

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: January 2, 2024
Cc: County Council
Re: January 09, 2024 Regular Commission Meetings

The Anderson County Planning Commission is scheduled to hold its next meeting on **Tuesday, January 09, 2024 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

January 09, 2024
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. November 14, 2023 minutes
 - B. December 12, 2023 minutes (forthcoming)
6. Public Hearings
 - A. Rezoning: +/- 1.5 acres located at 7801 Old Greenville Hwy/ TMS 165-00-07-008 [**Council District 4**].
7. Old Business
8. New Business
 - A. Preliminary Subdivision: Crossvine Park located on Beckman Dr./ TMS 151-00-06-022 [**Council District 2**].
 - B. Preliminary Subdivision: Rustic Ridge located on Dalrymple Rd./ TMS 145-00-11-005, -013, -018 [**Council District 4**].
 - C. Preliminary Subdivision: Richland Creek located on Williams Rd./ TMS 99-00-03-007 [**Council District 5**].
 - D. Preliminary Subdivision: Keasler Farms located on Whitehall Rd. and Keasler Rd./ TMS 68-00-09-014 [**Council District 5**].
 - E. Preliminary Subdivision: Walnut Grove located on Old Pendleton Rd./ TMS 212-00-02-013 [**Council District 6**].
 - F. Preliminary Subdivision: The Reserve at Powdersville Walk located on Powdersville Main/ TMS 237-00-01-001, -011, -04-003 [**Council District 6**].
9. Public Comments, non-agenda items – 3 minutes limit per speaker
10. Other Business
 - A. Election of Officers (Nominations from the Floor)
 - i. Chair
 - ii. Vice- Chair
11. Adjournment

STATE OF SOUTH CAROLINA)
COUNTY OF ANDERSON)

ANDERSON COUNTY
PLANNING COMMISSION MEETING
NOVEMBER 14, 2023

PRESENT:

DAN HARVELL, CHAIRMAN
JAMES MCCLAIN
BRAD BURDETTE
STEVEN GILREATH
DAVID COTHRAN
JANE JONES

ALSO PRESENT:

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

1 DAN HARVELL: The November
2 14, 2023 meeting of the Anderson County Planning
3 Commission will be called to order. We will now stand
4 for the invocation and pledge.

5 Mr. Gilreath will do the invocation.

6 STEVEN GILREATH: Let us pray.

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

8 DAN HARVELL: Okay,
9 Commissioners, you have in front of you a revised
10 agenda. We need to approve the revised agenda at this
11 time. Do I have a motion to approve the agenda?

12 DAVID COTHRAN: Motion.

13 DAN HARVELL: Motion from
14 Mr. Cothran. Do I have a second?

15 JAMES MCCLAIN: Second.

16 DAN HARVELL: Second from
17 Mr. McClain. Any discussion? Those in favor? And
18 unanimous.

19 All right, the minutes of the last meeting will be
20 forthcoming. So we don't have any minutes approval at
21 this time.

22 We will go into what is item number -- on the
23 revised -- well, it's still item number 6. The public
24 hearings, number (a), letter (a), resolution to
25 recommend that Anderson County Council enact an
26 ordinance to amend the 2016 Comprehensive Plan with
27 elements of population increase, economic development
28 workforce, and resilience and maps contained therein.

29 So I'm assuming we'll hear from staff at this
30 time.

31 ALESIA HUNTER: Yes, sir.
32 Thank you, Mr. Chairman. Ordinance 2023-042 is, as you
33 mentioned, is an ordinance to amend our 2016
34 Comprehensive Plan. State law requires staff every
35 five years to amend, update any changes have been made
36 since the 2016. So there's three elements; population,
37 economic development workforce, and the new element of
38 resilience that needs to be updated. We've provided a
39 copy of the map.

40 Also, this is -- we've had several meetings. Mr.
41 Harvell has participated and Ms. Jane has participated
42 in the county-wide district meetings and we completed
43 those; October 28 was our last meeting. So this is why
44 you have this before you, so we can move this on, move
45 this resolution on the County Council for formal
46 approval. Thank you, Mr. Chair.

47 DAN HARVELL: Okay. At
48 this time, I'll ask for a motion from the board so that
49 we might get into discussion on this. Do I have a
50 motion and a second to -- okay, we have a motion from

1 Mr. Cothran. Do I have a second?
2 JANE JONES: Second.
3 DAN HARVELL: Second from
4 Ms. Jones. And at this time, we will have discussion
5 amongst the board and/or questions for the staff. Any
6 Commissioner on the board have any comments concerning
7 the proposed packet that we are presenting and then to
8 forward on to County Council?
9 JANE JONES: Since this
10 is basically statistical information, I don't think
11 there's any, you know, controversy about any of it.
12 It's just the updated census information is the only
13 changes that are being made that I'm aware of.
14 ALESIA HUNTER: Yes.
15 JANE JONES: I think we
16 should approve it.
17 DAN HARVELL: Okay, thank
18 you, Ms. Jones. Anyone else? Okay, at this time we
19 have a motion and a second. Time for the vote. Those
20 in favor of passing this on to Council as a Resolution,
21 raise your hand. And unanimous.
22 All right, public hearings, item (b), a variance
23 request to reduce the side setbacks from 50 feet to 25
24 feet located on Hendricks Road. Tax map 164-00-02-013.
25 This property is within County Council District 6. And
26 staff report.
27 ALESIA HUNTER: Thank you,
28 Mr. Chairman. As we mentioned this is Hendricks Road.
29 This is a variance request. James H. and Tammy Knight
30 are the applicants. They are in attendance. This is
31 Hendricks Road in Easley, Council District 6. There's
32 the tax map number for your reference. Current zoning
33 is RA which is residential agricultural. Land use,
34 current land use is vacant and ag. Land uses adjacent
35 to the property is agricultural.
36 The applicant is requesting a variance for
37 reduction of side yard setbacks. This will be from 50
38 feet to 25 feet. He's constructing four single-family
39 residential dwellings. And due to topo issues on both
40 sides of the property, this -- I did put a contour map
41 in there so you can see what the elevations are on both
42 sides.
43 And in addition, there's a stream at the rear of
44 the property. And we've met -- done some work with the
45 applicant to see if he could push the homes further
46 back. And he can't do that. DHEC has asked us to keep
47 any obstructions free and clear of the drain field and
48 there's also a floodplain area back in that area too,
49 that we asked the applicant to stay clear of.
50 Again, there's a submitted summary of his requests

1 and a site plan for your review. And in Chapter 48,
2 this is zoned property, so the setbacks are different
3 from unzoned properties. So the side yard setbacks has
4 been changed. This is a newly created ordinance that
5 required the new setbacks be 50 feet from the side
6 property line.

7 Here is a plat of the property and you can see
8 each lot there. And you can see on the side there
9 where he's got the houses positioned. Lots 12B, C and
10 D on the right side is where he needs the relief, on
11 the right side there. And on the left side on tract
12 12A, he needs the relief on the left side there. It's
13 a total of 11 acres, as well.

14 Here's an aerial view of the property. And here's
15 the actual zoning map that shows the surrounding
16 zoning, which is residential agricultural. And there's
17 R20.

18 Staff recommends approval of the variance requests
19 for the following reasons. The applicant has
20 demonstrated that there is a hardship due to
21 extraordinary and exceptional conditions. This is
22 pertaining to the piece of property. So he's met that
23 threshold. The fact that there's a large drop-off on
24 both sides of the property that will prevent, again,
25 the applicant from pushing the homes further to the
26 right and left sides of the property. And the fact
27 that due to the floodplain at the rear, we -- in our
28 current flood ordinance, we require that that area be
29 left undisturbed because it's getting close to our
30 flood way and to prevent as much as possible for fill
31 and stormwater issues as well. Also the fact that
32 DHEC, we've spoken with DHEC and they've asked that we
33 keep all obstructions free and clear of the drain fill
34 and the septic system, away from that creek. And
35 without that variance, it would make it difficult for
36 the applicant to construct the single family homes.
37 And the Planning Commission has approved other
38 variances due to topo issues and constraints with the
39 property that the applicant has no control over.

40 And just to let you know that the applicant can
41 meet the front and rear setbacks, so he's not
42 requesting any reduction for those setbacks. So he can
43 meet that without a variance. The zoning doesn't
44 change. Everything remains the same. Agricultural
45 uses throughout the property. And if granted, this is
46 in line with what the, again, what the commission has
47 done in the spirit and intent of the ordinance and it
48 won't, it won't harm any adjacent landowners or
49 characteristics of that neighborhood.

50 That concludes the staff report, Mr. Chair.

1 DAN HARVELL: Okay, thank
2 you, Ms. Hunter. At this time is the developer and/or
3 owner present? You'd like to speak? Okay, if you'll
4 come to the microphone, state your name, address, and
5 everyone has three minutes to share your concerns.

6 JAMES KNIGHT: Thank you. My name
7 is James Knight. I currently live at 3560 Pelzer
8 Highway in Easley, South Carolina. I don't really have
9 a whole lot of further comments other than what staff
10 has stated, other than, you know, the property to the
11 west of me that I will be beside is already precedent
12 set; it's already set as R20. The lots that I'm even
13 asking for the side setback will still be 125 feet
14 wide. I'm hoping that I can keep the setback somewhere
15 between 30 or plus. I just don't know what size the
16 houses are going to be at the present. I just need to
17 make sure I have the variance before I close on the
18 property.

19 Your consideration would be greatly appreciated.

20 DAN HARVELL: Okay. Thank
21 you. If you'll remain there. Does anyone from the
22 Commission have a question for the developer?

23 JANE JONES: You've
24 talked about four septic tanks for the four houses; is
25 that correct?

26 JAMES KNIGHT: Yes, ma'am.
27 they'll each have to have their septic tank. Yes,
28 ma'am.

29 JANE JONES: I have
30 concerns about that, for the same reason that, you
31 know, you're asking for this variances, the topography
32 of that land is just getting -- messing up your plan.
33 But I'm concerned about how you're going to drain these
34 four septic tanks with all the issues that you have,
35 with the flood plain in the back and the creek. I
36 don't know how much preliminary work you've done on
37 that.

38 JAMES KNIGHT: Yes, ma'am. I have
39 met with DHEC. The first piece of property, which will
40 be where I build my house, I did receive a permit from
41 DHEC for it today. They've also talked to me about the
42 other two -- three lots. I'll be 100 foot back from
43 the setback, which is a setback. And then the house
44 will probably be roughly 40 foot deep. So that's 140
45 feet. If I have to put the drain field in, I have a
46 780 feet to the back of the property. So they said as
47 long as I'm 100 feet away, which I should be able to
48 meet easily, then I'll be -- I should be fine. They
49 tell me they see no problem with permitting the other
50 three houses.

1 DAN HARVELL: Okay, anyone
2 else? Any other questions from the board?

3 STEVEN GILREATH: I don't
4 guess, I don't guess it really matters. But there's a
5 note in here about family.

6 JAMES KNIGHT: It's going to
7 be a family compound, if you will. Yes, sir. We're
8 going to build a house and my three kids are going to
9 build there beside us. Yes, sir.

10 DAN HARVELL: Okay, anyone
11 else? All right. Thank you, sir. If we need to,
12 we'll call you back.

13 JAMES KNIGHT: All right.
14 Thank you.

15 DAN HARVELL: All right. At
16 this time, we have one citizen signed up to speak and
17 that's Nayra Gumm. Well, you may have signed the wrong
18 one.

19 NAYRA GUMM: (Inaudible.)

20 DAN HARVELL: Okay. All
21 right. That's fine. We'll call you back up then.

22 I noticed we had a few people come in. Did anyone
23 come in late concerning this? Okay. If not, I'll ask
24 the pleasure of the board concerning this matter. Do I
25 have a motion to approve or deny?

26 BRAD BURDETTE: I move that
27 it be approved.

28 DAN HARVELL: Mr. Burdette,
29 motions to approve. A second?

30 STEVEN GILREATH: Second.

31 DAN HARVELL: A second from
32 Mr. Gilreath. Any discussion amongst the board?
33 Hearing none, we'll take the vote. Those in favor of
34 approval. And Ms. Jones, are you voting nay or ---

35 JANE JONES: I'm sorry.
36 DAN HARVELL: That's okay.
37 JANE JONES: I vote with
38 you.

39 DAN HARVELL: All right.
40 So that passes unanimously.

41 All right. Item (c), Pendleton High School issue.
42 Staff.

43 ALESIA HUNTER: Thank you,
44 Mr. Chair. As you just mentioned, this is a public
45 hearing for Pendleton High School. As you know, the
46 referendum passed on Tuesday. So they are proceeding
47 with the Planning Commission for land use approval.
48 The preliminary project name is Pendleton High School.
49 This is in Anderson School District 4. And Rick Rogers
50 is the authorized representative.

1 new high school facility there.

2 JANE JONES: Is there
3 another school in close proximity to this one? Maybe
4 the middle school? I just was curious.

5 ALESIA HUNTER: No.

6 GAYE SPRAGUE: The Middle
7 School is going to go in where the -- I don't know if
8 you (inaudible), but it's going to go in where the high
9 school is now. The site is right behind the existing
10 High School. And in the traffic study, they left that
11 traffic in the study so it's been accounted for.

12 ALESIA HUNTER: Here's an
13 aerial map of the location and you can see the existing
14 facility there.

15 DAN HARVELL: May I ask,
16 because it's not on here. Where is, where is Highway
17 76? 76/178, basically the Clemson ---

18 ALESIA HUNTER: You see the
19 blue line there?

20 DAN HARVELL: That's the
21 blue -- okay. All right. Yeah, I see it now. Isn't
22 that not very legible? Okay. Thank you.

23 Any other questions for staff?

24 JAMES MCCLAIN: (Inaudible.)

25 GAYE SPRAGUE: (Inaudible.)

26 STEVEN GILREATH: Is there a
27 left turn lane from 187 on to Boscobel? Or is that
28 part of DOT's ---

29 JAMES MCCLAIN: (Inaudible.)

30 STEVEN GILREATH: There is one
31 now?

32 ALESIA HUNTER: Okay, here
33 you go. Okay. Staff recommendation is approval, with
34 the following conditions if the Planning Commission
35 votes approval. A South Carolina DHEC approval, this
36 will be a letter and a permit for stormwater erosion
37 sediment control. Anderson County approval letter for
38 stormwater erosion control, as well. Anderson County
39 sewer. And of course, Ms. Sprague talked about the
40 SCDOT improvements, and an encroachment permit will be
41 required, as well. And of course detailed site plans,
42 we'll be working with ADC Engineering to get all the
43 landscaping and buffers and all the details on there,
44 as well. Then of course a grading permit will be
45 issued prior to commencing with development. And of
46 course, we'll be working with the state of South
47 Carolina. Anderson County Building Codes does not
48 permit the actual facility itself. So we'll be working
49 directly with the state of South Carolina in terms of
50 the building permit for construction.

1 flow smoothly.

2 NAYRA GUMM: Yeah, but a
3 turn lane usually is a very small portion to make the
4 left turn. So what happens with the overarching
5 traffic? Because there are multiple entrances to the
6 school, and I'm afraid -- I mean, today that road is
7 seeing more traffic than before as a result of the
8 amount of new homes that are being built in our area.
9 So now by adding the high school traffic, I can just
10 imagine what it's going to look like in our
11 neighborhood in trying to get into Boscobel, making a
12 right turn or a left turn with all the traffic that
13 will be impacted -- that will be impacting our area.

14 GAYE SPRAGUE: Mr. Chairman, this
15 is part of what was addressed, and certainly understand
16 the concern. We did -- the traffic study did include
17 growth for the area. It also included the developments
18 that y'all recently approved along 187. So the traffic
19 study did everything that we require to account for all
20 of that growth. And we don't require a traffic study
21 to look at every intersection in the area. But it did
22 indicate that the ones that we did look at would
23 operate acceptably by our standards.

24 DAN HARVELL: Okay, thank
25 you.

26 NAYRA GUMM: Can I ask
27 when that impact analysis was performed, because within
28 the past six months, this is where we've seen an
29 increase in traffic where we live as a result of the
30 homes being built. So I was wondering whether that's
31 being taken into consideration, as well as the
32 additional homes that are going to be built in the
33 neighborhood that will need access to Boscobel Road.

34 GAYE SPRAGUE: Well, the traffic
35 study has been done within the last six months. I
36 don't have the exact date of the counts, but they are
37 recent counts. We only accept recent counts or counts
38 that we know ahead of time we can accept that are
39 older, but these are recent counts.

40 DAN HARVELL: Okay, thank
41 you, Ms. Gumm. Thank you.

42 NAYRA GUMM: Can I raise
43 -- or my time limit is ---

44 DAN HARVELL: Pardon?
45 Yeah, your time -- your three minutes is way past.

46 NAYRA GUMM: Okay. Thank
47 you.

48 DAN HARVELL: Thank you.
49 Thank you.

50 All right, at this time do we have any questions

1 of citizens or the staff before we ask for a motion?
2 All right, I will ask for a motion to approve or deny
3 this project at this time.

4 STEVEN GILREATH: I'll make a
5 motion to approve.

6 DAN HARVELL: Okay, motion
7 by Mr. Gilreath. I have a second from Mr. McClain.
8 Any discussion amongst the board?

9 I do have one question for staff. Ms. Hunter, I
10 noticed on the application the date of the application
11 was left blank. Since this was actually ---

12 ALESIA HUNTER: It says
13 October 7th.

14 DAN HARVELL: Does it
15 because ---

16 ALESIA HUNTER: Yes, sir.
17 It's small, very small.

18 DAN HARVELL: All right.
19 Okay, I was just wondering that in relation to the fact
20 that, you know, this project would proceed or not
21 proceed based on the referendum vote.

22 ALESIA HUNTER: Yeah, we had
23 to wait until that night to get the tally with voter
24 registration in order to proceed further with it.

25 DAN HARVELL: Okay. All
26 right. Thank you. Just a point of clarification
27 there.

28 All right. We have a motion and a second. No
29 more discussion amongst the board. Those in favor for
30 approving this project, please vote. And it is
31 unanimous.

32 Thank you.

33 Now on to old business. Staff presentation.

34 TIM CARTEE: Thank you, Mr.
35 Chairman. On the consent agenda for tonight is the
36 Sterling Place subdivision, and the developer is Robert
37 Wright. And its location is Manley Drive and it's for
38 24 lots. And it was previously approved back in May
39 2021.

40 And Shockley Bend Subdivision is also the same
41 owner. Developer is Robert Wright. And location is
42 Manley Drive and lots -- well that's a typo. It should
43 be 168 lots, I believe, on this one off of Shockley
44 Bend that was approved back on May 20, 2021.

45 And they're asking for a six month extension.
46 That's all I have, Mr. Chairman.

47 DAN HARVELL: Okay. All
48 right. I don't think we -- do we have a citizen signup
49 sheet for this matter?

50 ALESIA HUNTER: It's not --

1 it's just information only.
2 DAN HARVELL: I didn't
3 think so. All right. So we as a board will take this
4 as information and vote on whether or not to allow this
5 to be extended for six months. Do I have a motion for
6 that approval? Mr. Cothran. Second by Mr. Burdette.
7 Any discussion amongst the board?
8 JANE JONES: I'm
9 assuming there's been no changes to the plans.
10 DAN HARVELL: There's no
11 change.
12 DAN HARVELL: Okay.
13 Anyone else? All right, those in favor of granting the
14 extension. And unanimous.
15 DAN HARVELL: Let me
16 record that motion and second. It was made first by
17 Mr. Cothran. And second was by Mr. Burdette; correct?
18 Okay, thank you.
19 All right. Old business, item (b). Or were those
20 combined? They were combined?
21 TIM CARTEE: Yes, they
22 were combined; same owner.
23 DAN HARVELL: All right.
24 Okay. New business. (A) preliminary subdivision,
25 Anderson Reserve located on Fants Grove circle. Tax
26 map 42-00-01-010. And this is in Council District 4.
27 TIM CARTEE: Mr. Chairman,
28 that has been pulled. I believe you have a note on
29 there that it was pulled from the agenda.
30 DAN HARVELL: Is that the
31 one that was pulled? Okay, I'm sorry. I'm looking at
32 two agendas at the same time here. Yeah, I know about
33 (a), yeah.
34 Okay, so at this time, we will go into public
35 comments on non-agenda items. And we have no one
36 signed up for that.
37 And is there any other business to be taken care
38 of at this time?
39 HENRY YOUMANS: Mr. Chair?
40 DAN HARVELL: Yes, Mr.
41 Youmans.
42 HENRY YOUMANS: For the
43 commissioners who are not able to attend the Planning
44 Commission training, you will receive an email from me
45 in the next day or two. It's going to offer virtual
46 training session through the Association of Counties,
47 and we just ask that you just complete that information
48 and then just inform us when you have it done.
49 DAN HARVELL: Okay, thank
50 you, Mr. Youmans. Anything else?

**Anderson County Planning Commission
Staff Report
January 9, 2024**

Applicant: Grant Sullivan

Current Owner: Same as above

Precinct: Three and Twenty

TMS#: 165-00-07-008

Acreage: 1.5 acres

Council District: District (4)

Current Zoning: Residential Agricultural (R-A)

Requested Zoning: Rural Commercial District. (C-1R)

The purpose of this district is to provide for commercial activity in areas which are generally rural in character and for the convenience of local residents in rural areas. This district shall not be applied in those areas of Anderson County which are identifiable as urban in character, or which possess facilities necessary for extensive urban growth and development.

Surrounding Zoning: All surrounding properties as zoned Residential Agricultural (R-A).

Evaluation: The request is to rezone the parcel to C-1R to construct a restaurant and market facility. The existing restaurant was constructed prior to the implementation of the R-A Zoning. Due to the size of the proposed restaurant, the applicant is unable to request a special exception. Under Chapter 48, Section 6:2- Nonconforming uses of land or structures existing at the time of initial adoption of the precinct zoning map shall not hereafter be enlarged or extended in any way except as outlined below: Legally nonconforming structures containing less than 2,400 square feet of floor area and occupying more than two acres may

expand by a maximum of 25 percent of the portion of the structure dedicated to the nonconforming use at the time of the adoption of this amendment, or to a total of 3,000 square feet, whichever is greater.

Public Outreach: Staff hereby certifies that the required public notification actions have been completed as follows:

December 21, 2023. Rezoning notification postcards were sent to 42 property owners within 2,000' of the subject property.

December 21, 2023. Rezoning notification signs posted on subject property.

December 21, 2023. Planning commission public hearing advertisement published in the *Independent Mail*.

Staff Recommendation: At the Planning Commission Meeting during which the rezoning is scheduled to be discussed, staff will present their recommendation at that time.



RECEIVED
12-1-23

Rezoning Application

Anderson County Planning & Development

12/1/2023
Date of Submission

Approved/Denied

Applicant's Information

Applicant Name: Grant Sullivan
Mailing Address: 7825 Old Greenville Hwy, Easley, SC 29642
Telephone: 803-521-4625
Email: grant@slabtowncafeandmarket.com

Owner's Information (If Different from Applicant)

Owner Name: _____
Mailing Address: _____
Telephone: _____
Email: _____

Designation of Agent: (Complete only if owner is not the applicant)

I hereby appoint the person named the Applicant as my agent to represent me in this request for rezoning:

12/1/2023

Owner's Signature

Date

Project Information

Property Location: 7801 Old Greenville Hwy, Easley, SC 29642
Parcel Number(s)/TMS: 165-00-07-008-000
County Council District: CCD Four School District: Anderson One
Total Acreage: 1.5 AC Current Land Use: None
Requested Zoning: C-1R Current Zoning: R-A
Purpose of Rezoning: To operate a local cafe and market

Are there any Private Covenants or Deed Restrictions on the

Yes

No

Property? If you indicated no, your signature is required.

Grant Julli

12/1/2023

Applicant's Signature

Date

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.

Additional Information or Comments: We would like to reopen a cafe and new marke which aims to supply local food and other products to the surrounding community. Our venture seeks to revive a cherished local landmark that previously operated as a cafe (Slabtown Cafe) but has remained unused for over 20 years. The revitalization of the Slabtown Cafe will serve as a hub for community engagement and access to local produce and products.

An accurate plat (survey) of the property must be submitted with this application.

If pursuing a review district classification (IZOD, PC, PD, POD, RRD), a preliminary development plan, statement of intent and letters from appropriate agencies or districts verifying available and adequate public facilities must be submitted with the application.

Please refer to Chapter 48 of the Anderson County Code of Ordinances for further information regarding submission requirements.

As the applicant, I hereby confirm that all required information and materials for this application are authentic and have been submitted to the Planning & Development office.

Grant Julli

12/1/2023

Applicant's Signature

Date

* A zoning map amendment may be initiated by the property owner(s), Planning Commission, Zoning Administrator or County Council. *

For Office Use Only:

Application Received By: _____

Complete Submission Date: _____

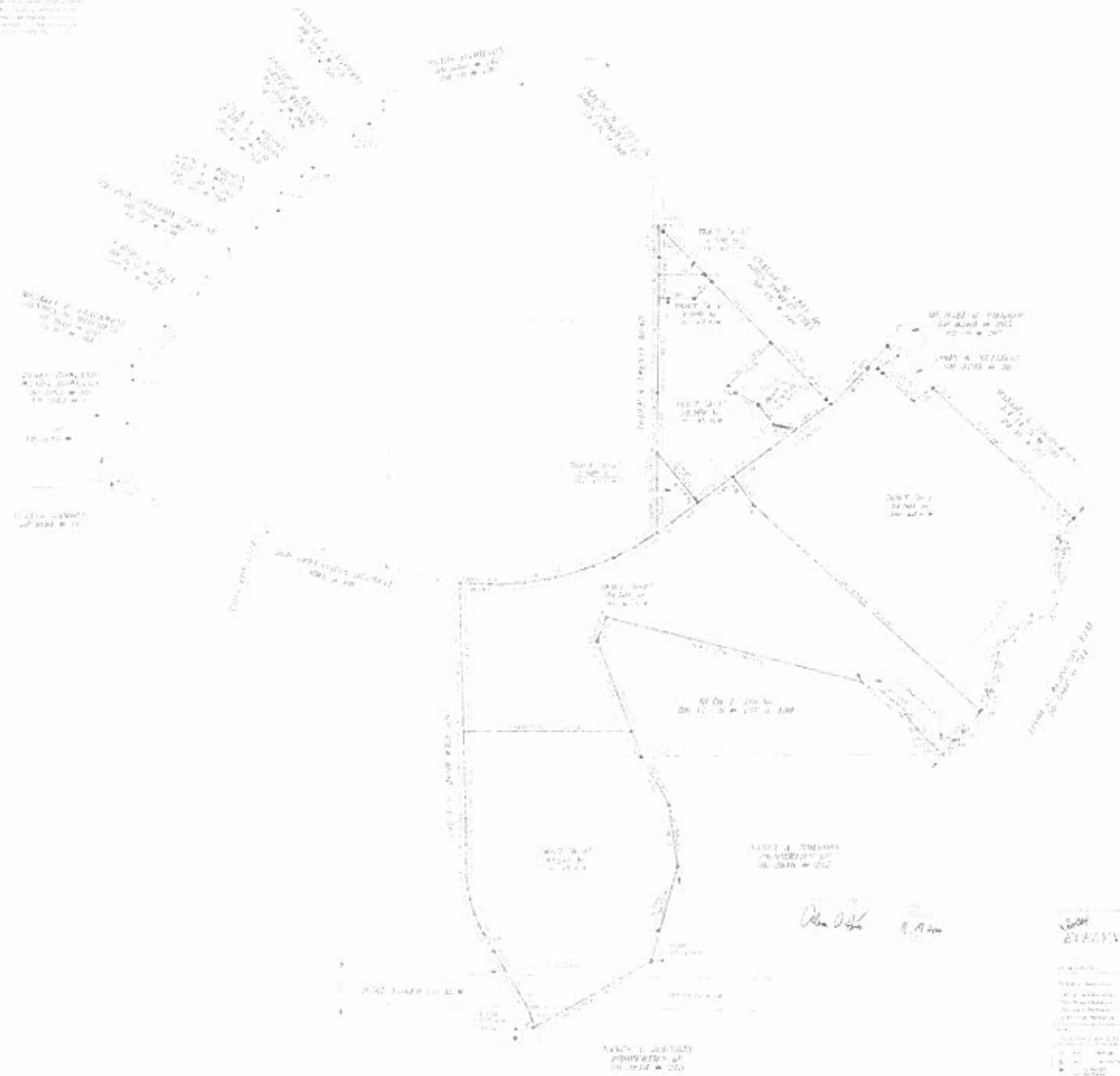
Commission Public Hearing: _____

Council Public Hearing: _____

This map shows the location of the property described in the accompanying plat, and is intended to show the location of the property in relation to the surrounding property.

The map is based on the following data:

Lot No.	Area (Acres)	Owner
1	0.15	John Doe
2	0.20	Jane Smith
3	0.30	Bob Johnson
4	0.40	Charlie Brown
5	0.50	Diana Prince
6	0.60	Edward Nigma
7	0.70	Fred Flinstone
8	0.80	Grace Kelly
9	0.90	Harold Hill
10	1.00	Ivy League
11	1.10	Jackie Chan
12	1.20	Karen White
13	1.30	Larry King
14	1.40	Mary McCormack
15	1.50	Nick Carraway
16	1.60	Oliver Twist
17	1.70	Peter Pan
18	1.80	Quentin Tarantino
19	1.90	Rachel Green
20	2.00	Samuel L. Jackson
21	2.10	Tina Turner
22	2.20	Uma Thurman
23	2.30	Victor Newman
24	2.40	Wendy Williams
25	2.50	Xavier Woods
26	2.60	Yvonne King
27	2.70	Zoe Lister-Jones
28	2.80	Adam Sandler
29	2.90	Betty White
30	3.00	Charlie Sheen
31	3.10	Dick Van Dyke
32	3.20	Elliott Gould
33	3.30	Fred Astaire
34	3.40	Gene Kelly
35	3.50	Hugh Hefner
36	3.60	Jackie Kennedy
37	3.70	Karen Carpenter
38	3.80	Larry Bird
39	3.90	Mary Queen of Scots
40	4.00	Nicklaus
41	4.10	Oliver Queen
42	4.20	Peter Parker
43	4.30	Quentin Jones
44	4.40	Rachel Watson
45	4.50	Samuel Clemens
46	4.60	Tina Turner
47	4.70	Uma Thurman
48	4.80	Victor Newman
49	4.90	Wendy Williams
50	5.00	Xavier Woods
51	5.10	Yvonne King
52	5.20	Zoe Lister-Jones
53	5.30	Adam Sandler
54	5.40	Betty White
55	5.50	Charlie Sheen
56	5.60	Dick Van Dyke
57	5.70	Elliott Gould
58	5.80	Fred Astaire
59	5.90	Gene Kelly
60	6.00	Hugh Hefner
61	6.10	Jackie Kennedy
62	6.20	Karen Carpenter
63	6.30	Larry Bird
64	6.40	Mary Queen of Scots
65	6.50	Nicklaus
66	6.60	Oliver Queen
67	6.70	Peter Parker
68	6.80	Quentin Jones
69	6.90	Rachel Watson
70	7.00	Samuel Clemens
71	7.10	Tina Turner
72	7.20	Uma Thurman
73	7.30	Victor Newman
74	7.40	Wendy Williams
75	7.50	Xavier Woods
76	7.60	Yvonne King
77	7.70	Zoe Lister-Jones
78	7.80	Adam Sandler
79	7.90	Betty White
80	8.00	Charlie Sheen
81	8.10	Dick Van Dyke
82	8.20	Elliott Gould
83	8.30	Fred Astaire
84	8.40	Gene Kelly
85	8.50	Hugh Hefner
86	8.60	Jackie Kennedy
87	8.70	Karen Carpenter
88	8.80	Larry Bird
89	8.90	Mary Queen of Scots
90	9.00	Nicklaus
91	9.10	Oliver Queen
92	9.20	Peter Parker
93	9.30	Quentin Jones
94	9.40	Rachel Watson
95	9.50	Samuel Clemens
96	9.60	Tina Turner
97	9.70	Uma Thurman
98	9.80	Victor Newman
99	9.90	Wendy Williams
100	10.00	Xavier Woods



PROPERTY SURVEY MAP NO. 100-100-1



This map is a true and correct copy of the original survey map as shown to the undersigned by the surveyor.

John Doe 10/1/20

Surveyed by
EVAN R. SULLIVAN, ETC.

Name of Surveyor Evan R. Sullivan	Date of Survey 10/1/20
Name of Property [Blank]	Location of Property [Blank]
Name of Owner [Blank]	Name of Agent [Blank]
Name of Recorder [Blank]	Name of Notary [Blank]

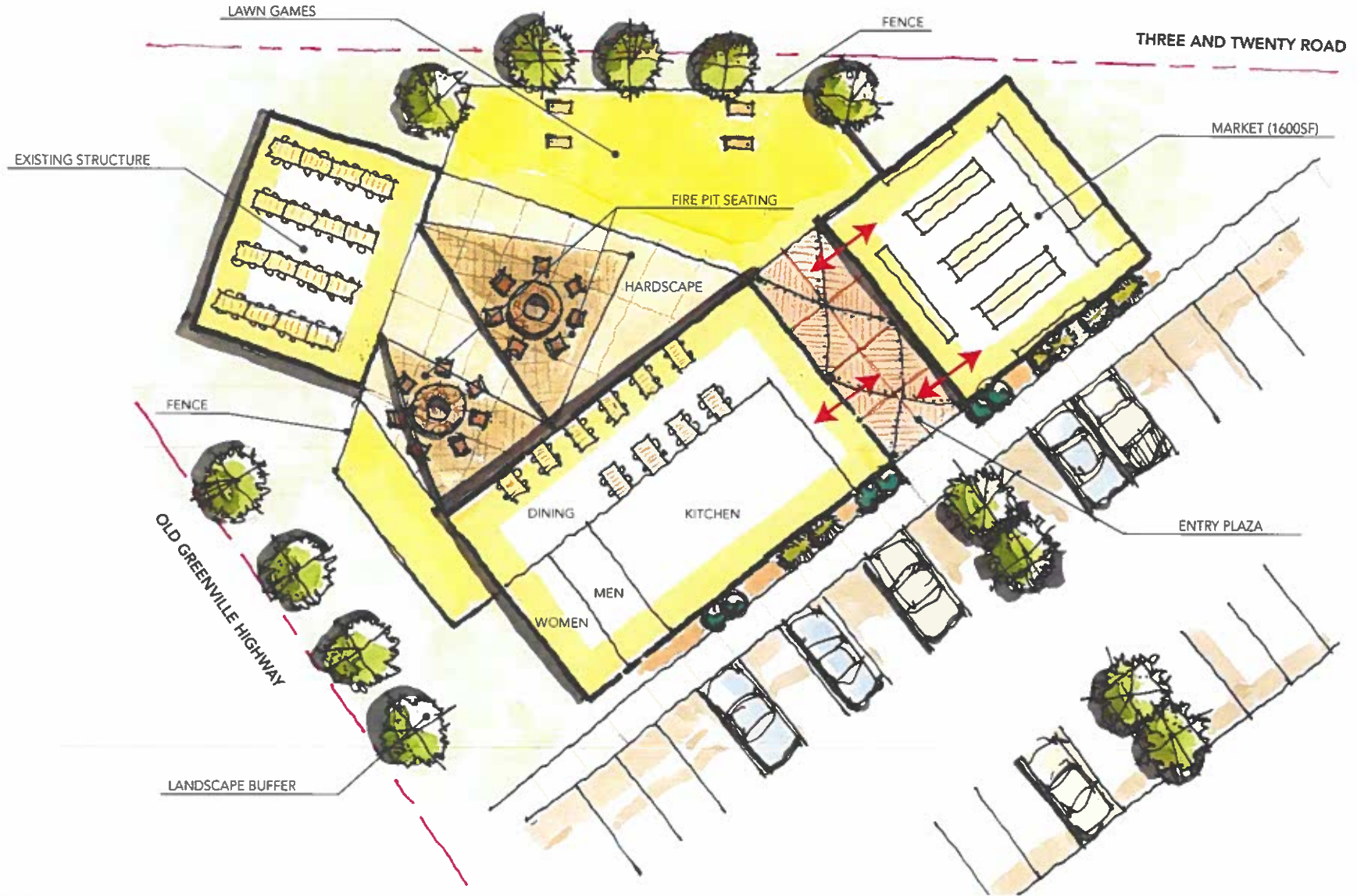
All rights reserved. This map is a true and correct copy of the original survey map as shown to the undersigned by the surveyor.

[Signature] 10/1/20



SLABTOWN CAFE
 EASLEY, SOUTH CAROLINA

VIEW: OPTION 1
 DATE: OCTOBER 2023



SLABTOWN CAFE
 EASLEY, SOUTH CAROLINA

VIEW: OPTION 4
DATE: OCTOBER 2023



1650007007
103

1650007007
001

1650007006
103

1650007006
001

1650006022

THREE AND TWENTY RD

1650007008

OLD GREENVILLE HWY

1650011028

1650011029

88

THREE AND TWENTY RD

064
Three and
Twenty

1650007000

1650007006
103

1650007006
001



OLD GREENVILLE HWY

88

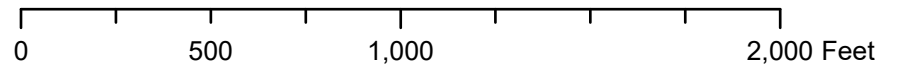
1650011029

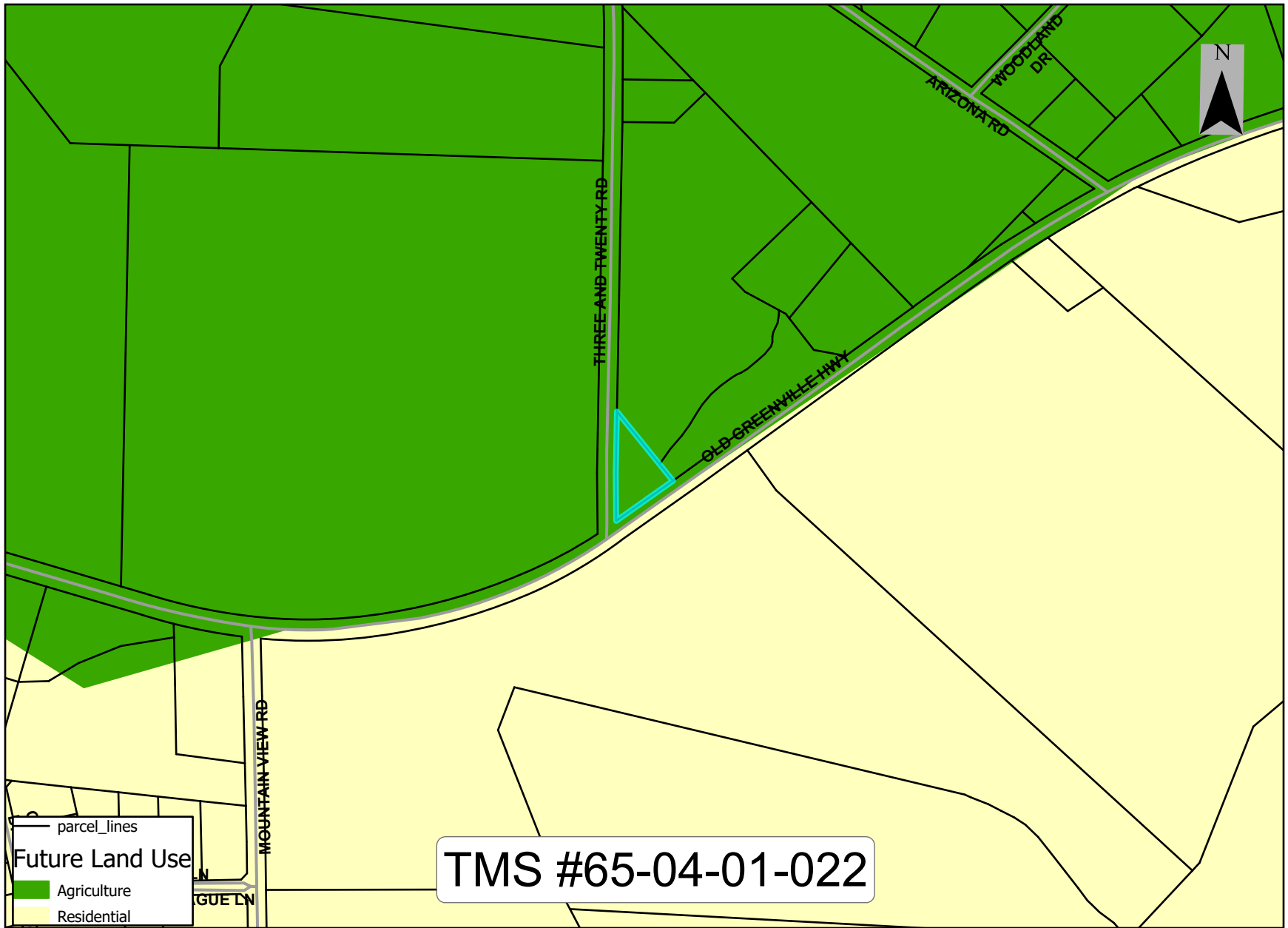


Zoning

	R-A
	C-1R

TMS #165-00-07-008





STATE OF SOUTH CAROLINA)
) WARRANTY DEED
COUNTY OF ANDERSON) NO TITLE EXAM

KNOW ALL MEN BY THESE PRESENTS that **Jimmy Roger Sullivan, Jr.** in consideration of five (\$5.00) dollars and no other consideration, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto **Michael Grant Sullivan, Jr.**, his fee simple absolute interest in the property known as:

All that certain piece parcel and lot of land lying and being on Highway 29, in the County of Anderson, State of South Carolina and known and designated as Tract A-3 containing 1.5 acres, more or less, on a plat by Perry Ran Dunn, PLS no. 19400 dated November 4, 2009, and recorded November 19, 2009 in the Register of Deeds Office for Anderson County on Plat Slide 1853 at Page 5 and having the courses and distances, metes and bounds as upon said plat appear, the description contained therein being incorporated by reference.

This being the same property conveyed to the Grantor by deed of Evelyn B. Sullivan dated December 5, 2012 and recorded in the Register of Deeds Office for Anderson County in Deed Book 10714 at Page 232 on December 7, 2012.

TMS # 165-00-07-008-000.

This conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances, setback lines, and restrictions or protective covenants that may appear of record, on the recorded plats or on the premises.

Together with all and singular rights, members, hereditaments, and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee and the grantee's heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee and the grantee's heirs, successors, and assigns against the grantor and the grantor's heirs, successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the Grantor's hand and seal this 19th day of April, 2016.

Signed, Sealed and Delivered in the presence of:

STATE OF SOUTH CAROLINA)
COUNTY OF ANDERSON)

Affidavit

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at Hwy 29 bearing Anderson County Tax Map Number 1650007008000, was transferred by Jimmy Roger Sullivan, Jr. to Michael Grant Sullivan, Jr. on April 19, 2016
3. Check one of the following: The deed is
 - (a) _____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) exempt from the deed recording fee because (see information section of affidavit): paragraph 1 (If exempt, please skip items 4 - 7 and go to item 8 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (see information section of this affidavit):
 - (a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____
 - (b) _____ The fee is computed on the fair market value of the realty which is _____
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____
5. Check Yes _____ or No _____ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "yes" the amount of the outstanding balance of this lien or encumbrance is: _____
6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: _____
 - (b) Place the amount listed in item 5 above here: _____
(If no amount is listed, place zero here)
 - (c) Subtract line 6(b) from line 6(a) and place result here: _____
7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is : _____
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

SWORN to before me this 25th
day of April 2016
Daniel Maw
Notary Public for South Carolina
My Commission Expires: 1/23/22

George E Lafaye IV
Responsible Person Connected with the Transaction
George E Lafaye IV
Print or Type Name Here

INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership, interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under section 170 of the Internal revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed executed pursuant to foreclosure proceedings;
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of original purchase as well as for the purpose of purchasing the realty;
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

160008655 4/27/2016 11:17:53 AM
 FILED, RECORDED, INDEXED
 Bk: 12274 Pg: 00033 Pages: 004
 Rec Fee: 10.00 St Fee: EXEMPT
 Co Fee: EXEMPT
 REGISTERED DEEDS, ANDERSON CO, SC
 1

Anderson County Planning Commission

January 9, 2024

6:00 PM

Staff Report – Preliminary Subdivision

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

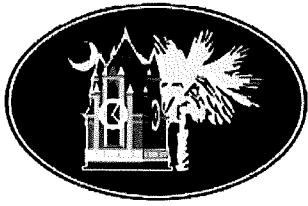
Preliminary Subdivision Name:	Crossvine Park
Intended Development:	Single Family (Conservation)
Applicant:	Davis & Floyd, Inc. on behalf of Forestar (USA) Real Estate Group, Inc.
Surveyor/Engineer:	Davis & Floyd
Location/Access:	Beckman Dr. (State)
County Council District:	2
Surrounding Land Use:	Residential
Zoning:	Un-zoned
Tax Map Number:	151-00-06-022
Number of Acres:	+/- 34.30 acres
Number of Lots:	112
Variance:	No

Traffic Impact Analysis:

Beckman Dr. is classified as a major collector with no maximum average vehicle trips per day. No roadway improvements are required to accommodate site traffic, 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: 1-9-2024

Application Received By: ME

Date: 12-1-2023

DS Number: 24-04

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: Crossvine Park

1. Name of Applicant: Davis & Floyd, Inc. on behalf of Forestar (USA) Real Estate Group, Inc.

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

Telephone Number(s): (864) 527-9800 Email: bsmith@davisfloyd.com

2. Property Owner(s): Beckman Partners, LLC.

Address: 812 East Main Street, Spartanburg, SC 29302

Telephone Number(s): 864 490 6784 Email: triciachassen@forestar.com

3. Engineer/Surveyor(s): Bradley Smith, PE Email: bsmith@davisfloyd.com

Project Information

4. Project Location: 700 LF of the intersection of Beckman Drive & Highway 28 South

Parcel Number/TMS: Part of 1510006022 County Council District: 02 School District: 05

Total Acreage: 34.30 Number of Lots: 112 Intended Development: Residential

Current Zoning: Not Zoned Surrounding Land Uses: Residential

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

If so, please describe.

This is the first submittal of the preliminary plat

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

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

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

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

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

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

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

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

Subdivision Plat Application Check List

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

• **Application Submittal Requirements and Process**

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

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

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

Sec. 24-336. - Preliminary plat.

The preliminary plat shall contain the following information:

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

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

SIGNATURE OF APPLICANT & Property Owner:

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

Signature of Applicant Bradley Smith

Date 12/01/2023

Signature of Owner Luke Lyons (03c 1, 2023 10:32 EST)

Date 12/01/2023



MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES

DATE: November 16, 2023

TO: Allen J. Reid, PE,
Impact Designs Inc.

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: Beckman Drive Residential TIS

This development is planned with 112 single family detached units with two accesses on Beckman Drive. This Traffic Impact Study (TIS) was conducted by Impact Designs Inc. and dated November 1, 2023. The study was conducted per the requirements of Anderson County, and these are the findings of the study and our review:

- The study addressed three intersections: SC 28/Beckman Drive and Beckman at the two site accesses.
- The build volumes do not meet turn lane warrants at either site access.
- The overall LOS for the signalized intersection (SC 28/Beckman) is the same for both no build and build volumes.
- The site accesses will be unsignalized, and all movements will operate at or better than LOS B with build volumes.

In summary, no roadway improvements are required to accommodate site traffic.

Please call if you have any questions.

Tommy Dunn
Chairman, District 5

John B Wright, Jr
Council District 1

Greg Elgin
Council District 3

Cindy Wilson
Council District 7

ANDERSON COUNTY
SOUTH CAROLINA

Brett Sanders
V. Chairman, District 4

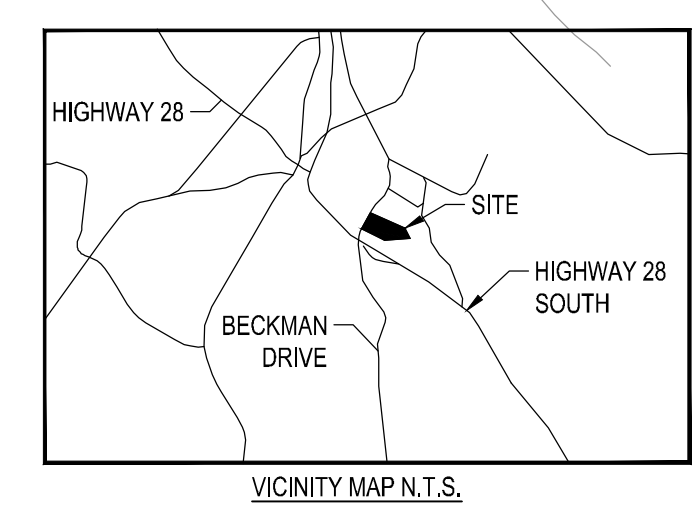
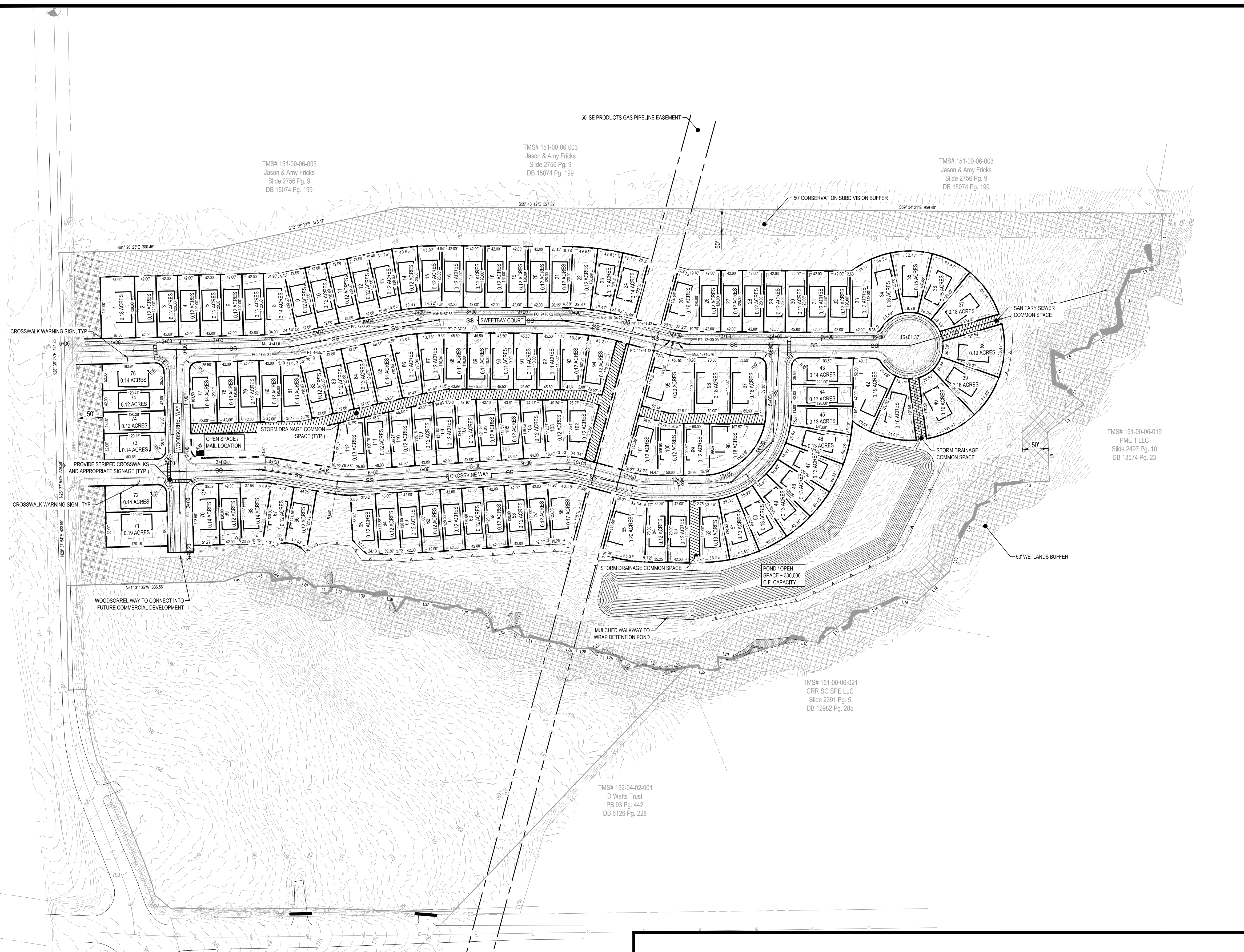
Glenn Davis
Council District 2

Jimmy Davis
Council District 6

Renee Watts
Clerk to Council

Rusty Burns | County Administrator
rburns@andersoncountysc.org

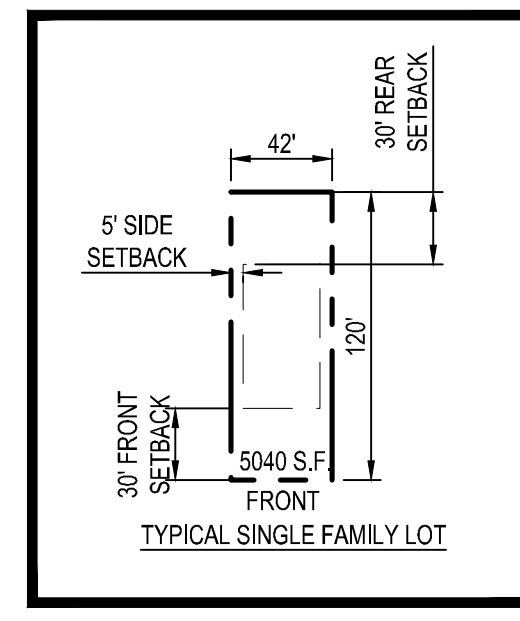
K:\Jobs\13992\06\Production\Drawings\013992-06 - SITE.dwg, 12/20/2023 10:40:52 AM, bradley.l.smith, p
THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF DAVIS & FLOYD, INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER, ARCHITECT AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION



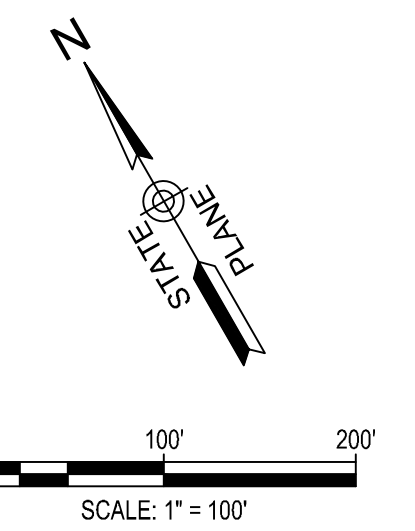
Line Table			Line Table		
Line #	Bearing	Length	Line #	Bearing	Length
L1	S 33° 58' 13" W	99.74'	L23	N 67° 23' 33" W	36.09'
L2	N 76° 23' 10" W	59.22'	L24	N 53° 14' 17" W	59.14'
L3	S 40° 47' 18" W	109.20'	L25	N 36° 23' 47" W	38.83'
L4	S 89° 44' 14" W	79.61'	L26	N 43° 26' 57" W	37.14'
L5	N 80° 12' 49" W	66.41'	L27	N 43° 44' 12" W	27.30'
L6	S 12° 12' 22" W	51.50'	L28	N 64° 04' 37" W	22.60'
L7	S 20° 43' 18" E	59.35'	L29	N 43° 50' 33" W	27.77'
L8	S 82° 26' 10" W	89.09'	L30	N 70° 00' 48" W	52.62'
L9	S 28° 05' 56" W	96.37'	L31	N 52° 44' 57" W	30.21'
L10	N 62° 34' 08" W	82.44'	L32	N 26° 15' 17" W	32.84'
L11	S 79° 38' 08" W	73.34'	L33	N 78° 17' 15" W	30.33'
L12	S 59° 22' 17" W	90.16'	L34	N 10° 18' 47" E	29.09'
L13	S 44° 34' 54" W	49.98'	L35	N 20° 44' 35" W	16.18'
L14	S 78° 10' 34" W	85.44'	L36	N 46° 32' 39" W	64.62'
L15	N 47° 16' 14" W	40.14'	L37	N 50° 21' 24" W	90.76'
L16	N 83° 41' 36" W	94.35'	L38	N 54° 30' 25" W	52.18'
L17	S 82° 38' 20" W	85.91'	L39	N 52° 05' 29" W	58.32'
L18	N 49° 11' 34" W	45.99'	L40	N 45° 40' 57" W	31.97'
L19	N 79° 54' 53" W	124.99'	L41	N 59° 21' 35" W	36.76'
L20	N 49° 15' 38" W	32.56'	L42	N 24° 00' 47" W	28.22'
L21	S 23° 22' 26" W	28.33'	L43	N 66° 23' 57" W	47.59'
L22	N 52° 12' 02" W	62.74'	L44	N 14° 10' 45" W	19.30'
			L45	N 57° 08' 51" W	40.83'
			L46	N 80° 01' 33" W	55.58'

SITE ANALYSIS	
TAX MAP NUMBER	PARCEL "B" OF TMS#: 1510006022
	PLAT RECORDED ON 11/15/2023
	PBS3089 PAGE 00008
PHYSICAL ADDRESS	ANDERSON, SC
ZONING	N/A
FRONT SETBACK	30'
SIDE SETBACK	5'
REAR SETBACK	5'
SUBDIVISION	34.3 AC.
OPEN SPACE REQ (25%)	8.6 AC.
OPEN SPACE SHOWN (26%)	9.0 AC.
CONSERVATION SUBDIVISION BUFFER	50'
BUILDING SETBACK	30'
PROPOSED 42' X 120' LOTS	112
LOT DENSITY SHOWN	3.26 LOTS/UNITS PER AC

SITE LEGEND	
RETAINING WALL	—▲▲▲▲▲
PROPERTY LINE / RIGHT OF WAY	—
CENTERLINE	—
SETBACK	—
CURB AND GUTTER	—
OPEN SPACE	✕ ✕ ✕ ✕
UTILITY COMMON SPACE	▨
SITE ASPHALT	▩
WETLANDS BUFFER	◁ ▷
CONSERVATION SUBDIVISION BUFFER	▧



- CONSERVATION DISTRICT SPACE: 34.1 (ACRES)
- OPEN SPACE: 8.7 (ACRES) || 25.5% OPEN SPACE
- LOT COUNT: 112 SINGLE FAMILY LOTS
- DENSITY: 3.3 (UNITS/ACRES)
- REAR SETBACK 30' WHEN ABUTTING PROPERTY LINE, 5' IN OTHER CIRCUMSTANCES



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: 12/01/2023
 [Owner/Agent Name]:
 Signed:

DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this [preliminary plat] was prepared using a survey of the property prepared by _____, R.L.S., and dated 10/18/2023. And further that the proposed [subdivision] [development] meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property.

By Name: Bradley Smith, PE
 Registered Professional No. 35842
 Address: 94 Ardmore Way, Suite 200, Greenville, SC 29615
 Telephone Number: 864-527-9800
 Date: 11/29/2023

BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY:

EAS PROFESSIONALS
 9 PILGRIM ROAD
 GREENVILLE, SC 29607
 864.255.6662

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: _____

811
 Know what's below.
 Call before you dig.

PROJECT DATUM INFORMATION:
 HORIZONTAL DATUM: SC83IF
 VERTICAL DATUM: NAVD88

NOT FOR CONSTRUCTION

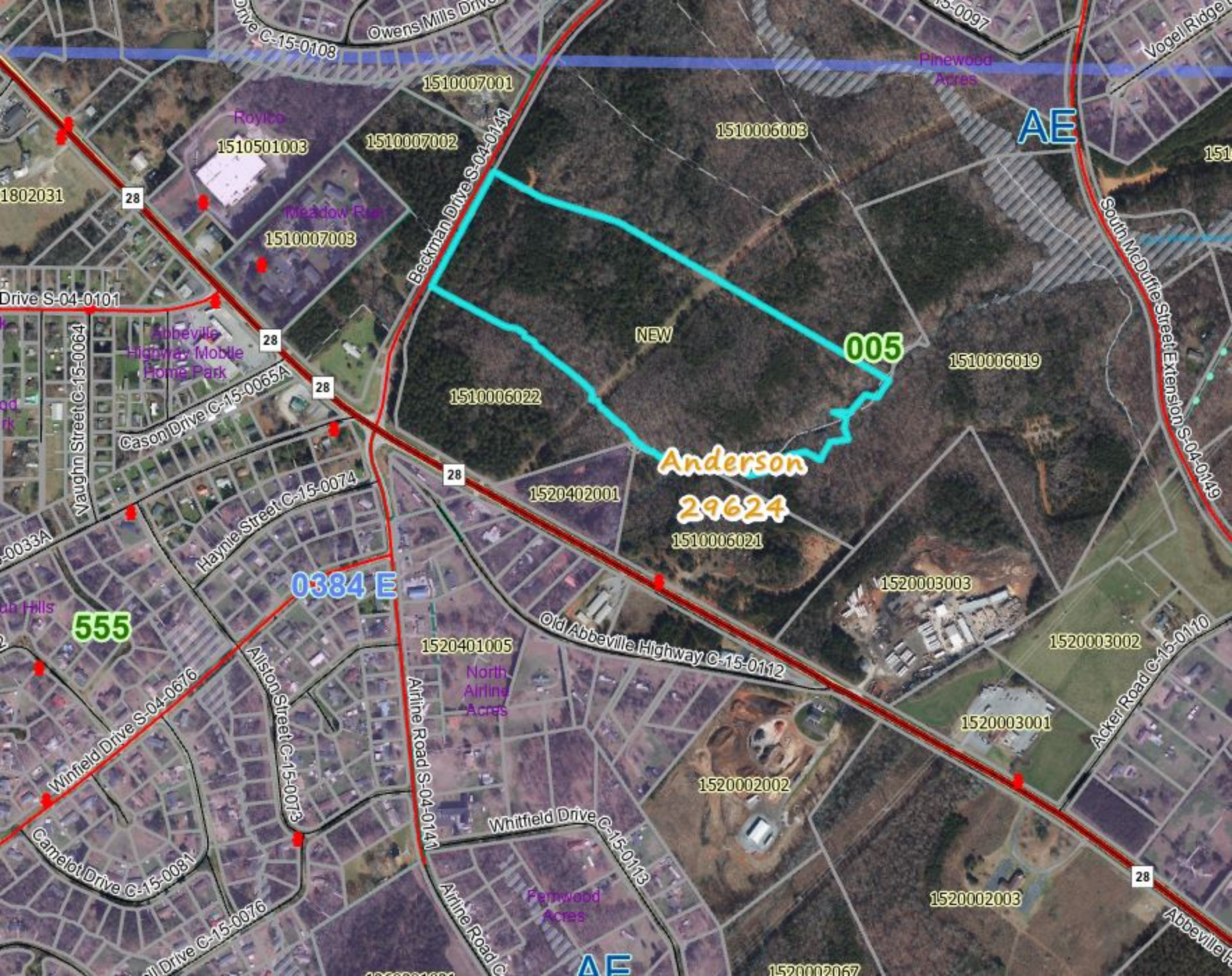
DAVIS & FLOYD
 SINCE 1954
 WWW.DAVISANDFLOYD.COM
 164 MILESTONE WAY, SUITE 200
 GREENVILLE, SC 29615
 (864) 527-9800

OWNER: FORESTAR (USA) REAL ESTATE GROUP, INC.
 ANDERSON COUNTY PROJECT TITLE: CROSSVINE PARK

PRELIMINARY PLAT

NO.	DATE	DESCRIPTION	BY
1	12/16/2023	ISSUED FOR SUBMITTAL TO AGENCIES	BLS

DATE: 01/30/2024
 TIME: 11:58:00 AM
 PROJECT: 013992-06
 SHEET: 1 OF 1



AE

NEW

005

Anderson
29624

0384 E

555

AE

Royce
1510501003

Meadow Run
1510007003

Abbeville
Highway Mobile
Home Park

1520402001

1510006022

1510006021

1520003003

1520003002

1520003001

1520002002

1520002003

1520002067

1510007001

1510007002

1510006003

1520401005

North
Arling
Acres

Whitfield Drive C-15-0113

Fernwood
Acres

Arling Road C-

ll Drive C-15-0076

Camelot Drive C-15-0081

Winfield Drive S-04-0676

Allston Street C-15-0113

Arling Road S-04-0141

Haynie Street C-15-0074

Vaughn Street C-15-0064

Cason Drive C-15-0065A

Drive S-04-0101

1802031

28

28

28

28

28

151

Pinewood
Acres

Vogel Ridge

South McDuffie Street Extension S-04-0149

Abbeville

Anderson County Planning Commission

January 9, 2024

6:00 PM

Staff Report – Preliminary Subdivision

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

Preliminary Subdivision Name:	Rustic Ridge
Intended Development:	Single Family
Applicant:	Danny Holtzman
Surveyor/Engineer:	Gray
Location/Access:	Dalrymple Rd. (State)
County Council District:	4
Surrounding Land Use:	Residential
Zoning:	R-20
Tax Map Number:	145-00-11-005, -013, -018
Number of Acres:	+/- 11.56 acres
Number of Lots:	18
Variance:	No

Traffic Impact Analysis:

Dalrymple Rd 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: 1-9-24

Application Received By: Q

Date: 11-30-23

DS Number: 24-02

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: Rustic Ridge

1. Name of Applicant: Danny Holtzman

Address of Applicant: 1014 Drakes Crossing, Anderson, SC 29625

Telephone Number(s): 864-304-1181

Email: falconfox2355@gmail.com

2. Property Owner(s): Whiskey Ridge LLC & Christina Rodden

Address: 1014 Drakes Crossing, Anderson, SC 29625

Telephone Number(s): 864-304-1181

Email: falconfox2355@gmail.com

3. Engineer/Surveyor(s): Gray Engineering Consultants, Inc

Email: jbaker@grayengineering.com

Project Information

4. Project Location: Dalrymple Road, Anderson, SC

Parcel Number/TMS: 1450011018, 1450011005, & 1450011013

County Council District: 4

School District: 05

Total Acreage: 11.56

Number of Lots: 18

Intended Development: Single Family (Residential)

Current Zoning: R-20

Surrounding Land Uses: R-20

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.

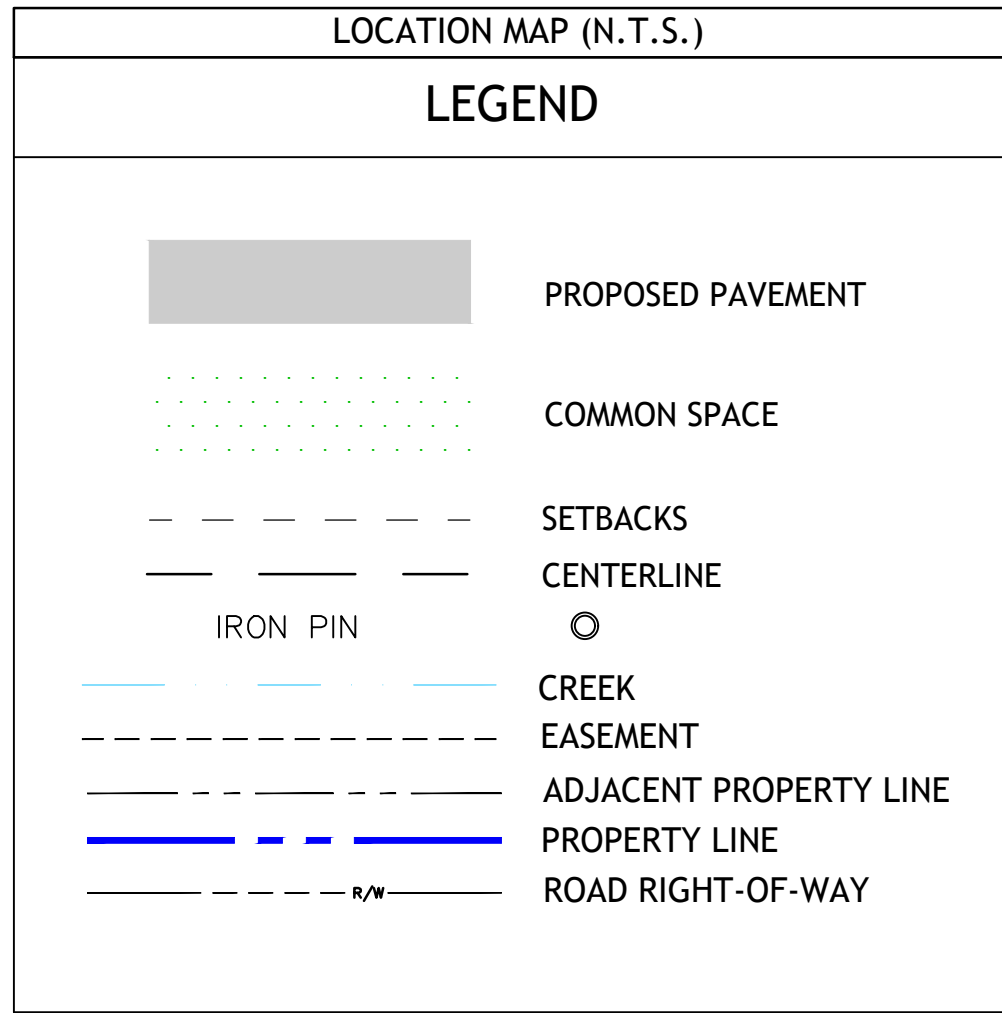
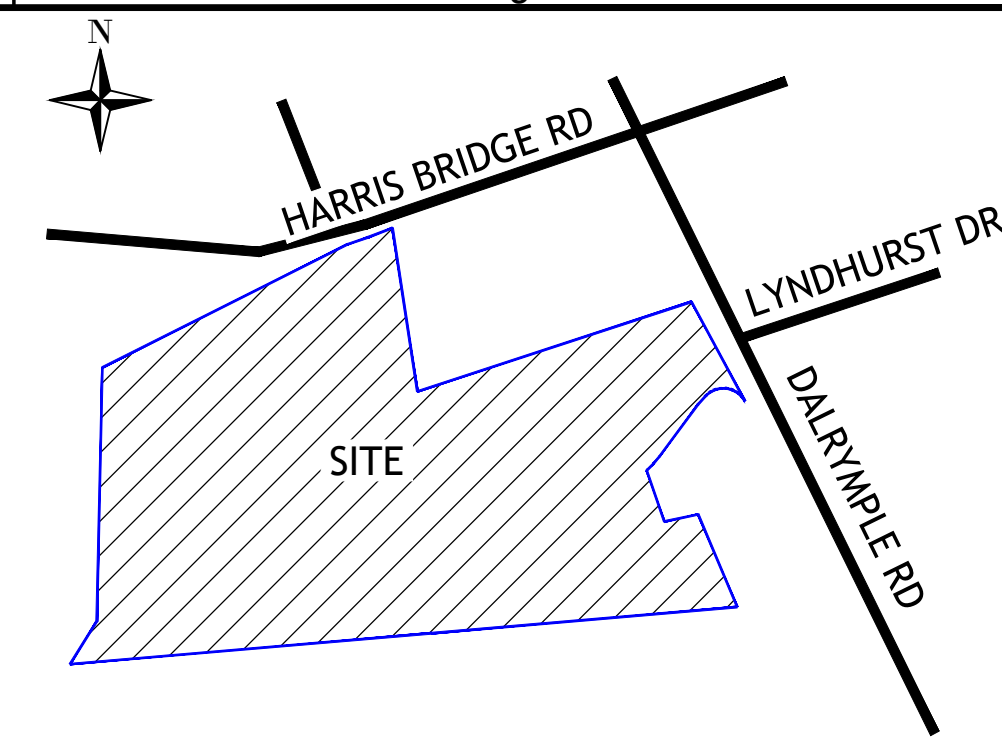
Signature of Applicant

Date 11/30/2023

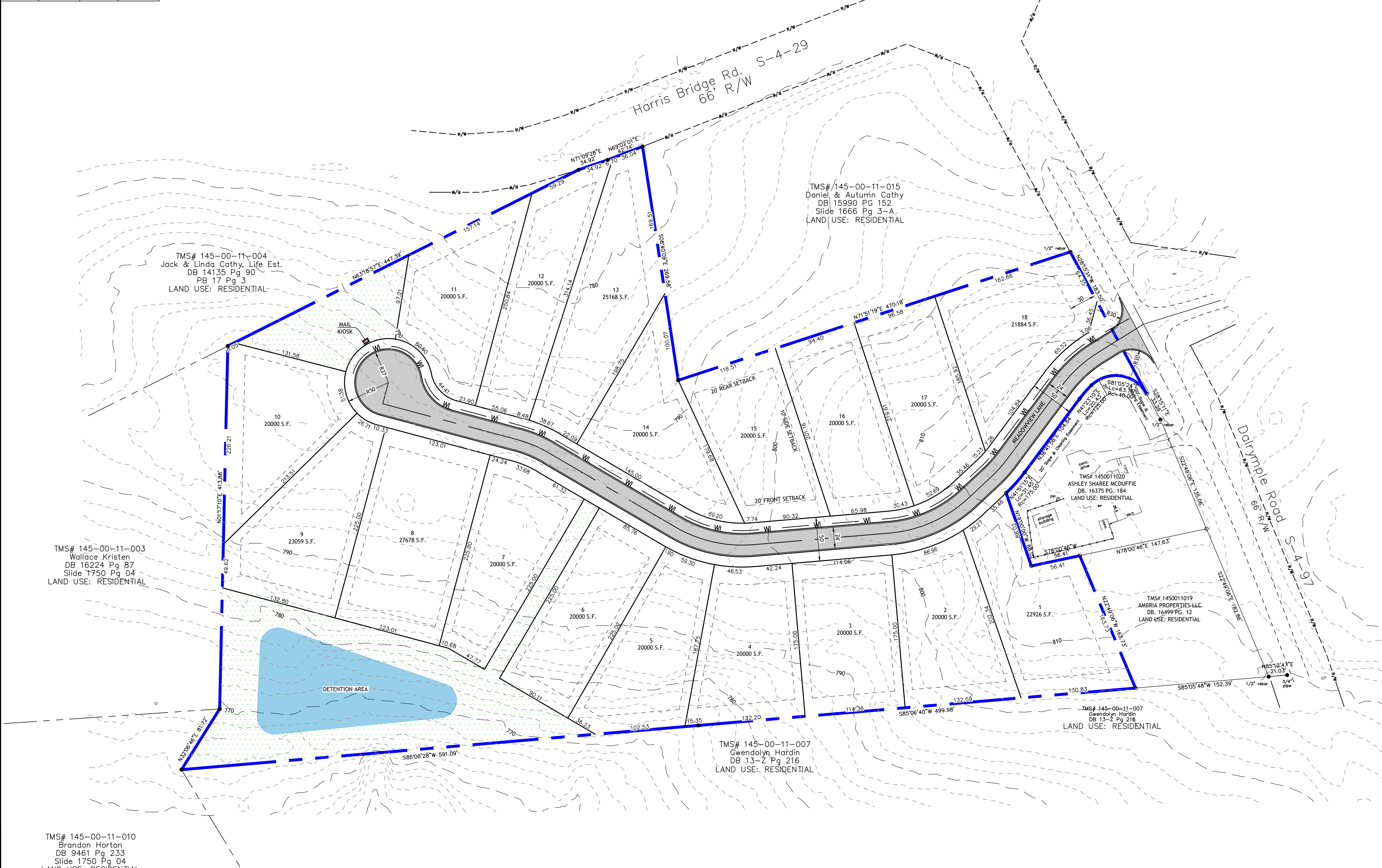
Signature of Owner

Date 11/29/2023

LOT TABLE			
LOT	SQ FT	LOT	SQ FT
1	22925.58	10	20000.00
2	20000.00	11	20000.00
3	20000.00	12	20000.00
4	20000.00	13	25168.36
5	20000.00	14	20000.00
6	20000.00	15	20000.00
7	20000.00	16	20000.00
8	27678.28	17	20000.00
9	23059.46	18	21883.72

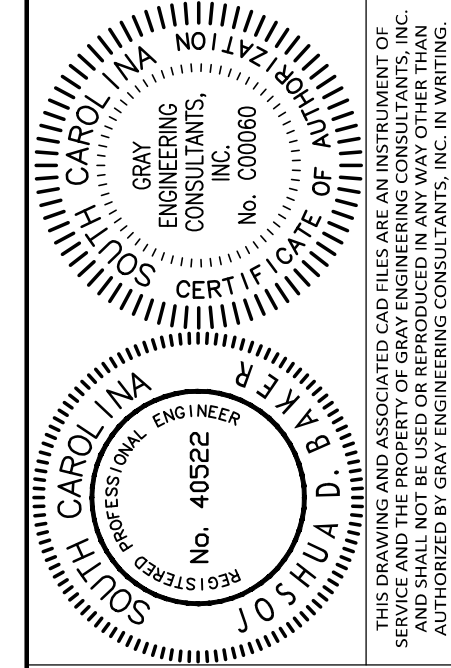


- SPECIAL GRAY ENGINEERING NOTES:**
- SITE CONTRACTOR SHALL HAVE AN ACCEPTABLE SOIL TESTING FIRM/GEOTECH TEST ALL EARTHWORK COMPACTION. PROOF ROLL ALL AREAS AND SUBMIT REPORTS TO THE OWNER ON A WEEKLY BASIS.
 - SITE CONTRACTOR TO SUBMIT A WEEKLY TIME LOG OF CONSTRUCTION EVENTS INCLUDING DATE STARTED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



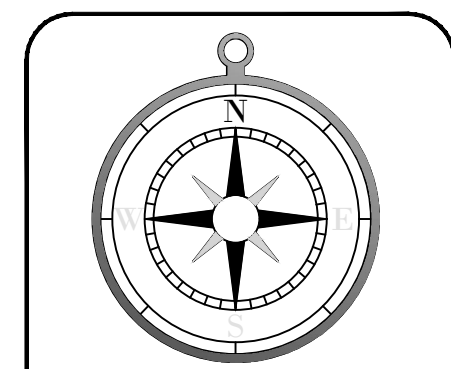
NO.	DATE	BY	REVISION
A			

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



ANDERSON COUNTY
ANDERSON, SC

PRELIMINARY PLAT
RUSTIC RIDGE
 DALRYMPLE ROAD



SCALE: 1" = 60'
 PROJECT MANAGER: JDB
 DRAWN BY: CJR
 PROJECT DATE: 9/13/23
 JOB No.: 2023062
 PLOT DATE: 12/15/23
 SHEET
CV-1

SETBACKS
 FRONT: 20'
 REAR: 20'
 SIDE: 10'
 DALRYMPLE RD: 30'

DENSITY TABLE:

GROSS ACRES:	11.56 ACRES
ZONING:	R-20
COMMON SPACE PROVIDED:	1.56 AC (13.5%)
TOTAL # OF NEW LOTS:	18
ACTUAL SITE DENSITY:	1.56 UNITS/AC

TAX MAP #: 1450011018 & 1450011005
 LAND USE: RESIDENTIAL
 WHISKEY RIDGE LLC
 1014 DRAKES CROSSING
 ANDERSON, SC 29625

TAX MAP #: 1450011013
 LAND USE: RESIDENTIAL
 CHRISTINA M. RODDEN
 1740 HARRIS BRIDGE RD
 ANDERSON, SC 29626

RUSTIC RIDGE
 (PRELIMINARY PLAT)

TYPE OF DEVELOPMENT: SINGLE FAMILY (RESIDENTIAL-SEPTIC)
 TAX MAP #: 1450011018, 1450011013, & 1450011005

NO. OF ACRES:	11.56 ACRES	NEW ROAD:	998 LF
NO. OF LOTS/UNITS:	18 LOTS (SEPTIC)	DATE:	09/19/23

DEVELOPER/APPLICANT	ENGINEER	SURVEYOR
WHISKEY RIDGE LLC DANNY HOLTZMAN 1014 DRAKES CROSSING ANDERSON, SC 29625	GRAY ENGINEERING JOSHUA D. BAKER, P.E. 132 PILGRIM ROAD GREENVILLE, SC 29607 864-297-3027	NU-SOUTH SURVEYING INC EARL ORRIN, P.L.S. 115 E MAULDIN ST ANDERSON, SC 29621 864-224-2754

DESIGN PROFESSIONAL CERTIFICATION

IT IS HEREBY CERTIFIED THAT THIS [PRELIMINARY PLAT] WAS PREPARED USING A SURVEY OF THE PROPERTY PREPARED BY _____ R.L.S. AND DATED _____ AND FURTHER THAT THE PROPOSED [SUBDIVISION/DEVELOPMENT] MEETS ALL REQUIREMENTS OF THE ANDERSON COUNTY UNIFIED DEVELOPMENT STANDARDS ORDINANCE, AS APPLICABLE TO THE PROPERTY.

SIGNED _____
 REGISTERED PROFESSIONAL NO. _____
 ADDRESS _____
 PHONE NUMBER _____
 DATE _____

OWNER'S CERTIFICATION

AS THE OWNER OF THIS LAND, AS SHOWN ON THIS [PRELIMINARY PLAT/SITE PLAN] 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.

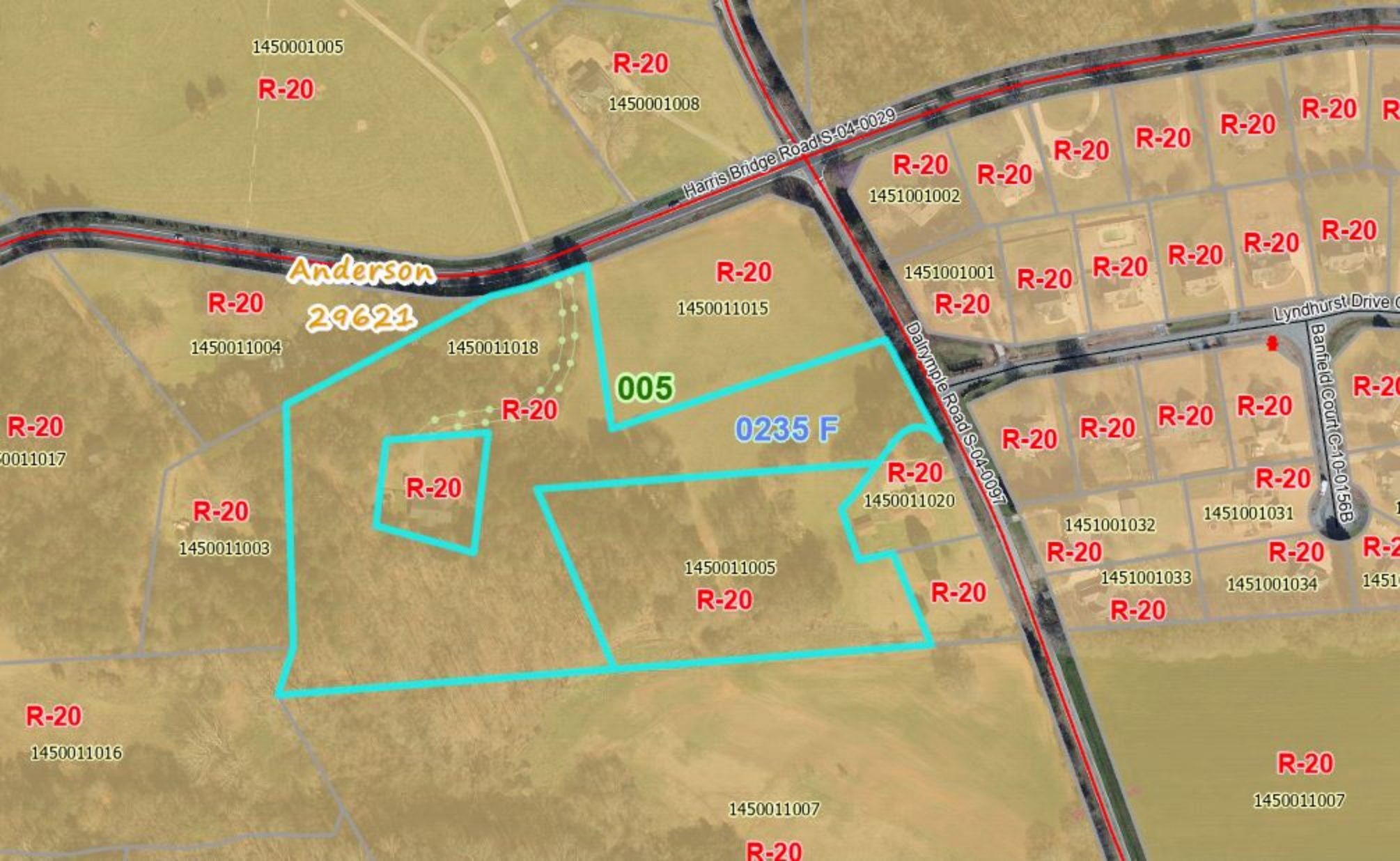
DATE _____ 20____
 OWNER NAME _____
 SIGNED _____

CERTIFICATION 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 _____

THIS APPROVAL DOES NOT CONSTITUTE APPROVAL OF A DEVELOPMENT PERMIT OF FINAL



1450001005

R-20

R-20

1450001008

Harris Bridge Road S-04-0029

R-20

R-20

R-20

R-20

R-20

R-20

R-20

1451001002

Anderson

29621

R-20

1450011004

R-20

1450011015

1451001001

R-20

R-20

R-20

R-20

R-20

R-20

R-20

R-20

Lyndhurst Drive

005

0235 F

R-20

1450011018

R-20

R-20

1450011020

R-20

R-20

R-20

R-20

R-20

R-20

Banfield Court G-10-0156B

1451001032

1451001031

R-20

1451001033

1451001034

R-20

R-20

R-20

1450011003

1450011005

R-20

R-20

R-20

1450011016

1450011007

R-20

R-20

1450011007

Anderson County Planning Commission

January 9, 2024

6:00 PM

Staff Report – Preliminary Subdivision

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

Preliminary Subdivision Name:	Richland Creek
Intended Development:	Single Family
Applicant:	Joseph Cann dba Horizon Land & Timber, LLC
Surveyor/Engineer:	Bauknight
Location/Access:	Williams Rd. (County)
County Council District:	5
Surrounding Land Use:	Residential, Industrial
Zoning:	Un-zoned
Tax Map Number:	99-00-03-007
Number of Acres:	+/- 18.39 acres
Number of Lots:	16 (Road Frontage)
Variance:	No

Traffic Impact Analysis:

Williams Rd. is classified as a minor urban local with 500 maximum average vehicle trips per day.

Roads & Bridges:

- The edge of pavement radius at the intersection of Williams Road and Travis Road next to lot #1 be increased to 30' minimum.
- The existing intersection sight distance at Williams Road and Travis Road looking to the east is only 250' you will need to improve the sight distance to a minimum of 390'.
- The Developer will need to obtain encroachment permits from Anderson County Roads & Bridges for the work above. The work shall be completed and accepted by Anderson County Roads & Bridges before the final plat can be approved.

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: 1-9-23

Application Received By: TS

Date: 11-15-23

DS Number: 24-01

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.

RECEIVED
11-15-23

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Proposed Subdivision Name: Richland Creek

1. Name of Applicant: Joseph Cann dba Horizon Land & Timber, LLC

Address of Applicant: 1105 Ella Street Anderson SC, 29621

Telephone Number(s): (864) 314-2752

Email: jody@landmansc.com

2. Property Owner(s): Horizon Land & Timber, LLC

Address: 1105 Ella Street Anderson SC, 29621

Telephone Number(s): (864) 314-2752

Email: jody@landmansc.com

3. Engineer/Surveyor(s): Bauknight

Email: wslate@gmail.com

Project Information

4. Project Location: Travis rd, Anderson, SC

Parcel Number/TMS: 990003007

County Council District: 5

School District: 3

Total Acreage: 18.39

Number of Lots: 16

Intended Development: Residential lots

Current Zoning: NA

Surrounding Land Uses: Residential

5. Have any changes been made since this plat was last before the Planning Commission?
If so, please describe.

NA

6. Is there a request for a variance? _____ 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)

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- the ability of existing or planned infrastructure and transportation systems to serve the proposed development.

Subdivision Plat Application Check List

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

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- (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.
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- (10) Location of existing water courses, culverts, railroads, roads, bridges, dams, and other similar structures or features.
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- (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.

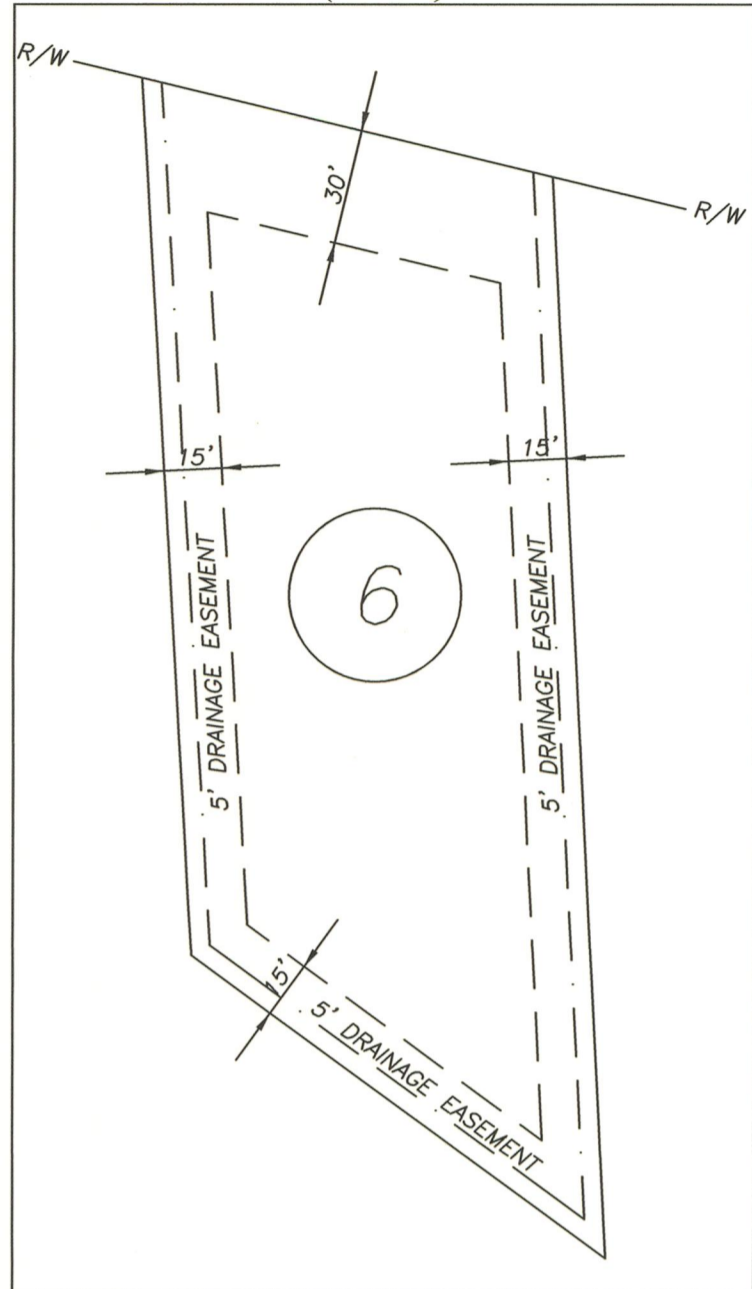
Signature of Applicant Joseph Lee

Date 11/15/23

Signature of Owner Joseph Lee

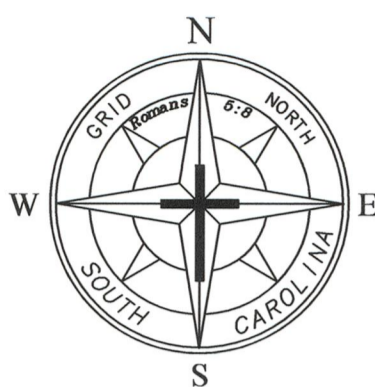
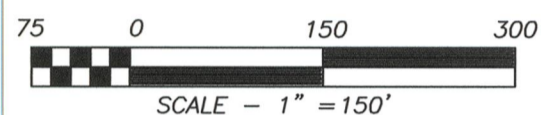
Date 11/15/23

PRIMARY BUILDING SETBACKS (TYPICAL)
(1" = 50')



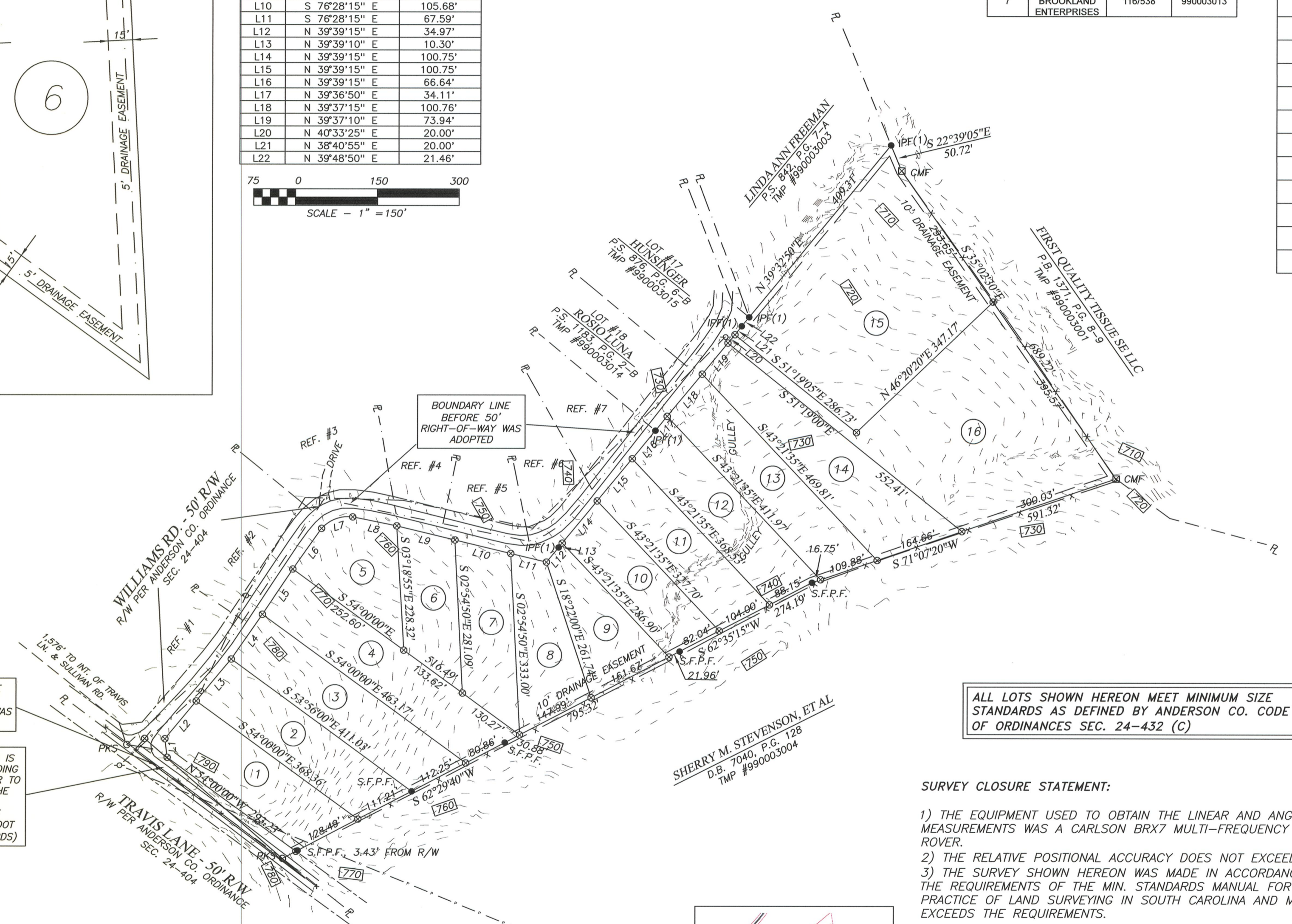
** CALLS ALONG R/W OF WILLIAMS RD. **

Course	Bearing	Distance
L1	N 07°12'45" W	34.24'
L2	N 39°34'35" E	115.22'
L3	N 39°59'35" E	100.24'
L4	N 34°47'50" E	100.02'
L5	N 34°00'50" E	100.06'
L6	N 35°13'40" E	91.48'
L7	R= 65.40' Tan: 34.54' A: 63.55' Chd: N 69°45'45" E	61.08' CA: 55°40'40"
L8	S 78°34'00" E	82.72'
L9	S 76°28'15" E	110.07'
L10	S 76°28'15" E	105.68'
L11	S 76°28'15" E	67.59'
L12	N 39°39'15" E	34.97'
L13	N 39°39'10" E	10.30'
L14	N 39°39'15" E	100.75'
L15	N 39°39'15" E	100.75'
L16	N 39°39'15" E	66.64'
L17	N 39°36'50" E	34.11'
L18	N 39°37'15" E	100.76'
L19	N 39°37'10" E	73.94'
L20	N 40°33'25" E	20.00'
L21	N 38°40'55" E	20.00'
L22	N 39°48'50" E	21.46'



REF. #	OWNER	P.B./P.G.	TMP #
1	HATTIE PEARL HALL	79/899	990003005
2	TEWANDA WALKER & KEISHA QUILLEN	98/852	990003023
3	JAMES T. MOORE	S 1008/2A	990003016
4	MICHAEL J. BELL	S 979/9B	990003009
5	LAND CALL TWO LLC	S 932/8B	990003012
6	JACKIE & ETTA LOLLIS	S 1187/5B	990003017
7	THAD POPE dba BROOKLAND ENTERPRISES	116/538	990003013

LOT NO.	ACERAGE
1	0.899
2	0.895
3	1.004
4	1.124
5	0.666
6	0.612
7	0.714
8	0.687
9	0.628
10	0.705
11	0.799
12	0.893
13	1.012
14	1.277
15	2.793
16	2.558
TOTAL	17.266

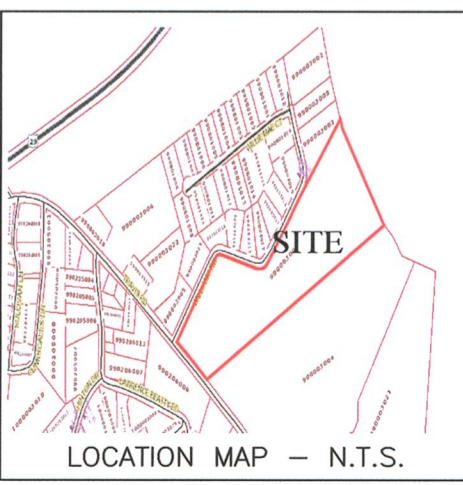


ALL LOTS SHOWN HEREON MEET MINIMUM SIZE STANDARDS AS DEFINED BY ANDERSON CO. CODE OF ORDINANCES SEC. 24-432 (C)

NOTE: THIS AREA IS SUBJECT TO GRADING ON SITE IN ORDER TO CONFORM TO THE SCDOT ISD REQUIREMENTS (CHAPTER 7, SCDOT A.R.M.S. STANDARDS)

- LEGEND:
- ⊙ = POINT ONLY
 - = IRON PIN SET
 - = IRON PIN FOUND
 - = IRON PIN FOUND
 - IPF = 1/2" REBAR SET
 - IPF = IRON PIN FOUND
 - RFB = REBAR FOUND
 - CTF = CRIMP TOP PIPE FND.
 - OTF = OPEN TOP PIPE FND.
 - CMF = CONCRETE MONUMENT FND.
 - GMF = GRANITE MONUMENT FND.
 - AIF = ANGLE IRON FOUND
 - SPK = RAILROAD SPIKE SET
 - PKS = PK NAIL SET
 - O/S = OFFSET
 - ℙ = PROPERTY LINE
 - ℄ = CENTERLINE
 - P- = OVERHEAD POWERLINE
 - S- = SANITARY SEWER
 - X- = FENCE
 - P.O.B. = POINT OF BEGINNING
 - B.S. = BUILDING SETBACK

- NOTES:
- 1) SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
 - 2) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.



SURVEY CLOSURE STATEMENT:

- 1) THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS WAS A CARLSON BRX7 MULTI-FREQUENCY BASE AND ROVER.
- 2) THE RELATIVE POSITIONAL ACCURACY DOES NOT EXCEED 0.10'.
- 3) THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MIN. STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS.

TOPOGRAPHIC INFORMATION DATA:

THE TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON WAS OBTAINED FROM USGS LIDAR PROJECT (SavannahPeeDee 3 2019) AND IS NOT CERTIFIED AS CORRECT BY THIS SURVEYOR. USERS OF THIS DATA DO SO AT THEIR OWN RISK.

THIS IS A 2' INTERVAL CONTOUR MAP ON THE SOUTH CAROLINA GRID (NAD 83) AND THE NAVD 88 DATUM. NO FIELD RUN TOPOGRAPHY WAS PERFORMED BY THIS FIRM ON THIS PROJECT.

SEAL:

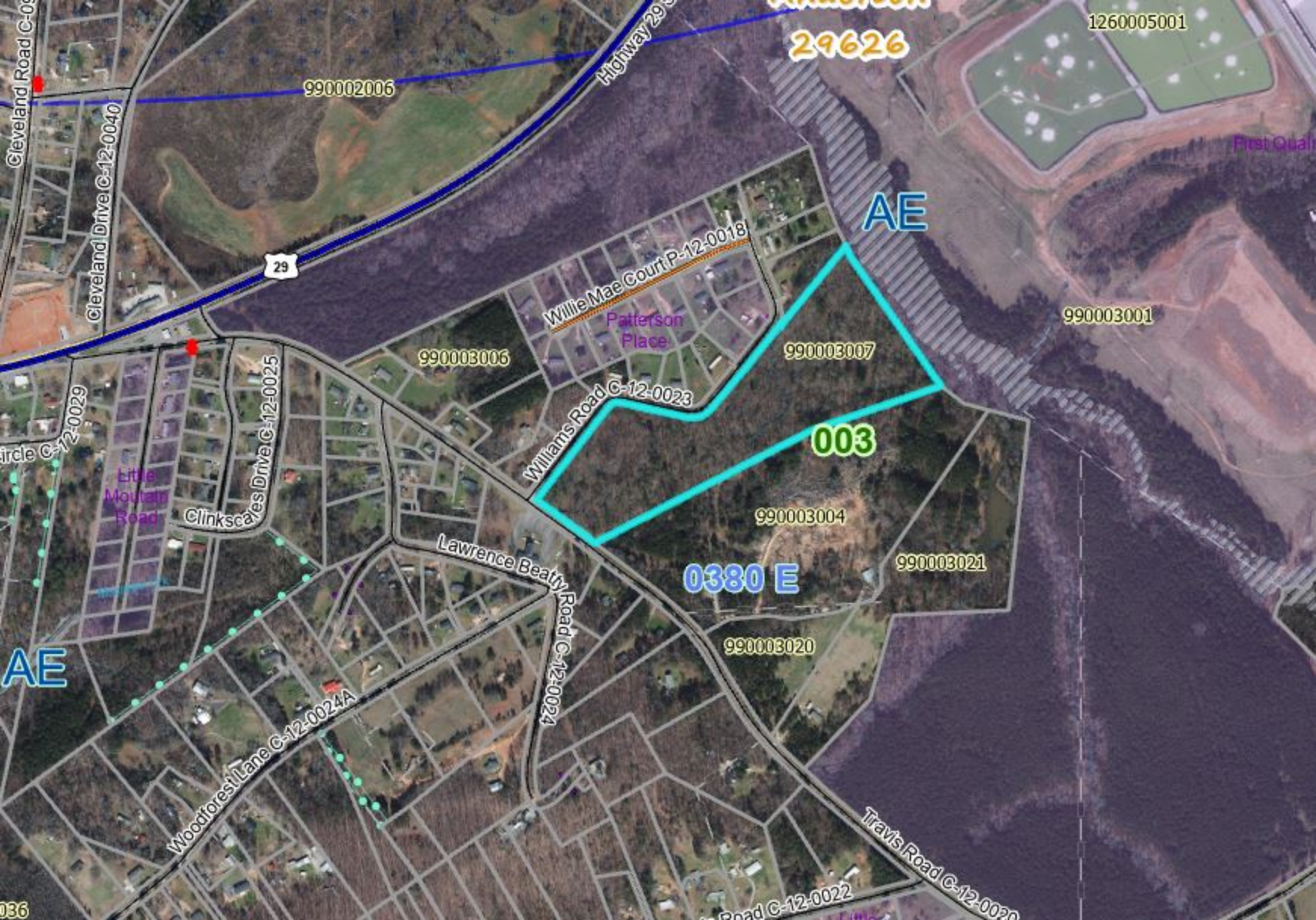
PRELIMINARY SUBDIVISION SURVEY FOR:

JODY CANN

BAUKNIGHT
& ASSOCIATES, INC. LAND SURVEYING
W. SLATE BAUKNIGHT
GA RLS #2534 SC RLS #20471
C.O.A. #LS000602
109 N. Jackson Street Hartwell, GA 30643
706-376-5946 (office) 888-376-5946 (toll free)
www.lakehartwellsurveyors.com

ROMANS 5:8

COUNTY:	ANDERSON
TWP:	VARENNES
SCHOOL DIST.:	NO. 3
STATE:	SOUTH CAROLINA
PLAT DATE:	12/01/2023
FIELD DATE:	06/20/2023
SCALE:	1" = 150'
CRD FILE:	23174
DWG FILE:	23174-SUBD
PARTY CHIEF:	WSB
DRAWN BY:	WCB
PLAT BK/PG:	N/A
DEED BK/PG:	20Q/964
TAX P.I.D.:	990003007



29626

1260005001

990002006

AE

Wille Mae Court P-12-0018
Patterson Place

990003001

990003006

990003007

003

Williams Road C-12-0023

990003004

990003021

0380 E

990003020

AE

Lawrence Beaty Road C-12-0024

Travis Road C-12-0020

Woodforest Lane C-12-0024A

Road C-12-0022

036

Cleveland Road C-0

Cleveland Drive C-12-0040

Highway 29

29

Circle C-12-0029

Glinkscares Drive C-12-0025

Little Mountain Road

Anderson County Planning Commission

January 9, 2024

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

Subdivision Plat Application Check List

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

Application Submittal Requirements and Process

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

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

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

Sec. 24-336. - Preliminary plat.

The preliminary plat shall contain the following information:

- (1) Location of subdivision on a map indicating surrounding areas at an appropriate scale sufficient to locate the subdivision.
- (2) Map of development 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.

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

Steve Greene

Date 5-31-2023

Signature of Owner

Steve Greene

Date 5-31-2023



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



Anderson County Planning Commission

January 9, 2024

6:00 PM

Staff Report – Preliminary Subdivision

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

Preliminary Subdivision Name:	Walnut Grove
Intended Development:	Single Family
Applicant:	Arbor Land Design
Surveyor/Engineer:	Same
Location/Access:	Old Pendleton Rd. (State)
County Council District:	6
Surrounding Land Use:	Residential
Zoning:	Un-zoned
Tax Map Number:	212-00-02-013
Number of Acres:	+/- 41.1 acres
Number of Lots:	56
Variance:	No

Traffic Impact Analysis:

Old Pendleton Rd 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: 1-9-24

Application Received By: ME

Date: 11-30-23

DS Number: 24-03

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Proposed Subdivision Name: Walnut Grove

1. Name of Applicant: Arbor Land Design

Address of Applicant: 49 Greenland Drive, Greenville, SC 29615

Telephone Number(s): 864-230-6232

Email: ama@aldllc.net

2. Property Owner(s): Lusk Marital Trust + Lusk Survivors Trust

Address: 8 Devereaux Court, Simpsonville, SC 29681

Telephone Number(s): 864-505-2252

Email: brad@firstchoice.build

3. Engineer/Surveyor(s): Jim Ammons

Email: jca@aldllc.net

Project Information

4. Project Location: Along Old Pendleton Road across from the intersection of Redwood Drive

Parcel Number/TMS: 2120002013

County Council District: 6

School District: 1

Total Acreage: 41.1

Number of Lots: 56

Intended Development: Single Family Detached

Current Zoning: Unzoned

Surrounding Land Uses: Residential/Vacant

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

If so, please describe.

6. Is there a request for a variance? NA 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.

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Signature of Applicant Justin Allen

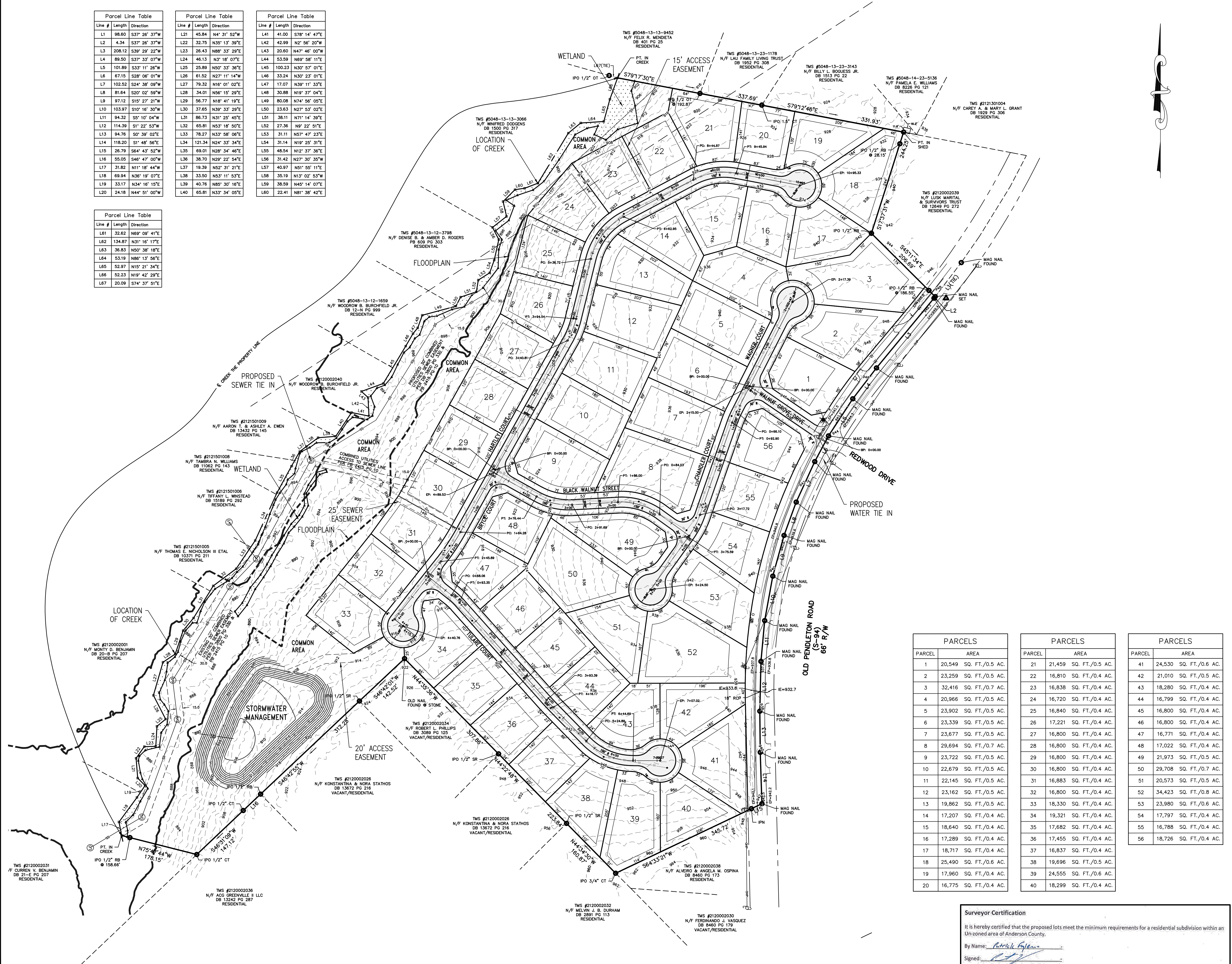
Date 11/28/23

Signature of Owner AS JS

Date 11/28/23

Line #	Length	Direction
L1	98.60	S37° 26' 37"W
L2	4.34	S37° 26' 37"W
L3	208.12	S39° 29' 22"W
L4	89.50	S37° 33' 07"W
L5	101.89	S33° 11' 26"W
L6	67.15	S28° 06' 01"W
L7	102.52	S24° 38' 09"W
L8	81.64	S20° 02' 59"W
L9	97.12	S15° 27' 21"W
L10	103.97	S10° 16' 30"W
L11	94.32	S5° 10' 04"W
L12	114.39	S1° 22' 53"W
L13	94.76	S0° 39' 02"E
L14	118.20	S1° 48' 56"E
L15	26.79	S64° 43' 52"W
L16	55.05	S46° 47' 00"W
L17	31.82	N11° 18' 44"W
L18	69.94	N36° 19' 07"E
L19	33.17	N34° 16' 15"E
L20	24.18	N44° 51' 00"W

Line #	Length	Direction
L61	32.62	N69° 09' 41"E
L62	134.87	N31° 16' 17"E
L63	36.83	N50° 38' 18"E
L64	53.19	N86° 13' 56"E
L65	52.97	N15° 21' 34"E
L66	52.23	N19° 42' 29"E
L67	20.09	S74° 37' 51"E



PARCELS	PARCELS	PARCELS			
PARCEL	AREA	PARCEL	AREA	PARCEL	AREA
1	20,549 SQ. FT./0.5 AC.	21	21,459 SQ. FT./0.5 AC.	41	24,530 SQ. FT./0.6 AC.
2	23,259 SQ. FT./0.5 AC.	22	16,810 SQ. FT./0.4 AC.	42	21,010 SQ. FT./0.5 AC.
3	32,416 SQ. FT./0.7 AC.	23	16,838 SQ. FT./0.4 AC.	43	18,280 SQ. FT./0.4 AC.
4	20,966 SQ. FT./0.5 AC.	24	16,720 SQ. FT./0.4 AC.	44	16,799 SQ. FT./0.4 AC.
5	23,902 SQ. FT./0.5 AC.	25	16,840 SQ. FT./0.4 AC.	45	16,800 SQ. FT./0.4 AC.
6	23,339 SQ. FT./0.5 AC.	26	17,221 SQ. FT./0.4 AC.	46	16,800 SQ. FT./0.4 AC.
7	23,677 SQ. FT./0.5 AC.	27	16,800 SQ. FT./0.4 AC.	47	16,771 SQ. FT./0.4 AC.
8	29,694 SQ. FT./0.7 AC.	28	16,800 SQ. FT./0.4 AC.	48	17,022 SQ. FT./0.4 AC.
9	23,722 SQ. FT./0.5 AC.	29	16,800 SQ. FT./0.4 AC.	49	21,973 SQ. FT./0.5 AC.
10	22,679 SQ. FT./0.5 AC.	30	16,800 SQ. FT./0.4 AC.	50	29,708 SQ. FT./0.7 AC.
11	22,145 SQ. FT./0.5 AC.	31	16,883 SQ. FT./0.4 AC.	51	20,573 SQ. FT./0.5 AC.
12	23,162 SQ. FT./0.5 AC.	32	16,800 SQ. FT./0.4 AC.	52	34,423 SQ. FT./0.8 AC.
13	19,862 SQ. FT./0.5 AC.	33	18,330 SQ. FT./0.4 AC.	53	23,980 SQ. FT./0.6 AC.
14	17,207 SQ. FT./0.4 AC.	34	19,321 SQ. FT./0.4 AC.	54	17,797 SQ. FT./0.4 AC.
15	18,640 SQ. FT./0.4 AC.	35	17,682 SQ. FT./0.4 AC.	55	16,788 SQ. FT./0.4 AC.
16	17,289 SQ. FT./0.4 AC.	36	17,455 SQ. FT./0.4 AC.	56	18,726 SQ. FT./0.4 AC.
17	18,717 SQ. FT./0.4 AC.	37	16,837 SQ. FT./0.4 AC.		
18	25,490 SQ. FT./0.6 AC.	38	19,696 SQ. FT./0.5 AC.		
19	17,960 SQ. FT./0.4 AC.	39	24,555 SQ. FT./0.6 AC.		
20	16,775 SQ. FT./0.4 AC.	40	18,299 SQ. FT./0.4 AC.		

Surveyor Certification
It is hereby certified that the proposed lots meet the minimum requirements for a residential subdivision within an Unzoned area of Anderson County.
By Name: Patrick Egle
Signed: [Signature]
Registration No. 26594
Date: 11/30/23



LOCATION MAP (NOT TO SCALE)

SITE ADDRESS: 1800 OLD PENDLETON ROAD, EASLEY, SC 29642
THE PROPERTY IS NOT LOCATED WITHIN THE CITY LIMITS OF EASLEY.
A PORTION OF THE PROPERTY IS LOCATED IN PICKENS COUNTY.

TOTAL AREA = 41.10 ACs (1,790,157 SF)
TAX MAP NUMBER: 2120002013

- NOTES:**
- THIS SITE IS IN AN UNZONED PORTION OF ANDERSON COUNTY. THE SITE IS CURRENTLY UNDEVELOPED.
 - CURRENT LAND USE FOR THIS SITE IS AGRICULTURAL.
 - ALL ROAD AND DEVELOPMENT NAMES HAVE BEEN APPROVED BY ANDERSON COUNTY E-911.
 - NO EXTERNAL ACCESS TO LOTS WILL BE PROVIDED ALONG EXISTING SCDOT ROADWAYS.
 - ALL LOT DIMENSIONS ARE APPROXIMATE.
 - ALL ROADS SHALL BE 22' WIDE, RIGHT-OF-WAYS ARE 50' (PUBLIC). ALL ROAD RADIUS ARE MINIMUM 150'. CUL-DE-SAC EDGE OF PAVEMENT RADIUS IS 35'. INTERSECTION CURB RADIUS IS 30'.
 - SETBACKS: FRONT: 30' SIDE: 15'(INCLUDES CORNER LOTS) REAR: 15'
 - POTABLE WATER BY POWERSVILLE WATER.
 - ELECTRICAL POWER BY DUKE BLUE RIDGE ELECTRIC.
 - SANITARY SEWER COLLECTION BY EASLEY COMBINED UTILITIES.
 - TELEPHONE TO BE PROVIDED BY AT&T.
 - CABLE TELEVISION TO BE PROVIDED BY CHARTER COMMUNICATIONS.
 - STORMWATER MANAGEMENT AND SEDIMENT REDUCTION PLAN WILL BE PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY. PERMANENT STORMWATER WATER MANAGEMENT FACILITIES TO BE OWNED AND MAINTAINED BY THE WALNUT GROVE HOMEOWNER ASSOCIATION IN ACCORDANCE WITH LAWS AND RULES, APPLICABLE.
 - FINAL PLAT WILL INDICATE FINAL DRAINAGE AND UTILITY EASEMENTS.
 - TEMPORARY AND PERMANENT STORMWATER AND EROSION CONTROL MEASURES TO BE APPROVED BY COUNTY ENGINEER.
 - BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN BY ARBOR LAND DESIGN ON 10/20/23 TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR FIRST CHOICE CUSTOM HOMES".
 - WETLAND DETERMINATION/SURVEY PROVIDED BY BLUELINE ENVIRONMENTAL CONSULTANTS LLC. AN UN-NAMED TRIBUTARY OF BIG BRUSHY CREEK EXISTS ALONG THE WESTERMOST BOUNDARY OF THE SITE AND WILL NOT BE ALTERED BY THE DEVELOPMENT OF THE PROPERTY.
 - FLOODPLAIN DOES EXIST ON A PORTION OF THE SITE PER FEMA FIRM PANEL 45007C0042E EFFECTIVE 9/29/2011.
 - ALL COMMON AREA WILL BE OWNED AND MAINTAINED BY THE WALNUT GROVE HOMEOWNER ASSOCIATION. COMMON AREA IS DEFINED AS ALL AREA WITHIN THE DEVELOPMENT THAT DOES NOT FALL WITHIN LOTS OR PUBLIC ROAD RIGHT OF WAY.
 - ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE IN ACCORDANCE WITH SCDOT ENCROACHMENT PERMITS. A TRAFFIC IMPACT ANALYSIS IS BEING COMPLETED FOR THIS SITE AND THE DEVELOPMENT WILL ADHERE TO THE RECOMMENDATIONS OF THE STUDY.
 - SIGHT EASEMENT AT ENTRANCE AS DETERMINED BY ANDERSON COUNTY AND SCDOT. VEGETATION TO BE REMOVED AND AREA RE-GRADED TO ALLOW VISIBILITY IN BOTH DIRECTIONS.
 - THERE ARE 2 EXISTING STRUCTURES ON SITE THAT WILL BE REMOVED WITH THE DEVELOPMENT OF THE SITE.
 - DOUBLE FRONTAGE AND CORNER LOTS MAY ONLY BE ABLE TO ACCESS FROM ONE STREET.
 - SEWER CONNECTION WILL BE AT THE SOUTHWESTERN CORNER OF THE PROPERTY VIA A GRAVITY SEWER LINE.
 - OWNER AND DEVELOPER CONTACT INFORMATION:
- OWNER:
LUSK MARITAL TRUST + LUSK SURVIVORS TRUST
8 DEVEREAUX CT SIMPSONVILLE, SC 29681
- DEVELOPER:
FIRST CHOICE CUSTOM HOMES
19 CHARLESTON OAK LANE GREENVILLE, SC 29615

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	11/30/23	SUBMITTED TO ANDERSON COUNTY	AMA

WALNUT GROVE PRELIMINARY PLAT

DEVELOPER: FIRST CHOICE CUSTOM HOMES
19 CHARLESTON OAK LANE
GREENVILLE, SC 29615

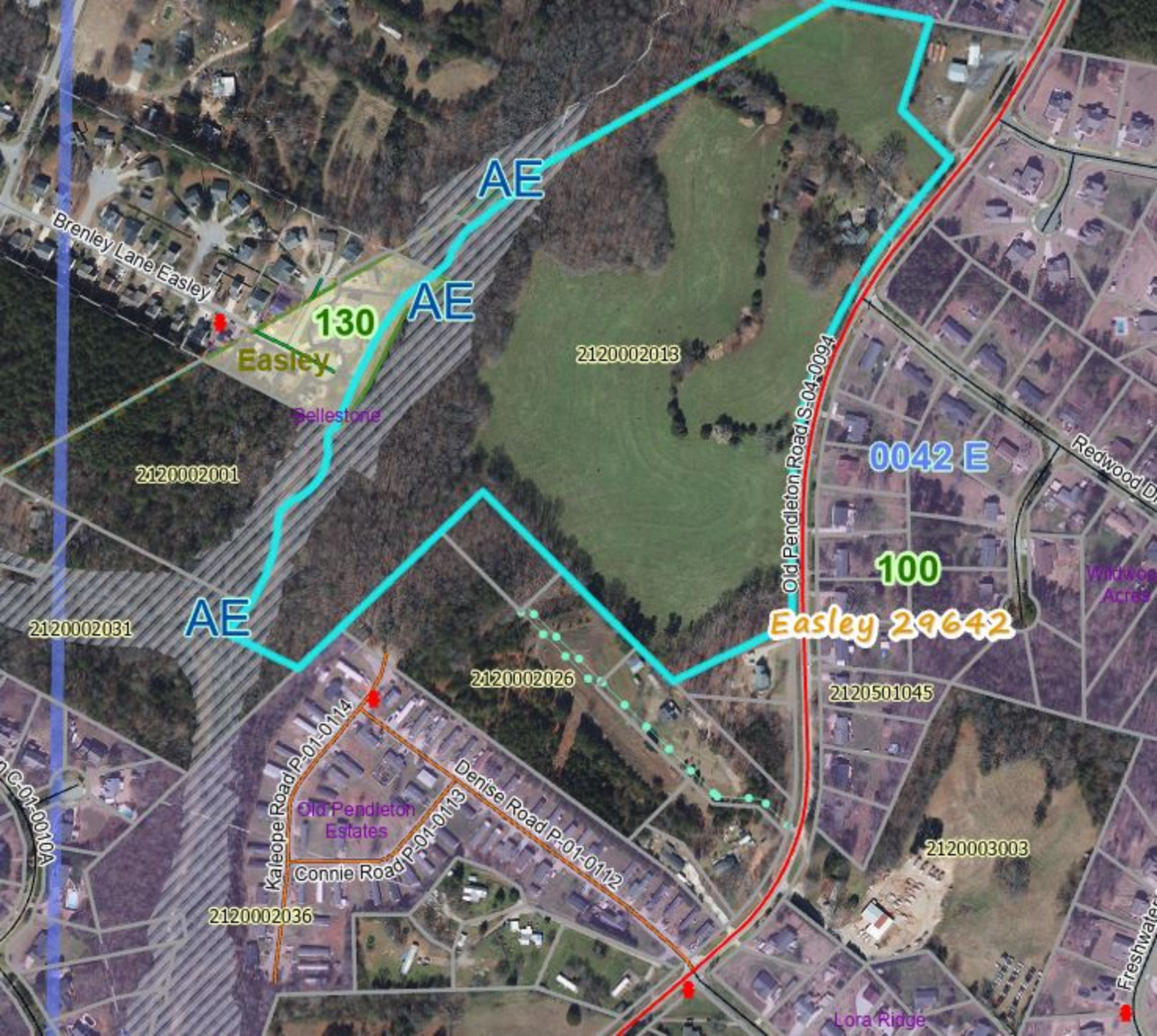
OWNER: LUSK MARITAL TRUST + LUSK SURVIVORS TRUST
ENGINEER: ARBOR LAND DESIGN

NO. OF ACRES: 41.1
MILES OF NEW ROAD: 1.3 (PUBLIC)
NO. OF LOTS: 56

ARBOR LAND DESIGN, LLC
Box 263 Greenville, S.C. 29602
Telephone: (864) 495-4446
Fax: (864) 233-6274
Email: postmaster@aldllc.net
LANDSCAPE ARCHITECTS - CIVIL ENGINEERS - LAND SURVEYORS
RECREATIONAL PLANNERS - LAND PLANNERS

DRAWN	DESIGN	APPROVED	DATE
JDM3	JDM3/AMA	AMA	NOVEMBER 8, 2023

FILE: 23147-PLM SHEET PP-1 SHEET 1 OF 1 JOB NO: 23147



AE

AE

130

Easley

Sellestone

2120002001

2120002013

0042 E

100

Easley 29642

AE

2120002031

2120002026

2120501045

n C-01-0002A

Kaleope Road P-01-0114

Old Pendleton Estates

Connie Road P-01-0113

Denise Road P-01-0112

2120002036

2120003003

Old Pendleton Road S-04-0094

Redwood Dr

Widow's Acres

Lora Ridge

Freshwater

Anderson County Planning Commission

January 9, 2024

6:00 PM

Staff Report – Preliminary Subdivision

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

This development was denied on 12-14-2021 & 11-8-2022.

Preliminary Subdivision Name: The Reserve at Powdersville Walk

Intended Development: Single Family (Conservation)

Applicant: Toll Southeast LP Company Inc.

Surveyor/Engineer: SeamonWhiteside

Location/Access: Powdersville Main (State)

County Council District: 6

Surrounding Land Use: Residential, Institutional

Zoning: Un-zoned

Tax Map Number: 237-00-01-001, -011, -04-003

Number of Acres: +/- 91.84 acres

Number of Lots: 89

Variance: No

Traffic Impact Analysis: 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: 01-09-24

Application Received By: ME

Date: 12-1-2023

DS Number: 24-05

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: Powdersville Walk

1. Name of Applicant: Toll Southeast LP Company Inc

Address of Applicant: 124 Verdae Boulevard, Suite 203, Greenville, SC 29607

Telephone Number(s): 864-357-2772 Email: ddriscoll@tollbrothers.com

2. Property Owner(s): Kay Elrod / David Woodson Revocable Living Trust / Gail Keener

Address: PO Box 51152, Piedmont, SC 29573 / 558 Powdersville Main, Easley, SC 29642 / 1604 Brook Dr, Ft. Mill, SC 29708

Telephone Number(s): 864-357-2772 Email: ddriscoll@tollbrothers.com

3. Engineer/Surveyor(s): SeamonWhiteside Email: ptalbert@seamonwhiteside.com

Project Information

4. Project Location: 564 Powdersville Main, Easley, SC 29642 (Siloam Rd & Powdersville Main)

Parcel Number/TMS: 2370001001, 2130004003, 2370001011 County Council District: 6 School District: 1

Total Acreage: 91.84 Number of Lots: 89 Intended Development: Residential Low Density

Current Zoning: Unzoned Surrounding Land Uses: Unzoned -Residential

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

If so, please describe.

Reduced density from 99 lots to 89 lots.

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.

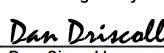
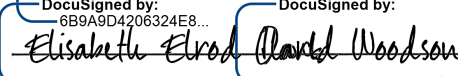
The preliminary plat shall contain the following information:

- (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	 <small>DocuSigned by: 6B9A9D4206324E8...</small>	Date	11-29-2023
Signature of Owner	 <small>DocuSigned by: BD3E83EDC27240...</small>	Date	11-30-2023



MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES

DATE: December 7, 2023

TO: Allen Reid, PE
Impact Designs, Inc.

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: Reserve at Powdersville Walk December 2023 Version Traffic Impact Study – This memo has two pages.

This development is planned with 89 single family houses with one access on Powdersville Main across from Siloam Road. The Traffic Impact Study (TIS) was conducted by Impact Designs, Inc. and dated December 5, 2023. The study was conducted per the requirements of Anderson County, and this is the finding of the study and our review:

- The study recommends **restriping the median south of the Siloam intersection to form a northbound left turn lane with the maximum storage that can be obtained.** SCDOT is requiring this, and we concur.
- **The Powdersville Walk approach will be signed to allow right turn only during certain times on school days to address concerns raised at the Planning Commission meeting regarding the previous submission of this development. We recommend that the sign contain this language “Right Turn Only – 7:30-8:00 am – 2:15-2:45 pm – School Days” or similar wording to be approved with the final plat.**

No other roadway improvements are necessary to meet the traffic impact requirements of Anderson County. School traffic was the subject of extensive discussion in previous Planning Commission meetings. The December 2023 TIS included this Information:

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

1.3. Concrete Primary School Operations

The Concrete Primary School is located on the northeast corner of Powdersville Main and Siloam Road. Based on field observations, the queue of vehicles extends beyond the school driveway onto Powdersville Main during both the morning drop-off and afternoon pick-up times. On the day the site was observed, the queue briefly blocked the northbound direction of Powdersville Main during the morning drop-off. During the afternoon pick-up, vehicles were queued as far out of the travel lane as possible on the eastern shoulder of Powdersville Main, south of the school driveway, well in advance of the release of students. Queued cars encroached slightly on the northbound lane but did not block it. Additionally, in the afternoon, vehicles accessing the school from the north were queued beyond the southbound left turn lane into the southbound through travel lane, effectively blocking Powdersville Main in that direction. The queue did not reach the through lane in the southbound direction during the observed morning drop-off; however, it is likely that could occur for short periods of time.

It is our understanding the School District 1 new elementary that will reduce enrollment at Concrete will be in place by the time Reserve at Powdersville Walk is built out in 2027.

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

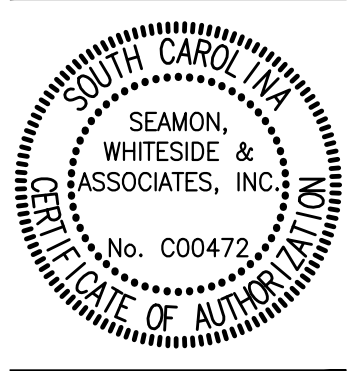
Lacey Croegaert
Clerk to Council

Rusty Burns | County Administrator
rburns@andersoncountysc.org

COPYRIGHT © SEAMON, WHITESIDE & ASSOCIATES, INC. 501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | 508 RHETT STREET, SUITE 101 | GREENVILLE, SC 29601



MOUNT PLEASANT, SC 843.884.1667
GREENVILLE, SC 864.298.0534
SUMMERVILLE, SC 864.272.0710
SPARTANBURG, SC 864.272.1272
CHARLOTTE, NC 980.312.5450
WWW.SEAMONWHITESIDE.COM



THE RESERVE AT
POWERSVILLE WALK
SINGLE FAMILY CONSERVATION SUBDIVISION
TOLL BROTHERS
ANDERSON COUNTY, SOUTH CAROLINA

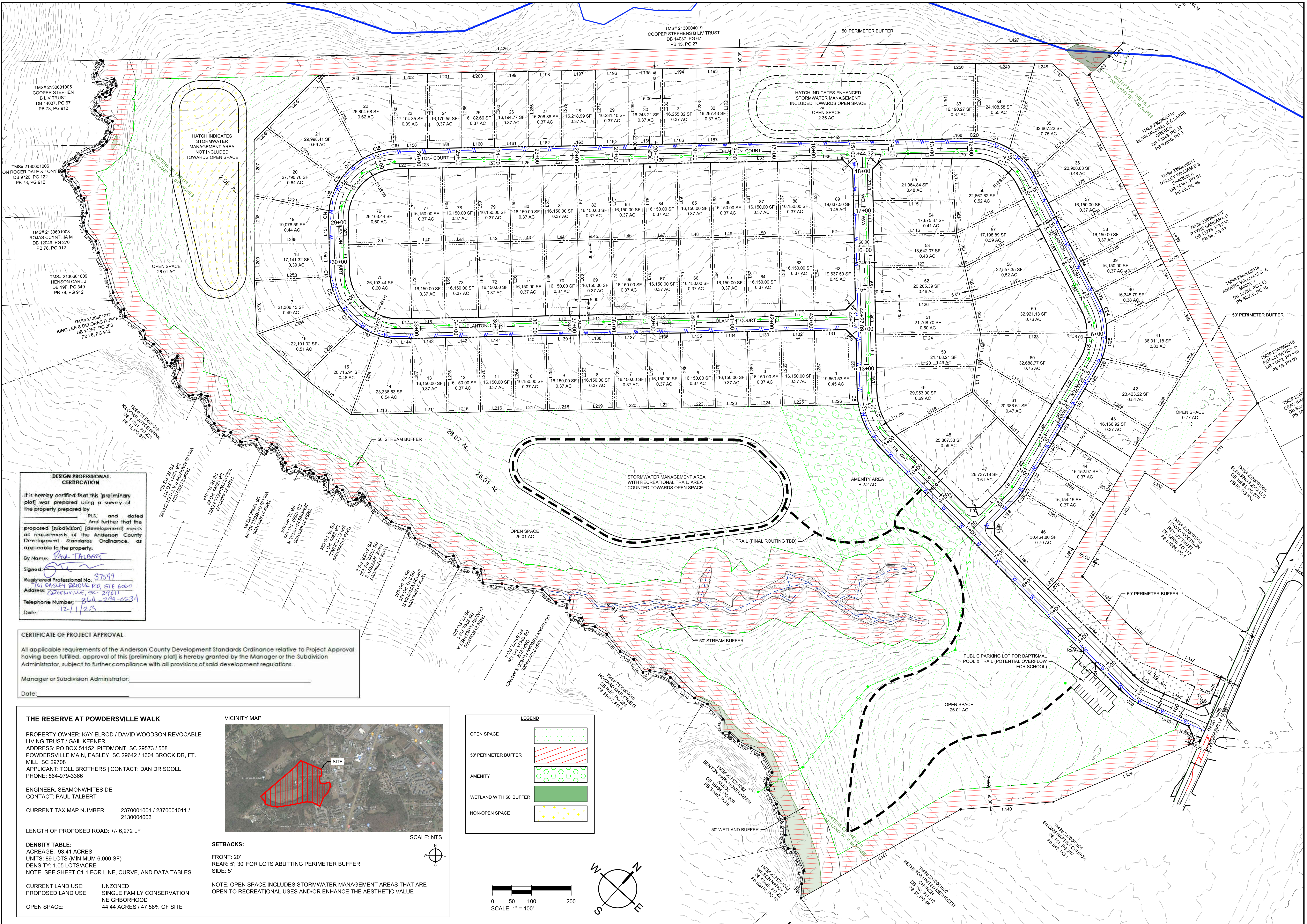
SW+ PROJECT: GR3854
DATE: 12/04/23
DRAWN BY: DB
CHECKED BY: PT

REVISION HISTORY

NO.	DATE	DESCRIPTION

PRELIMINARY PLAT

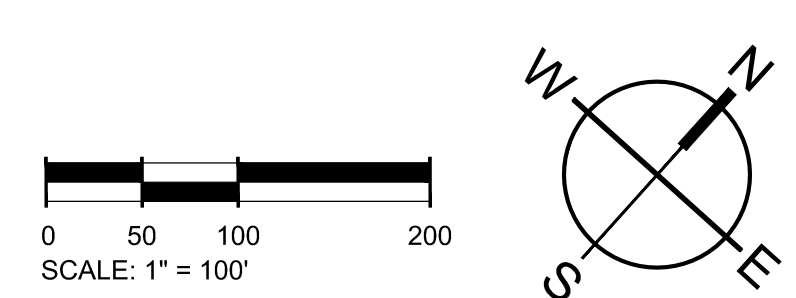
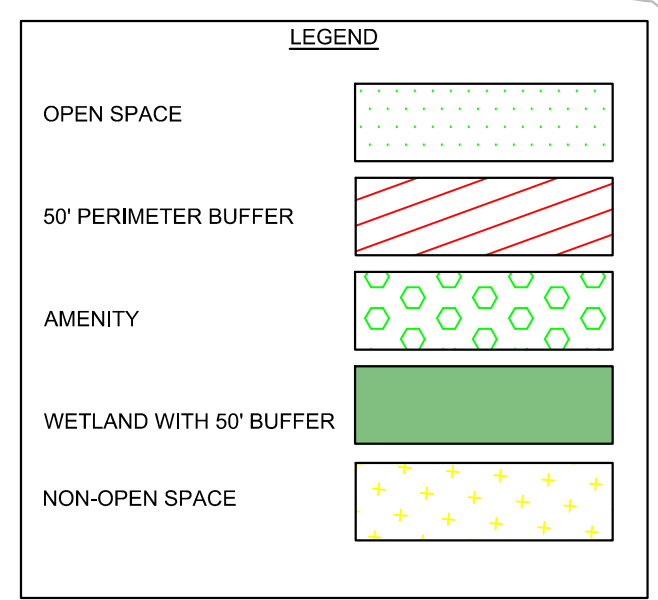
PP1.0



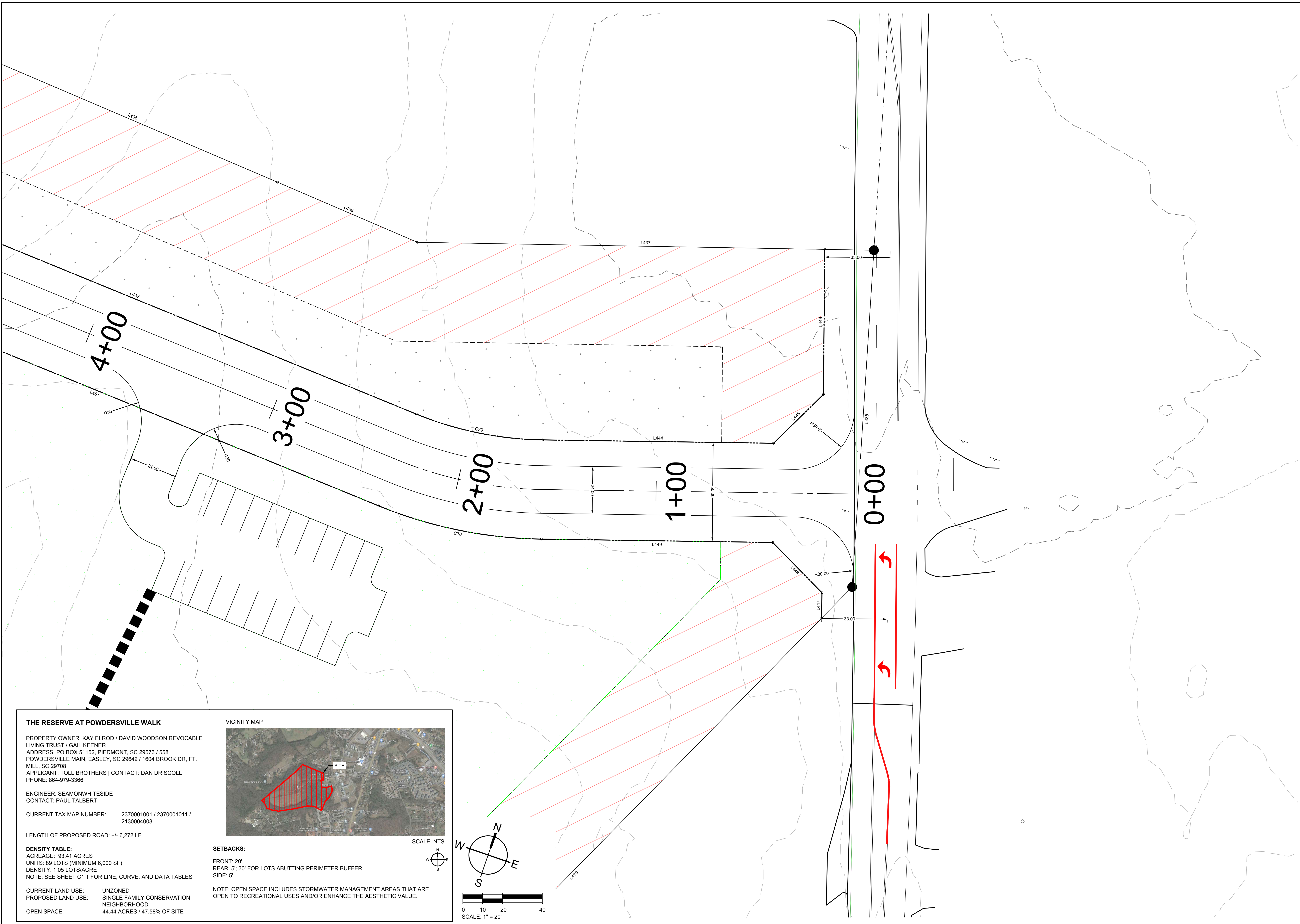
DESIGN PROFESSIONAL CERTIFICATION
It is hereby certified that this [preliminary plat] was prepared using a survey of the property prepared by [Name], P.L.S., and dated [Date]. And further that the proposed [subdivision] [development] meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property.
By Name: Paul Talbert
Signed: [Signature]
Registered Professional No. 37599
Address: 701 EASLEY DRIVE RD, STE 600 GREENVILLE, SC 29611
Telephone Number: 864 248 0534
Date: 12/1/23

CERTIFICATE OF PROJECT APPROVAL
All applicable requirements of the Anderson County Development Standards Ordinance relative to Project Approval having been fulfilled, approval of this [preliminary plat] is hereby granted by the Manager or the Subdivision Administrator, subject to further compliance with all provisions of said development regulations.
Manager or Subdivision Administrator: _____
Date: _____

THE RESERVE AT POWERSVILLE WALK
PROPERTY OWNER: KAY ELROD / DAVID WOODSON REVOCABLE LIVING TRUST / GAIL KEENER
ADDRESS: PO BOX 51152, PIEDMONT, SC 29573 / 558 POWERSVILLE MAIN, EASLEY, SC 29642 / 1604 BROOK DR, FT. MILL, SC 29708
APPLICANT: TOLL BROTHERS | CONTACT: DAN DRISCOLL
PHONE: 864-979-3366
ENGINEER: SEAMONWHITESIDE
CONTACT: PAUL TALBERT
CURRENT TAX MAP NUMBER: 2370001001 / 2370001011 / 2130004003
LENGTH OF PROPOSED ROAD: +/- 6,272 LF
DENSITY TABLE:
ACREAGE: 93.41 ACRES
UNITS: 89 LOTS (MINIMUM 6,000 SF)
DENSITY: 1.05 LOTS/ACRE
NOTE: SEE SHEET C-1 FOR LINE, CURVE, AND DATA TABLES
SETBACKS:
FRONT: 20'
REAR: 5', 30' FOR LOTS ABUTTING PERIMETER BUFFER
SIDE: 5'
NOTE: OPEN SPACE INCLUDES STORMWATER MANAGEMENT AREAS THAT ARE OPEN TO RECREATIONAL USES AND/OR ENHANCE THE AESTHETIC VALUE.
CURRENT LAND USE: UNZONED
PROPOSED LAND USE: SINGLE FAMILY CONSERVATION NEIGHBORHOOD
OPEN SPACE: 44.44 ACRES / 47.58% OF SITE



501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | 508 RHETT STREET, SUITE 101 | GREENVILLE, SC 29601
 THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION
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THE RESERVE AT POWDERSVILLE WALK

PROPERTY OWNER: KAY ELROD / DAVID WOODSON REVOCABLE LIVING TRUST / GAIL KEENER
 ADDRESS: PO BOX 51152, PIEDMONT, SC 29573 / 558 POWDERSVILLE MAIN, EASLEY, SC 29642 / 1604 BROOK DR, FT. MILL, SC 29708
 APPLICANT: TOLL BROTHERS | CONTACT: DAN DRISCOLL
 PHONE: 864-979-3366

ENGINEER: SEAMONWHITESIDE
 CONTACT: PAUL TALBERT

CURRENT TAX MAP NUMBER: 2370001001 / 2370001011 / 2130004003

LENGTH OF PROPOSED ROAD: +/- 6.272 LF

DENSITY TABLE:
 ACREAGE: 93.41 ACRES
 UNITS: 89 LOTS (MINIMUM 6,000 SF)
 DENSITY: 1.05 LOTS/ACRE
 NOTE: SEE SHEET C1.1 FOR LINE, CURVE, AND DATA TABLES

SETBACKS:
 FRONT: 20'
 REAR: 5', 30' FOR LOTS ABUTTING PERIMETER BUFFER
 SIDE: 5'

NOTE: OPEN SPACE INCLUDES STORMWATER MANAGEMENT AREAS THAT ARE OPEN TO RECREATIONAL USES AND/OR ENHANCE THE AESTHETIC VALUE.

CURRENT LAND USE: UNZONED
 PROPOSED LAND USE: SINGLE FAMILY CONSERVATION NEIGHBORHOOD
 OPEN SPACE: 44.44 ACRES / 47.58% OF SITE

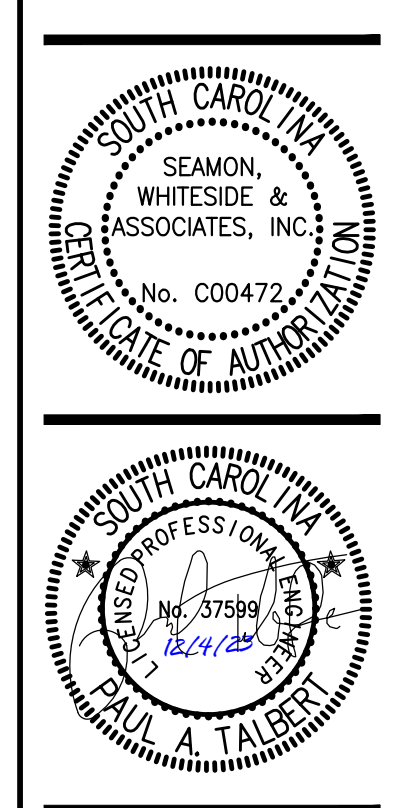
VICINITY MAP

 SCALE: NTS

SCALE: 1" = 20'

SW
SEAMONWHITESIDE

MOUNT PLEASANT, SC 843.884.1667
 GREENVILLE, SC 864.298.0534
 SUMMERVILLE, SC 843.972.0710
 SPARTANBURG, SC 864.272.1272
 CHARLOTTE, NC 980.312.5450
 WWW.SEAMONWHITESIDE.COM



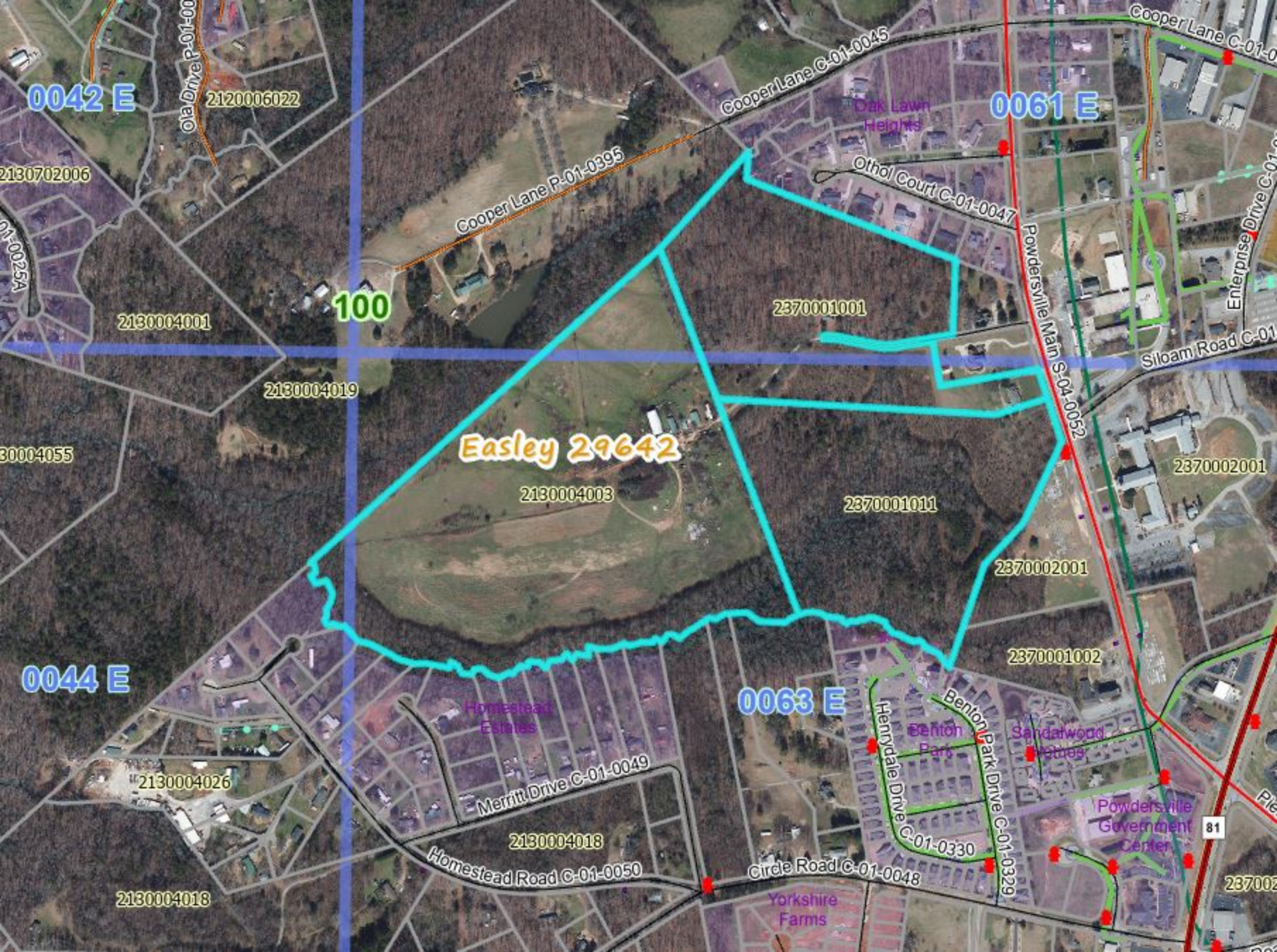
**THE RESERVE AT
 POWDERSVILLE WALK**
 SINGLE FAMILY CONSERVATION SUBDIVISION
 TOLL BROTHERS
 ANDERSON COUNTY, SOUTH CAROLINA

SW+ PROJECT: GR3854
 DATE: 12/04/23
 DRAWN BY: DB
 CHECKED BY: PT

REVISION HISTORY

NO.	DESCRIPTION

SCDOT
TURN LANE
EXHIBIT



0042 E

0061 E

100

Easley 29642

0044 E

0063 E

01-0025A

81

2130702006

2120006022

2130004001

2130004019

2130004055

2130004026

2130004018

2130004003

2370001001

2370001011

2370002001

2370001002

2370002001

2370002001

Cooper Lane P-01-0395

Cooper Lane C-01-0045

Otha Court C-01-0047

Powersville Main S-04-0052

Siloam Road C-01-0049

Enterprise Drive C-01-0048

Merritt Drive C-01-0049

Homestead Road C-01-0050

Circle Road C-01-0048

Henrydale Drive C-01-0330

Benton Park Drive C-01-0329

Oak Lawn Heights

Homestead Estates

Benton Park

Sandarwood Estates

Powersville Government Center

Yorkshire Farms