

# 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: October 3, 2023  
Cc: County Council  
Re: October 10, 2023 Regular Commission Meetings

The Anderson County Planning Commission is scheduled to hold its next meeting on **Tuesday, October 10, 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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Will Moore, Chair, District #4  
Thomas Dunaway, District #1  
Brad Burdette, District #3  
Jane Jones, District #6  
Bryan P. Boggs, At Large

Wesley Grant, Vice-Chair, At Large  
Donna P. Mathews, District #2  
David Cothran, District #5  
Dan Harvell, District #7

October 10, 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. August 08, 2023 Minutes
5. Public Hearings
  - A. Land Use Review: Magnolia Place Apartments, located on Hwy 28 Bypass near Frampton St./ TMS 125-00-01-018 [**Council District 2**].
    - i. Staff Report Recommendation
    - ii. Developer Presentation
    - iii. Public Comments
6. Old Business
7. New Business
  - A. Preliminary Subdivision: Mason Landing, located on Cathey Rd./ TMS 146-00-02-020 [**Council District 4**].
    - i. Staff Report Recommendation
    - ii. Developer Presentation
    - iii. Public Comments
  - B. Preliminary Subdivision: Campbell Ridge, located on Campbell Rd./ TMS 192-00-09-007 [**Council District 4**].
    - i. Staff Report Recommendation
    - ii. Developer Presentation
    - iii. Public Comments
  - C. Preliminary Subdivision: Elrod Road, located on Elrod Rd., Airline Rd., & Clinkscales Rd., / TMS 153-00-02-001 [**Council District 5**].
    - i. Staff Report Recommendation
    - ii. Developer Presentation
    - iii. Public Comments
  - D. Preliminary Subdivision: Cooper Townes, located on Old Pendleton Rd./ TMS 212-00-03-003 [**Council District 6**].
    - i. Staff Report Recommendation
    - ii. Developer Presentation
    - iii. Public Comments
8. Public Comments, non-agenda items – 3 minutes limit per speaker
9. Other Business
  - a. Continuing Education Training (Reminder)
10. Adjournment

STATE OF SOUTH CAROLINA )  
COUNTY OF ANDERSON )

ANDERSON COUNTY  
PLANNING COMMISSION MEETING  
AUGUST 8, 2023

PRESENT:

DAN HARVELL, CHAIRMAN  
BRAD BURDETTE  
STEVEN GILREATH  
WILL MOORE  
JANE JONES  
WESLEY GRANT  
COLE WALSH

ALSO PRESENT:

ALESIA HUNTER  
TIM CARTEE  
BRADEN BANNISTER  
CORBAN WILLIAMS  
TYANNA HOLMES  
GAYE SPRAGUE

1 DAN HARVELL: Just to let  
2 everyone know, we've got the last people coming through  
3 the line downstairs and one of our board members who's  
4 supposed to be here. We're checking to see if he is on  
5 the way.

6 Okay. I believe I see the last two ladies that  
7 were down there checking in. If you want to speak  
8 tonight you need to come and sign the sign-up sheet up  
9 here on the railing. There should be one specific to  
10 your issue.

11 The August 8, 2023 meeting of the Anderson County  
12 Planning Commission is called order. If you'll stand  
13 for the invocation and the pledge.

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

15 DAN HARVELL: As a way of  
16 housekeeping, I will state that you have three minutes  
17 -- if you've signed up to talk, you have three minutes  
18 to talk. We ask that any applause or response be  
19 delayed until the very end of whatever issue it is that  
20 we're dealing with at that particular time.

21 All right. We now have the approval of the  
22 minutes for the June 13 meeting. Do I have a motion  
23 for approval as printed? Motion to approve by Ms.  
24 Jones. Do I have a second? Second by Mr. Burnett.  
25 Any discussion? All those in favor of approval of the  
26 minutes raise your hand.

27 The July the 11th minutes are not -- meeting  
28 minutes are not finished yet. So they are forthcoming.

29 Okay, at this time, we move into the public  
30 hearings. Item A has been pulled from the agenda. So  
31 we will go directly to Item B. And the staff report.

32 TIM CARTEE: Thank you, Mr.  
33 Chairman. This is AnMed medical office building and  
34 freestanding emergency department. 98 property owners  
35 within a 2000 foot radius of this development were sent  
36 via postcards. The owner of record is an AnMed Health.  
37 Brett Justice is the representative and he's here this  
38 evening if you have any questions. The intended  
39 development is again a medical office and emergency --  
40 freestanding emergency department. Location and access  
41 is off Highway 86 and Old Williamston Road which is  
42 state maintained.

43 And the details of the development. This is a new  
44 medical facility that would be located approximately on  
45 7.7 acres with approximately 31,000 square feet and  
46 will be with a FSED building. Also a 2500 square foot  
47 rapid emergency response vehicle facility will be  
48 included. A future expansion and parking are proposed  
49 to occur as needs are assessed of approximately 13,000  
50 square feet of parking conforming to Anderson County

1 regulations.

2 Surrounding land use is commercial. The total  
3 site area again is 7.77 acres. It's in Council  
4 District 6. The property is unzoned. The tax map is  
5 there for your viewing. No variance is requested. And  
6 for the traffic analysis, the traffic impact study was  
7 conducted for this development. SCDOT is requiring  
8 that AnMed be responsible for the following  
9 improvements.

10 Widening SC 86 to provide a left turn lane into  
11 AnMed western South Carolina 86 driveway. Resurface SC  
12 86 in a section that is widened. Provide a right turn  
13 lane on SC 86 into AnMed Eastern SC 86. That's right  
14 in only for the driveway. Install a center raised  
15 median on SC 86 at the AnMed Eastern SC 86 right in  
16 only driveway. Widen Old Williamston Road to provide a  
17 left turn lane into Anderson Old Williamston driveway.

18 The applicant is required to obtain an  
19 encroachment permit from SCDOT prior to construction.

20 At this time, I'll let Gaye Sprague with Roads and  
21 Bridges, if you have any questions for her on the  
22 traffic study.

23 GAYE SPROUSE: Thank you,  
24 Tim, I did just want to clarify that this project has a  
25 lot of moving parts, that the improvements that DOT are  
26 requiring are the ones that you heard tonight. And  
27 those are the ones that will be attached to the study.  
28 The county is working with AnMed to try to get some  
29 additional improvements done through public sources.  
30 But these are the only ones that will be attached to  
31 the project. In your packet there were some various  
32 sketches of road improvements, but just want to be  
33 clear that the ones that are attached to this  
34 application tonight are the ones that Tim read out.

35 DAN HARVELL: All right, are  
36 there any other questions for Ms. Sprague from the  
37 board. Okay, thank you.

38 TIM CARTEE: As you see,  
39 this is the design for this development. And here's  
40 some of the layouts that Gaye was referring to. Here's  
41 the overall area for the property proposed. Here's our  
42 land use review sign that was in place for notice to  
43 the public.

44 Staff recommends approval for this project has met  
45 the requirements in Chapter 24 land use.

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

47 DAN HARVELL: Okay, thank  
48 you. At this time, we'll open up the public hearing.  
49 Our first public speaker on this is Paul Schneider.

50 PAUL SCHNEIDER: The only

1 questions I have is, I got this thing about the zoning.  
2 It hasn't been zoned yet. How can they already have  
3 this sign up there that they got the property? That's  
4 the first question.

5 The second question is, if you have any questions,  
6 call this number. Called the number. Nobody could  
7 tell me anything.

8 DAN HARVELL: Okay, I will  
9 defer to staff for that. Can we have a response from  
10 staff?

11 PAUL SCHNEIDER: Well, the  
12 other thing was that whoever I called at that number,  
13 which is the Planning Commission number, they said call  
14 AnMed.

15 TIM CARTEE: I'm not sure  
16 on that, Mr. Chairman, but they own the property.  
17 AnMed is the owner of the property and that sign is  
18 posted just to let the public know that a potential  
19 development is being reviewed by the Planning  
20 Commission.

21 PAUL SCHNEIDER: Who owns the  
22 property?

23 TIM CARTEE: AnMed owns the  
24 property.

25 PAUL SCHNEIDER: Well, it's not  
26 been zoned. How can they ...

27 TIM CARTEE: That area is  
28 unzoned. It doesn't require zoning.

29 PAUL SCHNEIDER: Okay, that's  
30 it for me.

31 DAN HARVELL: Thank you,  
32 sir. Next speaker is Mr. John Shirley.

33 JOHN SHIRLEY: Yes, I was  
34 just going to speak along the lines, I live in the  
35 property within 2000 feet of that property just off of  
36 Highway 17.

37 DAN HARVELL: I'm sorry,  
38 state your name and your address first, please.

39 JOHN SHIRLEY: I'm John  
40 Shirley. I live at 105 17th Lane, Piedmont, South  
41 Carolina 29673. I've lived in the area for 27 years  
42 now. And we've seen it grow quite a bit at that  
43 intersection with Budweiser, with Spinx, with  
44 Bojangles. Everything. And now at that intersection,  
45 there's generally an accident once every month, maybe  
46 even two weeks that I see personally when I go through  
47 there. And as of today, when I go to work, I go across  
48 Highway 85. Well, it used to take me less than 30  
49 seconds to a minute to get across 85. Now it takes  
50 anywhere from five to 10 minutes to get through the red

1 lights that are set up there.

2 So what I would ask is that the Council consider  
3 the traffic concerns in that area. It's not very safe  
4 -- in that intersection, the traffic is impacting  
5 things. And what they are proposing does not even to  
6 have turn lanes, turning arrows, to have that done  
7 safely. You've got people turning left with no arrow,  
8 people coming the other way hitting them. I would ask  
9 that the traffic concerns be really looked at closely  
10 on this. Not only AnMed is coming right there, but  
11 down the road two miles is a 500 house subdivision  
12 that's going to impact traffic greatly. And another  
13 one that's half a mile past that that's probably a  
14 couple hundred houses.

15 So please take that in consideration when you make  
16 your decision.

17 DAN HARVELL: Thank you,  
18 sir. That's all that are signed up on this particular  
19 item.

20 Does the staff have any question -- by the way, is  
21 there a developer here that needs to speak to this?  
22 Engineer, developer?

23 TIM CARTEE: The  
24 representative is here if you have any questions for  
25 him.

26 DAN HARVELL: Okay, and who  
27 would that be?

28 TIM CARTEE: That would be  
29 Mr. Justice.

30 DAN HARVELL: Okay. All  
31 right. Does anyone from the board have questions of  
32 Mr. Justice? Or Ms. Sprague concerning the traffic  
33 after that comment?

34 JANE JONES: (Inaudible -  
35 mic not on) I'm sorry. I appreciate you being here. I  
36 said we all understand the traffic problems at that  
37 intersection. I travel there myself all the time. And  
38 I know you're planning to address that. I hope that  
39 everything will follow through. And as time goes by,  
40 and you see the further need for this, there's a lot of  
41 traffic there. You know that, don't you?

42 BRETT JUSTICE: Thank you.  
43 Yes, we do. I appreciate that and are working with not  
44 only Matt, here at the county, but we're working with  
45 the Department of Transportation. We're working with  
46 the local businesses in the area to come up with a  
47 solution that works for everybody. We're certainly  
48 committed to making those improvements that have been  
49 presented this evening, and collaborating with others  
50 to get the rest of the improvements done. We know that

1 there's a lot of planning right now that the Department  
2 of Transportation has been doing over the last many  
3 months to figure out the access issues at that site.

4 JANE JONES: We don't want  
5 to use that to drum up more business for your emergency  
6 room.

7 BRETT JUSTICE: We hope not.

8 JANE JONES: This is a  
9 question you do not have to answer because it's not  
10 required at this point in the process. But have you  
11 verified anything with the water company? I know  
12 there's been some issues about supply.

13 BRETT JUSTICE: What now?

14 JANE JONES: With the  
15 water company. I would just like to know if you -- you  
16 don't have to answer this, you're not required to, but  
17 it's always a concern.

18 BRETT JUSTICE: I know our  
19 engineering teams and design teams are working with all  
20 the utilities to understand what our requirements are  
21 and how to best manage that. I don't know that we're  
22 in a position yet to offer an opinion on where we are  
23 with that yet, though.

24 JANE JONES: Thank you.

25 DAN HARVELL: Okay, anyone  
26 else on the board? Yes, Ms. Sprague. Thank you.

27 GAYE SPROUSE: I did just  
28 want to add that in part of this collaborative effort  
29 DOT is going to do the new signal that will be required  
30 at the intersection. And at that time, they'll be  
31 looking at turn arrows and how the signal functions.  
32 So all those details and the striping details will be  
33 handled by them as part of this collaborative effort.

34 DAN HARVELL: Okay, so  
35 you're saying there actually may be more traffic items  
36 dealt with after this fact of what we're seeing right  
37 now.

38 GAYE SPROUSE: That's right,  
39 in a collaborative effort. One we absolutely know is  
40 that DOT is going to rebuild the signal and look at the  
41 phasing. That's one we know will happen.

42 DAN HARVELL: And we will  
43 trust AnMed to do what needs to be done. Correct.  
44 Okay. All right. Anyone else on the board with any  
45 questions? Okay, at this time, I'll call for a motion  
46 to ---

47 **INAUDIBLE COMMENT FROM AUDIENCE**

48 DAN HARVELL: Well, all  
49 right, just one. All right. We've heard everyone at  
50 this point, so I'll call for the vote now. Do I have a

1 motion to approve or disapprove?  
2 WILLIAM MOORE: Yes, sir. Mr.  
3 Chairman, I would like to make a motion to approve this  
4 project. I feel like it's conducive and needed in the  
5 area.  
6 DAN HARVELL: Okay, we have  
7 a motion by Mr. Moore. Do I have a second.  
8 WESLEY GRANT: I'll second.  
9 DAN HARVELL: We have a  
10 second by Mr. Grant. Any discussion at this time? All  
11 right. Call for the vote. Those in favor. And those  
12 opposed. Unanimous.  
13 All right, item C on the agenda. Staff.  
14 TIM CARTEE: Thank you,  
15 Mr. Chairman. This is Big Striper Fishing Camp. 140  
16 property owners within the 2000 foot of proposed  
17 development were notified via the postcard. The  
18 applicant is Big Striper LLC, Will Walker. Engineer of  
19 record is Ridgewater.  
20 Details of the development. 7.97 acres will  
21 include the following: 15 short term one bedroom  
22 vacation cabins, seven to 800 square feet per cabin.  
23 Rustic contemporary design, retain the wooded  
24 aesthetics and natural landscaping setting, a 40 foot  
25 by 120 foot boat storage building facility.  
26 Location and access is on Hattons Ford Road, which  
27 is county maintained. It's in Council District 4.  
28 Surrounding land use is residential. This area is  
29 unzoned. Tax map is there for your viewing. No  
30 variance is requested. And the traffic impact  
31 analysis, Hattons Ford Road is classified as a major  
32 rural collector road with no average trips per day.  
33 Here's the proposed layout for the cabins. Here's  
34 the proposed aerial for the property. You can see it  
35 backs up to Hartwell Lake. Here's our signs for the  
36 posting. And here's a photo of the proposed cabins  
37 that will be built for this development.  
38 Staff recommends approval. This project has met  
39 the requirements in Chapter 24 land use.  
40 That's all I have, Mr. Chairman.  
41 DAN HARVELL: Okay, thank  
42 you, sir. Is the developer and/or owner here at this  
43 time? If you'd like to come forward and make a  
44 presentation.  
45 WESLEY WHITE: Thank you,  
46 Commissioners. I'm Wesley White with Ridgewater  
47 Engineering. We're here at 211 Society Street. With  
48 me representing Big Striper, LLC is Mr. Walker and Mr.  
49 Preston Hardin. Both of them are owners in the  
50 project.

1           Just real quickly, we've worked with them already  
2 on some preliminary layouts to kind of strategically  
3 place these units throughout the acreage and do a  
4 minimal impact. We're going to do centralized parking,  
5 where golf carts kind of access the actual cabins  
6 themselves, that type of thing. And this is geared  
7 around what these guys already do, which is fishing  
8 charters on the area lakes, and particularly Hartwell.  
9 And so feel like this is a good location for that, and  
10 with a minimum of just 15 of the cabins. And they can  
11 go into kind of how they plan on doing the rentals and  
12 how they can control that. But I'll let them kind of  
13 share that.

14           WILL WALKER:                                 We're building  
15 them for us and for my customers, his kids; one goes to  
16 Clemson and two more probably will. But at some point  
17 -- I rent my house on the lake just a couple of miles  
18 down the road through VRBO. And at some point, we'd  
19 like to possibly build a few more. What we plan on  
20 building is going to be very classy. It will not be a  
21 detriment to the neighborhood.

22           DAN HARVELL:                                 Okay, thank  
23 you. Any other comments?

24           PRESTON HARDIN:                             I'm a builder  
25 in Asheville, and I built a house ---

26           DAN HARVELL:                                 Can you speak  
27 a little closer?

28           PRESTON HARDIN:                             Yeah, I'm a  
29 builder for nearly 40 years. And I've built my house  
30 down here at Hartwell that I eventually sold a few  
31 years ago. So I'm familiar with this lake. I've been  
32 fishing down here for probably 30 years or more. And  
33 it's like my second home. So we wanted to kind of get  
34 vested in the community, and, you know, bring some of  
35 my ability to do design and build down here because  
36 I've specialized in a very nice structure that I build  
37 up in Asheville. And just kind of put it together down  
38 here.

39           DAN HARVELL:                                 All right, so  
40 I will ask this question, is this what you will be  
41 building?

42           PRESTON HARDIN:                             Similar to  
43 that, yes.

44           DAN HARVELL:                                 Similar?

45           PRESTON HARDIN:                             That's the  
46 style I'm looking at.

47           DAN HARVELL:                                 All right.

48 Does anyone on the board have a question of the  
49 developer or owner at this time?

50           Mr. Gilreath.

1 STEVEN GILREATH: (Inaudible -  
2 mic not on) have any other buffers or ---  
3 WESLEY WHITE: We're  
4 keeping them -- we're maintaining a 25 foot natural  
5 buffer all the way around. And then of course, off the  
6 lake, we'll do a little bit further than that, to  
7 basically keep the septic tanks -- so the septic tanks  
8 would be below these, so these would be at least 75  
9 feet from the lake themselves.

10 DAN HARVELL: Okay, so just  
11 to clarify, the buffer around all -- around the entire  
12 perimeter will be different in some places, correct?

13 WESLEY WHITE: Correct. I  
14 mean, what we'll use is the natural buffers that are  
15 there for the most part, but where there's not any,  
16 we'll go with what the ordinance requires as far as  
17 plantings there and/or fencing. But we'll work with  
18 staff on that at that point.

19 DAN HARVELL: All right.  
20 Any other questions from the board?

21 JANE JONES: Yes. It says  
22 here, you're going to have a boat storage building.

23 WESLEY WHITE: That's  
24 correct.

25 JANE JONES: And we have  
26 some information here from the Natural Resource Program  
27 Manager that says that, in other words, you don't have  
28 permission for a boat dock. So how are you -- how do  
29 you deal with the boats if you can't pull them in  
30 there? How will you get them into the ---

31 WESLEY WHITE: Yeah, there  
32 ---

33 JANE JONES: If you come  
34 in with a boat, what do you ---

35 WESLEY WHITE: There's four  
36 ramps in that area. And so these are not for anyone to  
37 store their boat other than the people that are  
38 actually bringing their boat to fish. So it'll be  
39 people bringing their boat in and parking them in the  
40 storage ---

41 JANE JONES: But how are  
42 you going to get them in and out if it says you don't  
43 have permission to ---

44 WESLEY WHITE: There's four  
45 boat ramps within about two miles of that, of that  
46 site. So they'll take them to those boat ramps, put  
47 them in, bring their trailers back up here to the site  
48 and store them in a covered shed.

49 JANE JONES: They'll just  
50 have to come around the other way?

1                   WESLEY WHITE:                   That's  
2 correct. Yeah.  
3                   JANE JONES:                   Okay.  
4                   DAN HARVELL:                   Any other  
5 questions? All right. We may call you back to answer  
6 some questions. Thank you very much.  
7           At this time, we will open the public hearing.  
8 The first person signed up to speak is Kenneth Jackson,  
9 Jr., I believe. Name and address, please.  
10                   KENNETH JACKSON, JR.:                   Good evening,  
11 Kennedy, Jackson, Jr., 130 Cove Drive, Fairplay.  
12           I'll highlight one question on the application and  
13 then conclude with a couple of questions for you guys  
14 to consider prior to making the decision.  
15           The application lists this as a campground. So  
16 clearly, we didn't see campground, but Mr. Chairman, I  
17 think you clarified that so I'm going to go with that  
18 and not go through those parts of it. But what -- the  
19 question still asks, what are you really approving? I  
20 think you clarify that.  
21           So let's move on to what I think also should be  
22 considered and that would be then the land use. First  
23 it's completely coincidental that right now the voting  
24 precinct for where this proposed commercial entity and/  
25 or campground would be going is literally during this  
26 exact hour, completing its referendum vote to move to  
27 zoning. If the results of today's referendum favors  
28 zoning, and we anticipate they will, this particular  
29 piece of property will be zoned single family  
30 residential.  
31           Admittedly, the process is being followed  
32 regarding the application which was turned in prior to  
33 the results of the voting referendum. But in this  
34 particular case, because of the coincidental timing,  
35 the results of the zoning referendum indicating the  
36 desires of this community should be a significant  
37 factor into the Planning Commission decision.  
38           Second, in the absence of zoning, though the land  
39 use maps are part of the comprehensive plan, as I know  
40 you guys are aware of. The land use maps indicate a  
41 very broad area around this subject property be  
42 exclusively residential or agricultural. Despite what  
43 is stated, this property -- and has been described,  
44 this is a commercial application. Let's not kid  
45 ourselves with the planned use of 15 one bedroom cabins  
46 as depicted in the picture, and the boat storage  
47 facility. Much of that is going to be rented. And  
48 that's a commercial land use. The true intended use of  
49 the property should be known before a decision is  
50 rendered. And any of what I've just described is

1 inconsistent with the future land use map designation  
2 of residential or agricultural.

3 So I'll ask the Planning Commission to -- sorry.  
4 Oh, I thought somebody said something. So I'll ask the  
5 Planning Commission to consider these three previously  
6 mentioned items prior to making a decision.

7 One, is it really a campground? How can anything  
8 be approved that you have no clarity on from the  
9 application, what it really is and how it will be used.

10 Two, due to the coincidence of the timeliness of  
11 the referendum that's been concluded today, shouldn't  
12 the results or the desires of the people in that voting  
13 precinct for that land use be a significant  
14 consideration in your decision. Even if you choose to  
15 disregard the zoning referendum results, the existing  
16 future land use maps do not align with the intended use  
17 of this property.

18 Please consider these items mentioned. Please  
19 justify to this room and for public record if you're  
20 considering approval why this arguably commercial  
21 endeavor should be approved against the community's  
22 desire, either the zoning referendum or county future  
23 land use. And what specifically is being approved, a  
24 campground or multi-vacation home site with boat  
25 storage facility? Thank you.

26 DAN HARVELL: Thank you, Mr.  
27 Jackson.

28 Next is Alicia Walker.

29 **INAUDIBLE COMMENT FROM AUDIENCE**

30 DAN HARVELL: Okay. Noel  
31 Eckert.

32 NOEL ECKERT: Noel Eckert.

33 I live at 1101 Cherokee Road, District 4, Fork Two  
34 precinct. I've got a short video and some pictures.  
35 I'd like permission to have those shown. I gave a USB  
36 to the IT here.

37 DAN HARVELL: Yes, they  
38 made me aware of that. So permission granted to show  
39 it.

40 NOEL ECKERT: Okay. So  
41 what I'm trying to show here is to provide some context  
42 for this proposed land use development.

43 First picture is similar -- is the one you really  
44 saw before out of the application, land use application  
45 showing the area and its access off Hattons Ford  
46 through this 50 by 80 foot access.

47 If you'd show the next picture. In talking to the  
48 people in that area, they'd said the work had already  
49 begun on this. And so I know the application went in  
50 in June 23. And I went on Google Maps just to see and

1 the latest one I found was February of this year. And  
2 it already showed site work and it showed gravel roads  
3 and -- through the area and trees taken out and dirt  
4 moved. So a friend of mine and I, one of my neighbors,  
5 if you could show the video, we flew a drone over this  
6 area on the 5th, just a few days ago. And you can see  
7 we flew it from the yard of Sarah and Robbie where that  
8 pool is. And you can see there's a gate. It's an  
9 electronic keypad, so it's locked up. So we flew from  
10 above. You can see the dirt work that's been done,  
11 trees taken down, a gravel road. There the road  
12 splits, it goes around, appears to be making the loop  
13 for the cabins that will eventually be put in. You can  
14 see that area to the right that's cleared out that  
15 really looks like a dump station for RVs. And there  
16 are some stub-ups in that. I think the septic system  
17 has already been put in. So this is just we're flying  
18 south here, getting ready to turn and go back and look  
19 at the cove. So here coming -- we're flying north.  
20 You can see the cove coming up, it's silted in. The  
21 dirt that's flowing in from the runoff is not readily  
22 apparent. And there is a log down there that shows  
23 it's really shallow. That's really where, if they put  
24 a boat in, that would have to be it.

25 If you can show the fourth picture? And this is  
26 that area that I said appears to be for RVs. And you  
27 can see the pipes already stubbed up.

28 BRADEN BANNISTER: Time.

29 NOEL ECKERT: I believe that  
30 is an electric panel and I don't how much wiring is ---

31 DAN HARVELL: Thank you.

32 That's the time limit. Thank you very much.

33 Okay, next is Craig Mercer.

34 CRAIG MERCER: Good

35 afternoon. My name is Craig Mercer. I live at 117  
36 McAlister Circle, which is about maybe 1000 feet from  
37 this proposed driveway into Big Striper Development.  
38 I'm specifically addressing item C in the application  
39 for the land use which states, will the proposed use  
40 not cause excessive or burdensome use of the public  
41 facilities and services, including but not limited to  
42 streets, schools, water, sewer utilities, and police or  
43 fire protection? The applicant answered no. However,  
44 the factual answer is yes. The fact is the South  
45 Carolina State -- the South Carolina Secretary of State  
46 Business Entities Record, which I have a copy here in  
47 my hand, indicates that Mr. Will -- that it was filed  
48 on September 18, 2019, with an entity number of  
49 00989120. The record indicates that the registered  
50 agent was Mr. William Preston Hardin, and he lists his

1 address as 115 Snyder Drive, Townville. However, in  
2 further investigation, we found that Mr. Walker  
3 actually filled out the application as the Authorized  
4 Agent, and we feel in the community that he's not  
5 authorized to make this application.

6 And we also request the committee, too, to  
7 consider that placing the burden of proof on the county  
8 to investigate and adjudicate the legal standing of Mr.  
9 Walker, in this instance, in processing this  
10 application is excessive use of public utility and  
11 resources. Thank you.

12 DAN HARVELL: Thank you, Mr.  
13 Mercer. Next is Robert Huff.

14 ROBERT HUFF: Yes, name's  
15 Robert Huff. 112 Bills Hide Away. I'm the adjacent  
16 owner. Been there since 2005?

17 Yes, there are so many questions here. Will the  
18 proposed use not adversely affect the existing use or  
19 usability adjacent to nearby property? Application  
20 answer no. Fact is yes. And we're seeing it already.  
21 The applicant performed grading, land clearing and did  
22 not install required silt fence to contain runoff, as  
23 you saw on pictures. I've got more. Contain runoff or  
24 submit a stormwater management plan. This has resulted  
25 in severe erosion of the Corps of Engineers integral  
26 part of Lake Hartwell reservoir. Applicant's site  
27 design calls for installation of impervious surfaces in  
28 the forms of extensive roadways, driveways, roofs, for  
29 15 dwellings and the concrete pad and roof for 4800  
30 square foot building.

31 All right, boat storage building. This does not  
32 include the off-street parking for the 15 cabins that  
33 they want to put in. And this is required in Section  
34 24-210 of the Anderson County Code. The applicant has  
35 not provided engineered data to confirm the surfaces  
36 will not exceed 55% of the project's land required by  
37 section 24-116 of the Anderson Code.

38 Myself as the adjacent owner, I have about four  
39 feet of water under my dock at full pond, which is  
40 required by the Corps of Engineers to have a dock. All  
41 right. When the water starts dropping, it's going to  
42 keep filling up. There's a 30 degree decline and fall  
43 of about 25 feet and slope down to the creek where the  
44 stormwater's runoff will cause continual erosion of the  
45 Corps property. Additional siltation and loss of all  
46 water depth at my dock, severe silting has already  
47 limited my access by boat and eventually my dock will  
48 become unusable.

49 DAN HARVELL: Okay. Thank  
50 you. Thank you. That's time. Thank you very much.

1 Next is Sarah Ashworth.

2 SARAH ASHWORTH: Yes, my name  
3 is Sarah Ashworth. I live at 1498 Hattons Ford Road,  
4 adjacent to this property as well.

5 So one of the questions in the package is will the  
6 proposed use not adversely affect the existing use or  
7 usability of adjacent or nearby properties? They  
8 responded no. The answer is yes it will. The proposed  
9 use will be placed adjacent right at multiple  
10 properties. The fact is the proposed boat storage  
11 building will accommodate approximately 15 boats  
12 depending on the size. Each boat is capable of  
13 containing 50 gallons or up to 100 gallons of gasoline  
14 per boat.

15 Gasoline is classified as a 1B flammable liquid.  
16 The emergency response guide 119 stipulates, an  
17 evacuation distance of 330 feet in all directions for  
18 small spills and one mile for fire and explosions of  
19 flammable liquids. The site plans employs a setback  
20 for occupied residents adjacent to the property  
21 facility of only 25 feet. The risk is magnified by the  
22 fact that the proposed facility is unmanned. A  
23 dangerous and incident alarm would thereby be delayed  
24 adversely affecting critical response time. Equally  
25 important this is a gated facility and entry of  
26 emergency vehicles could only be accomplished by  
27 entering a combination on a keypad. Fire officials  
28 across the nation point out the combinations of  
29 frequently changed -- have frequently changed with any  
30 notice to first responders. Boat USA Marine insurance  
31 claim files reveal boat explosion caused by gasoline  
32 has increased 30% over the past several years. We are  
33 unaware of any covered boat storage of this magnitude  
34 within 25 feet of occupied residents on Lake Hartwell.

35 My house is immediately adjacent. It will be the  
36 first casualty potentially actually burned to the  
37 rubble, there would be nothing left. That could be  
38 with us in home or not at home. But if we're not at  
39 home, that means our animals would be taken away, along  
40 with everything else.

41 The application describes this project as a  
42 campground. The camping glossary index describes a  
43 private campground, a type of campground that is  
44 privately owned and operated as a business. Let's just  
45 call this purely commercial. And what it really is,  
46 it's an attempt by a commercial entity to build a black  
47 market marina right smack in the middle of residential  
48 community with no regard of our safety. Thank you.

49 DAN HARVELL: Thank you.

50 Next is Sally Clark.

1                   SALLY CLARK:                   I'm Sally  
2 Clark, 1211 Cherokee Road, Townville.  
3           The land use development review of 1420 Hattons  
4 Ford Road, Townville. Required items, item 11,  
5 required and proposed buffers and landscaping. Fact,  
6 the application site does not include a landscaping  
7 plan as required and set forth in item 11 of the  
8 application. Also, the unauthorized grading of this  
9 site destabilized the adjacent property owner's privacy  
10 fence adjoining the buffer zone and caused a large  
11 portion to collapse. Due to the depth of the deep  
12 disturbed soil removed from the buffer zone and erosion  
13 caused by recent torrential rains, it is anticipated  
14 that the remaining length of the privacy fence will  
15 collapse as well. Thank you.

16                   DAN HARVELL:                   Thank you.  
17 Next is James Yarborough.

18                   JAMES YARBOROUGH:                   My name is  
19 James Yarborough, 125 McAlister Circle, Townville,  
20 South Carolina. I live within 150 feet of my property  
21 is within 150 feet of the proposed development.

22           I'd like to identify or address item C, as well,  
23 will the proposed use not cause an excessive or  
24 burdensome use of public facilities or services? And  
25 it goes on to talk about police and fire protection.  
26 Police protection is primarily one of my biggest  
27 concerns.

28           Item C, their answer was no, it would not have any  
29 burdensome effect. The factual answer is yes, it  
30 would. The facility has a restricted keypad electrical  
31 gate access for which combination is required. There  
32 is no onsite manager or security system proposed for  
33 protection. The property owner's authorized  
34 representative resides out of state. The Corps  
35 property which abuts the lower portion of the rear of  
36 the applicant's property is considered public land and  
37 access for public use cannot be impeded.

38           This proposed -- this exposes the entire rear  
39 portion of the property for easy access. The applicant  
40 has made no provision in his application for fencing or  
41 other barriers to secure the facility. Depending on  
42 boat sizes, the proposed boat storage building seems  
43 capable of storing as many as 15 boats. These boats  
44 will likely be equipped with expensive accessories and  
45 valuable fishing equipment. The proposed 15 dwellings  
46 will also provide an opportunity to entice trespassers  
47 to occupy and loot furnishings, fixtures and  
48 appliances. Unmanned, unsecure facilities and boats  
49 such as these are targets for thieves and attract  
50 criminals into a residential area where crime did not

1 previously exist. This imposes a burden on law  
2 enforcement in the form of increased patrols and  
3 investigations of criminal activity. Apprehension of  
4 criminals is further complicated since law enforcement  
5 does not have access to the gate combinations to gain  
6 access to the facility. These combinations are  
7 frequently changed without communication. The  
8 excessive additional burden and cost of the law  
9 enforcement will be borne by the taxpayers of Anderson  
10 County.

11 I respectfully encourage you to deny this invalid  
12 application based on inaccuracies and issues as  
13 presented to you tonight. Thank you.

14 DAN HARVELL: Thank you, Mr.  
15 Barnes -- I mean, Mr. Yarborough.

16 Next is Laura Barnes.

17 LAURA BARNES: First of all,  
18 my name is Laura Barnes. I live at 825 Seminole Point  
19 Road in Fairplay, and I want to thank you guys for  
20 serving on the Planning Commission. I know it's a big  
21 job.

22 I'm going to -- also I don't live within 2000 feet  
23 of the property considered here, but I do own property  
24 that I pay Anderson County taxes on, property taxes,  
25 and that is located immediately adjacent to the  
26 proposed facility.

27 I'm going to be addressing item C, will the  
28 proposed use not cause an excessive or burdensome use  
29 on public facilities? The applicant answered no. And  
30 the factual answer is yes, in these regards. Fact,  
31 the application for land use has not even been  
32 submitted by the owner and his actions have already  
33 placed a burden on state and county officials in  
34 violation of Anderson County codes and South Carolina  
35 DHEC regulation 61-56 site work commenced earlier this  
36 year in the form of grading, extensive clearing,  
37 electrical work and septic tank installation. This  
38 work has been -- was performed without requesting or  
39 obtaining permit from the Stormwater Management,  
40 Building Codes of South Carolina or DHEC.

41 The required Stormwater Management Plan was never  
42 submitted. As a result, county and state officials  
43 have been compelled to initiate investigations for  
44 noncompliance. County and state inspectors were unable  
45 to gain access to perform a recent inspection due to  
46 the entrance gate being locked. Additional work is now  
47 necessary to inform the out of state authorized  
48 representative identified in the application that  
49 permission is required to enter the site and coordinate  
50 a time and date for inspection.



1 DAN HARVELL: Thank you.  
2 And last on the sign up list is Gerritt Beatty.  
3 GERRITT BEATTY: Gerritt  
4 Beatty, 1406 Cherokee Road, Townville, South Carolina.  
5 The issue before you tonight is not if the Commission  
6 can grant a land use permit to allow a campground in an  
7 unzoned residential area. It is clear, we understand  
8 that, the Commission has the authority to do that. The  
9 real issue here is will the Commission balance, I mean  
10 balance, the interest in promoting the public health,  
11 safety, protection of ecological sensitive areas and  
12 general welfare of the community, as required by  
13 section 24-304 of the Anderson County Code against the  
14 right of the individual property owner who owns this  
15 property?  
16 All of the overwhelming concerns and the  
17 incontrovertible evidence that the applicant statements  
18 appear to be of questionable integrity, accuracy and  
19 completeness and do not rise to the level the standards  
20 require for approval of this application. To grant  
21 this land use permit would be tantamount to rewarding  
22 the applicant for violating state and local laws,  
23 ordinances and regulations. What message does this  
24 send to law enforcing -- I mean, law abiding developers  
25 who follow the laws and dutifully pay for their  
26 permits? What message does this send to the permanent  
27 residents who support and trust their elected and  
28 appointed leaders to protect the welfare of this  
29 community? Moreover, where is it written that business  
30 development in residential communities takes precedence  
31 over the safety, security and environmental protection  
32 of the permanent residents and their property rights?  
33 We strongly urge you to disapprove this  
34 application. Your decision in this -- this evening  
35 will set a precedent which will affect not only Fork  
36 Two, but the entire Anderson, South Carolina.  
37 DAN HARVELL: That's time.  
38 Thank you, sir.  
39 At this time, the public hearing is closed. At  
40 this time, I'll solicit any comments, questions from  
41 the board for the developer.  
42 WILLIAM MOORE: Can we ask the  
43 engineer to come back forward?  
44 WESLEY WHITE: Yes, sir.  
45 WILLIAM MOORE: Do you feel as  
46 if you guys have to have 15 units to make it work? Or  
47 are you willing to work on that number at all? Or ...  
48 WESLEY WHITE: Yeah, I mean,  
49 Mr. Walker and Mr. Preston can probably answer that a  
50 little bit better. But the 15 was what they deemed,

1 you know, for the number of guys that they bring in at  
2 any given time ---  
3 WILLIAM MOORE: Gotcha.  
4 WESLEY WHITE: --- would be  
5 appropriate. But that's something that they'd have to  
6 discuss.  
7 WILLIAM MOORE: Gotcha. All  
8 right. That's all I had.  
9 DAN HARVELL: Why -- go  
10 ahead.  
11 WESLEY GRANT: Mr. Chairman,  
12 I had a question, I guess, perhaps for staff. It's my  
13 understanding that community out there is voting today  
14 on zoning referendum? Correct.  
15 ALESIA HUNTER: That is  
16 correct. Yes, sir.  
17 WESLEY GRANT: Where this  
18 property's being considered?  
19 ALESIA HUNTER: That's ---  
20 WESLEY GRANT: It's all the  
21 same area that's under ---  
22 WILLIAM MOORE: That  
23 precinct.  
24 ALESIA HUNTER: Yeah,  
25 Precinct Fork Number Two is under consideration for  
26 rezoning. This application is considered cabins. So  
27 we went -- we had to actually pull some RV parks that  
28 was in the midst of that, but this is considered single  
29 family.  
30 WESLEY GRANT: So regardless  
31 of the way that vote goes today, it would not have an  
32 impact on whether or not they could do this?  
33 ALESIA HUNTER: That's  
34 correct.  
35 JANE JONES: The fact that  
36 it's commercial wouldn't ---  
37 ALESIA HUNTER: No. These  
38 homes -- and the developer can probably correct me on  
39 the construction type, these homes have to meet  
40 international residential codes. So they will be  
41 treated as single family dwellings.  
42 JANE JONES: How about the  
43 boat storage?  
44 ALESIA HUNTER: Boat storage,  
45 I mean that's storage.  
46 JANE JONES: And they pay  
47 for that?  
48 WILL WALKER: Yeah, but  
49 that's -- it's for storage. It's not a retail. It's  
50 storage.

1                   WESLEY WHITE:                   The storage  
2 would not be rented out. Those are for the users ---  
3                   ALESIA HUNTER:                   Those are for  
4 the dwellings itself.  
5                   WILLIAM MOORE:                   Amenity to  
6 the cabins?  
7                   ALESIA HUNTER:                   Exactly.  
8                   WILLIAM MOORE:                   Okay.  
9           And also, too, I mean, there's -- I went out there  
10 myself, this district is my district, and took a look  
11 at the surrounding area. And, you know, I saw little  
12 cabins throughout just up the street where people are  
13 -- you know, this fishing business is a big deal on  
14 Lake Hartwell and it creates a lot, a lot of revenue  
15 for our economy. So, you know, take that into  
16 consideration as well.  
17                  WESLEY GRANT:                   My question,  
18 I guess, I'm still trying to have clarity for my own  
19 sake. So the 15 cabins and the proposed lot sizes, if  
20 you will, if the rezoning passes today in that  
21 community, the lot sizes, the acres, the things that  
22 would comply with that zoning if it passed today, they  
23 would still be able to do this development there?  
24                  ALESIA HUNTER:                   They will --  
25 if this application is approved, they will be able to  
26 move forward as submitted.  
27                  WESLEY GRANT:                   I'm not  
28 talking about today. If this was next month after the  
29 referendum. That's my question.  
30                  ALESIA HUNTER:                   I'm not clear  
31 on what you're asking.  
32                  WESLEY GRANT:                   If we table  
33 this tonight, if we table this tonight to let the  
34 referendum settle itself out one way or the other,  
35 either remain unzoned or become zoned and they brought  
36 the application back next month, my question is, is  
37 would they be able to, under those same restrictions,  
38 if that new zoning passes?  
39                  ALESIA HUNTER:                   They would  
40 fall back under the old application and unzoned because  
41 it was done prior and it was tabled?  
42                  WESLEY GRANT:                   I gotcha.  
43 Okay. I see.  
44                  DAN HARVELL:                   Concerning  
45 that, Ms. Hunter, what came first, the application to  
46 start the zoning process or the application for this  
47 project?  
48                  ALESIA HUNTER:                   I don't have  
49 the exact date that the zoning referendum had started,  
50 but the date this was submitted was on June 23rd.



1                   WESLEY WHITE:                   Yeah, we  
2 went and the septic ---  
3                   **INAUDIBLE COMMENT FROM AUDIENCE**  
4                   WESLEY WHITE:                   Yeah, it's  
5 been a single system for the cabins. So the intent was  
6 just to clarify, Stormwater has visited the site, they  
7 have met with myself and Mr. Walker. The disturbance  
8 is under an acre. That's why there is no violation.  
9 He's no -- he hasn't gone over that acre. And  
10 therefore there's -- that's why there's -- we haven't  
11 violated or he hasn't violated any ordinance with  
12 Stormwater. That's why Stormwater hasn't issued any  
13 notice of violation or cease and desist. So what he's  
14 done out there was the intent to add just a couple. In  
15 talking with staff in determining he wanted more he's  
16 -- that's why there's only one tank at this time. So  
17 that's, that's -- there is a septic tank out there for  
18 the future cabins.  
19                   DAN HARVELL:                   A septic tank  
20 that will accommodate everything?  
21                   WESLEY WHITE:                   No, no, no,  
22 each cabin will have its own septic tank.  
23                   DAN HARVELL:                   Oh, each has  
24 its own system?  
25                   WESLEY WHITE:                   Correct.  
26 Yes.  
27                   DAN HARVELL:                   All right.  
28                   STEVEN GILREATH:                   The parking?  
29                   WESLEY WHITE:                   Yes.  
30                   STEVEN GILREATH:                   How many  
31 spaces are there? And what are the plans for parking?  
32                   ALESIA HUNTER:                   That's  
33 considered single family. And if you look at the  
34 ordinance, Mr. Gilreath, you treat that just like you  
35 would treat your own home there. It's single family  
36 parking spaces are exempt from from the ordinance.  
37                   WESLEY WHITE:                   And the other  
38 thing I might clarify, this is -- you know, I think  
39 we've talked about this before. A lot of the design  
40 that they want done, we developers don't want to risk  
41 that money and spending all that time without your  
42 guy's approval. Once we get this approval, then we  
43 would work with staff with Stormwater to go through the  
44 buffer yard ordinances, the parking ordinances ---  
45                   WILLIAM MOORE:                   Including DHEC  
46 with all the septic tanks and everything.  
47                   WESLEY WHITE:                   Yeah, and  
48 including the fire marshal would have to review this as  
49 well, with the turning radiuses. We would work with  
50 Pioneer Water on the water as well.

1 DAN HARVELL: Does the  
2 staff happen to know why this letter from the Corps of  
3 Engineers was triggered?  
4 ALESIA HUNTER: I never,  
5 never knew anything about that. I don't know where Ms.  
6 Jane received that from, but we haven't received  
7 anything regarding that.  
8 WESLEY WHITE: There's not  
9 any intent.  
10 ALESIA HUNTER: And it's not  
11 any intent.  
12 WESLEY WHITE: Yeah, there's  
13 not any intent to access the lake from this property.  
14 JANE JONES: Y'all don't  
15 have one?  
16 WESLEY WHITE: Yeah, just to  
17 clarify, there's not any intent to do that.  
18 DAN HARVELL: Everyone had  
19 a copy of this. Correct?  
20 STEPHEN GILREATH: And as far as  
21 the concerns about the fire safety with the boat  
22 storage, that would be addressed by the fire marshal?  
23 ALESIA HUNTER: Yeah, that  
24 fire -- NFPA, which is National Fire Protection, and  
25 our building codes will address fire protection.  
26 DAN HARVELL: Any other  
27 questions from the board? Hearing none, I'll call for  
28 a motion.  
29 **INAUDIBLE COMMENT FROM AUDIENCE**  
30 DAN HARVELL: No, sir, I'm  
31 sorry. At this point, no. We're just ---  
32 **INAUDIBLE COMMENT CONTINUED FROM AUDIENCE**  
33 DAN HARVELL: We're just  
34 trying, we're just trying to follow the rules that  
35 we're given by state statute to follow. I hope you'll  
36 ---  
37 **INAUDIBLE COMMENT CONTINUED FROM AUDIENCE**  
38 DAN HARVELL: Well, we have  
39 asked the, we have asked the engineer to clarify. And  
40 we've -- and Ms. Sprague has also shared with us the  
41 situation with the roads, and that's not all firmed up  
42 yet. No, wait a minute. That's the other one. Pardon  
43 me. That's the other one.  
44 So anyway, I will allow two people to speak, two  
45 people. Yes, sir.  
46 UNKNOWN MALE: I would like  
47 to say that in regard to the comments on permits, there  
48 were no permit requested from Building and Codes. I  
49 talked personally with the -- with Building and Codes  
50 and verified that. I checked permits. The file that's

1 on the computer. I met with DHEC. They say there was  
2 no record of any permit being filed except for a three  
3 bedroom house. That was some time ago in the past that  
4 does not apply to this project. I also spoke  
5 personally with Stormwater Management and they said  
6 there was no permit issued and there must be a  
7 Stormwater Management Plan in place before you turn the  
8 first shovel of dirt.

9 The video you saw indicates that work has been  
10 undertaken. There are electrical lines exposed and  
11 sticking out from the ground on this project. There  
12 are discharge lines from septic tanks that are exposed  
13 to direct sunlight in trenches. And also there is  
14 grading that has occurred. And I think you heard her  
15 say that one of the people said that the fence has been  
16 undermined and is collapsing from the grading, for  
17 which there was never a grading permit issued.

18 So make no mistake, this voting referendum goes  
19 back to May. This work that is being done goes back to  
20 November of last year. This application that's being  
21 made here was not made until June of this year. All of  
22 these things that are required were not complied with  
23 before this application was submitted.

24 DAN HARVELL: Okay.

25 UNKNOWN MALE: I just wanted  
26 to clarify that.

27 DAN HARVELL: Thank you,  
28 sir. Would staff care to respond to any of that?

29 ALESIA HUNTER: Mr. Chairman,  
30 we've already answered that. I think the engineer has  
31 already made clear that the land disturbance has to be  
32 one acre or greater to require a permit. There's no  
33 permit required to clear and grade, if that land  
34 disturbance is under that. We have not been issued any  
35 kind of validation from the Stormwater Department. So  
36 that's cleared up.

37 DAN HARVELL: Thank you.

38 Thank you for that clarification. And I said one more  
39 person. I saw so many hands up. Yes, ma'am. Please  
40 come to the microphone for the record.

41 SANDY CAPTAIN: Hi, my name  
42 is Sandy Captain (phonics). I'm at 109 Windy Pointe  
43 South. We are not within -- I thought we were, but we  
44 are not within the 2000 feet. But one of the things  
45 that when I moved here five years ago -- I'm not a long  
46 timer -- but we moved here for the quietness. I lived  
47 in South Florida. Everything was zoned; everything was  
48 buildings mixed in with residential, crime, property  
49 taxes, everything skyrocketed.

50 One thing I have not heard from one person tonight

1 is the infrastructure. And in Florida, that became a  
2 huge problem because they were building and building  
3 and no roads. Hattons Ford is a two lane country road,  
4 no shoulders, and nothing on the sides.

5 We followed a man the other day from Apple Island,  
6 which was close to where the Burns fishing camps are,  
7 and I know everybody loves them. I love them too.  
8 They are on the outside of our neighborhood. They are  
9 not in the middle of our residential area. And they  
10 also have an access to a boat dock right there. Where  
11 they're building, he's saying, oh, there's four boat  
12 docks. That means those boats, and those wide trucks  
13 are going to be coming down with all our other traffic  
14 and children playing and they're going to be over the  
15 length. The one we followed the other day, he was not  
16 speeding, he was driving careful. But his trailer with  
17 his boat was over the yellow line the whole time. And  
18 if a car came this way, he had to go off and he was on  
19 the shoulder. The infrastructure does not support  
20 another 15 cabins with boats with trailers and big  
21 trucks in the middle of a residential area that has a  
22 small country road coming into it.

23 DAN HARVELL: Okay, all  
24 right. Thank you. We understand what you're saying.

25 Okay, at this time I'll entertain a motion from  
26 the board.

27 JANE JONES: I'll make the  
28 motion that the project be denied. I think since the  
29 voting -- the zoning referendum is taking place today  
30 that it would not be fair to the community not to let  
31 the results of that be known. And it's -- the project  
32 is not in the best interest of the homeowners. And  
33 those are my reasons.

34 STEVEN GILREATH: I second the  
35 motion.

36 DAN HARVELL: We have a  
37 motion and second. Anymore discussion at this point  
38 amongst the board?

39 All right. Call for the vote. Those in favor of  
40 denial. Those in favor of approval. And it passes,  
41 four to three.

42 Next on the agenda is item D, Elrod Road RV park  
43 -- no that's been pulled. I'm sorry.

44 Okay, we move on to item 6, old business.

45 WILLIAM MOORE: I'll be glad  
46 to give you my phone number. We can talk about it.  
47 864-934-9600. Give me a call.

48 DAN HARVELL: All right,  
49 staff.

50 TIM CARTEE: Thank you,

1 Mr. Chairman. This proposed development is Jerusalem  
2 Farm. 113 property owners were notified within 2000  
3 feet of the proposed development via postcard. The  
4 intended development is single family. The applicant  
5 is Sharif and Mohammad Farhan. And the engineer of  
6 record is Ridgewater. Location and access is Cathey  
7 Road, which is county maintained. It's in Council  
8 District 4. Surrounding land use is vacant, school and  
9 a Duke Energy substation. It's zoned R20, which is for  
10 single family residential. Tax map is for your  
11 viewing. Number of acres is seven and a total of 11  
12 lots. No variance is requested. And a traffic impact  
13 analysis, Cathey Road is classified as a major  
14 collector with no maximum average vehicle trips per  
15 day.

16 Here you can see the layout of the proposed  
17 development. Here's your area of the proposed  
18 development. And you can see to the right of that is  
19 the substation from Duke Energy. Here's the zoning.  
20 And here is the notification photo of the proposed  
21 subdivision.

22 Staff recommends approval. This project has met  
23 requirements in Chapter 24 and 48 land use.

24 That's all I have, Mr. Chairman. Thank you.

25 DAN HARVELL: Thank you.  
26 At this time we'll hear from the developer, owner,  
27 engineer.

28 WESLEY WHITE: Thank you,  
29 Commission. I'm Wesley White with Ridgewater  
30 Engineering here in Anderson. And with me are Mr.  
31 Sharif and Mohammad Farhan. They're the owners and  
32 developers of this 11 lot subdivision. The biggest  
33 thing that we wanted to kind of highlight is this is --  
34 the intent is this will be a private road. So no  
35 impact to the county's road system or for their -- and  
36 so they'll -- these guys will maintain it and own it  
37 long term.

38 Additionally, these are to be individual spec  
39 homes, or individually personally built homes, not by  
40 any national builder or anything like that. These guys  
41 intend to basically build them themselves and live  
42 here. So that's the intent of the project.

43 Just wanted to let them introduce themselves real  
44 quick and happy to answer any questions y'all have.

45 DAN HARVELL: Yes, sir.  
46 Thank you, Mr. White.

47 MOHAMMAD FARHAN: Thank you, Mr.  
48 Chairman, members, good evening. I live in 23 Sandusky  
49 Lane, if I needed to state my address. The intent of  
50 this subdivision is for me and my children, and for

1 Sharif and his children. We're going to build a house  
2 for us. And he's building his house and then each one  
3 of our children is getting a lot. So we can just have  
4 our own community and watch our grandchildren grow.  
5 Thank you.

6 SHARIF FARHAN: Yeah, my name  
7 is Sharif Farhan. I live here in Anderson. And we're  
8 doing this development as a private family subdivision.

9 MOHAMMAD FARHAN: Not looking to  
10 retail any of the homes or any lots or anything like  
11 that. They'll all be family.

12 DAN HARVELL: All right. So  
13 this is coming -- if I might ask staff -- this is  
14 coming before us because this is a multi house project,  
15 correct?

16 TIM CARTEE: Yes, sir.  
17 These are single individual residential lots.

18 DAN HARVELL: I know. But  
19 it's a multiple -- it's a multi house effort. Correct?

20 TIM CARTEE: It's a  
21 subdivision. That's what it is.

22 DAN HARVELL: That's what  
23 I'm saying.

24 TIM CARTEE: Yeah.  
25 DAN HARVELL: Okay. All  
26 right. And that's why we're seeing this now. Correct?

27 WESLEY WHITE: Over seven  
28 lots, correct.

29 DAN HARVELL: Okay. All  
30 right. We have several people signed up to address  
31 this. The first is Kathy Culpepper.

32 KATHY CULPEPPER: My name is  
33 Kathy Culpepper and I'm at 433 Cathey Road. I have  
34 lived there almost 20 years and we have seen -- my  
35 family -- a tremendous increase in the traffic. I too  
36 moved there on five acres so that I could raise my  
37 children. I would love for them to be able to get the  
38 mail. But they can't because it's too dangerous to  
39 cross Cathey Road. I would love to have my animals out  
40 front, but it's too dangerous. Both of our neighbors  
41 have had multiple animals killed on Cathey Road because  
42 of the traffic.

43 I've heard a tremendous amount of information  
44 about infrastructure and I don't know anything about  
45 that. All I know is when I sat on my front porch and  
46 counted, one day there were 186 cars within 59 minutes  
47 that passed by my house. And in the next 20 minutes,  
48 from 3:40 to 4:00, there were 61 cars. In the matter  
49 of four minutes, there were 20 cars. There is constant  
50 traffic. It is two lanes. There is no shoulder.

1 There are wrecks. So many wrecks. I have forwarded  
2 you the information from the South Carolina Highway  
3 Department. And in the last five years, there have  
4 been 55 calls to the South Carolina Department of  
5 Public Safety. 33 of them were from a collision, or  
6 either someone was injured or someone's property was  
7 completely destroyed.

8 The houses on this road are nice houses. We have  
9 -- these are not .63 acres of land. They're houses  
10 that have been there, established. The property's  
11 established. The families that have been there, have  
12 been there forever. We do not think that another  
13 neighborhood is going to work on that road simply  
14 because of the traffic. With the Sullivan King and  
15 with the other two neighborhoods that have already been  
16 built in that area, there's just nothing -- there's  
17 just no way that that road can handle that amount  
18 of traffic.

19 And we would ask that you all denied the  
20 application for another developmental on Cathey Road.  
21 Thank you.

22 DAN HARVELL: Thank you.  
23 Next is Kyle Kesler.

24 KYLE KESLER: Yes, I'm Kyle  
25 Kesler. I live at 614 Cathey Road. And like Kathy  
26 said, we have tons of traffic on this road. I've lived  
27 there since 1993. And ever since then, we have just  
28 seen the amount of cars just explode. And I know in  
29 one of the curves down the road there's been at least  
30 20 cars flip over in one guy's front yard. We have no  
31 law enforcement coming through there to curb any of  
32 this.

33 Also, what about infrastructure with -- as far as  
34 fixing the road, the water system and all that, that's  
35 going to have to be fixed to maintain this. And I know  
36 I have counted at least seven new subdivisions within a  
37 two mile radius of us where they are trying to build  
38 out but there's still a lot of empty lots, vacant dirt.  
39 Let's fill those subdivisions up before we start  
40 another one. Thank you.

41 DAN HARVELL: Thank you.  
42 Next is Kent McGahey.

43 KENT MCGAHEY: I'm Kent  
44 McGahey, 103 Rolling Meadow Court. We're right there  
45 behind that proposed development. I'm not so much  
46 against it. I just have great cautions about how that  
47 road is being maintained. I do a garden in my  
48 neighbor's yard right there on Cathey Road. And  
49 there's a motorcycle that's doing at least 80 miles an  
50 hour very often down that road. And our mail lady said

1 she's almost been rear-ended several times coming in.  
2 The signs aren't right on that road. It says 35 miles  
3 an hour way up at the traffic circle by Cromer Food.  
4 And then there's a sign down by Sullivan King.  
5 Nobody's maintaining 35 miles an hour. There's a 25  
6 mile an hour curve. Nobody's going 25 miles an hour on  
7 that. And I just -- it's dangerous. If I were going  
8 to live there, I would demand that they do something  
9 about the traffic and the signs. That's all I have to  
10 say.

11 I'm really sorry that they just cleared the whole  
12 lot, took every tree off of it, because I'm thinking of  
13 the community. It is a nice community, five acre  
14 homes. And I'm just sorry that it wasn't done with  
15 some idea of the beauty of the property. So that's  
16 just my comments. Thank you.

17 DAN HARVELL: Thank you.  
18 Next is Carol Spencer.

19 CAROL SPENCER: Hi, my name is  
20 Carol Spencer. I live at 107 Rolling Meadows Court in  
21 Sterling Meadows subdivision. And I disapprove of all  
22 this that's gone on because it's going to produce more  
23 traffic down that road. And there's always, always  
24 somebody speeding down that road, as you know from the  
25 other people what they were talking about.

26 And I would like to know what these homes are  
27 going to look like that they plan on building there.  
28 Do you have a picture? Do you have a picture of these  
29 homes? Do you?

30 DAN HARVELL: No, ma'am, we  
31 do not.

32 CAROL SPENCER: Why not? We  
33 would like to know what they're going to look like, and  
34 how many are going to be there? 20, 30, 40? How many  
35 are going to be there?

36 JANE JONES: 11.

37 CAROL SPENCER: Huh? What  
38 are they going to look like? Are they going to look  
39 like the ones on 81, multiple families.

40 TIM CARTEE: Point of  
41 order, Mr. Chairman.

42 DAN HARVELL: Please --  
43 ma'am, please address the board.

44 CAROL SPENCER: I'd like to  
45 know what they're going to look like. Cause we live  
46 right there. If you ---

47 DAN HARVELL: Well, it's  
48 not ---

49 CAROL SPENCER: No, wait a  
50 minute.

1 DAN HARVELL: No,  
2 respectfully ---

3 CAROL SPENCER: If you lived  
4 across the street from there, how would you feel? How  
5 would you feel about these homes being built? Wouldn't  
6 you want to see what they look like?

7 DAN HARVELL: It's not  
8 within our parameters to be able to demand that based  
9 on county ordinance.

10 CAROL SPENCER: It's not  
11 fair that we can't get to see this, cause we live  
12 there. You don't.

13 DAN HARVELL: I understand  
14 that. But this is not ---

15 CAROL SPENCER: Wouldn't you  
16 want to see them.

17 DAN HARVELL: The design  
18 of the house is not required by ordinance and we have  
19 to govern by ordinance. I'm sorry. It's just the way  
20 it is.

21 WILL MOORE: This is  
22 approval for 11 lots.

23 CAROL SPENCER: Just 11  
24 homes? Why couldn't you get something that zoned? You  
25 have to change the zone. Why don't you go someplace  
26 else where you don't have to change the zones? Why do  
27 you have to change it? Go someplace else so you have  
28 -- you don't have to go through all this.

29 TIM CARTEE: Mr.  
30 Chairman, this property is already zoned R20, and has  
31 been for sometime. And that's what they're doing is  
32 building R20 single family residential lots.

33 CAROL SPENCER: What about  
34 the family that just bought one property there.

35 DAN HARVELL: Are we at  
36 time?

37 CAROL SPENCER: What do they  
38 say about this? Do they know what's going on? Do  
39 they? They don't know what's going on? You mean  
40 they're going to build the house and they don't know  
41 what's going to be next to them? Could they have a  
42 private entranceway there?

43 DAN HARVELL: We know at  
44 this point that the application meets the ordinance  
45 requirements. That's what we know.

46 CAROL SPENCER: Of course.  
47 Okay.

48 DAN HARVELL: And that's  
49 what we have to go by, ma'am. Thank you. Time.  
50 Giles Camer.

1                   GILES CAMER:                   Good evening,  
2 my name is Giles Camer. I live at 506 Cathey Road,  
3 right across the street from the proposed subdivision.  
4           I would just echo a lot of what my neighbors have  
5 said. And primarily the safety factor. You know, when  
6 we moved to Cathey Road years ago, it's gone from a  
7 quiet country road, like Kyle mentioned on, you know,  
8 five acre -- houses on five acre lots and Kathy  
9 mentioned about that, too, to a Duke Power substation.  
10 You know, I've watched multiple cars wrecked and turned  
11 over on that road. I've watched my neighbor, who  
12 you'll probably hear from here in a minute, you know,  
13 30 plus times how cars run through their iron gate for  
14 untold amounts of money over the last 20 years. And  
15 it's not just the -- Kathy talked about the traffic.  
16 It's not just the traffic, but there's nowhere on  
17 Cathey Road for that traffic to go. There are inlet or  
18 outlet roads between 81 and Concord. So you've got --  
19 the road is not -- you know, we've seen two  
20 neighborhoods come in in that period of time. Got some  
21 great neighbors in those neighborhoods. So it's  
22 nothing with our neighbors. But the road can't handle  
23 that anymore than they could 15, 20 years ago when  
24 those two neighborhoods and Duke substation and  
25 everything else wasn't there.  
26           So that would be the primary concerns. And I  
27 believe when North Pointe school was going to build on  
28 part of this same property years ago that with the help  
29 of DOT, and the school, came to some of the same  
30 conclusions. So we would ask that you consider those  
31 again, when you consider adding another subdivision.  
32 But if this is approved, you know, we would just ask  
33 that the appropriate setbacks being forced, no  
34 additional variances on that and there would be no  
35 extra driveways added onto Cathey Road. It already  
36 can't handle the traffic that's there. So thank you  
37 for your time.  
38                   DAN HARVELL:                   Thank you, Mr.  
39 Camer. Stephanie Baldwin.  
40                   STEPHANIE BALDWIN:               Stephanie  
41 Baldwin, 410 Cathey Road. In approximately 20 years  
42 we've had our fence run into about 40 times. As Giles  
43 said, untold amounts of money. But the last two that  
44 we did get insurance money for was almost \$50,000. And  
45 that's selfish on my part, but thankfully there have  
46 been no human lives damaged or hurt or compromised or  
47 anything like that. But with all the traffic added,  
48 there's no telling if there's going to be human lives  
49 to suffer.  
50           Anyway, I've got notes, but I'm not paying any

1 mind to them. So excuse me while I try to look at my  
2 note. But usually the -- most of the time, these 40  
3 times that it's been hit, we've had to pay out of  
4 pocket because people get away in the night. And like  
5 I said, hopefully unhurt.

6 Let's see. There have been several attempts by  
7 the county, flashing lights, chevron signs, reflectors  
8 in the road, to no avail. So we still have property  
9 damage. And it's mainly the traffic that we're  
10 concerned about. But again, here it is, our property  
11 is hit an average twice a year.

12 And I request that you consider human lives that  
13 -- mostly that are going to be sacrificed, potentially.  
14 And my selfish need of, you know, it gets right  
15 stressful. I don't have a daddy anymore. So my mother  
16 and I have to handle it. And Giles helps a little, a  
17 lot. So thank you.

18 DAN HARVELL: Thank you.

19 And our last speaker on this issue is Ronnie Finley.

20 RONNIE FINLEY: Hey, good evening,  
21 Council. I rise in opposition to the new subdivision.  
22 It's already been mentioned, the community  
23 characteristics of the homes in and around Cathey Road,  
24 larger lots. And I would say from three to \$400,000  
25 homes. This will be the fourth subdivision on Cathey  
26 Road. And the other three all will have larger lots  
27 than this one. In my view, this is the minimum  
28 standard for Anderson County, if I'm not mistaken  
29 reading your policies, seven acres and half acre lots.  
30 Is that correct? Is that the minimum standard?

31 DAN HARVELL: Staff?

32 TIM CARTEE: 20,000 square  
33 foot for each lot because it is zoned R20.

34 RONNIE FINLEY: Okay, I don't  
35 know why we would want to put that in a community that  
36 everything else around it is different than that.

37 As I ride around, there's at least four other  
38 planned subdivisions ongoing right now and it's going  
39 to be hundreds of homes. I just don't know why you  
40 would want to put 11 homes on seven acres on Cathey  
41 Road.

42 I concur with all the traffic. I'll tell you  
43 this, there's school bus stops -- I live on 600 Cathey  
44 Road, kind of a sand wedge away from this -- the school  
45 bus stop across my daughter's house is at 5:30. I live  
46 at 600 Cathey Road, and 12 cars backed up. That took  
47 almost 20 minutes to get through the red lights and the  
48 traffic circle because I was going one of those. So it  
49 is a definite issue. I think you would have to put --  
50 almost have to put a turn lane. You'll have to start

1 putting turn lanes if you're going to add -- keep  
2 adding subdivisions.

3 I've been waiting 27 years for septic to come down  
4 Cathey Road. I see they're doing some construction  
5 now. I hope it's septic or sewer. Does anybody know  
6 if there's sewer -- a plan for sewer down Cathey Road?

7 DAN HARVELL: That would be  
8 a question for staff.

9 TIM CARTEE: We're not  
10 aware of any plans at this time.

11 DAN HARVELL: Okay. Thank  
12 you.

13 RONNIE FINLEY: So there's a  
14 pretty steep decline, 60 foot decline from front to  
15 back of this property. Creek on the back. There's  
16 already some pretty significant erosion to it. I got a  
17 concern there. And then there's a high power line --  
18 high power transmission lines on the back and a power  
19 station on the right. And that leads to a property  
20 value ---

21 BRAD BURDETTE: Time.  
22 DAN HARVELL: Okay. Time.  
23 Thank you, sir.

24 RONNIE FINLEY: It reduces  
25 the property value 44% if you build a home near a power  
26 line, high transmission power line.

27 DAN HARVELL: Thank you.  
28 All right. I do have a question of staff here, if I  
29 might ask. The other issues before these -- before  
30 this one has been under public hearings classification.  
31 And this is not under public hearing classification.  
32 Can staff clarify that for us?

33 ALESIA HUNTER: Yes, sir,  
34 Mr. Chairman. The first two items, they are classified  
35 in our ordinance as land use. And subdivisions are  
36 just on regular subdivisions.

37 DAN HARVELL: Okay. I just  
38 -- I thought we needed a clarification on that. Thank  
39 you very much.

40 All right. At this time, I'll ask the board, do  
41 you have any comments, questions of the owner?  
42 Engineer? Anyone? Mr. Gilreath.

43 STEVEN GILREATH: The traffic  
44 study, were these done prior to the two subdivisions?  
45 Or have they been done since the new subdivisions?

46 TIM CARTEE: No traffic  
47 study is required, because it's only 11 lots and rule  
48 of thumb is 10 per lot. So you're looking at 111  
49 annual -- average daily trips per day. And as he  
50 stated, he's building this for his family. So they if

1 they build two houses right now, you're looking at 20  
2 trips per day. So as it goes into the future, the  
3 maximum would be just 111 average daily trips.

4 DAN HARVELL: Anyone else?

5 May I ask Ms. Sprague, I understand that this  
6 comes under the -- this comes underneath the  
7 requirements of the traffic study. But are you aware  
8 of the dangerous issues on this road and the possible  
9 lack of, possible lack of speed limit signs?

10 GAYE SPRAGUE: I'm not. I  
11 will -- I have not received any requests for any  
12 changes there. So I'll let my boss Matt Hogan know of  
13 the concerns expressed tonight.

14 DAN HARVELL: Yeah, I  
15 travel that road a lot. It is a curvy road.

16 GAYE SPRAGUE: It is, it is  
17 classified as a collector.

18 DAN HARVELL: All right.  
19 Anyone else have any questions?

20 **INAUDIBLE COMMENT FROM AUDIENCE**

21 DAN HARVELL: If you signed  
22 up, come ahead.

23 GAYE SPRAGUE: Is that all,  
24 Mr. Chairman?

25 DAN HARVELL: Thank you, for  
26 now.

27 MIKE CATTAFE: My name is  
28 Mike Cattafe, and I live at 1001 Hillcrest Court.

29 DAN HARVELL: Yes, sir, it  
30 was the other list. Okay. Go ahead. I'm sorry.

31 MIKE CATTAFE: I'm basically  
32 going to kind of reiterate some of the concerns of some  
33 of these other people. One, I do find it hard to  
34 believe that these gentlemen come to this meeting  
35 without any kind of proposed plan as to the type of  
36 houses, square footage or the way they're going to  
37 look. Along with some of the other neighbors, the  
38 existing lots and homes around this area are large  
39 lots, large homes of high value. And putting 11 houses  
40 on seven acres, they're small -- they're going to have  
41 to be smaller houses, which in turn is going to lower  
42 the property value of the homes around it.

43 Two, in reference to the traffic, the entrance to  
44 Sterling Meadows has experienced significant damage  
45 over the years with multiple cars coming around the  
46 curve and losing control, flipping over, going into  
47 yards and almost striking the homes. It is an  
48 extremely dangerous road and nobody adheres to the  
49 speed limit.

50 And I think that this is going to increase

1 traffic. It's going to increase a safety issue with  
 2 the people coming around those curves at high rates of  
 3 speed. If anybody's leaving their neighborhood, just  
 4 like ours, you almost get hit almost every single time.  
 5 So I think that the neighbors in this area that exist  
 6 there now deserve to see what kind of houses are going  
 7 to be going up. Thank you.

8 DAN HARVELL: Okay,  
 9 thank you, sir.

10 UNKNOWN MALE: Yes, so the  
 11 the question or concern I would have is that the zoning  
 12 is R20. But I think that nine of the lots on here are  
 13 18,000 square feet.

14 TIM CARTEE: They do have  
 15 the option to do lot averaging and it can go down to  
 16 15,000 square foot per lot.

17 DAN HARVELL: So that would  
 18 -- we assume that has been taken into account here,  
 19 correct?

20 ALESIA HUNTER: Yes.

21 TIM CARTEE: Yes, that's  
 22 correct.

23 DAN HARVELL: All right.  
 24 Thank you. Any other questions? All right.

25 **INAUDIBLE COMMENT FROM AUDIENCE**

26 DAN HARVELL: Oh, you did?  
 27 Okay. All right. Come and speak, ma'am.

28 MONICA KING: Hi, my name is  
 29 Monica King. I live on 209 Cathey Road. I just want  
 30 to let you know I was born and raised on that road. My  
 31 grandfather, B.B. King, owned that property. We had  
 32 300 acres. As the, you know, family deceased,  
 33 inheritance. If it wasn't for my dad and my brother,  
 34 those two subdivisions wouldn't even be on that road as  
 35 we speak now, but they sold their inheritance. Not  
 36 that I don't mind. I love my neighbors. Okay, I'm  
 37 glad y'all are there. But I do have a concern with  
 38 traffic because it's awful.

39 To me, Cathey Road has turned into Clemson  
 40 Boulevard. I mean, they're passing, they're driving --  
 41 and Ms. Baldwin, your poor gate. I have seen it. Her  
 42 fence is a beautiful fence. It has been damaged more  
 43 times. And I've been there a long time. They had  
 44 these yield signs going around that curve. All those  
 45 yield signs are gone. Somebody has done plowed through  
 46 them, I guess when they probably took out your gate.  
 47 They have not yet been fixed. I think all of them have  
 48 been fixed but one, and it's still severed, and this is  
 49 steel. So there are a lot of stuff going on on that  
 50 road.

1 My problem is, is that when I tried to turn left  
2 into my driveway, I had a car pass me. I had my turn  
3 signal on. They would have T-boned me. So my  
4 complaint is with the traffic, it's too much. With  
5 three subdivisions, that would be four, that's  
6 overkill. So my concern is if y'all will please really  
7 think before you make your decision, and deny this  
8 request. I appreciate it. Thank you.

9 DAN HARVELL: All right.  
10 Thank you. All right. Any other questions from the  
11 board?

12 Okay, at this time, I'll call for a motion.

13 JANE JONES: I make the  
14 motion to deny the project based on the fact that it's  
15 not compatible with the other homeowners and other  
16 property in the community and of course the safety  
17 hazard. Being from Powdersville I understand traffic  
18 problems and there is a limit to how many cars you can  
19 take on one road. So I make the motion to deny.

20 DAN HARVELL: Do I have a  
21 second?

22 STEVEN GILREATH: I'll second.

23 DAN HARVELL: We have a  
24 second for Mr. Gilreath. Now discussion among the  
25 board. Hearing none, I'll call for a vote. Those in  
26 favor of the denial raise your hand. Those against  
27 denial raise your hand. And four to three, declined.  
28 Thank you.

29 All right. Under new business -- I'll give them a  
30 little time to clear out.

31 Okay. New business, item B. Staff.

32 TIM CARTEE: Thank you, Mr.  
33 Chairman. This is Agave Townes. 256 property owners  
34 within the 2000 feet of the proposed development was  
35 notified via postcard. Agave Townes development is for  
36 single family townhomes. Jupiter Contracting is the  
37 applicant. Engineer of record is Gray Engineering.  
38 Location and access is Brushy Creek Road, which is  
39 state maintained. Council District 6. Surrounding  
40 land use is residential. The area is unzoned. Your  
41 tax map number is there for your viewing. Number of  
42 acres is 14.46 and 89 lots. No variance is requested.  
43 Parking, the required off-street parking is listed.  
44 For a one bedroom unit is 1.5 spaces required and for  
45 two or more bedrooms, two spaces are required for each  
46 townhome unit. A total of 178 parking spaces are shown  
47 on the site plan. Several separate parking areas are  
48 shown on the site plan adjacent to the units. Parking  
49 is allowed within the setback area; however, no part of  
50 the building is allowed to encroach within the setback

1 area.

2 Traffic impact analysis, Brushy Creek Road is  
3 classified as a collector with no maximum average trips  
4 per day. No traffic study is required. An  
5 encroachment permit shall be required by the state of  
6 South Carolina.

7 Here's a view of the proposed development layout.  
8 Here's your aerial photo of the proposed property. And  
9 there's the location of the sign for the property.

10 Staff recommends approval for this project has met  
11 the requirements in Chapter 24 land use.

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

13 DAN HARVELL: Before you sit  
14 down, could you go back to that -- yes, that one. I  
15 wanted to look at the next one following that. Yeah.  
16 I just wanted to look at the curvature in the road  
17 there. Okay. Thank you.

18 All right. We have a developer engineer present?

19 ALEX COMMERCE: My name is  
20 Alex Commerce, Gray Engineering, 132 Pilgrim Road,  
21 Greenville, South Carolina. I'm here to represent the  
22 property owner, the developer. And the home builder  
23 actually, too.

24 We are proposing, like he said, 89 units for a  
25 townhome community that meets all Anderson County  
26 ordinances up to the submission. We have two detention  
27 ponds. I think we have doubled the amount of parking  
28 per unit per requirements of Anderson County. We also  
29 show -- I don't know if you see on those plots or not  
30 -- we show the sight line distance. The property is  
31 kind of tricky that there's only really one way to put  
32 a driveway into the property that meets DOT sight line  
33 distances. So we are locked in there. We are  
34 surrounded by subdivisions. Pretty much I think we  
35 have -- our eastern side does not have a subdivision,  
36 but there's a subdivision right beyond that vacant  
37 property. I think there is drainage or something  
38 through that property there itself. We are proposing  
39 1680 linear feet of private road.

40 These are townhome developments. They are going  
41 to be done by Jupiter Contracting. They are a local  
42 custom townhome developer. They've done multiple  
43 projects in Greenville County and Spartanburg County.  
44 We're glad to work with them. They are not your  
45 average track builder. They are a little nicer  
46 product. But yet they still remain as a townhome,  
47 which is both efficient as far as you know, tax -- they  
48 produce enough tax but they're a smaller family unit  
49 because they are townhomes. And they're also meeting a  
50 lot of the housing market need right now. The majority

1 of our projects at Gray Engineering are townhomes  
2 because that's what people are looking for. Because  
3 they are -- they're affordable is really what they are.  
4 They're affordable. And you also get the square  
5 footage that a lot of people there are looking for. We  
6 are just like everyone busy. Busy with, you know,  
7 trying to meet the housing needs, both in Anderson  
8 County, it's just -- there's just a lot of housing need  
9 right now. And we -- most of the people that we deal  
10 with are moving toward townhomes just because (a)  
11 they're affordable and (b) they meet that need. And  
12 they can also get the density that requires for the  
13 product that they're producing.

14 We are not required to do a traffic study per the  
15 county. However, we are required to do SCDOT  
16 encroachment permit which will review the project in  
17 whole -- as a whole. That doesn't mean they won't  
18 require a traffic study as soon as they receive the  
19 encroachment permit for this project.

20 So whether we have to do mitigation, like a turn  
21 lane in the subdivision or not, will be determined upon  
22 then. We've reached out to the DOT and asked them to  
23 review it preliminarily and they basically said that  
24 they will review it once we submit our encroachment  
25 permit. So once we get that encroachment permit, they  
26 will be the ones that dictates what kind of mitigation  
27 is required for the subdivision. If you have any  
28 questions, please let me know.

29 And one thing about this community, the developer  
30 specifically requested to pull back units off of, you  
31 know, the right-of-way adjacent property, things like  
32 that. I think the setbacks are 15 to 30 feet and most  
33 of the property lines are probably about 100 feet,  
34 anywhere between 100 to about 30 feet off of the outer  
35 lying parcels. And they do have two detention ponds to  
36 handle storm water for water quality and water quantity  
37 and will be permitted through Anderson County  
38 Stormwater, of course.

39 DAN HARVELL: Okay, any  
40 questions for the developer at this time?

41 JANE JONES: Do you know  
42 how this applies your utility? I can't remember if  
43 it's Pickens County or ...

44 ALEX CONVERSE: What's that?

45 JANE JONES: Your  
46 utilities? Will they come out of Pickens County or  
47 Anderson? The water and sewer?

48 ALEX CONVERSE: They are  
49 Anderson I believe.

50 JANE JONES: Powdersville

1 water and -- okay.

2 DAN HARVELL: Okay, that's  
3 it for now. Thank you, sir. We may call you back.

4 All right. At this time we'll have start with the  
5 people who have signed up. Alex Converse. Oh, okay.  
6 All right. I'm sorry.

7 Paul Schneider. Paul Schneider.  
8 Marietta Gifford.

9 MARIETTA GIFFORD: Yes, I'm  
10 Marietta Gifford. I live at 2307 Sitton Hill Road in  
11 Powdersville, which runs parallel to this project. My  
12 husband and I always enjoy walking in the morning. But  
13 right now we're taking our life in our own hands with  
14 the way the traffic is.

15 A couple of years ago, the Powdersville residents  
16 met at the local fire department to discuss our wishes  
17 for the future growth of our community. And the  
18 majority of the residents wanted to keep our area  
19 rural, consisting of a lot of green space for our  
20 families and for the wildlife, which we do have a lot  
21 of deer and turkey and so forth, that lives in our  
22 area, but they are fast disappearing.

23 And the traffic congestion, we would like to keep  
24 it to a minimum. But that's getting really hard to do  
25 right about now. And we do like our trees. And they  
26 are disappearing also, thanks to these high density  
27 projects that keep cropping up all the time.

28 This vision of our quality of life, it is  
29 disappearing thanks to the high density housing. And I  
30 consider this project to be high density housing. When  
31 you're putting 89 units on 14 and a half acres, that's  
32 a lot. That's a lot of traffic. And that's a  
33 nightmare, even on these secondary roads. And more  
34 than likely, it would just, it would just approach  
35 another -- have another 178 plus cars there thanks to  
36 the these units. And that scenario affects the safety  
37 of all.

38 Okay. In view the explosive growth in  
39 Powdersville, I feel that this impact fee proposal  
40 needs to be reconsidered here. And this project, I  
41 think, would have a negative impact on all of us. I  
42 would hope that you would vote this one down.

43 DAN HARVELL: All right.  
44 Thank you, ma'am. Mike Meli.

45 MIKE MELI: My name is  
46 Mike Meli, 124 Davidson Drive. I live right around the  
47 corner from where this thing is going to be. And you  
48 had the photos up there, how windy this road is. And  
49 as it is right now this Brushy Creek Road is just nuts.  
50 I mean people are zipping so fast, you get -- you're

1 terrified just trying to pull out of my neighborhood.  
2 And then another 178 vehicles running in or out is --  
3 they're going to run right by this.

4 So I have a lot of concerns and I would hope that  
5 you would disapprove this.

6 DAN HARVELL: All right.

7 Thank you. Ted Heistand.

8 TED HEISTAND: My name is Ted  
9 Heistand. I live at 108 Davidson Drive. I would  
10 submit that whoever came up with the no traffic study  
11 required never had to drive from our road to 153 to  
12 Powdersville High School. You can add about 20 minutes  
13 to your ride. And I want to reiterate what Mike said  
14 about turning on to Brushy Creek from our road. It  
15 took -- it's basically terrifying and there's no stop  
16 sign on Brushy Creek, so they're flying down that hill.  
17 And also the traffic -- the road itself is not very  
18 well maintained. Pot holes cropping up very often, so  
19 it's -- traffic's an issue. Thank you.

20 DAN HARVELL: Krista Tressa.

21 KRISTA TRESSA: Good evening.

22 My name is Krista Tressa and I reside at 108 Creedmore  
23 Lane, Easley, South Carolina 29642 in the Pendleton  
24 Plantation neighborhood, which is near to where this  
25 development is being considered.

26 I am not in favor of the Agave Townhome  
27 development on Brushy Creek. I recommend it be zoned  
28 as a single family home. There's a beautiful single  
29 family home they just built across the way from this  
30 proposed site. And it's gorgeous. So I would  
31 recommend that we stay true to the country feel.

32 And I'd like to say some of the reasons why I'm  
33 not in favor of this development. I have children and  
34 my neighbors here also have children. We live in a  
35 development where our children use the Powdersville  
36 schools. Right now we are, you know, well over our  
37 capacity and until the school system gets another  
38 school built and completes the middle school and all  
39 this kind of stuff, until the infrastructure of the  
40 very narrow roadways and country roadways are, you  
41 know, addressed and those safety concerns, I do not  
42 recommend that you move forward with this development  
43 until those things are looked upon. I believe timing  
44 is everything, and I don't think that this is the right  
45 time for this particular development to go and be  
46 built.

47 Right now, I mean, it's crazy, like I would feel  
48 bad even for the potential homeowners that would, you  
49 know, be in these townhomes as there's no busing room,  
50 there's not enough buses, there are not enough drive --

1 there's so many things that I guess are going against  
2 this, because I'm all about growth. I'm a business  
3 owner myself. So I'm not about like, oh, you know, we  
4 don't want people to come to the area. I think that's  
5 great. You know, that's what's beautiful about this  
6 area is bringing just all of our uniqueness together.  
7 I just feel like we really have to, as a community, we  
8 have to support, you know, building from the ground up.  
9 And I just don't think that this is the time to like,  
10 try to push another, you know, very dense community  
11 into -- onto Brushy Creek in that location, not to  
12 mention Old Mill Road, the intersection of Brushy Creek  
13 and Old Mill Road. My daughter is a new driver, and  
14 that intersection is terribly dangerous. And Carriage  
15 Hill is a neighborhood that's just been approved and  
16 they're building. We have friends that live in there,  
17 and it's around -- like literally around the corner  
18 from this proposed site. And so it would just be,  
19 yeah, traffic mayhem.

20 So, for safety reasons, for the schools being  
21 overcrowded, for just keeping it that, you know,  
22 country, you know, green space, lots of animals, you  
23 know, that kind of thing, that's the reason why we  
24 moved to this area. Thank you so much.

25 DAN HARVELL: Thank you.  
26 Okay, that's the last sign-up. So that ends the public  
27 comment period. Are there any questions from staff?  
28 Any questions for staff or for the engineer after  
29 having heard these citizens' comments?

30 **INAUDIBLE COMMENT FROM AUDIENCE**

31 DAN HARVELL: Yes, sir. You  
32 want to address one issue here?

33 ALEX CONVERSE: Okay, this is  
34 a townhome community and people associate townhome  
35 community with high density. And that is true. But  
36 this community itself has almost 40% open space or in  
37 between undisturbed acreage, and open space for the  
38 development itself. In all reality, we could have got  
39 120, 150 units, townhome units, probably in this  
40 property itself.

41 The developer understands the stigma of townhome  
42 and says, oh, gosh, and when everyone sees townhome,  
43 they say ... But what townhome really is, is a group  
44 development clustered together that leaves a lot of  
45 open space, and you know, those large buffers around  
46 the area itself.

47 And just a reminder to the board that they -- that  
48 the -- to the Planning Commission that when we submit  
49 for our DOT permit, they don't just look at our  
50 encroachment. They look at the intersection above us.

1 They look at the intersection below us. And they, you  
2 know, they have the final, you know, dictation of what  
3 goes on that road and how, how our subdivision not just  
4 affects us, but we as an engineering community, look at  
5 all the intersections in that also in that encroachment  
6 permit.

7 DAN HARVELL: All right.  
8 Thank you. Anyone from the board?

9 ALEX CONVERSE: And we do have  
10 renderings and drawings and house prints and everything  
11 else.

12 **INAUDIBLE COMMENT FROM AUDIENCE**

13 DAN HARVELL: Quickly.

14 HOLLY GRAHAM: All right.

15 Holly Graham, 112 Creedmore Lane. I just want to speak  
16 for the children in this area. The schools are  
17 incredibly overcrowded. Powdersville Middle School was  
18 just renovated two years ago. They're already  
19 renovated again because they're out of space. I live  
20 4.2 miles from the school. It takes me 25 minutes to  
21 drive my kids there. If my daughter rides the school  
22 bus home, there's 87 kids on one school bus alone.  
23 It's not safe. We have no room. I don't care what the  
24 neighborhood looks like or how big it is or anything.  
25 There's no room for our kids to go to school and be  
26 safe. Thank you.

27 DAN HARVELL: Okay. Did you  
28 state your name and address?

29 HOLLY GRAHAM: Yes. Holly  
30 Graham, 112 Creedmore Lane, Easley.

31 DAN HARVELL: All right.  
32 Thank you.

33 All right. Okay, board.

34 **INAUDIBLE COMMENT FROM AUDIENCE**

35 DAN HARVELL: Are you with  
36 the -- are you with the -- ownership? All right.

37 DUSTIN KINMAN: I just am going to  
38 address the concerns. Dustin Kinman (Phonics).

39 DAN HARVELL: Sure.

40 DUSTIN KINMAN: So the traffic  
41 study, I tried to get one done. And they said it  
42 doesn't count for anything until a month after school  
43 starts. So that's -- I mean, you can probably ask the  
44 Roads and Bridges, but they told me it means nothing if  
45 we do one now. And just the overcrowding in the  
46 schools, like a townhome is -- brings in a lot of  
47 property value, with the average occupancy of a  
48 townhome being a lot less than a single family home.  
49 So it should pay for the schools more than it takes  
50 away. Those are just two concerns that we've heard

1 over and over. Thank you.

2 DAN HARVELL: Okay, thank  
3 you.

4 Ms. Jones, you have a comment?

5 JANE JONES: I was going --  
6 yes, I do have comments. I live in the area and I know  
7 all the commissioners here are not as familiar, but I  
8 travel Brushy Creek Road all the time. So whether you  
9 have a traffic study or not, I do my own traffic study  
10 every morning when I get in the car. I know exactly  
11 what the traffic is on all the roads. And so that  
12 piece of paper doesn't matter to me.

13 This is a very dangerous congested road. There's  
14 -- it's just like all the other country roads, I guess  
15 in this county and others, it has no shoulders, the  
16 shoulders are, you know, cracking the pavement. And  
17 there are lots of holes in the pavement. And the  
18 traffic has increased exponentially.

19 And another thing, I've brought this up to the  
20 Commission before, this is real close to the Pickens  
21 County line and the city of Easley. And they have  
22 built in thousands of townhouses and apartments over  
23 there right on the borderline on the edge of the  
24 county. And where do you think that traffic's coming  
25 from? It's coming through -- I don't live far from  
26 Brushy Creek Road, and that traffic is coming off 85  
27 and Greenville and Anderson every day, through our  
28 communities to get to Easley. So it's not just the  
29 people that live there. Brushy Creek Road goes  
30 straight into 123. I go that way to stay off of 81 at  
31 certain times of the day, and 153. You know, we all  
32 know when we can go where, because of the traffic. But  
33 this is a very dangerous road. And to think about  
34 putting almost another 100 families there with multiple  
35 cars and you got to count the delivery trucks, now they  
36 come to your house two or three times a day, that's got  
37 -- should be figured into the traffic study, traffic  
38 count. But it's just not the right time or place for  
39 apartments.

40 You've mentioned the schools, School District One  
41 is in the process of looking for property to build  
42 another elementary school in that area, in the  
43 Wren/Powdersville area. I mean, you can only build  
44 them so fast. And then where are you going to get  
45 teachers? That's the big problem now. So there are  
46 lots of issues with growing too fast. And I think this  
47 is just not -- you know, it's not within keeping with  
48 what's in that community there and it's not --  
49 certainly not going to -- it's going to take away from  
50 the property values of the homeowners that are already

1 there. This is a very rural area. And Brush Creek  
2 Road can't take anymore.

3 And my motion is to deny the project for those  
4 reasons.

5 DAN HARVELL: So at this  
6 time you make a motion to deny. Do I hear a second?  
7 I'll second that motion for discussion. Any  
8 discussion? At this time, we'll call for the vote.  
9 Those in favor of denial based on Ms. Jones' motion.  
10 And those opposing denial, raise your hand, please.  
11 And that is five/two. And it passes.

12 All right. We don't have anyone signed up for  
13 public comments on non-agenda items.

14 Number nine was continuing education date  
15 proposals for the board.

16 TYANNA HOLMES: Hello. Okay, so  
17 it's that time of year again, time to do continuing  
18 education training, and we just want to come up with a  
19 good date that works for the majority of everybody on  
20 the Planning Commission.

21 So right now the proposal date that I have is  
22 October 20. That is on a Friday. So if everyone would  
23 be so kind to just -- if you have your phones on you,  
24 to look at your calendar. See if that date looks good  
25 for you. If not, we can do the following Friday,  
26 that's October 27. Or November, we're starting to get  
27 into the holiday. So I'm assuming some people will be  
28 traveling. So October 20, October 27, maybe 11  
29 o'clock? Not too early, not too late. How does those  
30 -- one of those dates sound and that time?

31 STEVEN GILREATH: How long does  
32 this last?

33 TYANNA HOLMES: So continuing  
34 education training, it's supposed to be for three  
35 hours. But say we get done in two hours, we can still  
36 count it for three hours. So it just depends on  
37 discussion, how much we cover, how much we discuss.

38 DAN HARVELL: So we have a  
39 choice of October 20th, 27th, or did you mention  
40 another date in November?

41 TYANNA HOLMES: We could aim  
42 for November. It's around the holidays. So that time  
43 I knew, what, we have Thanksgiving coming up and then  
44 I'm thinking we have one day the office is closed on  
45 another day in November.

46 DAN HARVELL: As far as I  
47 know, either date would be okay with me at this time.

48 STEVEN GILREATH: Same for me.  
49 Okay.

50 **INAUDIBLE COMMENT FROM BOARD MEMBER**

1 DAN HARVELL: The end of  
2 October. Okay. 20th. So does that work for the  
3 majority?  
4 DAN HARVELL: Does the 20th  
5 work for you? Okay, the 27th does not work for Mr.  
6 Gilreath. So the 20th okay?  
7 WILL MOORE: Yes.  
8 DAN HARVELL: 20th okay down  
9 here. Okay, it'll be the 20th then.  
10 TYANNA HOLMES: Okay, sounds  
11 good. And I'll be sure to send an email to everybody  
12 to provide more details on that. Thank you.  
13 JANE JONES: Did you say a  
14 time?  
15 TYANNA HOLMES: 11 o'clock,  
16 yes, ma'am.  
17 JANE JONES: How long?  
18 TYANNA HOLMES: Continuing  
19 education training is supposed to be for three hours.  
20 So the goal will be before we get to three hours maybe  
21 finish a little before then. We'll still count it for  
22 the full time.  
23 DAN HARVELL: Thank you.  
24 Motion to adjourn.  
25 STEVEN GILREATH: So moved.  
26 DAN HARVELL: And second?  
27 All right. Thank you.  
28  
29 **MEETING ADJOURNED AT APPROXIMATELY 8:05 P.M.**

# Anderson County Planning Commission Meeting

October 10, 2023

6:00 PM

## Staff Report – Multi-Family Apartments

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

**Preliminary Project Name:** Magnolia Place Apartments

**Property Owner of Record:** Chen Lan

**Applicant:** DD+C Inc (Dino Tuminello)

**Authorized Representative:** Joseph Dyches, P.E.

**Intended Development:** Multi-Family Apartments

**Location:** Hwy 28 Bypass near Frampton St.

**Details of Development:** This Project will be comprised of 50 Multi-Family Units; the proposed concept plan has two vehicle ingress/egress locations onto HWY 28 Bypass. This project will include an Ample Green Space/Landscaping Areas, recreation space as well as a mixed-use building with leasing office and additional amenities.

**Surrounding Land Use:** Commercial, Vacant

**Total Site Area:** 5.61

**County Council District:** 2

**Zoning:** Un-Zoned

**Tax Map Number:** 125-00-01-018

**Existing Access Roads:** HWY 28 Bypass (State)

**Variance:** No

### Traffic Impact Analysis:

HWY 28 Bypass. is classified as an arterial road with no maximum average trips per day.

The applicant is required to obtain an encroachment permit from SCDOT for encroachment along HWY 28 Bypass. prior to commencing with construction.

A traffic study is not required for Apartments with less than 95 units, or the equivalent of a minimum of 75 peak trips per hour as stated by Anderson County.

Additionally, the apartment meets the Anderson County minimum parking requirements with 103 spaces, as 100 spaces is the minimum as stated in Chapter 48, Article 6, Section 6-9.6

**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)**

September 1, 2023



202 W Main St, Clinton, SC 29325 • 864-833-4757

Planning Commission  
Anderson County, SC

**Subject: Land Use Review – Letter of Intent  
Magnolia Place Apartments**

On behalf of DD&C LLC, we submit this Land Use Review Application requesting for the property located on Highway 28 Bypass. This letter is intended to serve as the “Letter of Intent” as required by the application process.

The proposed development includes 50 multifamily units, leasing office, and passive recreational space as well as the associated site infrastructure (parking, waste disposal, driveway, utilities, etc) required. It is expected that the residential units will be provided in three (3) primary buildings (+/-6,000 sf) and there will be one (1) mixed office/residence building (+/-2,000 sf) located near the entrance of the site.

The details of the property for the proposed development are;

*Tax Map #:* 1250001018

*Acreage:* 5.61 ac

*Land Use:* Multifamily

*# Lots:* 1

*# Dwelling Units:* 50

*Existing Buildings:* N/A

*Proposed Buildings:* 4 Total, +/-6,000 sf (3x buildings), +/-2,000 sf (1x Building)

*Variance Required:* None

Accompanying this letter of intent are the Application Form (signed), Attachments, and current Sketch Plan.

I anticipate that the included is adequate for consideration of the Planning Commission. We are still working to develop some supporting graphics, elevation views, etc. to help relay the vision of the development and will provide those to staff prior to the hearing date.

If you have any questions or there are any items that need to be addressed, please do not hesitate to contact me at 864-833-4757 (office) / 843-441-2630 (mobile), or by email at [joseph@canebrakecivil.com](mailto:joseph@canebrakecivil.com).

Thank you,

A handwritten signature in blue ink, appearing to read "J. T. Dyches".

Joseph Dyches, P.E., P.L.S.



# Development Standards Land Use 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 Review** Project Name: **Magnolia Place Apartments**

**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 DD&C Inc (Dino Tuminello)

Mailing Address 215 Pendleton Road, Ste 30

Telephone 864-934-2895 E-mail ddandc17@gmail.com

Applicant is the: Owner's Agent  Property Owner

Property Owner(s) of Record Chen Lan

Mailing Address PO Box 587, Sandy Springs SC 29677

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

Authorized Representative Joseph Dyches (Engineer)

Mailing Address 202 W Main Street, Clinton SC 29325

Telephone 843-441-2630 E-mail joseph@canebreakcivil.com

Address/Location of Property Hwy 28 Bypass (2000-LF West of Hwy 29)

Existing Land Use Vacant

Proposed Land Use Multifamily (apartments)

Tax Map Number(s) 1250001018

Total Size of Project (acres) 5.6 ac

**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 **\$750.00**
2. Motorsports facilities and testing track Fee **\$750.00**
3. Mining and Extraction Operation Fee **\$750.00**
4. Gun Clubs, Skeet Ranges, Outdoor Firing Range Fee **\$750.00**
5. Stockyards, Slaughterhouses, Animal Auction House Fee **\$750.00**
6. Certain Public Service Uses Fee **\$750.00**
  - 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 **\$450.00**
  - 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 **\$450.00**
9. Mobile Home Parks/Manufactured Home Parks/RV Parks Fee **\$450.00**
10. Sexually Oriented Business Fee **\$750.00**
11. Salvage, junk, and scrap yards Fee **\$750.00**
12. Cell Towers **\$600.00**

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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, \$450.00 legal advertisement & posting. **Site plan revision Fee \$105.00.**
- 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 property access locations.	9. Natural features located on the property.
10. Man-made features both within and adjacent to the property including		
a) Existing streets and names (with ROW shown)		
b) City and County boundary lines		
c) Existing buildings to remain.		

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

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



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

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

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

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

Yes, this area is a predominantly business / commercial corridor with some single- and multi- family residential uses scattered throughout.

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

The proposed use will have no negative impacts on the surrounding commercial uses

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

The proposed use will not have negative impacts on the surrounding utilities or infrastructure and will be subject to review and approval of governing agencies.

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

Yes, the site is suitable for the proposed use.

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

Yes, the proposed use promotes a reasonable balance and provides a needed service to the local area

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Anderson County, South Carolina  
LAND USE REVIEW

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

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

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

[Handwritten Signature]  
Signature of Applicant

9/01/23  
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.

Lan Chen  
Signature of Owner(s)

9/01/23  
Date

**Staff Use Only:**

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

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

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

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

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

Site Plan Revision Fee \$105.00

SYMBOLS		ABBREVIATIONS	
	FIRE HYDRANT	CT	CRIMP TOP
	GAS METER	EP	EDGE OF PAVEMENT
	GAS VALVE	FFE	FINISHED FLOOR
	IRON PIN	E	ELEVATION
	LIGHT POLE	IPS	IRON PIN SET
	TELEPHONE	IPO	IRON PIN OLD
	WATER METER	N&C	NAIL & CAP
	WATER VALVE	OT	OPEN TOP
	POWER POLE	SR	SOLID ROD
	FENCELINE	RB	REBAR
	GAS LINE	R/W	RIGHT OF WAY
	OVERHEAD POWER		
	OVERHEAD TELEPHONE		
	SANITARY SEWER		
	STORM SEWER		
	UNDERGROUND POWER		
	UNDERGROUND TEL		
	WATER LINE		
	RAILROAD		
	DITCHLINE		

**SITE NOTES:**

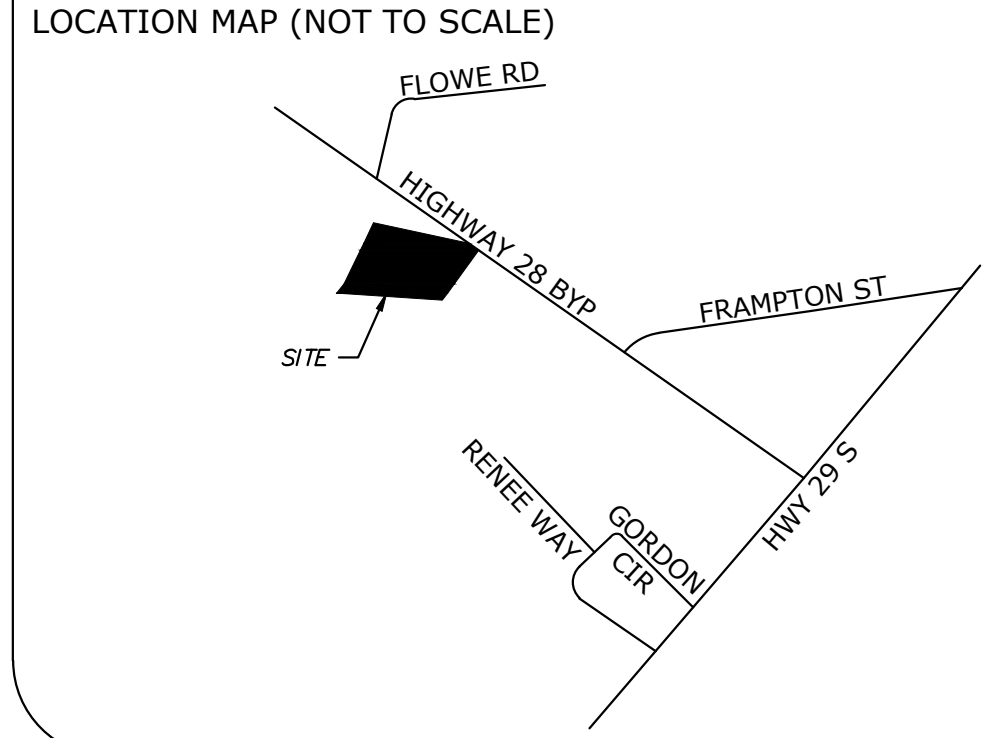
1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES BY CALLING UTILITY LOCATION SERVICE AT 811 THREE (3) DAYS PRIOR TO CONSTRUCTION.
2. DIMENSIONS SHOWN ARE TO FACE OF CURB, CENTERLINE OF PARKING STALL OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ENTRY/EXIT LOCATIONS AND FEATURES.
4. GRAVEL, ASPHALT, AND CONCRETE PAVEMENT SECTIONS SHALL BE CONSTRUCTED PER THE DETAILS OR AS SPECIFIED BY GEOTECHNICAL ENGINEER.
5. CONCRETE SIDEWALKS SHALL BE CONSTRUCTED WITH 3000 PSI CONCRETE 4" THICK WITH EXPANSION JOINTS AND SCORING PER DETAIL.
6. ALL CURBING TO BE 18" FORMED 3000 PSI CONCRETE PER DETAILS.
7. THE CONTRACTOR SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
8. CONTRACTOR TO INSTALL SEDIMENT AND EROSION CONTROLS AS REQUIRED TO ENSURE SEDIMENT DISCHARGES FROM THE SITE DO NOT OCCUR. MINIMUM REQUIREMENTS SHOULD INCLUDE; SILT FENCE, CONSTRUCTION ENTRANCE (TRACKING CONTROL), & CONCRETE WASHOUT.
9. CONTRACTOR TO COORDINATE WITH CITY OF CLINTON FOR ALL UTILITY CONNECTIONS & RELOCATION OF EXISTING OVERHEAD POWER.
10. ANY WORK WITHIN RIGHT-OF-WAYS TO BE APPROVED BY OWNER/AGENCY AS REQUIRED. ENTRANCE TO MUSGROVE STREET IS WITHIN EXISTING CURB CUTS, HOWEVER IT IS SUBJECT TO SC DOT ENCROACHMENT PERMITTING.

SITE AREA: ±5.61 AC  
 TOTAL DISTURBED AREA: ±1.85 AC

JURISDICTION: ANDERSON COUNTY  
 PARCEL ID: 1250001018  
 ZONING: UNZONED  
 PROPOSED USE: MULTIFAMILY (APARTMENTS)

BUILDING SETBACK REQUIREMENTS:  
 FRONT: 40'  
 SIDE: 15'  
 REAR: 15'

ANTICIPATED FAR (FLOOR AREA RATIO):  
 21000 SF / 244539 SF = 0.08  
 Required Parking: 100 Spaces  
 Total Number of Spaces: 103



THIS DRAWING IS THE PROPERTY OF CANEBRAKE, LLC. FOR USE BY THE CLIENT. IT MAY NOT BE USED, MODIFIED, REPRODUCED, OR RELIED UPON WITHOUT WRITTEN AUTHORIZATION OF CANEBRAKE, LLC. OR AS REQUIRED BY LAW.

**CANEBRAKE**  
 ENGINEERING + SURVEYING

202 W MAIN STREET, CLINTON, SC 29325  
 864-833-4757 JOSEPH@CANEBRAKECIVIL.COM

REGISTRATION:

PROJECT:  
**MAGNOLIA PLACE APARTMENTS**

OWNER / CLIENT:  
**DD&C, INC**

CITY:  
 --

COUNTY:  
**ANDERSON**

STATE:  
**SOUTH CAROLINA**

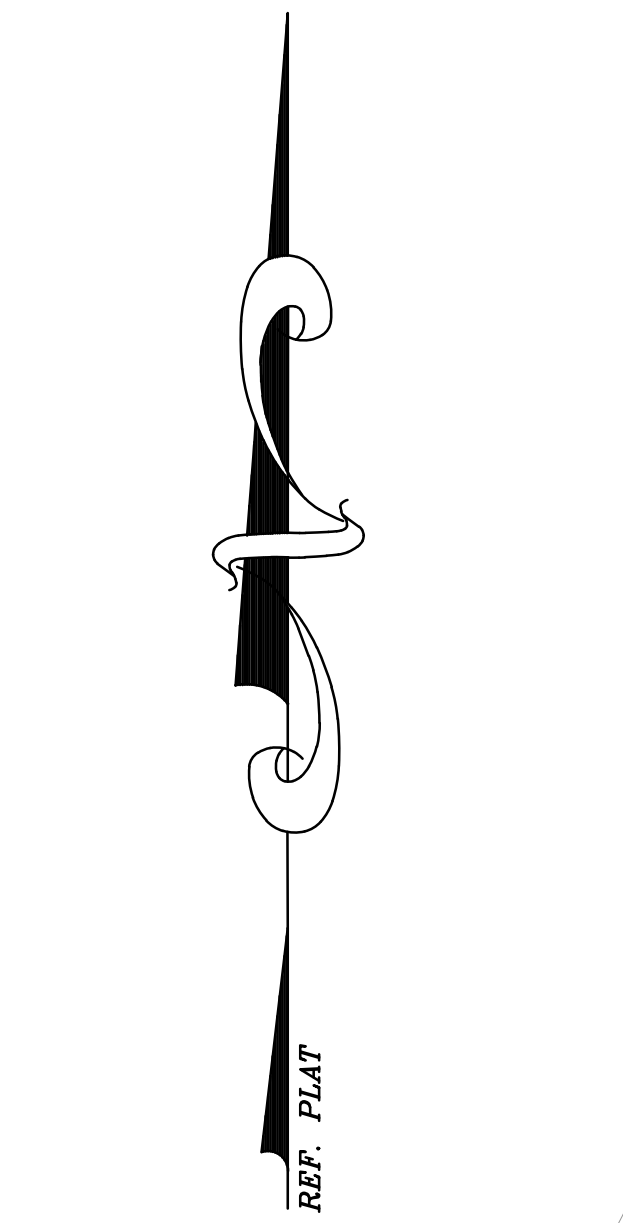
FIELD: XXXX  
 DRAFTED: XXXX  
 REVIEWED: JTD  
 REVISED / ISSUED:

TOTAL AREA  
 244,539 SF  
 5.61 ACRES  
 (INCLUDES ANY & ALL R/W)

HORIZONTAL SCALE: 1" = 30'  
 VERTICAL SCALE: 1" = XX'

SKETCH PLAN  
 SHEET 1 OF 1

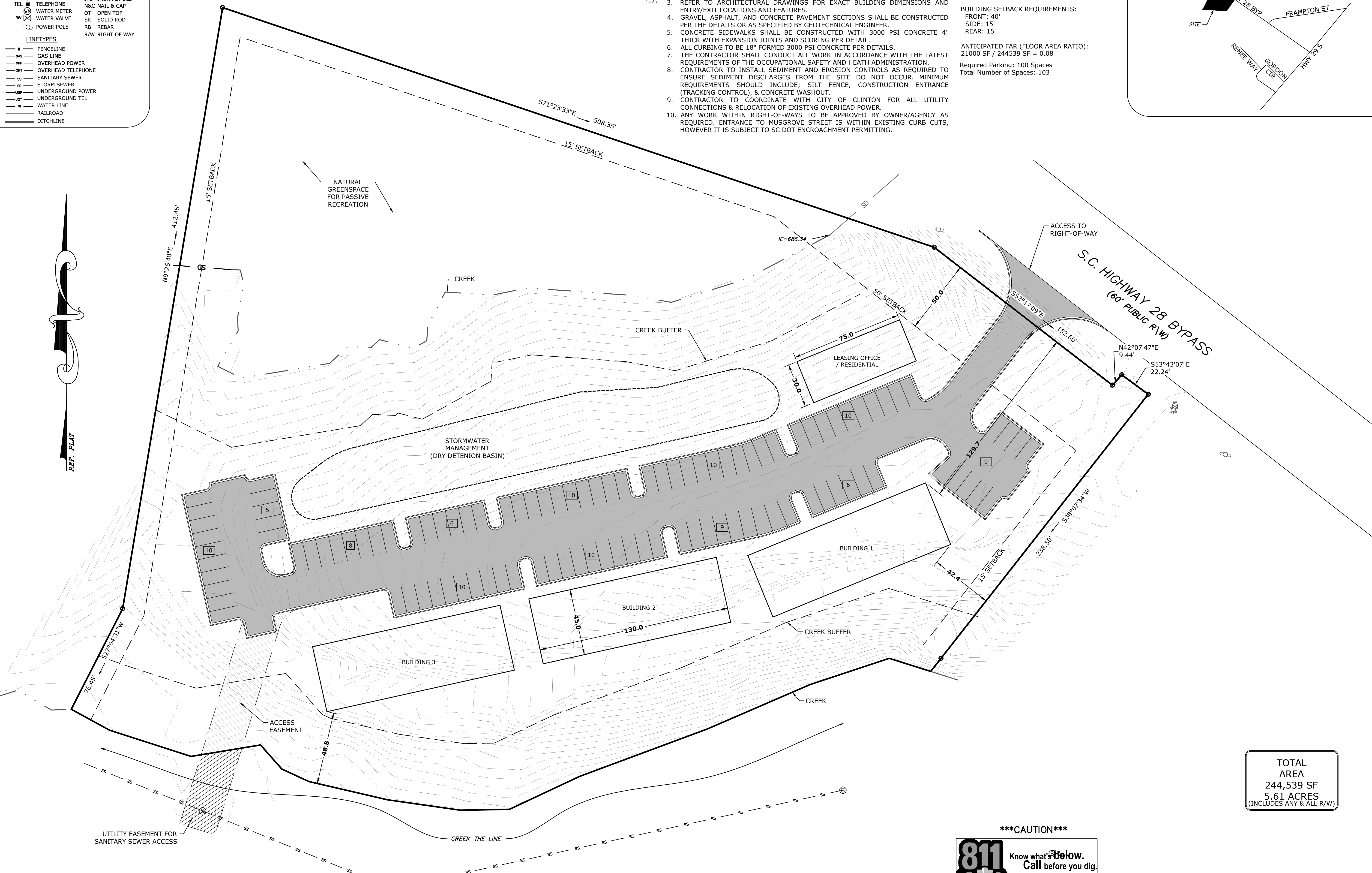
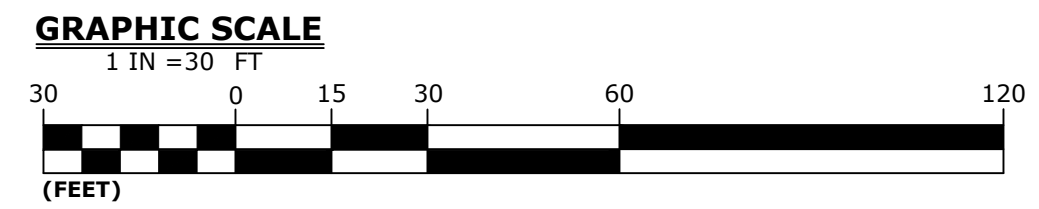
**SITE**



NOTES:  
 DATA SHOWN IS A COMPILATION OF FIELD SURVEYING PERFORMED BY CANEBRAKE, LLC, ANDERSON COUNTY GIS, AND OTHER PUBLIC SOURCES. THIS DOCUMENT DOES NOT CONSTITUTE APPROVAL FOR START OF CONSTRUCTION

\*\*\*CAUTION\*\*\*

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGES MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.





1240002003

1240002022

1240702001

1240801029

1240801018

1240801016

1240801015

1240702002

28 BYP

1250001018

HIGHWAY 28 BYP

1240801015

1250001014

1250001004

125

# Anderson County Planning Commission

October 10, 2023

6:00 PM

## Staff Report – Preliminary Subdivision

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199 property owners within 2000' of the proposed development were notified via postcard. This eleven-lot development (Jerusalem Farms) was previously denied on August 8, 2023.

<b>Preliminary Subdivision Name:</b>	Mansons Landing
<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>	8
<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: 10-10-23

Application Received By: ME

Date: 9-1-2023

DS Number: 23-11

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: Mansons Landing

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: 8

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? Yes

If so, please describe.

Reduction in lots from 11 to 8

6. Is there a request for a variance? No

if so, please attach the description to this application. **(Variance Fee \$200.00)**

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

A traffic impact study shall be required for access approval through the state and county encroachment permit process when a development will generate 100 or more trips during the peak hour of the traffic generator or the peak hour of the adjacent street., see section 24 - 115(f) Traffic Impact Studies in the Anderson County Code of Ordinances.

8. Are there any current Covenants in effect for this proposed development? Yes

No

If Yes, please attach document.

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

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

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

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

## Subdivision Plat Application Check List

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

• **Application Submittal Requirements and Process**

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

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

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

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

The preliminary plat shall contain the following information:

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

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

SIGNATURE OF APPLICANT & Property Owner:

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

Signature of Applicant *Shirley*

Date 9-1-23

Signature of Owner *Shirley*

Date 9-1-23







Anderson County Planning Commission  
October 10, 2023  
6:00 PM

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

**Preliminary Subdivision Name:** Campbell Ridge  
**Intended Development:** Single Family  
**Applicant:** Ben Wigington  
**Surveyor/Engineer:** KW Tollison  
**Location/Access:** Campbell Rd (County)  
**County Council District:** 4  
**Surrounding Land Use:** Residential, Vacant  
**Zoning:** Un-Zoned  
**Tax Map Number:** 192-00-09-007  
**Number of Acres:** +/- 33.3 acres  
**Number of Lots:** 29  
**Variance:** No

**Traffic Impact Analysis:**

Campbell Rd. is classified as a 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: 10-10-23

Application Received By: ME

Date: 9-1-2023

DS Number: 23-13

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: Campbell Ridge Subdivision

1. Name of Applicant: Ben Wigington  
Address of Applicant: 3311 Hwy 86 Piedmont SC 29673  
Telephone Number(s): 864-982-0083 Email: benwig29673@yahoo.com

2. Property Owner(s): Ben Wigington and Stanley McJunkin  
Address: 3311 Hwy 86 Piedmont SC 29673  
Telephone Number(s): 864-982-0083 Email: benwig29673@yahoo.com

3. Engineer/Surveyor(s): KW Tollison and Associates, LLC Email: kevin@kwtassoc.com

### Project Information

4. Project Location: North Side of Campbell Rd approx. 2,00 L.F. east of the intersection with SC Hwy 81  
Parcel Number/TMS: 1920009007 County Council District: Four School District: 01  
Total Acreage: 33.3 Number of Lots: 29 Intended Development: Single Family Housing  
Current Zoning: Unzoned Surrounding Land Uses: Residential and wooded land

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

6. Is there a request for a variance? NO if so, please attach the description to this application. **(Variance Fee \$300.00)**

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 subdividers, homeowners, and the public;
- the effects of the proposed development on the local tax base; and;
- the ability of existing or planned infrastructure and transportation systems to serve the proposed development.

## Subdivision Plat Application Check List

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

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**(Fee for Preliminary Plat Review is \$500.00 plus \$20.00 per lot) (Fee for Revisions \$250.00)**

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

The preliminary plat shall contain the following information:

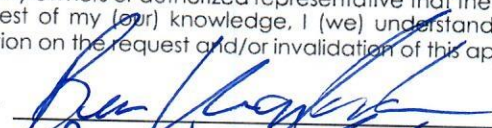
- (1) Location of subdivision on a map indicating surrounding areas at an appropriate scale sufficient to locate the subdivision.
- (2) Map of development at a scale of not less than one inch equals 200 feet and not more than one inch equals 50 feet.
- (3) Name of subdivision, name and address of the 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 8-31-2023

Signature of Owner

Date 8-31-2023

NOTES:  
 1. TMS 1920009007  
 2. BY GRAPHIC DETERMINATION ONLY, ACCORDING TO FIRM 45007C0145E FOR ANDERSON COUNTY, SOUTH CAROLINA, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2011, THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.  
 3. TOPOGRAPHIC DATA FROM SCDNR LIDAR  
 4. FRONT SETBACK IS 30' OR POINT OF 100' LOT WIDTH MEASURED FROM SIDE PROPERTY LINES  
 5. ROAD DETAIL INFORMATION PROVIDED BY ENGINEER.

**LEGEND:**

☆	LIGHT POLE
PP	POWER POLE
⊕	WATER VALVE
WM	WATER METER
SDMH	STORM DRAIN MANHOLE
CB	CATCH BASIN
SSMH	SANITARY SEWER MANHOLE
GV	GAS VALVE
TP	TELEPHONE PEDESTAL
⊕	FIRE HYDRANT
IPB	IRON PIN SET (1/2" REBAR)
IPF	IRON PIN FOUND
OHP	OVERHEAD POWER LINE
UE	UNDERGROUND ELECTRIC LINE
SS	SANITARY SEWER LINE
W	WATER LINE
G	GAS LINE
OT	OVERHEAD TELEPHONE LINE
UT	UNDERGROUND TELEPHONE LINE
UGMRK	UNDERGROUND GAS MARKER
C.D.	CLEANOUT
RCP	REINFORCED CONCRETE PIPE

**Parcel Line Table**

Line #	Length	Direction
L1	35.36	N7° 59' 57"W
L2	60.47	N37° 00' 03"E
L3	19.93	N80° 38' 11"E
L4	31.04	N29° 10' 37"E
L5	20.00	N29° 10' 37"E
L6	44.66	S21° 55' 21"E
L7	52.34	S21° 55' 21"E
L8	13.62	N61° 48' 12"E
L9	30.10	N0° 00' 00"E
L10	53.29	N47° 56' 04"E
L11	46.39	N32° 19' 40"E
L12	25.58	N5° 08' 16"W
L13	23.68	N15° 28' 01"E
L14	53.13	N24° 36' 43"E
L15	34.20	N34° 46' 43"E
L16	27.00	N45° 51' 27"E
L17	48.47	N4° 45' 40"E
L18	50.03	N20° 23' 23"E
L19	83.35	N21° 13' 18"E
L20	27.25	N13° 46' 34"E
L21	57.26	N11° 02' 47"W
L22	34.94	N1° 51' 08"E

**Parcel Line Table**

Line #	Length	Direction
L23	79.01	N27° 04' 26"E
L24	43.32	N24° 05' 02"E
L25	40.85	N68° 47' 27"E
L26	34.72	N35° 44' 52"E
L27	52.27	N36° 50' 57"E
L28	81.21	N34° 09' 19"E
L29	109.76	N31° 16' 55"E
L30	44.09	N17° 42' 25"E
L31	74.17	N28° 37' 42"E
L32	54.79	N78° 12' 20"E
L33	9.29	N20° 32' 42"E
L34	21.25	N76° 29' 47"W
L35	77.51	N66° 20' 38"W
L36	77.72	N57° 30' 32"W
L37	20.82	N57° 30' 32"W
L38	35.36	S82° 00' 03"W
L39	34.95	S29° 10' 37"W
L40	20.00	S29° 10' 37"W
L41	64.76	S29° 10' 37"W
L42	96.11	S80° 38' 11"W
L43	56.90	S13° 17' 51"E
L44	60.47	S37° 00' 03"W

**Curve Table**

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	114.24	150.00	43.64	N58° 49' 07"E	111.50
C2	22.28	200.00	6.38	N77° 26' 39"E	22.27
C3	91.96	200.00	26.35	N61° 04' 46"E	91.16
C4	65.38	200.00	18.73	N38° 32' 31"E	65.09
C5	98.76	425.00	13.31	N20° 43' 22"E	98.54
C6	97.96	425.00	13.21	N7° 27' 46"E	97.74
C7	91.02	425.00	12.27	N5° 16' 31"W	90.84
C8	72.25	425.00	9.74	N16° 16' 50"W	72.16
C9	51.69	50.00	59.23	S8° 30' 41"W	49.42
C10	40.91	50.00	46.88	S44° 32' 44"E	39.78
C11	30.27	50.00	34.69	S85° 19' 42"E	29.81

**Curve Table**

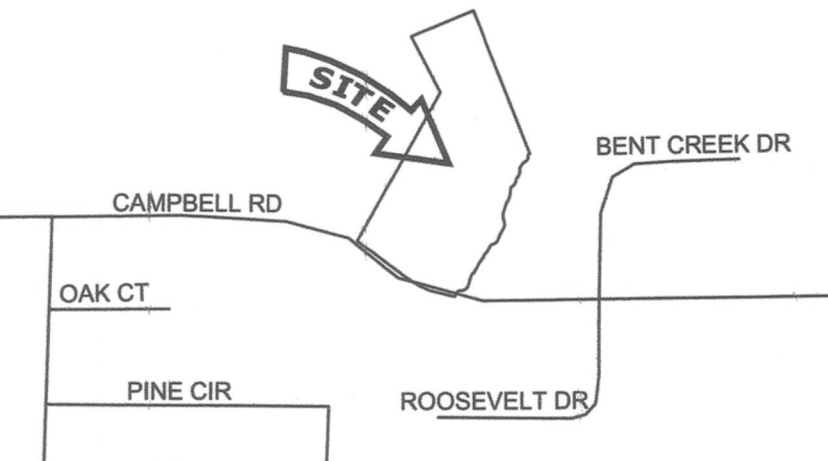
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C12	20.14	50.00	23.07	N65° 47' 31"E	20.00
C13	77.89	50.00	89.02	N9° 44' 37"E	70.11
C14	41.10	50.00	47.10	N56° 19' 00"W	39.95
C15	129.41	375.00	19.77	S11° 10' 08"E	128.77
C16	133.98	375.00	20.47	S8° 57' 10"W	133.27
C17	65.38	375.00	9.99	S24° 10' 58"W	65.29
C18	35.58	150.00	13.59	S35° 58' 17"W	35.49
C19	99.14	150.00	37.87	S61° 42' 04"W	97.35
C20	112.75	200.00	32.30	S64° 29' 11"W	111.26
C21	39.57	200.00	11.34	S42° 40' 07"W	39.50

**Line Table: Alignments**

Line #	Length	Direction
L45	118.47	N37° 00' 03"E
L46	96.11	N80° 38' 11"E
L47	619.71	N29° 10' 37"E
L48	37.60	N21° 55' 21"W

**Curve Table: Alignments**

Curve #	Radius	Length	Chord Direction
C22	175.00	133.28	N58° 49' 07"E
C23	175.00	157.17	N54° 54' 24"E
C24	400.00	356.74	N3° 37' 38"E



LOCATION MAP (NTS)

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.

9/16/2023  
 9/16/2023

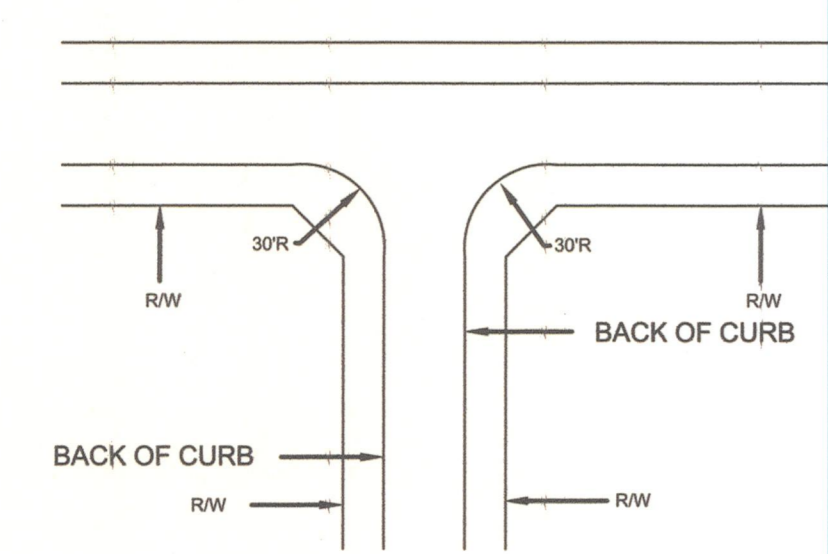
Signed: *[Signature]*  
 Signed: *[Signature]*  
 Signed: \_\_\_\_\_  
 Signed: \_\_\_\_\_

DESIGN PROFESSIONAL CERTIFICATION

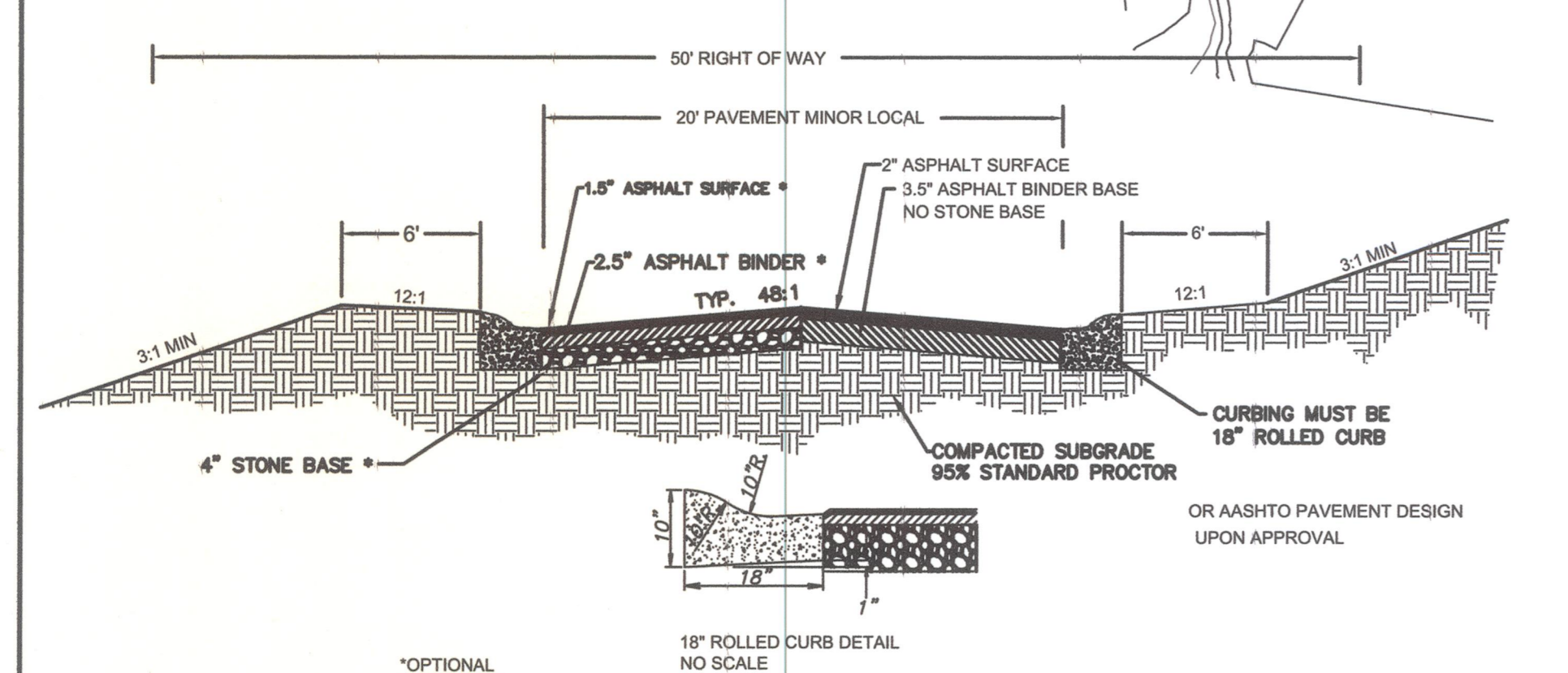
IT IS HEREBY CERTIFIED THAT THIS PRELIMINARY PLAT WAS PREPARED USING A SURVEY OF THE PROPERTY PREPARED BY KEVIN W TOLLISON, PLS, AND DATED 08/22/2023; AND FURTHER THAT THE PROPOSED SUBDIVISION MEETS ALL REQUIREMENTS OF THE ANDERSON COUNTY DEVELOPMENT STANDARDS ORDINANCE, AS APPLICABLE TO THE PROPERTY

08/31/2023  
 DATE  
 S.C. Registration No. 22747

*Kevin W Tollison*  
 PROFESSIONAL LAND SURVEYOR



STREET INTERSECTION PAVING DETAIL



MINIMUM ROAD IMPROVEMENTS RESIDENTIAL STANDARD CURB & GUTTER SECTION APPENDIX A ARTICLE IV - ROAD STANDARDS

The underground utilities shown have been located from field surveys, furnished information, and/or existing drawings. K W Tollison, PLS makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. K W Tollison, PLS further does not warrant that the underground utilities shown are in the exact location as indicated although K W Tollison, PLS does state that they are located as accurately as possible from the information available. K W Tollison, PLS has physically located only those underground utilities which are visibly apparent.

This plat was prepared as a professional service for the exclusive use of the person, persons, or entity named within the hereon statement and/or title. Said statement does not extend to any unnamed person, persons or entity without the expressed written permission of K W Tollison, PLS naming said person, persons, or entity.

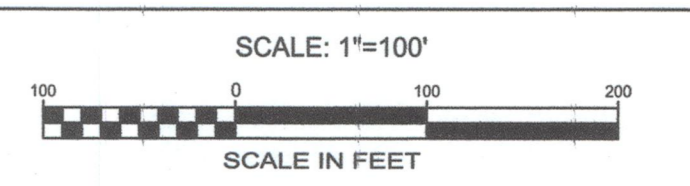
**Kw Tollison**  
 PO Box 1084  
 Simpsonville, SC 29681-1084  
 Phone (864) 313-0192  
 info@kwatssoc.com

CAMPBELL RIDGE

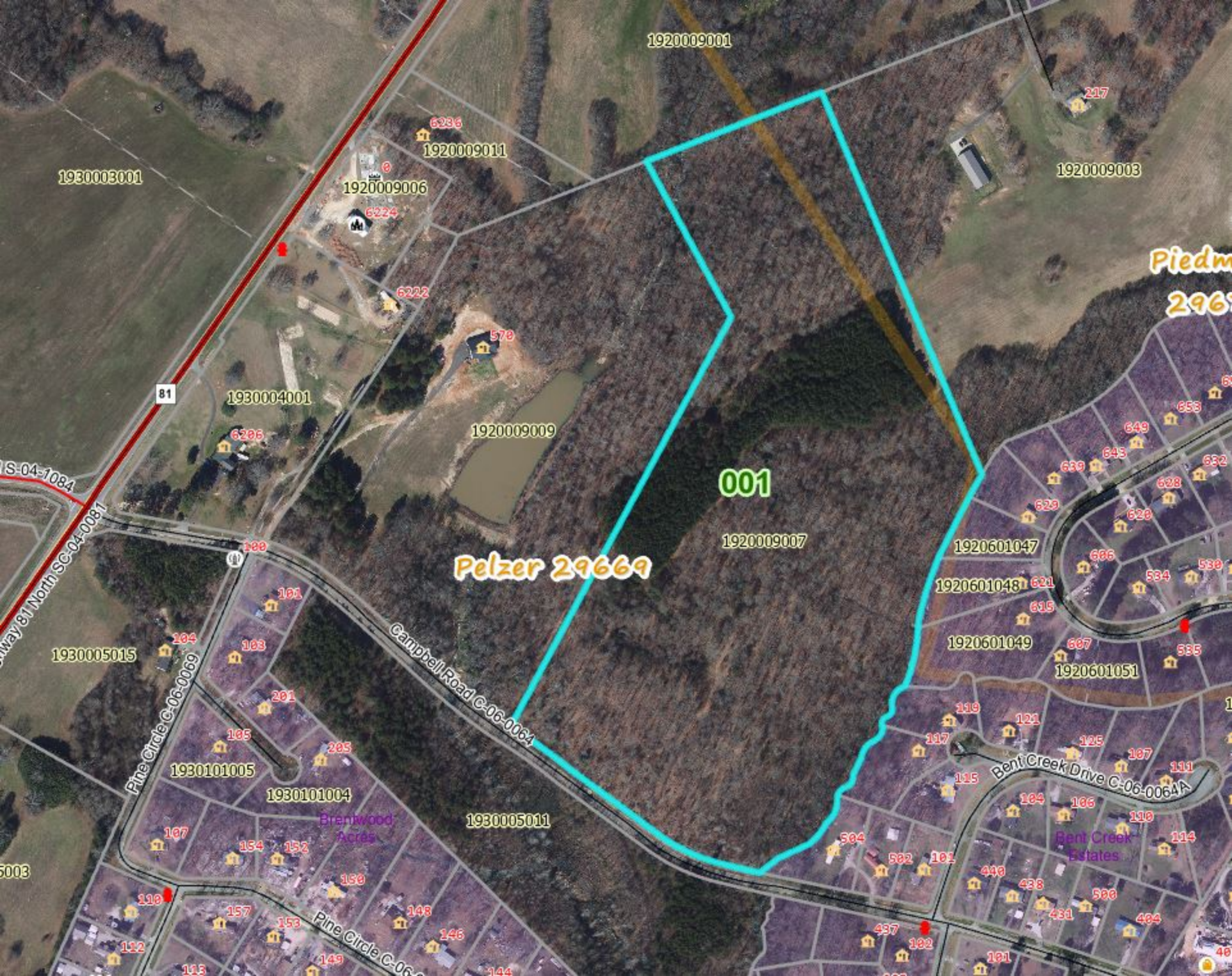
BEN WIGINGTON AND STANLEY MCJUNKIN  
 3311 HWY 86  
 PIEDMONT SC 29673  
 OWNER

K W TOLLISON, PLS  
 P.O. BOX 1084  
 SIMPSONVILLE, SC 29681  
 864-313-0192  
 SURVEYOR

NO. OF ACRES: 33.32 MILES OF NEW ROADS: 0.29  
 NO. OF LOTS: 29 DATE: AUGUST 22, 2023  
 ZONE: NONE



NO.	DATE	DESCRIPTION	BY



# Anderson County Planning Commission

October 10, 2023

6:00 PM

## Staff Report- Preliminary Subdivision

---

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

<b>Preliminary Subdivision Name:</b>	Elrod Road
<b>Intended Development:</b>	Single Family
<b>Applicant:</b>	Calhoun Agency, LLC (Ryan Calhoun)
<b>Surveyor/Engineer:</b>	CE Property Solutions LLC
<b>Location and Access</b>	Elrod Rd., Airline Rd. (County), Clinkscales Rd. (State)
<b>County Council District:</b>	5
<b>Surrounding Land Use:</b>	Residential-Undeveloped
<b>Zoning:</b>	Un-Zoned
<b>Tax Map Number:</b>	153-00-02-001
<b>Number of Acres:</b>	+/- 7.98
<b>Number of Lots:</b>	13 Road Frontage Lots
<b>Variance:</b>	No

**Traffic Impact Analysis:** Elrod, Airline and Clinkscales Rd are classified as a Collector Roads with no maximum average vehicle trips per day.

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

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

(Ord. No. 03-007, § 1, 4-15-03)



# Development Standards Subdivision Plat Application

Anderson County Code of Ordinance  
Chapter 24 Land Use

Scheduled Public Hearing Date: 10-10-23

Application Received By: TS

Date: 9-1-23

DS Number: 23-14

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: Elrod Road Subdivision

1. Name of Applicant: Calhoun Agency, LLC (Mr. Ryan Calhoun)

Address of Applicant: 734 S. Alexander Road, Seneca, SC

Telephone Number(s): 864-650-7742

Email: 1crcalhoun@gmail.com

2. Property Owner(s): Clay Calhoun Agency, LLC

Address: 734 S. Alexander Road, Seneca, SC 29678

Telephone Number(s): 864-650-7742

Email: 1crcalhoun@gmail.com

3. Engineer/Surveyor(s): C.E. Property Solutions, LLC

Email: chriseceps@gmail.com

### Project Information

4. Project Location: Intersection of Elrod Rd., Airline Rd, Clinkscales Road

Parcel Number/TMS: 153-00-02-001

County Council District: 5

School District: 3

Total Acreage: 7.98

Number of Lots: 13

Intended Development: Single Family

Current Zoning: Unzoned

Surrounding Land Uses: Single Family Residential and some undeveloped land

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 \$300.00)

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

A traffic impact study shall be required for access approval through the state and county encroachment permit process when a development will generate 100 or more trips during the peak hour of the traffic generator or the peak hour of the adjacent street., see section 24 – 115(f) Traffic Impact Studies in the Anderson County Code of Ordinances.

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

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

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

**Planning Commission Decisions:**

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

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

## Subdivision Plat Application Check List

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

• **Application Submittal Requirements and Process**

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

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

**(Fee for Preliminary Plat Review is \$500.00 plus \$20.00 per lot) (Fee for Revisions \$250.00)**

**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.

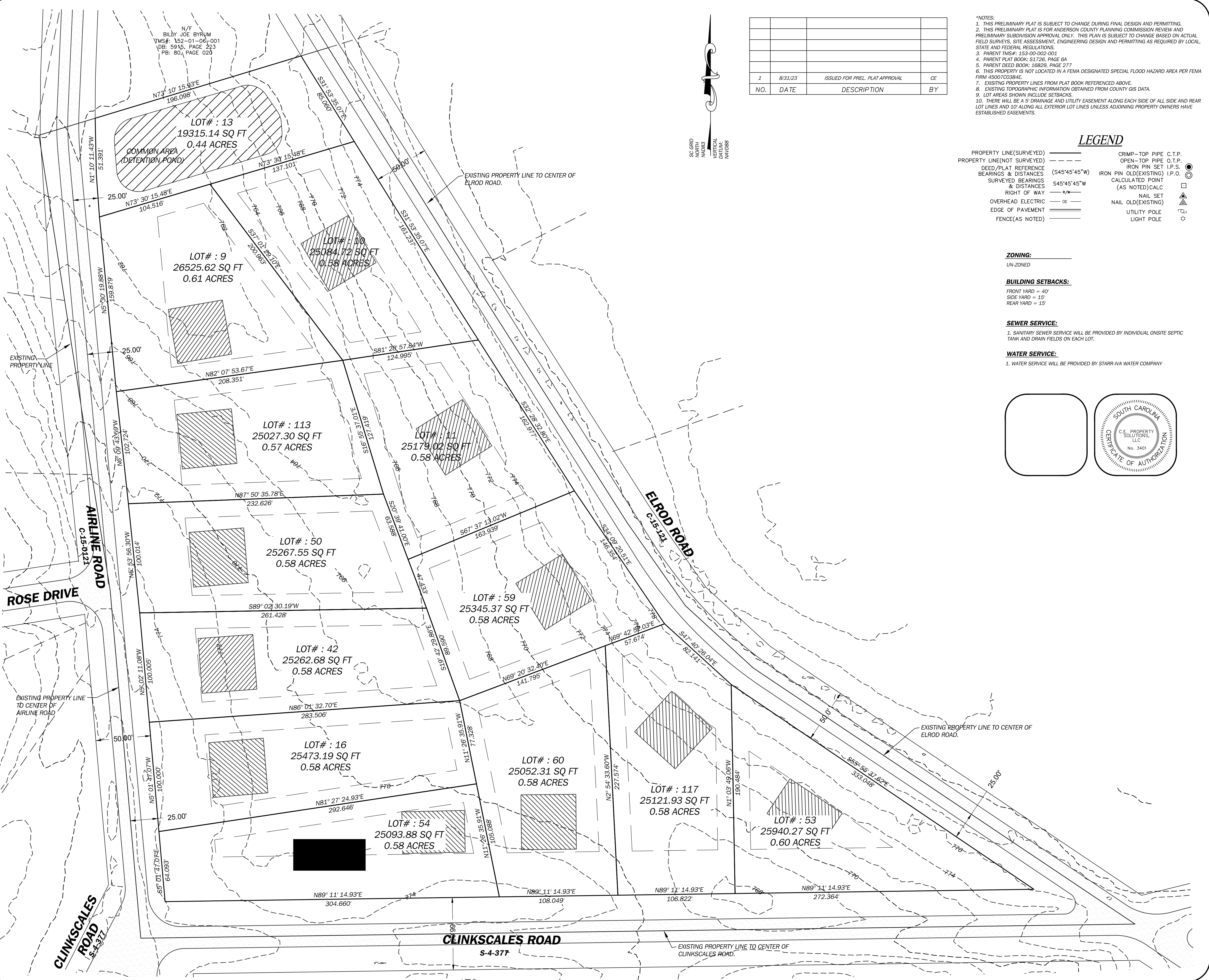
Signature of Applicant *Peggy Calhoun*

Date *9/1/23*

Signature of Owner *Peggy Calhoun*

Date *9/1/23*

THIS DRAWING AS AN INSTRUMENT OF SERVICE SHALL NOT BE REPRODUCED, ALTERED OR REUSED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER/SURVEYOR. ENGINEERING DRAWINGS ARE PROTECTED BY THE U.S. GOVERNMENT COPYRIGHT LEGISLATION. © COPYRIGHT 2023. C.E. PROPERTY SOLUTIONS, LLC. ALL RIGHTS RESERVED.



NO.	DATE	DESCRIPTION	BY
1	8/31/23	ISSUED FOR PREL. PLAT APPROVAL	CE

- \*NOTES:**
- THIS PRELIMINARY PLAT IS SUBJECT TO CHANGE DURING FINAL DESIGN AND PERMITTING.
  - THIS PRELIMINARY PLAT IS FOR ANDERSON COUNTY PLANNING COMMISSION REVIEW AND PRELIMINARY SUBDIVISION APPROVAL ONLY. THIS PLAN IS SUBJECT TO CHANGE BASED ON ACTUAL FIELD SURVEYS, SITE ASSESSMENT, ENGINEERING DESIGN AND PERMITTING AS REQUIRED BY LOCAL, STATE AND FEDERAL REGULATIONS.
  - PARENT TMS#: 153-00-002-001
  - PARENT PLAT BOOK: S1726, PAGE 64
  - PARENT DEED BOOK: 16829, PAGE 277
  - THIS PROPERTY IS NOT LOCATED IN A FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA PER FEMA FIRM 45007C0384E.
  - EXISTING PROPERTY LINES FROM PLAT BOOK REFERENCED ABOVE.
  - EXISTING TOPOGRAPHIC INFORMATION OBTAINED FROM COUNTY GIS DATA.
  - LOT AREAS SHOWN INCLUDE SETBACKS.
  - THERE WILL BE A 5' DRAINAGE AND UTILITY EASEMENT ALONG EACH SIDE OF ALL SIDE AND REAR LOT LINES AND 10' ALONG ALL EXTERIOR LOT LINES UNLESS ADJOINING PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS.

**LEGEND**

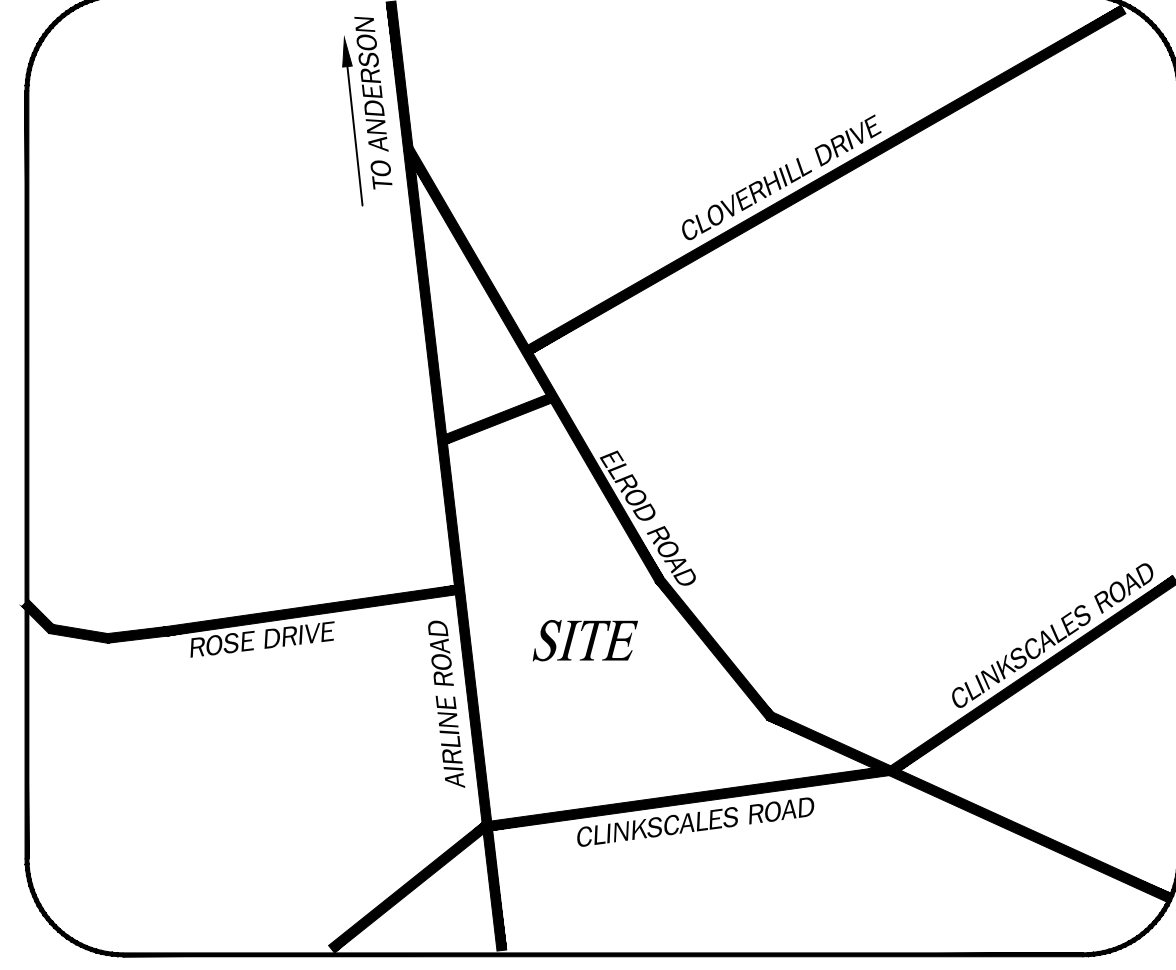
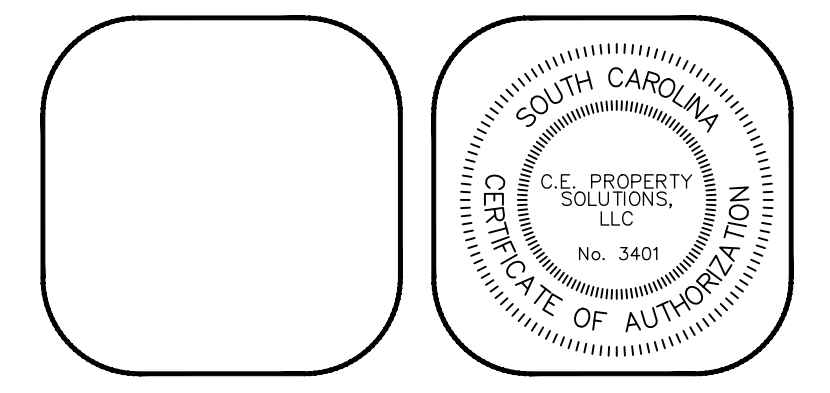
PROPERTY LINE(SURVEYED)	---	CRIMP-TOP PIPE	C.T.P.
PROPERTY LINE(NOT SURVEYED)	- - - -	OPEN-TOP PIPE	O.T.P.
DEED /PLAT REFERENCE BEARINGS & DISTANCES	(S45°45'45"W)	IRON PIN SET	I.P.S.
SURVEYED BEARINGS & DISTANCES	S45°45'45"W	CALCULATED POINT (AS NOTED)CALC	IP.O.
RIGHT OF WAY	==	NAIL SET	□
OVERHEAD ELECTRIC	---	NAIL OLD(EXISTING)	△
EDGE OF PAVEMENT	---	UTILITY POLE	○
FENCE(AS NOTED)	---	LIGHT POLE	☆

**ZONING:**  
UN-ZONED

**BUILDING SETBACKS:**  
FRONT YARD = 40'  
SIDE YARD = 15'  
REAR YARD = 15'

**SEWER SERVICE:**  
1. SANITARY SEWER SERVICE WILL BE PROVIDED BY INDIVIDUAL ONSITE SEPTIC TANK AND DRAIN FIELDS ON EACH LOT.

**WATER SERVICE:**  
1. WATER SERVICE WILL BE PROVIDED BY STARR-VA WATER COMPANY



**LOCATION MAP**

**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: 9/1/2023  
Agent Name: Ryan Calhoun  
Signed: Ryan Calhoun

**DESIGN PROFESSIONAL CERTIFICATION**

It is hereby certified that this Preliminary Plat was prepared using a survey of the property prepared by Charles Eberhart, PE, PLS, and dated 8/29/2023. And further that the proposed Subdivision meets all requirements of the Anderson County Development Standards Ordinance as applicable to the property.

By Name: Charles C. Eberhart, PE, PLS  
Signed: Charles Eberhart  
Registered Professional No. 20922  
Address: 701 Westview Avenue, Anderson, SC 29625  
Telephone Number: (864) 221-7820  
Date: 8/29/2023

**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 provisions of said development regulations.

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

**FILE NUMBER**

**PRELIMINARY SUBDIVISION PLAT**

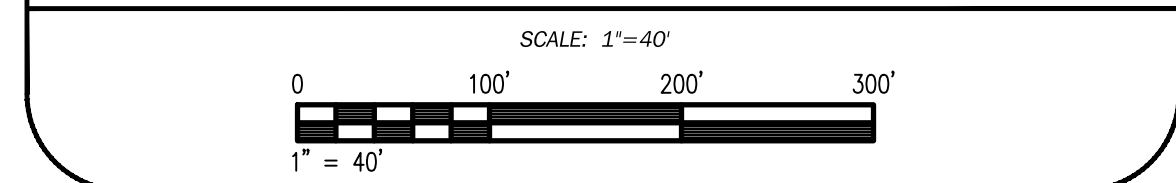
**Elrod Road Subdivision**

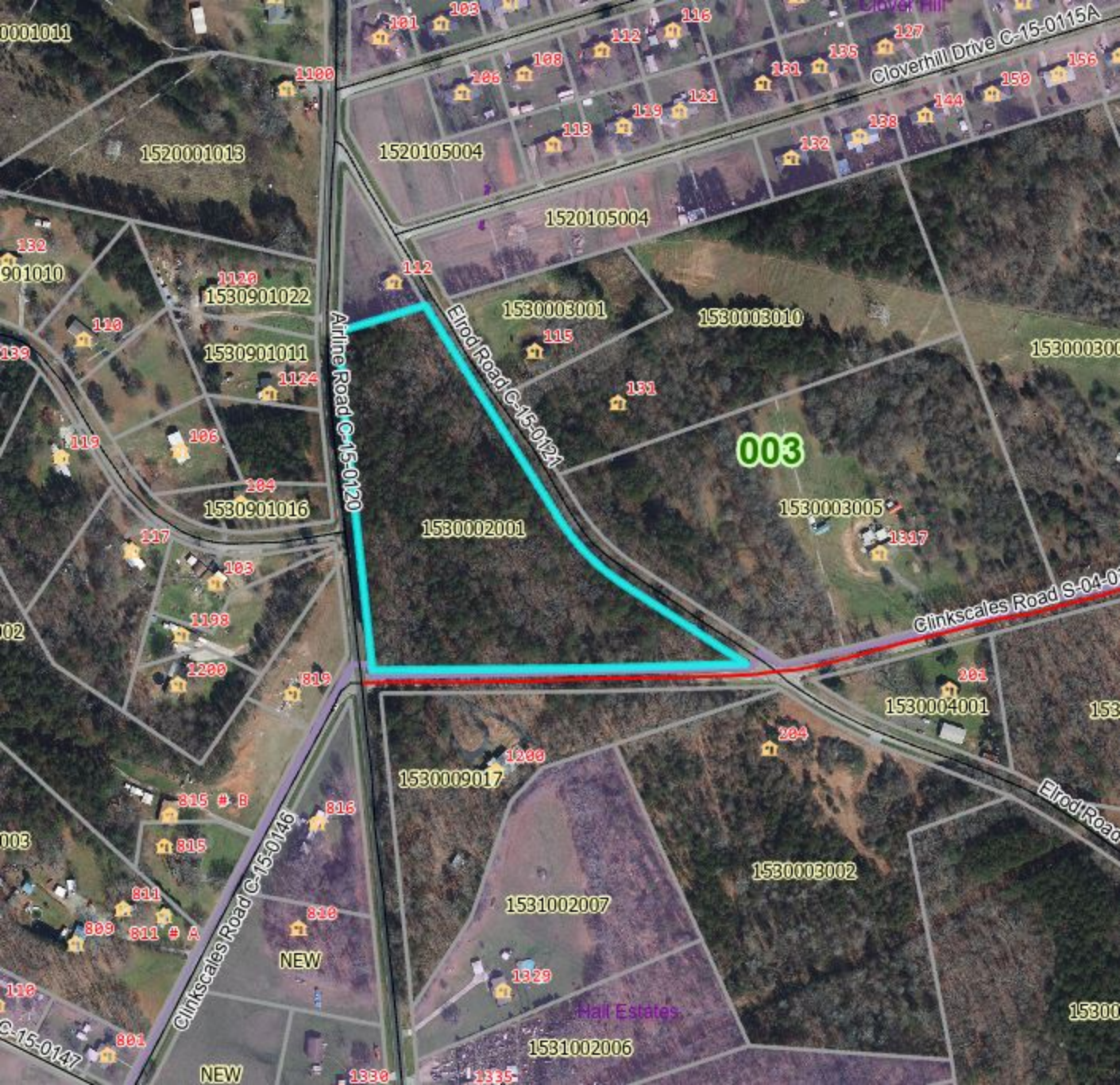
**ANDERSON CO. SOUTH CAROLINA**

DEVELOPER: CALHOUN AGENCY, LLC  
C/O: MR. RYAN CALHOUN  
734 S. ALEXANDER RD.  
SENECA, SC 29678  
(864) 650-7742  
EMAIL: 1rcalhoun@gmail.com

SURVEYOR/ENGINEER: CE PROPERTY SOLUTIONS, LLC  
CHARLES C. EBERHART, SC PE/PLS#: 20922  
701 WESTVIEW AVENUE  
ANDERSON, SC 29625  
(864) 221-7820

NO. OF ACRES:	9.20 Ac. (gross)	MILES OF NEW ROADS:	0.0
NO. OF ACRES:	7.98 Ac. (net)		
NO. OF LOTS:	12 Residential Single Family		
COMMON LOTS:	1		
MIN. LOT SIZE:	0.58 Ac. (25,000 sqft)	DATE:	8-31-23





0001011

1520001013

1520105004

1520105004

1530901022

1530901011

1530901016

1530002001

1530003001

1530003010

1530003000

003

1530003005

Clinkscales Road S-04-0101

1530004001

1530009017

1531002007

1530003002

Clinkscales Road C-15-0146

NEW

NEW

1531002006

Hall Estates

153000

Cloverhill Drive C-15-0115A

C-15-0147

Elrod Road

# Anderson County Planning Commission

October 10, 2023

6:00 PM

## Staff Report – Preliminary Subdivision

---

280 postcards were sent out to property owners within 2000 feet of the proposed development. This development was denied on 7-12-2022 and 1-10-2023

**Preliminary Subdivision Name:** Coopers Townes

**Intended Development:** Townhomes

**Applicant:** Creative Property solutions, LLC

**Surveyor/Engineer:** Ridgewater

**Location/Access Road:** Old Pendleton Road (State)

**County Council District:** 6

**Surrounding Land Use:** Residential

**Zoning:** Property Unzoned

**Tax Map Number:** 212-00-03-003

**Number of Acres:** +/- 9.78

**Number of Lots:** 75, Previously 82, 78

**Variance:** No

**Parking:**

The required off street parking is listed-for one bedroom unit, 1.5 spaces are required and for two or more bedrooms, 2 spaces are required for each townhome unit. A total of 150 parking spaces are shown on the site plan. Parking is allowed within the setback area; however, no part of the building is allowed to encroach within the setback area.

**Traffic Impact Analysis:**

Old Pendleton Road is classified as Collector Roads with no maximum trips per day. An encroachment permit shall be required by South Carolina Department of Transportation.

**Staff Recommendation:**

**Sec. 38-311.**

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

**(Ord. No. 03-007, § 1, 4-15-03)**



# Development Standards Subdivision Plat Application

Anderson County Code of Ordinance  
Chapter 24 Land Use

Scheduled Public Hearing Date: 10-10-23

Application Received By: ME

Date: 9-1-23

DS Number: 23-12

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.

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### DEVELOPMENT STANDARDS REVIEW APPLICATION

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Proposed Subdivision Name: Coopers Townes

1. Name of Applicant: Creative Property Solutions, LLC

Address of Applicant: 145 Thomas Green Blvd, Ste 203, Clemson, SC 29631

Telephone Number(s): 864.940.7533

Email: f3pocock@gmail.com

2. Property Owner(s): Same as Applicant

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

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

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

### Project Information

4. Project Location: 1917 Old Pendleton Rd., Easley, SC 29642

Parcel Number/TMS: 212-00-03-003 County Council District: Six School District: One

Total Acreage: 9.78 Number of Lots: 75 Intended Development: Residential Townhomes

Current Zoning: Unzoned Surrounding Land Uses: Roads-West/North; Commercial-NW&NE; Residential-east & south

5. Have any changes been made since this plat was last before the Planning Commission? Yes

If so, please describe.

Size, location, layout of units and parking areas. Reduction in # of lots from 78 to 75

6. Is there a request for a variance? No if so, please attach the description to this application. **(Variance Fee \$300.00)**

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 \$500.00 plus \$20.00 per lot) (Fee for Revisions \$250.00)**

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

The preliminary plat shall contain the following information:

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

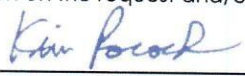
Provide centerline data, road stations and label the point of curvature (PC), point of tangency (PT), and curve radius of each horizontal curve on the preliminary plat.

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SIGNATURE OF APPLICANT & Property Owner:

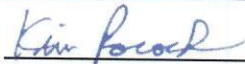
I (we) certify as property owners or authorized representative that the information shown on and any attachment to this application is accurate to the best of my (our) knowledge, I (we) understand that any inaccuracies may be considered just cause for postponement of action on the request and/or invalidation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

Signature of Applicant

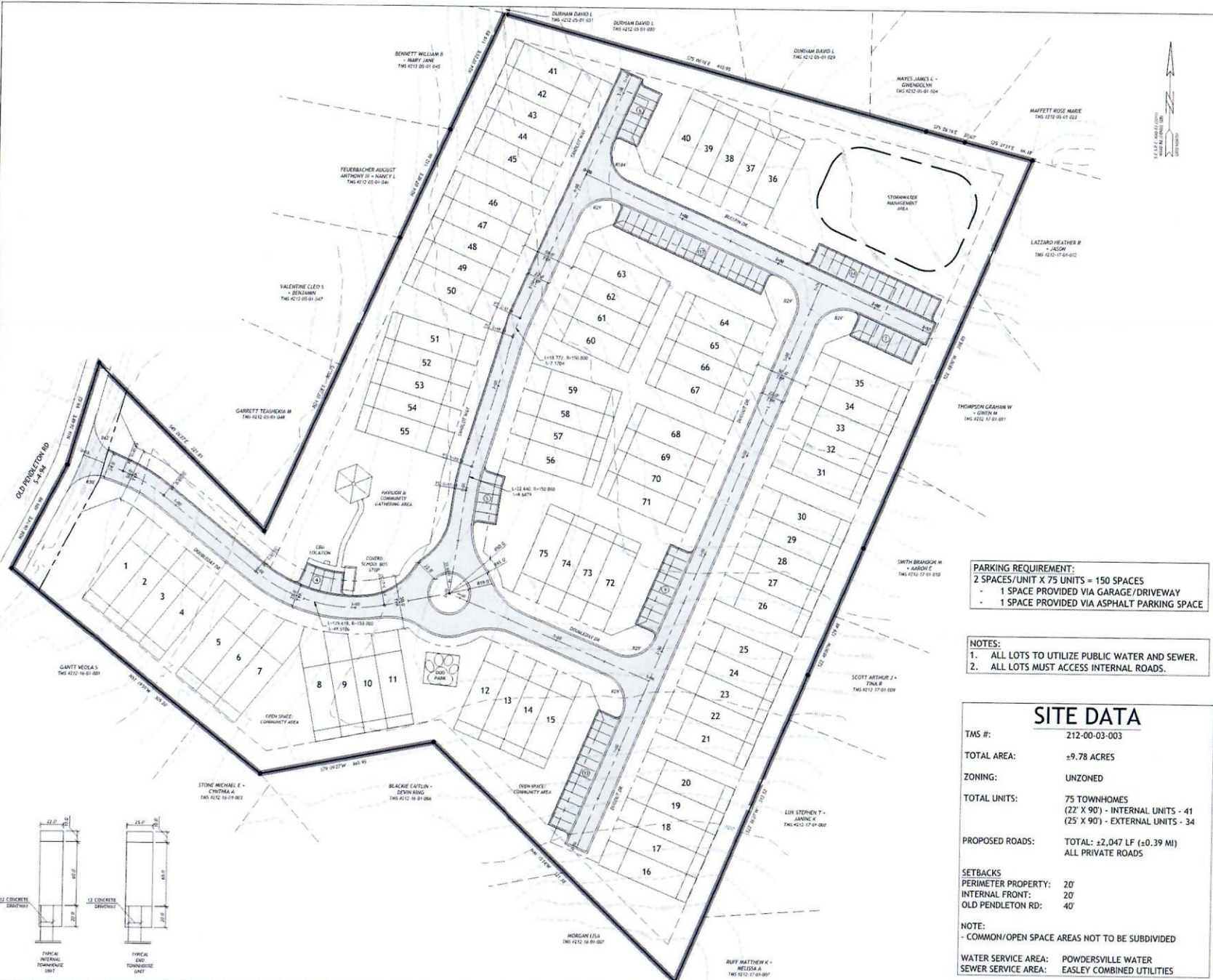


Date 9-1-23

Signature of Owner



Date 9-1-23



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 thereon.

Date: SEPTEMBER 1, 2022  
 [Owner] [Agent] [Name]: Kim Pickett, Creative Property Solutions, LLC  
 Signed: *Kim Pickett*

## DESIGN PROFESSIONAL CERTIFICATION

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

By Name: J. Wesley White, PE  
 Signed: *J. Wesley White*  
 Registered Professional No. 25827  
 Address: 211 Society Dr, Anderson, SC 29621  
 Telephone No. 864.260.0980  
 Date: SEPTEMBER 1, 2022

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

## COOPERS TOWNES

TMS #212-00-03-003

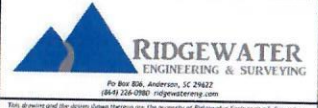
Creative Property Solutions, LLC  
 145 Thomas Green Blvd, STE 200  
 Clemson, SC 29631  
 864.940.7533

Ridgewater Engineering & Surveying, LLC  
 P.O. Box 905  
 Anderson, SC 29622  
 864.226.0980

OWNER: \_\_\_\_\_ ENGINEER OR SURVEYOR: \_\_\_\_\_

NO. OF ACRES: ±9.78 MILES OF NEW ROADS: ±0.39 (2,047 LF)  
 NO. OF LOTS: 75 ZONING: UNZONED

Date: 9-1-22  
 Drawn By: JWW  
 Checked: JWW  
 Job Number: 22107  
 Revisions: 2



**PARKING REQUIREMENT:**  
 2 SPACES/UNIT X 75 UNITS = 150 SPACES  
 - 1 SPACE PROVIDED VIA GARAGE/DRIVEWAY  
 - 1 SPACE PROVIDED VIA ASPHALT PARKING SPACE

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

**SITE DATA**

TMS #: 212-00-03-003  
 TOTAL AREA: ±9.78 ACRES  
 ZONING: UNZONED  
 TOTAL UNITS: 75 TOWNHOMES  
 (22' X 90') - INTERNAL UNITS - 41  
 (25' X 90') - EXTERNAL UNITS - 34

PROPOSED ROADS: TOTAL: ±2,047 LF (±0.39 MI)  
 ALL PRIVATE ROADS

SETBACKS  
 PERIMETER PROPERTY: 20'  
 INTERNAL FRONT: 20'  
 OLD PENDLETON RD: 40'

NOTE:  
 - COMMON/OPEN SPACE AREAS NOT TO BE SUBDIVIDED

WATER SERVICE AREA: POWDERSVILLE WATER  
 SEWER SERVICE AREA: EASLEY COMBINED UTILITIES

