

# 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: August 1, 2023  
Cc: County Council  
Re: August 08, 2023 Regular Commission Meetings

The Anderson County Planning Commission is scheduled to hold its next meeting on **Tuesday, August 08, 2023 6:00PM** at the Historic Courthouse, located at 101 S Main St, Anderson, SC 29622.

The meeting agenda and packet are attached for your review.

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

# Anderson County Planning Commission

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Dan Harvell, Chair, District #7  
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Will Moore, Vice-Chair, District #4  
Brad Burdette, District #2  
David Cothran, District #5  
Cole Walsh, At Large

August 08, 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. June 13, 2023 minutes
  - B. July 11, 2023 minutes (forthcoming)
5. Public Hearings
  - A. Rezoning: +/- 15.51 acres located at Oak Drive/ TMS 65-04-01-022. **[Council District 4] (Pulled from Agenda).**
  - B. Land Use Review: AnMed MOB/ FSED located off highway 86 and Williamston Rd./ TMS 216-00-04-025 **[Council District 6].**
  - C. Land Use Review: Big Striper Fishing Campground located on Hattons Ford Rd./ TMS 17-03-01-001 **[Council District 4].**
  - D. Land Use Review: Elrod Road RV Park located on Elrod Rd. / TMS 239-00-02-007 **[Council District 6] (Pulled from Agenda).**
6. Old Business
7. New Business
  - A. Preliminary Subdivision: Jerusalem Farms located on Cathey Rd./ TMS 146-00-02-020 **[Council District 4].**
  - B. Preliminary Subdivision: Agave Townes located at 2710 Brushy Creek Rd./ TMS 188-00-08-001 **[Council District 6].**
8. Public Comments, non-agenda items – 3 minutes limit per speaker
9. Other Business
  - A. Continuing Education Date Proposals
10. Adjournment

STATE OF SOUTH CAROLINA )  
COUNTY OF ANDERSON )

ANDERSON COUNTY  
PLANNING COMMISSION MEETING  
JUNE 13, 2023

PRESENT:

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

ALSO PRESENT:

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

1 DAN HARVELL: The June 13,  
2 2023 meeting is called to order and we will stand now  
3 for the invocation and the Pledge to Allegiance. Mr.  
4 Gilreath will lead us in the invocation.

5 **INVOCATION AND PLEDGE OF ALLEGIANCE BY STEVEN GILREATH**

6 DAN HARVELL: Okay, we now  
7 have two sets of minutes to get approval on. The first  
8 is March 14th meeting minutes -- minutes of the  
9 meeting. Do I have a motion to approve as written?

10 WESLEY GRANT: Mr. Chairman,  
11 I make a motion we approve as written.

12 DAN HARVELL: Okay, motion  
13 by Mr. Grant.

14 WILL MOORE: I second that  
15 motion, Mr. Chairman.

16 DAN HARVELL: And seconded  
17 by Mr. Moore. Any discussion? Those in favor. And so  
18 ordered.

19 All right, the April 11, 2023 minutes, do I have a  
20 motion to accept those.

21 JAMES MCCLAIN: So moved.

22 DAN HARVELL: So moved from  
23 Dr. McClain. A second? A second from Mr. Burdette.  
24 Any discussion? Those in favor. And unanimous.

25 All right, we will move on to the public hearings  
26 section. And first, staff, your presentation.

27 BRITTANY MCABEE: Thank you, Mr.  
28 Chairman. This is a consent agenda to extend the final  
29 plat requirement for Cherokee Knoll. As you are aware  
30 they have two years after the Planning Commission  
31 approves to record the final plat. Cherokee Knoll had  
32 some delays particular in regards to stormwater, so  
33 tonight there is a consent agenda to vote to either  
34 extend their final plat requirement time line or to  
35 deny. Is there any questions from the board?

36 DAN HARVELL: Okay. Does  
37 anyone have a question?

38 BRITTANY MCABEE: As a reminder,  
39 this was on Nannies Circle, Boggs Circle and I cannot  
40 remember the other road, but that was back in 2021.

41 DAN HARVELL: All right. Do  
42 I hear a motion from the board concerning this issue?

43 WILL MOORE: I mean, I'm  
44 open -- I mean, are you opening the floor up for a  
45 motion, Mr. Chairman?

46 DAN HARVELL: I am.

47 WILL MOORE: All right. I  
48 would like to make a motion to approve this.

49 DAN HARVELL: Oh, I'm sorry.  
50 I'm sorry. Is there anyone -- I don't believe there's

1 anyone signed up for this one. Yeah, I knew that.  
2 Okay. So we have a motion from Mr. Moore. Do I  
3 have a second?

4 STEVEN GILREATH: Second.

5 DAN HARVELL: Any

6 discussion? And call for the vote. Those in favor of  
7 granting the extension. And unanimous.

8 All right. Next issue from the staff.

9 BRITTANY MCABEE: Thank you, Mr.  
10 Chairman. This is Rocky River preliminary plat. This  
11 is a preliminary plat before you. It is not a PD  
12 amendment. It is not a rezoning. 117 property owners  
13 within a 2000 foot radius were notified via postcard.  
14 The original PD was heard by the Planning Commission  
15 and subsequently approved by County Council in 2004.  
16 In 2019 a major amendment to relocate the amenity area  
17 was heard by the Planning Commission, then approved by  
18 the County Council on March 5, 2019. Again, this is a  
19 preliminary plat that meets the requirements set forth  
20 in the approved amended Statement of Intent and  
21 Conceptual Plan. The amended Statement of Intent and  
22 Conceptual Plan was included in the packet for your  
23 information. The intended development is single  
24 family. Applicant is Rocky River Falls, LLC. The  
25 surveyor is Nu South. It's located on Cox Road, which  
26 is county maintained and Highway 29 North which is  
27 state maintain. In Council District 7. Surrounding  
28 land use is residential. It is next to the Forest Lawn  
29 Cemetery. The zoning is PD which is your planned  
30 development. Tax map number is there for your viewing.  
31 It's 108.61 acres with 255 lots. They are not  
32 requesting a variance. Traffic impact analysis is Cox  
33 Road is classified as a major urban collector and  
34 Highway 29 North is classified as a principal arterial.  
35 Both classifications have no maximum average vehicle  
36 trips per day. Ms. Gaye Sprague is here from Roads and  
37 Bridges to answer any traffic inquiries that you may  
38 have.

39 This is the conceptual -- or the layout of the  
40 proposed preliminary plat subdivision. And this is the  
41 original concept that was approved by Planning  
42 Commission back in 2019. As you can see that circular  
43 amenity area did remain. And this is the aerial view  
44 of the property. You can see Forest Lawn to the south.  
45 This is the zoning map.

46 Staff does recommend approval. The project does  
47 meet the requirements in Chapter 24 and 48 Land Use.  
48 It also meets the PD's approved Statement of Intent, as  
49 well as Conceptual Plan.

50 This concludes the staff report.

1 DAN HARVELL: Thank you.  
2 At this time, we will ask the developer to come  
3 forward.  
4 BRITTANY MCABEE: Ms. Gaye  
5 Sprague also has some comments for you. I'm sorry.  
6 DAN HARVELL: Oh, I'm sorry.  
7 GAYE SPRAGUE: Thank you. I  
8 just want to let you know about the roadway improvement  
9 that are going to be required of this development.  
10 At the access on 29 a left turn lane is warranted  
11 and DOT is requiring that and we do support that.  
12 At Cox Road and 29, a left turn lane off of 29  
13 onto Cox is already warranted and will continue to be  
14 warranted and DOT is requiring that and we support  
15 them. And then a right turn lane off of 29 onto Cox is  
16 warranted because of this development and DOT is  
17 requiring that and we support that.  
18 And just a reminder that all of these analyses are  
19 based on the ordinance that was in place when this was  
20 reviewed. We do have a new ordinance now as of June  
21 9th. And thank you all for all you did to help us get  
22 that through. But these are based on the prior  
23 requirements.  
24 DAN HARVELL: Okay. Thank  
25 you, Ms. Sprague.  
26 All right, at this time if we could hear from the  
27 developer.  
28 EDDIE KINSEY: I'm Eddie  
29 Kinsey. I represent Rocky River subdivision. And a  
30 few things I would like to pass along to you. The old  
31 plat that you saw with all the circles in the cul-de-  
32 sacs in it, the drawing that Brittany showed before the  
33 new conceptual drawing, it was a handwritten drawing  
34 earlier. And that drawing is approved. We took a new  
35 drawing which Earl O'Brien is with us tonight. He's  
36 our surveyor and our engineer and has spent countless  
37 hours getting that to work properly. The old drawing  
38 that you saw had 25 acres of open space. The new  
39 drawing has 31 acres of open space. The new plan kind  
40 of stays on top of the slopes instead of using the  
41 slopes that -- you know, we eliminate erosion doing  
42 that. All the green space is wooded and it's going to  
43 stay pretty much wooded. Other than we will probably  
44 put walking trails through that wooded area for the  
45 residents.  
46 Anything you need to ask of us?  
47 DAN HARVELL: Any questions  
48 from the board at this time?  
49 JANE JONES: (Inaudible.)  
50 EDDIE KINSEY: As it is

1 approved now?

2 JANE JONES: The one that

3 you're asking to be approved.

4 EDDIE KINSEY: Yes, ma'am.

5 JANE JONES: This is it,

6 the colored one.

7 EDDIE KINSEY: Yes, ma'am.

8 JANE JONES: Okay, I just

9 wanted to make sure I was looking at the right one.

10 WILL MOORE: Ms. Jane, the

11 other drawing you have there to the left of it, that's

12 the old drawing.

13 JANE JONES: Yeah.

14 WILL MOORE: Okay. Just

15 making sure.

16 JANE JONES: I got my mind

17 off my other question. Are you going to be responsible

18 for these turn lanes that are required; is that

19 correct?

20 EDDIE KINSEY: Yes, ma'am.

21 JANE JONES: Okay. I have

22 a concern -- I went out to the property and I have -- I

23 know you're not required to do any kind of wastewater

24 plan at this point. You have to get your approval

25 first. But the property that belongs to the cemetery,

26 I went out there and there appears to be a mausoleum on

27 the back side of their property. There's a marble

28 structure. I was just concerned about how the water

29 that's going to run off of your project is going to

30 affect their property. I know that has to be approved

31 before you address that, but I didn't know if you had

32 any thoughts on that subject or thought about it or

33 what you had planned.

34 EARL O'BRIEN: That was one

35 of our concerns, also, when we looked at the original

36 conceptual. Do you have the other first drawing?

37 JANE JONES: Yes, I do.

38 EARL O'BRIEN: It left no

39 buffer around the outside of the property hardly in any

40 area. So when we redesigned, we left the buffer -- if

41 you'll go back to the colored one -- between the

42 cemetery, there's a strip down through there that

43 leaves a buffer for planting and for any additional

44 drainage that we need to protect that area.

45 JANE JONES: But this

46 marble structure is not there. It's on the backside of

47 this property. It's on down Cox Road.

48 EARL O'BRIEN: Yes, it is.

49 That's correct. It's on the backside there. We left

50 the buffer along there and along the back on both sides

1 adjoining that property.  
2 JANE JONES: Okay.  
3 EARL O'BRIEN: Yeah, the  
4 large piece at the corner is the mausoleum.  
5 JAMES MCCLAIN: Mr.  
6 Chairman, could I asked Brittany, do you mind doing the  
7 satellite view?  
8 EARL O'BRIEN: We also -- in  
9 the design there was originally only a couple of large  
10 detention areas. So we in talking with the grading  
11 contractors and the engineers felt it would be a lot  
12 better to put in several small detention areas to keep  
13 from running the water so far to create erosion. So we  
14 added upwards of 10 or 12 small detention areas on the  
15 site leaving room between the lots for that so the  
16 water wouldn't have to be pushed so far along those  
17 property lines.  
18 DAN HARVELL: All right. If  
19 we could go back to the current plat plan. I see the  
20 buffer, I see the buffer to the left hand side of the  
21 mausoleum site. I don't see much buffer at all ---  
22 EARL O'BRIEN: It's only  
23 about a 20 foot strip there.  
24 DAN HARVELL: --- on the  
25 other dimension.  
26 EARL O'BRIEN: It will be  
27 about a 20 foot strip. Does it show up on your design?  
28 DAN HARVELL: Not unless we  
29 can zoom that in.  
30 EARL O'BRIEN: Yeah, all the  
31 way from along the back of the yellow -- it's shaded in  
32 yellow, but there's a strip of land left in there as a  
33 buffer behind those lots. And that could be increased  
34 if that's necessary. There's room there to do that.  
35 And also, within the setbacks there's room for drainage  
36 also along the back of the lots. So we were very  
37 concerned about protecting the mausoleum area.  
38 There's a couple of other things that we noticed  
39 when we looked at the original design. We were  
40 concerned that several of those -- that was drawn by a  
41 land planner. It had three 90 degree curves in cul-de-  
42 sacs. We felt that was dangerous and we wanted to take  
43 those out. If you go back to the original drawing, you  
44 can see at the northern and western corners and one of  
45 the intersections there in the center. We don't feel  
46 that's a very safe design standard. So it also was  
47 against the flow of the topographic information in  
48 quite a few areas along the back. So we moved the lots  
49 up on top as Mr. Eddie said to try to protect that  
50 wooded area and eliminate the erosion in the areas. We

1 actually gained six acres of common area on the  
2 property that will not be disturbed, which was quite a  
3 large percentage, 28% I think roughly, of additional  
4 area. We had a better traffic flow on the new design.  
5 If you'll go back to it, you will see that there's a  
6 lot more access to these individual roads. We also  
7 helped reduce the slope of some of the roads on that  
8 original plan. Because even though we are allowed to  
9 go with a road up to 10%, we did not feel that was a  
10 safe way to approach a development.

11 Actually we did add a buffer around -- you will  
12 see on the northwestern side, we added a buffer all the  
13 way on that side off the adjoining property to try to  
14 protect the adjoining neighbors.

15 DAN HARVELL: And that would  
16 be a 20 foot buffer also.

17 EARL O'BRIEN: Yes sir. So  
18 basically we stayed within the design. We still have  
19 255 lots. We have about a tenth of a mile less road  
20 and we have a less aggressive grading plan that would  
21 affect any of the steep areas or high points. If you  
22 will notice in the center on the back you will see a  
23 cul-de-sac running up there kind of out into the common  
24 area. We kept that road on top of the hill. We didn't  
25 want to cut that down or change that design where it  
26 would cause a lot of erosion problems.

27 So we really tried to spend a lot of time on  
28 maintaining the original design ideas, but to try to  
29 make less impact on the property. Even though it was  
30 already approved, we just thought this was a better  
31 plan. So that's why we are requesting a review of the  
32 new plan. We are not adding any more lots or any  
33 additional road or any changes other than to try to  
34 make it a better subdivision.

35 DAN HARVELL: Also, you  
36 mentioned the amenities of the former plan versus this  
37 one. Can you go into detail about that, showing us  
38 from one map to another.

39 EARL O'BRIEN: On this  
40 drawing, we didn't draw the amenities in. If you'll go  
41 back, we show the same exact space. See there in the  
42 center circle, the parking, it shows, you know,  
43 whatever would work best in this community. Tennis  
44 courts, a clubhouse area. We have the same amount of  
45 space in the center of that circle for those same  
46 amenities.

47 DAN HARVELL: Okay, thank  
48 you for that clarification on that. Anyone else?

49 JANE JONES: I'd like to  
50 say I appreciate the changes that you've made. And of

1 course, you have the two entrances which is what's  
2 required. But on subdivisions like these, it's just so  
3 congested on the inside. We all experience traffic  
4 problems on all the roads at eight o'clock in the  
5 morning when everybody is going to work and going to  
6 school. But getting out of this subdivision is going  
7 to be a challenge in the morning. The design of it is  
8 just so tight and everybody -- to me it's just very  
9 congested. And I have concerns about any subdivisions  
10 that are laid out like this. But I know you've made  
11 what changes you could.

12 EARL O'BRIEN: Yeah, the  
13 original -- I'm sorry. Yes, the original subdivision  
14 plan is designed with the same two accesses. And it  
15 was approved in 2019. But you know, because of  
16 sicknesses and things that's been going on we've  
17 maintained those same entrances.

18 JANE JONES: I understand  
19 it's already approved, but I'm just saying I have  
20 concerns. They're safety concerns basically. If  
21 you've got to get a fire truck in there, or an  
22 ambulance, there's just no way to get in and out of  
23 there with all the traffic that's going to come from  
24 255 houses and the layout.

25 EARL O'BRIEN: Yeah, these  
26 roads will be required to be built with the width that  
27 would maintain. All the turning radiuses meet the  
28 minimum standards. All the curves meet the minimum  
29 standards. The addition of an acceleration lane and  
30 de-acceleration lanes into those entrances will be a  
31 big help. I think that's a good idea by the DOT.

32 JAMES MCCLAIN: Mr.  
33 Chairman, might I just asked? We were mentioning the  
34 left turn lanes. I guess as you're going north on  
35 Highway 29, there's a recommended new left turn lane  
36 from 29 onto Cox Road, but also a new -- just to  
37 clarify -- another left turn lane is recommended looks  
38 like what would be a quarter of a mile further up  
39 Highway 29 going north into the subdivision? Two left  
40 turning lanes? Would there be a recommendation about a  
41 red light? I think Cox Road has a red light, but what  
42 about the next one up? Would that ---

43 GAYE SPRAGUE: (Inaudible.)

44 JAMES MCCLAIN: Okay.

45 GAYE SPRAGUE: (Inaudible.)

46 JAMES MCCLAIN: And might I  
47 just asked. So this was initially presented in 2004?

48 BRITTANY MCABEE: Yes, it was  
49 originally -- the original PD was approved in 2004.

50 JAMES MCCLAIN: And was

1 there just delays and other projects took precedence or  
2 something?

3 WESLEY GRANT: It was  
4 revised in 2019; wasn't it?

5 BRITTANY MCABEE: Yes. The  
6 original PD was in 2004. It was revised in 2019 to  
7 relocate the amenity area, which is where you see it  
8 today.

9 DAN HARVELL: Any other  
10 questions?

11 EARL O'BRIEN: I'm speaking  
12 out of turn, but here again, we're not asking to get  
13 the subdivision approved. We are just trying to make  
14 it a better effect on the property.

15 DAN HARVELL: Okay.  
16 Anyone else?

17 Okay, at this time we have some citizens signed  
18 up. Thank you very much, sir, first.

19 The first citizen signed up is Diane Freeman.

20 DIANE FREEMAN: Good  
21 evening, everybody. Looking at the plat, my property  
22 is that white triangle right there. Okay. I had a  
23 speech laid out, but I'm going to kind of wing it right  
24 now. I'm not good at public speaking.

25 But have y'all been to this road at all?

26 DAN HARVELL: I was out  
27 there on Sunday to take a look at it. Anybody else?

28 DIANE FREEMAN: Where the  
29 entrance is on Cox Road, the planned entrance ---

30 DAN HARVELL: Ms. Jones has  
31 been also.

32 DIANE FREEMAN: And I  
33 appreciate your comments. You're great. But the  
34 planned entrance on Cox Road is on a curve. Okay. My  
35 driveway is an eighth of a mile off of 29. I go to  
36 work every day at Medicus. I leave my house at 7:30.  
37 I take a right. Within two seconds somebody is on my  
38 butt off of 29 going about 50 miles per hour. There's  
39 a curve right there where the entrance is going to be.  
40 There's been probably four or five overturned accidents  
41 in the past two years, flipping, at that curve. I  
42 don't know if they are aware of the curve or not. It's  
43 very dangerous. The speed limit is 40 miles an hour.  
44 It was 30. It went up to 35. Now it's 40. Okay, so  
45 people coming off of 29 are already going 55 miles per  
46 hour. You're adding a turn lane accelerating to my  
47 road. Okay, the speed is my concern. The safety of  
48 255 more people.

49 Actually in my speech, I was going to start with  
50 Midway and Crestview, four big subdivisions, okay.

1 You're adding number five two miles away. So two mile  
2 radius, 1000 houses, 2000 more cars on the road.  
3 That's my concern.

4 I live there. And I appreciate if they're going  
5 to give me some green space around the house. I've  
6 been there 27 years. We've gone through three  
7 subdivision proposals already. You know, that's a lot  
8 of growth for this little area so quick. That's 1000  
9 housing, 2000 plus cars. This little road cannot  
10 handle it.

11 I'm aware there was a study done. I don't know  
12 what time of day this study was done, but if you --  
13 okay, I go right to go to Old Williamston to turn to go  
14 to work. There's a new stop sign at Crestview and Old  
15 Williamston. I've got to take a left on that road.  
16 It's blocked because of that stop sign. I can't turn  
17 left. If I turn left somebody is going to hit me  
18 coming that way. I mean that stop sign, the three-way  
19 stop sign, whoever is on Cox Road has a hard time  
20 turning left.

21 I'm sure we have all sat at Midway and Crestview  
22 in the morning at the four way stop, 100 cars dead.

23 DAN HARVELL: Okay. Thank  
24 you. That's three minutes. Thank you, ma'am.

25 DIANE FREEMAN: Thank you for  
26 your time.

27 DAN HARVELL: Thank you.  
28 Next is Cindy Wilson. Councilman Cindy Wilson.  
29 Councilwoman.

30 CINDY WILSON: Thank you,  
31 each and everyone, for being here on such a beautiful  
32 day when we have far more fun pursuits outside of this  
33 room. I'm here at the request of my constituents. And  
34 typically in these type situations prior, we would sit  
35 down with the developer and the landowners and the  
36 proposed project and some of the neighbors and hash out  
37 any concerns.

38 This particular project goes back to probably one  
39 of the first precincts in our county that was ever  
40 zoned. The people in this precinct, the landowners  
41 were fully engaged. They declared they wanted it RA-1,  
42 residential ag, one acre, in that area except for the  
43 commercial fronting on 29. In 2004 -- it was first set  
44 up in 2001, is when it was zoned. In 2004, a certain  
45 real estate agent along with our previous  
46 administration -- none of these good folks were here at  
47 that time -- they came forward with a PD. Three of  
48 your council members, including myself, in whose  
49 district this project resided, were opposed. Districts  
50 1 and 2 were opposed because of the negative impact to

1 the area. It narrowly passed four to three.

2 The property changed hands -- it went to Anderson  
3 University and a Mr. Herman auctioned the property. We  
4 sat down and worked with him. Thought we had a nice,  
5 more pleasant situation worked out. He had reduced the  
6 number of houses and there were a lot of considerations  
7 that don't appear in the paperwork. But he left and  
8 now we are to this one.

9 We just passed a traffic intensity study Tuesday.  
10 Cox Road is a very dangerous road. Many of the  
11 residents who would have been here tonight had late  
12 notice and I only had six days' notice on this.  
13 Fatalities, many wrecks on Cox Road. And you heard  
14 from Ms. Freeman the concern of what she has to deal  
15 with getting in and out of her property.

16 Going into the property from 29 is a very workable  
17 topography. But coming off Cox Road, it's a very steep  
18 hill with woods. A road coming down from the project  
19 with the 255 homes, in which most of them are probably  
20 going to access Cox Road because that would be more  
21 simple. It's like a ski slope coming into the road.  
22 The stormwater runoff at that point is really  
23 difficult.

24 The point in having a planned development is that  
25 perhaps the county -- hopefully the county has a little  
26 more control over stormwater and traffic issues and we  
27 hope to have those answers. But in six days' notice we  
28 didn't have the answers on all of this. The property  
29 was not posted so people who would have an interest did  
30 not get notification of the meeting tonight.

31 HENRY YOUMANS: Time.

32 CINDY WILSON: I would  
33 request that if you choose to approve this ---

34 DAN HARVELL: That's time  
35 for now. But I think I'll make an exception here  
36 because, Ms. Wilson, you have such history with this.  
37 So I'm going to ask the next speaker to come up and  
38 then ask you to come back and finish whatever you might  
39 be able to tell us because I know you were here at the  
40 beginning of this entire process.

41 CINDY WILSON: Well, it's  
42 important to know we are not trying to stop growth. We  
43 are just trying to make it work better.

44 DAN HARVELL: Okay, thank  
45 you.

46 The next speaker is Larry Davis.

47 LARRY DAVIS: Thank you for  
48 seeing me. So I'm the 1107 and 1091 Cox Road, so the  
49 next door neighbors. I can tell you that if you've  
50 been to the property now you will see that we created a

1 second driveway about 15 years ago because my parents  
2 were rear ended on that curve at least three times  
3 coming out of it. So we put another driveway down  
4 there at the bottom of the hill to get us a little more  
5 time.

6 So I'm concerned with that entrance, number one.  
7 Number two, I'm concerned with the water drainage on  
8 the backside of that property because you have some  
9 wetlands on Rocky River that my dad and Ms. Wilson  
10 worked on together, as well. And I think they were  
11 concerned with this project and what it would do to  
12 that area and the Rocky River.

13 The traffic is crazy. You're talking about adding  
14 lanes to there. But what about on Cox Road? Are you  
15 going to add turning lanes onto them for them to get  
16 into that? Because it can't handle it right now with  
17 the way it is. So I'm concerned. I think you need to  
18 look at it a little more.

19 DAN HARVELL: Okay, thank  
20 you, sir.

21 All right, Ms. Wilson, can you come back if you  
22 need to add to that. I wanted you to hear what he said  
23 first in case it was something that didn't need to be  
24 repeated.

25 CINDY WILSON: Where did you  
26 want me to pick up?

27 DAN HARVELL: Wherever.

28 CINDY WILSON: Well,  
29 stormwater -- if you're going to use mass grading, as  
30 this developer has done at the corner of Crestview and  
31 Midway, it's a -- the city annexed that, by the way,  
32 and we had no control. You should look at the  
33 pictures. Constituents who lived there, the zoning was  
34 busted there and it's high density now. But mud  
35 running across neighbors' lots. We seek to avoid that  
36 in this situation. Because we're the county and not  
37 the city. We seek to have better access from Cox Road.  
38 Highway 29 appears to be fully appropriately addressed.  
39 But coming in and out of Cox Road, it appears there  
40 needs to be an accel lane turning right on Cox coming  
41 out of this proposed development, and a turn lane. No  
42 need for a decel lane there. But that's what I believe  
43 would make it certainly safer.

44 Ms. Caroline Glenn, who could not be here tonight,  
45 has a file of all the wrecks and fatalities on Cox  
46 Road, and she's going to be providing that to our  
47 county engineer. So hopefully we will revisit that and  
48 get those measures put in place. And hopefully we will  
49 have stormwater measures put in place. Mass grading on  
50 that hill on Cox would not be a very useful thing.

1           It's a gorgeous piece of property. It will be  
2 very desirable and sellable if it's done nicely,  
3 particularly up there on the hill and then back over  
4 looking at that pond. But great care must be taken on  
5 Cox Road. And I would hope that we can put some  
6 parameters in place to protect that aspect.

7           Do you have any questions of me?

8           DAN HARVELL:                                 Well, I will  
9 ask. You were talking about the slope coming down onto  
10 Cox Road. If we can look at that map, the topo map  
11 again. Perhaps someone from staff can tell us or the  
12 engineer can tell us what the slope actually is there  
13 from the top to the bottom as far as those registration  
14 lines? Not the satellite, but the topography.  
15 Actually the plan itself, it shows the lines.

16           BRITTANY MCABEE:                             So again, this  
17 is a preliminary plat approval. So the typography is  
18 up to the developer to try to figure out. It appears  
19 that the surveyor at this time does not know the answer  
20 to your question.

21                                 **INAUDIBLE COMMENT FROM AUDIENCE**

22           DAN HARVELL:                                 Okay, that's  
23 the one I was talking about. With an incredible amount  
24 of slope that we see coming from those lines coming  
25 down onto that curve on Cox Road, it looks like a real  
26 engineering challenge to me.

27                                 **INAUDIBLE COMMENT FROM AUDIENCE**

28           DAN HARVELL:                                 Well, those  
29 are clarifications that we as a board need to know  
30 because we don't know if those lines are five feet, or  
31 seven feet or whatever. So that's why I asked, that's  
32 why I asked that. Does any board member have any  
33 question of Ms. Wilson now since she's still at the  
34 microphone concerning her knowledge of this?

35           All right, thank you, Ms. Wilson.

36           CINDY WILSON:                                 Thank you for  
37 your consideration and being here.

38           DAN HARVELL:                                 All right.  
39 Are there any other questions for the developer now, or  
40 the surveyor, from the board at this time?

41           WESLEY GRANT:                                 Mr. Chairman,  
42 just for clarification, the board -- this has already  
43 been approved previously. We are just approving the  
44 reconfiguration of the already approved subdivision;  
45 correct?

46           DAN HARVELL:                                 In theory,  
47 yes. Yes.

48           JANE JONES:                                     If this  
49 application is denied does it revert back to the  
50 original approval? Or do they have to make changes and

1 come back?

2 BRITTANY MCABEE: So there

3 appears to be a little bit of confusion of what you

4 guys are voting on.

5 JANE JONES: Very much.

6 BRITTANY MCABEE: So there was a

7 PD amendment in 2019. So that was the Conceptual Plan

8 that you guys saw. When you do a PD, there are certain

9 changes that you are allowed to make without doing a PD

10 amendment. Changes that you are not allowed to make

11 that would trigger a PD amendment would be reduction of

12 open space, changing of entrances and things of that

13 nature. So because the developer in this case has not

14 triggered any of those changes that require a PD

15 amendment, this is simply a preliminary plat approval.

16 It is no different than any other preliminary plat that

17 you see on a regular basis. So regardless of whether

18 you vote for this or against this, the 2019 Statement

19 of Intent amendment remains.

20 DAN HARVELL: Well, that

21 being the case, I've got to ask. We were given a

22 traffic report on this.

23 BRITTANY MCABEE: Yes. And you

24 get traffic impact studies whenever it is triggered in

25 any preliminary plat application.

26 DAN HARVELL: So are we not

27 able to -- are you saying we are not able to vote based

28 on what we feel about the traffic situation?

29 BRITTANY MCABEE: You are able

30 to vote however you like. This is a preliminary plat

31 approval. This has nothing to do with the zoning nor

32 does it have anything to do with the Statement of

33 Intent that is already in place.

34 JANE JONES: The changes

35 that he proposed that we talked about right here, if we

36 vote for this, those changes take place. If we vote

37 against it, those changes do not take place. It goes

38 back to the original plat?

39 BRITTANY MCABEE: If you vote

40 for this, this is a preliminary plat, so he goes

41 forward and he gets all his permits, including

42 encroachment permits, stormwater permits, sewer

43 permits.

44 JANE JONES: But he does

45 what ---

46 BRITTANY MCABEE: If you vote

47 against it, nothing changes as far as zoning. This

48 does not get approved.

49 JANE JONES: We're not

50 voting on zoning.

1 BRITTANY MCABEE: No, you are  
2 not voting on zoning. So you are voting as a  
3 preliminary plat. It's no different than if you vote  
4 on any subdivision. If you do not approve it ---  
5 JANE JONES: But the  
6 subdivision is approved.  
7 BRITTANY MCABEE: The zoning for  
8 the PD is approved.  
9 WILL MOORE: Any  
10 preliminary plat has to be voted on for land use.  
11 JANE JONES: That does not  
12 answer my question.  
13 STEVEN GILREATH: As far as the  
14 traffic study from the county, it did meet the county's  
15 requirements or it did not?  
16 GAYE SPRAGUE: It met the  
17 requirements that were in place at the time.  
18 DAN HARVELL: And may I ask  
19 what would change under the new ordinance that's been  
20 passed?  
21 GAYE SPRAGUE: Under the new  
22 ordinance, a left turn lane and a right turn lane on  
23 Cox Road would be required. And then the -- or would  
24 be warranted. And then the developer would have the  
25 opportunity to look into the right-of-way and come back  
26 to you if he -- and I'll say he because he's here -- if  
27 he was not able to get the right-of-way to do that.  
28 Because there's no right-of-way for those on Cox Road.  
29 So it would be different under the new regulations.  
30 DAN HARVELL: Well, you know,  
31 sometimes I wonder why we're here. Because if this  
32 situation on Cox Road on that curve where fatalities  
33 have occurred, if we are not to hear that and we are  
34 not here to guard the citizens' best interest, and  
35 heaven forbid wrecks happen on this because we gave the  
36 go-ahead. I mean that just puts us in a quandary as to  
37 what the correct thing is to do here.  
38 GAYE SPRAGUE: I understand  
39 and I'm so grateful as a property owner in Anderson  
40 County that you take these things seriously. What we  
41 as staff have to do is go by what -- the guidelines  
42 that we have. There will be, because Cox Road is a  
43 county road, our Assistant Principal Engineer will  
44 further review this access. And if it's not able to  
45 get our required sight line which is based on curve and  
46 slope, then it won't be able to go there. He's looked  
47 at it conceptually, and says it's really close. That's  
48 why he hasn't raised a red flag. But as part of the  
49 final design and encroachment permit, he will be  
50 looking at that detailed requirement.

1                   WESLEY GRANT:                   Mr. Chairman,  
2 I think what I'm hearing is if we give the developer  
3 the go ahead tonight, he will work with the county  
4 staff to make sure those safeguards are in place.  
5 That's what ---  
6                   GAYE SPRAGUE:                   Only the  
7 sight line at the -- I don't want to mislead you.  
8 There will not be any requirement for them to do turn  
9 lanes on Cox Road, only the location of the access;  
10 correct.  
11                  JAMES MCCLAIN:                  The access of  
12 the subdivision itself on Cox Road?  
13                  GAYE SPRAGUE:                  That's  
14 correct.  
15                  JAMES MCCLAIN:                  Which is the  
16 big concern at that curve on Cox Road?  
17                  GAYE SPRAGUE:                  That's right.  
18 That's what I heard expressed. And our design  
19 standards that address that for us is the sight line.  
20 And that's what will be looked at in detail. But once  
21 again, I don't want to ever mislead you. Conceptually,  
22 preliminarily, the Assistant Principal Engineer thinks  
23 it will make -- it will meet those guidelines.  
24                  JAMES MCCLAIN:                  Well,  
25 sometimes, does the county require subdivisions to have  
26 a wider entrance?  
27                  GAYE SPRAGUE:                  That would  
28 only be if they approach to Cox Road failed. In a, b,  
29 c, d, e, f, it does not fail in this case.  
30                  DAN HARVELL:                  May I ask the  
31 surveyor one more question? Can you come to the  
32 microphone, please, just so it will be recorded  
33 properly? Why was the entrance not made at the cul-de-  
34 sac closest to Highway 29 on Cox Road, rather than down  
35 there on the curve? It seems like there would be less  
36 slope there and a straight-of-way.  
37                  EARL O'BRIEN:                  Because the  
38 original plan that was submitted did not have it there.  
39 We were happy to move it to that area if necessary.  
40 But to meet the requirements of this review, we had to  
41 have the same entrances.  
42                  DAN HARVELL:                  Okay. All  
43 right.  
44                  EARL O'BRIEN:                  We can easily  
45 have an entrance there.  
46                  BRITTANY MCABEE:                If I may, Mr.  
47 Chairman?  
48                  DAN HARVELL:                  Yes.  
49                  BRITTANY MCABEE:                Changing  
50 location of entrances is what triggers a PD amendment,

1 which is why they kept it at that same location. They  
2 can move it slightly to meet that sight distance. But  
3 that is the reason why they have it there, is because  
4 it was in the original plan to have it there, that was  
5 approved in 2019.

6 DAN HARVELL: Would the  
7 developer have a problem with moving that after  
8 approval?

9 **INAUDIBLE COMMENT FROM AUDIENCE**

10 DAN HARVELL: I understand  
11 that at this point.

12 **INAUDIBLE COMMENT FROM AUDIENCE**

13 DAN HARVELL: Okay. Well,  
14 see that wasn't in our information. Sometimes if we  
15 don't see something, we are a little behind the eight  
16 ball as to what is our judgment, if you understand what  
17 I'm saying.

18 **INAUDIBLE COMMENT FROM AUDIENCE**

19 DAN HARVELL: And you agree  
20 that it would be much safer to have that on the  
21 straight-of-way.

22 EARL O'BRIEN: Well, we  
23 wouldn't know until there is a study done on the sight  
24 distancing. And there's other factors there. Just  
25 because it's straight, there may be some undulation of  
26 the road. But we're -- I'm sure we're very welcome to  
27 review that and see which would be the best. But if we  
28 change that entrance, it changes the submittal.

29 BRITTANY MCABEE: It does  
30 trigger that PD amendment.

31 DAN HARVELL: All right. In  
32 a previous conversation I had had with Ms. Wilson, she  
33 mentioned that this may come before County Council one  
34 way or the other.

35 BRITTANY MCABEE: It will go  
36 before County Council if it is a PD amendment. Since  
37 this falls under the classification of preliminary plat  
38 it is just being heard by the Planning Commission at  
39 this time. If he does a PD amendment that will go  
40 before County Council.

41 DAN HARVELL: All right. I  
42 was under the understanding it would happen no matter  
43 what. All right, because usually it leapfrogs County  
44 Council and goes to an appeal to circuit court;  
45 correct, for what we deny?

46 BRITTANY MCABEE: If you deny  
47 and the developer appeals, then it goes to circuit  
48 court.

49 DAN HARVELL: Yes, yes, yes.  
50 Okay. Anyone else from the board? Any questions?

1           EDDIE KINSEY:   I know this has  
2    been stated several times, but we are really not trying  
3    to get something approved. We're trying to make  
4    something that is approved better at this point.

5           DAN HARVELL:   So in  
6    approving this, what assurances would we have that you  
7    would work beyond what we are seeing here concerning  
8    the traffic?

9           EDDIE KINSEY:   Everything  
10   that's done has to be under what Brittany has said  
11   under erosion control, under sight distance for the  
12   highway, for any encroachment permit. Any drainage  
13   design has to fall within the guidelines. Any  
14   subdivision done has to follow those. This is a  
15   preliminary that will go to engineering and every  
16   single aspect of it will be reviewed. This is just the  
17   design we want to start with. So yes, everything will  
18   fall under the scrutiny of an individual department.

19          DAN HARVELL:   So given that  
20   will we possibly see this again after that?

21          EDDIE KINSEY:   You would not  
22   see ---

23          DAN HARVELL:   We would not?

24          EDDIE KINSEY:   If it meets  
25   all the design; is that correct, you would not see this  
26   again.

27          BRITTANY MCABEE:                                       If the  
28   developer is able to get all permits without  
29   encountering any impossible situations, you would not.  
30   However, if he can't meet sight distance on that piece  
31   where the entrance is, say for example, no matter where  
32   he puts it, he can't meet sight distance, then  
33   obviously the entrance changes and you guys would see  
34   it again.

35          DAN HARVELL:   Okay, all  
36   right. At this time, do I have a motion concerning  
37   this?

38          WILL MOORE:    Yes, sir. Mr.  
39   Chairman. I'd like to make a motion for approval. I  
40   feel like this project is within the 10 year  
41   Comprehensive Plan. I feel like it's a conducive  
42   project. I feel like the developer is making every  
43   effort he can to make it better. Also too, within  
44   that, if he will work with the county to change that  
45   entrance if it's safer for the community, I make a  
46   motion for approval.

47          DAN HARVELL:   We have a  
48   motion for approval. Do I hear a second? We have a  
49   second for Mr. Burdette.

50          I will ask at this time if it's appropriate for me

1 to make a motion for an amendment that this be changed  
2 concerning the traffic study so that it would go before  
3 County Council for the final decision?

4 HENRY YOUMANS: Point of  
5 order, Mr. Chair.

6 DAN HARVELL: Please. Yes.

7 HENRY YOUMANS: You have an  
8 actual live motion on the floor that you need to vote  
9 on. And if you want to make an amendment, another  
10 motion would need to be made and then that would need  
11 to be taken up by the board. But you already have a  
12 live motion on the floor. Unless you want to let that  
13 motion die and then redo this whole process. I would  
14 suggest just go ahead and vote on the motion that's on  
15 the floor now. And then if you want to make an  
16 amendment, then you can do so.

17 DAN HARVELL: Well, I was  
18 thinking if we went ahead and voted on it, and it was  
19 approved, it would be done. And there would be no  
20 chance for an amendment at that time.

21 WILL MOORE: Within my  
22 motion I ask the developer to take a look at that other  
23 entrance and work with the county. I mean we have a  
24 traffic engineer here. I feel like if we deny this  
25 project, it's going across the road. And you know,  
26 what is that going to cost taxpayers? That's my  
27 concern. We've already been down this road one time  
28 and approved the project back in '19. I feel like he's  
29 trying to make every effort possible to make it better  
30 and that's the reason for my motion for approval.

31 WESLEY GRANT: And I will  
32 just add to that, Mr. Chairman, the developer -- the  
33 comments I'm hearing is simply they are looking to  
34 improve the situation that has already been approved,  
35 and that the safeguards and things would be in place as  
36 they take next steps. So with that being said, I'm  
37 certainly in favor of allowing the developer to do  
38 that.

39 DAN HARVELL: Are you okay  
40 with the amended recommendation that Mr. Moore made.

41 WESLEY GRANT: I am okay with  
42 that. But I think at that point, if we approve this  
43 tonight then it's just going to be it sounds like a  
44 conversation between the developer and the traffic  
45 engineer. I think we're just saying that they are  
46 going to work out the safeguards. And I think that's  
47 what they have already shared with us. If this  
48 particular entrance will satisfied safe sight lines,  
49 then I think they are going to move forward. And the  
50 traffic engineering is already sharing that that's what

1 they would make sure of.

2 WILL MOORE: Again, this  
3 is a preliminary plan and every step has to make  
4 approval. So you know, I feel like those issues would  
5 be solved later if they had any problems with the  
6 entrance here, the developer has already said -- we  
7 have him on record saying that he is willing to move it  
8 to another site. So I feel like a lot of those issues  
9 would be squashed within there. And there again,  
10 that's my reason for ---

11 WESLEY GRANT: And I think  
12 the process will resolve itself. You know, I think the  
13 process that is already in place with the developer  
14 working with the county staff going with the traffic  
15 analysis and safeguard sight lines, I think that  
16 process is there to make sure that these things are  
17 safe. And if they aren't safe, then I think that's one  
18 thing to stop and they have to look at amendments. But  
19 I don't think they will know that until they get to  
20 that point.

21 DAN HARVELL: All right. So  
22 I'll ask traffic -- I'm sorry, I know this is getting a  
23 little out of order here -- but I'll ask traffic, did  
24 you have no concern about that entrance being on a  
25 curve like that?

26 GAYE SPRAGUE: If it meets  
27 sight line requirements, and we won't know that until  
28 we do the detailed analysis.

29 DAN HARVELL: Okay. Okay.

30 WILL MOORE: We've got to  
31 approve this preliminary plat.

32 DAN HARVELL: All right.  
33 Thank you. All right, can you restate your motion, Mr.  
34 Moore with the extra ---

35 WILL MOORE: All right.  
36 For the third time, I make a motion for approval for  
37 this project. I feel like it is conducive with the 10  
38 year Comprehensive Plan. I feel like the developer has  
39 done everything to make this plan better. Therefore I  
40 make a motion for approval.

41 Also, with that being said, the second entrance  
42 from 29, the entrance off Cox Road from 29, if it  
43 benefits -- the developer has already made it very  
44 clear that if he moves -- that he's willing to move  
45 that driveway. So you know, if it's safer to move that  
46 driveway, then they need to move it. But like Ms. Gaye  
47 said, we don't know until we go out there and have that  
48 sight distance and everything in place. So at that  
49 point, I feel sure he's going to do whatever is  
50 required. If he has to move it, he's going to have to

1 move it. So I feel like that will take care of itself  
2 throughout the process.

3 DAN HARVELL: Okay, thank  
4 you very much for clarifying that.

5 WILL MOORE: Yes, sir.

6 DAN HARVELL: Thank you.

7 All right. So we have a motion. We have a second from  
8 Mr. Burdette and time for discussion. Does anyone have  
9 any discussion?

10 JAMES MCCLAIN: I just would  
11 like to sort of echo some of the comments as it  
12 strictly relates to this vote, which this project has  
13 already been approved and here we have a vote to adopt  
14 this new plat map. It sounds like there has been some  
15 changes to make it a superior plan. Just to recap what  
16 I heard about what we are really voting on tonight.  
17 There's better roads within the subdivision. There was  
18 less 90 degree angles like we were talking about to  
19 make it safer in terms of the routing inside the  
20 development. I think I heard something about some  
21 differences at the north piece of the property to help  
22 erosion, some of the erosion stormwater concerns. As I  
23 recall the presentation, it was more there were some  
24 changes to make this a superior plan of what had  
25 already been approved. So I just have a tough time  
26 voting for anything really other than approval as it  
27 relates to this specific question.

28 DAN HARVELL: Thank you, Dr.  
29 McClain. Anyone else? Okay, at this time, I'll call  
30 for the vote. Those in favor of the motion with the  
31 change verbiage by Mr. Moore. Those in favor of.  
32 Those against. And so ordered.

33 Okay, we have no one signed up to speak in public  
34 comments on non-agenda items. Is there any other  
35 business to be called to our attention?

36 BRITTANY MCABEE: No, sir.

37 DAN HARVELL: Okay, any  
38 comments from the board before we adjourn? Do I hear a  
39 motion to adjourn?

40 WESLEY GRANT: So moved.

41 DAN HARVELL: So moved, Mr.

42 Grant. I will second that motion. Those in favor  
43 stand.

44

45

**MEETING ENDED AT APPROXIMATELY 7:02 P.M.**

# Anderson County Planning Commission Meeting

August 8, 2023

6:00 PM

## Land Use Review

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

<b>Preliminary Project Name:</b>	AnMed Mob/FSED
<b>Property Owner of Record:</b>	AnMed Health
<b>Authorized Representative:</b>	Brett Justice
<b>Intended Development:</b>	Medical Office Building and Free-Standing Emergency Department
<b>Location/Access:</b>	Hwy 86 & Old Williamston Rd. (State)
<b>Details of Development:</b>	The new medical facility would be located on approximately 7.7 acres with approximately 31,000 sf MOB with a FSED building. Also, a 2,500-sf rapid emergency response vehicle facility will be included. A future expansion and parking are proposed to occur as needs are assessed of approximately 13,000 sf with parking conforming to Anderson County regulations.
<b>Surrounding Land Use:</b>	Commercial
<b>Total Site Area:</b>	+/- 7.77 Acres
<b>County Council District:</b>	6
<b>Zoning:</b>	Un-Zoned
<b>Tax Map Number:</b>	216-00-04-025
<b>Variance:</b>	None requested
<b>Traffic Impact Analysis:</b>	

The Traffic Impact Study (TIS) was conducted for this development.

SCDOT is requiring that AnMed be responsible for these improvements:

- Widen SC 86 to provide a left turn lane into the AnMed western SC 86 driveway
- Resurface SC 86 in the section that is widened.
- Provide a right turn lane on SC 86 into the AnMed eastern SC 86 (right in only) driveway
- Install a center raised median on SC 86 at the AnMed eastern SC 86 (right in only) driveway
- Widen Old Williamston Road to provide a left turn lane into the AnMed Old Williamston driveway

The applicant is required to obtain an encroachment permit from SCDOT 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: AnMed MOB/FSED

**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 AnMed Health

Mailing Address 800 N. Fant Street, Anderson, SC 29621

Telephone 864.512.1109 E-mail brett.justice@anmed.org

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

Property Owner(s) of Record AnMed Health

Mailing Address 800 N. Fant Street, Anderson, SC 29621

Telephone 864.512.1109 E-mail brett.justice@anmed.org

Authorized Representative Brett Justice

Mailing Address 800 N. Fant Street, Anderson, SC 29621

Telephone 864.512.1109 E-mail brett.justice@anmed.org

Address/Location of Property Pin 2160004025 intersection Hwy 86 and Williamston Rd

Existing Land Use Wooded

Proposed Land Use Medical office building and free standing emergency department

Tax Map Number(s) 2160004025

Total Size of Project (acres) 7.77

**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 <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?

AnMed Health proposes the development of this site to support the growing medical needs of the Piedmont area of Anderson County. This proposed medical office building and free standing emergency department will serve as an extension of services provided through AnMed Health and is consistent with the general development patterns of the area.

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

The proposed development will not adversely effect the adjacent and adjoining parcels and is planned in a manner to complement the surrounding area with landscaping and other aesthetic enhancements.

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

The proposed development will not be an excessive burden to the surrounding infrastructure and is expected to produce approximately 1700 gallons of wastewater per day (equivalent to 8 homes). Traffic is being analyzed by Anderson County and SCDOT to produce a traffic mitigation plan.

- (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, this property is in line with applicable codes and regulation.

- (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?

The proposed development will serve as a place of care to expand the medical infrastructure needs of the Piedmont area in Anderson County.



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.

Signature of Applicant

C. Brett JUSTICE

6/1/2023

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.

Signature of Owner(s)

C. Brett JUSTICE

6/1/2023

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**



June 1, 2023

Mr. Dan Harvell  
Anderson County Planning Commission Chair  
401 East River Street  
Anderson, SC 29624

Dear Mr. Harvell:

Subject: Letter of Intent for Land Use Development  
AnMed Piedmont MOB & FSED  
Anderson County South Carolina  
CEC Project 331-292

Civil & Environmental Consultants, Inc. (CEC) is pleased to submit this Letter of Intent for the above referenced project in accordance with your land use application. Based on our understanding of your directive, we offer this proposal for acceptance.

## **1.0 PROJECT STATEMENT**

It is CEC's understanding AnMed Health is leading efforts to develop a new Medical Office Building (MOB) and Free-Standing Emergency Department (FSED) at the intersection of SC Highway 86 and Old Williamson Road Anderson County, South Carolina. The new medical facility would be located on approximately 7.7 acres as identified by Anderson County, SC. The subject property is currently owned by Hwy 86 Property LLC, (a wholly-owned subsidiary of AnMed Health) TMS: 2160004025 located in Anderson County and is proposed to remain as one single parcel. The land use application presented will reflect the initial phase of construction for the approximately 31,000 sf MOB with a FSED building. Also, a 2,500-sf rapid emergency response vehicle facility will be included. A future expansion and parking are proposed to occur as needs are assessed of approximately 13,000 sf with parking conforming to Anderson County zoning regulation.

Sincerely,

Karuiam Booker  
Project Manager

George Genero, PE  
Vice President



# MEMORANDUM

## ANDERSON COUNTY ROADS AND BRIDGES

**DATE:** June 15, 2023

**TO:** **Karuam Booker**  
Civil & Environmental Consultants

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

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

**SUBJECT:** **AnMed on SC 86 Traffic Impact Study**

This development is planned with medical facilities including medical clinics and a free-standing emergency room with two driveways on SC 86 (the western driveway planned as full access and the eastern driveway planned as right in only) and two driveways on Old Williamston Road (both planned as full access). The Traffic Impact Study (TIS) was conducted by Infrastructure Consulting & Engineering (ICE) and dated May 11, 2023. The study was generally conducted per the requirements of Anderson County

Given the traffic volume growth in the SC 86 corridor, the location of two beverage distribution facilities adjacent to the AnMed site, and the specific concern for access to the free-standing emergency room, a roadway project involving widening of SC 86, Old Williamston Road, and SC 17 to provide additional turn lanes has been proposed, and this TIS also addressed that project. The review of the TIS regarding that roadway project will be addressed separately. This review only addresses the measures needed to address changes in operation resulting from the addition of AnMed traffic. These are the findings of this review:

- The guideline for **a left turn lane eastbound on SC 86 at the western AnMed driveway** is met. If DOT requires this lane, we support that requirement.
- The guideline for **a right turn lane westbound on SC 86 at the eastern AnMed driveway** is met. If DOT requires this lane, we support that requirement.

**Tommy Dunn**  
Chairman, District 5

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

**Greg Elgin**  
Council District 3

**Cindy Wilson**  
Council District 7

**ANDERSON COUNTY**  
SOUTH CAROLINA

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

**Glenn Davis**  
Council District 2

**Jimmy Davis**  
Council District 6

**Renee Watts**  
Clerk to Council

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



# MEMORANDUM

## ANDERSON COUNTY ROADS AND BRIDGES | PAGE 2

- The addition of AnMed traffic causes the intersection of SC 86/Old Williamston Road/Hwy 17 to go from LOS C to F. **The addition of left turn lanes on the Old Williamston and Hwy 17 approaches to SC 86** will allow the intersection to operate at LOS D with build volumes. If DOT requires those lanes, we support that requirement.

In summary, the roadway improvements needed to address the change in operation resulting in the addition of AnMed traffic are:

- **A left turn lane eastbound on SC 86 at the western AnMed driveway**
- **A right turn lane westbound on SC 86 at the eastern AnMed driveway**
- **Left turn lanes on the Old Williamston Hwy 17 approaches to SC 86**

Please call if you have any questions.

**Tommy Dunn**  
Chairman, District 5

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

**Greg Elgin**  
Council District 3

**Cindy Wilson**  
Council District 7

**ANDERSON COUNTY**  
SOUTH CAROLINA

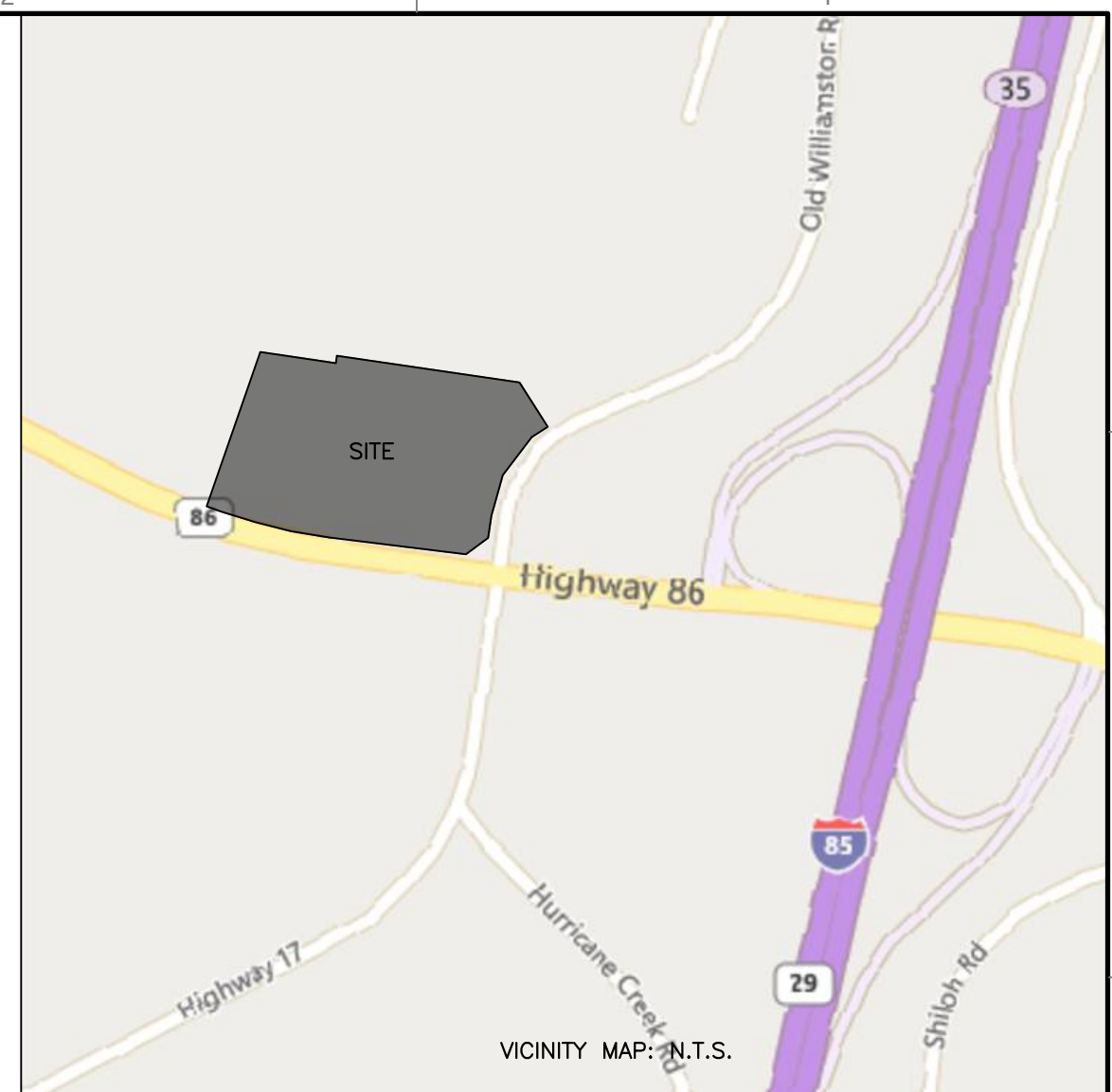
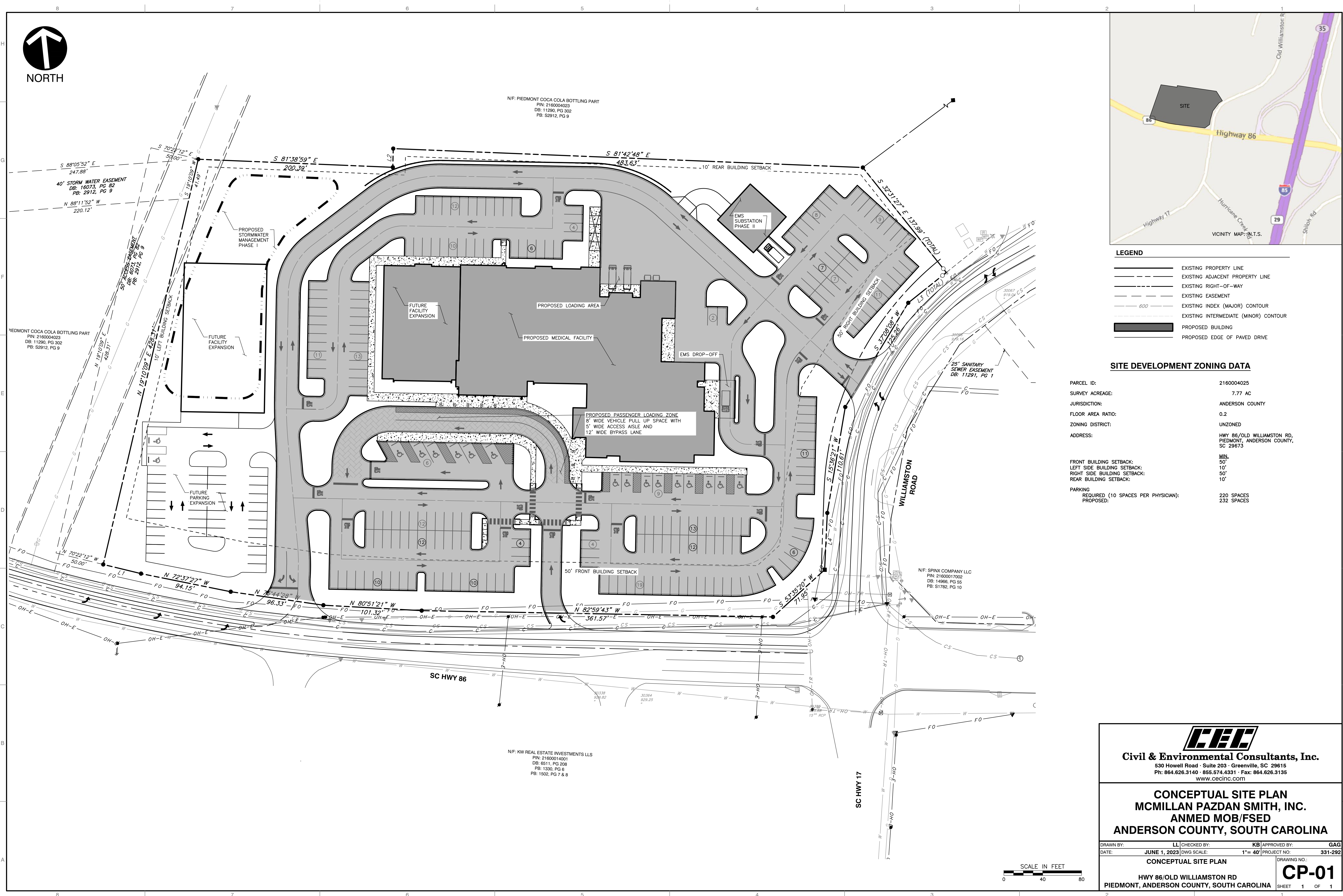
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V. Chairman, District 4

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Council District 2

**Jimmy Davis**  
Council District 6

**Renee Watts**  
Clerk to Council

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



**LEGEND**

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- PROPOSED BUILDING
- PROPOSED EDGE OF PAVED DRIVE

**SITE DEVELOPMENT ZONING DATA**

PARCEL ID:	2160004025
SURVEY ACREAGE:	7.77 AC
JURISDICTION:	ANDERSON COUNTY
FLOOR AREA RATIO:	0.2
ZONING DISTRICT:	UNZONED
ADDRESS:	HWY 86/OLD WILLIAMSTON RD, PIEDMONT, ANDERSON COUNTY, SC 29673
FRONT BUILDING SETBACK:	MIN. 50'
LEFT SIDE BUILDING SETBACK:	10'
RIGHT SIDE BUILDING SETBACK:	50'
REAR BUILDING SETBACK:	10'
PARKING	
REQUIRED (10 SPACES PER PHYSICIAN):	220 SPACES
PROPOSED:	232 SPACES

P:\130-000\131-2921-CAD\DWG\CIVIL\31192-01-01-21 Site Layout.dwg (P: 01) LS(6/2/2023 - Monday) - P: 6/2/2023 1:05 PM



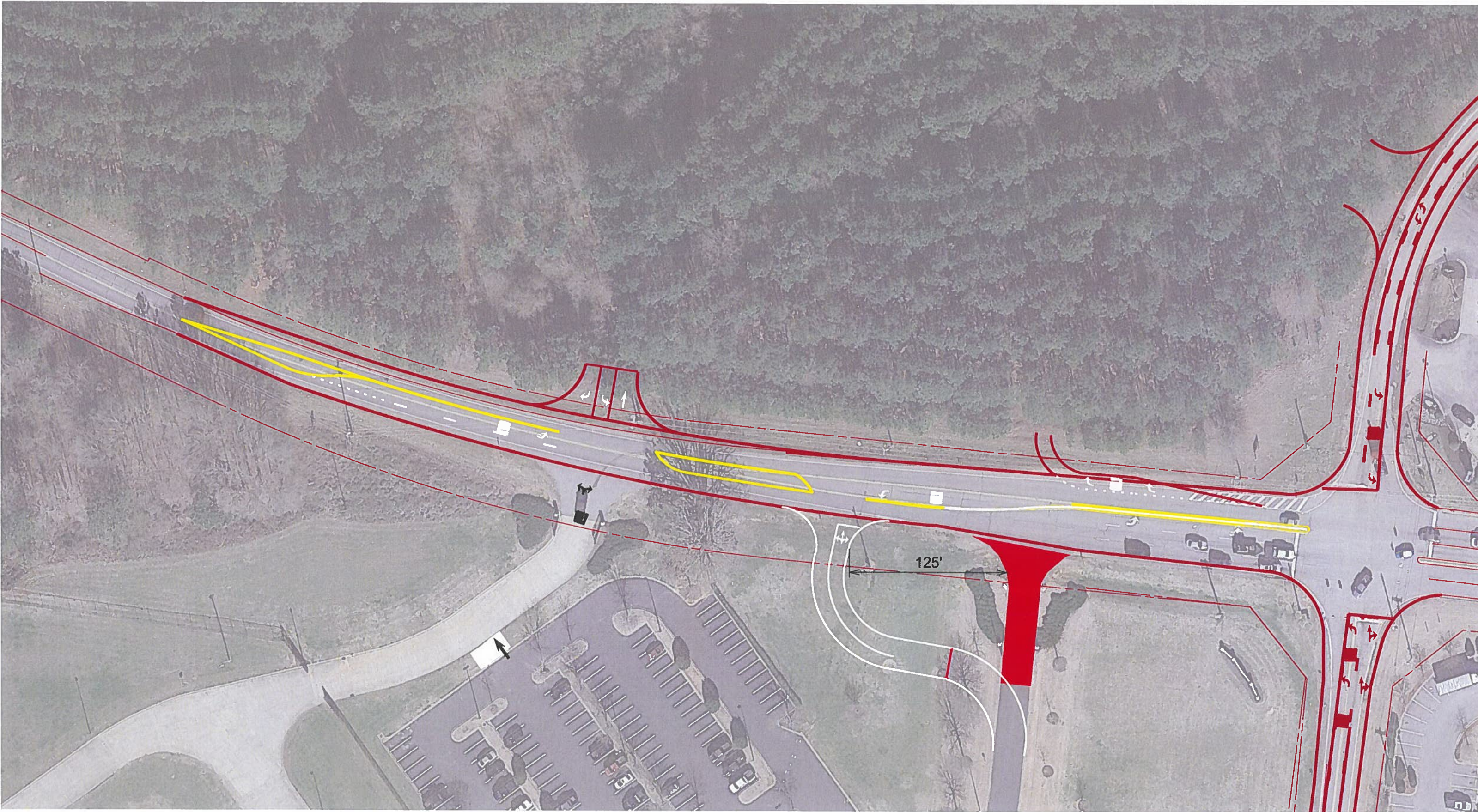
**Civil & Environmental Consultants, Inc.**  
530 Howell Road · Suite 203 · Greenville, SC 29615  
Ph: 864.626.3140 · 855.574.4331 · Fax: 864.626.3135  
www.cecinc.com

**CONCEPTUAL SITE PLAN  
MCMILLAN PAZDAN SMITH, INC.  
ANMED MOB/FSED  
ANDERSON COUNTY, SOUTH CAROLINA**

DRAWN BY:	LL	CHECKED BY:	KB	APPROVED BY:	GAG
DATE:	JUNE 1, 2023	DWG SCALE:	1" = 40'	PROJECT NO.:	331-292
CONCEPTUAL SITE PLAN					DRAWING NO.:
HWY 86/OLD WILLIAMSTON RD PIEDMONT, ANDERSON COUNTY, SOUTH CAROLINA					<b>CP-01</b>

SHEET 1 OF 1







Coca Cola

2160004023

2160004021

2160004025

2160004011

2160017002

Piedmont  
29673

Highway 86 SC-04-0086

2160018001

2160012004

2160012003

2160014001

2160103016

2160103015

2160012002

85

85

86

85

OLD WILIAMSTON RD S-04-1142

I-85 SOUTHBOUND EXIT 85 R-8385

I-85 NORTHBOUND I-01-0085

FRONTAGE RD S-04-1147

I-85 SOUTHBOUND RAMP R-8394

I-85 NORTHBOUND RAMP R-8392

I-85 NORTHBOUND EXT 85 R-8393

GASON RD G-04-0039

HIGHWAY 87 S-04-0017

HURRICANE CREEK RD S-04-1141

# Anderson County Planning Commission

August 8, 2023

6:00 PM

Staff Report

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

**Intended Development:** Big Striper Fishing Camp

**Applicant:** Big Striper, LLC (Will Walker)

**Surveyor/Engineer:** Ridgewater

**Details of Development:** This 7.97 acres will include the following:

- 15 Short-Term One Bedroom Vacation Cabins
- 700-800 Square Feet per Cabin
- Rustic/Contemporary Design
- Retain Wooded Aesthetics and Natural Landscaped Setting
- A 40ft. x 120ft. Boat Storage Building

**Location and Access** Hattons Ford Rd (County)

**County Council District:** 4

**Surrounding Land Use:** Residential

**Zoning:** Un-Zoned

**Tax Map Number:** 17-03-01-001

**Variance:** No

## Traffic Impact Analysis:

Hattons Ford Rd. is classified as a major rural collector road with no average trips per day.

Staff Recommendation: Sec. 24-335.

At the planning commission meeting during which the plat is scheduled to be discussed, the subdivision administrator shall present his recommendation to the planning commission. (Ord. No. 03-007, § 1, 4-15-03)



# 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: Big Striper Fishing Camp

**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 Big Striper LLC Attn: Will Walker

Mailing Address 448 Mills Gap Rd Arden NC 28704

Telephone 828-779-1997 E-mail wwdogface@aol.com

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

Property Owner(s) of Record Big Striper LLC

Mailing Address ~~1420 Hattons Ford Rd~~ Same as above

Telephone Same as above E-mail Same as above

Authorized Representative Will Walker

Mailing Address Same as above

Telephone Same as above E-mail Same as above

Address/Location of Property 1420 Hattons Ford Rd

Existing Land Use Vacant

Proposed Land Use Camp Ground

Tax Map Number(s) 017-03-01-001

Total Size of Project (acres) 7.97

**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)*
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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**
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3. Mining and Extraction Operation Fee **\$650.00**
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  - c. Electrical Substations
  - d. Prisons
  - e. Recycling Stations
  - f. Transfer Stations
  - g. Schools
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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.
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### APPLICATION PROCESS

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- 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.
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- 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.
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- 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.
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- 16) All associated fees are non-refundable. If a case is withdrawn or postponed at the request of the applicant, after the notice has been placed with the newspaper, the applicant is responsible for all associated cost of processing and advertising the application.

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

 Completed application form

 Letter of intent

Sketch Plan one (1) copy 8 ½" x 11"

Attachment "A"

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1) **APPLICATION FORM:**

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2) **LETTER OF INTENT:**

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  - 2. The acreage or size of the tract;
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- c. The sketch plan shall be drawn to approximate scale on a boundary survey of the tract or on a property map showing the approximate location of the boundaries and dimensions of the tract.
- d. The sketch plan shall show, at a minimum, the following:

1. Proposed name of the development	2. Acreage of the entire development	3. Location map
4. Proposed building(s) location(s)	5. Anticipated property density states as a FAR (Floor Area Ratio)	6. Setbacks, with front setbacks shown, side and rear may be stated.
7. Proposed parking areas.	8. Proposed property access locations.	9. Natural features located on the property.
10. Man-made features both within and adjacent to the property including <ul style="list-style-type: none"> <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)
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- 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, within a mile and a half there are 8.5 +/- Boat Storages and 25 +/- short term/ Vacation rentals.

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

No, Limited number of units and the seasonal usage should not affect the surrounding properties.

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

No, Same as (B).

- (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, proposed layout were based on current ordinances.

- (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 unique nature of this project should not affect these concerns.



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.

WJ  
Signature of Applicant

6-23-23  
Date

**PROPERTY OWNER'S CERTIFICATION**

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

WJ  
Signature of Owner(s)

6-23-23  
Date

Staff Use Only:  
Application Received By: BDM  
Planning Commission Date: August 8, 2023  
Planning Commission Decision: 0  
Fee Paid Yes  No  Credit Card/Check# \_\_\_\_\_

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

Site Plan Revision Fee **\$100.00**

## LETTER OF INTENT TO DEVELOP LAND IN ANDERSON COUNTY

July 19, 2023

Anderson County Planning & Development  
401 East River Street  
Anderson, SC 29624

To Whom It May Concern:

Big Stripers, LLC, is applying to Anderson County Planning & Development for consideration of the development plans for property we currently own at 1420 Hattons Ford Road, Townville, SC, 29689 (TMS 170301001).

The site plan is to develop the 7.97 acres to include the following:

- 15 Short-Term One Bedroom Vacation Cabins
- 700-800 Square Feet per Cabin
- Rustic/Contemporary Design
- Retain Wooded Aesthetics and Natural Landscaped Setting
- A 40ft. x 120ft. Boat Storage Building

The cabins will be used for the short-term use of our families, friends, visiting fishermen, and clients of Big Stripers, LLC.

The project will be exclusively financed by Big Stripers, LLC's private funds and the estimated cost per cabin is \$100K. Additionally, the cost of the boat storage building is \$100K.

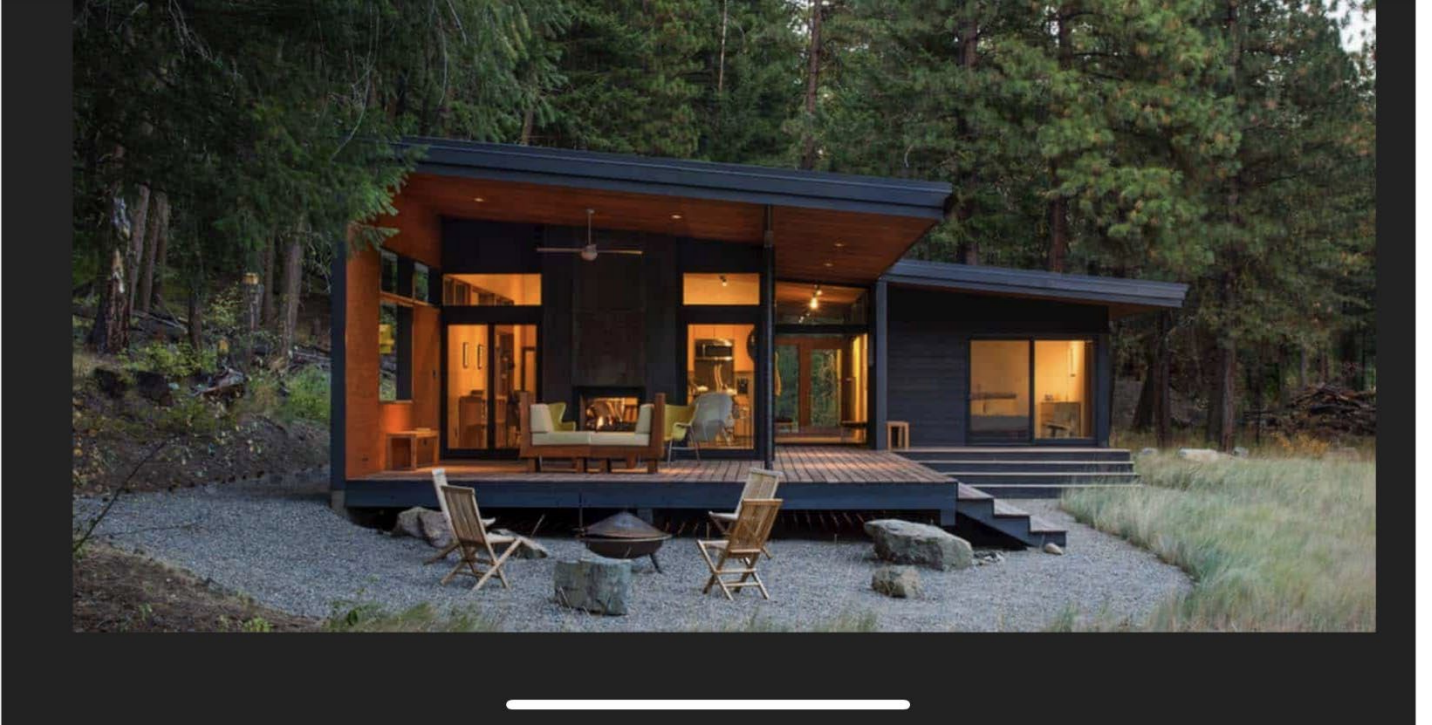
The construction would begin with the intent to finish two cabins and the boat storage by the end of 2023, and plan to move forward with the following thirteen cabins over the next three years.

Please find a visual representation of the style of cabin planned for this project on the accompanying page.

Thank you in advance for your help in bringing this project to fruition, and please provide me with details and a proposed schedule for next steps, including any in-person meeting requirements so that I can ensure that I am available without any delays in this process.

Sincerely,

William Walker  
Big Striper,s LLC  
828.779.1997



### SITE DATA

TMS #: 017-03-01-001

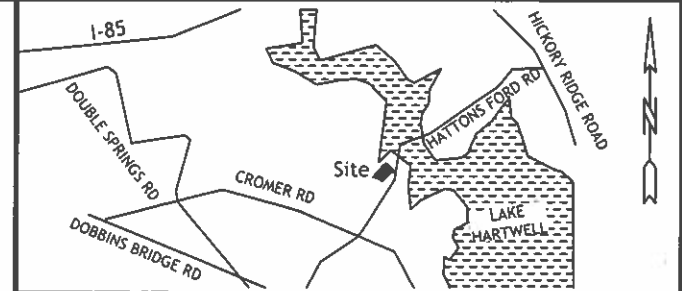
TOTAL AREA: ±7.973 Acres

ZONING: UNZONED

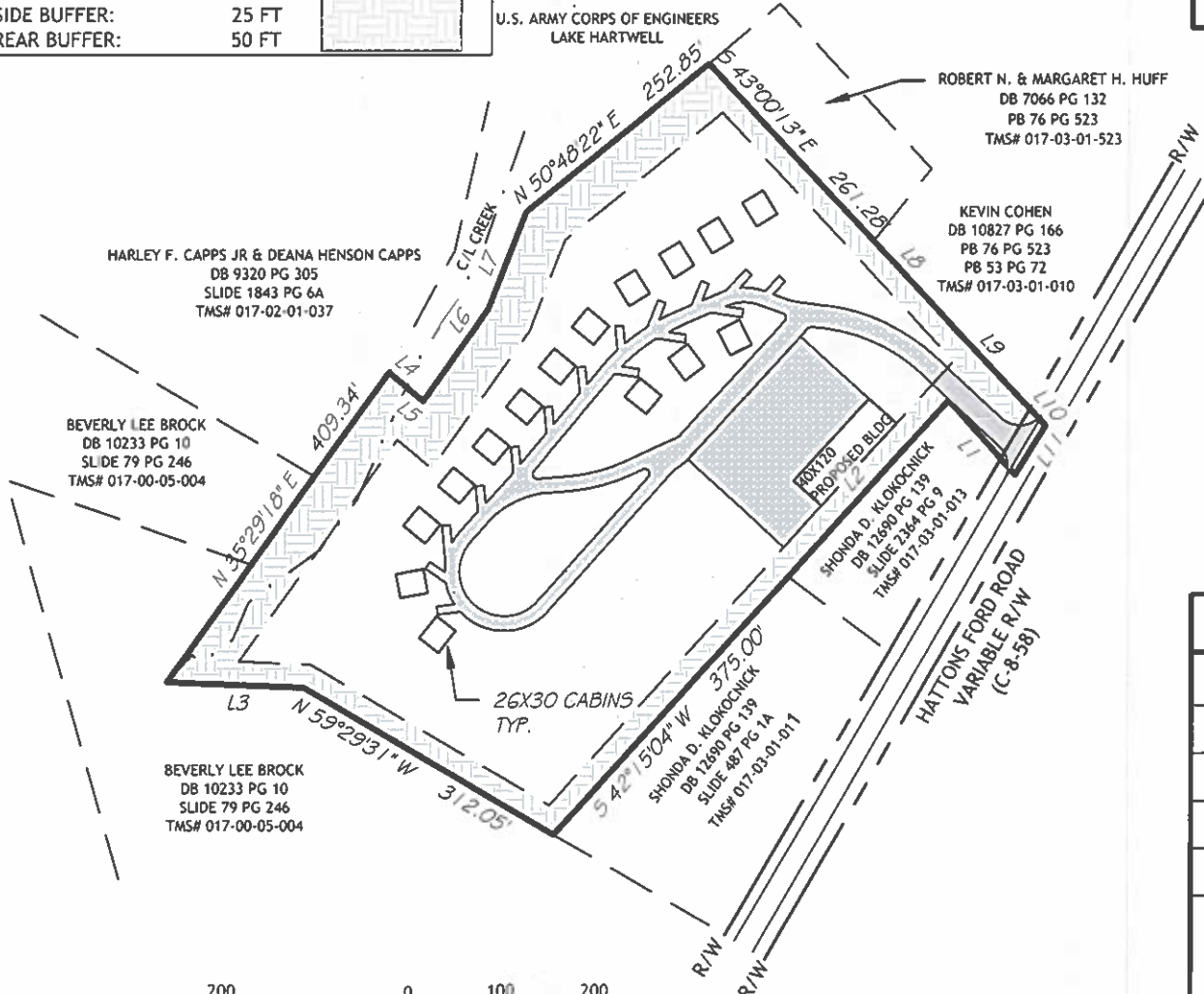
# OF CABINS: 15  
 CABIN SIZE: 780 SF  
 FLOOR AREA RATIO (FAR): 0.05  
 FRONT BUFFER: 25 FT  
 SIDE BUFFER: 25 FT  
 REAR BUFFER: 50 FT



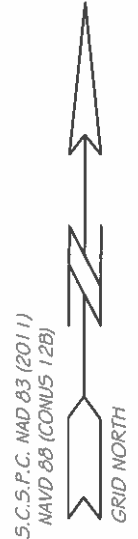
U.S. ARMY CORPS OF ENGINEERS  
 LAKE HARTWELL



LOCATION MAP - NO SCALE



LINE TABLE		
LINE	LENGTH	BEARING
L1	107.75	N41°37'14"W
L2	256.41	S42°15'10"W
L3	147.11	N87°42'19"W
L4	24.52	S49°52'35"E
L5	23.67	S49°52'35"E
L6	121.71	N34°59'54"E
L7	111.72	N21°18'16"E
L8	87.84	S42°58'25"E
L9	162.46	S43°01'05"E
L10	21.86	S42°59'07"E
L11	62.44	S31°35'16"W



SCALE: 1 in = 200ft.

### BIG STRIPPER FISHING CAMP

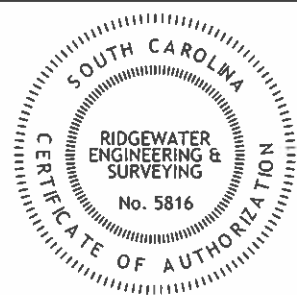
Date: 6-23-23

Drawn By: TQ

Checked: JWW

Job Number: 23124

Revisions: 0



**RIDGEWATER**  
 ENGINEERING & SURVEYING

PO Box 806, ANDERSON, SC 29622  
 (864) 226-0980 RIDGEWATERENG.COM



170201037

170201033  
170201035  
170201036

170301001

170301002  
170301003  
170301004  
170301005  
170301006  
170301009

WASHIDEAWAY

170302007  
170302008  
170302009  
170302010  
170302010  
170302010  
170302010  
170302010  
170302010  
170302011  
170302012  
170302013  
170302014  
170302017  
170302020  
170302022  
170302023  
170302024  
170302025  
170302026

MEANSIER CR

MANSFIELD RD

170005023

170005005

170005011

170005004

170302002

170302003

170601003

170601004

170601005

170601006

170301001

# Anderson County Planning Commission

August 8, 2023

6:00 PM

## Staff Report – Preliminary Subdivision

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

<b>Preliminary Subdivision Name:</b>	Jerusalem Farm
<b>Intended Development:</b>	Single Family
<b>Applicant:</b>	Sharif & Mohammad Farhan
<b>Surveyor/Engineer:</b>	Ridgewater
<b>Location/Access:</b>	Cathey Rd (County)
<b>County Council District:</b>	4
<b>Surrounding Land Use:</b>	Vacant/School/Duke Substation (R-20)
<b>Zoning:</b>	R-20 (Single-Family Residential)
<b>Tax Map Number:</b>	146-00-02-020
<b>Number of Acres:</b>	+/- 7 acres
<b>Number of Lots:</b>	11
<b>Variance:</b>	No

### **Traffic Impact Analysis:**

Cathey Rd is classified as a major urban collector with no maximum average vehicle trips per day.

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

**At the planning commission meeting during which the plat is scheduled to be discussed, the subdivision administrator shall present his recommendation to the planning commission. (Ord. No. 03-007, § 1, 4-15-03)**



# Development Standards Subdivision Plat Application

Anderson County Code of Ordinance  
Chapter 24 Land Use

Scheduled Public Hearing Date: 8-8-2023

Application Received By: BDM

Date: 6-23-2023

DS Number: 23-09

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

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

### DEVELOPMENT STANDARDS REVIEW APPLICATION

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

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

Proposed Subdivision Name: Jerusalem Farm

1. Name of Applicant: Sharif & Mohammad Farhan

Address of Applicant: 23 Sandusky Ln, Simpsonville, SC 29680

Telephone Number(s): 706-680-0099 Email: shariffarhan1969@gmail.com

2. Property Owner(s): SAME AS ABOVE

Address: \_\_\_\_\_

Telephone Number(s): \_\_\_\_\_ Email: \_\_\_\_\_

3. Engineer/Surveyor(s): J. Wesley White, PE - Ridgewater Eng & Sur Email: wesley@ridgewatereng.com

### Project Information

4. Project Location: North side of Cathey Rd. approx. 950 LF east of Hillcrest Ct.

Parcel Number/TMS: 146-00-02-020 County Council District: Four School District: Five

Total Acreage: 7.0 Number of Lots: 11 Intended Development: Single Family Residential

Current Zoning: R-20 Surrounding Land Uses: Vacant/School/Duke Substation

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

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

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

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

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

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

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

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

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## Subdivision Plat Application Check List

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

• **Application Submittal Requirements and Process**

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

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

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

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

The preliminary plat shall contain the following information:

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

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

---

**SIGNATURE OF APPLICANT & Property Owner:**

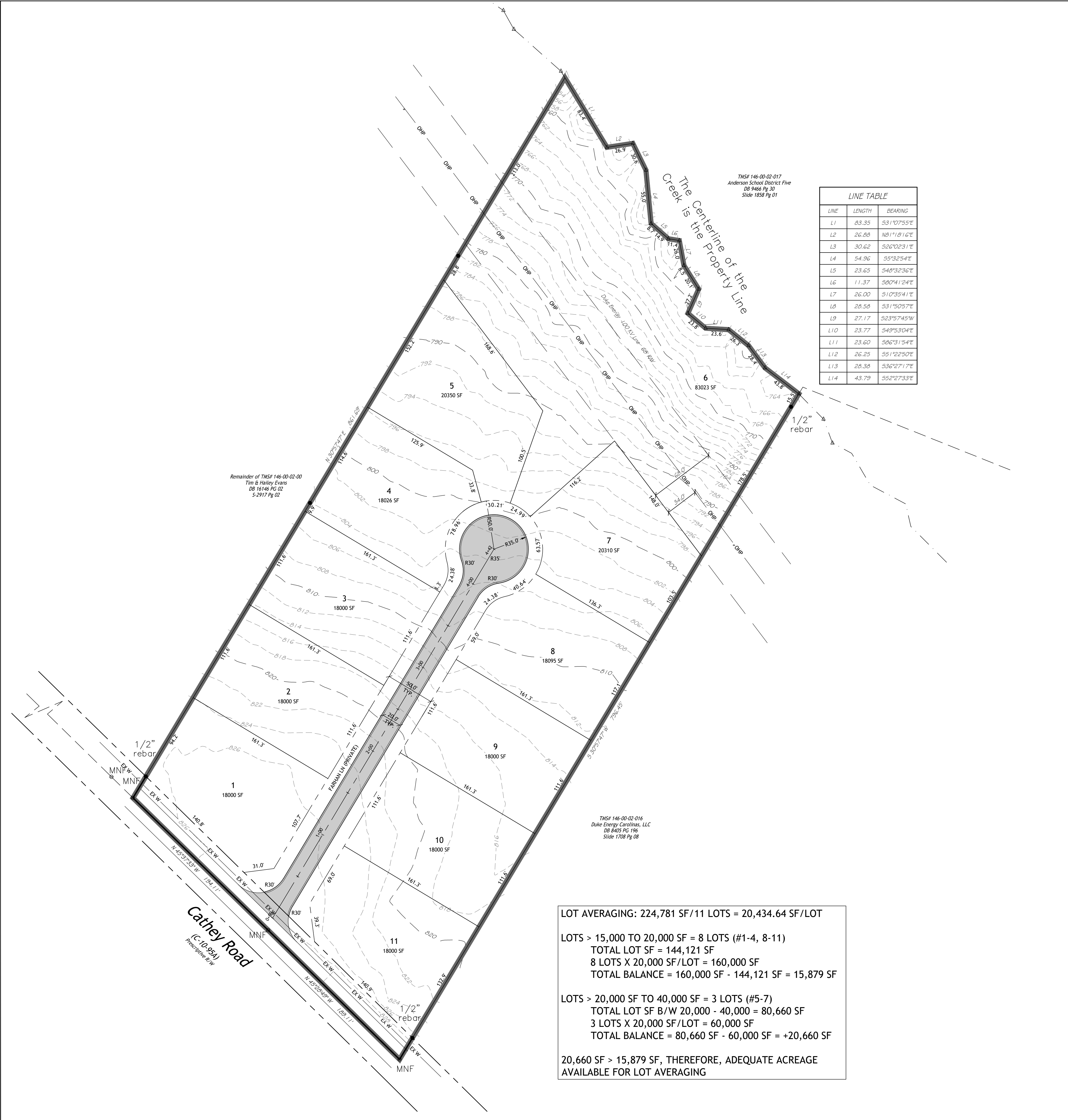
I (we) certify as property owners or authorized representative that the information shown on and any attachment to this application is accurate to the best of my (our) knowledge, I (we) understand that any inaccuracies may be considered just cause for postponement of action on the request and/or invalidation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

Signature of Applicant 

Date 6-23-23

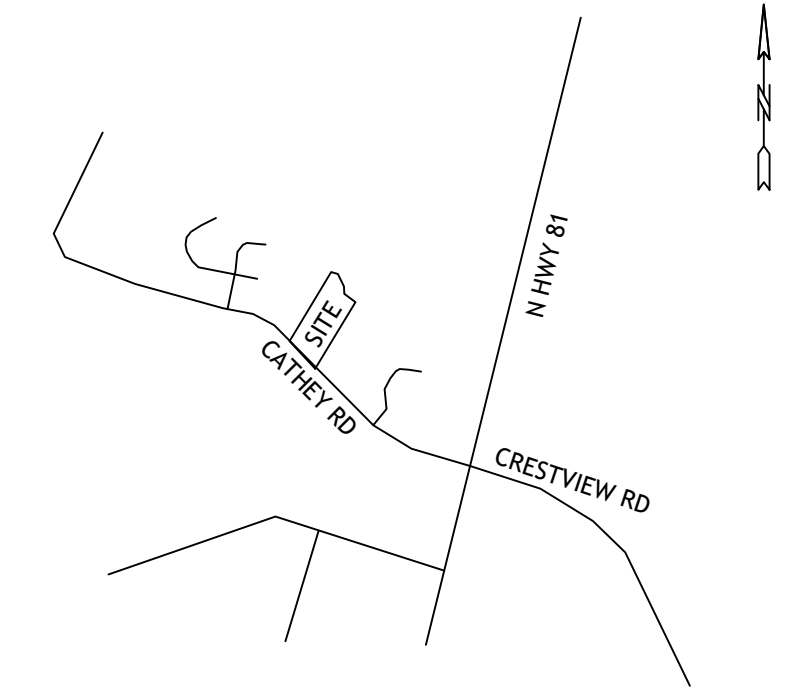
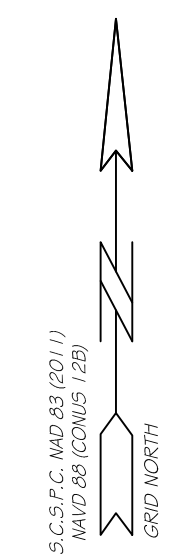
Signature of Owner 

Date 6-23-23



**LINE TABLE**

LINE	LENGTH	BEARING
L1	63.35	S31°07'55"E
L2	26.68	N81°18'16"E
L3	30.62	S26°02'31"E
L4	54.96	S5°32'54"E
L5	23.65	S48°32'36"E
L6	11.37	S80°41'24"E
L7	26.00	S10°35'41"E
L8	28.58	S31°50'57"E
L9	27.17	S23°5'745"W
L10	23.77	S49°53'04"E
L11	23.60	S86°31'54"E
L12	26.25	S51°22'50"E
L13	28.38	S36°27'17"E
L14	43.79	S52°27'33"E



LOCATION MAP

# PRELIMINARY PLAT

## OWNER'S CERTIFICATION

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

Date: 7/5/23

[Owner] [Agent] [Name]: Sharif Farhan

Signed: [Signature]

## DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this preliminary plat was prepared using a survey of the property prepared by Hu-South Surveying Inc., P.L.S., and dated 8/23/22; And further that the proposed subdivision meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property.

By Name: J. Wesley White, PE

Signed: [Signature]

Registered Professional No. 25827

Address: 211 Society St, Anderson, SC 29621

Telephone No. 864-260-0980

Date: 7/5/23

## CERTIFICATE OF PROJECT APPROVAL

All applicable requirements of the Anderson County Development Standards Ordinance relative to Project Approval having been fulfilled, approval of this preliminary plat is hereby granted by the Manager or the Subdivision Administrator, subject to further compliance with all provision of said development regulations.

Manager or Subdivision Administrator: \_\_\_\_\_

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

# JERUSALEM FARM

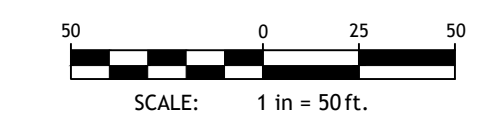
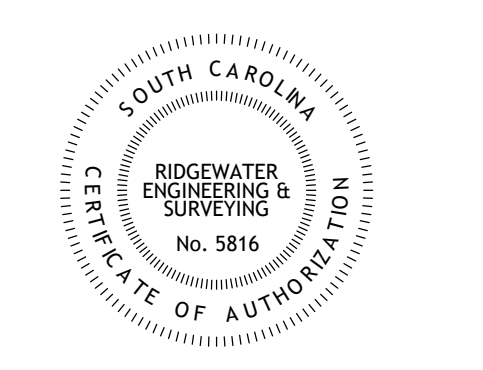
TMS #146-00-02-020

Sharif & Mohammad Farhan 23 Sandusky Ln Simpsonville, SC 29680 706.680.0099	Ridgewater Engineering & Surveying, LLC P.O. Box 806 Anderson SC 29622 864.226.0980
OWNER	ENGINEER OR SURVEYOR

NO. OF ACRES: ±7.00 MILES OF NEW ROADS: ±0.08  
(442 LF)

NO. OF LOTS: 11 ZONING: R-20

Date:	7-5-23
Drawn By:	JWW
Checked:	JWW
Job Number:	23120
Revisions:	1



## SITE DATA

TMS #:	21460002020
TOTAL AREA:	±7.0 ACRES
ZONING:	R-20
TOTAL LOTS:	11 LOTS
MINIMUM LOT WIDTH:	60 FT
MINIMUM LOT SIZE:	20,000 SF (15,000 SF w/ LOT AVERAGING)
AVERAGE LOT SIZE:	20,434.64 SF
PROPOSED ROADS:	TOTAL: ±429 LF (±0.08 MI) PRIVATE ROAD
SETBACKS	
INTERNAL FRONT:	20'
INTERNAL SIDE:	10% OF LOT WIDTH OR 10' WHICHEVER IS GREATER
INTERNAL REAR:	20'
CATHEY RD:	40'
NOTE:	- COMMON/OPEN SPACE AREAS NOT TO BE SUBDIVIDED

LOT AVERAGING: 224,781 SF / 11 LOTS = 20,434.64 SF / LOT

LOTS > 15,000 TO 20,000 SF = 8 LOTS (#1-4, 8-11)  
TOTAL LOT SF = 144,121 SF  
8 LOTS X 20,000 SF / LOT = 160,000 SF  
TOTAL BALANCE = 160,000 SF - 144,121 SF = 15,879 SF

LOTS > 20,000 SF TO 40,000 SF = 3 LOTS (#5-7)  
TOTAL LOT SF B/W 20,000 - 40,000 = 80,660 SF  
3 LOTS X 20,000 SF / LOT = 60,000 SF  
TOTAL BALANCE = 80,660 SF - 60,000 SF = +20,660 SF

20,660 SF > 15,879 SF, THEREFORE, ADEQUATE ACREAGE AVAILABLE FOR LOT AVERAGING

Remainder of TMS# 146-00-02-00  
Tim & Halley Evans  
DB 16146 PG 02  
S 2917 Pg 02

TMS# 146-00-02-016  
Duke Energy Carolinas, LLC  
DB 8403 PG 196  
Slide 1708 Pg 08

TMS# 146-00-02-017  
Anderson School District Five  
DB 9466 PG 30  
Slide 1538 Pg 01





HILLCREST CT

MEADOWS CT

MEADOWS EDGE CT

KNIGHTBRIDGE LN

KNIGHTBRIDGE LN

R-20

R-20

R-20

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R-20

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# Anderson County Planning Commission

August 8, 2023

6:00 PM

## Staff Report – Preliminary Subdivision

---

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

<b>Preliminary Subdivision Name:</b>	Agave Townes
<b>Intended Development:</b>	Single Family Townhomes
<b>Applicant:</b>	Jupiter Contracting
<b>Surveyor/Engineer:</b>	Gray Engineering
<b>Location/Access:</b>	Brushy Creek Road (State)
<b>County Council District:</b>	6
<b>Surrounding Land Use:</b>	Residential
<b>Zoning:</b>	Un-Zoned
<b>Tax Map Number:</b>	188-00-08-001
<b>Number of Acres:</b>	+/- 14.46 acres
<b>Number of Lots:</b>	89
<b>Variance:</b>	No

### **Parking:**

The required off street parking is listed-for one bedroom unit, 1.5 spaces are required and for two or more bedrooms, 2 spaces are required for each townhome unit. A total of 178 parking spaces are shown on the site plan. Seven (7) separate parking areas are shown on the site plan adjacent to the units. Parking is allowed within the setback area; however, no part of the building is allowed to encroach within the setback area.

### **Traffic Impact Analysis:**

Brushy Creek Rd.is classified as a collector with no maximum trips per day. No traffic study is required. An encroachment permit shall be required by South Carolina Department of Transportation.

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

**At the planning commission meeting during which the plat is scheduled to be discussed, the subdivision administrator shall present his recommendation to the planning commission. (Ord. No. 03-007, § 1, 4-15-03)**



Subdivision Plat Application  
 Anderson County Code of Ordinance  
 Chapter 38 Land Use

Scheduled Public Hearing Date: 8-8-23  
 Application Received By: ME  
 Date: 7-3-2023  
 DS Number: 23-18

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

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

**DEVELOPMENT STANDARDS REVIEW APPLICATION**

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

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

Proposed Subdivision Name: Agave Townes

1. Name of Applicant: Jupiter Contracting LLC  
 Address of Applicant: 2201 Noe Road Greer, SC 29651  
 Telephone Number(s): 603-732-2687 Email: Dustin.jupiter@gmail.com

2. Property Owner(s): Brushy Creek, LLC  
 Address: 101 Lovett Dr. #6510 Greenville, 29607  
 Telephone Number(s): 864-270-0360 Email: tcb@easlan.com

3. Engineer/Surveyor(s): Gray Engineering Email: Aconverse @ Gray Engineering.com

**Project Information**

4. Project Location: 2710 Brushy Creek Road Easley, SC 29642  
 Parcel Number/TMS: 1880008001 County Council District: 6 School District: 1  
 Total Acreage: 14.46 Number of Lots: 90 Intended Development: Townhomes  
 Current Zoning: N/A Surrounding Land Uses: Residential Housing

**5. List Utility Company Providers:**

Water Supplier: Powersville Water Sewer Supplier: Condor Enviromental Septic: \_\_\_\_\_  
 Electric Company: Blue Ridge Electric Gas Company: Fort Hill Natural Gas Telecommunication Company: AT&T

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

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

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

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

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

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

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

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

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

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

### **Subdivision Plat Application Check List**

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

- **Application Submittal Requirements and Process**

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

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

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

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

The preliminary plat shall contain the following information:

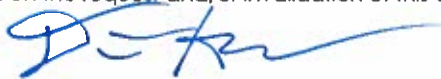
- (1) Location of subdivision on a map indicating surrounding areas at an appropriate scale sufficient to locate the subdivision.
- (2) Map of development at a scale of not less than one inch equals 200 feet and not more than one inch equals 50 feet.
- (3) Name of subdivision, name and address of the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

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

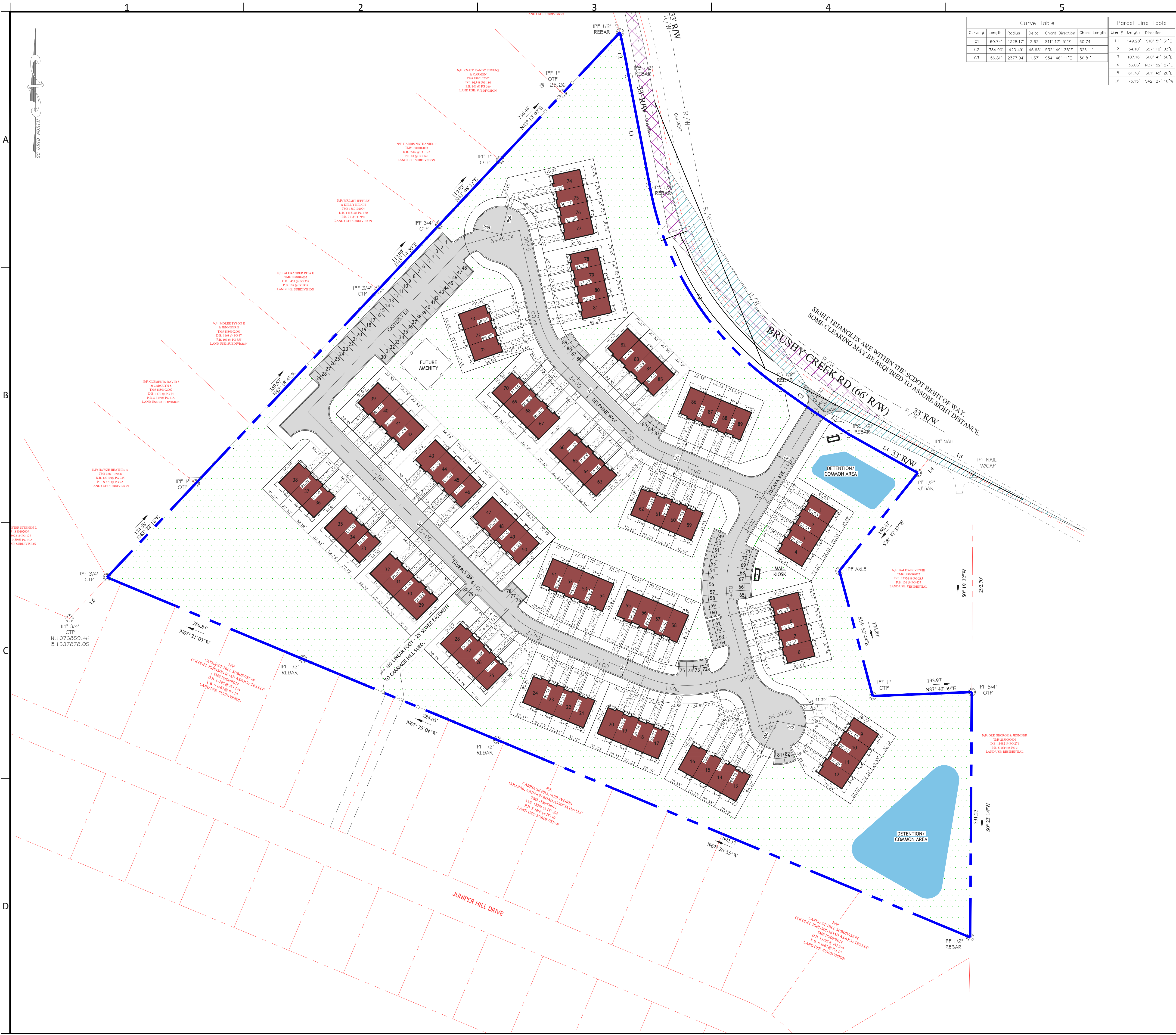
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**SIGNATURE OF APPLICANT & Property Owner:**

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

Signature of Applicant  Date 7-2-23

Signature of Owner Thomas C. Brown Date 7-2-23  
DocuSigned by: 38C1833BE44C41F...



Curve Table					Parcel Line Table			
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Line #	Length	Direction
C1	60.74'	1328.17'	2.62'	S11° 17' 51"E	60.74'	L1	149.28'	S10° 51' 51"E
C2	334.90'	420.49'	45.63'	S32° 49' 35"E	326.11'	L2	54.10'	S57° 10' 03"E
C3	56.81'	2377.94'	1.37'	S54° 46' 11"E	56.81'	L3	107.16'	S60° 41' 56"E
						L4	33.03'	N37° 02' 27"E
						L5	61.78'	S61° 45' 28"E
						L6	75.15'	S42° 27' 16"W



### LEGEND

- PROPOSED PAVEMENT
- COMMUNITY AREA
- SETBACKS
- CENTERLINE
- IRON PIN
- CREEK EASEMENT
- ADJACENT PROPERTY LINE
- PROPERTY LINE
- ROAD RIGHT-OF-WAY

- #### SPECIAL GRAY ENGINEERING NOTES:
- SITE CONTRACTOR SHALL HAVE AN ACCEPTABLE SOIL TESTING FIRM/GEOTECH TEST ALL EARTHWORK COMPACTION. PROOF ROLL ALL AREAS AND SUBMIT REPORTS TO THE OWNER ON A WEEKLY BASIS.
  - SITE CONTRACTOR TO SUBMIT A WEEKLY TIME LOG OF CONSTRUCTION EVENTS INCLUDING DATE STARTED AND COMPLETED EACH WEEK ALONG WITH SITE PHOTOS SENT OR E-MAILED TO THE OWNER.
  - NO CLEARING DEBRIS OR TOPSOIL TO BE BURIED ON SITE. ALL FILL TO BE FREE OF ORGANICS AND ROCKS.
  - FRONT LOT PINS SHALL BE SET BY R.L.S. (REGISTER LAND SURVEYOR) BEFORE STORM DRAINAGE, WATER LINES AND SEWER LINES ARE INSTALLED.
  - ALL BUILDING DOWNSPOUTS MUST BE PIPED TO EXISTING CATCH BASINS, DRAINAGE SWALES, OR SLOPE DRAINS. INSTALL TO ELIMINATE RUNOFF OVER SLOPES AND PONDING AROUND BUILDING.
  - A BUFFER SHOULD BE MAINTAINED BETWEEN ALL WDS AND CLEARLY DELINEATED BY FLAG, TAPE OR SIMILAR MARKING DEVICES TO ENSURE THE BUFFER AREA(S) ARE VISIBLE.
  - SWALES TO BE CONSIDERED STORMWATER FEATURES AND TO BE INCLUDED IN THE MAINTENANCE OF ALL STORMWATER FEATURES AND TO BE INCLUDED ON FINAL PLAN.
  - ALL FILL SHALL BE COMPACTED TO 95% STD. PROCTOR PER ASTM D-698. THE BUILDING PAD AREA SHALL BE PROFF-ROLLED (20K PUMP TRUCK). ALL SOFT SPOTS (IF ANY) SHALL BE UNDERCUT AND COMPACTED TO 98% STANDARD UNDER BUILDING. THIS INCLUDES ALL TRENCH COMPACTION AFTER EXISTING UTILITY IS REMOVED AND ALL NEW TRENCH UNDER BUILDING.
  - SECONDARY PERMITEE (BUILDER) SHALL ENSURE POSITIVE DRAINAGE FOR EACH INDIVIDUAL LOT AND IS RESPONSIBLE FOR INDIVIDUAL LOT SWALES NOT SHOWN ON PLANS. SWALES SHOWN ON PLANS ARE FOR OVERALL DRAINAGE PATTERNS DEEMED NECESSARY BY THE ENGINEER.

<b>SETBACKS</b> FRONT: 30' REAR: 15' SIDE: 7.5' (MIN. 15' BETWEEN BUILDINGS)	<b>PARKING INFO:</b> 89 GUEST SPACES PROVIDED
<b>OWNER</b> TAX MAP # 188008001 LAND USE: RESIDENTIAL BRUSHY CREEK ROAD LLC 101 LOVETT DRIVE GREENVILLE, SC 29607	<b>DENSITY TABLE:</b> GROSS ACRES: 14.46 ACRES ZONING: UNZONED COMMON SPACE PROVIDED: 6.38 AC (44.1%) TOTAL # OF NEW LOTS: 89 ACTUAL SITE DENSITY: 6.15 UNITS/AC.
<h2>AGAVE TOWNS</h2> <p>(PRELIMINARY PLAT)</p>	
TYPE OF DEVELOPMENT: UNZONED TOWNHOMES TAX MAP #: 188008001	
NO. OF ACRES: 14.46 ACRES	NEW ROAD: 1,680 LF
NO. OF LOTS/UNITS: 89 UNITS	DATE: 6/29/2023
<b>DEVELOPER/APPLICANT</b> DUSTIN KINNUNEN 2201 NOE RD GREER, SC 29651 603-732-2687	<b>ENGINEER</b> GRAY ENGINEERING WILLIS A. CONVERSE, P.E. 132 PILGRIM ROAD GREENVILLE, SC 29607 864-297-3027
<b>SURVEYOR</b> COLE LAND SURVEYING, LLC JEFFREY AUSTIN COLE 858 POTTER RD GAFFNEY, SC 29341 864-809-4483	

NO.	DATE	BY	REVISION
A			

132 PILGRIM ROAD - GREENVILLE, SC 29607  
 PH: 864-297-3027  
 WWW.GRAYENGINEERING.COM

ANDERSON COUNTY  
 EASLEY, SC

STAKEOUT PLAN  
 AGAVE TOWNS  
 BRUSHY CREEK ROAD

SCALE: 1" = 60'  
 PROJECT MANAGER: WAC  
 DRAWN BY: JSG  
 PROJECT DATE: 06/29/23  
 JOB No.: 2023058  
 PLOT DATE: 7/11/23

SHEET  
**CV-1**

