

Anderson County Planning Commission

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

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

Memorandum

To: Anderson County Planning Commission
From: Tyanna Holmes
Date: November 7, 2023
Cc: County Council
Re: November 14, 2023 Regular Commission Meetings

The Anderson County Planning Commission is scheduled to hold its next meeting on **Tuesday, November 14, 2023 6:00PM** at the Historic Courthouse, located at 101 S Main St, Anderson, SC 29622.

The meeting agenda and packet are attached for your review.

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

Anderson County Planning Commission

Dan Harvell, Chair, District #7
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

November 14, 2023
Regularly Scheduled
Meeting 6:00 PM
AMENDED

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Approval of Agenda
4. Approval of Minutes
 - A. October 10, 2023 minutes (forthcoming)
5. New Business
 - A. Preliminary Subdivision: Keasler Farms located on Whitehall Rd. and Keasler Rd./ TMS 68-00-09-014 **[Council District 5]. (Pulled from Agenda)**
 - B. Preliminary Subdivision: Anderson Reserve located on Fants Grove Circle/ TMS 42-00-01-010 **[Council District 4]. (Pulled from Agenda)**
6. Public Hearings
 - A. Resolution to Recommend that Anderson County Council Enact an Ordinance to Amend the 2016 Comprehensive Plan with Elements of Population Increase, Economic Development Workforce, and Resilience and Maps Contained Therein.
 - B. Variance Request to reduce side setbacks from 50' to 25'. Located on Hendricks Road/ TMS 164-00-02-013 **[Council District 6].**
 - C. Land Use Review: Pendleton High School located on Boscobel Rd. between Highway 187 and La France/ TMS 42-00-04-049, 42-00-03-023, 42-00-03-005, 42-00-03-002 **[Council District 4].**
7. Old Business
 - A. Consent Agenda- Shockley Bend
 - B. Consent Agenda- Sterling Place
8. Public Comments, non-agenda items – 3 minutes limit per speaker
9. Other Business
10. Adjournment

Pulled from Agenda

Anderson County Planning Commission

November 14, 2023

6:00 PM

Staff Report – Preliminary Subdivision

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

Preliminary Subdivision Name:	Keasler Farms
Intended Development:	Single Family
Applicant:	Steve Sease
Surveyor/Engineer:	Land Planning Associates
Location/Access:	Whitehall Rd. (State) Keasler Rd. (County)
County Council District:	5
Surrounding Land Use:	Residential, R-A
Zoning:	Un-zoned
Tax Map Number:	68-00-09-014
Number of Acres:	+/- 52.96
Number of Lots:	122
Variance:	No

Traffic Impact Analysis: Keasler Road is classified as a collector and Whitehall Road is classified as an arterial with no maximum average vehicle trips per day.

Please see attached traffic impact study memo.

Staff Recommendation: Sec. 24-335.

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



Pulled from Agenda

Development Standards
Subdivision Plat Application

Anderson County Code of Ordinance
Chapter 24 Land Use

Scheduled Public Hearing Date: 7-11-23

Application Received By: ME

Date: 6-1-23

DS Number: 23-15

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: Keasler Farms

1. Name of Applicant: Steve Sease

Address of Applicant: PO Box 13166 Anderson, SC 29622

Telephone Number(s): 864 304 6313 Email: stevesease@gmail.com

2. Property Owner(s): Wilderness Pointe LLC & Cheetah Dirt LLC

Address: PO Box 13166 Anderson, SC 29622

Telephone Number(s): _____ Email: stevesease@gmail.com

3. Engineer/Surveyor(s): Land Planning Associates Email: patrick@lpa-inc.net

Project Information

4. Project Location: TMS 680009014

Parcel Number/TMS: 680009014 County Council District: 05 School District: 05

Total Acreage: 52.96 Number of Lots: 154 Intended Development: Single Family Housing

Current Zoning: un-Zoned Surrounding Land Uses: Residential - R20 and RA

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

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

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

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

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

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

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

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

- public health, safety, convenience, prosperity, and the general welfare;
- balancing the interests of 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.

• **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 1/2 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.

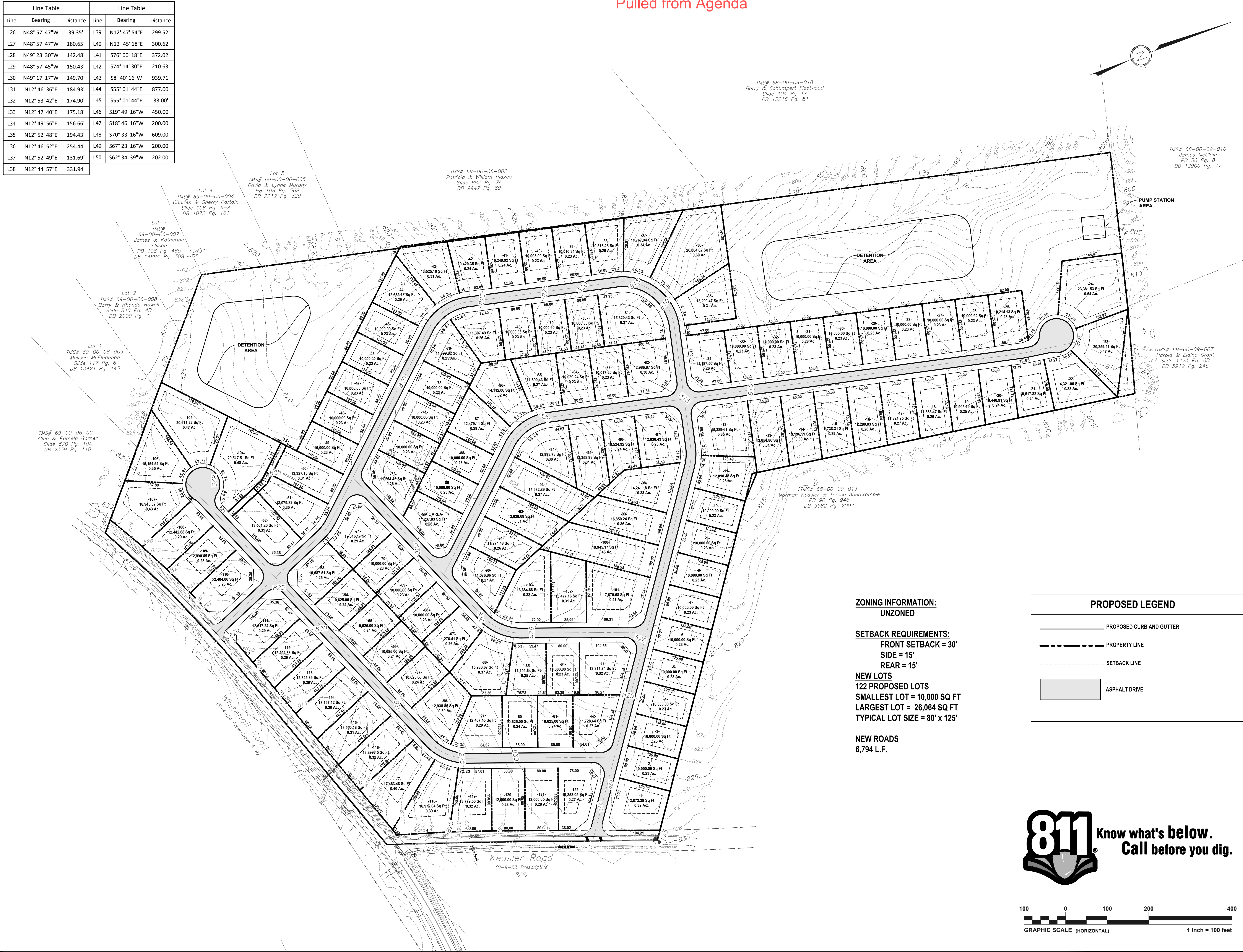
Signature of Applicant

Signature of Owner

Date

Date

Line Table			Line Table		
Line	Bearing	Distance	Line	Bearing	Distance
L26	N48° 57' 47"W	39.35'	L39	N12° 47' 54"E	299.52'
L27	N48° 57' 47"W	180.65'	L40	N12° 45' 18"E	300.62'
L28	N49° 23' 30"W	142.48'	L41	S76° 00' 18"E	372.02'
L29	N48° 57' 45"W	150.43'	L42	S74° 14' 30"E	210.63'
L30	N49° 17' 17"W	149.70'	L43	S8° 40' 16"W	939.71'
L31	N12° 46' 36"E	184.93'	L44	S55° 01' 44"E	877.00'
L32	N12° 53' 42"E	174.90'	L45	S55° 01' 44"E	33.00'
L33	N12° 47' 40"E	175.18'	L46	S19° 49' 16"W	450.00'
L34	N12° 49' 56"E	156.66'	L47	S18° 46' 16"W	200.00'
L35	N12° 52' 48"E	194.43'	L48	S70° 33' 16"W	609.00'
L36	N12° 46' 52"E	254.44'	L49	S67° 23' 16"W	200.00'
L37	N12° 52' 49"E	131.69'	L50	S62° 34' 39"W	202.00'
L38	N12° 44' 57"E	331.94'			



REVISIONS:			
NO.	DATE	DESCRIPTION	BY

SEAL:

CORPORATE SEAL



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

KEASLER FARMS
SUBDIVISION
ANDERSON, SC

PROPERTY INFORMATION:	
TAX MAP NUMBER:	680009014
REFERENCE D.B. & PG:	
ADDITIONAL INFO:	

ISSUE FOR CONSTRUCTION:	
PERMIT DATE:	
BID DATE:	

DRAWN BY:	JTH
DESIGN BY:	JTH
CHECKED BY:	PMR
DATE:	10/18/23
SCALE:	HORIZ. 1"=100' VERT.
JOB NUMBER:	23.023

PRELIMINARY PLAN

C-104

WHITEHALL SUBDIVISION
ANDERSON
SOUTH CAROLINA

Pulled from Agenda



Pulled from Agenda

Anderson County Planning Commission

November 14, 2023

6:00 PM

Staff Report – Preliminary Subdivision

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

Preliminary Subdivision Name:	Anderson Reserve Phase II & III
Intended Development:	Single Family (Conservation) & Townhomes
Applicant:	Jamie McCutchen on behalf of Spano & Associates, Inc.
Surveyor/Engineer:	Alliance
Location/Access:	Hwy 187 & Fants Grove Cir (State)
County Council District:	4
Surrounding Land Use:	Residential
Zoning:	Unzoned
Tax Map Number:	42-00-01-010
Number of Acres:	+/- 128
Number of Lots:	182 sf, 82 th
Variance:	Yes, allow four (4) driveways for access instead of five (5)

Traffic Impact Analysis:

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

Staff Recommendation: Sec. 24-335.

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



Pulled from Agenda

MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES

DATE: March 14, 2023

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

FROM: Gaye Garrison Sprague, PE
Traffic Engineer

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

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

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

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

Please call if you have any questions.

Tommy Dunn
Chairman, District 5

John B Wright, Jr
Council District 1

Greg Elgin
Council District 3

Cindy Wilson
Council District 7

ANDERSON COUNTY
SOUTH CAROLINA

Brett Sanders
V. Chairman, District 4

Glenn Davis
Council District 2

Jimmy Davis
Council District 6

Renee Watts
Clerk to Council

Rusty Burns | County Administrator
rburns@andersoncountysc.org



Development Standards
Subdivision Plat Application

Anderson County Code of Ordinance
Chapter 24 Land Use

Scheduled Public Hearing Date: _____

Application Received By: _____

Date: _____

DS Number: _____

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

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

DEVELOPMENT STANDARDS REVIEW APPLICATION

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

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

Proposed Subdivision Name: Anderson Reserve

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

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

Telephone Number(s): (864) 527-9800

Email: bsmith@davisfloyd.com

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

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

Telephone Number(s): (321) 275-5929

Email: spano1688@gmail.com

3. Engineer/Surveyor(s): Bradley Smith

Email: bsmith@davisfloyd.com

Project Information

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

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

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

Current Zoning: Not Zoned Surrounding Land Uses: Residential

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

If so, please describe.

This is the first submittal of this preliminary plat.

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

7. SCDOT/ Roads & Bridges must be contacted for this development prior to Planning Commission review, please attach 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 1/2 x 11 copies of the Preliminary Plat Two (2) 17x24 (or larger) copies of the Preliminary.
2. Completed Subdivision Application
3. Check made payable to Anderson County Development Standards for Preliminary Plat Review.

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

Sec. 24-336. - Preliminary plat.

The preliminary plat shall contain the following information:

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

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

SIGNATURE OF APPLICANT & Property Owner:

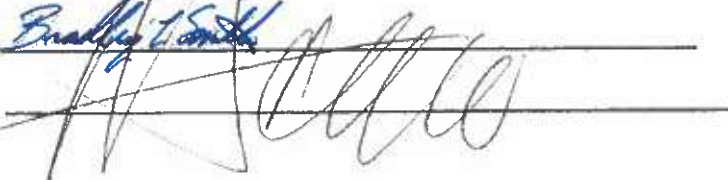
I (we) certify as property owners or authorized representative that the information shown on and any attachment to this application is accurate to the best of my (our) knowledge, I (we) understand that any inaccuracies may be considered just cause for postponement of action on the request and/or invalidation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

Signature of Applicant



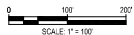
Date 02/27/2023

Signature of Owner



Date 2/27/2023

Subpoena 42145-149 Production Civil Drawing/Concepts 42145-145 Filed Aug. 4/19/2023 9:52:22 AM, jesse.velazquez@seattlecourts.com AND THE DESIGNER/OWNER ARE THE PROPRIETORS OF THE DRAWINGS AND THE DESIGNER/OWNER WILL BE SUBJECT TO LEGAL ACTION



SITE LEGEND

CENTERLINE

PROPOSED WATER LINE

PROPOSED SANITARY SEWER

CURB AND GUTTER

ASPHALT

PROPERTY LINE

ADJACENT PROPERTY LINE

OVERHEAD ELECTRICAL LINE

PROPOSED SANITARY SEWER

WATER POND LINE

WATER POND BUFFER

WETLAND LINES

FEMA FLOOD LINES

EXISTING CONTOUR-MAJOR

EXISTING CONTOUR-MINOR

FEMA FLOOD PLAN

OPEN SPACE

PROPOSED SANITARY SEWER MANHOLE

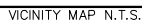
EXISTING SANITARY SEWER RAN HOLE

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: 1-31-2005
[Owner]/[Agent] Name: Ralph Sparr
Signed: [Signature]

It is hereby certified that this [preliminary plat] was prepared using a survey of the property prepared by _____, RLS, and dated _____; and further that the proposed [subdivision] [development] meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property.

By Name: Bradley Smith
Signed: Bradley T. Smith
Registered Professional No. 35842
Address: 164 Mainline Way, Suite 200, Greenville, SC 29615
Telephone Number: (864) 527-9800
Date: 02/27/2023



TAX MAP NUMBER	420001010
PHYSICAL ADDRESS	ANDERSON, S/C
ZONING	N/A
FRONT SETBACK	15'
SIDE SETBACK	5'
REAR SETBACK	5'
SUBDIVISION	±71.52 AC.
OPEN SPACE REQ (25%)	±14.30 AC.
OPEN SPACE SHOWN (±38%)	±30.49 AC.
CONSERVATION SUBDIVISION BUFFER	50'
BUILDING SETBACK	30'
PROPOSED 60' X 125'/120' LOTS	98
PROPOSED 50' X 125' LOTS	52
LOT DENSITY SHOWN	2.10 LOTS/UNIT PER AC

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:

GENERAL NOTES

1. PLANE OF SUBDIVISION AND SITE SUBDIVISION.
2. TOPOGRAPHY, BASED ON AERIAL PHOTO COURTESY GIS.
3. WATER IS PROVIDED BY SANJO SPRINGS WATER DISTRICT.
4. SEWER IS PROVIDED BY TOWN OF PEQUENOT.
5. A 2" SANITARY SEWER EASEMENT SHALL BE PROVIDED THROUGHOUT, 12.5' EACH SIDE OF THE LINE.
6. A 15' STORM DRAIN EASEMENT SHALL BE PROVIDED THROUGHOUT, 7.5' EACH SIDE OF THE LINE.
7. ALL ROADS TO HAVE CURB AND GUTTER.
8. EASEL LOT TO HAVE TWO PARKING SPACES, EACH.
9. BURNING LOT ACCESS ONLY.

DENSITY TABLE

TOTAL LAND AREA	71.52 ACRES
# OF LOTS	150
LOT DENSITY	2.10 LOTS/ACRE
OPEN SPACE	30.49 ACRES (42.63%)

PROPERTY INFORMATION

TAX MAP NUMBER	420001010
OWNER	ANMED HEALTH
OWNER ADDRESS	800 N FANT STREET ANDERSON, SC 29621
PRESENT USE OF LAND	FOREST/OPEN FIELDS
SURROUNDING USE OF LAND	FOREST/WOODED LOTS
ACREAGE	±71.52 AC.



NOT FOR CIRCULATION

DAVIS & FLOYD

SINCE 1954

LESTONE WAY SUITE 200
LE, SOUTH CAROLINA 29615

SPANIO AND ASSOCIATES, INC.

0

ANDERSON RESERVE

PRELIMINARY PLAT (OVERALL)

[illegible]

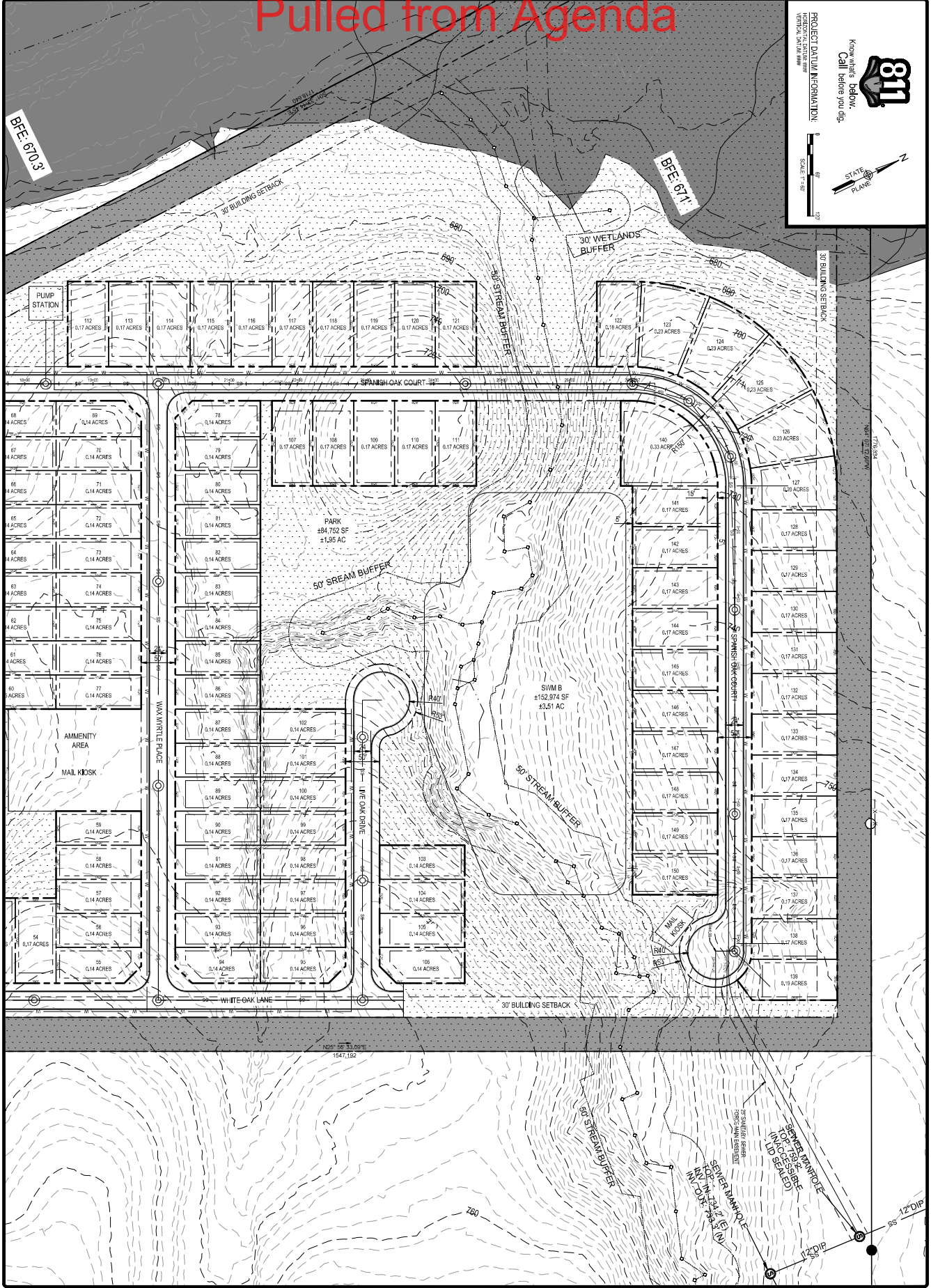
Pulled from Agenda



Know what's below.
Call before you dig.

PROJECT DATUM INFORMATION:
HORIZONTAL DATUM: NAD 83
VERTICAL DATUM: MLLW

SCALE: 1" = 40'

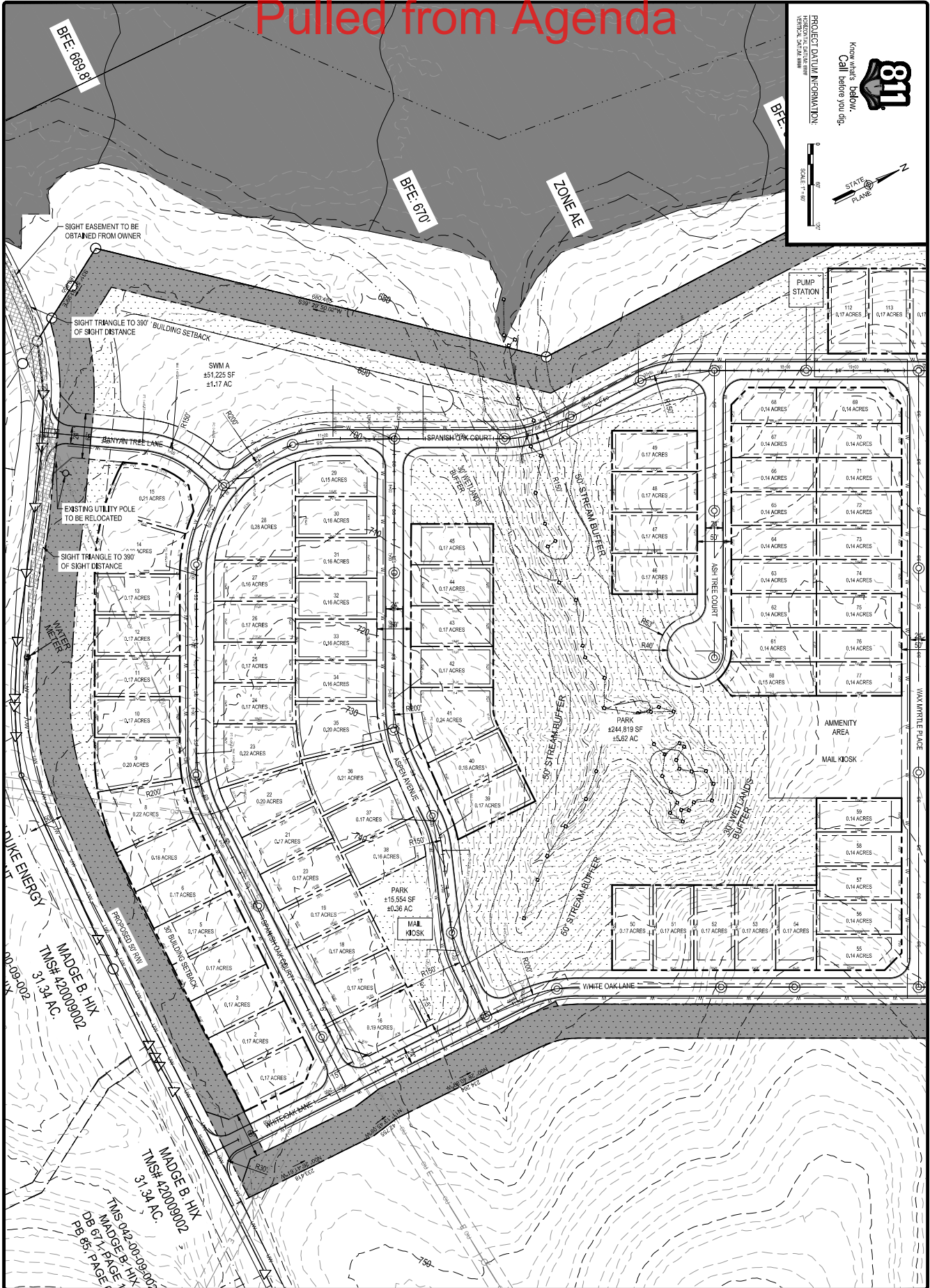
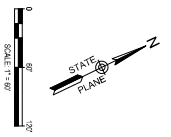


DATE 04/15/24 04/15/24 04/15/24 04/15/24 04/15/24 04/15/24 04/15/24 04/15/24 04/15/24 04/15/24 04/15/24 04/15/24 04/15/24 04/15/24 04/15/24	DATE	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24	04/15/24
--	------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------

Pulled from Agenda



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



NO.	DATE	BY	CHKD.	DESCRIPTION
1	04/14/23	JW	JW	PRELIMINARY PLAT
2	04/14/23	JW	JW	PRELIMINARY PLAT
3	04/14/23	JW	JW	PRELIMINARY PLAT
4	04/14/23	JW	JW	PRELIMINARY PLAT
5	04/14/23	JW	JW	PRELIMINARY PLAT

PRELIMINARY PLAT (SHEET 2 OF 2)

SPANO AND ASSOCIATES, INC.

1540 INTERNATIONAL PARKWAY, SUITE 200, LANE MARY, FL 32741

ANDERSON RESERVE

DAVIS & FLOYD

SINCE 1954

WWW.DAVISANDFLOYD.COM

164 MEADOWS WAY, SUITE 200
GREENVILLE, SOUTH CAROLINA 29615
(864) 327-4800

NOT FOR CONSTRUCTION

230001002



**A RESOLUTION OF THE
ANDERSON COUNTY PLANNING COMMISSION**

**A RESOLUTION TO RECOMMEND THAT ANDERSON COUNTY
COUNCIL ENACT AN ORDINANCE TO AMEND THE 2016
COMPREHENSIVE PLAN WITH ELEMENTS OF POPULATION
INCREASE, ECONOMIC DEVELOPMENT WORKFORCE AND
RESILIENCE AND MAPS CONTAINED THEREIN**

WHEREAS, the Anderson County Planning Commission was appointed by County Council and is the duly authorized body to prepare a Comprehensive Plan that conforms to the 1994 Act, and to carry out a continuing planning program for the physical growth, social growth, and economic development and redevelopment of Anderson County; and

WHEREAS, Section 6-29-510 of the South Carolina Code of Ordinances 1976, as amended (South Carolina Local Government Comprehensive Planning Enabling Act of 1994, as amended), requires that a Planning Commission review the comprehensive plan or elements every five (5) years to determine whether changes in the amount, kind, or direction of development of the area or other reasons make it desirable to make additions or amendments to the plan and

WHEREAS, the Anderson County Planning Commission held a duly advertised Public Hearing on November 14, 2023, during which time it reviewed the Anderson County Comprehensive Plan Amendments and recommended it to the Anderson County Council for adoption; and

NOW, THEREFORE, BE IT RESOLVED that the Anderson County Planning Commission does hereby recommend the amendment of Anderson County Comprehensive Plan 2016, to the Anderson County Council for adoption and use as a guide for the orderly development of Anderson County.

ADOPTED this 14th day of November 2023.

Dan Harvell, Chair
Anderson County Planning Commission


Attested by:

Alesia A. Hunter, CZA, CFM, CI
Anderson County Planning Development Director

Comprehensive Plan Update ~~2021~~ 2023



Five (5) Year Updates & New Element of Resilience-November 14, 2023



Population
Increase



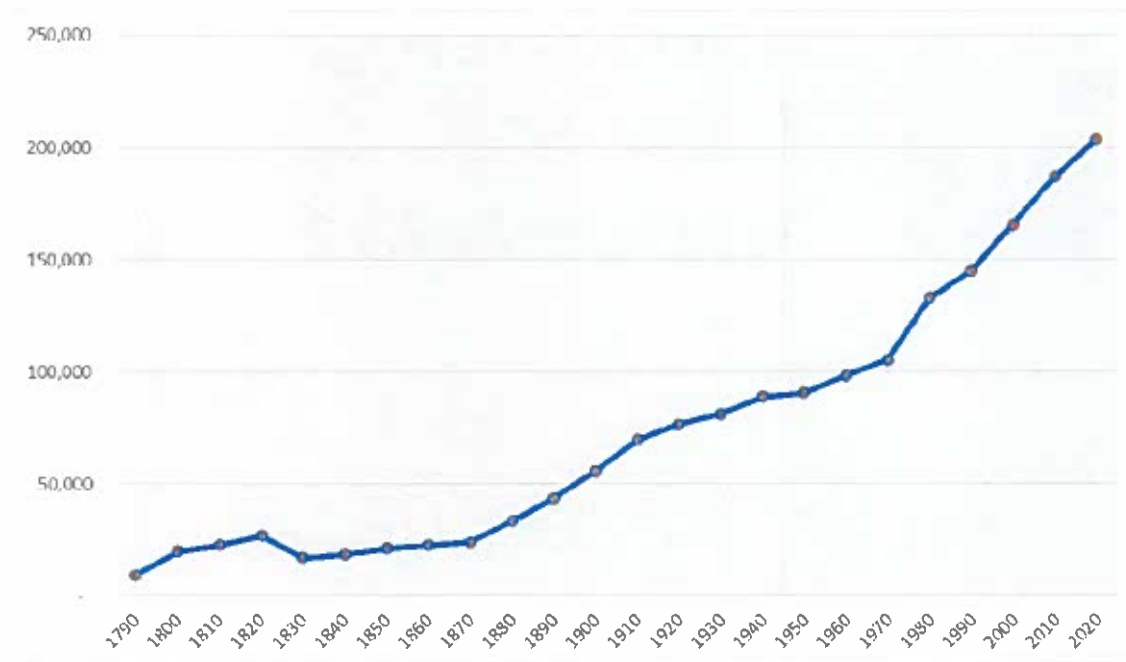
Economic
Development
Workforce



Resilience
Element

Population 2020: 203,718

Historic Population Growth Trends 1790-2020



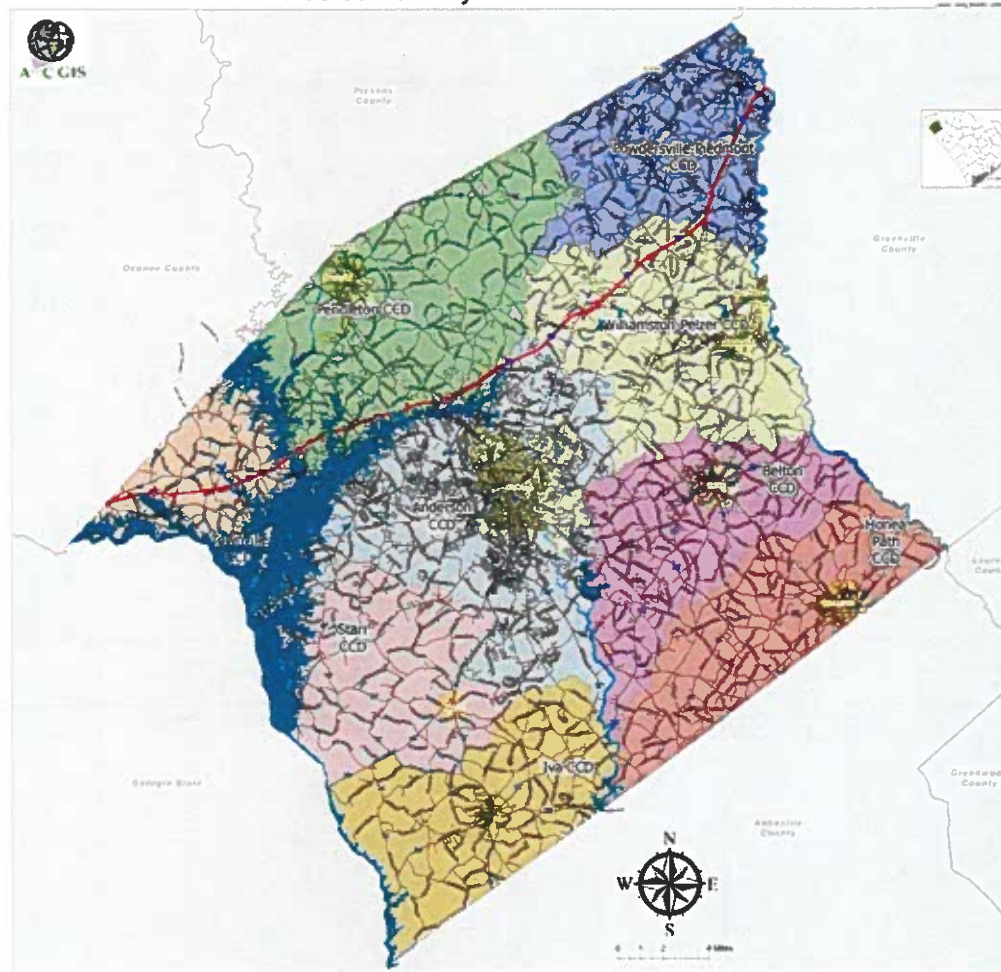
Comparison: In 2016, our estimated population was 192,709.

Comparison of Growth Rates, 1980-2020

	Anderson County	South Carolina	United States
1980	133,235	3,121,820	226,545,805
1990	145,196	3,486,703	248,709,873
2000	165,740	4,012,012	281,421,906
2010	187,126	4,625,364	308,745,538
2020	203,718	5,118,425	331,449,281
% Change 1980-1990	8.9%	11.7%	11.7%
% Change 1990-2000	14.1%	15.1%	15.1%
% Change 2000-2010	12.9%	15.3%	15.3%
% Change 2010-2020	8.9%	10.7%	7.4%

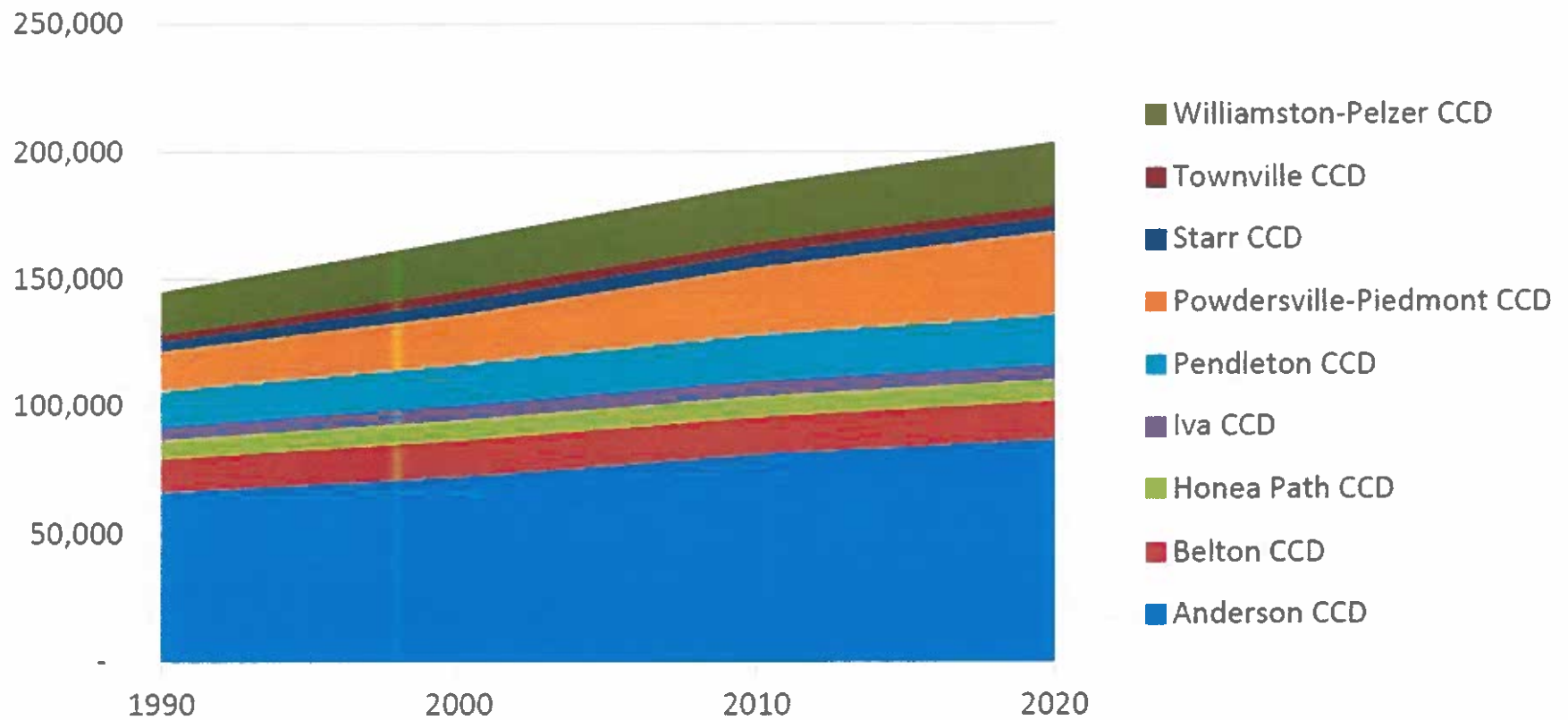
CCDs (Census County Divisions)

Anderson County 2020 Census CCDs



Comparison of Growth by Anderson County CCDs, 1990-2020

Population

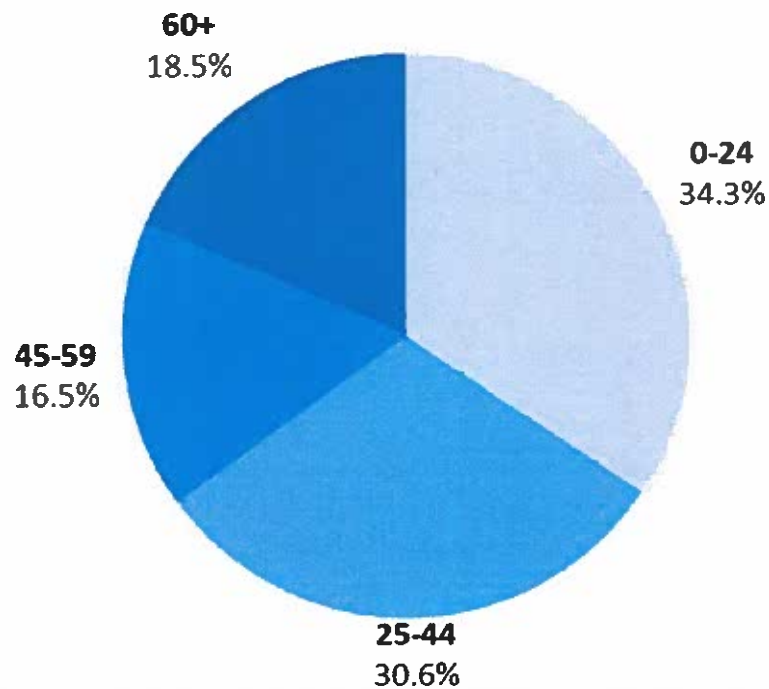


Anderson County Projected Population Estimates

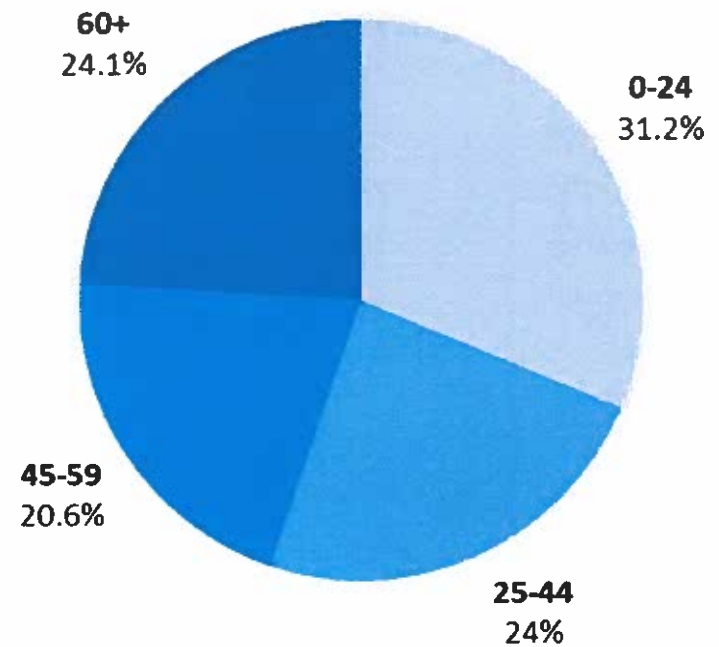
CCDs	1990 Population	2000 Population	2010 Population	2020 Population	2030 Population
Anderson	66,650	72,556	81,309	87,369	93,429
Belton	12,812	14,264	14,457	14,932	15,407
Honea Path	7,621	7,944	8,324	8,486	8,648
Iva	5,342	6,044	6,335	5,930	5,525
Pendleton	13,846	15,903	17,948	19,319	20,690
Powdersville-Piedmont	15,667	19,665	26,414	32,704	38,994
Starr	3,860	5,132	5,476	5,513	5,550
Townville	2,663	3,993	4,085	4,504	4,923
Williamston-Pelzer	16,735	20,239	22,778	24,961	27,144

Population % Change

	2000 Population	2010 Population	2020 Population	% Change, 2000-2010	% Change, 2010-2020
Anderson CCD	72,556	81,309	87,369	12.1%	7.5%
Belton CCD	14,264	14,457	14,932	1.4%	3.3%
Honea Path CCD	7,944	8,324	8,486	4.8%	1.9%
Iva CCD	6,044	6,335	5,930	4.8%	-6.4%
Pendleton CCD	15,903	17,948	19,319	12.9%	7.6%
Powdersville-Piedmont CCD	19,665	26,414	32,704	34.3%	23.8%
Starr CCD	5,132	5,476	5,513	6.7%	0.7%
Townville CCD	3,993	4,085	4,504	2.3%	10.3%
Williamston-Pelzer CCD	20,239	22,778	24,961	12.5%	9.6%



1990 Distribution of Population Among Age Groups



2019 Distribution of Population Among Age Groups

Demographic Profile of Anderson County CCDs

	Total Population	% Under 18 yrs	% 65 and older	% White	% Black	% Other	% Hispanic or Latino (of any race)
Anderson CCD	87,369	22.5%	18.5%	67.2%	22.7%	10.1%	5.4%
Belton CCD	14,932	22.3%	18.9%	76.2%	16.7%	7.1%	3.0%
Honea Path CCD	8,486	23.2%	20.3%	86.1%	9.3%	4.6%	1.6%
Iva CCD	5,930	20.3%	19.4%	85.4%	8.4%	6.2%	2.2%
Pendleton CCD	19,319	20.6%	18.2%	79.4%	11.8%	8.8%	3.2%
Powdersville-Piedmont CCD	32,704	25.4%	14.5%	83.1%	6.7%	10.2%	4.8%
Starr CCD	5,513	28.3%	13.3%	82.0%	10.9%	7.1%	3.2%
Townville CCD	4,504	16.8%	24.1%	91.7%	3.1%	5.2%	2.1%
Williamston-Pelzer CCD	24,961	23.8%	16.9%	83.2%	6.6%	10.2%	6.7%

Racial Trends, 1990-2020

	1990	2000	2010	2020
White	82.8%	81.6%	80.1%	77.1%
Black	16.6%	16.6%	16.0%	16.3%
American Indian/Alaska Native	0.2%	0.2%	0.3%	0.3%
Asian	0.3%	0.4%	0.8%	1.0%
2 or more races	NA	0.8%	1.5%	1.8%
Hispanic/Latino origin	0.4%	1.1%	2.9%	4%

Anderson County Educational Attainment, 2000-2020

	2000	2010	2020
No High School Diploma	26.6%	14.9%	14.7%
High School Graduate	32.6%	29%	31.2%
Some College, no degree	17.6%	20.6%	20.2%
Associate Degree	7.1%	7.5%	11.7%
Bachelor's Degree	11%	17.6%	14.1%
Graduate/Professional Degree	4.9%	10.3%	8.1%

Anderson County	1990	2010	2020
Median Household Income	\$25,748	\$42,334	\$50,865
Per Capita Income	\$12,027	\$22,117	\$27,552
Persons in Poverty, percent	12%	15.8%	14%

South Carolina	1990	2010	2020
Median Household Income	\$26,256	\$43,939	\$53,199
Per Capita Income	\$11,897	\$23,443	\$29,426
Persons in Poverty, percent	15.4%	16.4%	13.8%

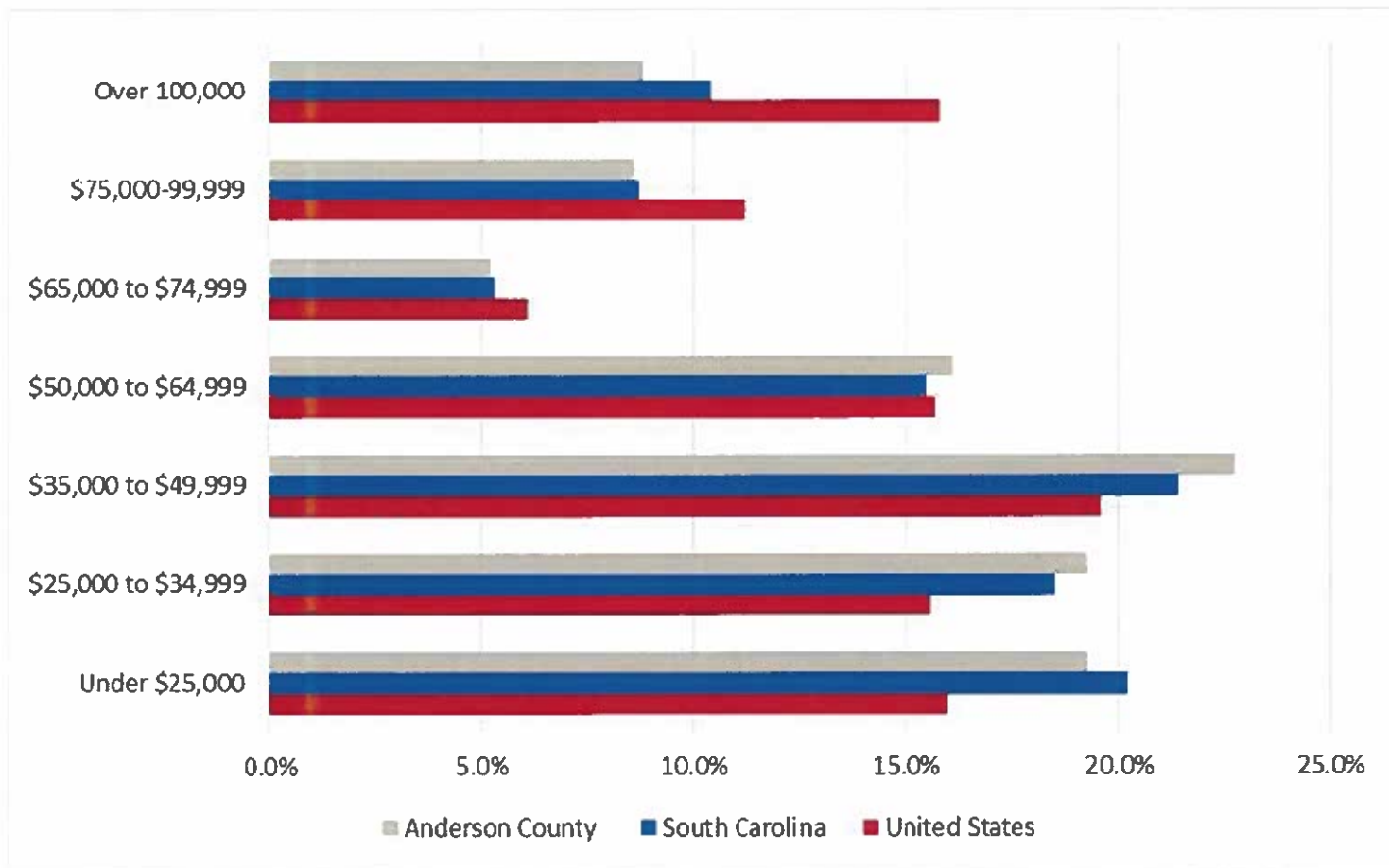
Economic Development

Industry	Average Employment	Percent of Employment	Total Wages	Percent of Total Wages
Manufacturing - Durable and Non-Durable Goods	14,748	22.06	\$876,562,128	30.87
Health Care and Social Assistance	10,818	16.18	\$543,409,776	19.14
Retail Trade	8,909	13.32	\$240,436,092	8.47
Accommodation and Food Services	7,385	11.04	\$116,358,060	4.1
Educational Services	6,283	9.4	\$224,710,284	8.62
Construction	2,745	4.11	\$128,751,480	4.53
Public Administration (Federal, State, & Local)	2,520	3.77	\$99,066,240	3.49
Administrative and Waste Services	2,519	3.77	\$71,781,424	2.53
Wholesale Trade	2,367	3.54	136,377,072	4.8
Transportation and Warehousing	2,255	3.37	\$99,553,740	3.51
Professional and Technical Services	1,649	2.47	\$72,800,052	2.56
Other Services (except Public Administration)	1,385	2.07	\$48,397,440	1.7
Finance and Insurance	1,018	1.52	\$52,089,024	1.83
Arts, Entertainment and Recreation	636	0.95	\$8,697,936	0.31
Real Estate and Rental and Leasing	545	0.82	\$21,651,760	0.73
Information	399	0.60	\$17,656,548	0.62
Utilities	331	0.49	\$33,012,616	1.16
Management of Companies and Enterprises	157	0.23	\$16,532,100	0.58
Mining, Quarrying and Oil & Gas Extraction	140	0.21	\$9,616,880	0.34
Agriculture, Forestry, Fishing & Hunting	60	0.09	\$1,946,880	0.07
Total	66,869	100.00	\$2,839,407,523	100.00

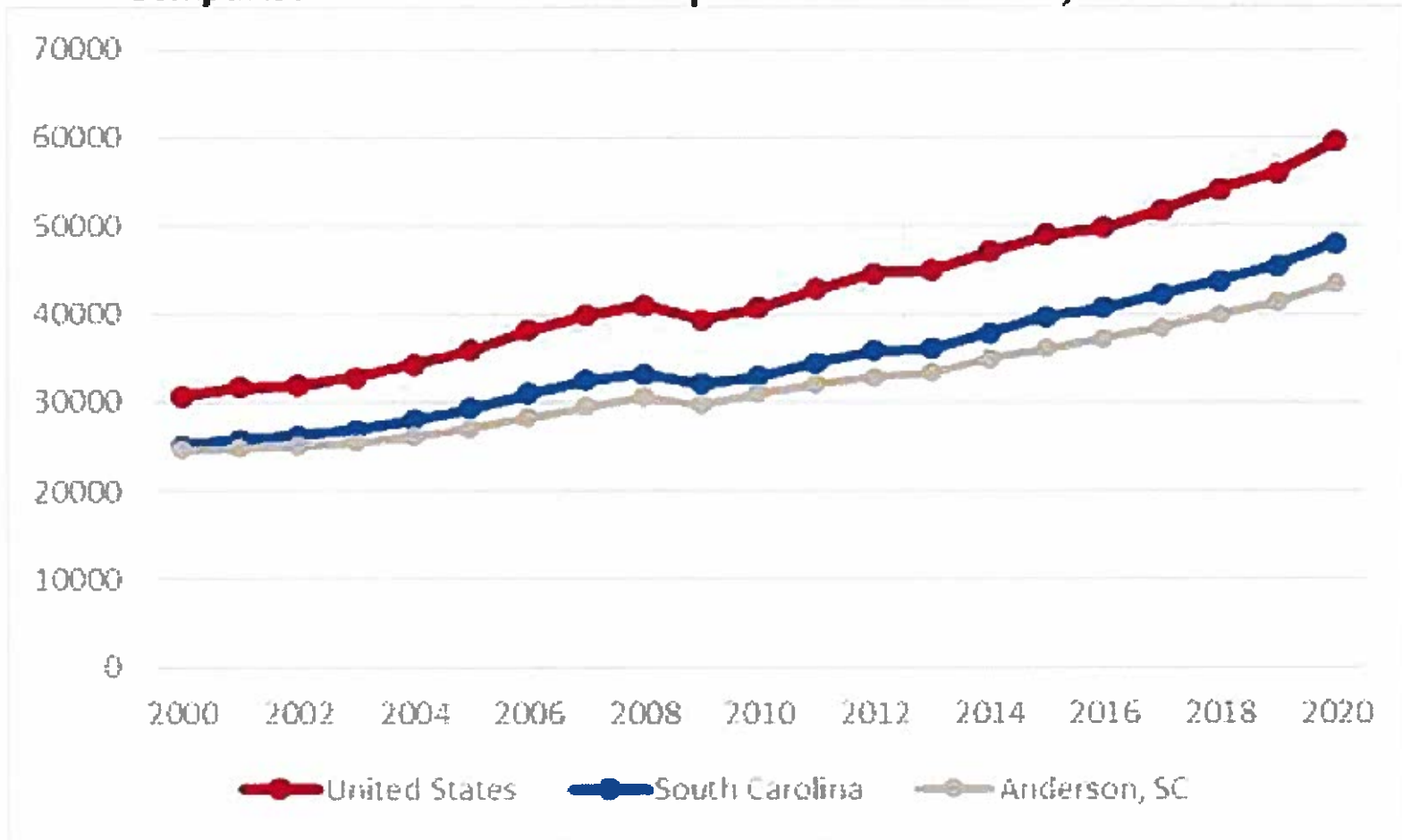
Anderson County Wages by Industry

Industry (in order of total employment)	Average Weekly Wage (in dollars)
Manufacturing - Durable and Non-Durable Goods	1143
Health Care and Social Assistance	966
Retail Trade	519
Accommodation and Food Services	303
Educational Services	749
Construction	902
Public Administration (Federal, State, & Local)	756
Administrative and Waste Services	548
Wholesale Trade	1108
Transportation and Warehousing	856
Professional and Technical Services	849
Other Services (except Public Administration)	672
Finance and Insurance	984
Arts, Entertainment and Recreation	263
Real Estate and Rental and Leasing	764
Information	851
Utilities	1,918
Management of Companies and Enterprises	2,025
Mining, Quarrying and Oil & Gas Extraction	1,321
Agriculture, Forestry, Fishing & Hunting	624
Total	906

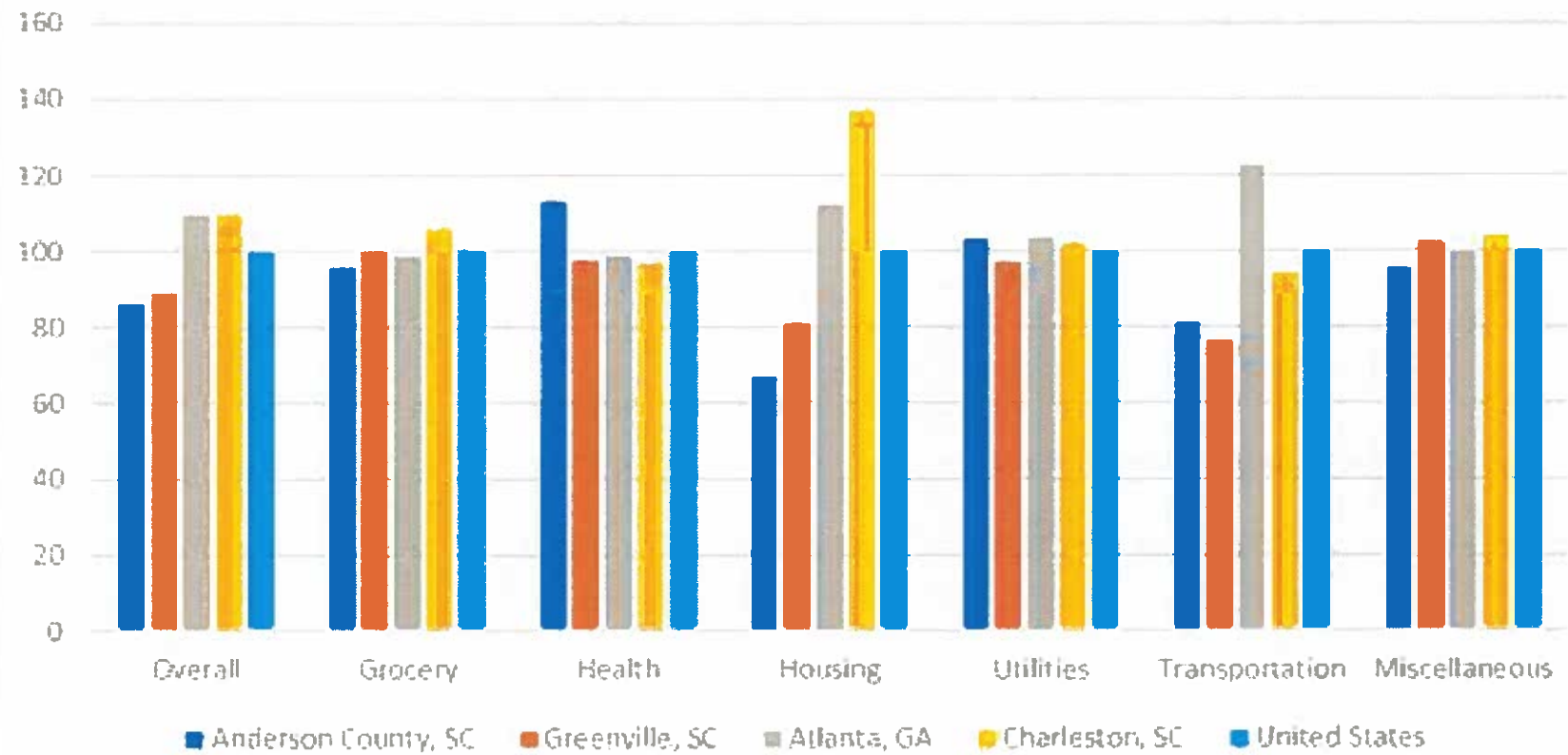
Wage Distribution by Percent Employed, 2019³



Comparison of Growth in Per Capita Personal Income, 2000-2020⁴



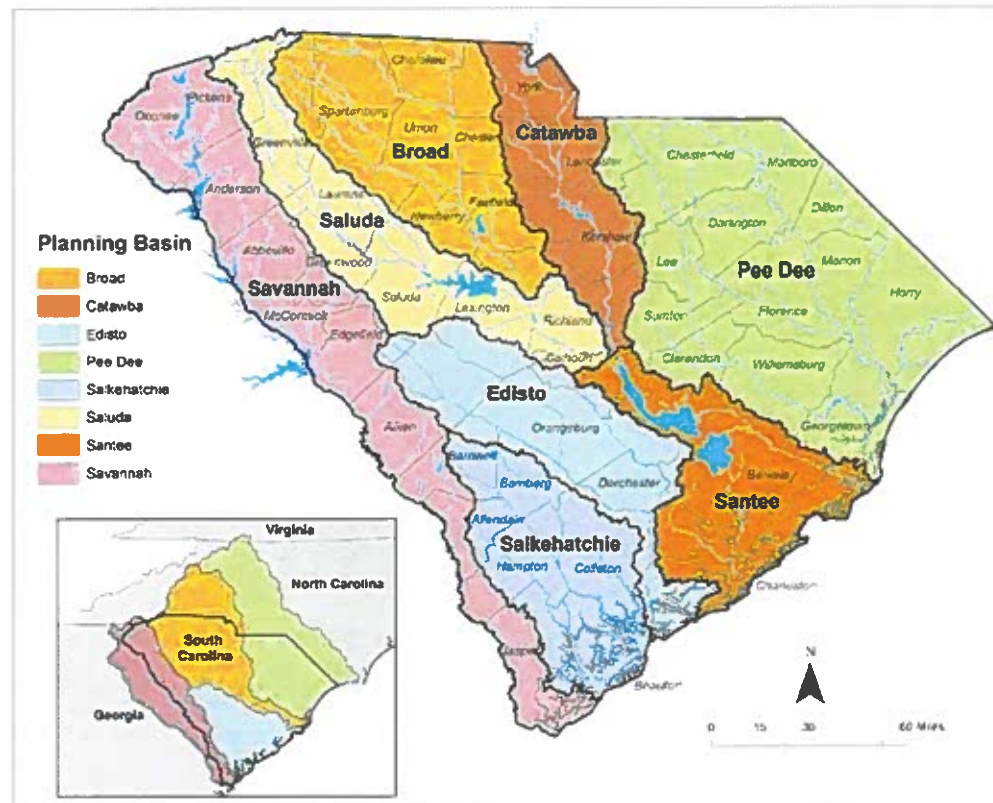
Comparison of Cost of Living Indexes, 2019⁶



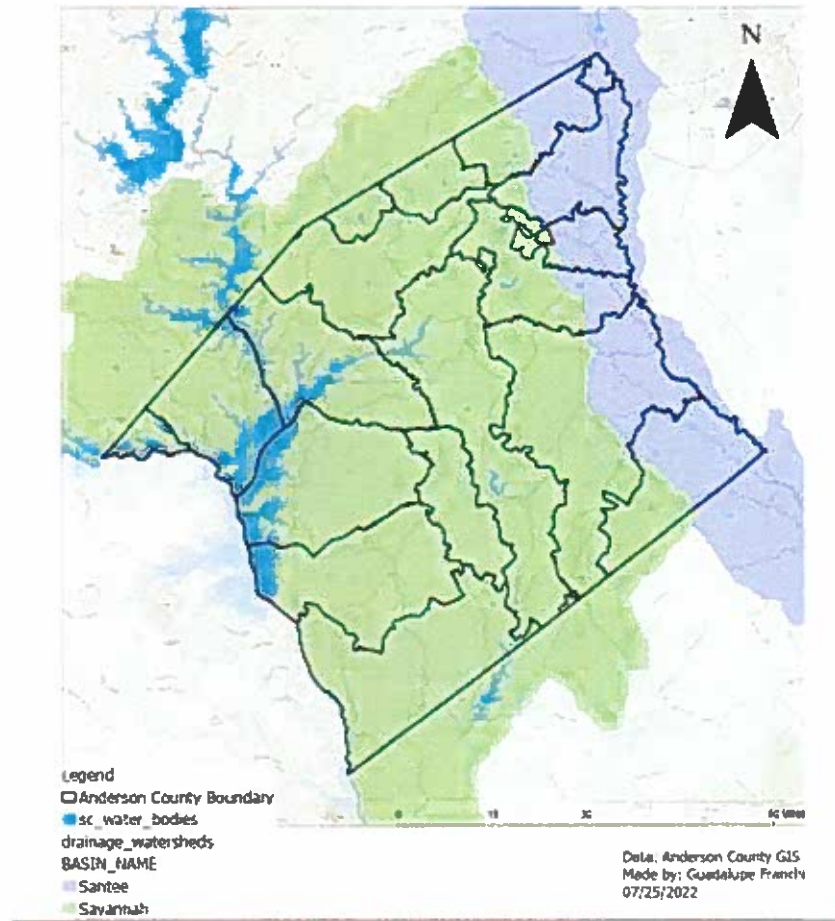


Resilience

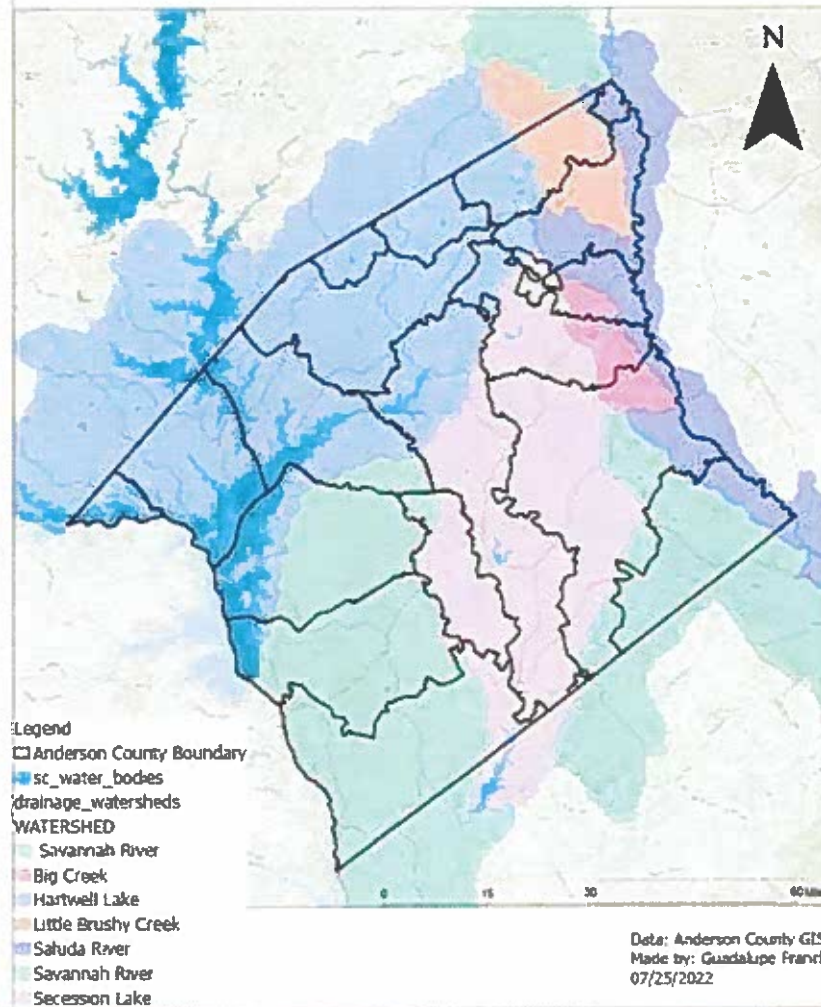
- Resilience is the ability of a community to respond, adapt, and thrive under changing conditions, including, but not limited to, recurrent burdens and sudden disasters.
- South Carolina Office of Resilience's 3 main goals:
 - Housing recovery following a federally declared disaster
 - Mitigation against future flood risks
 - Resilience planning
- Anderson County's primary threats include:
 - Extreme Heat/Drought
 - Winter Weather
 - Tornadoes
 - Tropical Storm/Hurricanes
 - Hailstorms, Thunderstorms and Heavy Precipitation Events
 - Earthquakes
 - Flooding/Flash Flooding



Anderson County River Basins



Anderson County Watersheds



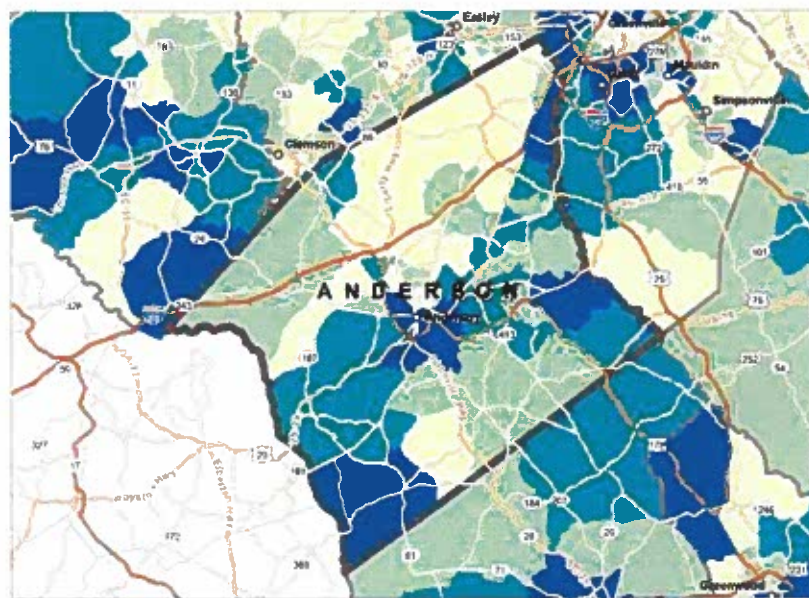
CDC/ATSDR Social Vulnerability Index 2020

ANDERSON COUNTY, SOUTH CAROLINA

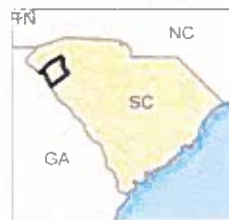


CDC/ATSDR SVI 2020 – ANDERSON COUNTY, SOUTH CAROLINA

Overall Social Vulnerability¹



Legend: Highest (Top 4th), Vulnerability (SVI 2020), Lowest (Bottom 4th), Data Unavailable

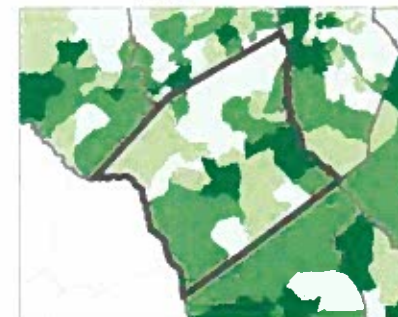


Social vulnerability refers to a community's capacity to prepare for and respond to the stress of hazardous events ranging from natural disasters, such as tornadoes or disease outbreaks, to human-caused threats, such as toxic chemical spills. The **CDC/ATSDR Social Vulnerability Index (CDC/ATSDR SVI 2020)**² County Map depicts the social vulnerability of communities, at census tract level, within a specified

county. CDC/ATSDR SVI 2020 groups **sixteen census-derived factors** into **four themes** that summarize the extent to which the area is socially vulnerable to disaster. The factors include economic data as well as data regarding education, family characteristics, housing, language ability, ethnicity, and vehicle access. Overall Social Vulnerability combines all the variables to provide a comprehensive assessment.

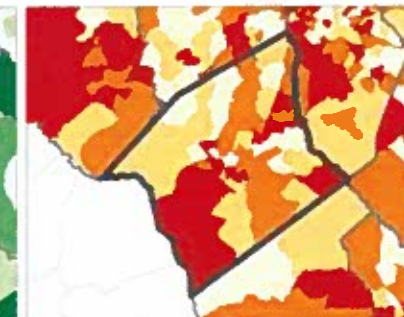
CDC/ATSDR SVI Themes³

Socioeconomic Status⁴



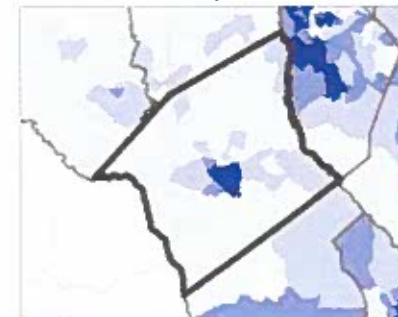
Legend: Highest (Top 4th), Vulnerability (SVI 2020), Lowest (Bottom 4th)

Household Characteristics⁵



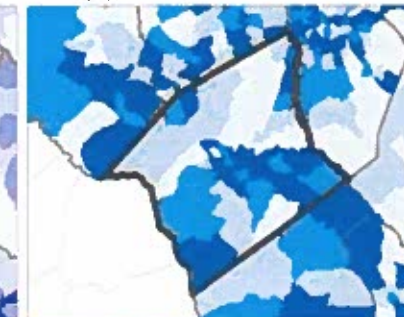
Legend: Highest (Top 4th), Vulnerability (SVI 2020), Lowest (Bottom 4th)

Racial and Ethnic Minority Status⁶



Legend: Highest (Top 4th), Vulnerability (SVI 2020), Lowest (Bottom 4th)

Housing Type/Transportation⁷



Legend: Highest (Top 4th), Vulnerability (SVI 2020), Lowest (Bottom 4th)

Data Sources: CDC/ATSDR SVI 2020 is based on data from the 2010 U.S. Census.

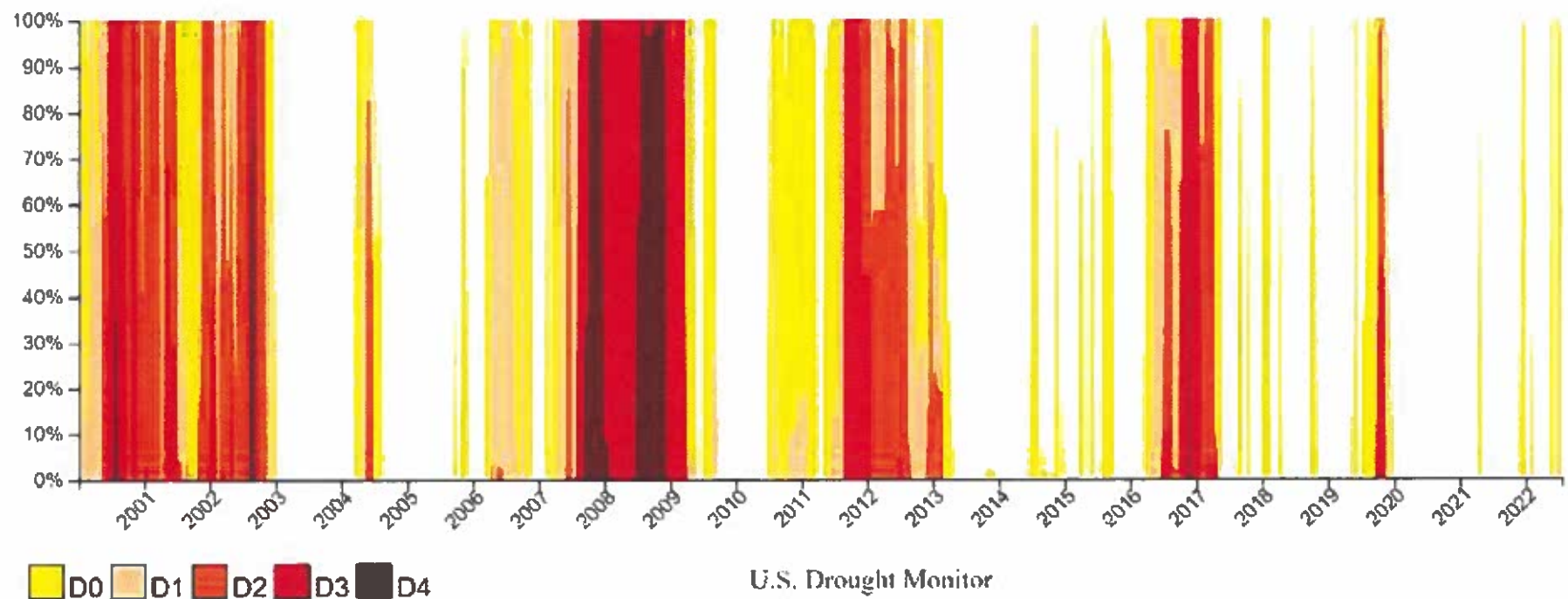
Notes: Social Vulnerability: All 16 variables are used in the SVI 2020 calculation. The CDC/ATSDR SVI 2020 is composed of rankings of US Census American Community Survey (ACS) 2010 variables for the state of South Carolina. Socioeconomic Status: ACS 2010 variables include: Median Household Income, Median Family Income, Median Per Capita Income, Median Household Income, Median Family Income, Median Per Capita Income, Median Household Income, Median Family Income, Median Per Capita Income. Household Characteristics: ACS 2010 variables include: Median Household Income, Median Family Income, Median Per Capita Income, Median Household Income, Median Family Income, Median Per Capita Income. Racial and Ethnic Minority Status: ACS 2010 variables include: Median Household Income, Median Family Income, Median Per Capita Income, Median Household Income, Median Family Income, Median Per Capita Income. Housing Type/Transportation: ACS 2010 variables include: Median Household Income, Median Family Income, Median Per Capita Income, Median Household Income, Median Family Income, Median Per Capita Income.

References: Anderson County, South Carolina. Vulnerability Index for Disaster Management. Journal of Homeland Security and Emergency Management. 2011. 3(1).

CDC/ATSDR SVI web page: <https://www.atzdrhhs.com/places/index/index.html>



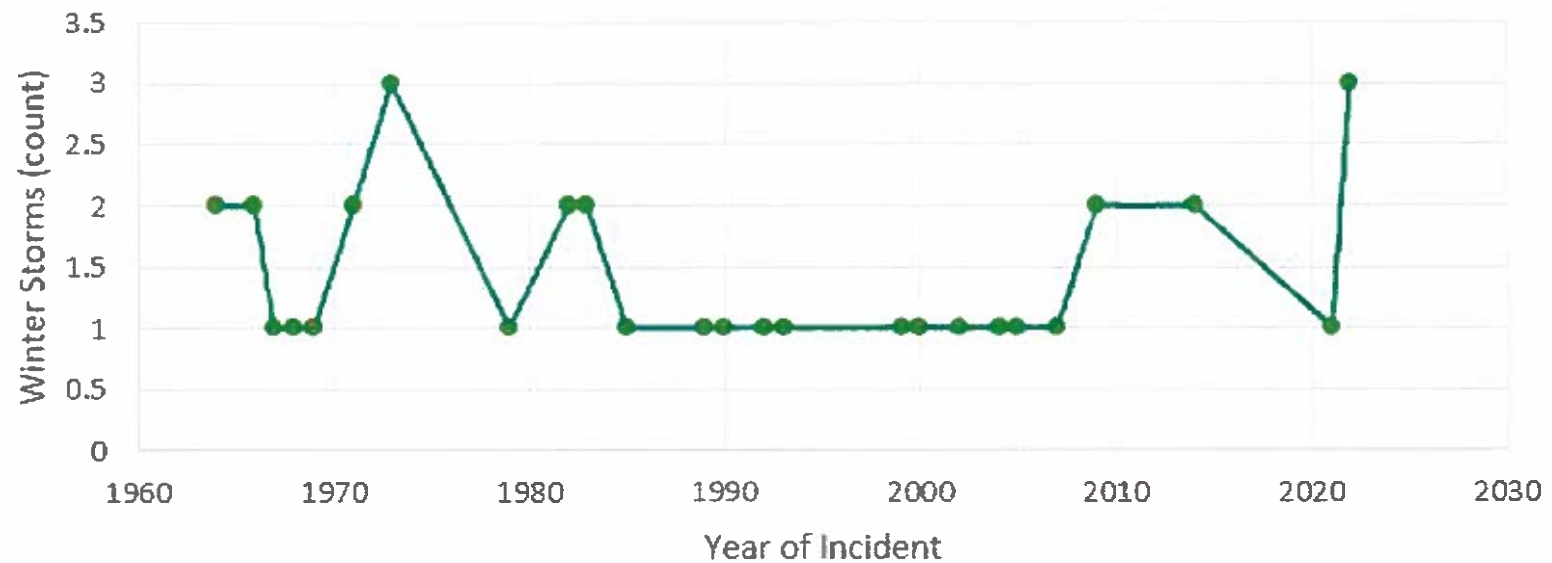
Anderson County Drought monitor (2000-2022)



Source: <https://www.drought.gov/states/south-carolina/county/anderson>

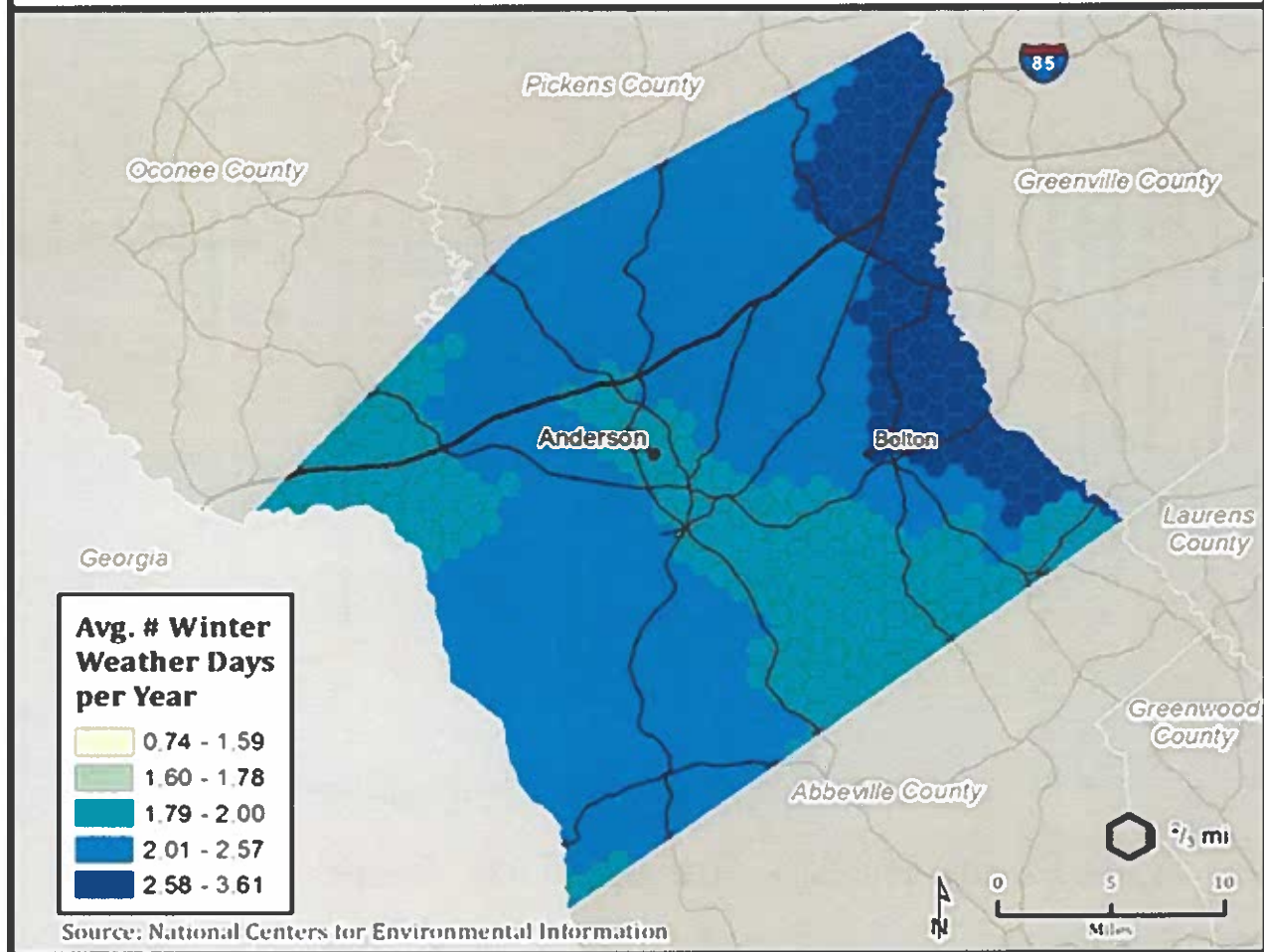
Anderson County winter storms

Winter Storms in Anderson County (1960-2022)



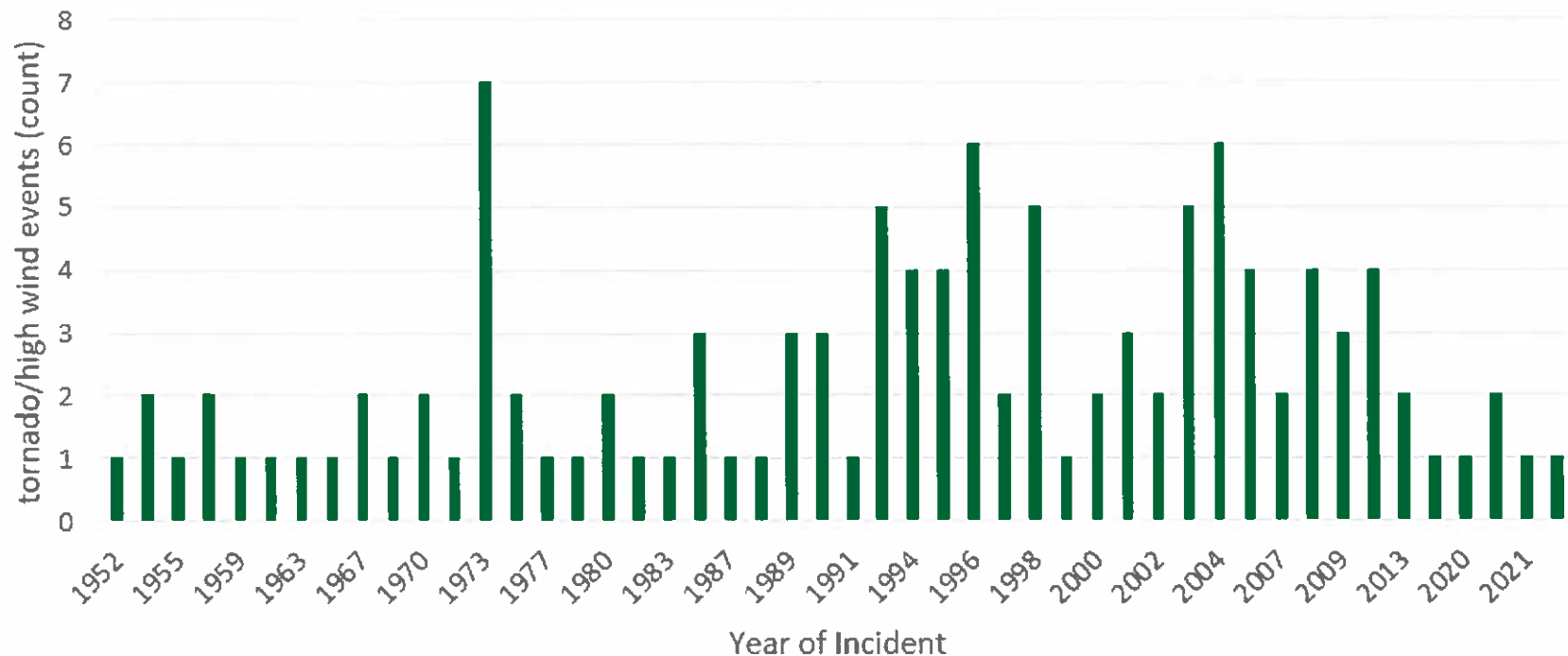
Source: National Weather Service, FEMA Disaster website, Anderson and Oconee County Natural Hazard Mitigation Plan 2017.

Anderson County Winter Weather Risk, 1986-2015



Anderson County Tornado and High wind events.

Tornado/High wind in Anderson County (1950-2022)



Source: Anderson and Oconee County Natural Hazard Mitigation Plan 2017, <https://www.homefacts.com/tornadoes/South-Carolina/Anderson-County.html>

Anderson County Hailstorm events

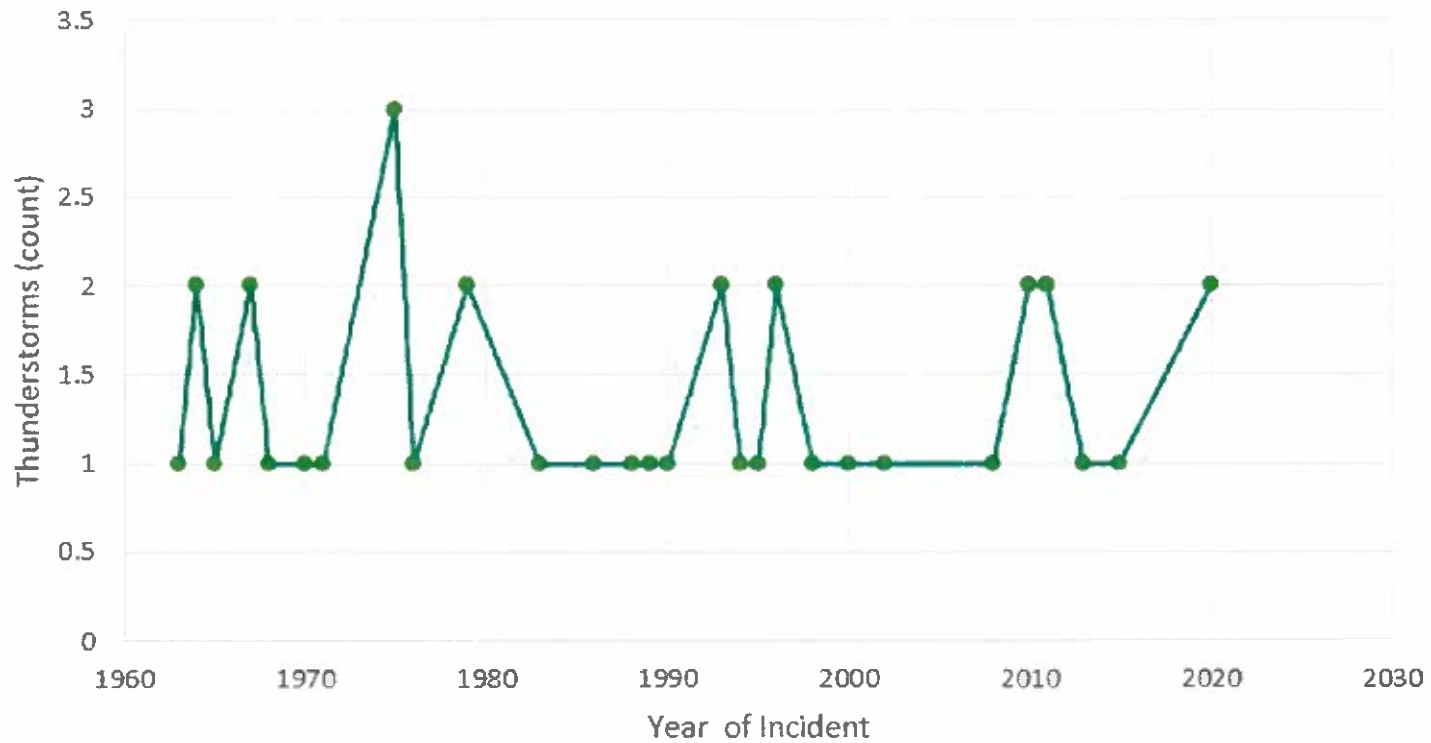
Hailstorms in Anderson County (1960-2016)



Source: National Weather Service, FEMA Disaster website, Anderson and Oconee County Natural Hazard Mitigation Plan 2017.

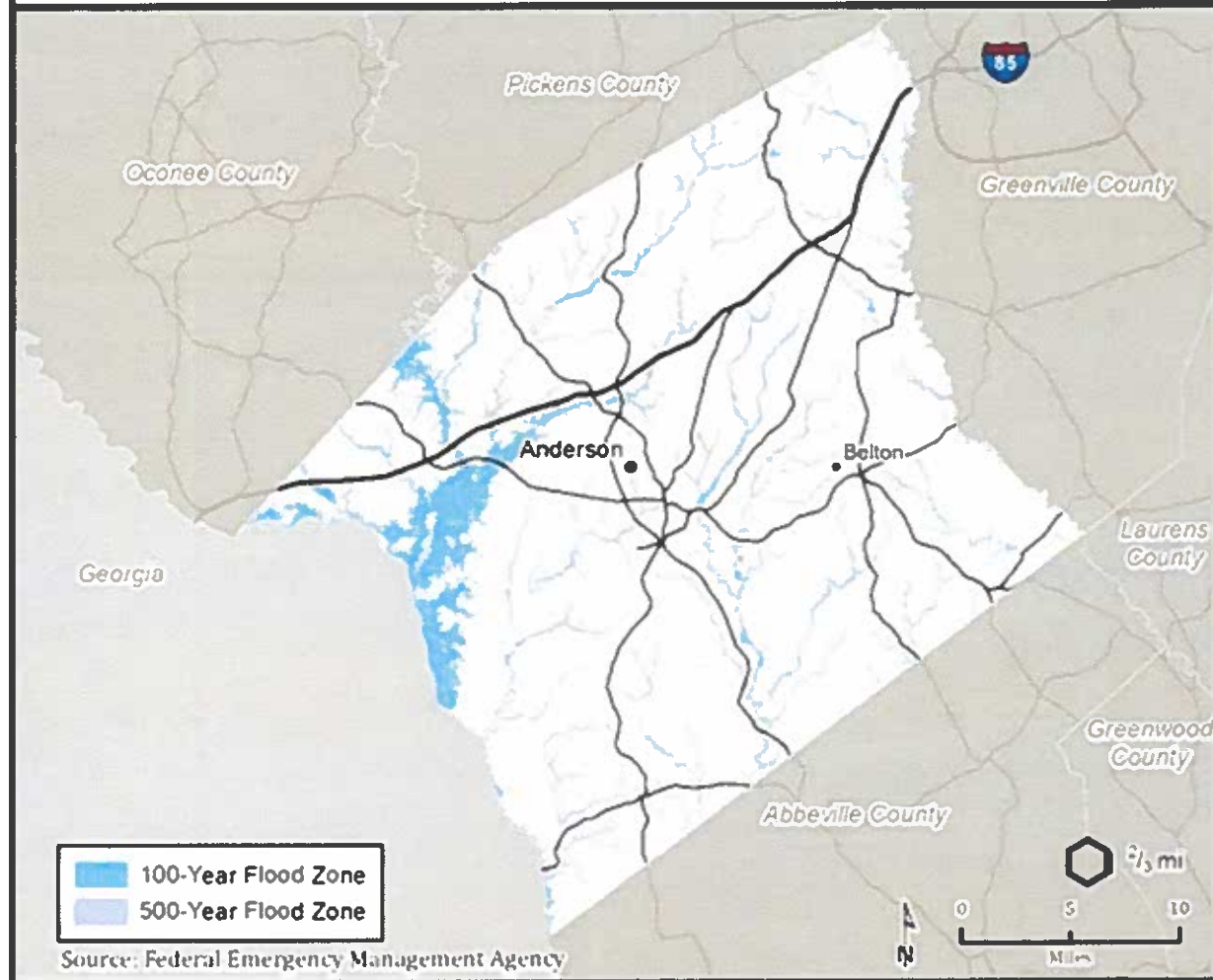
Anderson County thunderstorms events

Thunderstorms in Anderson County (1960-2022)



Source: National Weather Service, FEMA Disaster website, Anderson and Oconee County Natural Hazard Mitigation Plan 2017.

Anderson County 100- and 500-Year Flood Zones



Staff Report
Application for a Variance Request
Anderson County Planning Commission Meeting
Historic Courthouse- Council Chamber-101 South Main Street
Anderson, South Carolina-November 14, 2023
6:00PM

Applicant: James H and Tammy M. Knight
Owner of Property: Three & Twenty Interests LLC

Property Location: Hendricks Road, Easley
Council District: 6

Tax Map Number: 164-00-02-013
Acreage of Property: 11 acres

Current Zoning: The property is zoned R-A (Residential Agricultural District)

Land Use: Vacant Agricultural
Adjacent Land Uses: Agricultural

Application Request: Applicant is requesting a variance request for a reduction of side yard setbacks from 50' to 25' for the construction of four (4) single-family residential dwellings due to topographic issues on both sides of the property (see enclosed Anderson County Contour Map) in addition there is a stream in the rear of the property and applicant cannot push the homes further back due to the drain field and floodplain area. The applicant has submitted a summary of his request and a site plan for the Commission's review.

Findings of Fact: Chapter 48 in the Anderson County Zoning Ordinance, Section 5:2.6 states that side yard setbacks shall be 50' from the side yard property line for the construction of residential single-family home.

Staff Recommendation:

- 1) The applicant has demonstrated on the application and site plan that there are extraordinary and exceptional conditions pertaining to the piece of property to grant a variance in cases of hardship.
- 2) The fact that there is a large drop off on both sides of the property that will prevent the applicant from pushing the homes further to the right and left sides of the property.

- 3) The fact that there is a floodplain in the rear of the property and under our current floodplain ordinance, we require the area to be left undisturbed as much as possible to prevent fill and stormwater issues.
- 4) The fact that SCDHEC requires that the drain field and septic system is located away from the creek/stream and without this variance, it will make it difficult to construct these single-family homes.
- 5) The fact that the Planning Commission has approved other variances due to topo issues and constraints.
- 6) The fact that the applicant can meet the front and rear setback requirements without requesting a variance, the zoning remains unchanged, and all other requirements within the R-A zoning ordinance are met.
- 7) The request, if granted is in line with the spirit and intent of the ordinance to grant a variance in cases of extreme hardships.
- 8) The variance, if granted, will not hinder, or harm the adjacent landowner or characteristics of the neighborhood.



Variance Application

Processing Fee: \$300.00

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

Date Application Received

Application Status (Approved or Denied)

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

Applicant's Information

Name: JAMES H AND TAMMY M KNIGHT
Mailing Address: 3560 PELZER HIGHWAY EASLEY, SC 29692
Telephone and Fax: 864-630-6775 E-Mail: FIVE KNIGHTS @CHARTER.NET

Property Owner's Information

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

Name: Three + Twenty Interests LLC
Mailing Address: 2107 Persa St., Houston, TX 77019
Telephone and Fax: 713.659.9600 Email: apickens@strawnpickens.com

Designated Agent Name (Representative of Property Owner): Andrew L. Pickens

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

As Manager for
Three + Twenty Interests LLC

Owner's or Designated Agent Signature

Date

10/5/23

Project Information

Please Indicate Current Use of Property: Commercial ☐ or Residential ☒

Property Location: HENDRICKS ROAD EASLEY, SC 29642

Parcel Number(s)/TMS: 164-00-02-013-000

County Council District: CCD4 School District: DISTRICT ONE

Total Acreage: 11 ACRES Current Zoning: RA

Requested Variance: SIDE SETBACK 25' VS 50' FOR LOTS 12B, 12C, 12D

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

Purpose of Variance: CURRENT ZONING DOES NOT ALLOW ME TO PUT 4 LOTS (FAMILY) ON 11 ACRES.

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

Yes: ☒ No: ☐ Date visited ROD or Date searched online: ATTACHED

Private Covenants or Deed Restrictions on the Property: Yes ☒ No ☐

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

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

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

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

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

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

CURRENT TOPOGRAPHY WILL NOT ALLOW LOTS C 50' SETBACK -

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

CREEK AT BOTTOM DOES NOT ALLOW ME TO PUSH HOUSE SOUTH FOR SEPTIC TANKS

Reasons why property is prohibited or limited in its uses:

AT 50' SETBACK VS 25' FOR 3 LOTS INDICATED HOUSES WILL NOT FIT.

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

ALL PROPERTY ON EAST BORDER IS ALREADY R20

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

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

For Office Use Only:

Application Received By: _____ Date Completed Application Received: _____

Application Fee Amount Paid: _____ Check Number: _____

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

Variance Application Checklist

Anderson County Code of Ordinances Chapter 48 Zoning- Article 9.- Board of Zoning Appeals

Section 9:5.- Powers and Duties

Section 9:5.1 Review. The board shall hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the zoning administrator in the enforcement of this chapter.

Section 9:5.2 Variances. The board of zoning appeals may authorize upon written appeal in specific cases such variance from the terms of this chapter as will not be contrary to the public interest where owing to special conditions, a literal enforcement of the provisions of this chapter would result in unnecessary hardship or peculiar and exceptional practical difficulties.

Before action is taken on a request for a variance, the board shall hold one or more public hearings at which any party may appear in person, by agent, or attorney. The planning commission staff will also refer the request to the appropriate zoning advisory group for review and report to the board of zoning appeals. The zoning advisory group will meet in public sessions and shall provide a written report and recommendation to the board of zoning appeals.

Notice shall be given at least 15 days in advance of a public hearing. The owner of the property for which the variance is requested of their agent shall be notified by mail. Notice of hearings shall be made in a newspaper of general circulation, posted on the property for which a variance is requested, and posted at the Anderson County Square.

In addition, the planning commission staff shall send letters notifying current owners of record of all properties adjacent to and/or within 1,000 feet in any direction of the subject property and provide proof of such mailing.

A variance from the terms of this Ordinance may be granted by the Board upon a finding that:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property.
2. These conditions do not generally apply to other property in the vicinity.
3. Because of these conditions, the application of the chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property
4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the granting of the variance will not harm the character of the district.

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

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

Application Submittal Requirements

- ☒ Completed and Signed Variance Application
- ☒ \$300 Processing Fee
- ☒ One (1) Accurate, Legible Plot Plan with Dimensions and Locations of Structures and Improvements of the Property
- ☒ Clear Statement of why the variance is being requested
- ☒ One (1) Copy of all Private Covenants and Deed Restrictions Related to the property, if applicable (Can be obtained from Anderson County Register of Deeds)
- ☒ Written statement from property owner granting permission to allow variance (only needed if applicant and property owner or not the same).

The Development Standards's Staff will recommend approval or denial to the Land Use/Board of Zoning Appeals at a scheduled Public Hearing. Applicants are notified of the date, time, and location of this meeting; and are encouraged to attend, in case questions arise. The Land Use/Board of Zoning Appeals will make the final decision.

As the applicant, I hereby confirm that the required information and supporting materials for this application are authentic and have been submitted to the Anderson County Development Standards Office.


Applicant's Signature

10/7/23
Date

Affected Broker, arbitration award, or court order. Party requesting the escrow shall pay all costs for escrow. If the dispute is not resolved within 180 days of Closing, the escrow shall be disbursed to the Broker. Parties agree that Brokers are third party beneficiaries to this Contract and have standing to seek remedies at law and equity. Parties represent that their only enforceable agency agreements are with the Brokers disclosed in this Contract. Parties consent to Brokers possibly receiving compensation from the HWC and/or others if compensation is paid by in accordance with laws and REALTOR® ethics. NOTICE: THIS IS TO GIVE YOU NOTICE THAT BROKERS HAVE/WILL/MAY RECEIVE COMPENSATION FROM HWC/OTHERS FOR REFERRAL/PROCESSING. YOU ARE NOT REQUIRED TO PURCHASE A HWC OR SIMILAR RESIDENTIAL SERVICE CONTRACT AND IF YOU CHOOSE TO PURCHASE SUCH COVERAGE YOU ARE FREE TO PURCHASE IT FROM ANOTHER PROVIDER.

34. BROKER LIABILITY LIMITATION: Parties agree Brokers provided Parties with benefits, services, assistance, and value in bringing about this Contract. In consideration and recognition of the risks, rewards, compensation and benefits arising from this transaction to Brokers, Parties each agree that they shall pay Brokers' attorneys fees and that Brokers, shall not be liable to either Party or both, either jointly, severally or individually, in an amount exceeding that Broker's Compensation by reason of any act or omission, including negligence, misrepresentation, errors and omissions, or breach of undertaking, except for intentional or willful acts. This limitation shall apply regardless of the cause of action or legal theory asserted against either Broker, unless the claim is for an intentional or willful act. This limitation of liability shall apply to all claims, losses, costs, damages or claimed expenses of any nature from any cause(s), except intentional or willful acts, so that the total liability of either Broker shall not exceed the amount set forth herein. Parties will indemnify and hold harmless and pay attorneys fees for Brokers from breach of contract, any negligent or intentional acts or omissions by any Parties, Inspectors, Professionals, Service Providers, Contractors, etc. including any introduced or recommended by Brokers. Parties each agree that there is valid and sufficient consideration for this limitation of liability and that Brokers are the intended third-party beneficiaries of this provision.

35. ATTACHMENTS, OTHER CONTINGENCIES, TERMS, AND/OR STIPULATIONS: There may be attachments to this Contract. The most recent changes, amendments, attachments, contingencies, stipulations, addendum, additions, exhibits, or writings, agreed to by the Parties; is evidence of the Parties' intent and agreement and shall control any Contract language conflicts. Parties shall initial and date Contract changes. If any documents are attached as addenda, amendments, attachments, or exhibits considered part of this Agreement, they are further identified or described here (e.g. SCR 390, 391, 503, 504, 393, 513, 610): 1. Sellers will not close before Jan 3, 2024. 2. Seller will place deed restrictions on all of their remaining property with tax map #164-00-02-013-000, restricting its use to single family homes with at least 2,000 square feet of heated space, no commercial businesses, and no mobile homes. 3. Buyer and seller will evenly split the cost of a new survey, and septic tank inspection required by DHEC. Survey to be prepared by Tom Belcher. 4. New plat depicting the 12.25 acres must be approved by Anderson County prior to closing. 5. Sale is contingent on buyer's verification of deed restrictions on adjoining property. 6. The Parties to the foregoing Agreement/Contract: To Buy and Sale Real Estate (Lots/Acreage) (the "Agreement") expressly agree to the following binding Addendum to the Agreement: Buyer(s) agree that Seller(s) are conveying the Property "As Is." Buyer(s) make no representations or warranties of any kind relating to the condition of the Property. In addition, Buyer(s) expressly agree, specifically but not exclusively, that: 1) Seller(s) make no
Continued... See Addendum Attachments, Other Contingencies 1

36. NOTICE AND DELIVERY: Notice is any unilateral communication (offers, counteroffers, acceptance, termination, unilateral requests for better terms, and associated addenda/amendments) from one Party to the other. Notice to/from a Broker representing a Party is deemed Notice to/from the Party. All Notice, consents, approvals, counterparts, and similar actions required under Contract must be in paper or electronic writing and will only be effective as of delivery to the Notice address/email/fax written below and awareness of receipt by Broker ("Delivered") unless Parties agree otherwise in writing.

37. Due to potential criminal activity, parties are solely responsible to verify all wiring instructions with law firm/bank and understand that audio/visual surveillance may occur. Parties acknowledge receiving, reading, reviewing, and understanding: this Contract, the SC Disclosure of Real Estate Brokerage Relationships form, any agency agreements, and copies of these documents. Parties acknowledge having time and opportunity to review all documents and receive legal counsel from their attorneys prior to signing Contract.

38. EXPIRATION OF OFFER: When signed by a Party and intended as an offer or counter offer, this document represents an offer to the other Party that may be rescinded any time prior to or expires at 11 ☐ AM ☒ PM on August 21, 2023 unless accepted or counter-offered by the other Party in written form Delivered prior to such deadline:

This offer will expire automatically if no action is taken by either party 30 calendar days after the offer's submittal.

[JHK] BUYER [TMK] BUYER [VALLEY] SELLER [ADPD] SELLER
[] BUYER [] BUYER [] SELLER [] SELLER
HAVE READ THIS PAGE





**Anderson County Planning Commission Meeting
Proposed New Pendleton High School**

November 14, 2023

6:00 PM

Staff Report – Large Scale Project- Any project that generates a need for 100
or more off street parking spaces requires a public hearing.

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

Project Name:	New Pendleton High School
Property Owner of Record:	Anderson County School District Four
Authorized Representative:	Rick Rogers
Intended Development:	New High School (Institutional)
Location/Access: Road	Boscobel Rd between Highway 187 & LaFrance
Details of Development:	This project proposal is to construct a new 228,040 square foot high school for approximately 1200 students, a 1200 square foot press box, and four 370 square foot dugouts, and two 2,000 square foot ancillary buildings with site improvements including parking, sidewalks, drop off areas, service area, baseball and softball complex as well as improvements to Boscobel Road with 500+ parking spaces for faculty and staff and students.
Surrounding Land Use:	Vacant Land/Institutional Use
Total Site Area:	66 Acres
County Council District:	4
Zoning:	Un-Zoned

Tax Map Number: 42-00-04-049, 42-00-03-023,42-00-03-005,42-00-00-03-003

Sewer Supplier: Anderson County

Power Supplier: Duke Energy

Water Supplier: Sandy Springs

Variance: None requested

Traffic Impact Analysis:

The proposed High School is located on Boscobel Road between Highway 187 & LaFrance Road. (State Maintained Road) The Traffic Impact Study (TIS) was conducted by Stantec Consultants Services dated October 2023.

The TIS recommendation are as followed; a left and right turn lanes will be required and a new right turn lane at the intersection of Boscobel and Highway 187. SCDOT will install a new signal at this intersection.

Staff Recommendation: Staff recommendation will be presented at the public hearing. If approved; the developer must obtain all necessary permits, and approvals.

- SCDHEC approval letter and or permit for stormwater erosion control.
- Anderson County Stormwater approval letter for stormwater erosion control.
- Anderson County Sewer approval.
- SCDOT encroachment permit approval.
- Detailed site plans must be submitted to Anderson County Development Standards Department for the issuance of a Commercial Land Use Permit.
- A grading permit must be issued prior to commencing with development and construction.
- A building permit is required from the State of South Carolina prior to the commencing with construction. Anderson County Building Codes will not issue a building permit. The permit will be issued from State of South Carolina.



Development Standards

APPLICATION FOR: **Land Use**

Project Name: New Pendleton High School

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 Rick Rogers

Mailing Address 315 E. Queen Street Pendleton, SC 29670

Telephone 864-844-3224

E-mail rrogers@anderson4.org

Applicant is the: Owner's Agent _____ Property Owner X

Property Owner(s) of Record Anderson School District Four

Mailing Address 315 E. Queen Street Pendleton, SC 29670

Telephone 864-844-3224

E-mail rrogers@anderson4.org

Authorized Representative Rick Rogers

Mailing Address 315 E. Queen Street Pendleton, SC 29670

Telephone 864-844-3224

E-mail rrogers@anderson4.org

Address/Location of Property Located on Boscobel Rd between Highway 187 and La France Road, opposite of Teeside Drive.

Existing Land Use institutional

Proposed Land Use institutional

Tax Map Number(s) 420004049, 420003023, 420003005, 4200003002

Total Size of Project (acres) 66

List Utility Company Providers:

Proposed Water Source ☐ Wells ☒ Public Water Water District Sandy Springs Water District

Proposed Sewage Disposal ☐ Septic ☐ Public Sewer Sewer District Anderson County

Power Company Duke Power

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 38 - 118 Intensity Standards in the Anderson County Code of Ordinances. This traffic study must be submitted with the application.

REQUEST FOR VARIANCE (IF APPLICABLE):

Is there a variance request?

☐ Yes☒ No

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

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

SIGNATURE(S) OF APPLICANTS(S):

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

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

Signature of Applicant

10/17/2023

Date

PROPERTY OWNER'S CERTIFICATION

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

Signature of Owner(s)

10/17/2023

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 **\$100.00**



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

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

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

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

Yes. The proposed use is institutional. The site includes the existing Pendleton High School campus.

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

No, the proposed use will not adversely affect the existing use or usability of adjacent or nearby property.

- (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?

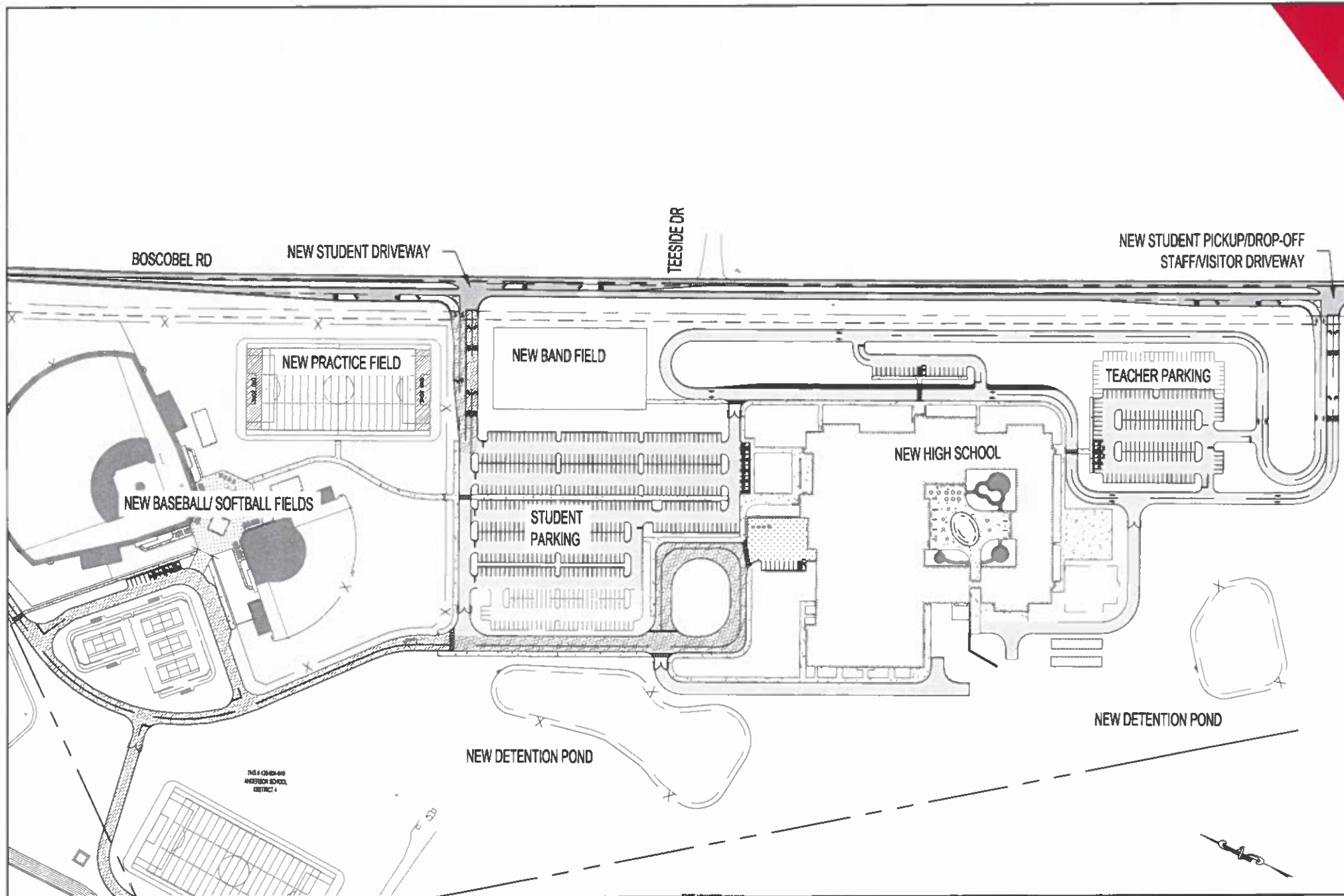
The proposed use will not cause an excessive or burdensome use of public facilities. The project includes road improvements as well as water improvements. Additionally, sewer utilities have already accounted for the new high school.

- (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 parcel is large enough to accommodate required off-street parking, setbacks and buffers as well as access.

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

Yes, the property use will be institutional, which would promote public health, safety, morality and general welfare.



25 WOODS LAKE ROAD
SUITE 210
GREENVILLE, SC 29607
864-751-9121
ADCENGINEERING.COM

OVERALL SITE PLAN NEW PENDLETON HIGH SCHOOL

DATE: 11/7/2023

PENDLETON, SOUTH CAROLINA

REF:

EX-A

ADC PROJECT#: 23168

250 1 inch = 250 ft. 0 125 250

Alesia Hunter

From: Clay Greene <clayg@adcengineering.com>
Sent: Tuesday, November 7, 2023 5:12 PM
To: Alesia Hunter
Subject: [External]RE: ADC 23168: Pendleton High School Traffic Study

You don't often get email from clayg@adcengineering.com. [Learn why this is important](#)

CAUTION: This email originated from outside of Anderson County's email system. Please do not click links or open attachments unless you recognize the sender and know the content is safe. If you have any questions, please contact the county helpdesk.

Traffic study recommendations:

Left and right turn lanes required for the new high school.

New right turn lane at intersection of Boscobel and Hwy 187. SCDOT will install a new signal at this intersection.

Clay Greene, PE, LEED BD+C
Project Manager
Civil + Aviation Engineering



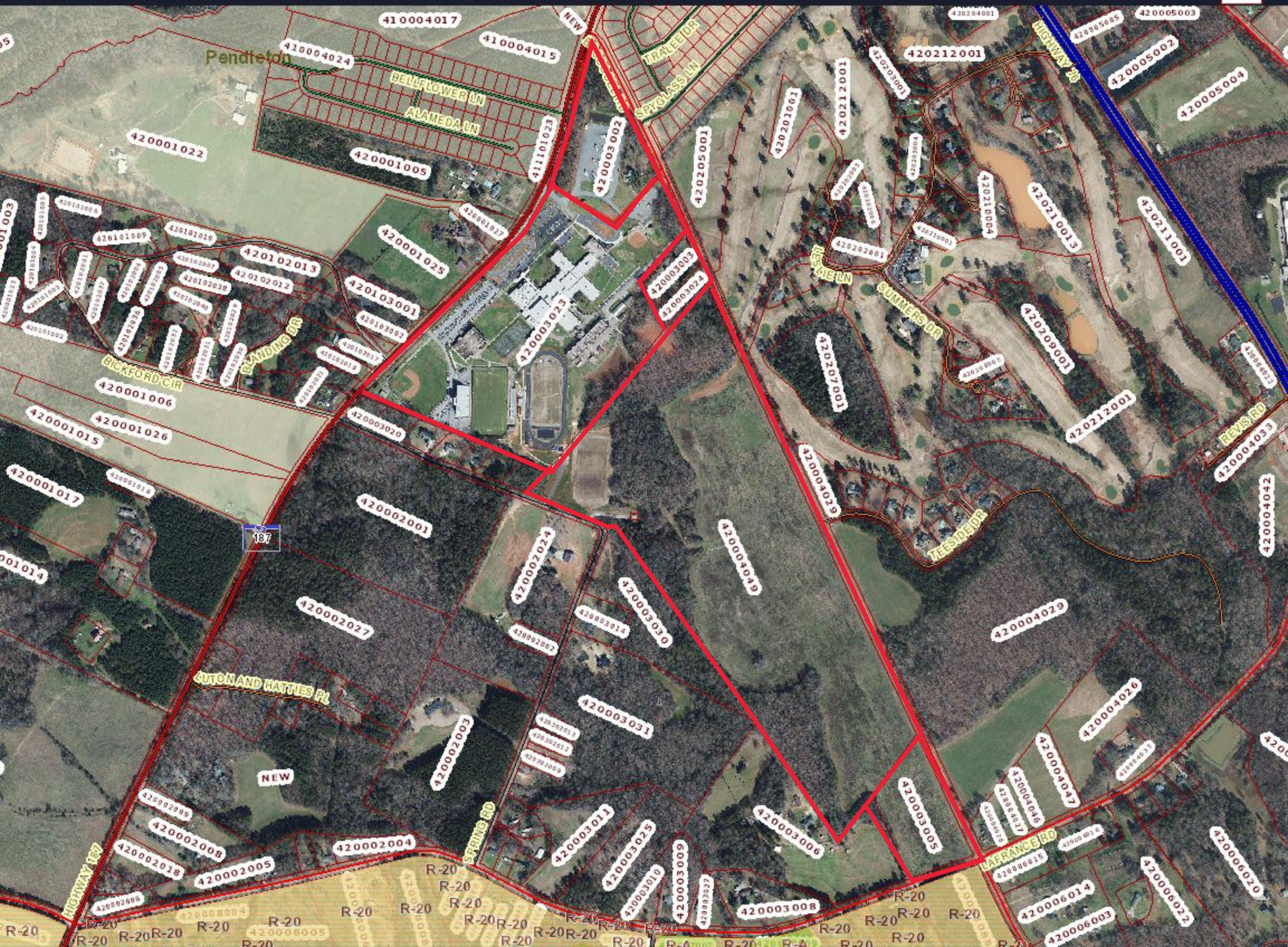
25 WOODS LAKE ROAD
SUITE 210
GREENVILLE, SC 29607
Office 864-751-9121 / Direct 864-751-9123 / Mobile 843-906-7098

From: Clay Greene
Sent: Tuesday, November 7, 2023 5:08 PM
To: Alesia Hunter <ahunter@andersoncountysc.org>
Subject: ADC 23168: Pendleton High School Traffic Study

Please find attached traffic study.

Clay Greene, PE, LEED BD+C
Project Manager
Civil + Aviation Engineering





Anderson County Planning Commission

November 14, 2023

6:00 PM

Staff Report

Consent Agenda:

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

1) Sterling Place Subdivision

Developer: Robert Wright

Location: Manley Drive

Number of Lots: 24

Preliminary Approval Date: May 20, 2021

2) Shockley Bend Subdivision

Developer: Robert Wright

Location: Hwy 29 S. Bypass

Number of Lots: 102

Preliminary Approval Date: May 20, 2021