

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: December 5, 2023
Cc: County Council
Re: December 12, 2023 Regular Commission Meetings

The Anderson County Planning Commission is scheduled to hold its next meeting on **Tuesday, December 12, 2023 6:00PM** at the Historic Courthouse, located at 101 S Main St, Anderson, SC 29624.

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

December 12, 2023
Regularly Scheduled Meeting
6:00 PM

AGENDA

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Approval of Agenda
5. Approval of Minutes
 - A. October 10, 2023 minutes
 - B. November 14, 2023 minutes (forthcoming)
6. Public Hearings
7. Old Business
8. New Business
 - A. Preliminary Subdivision: Magnolia Ridge located on White St. Ext./ TMS 151-00-09-017 [**Council District 2**].
 - B. Preliminary Subdivision: Anderson Reserve Phase II & III located on Fants Grove Circle/ TMS 42-00-01-010 [**Council District 4**].
 - C. Preliminary Subdivision: Keasler Farms located on Whitehall Rd. and Keasler Rd./ TMS 68-00-09-014 [**Council District 5**]. (**Pulled From Agenda**)
 - D. Preliminary Subdivision: Green Haven located on Blossom Branch Rd./ TMS 239-00-03-009, -011, -050, -051 [**Council District 6**].
 - E. Preliminary Subdivision: Waterford Pointe located on River Rd./ TMS 236-00-07-006, -06, -036 **Council District 6**].
9. Public Comments, non-agenda items – 3 minutes limit per speaker
10. Other Business
11. Adjournment

State of South Carolina)
County of Anderson)

ANDERSON COUNTY
PLANNING COMMISSION MEETING
OCTOBER 10, 2023

IN ATTENDANCE:
DAN HARVELL, CHAIRMAN
BRADLEY BURDETTE
STEVEN GILREATH
WILL MOORE
DAVID COTHRAN
JANE JONES
ROBERT WALSH
WESLEY GRANT

ALSO PRESENT:
ALESIA HUNTER
HENRY YOUNG
TIM CARTEE
BRADEN BANNISTER
TYANNA HOLMES

1 DAN HARVELL: If I can have
2 everyone's attention. The October 10th, 2023 meeting
3 of the Anderson County Planning Commission is called
4 to order. If you'd stand for the invocation and
5 pledge.

6 **(INVOCATION AND PLEDGE OF ALLEGIANCE BY DAN HARVELL)**

7 DAN HARVELL: Item number 3 on
8 the agenda is approval of the agenda. Do I have a
9 motion to approve the agenda as submitted and
10 written.

11 DAVID COTHRAN: Motion to
12 approve.

13 DAN HARVELL: We have a motion
14 from Mr. Cothran.

15 WESLEY GRANT: Second.

16 DAN HARVELL: A second from Mr.
17 Grant. Any discussion? All those in favor? And so
18 ordered.

19 At this time I'll ask for approval of the minutes
20 of the August 8th, 2023 meeting.

21 JANE JONES: So moved.

22 DAN HARVELL: We have a motion
23 from Ms. Jones. Do I have a second? Second from Mr.
24 Burdette. Any discussion? Those in favor of
25 approval of the minutes? And so ordered.

26 We have one public hearing on the schedule for
27 tonight. The land use review of the Magnolia Place
28 Apartments. And at this time, I'll ask for the staff
29 presentation.

30 TIM CARTEE: Thank you, Mr.
31 Chairman. The Magnolia Place Apartments is the
32 project name. 188 property owners within 2,000 feet
33 of the proposed development was notified via
34 postcard. The applicant is DD+C, Inc, Dino
35 Tuminello. And owner of record is Chen Lun. Joseph
36 Dyches is the authorized representative. And the
37 intended development is multi-family apartments. The
38 location and access is Highway 28 Bypass near
39 Frampton Street. It's close to where Lowe's and all
40 those commercial developments are.

41 This project will be comprised of 50 multi-family
42 units. The proposed concept plan has 2 vehicle
43 ingress and egress locations onto Highway 28 Bypass.
44 This project will include ample green space and
45 landscaping areas, recreation space, as well as a
46 mixed-use building and lease office and additional
47 amenities.

48 Surrounding land use is commercial and vacant.
49 It's 5.61 acres. It's in Council District 2. This
50 property is unzoned. And there's the tax map number

1 for your viewing. And, again the access for this
2 road is Highway 28 Bypass, which is State maintained.
3 No variance is requested.

4 Traffic impact analysis, Highway 28 is classified
5 as an arterial road with no maximum average trips per
6 day. The applicant is required to obtain an
7 encroachment permit from SCDOT for encroachment along
8 Highway 28 Bypass prior to commencing with
9 construction. A traffic study is not required for
10 apartments less than 95 units or the equivalent of a
11 minimum of 75 peak trips per hour as stated by
12 Anderson County Ordinance. Additionally, the
13 apartment meets the Anderson County minimum parking
14 requirements with 103 spaces, as 100 spaces is the
15 minimum as stated in Chapter 48, Article 6, Section
16 69.

17 Here is a proposed layout for the apartment
18 complex. Here's the aerial overview. Here's the
19 sign that was posted to notify the public.

20 Staff recommends approval of this project. It
21 has met the requirements in Chapter 24 Land Use.

22 That's all I have, Mr. Chair.

23 DAN HARVELL: Okay. Thank
24 you, sir. At this time is the developer and/or owner
25 here to make a presentation?

26 JOE DELANEY: Good evening. My
27 name is Joe Delaney. I'm with Keel Concepts.

28 DINO TUMINELLO: Good evening. My
29 name is Dino Tuminello. I'm the owner of DD+C.

30 JOE DELANEY: So what we are
31 here to present are some images and the site plan for
32 the proposed apartment complex. And I don't know if
33 you just want to scroll through them, and I can kind
34 of give you the layout. But that first view is just
35 a street view. As you would approach the site, the
36 first image is our two-story version of the
37 apartments. The second is the three-story version.
38 And then the last is our little amenity caretaker's
39 building.

40 The construction, you know, type is just standard
41 wood construction with Hardie siding. And there's a
42 couple of floor plans that show just -- we're using
43 two-bedroom units throughout the entire project. And
44 just to keep it short and sweet, you know, we're here
45 to answer any questions that you guys may have.

46 DAN HARVELL: Okay. Thank
47 you. At this time are there any questions from the
48 Board. Okay. Thank you.

49 JANE JONES: I have a
50 question about the parking. I see from the pictures

1 here you've got a space in front of each unit. Is
2 that -- I know two spaces is required for each unit.
3 Would both of those be right in front or is there a
4 parking lot somewhere else or ...
5 JOE DELANEY: If you go back
6 to the -- that site plan that was maybe the first --
7 JANE JONES: I couldn't
8 really -- the copy I have of that, I couldn't tell.
9 JOE DELANEY: Yeah. Yeah. If
10 we could look at that. And that kind of gives you
11 the general layout there, where all the parking is in
12 the center of the site.
13 JANE JONES: So what you're
14 saying is all of the parking is in front of the
15 units?
16 JOE DELANEY: Yes, that's
17 correct.
18 JANE JONES: There's not a
19 separate parking lot somewhere else?
20 JOE DELANEY: Exactly. Yes.
21 DAN HARVELL: Is that section
22 of parking down on the end, is that for like
23 visitors, perhaps?
24 JOE DELANEY: Yes. Yeah.
25 We're trying to lay the parking out and give enough
26 room for the buildings themselves. We're
27 constrained, you know, a little bit on both -- both
28 sides of the property line. There's some creeks that
29 we're, you know, giving ample setbacks for those.
30 And so we see that as a kind of guest parking. And
31 then we also could see that rear of the site where
32 like a dumpster enclosure would go.
33 DAN HARVELL: Okay. Any other
34 questions for these two gentlemen?
35 JANE JONES: My concern would
36 be layout, as always. How are you going to get
37 emergency equipment in there, fire trucks and --
38 because people don't always tend to adhere to
39 strictly to where they're supposed to park. But, you
40 know, there's not anywhere else to go in this one?
41 JOE DELANEY: Yes. Well, I
42 think what we are planning on is what they call like
43 a hammer-head style where it's -- the truck would
44 turn in, back up and then be able to turn back around
45 for emergency vehicles.
46 WESLEY GRANT: The price range
47 for the rent, if I can ask that?
48 DINO TUMINELLO: Between 15 and
49 1800 hundred a month. We've done some marketing in
50 the area and that's kind of where it's driven.

1 JANE JONES: Will this
2 qualify for Section 8? Do you qualify for Section 8?
3 Will you be taking any ...
4 DINO TUMINELLO: I'm looking
5 into -- I'm looking into some different financing.
6 Up front, we're just going to out-of-pocket. But
7 we're talking to HUD and some others.
8 DAN HARVELL: Well, I believe
9 Ms. Jones is referring to the classification of the
10 rental possibilities there being Section 8; is that
11 correct, Ms. Jones?
12 JANE JONES: Correct.
13 DAN HARVELL: Okay.
14 DINO TUMINELLO: Yeah. Yeah. I
15 mean, we're looking into that. I think we're ---
16 DAN HARVELL: And that is a
17 subject that comes up from time to time asking if
18 these apartment units can go to Section 8 Housing.
19 And I would ask staff, if you could just give us
20 a little update on exactly how that works. I was
21 somewhat told that any unit can become that, based on
22 the income situation with the tenants.
23 TIM CARTEE: Yeah, it could
24 be. But at these hearings on this public, it's not
25 required for them to let us know whether it's going
26 to be Section 8 or what the price range are or
27 anything of that nature because it's not required.
28 DAN HARVELL: Okay. Thank
29 you. All right. Anything else. Okay.
30 Thank you. Thank you, gentlemen.
31 JOE DELANEY: Thank you.
32 DAN HARVELL: At this time
33 we'll go to the public comments section. If I can
34 remind you that everyone has three minutes to state
35 your concerns. And please address the Chairman.
36 The first one on the list to speak will be Amber
37 Nabors.
38 AMBER NABORS: Hello. Can
39 y'all hear me? Am I close enough?
40 DAN HARVELL: Please state
41 your name and address.
42 AMBER NABORS: Amber Nabors,
43 103 Soliel Way, Pendleton, South Carolina. So I'm
44 about 17 to 20 minutes away from these. So you may
45 say well, why are you speaking on this? And I
46 honestly just came here to speak about all of it, but
47 I'll specifically address this is that they don't
48 have answers to your questions at this point. And
49 the average cost -- the average income in Anderson
50 County is \$42,000. That's updated as of September

1 13th of this year. If it isn't Section 8 housing, I
2 don't know that somebody with that income could
3 afford these, when you tack on everything else that
4 comes with an apartment. So I would just like to see
5 some more of your questions answered.

6 There's a poster at the front of your door -- at
7 front of the courthouse that says affordable housing
8 isn't just words. So I think we need to see some
9 more of their questions answered. Thank you.

10 DAN HARVELL: Okay. Thank
11 you. And I would point out the fact to the Board
12 Members that the letter that we have, I believe is
13 from you, Ms. Nabors? And we all did receive a copy
14 of that.

15 AMBER NABORS: Okay. Thank
16 you.

17 DAN HARVELL: All right. The
18 other citizen that was signed up has scratched his
19 name through, so that would be all of the citizen's
20 comments. So at this time we will close the hearing.
21 And I'll either entertain a motion for a vote or any
22 questions further that the Commission has.

23 All right. Hearing none, do I have a motion to
24 approve or deny this project?

25 Okay. Mr. Burdette makes a motion to approve.
26 Do I have a second?

27 We have a second from Mr. Gilreath. Discussion
28 from anyone on the Board? Hearing none, we'll call
29 for the vote. Those in favor, raise your hand.
30 Those opposed? Okay. And did you vote Mr. ---

31 WESLEY GRANT: I did. I was in
32 support of it.

33 DAN HARVELL: In support of.
34 Okay. All right. So we have a -- well, Ms. Jones is
35 against. Everyone else here is for. All right.
36 Thank you.

37 Now, we'll move into old business, which includes
38 four issues concerning preliminary subdivisions.
39 And the first one is Mason Landing. We'll hear first
40 from the staff.

41 TIM CARTEE: Thank you, Mr.
42 Chairman. This is Mason Landing. 199 property
43 owners within 2000 feet of the proposed development
44 were notified via postcard. The 11-lot development,
45 Jerusalem Farm, was previously denied on August 8th,
46 2023.

47 This development is intended for single-family.
48 The applicant is Sharif and Mohammad Farham. The
49 engineer is Ridgewater. And access and location is
50 Cathey Road, which is county maintained. It's in

1 District 4. Surrounding land use is vacant, school,
2 and Duke Substation. And zoning is R-20 for single-
3 family residential. The zoning for your review, for
4 your tax map number. Number of acres are 7. And
5 they're reduced the lots from 11 down to 8. No
6 variance is requested. Cathey Road is classified as
7 a major urban collector. No maximum average trips
8 per day.

9 Here you can see the -- they've increased their
10 lot sizes. And here's the zoning area. And here's
11 your sign for the proposed subdivision that was
12 posted.

13 Staff recommends approval for this project. It
14 has met the requirements for Chapter 48 Land Use.

15 Thank you, Mr. Chairman.

16 DAN HARVELL: Thank you, Mr.
17 Cartee. Are there any questions from the Board for
18 Mr. Cartee and the staff at this time? And hearing
19 none, if I can have the developer come up and/or
20 spokesman.

21 WESLEY WHITE: Hello. I'm
22 Wesley White with Ridgewater Engineering, 211 Society
23 Street here in Anderson. With me are the developers,
24 Mohammad and Sharif Farham.

25 This property was previously submitted as an 11-
26 lot. We've come back to you guys to address the main
27 concern, which was traffic that was brought up last
28 time. So we've reduced it down to 8 from the 11.
29 Reached out to the county to address some of the --
30 or to kind of clarify some of the traffic concerns
31 that were brought up last time. I know a lot of the
32 public comment was that there was traffic issues on
33 Cathey Road. However, the county staff hasn't been
34 asked to address any of that, so there's not any
35 active studies going on on Cathey Road as to
36 potential traffic issues. So I'd just advise that.

37 Additionally, 8 trips per day is all this would
38 generate as each single-family home is one trip per
39 day. And that's at peak build-out, which as we
40 mentioned last time, these guys are both planning on
41 building their personal homes here. The rest of the
42 lots will be passed on to family members who will
43 then build theirs. So this is over, you know, the
44 next, you know, ten years or so that they'll grow
45 their family here. These guys are both from the
46 area. They are fully committed to this area and are
47 invested in it. So I just want to make sure that --
48 they've also decided to have this as a private road
49 so there will be no more county maintenance there as
50 required.

1 DAN HARVELL: Okay. Thank
2 you, Ms. Sprague.
3 All right. At this time we'll go to the public
4 comments. First on the sign-up list is James
5 McAdams. Please state your name and address for the
6 record.

7 JAMES MCADAMS: Mr. Chairman,
8 Members of the Commission, my name is James McAdams.
9 I live at 508 Cathey Road, directly across from this
10 proposed development. And as has been stated, it was
11 denied on August the 8th and is back again with just
12 a name change and reduction of three lots. Now, my
13 main concern with that reduction of lots is the Duke
14 Energy substation and the high-power transmission
15 lines that the developer may come back and want to do
16 lot averaging and reduce the lots down to 15,000
17 square feet. But be that as it may, the current
18 neighborhood, the homes are around 3,000 square feet
19 and on 5 plus acres. Even the property next to this
20 proposed development is a 10-acre tract with a
21 current single-family home under construction.
22 Currently, there are three subdivisions on Cathey
23 Road and there are numerous subdivisions off 81, and
24 all have increased the traffic and the safety issues.
25 Cathey Road is classified as a major urban collector
26 with no outlets. So collecting that traffic on
27 Highway 81 and Concord, there's nowhere for it to go.
28 Any new subdivision, any new multi-family dwelling
29 will increase the traffic and the safety issues.
30 There have been multiple wrecks there in the curve
31 right near this proposal. And recently there was a
32 fatal accident right there in the curve. So for
33 safety purposes, I would ask is Building and Codes,
34 Roads and Bridges of the County, are they going to
35 put in a turning lane for this subdivision? Is the
36 county going to put in sewer for this subdivision
37 prior to it being developed? If not, there may be
38 sewer and water issues.

39 So in conclusion, if building family homes is the
40 desire, why not leave it at R-20 and build the family
41 homes that are compatible to the existing homes. The
42 proposed subdivision is not compatible with existing
43 homes and lot size. The proposed subdivision will
44 have additional safety issues due to the increase in
45 traffic and may have possible water and sewer issues.
46 If zoning is for the good of the property owners, and
47 we don't need or want any more multi-family
48 developments in our neighborhood. Now, I know we
49 don't like the government telling us how to use our
50 property, but about 20 years or so ago when the

1 county adopted zoning, we were zoned as R-20, family
2 -- single family residential housing. So I'm asking
3 you as the Planning Commission tonight to honor that
4 county commitment and leave the zoning as it is and
5 deny this request once again. Thank you.

6 DAN HARVELL: Thank you. Next
7 up is Kathy Culpepper.

8 TIM CARTEE: Mr. Chairman,
9 just to clarify, this is zoned R-20 and will remain
10 R-20. They meet all requirements in the R-20.

11 DAN HARVELL: Okay.
12 Yes, ma'am.

13 KATHY CULPEPPER: Okay. I'm Kathy
14 Culpepper and I live at 433 Cathey Road. 210, that
15 was the number of cars this morning between 7 and 8
16 that passed my house. That's 24 more than the last
17 time we were here. The proposed subdivision was not
18 approved at the August 8th public hearing. And, of
19 course, you know the new plans for the subdivision
20 contains 8 instead of 11. I'm not sure where the
21 idea came that 8 was going to be any better than 11,
22 because it's still another subdivision causing more
23 traffic and more problems. Not to mention when those
24 homes start being built, we will again be inundated
25 with the dump trucks and the 18-wheelers running up
26 and down Cathey Road, leaving the road torn up and
27 possibly even caving the bridge in. I believe DOT
28 put a sign up that gave a weight limit on the bridge
29 that's already there. And it doesn't matter. The
30 18-wheelers and the Dunkin Donut trucks are still
31 going by there.

32 But anyway, the traffic is the main issue and
33 that has not changed in the month, other than it has
34 likely increased since we were here. And as he said
35 earlier someone on August the 30th did get killed
36 like 200 feet from the entrance to where this
37 proposed subdivision is. He was speeding, which is
38 what is happening -- nobody -- nobody's paying
39 attention to the speed limit signs. They're passing
40 on the double yellow lines. And like I said earlier
41 65 percent of the calls to Cathey Road are due to
42 wrecks. People are speeding. They're just not
43 paying attention to any of the laws and any of the --
44 the signs, the blinking lights, any of that.

45 So I'm asking, along with the other neighbors
46 that this proposal for the neighborhood be denied.
47 Thank you.

48 DAN HARVELL: Thank you.

49 Next is Ronnie Finley.

50 RONNIE FINLEY: Good afternoon,

1 sir. I'd ask before I start I have some handouts for
2 you. Can I pass those out?

3 DAN HARVELL: Yes, sir.

4 RONNIE FINLEY: Thank you, sir.

5 My name is Colonel Retired Ronnie Finley. I live at
6 600 Cathey Road. My lot is 3.96 acres, which was one
7 of the smaller lots on Cathey Road.

8 I'm here tonight to express concerns regarding
9 the new proposed subdivision. Last time we were
10 here, we left, the subdivision got denied by you all.
11 And I think it was denied based on the subdivision
12 meeting the minimum requires. I keep hearing it
13 meets all the requirements. Yeah, it does. It meets
14 the minimum requirements. Well, there's very few
15 things on Cathey Road that meets minimum
16 requirements, including its residents.

17 The lot sizes, as I look at them, really didn't
18 change significantly. They're from .49 to .69.
19 That's all they did. And what you did was we went
20 from 7 acres with 11 lots to 5 acres. Once -- if you
21 look at slide one, you'll see once you back out the
22 easement and then the wooded area down to the creek,
23 you're really only left with about 5 acres that can
24 be developed. So it's really 8 homes on 5 acres.
25 Last time it was 7 homes on 11 acres. So it's not
26 that much of a difference.

27 The next door house, as you've already heard is
28 one house with one acre. I'm going to ask you to
29 flip back to slide 3 now and we talk about traffic.
30 And I did some counting and studying. And I looked
31 at the new home developments down on the end of
32 Crestview, and that's 200 plus acres, right? It's
33 under-developed now. Probably going to be in the
34 neighborhood of 400 homes, maybe more. But some of
35 that traffic I know is still going to use Cathey Road
36 as a cut-through. So if we think the traffic's bad
37 now, it's going to get worse, all right?

38 So I'd ask you again -- I think this meets the
39 minimum standard of a subdivision in the middle of
40 Cathey Road, which has a lot of mini-farms around it.
41 And the traffic is going to continue --

42 HENRY YOUMANS: Time.

43 RONNIE FINLEY: --- to get
44 worse. So I'd ask you to, again, deny this. Thank
45 you for your time.

46 DAN HARVELL: Thank you.

47 Stephanie Baldwin.

48 STEPHANIE BALDWIN: My name is
49 Stephanie Baldwin, 410 Cathey Road, and I have a few
50 pictures I would like to share of some damage to our

1 property.

2 DAN HARVELL: Ma'am, can you
3 pull your microphone a little closer.

4 STEPHANIE BALDWIN: Is that better?

5 DAN HARVELL: Yeah. Thank
6 you.

7 STEPHANIE BALDWIN: I'm Stephanie
8 Baldwin, 410 Cathey Road, and I have lived at 410
9 Cathey Road for almost 20 years and there have been
10 in excess of 40 times that our fence has been
11 destroyed to one degree or another. And that's not
12 as important as what we now have, a fatalities, which
13 I sort of suggested last time we were here hoping it
14 wouldn't happen. But it has. And it's just -- it's
15 just something that needs to be -- it just needs to
16 be considered that lives are being damaged and hurt
17 and lost.

18 And this particular picture, I didn't get a date,
19 but it's been, I would say at least 8 or 10 years ago
20 that somebody flipped over in front of my house, in
21 my lot in the -- right in front of my mailbox. So if
22 you'd be interested in seeing the damage that's done
23 to my property. Again, I'm not the only one. It's
24 just something that -- that's what I have to present
25 is what's happening to me.

26 And then this traffic. As they've said it's just
27 horrendous and gets worse. And so if you're
28 interested in these, I've got these for you.

29 DAN HARVELL: Well, Mr.
30 Youmans, could you bring those up here so that we can
31 pass them back?

32 Next is Monica King.

33 MONICA KING: Hi. My name is
34 Monica King. I live at 209 Cathey Road. When we
35 were back here in August, my views have not changed.
36 I'm still against this proposal. I hope you all will
37 agree. The wreck that happened was actually at my
38 niece's house. It was at 10:30 at night. She was
39 going to go feed -- I mean, let her dog out to use
40 the bathroom and she saw the car coming and it plowed
41 right through her front yard. And if she had been on
42 that side of the house, it would have killed her.

43 When the coroner got out there, they couldn't
44 even find the body. The body was actually in the
45 shrubs that separate her house and the subdivision
46 behind her. We already have three subdivisions out
47 there and the traffic, as my neighbors have said, is
48 horrendous.

49 But I do have two questions that are concerning
50 me, with that being a collectors road, is it possible

1 to put speed bumps all down that road?
2 DAN HARVELL: That would be a
3 ---
4 MONICA KING: To deter the
5 traffic. I mean, is that -- I mean, I don't know
6 because it's the county.
7 TIM CARTEE: Mr. Chairman, it
8 does not qualify for speed humps.
9 DAN HARVELL: Does not. Okay.
10 MONICA KING: Okay. And my
11 second question is if this gentleman is trying to put
12 his whole family on this land, why does he not own
13 all of the property and just deed it to his kids as
14 needed? Why does it have to go to a subdivision. I
15 don't understand. If y'all can elaborate, I'm just
16 curious.
17 DAN HARVELL: We'll have staff
18 answer that during the -- following the comments.
19 MONICA KING: Okay.
20 DAN HARVELL: Unless you want
21 to do it now, Mr. Cartee.
22 TIM CARTEE: Mr. Chairman, I
23 can't answer that. That would be something that the
24 owner of the property would have to answer that
25 question. That's his choice to file for an
26 application for a subdivision, so -- and that's what
27 he's doing tonight.
28 DAN HARVELL: Okay. Thank
29 you.
30 MONICA KING: I was just
31 curious. But I'm not going to reiterate what my
32 neighbors have said. It's basically the same thing.
33 And I won't take no more of your time, but thank you
34 so much.
35 DAN HARVELL: Thank you.
36 Kent McGatney. I may have that wrong. McGahey.
37 KENT MCGAHEY: I'm Kent
38 McGahey, 103 Rolling Meadow Court. I'm in Sterling
39 Meadows subdivision, the one that the car flipped
40 into and the man was killed. I noticed that right
41 after that, that those speed measuring tubes were put
42 across Cathey Road, but they weren't in the right
43 place. They were placed way down there probably in
44 front of one fellow's houses and then way up at the
45 other end.
46 Where you need to be, first of all, is you need
47 to be at those 25 mile an hour area, because we came
48 out to come to this meeting and 15 people passed us
49 and not one of them was going 25 coming through
50 there. I can tell speed. They were more like 35.

1 And if you come out of our subdivision to turn left,
2 the ones coming from Ms. Baldwin's place, there's
3 nothing to slow them down. It doesn't tell them that
4 there's a subdivision right there. And you've got
5 three seconds to get out before you get rear-ended.
6 And I know we have a man that does a trailer with his
7 yard equipment. Every time he comes out, he fears.

8 And we have a sheriff's officer in our
9 development. We were talking about that today. He
10 says they do not have the forces, the number of
11 people to enforce the speed limit. The highway
12 patrol's not going to do it. And they don't have the
13 manpower to do it. So increasing density at all is
14 just going to open up -- it's going to set a
15 precedent. Maybe this man's would be okay. But it's
16 adding to the problem and there's no solution for it.

17 And if you want to do a speed study, I don't see
18 -- how many people have to be killed before you would
19 qualify for a speed bump in those 25 zones. It's
20 dangerous out there. That's one thing.

21 And I also went to your office today and I was
22 asking about R-20. I didn't quite understand it.
23 And I understand that there's no minimum lot size now
24 for current developments. You can have an average
25 and gotten it down to 15,000 square feet for the
26 development for the residential property, but there's
27 no minimum. It's just an average and that's not
28 right. And so like I would like to know from Mr.
29 Moore, what is his vision for our area.
30 Specifically, we're in your district. And not only
31 is the traffic a problem where we are, but it's being
32 added to down near the street on Dunlap and Town
33 Trail. I don't know what's going on, but you're just
34 adding to the problems.

35 And the other thing is, I noticed also R-20 can
36 be doublewide trailers. We don't know the quality of
37 what's going to be put there. And we don't know that
38 those won't be used for rentals. You know, everybody
39 could have their own house and then they could decide
40 to rent it out and totally change the character of
41 our community.

42 There's probably more, but somebody else will add
43 to it. And I'm against it. Thank you.

44 DAN HARVELL: Thank you.

45 Next is Steve Spencer.

46 STEVE SPENCER: Hi, my name is
47 Steve Spencer. I live at 107 Rolling Meadow Court in
48 the Sterling Meadow Subdivision.

49 A couple of thing, the speeding on the road is
50 unbelievable. They do it at the top. The do it at

1 the bottom of a corner. They do it up the other
2 side. It's non-stop speeding.

3 What amazes me is we have the technology of
4 photo, police photo sensors, you could take pictures
5 of people when they're speeding. The speed limit is
6 35. If they exceed 45 or 50 go ahead and snap a
7 picture of the rear license plate, send them a ticket
8 in the mail. They start getting -- you get enough
9 people to start getting tickets automatically through
10 that technology that exists today, and I guarantee
11 you they will quit speeding on that road. Because
12 they're driving 70, 80 miles an hour in a 35. So let
13 some people explain why they're doing 80 miles an
14 hour in a 35.

15 I'm also -- everything that they've said is
16 absolutely true as far as lot sizes, minimum sizes of
17 the house. All of the houses along that entire
18 stretch of road are very nice houses with lots of
19 property to them. This would be a completely
20 different setup than everything that's sitting on
21 that piece of stretch of road. Cathey Road is not a
22 long road. And that would completely disrupt just
23 the sentiment and the atmosphere of that particular
24 road and the houses and folks that are on there.

25 My vote is no. I think you need to deny it.

26 DAN HARVELL: Thank you.

27 Next is Carol Spencer.

28 CAROL SPENCER: Okay. We did it
29 once. I don't know why we have to do it again.
30 Okay. At this time that will end the citizen
31 comments.

32 Do we have any questions from the Board at this
33 time?

34 MALE: There's more
35 citizens on this.

36 DAN HARVELL: Pardon?

37 MALE: There should be
38 more citizens on this.

39 JANE JONES: Did they sign
40 the wrong one?

41 CHRIS PITTS: I owned the 17
42 acres you talked about and sold to Farham's. I'd
43 love to speak.

44 DAN HARVELL: Did you sign up?

45 CHRIS PITTS: Yes, sir.

46 (Inaudible).

47 DAN HARVELL: Perhaps it's on
48 one of the other sheets. Come forward and speak
49 then.

50 CHRIS PITTS: Thank you. My

1 name is Chris Pitts. My wife and I bought the 17
2 acres on Cathey Road. We kept 10 and sold 7 to the
3 Farham family. First and foremost, they're
4 wonderful. They've been up front and high integrity
5 character people the entire time that I have dealt
6 with them.

7 They brought Big Air to Anderson County. They do
8 a lot with the Lot Project Community Service in town.
9 They're an asset to Anderson County.

10 But as far as the property goes, my wife and I
11 bought that land because we wanted to live in the
12 woods. We wanted to be out. We have three little
13 boys. And we want to be out in the woods and play.
14 And so we have our 10 acres and we plan to do that.

15 I agree with all of the concerns. Every concern
16 that's been said here is very real, but I don't think
17 that's on the Farham family. I believe it's on the
18 county. Everything that has been listed here today
19 with the traffic has been going on for years. Years.
20 This is not at fault of the Farham family and I don't
21 believe they should be penalized for it. And
22 personally, while I do agree with the traffic
23 concerns, and on a personal level my wife and I want
24 to live out in the woods and we don't want to live
25 next to 8 houses in a subdivision, on that same
26 token, they have met all of the requirements. And I
27 believe as American citizens and especially
28 representatives of American government, I don't think
29 we have the Constitutional right to deny them
30 something that they have met all of our requirements.

31 So personally, I would love to not to live next
32 to a subdivision, but as an American citizen I don't
33 see any reason we can deny it. Thank you.

34 DAN HARVELL: Thank you, sir.

35 All right. Did anyone else think they signed up
36 for this issue? If not, I'll query the Board now for
37 any questions.

38 TIM CARTEE: Mr. Chairman, if

39 I ---

40 DAN HARVELL: Sure, please?

41 TIM CARTEE: I'd just like to

42 clear up a few things. This area was voted on by the
43 people that lived out there when zoning was asked for
44 back in 2000. And this lot, acreage was zoned for R-
45 20. So it was approved by the people that live out
46 there. Also, it was approved by county council and
47 it does meet the minimum requirements, which is
48 20,000. Before they was doing lot averaging, which
49 is allowed, down to 15,000. But they chose to come
50 back and to go to the 20,000 and larger to make

1 bigger lots, to try to get this development approved.

2 I just wanted to add that in there Mr. Chairman.

3 Thank you.

4 DAN HARVELL: Okay. Thank

5 you. Anyone?

6 JANE JONES: I'd just like to

7 make this comment. Of course, we hear time and again

8 that property owners have a right to do whatever they

9 want to with their property, of course. But the

10 Planning Commission exists to study the impact of

11 these developments on the community at large. And

12 the way I see it is that's why we're here, is to look

13 at the impact of what's going on around you. And

14 we've heard in August, and again tonight the

15 condition of the road. And living in Powdersville, I

16 talk about roads all of the time. And you're going

17 to hear my little spiel again in just a little bit,

18 about too much traffic and we're just plagued with

19 it. And I understand what you're saying. But you're

20 the ones that know what's going on on Cathey Road

21 because you live there. And I think some respect has

22 to be given to that as we make our decision.

23 DAN HARVELL: Anyone else? I

24 will ask one question of the engineer, I believe it

25 was. You stated one trip per day. Now, that seems a

26 little disingenuous, one trip per day per home, per

27 dwelling?

28 WESLEY WHITE: That's during

29 peak hours, which is what Ms. Gaye will tell you that

30 they reference in traffic studies is the peak hours.

31 So you're talking 8 trips over the next ten years?

32 DAN HARVELL: Okay. Thank you

33 for that clarification.

34 WESLEY WHITE: Uh-huh

35 (affirmative).

36 JANE JONES: I'm waiting for

37 somebody to put in the statistics for all these

38 delivery trucks that we have coming to our house

39 three or four times a day or coming through the

40 neighborhood. I don't think we've been counting

41 those in previous years.

42 DAN HARVELL: Anyone else from

43 the Board? Do I hear a motion to approve or deny at

44 this time? We have a motion to approve from Mr.

45 Burdette. Do we hear a second? Do we hear a second?

46 WESLEY GRANT: Second, just for

47 the sake of voting.

48 DAN HARVELL: We have a second

49 from Mr. Grant. Discussion from the Board at this

50 time?

1 TIM CARTEE: Mr. Chairman, if
2 I could just add just before you make a final vote.
3 They can do a summary plat up to seven lots. So
4 either you're going to get seven lots with multiple
5 driveways or you're going to get eight lots with one
6 driveway access. Just keep that in mind.
7 DAN HARVELL: Okay.
8 TIM CARTEE: And the summary
9 plat does not have to come back to Planning
10 Commission for approval. That's at staff level.
11 DAN HARVELL: Okay. Thank
12 you. Anyone else? Okay. At this time I'll call for
13 a vote. Those in favor of approval, please sign.
14 JANE JONES: The motion was
15 ...
16 DAN HARVELL: The motion was
17 to approve. Those in favor? And we have 1, 2, 3, 4,
18 5. Those to denying? And 3. It passes by 5 to 3.
19 Okay. Next is a preliminary subdivision,
20 Campbell Ridge. Staff report, please?
21 TIM CARTEE: Thank you, Mr.
22 Chairman. This is Campbell Ridge. 312 property
23 owners within 2000 feet of the proposed development
24 were notified via postcards. The intended
25 development is single family. The applicant is Ben
26 Wigington. The surveyor is K.W. Tollison. Location
27 and access is Campbell Road, which is county
28 maintained. It's in Council District 4. Surrounding
29 land use is residential and vacant. The property is
30 unzoned. The tax map is there for your viewing.
31 It's 33.3 acres for 29 lots. No variance is
32 requested. Traffic impact analysis, Campbell Road is
33 classified as a collector with no maximum average
34 trips per day.
35 Here is the proposed layout of the development.
36 Here's the aerial of the property. Here's the
37 signage that was posted for the development. Staff
38 recommends approval. This project has met the
39 requirements of Chapter 24 Land Use.
40 Thank you, Mr. Chairman.
41 DAN HARVELL: Thank you. At
42 this time we'll hear from the developer and/or owner.
43 Yes, sir.
44 BEN WIGINGTON: My name is Ben
45 Wigington and we're looking for approval on the
46 preliminary plat for subdivision.
47 DAN HARVELL: Thank you. Any
48 description or comments other than that?
49 BEN WIGINGTON: Not at this
50 time.

1 DAN HARVELL: Okay. Thank
2 you. All right. At this time we will open the time
3 for public comments. First signed up is Tim Cutliff.

4 TIM CUTLIFF: Good evening.
5 My name is Tim Cutliff. I live at 570 Campbell Road,
6 which is the property directly adjacent to this
7 location. I own the 22 and a half acres beside
8 there. I don't know if you can bring the plat back
9 up again, but the -- I'm directly to the left of
10 them. So I have the creek and the pond that is
11 adjacent to them. I'm significantly concerned about
12 the storm water and septic related to this
13 development that could affect the creek and the pond
14 on my property. This property has been looked at
15 several times previously for a development and it's
16 been found to not perk properly for septic tanks.
17 And I believe it will cause an environmental issue.

18 The back 10 acres of this property has springs in
19 it that feed into my creek and my pond. Also,
20 there's been a lot of talk tonight about traffic. I
21 believe traffic's going to be a significant issue.
22 There's multiple curves on Campbell Road. This
23 additional traffic is going to create a hazard.
24 There's already a lot of issues on Campbell Road
25 regarding safety and traffic and speeding. And the
26 county is not maintaining Campbell Road well. The
27 road is in severe disrepair and I think the extra
28 traffic on it is going to cause a real problem for
29 safety and road maintenance.

30 So that's all I have. Thank you.

31 DAN HARVELL: Thank you. Next
32 is Sam Black.

33 SAM BLACK: My name is Sam
34 Black. I live at 152 Pine Circle. I've lived on
35 Pine Circle for the last 24 years and I have seen the
36 traffic on Campbell Road increase in the years that
37 I've been there. And right now you can't get on
38 Campbell Road in the mornings. And if there's a
39 football game going on at Clemson, you can't get on
40 it either. The school -- Spearman has the school
41 traffic running up Campbell Road, up and back and
42 forth. And it don't even go out to Highway 8. They
43 won't allow it. And so that's -- there's thousands
44 of cars every morning. Just every morning from that
45 school alone, besides the traffic that comes through
46 there. That is a shortcut from Highway 8 to Highway
47 81. And there's traffic fly through there. There's
48 trucks comes through there.

49 He was talking about the condition of the road,
50 it is terrible. Every few months we have accidents

1 in the curve of that road. There's been several in
2 the last year. It's gotten worse in the last few
3 years. There was a man was killed out there at 81
4 and Campbell Road. And there's going to be somebody
5 in Campbell Road itself. It's a matter of -- there's
6 people got hurt there already and it's getting worse.
7 And they're putting the entrance to that place
8 right in the curve where every one of these accidents
9 has happened. Somebody comes down through that road,
10 you can't see. That's a blind driveway. And it is
11 going to cause problems. Y'all looking at deaths if
12 you approve this.

13 DAN HARVELL: Thank you, sir.
14 Barry Tollison, Jr.

15 BARRY TOLLISON, JR.: My name is Barry
16 Tollison, Jr. I'm at 113 Pine Circle. And just like
17 both of them both said, and just like he talked about
18 his pond on his property, there's a pond across the
19 street from the entrance that they're proposing. A
20 pond -- there's a creek down each border of it. I
21 mean, it's -- there's no way that it's not going to
22 affect the water. And like he said, all the schools
23 in Spearman, there's 800 kids that go to the school
24 in Spearman. So you're looking at 800, 900 people
25 coming through it in the morning and it's just a cut-
26 through. And you have the new Love's Truck Stop
27 right up the road. There's truckers that come down
28 that road all the time, going from 81 to 8,
29 especially if there's an accident on 85. It's just
30 -- it's in a very bad area. I propose denying.

31 Thank you.

32 DAN HARVELL: Thank you.
33 Barry Tollison, Sr.

34 BARRY TOLLISON, SR.: Yes, sir. I'm
35 Barry Tollison, Sr. I live at 153 Pine Circle. And
36 in the mornings, mainly, whatever, if I want to come
37 out of my area or whatever and get on Campbell Road
38 and turn left, I have to wait for someone to be nice
39 to let me out, because it is backed up from 81 on
40 past where I need to get in at. And that's a traffic
41 issue like I say everybody has had here tonight,
42 sounds like, at different places.

43 But another thing, whatever, what is this going
44 to do to Spearman School? Spearman School is already
45 overcrowded. And I just feel like that's something
46 needs to be considered. Like I say, it's a bad area
47 on Campbell Road because Campbell Road is a cut-
48 through road and it's -- it's just bad traffic. It's
49 a bad road for one, but it's bad traffic.

50 Thank you very much.

1 DAN HARVELL: Thank you.

2 Next is Amber Nabors.

3 AMBER NABORS: I'm Amber
4 Nabors, I live at 103 Soliel Way. Basically On
5 Massey Road which butts up against Campbell. I've
6 lived in that neighborhood for about 7 years. I
7 frequently do go down Campbell. It's in bad shape.
8 I know that's kind of all over our county, but it's
9 not in good shape. And I have watched this town that
10 I deeply, deeply love grow and grow and grow. And I
11 understand that growth happens. I understand that
12 people have figured out that this is one of the best
13 places to live. What was our little secret is no
14 longer our secret. And people have the right to sell
15 their land. People have the right to make money off
16 their land. People have the right to sell to
17 developers. But you guys are the gatekeepers. You
18 guys have obviously voted in two other things this
19 evening. I'm asking that you guys vote this down.
20 The roads can't take it. The schools can't take it.
21 And they're right. People have died on Campbell.
22 I honestly don't know how many people total, but I do
23 know there's a couple of white crosses there. And
24 overall, I just don't think the area needs more
25 people.

26 Like I said in an email to you guy's this
27 afternoon, that it's not our job to build houses for
28 people that want to move here.

29 And I'll just finish off by saying this. There
30 was a cute little cheeky saying back in 2020, 2021
31 that said, Don't California my South Carolina. And
32 you can take that however you want, but what I saw on
33 social media was people just pleading that hey, don't
34 make our state so crowded that we're on top of each
35 other. Don't make it so crowded that it takes 45
36 minutes to go somewhere. Like -- and I'll make that
37 a little bit more personal. Don't Greenville our
38 Slab Town. Don't Greenville our Powdersville and
39 please stop Greenvilling our Anderson. Thank you.

40 DAN HARVELL: Thank you.

41 And last signed up is Leslie White.

42 LESLIE WHITE: I'm Leslie
43 White. I live at 161 Campbell Road, and I apologize
44 for the squeaky, creaky, male-sounding voice. I had
45 some radiation so it's left me squeaky, so I
46 apologize.

47 I live at the corner of Campbell and Spearman.
48 And if you're familiar with the area, that is exactly
49 where the halfway mark between Highway 8 and Highway
50 81 is. There's a stop sign there, a 4-way stop sign

1 as a matter of fact, but very few people pay
2 attention to that. I just -- I will also tell you
3 that I probably feel somewhat differently than most
4 people. I know some of you are staunch proponents of
5 zoning and some are staunchly against. I kind of
6 ride the fence. I see the need on some level for
7 zoning, but I also happen to belong to a family that
8 worked for generations and generations to acquire the
9 land, the acreage that they have in Anderson County
10 through blood, sweat and tears. And I don't want
11 anybody telling us who we can sell it to.

12 Having said that, Ms. Jones, you said it's your
13 job to study the impact, right, of these things on
14 your community. And that's what I'm asking you to do
15 in this situation. Several years ago when Spearman
16 Elementary added the addition, I happened to be very
17 active in the district at that time. And I begged
18 the school board then to run a lane parallel to
19 Highway 8, down the front lawn of Spearman, all the
20 way down to that retention pond and bring it back up
21 and run a traffic circle so that they could stack the
22 number of cars as it was growing daily. They didn't
23 do that. The next thing I know a few years ago, all
24 of a sudden, we can't stack cars on Highway 8. So
25 the next thing I know there's a policeman at my stop
26 sign and ever bit of Spearman School traffic is
27 coming off of 81 up Campbell Road or off of Highway 8
28 up Campbell Road. Nothing goes up Spearman Road.
29 You are not allowed to turn onto Spearman Road beside
30 the school from Highway 8. It was done without any
31 notice. It was done without any discussion. I don't
32 know who approved it. The county won't admit to it.
33 The sheriff's department won't admit to it. The
34 school won't admit to it. But I'm like the gentleman
35 said, I invite you -- I'll make a pot of coffee.
36 Come sit on my front porch any morning from 7 to 8 or
37 any afternoon from 2 to 3. You can't get in and out
38 of my driveway. You literally cannot get in and out
39 of my driveway.

40 If you don't think that didn't affect my property
41 value, of course it did. I'm not sure that we're
42 thinking about responsible growth. I'm all for
43 growth in the county. I realize it would be a fool's
44 errand to believe it wasn't going to grow, but we
45 have to be responsible about it. Spearman school was
46 overcrowded 10 years ago, much less now.

47 In addition to that, there are potholes in
48 Campbell Road that are big enough ---

49 HENRY YOUMANS: Time.

50 LESLIE WHITE: --- to swallow my

1 little Toyota Rav 4. Just last week, two incidents
2 in front of my house. One, a lady on a moped hit a
3 pothole, knocked her headlight out. It was getting
4 dusk. I offered to ride her home -- behind her with
5 my headlights on so she could get home safely.
6 Second, 17-year-old boys being what they are, blew
7 through the stop sign ---
8 DAN HARVELL: Thank you,
9 ma'am. That's three minutes. But thank you very
10 much. Thank you.
11 All right.
12 LESLIE WHITE: The invitation
13 stands.
14 DAN HARVELL: That closes the
15 comments section. Do I have any comments or
16 questions from the Board to the staff?
17 JANE JONES: Could I ask Mr.
18 Wigington a question.
19 BEN WIGINGTON: Yes, ma'am.
20 JANE JONES: The water runoff
21 issue was mentioned. Can you make any comment? Have
22 you looked at any of that? Do you know if the ---
23 BEN WIGINGTON: We have not yet
24 ---
25 JANE JONES: Are you going to
26 be using -- this will be on septic tanks, right?
27 BEN WIGINGTON: It will be on
28 septic tank, and there will be storm water retention,
29 but we have not started that process with the civil
30 engineer yet.
31 JANE JONES: Well, I don't
32 know that that ---
33 BEN WIGINGTON: But that will be
34 the next stage once we have approval.
35 JANE JONES: I was just
36 curious if you had done any preliminary work on your
37 own?
38 BEN WIGINGTON: Not yet, but
39 that will be the next step.
40 JANE JONES: Thank you.
41 BEN WIGINGTON: Thank you.
42 DAN HARVELL: Any other
43 comments, questions from the Board? Okay. At this
44 time I'll ask to approve or deny. Do we have a
45 motion? Do we have a motion?
46 STEVEN GILREATH: Make a motion
47 DAN HARVELL: Mr. Gilreath
48 makes a motion to approve. Do I have a second?
49 WESLEY GRANT: Second.
50 DAN HARVELL: We have a

1 second. Any discussion amongst the Board? Hearing
2 none, I'll call for the vote. Those in favor of
3 approval, please signify. And those opposed? And so
4 ordered. It passes.
5 All right. Next preliminary subdivision, Elrod
6 Road. Mr. Cartee.
7 TIM CARTEE: Thank you, Mr.
8 Chairman. 204 property owners within 2000 feet of
9 the proposed development were notified via postcard.
10 This development is for single family. The applicant
11 is Calhoun Agency, LLC, Ryan Calhoun. The engineer
12 is CE Property Solutions, LLC. Location and access
13 is Elrod Road, Airline Road, which is county, and
14 Clinkscales Road, which is state. It's in District
15 5. Surrounding land use is residential, undeveloped.
16 The property is unzoned. The tax map is there for
17 your viewing. It's 7.98 acres with 13 road frontage
18 lots. No variance is requested. Traffic impact
19 analysis, Elrod, Airline and Clinkscales Roads are
20 classified as collector roads with no maximum average
21 trips per day.
22 Here you can see the layout. You can see the
23 three roads. And here's the area of the proposed
24 property. Here's the sign that was posted.
25 Staff recommends approval. This project has met
26 the requirements of Chapter 24 Land Use.
27 Thank you, Mr. Chairman.
28 DAN HARVELL: Thank you, Mr.
29 Cartee. At this time we'll hear from the developer
30 and/or owner.
31 RYAN CALHOUN: Hi. My name is
32 Ryan Calhoun.
33 CLAY CALHOUN: Hi. My name is
34 Clay Calhoun.
35 CHRIS EBERHART: I'm Chris
36 Eberhart, owner of CE Property Solutions, the
37 engineer for the project. I'm just here to answer
38 any questions you may have or details.
39 DAN HARVELL: Okay. All
40 right. Does anyone on staff -- or the Board have any
41 questions of the developer at this time? Okay.
42 Thank you very much. We may call you back.
43 CHRIS EBERHART: Okay.
44 DAN HARVELL: All right. At
45 this time we have several people signed up to speak
46 to this matter. First one is Jimmy Mathers.
47 JIMMY MACHEN: Machen.
48 DAN HARVELL: Machen. Machen.
49 Thank you.
50 JIMMY MACHEN: Yes, sir.

1 According to what he says, how many acreage is he
2 asking for all these lots he's going to put in? I
3 live within two blocks of that house. I own an acre
4 lot. And my acre lot is about big as what they're
5 proposing for 11 houses? Something ain't right or
6 it's going to be mobile homes? Is it going to be
7 stick-built houses? The residents of Clover Hill
8 would like to know this information. We haven't been
9 given anything other than we're going to have a
10 hearing. Our traffic problem exist on Airline Road.
11 I've called the county several times about the
12 traffic.

13 Signs, 35 mile an hour all the way down Airline
14 Road. I think in the 12 miles we've got two signs.
15 But when we done the bridge two years ago, the crew
16 took the signs down and never put them back up. So
17 anybody coming onto Airline Road thinks it's an open
18 country road, 55. When they come over that hill at
19 Clover at 55, they in the ditch down there. They
20 lose control. The next death will be on the Airline
21 Road in Anderson County.

22 The mailboxes are run over. The telephone posts
23 are run over. Everything's run over because we can't
24 get no speed control, even signs on Airline Road.
25 That's my comment there, and we're going to put more
26 houses down there on land I don't even think 11
27 dwellings -- 3 dwellings is going to be pushing it.
28 So how many acres are we really talking about here on
29 Airline Road, Clinkscales Road and Elrod Road, 11
30 houses? That's my comment.

31 DAN HARVELL: Thank you, sir.

32 Next is Roy Haskins.

33 ROY HASKINS: Good evening.

34 My name is Roy Haskins. I live in Clover Hill
35 Subdivision. And we have a lot of traffic in our
36 area. And we have a lot of mischief in our area. On
37 -- besides labor of the field, we have a tent -- a
38 homeless place for tents set up. In between that and
39 Clover Hill, we have a trailer park. On the other
40 side -- in front of Airline on Elrod where they're
41 going to divide, there's another trailer park.
42 They're building houses on Clinkscales, less than a
43 mile away. On True Temper, they're building a --
44 just finished a development of a subdivision. So we
45 have a major amount of people and traffic in our
46 area.

47 So I oppose it, 110 percent. Thank you.

48 DAN HARVELL: Thank you.

49 Kevin Kothrade or Kothrade.

50 KEVIN KOTHRAD: You're the only

1 one that ever got it right on the second try.

2 Mr. Chairman and members of the Commission, good
3 evening. I'm Kevin Kothrade. I live on 204 Elrod
4 Road, which is right across the street from the
5 proposed -- proposed development area. I'd like to
6 preface this comment by saying -- respectfully
7 requesting that developer/owner to answer or provide
8 a little bit more information. When it says single-
9 family homes is he talking doublewides? Is he
10 talking stick built homes, things of that nature.

11 Also, I'd like to say that two years ago I came
12 here from out of state. Fell in love with Anderson,
13 wanted to live in the country. Bought 10 acres of
14 wooded land, undeveloped. And my wife and I have
15 spent the last two years and pretty much all of our
16 disposable income and life savings to build a brand
17 new home there. A small modest home, but a brand new
18 stick built home nonetheless on our ten acres. And I
19 hate to see -- also, before I get into that, but I've
20 got a neighbor across the street that's got one acre
21 and a stick built home. I've got another neighbor
22 across the street from this proposed development that
23 has more than 10 acres and a home. And friends that
24 I came here with tonight, Bill and Sherry, they have
25 six acres right across the street.

26 So what I'm getting at here is 11 homes on 8
27 acres, that's a little ridiculous. It's not in
28 keeping with the land and the other stuff around. I
29 would love to see it remain woods, but as somebody
30 else said tonight, I understand that's not going to
31 happen. I'm not trying to stand in the way of
32 progress, but I'd like to see it matched up a little
33 bit better with the stuff around it as far as the
34 home and the property values and everything else.

35 So with that being said, again, if the developer
36 would kindly step up and maybe offer a little more
37 information, I'd sure be appreciative. Thank you for
38 all of your time.

39 DAN HARVELL: Thank you. That
40 ends the public comments section. Any questions from
41 the Board?

42 JANE JONES: Would the
43 developer like to elaborate any after those comments
44 on just what he's planning to build?

45 CHRIS EBERHART: I apologize.
46 Great questions. The houses will be single-family
47 homes. Some will be single story. Some will be
48 double story. We're building about a hundred of
49 these homes in Walhalla at a golf course as well. So
50 they will be very nice homes for the area, so does

1 that ---
2 KEVIN KOTHRAD: Are they going
3 to be stick built or ---
4 CHRIS EBERHART: Yes. They'll be
5 stick-built. Uh-huh (affirmative). With timber.
6 DAN HARVELL: And just a
7 question, slab -- slab on grade or crawl space?
8 CHRIS EBERHART: Slab. Slab
9 homes. Uh-huh (affirmative).
10 DAN HARVELL: Okay.
11 CHRIS EBERHART: Yes. Any other
12 questions I can answer? Thank you.
13 DAN HARVELL: Okay. Thank
14 you.
15 All right. Now I'll ask the Board Members for a
16 motion to approve or deny. Do I have a motion?
17 DAVID COTHRAN: Motion to
18 approve.
19 DAN HARVELL: I have a motion
20 to approve from Mr. Cothran.
21 WESLEY GRANT: Second.
22 DAN HARVELL: I have a second
23 from Mr. Grant. Discussion amongst the Board?
24 Hearing none, I'll call for the vote. Oh, did you
25 have something to say?
26 WESLEY GRANT: Go ahead.
27 DAN HARVELL: All right. Call
28 for the vote. Those in favor, please indicate. And
29 those opposed? So ordered.
30 Item D, new business, Cooper Townes. County
31 Council District 6. Staff.
32 TIM CARTEE: Thank you, Mr.
33 Chairman. 280 property owners within 2000 feet of
34 the proposed development were notified via postcard.
35 This development was previously denied on 7/12/22 and
36 1/10/2023. The intended development is townhomes.
37 The applicant is Creative Property Solutions, LLC.
38 The engineer of record is Ridgewater. Location
39 access is Old Pendleton Road, which is state
40 maintained. It's Council District 6. The
41 surrounding land use is residential and this property
42 is unzoned. The tax map number is there for your
43 viewing, 9.78 acres. And previously, it was 82 lots
44 and then they reduced it to 78. Now they're coming
45 back with 75. No variance is requested. And parking
46 required, off-street parking is listed for one
47 bedroom unit, 1.5 spaces are required. And for two
48 or more bedrooms, 2 spaces are required for each
49 townhome unit. A total of 150 parking spaces are
50 shown on the site plan. Parking is allowed within

1 the setback; however, no part of the building is
2 allowed to encroach within the setback area.

3 Here you can see the layout of the proposed
4 development. Here's the aerial of the proposed
5 property. And here's the sign that was posted for
6 this property. And on the traffic analysis, Old
7 Pendleton is a collector road with no maximum average
8 trips per day.

9 Staff recommends approval. This project has met
10 the requirements in Chapter 24 land use.

11 Thank you, Mr. Chairman.

12 DAN HARVELL: Thank you, Mr.
13 Cartee. At this time if we can hear from the
14 developers and/or representatives.

15 WESLEY WHITE: Thank you staff.
16 Thank you Commissioners. I'm Wesley White,
17 Ridgewater Engineering, 211 Society Street. And with
18 me is the developer's representative, Mr. Kim Pococh.

19 Just -- if you could pull up the first slide,
20 this is just what's out there right now. It's
21 currently serving, as I think we've mentioned
22 previously, IPA Salvage Storage or salvage yard. So
23 it is a licensed salvage yard through the state. And
24 that will go away obviously with this proposed
25 development.

26 The second slide is our new layout. Obviously,
27 as he's mentioned we've reduced now down to 75 lots.
28 This has provided a couple of different things.
29 Previously, there was some discussions about school
30 bus access. We've provided a round-about there.
31 This also better distributes the parking throughout
32 the site.

33 Additionally, if you can flip to the next slide.
34 This, and the next slide also both represent -- go
35 back to that first one. It's kind of hard to tell
36 there, but you can kind of see the varying
37 architectural styles, there's a mix of brick, as well
38 as plank siding. It's got some softer earthen tones
39 and with some insets to kind of break up the views
40 going down through there. So very high, high
41 quality. These are -- got a base priced between the
42 high 200's to low 300's starting, is the goal there.

43 To kind of go -- if you'll go to the last slide
44 you have there, Mr. Cartee. So what we've got here
45 -- we had a meeting with the DOT on site, because one
46 of the biggest concerns that kept coming up over the
47 first two submittals, and we wanted to make sure that
48 we properly addressed it before we came back again,
49 was traffic. There was some misconception that we
50 were on the inside of the blind curve. It's actually

1 the opposite. We're on the outside of the curve,
2 which is preferable for DOT access. I met out there
3 with a DOT representative. We did site measurements
4 in both directions. Those pictures were taken in the
5 direction of where you would be pulling out. And
6 they have no issues with the proposed location.
7 Obviously, we have to go through all of their
8 requirements to get it permitted. But that'll be
9 done once we've obtained y'all's approval, before we
10 move forward with that. But they did do a courtesy
11 review and meet us out there.

12 Additionally, the traffic count, talking with the
13 DOT about that, has remained pretty consistent over
14 the last three years, which is what the study that
15 they had, and the actual site is about a half a mile
16 down the road to the -- back to the north is where
17 they actually studied the traffic. So it's remained
18 consistent. So hopefully that would relieve some of
19 the concerns that you guys had from previous.

20 If you'd flip back to the second slide for me,
21 Mr. Cartee, our site plan. Yep. There you go. A
22 couple of things just in reference to the site as a
23 whole. The subdivision road names have been approved
24 by 9-1-1 as required. Some things that aren't
25 necessarily required but we feel like to help you
26 guys with your approval, the water and sewer, they
27 are both available and adjacent to the site. There's
28 no issues with the sewer. Previously, water
29 availability has been brought into question. The
30 Powdersville Water Director made the statement that,
31 you know, they hadn't been contacted about water
32 approval, and therefore, they couldn't -- or water
33 and, therefore, they couldn't grant approval. I just
34 want to make sure that it's clear, that that's -- you
35 know, because they've reached out to our developer to
36 advise him that he couldn't get approval without
37 contacting them first. And that's actually not the
38 way it works. They're required -- we're only
39 required to contact them when we're ready for that
40 water service. And they charge fees for those
41 studies. So that's not something that developers
42 should be required to pay prior to even, you know,
43 determining whether you guys are going to grant
44 approval.

45 However, based on other projects that we've done
46 in the area, we feel -- have no issue and the
47 developer has no issue with the potential for water
48 availability. So I just wanted to make sure that
49 that was understood.

50 The proposed improvements. Obviously, we're

1 going to do -- we're going to meet all the
2 requirements of storm water to address any downstream
3 concerns. That'll be addressed through their
4 ordinance and with storm water and staff. Previous
5 submittals in talkings with roads and bridges, these
6 will be private roads. They have no issues with the
7 layout as it meets all their requirements. We've
8 done traffic studies -- or traffic circles before.
9 The 75 units that we're proposing is well below the
10 190 that trigger a traffic study and the DOT agrees
11 with that.

12 The school bus access was a big issue previously.
13 So what we've done, if you see the little yellow
14 symbol there, that's a school bus stop so the kids
15 can gather under that and wait for the school bus.
16 The school bus also can make an easy access into the
17 site and do a round about and pull up, get the kids
18 and leave. So there's no issues with, I think school
19 bus access that had some concerns there. So we just
20 wanted to address that.

21 School bus -- or school capacity issues, I think
22 I've brought this up previously, but industry
23 standards with townhomes, at full build-out, which
24 they anticipate two to three years due to permitting
25 and construction time, will impact like 15 students.
26 That's for these type of townhomes. So the schools
27 will be minimally impacted by these 75 units.
28 Additionally, School District 1 has on their
29 strategic plan that's in effect through 26-27,
30 continued growth of their schools and repairs and
31 maintenance of the other ones.

32 So with all of that said, I just want to make you
33 -- we feel like -- we agree with the county staff.
34 This does meet all the requirements of Chapter 24 for
35 approval. All the existing infrastructure is more
36 than adequate to handle the proposed project. The
37 project is compatible with the surrounding properties
38 as it provides appropriate residential dwellings
39 consistent with the area of other high-end
40 residential properties and the project balances the
41 interest of the property owner and the public, which
42 allows him to, like I said, to continue to develop
43 his properties as he wishes.

44 I'll be happy to answer any questions if you have
45 any. Thank y'all.

46 DAN HARVELL: While you're
47 still there, any questions from the Board?

48 JANE JONES: In reference to
49 the school bus on the roads, there's some turns that
50 the busses cannot make out on -- not in your

1 subdivision but outside the subdivision, there's some
2 turns. The road is so narrow in places that they
3 can't make turns. Just like 18-wheelers can't make
4 turns on a lot of roads out through Powdersville.
5 And the buses can't make the turns so they don't go
6 on that road. The children are dropped off wherever
7 they can drop off. That was what was made reference
8 to the last time you were here.

9 WESLEY WHITE: Yeah. I'm not
10 sure how -- I mean, we're required to deal with the
11 access to and from our site. And the buses should
12 have no access in and out of our site as far as, you
13 know, buses not coming down that road. That's --
14 that would be -- you know, that's something I'm not
15 aware of. That's something that would be outside of
16 our control.

17 JANE JONES: I'm just telling
18 you what came up at the last meeting. It's not
19 anything you can control. It's a road issue.

20 WESLEY WHITE: Right. Yeah.
21 The issues the last time were -- from the minutes --
22 was somebody brought up how the buses would turn
23 around in our site so we wanted to provide the school
24 bus stop and the round about.

25 DAN HARVELL: Might I ask, can
26 we go back to the two slides that show the access
27 point off the main road there?

28 WESLEY WHITE: That's the last
29 slide.

30 DAN HARVELL: Right there.

31 WESLEY WHITE: Yes, sir.

32 DAN HARVELL: Okay. Is this
33 taken from the exact point that the road will
34 intersect with that road?

35 WESLEY WHITE: That's correct.

36 DAN HARVELL: All right. So
37 I'm looking at the one on the right, and even though
38 it is an outside curve, is that -- is that somewhat
39 of a blind slope that comes there from the distance?
40 In other words, can you see the cars coming?

41 WESLEY WHITE: If you look at
42 the note at the top, I'm referring you to the
43 northbound view.

44 DAN HARVELL: Uh-huh
45 (affirmative).

46 WESLEY WHITE: The DOT and I
47 measured it. It's over 500 feet, which is about 25
48 to 30 feet further than their requirements for the
49 speed limit on that road. So we specifically
50 reviewed that and he feels like it's adequate. So we

1 wouldn't have moved forward otherwise, because that's
2 one of the DOT requirements. They allow waivers for
3 certain issues, but site distance is not one of them.
4 If you don't meet site distance then you can't move
5 forward. So that's why we took the time to meet with
6 them and go ahead and confirm site distance.

7 DAN HARVELL: Thank you.

8 JANE JONES: I wanted to ask
9 you about the parking inside of the subdivision.

10 WESLEY WHITE: Yes, ma'am.

11 JANE JONES: I noticed from
12 one of your slides that there is parking in front of
13 the unit. Is the one parking space in front of the
14 unit, is that ---

15 WESLEY WHITE: If you remember,
16 the county ordinances require two parking for each
17 residential unit. However, we're only allowed to
18 count the driveway and the garage, which those all
19 have garages, as a single parking space. So then
20 we're required, in addition to that, to provide one
21 parking space per unit throughout. So that's why --
22 those are driveways leading to the driveways.

23 JANE JONES: Yeah.

24 WESLEY WHITE: And then there's
25 additional one parking space per throughout.

26 JANE JONES: Where's the
27 other space?

28 WESLEY WHITE: They're
29 scattered throughout. Based on previous
30 conversations with the Commission, they ask that we
31 kind of strategically locate them throughout so that
32 everybody kind of had access to them for visitors
33 and/or their own parking requirements. So you can
34 kind of see there's some -- I mean, there are several
35 up at the top. I don't know if any of these point.
36 There are several right there where the CDU location
37 is, by the roundabout.

38 JANE JONES: People are not
39 going to walk from their cars -- they're going to
40 park out in the road, you know, bad weather, whatnot.
41 In the real world, you know, you just have to ---

42 WESLEY WHITE: Well, I mean,
43 and we also feel like -- and we've talked to staff
44 about the parking requirements. We feel like people
45 will -- you know, you can easily fit two cars in your
46 garage and driveway. However, just the ordinance at
47 this time doesn't allow us to count that, so we have
48 to show the additional parking.

49 DAN HARVELL: Are there -- is
50 there room there on those driveways for two cars

1 outside of the garage?
2 WESLEY WHITE: There should be.
3 Yes, sir. And the end units previously were all were
4 22's. We've expanded those to 25. So, like I said,
5 it makes for larger end units and just a different
6 looking product throughout. So I thinking it's a
7 little bit more variety than previously submitted.
8 DAN HARVELL: All right.
9 Anything else from the Board.
10 WESLEY WHITE: And ---
11 DAN HARVELL: Oh, excuse me.
12 I'm sorry.
13 WESLEY WHITE: And Mr. Pococh
14 point out that the end units also have been designed
15 with bedrooms on the first floor, which is big for
16 townhomes with retirees. I think that was brought up
17 in previous discussions on stuff, but these do have
18 -- the end units do have bedrooms on the first floor
19 for easy access so people don't have to climb stairs
20 if they're older. Thank you.
21 DAN HARVELL: Thank you.
22 All right. Moving to the public comments
23 section, the first signed up is Pam Williams.
24 PAM WILLIAMS: Pam Williams,
25 111 Calvert Court. I've been elected to speak for my
26 street, which is just down the road from where this
27 is proposed. Old Pendleton is heavily traveled.
28 It's even a cut-through for trucks, so we have a lot
29 of tractor trailers that go down our road, so the
30 roads are paying for it. And we have potholes
31 everywhere like everyone else does and we can't help
32 that, but we also have proposed another 56 homes that
33 are supposed to be a subdivision down Old Pendleton.
34 So when you have all of this on this street, it's
35 just so much traffic. I don't know how the water is
36 going to handle it. I don't know how the schools are
37 going to handle it. We're already understanding that
38 Powdersville is getting another elementary school
39 because of the infrastructure. We just can't handle
40 it.
41 I would just appreciate for you to consider to
42 deny this considering the roads just cannot handle
43 all of this traffic. We just can't do it. Thank
44 you.
45 DAN HARVELL: Thank you.
46 Next is Tracy Wyatt.
47 TRACY WYATT: Good afternoon.
48 I'm Tracy Wyatt on behalf of Powdersville Water
49 District. Like Mr. White mentioned earlier, we have
50 not reviewed the project yet so we have not committed

1 any capacity to serve the project, but we are open
2 and ready to meet with them they're ready. Just --
3 our director just wanted you to know that we have not
4 committed capacity yet.

5 DAN HARVELL: Thank you.

6 Mary Alice Ferguson.

7 MARY ALICE FERGUSON: All right. I
8 have some printouts. Could somebody please hand this
9 to them?

10 DAN HARVELL: Okay. Please
11 state your name and address, please?

12 MARY ALICE FERGUSON: I am Mary Alice
13 Ferguson, 2104 Old Pendleton Road. So I want to
14 start out by thanking y'all for having us again. I
15 just want to go ahead -- I'm kind of a visual person,
16 so I like to give what we're looking at actually
17 here. I do appreciate them giving the photos from
18 the north and south town view; however, used to, this
19 -- or this property used to have like a two -- like a
20 horseshoe driveway. So they're basically kind of
21 taking both of those views. So, again, you kind of
22 -- is it going to be this huge -- like you're looking
23 at about, I don't know, 50 feet road frontage? And
24 so they've got two views coming at you. So like one
25 of those views is actually now somebody else's actual
26 yard. I think -- I'm not sure if it's the north or
27 the south. I'd have to look at it again.

28 Another thing, so I know I'm learning a lot with
29 all this development coming in, so how big is that
30 actual entrance going to be? Is it going to be 50
31 feet? Like is it going to be a huge driveway to come
32 in or is going to be one little, kind of skinny
33 thing? These are lots of question.

34 Another thing is I know I heard the developer say
35 they have sewer. I would love to know how they have
36 it, where it's having, but they don't have it. I
37 don't know how it's hooking on. I don't know if it's
38 -- I don't know. I would love to know because I have
39 taps. And they would have to come across Old
40 Pendleton, through -- if you look, I'm not -- it's
41 called Old Pendleton Estates, but that's 50 plus
42 mobile homes. So they're going to have to go through
43 that. I'm just kind of -- I know -- I'm sorry for my
44 hairstylist penmanship over here, but what you're
45 seeing, what I circled, it doesn't look like they're
46 small homes, but there's about 50 single-wide mobile
47 homes right there. Right where I circled. So you're
48 going to have that and then you're going to have
49 this. And then there's this curve that we all have
50 talked about the curve. So I just want you to kind

1 of get a visual. I know this actually looks better.
2 They're doing really good at coming up with a better
3 view of this, but they need to get better.

4 I also agree -- I appreciate the brick. They
5 need to get better with their quality of their
6 workmanship. We don't need any more siding. We're
7 over siding. And the lady before me talked about a
8 proposed development, and it's probably going to be
9 coming, but at least I can say that they have better
10 quality of their homes. The quality is starting to
11 come up. The low 2 -- the high 2's, the low 3's, no,
12 that's -- we need to stop with that.

13 Again, this is an investment by the homeowner.
14 The homeowner has not lived there that long. So I
15 have lived there longer than that homeowner. The
16 actual property now looks better than it's ever
17 looked in all fairness. I remember when it was, as
18 they say, a junk yard or whatever. I remember that.

19 HENRY YOUMANS: Time.

20 MARY ANN FERGUSON: Sorry. Am I
21 timed?

22 DAN HARVELL: Yes. Yes,
23 ma'am.

24 MARY ANN FERGUSON: Okay. Thank
25 you.

26 DAN HARVELL: Thank you very
27 much.

28 All right. Next is Kate Anderson.

29 KATE ANDERSON: Hello. My name
30 is Kate Anderson. I live at 1020 Fresh Water Lane,
31 Easley, right behind where this proposed development
32 will be. Arthur and Tina Scott on the aerial view
33 right there, I'm directly across the road from them.
34 The development -- the back of those townhomes will
35 be 20 feet from their property line.

36 I'm not opposed to development as long as it
37 makes sense. In fact, I'm married to a developer.
38 But I've been here two times before when the
39 development was denied. It's still packed like
40 sardines. I appreciate all the changes that were
41 made. The schools have been past capacity for
42 several years now. I teach at Concrete and the
43 Concrete Primary School, we house the preschool
44 through second grade for the area. We're the only
45 school that houses preschool through second grade for
46 the area. We will not have a new school to handle
47 those children until the fall of 2026, is the current
48 proposed time by the school district. We already
49 have -- we've gone from last year, we had three
50 portables outside the school, now we have six

1 portables. All of the children in the school use
2 those portables. We're talking about two more full
3 school years, how many more portables are we going to
4 have. The traffic at the school is backed up for a
5 significant amount of time, outside and around all of
6 the schools, significantly limiting emergency access
7 for those vehicles, and like our completely volunteer
8 fire department.

9 We've talked about the curves here. What we
10 didn't talk about is directly across the street from
11 this development where you saw the pictures, the
12 drainage ditch is not what it should be and it floods
13 every time it rains. And the flooding of the water
14 goes onto the road, which again, as we will see more
15 construction, it will go down into this development,
16 and then continue on into my neighborhood. Because
17 of the runoff from the construction that's happened,
18 my neighbors, their shed moved from one side of the
19 yard to the other side of the yard the last time that
20 we saw significant rainfall.

21 And even though a traffic study wasn't done, back
22 in the January -- yeah, the January 10th meeting
23 minutes, Sharon Galloway did a traffic count of her
24 own and counted 1100 cars from 6 to 8 a.m. on Old
25 Pendleton Road. Now, add in at the August meeting,
26 you approved a hundred -- or I'm sorry. Not a
27 hundred -- 80 plus townhomes with the Agave Townhomes
28 down the road behind Brushy Creek. It'll feed into
29 this area. And then a tenth of a mile from this is
30 where that 50 plus home neighborhood is also going to
31 go. This will all feed into the area. The stop sign
32 already backs up half to -- a quarter mile to like
33 half a mile at peak times.

34 So I'm asking you -- and even though it is
35 currently a salvage yard, my property value has more
36 than doubled in the amount I've lived there.

37 HENRY YOUMANS: Time.

38 KATE ANDERSON: Thank you.

39 DAN HARVELL: Thank you.

40 Next is Pam Sutherland.

41 PAM SUTHERLAND: Hello. My name
42 is Pam Sutherland. I live at 7503 Highway 81,
43 Easley, South Carolina.

44 Like that lady was just saying, my friend Sharon
45 Galloway lives close to Old Pendleton Road and James
46 Road. And she says that curve is the worst curve
47 ever. She says she's seen many wrecks on that road.
48 And it's just -- it's not feasible for those
49 townhomes to be there. I mean, the schools cannot
50 take much more at all. Thank you.

1 DAN HARVELL: Thank you.

2 Next is Jordan Little.

3 JORDAN LITTLE: Members of the
4 Planning Commission and Anderson County residents, my
5 name is Jordan Little. I live at 504 Cely Lane. I
6 am the second lieutenant for the Powdersville Fire
7 Department. I'm here to speak against the proposed
8 Cooper Townes Townhome development located on Old
9 Pendleton Road. Growth is rampant in Anderson
10 County, in Powdersville, it is precedent. The
11 Powdersville Volunteer Fire Department relies heavily
12 on donations for the majority of our funding. We
13 have men and women who leave their homes whenever
14 they can to provide fire, rescue, and assist EMS with
15 medical care in our district and surrounding areas.
16 Last year we ran over 500 calls for service, the vast
17 majority being motor vehicle accidents.

18 If we continue to allow these townhomes,
19 neighborhoods, etcetera, to be built, you will
20 further strain your volunteer fire service. Quite
21 frankly, we are already strained with personnel as
22 far as roster and incident attendance is concerned.
23 As previously mentioned, wrecks account for the
24 majority of our incidents. The proposed townhomes
25 prove illogical as the curve where it is situated
26 sees a fair share of wrecks within a year. The near
27 cross street of Old Pendleton Road and James Road
28 also sees a vast majority of wrecks.

29 Building these townhomes will only amplify the
30 wrecks that occur in this stretch of road. My
31 provided source is myself as I'm an officer within
32 the department and also perform secretarial duties
33 for the department, including logging incidents into
34 our reporting system. Again, logic will prevail in
35 showing these wrecks will only be amplified with the
36 creation of these townhomes. You can show me
37 figures, graphs and general -- give me general jargon
38 in regards to why we need all these townhomes and how
39 it will be safe. But I, myself, am witnessing this
40 first-hand and am stating why something like this
41 multi-family dwellings do not need to be in
42 Powdersville and will prove unsafe.

43 Until we can further account for infrastructure
44 and emergency services advancements, the building of
45 these townhomes is irrational and is not safe. Thank
46 you for your time.

47 **APPLAUSE**

48 DAN HARVELL: Thank you.

49 Next is Cole Galloway. Cole Galloway.

50 COLE GALLOWAY: My name is Cole

1 Galloway and I live at 100 James Road, just literally
2 right across from where this is going to be put up.
3 And I see all these wrecks first-hand, and I see all
4 this traffic first-hand. And I don't know where he
5 gets the idea that the traffic's consistent, but it's
6 got worse. Your wrecks have got worse. I mean, it's
7 impossible to get out of my driveway. If I got a
8 trailer hooked to my truck, I have to go. And if I
9 don't, you know, getting on it sometimes, you know,
10 I'll have a car right up on my bumper about to rear-
11 end me. And I'm in the clear here. And then the
12 next thing I know I got a car in my rearview mirror.

13 It's -- Powdersville can't handle no more of the
14 subdivisions and this area can't handle it either.
15 And I don't understand why this is being put here,
16 because there is no townhomes anywhere around this
17 area. It's all single-family residential homes. Not
18 townhomes. I've come up here the past two times that
19 this has been brought up and it's been denied. And I
20 please ask you to deny this again. We can't -- we
21 can't have this. The traffic here is awful. I don't
22 see how the kids are going to be able to get on the
23 bus still because that bus when it comes out of that
24 neighborhood is going to have to turn down to that
25 trailer park. And that's going -- when it comes out,
26 it's going to be going to the left. And the traffic,
27 it don't let up for nobody, absolutely nobody. They
28 do not care. They use that road as a drag strip.
29 It's awful.

30 So I please ask you to deny this. Thank you.

31 DAN HARVELL:

Thank you.

32

33

APPLAUSE

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

DAN HARVELL:

Our last speaker

is Linda Elliott.

LINDA ELLIOTT:

My name is Linda

Elliott. I live at 1922 Old Pendleton Road. I am

right across the road from where this is supposed to

go up. I've been there and lived there all of my

life. And I'm pretty old, so it's been a while. And

I don't -- I just -- we got it turned down. Y'all

know we've all turned it down. Y'all turned it down

twice, and I can't see no difference in three or four

townhouses. You know, I really can't because the

road's still there. There's one way to get in and

one way to get out and it's right in the curve where

-- since we came down here last time, there have been

four bad wrecks right in the curve. And one just a

little bit -- probably about a half a mile up the

road and somebody got killed. It's terrible. And

1 the kids, the buses. And I don't see how in the
2 world the schools is going to handle all these
3 people. I really don't. They're full. They are
4 full. And they've got -- you know, they get on the
5 bus right there past my house at James Road. There's
6 26 kids I know, if there's not more now. I know it
7 was 26 last time we was here. Well, there's more
8 now, I'm sure. I'm sure there's probably some people
9 moved in down here again.

10 So how much -- how many kids does a bus hold, 26
11 or 20? So how -- I don't understand how if this
12 place, this little thing that's fixing to happen
13 here, and I hope that y'all turn it down, because
14 they'll have to have another bus coming out there.
15 Or those kids will have to go out to James Road with
16 all those other kids. And it's just -- I just --
17 everybody's said everything I need to say. So I
18 don't guess I need to say anything else, but I would
19 appreciate it if y'all would look twice at this.
20 Because, I mean, you know, you turned it down twice.
21 I don't know why, and I can't understand why we're
22 back down here for just a few townhouses, same thing.
23 There's nothing changed.

24 And another thing is I don't have -- I'm not on
25 sewer. I'm right across the road, right across the
26 road. I don't have sewer. Are they going to have to
27 -- all the people right there's got septic tanks. I
28 don't understand -- I'm sorry. I don't understand --
29 I just don't understand why, you know, the sewer
30 comes down a little piece and it jumps on the side of
31 the road and you know the people don't get the -- I
32 don't understand that. So he's saying that it could
33 be either, septic tanks or city sewer. So what is he
34 going to choose. And the water is already -- at
35 night when everybody's got their water on, the
36 pressure -- you could tell. I don't know how it's
37 going to hold anybody else.

38 But thank you. I think everything's been said.
39 Thank you.

40 DAN HARVELL: Thank you.

41 All right. At this time are there any questions
42 or statements from the Board for the developer or the
43 staff? Okay. Hearing none, I'll call for a motion
44 to approve or deny?

45 JANE JONES: Motion to deny.
46 And is this the time to state my reasons?

47 DAN HARVELL: Yes, ma'am.

48 JANE JONES: Okay. As we've
49 already heard over and over, the schools are in the
50 process of additions at Powdersville and all those

1 and they're looking for property to build another
2 elementary school, which would be three in
3 Powdersville, but these things take time. And the
4 biggest question is how do you staff these. They --
5 you remember when school started all the -- it was on
6 the news about they couldn't get the school bus
7 drivers. Well, there's also a teacher shortage. So
8 there are lots of problems involved with adding extra
9 kids into the school system that's already -- we've
10 talked about this at length, so I'll just -- the
11 overcrowding of the schools is one of my reasons.

12 And, of course, the infrastructure.

13 And I'm probably the only one on the Commission
14 that travels this road on a regular basis. And all
15 that you've heard is true. It's a very narrow road,
16 as are so many of these back roads that we travel.
17 Old Pendleton feeds into 153 and -- but something
18 that hasn't been mentioned as far as traffic is, just
19 right across -- just in probably walking distance for
20 some of you younger people, is Pickens County and the
21 City of Easley. And they have built thousands of
22 apartments after you cross that county line. They're
23 already there. And how do you think those people are
24 getting to and from work. They're coming through
25 Powdersville and 153. And I live out in the country
26 and they've found my back roads. So they're using
27 those roads to get into Pickens County. So it's not
28 just what we've created here would increase the
29 traffic problems, we're getting the carry-over into
30 Pickens County. And it's enormous growth there on
31 our edge of that county. So I just -- there's just
32 no way that Old Pendleton Road could take on 50 more
33 houses right there in that one spot. It's a very
34 dangerous area and, you know, that's already been
35 explained fully. But that's another one of my
36 reasons for denial of this project.

37 DAN HARVELL: Anyone else? I
38 will ask about the sewer situation. You saying it
39 can be sewer or public service?

40 WESLEY WHITE: There's no
41 option for septic. It's sewer provided Easley
42 Combined Utilities. And we would put in a pump
43 station to pump it up over to -- there's a manhole on
44 Old Pendleton about 300 yards down the street, so it
45 would all be owned and operated by Easley Combined
46 Utilities and we've already had that discussion with
47 them about their willingness to do that.

48 DAN HARVELL: All right.

49 Thank you. Thank you for that clarification.

50 WESLEY WHITE: Sure.

1 DAN HARVELL: Anyone else?
2 Pardon? Oh, yes. Did we have a second? I'm sorry.
3 DAVID COTHRAN: I'll second.
4 DAN HARVELL: Okay. We'll
5 have a second by Mr. Cothran. Now, discussion
6 amongst the Board. I will have to say as far as my
7 comments here, I know people that live there and I
8 know of these situations. And, of course, Ms. Jones
9 always expresses very succinctly the situation that
10 she views living there in District 6. And I will be
11 voting against this based on the infrastructure as
12 well as the impact on the schools, along with the
13 traffic itself.
14 Anyone else? Okay. Call for the vote. The vote
15 is a motion to deny. Those in favor of denial,
16 please indicate? It's unanimous.
17 At this time are there any public -- let's see,
18 is anyone signed up for public comments otherwise? I
19 believe not. So we'll move into other business.
20 Staff.
21 ALESIA HUNTER: Mr. Chairman, I
22 believe Tyanna wanted to discuss some continuing
23 education.
24 DAN HARVELL: Yes, uh-huh
25 (affirmative).
26 TYANNA HOLMES: Okay. Just a
27 brief reminder about the continuing education
28 training. Again, this is required by the State.
29 We'll be hosting it on November 1st, 11 to 2 at the
30 Civic Center. I have sent out a few emails, reminder
31 emails. I will send another one once we get a little
32 closer. If everyone just could confirm the email
33 with me they will be in attendance or not so we can
34 get a good headcount.
35 WILL MOORE: Miss Tyanna,
36 that's November 2nd, correct? Is that what you said?
37 TYANNA HOLMES: It's November
38 1st. That's a Wednesday. It'll be at the Civic
39 Center this year.
40 DAVID COTHRAN: Yeah. So we
41 originally had -- the 20th of October was originally
42 ---
43 TYANNA HOLMES: There's been a
44 change of date.
45 DAVID COTHRAN: I can't -- it's
46 too late for me to get off so I'll be working that
47 day. Is there going to be ability to Zoom into it?
48 TYANNA HOLMES: I'm not sure
49 about Zoom, but what we'll try to do is a makeup
50 session later, maybe December. We don't have a date

1 set for that yet.

2 DAVID COTHRAN: I mean, if it's
3 conducive to a teleconference, a Zoom call or
4 whatever, I could probably swing that. And that's
5 always preferable. I think you said that, because
6 there's more interaction than otherwise just sitting
7 there listening to a bunch of information.

8 TYANNA HOLMES: Yes. I can try.
9 I will check with the Civic Center about that. We
10 may be able to do Zoom.

11 DAVID COTHRAN: So we would kind
12 of -- you know, instead of being mandated or dictated
13 as to when we're going to have these, if we could
14 have some discussion so that it would align with our
15 calendars a little better.

16 TYANNA HOLMES: Yes, sir.

17 DAVID COTHRAN: That would be my
18 recommendation.

19 TYANNA HOLMES: Yes, sir. Any
20 other questions?

21 DAN HARVELL: I believe we did
22 -- didn't the first -- on the first date, we did
23 discuss that date. I blocked it off.

24 ALISIA HUNTER: There was -- Mr.
25 Cochran, there was a conflict with the -- there's the
26 Municipal Association, all of the Board of Zoning
27 Appeals, there was a conflict. We didn't realize
28 that when she offered the first date. So we just
29 didn't arbitrarily just change it.

30 DAVID COTHRAN: I understand. It
31 is what it is.

32 ALESIA HUNTER: Yeah. Yeah.

33 Mr. Chairman, here's a sewer update from the
34 retreat, the county council retreat that you attended
35 on Friday, so you can look over it. If you've got
36 any questions, please let the staff know. This is
37 concerning the sewer capacities.

38 DAN HARVELL: I did attend
39 that retreat. It was open to the public. There was
40 a lot of information that was given that day. We had
41 one or two presentations that didn't make it. But I
42 heard this and I thought -- concerning the sewer
43 capacities in the county as well as what we have, and
44 as far as what we have to look forward to as far as
45 capacity going forward, I thought that there was some
46 very pertinent information in here that the Board
47 should really be aware of. This should help us on
48 our voting going forward. And I've asked Mr.
49 Singleton if he will be willing to give us an
50 overview of this at our next meeting. But there's a

1 lot to look at in here that I think you'll find
2 useful as we make our decisions.

3 The other thing I wanted to do was just a point
4 of clarification. For the good of the Board, can you
5 give us the exact description of the difference of
6 the land use reviews versus the preliminary reviews.

7 ALESIA HUNTER: Land use reviews
8 are -- it's highlighted in Division 5. It's specific
9 types of large-scale projects. You'll have like your
10 large industries, anything that generates 100 or more
11 parking spaces. It's prisons, schools, industries,
12 large-scale projects, any project that generates 100
13 or more required parking spaces is considered a land
14 use. Preliminary subdivision is your basic
15 residential subdivision with internal roads.

16 DAN HARVELL: Okay. So -- but
17 the preliminary situation means that everything is
18 not in concrete at that time obviously, right?

19 ALESIA HUNTER: That's correct.
20 It just gives you a specific set of guidelines that
21 the developer has to submit to the Planning
22 Commission. This is just a first step. It doesn't
23 include any type of design work, any civil work or
24 any environmental analysis or anything like that.
25 The first step is to get it approved. And then you
26 can go to the next step. It's in the ordinance.
27 It's set up that way so that the developer does not
28 spend money up front and the money is wasted.

29 DAN HARVELL: Okay. Thank you
30 very much. I just thought that clarification needed
31 to be made.

32 ALESIA HUNTER: Yes, sir.

33 DAN HARVELL: All right. Is
34 there -- are there any comments from the Board? If
35 not, do I hear a motion to adjourn?

36 WESLEY GRANT: So move.

37 DAN HARVELL: Motion from Mr.
38 Grant. Second? Mr. Moore. All those in favor?
39 Adjourned.

40 **(MEETING ADJOURNED AT 7:54 P.M.)**

Anderson County Planning Commission

December 12, 2023

6:00 PM

Staff Report – Preliminary Subdivision

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

Preliminary Subdivision Name:	Magnolia Ridge
Intended Development:	Single Family
Applicant:	Habitat for Humanity of Anderson Inc.
Surveyor/Engineer:	Nu-South
Location/Access:	White St. Ext. (State)
County Council District:	2
Surrounding Land Use:	Residential
Zoning:	Un-zoned
Tax Map Number:	151-00-09-017
Number of Acres:	+/- 6.38 acres
Number of Lots:	19
Variance:	No

Traffic Impact Analysis:

White St. Ext. is classified as a major 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: 12-12-2023

Application Received By: TC

Date: 11-1-2023

DS Number: 23-16

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: MAGNOLIA RIDGE

1. Name of Applicant: HABITAT FOR HUMANITY OF ANDERSON INC

Address of Applicant: 210 SOUTH MURRAY AVENUE, ANDERSON, S.C. 29624

Telephone Number(s): (864) 900 - 9245 Email: info@habitatanderson.org

2. Property Owner(s): HABITAT FOR HUMANITY OF ANDERSON INC

Address: 210 SOUTH MURRAY AVENUE, ANDERSON, S.C. 29624

Telephone Number(s): (864) 900 - 9245 Email: info@habitatanderson.org

3. Engineer/Surveyor(s): NU SOUTH Email: nusouthsc@gmail.com

Project Information

4. Project Location: WHITE STREET EXTENSION

Parcel Number/TMS: 151 - 00 - 09 - 017 County Council District: 2 School District: 05

Total Acreage: 6.38 Number of Lots: 19 Intended Development: RESIDENTIAL

Current Zoning: UNZONED Surrounding Land Uses: RESIDENTIAL

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 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 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.
- (17) For conservation subdivisions: Density table showing the total land area (acres), number of lots total, number of lots per acre, open space (acres and percent of total).
- (18) For Conservation subdivisions: Clear delineation of open space on plat.

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:

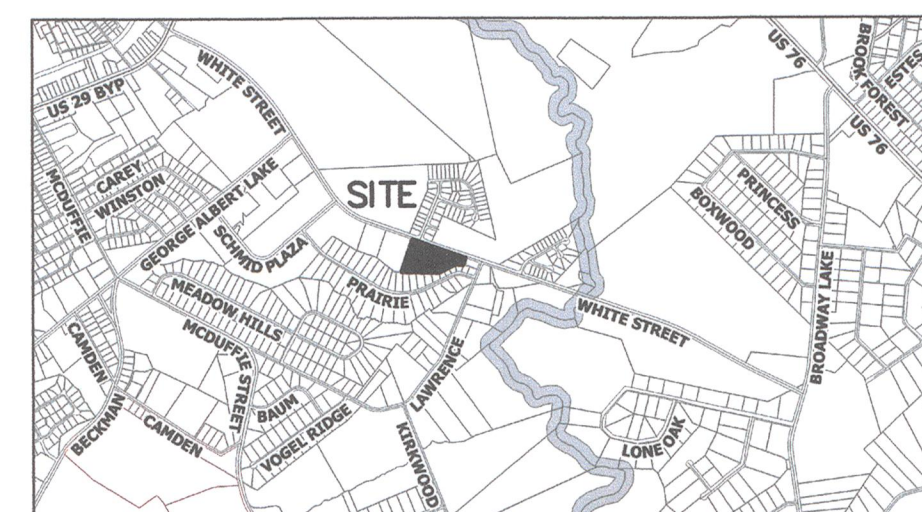
I (we) certify as property owners or authorized representative that the information shown on and any attachment to this application is accurate to the best of my (our) knowledge, I (we) understand that any inaccuracies may be considered just cause for postponement of action on the request and/or invalidation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

Signature of Applicant Angela Wilson

Date 10/ 31/ 2023

Signature of Owner Angela Wilson

Date 10 / 31 / 2023



Preliminary Plat

CERTIFICATE OF OWNERSHIP AND DEDICATION

_____/_____/_____ Signed _____

_____/_____/_____ Signed _____

_____/_____/_____ Signed _____

_____/_____/_____ Signed _____

"I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown. Plat was also prepared in accordance with the Anderson County Subdivision Regulations as adopted.

S.C. Registration No. 10755

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

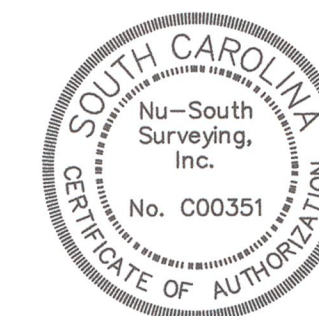
Magnolia Ridge

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

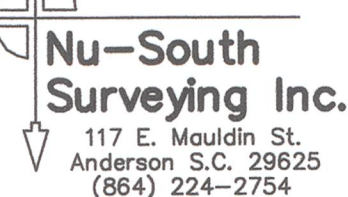
ENGINEER OR SURVEYOR

NO. OF LOTS: 19 DATE: Nov. 01, 2023

Scale 1"=80'



(Old)	(New)
●	○ Iron Pin
■	□ Nail
	△ Computed Pt.



THIS DRAWING AND THE DESIGN SHOWN THEREON ARE THE
PROPERTY OF NU-SOUTH SURVEYING, INC. THE REPRODUCTION,
COPYING OR USE OF THIS DRAWING WITHOUT WRITTEN CONSENT
IS PROHIBITED AND ANY INFRINGEMENT WILL BE SUBJECT TO
LEGAL ACTION.

BUILDING SETBACKS

White St. Ext.	FRONT	40'
Proposed Road	FRONT	30'
	SIDE	15'
	REAR	15'

NOTES:

- 1) Parent TMS# 151-00-09-017
- 2) Reference Deed: DB 16455 Pg 50
- 3) Reference Plat: Slide 1487 Pg 8-A
- 4) This property is not in a designated FLOOD HAZARD ZONE.
- 5) There is a 5' drainage & utility easement on all front, back and side lot lines.
- 6) Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject property: easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, and any other facts that an accurate and current title search may disclose.

1510001008

Strawberry

C-15-0205

Cold Berry Drive C-15-0204

Strawberry Ridge

1511201020

Anderson
29624

Nates Berry Road C-15-0203

1510001002

0009014

1510009021

1510009017

Prairie Lane C-15-0320

Lawrence Road C-15-0095

Poca River Trace

Power Trace

White Street, Extension S-04-0263

1510001007

1510902003

1510902004

1510902004

1510902001

1510902005

1510901004

1510901003

Meadow Hills

River View

1781201001

Anderson County Planning Commission

December 12, 2023

6:00 PM

Staff Report – Preliminary Subdivision

216 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, 92 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)



Development Standards Subdivision Plat Application

Anderson County Code of Ordinance
Chapter 24 Land Use

Scheduled Public Hearing Date: 11-14-2023

Application Received By: MD

Date: 10-2-2023

DS Number: 23-08

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 (Ph 2 & 3)

1. Name of Applicant: Jamie McCutchen on behalf of Spano & Associates, Inc
Address of Applicant: 3620 Pelham Road, PMB 390, Greenville, SC 29615
Telephone Number(s): 864-918-3676 Email: jamie@rymarwaterworks.com

2. Property Owner(s): Spano & Associates
Address: 1540 International Parkway, Suite 2000, Lake Mary, FL 32746
Telephone Number(s): 407-247-5258 Email: spano1688@gmail.com

3. Engineer/Surveyor(s): Alliance Engineering & Planning Email: bwatkins@allianceco.com

Project Information

4. Project Location: SC Hwy 187 & Fants Grove Circle
Parcel Number/TMS: 420001010 County Council District: 4 School District: 04
Total Acreage: 56.48 Ph 2 & 3 (128 Total) Number of Lots: 182 SF, 92 TH Intended Development: Single-Family & Townhomes
Current Zoning: Unzoned Surrounding Land Uses: Agricultural, Residential

5. Have any changes been made since this plat was last before the Planning Commission? Yes
If so, please describe.
Phase 1 was approved earlier this year and has not changed. Phase 2 (182 Single-Family lots) and Phase 3 (92 Townhomes) have been added to the master plan

6. Is there a request for a variance? Yes 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 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 \$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 of 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.
- (17) For conservation subdivisions: Density table showing the total land area (acres), number of lots total, number of lots per acre, open space (acres and percent of total).
- (18) For Conservation subdivisions: Clear delineation of open space on plat.

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

Jamie McCutchen

Signature of Owner

Date 10/2/23

Date

10/2/2023



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.

10-2-2022
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: Jamie McCutchen on behalf of Spano & Associates

Mailing Address: 3620 Pelham Road, PMB 390, Greenville, SC 29615

Telephone and Fax: 864-918-3676 E-Mail: jamie@rymarwaterworks.com

Property Owner's Information

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

Name: Anmed Health

Mailing Address: 800 N. Fant St, Anderson, SC 29621

Telephone and Fax: _____ Email: jamie@rymarwaterworks.com

Designated Agent Name (Representative of Property Owner): Jamie McCutchen

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

Jamie McCutchen

Digitally signed by Jamie McCutchen
DN: cn=Jamie McCutchen, o=Rymar Waterworks, email=jamie@rymarwaterworks.com, c=US
Reason: I attest to the accuracy and integrity of this document
Contact info: jamie@rymarwaterworks.com
Date: 2022.02.28 16:23:56-0500

9/28/23

Owner's or Designated Agent Signature

Date

Project Information

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

Property Location: SC Hwy 187 & Fants Grove Circle

Parcel Number(s)/TMS: 420001010

County Council District: 4 School District: 04

Total Acreage: +/-175 Current Zoning: Unzoned

Requested Variance: Allow 4 driveways for access instead of 5

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

Purpose of Variance: Based on traffic study , 4 driveways is sufficient for the project.

SCDOT would prefer to not have an additional access point on Hwy 187 or Fants Grove Circle for this project.

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

Yes:___No:___Date visited ROD or Date searched online._____

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:

It is a large master planned development with multiple access points. An additional access point is not warranted and SCDOT prefers to not have it on their roads

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

Conditions do not apply to other properties as this is a very large parcel

Reasons why property is prohibited or limited in its uses:

SCDOT owns the roads and prefers to limit acces points. Traffic Study confirms site operates sufficiently without the additional access point

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:

The variance will not cause detriment to adjacent properties and will allow better control of traffic.

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

Preliminary Plan for the project and traffic study

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.

Jamie McCutchen

I, the undersigned, declare that I am the owner of the property described in this application and I am applying for a variance from the zoning ordinance of Anderson County, South Carolina, for the purpose of allowing the use, structure, or lot to be used in a manner not permitted by the ordinance.

9/28/23

Applicant's Signature

Date



MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES

DATE: October 18, 2023

TO: Allen Reid, PE
Impact Designs

FROM: Gaye Garrison Sprague, PE
Traffic Engineer

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

SUBJECT: Anderson Reserve Phase 2 TIS (Fants Grove Circle)

This development is planned with 190 single family detached units and 101 single family detached units. Along with the 150 single family detached units previously approved in Phase 1, the combined development will be served by four accesses – three on Fants Grove Circle and one on SC 187. There is still remaining property in the Anderson Reserve parcel. Usually, a study of the full site is required, but development plans for the remaining property are not final. Also, Phases 1 + 2 abut the western, southern, and northern property lines so no future traffic will come from those directions into the remaining property. However, future traffic may access SC 187. **Therefore, please note that any roadway improvements required at the SC 187 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 Impact Designs and dated October 18, 2023. These are the findings of the study and our review:

- The study addressed six intersections: Fants Grove Rd/Fants Grove Cir, SC 187/Fants Grove Cir, Fants Grove Circle/site accesses A-C, and SC 187/site access D.
- **The build volumes meet turn lane warrants for the northbound left turn lane on SC 187 at Fants Grove Cir (required for Phase 1), the northbound left turn lane on SC 187 at access D, and the southbound right turn lane on SC 87 at Access D. SCDOT is requiring these lanes, and we concur.**

Tommy Dunn
Chairman, District 5

John B Wright, Jr
Council District 1

Greg Elgin
Council District 3

Cindy Wilson
Council District 7

ANDERSON COUNTY
SOUTH CAROLINA

Brett Sanders
V. Chairman, District 4

Glenn Davis
Council District 2

Jimmy Davis
Council District 6

Renee Watts
Clerk to Council

Rusty Burns | County Administrator
rburns@andersoncountysc.org



MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES | PAGE 2

- All movements in the study are unsignalized and will operate at or better than LOS D with build volumes with one exception. The LaFrance Road approach to the SC 187/Fants Grove Circle intersection will operate at LOS E with no build volumes and LOS F with build volumes. **SCDOT is requiring that SC 187 between Fants Grove Circle and access D be widened to three lanes to provide a southbound left onto LaFrance. We concur with the requirement. The additional left turn lane will set this intersection up for signalization in the future when DOT finds the signal to be needed.**
- The projected daily volume of the internal street serving the site's direct SC 187 access (access D) is 1616 (and is likely to be higher when the remaining parcel is developed). The County's maximum volume for a major local street is 1600. **The TIS recommends that this street be built to collector standards, and we concur.**
- County development standards require that a development have one access for every 100 units. That requirement is based on single family detached units. The trip generation for the afternoon peak hour of adjacent street traffic for 445 single family detached units is 404. For 105 single family attached units + 340 single family detached units, that trip generation is 373. Therefore, these 445 units with four entrances meet the intent of the ordinance. In addition, the LOS for all access related movements is C or better. **Therefore, these 445 units with four accesses at this specific location are acceptable.**

Summary

- **DOT required the addition of a northbound left turn lane on SC 187 for Phase 1. That requirement stands, and we concur.**
- **In addition for Phase 2, DOT is requiring widening SC 187 to provide a southbound left turn lane at LaFrance Road, a northbound left turn lane at access D, and a southbound right turn lane at access D, and we concur.**
- **The internal street serving access D (the site's currently proposed direct access to SC 187) must be built to the County's collector standards.**
- **Given the mix of single family detached and attached, the 445 units in Phases 1 + 2 at this specific location are acceptable with four accesses.**

Please call if you have any questions.

Tommy Dunn
Chairman, District 5

John B Wright, Jr
Council District 1

Ray Graham
Council District 3

Cindy Wilson
Council District 7

ANDERSON COUNTY
SOUTH CAROLINA

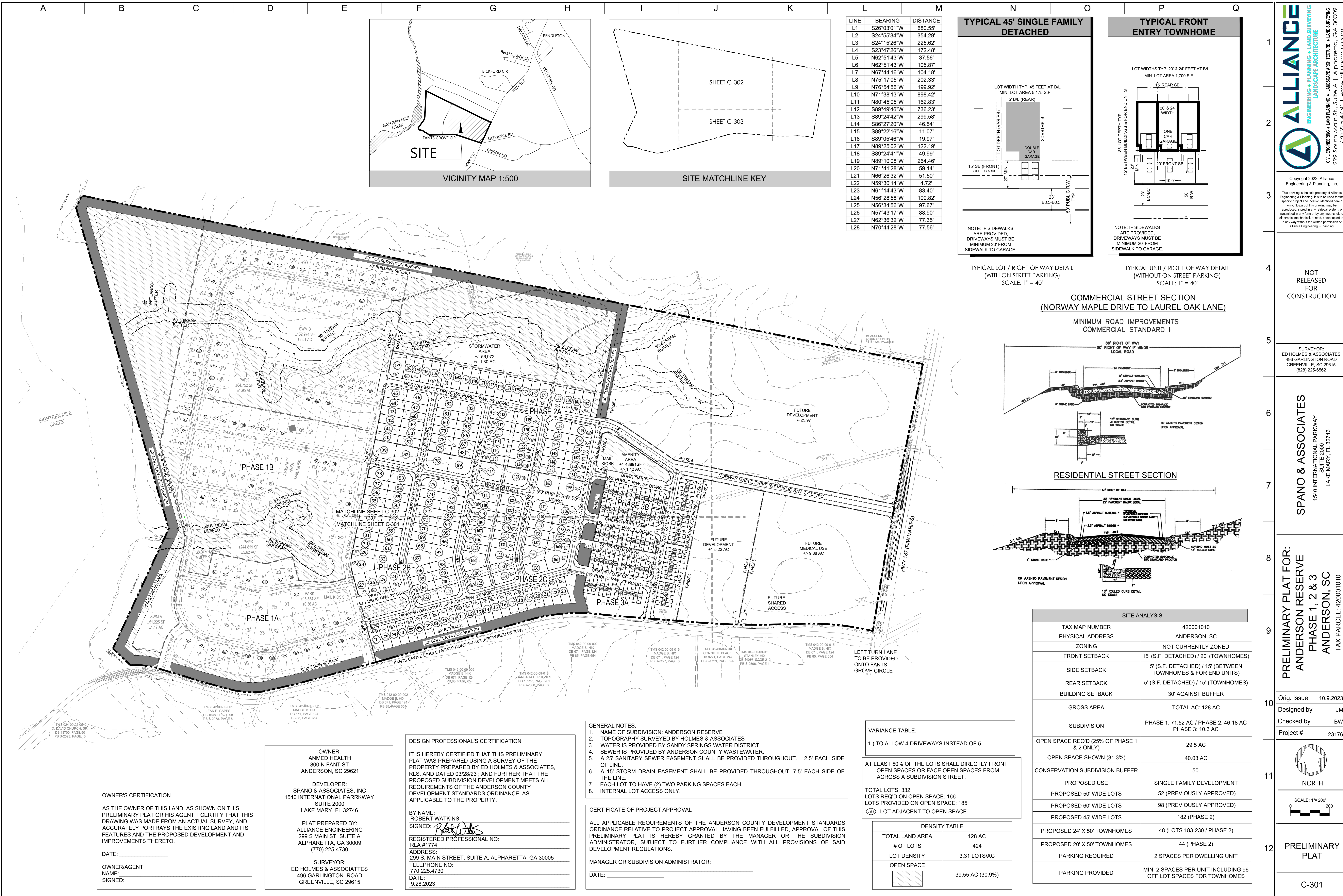
Brett Sanders
V. Chairman, District 4

Glenn Davis
Council District 2

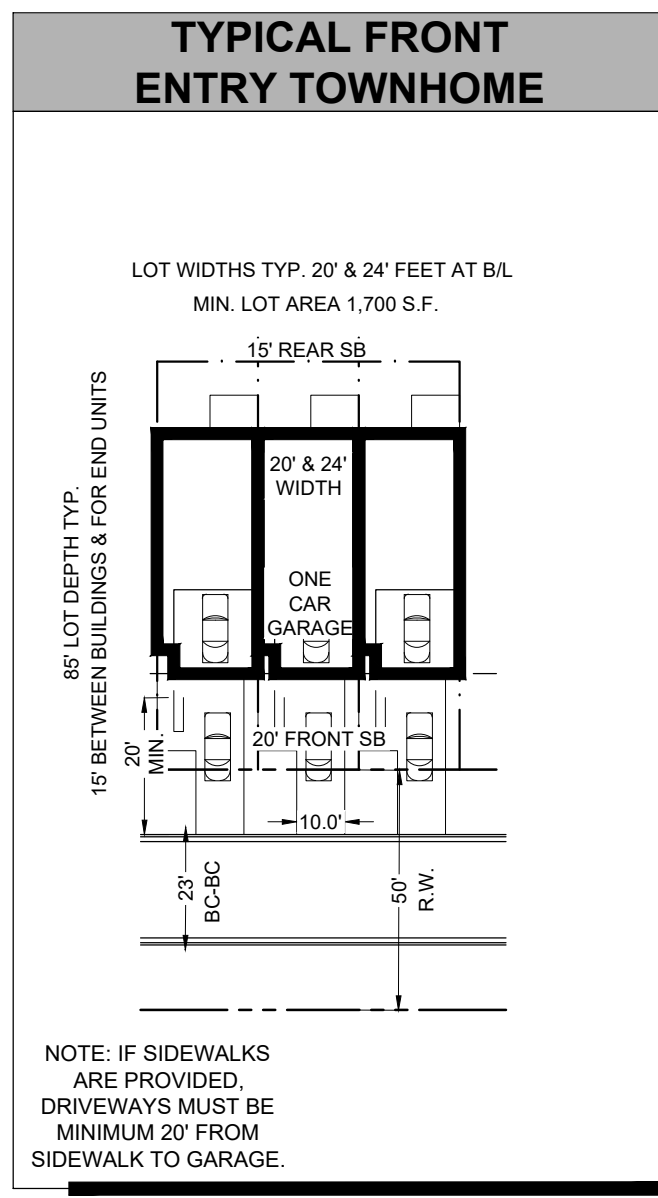
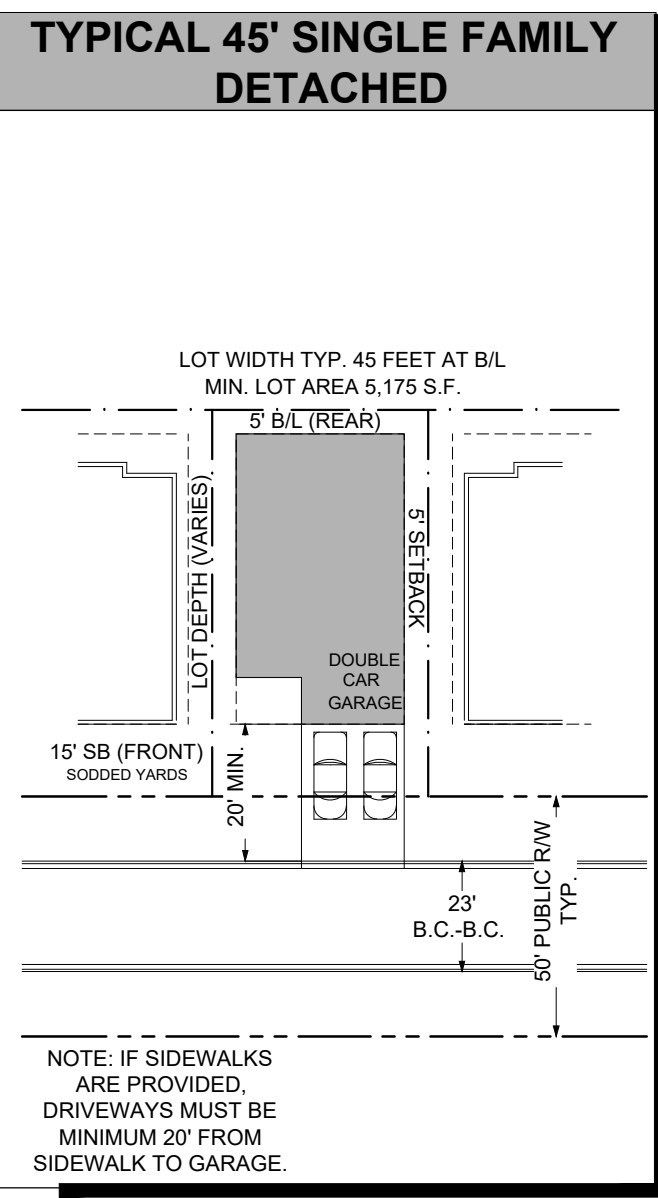
Jimmy Davis
Council District 6

Lacey Croegaert
Clerk to Council

Rusty Burns | County Administrator
rburns@andersoncountysc.org



LINE	BEARING	DISTANCE
L1	S26°03'01"W	680.55'
L2	S24°55'34"W	354.29'
L3	S24°15'26"W	225.62'
L4	S23°47'26"W	172.48'
L5	N62°51'43"W	37.56'
L6	N62°51'43"W	105.87'
L7	N67°44'16"W	104.18'
L8	N75°17'05"W	202.33'
L9	N76°54'56"W	199.92'
L10	N71°38'13"W	898.42'
L11	N80°45'05"W	162.83'
L12	S89°49'46"W	736.23'
L13	S89°24'42"W	299.58'
L14	S86°27'20"W	46.54'
L15	S89°22'16"W	11.07'
L16	S89°05'46"W	19.97'
L17	N89°25'02"W	122.19'
L18	S89°24'41"W	49.99'
L19	N89°10'08"W	264.46'
L20	N71°41'28"W	59.14'
L21	N66°26'32"W	51.50'
L22	N59°30'14"W	4.72'
L23	N61°14'43"W	83.40'
L24	N56°28'58"W	100.82'
L25	N56°34'56"W	97.67'
L26	N57°43'17"W	88.90'
L27	N62°36'32"W	77.35'
L28	N70°44'28"W	77.56'

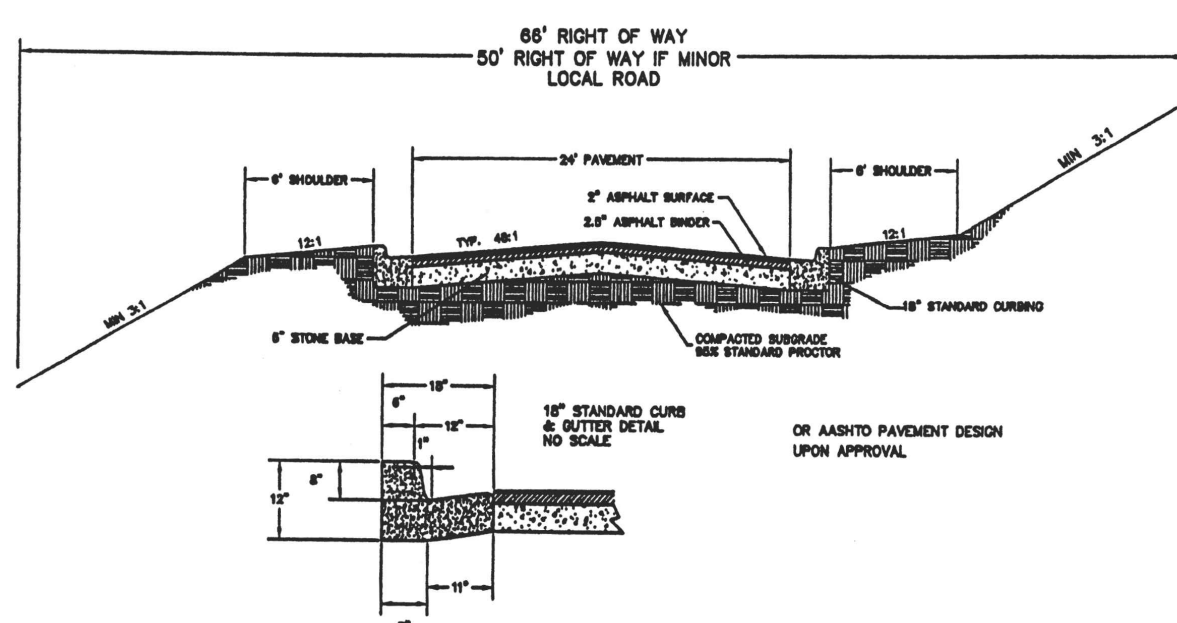


TYPICAL LOT / RIGHT OF WAY DETAIL (WITH ON STREET PARKING)
SCALE: 1" = 40'

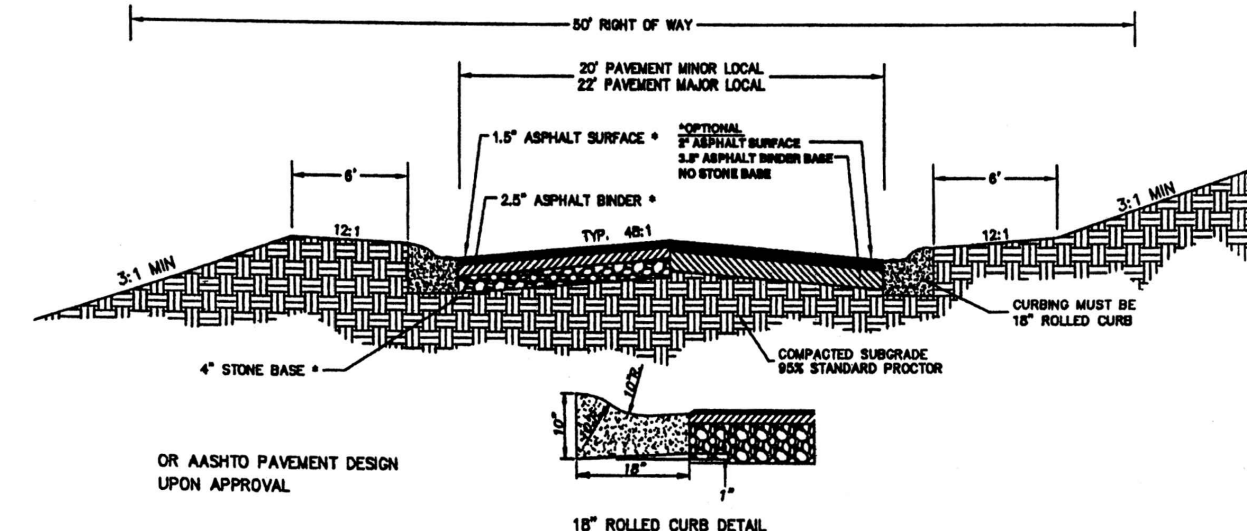
TYPICAL UNIT / RIGHT OF WAY DETAIL (WITHOUT ON STREET PARKING)
SCALE: 1" = 40'

COMMERCIAL STREET SECTION (NORWAY MAPLE DRIVE TO LAUREL OAK LANE)

MINIMUM ROAD IMPROVEMENTS COMMERCIAL STANDARD I



RESIDENTIAL STREET SECTION



SITE ANALYSIS	
TAX MAP NUMBER	420001010
PHYSICAL ADDRESS	ANDERSON, SC
ZONING	NOT CURRENTLY ZONED
FRONT SETBACK	15' (S.F. DETACHED) / 20' (TOWNHOMES)
SIDE SETBACK	5' (S.F. DETACHED) / 15' (BETWEEN TOWNHOMES & FOR END UNITS)
REAR SETBACK	5' (S.F. DETACHED) / 15' (TOWNHOMES)
BUILDING SETBACK	30' AGAINST BUFFER
GROSS AREA	TOTAL AC: 128 AC
SUBDIVISION	PHASE 1: 71.52 AC / PHASE 2: 46.18 AC PHASE 3: 10.3 AC
OPEN SPACE REQ'D (25% OF PHASE 1 & 2 ONLY)	29.5 AC
OPEN SPACE SHOWN (31.3%)	40.03 AC
CONSERVATION SUBDIVISION BUFFER	50'
PROPOSED USE	SINGLE FAMILY DEVELOPMENT
PROPOSED 50' WIDE LOTS	52 (PREVIOUSLY APPROVED)
PROPOSED 60' WIDE LOTS	98 (PREVIOUSLY APPROVED)
PROPOSED 45' WIDE LOTS	182 (PHASE 2)
PROPOSED 24' X 50' TOWNHOMES	48 (LOTS 183-230 / PHASE 2)
PROPOSED 20' X 50' TOWNHOMES	44 (PHASE 2)
PARKING REQUIRED	2 SPACES PER DWELLING UNIT
PARKING PROVIDED	MIN. 2 SPACES PER UNIT INCLUDING 96 OFF LOT SPACES FOR TOWNHOMES

GENERAL NOTES:

- NAME OF SUBDIVISION: ANDERSON RESERVE
- TOPOGRAPHY SURVEYED BY HOLMES & ASSOCIATES
- WATER IS PROVIDED BY SANDY SPRINGS WATER DISTRICT.
- SEWER IS PROVIDED BY ANDERSON COUNTY WASTEWATER.
- A 25' SANITARY SEWER EASEMENT SHALL BE PROVIDED THROUGHOUT. 12.5' EACH SIDE OF LINE.
- A 15' STORM DRAIN EASEMENT SHALL BE PROVIDED THROUGHOUT. 7.5' EACH SIDE OF THE LINE.
- EACH LOT TO HAVE (2) TWO PARKING SPACES EACH.
- INTERNAL LOT ACCESS ONLY.

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: _____

VARIANCE TABLE:

1.) TO ALLOW 4 DRIVEWAYS INSTEAD OF 5.

AT LEAST 50% OF THE LOTS SHALL DIRECTLY FRONT OPEN SPACES OR FACE OPEN SPACES FROM ACROSS A SUBDIVISION STREET.

TOTAL LOTS: 332
LOTS REQ'D ON OPEN SPACE: 166
LOTS PROVIDED ON OPEN SPACE: 185
LOT ADJACENT TO OPEN SPACE

DENSITY TABLE	
TOTAL LAND AREA	128 AC
# OF LOTS	424
LOT DENSITY	3.31 LOTS/AC
OPEN SPACE	39.55 AC (30.9%)

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: _____

OWNER/AGENT
NAME: _____
SIGNED: _____

OWNER:
ANMED HEALTH
800 N FANT ST
ANDERSON, SC 29621

DEVELOPER:
SPANO & ASSOCIATES, INC
1540 INTERNATIONAL PARKWAY
SUITE 2000
LAKE MARY, FL 32746

PLAT PREPARED BY:
ALLIANCE ENGINEERING
299 S MAIN ST, SUITE A
ALPHARETTA, GA 30009
(770) 225-4730

SURVEYOR:
ED HOLMES & ASSOCIATES
496 GARLINGTON ROAD
GREENVILLE, SC 29615

DESIGN PROFESSIONAL'S CERTIFICATION

IT IS HEREBY CERTIFIED THAT THIS PRELIMINARY PLAT WAS PREPARED USING A SURVEY OF THE PROPERTY PREPARED BY ED HOLMES & ASSOCIATES, RLS, AND DATED 03/28/23; AND FURTHER THAT THE PROPOSED SUBDIVISION DEVELOPMENT MEETS ALL REQUIREMENTS OF THE ANDERSON COUNTY DEVELOPMENT STANDARDS ORDINANCE, AS APPLICABLE TO THE PROPERTY.

BY NAME:
ROBERT WATKINS
SIGNED: _____

REGISTERED PROFESSIONAL NO:
RLA #1774

ADDRESS:
299 S. MAIN STREET, SUITE A, ALPHARETTA, GA 30005

TELEPHONE NO:
770.225.4730

DATE:
9.28.2023

ENGINEERING • PLANNING • LAND SURVEYING
LANDSCAPE ARCHITECTURE

ONE ENGINEERING • LAND PLANNING • LANDSCAPE ARCHITECTURE • LAND SURVEYING
279 SOUTH MAIN ST., SUITE A | ALPHARETTA, GA 30009
770.225.4730 | www.allianceco.com

Copyright 2022, Alliance Engineering & Planning, Inc.

This drawing is the sole property of Alliance Engineering & Planning, Inc. It is to be used for the specific project and location identified herein only. No part of this drawing may be reproduced, stored in any form or by any means, either electronic, mechanical, printed, photocopied, or in any way without the written permission of Alliance Engineering & Planning.

NOT RELEASED FOR CONSTRUCTION

SURVEYOR:
ED HOLMES & ASSOCIATES
496 GARLINGTON ROAD
GREENVILLE, SC 29615
(828) 225-6562

SPANO & ASSOCIATES
1540 INTERNATIONAL PARKWAY
SUITE 2000
LAKE MARY, FL 32746

PRELIMINARY PLAT FOR:
ANDERSON RESERVE
PHASE 1, 2 & 3
ANDERSON, SC
TAX PARCEL: 420001010

Orig. Issue 10.9.2023

Designed by JM

Checked by BW

Project # 23176

NORTH

SCALE: 1"=200'

0 200

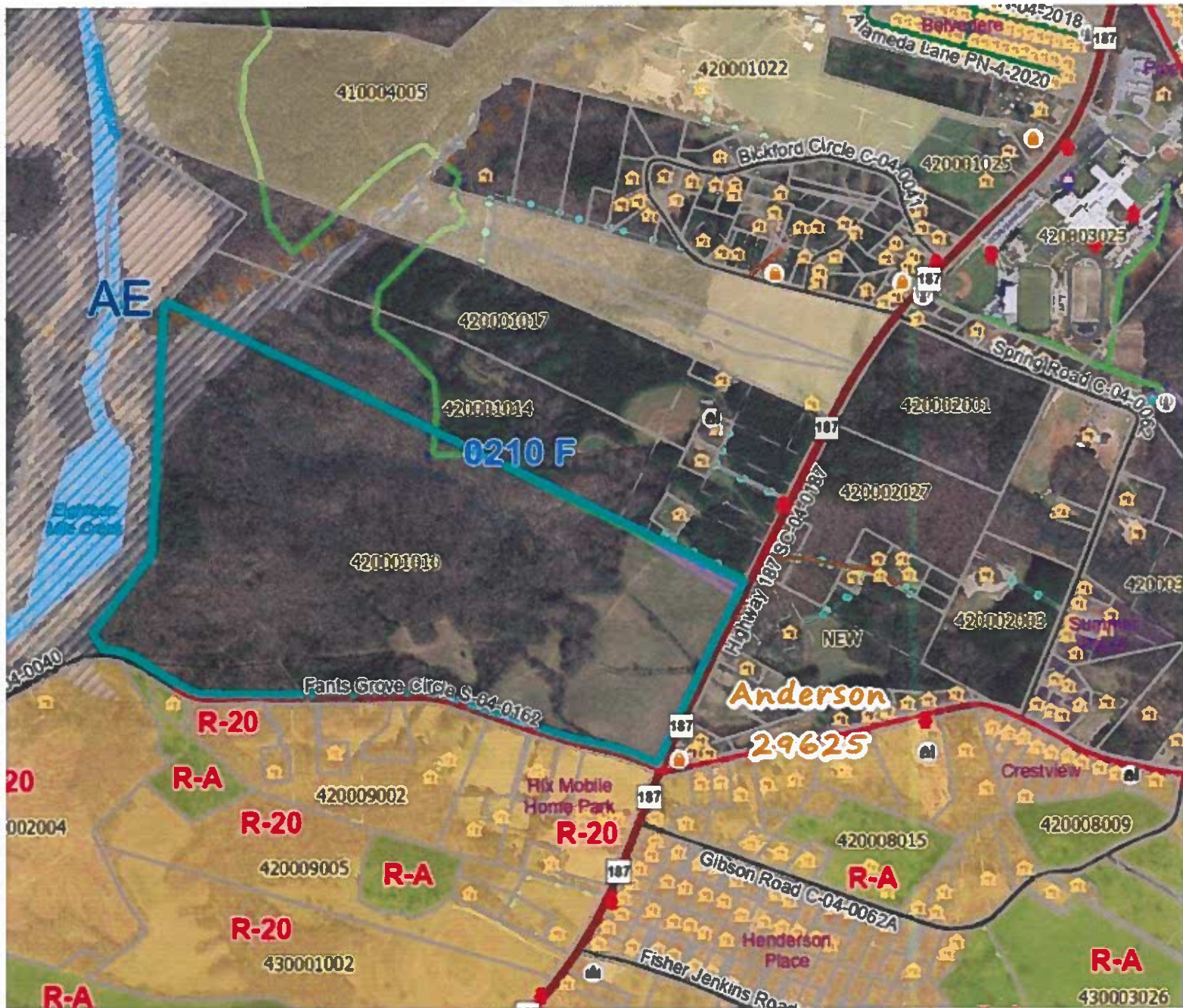
PRELIMINARY PLAT

C-301



ANDERSON RESERVE





Anderson County Planning Commission

December 12, 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)



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) Nu-South Email: nusouthsc@gmail.com

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: 122 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



MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES

DATE: October 31, 2023

TO: Michael R. Ridgeway, PE
Ridgeway Traffic Consulting

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, Brittany McAbee, Roads & Bridges

SUBJECT: Keasler Farms Subdivision (This memo has two pages.)

This development is planned with 122 single family detached units with one access on Whitehall Road (DOT) and one access on Keasler Road (County). This Traffic Impact Study (TIS) was conducted by Ridgeway Traffic Consulting and dated October 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 five intersections: Whitehall Road/New Prospect Road, Whitehall/Hiott Road/site access, Whitehall/Keasler Road, and Keasler/site access.
- **The build volumes at Whitehall/Hiott/site access meet left turn lane warrants for eastbound Whitehall at the site access. If SCDOT requires this lane, we concur with that requirement.** A right turn lane on Whitehall at the site access is not warranted.
- **The no build volumes on Whitehall at Keasler meet left turn lane warrants. The addition of site traffic does not increase the percent of left turns in the morning peak hour and only increases the percentage of left turns by less than one percent in the afternoon peak hour. However, depending on the final design of the left turn from Whitehall into the site access, widening may extend past Keasler, and SCDOT may require the addition of a left turn lane on Whitehall at Keasler.** A right turn lane on Whitehall at Keasler is not warranted.
- Turn lanes on Keasler at the site access are not warranted.
- Whitehall/New Prospect, Whitehall/Keasler, and Keasler/site access will operate acceptably with build volumes.

Tommy Dunn
Chairman, District 5

John B Wright, Jr
Council District 1

Greg Elgin
Council District 3

Cindy Wilson
Council District 7

ANDERSON COUNTY
SOUTH CAROLINA

Brett Sanders
V. Chairman, District 4

Glenn Davis
Council District 2

Jimmy Davis
Council District 6

Renee Watts
Clerk to Council

Rusty Burns | County Administrator
rburns@andersoncountysc.org



MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES | PAGE 2

- The operation of the Hiott approach to Whitehall/Hiott/site access will change from LOS C with no build volumes to LOS E with build volumes. However, the delay for build is only one second above LOS D, and the left turn lane on Whitehall into the site access is already noted at this intersection. Therefore, no further improvements are noted at this intersection by the County. As discussed previously, DOT may require Whitehall widening through the Keasler intersection, and that widening would provide a left turn lane on Whitehall for Hiott (as well as for Keasler).

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

- **Provide an eastbound left turn lane on Whitehall Road at the site access. (SCDOT will determine if this lane is required.)**
- **Depending on the final design of the Whitehall turn lane for the site access, SCDOT may require widening of Whitehall to Keasler, providing left turn lanes onto Keasler and Hiott.**

Please call if you have any questions.

Tommy Dunn
Chairman, District 5

John B Wright, Jr
Council District 1

Ray Graham
Council District 3

Cindy Wilson
Council District 7

ANDERSON COUNTY
SOUTH CAROLINA

Brett Sanders
V. Chairman, District 4

Glenn Davis
Council District 2

Jimmy Davis
Council District 6

Lacey Croegaert
Clerk to Council

Rusty Burns | County Administrator
rburns@andersoncountysc.org

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'			

SETBACKS:
Front: 30'
Side: 15'
Rear: 10'
Setback from Whitehall: 50'
Setback from Keasler: 40'

TMS# 68-00-09-010
James McClain
PB 36 Pg. 8
DB 12900 Pg. 47

TMS# 69-00-09-007
Harold & Elaine Grant
Slide 1423 Pg. 69
DB 5919 Pg. 245

TMS# 68-00-09-018
Barry & Schumpert Fleetwood
Slide 104 Pg. 6A
DB 13216 Pg. 81

TMS# 68-00-09-013
Norman Keasler & Teresa Abercrombie
PB 90 Pg. 946
DB 5582 Pg. 2007

TMS# 69-00-06-002
Patricia & William Plaxco
Slide 582 Pg. 7A
DB 9947 Pg. 89

Lot 5
TMS# 69-00-06-005
James & Lynne Murphy
PB 108 Pg. 569
DB 2212 Pg. 329

Lot 4
TMS# 69-00-06-004
Sherry Partain
PB 108 Pg. 569
DB 14894 Pg. 309

Lot 3
TMS# 69-00-06-007
James & Katherine
PB 108 Pg. 465
DB 14894 Pg. 309

Lot 2
TMS# 69-00-06-008
Barry & Rhonda Howell
Slide 540 Pg. 4B
DB 2009 Pg. 1

Lot 1
TMS# 69-00-06-009
Melissa McElhannon
Slide 117 Pg. 6
DB 13421 Pg. 143

TMS# 69-00-06-003
Allen & Pamela Garner
Slide 670 Pg. 10A
DB 2339 Pg. 110

NOTES:
1) TMS# 68-00-09-014
2) Physical Address: N/A
3) Reference Plat Book Slide 2968 Pg. 9
4) Reference Deed Book 16420 Pg. 203
5) Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject property: easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, and any other facts that an accurate and current title search may disclose.

Preliminary Plat

CERTIFICATE OF OWNERSHIP, DEDICATION, AND TAXES PAID

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

(Date)

Owner

Owner

CERTIFICATE OF ACCURACY

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

(Date)

Registered Engineer or Surveyor

10755
No.

CERTIFICATE OF ACCEPTANCE

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

(Date)

Mayor, City of Anderson

CERTIFICATE OF THE APPROVAL OF STREETS AND UTILITIES

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

Or (2) That a security bond in the amount of \$ _____ has been posted with the County of Anderson, securing to the City the actual construction and installation of all required improvements.

(Date)

City Engineer

CERTIFICATE OF PROTECTIVE COVENANTS

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

CERTIFICATE OF APPROVAL FOR RECORDING

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

(Date)

Chairman or Secretary
Planning and Zoning
Commission

Keasler Farm

Wilderness Pointe LLC &
Cheetah Dirt
P.O. Box 13166
Anderson, SC 29622

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

OWNER

ENGINEER OR SURVEYOR

NO. OF ACRES: 52.96 NEW ROADS : 1.27 MI

NO. OF LOTS: 122 DATE: Nov. 2, 2023

ZONE: Un-Zoned

Scale 1"=100'



Map #	Surveyed By	Drawn By	Checked By
13092-Preliminary	NA	JE	EBO

THIS DRAWING AND THE DESIGN SHOWN THEREON ARE THE PROPERTY OF NU-SOUTH SURVEYING, INC. THE REPRODUCTION, COPYING OR USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.



Anderson County Planning Commission

December 12, 2023

6:00 PM

Staff Report – Preliminary Subdivision

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

Preliminary Subdivision Name: Green Haven

Intended Development: Single Family (Conservation)

Applicant: Jamie McCutchen/Palmetto RTC, LLC

Surveyor/Engineer: Alliance

Location/Access: Blossom Branch Rd. (County)

County Council District: 6

Surrounding Land Use: Residential, Agricultural

Zoning: Un-zoned

Tax Map Number: 239-00-03-009, -011, -050, -051

Number of Acres: +/- 85.36 acres

Number of Lots: 227

Variance: Yes, reduce required driveways from 3 to 2.
The property has limited road frontage, and three driveways will not fit in the frontage and meet spacing. It is not desirable to have a full access on Sleepy Hollow Lane due to impact on neighbors and road widening requirements - insufficient r/w to widen. Traffic Study shows the subdivision operates acceptably with two drives. An emergency access is also provided.

Traffic Impact Analysis:

Blossom Branch Rd is classified as a minor rural collector with no maximum average vehicle trips per day. Please see attached traffic impact study.

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: 12-12-23

Application Received By: TS

Date: 11-1-23

DS Number: 23-17

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: Green Haven Subdivision

1. Name of Applicant: Jamie McCutchen on behalf of Palmetto RTC, LLC
Address of Applicant: 3620 Pelham Road, PMB 390, Greenville, SC 29615
Telephone Number(s): 864-918-3676 Email: jamie@rymarwaterworks.com
2. Property Owner(s): Donna Khosrowjerdi - Nat S & Frances B Anderson Living Trust - Neal N. Anderson
Address: PO Box 51592, Piedmont, SC 29673 - 923 Shine Ave, Myrtle Beach, SC 29577
Telephone Number(s): _____ Email: _____
3. Engineer/Surveyor(s): Alliance Engineering & Planning Email: bwatkins@allianceco.com

Project Information

4. Project Location: Blossom Branch Road
Parcel Number/TMS: 2390003009, 3011, 3050 & 3051 County Council District: 6 School District: 01
Total Acreage: 85.36 acres Number of Lots: 227 Intended Development: Single-Family Subdivision
Current Zoning: Unzoned Surrounding Land Uses: Agricultural, Residential
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.
- (17) For conservation subdivisions: Density table showing the total land area (acres), number of lots total, number of lots per acre, open space (acres and percent of total).
- (18) For Conservation subdivisions: Clear delineation of open space on plat.

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 Jamie McCutchen

Date 10/31/23

Signature of Owner Neal Anderson

11/01/23

Donna Khosrowjerdi

Date _____



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: Jamie McCutchen on behalf of Palmetto RTC, LLC

Mailing Address: 3620 Pelham Road, PMB 390, Greenville, SC 29650

Telephone and Fax: 864-918-3676 E-Mail: jamie@rymarwaterworks.com

Property Owner's Information

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

Name: Donna Khosrowjerdi - Nat S & Frances B Anderson Living Trust - Neal N. Anderson

Mailing Address: PO Box 51592, Piedmont, SC 29673 - 923 Shine Ave, Myrtle Beach, SC 29577

Telephone and Fax: _____ Email: _____

Designated Agent Name (Representative of Property Owner): Jamie McCutchen

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

Jamie McCutchen

10/31/23

Owner's or Designated Agent Signature

Date

Project Information

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

Property Location: Blossom Branch Road

Parcel Number(s)/TMS: 2390003009, 3011, 3050 & 3051

County Council District: 6 School District: 6

Total Acreage: 85.36 Current Zoning: Unzoned

Requested Variance: Reduce required driveways from 3 to 2

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

Purpose of Variance: Allow project to have 227 lots with 2 driveway entrances

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

Yes: ☒ No: ☐ Date visited ROD or Date searched online: 10/31/23

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:

The property has limited road frontage and three driveways will not fit in the frontage and meet spacing. It is not desirable to have a full access on Sleepy Hollow Lane due to impact on neighbors and road widening requirements - insufficient r/w to widen

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

No - This property is exceptionally deep with limited road frontage

Reasons why property is prohibited or limited in its uses:

Requirement for a third drive is not feasible due to property configuration

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:

Traffic Study shows the subdivision operates acceptably with two drives. An Emergency access is also provided.

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

Traffic Study & Preliminary Plan

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.

Jamie McCutchen



Applicant's Signature

10/31/23

Date



MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES

DATE: November 14, 2023

TO: Allen Reid, PE
Impact Designs

FROM: Gaye Garrison Sprague, PE
Traffic Engineer

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

SUBJECT: Sleepy Hollow Residential Traffic Impact Study (TIS) (Blossom Branch Road) (This memo has two pages.)

This development is planned with 228 single family detached units and two access points on Blossom Branch Road. **The site plan included in the TIS indicates potential future development via internal site roads. If any future development occurs, a new TIS will have to be completed regardless of the number of units. Additional units could result in a higher classification on either or both of the access roads, the need for right turn lanes on Blossom Branch at the accesses, the need for longer left turn lanes on Blossom Branch at the accesses, or a finding that two accesses are not sufficient. If these potential additional requirements are not planned for now the number of units in future phases may be limited.**

This TIS was conducted by Impact Designs and dated October 30, 2023. These are the findings of the study and our review:

- The study addressed five intersections: Elrod Road/Blossom Branch Road, Elrod/Langston Road, River Road/Langston/Woodson Road, and Blossom Branch at the two site accesses.
- **The build volumes meet County turn lane warrants for Blossom Branch at the site accesses, and these turn lanes are recommended.**

Tommy Dunn
Chairman, District 5

John B Wright, Jr
Council District 1

Greg Elgin
Council District 3

Cindy Wilson
Council District 7

ANDERSON COUNTY
SOUTH CAROLINA

Brett Sanders
V. Chairman, District 4

Glenn Davis
Council District 2

Jimmy Davis
Council District 6

Renee Watts
Clerk to Council

Rusty Burns | County Administrator
rburns@andersoncountysc.org



MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES | PAGE 2

- **Queue storage for the left turn from Langston to River will exceed available storage with build volumes, and extension of the left turn lane to 150 feet (currently 85 feet) is recommended in the TIS. If DOT allows this extension, we concur with this roadway improvement.**
- The only movement that changes to LOS F with build volumes is the left from Langston to River. This movement already operates at LOS E, and it is not unusual for a side street to operate at LOS F in a peak hour. Extension of the left turn lane for this movement will address the queueing impact of this increased delay, and there are no further requirements this intersection.
- County development standards require that a development have one access for every 100 units. This development has 228 units with only two access points. The projected daily volumes of the internal streets serving the site's direct Blossom Branch access are 1292 and 862. The County's maximum volume for a major local street is 1600. In addition, the Blossom Branch intersections with the two access points operate acceptably. **Therefore, the 228 units with two accesses in this specific situation are acceptable. As noted earlier, if more units are added to this development a new TIS will have to be conducted, and the acceptability of two accesses will have to be checked again.**

Summary

- **Install left turn lanes on Blossom Branch Road at the site accesses.**
- **If acceptable to DOT, extend left turn storage on Langston turning onto River from 85 feet to 150 feet.**
- **If any further development occurs, complete a new TIS regardless of the number of units. Additional units could result in a higher classification on either or both of the access roads, the need for right turn lanes on Blossom Branch at the accesses, the need for longer left turn lanes on Blossom Branch at the accesses, or a finding that two accesses are not sufficient. If these potential additional requirements are not planned for now the number of units in the future phases may be limited.**

Please call if you have any questions.

Tommy Dunn
Chairman, District 5

John B Wright, Jr
Council District 1

Ray Graham
Council District 3

Cindy Wilson
Council District 7

ANDERSON COUNTY
SOUTH CAROLINA

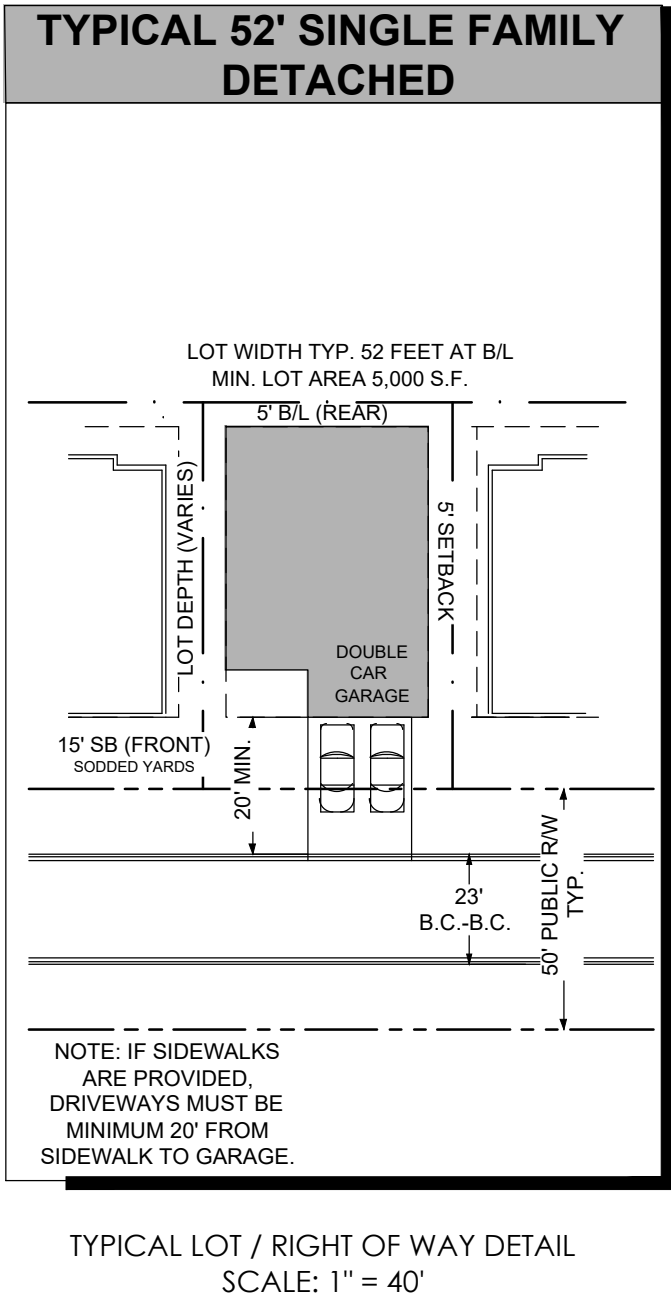
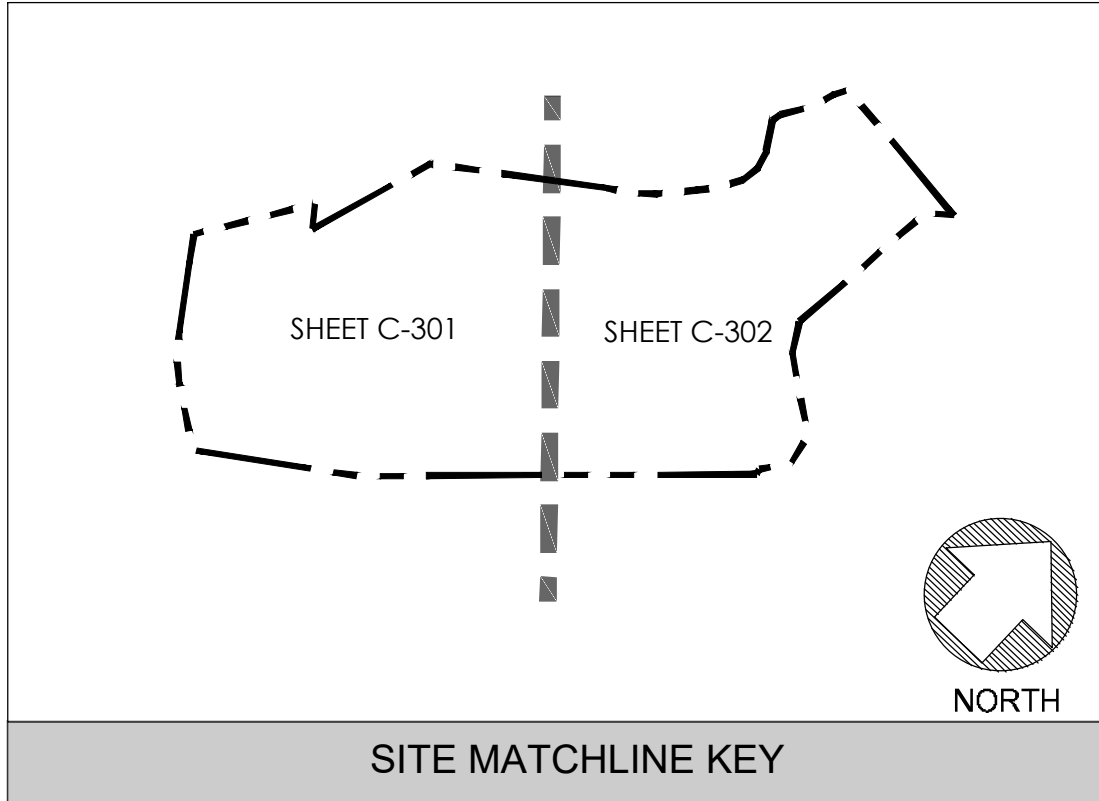
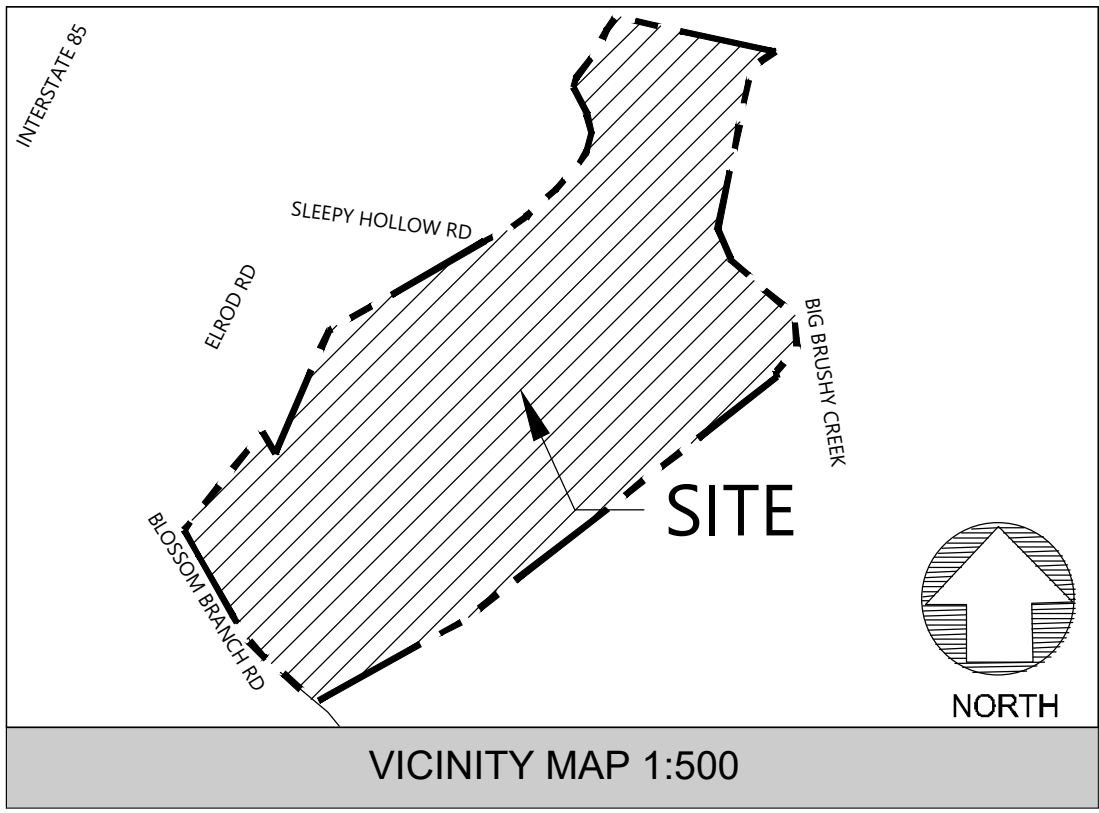
Brett Sanders
V. Chairman, District 4

Glenn Davis
Council District 2

Jimmy Davis
Council District 6

Lacey Croegaert
Clerk to Council

Rusty Burns | County Administrator
rburns@andersoncountysc.org



OWNERS:
PID: 2390003051
NAT S + FRANCES B ANDERSON LIVING TRUST
PO BOX 51592
PIEDMONT, SC 29673

PID: 2390003050
NEAL N ANDERSON
923 SHINE AVE
MYRTLE BEACH, SC 29577

PID: 2390003009 & 2390003011
DONNA KHOSROWJERDI
PO BOX 51592
PIEDMONT, SC 29673

DEVELOPER:
PALMETTO RTC, LLC
PO BOX 5405
HILTON HEAD, SC 29938

PLAT PREPARED BY:
ALLIANCE ENGINEERING
299 S MAIN ST, SUITE A
ALPHARETTA, GA 30009
(770) 225-4730

SURVEYOR:
DON LEE ENGINEERS AND LAND SURVEYORS
209 WEST MAIN STREET
WILLIAMSTON, SC 29697

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: _____

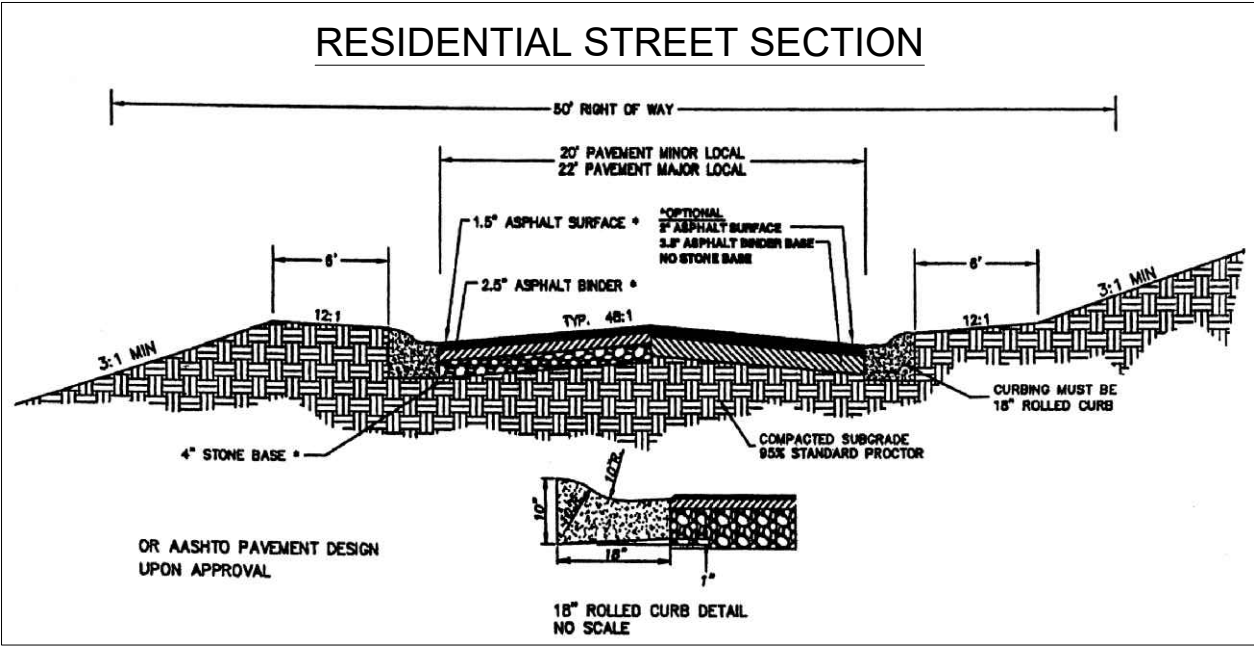
OWNER/AGENT
NAME: _____
SIGNED: _____

DESIGN PROFESSIONAL'S CERTIFICATION

IT IS HEREBY CERTIFIED THAT THIS PRELIMINARY PLAT WAS PREPARED USING A SURVEY OF THE PROPERTY PREPARED BY DON LEE ENGINEERS AND LAND SURVEYORS, RLS, AND DATED 06/24/1997, AND FURTHER THAT THE PROPOSED SUBDIVISION DEVELOPMENT MEETS ALL REQUIREMENTS OF THE ANDERSON COUNTY DEVELOPMENT STANDARDS ORDINANCE, AS APPLICABLE TO THE PROPERTY.

BY NAME:
ROBERT WATKINS
SIGNED:

REGISTERED PROFESSIONAL NO:
RLA #11774
ADDRESS:
299 S. MAIN STREET, SUITE A, ALPHARETTA, GA 30005
TELEPHONE NO:
770.225.4730
DATE:
11.1.2023



GENERAL NOTES:

- NAME OF SUBDIVISION: GREEN HAVEN
- TOPOGRAPHY SOURCED FROM ANDERSON COUNTY GIS.
- WATER IS PROVIDED BY POWDERSVILLE WATER DISTRICT.
- SEWER IS PROVIDED BY RENEWABLE WATER RESOURCES.
- A 25' SANITARY SEWER EASEMENT SHALL BE PROVIDED THROUGHOUT. 12.5' EACH SIDE OF LINE.
- A 15' STORM DRAIN EASEMENT SHALL BE PROVIDED THROUGHOUT. 7.5' EACH SIDE OF THE LINE.
- EACH LOT TO HAVE (2) TWO PARKING SPACES EACH.
- INTERNAL LOT ACCESS ONLY.

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: _____

CURVE TABLE			
CURVE	BEARING	DISTANCE	RADIUS
C1	S 49°14'44" W	65.96'	175.00'
C2	N 51°26'57" W	56.73'	125.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 30°38'20" E	129.50'
L2	N 59°57'00" E	133.82'
L3	N 66°42'43" E	107.26'
L4	N 54°48'15" E	145.73'
L5	N 43°59'45" E	134.48'
L6	N 34°57'00" E	113.99'
L7	N 13°32'00" E	102.99'
L8	N 12°36'45" W	97.34'
L9	N 26°13'45" W	162.91'
L10	N 10°08'15" E	49.82'
L11	N 37°16'15" E	182.31'
L12	N 24°04'00" E	114.92'
L13	N 35°35'30" E	85.87'
L14	S 77°06'00" E	98.32'
L15	S 56°58'00" W	150.00'
L16	S 24°14'15" E	167.45'
L17	S 47°41'30" E	163.68'
L18	S 04°35'00" E	175.89'
L19	S 42°58'00" W	162.64'
L20	S 09°21'45" E	28.62'
L21	N 42°53'03" W	127.88'
L22	N 32°54'30" W	142.17'
L23	N 28°53'20" W	144.99'
L24	S 15°34'39" W	35.68'
L25	S 60°02'38" W	27.97'
L26	S 38°26'50" W	253.10'

AT LEAST 50% OF THE LOTS SHALL DIRECTLY FRONT OPEN SPACES OR FACE OPEN SPACES FROM ACROSS A SUBDIVISION STREET.

TOTAL LOTS: 226
LOTS REQ'D ON OPEN SPACE: 113
LOTS PROVIDED ON OPEN SPACE: 121
• LOT ADJACENT TO OPEN SPACE

DENSITY TABLE	
TOTAL LAND AREA	85.56 AC
# OF LOTS	226
LOT DENSITY	2.64 LOTS/AC
OPEN SPACE	27.29 AC (31.89%)

SITE LEGEND

(SW)	STORMWATER MANAGEMENT AREA
(50')	50' STREAM BUFFER
(100')	100' YEAR FLOOD LIMITS
AMENITIES	
(MK)	MAIL KIOSK
(OS)	OPEN SPACE / GREENSPACE

SITE DATA	
TAX MAP NUMBER	2390003050, 20390003051, 2390003009, 2390003011
PHYSICAL ADDRESS	ANDERSON, SC
ZONING	NOT CURRENTLY ZONED
FRONT SETBACK	15'
SIDE SETBACK	5'
REAR SETBACK	5'
BUILDING SETBACK	30' AGAINST BUFFER
GROSS AREA	TOTAL AC: +/- 119.76 AC
NET AREA (EXCLUDES AREA TO BE RETAINED BY OWNER)	+/- 85.56 AC
OPEN SPACE REQ'D (25%)	+/- 21.39 AC
OPEN SPACE SHOWN (31.89%)	+/- 27.29 AC
CONSERVATION SUBDIVISION BUFFER	50'
PROPOSED USE	SINGLE FAMILY DEVELOPMENT
PROPOSED 52' WIDE LOTS	226
PARKING REQUIRED	2 SPACES PER DWELLING UNIT
AMENITY PARKING PROVIDED	15 SPACES

ENGINEERING • PLANNING • LAND SURVEYING
LANDSCAPE ARCHITECTURE

Copyright 2022, Alliance Engineering & Planning, Inc.

This drawing is the sole property of Alliance Engineering & Planning, Inc. It is to be used for the specific project and location identified herein only. No part of this drawing may be reproduced, stored in any retrieval system, or transmitted in any form or by any means, either electronic, mechanical, printing, photocopying, or in any way without the written permission of Alliance Engineering & Planning.

NOT RELEASED FOR CONSTRUCTION

SURVEYING BY:
DON LEE ENGINEERS & LAND SURVEYORS
PHONE: 854.847.7516
CONTACT: J. DON LEE

PALMETTO RTC, LLC
PO BOX 5405
HILTON HEAD, SC 29938

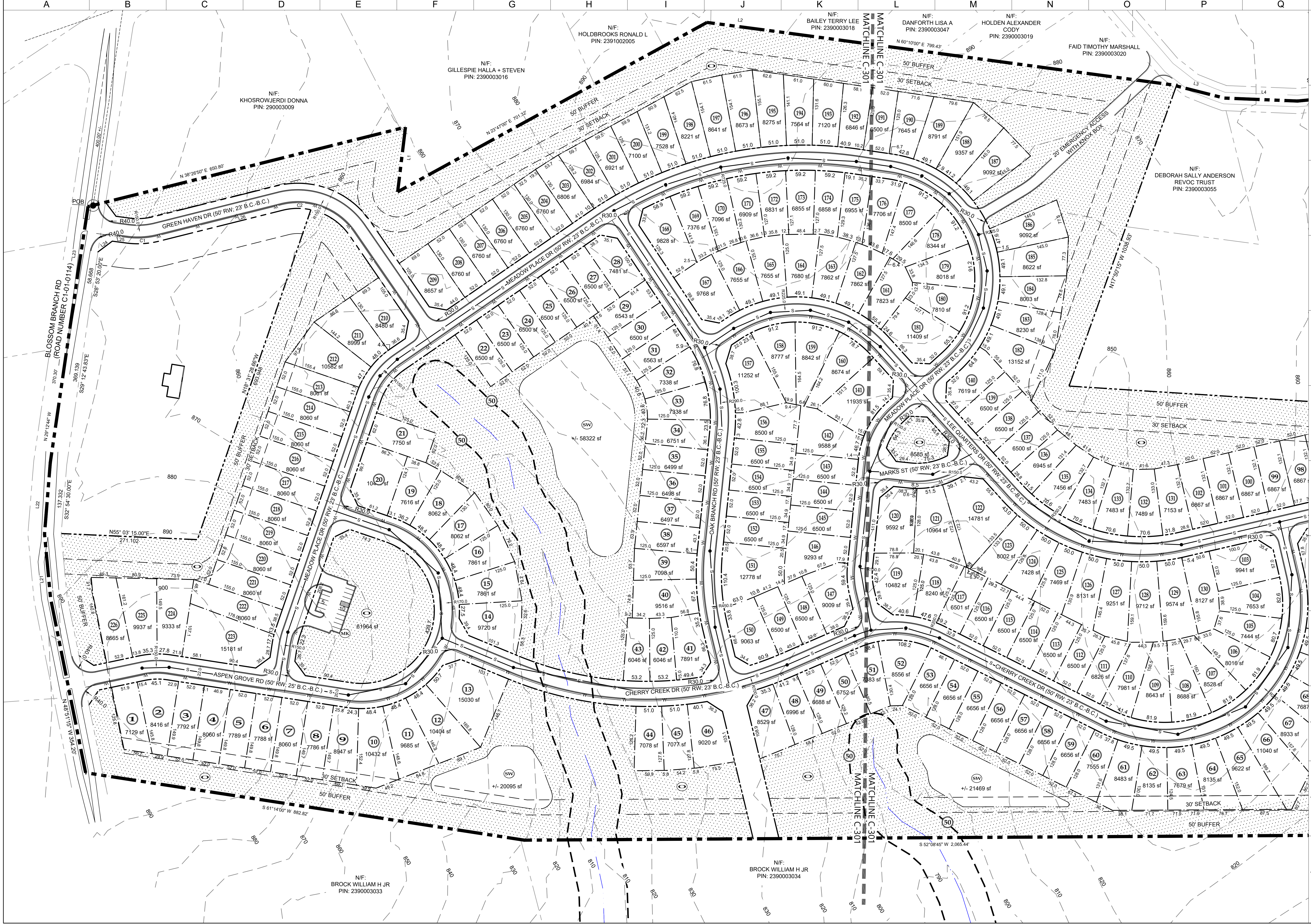
Preliminary Plat for
GREEN HAVEN SUBDIVISION
756 BLOSSOM BRANCH RD
ANDERSON COUNTY, SC
TAX DISTRICT 100
PARCEL # 2390003009, 2390003011, 2390003050, 82390003051

Orig. Issue 11.22.2023
Designed by GB
Checked by OA/BW
Project # GA4201-2301

NORTH
SCALE: 1"=200'
0 200

PRELIMINARY PLAT

C-300



ENGINEERING • PLANNING • LAND SURVEYING
LANDSCAPE ARCHITECTURE

CIVIL ENGINEERING • LAND PLANNING • LANDSCAPE ARCHITECTURE • LAND SURVEYING
299 South Main St., Suite A | Alhambra, CA 90009
710.223.4730 | www.allianceco.com

Copyright 2022, Alliance Engineering & Planning, Inc.

This drawing is the sole property of Alliance Engineering & Planning, Inc. It is to be used for the specific project and location identified herein only. No part of this drawing may be reproduced, stored in any retrieval system, or transmitted in any form or by any means, without the written permission of Alliance Engineering & Planning.

NOT
RELEASED
FOR
CONSTRUCTION

SURVEYING BY:
DON LEE ENGINEERS & LAND
SURVEYORS
PHONE: 854.847.7516
CONTACT: J. DON LEE

PALMETTO RTC, LLC
PO BOX 5405
HILTON HEAD, SC 29938

Preliminary Plat for
GREEN HAVEN SUBDIVISION
756 BLOSSOM BRANCH RD
ANDERSON COUNTY, SC
TAX DISTRICT 100
PARCEL # 2390003009, 2390003011, 2390003050,
82390003051

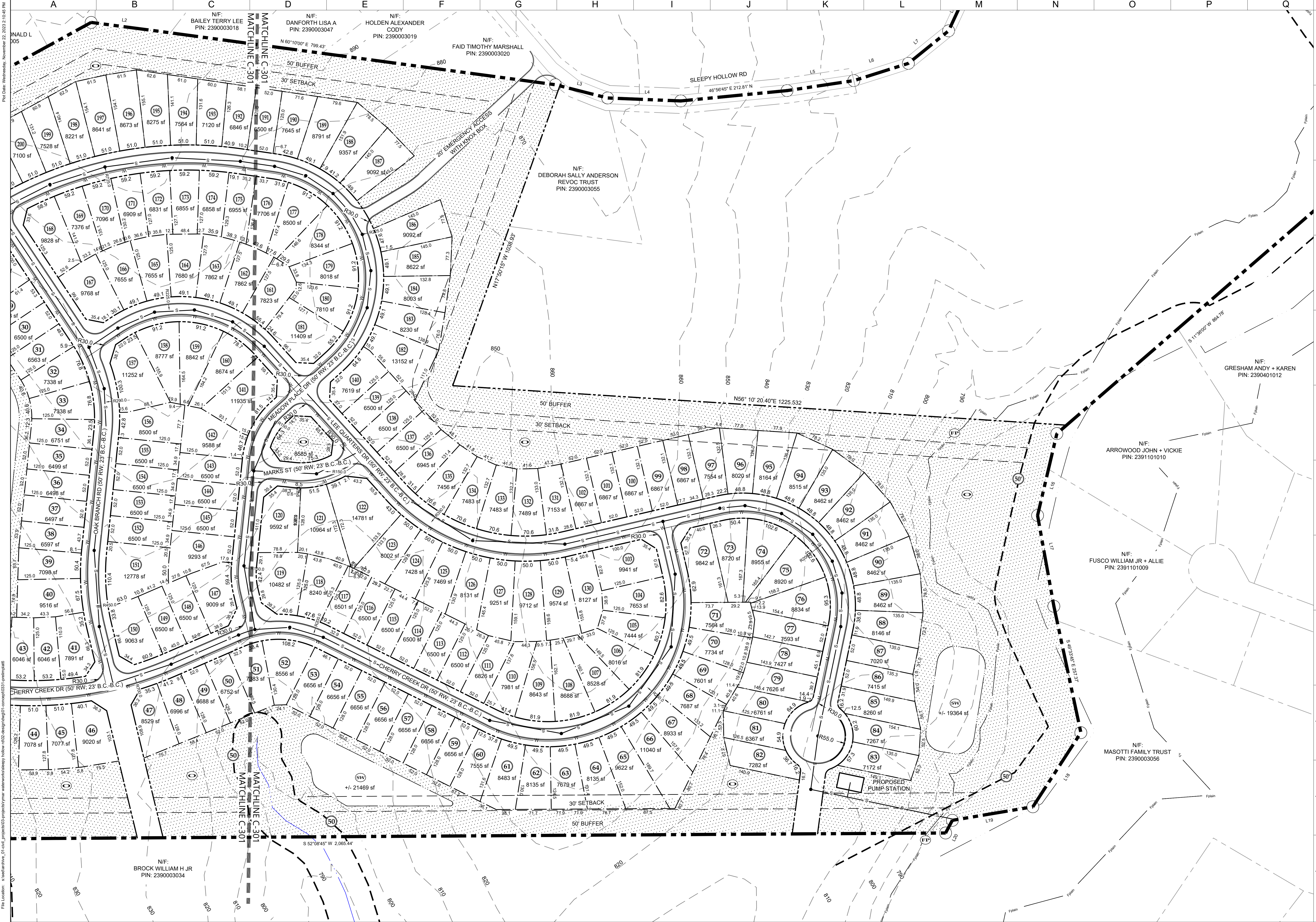
Orig. Issue 11.22.2023
Designed by GB
Checked by OAW/BW
Project # GA4201-2301

NORTH

SCALE: 1" = 80'

PRELIMINARY
PLAT
ENLARGEMENT

C-301



ENGINEERING • PLANNING • LAND SURVEYING
LANDSCAPE ARCHITECTURE

CIVIL ENGINEERING • LAND PLANNING • LANDSCAPE ARCHITECTURE • LAND SURVEYING
279 South Main St., Suite A | Alapartea, GA 30009
770.223.4730 | www.allianceco.com

Copyright 2023, Alliance Engineering & Planning, Inc.

This drawing is the sole property of Alliance Engineering & Planning, Inc. It is to be used for the specific project and location identified herein only. No part of this drawing may be reproduced, stored in any retrieval system, or transmitted in any form or by any means, without the written permission of Alliance Engineering & Planning.

NOT
RELEASED
FOR
CONSTRUCTION

SURVEYING BY:
DON LEE ENGINEERS & LAND SURVEYORS
PHONE: 854.847.7516
CONTACT: J. DON LEE

PALMETTO RTC, LLC
PO BOX 5405
HILTON HEAD, SC 29928

Preliminary Plat for
GREEN HAVEN SUBDIVISION
756 BLOSSOM BRANCH RD
ANDERSON COUNTY, SC
TAX DISTRICT 100
PARCEL # 2390003009, 2390003011, 2390003050, 82390003051

Orig. Issue 11.22.2023
Designed by GB
Checked by OABW
Project # GA4201-2301

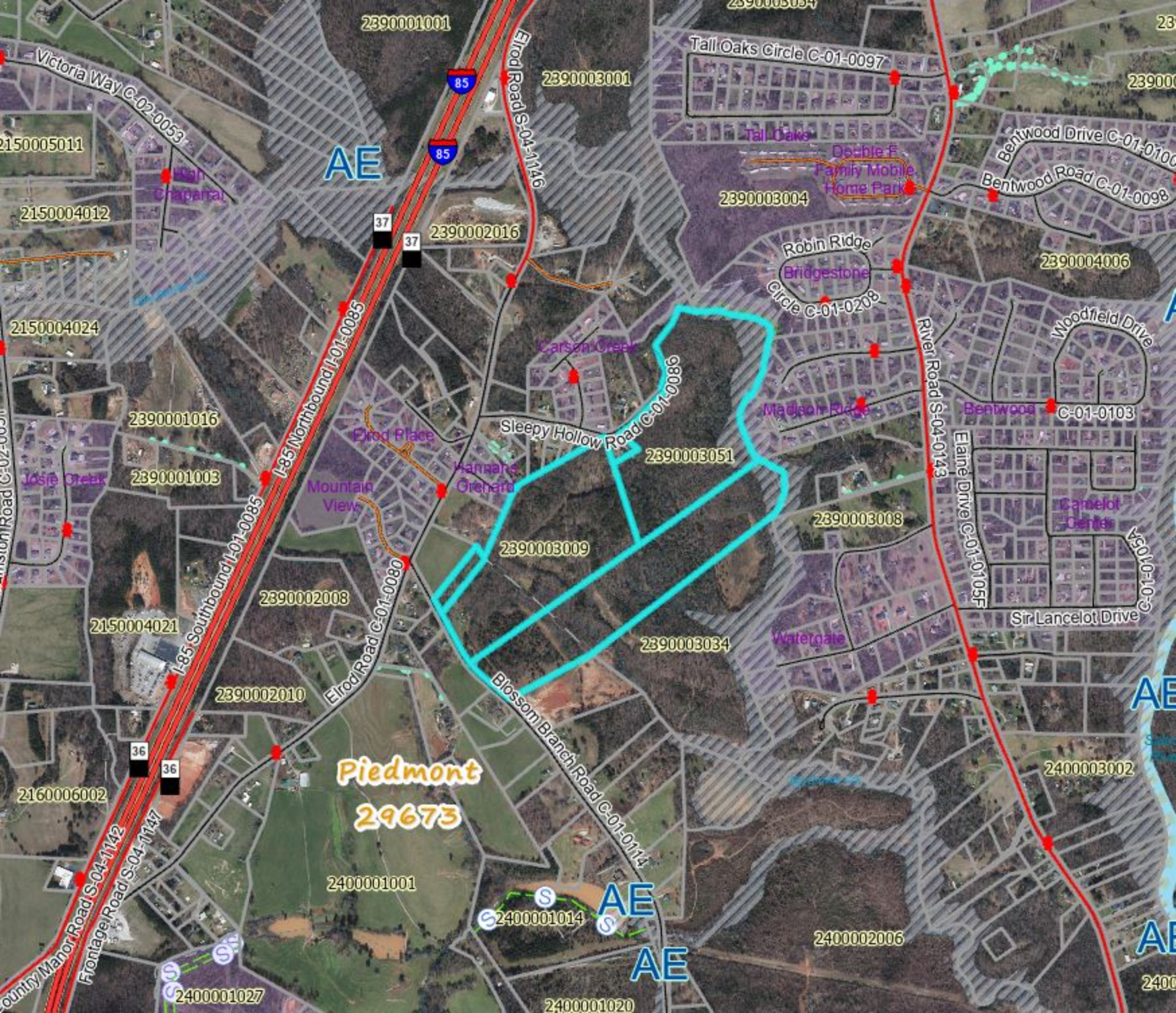
NORTH

SCALE: 1"= 80'

0 80

PRELIMINARY
PLAT
ENLARGEMENT

C-302



Anderson County Planning Commission

December 12, 2023

6:00 PM

Staff Report – Preliminary Subdivision

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

Preliminary Subdivision Name:	Waterford Pointe
Intended Development:	Single Family
Applicant:	Beeson Development, LLC – Joey Beeson
Surveyor/Engineer:	Ridgewater
Location/Access:	River Rd. (State)
County Council District:	6
Surrounding Land Use:	Residential
Zoning:	Un-zoned
Tax Map Number:	236-00-07-006, -06-036
Number of Acres:	+/- 63.87 acres
Number of Lots:	29
Variance:	No

Traffic Impact Analysis:

River Rd is classified as a major collector with no maximum average vehicle trips per day. Please see attached traffic impact study.

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: 12-12-23

Application Received By: TS

Date: 11-1-23

DS Number: 23-18

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

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

DEVELOPMENT STANDARDS REVIEW APPLICATION

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

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

Proposed Subdivision Name: Waterford Pointe

1. Name of Applicant: Beeson Development, LLC - Joey Beeson

Address of Applicant: 114 Dominick Ct, Greenville, SC 29605

Telephone Number(s): 864-704-4415

Email: beesondevelopment@gmail.com

2. Property Owner(s): Beeson Development, LLC

Address: 114 Dominick Ct, Greenville, SC 29605

Telephone Number(s): 864-704-4415

Email: beesondevelopment@gmail.com

3. Engineer/Surveyor(s): Wesley White, PE - Ridgewater Engineering & Surveying

Email: wesley@ridgewatereng.com

Project Information

4. Project Location: 3522 River Rd, Piedmont, SC

Parcel Number/TMS: 2360007006 & 2360006036

County Council District: Six

School District: One

Total Acreage: 63.87

Number of Lots: 29

Intended Development: Single-family residential

Current Zoning: Unzoned

Surrounding Land Uses: Roadway/Saluda River/Vacant/Single Family Residential

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 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 \$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.
- (17) For conservation subdivisions: Density table showing the total land area (acres), number of lots total, number of lots per acre, open space (acres and percent of total).
- (18) For Conservation subdivisions: Clear delineation of open space on plat.

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

10-31-23

Signature of Owner



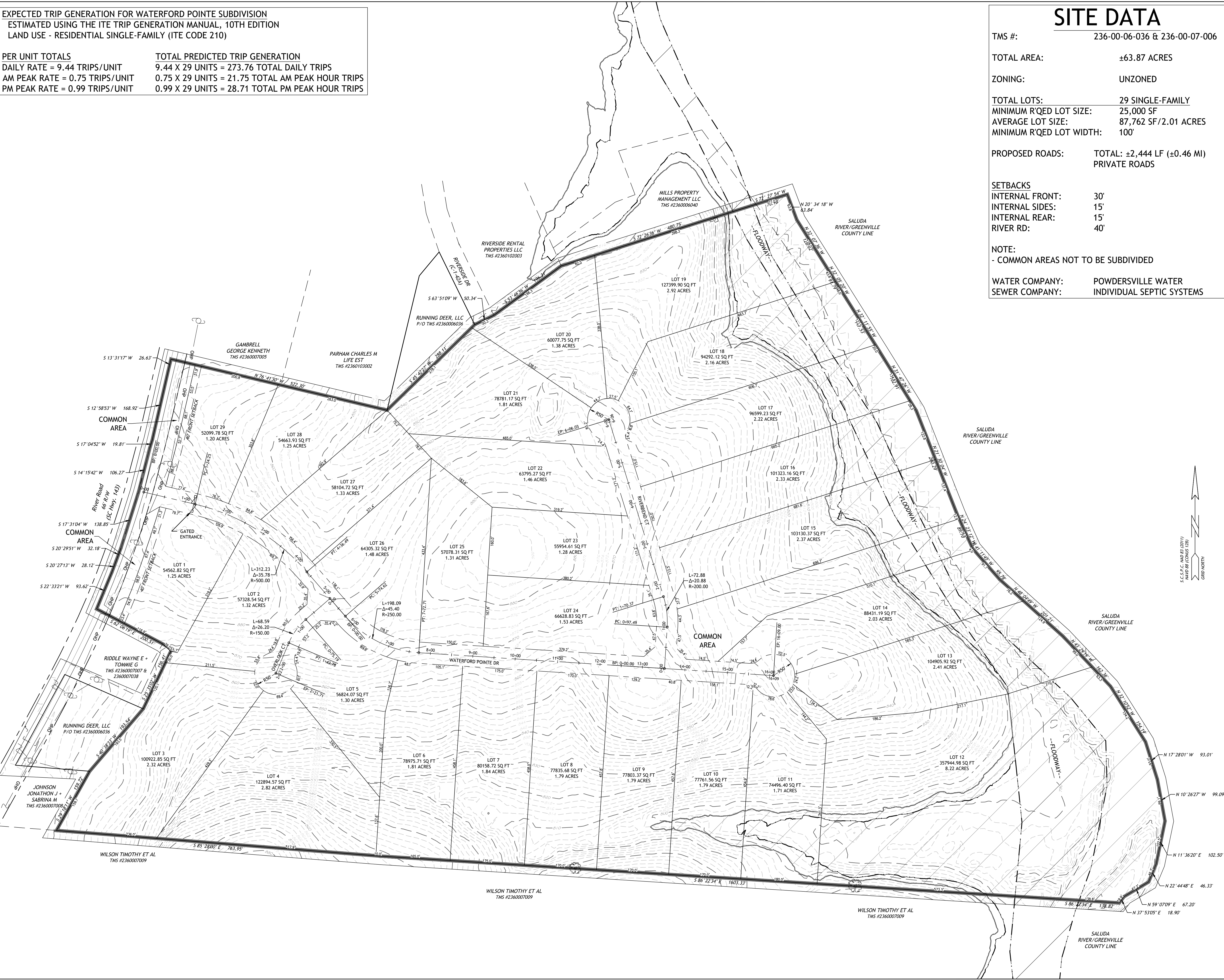
Date

10-31-23

EXPECTED TRIP GENERATION FOR WATERFORD POINTE SUBDIVISION
ESTIMATED USING THE ITE TRIP GENERATION MANUAL, 10TH EDITION
LAND USE - RESIDENTIAL SINGLE-FAMILY (ITE CODE 210)

PER UNIT TOTALS
DAILY RATE = 9.44 TRIPS/UNIT
AM PEAK RATE = 0.75 TRIPS/UNIT
PM PEAK RATE = 0.99 TRIPS/UNIT

TOTAL PREDICTED TRIP GENERATION
9.44 X 29 UNITS = 273.76 TOTAL DAILY TRIPS
0.75 X 29 UNITS = 21.75 TOTAL AM PEAK HOUR TRIPS
0.99 X 29 UNITS = 28.71 TOTAL PM PEAK HOUR TRIPS



SITE DATA

TMS #: 236-00-06-036 & 236-00-07-006

TOTAL AREA: ±63.87 ACRES

ZONING: UNZONED

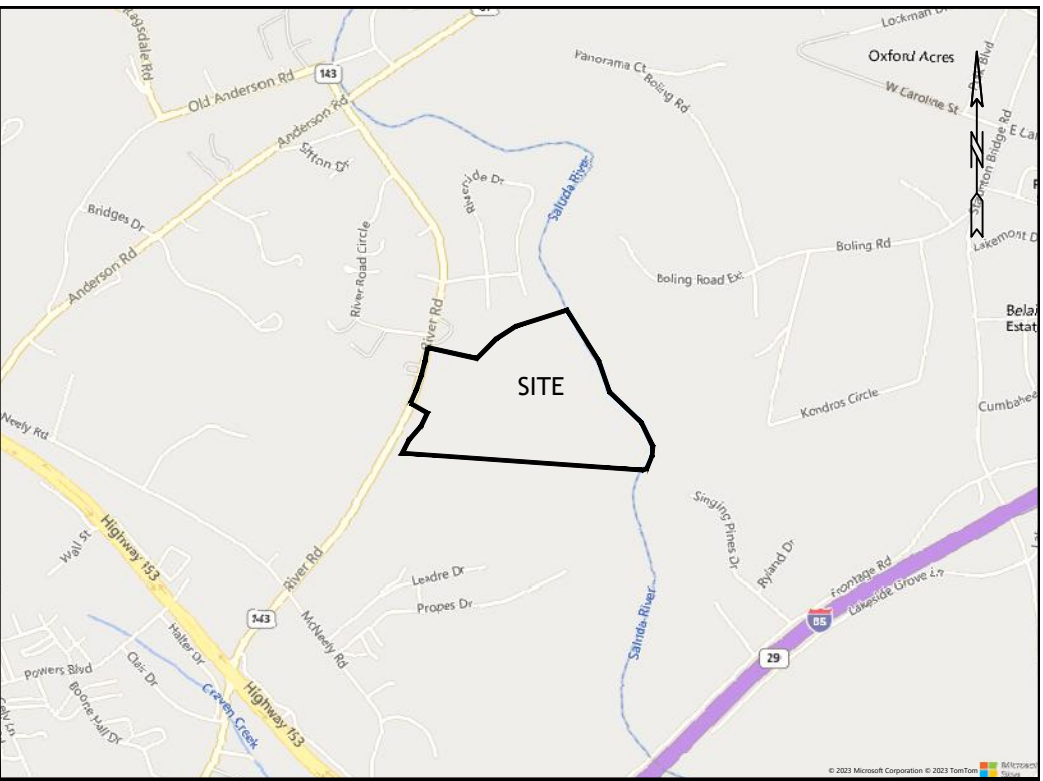
TOTAL LOTS: 29 SINGLE-FAMILY
MINIMUM R'QED LOT SIZE: 25,000 SF
AVERAGE LOT SIZE: 87,762 SF/2.01 ACRES
MINIMUM R'QED LOT WIDTH: 100'

PROPOSED ROADS: TOTAL: ±2,444 LF (±0.46 MI)
PRIVATE ROADS

SETBACKS
INTERNAL FRONT: 30'
INTERNAL SIDES: 15'
INTERNAL REAR: 15'
RIVER RD: 40'

NOTE:
- COMMON AREAS NOT TO BE SUBDIVIDED

WATER COMPANY: POWDERSVILLE WATER
SEWER COMPANY: INDIVIDUAL SEPTIC SYSTEMS



LOCATION MAP

PRELIMINARY PLAT

OWNER'S CERTIFICATION

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

Date: November 1, 2023

[Owner] [Agent] [Name]: Joseph Beeson

Signed:

DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this preliminary plat was prepared using a survey of the property prepared by Thomas E Walls, RLS, and dated 3/15/23; 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:

Registered Professional No. 25827

Address: 211 Society St, Anderson, SC 29621

Telephone No. 864-260-0980

Date: November 1, 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 provision of said development regulations.

Manager or Subdivision Administrator:

Date:

WATERFORD POINTE

TMS #236-00-07-009 & 236-00-06-036

Beeson Development, LLC
114 Dominick Ct.
Greenville, SC 29605

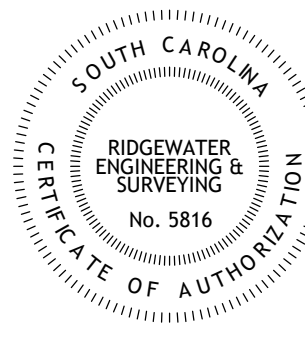
Ridgewater Engineering & Surveying, LLC
P.O. Box 806
Anderson SC 29622

OWNER

ENGINEER OR SURVEYOR

Date: 11-1-23
Drawn By: JWW
Checked: JWW
Job Number: 22280
Revisions: 1

SCALE: 1 in = 100 ft.



This drawing and the design shown thereon are the property of Ridgewater Engineering & Surveying, LLC. The reproduction, copying or use of this drawing without written consent is prohibited and any infringement will be subject to legal action.

