

# Anderson County Planning Commission

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

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

## Memorandum

To: Anderson County Planning Commission  
From: Tyanna Holmes  
Date: July 3, 2023  
Cc: County Council  
Re: July 11, 2023 Regular Commission Meetings

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

The meeting agenda and packet are attached for your review.

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

# Anderson County Planning Commission

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July 11, 2023  
Regularly Scheduled  
Meeting 6:00 PM

## AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Approval of Agenda
4. Approval of Minutes
  - A. May 09, 2023 minutes
  - B. June 13, 2023 minutes (forthcoming)
5. Public Hearings
  - A. Land Use Review: Dockside Campground RV Park located off Water's Edge Drive/ TMS 14-12-02-023 & 14-00-04-004. **[Council District 4] (Pulled From Agenda).**
  - B. Land Use Review: The Cabins at Green Pond located on Green Pond Rd./ TMS 47-00-07-001. **[Council District 5](Pulled From Agenda).**
  - C. Land Use Review: Anderson County Detention Center located at Martin Luther King Jr. Blvd., David Lee Coffee Place, and Matthew Drive/ TMS 122-00-01-003. **[Council District 5].**
6. Old Business
7. New Business
8. Public Comments, non-agenda items – 3 minutes limit per speaker
9. Other Business
  - A. Zoning referendum: Voting Precinct Forks Number Two. **[Council District 4].**
10. Adjournment

State of South Carolina    )  
County of           Anderson    )

ANDERSON COUNTY  
PLANNING COMMISSION MEETING  
MAY 9, 2023

IN ATTENDANCE:  
DAN HARVELL, CHAIRMAN  
JAMES MCCLAIN  
BRAD BURDETTE  
STEVEN GILREATH  
WILL MOORE  
JANE JONES  
COLE WALSH

ALSO PRESENT:  
TIM CARTEE  
BRITTANY MCABEE  
HENRY YOUNG  
TYANNA HOLMES  
BRADEN BANNISTER  
GAYE SPRAGUE  
MATT HOGAN

1 DAN HARVELL: The May 9th meeting  
2 of the Anderson County Planning Commission is now  
3 brought to order. Let's stand for the invocation and  
4 the pledge. The invocation will lead by Mr. Michael  
5 Gilreath.

6 MICHAEL GILREATH: Let us pray.  
7 **INVOCATION AND PLEDGE OF ALLEGIANCE BY MICHAEL GILREATH**

8 DAN HARVELL: Okay. We have an  
9 amended agenda that's been presented to us. And we  
10 need a motion to approve that agenda at this time.

11 MICHAEL GILREATH: So move.

12 DAN HARVELL: Motion by Mr.  
13 Gilreath. Second by --

14 WILL MOORE: I'll second.

15 DAN HARVELL: -- Mr. Moore. Any  
16 discussion? Those in favor of the agenda as printed?  
17 Okay. Unanimous. Thank you.

18 All right. We do not have the minutes yet of the  
19 March 14th nor the April 11th meetings. And those will  
20 be forthcoming.

21 So we will move right on into the first public  
22 hearing. And staff, your presentation.

23 BRITTANY MCABEE: Thank you, Mr.  
24 Chairman. This is a variance request. It's located on  
25 Watkins Road and Old Denver School Road. A hundred and  
26 twenty-five property owners within a 2,000 foot radius  
27 were notified via postcard. It is a variance request.  
28 The applicant is Alex Cholak with the Ava Group, LLC.  
29 It is six properties, with the addresses being 1180,  
30 1190, 1220, 1230, 1240 Watkins Road and 1300 Denver  
31 School Road. Located in Anderson Council District 4.  
32 Total acreage is 7.19 acres. It's located in a RA  
33 zoning, which is residential agriculture. Proposed  
34 land use is residential. Applicant is requesting a  
35 variance to reduce the side setbacks from 50 feet to 25  
36 feet to allow the construction of single family  
37 dwellings on each lot.

38 Findings of Facts is Anderson Code of Ordinance,  
39 Chapter 48, RA requires a minimum side setback of 50  
40 feet. This is the plat. The smaller lots along the  
41 road are the ones requesting the variance. And here is  
42 the aerial view and the zoning map.

43 Staff does recommend approval of the variance for  
44 the following reasons. The applicant is proposing to  
45 construct single-family residential -- residences on  
46 each lot, which is compatible with the RA zoning.  
47 Proposed construction does not meet the RA setbacks --  
48 current setback of 50 feet which were adopted in  
49 December 2020. In order to construct the desired style  
50 and size of the home, the requested side setback of 25



1 feet was the maximum setback required in the RA zoning  
2 previously. All lots are an acre or more, which does  
3 meet the RA standards for larger residential lots and  
4 meets the minimum required width of 100 feet.  
5 Applicant has demonstrated a hardship for said request.  
6 There will be no adverse effects on adjacent properties  
7 if the variance is granted. If approved, a building  
8 permit from Building Codes and a compliance letter from  
9 Development Standards will be required.

10 This concludes the staff report.

11 DAN HARVELL: Okay. Thank you.

12 At this time we'll open the public hearing and we  
13 will ask the developers or owner to come to the  
14 microphone. Is that person here? Please state your  
15 name and address. And also, you have three minutes to  
16 make your comments. Thank you.

17 ALINA COMEGO (PHONICS): My name is Alina  
18 Comego. Address 1223 Hembree Road, Williamston, South  
19 Carolina. I'm here to speak on behalf of the owner.  
20 What he's told me is they're wanting to build houses  
21 that are 56 by 48 feet. And the way that the land is  
22 marked, there is no way to fit them side by side.  
23 That's all I have.

24 DAN HARVELL: Okay. Is that all  
25 you have?

26 ALINA COMEGO: (No verbal  
27 response.)

28 DAN HARVELL: Okay. Thank you.

29 All right. At this time, we have two people signed  
30 up to speak to this. First is Joy Smith. Okay. Well  
31 -- and Robert Allen.

32 ROBERT ALLEN: Robert Allen, 208  
33 Chapman Road, which joins up to Watkins Road. I don't  
34 know when he bought the ground, but he should have  
35 known what the variance was for the 25 to 50 foot. And  
36 also, there's going to be 6,000 linear feet of ground  
37 becoming available along Watkins Road. And what I  
38 don't want is to have a variance also for all this  
39 ground. This is going to be the Garrison properties  
40 being cleared off right now for development. I'm the  
41 only house on the Chapman Road and I'd rather have it  
42 -- just keep the 50 foot so we don't have all these  
43 houses so close together like I've seen in a lot of  
44 other developments here going up.

45 I don't have anything else.

46 DAN HARVELL: Okay. Thank you,  
47 sir.

48 All right. At this time we'll close the public  
49 hearing and have any comments/recommendation for a  
50 motion from the Commission.

1 JANE JONES: Since the owner's  
2 not here, I don't know if anybody can answer this, but  
3 I didn't know if any other consideration had been given  
4 to how you might position these houses so that you  
5 could do what you want to do within the current  
6 variance, in the current setback. Can you speak to any  
7 --  
8 ALINA COMEGO: (Inaudible.)  
9 JANE JONES: The lots are over  
10 an acre so it just was hard to envision the need for  
11 this.  
12 DAN HARVELL: So these are  
13 relatively large houses, obviously. What square  
14 footage? Do we have a square footage estimate?  
15 BRITTANY MCABEE: No, we do not have  
16 a square footage estimate. But just to clarify to the  
17 Commission when the setbacks were changed from a  
18 maximum of 25 feet to 50 feet, the minimum width of the  
19 lots was not changed. The minimum width of a lot in RA  
20 is 100 feet. So if you have a 50 foot setback, if you  
21 have your minimum 100 foot width lots, you can't build  
22 anything.  
23 JAMES MCCLAIN: (Inaudible.)  
24 BRITTANY MCABEE: Yes, sir.  
25 JAMES MCCLAIN: (Inaudible.)  
26 BRITTANY MCABEE: Okay.  
27 JAMES MCCLAIN: (Inaudible.)  
28 BRITTANY MCABEE: Roughly, yes.  
29 JANE JONES: Well, if you had  
30 one less lot and make the lots so that you can get the  
31 houses there. I just am hesitant to set a precedent of  
32 changing the setback lines as I don't want to set a  
33 precedent for this to be just a common occurrence, is  
34 my concern.  
35 DAN HARVELL: I likewise have a  
36 concern about that, setting the precedent, because this  
37 could get -- this could give us some sticky situations  
38 going forward, especially when it's abutting neighbors  
39 that are very concerned about the tightness of the  
40 spaces.  
41 WILL MOORE: Mr. Chairman, at  
42 this time I'd like to go ahead and make a motion to  
43 deny the project. I feel like the developer's  
44 unprepared for this project. I feel like there's some  
45 more fieldwork to be done in order for them to get  
46 those lot lines correct.  
47 DAN HARVELL: Okay. We have a  
48 motion for denial from Commissioner Moore. Do I have a  
49 second?  
50 JANE JONES: Second.

1 DAN HARVELL: We have a second  
2 from Commissioner Jones. Any discussion? All those in  
3 favor of denial. Okay. And all those opposed to  
4 denial. Mr. Gilreath. I'm sure we will -- we'll hear  
5 back. Okay.

6 Staff, next item.

7 BRITTANY MCABEE: Thank you, Mr.  
8 Chairman. This is a rezoning for 201 and 205 Memory  
9 Lane. Seventy-two property owners were notified via  
10 postcard. The applicant is Welpine Properties, LLC,  
11 which is also the current owner. Again, it's located  
12 at 201 and 205 Memory Lane in the Five Forks Voting  
13 Precinct in Council District 4. It's two tax map  
14 numbers. Total acreage is 3.98 acres. Current zoning  
15 is R20, which is single-family residential and  
16 requested zoning is C2, which is highly commercial  
17 district.

18 A highly commercial district is established to  
19 provide for development on major thoroughfares of  
20 commercial land uses which are oriented to customers  
21 traveling by automobile. It is to provide goods and  
22 services to the traveling public and for the  
23 convenience of local residences.

24 The north zoning is R20, which is single-family  
25 residential. To the south is I-85 and across from I-85  
26 is S1, which is services district zoning. To the east  
27 and west is both C2. The request is to rezone from R20  
28 to C2 for the purpose of providing the property owner  
29 the highest and best use and match the zoning to the  
30 east and west. Additionally, the property faces I-85.  
31 That is the statement that was given to us by the  
32 applicant.

33 This is one plat. The other piece of property is  
34 actually to the left of this plat. It is -- the plat  
35 is older, so we could not find that one. And this is  
36 an aerial view of the two parcels. And the zoning map.  
37 As you can see, it is surrounded by C2 to the east and  
38 west. And this is the future land use that does denote  
39 it as commercial.

40 Staff does recommend approval. The future land use  
41 map does identify the property area as commercial. As  
42 such, the property is adjacent to I-85 and, therefore,  
43 commercial use is justified.

44 This concludes the staff report.

45 DAN HARVELL: Thank you. Could  
46 you back -- could you back up two of those images.  
47 Okay. This one and the one before -- well, actually,  
48 two more. Okay. Just so we can get a good feel for  
49 exactly what this is. All right. And now forward.  
50 All right. Thank you.

1           At this time, is the developer here to speak to  
2 this matter?

3           BRAD RICHARDSON:                   Good evening. Brad  
4 Richardson on behalf of the developer. Just to add a  
5 couple of things. If you'll also look across on that  
6 tax map, part of that zone is I2, directly across  
7 Memory Lane. That's that gray shaded portion. If I'm  
8 not mistaken the purple is S1. And as she noted, it is  
9 book marked on either side by C -- the zoning is C2  
10 that's being requested.

11          To the south, I guess you would call it, we've got  
12 I-85 southbound. So this does fit with the overall  
13 structure of the neighborhood. The developer would  
14 also point out there is going to be redevelopment of  
15 the exchange there. So we do feel like that everything  
16 in that area is headed commercial. Therefore, we've  
17 made the application as C2.

18          DAN HARVELL:                   All right. Thank  
19 you, Mr. Richardson. At this time, we'll open it up  
20 for public comment. The first person who is signed up  
21 for this one is Robert Wendel.

22          ROBERT WENDEL:                Good evening. My  
23 name's Robert Wendel. I own one of the properties  
24 there directly across from these new changes that you  
25 want to make. I own the corner property there, which  
26 is 100 Saddle Trail. Okay. I'm glad you guys still  
27 have the map up. I'm not as liquid with terminology as  
28 you -- all you folks are. But when it shows that these  
29 properties are facing 85, in my mind, they're not  
30 facing 85. They're facing toward our subdivision  
31 there, which is -- they're never going to be able to  
32 gain access off of I-85 unless there's a frontage road  
33 in there. And at this time, there is no frontage road.  
34 This is a neighborhood here that we're talking about.  
35 There are possibly -- there are 40 to 48 different  
36 families that live in this private community. And it's  
37 one way in and one way out. The roads are not designed  
38 for heavy traffic, commercial. The roads aren't wide  
39 enough to have a semi sitting there getting unloaded.  
40 I don't see that there's any kind of utilities.

41          I talked to the young lady up there with the  
42 County. And she indicated to me -- that was Ms.  
43 Hunter, a nice lady -- she says, well, you know, a  
44 couple of the lots there are already zoned that way.  
45 Why shouldn't the rest of the lots be zoned that way?  
46 Well, I don't know if any of you folks have ever been  
47 down there, but this is a community. And maybe those  
48 lots should have never been zoned that way. As you  
49 come into our development there, our little  
50 neighborhood there, there are three nice brick homes.

1 And what I see on those other lots as we go down, there  
2 should be more homes built there.

3 Now, you guys granted Welpine -- you granted two  
4 subdivisions up on Welpine, which are going to have --  
5 one's 30-something cottages multiplied times two cars a  
6 day, that's 60 cars going up Welpine. And I know  
7 they've got the new construction that's going up down  
8 there by the tattoo shop and Arby's. That's going to  
9 be great. But there's not going to be any commercial  
10 items down there on Welpine.

11 And I can't get in my head what anybody would try  
12 to do to stuff in there for commercial on Memory Lane.  
13 Now, C2 means 79 to 80 possible combinations of what  
14 you could grant. I'll grant you, the majority of them,  
15 I know somebody's not going to go in there and put a  
16 liquor store and a gas station because there's just not  
17 enough room to do that. But one thing that I'm really  
18 opposed to is any kind of a situation where it might be  
19 boat storage, RV storage, automobile storage. We all  
20 know what that means because on the end of Welpine they  
21 have storage down there, and that place is a nightmare.  
22 They're always breaking in there. And I'm a victim of  
23 crime. I had a bunch of my stuff stolen out of my  
24 garage there on a rainy night --

25 HENRY YOUMANS: Time.

26 ROBERT WENDEL: -- we've had not a  
27 lot of crime, but the typical crime for Anderson  
28 County.

29 DAN HARVELL: Okay. That's three  
30 minutes, sir. Thank you very much.

31 ROBERT WENDEL: That's three  
32 minutes? Okay.

33 DAN HARVELL: That's three  
34 minutes.

35 ROBERT WENDEL: Thank you.

36 DAN HARVELL: Thank you. Next is  
37 Glenn Rowland.

38 GLENN ROWLAND: Good evening. I  
39 attended a DOT meeting about the redesign of Exit 21.  
40 And they have three scenarios that they are  
41 considering. In all three of those, they're going to  
42 close Memory Lane. There would be no access from the  
43 exit ramp onto Memory Lane. So all traffic that will  
44 be going -- well, not Memory Lane, Welpine. But all  
45 traffic going to Memory Lane will have to come from  
46 Clemson Boulevard.

47 And so I think that there's -- I don't see how or  
48 why it would be practical for any of this property to  
49 be commercial when it's not going to be easily  
50 accessible, you know.

1 And as Wendel was saying, Memory Lane is barely  
2 wide enough for two cars to pass on right now. So if  
3 they are -- whatever type of commercial comes into  
4 here, it's going to increase traffic, which would mean  
5 that Memory Lane would have to be widened to  
6 accommodate it. And there was -- if they get into  
7 that, it's already a problem for the last 15, 20 years,  
8 Memory Lane sinks. The pavement -- it first opened --  
9 when it first opened up, it was about 25 to 30 feet  
10 long. And it sunk about three feet at one time. Well,  
11 the engineer for the State came out, he said that the  
12 sewer line is leaking underneath. And so if they're  
13 going to have to redo each of the -- they have filled  
14 it full of gravel and paved over it. So if we're going  
15 to have more traffic coming up and down, that sinking  
16 problem is going to continue to get worse than it is  
17 now.

18 And so I just don't see, you know, why, you know,  
19 we need more commercial. I just think that the  
20 commercial property right now that is there should be  
21 rezoned to residential, in my opinion. And thank you  
22 for your time.

23 DAN HARVELL: Thank you, sir.

24 JANE JONES: What's on that  
25 commercial property where it's -- the pink. What's  
26 currently on -- do you --

27 GLENN ROWLAND: Two houses are  
28 there now.

29 JANE JONES: There's no  
30 commercial?

31 GLENN ROWLAND: There's no  
32 commercial on the road at all at this time.

33 WILL MOORE: The property's  
34 vacant.

35 GLENN ROWLAND: Yeah. None.

36 DAN HARVELL: Is that cleared  
37 property or is it -- or are there trees on it?

38 GLENN ROWLAND: The -- between Pony  
39 Trail and Saddle Trail, if you'll see on the map up  
40 there. The yellow right there?

41 DAN HARVELL: Yes, sir.

42 GLENN ROWLAND: It's got trees on  
43 it. It's not cleared.

44 DAN HARVELL: But the properties  
45 that we're speaking of here.

46 GLENN ROWLAND: Oh, yeah, that's  
47 right. We're talking about the first two.

48 DAN HARVELL: Yeah.

49 GLENN ROWLAND: Yeah. The pink,  
50 the very pink is growing up. There's an abandoned

1 service station there from 25 years ago, but the --  
2 then there's wooded after that. And then there's  
3 houses after that.

4 DAN HARVELL: Okay. Thank you,  
5 sir.

6 JAMES MCCLAIN: I'm just curious,  
7 from the DOT meeting, I'm just personally curious. You  
8 said they might close that Memory Lane off from Exit  
9 21?

10 GLENN ROWLAND: There's no might  
11 to it.

12 JAMES MCCLAIN: So will there be  
13 a -- will they extend the frontage road down to the  
14 Clemson Boulevard exit?

15 GLENN ROWLAND: No.

16 JAMES MCCLAIN: No access?

17 GLENN ROWLAND: The only access  
18 to Memory Lane, you'll have to turn off Clemson  
19 Boulevard onto Welpine and follow it to the end. And  
20 then you can turn onto Memory Lane. They said that the  
21 reason they're doing that is that there's a new -- a  
22 federal law that states that there cannot be an  
23 entrance or exit off of a ramp from the interstate.

24 JAMES MCCLAIN: So it'll be via  
25 Welpine. I just was curious about whether they were  
26 talking about a frontage Road to Clemson Boulevard, but  
27 it will be through Welpine.

28 GLENN ROWLAND: Yeah, the  
29 frontage roads that they're talking about, they want to  
30 eliminate both of the loops because traffic -- this  
31 afternoon when I came in at 5:15, traffic was backed up  
32 on 85 beyond the 178 bridge. So they said that the  
33 most likely situation is they'll have a -- on the north  
34 side of Liberty Highway going south, they will put a  
35 front road there that'll come up to the traffic light  
36 on Liberty Highway. And over on the other side of 85,  
37 they're going to close off -- I forgot the name of the  
38 road over there. The one that comes up beside QT.

39 FEMALE: Hurricane Creek  
40 Road.

41 GLENN ROWLAND: Yeah, Hurricane  
42 Creek Road, they're going to close it off also, because  
43 the exit ramp from 85, I guess if you're headed north,  
44 that is going to come up parallel with QT. And so, you  
45 know, both the roads they said would definitely be  
46 closed. They said there was no possibility of not  
47 closing them.

48 DAN HARVELL: Okay. Next to  
49 speak is Stephanie Hamilton. Please go to the  
50 microphone, ma'am.

1                   STEPHANIE HAMILTON:                   I don't have a lot  
2 more to offer, other than to concur that what the  
3 gentleman just said about Memory Lane is not going to  
4 be directly accessible to I-85 at all in the near  
5 future because of what the DOT is going to do when they  
6 reconstruct -- Exit 21 is that interchange. When they  
7 overhaul it, Memory Lane's not going to be directly  
8 accessible to the interstate. It's going to be all the  
9 way at the end of Welpine, like the previous commenter  
10 just said.

11                  DAN HARVELL:                         All right. Thank  
12 you, ma'am. All right. At this time, we'll close the  
13 public hearing.

14                  Do I have a motion to pass or deny this request?

15                  WILL MOORE:                         At this time, Mr.  
16 Chairman, I'd like to make a motion to approve this  
17 rezoning for the simple fact that we, as taxpayers, you  
18 know, we've spent a lot of money on infrastructure. I  
19 don't know the exact number. But it's probably  
20 somewhere around 50 million dollars on sewer. And  
21 their 10-year-long-range plan is for growth along 85.  
22 And that's my reason for approval.

23                  DAN HARVELL:                         Okay. We have a  
24 motion by Mr. Moore for approval. Do I have a second?  
25 We have a second from Mr. Burdette. Any discussion at  
26 this time? I would like to add that I think it would  
27 have been -- I think it would have been helpful had we  
28 seen a presentation of what has come of the  
29 consultations and the plans of the DOT on this so we  
30 could get a better idea. I know the gentleman here  
31 gave us a pretty good description of it, but it would  
32 have been nice to have seen the reconfiguration of this  
33 before we made a decision on this, based on what we're  
34 looking at here.

35                  Based on that, I am going to -- I'm going to say  
36 that I'm going to vote to not approve this at this time  
37 because I feel like we need to be more -- more prepared  
38 with what the DOT plans are. And that's just a comment  
39 in my discussion. Do I have any other discussion?

40                  JANE JONES:                         I assume the  
41 developer's aware of what's just been said.

42                  BRAD RICHARDSON:                    Yes, ma'am.

43                  JANE JONES:                         Okay.

44                  JAMES MCCLAIN:                     Staff, do y'all  
45 have any comments?

46                  BRITTANY MCABEE:                   Yes. As a  
47 reminder, since this is a rezoning, this is just a  
48 recommendation to County Council. So regardless of  
49 whether you vote for it -- to recommend it to be  
50 rezoned or recommend it to not be rezoned, it still



1 moves forward to County Council.

2 BRAD RICHARDSON: And just to add  
3 back to Ms. Jones' question, we are aware, but I don't  
4 think anyone's in a position to say what the DOT's  
5 definitely going to do yet, or I would have been more  
6 than happy to present that. I don't think it's been  
7 budgeted, approved, put out for bids yet.

8 And, again, this is only a request to change  
9 rezoning. We're not coming before this group right now  
10 with any definitive plans. So if at any time that does  
11 change, assuming rezoning goes through, at that point,  
12 I think that would be the appropriate time to discuss  
13 traffic.

14 DAN HARVELL: Anyone else on the  
15 Board?

16 JAMES MCCLAIN: Well, since we had  
17 some citizens' comments to oppose, I just felt  
18 compelled to maybe address. I plan to vote for it just  
19 for the simple fact that the county planning map,  
20 looking forward out 10 years, does sort of show this as  
21 commercially zoned. And a lot of the adjacent  
22 properties here are commercially zone and it's  
23 interstate frontage.

24 So just as it relates to -- I do recognize that  
25 this is a subdivision right here on Saddle Trail, but I  
26 think these plots here have been designated for future  
27 commercial use in our 10-year prospective plan. So I'm  
28 leaning towards voting for it, just for the record.

29 DAN HARVELL: Additionally, I'd  
30 like to ask this question. What came first, the  
31 subdivision or I-85?

32 MALE: The subdivision.

33 MALE: No.

34 FEMALE: Yes, it did. Yes,  
35 it did.

36 MALE: The subdivision  
37 was built in --

38 DAN HARVELL: Staff, do any of  
39 you know when the subdivision was built?

40 TINA PRESCOTT: (Inaudible) sold  
41 her property on the other side of I-85 and made it  
42 commercial. And sold the subdivision on our side and  
43 my parents bought the first piece of land. It used to  
44 be dead end dock out there. And there's now 49 homes  
45 in there. And Memory Lane from my understanding is  
46 going to be restructured. Memory Lane is not going to  
47 be accessible anywhere. And that's our only entrance  
48 to the subdivision.

49 DAN HARVELL: Okay. Since you've  
50 spoken, we need your name and address.

1                   TINA PRESCOTT:                   I'm sorry, Tina  
2    Prescott.  
3                   DAN HARVELL:                   Okay. All right.  
4                   MALE:                         The subdivision was  
5    built in 1981.  
6                   DAN HARVELL:                   '81, so --  
7                   MALE:                         Yes, sir, '81.  
8                   DAN HARVELL:                   85 --  
9                   MALE:                         That was 20-  
10 something years after 85.  
11                  DAN HARVELL:                   Yeah, yeah, yeah.  
12 Okay. Any other discussion from the Board? Okay.  
13 I'll call for a vote now. Those in favor of granting  
14 so that this moves on to County Council, raise your  
15 hand. Okay. All right. And those opposed? I will  
16 oppose on the principle of what I said. It passes.  
17                  WILL MOORE:                   Motion passes.  
18                  DAN HARVELL:                   All right. Yes.  
19 All right.  
20        Yeah. Pardon us. We're doing a little bit of  
21 bookkeeping as we go up here.  
22        All right. At this time, Item Number 6 is old  
23 business. Is there any old business to be brought up?  
24                  BRITTANY MCABEE:               There is one more  
25 rezoning to vote on.  
26                  DAN HARVELL:                   Oh, there is?  
27                  BRITTANY MCABEE:               There's two on  
28 Memory Lane.  
29                  DAN HARVELL:                   Oh, two on Memory  
30 Lane. Okay. All right. I'm sorry. All right. Next  
31 presentation staff.  
32                  BRITTANY MCABEE:               Yes.  
33                  DAN HARVELL:                   My apologizes.  
34                  BRITTANY MCABEE:               So this is the  
35 second rezoning on Memory Lane. Eighty-six property  
36 owners were notified. The owner is Hembree Creek, LLC,  
37 the same property owner. Again, it's located on Memory  
38 Lane in Five Forks Voting Precinct in Council District  
39 4. The tax map number is there for your viewing. It's  
40 approximately 2.28 acres. Current zoning is R20 going  
41 to C2. Same as the previous two parcels. Again,  
42 highly commercial district, business services for the  
43 traveling public as well as the local residents.  
44        Surrounding zoning is -- to the north is R20, which  
45 is single-family residential. To the south is I-85.  
46 Across from there is S1. To the east is R20. And to  
47 the west is C2. So it contiguous to the C2s as well.  
48        The request is to rezone from R20 to C2 for the  
49 purpose of providing the property owner the highest and  
50 best use. Additionally, the property faces I-85. This

1 is the statement given to staff by the applicant.

2 This is an aerial view of the property. You can  
3 see to the north the two properties that we just  
4 discussed. So this is the last one on that strip that  
5 is not -- is one of three parcels that's not zoned R20.  
6 And of course -- or not zoned C2, and you just saw the  
7 other ones. And this is the zoning map. And this is  
8 the future land use map. It does show it as  
9 industrial, but because a future land use map can  
10 change, industrial and commercial are, for the most  
11 part, very similar. Future land use map identifies the  
12 area as industrial. Industrial to commercial is still  
13 appropriate in this circumstance. The property is  
14 adjacent to I-85. And, therefore, commercial use is  
15 justified.

16 This concludes the staff report.

17 DAN HARVELL: Okay. Thank you.

18 Now, if we might hear from the developer once  
19 again.

20 BRAD RICHARDSON: Yes, sir, Mr.  
21 Chairman. Brad Richardson again for the developer.  
22 Same sort of line of thought as before. You have the  
23 commercial zoning to the side. You've got the  
24 industrial zoning at north bounded by I-85. It  
25 certainly fits in with future development. Certainly  
26 fits in with the character of that particular property.

27 If I may, ma'am, could I ask you to go back to the  
28 tax map. As you can see, that whole line of  
29 properties, you've got I-85 bordering to the south and  
30 Memory Lane to the north. The developer would put  
31 forth the thought that it only makes for all of this to  
32 be zoned C2. Thank you.

33 DAN HARVELL: Thank you. All  
34 right. At this time, we have two people signed up to  
35 speak to this. Mr. Glenn Rowland.

36 GLENN ROWLAND: The developer was  
37 referencing the fact that the property faces I-85.  
38 Well, I don't see where that's relevant because you  
39 would never be able to access that property from I-85.  
40 They're not going to give you a road going to it.  
41 Also, the developer questioned the DOT's plan of  
42 redevelopment of the interchange. That information is  
43 on the DOT website. It shows all three proposals. And  
44 they also -- as I stated earlier, it is a federal law  
45 that is what's closing Memory Lane and Hurricane Creek.  
46 It's not just a -- it's not a thought. It's what's  
47 going to happen. I talked to the engineers with the  
48 DOT when they had a public meeting at Mt. Lebanon  
49 Elementary School approximately four to five weeks ago.  
50 And all the engineer -- they had an engineer for each

1 of the three proposals. And all three of them told me  
2 that it would definitely be closed. And they are  
3 talking about taking Welpine and up near the end,  
4 cutting over to Liberty Highway and having a traffic  
5 light there, which, you know, is a possibility. But,  
6 you know, it would be -- coming off of 85, you know,  
7 it's never going to be access to it after they start  
8 that construction.

9 And, again, you know, the road, the infrastructure,  
10 you mentioned the -- Mr. Moore mentioned about the  
11 sewer. Well, that sewer line is already a problem.  
12 And so, you know, it's something that -- you know, it's  
13 not -- as an engineer told me before, it's leaking and  
14 so that's why the road keeps sinking. If you'll drive  
15 out there on that road, the pavement has always got low  
16 spots in it now, anywhere from 6 feet to 20 feet the  
17 places are. And so it cannot take heavy traffic, as it  
18 is.

19 Cars right now, the residents, the majority will  
20 move to the left to avoid this. It's on the right side  
21 of the road. And so unless you're planning on doing a  
22 tremendous amount of infrastructure improvements, I  
23 don't see it.

24 WILL MOORE: Yes, sir. I  
25 understand but, you know, they've got a lot of money  
26 allotted for that project. So I'm sure they'll address  
27 that within that build.

28 GLENN ROWLAND: But why would you  
29 put --

30 WILL MOORE: Sir, I'm not going  
31 to get into a question and answer ---

32 GLENN ROWLAND: Okay. I'm saying  
33 as far as building this commercial property when it's  
34 not easily accessible, it's not accessible from 85 and  
35 never will be.

36 DAN HARVELL: Okay. Thank you.  
37 Your three minutes is up. Thank you very much, sir.

38 Robert Wendel.

39 ROBERT WENDEL: Robert Wendel, 100  
40 Saddle Trail, Memory Lane. Pretty much all the same  
41 statements that we said before. I'm really confused  
42 how this thing even got approved because this gentleman  
43 here, James, kind of brought up a really good thing.  
44 He was talking about having a discussion with South  
45 Carolina DOT. I too have called to the engineers over  
46 there. And there's no set plan. They're still  
47 planning. They don't have money budgeted for this yet.  
48 And I really feel like all of this stuff -- and you  
49 guys have already voted on the one. So I know where  
50 the second one's going to go voting. You've already

1 agreed with it. But since -- I think we're jumping the  
2 gun on this whole thing. We don't know what's going to  
3 go on. It's still in the planning stages. And so I  
4 want to say that thing there too. And I'll say it one  
5 more time. I think you've already proven that the  
6 property is best said to be residential. It's a  
7 residential neighborhood.

8 And another fear that I have and I was not able to  
9 bring it up. We've got a beautiful buffer there will  
10 all these trees between the highway and our  
11 neighborhood now. And if we turn this in -- all into  
12 commercial, are you -- are you going to guarantee to  
13 put us up a wall, which is -- that's going to be the  
14 state -- or that's going to be federal, not you guys.  
15 And I just -- I just can't see this commercial going  
16 down through there.

17 So that's all I want to say about that. I think  
18 we're jumping the gun on it. We don't even know what's  
19 going to happen with this roadway system yet. And that  
20 was the engineer, Michael Pitts, that I talked to, that  
21 gave me -- I just talked to him last week. He says, we  
22 don't know where we're at yet. And we went ahead and  
23 approved this. And you have those two subdivisions up  
24 there on Welpine. And their only access is going up  
25 Welpine. And that's a lot of traffic for Welpine to be  
26 going up. But it's already been approved. Can't  
27 change that. So, and I'm like him and everybody else  
28 that came in here, we're against this. So thank you  
29 for your time.

30 DAN HARVELL: Thank you.

31 MALE: May I make one  
32 quick statement?

33 DAN HARVELL: No, sir. We've  
34 already heard. Thank you.

35 All right. At this time I'll entertain a motion to  
36 approve or deny?

37 WILL MOORE: Yes, sir. Mr.  
38 Chairman, just like last time, I mean, the whole goal  
39 in our 10-year-plan is to develop along 85. And I feel  
40 like this applies to that, just like the other two lots  
41 and that's my reason for approval.

42 DAN HARVELL: Okay. We have a  
43 motion for approval from Mr. Moore. Do I have a  
44 second? We have a second from Mr. Burdette.  
45 Discussion amongst the Board or questions for the  
46 staff?

47 JAMES MCCLAIN: Just to make a  
48 comment again, trying to somewhat placate any emotions  
49 for hearing -- listening to the citizens' comments.  
50 Just as it relates to plain -- to sort of looking at it

1 from the property owner's side. When you're looking at  
2 this tax map, you can maybe make a little bit more of  
3 an argument for the one we're voting on now. But the  
4 one we voted on previously, it's tax ID number that  
5 ends in 005, all those surrounding properties, you  
6 know, 004, 003, 005, 009, it would be difficult to  
7 justify not zoning -- rezoning it commercial when all  
8 of the adjacent contiguous properties are zoned  
9 commercial. That would be a little bit odd to explain  
10 to the property owner when we've already -- I don't  
11 know if this exact commission has, but at some point in  
12 the past those other adjacent properties have already  
13 been rezoned commercial. It would be somewhat  
14 difficult not to justify to that property owner's  
15 request to not -- also not rezone that commercial when  
16 the contiguous properties are already that zone. So  
17 that's again some of my justification for voting in the  
18 affirmative on this motion.

19 DAN HARVELL: Anyone else? I  
20 would like to ask staff, when we're looking at this  
21 picture we have in front of us here, where Memory Lane  
22 and Saddle Trail meet, and apparently there's not a  
23 frontage road that goes on there, but there is a  
24 corridor. Is that a highway department corridor there  
25 between those property lines?

26 BRITTANY MCABEE: Do you mean who  
27 owns Memory Lane?

28 DAN HARVELL: No. Where it  
29 appears to turn to either just dirt or scrub or  
30 whatever there.

31 MALE: It's a dead end.

32 DAN HARVELL: It's a dead end?

33 Yes, sir. That's state property.

34 DAN HARVELL: Okay. So what I'm  
35 asking is, is there a potential for a frontage road  
36 going down through there at any time in the future?

37 BRITTANY MCABEE: A frontage road has  
38 been proposed in the past in Anderson County. It comes  
39 up every so often. As far as to say whether that would  
40 one day become a frontage road, I'm not entirely -- I  
41 can't say. But that does go into the I-85 right of  
42 way, which is what you're probably referring to.

43 DAN HARVELL: Yeah. That's  
44 right. Because I see a separation between those  
45 properties. Could you address that, ma'am? Gaye?

46 GAYE SPRAGUE: Thank you, Mr.  
47 Chairman. As one of our citizens did mention, at least  
48 one of the DOT scenarios shows that connection from all  
49 of Welpine Drive over to intersect with Liberty Highway  
50 directly. And it could be parts of the other ones

1 also.

2 So this little section right here is probably a  
3 little bit too narrow to put a frontage road right  
4 there. Don't know for sure. But that connection so  
5 far will be done on the other side of Welpine.

6 DAN HARVELL: Okay.

7 GAYE SPRAGUE: To 178.

8 DAN HARVELL: All right. Thank  
9 you.

10 GAYE SPRAGUE: And really Welpine  
11 almost acts as the frontage road.

12 DAN HARVELL: Okay. Thank you  
13 for that clarification. Anyone else from the Board?  
14 Okay. I'll ask for a vote at this time. Those in  
15 favor of approval? And I will vote in the adverse,  
16 because I'm going to stay consistent with my first  
17 vote. It is passed.

18 All right. At this time we'll move on to Item  
19 Number 6, since we don't have another Memory Lane. Any  
20 old business?

21 All right. Number 7 on the agenda, new business.

22 TIM CARTEE: Thank you, Mr.  
23 Chairman. This development is Walls at Rivers Edge.  
24 This development was previously denied on July 12th,  
25 2022. Three hundred and nine property owners within a  
26 2000 foot radius were notified via postcard. And,  
27 again, this is Walls at Rivers Edge. The intended  
28 development is townhomes. The applicant is Secret  
29 Properties, LLC, Tom Craft. The engineer of record is  
30 Ridgewater. And the location access is Old River Road  
31 and Highway 86, Anderson Street, which both are state  
32 maintained.

33 It's in Council District 6. Surrounding land use  
34 is commercial and residential. The property is  
35 unzoned. The tax map there -- number for your viewing.  
36 This is not an extension of a development. It's  
37 approximately 13.89 acres. A hundred and sixteen is  
38 what they're requesting. Previously it was 126. So  
39 they have reduced it by 10 townhomes.

40 No variance is requested. Parking, the required  
41 off street parking is listed for one bedroom unit, one  
42 and a half spaces are required. And two or more  
43 bedrooms, two spaces are required for each townhome  
44 unit. A total of 232 parking spaces are shown on the  
45 site plan. Four separate parking areas are shown on  
46 the site plan adjacent to the units. Parking is  
47 allowed within the setback; however, no part of the  
48 building is allowed to encroach within the setback  
49 area.

50 Traffic impact analysis. Old River and Highway 86,

1 Anderson Street, are classified as collector roads with  
2 no maximum trips per day. No traffic study is required  
3 for townhomes less than 190 units per Anderson County  
4 Code of Ordinance section 24-1-15 intensity standards.  
5 An encroachment permit shall be required by the South  
6 Carolina Department of Transportation.

7 Here is the preliminary plat for your viewing.  
8 Here is the tax map area.

9 Staff recommends approval. This project has met  
10 the requirements in Chapter 24 land use. That's all I  
11 have, Mr. Chairman.

12 DAN HARVELL: Thank you. At this  
13 time if we could hear from the developer or a  
14 representative thereof?

15 WESLEY WHITE: While she's pulling  
16 that up, I'm Wesley White with Ridgewater Engineering.  
17 We're at 211 Society Street here in Anderson. With me  
18 today is Tom Craft and Gary Craft, the developers on  
19 this project.

20 What we've got is the first part here, it shows the  
21 new layout. As mentioned by staff this did come before  
22 y'all approximately a year ago and was denied. Since  
23 then, in the last year, we've done a good bit of things  
24 to update the layout. As you can see, we've reduced  
25 the number of units by almost 10 percent. This has  
26 allowed us to improve the layout. I think before it  
27 was referred to as more of sardines in a can. So we  
28 tried to get away from that. Additionally, it's got  
29 greater amenity areas and green space for gatherings  
30 throughout the community. We also -- I think this was  
31 a concern of one of the council members, maybe the  
32 chairman, we better distributed the parking throughout  
33 the site for visitors. Additionally, these roads are  
34 going to be private so it allows us to do that and  
35 distribute those out so that there's more parking  
36 located throughout the site.

37 If you can flip just through the next four or five  
38 slides. This is just some examples of what the  
39 builders have done in the Upstate recently. Just to  
40 kind of give you an idea of the quality of the product  
41 that's being proposed, the architectural and building  
42 styles. And that's just the interior. It just kind of  
43 gives everyone kind of an idea of the quality,  
44 especially in this area. I want to make sure that  
45 that's not a concern.

46 The subdivision road names have been approved by E-  
47 911, so that's not an issue. Additionally, ReWa has  
48 just extended in the last three or four years sewer up  
49 to the site. Actually, it's stubbed out directly on  
50 the site. So the intent was for this to be developed.



1 So there's no issue with water or sewer service  
2 available. There's plenty of capacity of both of those  
3 issues.

4 The proposed improvements, obviously as we go  
5 through the full design once this is improved, would be  
6 -- would have no impact on the downstream stormwater  
7 runoff, because I know that comes up as a concern.  
8 I'll just assure you that the Stormwater Department  
9 will make sure that we follow all of those ordinances  
10 and the development will have no impact downstream.

11 As mentioned, it does have two access points. They  
12 are both on SCDOT roads, which I think is important.  
13 The traffic counts this generates -- the 190 townhomes  
14 is what it requires to generate a traffic study, the  
15 DOT's requirements. This is 116, so it's well below  
16 that. The DOT has no issue with either one of those  
17 roads as far as capacity. The one's -- Anderson Road  
18 is a major arterial, Old River Road is a major  
19 collector, so there is sufficient capacity on both of  
20 those to handle the additional 61 peak trips per day  
21 that are proposed.

22 Additionally, the County Roads & Bridges just from  
23 a cursory review is okay with the layout. And we've  
24 made sure that there's no issue with school buses  
25 getting in and out. I know that was concern on some  
26 previous projects. So hopefully that addresses that  
27 concern. There should be plenty of safety there.

28 I know school capacity issues was a big deal last  
29 time. So a couple of things regarding that. I think  
30 there's been some changes in the last year that, you  
31 know, will hopefully appease some of those concerns.  
32 The industry standard, I know this was an issue last  
33 time, at full build out, which we anticipate with  
34 permitting and construction, it will take about two to  
35 three years. At full build out, we'll have 23.2  
36 students added to -- will be generated by these  
37 townhomes.

38 Now, the developers are actually going to be  
39 gearing these toward retirees and empty nesters, so we  
40 anticipate that to probably be a little bit lower. But  
41 industry standard projects 23 students at full build  
42 out as an impact. And that's across all grade levels.

43 School District 1 also has created a strategic plan  
44 about the time that this was going through last year.  
45 It was approved by District 1 School Board. And it  
46 goes through the '26-27 school year. In that plan  
47 they've included replacing Palmetto and Wren Middle  
48 Schools, additions to other schools in the district.  
49 And as recent as February of this year, they issued an  
50 award to Harper Corporation for building the

1 Powdersville Middle School. So the fact that they're  
2 making improvements shows that they're -- see the  
3 potential for growth in this area and how its affecting  
4 them. So I think that definitely shouldn't be a  
5 concern.

6 I feel like we've met all the County's ordinances  
7 as far as Chapter 24 is concerned. I think this is  
8 also in line with the comprehensive plan. It also  
9 meets the -- I just want to make sure that the Board  
10 understands that all existing infrastructure is more  
11 than adequate to handle the proposed project. The  
12 project is compatible with the surrounding properties.  
13 I feel like it provides a transition between some of  
14 the single-family and the commercial. The front corner  
15 of this property is actually Walgreens. So it provides  
16 a good bit of transition between the commercial side  
17 and the high traffic out there.

18 And we also feel like this project balances the  
19 interest of the property owner, who's here, as well as  
20 the public and allows them to do what they are  
21 intending.

22 So we appreciate your time. I think Mr. Craft just  
23 wants to introduce himself and let them know who he is  
24 so y'all understand he's local. And he's done some  
25 stuff in the area.

26 TOM CRAFT: Yeah. Thank you,  
27 Wesley. I appreciate y'all's time. He's pretty much  
28 said it all. You know, I've been developing here for,  
29 I don't know, 30 years and my partners, my dad and  
30 Wayne Elmore, and Gary McAlister. And we do good  
31 quality work. We picked this site because, you know,  
32 these are townhomes and there's not many townhomes  
33 around the area. They're for mostly retiree people and  
34 there's none being built right now. So I'd appreciate  
35 y'all's support. And we do a very nice job for the  
36 community. Thank you.

37 DAN HARVELL: Thank you, sir.

38 At this time we'll open up the citizen comments.  
39 First on the list is George Theis.

40 GEORGE THEIS: I'm George Theis.  
41 I live at 240 Freeman Drive, Piedmont. Good evening  
42 Chairman, Commission Members and fellow citizens. We  
43 currently have a 563 house project off Blossom Branch  
44 Road. And now there's a massive new housing project  
45 off of Moores Mill Road. Both of these are within a  
46 half a mile of the 125 house project off Old River  
47 Road. This proposed townhouse project would sit  
48 adjacent to these 125 homes.

49 It's my understanding there's now over 1200 homes  
50 already approved and less than 5 percent of these have

1    been completed. So more than 1100 homes are yet to be  
2    constructed. Our neighborhood is getting sandwiched  
3    between these projects. We really don't need any new  
4    ones, at least not until there's a clear picture of  
5    what the impact's going to be for our little town.

6           Last July the Commission denied the request for the  
7    then 126 townhomes proposed. I was grateful and  
8    applauded the ones who voted to deny it. They showed  
9    that they really do care about the people they  
10   represent. The developer has come back this year with  
11   a new proposal for 116 townhomes.

12          I'm here asking you, imploring you to deny this  
13   proposal. I sincerely appreciate the opportunity to  
14   address the Planning Commission and thank you for your  
15   time.

16                   DAN HARVELL:                   Beth Bailey.

17                   BETH BAILEY:                   Hello everyone. I  
18   come to these meetings every --

19                   DAN HARVELL:                   Name and address,  
20   please.

21                   BETH BAILEY:                   Oh, Beth Bailey,  
22   206 Ragsdale Road. It's in Powdersville, but it's a  
23   Greenville address. While I don't live right near  
24   here, I am in this area a lot as our son does live out  
25   there in Piedmont. And I would just like to echo what  
26   this gentleman said about the developments that have  
27   already been approved. Without really seeing how the  
28   roads and everything is going to be impacted before we  
29   green-light another project, we look to you all to help  
30   us manage growth. We know that this area is growing  
31   and it's inevitable. But we all are looking to you to  
32   help us who live in these areas and communities make  
33   wise choices. And I would respectfully disagree that  
34   our schools, our roads are ready for another  
35   development. And I don't know that there's any  
36   guarantee it would be a retirement community. And even  
37   at that, you're going to have all the traffic. And I  
38   just don't think until we see what we've already  
39   planned, how that's going to play out, whether we're  
40   ready to give another green light to another  
41   development. Thank you.

42                   DAN HARVELL:                   Thank you. Rhonda  
43   Smith.

44                   RHONDA SMITH:                   Hey, I'm Rhonda  
45   Smith. I live 131 Moore Lane, Piedmont, which is right  
46   off of Old River Road. I'm going to read mine so I  
47   don't ramble, okay?

48          I'm not against growth as long as it is controlled  
49   to some degree. People want a grocery store in  
50   Piedmont, but where a grocery store could be would add

1 even more traffic to our situation at that  
2 intersection. The gentleman did say that it was a  
3 high-traffic area, which it is. And he did say that it  
4 is going to gear it toward retirees. Retirees will not  
5 be renting two-story apartments because of stairs, most  
6 generally.

7 But there's already 309 houses, which we're  
8 notified already, in our area. And within a three-  
9 fourths of a mile behind Walgreens on Old River Road,  
10 which is a straight road, there's six side streets that  
11 498 houses plus have been approved. And at least 40 of  
12 those are already completed and occupied.

13 The intersection at Walgreens is dangerous. The  
14 traffic at the red light turning left, there's no  
15 arrow. If you're on 86 to turn left onto Old River  
16 Road, there's no arrow. If you're on Old River Road to  
17 turn left onto Highway 86, there's no arrow. And the  
18 subdivision from the Agnew property will be coming in  
19 off of Blossom Branch, as well, which is the road that  
20 runs into Old River Road.

21 I did talk with -- there was a lady at our Crime  
22 Watch meeting from the South Carolina DOT and I did ask  
23 her about a turning arrow. And she said that they  
24 would try to get a road study done. And this has been  
25 over a year ago. And I asked her would she please make  
26 sure that they take into consideration all of the homes  
27 that are going to be put in there, because if they did  
28 a road study now it's not going to be a whole lot of  
29 difference. But it's not just a certain time of the  
30 day. It's almost all times of the day, because trucks  
31 come off of Highway 86 -- off of the interstate. They  
32 fly down through Piedmont. We've already had the  
33 sheriff, the Highway Patrol at our Crime Watch meetings  
34 trying to get the speed limit reduced down through  
35 there, because the trucks are just flying down through  
36 there. So that intersection is very dangerous,  
37 especially with no turning arrow.

38 And then like he said all the homes that have  
39 already been approved that aren't even taken into  
40 consideration yet to see what kind of impact it's going  
41 to make. And so the DOT lady said that they do 10-year  
42 plans out. And there are no plans to do anything at  
43 that intersection or on Highway 86 to help that  
44 intersection within the next 10 years, nothing on their  
45 agenda or on their plans.

46 So I just want to thank you for --

47 HENRY YOUMANS: Time.

48 RHONDA SMITH: -- considering

49 denying this at this time until we can wait and see --

50 DAN HARVELL: All right.

1                   RHONDA SMITH:                   -- what the other  
2 homes are going to do.  
3                   DAN HARVELL:                   All right. Thank  
4 you.  
5                   RHONDA SMITH:                   Thank you for your  
6 time.  
7                   DAN HARVELL:                   Next is Charlene  
8 Spelts.  
9                   CHARLENE SPELTS:                  Thank you  
10 Chairman, gentlemen and ladies. I'm Charlene Spelts  
11 and I live at 103 Dogwood Court in Piedmont, almost  
12 adjacent to this structure that's being proposed.  
13        Do y'all know where Piedmont is? Do we really  
14 know? If anybody don't know where Piedmont is and  
15 where this particular project is going, I'd be glad to  
16 provide chairs and lunch for y'all to come sit on our  
17 street corner and see what the property and what the  
18 traffic is like. I'd like to welcome you to Piedmont  
19 where we are learning day-by-day to live years ahead of  
20 our infrastructure. I'm concerned mainly with the  
21 safety of our residents and the safety of our officers  
22 that protect us there.  
23        This is another project that will be protected by  
24 the Wren Fire District. They're all volunteers, and  
25 they are overworked and overrun on a daily basis.  
26        We talk about -- we've got about 1200 houses that  
27 are going in there within about a mile and a quarter of  
28 our area. And I'm asking for a little bit of leniency  
29 and a little bit of time to adjust into our  
30 infrastructure. And I wasn't aware of anything that's  
31 going on with School District 1, but if there is a  
32 planned build-on in Powdersville, this property would  
33 go into the Wren District. It wouldn't go towards  
34 Powdersville. We're overcrowded. We're dangerous.  
35 We're right in there with residential, warehousing and  
36 commercial areas. We're a mile and a quarter off I-85.  
37 We get a lot of traffic. We get the traffic that comes  
38 through Easley going out to the Donaldson Centers and  
39 everything that's building up in there. We are a four-  
40 lane that goes to a two-lane that goes across a two-  
41 lane bridge. So as far as our improvements of our  
42 interstate and our structure in there, it's going to be  
43 a long time before we see roads that are really going  
44 to be able to handle this.  
45        Again, we want controlled growth. We are not  
46 against growth, but we're scared. And our safety and  
47 the safety of our employees, our children and our  
48 families. And I thought it was kind of interesting  
49 that we're talking about this is going to be a retiree  
50 center and it's townhomes up and down. And as a

1 retiree that can't climb stairs, I would not be one of  
2 the ones that would be moving there.

3 So I ask you to give us some leniency and deny this  
4 project today. And thank you so much.

5 DAN HARVELL: Thank you. Dr.  
6 Tiffany Estes.

7 TIFFANY ESTES: Good evening.  
8 Tiffany Estes, 801 N. Hamilton Street, Williamston. I  
9 am the Director of Planning & Development/Student  
10 Services for Anderson School District 1.

11 I just want to give some information. Some people  
12 shared about -- again District -- we are not against  
13 growth. We are not for or against. We know that's  
14 going to happen. However, as the lady in front of me,  
15 controlled growth is very, very important for the  
16 school district.

17 As the gentleman mentioned about the strategic  
18 plan, which I facilitate every year, yes, we did build  
19 new schools for Palmetto. Wren has a new middle  
20 school. However, it's really -- we're still going to  
21 have growth in that area. With 1200 homes that are yet  
22 to be built, these are all going to the Wren feeder  
23 system. So we have no plans right now to expand Wren  
24 Elementary. Wren Middle is already at capacity. And  
25 then Wren High School is, you know, close to it as  
26 well. They have -- both Wren Middle and Wren High  
27 School have added a hundred students in the last 18  
28 months. And, again, that's before all these  
29 subdivisions.

30 The other thing that really -- and, you know, we've  
31 got Woodglen, those homes that were approved. These  
32 are all, again, going to the same feeder system.

33 But the one thing that really concerns us as a  
34 school district is teacher vacancies. CERRA, which is  
35 the Center for Education, Recruitment, Retention and  
36 Advancement, they do an annual supply and demand  
37 report. And it is very alarming as educators that  
38 we're seeing at 39% increase in teacher vacancies  
39 across the State. Anderson 1, we are known for our  
40 school district. We're very proud of that. However,  
41 we are even seeing this where we have positions that  
42 are unfilled going into next year. In one of our  
43 elementary schools, a fifth grade class, we can't find  
44 a fifth grade teacher; however, so now the class sizes  
45 are going to be 27 and 28. And that's a Title I  
46 school. So that is a grave concern that we just cannot  
47 fill these positions. And again we are fortunate that  
48 we draw the people we do. But, again, we can't compete  
49 with other districts around us due to how we're funded  
50 and -- you know, that's a whole other story.

1 But again, I want to make sure that we, you know,  
2 recognize that we just -- and there's a bill in, you  
3 know, in the senate right now, the state senate, that  
4 wants to kind of push through people to get their  
5 teacher certification. And while that is great for  
6 some people, it's, you know, it's kind of a slap in the  
7 face to educators who went to school for 10 years to  
8 say, hey, you know what, this is what I'm doing. Plus,  
9 we want to make sure we have the right people to  
10 educate our students. That's very, very important.

11 So just please take that all into consideration,  
12 especially with the growth. We just need it to be  
13 controlled. Thank you.

14 DAN HARVELL: If I might ask you,  
15 Dr. Estes, while you're close to the microphone.

16 TIFFANY ESTES: Yes, sir.

17 DAN HARVELL: If I might ask you,  
18 what would be your projection of -- your projection of  
19 the increase in school population based on what you see  
20 in this plan?

21 TIFFANY ESTES: It's what, 126? It  
22 really depends --

23 MALE: 116.

24 TIFFANY ESTES: Oh, 116. Excuse  
25 me. 116, typically, you know, townhouses, I will say  
26 that they don't attract as many school children as a  
27 single-family house. However -- that's what I was  
28 trying to pull up on my computer that some of the other  
29 townhouses that feeds into our schools. The other  
30 issue, too, is that we -- I would say probably, you  
31 know, I would say about 30 students, 30, 40 students  
32 over that time. I think that would be -- that's a very  
33 conservative number. But, again, we never know. But  
34 let's take in consideration Woodglen, that's across the  
35 street. The other, you know, 300 homes. So, I mean,  
36 we're talking for 1200 single family homes, not  
37 including this, we're probably looking at an average of  
38 1200 students. I mean, that's -- that's bigger than  
39 our biggest high school. That's bigger than -- that is  
40 bigger than Wren High School. So, again, we are seeing  
41 that. And we have -- we're right now, we're planning  
42 to build an additional school in Powdersville, but we  
43 already have two bonds out. So we don't want to ask  
44 our constituents for additional bond referendum money.  
45 So we are putting money aside, but property -- you  
46 know, we're going to be good stewards of our state  
47 voters' funds. Property is through the roof,  
48 especially if they know a school district's looking for  
49 property. They're charging over 40, 50,000 an acre.  
50 So we do have plans in place; however, it's just going

1 to take time and money. And, you know, that's -- we  
2 don't have either.

3 DAN HARVELL: Okay. Thank you  
4 very much.

5 TIFFANY ESTES: Thank you.

6 MICHAEL GILREATH: Hey, can I ask a  
7 question please? I just want to clarify. Are you here  
8 on behalf of the District?

9 TIFFANY ESTES: Yes. Yes. I'm  
10 sorry. Yes.

11 MICHAEL GILREATH: Okay. Thank you.

12 DAN HARVELL: All right. At this  
13 time, I'll entertain a motion, ask for a motion to  
14 approve or deny this and we'll have discussion after  
15 the motions.

16 JANE JONES: I make a motion to  
17 deny the project. My reasons are it's the inability of  
18 the community to absorb this continued increase in  
19 population. It's not in the best interest of the  
20 community. Safety concerns as far as the pressure on  
21 the law enforcement and the fire department. And, of  
22 course, as Ms. Estes just said, the inability of the  
23 schools to move fast enough to keep up with this. And,  
24 of course, we always talk about the roads. We can't  
25 keep up with that either and there's no plans to  
26 improve. So my motion is to deny this project.

27 DAN HARVELL: All right. We have  
28 a motion to deny by Ms. Jones. Do I have a second?

29 I will second that for discussion. Now discussion  
30 amongst the Board. Hearing none, I will call --

31 JAMES MCCLAIN: Might I just ask,  
32 can staff put up the overlay of that tax map again? I  
33 mean, I'll just started to say for the sake of devil's  
34 advocate and discussion, this is adjacent to commercial  
35 property, and I think just sort of -- I don't know  
36 whether -- which cardinal direction it is, north,  
37 south, east, west, but below this plot here is a high  
38 density development. Is it not? So I think we're  
39 talking about a new -- a development between commercial  
40 and high density development. So odds are it's going  
41 to end up being either developed commercial. Maybe  
42 somebody mentioned a grocery store maybe. That could  
43 be an option. Or high density development. So I think  
44 eventually there's going to be some concerns from the  
45 citizens either way of what may be inevitable,  
46 commercial or high density development.

47 I'm just being practical about this. You know, I'd  
48 like to hear what any of the other committee members  
49 thing about that.

50 JANE JONES: Since I'm the most



1 familiar with the property, Piedmont is a very small  
2 community. We call it a town, but it's not an  
3 incorporated town. So they can't make any rules for  
4 themselves. You know, they don't -- it's just a  
5 community. And this is the one red light. The next  
6 red light is after you cross over into the Greenville  
7 County part of Piedmont. So this is it and everything  
8 -- all of this development, these 1200 houses, is going  
9 to feed into that red light. There's already there --  
10 the two service stations are there at that light, and  
11 Walgreens. So I'm just trying to paint this picture  
12 for you. This is what's coming into that red light.

13 And usually, a red light is a four-way stop. Well,  
14 there are four or five roads that come into this red  
15 light. So somebody's got to wait and let somebody out.  
16 It's very congested.

17 JAMES MCCLAIN: Well, so would  
18 you think it would be more appealing to the community  
19 to be more commercial development like as opposed to  
20 high density or higher density residential?

21 JANE JONES: Yeah. My  
22 personal opinion is yes. Yes. Walgreens is on the  
23 next corner, across. And there are two service  
24 stations like I said. And everybody out there's  
25 praying for a grocery store. Well, there's a building  
26 right across the road that used to be long years ago --  
27 even I can remember it -- used to be a grocery store.  
28 And, you know, all that's commercial over there.

29 JAMES MCCLAIN: Because it's not  
30 going to stay obviously farm. There's not going to be  
31 --

32 JANE JONES: No. It's going  
33 to be something. I agree with that.

34 JAMES MCCLAIN: It's not going to  
35 be a big single-family residence.

36 JANE JONES: Commercial would  
37 be -- I think everybody -- they're nodding their heads.  
38 I think they would agree that that would be the place  
39 for it, you know. If you're going to build townhouses  
40 and, you know, something was said in a reading that you  
41 could cross the road there because of the red light.  
42 Uh-uh (negative). I wouldn't. I travel through there  
43 picking up my grandson and I'm very familiar with the  
44 traffic.

45 And another thing is over on Highway 25 in  
46 Greenville County, a lot of 18-wheelers are coming  
47 through Piedmont to get to 85. They just are. And I'm  
48 already seeing an increase in trucks and equipment  
49 going to the sites where these houses are being built.

50 And another thing, when you cross over into

1 Greenville County, there's an area that's been cleared.  
2 And I called -- I couldn't find -- get anybody to  
3 answer -- how many houses they're going to build over  
4 there. It could probably -- it looks like it's going  
5 to be four or five hundred houses. And they won't go  
6 to our schools, but they're going to come through  
7 Piedmont to get to 85, just like everybody else.

8 JAMES MCCLAIN: I do want to  
9 recognize that also -- excuse me.

10 JANE JONES: I'm trying to  
11 paint you a picture of what's going on here.

12 JAMES MCCLAIN: Oh, sure. And I  
13 do want to recognize -- it sounds like there's trying  
14 to be some concessions on the part of the developer, it  
15 sounds like. I don't know, actually. I'm trying to  
16 remember when I actually took my position on the  
17 Commission, but I might not have been here in July.  
18 But it sounds like there were some concessions about  
19 reducing the number of houses and things like that on  
20 the property, so --

21 JANE JONES: He's reduced it  
22 by ten --

23 JAMES MCCLAIN: (Inaudible.)

24 JANE JONES: And something  
25 else that hasn't been pointed out. The appeal ended up  
26 -- the appeal upheld the denial of the project, as  
27 well.

28 JAMES MCCLAIN: And I was just  
29 want to ask the two -- excuse my ignorance on the  
30 matter, but as it relates -- I noticed one of the  
31 comments from the public was it would be nice if this  
32 was to go through to have arrows and things like that  
33 at the light there. I can imagine building new roads  
34 and new turning lanes would be more difficult, but  
35 adding turning lights should be simple, correct?

36 JANE JONES: You would think.

37 TIM CARTEE: That's something  
38 that's up to the SCDOT. We don't have jurisdiction  
39 over those roads.

40 JAMES MCCLAIN: Uh-huh  
41 (affirmative).

42 JANE JONES: I've been working  
43 on turning arrows --

44 JAMES MCCLAIN: Turning arrows  
45 you would think would be more simple than that.

46 JANE JONES: I agree with you.

47 DAN HARVELL: Do we have any  
48 further discussion before calling for the vote? Okay.  
49 At this time I'll call for the vote. Those in favor of  
50 approval, if you'll raise your hand.

1 JANE JONES: The motion was to  
2 deny.  
3 DAN HARVELL: The motion was to  
4 deny. Deny. Those in favor of approval? All right.  
5 WILL MOORE: What were those  
6 numbers?  
7 DAN HARVELL: Mr. McClain --  
8 Mr. Burdette and Mr. Walsh.  
9 WILL MOORE: Are against?  
10 DAN HARVELL: Are against. All  
11 right. Thank you.  
12 Okay. Moving on to our next issue, Item B,  
13 preliminary subdivision Anderson Reserve. Staff.  
14 WILL MOORE: Mr. Chairman, at  
15 this time I'd like to go ahead and recuse myself from  
16 this project.  
17 DAN HARVELL: Okay, Mr. Moore.  
18 Thank you.  
19 To clarify, Ms. Jones, the motion was to deny. The  
20 motion to deny failed.  
21 JANE JONES: Okay.  
22 DAN HARVELL: Failed by a vote  
23 of 4 to 2.  
24 JANE JONES: Okay.  
25 DAN HARVELL: Or 5 to 2.  
26 JANE JONES: 5 to 2. That's  
27 what I thought.  
28 DAN HARVELL: Okay. Staff.  
29 BRITTANY MCABEE: Thank you, Mr.  
30 Chairman. This is Anderson Reserve. A hundred and  
31 thirty-eight property owners within a 2000 foot radius  
32 were notified via postcard. The intended development  
33 is a single-family residential subdivision, which is --  
34 they're using the conservation ordinance for this  
35 design. The applicant is Davis & Floyd on behalf of  
36 Spano & Associates. Davis & Floyd is also the engineer  
37 of record.  
38 It's located and has access on Fants Grove Circle,  
39 which is state maintained in Council District 4.  
40 Surrounding land use is residential. It is unzoned.  
41 The tax map number is there for your viewing. It's  
42 approximately 71.52 acres with 150 proposed lots. They  
43 are not requesting a variance. Traffic impact analysis  
44 is Fants Grove Circle is classified as a collector with  
45 no maximum average trips per day.  
46 This is a proposed layout of the property. And  
47 this is an aerial view of the property. That is  
48 Pendleton City Limits, if anyone is wondering, to the  
49 north.  
50 JAMES MCCLAIN: In the yellow --

1                   BRITTANY MCABEE:                   Yeah. The light  
2 yellow to the north is Pendleton City Limits. I  
3 apologize. I'm going the wrong way.  
4           Staff does recommend approval. This project has  
5 met the requirements in Chapter 24 land use. This  
6 concludes the staff report.  
7           DAN HARVELL:                   Thank you.  
8 Presentation from the developer at this time.  
9           JAMIE MCCUTCHEON:                   Mr. Chairman, my  
10 name is Jamie McCutcheon. I'm representing Spano &  
11 Associations on this project.  
12           I just want to point out that hopefully you will  
13 find this as a good example of what the conservation  
14 design can do. As staff said, we have about 71 acres  
15 and 150 lots, so the density is right at the same as an  
16 R20 would be. But through this conservation design,  
17 we've got over 30 acres of open space preserved. So  
18 we've got a variety of parks. We've had all the  
19 wetlands delineated. We're allowing for stormwater  
20 management. This property adjoins the Clemson -- I  
21 believe Clemson owns the property behind it. So it  
22 will never be developed on that side of it. There's a  
23 lot of flood plain and stuff in there anyway. But we  
24 think we've done a -- hopefully, you will find we've  
25 done a good job to use the conservation design,  
26 establish the buffers, establish the open space. Like  
27 I said, and have a density that's pretty close to an  
28 R20 zoning. So I'd be glad to answer any questions you  
29 may have on that.  
30           DAN HARVELL:                   Okay. Thank you.  
31           JAMIE MCCUTCHEON:                   One thing I do --  
32 forgot to mention on traffic.  
33           DAN HARVELL:                   Yeah.  
34           JAMIE MCCUTCHEON:                   On traffic, we  
35 did do a traffic study. The county reviewed that. DOT  
36 has asked us to install a left-turn lane for Highway  
37 187 onto Fants Grove Circle. And the developer has  
38 agreed to do that. So ...  
39           DAN HARVELL:                   Okay. Thank you.  
40           JAMIE MCCUTCHEON:                   Thank you.  
41           DAN HARVELL:                   We'll call you  
42 back if we have any questions. All right. At this  
43 time we have one person signed up to speak and I  
44 believe that's Connie Black.  
45           FEMALE:                   I came in a  
46 little bit late, but can I add my name?  
47           DAN HARVELL:                   Oh sure, we'll  
48 add your name, after -- is it Ms. Black?  
49           CONNIE BLACK:                   Yes.  
50           DAN HARVELL:                   Okay. Thank you.

1                   CONNIE BLACK:                   Connie Black, 217  
2 Fants Grove Circle. This particular property is a very  
3 historic property. It's the location of Rivoli  
4 Plantation. And we're concerned because Fants Grove  
5 Circle is just a very tiny road. It's not a big, big  
6 road. And I don't know if you've been to 187 lately,  
7 but it's pretty busy. The traffic's always been pretty  
8 bad, but now with all the growth that's coming along,  
9 it's even worse. The schools are jam packed. And that  
10 is -- it does back up against Clemson Experimental  
11 forest. That's 7500 acres. There is the Great  
12 American Egret that roosts on this property. And for  
13 that, we'd like to ask for an endangered species  
14 survey, please. The roads are really not equipped for  
15 150 homes to be built there. The water runoff will  
16 affect the wildlife. There's a lot of wildlife in this  
17 area. I know the gentleman talked about it.  
18       We are really concerned about the amount of growth  
19 that's happening on 187. It's beyond imagination. A  
20 hundred and fifty houses, and if I am correct, it looks  
21 like the -- where you drive out of the subdivision is  
22 going to be on Fants Grove Circle. That's a little  
23 tiny one-lane road. So that's not going to work. Not  
24 going to work at all.  
25       So if y'all would please take that into  
26 consideration, I would appreciate it. Thank you.  
27                   DAN HARVELL:                   Okay. Thank you.  
28       Now, ma'am, if you'll come and state your name and  
29 address, please?  
30                   LAURA SPADO:                   My name is Laura  
31 Spado and I live on Fisher Jenkins Road.  
32                   DAN HARVELL:                   Can you spell  
33 your last name?  
34                   LAURA SPADO:                   S-P-A-D-O.  
35                   DAN HARVELL:                   Okay. Thank you.  
36                   LAURA SPADO:                   All right. I  
37 just wanted to say that, you know, I guess the  
38 developer had said something about this being close to  
39 R20. If you look at the plat and each lot, it's saying  
40 that it's 0.17, and I don't -- that seems less than an  
41 R20 zoning to me, a lot less. And if you will do the  
42 aerial view up there, you can pretty much tell that  
43 that is not going to meet the R20 zoning, which is  
44 where I live and a lot of members of the community.  
45       A lot of us that are in the community are concerned  
46 with these tract housing developments. One right now  
47 was just -- which is Belvedere, across from Pendleton  
48 High School, I think that they have a DHEC order right  
49 now placed on them, that they can't close on any  
50 houses, because they're having soil and water testing

1 done due to people becoming sick after moving into the  
2 houses. So these houses are popping up so quickly --  
3 and I understand they have to pass regulations, but I  
4 mean, something is happening that maybe shortcuts are  
5 being made, but people are getting sick. I mean, DHEC  
6 has just recently placed that order.

7 Plus, we have over -- we've had 200 plus townhomes  
8 and 300 plus houses. We're a small town in Pendleton.  
9 Putting these big large tract housing communities kind  
10 of takes away from that feel of it being a small town.

11 Also, I want to touch on the schools. I'm in  
12 District 4. I went to their 10-year plan, and where we  
13 are at right now, we are at and beyond capacity. In  
14 February of this year, the school district just voted  
15 to increase capacity 200 plus seats. That's beyond --  
16 we're talking about having to put portables back up  
17 around our schools. They are wanting to build a high  
18 school within the next ten years, but that's not going  
19 to help with these houses that are popping up today.  
20 The last time we had a new school built in District 4  
21 was in 2007 with Mt. Lebanon. So we haven't had any  
22 improvement in our school systems with all of this  
23 growth.

24 Another thing is, you're correct, this property is  
25 going to back up to Eighteen Mile Creek, which flows  
26 into Hartwell Lake and backs up to Clemson's research  
27 forest. So I want to know was Clemson University  
28 notified of this subdivision coming? Do they know,  
29 because there's all kinds of research done out there  
30 about medium to high density development --

31 HENRY YOUMANS: Time.

32 LAURA SPADO: -- affecting  
33 conservative areas.

34 DAN HARVELL: Time. Thank you.  
35 Thank you for your comments.

36 Okay. At this time does anyone from the staff have  
37 any -- anyone from the Board have any questions of  
38 staff?

39 JANE JONES: I have a question  
40 for the developer. It says in our information that we  
41 were given that this is Phase I. And I don't fully  
42 understand this. I need for you to explain to me. But  
43 my question has to do with -- it says any roadway  
44 improvements that will be required for the next phase  
45 have to be shown at this time.

46 JAMIE MCCUTCHEON: So this  
47 property is part of a larger site that's currently  
48 owned by AnMed. And they have identified that they  
49 plan to do something on at least 10 acres of it. We  
50 don't have any other plans at any time -- right now for

1 the rest of the property. There's a variety of uses  
2 that it could be or could be considered, because it is  
3 unzoned. We're only looking at this 150 lots. So that  
4 may have been a typo. Probably shouldn't have even  
5 been in there because we're not -- we don't have any  
6 plans for anything else at this time.

7 GAYE SPRAGUE: That was my  
8 statement, do you want me to come to the podium?

9 DAN HARVELL: Yes, please.

10 GAYE SPRAGUE: Just to reiterate  
11 that this development is being required to install a  
12 turn lane on 187. So that's not an inexpensive  
13 project.

14 My point in that -- Commissioner, thank you for  
15 reading that detail -- was simply that we are only  
16 looking at this part, because we don't know anything  
17 about the rest of it. And so my bold letters were just  
18 simply to the developer that if you haven't  
19 accommodated any future requirements, those still may  
20 be required in the future. So just approving this  
21 doesn't mean there won't be requirements in the future.

22 JANE JONES: Well, the way I  
23 understood it was he needed to present ---

24 GAYE SPRAGUE: Yeah. Yeah. The  
25 only thing he needs -- we are requiring -- DOT required  
26 and we support, is the left turn lane. And as Mr.  
27 McCutcheon stated, they've agreed to that.

28 JANE JONES: Okay. Thank you  
29 so much.

30 JAMES MCCLAIN: Mr. Chairman,  
31 can I ask to see maybe the overlap map again. I'm  
32 wanting to zoom out and maybe -- like a tax map I  
33 guess. Sorry, I forgot my packet.

34 So what did they say was property owned by AnMed,  
35 if I might ask?

36 JAMIE MCCUTCHEON: If I may, the  
37 current site is owned by AnMed. Spano & Associates has  
38 it under contract to purchase.

39 JAMES MCCLAIN: Uh-huh.

40 (Affirmative response)

41 JAMIE MCCUTCHEON: And part of  
42 that is AnMed is going to retain at least 10 acres of  
43 it. But we don't have any plans for the rest of it or  
44 know what AnMed has proposed as far as that 10 acres,  
45 what they plan to do there.

46 JAMES MCCLAIN: So the  
47 development will be more on the -- more towards the  
48 creek?

49 JAMIE MCCUTCHEON: It's on the back  
50 side.

1 JAMES MCCLAIN: The back side?  
2 JAMIE MCCUTCHEON: Yes, sir.  
3 JAMES MCCLAIN: The front of it  
4 might be -- seemingly may be retained by AnMed, the 10  
5 acres, or a little more in the front?  
6 JAMIE MCCUTCHEON: At least, yes.  
7 JAMES MCCLAIN: Okay. All right.  
8 DAN HARVELL: All right. So  
9 where is the -- where is the future AnMed parcel in  
10 this overlay, in this aerial?  
11 JAMIE MCCUTCHEON: What they're  
12 discussing is on the corner on Fants Grove Circle and  
13 187. So just right there. Yeah, right in that area.  
14 DAN HARVELL: Right there?  
15 JAMIE MCCUTCHEON: Yeah. Most of the  
16 frontage.  
17 DAN HARVELL: Okay. Thank you,  
18 sir.  
19 Any other questions of staff or the developer? At  
20 this time I'll ask for a motion to approve or deny?  
21 BRAD BURDETTE: Motion to  
22 approve.  
23 DAN HARVELL: We have a motion  
24 to approve from Mr. Burdette. Do I have a second?  
25 JAMES MCCLAIN: I'll second.  
26 DAN HARVELL: We have a second  
27 from Mr. McClain. Now open for discussion amongst the  
28 Board. Anyone? Mr. Gilreath.  
29 MICHAEL GILREATH: So there's two  
30 other phases that are drawn up, but I just want to make  
31 sure I understand that. You don't have plans for these  
32 or --  
33 JAMIE MCCUTCHEON: No, sir. We have  
34 a variety of things that have been discussed, but  
35 nothing is set in stone. And we understand once  
36 something is done, we'll have to go back through the  
37 process whether it's to do planning, traffic, all of  
38 that. And so until we have that -- right now, the only  
39 thing we're requesting approval for is this 150 lots on  
40 the back portion of it. So ...  
41 DAN HARVELL: All right. So if  
42 I could ask clarification on that because we have -- we  
43 have what looks like a master -- master map here. And  
44 then we have two --  
45 JAMIE MCCUTCHEON: Those are just --  
46 DAN HARVELL: -- two subdivides  
47 of that particular one.  
48 JAMIE MCCUTCHEON: Yes, sir. That's  
49 just blow ups of that. It's just enlarged so you get a  
50 better view of the plan, so it's at a better scale for



1 you to be able to read.

2 DAN HARVELL: So are we -- are  
3 we talking about a Phase I and Phase II or this is all  
4 what you're planning now?

5 JAMIE MCCUTCHEON: That's all what  
6 we're planning now.

7 DAN HARVELL: This is inclusive  
8 of both of these sub-maps?

9 JAMIE MCCUTCHEON: Yes, sir.

10 DAN HARVELL: Okay.

11 JAMIE MCCUTCHEON: Yes, sir.

12 DAN HARVELL: All right. Thank  
13 you, sir.

14 Any other questions or discussion amongst the  
15 Board? Ms. Jones, do you have anything?

16 JANE JONES: No.

17 DAN HARVELL: Okay. All right.

18 We'll call for the vote at this time. Those in favor  
19 of granting, please raise your hand? And those  
20 opposed. Ms. Jones against and five for. All right.  
21 Thank you.

22 All right. Now we're going to discuss Ordinance  
23 Number 2023-007. Staff.

24 GAYE SPRAGUE: Thank you, Mr.  
25 Chairman. We've run -- I know we've talked about  
26 traffic impact studies before, but I'm just going to  
27 step through the basics, and as I go, talk about the  
28 proposed revisions. And I know that you have received  
29 those, the changes that would be made to Section 24-  
30 115. What you have before you is a copy of this  
31 presentation, if you want to refer back to that later.  
32 The form of the ordinance as it will be enacted if  
33 County Council approves it after your advice. And then  
34 also a red line in case you wanted to look at what the  
35 changes are. And we have made these -- Matt, did you  
36 want to introduce me? I jumped right up.

37 MATT HOGAN: No, you're fine.  
38 You're fine.

39 GAYE SPRAGUE: My fearless  
40 leader Matt Hogan of Roads & Bridges introduced me when  
41 we gave this to County Council. And he's been a great  
42 support as has other administration of the county in  
43 coming up with these recommendations. And we've also  
44 listened to -- I'm at every Planning Commission, so I  
45 hear your comments. We've listened to comments from  
46 the Council. And that's where we -- a lot of that went  
47 into what we're proposing.

48 A quick reminder of what a purpose of a traffic  
49 impact study is, is to identify the change in traffic  
50 operations resulting from the trips generated by

1 development and to identify the measures to address  
2 that change. So just a reminder that our traffic  
3 impact study ordinance only looks at the change that is  
4 made by the development. We are not holding a  
5 developer responsible for current deficiencies in the  
6 system. We're -- we address -- recognize those, but we  
7 don't hold them responsible for fixing those. Only the  
8 ones they cause.

9 These are required when a development generates  
10 more than 100 trips per hour. Our revision changes  
11 that to 75. When a development connects to a county  
12 road, and that would require an encroachment permit.  
13 Or when it requires action by you, the Planning  
14 Commission. And that would be subdivisions, land use  
15 review, and large scale developments.

16 And as you recall, we've talked about this before,  
17 but we've got two bases for assessing traffic impact.  
18 First we look at the county road and its daily traffic  
19 volume, and I'm going to do an example of that in a  
20 second. And then we looked at a detailed traffic  
21 impact study. And that's the one that goes through  
22 level of service and other measures. And we'll talk  
23 about that more too. But two bases.

24 First of all, county road daily traffic volume.  
25 This measure or aspect of our ordinance addresses roads  
26 with the local classification. All of our county roads  
27 are classified, minor local, major local, collector,  
28 and this part of the ordinance looks at those that are  
29 classified as local. If a development puts daily  
30 traffic over the maximum for that classification, the  
31 developer must upgrade to a higher standard. That's  
32 what our current standard -- our current ordinance  
33 says. So here's an example. And this is a piece of  
34 property on a county road in Anderson County.

35 Let's just imagine -- and this is totally imagined  
36 -- that there is a proposed development inside the blue  
37 area that will generate 2500 trips per day. And the  
38 traffic study has determined that forty percent of  
39 those or 1000 will go west. Sixty percent or 1500 will  
40 go east. If the road's currently carrying 300 cars a  
41 day, then to the west, the resulting volume will be  
42 1300. To the east it will be 1800.

43 By major local -- I mean a local street can only  
44 carry by our ordinance 1600 cars a day. So this  
45 development would be required to do improvements to  
46 that road. And we'll talk in just a second about what  
47 those improvements would be. So this is the first  
48 element looking just at daily traffic. What our  
49 revision clarifies is that if a developer runs up  
50 against something like this, what he first may do, and

1 I'm going to say he. There are some shes, but they're  
2 usually hes. The developer may request a review of the  
3 classification. The developer can come in and say a  
4 lot has happened since you classified this road. It's  
5 not a minor road -- a local road anymore. It's a  
6 collector road. Development Standards will receive  
7 that request, Roads & Bridges will review it, and  
8 together we'll determine what the reply is. If,  
9 indeed, it's already a collector, then the developer is  
10 not held to that standard, not held to an upgrade. Or  
11 if we say, sorry, it is still a local road, developer  
12 could adjust the development for fewer trips, like in  
13 our example before. They could just reduce the number  
14 of trips that are going to be generated, number of  
15 lots, number of square feet, whatever.

16 Then if none of that goes, none of that's approved,  
17 the developer must improve the road to the higher  
18 standard on the side of the road, which the development  
19 is located, and along the frontage of the development.  
20 This was one of the pieces that there was a good bit of  
21 discussion on Council about what exactly part of the  
22 road would you require to be improved? And this is  
23 what we came -- the recommendation is. And when I say  
24 improvement in this element of the ordinance, we're  
25 talking about a wider lane and more right-of-way.  
26 That's generally what we're talking about.

27 So that's the volume piece and county road piece.  
28 Now, we look at the detailed traffic impact study. And  
29 what that looks at, and we've talked about this before.  
30 How does traffic operate right now? How would it  
31 operate in the future without the development? And how  
32 will it operate in the future with the development?  
33 What's that difference and does it make it -- make the  
34 intersections that are being studied operate at an  
35 unacceptable level. And if so, what measures are  
36 required.

37 So for instance, the left turn lane we talked about  
38 today on 187. That movement triggered a left-turn lane  
39 because of the development. So that's what it is.  
40 Let's talk about who does it. The developer hires and  
41 pays for it. One of the revisions that is being  
42 proposed from feedback from lots of different sources  
43 is that that -- that we have to approve the traffic  
44 engineering firm. And so we have a question -- an  
45 application that each one of those will have to fill  
46 out to be approved, to be on the approved list. Then  
47 the actual study itself follows DOT procedures with  
48 minor county clarifications. It uses trip generation,  
49 a publication put out by the Institute of  
50 Transportation Engineers. And our revision clarifies

1 that you have to use the latest edition. We also use  
2 DOT turn-lane warrants. And in this revision we are  
3 adding the Georgia warrants for county roads. So this  
4 is going to be a bit more stringent. So on county  
5 roads, the turn lane warrants we use are going to be  
6 just a bit more stringent and perhaps require some turn  
7 lanes that aren't currently being required.

8 And then the traffic impact study also looks at  
9 grades of intersections from A to F. And what we look  
10 at is, did that development make it go from an  
11 acceptable grade to an unacceptable grade?

12 The last revision element is that we did add a  
13 right-of-way clause. If, for instance, a left turn  
14 lane is required on a county road and there's no right-  
15 of-way, and there's not enough right-of-way along the  
16 project's frontage, then there has to be a way for the  
17 developer to appeal that. So what we've said is if  
18 that developer goes to every property owner, offers  
19 that property owner a market value for the property and  
20 cannot get it and documents all of that in writing,  
21 then that developer will bring that back to either the  
22 Planning Commission or staff in an encroachment permit  
23 situation, and request that relief be given of that  
24 requirement. So it's not just a carte blanche you  
25 don't have to do the turn lane or the widening or  
26 whatever. It has to come back through that same review  
27 process.

28 So we're asking for your approval. I believe staff  
29 will tell you about the exact form of that. And then  
30 this will go to County Council. It's been approved on  
31 first reading, as I recall.

32 DAN HARVELL: Yeah. As I  
33 understand, it was approved in title only for the first  
34 reading. And then what we need, I believe, is a  
35 resolution to endorse this toward -- back to County  
36 Council; correct?

37 HENRY YOUMANS: That's correct,  
38 Mr. Chairman. A recommendation for a motion and a  
39 second and you would vote. And it would go back to  
40 Council where the actual -- what you have in front of  
41 you will be read and Council will go through that  
42 process of making changes and making improvements after  
43 their three readings.

44 DAN HARVELL: All right. Okay.  
45 At this time do I have a motion for that recommendation  
46 resolution.

47 JANE JONES: Could I ask a  
48 question? Does this have to be done tonight? I mean,  
49 we just got this information.

50 HENRY YOUMANS: Yes, it does,

1 because Council has already --  
2 JANE JONES: Well, we haven't  
3 even had time to read it.  
4 HENRY YOUMANS: I understand.  
5 But Council's already done their first reading, so you  
6 have to make that recommendation tonight. They will  
7 handle the rest of that process in Council.  
8 DAN HARVELL: Actually, I  
9 believe Ms. Wilson had requested that this come before  
10 us before now, if I remember what she told me about it.  
11 But anyway, it is on schedule. It is on track. So we  
12 do have to -- we do have to do it this way at this  
13 time.  
14 So I have a motion from Mr. Burdette.  
15 WILL MOORE: I'll make a  
16 second.  
17 DAN HARVELL: And we have a  
18 second from Mr. Moore. Any discussion amongst the  
19 Board. Okay. Those in favor? And opposed?  
20 JANE JONES: Just because I  
21 haven't read it.  
22 DAN HARVELL: Okay. All right.  
23 Thank you, Ms. Jones. Okay. It passes.  
24 I know a lot of work has gone into this and so we  
25 appreciate the effort that's been made, although it  
26 would have been nice to have had this in advance.  
27 All right. Okay. And at this time we have public  
28 comments for, you know, anyone that wants to speak on  
29 non-agenda matters. I don't believe we have any sign-  
30 ups for that.  
31 So we'll move on to other business. And this is to  
32 welcome our new Board Member, Mr. Cole Walsh. We  
33 welcome you aboard. And would you have anything you'd  
34 like to say?  
35 COLE WALSH: Look forward to  
36 helping out.  
37 DAN HARVELL: Okay. Thank you  
38 very much. Did staff have anything in regard to Mr.  
39 Walsh?  
40 BURRISS NELSON: No, sir.  
41 DAN HARVELL: Okay. Thank you.  
42 All right. I'll entertain a motion to adjourn.  
43 WILL MOORE: That would be me.  
44 DAN HARVELL: That would be Mr.  
45 Moore. Second? By Mr. Burdette. All in favor.  
46  
47 **(MEETING ADJOURNED AT 7:45 P.M.)**

# Anderson County Planning Commission

July 11, 2023

6:00 PM

## Staff Report

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

**Project Name:** Dockside Campground

**Intended Development:** RV Campground

**Applicant:** Cliff Bowman

**Surveyor/Engineer:** None

**Details of Development:** This development will consist of 60 spaces on 10.5 acres out of a 70-acre parcel. Septic tanks to be provided, all campers to provide own water. Possible annual rental spaces. Only trees to be removed are those necessary for spaces.

**Location and Access** Camp Creek Dr. & Waters Edge Dr. (County)

**County Council District:** 4

**Surrounding Land Use:** Undeveloped

**Zoning:** Un-Zoned

**Tax Map Number:** 14-12-02-023, 14-00-04-004

**Variance:** No

### Traffic Impact Analysis:

Camp Creek Rd. is classified as a major rural local road with 1600 average trips per day and Waters Edge Dr. is classified as a minor rural local road with 500 average trips per day. Highest peak hour trip generation is 25 and 170 trips per day. No traffic study required.

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

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

(Ord. No. 03-007, § 1, 4-15-03)



# Development Standards Land Use Development Review Application

RECEIVED  
05/31/23

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

APPLICATION FOR: **Land Use Development Review**

Project Name: Dock Siders Campground

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

Name of Applicant Cliff Bowman

Mailing Address 305 Compers Point

Telephone 864-617-1185 E-mail \_\_\_\_\_

Applicant is the: Owner's Agent Cliff Bowman Property Owner SAME

Property Owner(s) of Record Dock Siders LLC + Cliff Bowman

Mailing Address SAME

Telephone 617-1185 E-mail NUSEUTHSC@gmail.com

Authorized Representative Earl O'Brien

Mailing Address 115 E. MAULDIN STREET, Anderson SC

Telephone (864) 224-2754 E-mail \_\_\_\_\_

Address/Location of Property WATER'S EDGE DR.

Existing Land Use VACANT

Proposed Land Use RV Campground (60 spaces)

Tax Map Number(s) 14-02-023, 14-04-004

Total Size of Project (acres) 10.5 ACRES

## REQUEST FOR VARIANCE (IF APPLICABLE):

Is there a variance request?

☐ Yes

☒ No

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

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



**RESTRICTIVE COVENANT STATEMENT**

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

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

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

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

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



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APPLICATION PROCESS

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

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

Completed application form

Letter of intent

Sketch Plan one (1) copy 8 ½" x 11"

Attachment "A"

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

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

2) **LETTER OF INTENT:**

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

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

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

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

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

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





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

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

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

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

YES - This is lake front property for the  
purpose of providing spaces for family &  
ARCA volunteers

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

NO

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

- only a proposed temporary RV spaces, these spaces  
will be leased but, no permitted structures will be full time to  
be leased on annual basis

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

it is, see site plan

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

yes



## Anderson County, South Carolina LAND USE DEVELOPMENT REVIEW

### SIGNATURE(S) OF APPLICANTS(S):

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

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

X Cliff Bowman  
Signature of Applicant

Date 5/31/23

### PROPERTY OWNER'S CERTIFICATION

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

X [Signature]  
Signature of Owner(s)

Date 5/31/23

#### Staff Use Only:

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

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

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

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

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

Site Plan Revision Fee **\$100.00**



# Anderson County, South Carolina

Geographic Information Systems

County Home Page (<https://www.andersoncountysc.org/>) | Mobile (<https://propertyviewer.andersoncountysc.org/mapsjs/?TMS=141202023&disclaimer=false?mobileOnly=true>)

Search Results Layers

## Results List

## Details

Zoom To

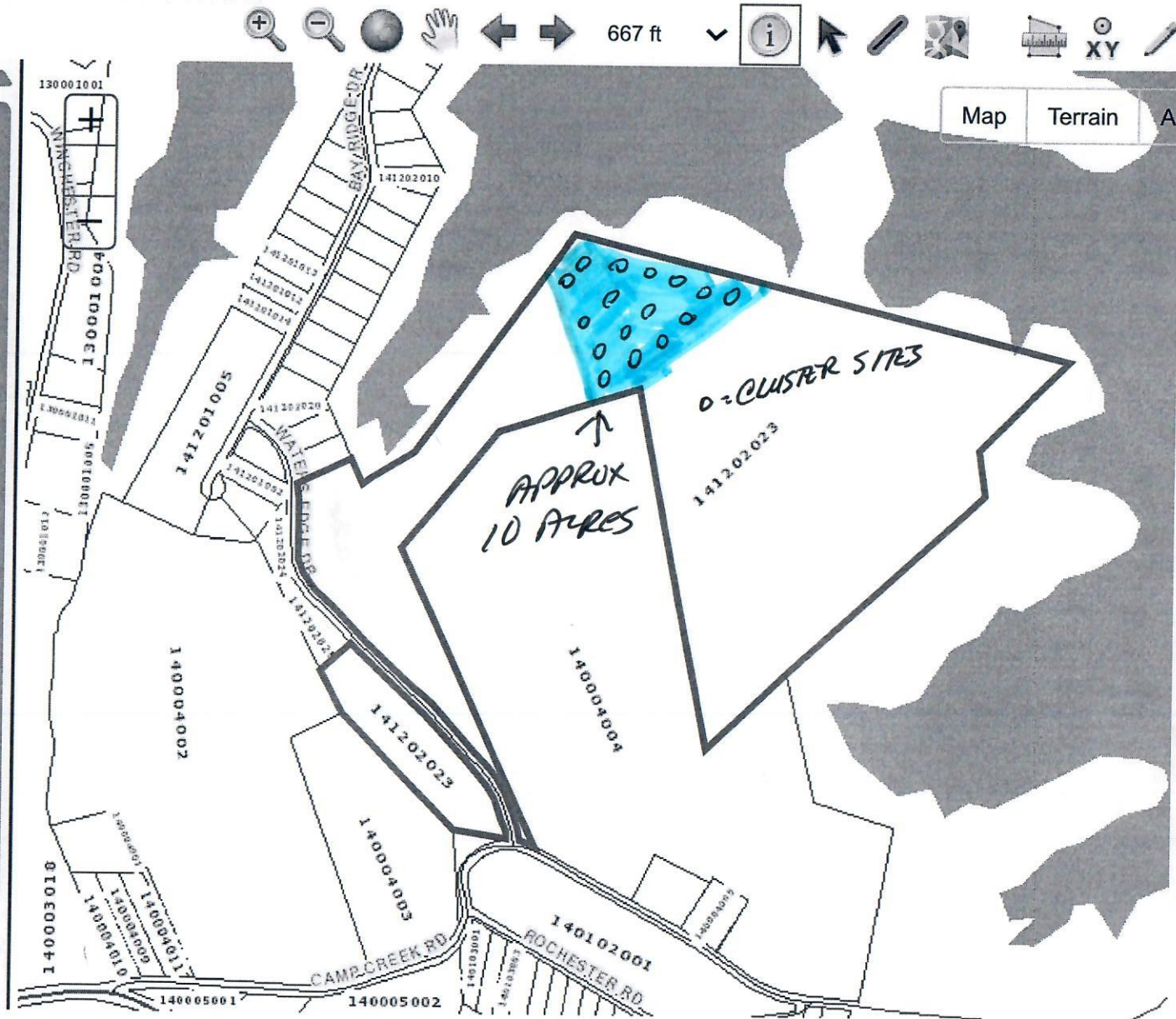
Clear

Adjoiners

Buffer

## Anderson County Tax Parcel

TMS: 141202023  
Owner: DOCKSIDERS LLC + CLIFFORD H BOWMAN  
5367 HWY 24  
ANDERSON SC 29625  
Physical Address: WATERS EDGE 130 WATERS EDGE DR  
Description: WATERS EDGE DR 70.24 AC  
Deed Reference: 16547 242  
Sale Price: \$275,000  
Sale Year: 2022  
Previous Owner: DOCKSIDERS LLC  
Total Market Value: \$491,680  
Tax District: 4  
Current Plat: CP 000/000 PP S 1212/1+2  
Improvements: 0  
• Property Record Card (<TaxCard.aspx?id=141202023>)



U.S. Government  
Hartwell Lake

U.S. Government  
Hartwell Lake

*DOCKSIDE CAMPGROUND*

*CAMP SITES*  
10.5 Ac.

Part of  
TMS# 13-00-01-007  
DB 21G Pg 771

Folger J. Whitfield  
S-140 Pg.1-B

William Lark  
PB 84 Pg 931

Donald R. McAllister  
PB S-140 Pg 1-B  
TMS# 14-00-04-006

NOTE:  
The 3/4" pipe found at 199.41' on the division line along the northern boundary of the encroachment overlap area is at the top edge of the road bank. After review with Fritz Wewers of the Anderson County Highway Dept. on April 15, 1999 it has been determined that the southern most boundary of the 102.23 Ac. tract is within the county road right-of-way east of above said 3/4" pipe, therefore said 102.23 Ac. tract has road access of a combined total distance along its southern boundary line east of said 3/4" pipe of 163.75'.

4566revso

Scale 1" = 200'







Hartwell Lake

Waters Edge

Townville  
29629

BAY RIDGE DR C-08-00748

WINCHESTER RD C-04-0024

WATERS EDGE DR C-08-0017

ROCHESTER RD C-03-0029

CAMP CREEK RD BR-08-0017

CAMP CREEK RD C-08-0028

ONEAL FERRY RD S-04-0493

130001001

130001010

130001011

130001005

130001012

141201003

141201013

141201019

141202009

141203010

141202023

140004004

140004002

141202023

140003018

140004001

140004003

140004012

140102001

140006057

140003018

140005002

140006024

140006002

140005003

140005001

140005004

140005023



# Anderson County Planning Commission Meeting

July 11, 2023

6:00 PM

## Staff Report – Land Use Review

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Previously this property was approved on March 14, 2023, for 205 RV Park spaces.

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

**Preliminary Project Name:** The Cabins @ Green Pond

**Property Owner of Record:** Green Pond Investments LLC

**Authorized Representative:** Robert Scott Walsh

**Intended Development:** Cabin Community

**Location/Access:** Green Pond Rd. (County)

**Details of Development:** This development will consist of 103 cabins, pool, fire pit community area and club house with off street parking.

**Surrounding Land Use:** Residential

**Total Site Area:** +/- 23.24 Acres

**County Council District:** 5

**Zoning:** Un-Zoned

**Tax Map Number:** 47-00-07-001

**Variance:** None requested

### **Traffic Impact Analysis:**

Green Pond Road is Classified as a Major Urban Local Road with a maximum of 1600 average trips per day. No traffic study is required, but Anderson County will require a dedicated 33 foot right of way from the center line of the road for future improvements for Green Pond Road along the property of this development.

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

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

**(Ord. No. 03-007, § 1, 4-15-03)**





# Development Standards Land Use Review Application

RECEIVED  
05/31/23

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

APPLICATION FOR: **Land Use Review**

Project Name: The Cabins e Greenpond

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

Name of Applicant Robert Scott Walsh  
104 Gordon Dr. Townville, SC 29869  
 Mailing Address \_\_\_\_\_  
864 934 8090 Telephone \_\_\_\_\_ scottwalsh@easterncrane.com E-mail \_\_\_\_\_  
 \_\_\_\_\_ X

Applicant is the: Owner's Agent \_\_\_\_\_ Property Owner \_\_\_\_\_  
Greenpond Investments LLC  
 Property Owner(s) of Record \_\_\_\_\_  
104 Gordon Dr. Townville, SC 29869  
 Mailing Address \_\_\_\_\_  
864 934 8090 Telephone \_\_\_\_\_ scottwalsh@easterncrane.com E-mail \_\_\_\_\_

Robert Scott Walsh  
 Authorized Representative \_\_\_\_\_  
104 Gordon Dr. Townville, SC 29869  
 Mailing Address \_\_\_\_\_  
864 934 8090 Telephone \_\_\_\_\_ scottwalsh@easterncrane.com E-mail \_\_\_\_\_

Green Pond Rd  
 Address/Location of Property \_\_\_\_\_  
Vacant  
 Existing Land Use \_\_\_\_\_  
Cabin Community  
 Proposed Land Use \_\_\_\_\_  
470007001  
 Tax Map Number(s) \_\_\_\_\_  
23.24  
 Total Size of Project (acres) \_\_\_\_\_

## REQUEST FOR VARIANCE (IF APPLICABLE):

Is there a variance request?

☐ Yes

☒ No

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

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

### RESTRICTIVE COVENANT STATEMENT

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

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

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

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

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



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### APPLICATION PROCESS

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

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

Completed application form

Letter of intent

Sketch Plan one (1) copy 8 ½" x 11"

Attachment "A"

**REQUIRED ITEMS**

1) **APPLICATION FORM:**

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

2) **LETTER OF INTENT:**

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

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

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

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

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

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





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

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

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

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

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- (B) Will the proposed use not adversely affect the existing use or usability of adjacent or nearby property?  
No, it will not.

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- (C) Will the proposed use not cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?  
No, it will not.

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

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

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## Anderson County, South Carolina LAND USE REVIEW

### SIGNATURE(S) OF APPLICANTS(S):

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

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

DocuSigned by:

*Robert S. Walsh*

555CD55A7B454CF...  
Signature of Applicant

5/31/2023

Date

### PROPERTY OWNER'S CERTIFICATION

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

DocuSigned by:

*Robert S. Walsh*

555CD55A7B454CF...  
Signature of Owner(s)

5/31/2023

Date

Staff Use Only:

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

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

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

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

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

Site Plan Revision Fee \$100.00

## Letter of Intent – Greenpond Cabins/Cottages

Attn: Anderson County Planning Commission

Please accept this letter of intent along with the Land Use Application for a proposed development of cottages/cabins on Greenpond Rd. TMS number 470007001. The property is currently vacant; the intent of the project is to construct 103 cottages to be sold under a horizontal property regime. The approximate size of these cottages is roughly 730 square feet per unit. This parcel was recently divided into 6 lots, however under this plan we intend to forego the 6 lots and proceed under the original parcel. The parcel totals 23.24 acres. A variance is not being requested.

Please let me know if you require any additional information for this project.

Best,

Robert Scott Walsh





REVISIONS:

NO.	DATE	DESCRIPTION	BY

SEAL:

CORPORATE SEAL:



LAND PLANNING ASSOCIATES, INC.  
110 WEST 1ST AVENUE - SUITE A  
EASLEY, SC 29640  
864.242.6072  
design@lpa-inc.net

GREEN POND  
Cottages  
ANDERSON SC

PROPERTY INFORMATION:

TAX MAP NUMBER: 47-00-07-001

REFERENCE D.B. & PG:

ADDITIONAL INFO:

ISSUE FOR CONSTRUCTION:

PERMIT DATE:

BID DATE:

DRAWN BY: JPG

DESIGN BY: JPG

CHECKED BY: PMR

DATE: 06/07/23

SCALE: HORIZ. 1"=60' VERT.

JOB NUMBER: PRELIM

CONCEPT 10  
Cottages

GREEN POND Cottages  
ANDERSON  
SOUTH CAROLINA





Pine Cove  
Campground

PEER CHURCH RD C-08-0075

SNO WDEN C-08-0073

Green  
Pond Park

470302010

NEW

470302009

470302004

470302007

470302012

GREEN POND RD C-08-0073

470303005

470303006

NEW

NEW

NEW

NEW

NEW

NEW

NEW  
TaxDist

Anderson  
29626

470007001

470007002

4701011

470201013



# Anderson County Planning Commission Meeting

July 11, 2023

6:00 PM

## Land Use Review

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

**Preliminary Project Name:** Anderson County Detention Center

**Property Owner of Record:** Anderson County

**Authorized Representative:** Land Planning Associates

**Intended Development:** Detention Center

**Location/Access:** Martin Luther King Jr. Blvd. David Lee Coffee Place, Matthew Drive

**Details of Development:** This facility is 147,296 sf and will consist of 600 beds with 44 off street parking for employees, 9 for attorneys, 14 visitors parking on the sides of the facility with 3 handicap spaces. All commercial bufferyards, landscaping, open space and setbacks have been addressed per the site plan. In addition, the applicant has met with all permitting agencies prior to submittal to address all design criteria and all permitting requirements.

**Surrounding Land Use:** Commercial, Vacant, and Institutional

**Total Site Area:** +/- 7.8 Acres

**County Council District:** 5

**Zoning:** Un-Zoned

**Tax Map Number:** 122-00-01-003

**Variance:** None requested

### **Traffic Impact Analysis:**

The Traffic Impact Study (TIS) is not required by SCDOT for this development. To meet Anderson County requirements, the development team will conduct a count on Matthews Drive after school starts to confirm the expected low volumes on that County Road.

The applicant is required to obtain an encroachment permit from SCDOT and Anderson County Roads & Bridges prior to construction.

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

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

**(Ord. No. 03-007, § 1, 4-15-03)**



# Development Standards Land Use Development Review Application

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

APPLICATION FOR: **Land Use Development Review**

Project Name: Anderson County Detention Center

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

Name of Applicant Anderson County

Mailing Address PO Box 8002 Anderson, SC 29622

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

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

Property Owner(s) of Record Anderson County

Mailing Address PO Box 8002 Anderson, SC 29622

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

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

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

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

Address/Location of Property West side of DAVID LEE COFFEE PL. (17.89 AC)

**Existing Land Use** Current Anderson County Detention Center. The Anderson County Motor Pool / Armory Building (Both Demolished )property vacant.

**Proposed Land Use** Anderson County Detention Center

Tax Map Number(s) 1220001003

Total Size of Project (acres) 17.89AC (7.8AC Developed)

REQUEST FOR VARIANCE (IF APPLICABLE):

Is there a variance request?

☐ Yes

☒ No

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

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

**RESTRICTIVE COVENANT STATEMENT**

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

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

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

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

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

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## APPLICATION PROCESS

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

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

Completed application form

Letter of intent

Sketch Plan one (1) copy 8 ½" x 11"

Attachment "A"

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

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

2) **LETTER OF INTENT:**

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

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

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

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

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

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





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

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

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

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

Yes, the proposed detention facility is consistent with other uses in the area.

There is an existing detention facility adjacent to the new detention facility which will be used to house female inmates;

The new building will house male inmates.

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

No. The proposed use will augment the usability of the adjacent or nearby property by allowing the existing facility

to be used to house female inmates while the new facility will be used to house male inmates.

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

No, the new proposed Detention Center will not cause an excessive increase in traffic flow. Water, sewer, and existing utilities will be appropriately upgraded for the size of the project. The building design will be compliant with fire codes and specific security requirements such as fencing, fire department connection, and final hydrant sizing and location will be coordinated with the Fire Marshall and any relevant AHJ (Authority Having Jurisdiction.)

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

Yes. The property is suitable and can support the required security buffers and restricted security access.

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

Yes. The proposed use is in alignment with the existing surrounding uses so that it does not adversely affect the balance between the promotion of the public, health, safety, morality or general welfare and the right to unrestricted use of property.

The new detention center will enrich the lives of those being held in the facility by increasing spaces to allow for more educational programs.



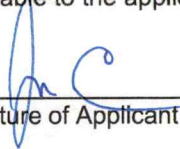
**Anderson County, South Carolina  
LAND USE DEVELOPMENT REVIEW**

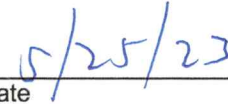
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**SIGNATURE(S) OF APPLICANTS(S):**

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

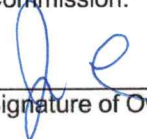
I (we) further authorize staff of Anderson County to inspect the premises of the above-described property at a time which is agreeable to the applicant/property owner.

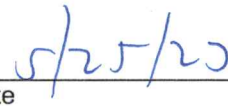
  
\_\_\_\_\_  
Signature of Applicant

  
\_\_\_\_\_  
Date

**PROPERTY OWNER'S CERTIFICATION**

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

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

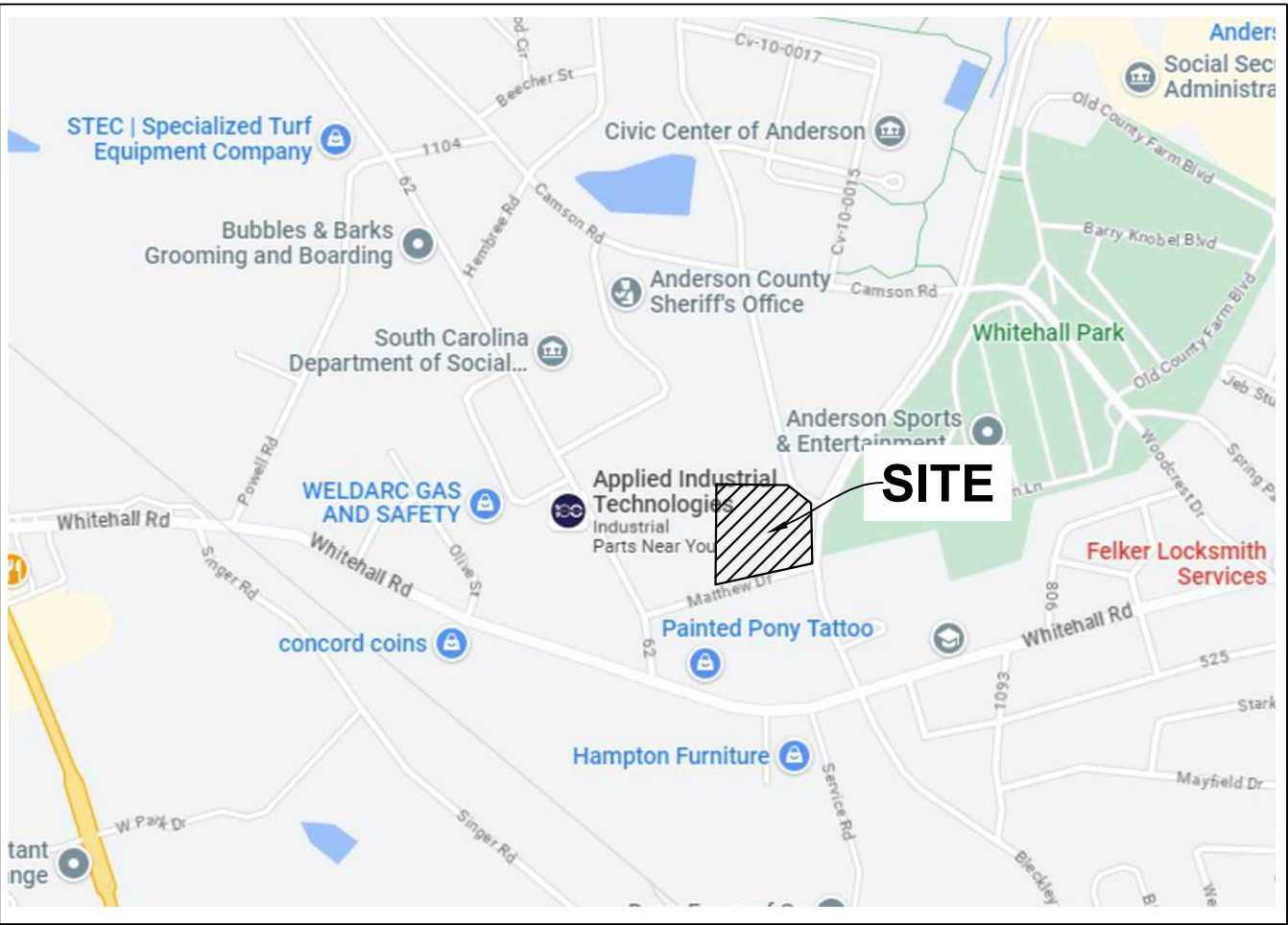
  
\_\_\_\_\_  
Date

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

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

Site Plan Revision Fee **\$100.00**



[illegible]

SEAL:



CORPORATE SEAL:



**LAND  
PLANNING  
ASSOCIATES**  
CIVIL ENGINEERING

**LAND PLANNING ASSOCIATES, INC.**  
110 WEST 1ST AVENUE - SUITE A  
EASLEY, SC 29640  
864.242.6072  
design@lpa-inc.net



ANDERSON COUNTY  
ANDERSON, SC

**PROPERTY INFORMATION:**

TAX MAP NUMBER: SEE ADD INFO

**REFERENCE D.B. & PG:**

**ADDITIONAL INFO:**

XXX  
XXX

**ISSUE FOR CONSTRUCTION:**

PERMIT DATE:

**BID DATE:**

DRAWN BY: XXX

DESIGN BY: XXX

CHECKED BY: XXX

DATE: 4/12/2023

SCALE:      HORIZ. 1" = 50'      VERT. 1" = 10'

JOB NUMBER: XXX

# PRELIM SITE PLAN

## EXHIBIT 4

ANDERSON COUNTY  
DETENTION CENTER  
ANDERSON, SOUTH CAROLINA

**PARKING SUMMARY:**

PROPOSED EMPLOYEE = 44 SPACES  
PROPOSED SALLY PORT = 9  
PROPOSED VISITOR = 17 SPACES  
PROPOSED VISITOR HANDICAPPED = 3  
TOTAL PARKING = 73 SPACES

**ZONING INFORMATION**  
**UNZONED**

**SETBACK REQUIREMENTS:**

**SETBACK REQUIREMENTS:**  
**FRONT SETBACK ARTERIAL ROAD = 50'**  
**FRONT SETBACK COLLECTOR ROAD = 40'**  
**FRONT SETBACK LOCAL ROAD = 30'**  
**SIDE = 15'**  
**REAR = 15'**

TOTAL ACRES :  
17.89 ACRES

**TOTAL ACRES DISTURBED:**  
**7.8 ACRES**

### PROPOSED LEGEND

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**PROPOSED CURB AND GUTTER**

----- PROPERTY LINE

— — — — — SETBACK LINE

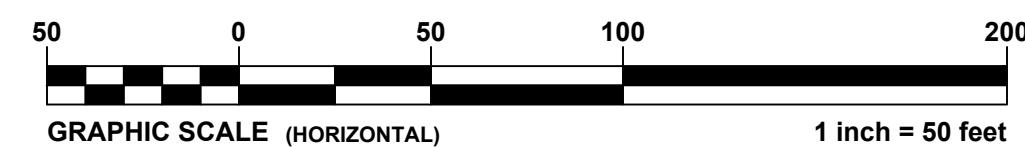
— — — — — **BUFFER LINE**

6

**PROPOSED PARKING COUNT**

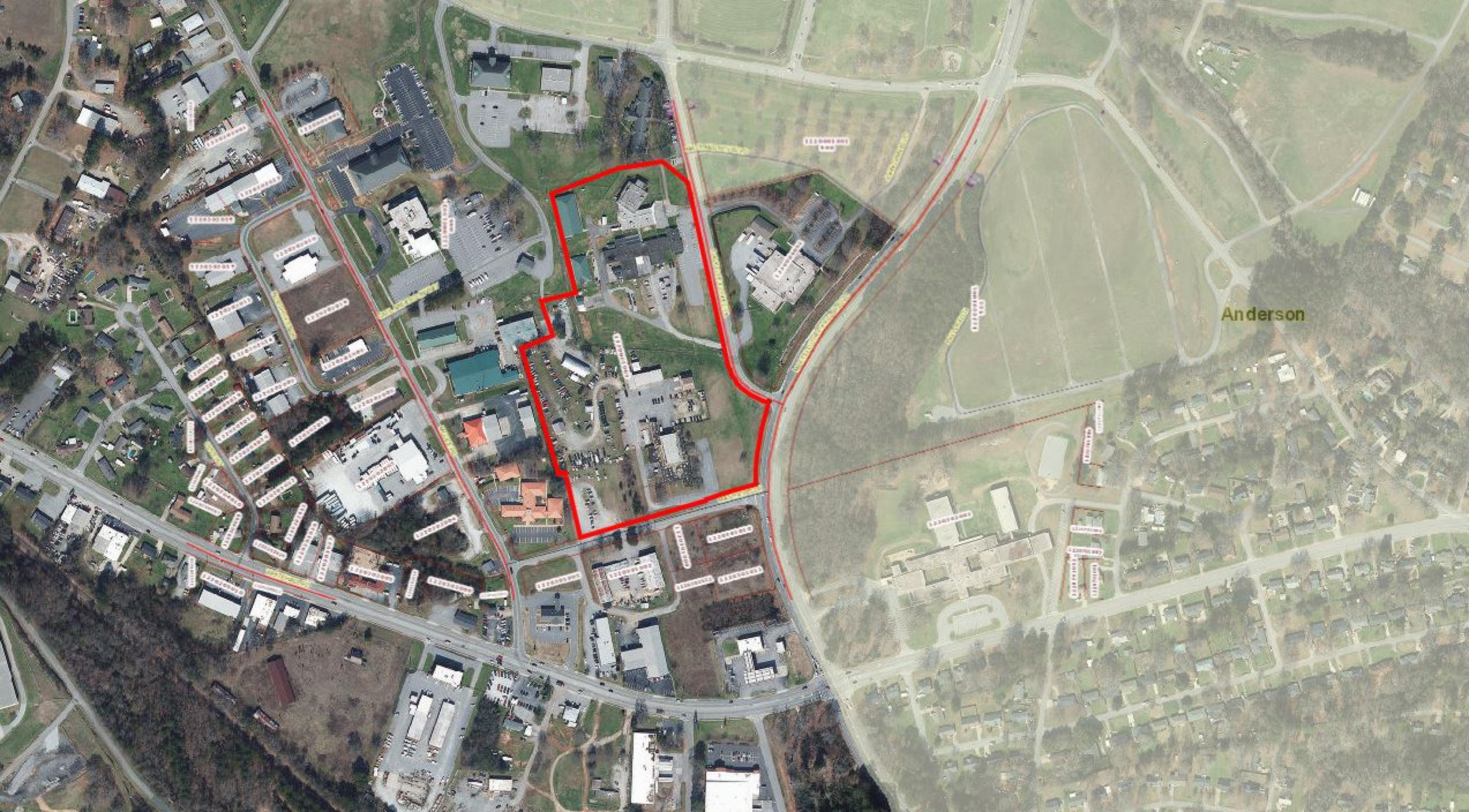
HEAVY DUTY ASPHALT

CONCRETE SIDEWALK



**Know what's below.  
Call before you dig.**







## **MEMORANDUM**

***To: Planning Commission Members***

***From: Alesia Hunter, Planning Development Building Director, CZA, CFM, CI,***

***Subject: Proposed Zoning Referendum in Fork No. 2 Precinct-(District 4)***

***Date: July 3, 2023***

Please be advised that citizens located within the Fork No. 2 Voting Precinct collected the 15% required signatures to be placed on the ballot for August 8, 2023 voting referendum.

Through this action, county ordinance requires county council to conduct two (2) readings. These readings were held on June 6, 2023 and also on June 20, 2023. With that said, the statute requires the Planning Commission to review the proposed zoning map prior to the voting referendum. I have enclosed the Proposed Zoning Map as well as the county's adopted 2016 Current and Future Land Use Map.

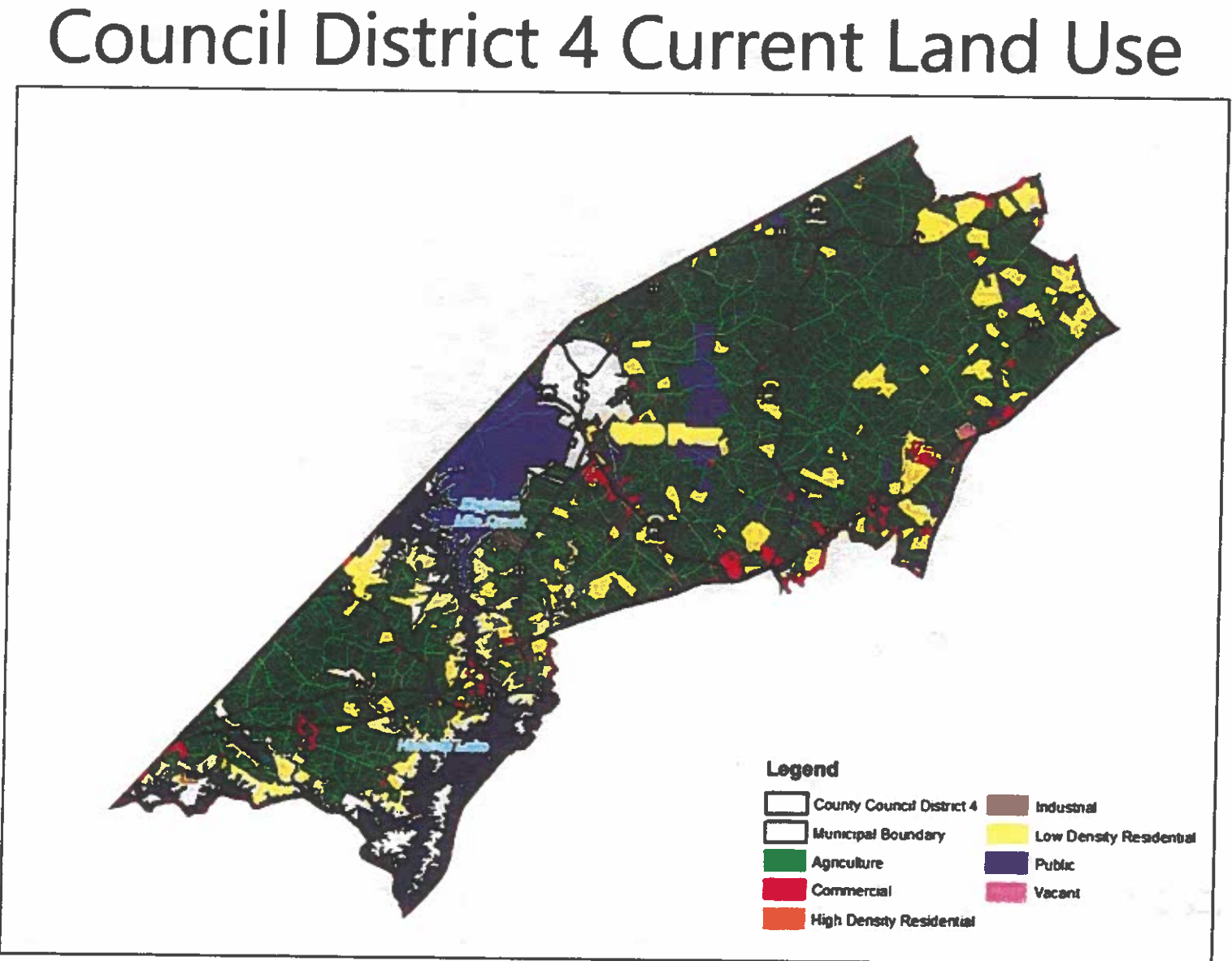
If the zoning referendum passes, Anderson County Council will have its third (3<sup>rd</sup>) and Final Reading mid to late August or early September and zoning will become official in the Fork No. 2 Precinct.

If you have any questions, please let me know.

Thank you,

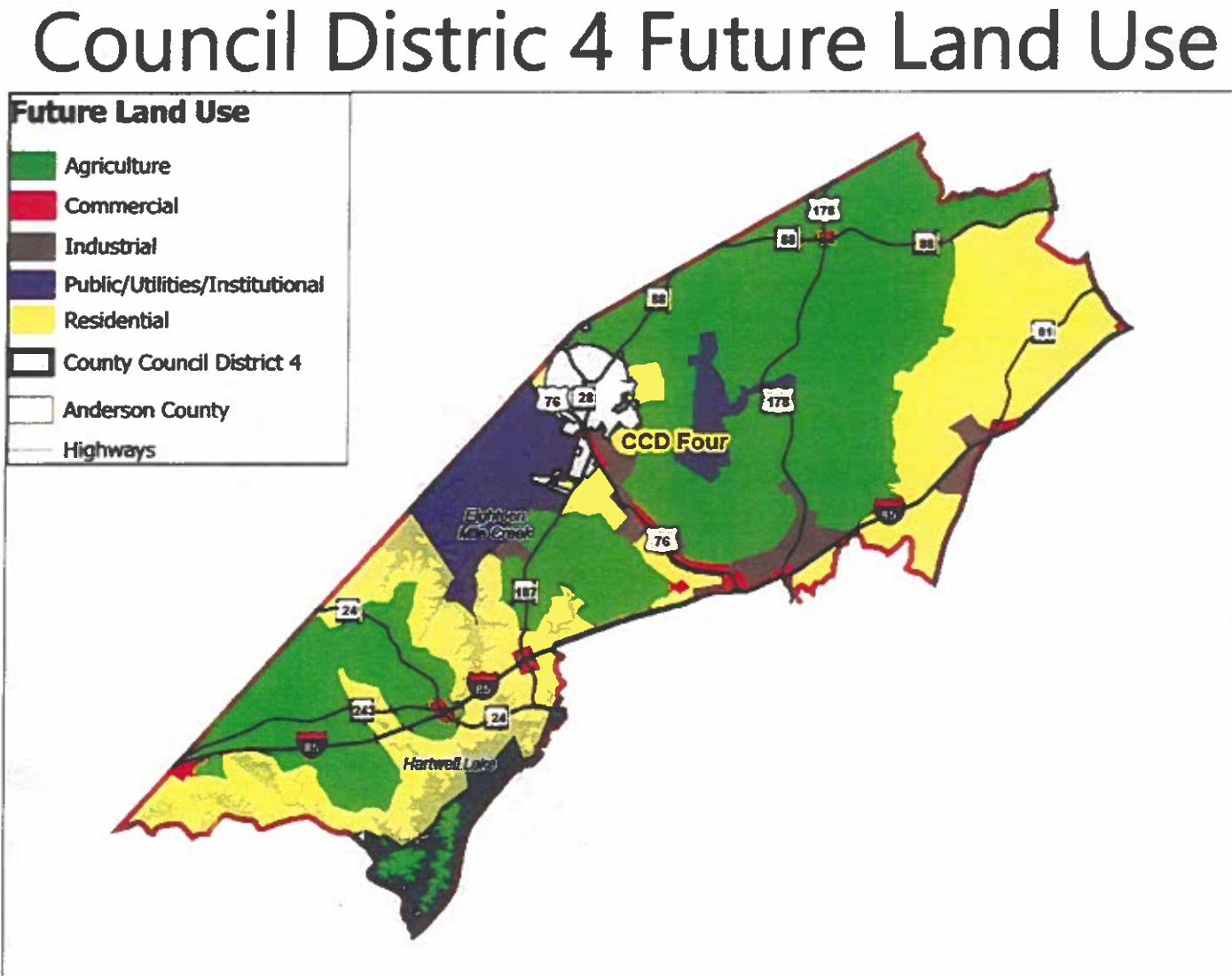


Current Land Use, Council District 4



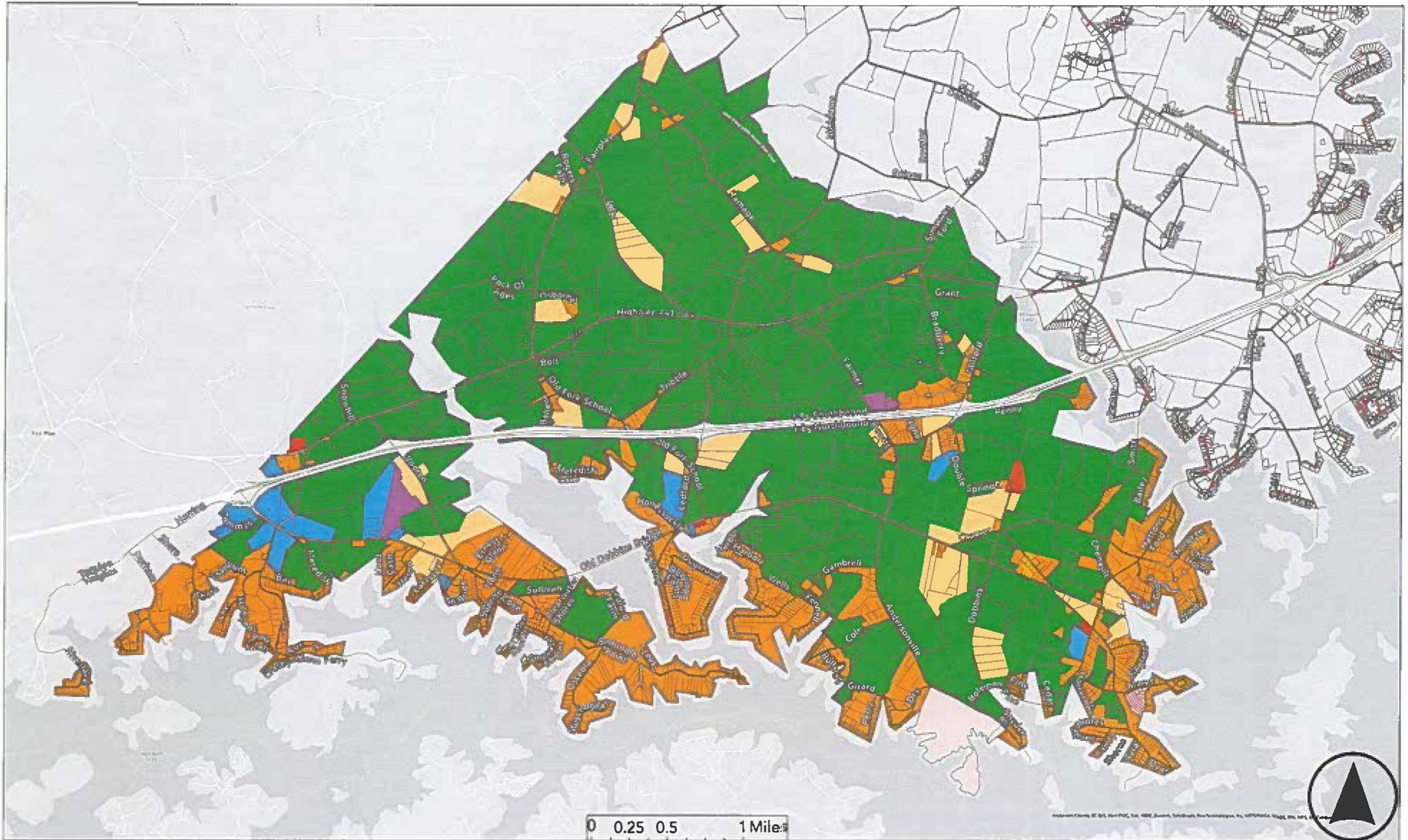


Future Land Use, Council District 4





# Fork No.2 Preliminary Zoning Plan



This map is a product of the Lake Hartwell Neighborhood Association, Fork Shoals Voting District #2 and created by the County of Anderson. Reasonable efforts have been made to ensure its accuracy. Anderson County disclaims any liability from the use of this map.

Lot\_Type  
R-A  
C1-R

I-1  
R-M  
R-20

## Legend

RA-1 (Institutional)  
RA-2  
Vacant-CoE

<all other values>  
highways  
parcel\_lines

