahead
45 and approve this. I feel like it's conducive.
46 They're coming back with bigger lots. The circular
47 streets look to be something we don't see that often.
48 But I like the way it looks.
49 JAMES MCCLAIN: I second
50 that.

1 DAN HARVELL: Okay. We
2 have a second from Dr. McClain. Any discussion? Call
3 for the vote. Those in favor. It looks unanimous.

4 All right. Moving on to the agenda, any old
5 business to be brought before the commission?

6 All right, we have no one else that is signed up
7 to speak at the end of the meeting.

8 We do want to welcome to the board Mr. Michael
9 Gilreath who will be representing District 3 here.
10 Michael, we're glad to have you. And what a great
11 time for a pilot to be on the board tonight. That's
12 very good.

13 Now lastly, we will hear something from staff
14 concerning the comprehensive plan that's ongoing. If
15 you can tell us where that is at this time.

16 ALESIA HUNTER: Thank you,
17 Mr. Chair. We have had two series of meetings.
18 Brittany has done a presentation. I think all of you
19 have been here to hear her presentation. Tyanna is
20 working with the council and your representative to
21 get locations for the upcoming meetings in the
22 community. So that's where we are. And I believe Ms.
23 Wilson, your council person, has turned hers in as to
24 where she wants to start having meetings and I believe
25 she's going to partner up with District 6, which will
26 be Miss Jane and Mr. Davis, Mr. Will and Mr. Sanders.
27 So we've received the first one. We'll be getting in
28 touch with you all as we receive additional ones. So
29 that's where we are.

30 DAN HARVELL: All right.
31 Thank you very much. If there's no other business, I
32 will entertain a motion to adjourn.

33 WILL MOORE: Second.

34 DAN HARVELL: Do we have a
35 second? Okay. No discussion. Those in favor? And
36 we are adjourned.

37

38 **MEETING ADJOURNED AT 9:37 P.M.**

State of South Carolina)
County of Anderson)

ANDERSON COUNTY
PLANNING COMMISSION MEETING
APRIL 11, 2023

IN ATTENDANCE:
DAN HARVELL, CHAIRMAN
BRAD BURDETTE
DAVID COCHRAN
JANE JONES
WESLEY GRANT

ALSO PRESENT:
ALISIA HUNTER
HENRY YOUMAN
TIM CARTEE
BRITTANY MCABEE
TYANNA HOLMES
GAYE SPRAGUE

1 DAN HARVELL: Hello. Welcome
2 everyone. The April 11th, 2023 Anderson County
3 Planning Commission Meeting will begin. Let's stand
4 for the invocation and pledge.

5 **INVOCATION AND PLEDGE OF ALLEGIANCE BY DAN HARVELL**

6 DAN HARVELL: Okay. At this
7 time I would ask the Board Members if I can get a
8 motion, a second and a vote on the approval of the
9 agenda.

10 WESLEY GRANT: Chairman, I make a
11 motion to approve the agenda.

12 DAVID COTHRAN: Second.

13 DAN HARVELL: Okay. Mr. Grant
14 motioned. Mr. Cothran second. Any discussion? Those
15 in favor. And unanimous.

16 Okay. Now, the approval of minutes of the January
17 10th meeting. The March 14th meeting minutes will be
18 forthcoming. Do I have a motion to approve?

19 WESLEY GRANT: So move.

20 DAN HARVELL: Okay. Mr. Grant.
21 Do I have a second?

22 JANE JONES: (Inaudible.)

23 DAN HARVELL: A second, Ms.
24 Jones. Any discussion? Those in favor? And passed.

25 All right. Moving on to the public hearings.
26 Number one, Number Item A on the agenda, Happy Hills
27 RV Park. Staff report and recommendation.

28 BRITTANY MCABEE: Thank you, Mr.
29 Chairman. This is Happy Hills Campground. Twenty-
30 eight property owners within a 2,000 foot radius were
31 notified via postcard. The intended development is an
32 RV Park. The applicant is Daniel Lockey. There is no
33 surveyor or engineer of record at this time of the
34 development. The proposed use of the property is to
35 develop a campground with 11 sites, each containing a
36 15 foot by 35 foot space. This project includes
37 water, septic, insulation and power, as well amenities
38 including a sand playground, a cookout area and
39 laundry facilities. The property is 4.07 acres. It's
40 located on Old Fork School Road, which is state
41 maintained in Council District 4. The surrounding
42 land use is undeveloped. It's also unzoned. The tax
43 map number is there for your viewing. They are not
44 requesting a variance. Traffic impact analysis is
45 that Old Fork School Road is classified as a collector
46 with no maximum vehicle trips per day.

47 This is the proposed layout of the site. The
48 applicant provided this to us. And this is the
49 location of the proposed RV park.

50 Staff does recommend approval. The project has

1 met the requirements in Chapter 24 Land Use. This
2 concludes the staff report.

3 DAN HARVELL: Thank you. Is the
4 developer/owner here?

5 DANIEL LOCKEY: Yes, sir.

6 DAN HARVELL: Would you like to
7 make a presentation?

8 DANIEL LOCKEY: (Inaudible.)

9 DAN HARVELL: We would like to
10 hear from you if we could. Come to the microphone.
11 State your name, address.

12 DANIEL LOCKEY: Daniel Lockey.
13 You know, there's a lot of kids that -- where I'm from
14 -- I live in Travelers Rest -- on drugs. You know, I
15 would like to help some of the kids, you know, maybe
16 -- maybe this right here will get -- somebody can get
17 saved by this little community thing I'm trying to do
18 here.

19 And I don't want nobody to give me nothing. I'll
20 work for it. You know, and I -- it's something I
21 always wanted to do. I'm a plumber back home and, you
22 know, maybe this might be my retirement. It'll be a
23 nice place for kids. You know, no drinking, no drugs,
24 nothing like that involved. Just something plain --
25 just something clean.

26 DAN HARVELL: Okay. Does anyone
27 on the Board have questions of ...

28 DANIEL LOCKEY: And I'm not asking
29 anybody to give me nothing. I'll work for it.

30 DAN HARVELL: I will ask you,
31 will this be maintained? Is there someone on site or
32 will this ...

33 DANIEL LOCKEY: Yes, sir. It will
34 be maintained. Someone will be on site.

35 DAN HARVELL: So someone will be
36 there all the time?

37 DANIEL LOCKEY: Three to five days
38 a week. Not all the time, but three to five days a
39 week.

40 DAN HARVELL: Okay.

41 JANE JONES: So nobody's living
42 on the site. This would be somebody coming in and
43 out?

44 DANIEL LOCKEY: Maybe three days a
45 week someone will live there. I got a niece who's
46 kind of handicapped. She said she'd help me out with
47 it till I get it going if this is approved.

48 JANE JONES: Uh-huh
49 (affirmative.) Well, security is a big concern with
50 these places.

1 DANIEL LOCKEY: I will have
2 cameras up, ma'am. I will have cameras up.
3 DAN HARVELL: Any other
4 questions?
5 JANE JONES: On the site plan,
6 the property next to where your site is the one we
7 have here in front of us is showing some lots in a row
8 there on the road. Are those residences? Are there
9 houses there? I can't tell.
10 DANIEL LOCKEY: There's nothing
11 been developed there yet, ma'am. No, ma'am.
12 JANE JONES: Okay. It's just
13 drawn -- I couldn't tell --
14 DANIEL LOCKEY: Just a raw piece
15 of land.
16 JANE JONES: Where does your
17 fire protection come from? Fire. Who serves that?
18 DANIEL LOCKEY: I have no idea,
19 ma'am.
20 WESLEY GRANT: I'm curious. Who
21 do you think your audience is? I mean, who would be
22 using the park. I mean who --
23 DANIEL LOCKEY: Well, it's going
24 to be a --
25 WESLEY GRANT: I mean, is it
26 construction workers coming in town? Is it people
27 visiting?
28 DANIEL LOCKEY: You know, it might
29 bring a little revenue to that little town too there,
30 you know. The boat ramp ain't but, what, four minutes
31 away. And it may be able to bring a little revenue
32 into that town there, you know, to help that town out.
33 There's always looking -- somebody looking, you know.
34 A lot of single parents, they can't afford a eight or
35 nine hundred dollar house payments. I mean, but they
36 can afford, you know, four-fifty, five hundred bucks a
37 month lot rent. You know, that's your water, sewer
38 and trash, so ...
39 JANE JONES: So you don't have
40 any set time limit on how long anybody can stay?
41 DANIEL LOCKEY: No, ma'am, unless
42 there's a time limit on it.
43 JANE JONES: And where does
44 your water come from?
45 DANIEL LOCKEY: I don't know that
46 either, ma'am. It's on Old School Fork Road, but I
47 don't know exactly --
48 JANE JONES: But it's --
49 DANIEL LOCKEY: -- where --
50 JANE JONES: -- it has to be

1 public water?
2 DANIEL LOCKEY: Ma'am?
3 JANE JONES: It's public water
4 I assume?
5 DANIEL LOCKEY: Yes, ma'am. It
6 will be public water. Uh-huh (Affirmative.)
7 DAN HARVELL: Do we have any
8 questions from the Board?
9 JANE JONES: You have septic
10 for your sewer. I mean --
11 DANIEL LOCKEY: What I did is --
12 JANE JONES: -- what's your
13 plan to -- you'll have how many septic tanks on the
14 property?
15 DANIEL LOCKEY: The way I did my
16 homework is six campers per 1500 gallon septic tank.
17 So I mean, I'll do that myself. Like I say, I'm a
18 plumber. I mean, I'll do the water and the sewer
19 myself.
20 JANE JONES: Okay.
21 DAN HARVELL: Anyone else?
22 Okay. Thank you, sir.
23 DANIEL LOCKEY: Thank you.
24 DAN HARVELL: At this time, we
25 have two citizens that are signed up to speak to this.
26 The first one is Daniel Lockey.
27 DANIEL LOCKEY: That's me.
28 DAN HARVELL: Oh, that's you.
29 Okay. I'm sorry.
30 And I believe the next one is King, Mr. King, Jr.
31 Is there a Mr. King, Mr. K? The last name starts with
32 a K and there's a Jr. after that. Anyone?
33 Okay. All right. And at this time, we'll close
34 the public hearing and I'll ask the Board for a motion
35 up or down.
36 DAVID COTHRAN: Motion to approve.
37 DAN HARVELL: We have a motion
38 to approve from Mr. Cothran. Do I hear a second? Do
39 I hear a second? I will second for reason of further
40 discussion. We'll now have a period of discussion if
41 anyone on the Board would like to share any views
42 about why you would or would not be in favor of this.
43 JANE JONES: There are a lot of
44 unanswered questions.
45 DAN HARVELL: Pardon?
46 JANE JONES: There are a lot of
47 unanswered questions, you know, but this is
48 preliminary, I guess.
49 DAN HARVELL: Okay. Anyone
50 else?

1 WESLEY GRANT: I guess I'm
2 struggling with the potential planned use of the RV
3 park. Who would use it? I mean, what are they
4 visiting for? You know, I'm not quite clear on that.
5 Does it fit the surrounding area?

6 DAN HARVELL: I will ask the
7 staff. Do we have anything in any ordinance that
8 deals with time limitation in any way on these
9 potential RV parks?

10 ALESIA HUNTER: No, sir.

11 DAN HARVELL: We do not?

12 ALESIA HUNTER: No, sir.

13 DAN HARVELL: Okay. That for
14 clarification. All right. That being, are we ready
15 to vote? All right. Those in favor of approval,
16 please raise your hand? Those not in favor? Okay.
17 And so ordered. Okay. So David you voted yes.

18 Okay. All right. Moving onto the next issue.
19 Number B, Amendment, a rezoning amendment located off
20 Highway 76. I believe this up at Arthrex, correct?

21 BRITTANY MCABEE: That's correct.

22 DAN HARVELL: Okay. Go ahead.

23 BRITTANY MCABEE: As stated this is
24 the Highway 76 IZD Amendment. Sixty property owners
25 within a 2000 foot radius were notified via postcard.
26 To give you a little bit of a history of this IZD and
27 why we're here today is that the Planning Commission
28 did recommend approval for the original rezoning on
29 July 12, 2022. So that was last year. County Council
30 rezoned the property on August 16th, 2022. The
31 applicant is here today because he would like to
32 increase density according to the county ordinance.
33 Anytime you increase density and reduce open space,
34 that requires the whole rezoning process again. So he
35 is amending that. The reason he is amending that to
36 increase that density is that the availability and
37 capacity of sewer does support higher density at that
38 location. And to the staff report, the applicant is
39 Idea River, LLC. Current owner is Ernest W. Garrison,
40 Jr. It's located on Highway 76 in the Denver Sandy
41 Springs Precinct in Council District 4. The tax map
42 number is there for your viewing. It's approximately
43 19.1 acres.

44 As a preview of what the Innovative Zoning
45 District is, it is a development that would result in
46 improved design, character and quality of new
47 developments, as well as preserving natural and --
48 natural and open spaces. The purpose of the IZD is to
49 allow developers flexibility in creating a product
50 that may not normally be allowed under traditional

1 zoning districts. The surrounding land use, as you
2 can see is the I1. That is your Arthrex. Everything
3 else around it is C2, which is highly commercial
4 district. The request is, as I stated before, is to
5 increase the density from 176 apartment units, which
6 is what the Commission approved last year. He wants
7 to increase that to 250 units. The amendment is
8 reducing open space from 62.1 percent to 57.4 percent.
9 Amenities, such as the club house, pool, playground
10 area and commercial space along Highway 76 is
11 remaining the same.

12 This is the proposed layout of the new IZD with
13 that kind of increased density. And this is the
14 aerial view and the zoning map.

15 Staff does recommend approval since the project
16 does have access and greater sewer capacity than what
17 was believed last year. So we do recommend approval
18 based on the requirements in Chapter 48. This
19 concludes the staff report.

20 DAN HARVELL: Okay. Thank you.
21 Do we have someone representing the property here to
22 speak? Anyone from Idea River, LLC or the owner,
23 Ernest Garrison?

24 Okay. We do have one citizen signed up to speak
25 to this. And that's Laura Rhodes. Please state your
26 name and address. And you did not check on here
27 whether or not you live within 2,000 feet of this
28 property?

29 LAURA RHODES: I thought I
30 checked no. But we have property that joins that and
31 we have property across the road from that.

32 DAN HARVELL: Okay.

33 LAUREL RHODES: I'm Laura Rhodes.
34 I live at 5029 Briar Creek here in Anderson 29625.
35 And I'm speaking for my husband and he's in the
36 hospital, but I had some questions and he really did
37 want to come. He wanted to know where is the exit and
38 entrance going to be, you know, off of Highway 76 to
39 get to these apartments.

40 DAN HARVELL: And could you --
41 could you address that?

42 LAURA RHODES: Do you want me to
43 state all my questions now or one at a time?

44 DAN HARVELL: Yeah. Go ahead.
45 Go ahead and state your questions all at once and then
46 we'll ...

47 LAURA RHODES: Okay. And will
48 there be a privacy fence to prevent residents from
49 wandering on the neighbor's property, because ours is
50 just in front of that and it's vacant. And it would

1 be very easy for them to cut through to get to Highway
2 76. We do have a driveway there to get to our
3 property.

4 And the next question is -- maybe she stated it,
5 but I did not understand it -- what type of apartments
6 are these going to be? And I understood that it was
7 going to be 250 apartments. I could be mistaken so
8 please correct me.

9 That's my questions. Is that all?

10 DAN HARVELL: Okay. Yes, ma'am.

11 Thank you.

12 LAURA RHODES: Thank you.

13 DAN HARVELL: And we'll have
14 staff address those.

15 BRITTANY MCABEE: Okay. So the
16 Commission is voting on the density increase only. If
17 you don't vote for -- say you deny this density
18 increase, the apartments remain. They can still go
19 back to the 176 that you guys approved last year.

20 But to touch on her comments, the entrance is
21 still in the same place. The privacy fence, I don't
22 quite remember what kind of buffers he is proposing at
23 this time, but he will be required to do some type of
24 buffering system.

25 As far as the type of apartments that it is, I do
26 believe he's going for a garden style. So that's your
27 typical, like three-story apartment complex.

28 DAN HARVELL: All right. Okay.

29 There's no one else signed up to speak so I'll close
30 the public hearing at this time.

31 Do any of the Commissioners have any questions for
32 the staff?

33 WESLEY GRANT: So what was the
34 increase, the density increase? 176 to what number?

35 BRITTANY MCABEE: 250.

36 DAN HARVELL: Anyone else?

37 JANE JONES: The slide that was
38 up there, the buildings that are highlighted in brown,
39 is that the new part? Or all of it?

40 BRITTANY MCABEE: It's all of it.

41 He rearranged the buildings a little bit.

42 WESLEY GRANT: Did he share with
43 staff why he needed to increase the density?

44 BRITTANY MCABEE: Yes. So
45 originally when he came before the Commission last
46 year, I believe he had gotten some incorrect capacity
47 numbers as far as sewer availability. When he was
48 actually developing this and in the design process, he
49 discovered that there's more sewer capacity there than
50 what he was originally led to believe. So that is the

1 reason for the increase in density and also the reason
2 why staff is recommending approval.

3 WESLEY GRANT: So it's fair to
4 say had he known that originally, he would have asked
5 for this in the beginning?

6 BRITTANY MCABEE: I can't speak for
7 the applicant, but I would think so.

8 DAN HARVELL: So just for
9 clarification, we're actually -- the vote that we're
10 taking is only for basically a restating of the
11 zoning, correct?

12 BRITTANY MCABEE: It is an amendment
13 to the statement of intent and also the plan. It
14 really boils down to a slight 5 percent -- less than 5
15 percent decrease in open space. And that increase
16 from 176 units to 250 is what the Commission is voting
17 on tonight.

18 DAN HARVELL: Okay. Any other
19 questions? Okay. All right. I will ask for a motion
20 for or against from the Commission.

21 WESLEY GRANT: Mr. Chairman, I
22 motion we approve.

23 DAN HARVELL: Okay. Mr. Grant
24 makes a motion to approve. Do I have a second?

25 DAVID COTHRAN: Second.

26 DAN HARVELL: We have a second
27 from Mr. Cothran. Any discussion? All right. Those
28 in favor of approval, please raise your hand. And
29 unanimous. Thank you.

30 All right. The next item on the agenda is The
31 Meadows at Flowing Rock in Council District 7. At
32 this time I'll ask for the staff report on that.

33 BRITTANY MCABEE: Thank you, Mr.
34 Chairman. This is The Meadows at Flowing Rock.
35 Twenty-five property owners within that 2000 foot
36 radius were notified via postcard again. This
37 project, if approved, will be classified as a private
38 road subdivision. You were -- this may seem familiar
39 because this was heard last month. It was tabled at
40 the March 14th, 2023 Planning Commission Public
41 Hearing. The Commission tabled it to check on the
42 status of the private airport that is across the road
43 and located in Abbeville County.

44 Anderson County Airport staff did review the
45 proposed subdivision and have no concern regarding the
46 development. They also reached out to the South
47 Carolina Aeronautics Commission. They have no
48 concerns as well.

49 This is to be a single-family dwelling intended
50 development. Applicant is Zachary Hunsader. The

1 surveyor/engineer is John Moore. It's located on
2 Highway 252, which is state maintained in Council
3 District 7. The surrounding land use is residential
4 agricultural and the zoning is RA, as well. The tax
5 map number is there for your viewing. It's 58.16
6 acres. He's proposing 10 lots. No variance is being
7 requested. Highway 252 is classified as a major
8 arterial with no maximum trips per day. Just for the
9 Commission's information, that area being zoned RA
10 does have a one-acre minimum lot size. So 10 lots is
11 significantly less than what he could potentially get
12 under a subdivision ordinance. Additionally, he could
13 potentially do this via summary plat as well. It
14 would just not be 10 lots initially.

15 And this is the preliminary plat. And this is the
16 aerial view. The airport that is in question is
17 actually diagonally south from this parcel. And this
18 is the zoning map.

19 Staff does recommend approval. The project has
20 met the requirements in both Chapter 24 Land Use as
21 well as Chapter 48 Zoning. This concludes the staff
22 report.

23 DAN HARVELL: Thank you. Based
24 on the fact that we tabled this last time, I'll need
25 to call for a motion to bring it back for
26 reconsideration so that we can go ahead and discuss
27 this.

28 DAVID COTHRAN: Motion.

29 DAN HARVELL: We have a motion
30 from Mr. Cothran.

31 WESLEY GRANT: Second.

32 DAN HARVELL: A second from Mr.
33 Grant. Those in favor. We have no discussion on
34 tabling or un-tabling.

35 All right. Mr. Hunsader, are you here?

36 ZACH HUNSADER: Council, my name
37 is Zach Hunsader. I live at 40 Silesian Court,
38 Pelzer, South Carolina. So I don't know if -- what
39 Brittany mentioned to you guys is satisfactory as far
40 as the FAA requirements. I actually reached out to
41 the FAA myself and I have something for you guys to
42 look at if you would like.

43 DAN HARVELL: That's fine.

44 ZACH HUNSADER: My direct
45 correspondence with them. So what you have in front
46 of you is just an aerial view to kind of give you
47 reference, since the airport is not been up on the
48 screen. So the yellow arrow that you see is the
49 center of the runway that was under consideration.
50 The yellow -- I'm sorry. That's the yellow arrow.

1 The orange perimeter line is the line around my
2 property that we're talking about. It is roughly 300
3 feet from the corner of my property to the center of
4 that runway.

5 On the following page you will find my initial
6 email to the FAA. And I spoke with the safety
7 operations manager for the state of South Carolina.
8 And so my -- I just have some points highlighted just
9 so you guys know, you know, later on what I'm
10 referencing. So I let him I know I have a 60-acre
11 development, single-family dwellings, and that all my
12 research had shown that the FAA does not regulate
13 zoning or land use.

14 On the second page of the emails, I mentioned
15 attached you will find a screen shot of the issue of
16 proximity of my property in relation to the end of one
17 of the runways. You can see my property perimeter
18 highlighted by an orange line. The runway they are
19 talking about is the yellow line with arrow. My
20 property corner is over 300 feet away from the end of
21 the runway they have issue with.

22 And then I referenced another conversation where
23 it says Randy, another gentleman I spoke with at the
24 FAA. Randy let me know that my research was correct.
25 No such regulations exist.

26 Okay. And then next is the response of the safety
27 manager. His name is Lanny Watkins. There's a
28 picture of him at the bottom, just to make sure we're
29 on the same page together. He said, good afternoon.
30 In the circumstances you describe, the FAA does not
31 regulate the use of your land so long as any
32 construction is not contrary to Title XIV Code of
33 Federal Regulation Part 77. And here in a moment,
34 I'll actually -- it's attached, this regulation that
35 Lanny is talking about so you guys can see for
36 yourself.

37 Flip to the next page. It's a subsequent email
38 that he sent to me after -- I'd spoken to him once on
39 the phone. He gave me his phone number there so we
40 could clarify. And it says, also, I am unable to
41 locate any code or Federal Regulation or United States
42 Code that requires a private property owner to provide
43 an emergency landing area for any aircraft.

44 Okay. If you turn again, it would take you to
45 Chapter 77 that Lanny referenced. And he mentioned
46 that it had to meet that requirement. In a phone call
47 with Lanny he -- what he let me know because this is
48 one of the questions I had. Does this apply to
49 everyone or is this specific to me because of my
50 proximity to the airport? And he let me know, no,

1 this is something that everyone here would have to
2 abide by. You can't build a 200 foot structure
3 without getting approval from the FAA. Chapter 77 of
4 this code deals with impeding navigable air space. So
5 obviously, with single-family dwellings, we're not
6 looking to put up 200 foot structures. So this would
7 apply to me as well everyone in this room.

8 So it's 77.9. If you flip two pages, I have some
9 more highlights, which will -- I'll just explain to
10 you guys briefly what he was referencing. So this is
11 construction. It's titled Construction or Alteration
12 -- Alterations Requiring Notice. And so Part A, it
13 says any construction or alteration that is more than
14 200 feet tall. Now, obviously, we're not doing that.
15 Part B is a restriction on distances from the
16 beginning and end of runways, but only certain
17 runways. And those runways, because it mentions Part
18 D. As you'll see, I have D, D, D highlighted. It's
19 part D of this section. Part D of this section is
20 also highlighted underneath and so numbers 1, 2 and 3
21 are only applicable if Part D is applicable. Part D
22 lists different types of airports. A public use
23 airport, a military airport under construction, an
24 airport operated by a federal agency or the Department
25 of Defense and an airport or heliport with at least
26 one FAA approved instrument-approach procedure. This
27 morning, I spoke with a gentleman who confirmed, no,
28 there is no instrument, you know, instrument approach
29 for the Honea Path Airport.

30 Regardless of all of that, I just wanted you guys
31 to see. I meet all these requirements anyway. But
32 this -- under only certain circumstances are they even
33 regulated, you know, the takeoff and, you know, the
34 landing ends of the runway.

35 I spoke with Jim Jones, a gentleman with the
36 airport yesterday, and we had a great conversation
37 about trying to work together to maybe help this
38 development work for the airport in allowing possible
39 future building sites for people around the country
40 who would like to come and be a part of the airport,
41 pending the club itself actually inviting those people
42 in.

43 And so something I wanted to mention, not just for
44 the Council's benefit but also for those that are here
45 tonight, I intend to restrict this property. I am not
46 just going to let, you know, let everything go. I
47 have a couple of pages worth already I have sent to
48 Brittany. But, you know, they're not really
49 applicable at this moment. But some of the
50 restrictions that I -- you know, you've got to

1 maintain your yard. There can't be junk cars. Not
2 dogs out on chains. You know, these are just a list
3 of random things that I intend to do. And one of
4 them, I think is going to hopefully calm, calm some
5 people is that I am not allowing single-wide trailers.
6 I do currently have in my plan to allow doublewides,
7 only factory new on permanent foundations; however, I
8 am considering removing that as well and just making
9 it site-built homes. That is not something I am
10 solidified on. A lot depends on the economy and what
11 happens with it and my ability to sell this property.
12 And I will do what I feel like is going to be in my
13 best interest to be able to move it. If I can't move
14 it one way, then I might have to shift another way.

15 So that concludes my presentation. Thank you for
16 your consideration.

17 DAN HARVELL: Okay. Thank you.
18 We may be calling you back.

19 ZACH HUNSADER: Okay.

20 DAN HARVELL: All right. At
21 this time we'll open the public comment. Mr. Jim
22 Jones is first.

23 JIM JONES: My name is Jim
24 Jones, 8637 Highway 252 in Honea Path. And thank you
25 for this opportunity. As Zach mentioned I met him for
26 the first time yesterday evening and I was very
27 impressed with this young man's business sense. And
28 he showed me an attitude of a hard worker and that's
29 -- you don't see that much anymore. And so that
30 struck me very well.

31 As a little bit of background, I've been in
32 aviation 48 years, been flying. It started out as a
33 hobby, then it was a profession. Then -- now that I'm
34 retired, it's a hobby again. I have a private rating,
35 commercial rating, instrument rating, multi-engine
36 rating and I'm also a certified mechanic and a FAA
37 aircraft inspector. So I've been involved in aviation
38 for a very long time and it's been a passion of mine.

39 Right now I currently in retirement restore World
40 War II aircraft and teach kids, the youth and even
41 adults, about the history of these aircraft. History
42 that's not even being taught in high schools anymore.

43 One thing that struck me at the last meeting is it
44 was -- it was a discovery of the Commission that there
45 was an airport across the highway. And so I wanted to
46 present some information that even you may not know
47 about. All across America people in the aviation
48 world are looking for places to build a house, looking
49 for places to put an airplane. And you can actually
50 go out to a website called living with your airplane

1 dot com and you can see flying communities all across
2 the country.

3 I bring that up because of this, and I mentioned
4 this to Zach and he touched on it just a moment ago.
5 There are people that own aircraft and have been in
6 aviation for a long time that are looking for places.
7 And these are people that are typically entrepreneurs,
8 higher income, usually higher education, and have more
9 assets that are available that would be most
10 interested in what Zach is doing, for an example.

11 And I have -- I brought the aviation publications
12 to show you the real estate ads in here that don't
13 last long because people come in and buy these
14 properties. I had a call just three weeks ago from a
15 gentleman in California. He called me about some
16 airplane parts. And he said, oh, by the way, do you
17 have property at your airport because I want to get
18 out of California, and I'd move to South Carolina if
19 you had property there. So for him to move here and
20 put in a \$500,000 or \$600,000 home on Zach's property
21 and build a hangar at our airport and bring his
22 airplane, it would be a drop in the hat to him.
23 That's really nothing.

24 So my point is that there are people that want to
25 do that. Coming over here, I talked to a good friend
26 of mine named Tom Thibodeau --

27 DAN HARVELL: Time.

28 JIM JONES: -- and he had --
29 time?

30 DAN HARVELL: Time.

31 JIM JONES: Time?

32 DAN HARVELL: Yeah. I failed
33 to mention there is a three-minute time limit.

34 JIM JONES: I'm just asking
35 the Commission in mentioning it, don't leave money on
36 the table here. I'd like to push this out for 30 days
37 and get more information to you on that.

38 DAN HARVELL: Okay. Thank
39 you, Mr. Jones. Gerald Roach.

40 GERALD ROACH: Gerald Roach,
41 100 Princeton Highway, Honea Path. I just want to ask
42 a couple of questions about what type homes would be
43 on it. And I think Zach answered that.

44 And we join the property at the back. We have a
45 cattle farm. And that's our concern is with our
46 cattle. We need a buffer zone, which there are a
47 buffer zone there between us and the creek and we want
48 to try to work with Zach maybe to purchase it. And
49 that would give us a buffer zone. He has offered it
50 to us as a -- I believe it's 9.7 acres and he has

1 offered it to us. So that's what we want to do.
2 And I just wanted to say now what happens if these
3 tracts don't sell and he decides he wants to subdivide
4 it again? I mean, is that a possibility that he could
5 do that after this is approved?

6 DAN HARVELL: Finish your
7 comments and then we'll ask staff, okay?

8 GERALD ROACH: That's about
9 all. That's about all.

10 DAN HARVELL: Okay. Thank
11 you, sir.

12 Brittany, can you speak to that?

13 BRITTANY MCABEE: Yes, because it
14 is a subdivision, any further subdivision or increase
15 in lots does require it coming back to the Commission.

16 DAN HARVELL: So it would come
17 back to us if any changes were made, other than what
18 we already see on paper here?

19 BRITTANY MCABEE: If it increases
20 lots, it would come back to the Commission. If he
21 changes some like lot lines or if he were to sell a
22 portion of the property, that wouldn't require
23 Planning Commission approval, but the increase in lots
24 would.

25 DAN HARVELL: Okay. Thank
26 you. All right. Next is Scott Grandfield.
27 Scott Grandfield, 82 Princeton Highway. I'm in a
28 unique position. I'm involved with the airport,
29 heavily involved with the airport working with Jim and
30 Tom Thibodeau. And also I own farm property right
31 next to Gerald and Suzanne, the person you just talked
32 to.

33 I'm interested in the safety aspect. When I first
34 heard about the first meeting, I apologize I wasn't
35 here. That I was a little bit surprised that people
36 didn't know there was an airport there. I think Zach
37 has basically addressed a lot of those concerns,
38 talking to the FAA, things like that.

39 On the farm side, I'm also a small hobby farmer
40 and I'm going to be doing some honeybees, things like
41 that. Also I'm concerned about buffer areas. Thank
42 you.

43 DAN HARVELL: Okay. Thank you.
44 All right. The next speaker, I do not -- I cannot
45 make out the writing. I'm sorry. This speaker is
46 before Regene McCall and before Al Young. So whoever
47 -- whoever hasn't spoken.

48 JIM TAYLOR: Jim Taylor.

49 DAN HARVELL: Oh, yes, Jim
50 Taylor. Okay. I'm sorry.

1 BRITTANY MCABEE: Mr. Chairman, may
2 I make a correction --
3 DAN HARVELL: Sure.
4 BRITTANY MCABEE: -- as he makes
5 his way to the mic. I did forget that this is a
6 private-road subdivision, and because it is a private-
7 road subdivision, he is limited to only 10 lots. He
8 cannot go more than that without upgrading that road
9 to county standards, which would trigger Planning
10 Commission approval. But if he wants to keep it at
11 that private road, gravel road minimum, it'll be 10
12 lots forever.
13 DAN HARVELL: Okay. Gravel
14 road minimum, meaning it could be paved and that would
15 be the same thing, right?
16 BRITTANY MCABEE: If he were to
17 upgrade it to county standards, he could further
18 subdivide, but this new ordinance that allows these
19 private roads, it's expensive to build a road to
20 county standards.
21 DAN HARVELL: Okay.
22 BRITTANY MCABEE: So.
23 DAN HARVELL: All right. Thank
24 you. Mr. Taylor, my apologizes.
25 JIM TAYLOR: No, no, no. My
26 apologies. My name is Jim Taylor. I live at 201
27 Sunset Drive in Honea Path, South Carolina. And I'm
28 before you this afternoon representing the town of
29 Honea Path and just simply the concerns of the future
30 of the town of Honea Path.
31 And I was really pleased and enlightened to hear
32 the discussion between Jim and Zach. That warms my
33 heart. I think that's definitely headed in the right
34 direction. And I would certainly encourage this body
35 to do everything they can in their power to try and
36 promote what we have going on here, because having had
37 the opportunity to travel extensively when I was in
38 sales and marketing throughout Canada and throughout
39 the United States, what he is saying is the truth. A
40 lot of money goes around with airplanes, especially
41 when they're coming from California.
42 But my apologies to all of you. I'm dealing with
43 famillial hand tremor, one of the joys of being a
44 little bit older. So that was the poor handwriting
45 you got up there. But we appreciate your time. And
46 we certainly encourage you to do what we can to
47 support Zach and Jim and the rest of this concerned
48 group to find a good balance and a win/win situation
49 for all the parties. That's all I have.
50 DAN HARVELL: Thank you, Mr.

1 Taylor.

2 JIM TAYLOR: Yes, sir.

3 DAN HARVELL: And last on the
4 list is Mr. Al Young. Oh, no. I'm sorry. Yes, yes,
5 I'm sorry. Ms. McCall. I'm sorry. My apologies.

6 REGINA MCCALL: It's okay.

7 Well, I just -- Zach did answer some of the
8 questions because we didn't know the housing part. I
9 pray he does not go with the doublewide or even if
10 they're on concrete or anything, because it is a
11 beautiful piece of property. I'd give anything if
12 he'd sell it as a whole, but he can't.

13 But I do -- I'm glad I eventually called the
14 airport people, because I like what they're talking
15 about as far as, you know, some nicer homes. Just
16 some different things like that is just better for the
17 economy. You know, to make the country look better.
18 I mean, I'm just not wanting to see trailers and, you
19 know, things like that because -- I guess my worst
20 fear was is when say he sells five acres. They put a
21 doublewide on it and that person, you know, financed
22 the land to get the doublewide and in five years can't
23 pay for it. And then they take the land, and then
24 what's going to happen there. It just goes downhill
25 in my eyes. I mean, we have a place called Deerfield
26 Acres not far, on the other side of Honea Path, that
27 that gentleman had the same idea as Zach but it's -- I
28 wouldn't let my dog live there. I mean, you know, so
29 that's my worst fear because, you know, of things like
30 that. But I'm glad to see that they are talking, so
31 ...

32 DAN HARVELL: Thank you, Ms.
33 McCall. Now, Mr. Young.

34 AL YOUNG: Mr. Chairman,
35 Commissioners, thank you for letting us be here this
36 evening. You know, I've heard a lot of -- and
37 actually, I've already received a number of answers in
38 the conversations that's going on at this time. And I
39 don't think it's so much about money as it is about
40 the future of the property, the little airport, which
41 has a tremendous amount of history behind it and is
42 one of the few things in our small area that's left
43 that does have history. Many of the other things have
44 been bulldozed over the years. And Honea Path is
45 certainly out there on the very edge of the county and
46 quite often feels like well, we just get overlooked a
47 little bit, but, you know, that's okay. We're on our
48 own and we'll make it.

49 But I do encourage you to at least give this --
50 rather than charge into a decision on this, I think it

1 would be wonderful if there was an opportunity for us
2 to sit down with the developer and clarify these
3 points on the restrictions and those type things. And
4 there apparently is some conversation about the size
5 of the house that's going to go on it. Get those
6 things get cleared up, and before a final decision is
7 made. And I think that's extraordinarily important in
8 the future of this whole project. Thank you.

9 DAN HARVELL: Thank you, Mr.
10 Young. All right. At this time I will entertain a
11 motion for approval or non-approval from the Board.

12 DAVID COTHRAN: Motion to
13 approve.

14 DAVID COTHRAN: We have a motion
15 to approve from Mr. Cothran. Do I have a second.

16 BRAD BURDETTE: Second.

17 DAN HARVELL: We have a second
18 from Mr. Burdette. Discussion amongst the Board.

19 JANE JONES: I had a question
20 about -- Zach, did he ask for more time to discuss
21 this? I know the last gentleman asked for some time
22 to discuss. Is that something that --

23 DAVID COTHRAN: You're asking if
24 the applicant?

25 DAN HARVELL: Yes.

26 JANE JONES: Zach.

27 DAN HARVELL: Zach, yeah.

28 JANE JONES: Yeah, the
29 applicant. Yes. Did you ask for more time to discuss
30 this with --

31 ZACH HUNSADER: I did not.

32 JANE JONES: Well, the man in
33 the yellow shirt. I didn't know if I understood what
34 he was saying, if he said that. I just wanted to
35 clarify it. That's just a yes or no?

36 JIM JONES: Yes. I was
37 suggesting that we maybe look at -- spend another 30
38 days or take another 30 days or whatever to look at
39 this and talk about the benefits that the airport
40 could provide to Zach and his development. But also
41 to the county in increased revenue by -- instead of
42 \$65,000 for lots --

43 JANE JONES: I thought that
44 was what you were --

45 JIM JONES: So it was just a
46 suggestion that rather -- and Mr. Young mentioned it,
47 rather than going headlong into this thing, there
48 might -- we might be able to realize a win/win,
49 win/win for everybody if we just take our time and
50 discuss it a little more. But I was just presenting

1 the alternative of --
2 JANE JONES: I just wanted to
3 make sure I understood that you said that. Thank you.
4 DAN HARVELL: I'll ask -- I'll
5 ask Mr. Hunsader, would you be amenable to that? Just
6 --
7 ZACH HUNSADER: (Inaudible.)
8 DAN HARVELL: Please, please
9 come to the microphone. I'm sorry.
10 ZACH HUNSADER: I would prefer
11 for you guys to take a vote tonight even the absence
12 of some. I am not one to stir the pot with the
13 community. I want this to work for everyone, which is
14 why I mentioned tonight on record that I'm even
15 considering making only site-built homes, or only
16 allowing site-built homes on the property. We're
17 going to work together; I can promise you that.
18 JANE JONES: Thank you. I
19 just -- you know, we want the best thing for Honea
20 Path and I just want to make sure we didn't get this
21 in the wrong order.
22 ZACH HUNSADER: Okay. No,
23 ma'am.
24 JANE JONES: Okay. Thank
25 you.
26 ZACH HUNSADER: No. I've had
27 most of these people actually come and tell me how
28 good the place looks since I bought it. Most of the
29 community has, so no, it's going to --
30 JANE JONES: I just wanted to
31 make sure --
32 ZACH HUNSADER: -- whatever is
33 there is going to be nice. And what I've already done
34 there has been a major improvement over what it's been
35 over the last 25 years.
36 JANE JONES: Thank you.
37 ZACH HUNSADER: Thank you.
38 DAN HARVELL: Okay. I will
39 say this is my district. I am pretty much connected
40 to the airport myself based on my life history in
41 Honea Path. I have no financial interest in it, but I
42 certainly do have a personal interest. I think the
43 airport is the absolute gem of Honea Path.
44 Unfortunately, Honea Path has lost a lot of its
45 historical properties. I guess I'd attribute that to
46 lack of foresight of saving some historical things
47 that we should have saved. But anyway the airport
48 remains. And it seems to be the brightest shining
49 star of Honea Path at this time.
50 And I think, based on what we've heard, there's a

1 lot of opportunity there for good. For a potential
2 win/win win/win situation for everybody involved here.

3 So that being said actually, because of my
4 personal involvement, I would actually normally recuse
5 myself from this because I have kind of an emotional
6 involvement in it. If I were to do that tonight, it
7 would cause us not to have a quorum. So I'm really
8 caught here. This is -- this is -- this is difficult
9 for me because I -- I am -- honestly, I'm just
10 emotionally involved in this. And --

11 JANE JONES: Well, you
12 represent the District.

13 DAN HARVELL: Yes, I do
14 represent the District. So having said that, I hope
15 I'm proper in being able to go ahead and vote on this.
16 So I will go ahead and call for the vote now. Those
17 that are in favor of approving based on what you've
18 heard tonight, please raise your hand. Okay. Thank
19 you very much. And we certainly hope for the best for
20 all of you. Okay. Thank you.

21 Okay. The next item is the Shores Estates
22 Subdivision. And I'm going to ask for the staff
23 report at this time.

24 BRITTANY MCABEE: Thank you, Mr.
25 Chairman. This is Shores Estates. 177 property
26 owners live within a 2000 foot radius were notified
27 via postcard. This is going to be a single-family
28 intended development. Applicant is G. Ansel King.
29 The surveyor/engineer of record is Ridgewater. It's
30 located on Shore Drive, which is county maintained in
31 Council District 4. The tax map number is there for
32 your viewing. Surrounding land use is residential and
33 the whole area is zoned R20. It's six lots on 4.7
34 acres. They are not requesting a variance. Traffic
35 impact analysis is this development accesses Shore
36 Drive, which is classified as a minor local roadway
37 with maximum daily volume of 500. With the number of
38 lots currently served by Shore the road has the
39 potential to carry 240 trips per day. With the
40 proposed subdivision the road would carry 292 trips
41 per day, still under the minor local maximum volume.

42 This is the preliminary plat with its access on
43 Shore Drive. And this is the aerial view. And the
44 zoning map.

45 Staff does recommend approval. This project has
46 met the requirements in both Chapter 24 Land Use, as
47 well as Chapter 48, Zoning. That concludes the staff
48 report.

49 DAN HARVELL: Thank you. At
50 this time, can we hear from the developer/owner? Name

1 and address, please.

2 ANSEL KING: Ansel King. I
3 live at 225 Baldwin Road, Seneca. I want to thank
4 y'all for the opportunity to appear before you and
5 talk about finishing up this project that we started
6 some years ago and got hit by the financial crisis and
7 shut us down, but luckily we had 28 of the -- excuse
8 me -- 27 of the houses built out in this.

9 This is actually, I guess, could be considered
10 Phase 3 in this project because I started with the
11 lake lots. And then we went around the perimeter of
12 this property. And about the time the financial
13 crisis hit, we -- there was no activity whatsoever.
14 So we got stopped and are just now trying to resurrect
15 this and this old plat that I have. We don't have one
16 up here, but even the lot numbers are contiguous. We
17 had planned to go this route from day one. So this is
18 just a continuation and a finish up of this project.

19 The houses are single family out there. These
20 will also be single family. They will probably be in
21 the 250 to 300 range. They'll be a little more
22 diverse than the ones that are there. But a young
23 builder by the name of Austin Mears, who is a Clemson
24 grad, and two of his cohorts are Clemson Engineering
25 grads as well, and they build a really nice house.
26 And they have interest in completing this with me.

27 So there'll be a total -- you're voting on six
28 lots, but there'll be a total of nine that will have
29 houses because there are three -- one of the lake lots
30 12 and lots 35 and 34 have been recorded. I've been
31 paying the higher taxes on them for all these years,
32 and suspect that that's why we didn't include the six
33 at the time of -- when everything shut down, because
34 we didn't know when it would kick back off. The tract
35 tax rate is considerably different than the platted
36 lots. So -- but that was the intent from day one to
37 finish this and it will be in keeping with the quiet
38 enjoyment that these people have had out there for
39 these number of years. Will not do anything to
40 distract from their property values. And I think will
41 be at or above where many of these houses would be
42 value-wise.

43 I am working with Ridgewater Engineering. And
44 unfortunately Wesley -- and he told me this early on,
45 that he would have a problem being here. He and his
46 family are on vacation. We offered to delay it and he
47 said I don't see any reason to. It's pretty
48 straightforward and so we're asking for us to be able
49 to finish out this project as intended with single-
50 family homes and close this chapter. I'm trying to

1 clean up a lot of loose ends and with this gray hair,
2 you can tell, it's probably time. But I would
3 appreciate your consideration of this and glad to
4 answer any questions.

5 DAN HARVELL: All right. We
6 may call you back.

7 ANSEL KING: Okay. Thank you.

8 DAN HARVELL: All right. I
9 believe we have a Mr. King.

10 ANSEL KING: That was me.

11 DAN HARVELL: That was you.

12 Okay.

13 ANSEL KING: (Inaudible.)

14 DAN HARVELL: All right. Yeah.
15 That's right. Okay. Not another Mr. King, but you.
16 All right. So we have no one else -- we have no one
17 else signed up to speak to this matter. So at this
18 time I will close the public hearing and ask for a
19 motion from the Board.

20 DAVID COTHRAN: So move.

21 DAN HARVELL: We have a motion
22 to approve by Mr. Cothran.

23 WESLEY GRANT: Second.

24 DAN HARVELL: We have a second
25 from Mr. Grant. Any discussion? Those in favor,
26 raise your hand. And unanimous. Thank you.

27 Okay. At this time, was anyone signed up for
28 public comments on any non-agenda item?

29 MALE: I didn't know
30 there was a sign up list.

31 DAN HARVELL: Mr. Henry, was
32 there a sign up list for non-agenda there?

33 HENRY YOUNG: No, normally --
34 Mr. Chairman, normally if there are anything on non-
35 agenda items it is the Chairman's discretion to move
36 forth and --

37 DAN HARVELL: Okay. If anyone
38 wishes to speak on an item that wasn't on the agenda,
39 you're welcome to now. If you'll come to the
40 microphone and state your name and address.

41 MALE: This is our first
42 time here -- first time here and we never knew that
43 there was a sign-up list to (inaudible).

44 JANE JONES: You don't have to
45 sign up if you --

46 DAVID COTHRAN: Excuse me. What
47 are you referring to? Did you want to speak on this
48 last --

49 MALE: The Shore Drive
50 (inaudible.)

1 DAVID COTHRAN: Yeah, that's what
2 he wanted.
3 MALE: We came in and we
4 didn't know anything about a sign-up list.
5 DAN HARVELL: Were you here
6 after the -- after the 6:00 gavel?
7 MALE: No. We were here
8 before that. Nobody said you had to signed up to
9 talk. But when it came up that after Mr. King did his
10 thing, we would be able to make some comments.
11 DAN HARVELL: All right. I'm
12 sorry, but at this stage I guess it's a moot point.
13 I'm sorry you were not aware of our procedure here.
14 Anyone else speaking on non-agenda items.
15 MALE: What a waste.
16 DAN HARVELL: Sir?
17 MALE: What a waste.
18 COLE PARKER: My name is Cole
19 Parker. I have a farm on Old Forks School Road
20 located at 3140 Old Forks School Road. I just want to
21 say that I personally was sort of biting my nails when
22 this presentation came on, because I contacted
23 Planning and Development multiple times and repeatedly
24 was told an inaccurate tax number as to what was in
25 that presentation. And kind of like when the airport
26 group was here, we would have had a whole lot of
27 people, because our community is pretty tightknit.
28 And nobody chose to come because the TMS number on --
29 even on this agenda sheet ends in 0001. And on the
30 presentation, it's 015. And just for future reference
31 all around there is planned single-family site-built
32 houses, so ...
33 DAN HARVELL: Okay. Let's let
34 the staff address that.
35 BRITTANY MCABEE: Okay. So the
36 reason the tax map number changed, I wanted to give
37 you guys an opportunity to have more accurate -- so
38 when we divide property in Anderson County, it takes
39 about a year to get a new tax map number. They don't
40 immediately sign those. So the original tax map
41 number that you received was the parent parcel. The
42 parent parcel is actually on Highway 247. Is that the
43 correct highway?
44 COLE PARKER: 243.
45 BRITTANY MCABEE: 243. So the
46 parent parcel TMS was actually on 243. This was a big
47 parcel hook. Well, finally, like about a week before
48 this meeting, they actually updated the tax map
49 numbers. So for this information, I did update the
50 tax map number on the presentation. But to -- if you

1 can see what I'm talking about -- do you see how all
2 of these have new? Because when this screen shot was
3 taken these did not have updated tax map numbers.
4 That new tax map number was just updated last week,
5 which is where the confusion came from. So I do
6 apologize on behalf of our --

7 COLE PARKER: I'm not blaming
8 you. I just wanted to make it known in case it was a,
9 you know, a clerical error of some sort and prevent it
10 from happening in the future. But obviously, that
11 wasn't in your control. But I guess what I'm talking
12 about, for future reference, there's going to be a lot
13 of single-family housing on there. And I know that
14 area very well, that section of the town, or that area
15 in the corner of Anderson County. There's -- on that
16 road in between 243 and Highway 85, there is no
17 modular homes and mobile homes, anything like that.
18 It's all site-built houses. Nothing super new, but
19 any sort of, you know, RV trailer park would kind of
20 be out of --

21 TIM CARTEE: Point of order,
22 Mr. Chairman. This is for non-agenda items.

23 DAN HARVELL: Yeah, you're
24 right.

25 COLE PARKER: Sorry. Sorry.
26 All right. Well, then I'm done. Thank you guys.

27 DAN HARVELL: Thank you.
28 All right. Sir.

29 MALE: I'm with him.

30 DAN HARVELL: You're with him?
31 Okay. All right. Is there any old business to be
32 attended to?

33 Okay. Otherwise, do I have a motion to adjourn?

34 WESLEY GRANT: So moved.

35 DAN HARVELL: We have a motion
36 from Mr. Grant.

37 DAVID COTHRAN: Second.

38 DAN HARVELL: A second by Mr.

39 -- and no discussion. Those in favor, please vote.

40 Thank you.

41

42 **(MEETING ADJOURNED AT APPROXIMATELY 7:00 P.M.)**

Anderson County Planning Commission

June 13, 2023

6:00 PM

Staff Report

Consent Agenda:

The following subdivision has exceeded the preliminary approval time limit. The developer requests an extension (renewal) to proceed with development. This subdivision complies with Anderson County Subdivision Regulations. Staff requests that this subdivision be renewed with staff conditions as previously approved.

1) Cherokee Knoll Subdivision

Developer: Cherokee Knoll LLC

Location: Cherokee Rd. Boggs Dr. Nannies Cr.

Number of Lots: 25 (Previously 30)

Preliminary Approval Date: May 20, 2021

Anderson County Planning Commission

June 13, 2023

6:00 PM

Staff Report – Preliminary Subdivision

117 property owners within 2000' of the proposed development were notified via postcard. The original PD was heard by Planning Commission and subsequently approved by County Council in 2004. In 2019, a major amendment to relocate the amenity area was heard by the Planning Commission then approved by County Council on March 5, 2019. This is a preliminary plat that meets the requirements set forth in the approved, amended statement of intent and conceptual plan.

Preliminary Subdivision Name:	Rocky River Subdivision
Intended Development:	Single Family
Applicant:	Rocky River Falls, LLC
Surveyor/Engineer:	Nu South
Location/Access:	Cox Rd (County) & Highway 29 N (State)
County Council District:	7
Surrounding Land Use:	Residential
Zoning:	PD (Planned Development)
Tax Map Number:	173-00-04-025
Number of Acres:	+/- 108.61 acres
Number of Lots:	255
Variance:	No

Traffic Impact Analysis:

Cox Rd is classified as a major urban collector, and Highway 29 N is classified as a principal arterial. Both classifications have no maximum average vehicle trips per day.

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: May 30, 2023

TO: Craig D. Nelson, PE
Infrastructure Consulting and Engineering

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 Carlee, Land Development Administrator, Brittany McAbee, Planning and Development

SUBJECT: Rocky River Subdivision (US 29 at Cox Road) (This memo has two pages.)

This development is planned with 255 single family detached units with one access on US 29 and one access on Cox Road. This Traffic Impact Study (TIS) was conducted by Infrastructure Consulting and Engineering and dated May 10, 2023. Additional information was submitted May 18, 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 five intersections: US 29/Cox, US 29/Danne Bannister, Old Williamston/Cox, and the two site accesses.
- The site access intersections will operate acceptably with build volumes.
- The Old Williamston/Cox and US 29/Danne Bannister intersections will operate acceptably with build volumes.
- No turn lanes warrants are met at the Cox Road access with build volumes.
- **The build volumes on US 29 at the site access meet left turn lane warrants with build volumes, and this left turn lane is being required by SCDOT. We support this requirement.** A right turn lane on US 29 at the site access is not warranted.
- **The build volumes on US 29 at Cox meet right turn lane warrants with build volumes but not with no build. This right turn lane is being required by SCDOT, and we support this requirement.**
- **Both no build and build volumes meet warrants for a left turn lane on US 29 at Cox. SCDOT is requiring this lane, and we support this requirement.**

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



MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES | PAGE 2

- Delay and Level of Service worsen at US 29/Cox with build volumes, but the addition of the left turn lane on US 29 improves the delay and LOS. While the addition of an eastbound right turn lane on Cox at US 29 would further reduce delay, no right-of-way is available for that lane addition, and delay will be reasonable without it. To aid turns between US 29 (arterial) and Cox (collector), **corner radii of 50 feet or the largest less than that allowed by right-of-way and SCDOT shall be provided.**

In summary, the roadway addition requirements for this subdivision are:

- Provide a northbound left turn lane on US 29 at site access.
- Provide a southbound right turn lane on US 29 at Cox Road.
- Provide a northbound left turn lane on US 29 at Cox Road.
- At US 29/Cox Road, provide corner radii of 50 feet or the largest less than that allowed by right-of-way and SCDOT.

Please call if you have any questions.

Tommy Dunn
Chairman, District 5

John B Wright, Jr
Council District 1

Ray Graham
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

Lacey Croegaert
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: BDM

Date: 5/11/23

DS Number: 23-06

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: Rocky River Subdivision

1. Name of Applicant: Rocky River Falls, LLC

Address of Applicant: 303 East Greenville St, Anderson, SC 29621

Telephone Number(s): (864) 933-8500 Email: eddiekinsey@hotmail.com

2. Property Owner(s): Rocky River Falls, LLC

Address: 303 East Greenville St, Anderson, SC 29621

Telephone Number(s): _____ Email: _____

3. Engineer/Surveyor(s): Nu South

Email: _____

Project Information

4. Project Location: Highway 29 and Cox Road

Parcel Number/TMS: 173-00-04-025 County Council District: 7 School District: 05

Total Acreage: 108.61 Number of Lots: 255 Intended Development: Single Family

Current Zoning: PD Surrounding Land Uses: Residential and Commercial

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

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

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

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

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

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

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

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

Subdivision Plat Application Check List

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

• **Application Submittal Requirements and Process**

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

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

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

Sec. 24-336. - Preliminary plat.

The preliminary plat shall contain the following information:

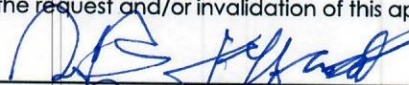
- (1) Location of subdivision on a map indicating surrounding areas at an appropriate scale sufficient to locate the subdivision.
- (2) Map of development at a scale of not less than one inch equals 200 feet and not more than one inch equals 50 feet.
- (3) Name of subdivision, name and address of the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

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

SIGNATURE OF APPLICANT & Property Owner:

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

Signature of Applicant

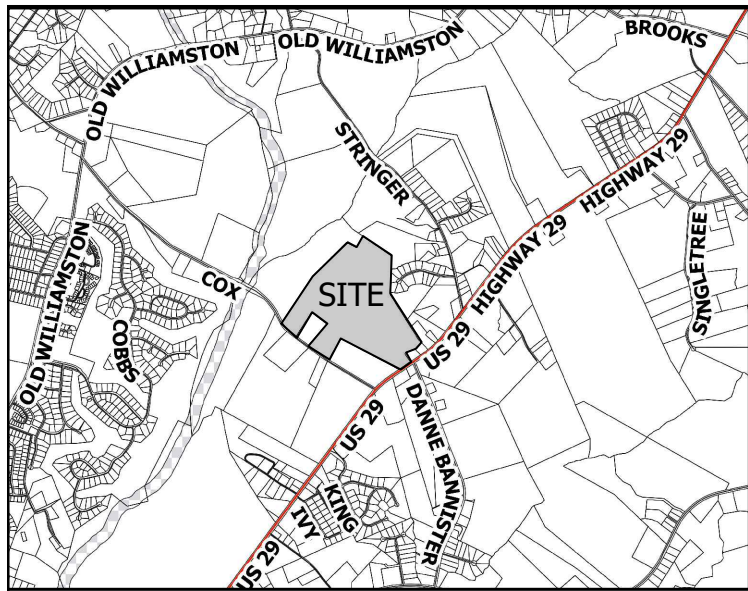


Date 03/01/2023

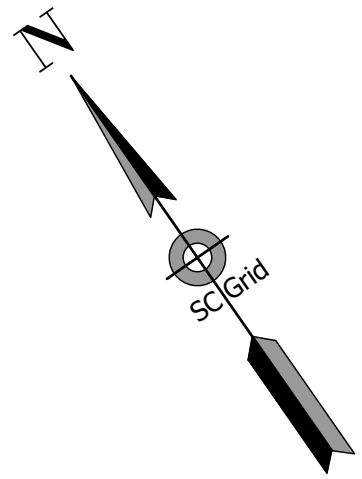
Signature of Owner



Date 03/01/2023



Vicinity Map (NTS)



Residential/Agricultural
TMS# 173-00-04-029
Wanda L. Davis
DB 11222 Pg. 52

Residential/Agricultural
TMS# 173-00-04-029
Wanda L. Davis
DB 11222 Pg. 52

Residential/Agricultural
TMS# 173-00-04-029
Wanda L. Davis
DB 11222 Pg. 52

Residential/Agricultural
TMS# 173-00-04-012
Terry Tiller

Residential
Lot 10
(Rustic Woods)
Roanne & James Hall
TMS# 173-01-01-010

Residential
Lot 11
(Rustic Woods)
TMS# 173-01-01-011
James Ellison

Residential
Lot 12
(Rustic Woods)
TMS# 173-01-01-012
Richard Lyrly

Agricultural
TMS# 173-00-04-044
Marianne Addis

Residential
TMS# 173-00-04-021
Kimber & Heath Evans

Residential
TMS# 173-00-04-023
Marianne Addis

Residential
TMS# 173-00-04-024
Chad Weaver

Residential
TMS# 173-00-04-055
Paul & Hilda
Hitchcock

Residential
TMS#
173-00-04-039
James & Diane
Freeman

Commercial
Forest Lawn Memorial Park
TMS# 174-00-09-001

SETBACKS:
Front: 20'
Side: 5'
Rear: 10'
Setback from Hwy 29: 50'
Setback from Cox Rd: 40'

Line Table			Line Table		
Line	Bearing	Distance	Line	Bearing	Distance
L1	S61° 59' 26"E	246.56'	L21	S32° 29' 01"W	529.52'
L2	N28° 56' 41"E	288.19'	L22	S32° 29' 01"W	32.93'
L3	S56° 09' 20"E	746.73'	L23	N54° 32' 38"W	513.50'
L4	S1° 07' 39"W	333.60'	L24	N41° 09' 41"E	42.98'
L5	S1° 04' 17"W	54.36'	L25	N41° 09' 41"E	597.33'
L6	S1° 09' 39"W	232.17'	L26	N46° 20' 25"W	42.61'
L7	S1° 09' 54"W	210.02'	L27	N52° 01' 06"W	387.75'
L8	S1° 11' 15"W	49.95'	L28	S32° 53' 54"W	653.09'
L9	S32° 20' 26"E	679.93'	L29	N52° 30' 58"W	183.11'
L10	S31° 18' 43"E	158.53'	L30	N47° 45' 44"W	139.73'
L11	S31° 20' 21"E	336.03'	L31	N34° 00' 44"W	154.70'
L12	S43° 03' 57"E	91.82'	L32	N34° 27' 14"E	1228.67'
L13	S46° 57' 57"W	200.12'	L33	N45° 11' 26"E	1070.35'
L14	S69° 44' 56"W	185.62'			
L15	S57° 01' 43"W	65.47'			
L16	S35° 01' 16"E	239.91'			
L17	S60° 41' 47"W	123.48'			
L18	S60° 10' 08"W	46.83'			
L19	S60° 10' 08"W	123.50'			
L20	N62° 10' 30"W	1446.62'			

Preliminary Plat

CERTIFICATE OF OWNERSHIP, DEDICATION, AND TAXES PAID

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, dedicate all streets, alleys, walks, parks, and other open spaces to public or private use as noted, and grant easements as shown on the Plat. I (we) also certify that all current State, City, and County taxes or other assessments have been paid.

(Date)

Owner

Owner

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Anderson Planning and Zoning Commission and that the monuments have been placed as shown hereon, to the specifications of the County Engineer.

(Date)

Registered Engineer or Surveyor
10755
No.

CERTIFICATE OF ACCEPTANCE

I hereby certify that the County of Anderson, SC does accept provisionally the public ways and land shown on this plat, and upon reinspection and approval one year following this date shall issue final acceptance.

(Date)

Mayor, City of Anderson

CERTIFICATE OF THE APPROVAL OF STREETS AND UTILITIES

I hereby certify: (1) That streets, utilities, and other improvements have been installed in acceptable manner, in accordance with Land Development Regulations and other specifications of the County of Anderson in the subdivision entitled:

(Date)

City Engineer

CERTIFICATE OF PROTECTIVE COVENANTS

At this time restrictive covenants have not been formulated for these lots, other than those established by Anderson County. Additional covenants are being reviewed by legal council and will be recorded at a later date.

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for the County of Anderson, South Carolina, with the exception of such variances, if any, as are noted in the minutes of the Planning and Zoning Commission and that it has been approved for recording in the Office of Register of Mesne Conveyances, Anderson County

(Date)

Chairman or Secretary
Planning and Zoning
Commission

Rocky River

Rocky River Falls LLC
521 N. McDuffie St.
Anderson, SC 29621

OWNER

Nu-South Surveying Inc.
115 E. Mauldin St.
Anderson, SC 29621

ENGINEER OR SURVEYOR

NO. OF ACRES: 109.31

NEW ROADS : 2.20 MI

NO. OF LOTS: 255

DATE: March 1, 2023

PDD
Ordinance# 2004-026
ZONE: Approved:Aug. 10, 2004

Scale 1"=120'

Anderson County South Carolina

120 0 120 240

Map #	Surveyed By	Drawn By	Checked By
12587-Preliminary	NA	JE	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.

NOTES:
1) TMS#173-00-04-025
2) Physical Address: 2729 Hwy 29.
3) Reference Plat Slide 1440 Pg. 7 & 8
4) Reference Deed Book 16036 Pg. 211
5) Current Land Use: Agricultural
6) 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.

Statement of Intent

Rocky River Subdivision

Highway 29 and Cox Road

Anderson, South Carolina 29621

The intent of this application for rezoning is to seek approval to relocate the amenity area for the development to the interior of the property as shown on the attached Cox Road Conceptual Plan. Prior approval was for amenity area to be located at entrance of Cox Road which topography is not feasible.

1.0 PURPOSE

This Statement of Intent describes the Rocky River Planned Development, which will contain single-family detached homes to be constructed on approximately 110 acres at the intersection of US Highway 29 and Cox Road in Anderson County.

2.0 EXISTING ZONING

The site is currently zoned PA Single-Family Residential, in Anderson County.

3.0 DEVELOPMENT SCHEME

The project will be developed in phases, with the site work and construction in the initial phase to commence as soon as zoning is complete and all necessary permits are obtained. The exact number of phases and units in each phase will be determined by market demand. The development will not exceed 255 units. The project will have a density of approximately 2.5 dwelling units per acre.

Recreation amenities will be developed within the community and will include a community pool, cabana/pool house, picnic area and walking trails.

The precise configuration of the community will be determined by a team consisting of the developer, the home builder, professional land-use planners, site plan engineers and environmental engineers in consultation with the appropriate regulatory authorities.

Individual lots will vary in widths ranging from 60 feet at the building line to 90 feet at the building line. No lot will consist of less than 8000 square feet.

The single-family homes will be a combination of one and two-story dwellings. The exterior finishes will be a combination of vinyl, brick, stucco or stone. All lawns will be landscaped and the front yards will be sodded by the builder. The homes will be a combination of slab, crawl-space and basement dwellings depending upon the topography of the individual lots.

4.0 ACCESS, UTILITIES AND SITE CONDITIONS

- A. Community Entrances** will be developed on Highway 29 and Cox Road with decorative and functional entrance features that are appropriately and attractively landscaped.
- B. Sanitary Sewer** service will be handled by a new gravity system that will be constructed by the developer and which will tie into the existing system owned and operated by the Anderson County Sewer Authority.
- C. Water Service** for the project is available on Highway 29 and Cox Road. Water lines and connections will be constructed by the developer and dedicated to the Big Creek Water District.
- D. Electricity** is available from Duke Power Company and underground service will be installed within the community.
- E. Natural Gas** is available from Piedmont Natural Gas and service lines will be installed within the community to homes that will be served by natural gas.

5.0 STORM WATER MANAGEMENT

Storm water will be managed by a system constructed by the developer and designed to meet or exceed local, state and federal regulations involving storm flow and silt and erosion control. Any necessary ponds or detention areas will be appropriately landscaped, screened or fenced in accordance with applicable regulations. Storm water will be released into existing natural drainage areas without adverse impact on existing flows. The storm water management system will be maintained by a property owners association through dues paid by all residents in the development.

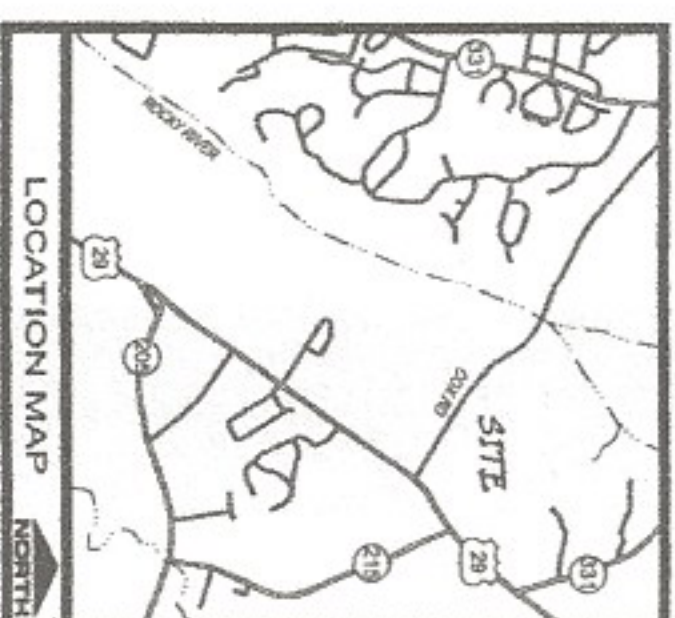
6.0 GROUP MAINTENANCE AGREEMENT

A property owners association (POA) will be established to own and maintain all common areas and improvements constructed within those common areas. Funding for common area maintenance and other association activities will be provided by pro-rata contributions from all property owners in the form of POA dues pursuant to a recorded Declaration of Covenants and Restrictions. The Declaration will also contain other provisions appropriate to provide proper control of the design, construction, use and maintenance of residences and related improvements and to ensure the safety of all residents of the development.

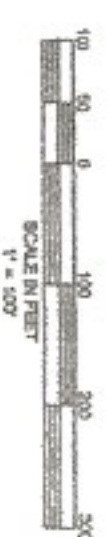
Notes: 1) DUS# 173-00-04-025, -026, & -038
2) Reference Plot Book: 78-Pg. 402 & 20-C Pg. 731
3) Reference Deed Book: 18-Pg. 32, 1061-Pg. 282, & 20-C Pg. 492
4) Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject property: easements, other than passive easements that were in place at the time of making of this survey, building setback lines, regulatory setbacks, subdivision restrictions, zoning or other land-use regulations and any other facts that on accurate and current title searches may affect the property.



LINE	BEARING	DISTANCE
L1	N69°44'38"E	123.50
L2	N50°44'38"E	48.93
L3	N60°16'17"E	123.48
L4	N60°16'17"E	65.19
L5	S22°32'45"E	52.70
L6	S68°03'32"E	20.64



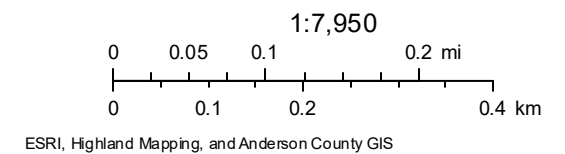
TOTAL ACRES: 107.17 ACRES
0.4 ACRES IN THE C&N ROAD R/W
APPROXIMATELY 2.0 ACRES IN GREEN SPACE
APPROXIMATELY 0.4 ACRES IN RESIDENTIAL
LOTS, AMENITY AREA, AND PROPOSED STREETS
2.9 RESIDENTIAL LOTS PROPOSED
GROSS PLOT DENSITY: 2.3 UNITS/ACRE
MINIMUM LOT SIZE: 8,000 S.F.
77 LOTS, 10 FT. WIDE MINIMUM
84 LOTS, 70 FT. WIDE MINIMUM
87 LOTS, 30 FT. WIDE MINIMUM



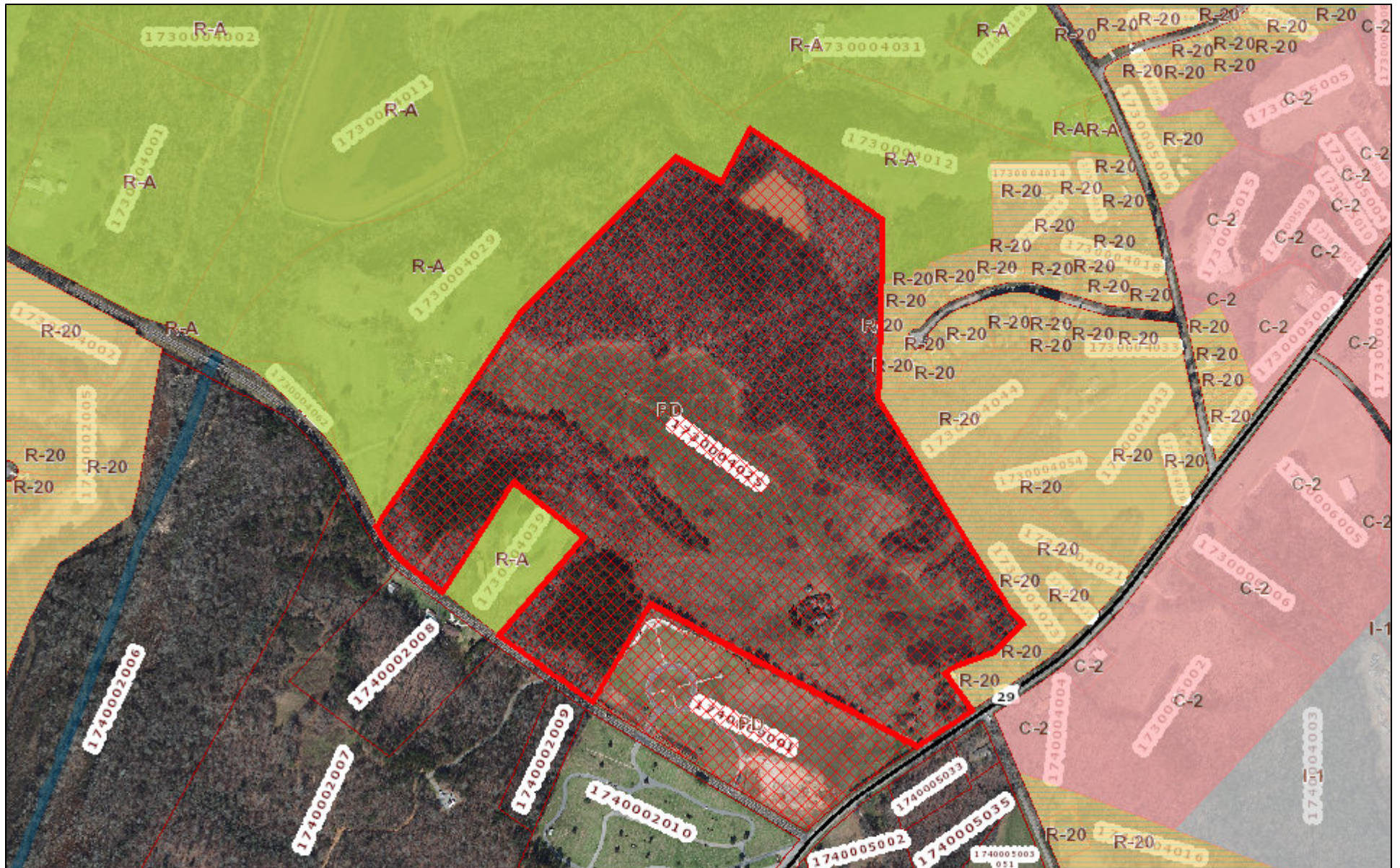
Anderson County



March 16, 2023



Anderson County



March 16, 2023

