

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

July 9, 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
June 13, 2024 (forthcoming)
6. Public Hearings
 - A. Redevelopment of Equinox mill site: 200 Jackson St / TMS 123-11-02-014, -002, -003 **(Council District 2)**
 - B. Development of Multi-Family Apartments: Hwy 153 and Cooper Rd / TMS 237-00-08-011, -088, -005, -012 **(Council District 6)**
 - C. Request to rezone from R-A to R-20: 2335 Hattons Ford Rd, Townville TMS 18-04-07-001 **(Council District 4)**
7. Old Business
 - A. Single-Family Subdivision: Adley Acres, Dunlap Rd and Town Creek Dr / TMS 146-00-10-013 **(Council District 1)**
8. New Business
 - A. Single-Family Subdivision: Flint Creek, Rogers Rd / TMS 218-00-03-010, -011, -012, -013, -014, -015, -016, -001 **(Council District 7)**
 - B. Single-Family Subdivision: Harvest Creek Cottages, Anderson Rd / TMS 236-00-06-011 **(Council District 6)** (On 6-24-2024 at the request of the applicant, this development has been removed from the agenda.)
 - C. Single-Family Subdivision: Oakenshaw Grove, Midway Rd / TMS 195-00-01-010 **(Council District 7)**
 - D. Single-Family Subdivision: Pea Creek, Wild Fox Trail / TMS 202-05-03-002 **(Council District 2)**
 - E. Single-Family Subdivision: Suter Estates, Phase III, Cely Rd / TMS 213-00-07-003 **(Council District 6)**
9. Public Comments, non-agenda items – 3 minutes limit per speaker
10. Other Business
11. Adjournment

Anderson County Planning Commission Meeting

July 9, 2024

6:00 PM

Staff Report – Multi-Family Apartments

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

Preliminary Project Name: Equinox Mill
Property Owner of Record: Equinox Mill Affordable LP
Applicant: Britt, Peters & Associates, Inc.
Authorized Representative: Same
Intended Development: Multi-Family Apartments
Location: 200 Jackson St.

Details of Development: This is a redevelopment of the Equinox mill site; this proposal includes four three-story multifamily buildings and a Clubhouse building. There are 48 one bedroom/one bath units, 36 two bedroom/two bath units and 36 three bedroom/two bath units for a total of 120 units. The total building square footage is 151,006 SF. Required parking is 216 spaces and 222 spaces are proposed.

Surrounding Land Use: Residential
Total Site Area: 15.54
County Council District: 2
Zoning: Un-Zoned
Tax Map Number: 123-11-02-014, -002, -003
Existing Access Roads: Jackson (State), Kates, Simmons St. (County)
Variance: No

Traffic Impact Analysis:

Jackson St. is classified as a major collector road with no maximum average trips per day. Kates St. is classified as a minor local road with a maximum of 500 average trips per day. Simmons St. is classified as a major local road with a maximum of 1600 average trips per day.

Traffic impact study will be required and must be approved by SCDOT and Roads & Bridges after school is in session before the applicant may obtain an encroachment permit

from SCDOT for encroachment along Jackson St. and Roads & Bridges for Kates and Simmons St. prior to commencing with construction.

If approved by the Planning Commission, the preliminary approval is for the layout only. Prior to moving forward with any form of design specifications, the applicant must obtain approval from Anderson County Administration in terms of all contractual agreements and approval of tax credits. This approval in no way grants the applicant permission to proceed further with said development until such time that all contractual agreement matters have been resolved satisfactory and approved by Anderson County Administration.

Staff Recommendation: Sec. 38-311.

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

(Ord. No. 03-007, § 1, 4-15-03)



Development Standards Land Use Review Application

Thank you for your interest in Anderson County, South Carolina. This packet includes the necessary documents for Land Use Reviews to be heard by the Anderson County Planning Commission.

APPLICATION FOR: **Land Use Review**

Project Name: Equinox Mill

Note to Applicant: All applications must be typed or legibly printed and all entries must be completed on all the required application forms and submitted by 3:00pm. Incomplete applications or applications submitted after the posted deadlines will be delayed due to advertisement submittal date.

Name of Applicant Britt, Peters & Associates, Inc - John Connelly

Mailing Address PO Box 336, Greenville, SC 29602

Telephone 864-423-2748

E-mail jconnelly@brittpeters.com

Applicant is the: Owner's Agent

Property Owner

Property Owner(s) of Record Equinox Mill Affordable LP

Mailing Address 507 N Main St, Fountain Inn, SC 29644

Telephone 864-630-8505

E-mail mark@mpetersgroup.com

Authorized Representative Britt, Peters & Associates, Inc. - John Connelly

Mailing Address PO Box 336, Greenville, SC 29602

Telephone 864-423-2748

E-mail jconnelly@brittpeters.com

Address/Location of Property 200 Jackson St

Existing Land Use vacant - previously Equinox Mill

Proposed Land Use Multifamily Residential

Tax Map Number(s) 1231102014, 1231102028, 1231102028 B-1 and B-3

Total Size of Project (acres) 15.54

REQUEST FOR VARIANCE (IF APPLICABLE):

Is there a variance request?

Yes

No

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

SCDOT/ Roads & Bridges must be contacted for this development prior to Planning Commission review, please attach conformation letters. A traffic impact study shall be required along the County road-network when a development will generate 100 or more trips per hour during the peak hour of the adjacent street, see section 24 - 115 Intensity Standards in the Anderson County Code of Ordinances. This traffic study must be submitted with the application.

RESTRICTIVE COVENANT STATEMENT

Pursuant to South Carolina Code of Laws 6-29-1145:

I (we) certify as property owner(s) or as authorized representative for this request that the referenced property:

- IS** subject to recorded restrictive covenants and that the applicable request(s) is permitted, or not otherwise in violation, of the same recorded restrictive covenants.
- IS** subject to recorded restrictive covenants and that the applicable request(s) was not permitted, however a waiver has been granted as provided for in the applicable covenants. *(Applicant must provide an original of the applicable issued waiver)*
- IS NOT** subject to recorded restrictive covenants
-

This application applies to the following uses when proposed in the unincorporated areas of the county:

1. Hazardous Waste and Nuclear Waste Disposal Site Fee **\$750.00**
2. Motorsports facilities and testing track Fee **\$750.00**
3. Mining and Extraction Operation Fee **\$750.00**
4. Gun Clubs, Skeet Ranges, Outdoor Firing Range Fee **\$750.00**
5. Stockyards, Slaughterhouses, Animal Auction House Fee **\$750.00**
6. Certain Public Service Uses Fee **\$750.00**
 - a. Land Fills
 - b. Water and Sewage Treatment facilities
 - c. Electrical Substations
 - d. Prisons
 - e. Recycling Stations
 - f. Transfer Stations
 - g. Schools
 - h. Water and Sewer Lines
7. **Large Scale Projects Fee \$450.00**
 - a. Any project that is capable of generating 100 or more off-road parking spaces, as determined by section 38-210, excluding single-family subdivisions.
 - b. A truck or bus terminal, including service facilities designed principally for such uses.
 - c. Outdoor sports or recreational facilities that encompass one (1) or more acres in parking and facilities.
8. Tattoo Facilities Fee **\$450.00**
9. Mobile Home Parks/Manufactured Home Parks/RV Parks Fee **\$450.00**
10. Sexually Oriented Business Fee **\$750.00**
11. Salvage, junk, and scrap yards Fee **\$750.00**
12. Cell Towers **\$600.00**

APPLICATION PROCESS

- 1) An application is submitted, along with any required filing fee, to the Development Standards Department according to the set deadline schedule, **\$450.00 legal advertisement & posting.** **Site plan revision Fee \$105.00.**
- 2) The Development Standards Department shall review the application for completeness within 5 business days of submission. Incomplete or improper applications will not be accepted at the time of submittal.
- 3) If the application is considered complete and proper then the Development Standards staff will further review the application and may make a written recommendation.
- 4) Legal notice is required to be printed in a newspaper of general circulation in Anderson Independent Mail at least 15 days before public hearings in the legal notice section.
- 5) A public hearing sign is erected on the property at least 15 days before the public hearing. This sign will be erected and removed by staff.
- 6) The Planning Commission reviews the proposed land use request and takes action on the request following the public hearing. The Planning Commission meets the second Tuesday of each month. Meetings are held at 6:00 P.M. in the County Council Chambers, second floor of the Historic Courthouse.
- 7) The Commission shall review and evaluate each application with respect to all applicable standards contained within the Development Standards Ordinance (DSO). At the conclusion of its review, the Planning Commission may approve the proposal as presented, approve it with specified modifications, or disapprove it.
- 8) In consideration of a land use permit, the Planning Commission shall consider factors relevant in balancing the interest in promoting the public health, safety, or general welfare against the right of the individual to the unrestricted use of property and shall consider specific, objective criteria. Due weight or priority shall be given to those factors that are appropriate to the circumstances of each proposal.
- 9) A decision of the Planning Commission may be appealed as provided for in Title 6, Chapter 29 of the South Carolina Code.
- 14) Within 15 days of the Planning Commission taking action on the request, planning staff will send the applicant a Notice of Action.
- 15) Any applicant wishing to withdraw a proposed land use permit prior to final action by the Planning Commission shall file a written request for withdrawal with the Development Standards Department.
- 16) All associated fees are non-refundable. If a case is withdrawn or postponed at the request of the applicant, after the notice has been placed with the newspaper, the applicant is responsible for all associated cost of processing and advertising the application.

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

Completed application form
Letter of intent
Sketch Plan one (1) copy 8 ½" x 11"
Attachment "A"

REQUIRED ITEMS

1) **APPLICATION FORM:**

One (1) copy of the appropriate Application form with all required attachments and additional information must be submitted.

2) **LETTER OF INTENT:**

- a. One (1) copy of a Letter of Intent (must be typed or legibly printed).
- b. The Letter of Intent must give details of the proposed use of the property and should include at least the following information:
 - 1. A statement as to what the property is to be used for;
 - 2. The acreage or size of the tract;
 - 3. The land use requested;
 - 4. The number of lots and number of dwelling units or number of buildings proposed;
 - 5. Building size(s) proposed;
 - 6. If a variance of the regulations is also being requested, a brief explanation must also be included.

3) **SKETCH PLAN (multi-family and non-residential):** Site Plan Information Guide Form

- a. An application for a land use permit for a multi-family project or a non-residential project shall be accompanied by a sketch plan.
- b. A sketch plan must be prepared by a professional engineer, a registered land surveyor or a landscape architect.
- c. The sketch plan shall be drawn to approximate scale on a boundary survey of the tract or on a property map showing the approximate location of the boundaries and dimensions of the tract.
- d. The sketch plan shall show, at a minimum, the following:

| | | |
|--|--|--|
| 1. Proposed name of the development | 2. Acreage of the entire development | 3. Location map |
| 4. Proposed building(s) location(s) | 5. Anticipated property density states as a FAR (Floor Area Ratio) | 6. Setbacks, with front setbacks shown, side and rear may be stated. |
| 7. Proposed parking areas. | 8. Proposed property access locations. | 9. Natural features located on the property. |
| 10. Man-made features both within and adjacent to the property including <ul style="list-style-type: none"> a) Existing streets and names (with ROW shown) b) City and County boundary lines c) Existing buildings to remain. | | |

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

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



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

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

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

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

This project is proposed on the site of the previous Equinox Mill which began operations in 1900. Surrounding the previous mill site is a mill village with three types of distinct mill housing. There was also a fourth type of multi-family housing. These are now individually owned. There is an apartment complex approximately 1,000 feet east of the site.

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

The proposed use will not adversely affect the existing residential housing in the area. Redevelopment of the mill site will provide infrastructure improvements that will benefit the community as well as cleaning up and clearing an abandoned blighted area. This area of Anderson County is unzoned and the City of Anderson limits are on the opposite side of the railroad tracks north of the site.

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

The Equinox Mill redevelopment includes improvements to the water and sanitary sewer mains that are currently in disrepair. The SCDOT is not requiring a TIA since this project is only proposing 120 units. Using the same logic, the size of the project will add to the school system and first responders but would not be excessive.

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

The four buildings and clubhouse proposed for the parcels will meet off-street parking, setbacks, buffers and access requirements in the development ordinance. The site consists of multiple parcels with adequate connection points to existing road infrastructure.

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

The proposed redevelopment of the Equinox Mill property will provide a benefit to the community in the form of much needed housing in a thoughtful layout that respects the existing community surrounding the site. Road safety and access, adequate parking, small scale buildings with 24 and 36 units, a central clubhouse for mail pickup and community events will contribute to the area in a positive manner.



Anderson County, South Carolina
LAND USE REVIEW

SIGNATURE(S) OF APPLICANTS(S):

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

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

John A. Goff
Signature of Applicant

5/31/24
Date

PROPERTY OWNER'S CERTIFICATION

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

Mark Pate
Signature of Owner(s)

5-31-2024
Date

Staff Use Only:
Application Received By: _____
Planning Commission Date: _____
Planning Commission Decision: _____
Fee Paid Yes No Credit Card/Check# _____

Date: _____

Site Plan Revision Fee **\$105.00**

Equinox Mill

Letter of Intent

May 31, 2024

Existing Site:

This project will be located on several parcels that were once the site of the Equinox Mill complex at 200 Jackson Street. The Mill began operations in 1900 as Cox Manufacturing Company and was later sold to Equinox who manufactured cotton duck. The cotton duck was used by the government for the construction of tents. A mill village grew up around the site. Many of the mill village homes survive but the Equinox Mill did not. A smokestack remains but the building itself stands in rubble due to damage from fires, vandalism and neglect. The building foundations remain. Total site acreage is approximately 15.76 Acres. Water, sewer and electric cross the site and are in poor condition. The water tower between Alpha and Beta St on Jackson Street has a large hole in the bottom and is also in poor condition. There is a sidewalk along Jackson Street also in poor condition due to neglect.

Proposed Site:

The redevelopment of the mill site is proposed to include four three-story multifamily buildings and a Clubhouse building. There are 48 one bedroom/one bath units, 36 two bedroom/two bath units and 36 three bedroom/two bath units for a total of 120 units. The total building square footage is 151,006 SF. Required parking is 216 spaces and 222 spaces are proposed. The Clubhouse building and Building A will be located on the south side of Jackson St and the other three buildings will be on the north side of Jackson St. The Clubhouse will also house the central mail room and package drop for the development. A dog park is proposed in the area where the water tower is currently located. Appurtenances include a trash compactor area for drop off of trash and a standalone maintenance shop. There will be abundant green spaces between the buildings for recreation and play. No variances are being requested for this development at this time.

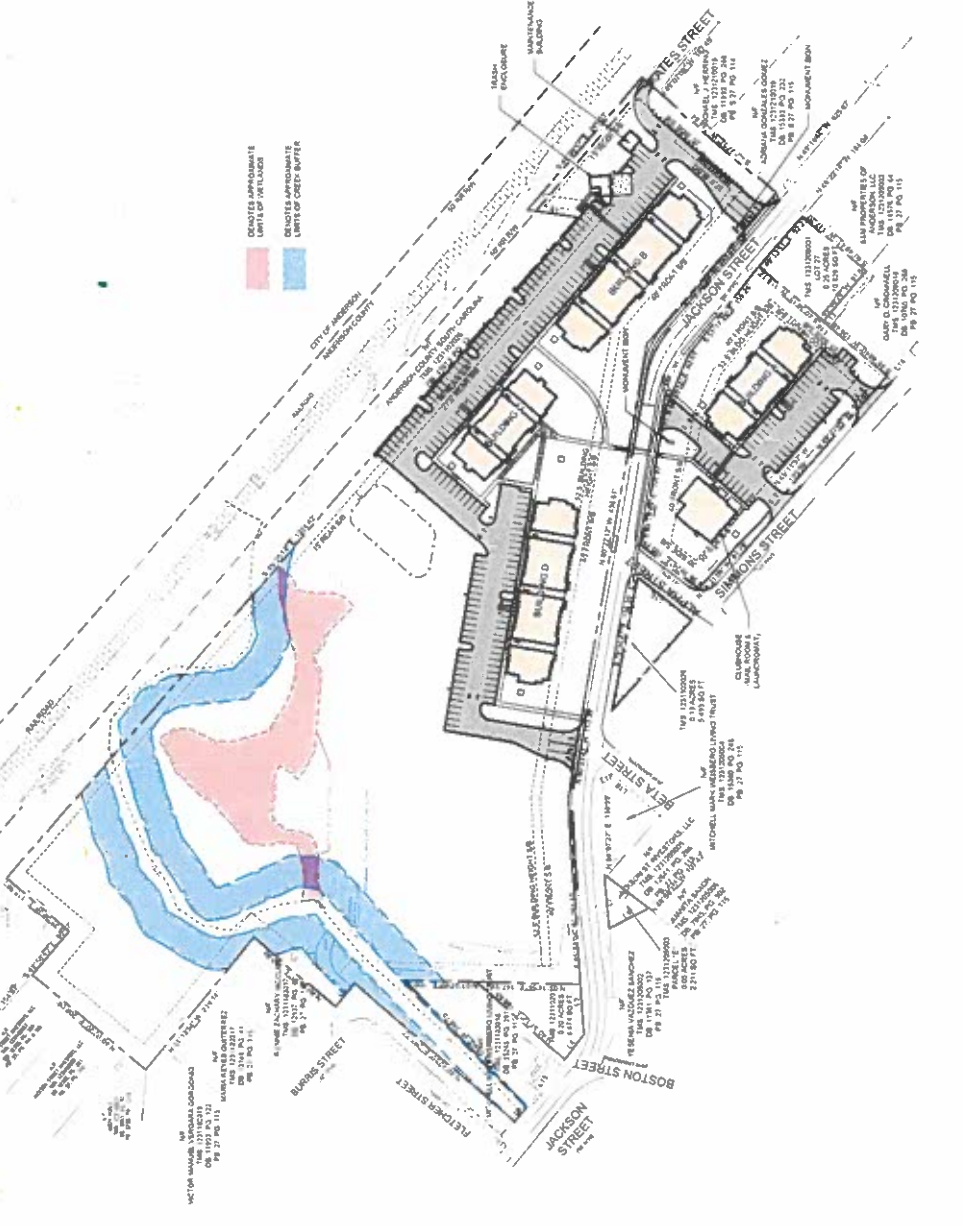
Multiple access points are proposed to the site. For Buildings B, C and D to the north of Jackson, one three-lane entrance will be located across from Beta Street to the south. The other entrance will connect to the end of Kate St and run parallel to the property line with another three-lane access on to Jackson St. These two driveways are approximately 800 feet apart. On the south side of Jackson St, Building A and the Clubhouse will share an access point. This two-lane entrance is proposed between the two buildings and is located equidistant between the two northern driveways. In addition, two driveways are proposed onto Simmons St to the south. Sidewalk is existing along the northern side of Jackson St which is under SC DOT jurisdiction. The sidewalk will be cleaned up and accessible ramps added at the driveway crossings. Sidewalk is proposed on the south side of Jackson St in front of the Clubhouse and Building A with a section from the Clubhouse to the dog park. A section of "Unnamed Road" with unknown right of way is currently located between the Clubhouse and Building A. This section is proposed to be abandoned and the Clubhouse, Unnamed Road and Building A parcels to be combined.

Water, Sanitary Sewer and Electric are available/existing on the site. No gas is currently proposed. Since the condition of the existing water and sewer mains in the area are poor, proposed is the construction of

new sewer and water mains as well as lateral connections to all the buildings. Sanitary Sewer is proposed to be gravity. All residential buildings will be sprinklered. Two new hydrants are proposed. There is existing overhead power along Jackson Street. Underground lines from these poles in the right of way will feed transformers located on each end of each building. The Clubhouse will have its own transformer.

Stormwater water quality will be addressed through the construction of a water quality above ground pond. A stormwater system will be constructed on the site to collect runoff from the buildings and impervious areas and direct it for collection in the water quality pond. From there it will discharge northwest to a natural wetland area that used to be the mill pond and will follow the current runoff patterns on the site. From the wetland area, the stormwater will enter an unnamed tributary of Dye Creek and then it drains to Dye Creek. Dye Creek eventually drains to Big Generostee Creek. No disturbance is proposed in or near the wetlands or creeks.

| LINE | DESCRIPTION | DATE | BY | CHKD | REV | DESCRIPTION |
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| 01 | 14-02-2024 | 08/11/2024 | JP | JP | 1 | ISSUED FOR PERMIT |
| 02 | 14-02-2024 | 08/11/2024 | JP | JP | 2 | REVISED PER COMMENTS |
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| 84 | 14-02-2024 | 08/11/2024 | JP | JP | 84 | REVISED PER COMMENTS |
| 85 | 14-02-2024 | 08/11/2024 | JP | JP | 85 | REVISED PER COMMENTS |
| 86 | 14-02-2024 | 08/11/2024 | JP | JP | 86 | REVISED PER COMMENTS |
| 87 | 14-02-2024 | 08/11/2024 | JP | JP | 87 | REVISED PER COMMENTS |
| 88 | 14-02-2024 | 08/11/2024 | JP | JP | 88 | REVISED PER COMMENTS |
| 89 | 14-02-2024 | 08/11/2024 | JP | JP | 89 | REVISED PER COMMENTS |
| 90 | 14-02-2024 | 08/11/2024 | JP | JP | 90 | REVISED PER COMMENTS |
| 91 | 14-02-2024 | 08/11/2024 | JP | JP | 91 | REVISED PER COMMENTS |
| 92 | 14-02-2024 | 08/11/2024 | JP | JP | 92 | REVISED PER COMMENTS |
| 93 | 14-02-2024 | 08/11/2024 | JP | JP | 93 | REVISED PER COMMENTS |
| 94 | 14-02-2024 | 08/11/2024 | JP | JP | 94 | REVISED PER COMMENTS |
| 95 | 14-02-2024 | 08/11/2024 | JP | JP | 95 | REVISED PER COMMENTS |
| 96 | 14-02-2024 | 08/11/2024 | JP | JP | 96 | REVISED PER COMMENTS |
| 97 | 14-02-2024 | 08/11/2024 | JP | JP | 97 | REVISED PER COMMENTS |
| 98 | 14-02-2024 | 08/11/2024 | JP | JP | 98 | REVISED PER COMMENTS |
| 99 | 14-02-2024 | 08/11/2024 | JP | JP | 99 | REVISED PER COMMENTS |
| 100 | 14-02-2024 | 08/11/2024 | JP | JP | 100 | REVISED PER COMMENTS |



LOCATION MAP
 SCALE: 1" = 100'

- SITE DATA**
- 1. THIS SITE PLAN, INCLUDING ALL ATTACHED SHEETS, IS A PRELIMINARY DESIGN AND IS NOT TO BE CONSIDERED A FINAL DESIGN. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.
 - 2. THE SITE IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER FIRM 15080-0001. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.
 - 3. THE SITE IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER FIRM 15080-0001. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.
 - 4. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.
 - 5. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.
 - 6. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.
 - 7. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.
 - 8. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.
 - 9. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.
 - 10. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.

| ITEM | DESCRIPTION | QUANTITY | UNIT | SCALE | DATE |
|------|----------------|----------|-------|-------|---------|
| 1 | ASPHALT DRIVE | 100 | SQ YD | 1:1 | 8/11/24 |
| 2 | CONCRETE DRIVE | 50 | SQ YD | 1:1 | 8/11/24 |
| 3 | GRAVEL DRIVE | 200 | SQ YD | 1:1 | 8/11/24 |
| 4 | CONCRETE DRIVE | 50 | SQ YD | 1:1 | 8/11/24 |
| 5 | GRAVEL DRIVE | 200 | SQ YD | 1:1 | 8/11/24 |
| 6 | CONCRETE DRIVE | 50 | SQ YD | 1:1 | 8/11/24 |
| 7 | GRAVEL DRIVE | 200 | SQ YD | 1:1 | 8/11/24 |
| 8 | CONCRETE DRIVE | 50 | SQ YD | 1:1 | 8/11/24 |
| 9 | GRAVEL DRIVE | 200 | SQ YD | 1:1 | 8/11/24 |
| 10 | CONCRETE DRIVE | 50 | SQ YD | 1:1 | 8/11/24 |
| 11 | GRAVEL DRIVE | 200 | SQ YD | 1:1 | 8/11/24 |
| 12 | CONCRETE DRIVE | 50 | SQ YD | 1:1 | 8/11/24 |
| 13 | GRAVEL DRIVE | 200 | SQ YD | 1:1 | 8/11/24 |
| 14 | CONCRETE DRIVE | 50 | SQ YD | 1:1 | 8/11/24 |
| 15 | GRAVEL DRIVE | 200 | SQ YD | 1:1 | 8/11/24 |
| 16 | CONCRETE DRIVE | 50 | SQ YD | 1:1 | 8/11/24 |
| 17 | GRAVEL DRIVE | 200 | SQ YD | 1:1 | 8/11/24 |
| 18 | CONCRETE DRIVE | 50 | SQ YD | 1:1 | 8/11/24 |
| 19 | GRAVEL DRIVE | 200 | SQ YD | 1:1 | 8/11/24 |
| 20 | CONCRETE DRIVE | 50 | SQ YD | 1:1 | 8/11/24 |
| 21 | GRAVEL DRIVE | 200 | SQ YD | 1:1 | 8/11/24 |
| 22 | CONCRETE DRIVE | 50 | SQ YD | 1:1 | 8/11/24 |
| 23 | GRAVEL DRIVE | 200 | SQ YD | 1:1 | 8/11/24 |
| 24 | CONCRETE DRIVE | 50 | SQ YD | 1:1 | 8/11/24 |
| 25 | GRAVEL DRIVE | 200 | SQ YD | 1:1 | 8/11/24 |
| 26 | CONCRETE DRIVE | 50 | SQ YD | 1:1 | 8/11/24 |
| 27 | GRAVEL DRIVE | 200 | SQ YD | 1:1 | 8/11/24 |
| 28 | CONCRETE DRIVE | 50 | SQ YD | 1:1 | 8/11/24 |
| 29 | GRAVEL DRIVE | 200 | SQ YD | 1:1 | 8/11/24 |
| 30 | CONCRETE DRIVE | 50 | SQ YD | 1:1 | 8/11/24 |
| 31 | GRAVEL DRIVE | 200 | SQ YD | 1:1 | 8/11/24 |
| 32 | CONCRETE DRIVE | 50 | SQ YD | 1:1 | 8/11/24 |
| 33 | GRAVEL DRIVE | 200 | SQ YD | 1:1 | 8/11/24 |
| 34 | CONCRETE DRIVE | 50 | SQ YD | 1:1 | 8/11/24 |
| 35 | GRAVEL DRIVE | 200 | SQ YD | 1:1 | 8/11/24 |
| 36 | CONCRETE DRIVE | 50 | SQ YD | 1:1 | 8/11/24 |
| 37 | GRAVEL DRIVE | 200 | SQ YD | 1:1 | 8/11/24 |
| 38 | CONCRETE DRIVE | 50 | SQ YD | 1:1 | 8/11/24 |
| 39 | GRAVEL DRIVE | 200 | SQ YD | 1:1 | 8/11/24 |
| 40 | CONCRETE DRIVE | 50 | SQ YD | 1:1 | 8/11/24 |
| 41 | GRAVEL DRIVE | 200 | SQ YD | 1:1 | 8/11/24 |
| 42 | CONCRETE DRIVE | 50 | SQ YD | 1:1 | 8/11/24 |
| 43 | GRAVEL DRIVE | 200 | SQ YD | 1:1 | 8/11/24 |
| 44 | CONCRETE DRIVE | 50 | SQ YD | 1:1 | 8/11/24 |
| 45 | GRAVEL DRIVE | 200 | SQ YD | 1:1 | 8/11/24 |
| 46 | CONCRETE DRIVE | 50 | SQ YD | 1:1 | 8/11/24 |
| 47 | GRAVEL DRIVE | 200 | SQ YD | 1:1 | 8/11/24 |
| 48 | CONCRETE DRIVE | 50 | SQ YD | 1:1 | 8/11/24 |
| 49 | GRAVEL DRIVE | 200 | SQ YD | 1:1 | 8/11/24 |

Anderson County Planning Commission Meeting

July 9, 2024

6:00 PM

Staff Report – Multi-Family Apartments

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

| | |
|-----------------------------------|--|
| Preliminary Project Name: | Proximity Pointe |
| Property Owner of Record: | C A N Enterprises, Inc./ Crittenden Dunlap Landscaping, Inc. |
| Applicant: | Vi Development, LLC |
| Authorized Representative: | Chisolm Nicholson |
| Intended Development: | Multi-Family Apartments |
| Location: | Hwy 153 & Cooper Rd. |

Details of Development:

The applicant's intent is to develop a multifamily development. The project will include 256 units among 11 buildings with a mix of 1, 2, and 3-bedroom units. Due to the sloping topography, the buildings will either 3-story or be split-level, 3/4 story. The development will include garage buildings and a minimum of 512 parking spaces. Amenities will include a dog park, green space, a pool, and clubhouse. The apartment complex will be accessed via two entrances: the primary entrance off Highway 153 and a secondary entry off Cooper Rd.

| | |
|---------------------------------|---------------------------------|
| Surrounding Land Use: | Commercial, Vacant, Residential |
| Total Site Area: | 20.20 |
| County Council District: | 6 |
| Zoning: | Un-Zoned |
| Tax Map Number: | 237-00-08-011, -088, -005, -012 |
| Existing Access Roads: | HWY 153 & Cooper Rd. (State) |

Variance: Yes, Parking reduction to 450 spaces.

The applicant is requesting a variance from the required 2 parking spaces per unit to 1.7 spaces per unit. In previous multifamily projects developed locally by the applicant, 1.7 spaces per unit have proven to be more than sufficient for the occupant load of the proposed units. Reducing the amount of impervious parking surface will also lessen the environmental impact of the proposed development.

Traffic Impact Analysis:

HWY 153 is classified as an arterial road and Cooper Rd. is classified as a collector with no maximum average trips per day. See TIS memo.

The applicant is required to obtain an encroachment permit from SCDOT for encroachment along HWY 153 & Cooper Rd. prior to commencing with construction.

Preliminary Plats:

The first plat is for the variance request, the second plat is without the variance request, if the variance is not approved, than the second plat will be voted on.

Staff Recommendation: Sec. 38-311.

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

(Ord. No. 03-007, § 1, 4-15-03)



Development Standards Land Use Review Application

Thank you for your interest in Anderson County, South Carolina. This packet includes the necessary documents for Land Use Reviews to be heard by the Anderson County Planning Commission.

APPLICATION FOR: **Land Use Review**

Project Name: PROXIMITY POINTE

Note to Applicant: All applications must be typed or legibly printed and all entries must be completed on all the required application forms and submitted by 3:00pm. Incomplete applications or applications submitted after the posted deadlines will be delayed due to advertisement submittal date.

Name of Applicant Vi Development, LLC

Mailing Address 7068 Howard Street, Spartanburg, SC 29303

Telephone 864-392-5631

E-mail rob@viconstruction.us

Applicant is the: Owner's Agent

Property Owner

Property Owner(s) of Record C A N Enterprises, INC / Crittenden Dunlap Landscaping, INC.

Mailing Address 312 Cooper Rd., Piedmont, SC 29683 / 2605 Hwy 153, Piedmont SC 29673

Telephone 864-270-8419

E-mail cnicholson@trinity-partners.com

Authorized Representative Chisolm Nicholson

Mailing Address 1 N Main, 4th Floor, Greenville, SC 29601

Telephone 864-270-8419

E-mail cnicholson@trinity-partners.com

Address/Location of Property Corner of Cooper Rd and Hwy 153

Existing Land Use Landscape Nursery

Proposed Land Use Multi-Family

Tax Map Number(s) 2370008011 / 2370007088 / 2370008005 / 2370008012

Total Size of Project (acres) 20.20

REQUEST FOR VARIANCE (IF APPLICABLE):

Is there a variance request?

Yes

No

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

SCDOT/ Roads & Bridges must be contacted for this development prior to Planning Commission review, please attach conformation letters. A traffic impact study shall be required along the County road-network when a development will generate 100 or more trips per hour during the peak hour of the adjacent street, see section 24 - 115 Intensity Standards in the Anderson County Code of Ordinances. This traffic study must be submitted with the application.

RESTRICTIVE COVENANT STATEMENT

Pursuant to South Carolina Code of Laws 6-29-1145:

I (we) certify as property owner(s) or as authorized representative for this request that the referenced property:

- IS** subject to recorded restrictive covenants and that the applicable request(s) is permitted, or not otherwise in violation, of the same recorded restrictive covenants.
- IS** subject to recorded restrictive covenants and that the applicable request(s) was not permitted, however a waiver has been granted as provided for in the applicable covenants. *(Applicant must provide an original of the applicable issued waiver)*
- IS NOT** subject to recorded restrictive covenants

This application applies to the following uses when proposed in the unincorporated areas of the county:

1. Hazardous Waste and Nuclear Waste Disposal Site Fee \$750.00
2. Motorsports facilities and testing track Fee \$750.00
3. Mining and Extraction Operation Fee \$750.00
4. Gun Clubs, Skeet Ranges, Outdoor Firing Range Fee \$750.00
5. Stockyards, Slaughterhouses, Animal Auction House Fee \$750.00
6. Certain Public Service Uses Fee \$750.00
 - a. Land Fills
 - b. Water and Sewage Treatment facilities
 - c. Electrical Substations
 - d. Prisons
 - e. Recycling Stations
 - f. Transfer Stations
 - g. Schools
 - h. Water and Sewer Lines
7. Large Scale Projects Fee \$450.00
 - a. Any project that is capable of generating 100 or more off-road parking spaces, as determined by section 38-210, excluding single-family subdivisions.
 - b. A truck or bus terminal, including service facilities designed principally for such uses.
 - c. Outdoor sports or recreational facilities that encompass one (1) or more acres in parking and facilities.
8. Tattoo Facilities Fee \$450.00
9. Mobile Home Parks/Manufactured Home Parks/RV Parks Fee \$450.00
10. Sexually Oriented Business Fee \$750.00
11. Salvage, junk, and scrap yards Fee \$750.00
12. Cell Towers \$600.00

APPLICATION PROCESS

- 1) An application is submitted, along with any required filing fee, to the Development Standards Department according to the set deadline schedule, \$450.00 legal advertisement & posting. Site plan revision Fee \$105.00.
- 2) The Development Standards Department shall review the application for completeness within 5 business days of submission. Incomplete or improper applications will not be accepted at the time of submittal.
- 3) If the application is considered complete and proper then the Development Standards staff will further review the application and may make a written recommendation.
- 4) Legal notice is required to be printed in a newspaper of general circulation in Anderson Independent Mail at least 15 days before public hearings in the legal notice section.
- 5) A public hearing sign is erected on the property at least 15 days before the public hearing. This sign will be erected and removed by staff.
- 6) The Planning Commission reviews the proposed land use request and takes action on the request following the public hearing. The Planning Commission meets the second Tuesday of each month. Meetings are held at 6:00 P.M. in the County Council Chambers, second floor of the Historic Courthouse.
- 7) The Commission shall review and evaluate each application with respect to all applicable standards contained within the Development Standards Ordinance (DSO). At the conclusion of its review, the Planning Commission may approve the proposal as presented, approve it with specified modifications, or disapprove it.
- 8) In consideration of a land use permit, the Planning Commission shall consider factors relevant in balancing the interest in promoting the public health, safety, or general welfare against the right of the individual to the unrestricted use of property and shall consider specific, objective criteria. Due weight or priority shall be given to those factors that are appropriate to the circumstances of each proposal.
- 9) A decision of the Planning Commission may be appealed as provided for in Title 6, Chapter 29 of the South Carolina Code.
- 14) Within 15 days of the Planning Commission taking action on the request, planning staff will send the applicant a Notice of Action.
- 15) Any applicant wishing to withdraw a proposed land use permit prior to final action by the Planning Commission shall file a written request for withdrawal with the Development Standards Department.
- 16) All associated fees are non-refundable. If a case is withdrawn or postponed at the request of the applicant, after the notice has been placed with the newspaper, the applicant is responsible for all associated cost of processing and advertising the application.

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

Completed application form

Letter of intent

Sketch Plan one (1) copy 8 ½" x 11"

Attachment "A"

REQUIRED ITEMS

1) **APPLICATION FORM:**

One (1) copy of the appropriate Application form with all required attachments and additional information must be submitted.

2) **LETTER OF INTENT:**

- a. One (1) copy of a Letter of Intent (must be typed or legibly printed).
- b. The Letter of Intent must give details of the proposed use of the property and should include at least the following information:
 - 1. A statement as to what the property is to be used for;
 - 2. The acreage or size of the tract;
 - 3. The land use requested;
 - 4. The number of lots and number of dwelling units or number of buildings proposed;
 - 5. Building size(s) proposed;
 - 6. If a variance of the regulations is also being requested, a brief explanation must also be included.

3) **SKETCH PLAN (multi-family and non-residential):** Site Plan Information Guide Form

- a. An application for a land use permit for a multi-family project or a non-residential project shall be accompanied by a sketch plan.
- b. A sketch plan must be prepared by a professional engineer, a registered land surveyor or a landscape architect.
- c. The sketch plan shall be drawn to approximate scale on a boundary survey of the tract or on a property map showing the approximate location of the boundaries and dimensions of the tract.
- d. The sketch plan shall show, at a minimum, the following:

| | | |
|---|--|--|
| 1. Proposed name of the development | 2. Acreage of the entire development | 3. Location map |
| 4. Proposed building(s) location(s) | 5. Anticipated property density states as a FAR (Floor Area Ratio) | 6. Setbacks, with front setbacks shown, side and rear may be stated. |
| 7. Proposed parking areas. | 8. Proposed property access locations. | 9. Natural features located on the property. |
| 10. Man-made features both within and adjacent to the property including | | |
| <ul style="list-style-type: none"> a) Existing streets and names (with ROW shown) b) City and County boundary lines c) Existing buildings to remain. | | |

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

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



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

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

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

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

The proposed multi-family development is consistent with other uses in the area which consist primarily of commercial and retail uses. This area has shown increased development recently. This development will provide residential opportunities for the area as it continues to grow. The overall appearance of the apartments, setbacks, and building scale are consistent with the surrounding contexts.

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

The proposed multi-family development will not adversely affect the existing use or usability of adjacent or nearby property. This development is consistent with and will be beneficial to other adjacent uses which consist primarily of commercial and retail.

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

The proposed multifamily development will not cause an excessive or burdensome use of public facilities or services. The included traffic impact analysis shows this. The developer has contacted the appropriate agencies including water, sewer, and fire and confirmed they have adequate service capacity. Further, multi-family projects are statistically low impact on schools.

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

The property is suitable for the proposed multi-family development. Through careful planning and design, there will not be any issues adhering to the requirements set forth in the development code.

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

The proposed multifamily development reflects a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property. Providing new residential opportunities in close proximity to the surrounding industrial, commercial, and retail uses, in addition to enhanced vehicular and pedestrian connectivity, will be mutually beneficial to all in the surrounding area and beyond.



Anderson County, South Carolina
LAND USE REVIEW

SIGNATURE(S) OF APPLICANTS(S):

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

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

[Handwritten Signature]

Signature of Applicant

5/30/24

Date

PROPERTY OWNER'S CERTIFICATION

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

Signature of Owner(s)

Date

Staff Use Only:

Application Received By: _____

Date: _____

Planning Commission Date: _____

Planning Commission Decision: _____

Fee Paid Yes No Credit Card/Check# _____

Site Plan Revision Fee **\$105.00**



Variance Application

Processing Fee: \$300.00

Please submit applications and processing fees simultaneously to avoid delay in processing. Applications can be submitted by email, or if supporting documents (reference page 3) is greater than 10 pages, applications should be mailed or brought in person.

For payment cash (in-person only), check (in-person or by mail), and cards (call to pay over phone) are accepted.

Date Application Received

Application Status (Approved or Denied)

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

Applicant's Information

Name: VI Development, LLC
Mailing Address: 7068 Howard St, Spartanburg, SC 29303
Telephone and Fax: 864-392-5631 E-Mail: cnicholson@trinity-partners.com

Property Owner's Information

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

Name: CAN Enterprises, INC / Crittenden Dunlap Landscaping, INC.
Mailing Address: 312 Cooper Rd., Piedmont, SC 29683 / 2605 Hwy 153, Piedmont, SC 29673
Telephone and Fax: 864-270-8419 Email: cnicholson@trinity-partners.com
Designated Agent Name (Representative of Property Owner): Chisolm Nicholson

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

DocuSigned by:
Rmc

2024-06-03

Owner's or Designated Agent Signature

Date

Project Information

Please Indicate Current Use of Property: Commercial or Residential

Property Location: Corner of Cooper Rd and Hwy 153
Parcel Number(s)/TMS: 2370008011 / 2370007088 / 2370008005 / 2370008012
County Council District: District 6 School District: Anderson 01
Total Acreage: 20.20 Current Zoning: Unzoned Anderson County

Requested Variance: Request reduction in required parking from 2 spaces per unit to 1.7 spaces per unit.
Please check to indicate if setback variance sign variance or minimum lot size variance .

Purpose of Variance: Reduce the amount of required parking on site. Applicant has found through previous experience that a ratio of 1.7 spaces per unit are sufficient for the proposed development.

Have you researched your Private Covenants/Deed restrictions at the Anderson County Register of Deeds?
Yes: ___ No: ___ Date visited ROD or Date searched online. 2024-06-03

Private Covenants or Deed Restrictions on the Property: Yes No

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

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

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

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

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

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

Due to the existing topography of the site as well as an existing cemetery, overhead electrical transmission lines, and wetlands, space is limited on site for surface parking.

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

Site is bisected by conditions described above, thus hindering this particular piece of property.

Reasons why property is prohibited or limited in its uses:

See above

See above

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

Applicant has completed multiple, local, similiar developments in the past and found that a parking ratio of 1.7 spaces per unit is more than adequate for the proposed product type

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

See proposed site plan. Note that unit breakdown indicates over 30% of units will be 1 BR, which carry a lower parking demand and therefore lower the required parking.

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

For Office Use Only:

Application Received By:  Date Completed Application Received: _____

Application Fee Amount Paid: _____ Check Number: _____

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

Variance Application Checklist

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

Section 9:5.- Powers and Duties

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

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

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

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

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

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

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

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


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

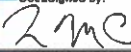
Application Submittal Requirements

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

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

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

DocuSigned by:

64135788948408
Applicant's Signature

DocuSigned by:

742258AATG8474

6/4/2024

Date

May 30, 2024

Development Standards
401 East River Street
Anderson, South Carolina, 29624
(864) 260-4719

Proximity Pointe – Letter of Intent

To Whom it May Concern:

Please see below for the Letter of Intent (“LOI”) and attached supporting documentation for Proximity Pointe

Property Information:

The tax parcel numbers are as follows:

- 2370008012
- 2370008005
- 2370008011
- 2370007088

1. Statement as to what the property is to be used for:
 - The applicant’s intent is to develop a multifamily development. The project will include 256 units among 11 buildings with a mix of 1, 2, and 3-bedroom units. Due to the sloping topography, the buildings will either 3-story or be split-level, 3/4 story. The development will include garage buildings and a minimum of 512 parking spaces. Amenities will include a dog park, green space, a pool, and clubhouse. The apartment complex will be accessed via two entrances; the primary entrance off Highway 153 and a secondary entry off Cooper Rd.
2. Acreage or size of the tract:
 - This development consists of ± 20.2 contiguous acres
3. Land use requested:
 - Multifamily Residential (Apartments)
4. Number of lots and number of dwelling units or number of buildings proposed:
 - The project will include 256 units among 11 buildings with a mix of 1, 2, and 3-bedroom units. The development will include garage buildings, a pool, maintenance building, and clubhouse.
5. Building size(s) proposed:
 - Eleven (11) multifamily buildings will be either three-story or split-level, 3/4 stories. Three building types are proposed with the following approximate unit counts:
 - Type A1 (7 buildings) = 24 Units
 - Type A (3 buildings) = 20 Units
 - Type C1 (1 building) = 28 Units

- The clubhouse building is anticipated to be approximately 4,500 SF in size. Five (5) 5-bay garage buildings are proposed, and a maintenance building is anticipated to be approximately 1000 Sf in size.
6. If a variance of the subdivision regulations is also being requested, a brief explanation must also be included:
- No variance is requested.

Additional information:

- Utilities are available to serve the site through these service providers:
 - Sewer – REWA
 - Water – Powdersville Water
 - Power – Duke Energy
 - Natural Gas – Piedmont Natural Gas
 - Fiber Optic – AT&T
- The development will meet the requirements of Anderson County and SCDHEC for stormwater.
- Any signage related to the proposed development will meet the requirements of Anderson County's sign ordinance.
- The development will meet the requirements of Anderson County for buffering and landscaping.





MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES

DATE: June 11, 2024

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: Proximity Pointe at Cooper Rd/Highway 153 TIS

This development is planned with 256 multifamily units with one access on Highway 153 and one access on Cooper Rd. This Traffic Impact Study (TIS) was conducted by Impact Designs Inc. and dated June 3, 2024. The study was conducted per the requirements of Anderson County, and these are the findings of the study and our review:

- The study addressed these intersections: SC Highway 153/Cooper Rd/ Connector Park Ct, SC Highway 153 at Site Access A, and Cooper Rd/ Reedy Dr/Site Access B.
- The build volumes do meet left turn lane warrants at Highway 153/Site Access A. The existing two-way left turn lane at this intersection will serve as the left turn lane.
- The operations with build volumes at Highway 153/Cooper Rd are not unusual for a side street during a peak hour, and no mitigation short of signalization (which is not currently warranted) would result in noticeable improvement. Therefore, no mitigation is required to address LOS.
- With build volumes, the queue for the eastbound right turn lane on Cooper will extend beyond the existing turn lane length. The mitigation is to extend the Cooper Rd right turn lane to provide 100 feet of storage. SCDOT is requiring that improvement, and we concur.
- The site accesses will be unsignalized, and all movements will operate at or better than LOS D 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

In summary, extend the right turn lane on Cooper Rd at Highway 153 to provide 100 feet of storage plus taper 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

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Council District 2

Jimmy Davis
Council District 6

Renee Watts
Clerk to Council

Rusty Burns | County Administrator
rburns@andersoncountysc.org



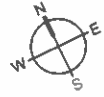
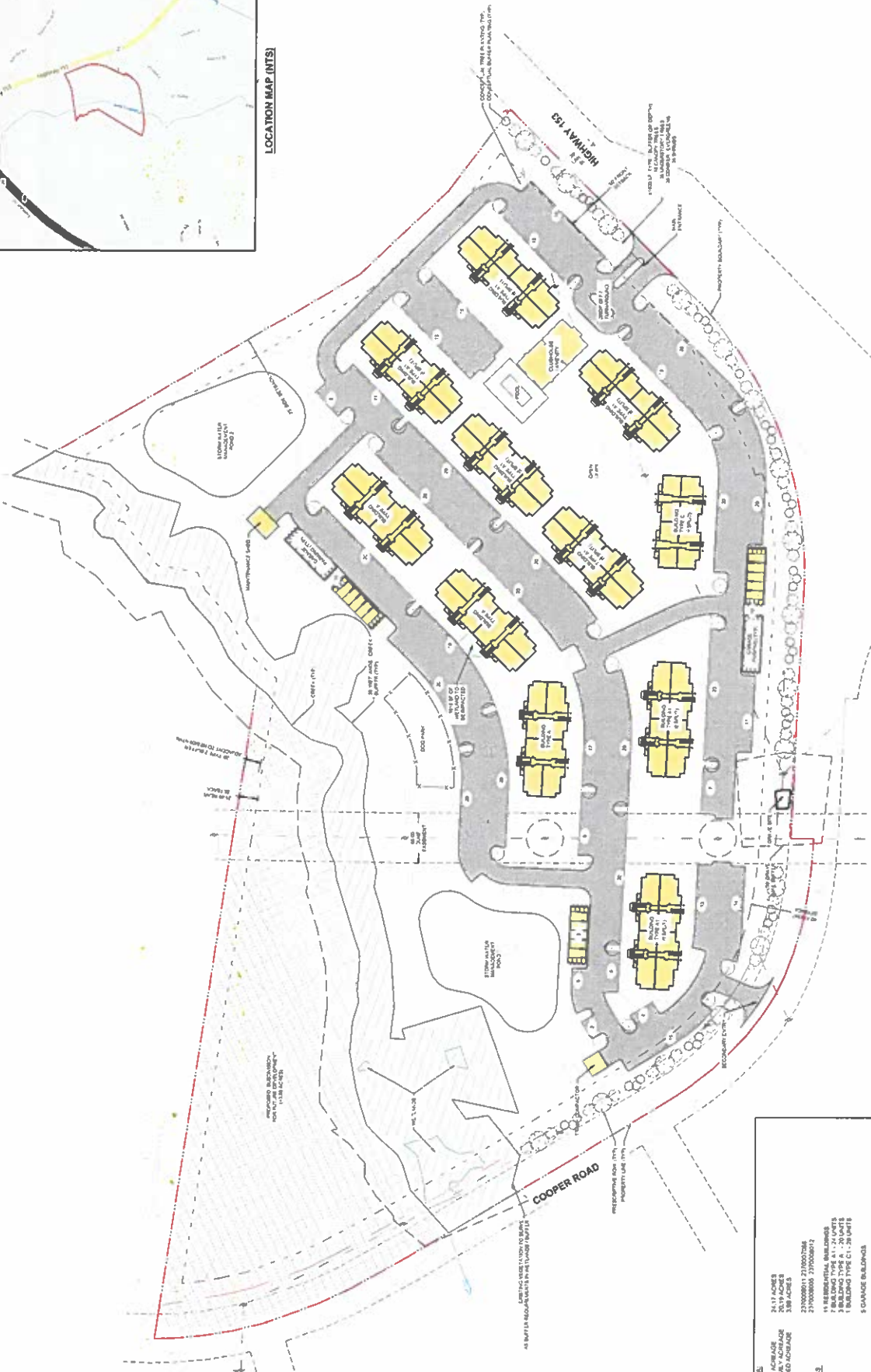
PROXIMITY POINTE
 MULTIFAMILY DEVELOPMENT
 ANDERSON COUNTY, SOUTH CAROLINA

REV PROJECT: 11006
 DRAWN BY: G. W. WOOD
 CHECKED BY: CS
 REVISION HISTORY:

CONCEPTUAL SITE PLAN



LOCATION MAP (NTS)



- NOTES**
- EXISTING VEGETATION TO REMAIN TO MAINTAIN BUFFER REQUIREMENTS AND BE APPLICABLE TO ALL BUILDING FOOTPRINTS AND DRIVEWAYS.
 - 400' BUFFER ALL DISTURBED AREAS.
 - PLANTING SHOWING ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

LANDSCAPE REQUIREMENTS
 1. 10% OF TOTAL SITE AREA TO BE PLANTED WITH TREES AND SHRUBS.
 2. 10% OF TOTAL SITE AREA TO BE PLANTED WITH TREES AND SHRUBS.
 3. 10% OF TOTAL SITE AREA TO BE PLANTED WITH TREES AND SHRUBS.
 4. 10% OF TOTAL SITE AREA TO BE PLANTED WITH TREES AND SHRUBS.

| SITE DATA | |
|----------------|--|
| GENERAL ACRES | 24.14 ACRES |
| NET ACRES | 20.19 ACRES |
| IMPROVED ACRES | 3.98 ACRES |
| TITLE | 2370000011 2370000006 2370000001 2370000013 |
| BUILDINGS | 1 BUILDING TYPE A - 70 UNITS 1 BUILDING TYPE B - 70 UNITS 1 BUILDING TYPE C - 70 UNITS 5 CHANGE BUILDINGS |
| UNITS | 210 UNITS 134 UNITS (64%) 76 UNITS (36%) |
| LANDSCAPE | 10% OF TOTAL SITE AREA TO BE PLANTED WITH TREES AND SHRUBS |
| PLANTING | 10% OF TOTAL SITE AREA TO BE PLANTED WITH TREES AND SHRUBS |
| PARKING | 254 SPACES 134 SPACES (53%) 120 SPACES (47%) |
| CONCRETE | 12.24 UNITS PER ACRE |
| ASPHALT | 12.24 UNITS PER ACRE |
| TOTAL UNITS | 210 UNITS |
| CONCRETE | 12.24 UNITS PER ACRE |
| ASPHALT | 12.24 UNITS PER ACRE |
| LANDSCAPE | 10% OF TOTAL SITE AREA TO BE PLANTED WITH TREES AND SHRUBS |
| PLANTING | 10% OF TOTAL SITE AREA TO BE PLANTED WITH TREES AND SHRUBS |
| PARKING | 254 SPACES 134 SPACES (53%) 120 SPACES (47%) |
| CONCRETE | 12.24 UNITS PER ACRE |
| ASPHALT | 12.24 UNITS PER ACRE |

**Anderson County Planning Commission
Staff Report-Rezoning Request from R-A to R-20
July 9, 2024**

Applicant: Hattons Ford Rd. LLC and New Vision Trust

Current Owner: Same as above

Precinct: Fork No. 2

Council District: Four (4)

Location: 2335 Hattons Ford Rd., Townville, SC

TMS#: 18-04-07-001

Acreage: 4.72+/-

Current Zoning: R-A (Residential Agriculture)

Requested Zoning: R-20 (Single Family Residential District)

R-20, Single-Family Residential District.

These residential districts are established as areas in which the principal use of land is for single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for these districts are intended to discourage any use which, because of its characteristics, would interfere with the development of or be detrimental to the quiet residential nature of the area included in the districts.

Surrounding Zoning: North: R-A
South: R-20 and R-A
East: R-20
West: R-A and R-20

Evaluation: The request is to rezone the parcel to R-20 to allow for development of New Construction Single-Family Homes.

Public Outreach: Staff hereby certifies that the required public notification actions have been completed on June 18, 2024, as follows:

Rezoning notification postcards were sent to 280 property owners within 2,000' of the subject property.

Rezoning notification signs posted on subject property.

Planning commission public hearing advertisement published on June _____, 2024 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.

Are there any Private Covenants or Deed Restrictions on the Yes No

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

[Signature] [Signature] 6/2/2024
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: _____

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.

[Signature] [Signature] 6/2/2024
Applicant's Signature Date

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

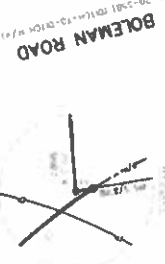
For Office Use Only:
Application Received By: _____ Complete Submission Date: _____
Commission Public Hearing: _____ Council Public Hearing: _____

| | |
|---------|-----------------|
| DATE | 11/17/23 |
| BY | KEVIN E. GAINES |
| PROJECT | 1160108 |
| SCALE | 1" = 40' |



H/F WCK - L REARDDH
 TWP 180408001
 DB 15200/63
 PE 52905/3

H/F FRANK D. DEISS &
 H/F FRANK S. CISSON
 TWP 180408003
 DB 15276/26
 PE 651/33

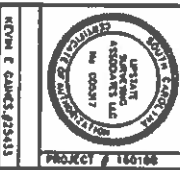


JOHN ANKA
 1160108

H/F GAILINA J. & DANIEL B. WICKES
 TWP 180008003
 DB 9671/253
 PE 76/357

- LEGEND**
- 1. Boundary Line
 - 2. Easement
 - 3. Right of Way
 - 4. Survey Line
 - 5. Survey Point
 - 6. Survey Station
 - 7. Survey Monument
 - 8. Survey Marker
 - 9. Survey Instrument
 - 10. Survey Method
 - 11. Survey Date
 - 12. Surveyor Name
 - 13. Survey Title
 - 14. Survey Commission
 - 15. Survey License
 - 16. Survey Station
 - 17. Survey Monument
 - 18. Survey Marker
 - 19. Survey Instrument
 - 20. Survey Method
 - 21. Survey Date
 - 22. Surveyor Name
 - 23. Survey Title
 - 24. Survey Commission
 - 25. Survey License

NOTICE: THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, AND OTHER INTERESTS OF RECORD. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF ANDERSON, SOUTH CAROLINA, AND HAS FOUND NO OTHER RECORDS AFFECTING THIS SURVEY.



BOUNDARY SURVEY FOR
HATTONS FORD ROAD LLC + NEW VISION TRUST
ANDERSON COUNTY, SOUTH CAROLINA

Scale: 1" = 40'

Property Address: 2335 HATTONS FORD ROAD

Parcel No: 180407001

Date: 2/17/23

Project: 1160108

Surveyor: KEVIN E. GAINES

THE PROPERTY SHOWN IS 4.284 ACRES AS PART OF "SECTION 11-A" RECORDED IN PLAT BOOK 78 PAGE 325 AND 4.56 ± 778 ACRES AS SHOWN ON PE 52333 PAGE 2 OFFICE OF S.O.D. ANDERSON COUNTY.

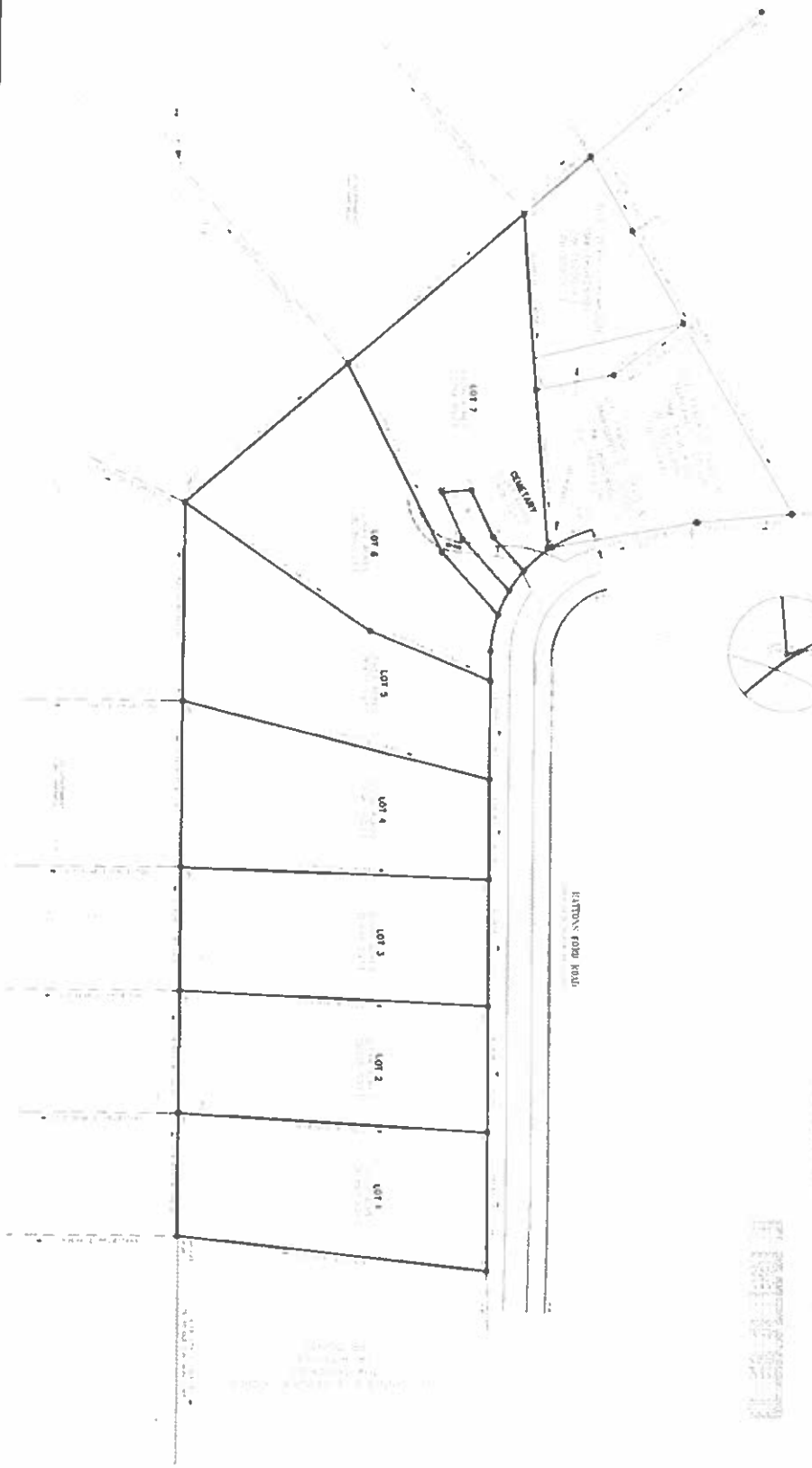
I, KEVIN E. GAINES, SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATUTES OF THE STATE OF SOUTH CAROLINA, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF SOUTH CAROLINA.

KEVIN E. GAINES 1160108



LEGEND

| | |
|-------|-------------------|
| — | Proposed Boundary |
| - - - | Existing Boundary |
| • | Survey Point |
| ○ | Corner Point |
| △ | Reference Point |
| □ | Right of Way |
| ▨ | Water |
| ▧ | Other |



THIS SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMES IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT, 1984 AND THE SURVEYING REGULATIONS, 1985.

DATE: 15/05/2018

SCALE: 1:1000

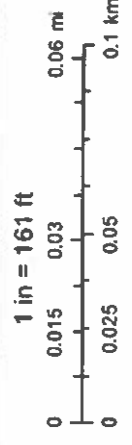
| | | | | | |
|--|--|---|-------------------------|----------------------|--|
| | | <p>SURVEY FOR HUTTONS FORD ROAD LLC & THE ZSICA TRUST</p> | <p>DATE: 15/05/2018</p> | <p>SCALE: 1:1000</p> | |
|--|--|---|-------------------------|----------------------|--|

Anderson County



June 3, 2024 Disclaimer accepted.

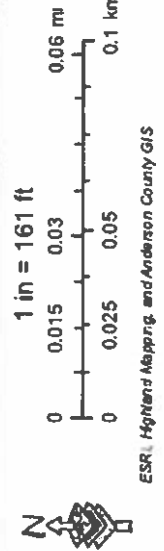
| | |
|----------------|--|
| TMS: | 180407001 |
| Owner: | HATTONS FORD RD LLC + NEW VISION TRUST |
| Owner Address: | 2435 E NORTH ST #1108 285 |
| City/State: | GREENVILLE SC |
| Deed Book: | 16398 |
| Tax District: | 4 |
| Sale Year: | 2022 |
| Zip Code: | 29615 |
| Current Plat: | CP 000/000 |
| Deed Page: | 96 |
| Description: | HATTONS FORD RD 4.88 AC |
| Market Value: | |



ESRI, Highend Mapping, and Anderson County GIS

PP S 2333/2

Anderson County



ESR, Highland Mapping, and Anderson County GIS

PP S 2333/2

ArcGIS

June 3, 2024 Disclaimer accepted.

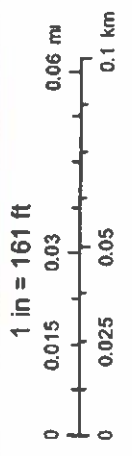
| | |
|----------------|--|
| TMS: | 180407001 |
| Owner: | HATTONS FORD RD LLC + NEW VISION TRUST |
| Owner Address: | 2435 E NORTH ST #1108 285 |
| City/State: | GREENVILLE SC |
| Deed Book: | 16398 |
| Tax District: | 4 |
| Sale Year: | 2022 |
| Zip Code: | 29615 |
| Current Plat: | CP 000/000 |
| Description: | HATTONS FORD RD 4.88 AC |
| Market Value: | \$349,990 |
| Deed Page: | 96 |
| Sale Price: | \$10 |

Anderson County



June 3, 2024 Disclaimer accepted.

| | |
|----------------|--|
| TMS: | 180407001 |
| Owner: | HATTONS FORD RD LLC + NEW VISION TRUST |
| Owner Address: | 2435 E NORTH ST #1108 285 |
| City/State: | GREENVILLE SC |
| Deed Book: | 16398 |
| Tax District: | 4 |
| Sale Year: | 2022 |
| Deed Page: | 96 |
| Current Plat: | CP 000/000 |
| Description: | HATTONS FORD RD 4.88 AC |
| Market Value: | |



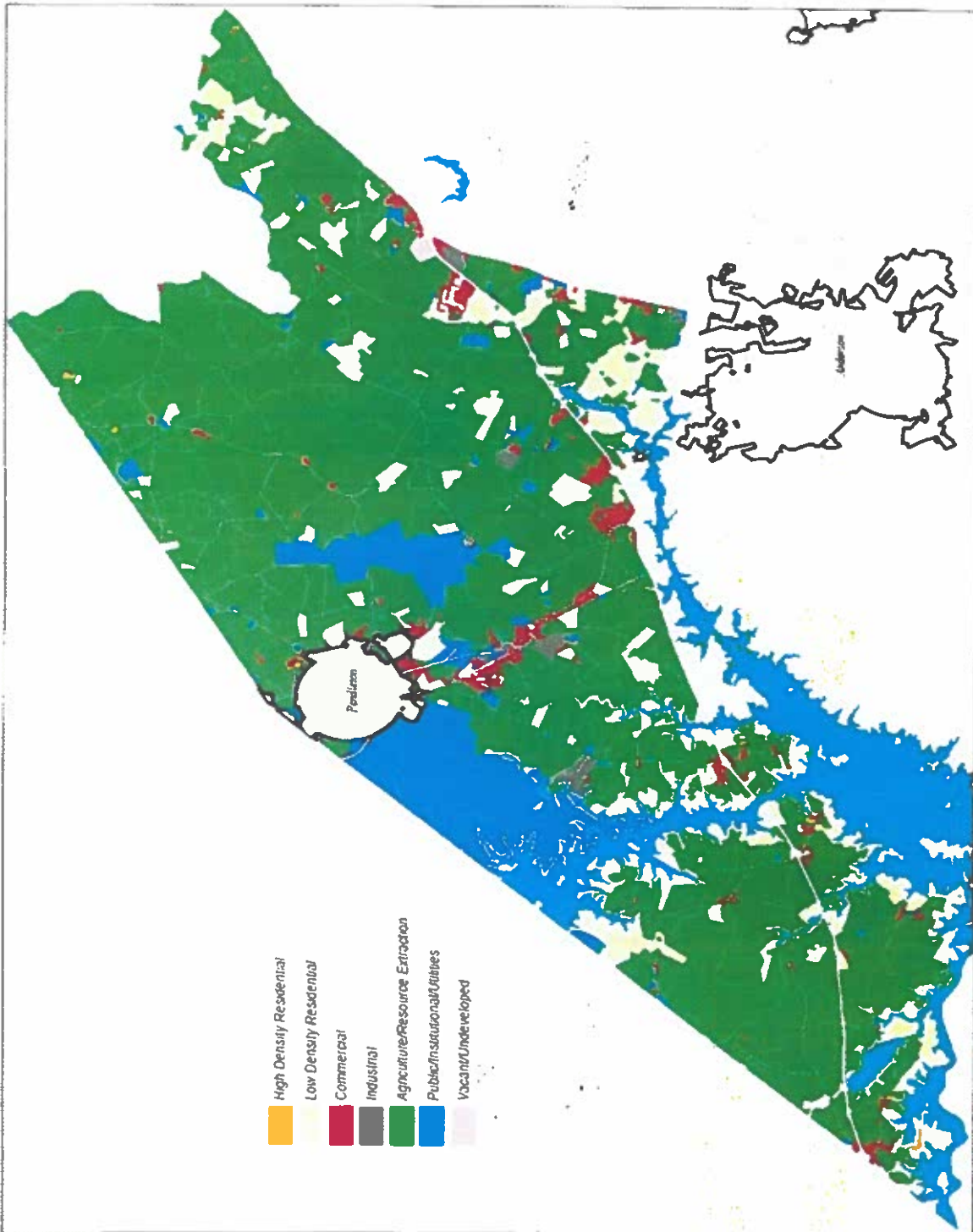
ESRI, Highland Mapping, and Anderson County GIS

PP S 2333/2

AGIS



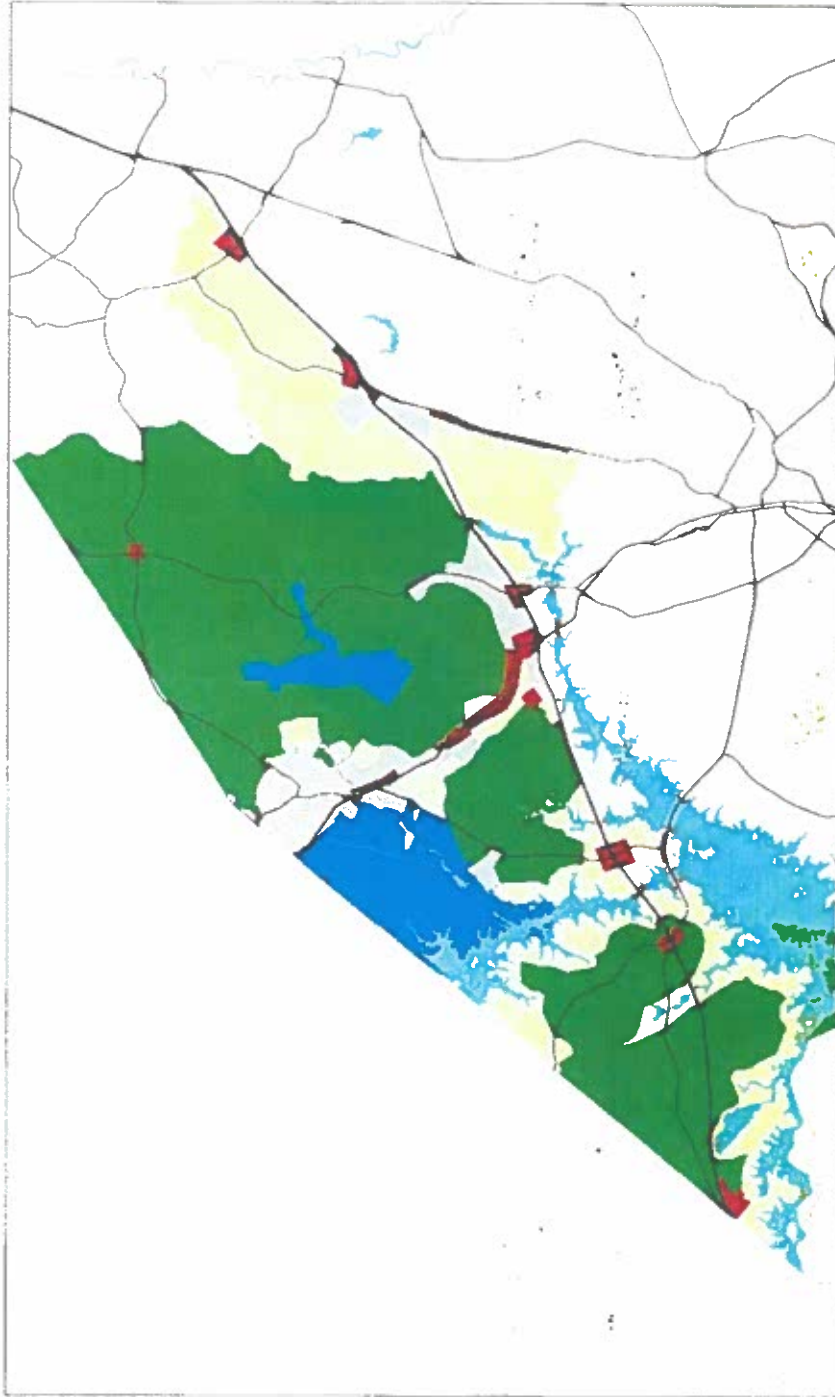
Map 7.5 Current Land Use, Council District 4





Map 7.13 Future Land Use, Council District 4

County Council District 4
Future Land Use



- Agriculture
- Commercial
- Industrial
- Residential
- Public Utilities
- Municipalities
- Highways



Map 7.13 Future Land Use, Council District 4
Anderson County Comprehensive Plan
The information on this map is for informational purposes only and is not intended to be used as a legal document. For more information, please contact the Planning Department at 706-782-1234.

Anderson County Planning Commission

July 9, 2024

6:00 PM

Staff Report – Preliminary Subdivision

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

Preliminary Subdivision Name: Adley Acres

Intended Development: Single Family

Applicant: Mungo Home Properties, LLC

Surveyor/Engineer: Ridgewater Engineering and Surveying

Location/Access: Dunlap Road & Town Creek Drive

County Council District: 1

Surrounding Land Use: Residential

Zoning: R-20

Tax Map Number: 146-00-10-013

Number of Acres: +/- 82.0

Number of Lots: 95

Variance: No

Traffic Impact Analysis: Dunlap Road is classified as a collector road with no maximum average vehicle trips per day.

Town Creek Drive is classified as a major local road with 1600 maximum average vehicle trips per day.



Development Standards Subdivision Plat Application

Anderson County Code of Ordinance
Chapter 24 Land Use

Scheduled Public Hearing Date: 6-11-24
Application Received By: ME
Date: May 1, 24
DS Number: 24-08A

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/SUBMITAL IS COMPLETE AND WILL BE PLACED ON THE NEXT REGULAR SCHEDULED AGENDA MEETING.

Proposed Subdivision Name: Adley Acres Subdivision

1. Name of Applicant: Mungo Homes Properties, LLC - Pat Ingram
Address of Applicant: 535 Brookshire Road, Suite A, Greer, SC 29651
Telephone Number(s): 864-580-8574 Email: pingram@mungo.com

2. Property Owner(s): Mungo Homes Properties, LLC - Pat Ingram
Address: 535 Brookshire Road, Suite A, Greer, SC 29651
Telephone Number(s): 864-580-8574 Email: pingram@mungo.com

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

Project Information

4. Project Location: NW corner of Dunlap Rd. & Town Creek Dr.

Parcel Number/TMS: 146-00-10-013 County Council District: One School District: Five

Total Acreage: 81.62 Number of Lots: 95 Intended Development: Residential-Single Family

Current Zoning: R-20 Surrounding Land Uses: North/East/South-residential, West-vacant

5. Have any changes been made since this plat was last before the Planning Commission? Yes
If so, please describe.
Sidewalks have been added. Average 75' wide buffer around perimeter added.

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 24-334. If the subdivision administrator determines that the information provided on the plat fulfills the requirements of section 24-334, the subdivision administrator shall submit a written recommendation to the planning commission, to approve the "Preliminary Plat". If staff recommends approval, this does not guarantee that the Planning Commission will approve the Preliminary Plat, pursuant to Sec.24-335 (C) (3)

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

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

Subdivision Plat Application Check List

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

• **Application Submittal Requirements and Process**

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

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

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

Sec. 24-336. - Preliminary plat.

\$500+\$20/lot x 95 lots = \$2,400

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 definition 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 5-1-24

Signature of Owner _____

Date 5-1-24





Anderson County Planning Commission

July 9, 2024

6:00 PM

This development was approved March 10, 2020, time expired for the final plat to be submitted.

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

Preliminary Subdivision Name: Flint Creek

Intended Development: Single Family

Applicant: ECS Development, LLC

Surveyor/Engineer: Site Design

Location/Access: Rogers Rd. (County Maintained)

County Council District: 7

Surrounding Land Use: Residential/Agriculture

Zoning: Un-zoned

Tax Map Number: 218-00-03-010, -011,-012,-013,-014,-015,-016, 001

Number of Acres: +/- 15.44

Number of Lots: 30

Variance: No

Traffic Impact Analysis:

Rogers Road is classified as a major rural 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: July 9, 2024

Application Received By: ME

Date: 5-16-2024

DS Number: 24-11

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

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

DEVELOPMENT STANDARDS REVIEW APPLICATION

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

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

Proposed Subdivision Name: Flint Creek

1. Name of Applicant: ECS Development LLC

Address of Applicant: 1479 Mt. Lebanon Road, Campobello, SC 29322

Telephone Number(s): 864-313-7809 Email: paul@enchantedhomes.com

2. Property Owner(s): ECS Development LLC

Address: 1479 Mt. Lebanon Road, Campobello, SC 29322

Telephone Number(s): 864-313-7809 Email: paul@enchantedhomes.com

3. Engineer/Surveyor(s): Jessica Chapman, PE, CFM Email: jchapman@sitedesign-inc.com

Project Information

4. Project Location: Northeast of intersection of Highway 29 and Rogers Road

Parcel Number/TMS: 210003010,11,12,13,14,15,16 & 218003001 County Council District: 7 School District: 01

Total Acreage: 15.44 Number of Lots: 30 Intended Development: Single Family Subdivision

Current Zoning: Unzoned Surrounding Land Uses: North: Undeveloped, South: Agriculture, East: Residential, West: Agriculture

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

Previous preliminary plat was voided by the County due to the age of it.

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

13 May 2020

Signature of Owner



Date

13 May 2020



PROPOSED PARCEL TABLE

| PARCEL # | SQ. FT. | ACRES | BEARING | LENGTH |
|----------|---------|-------|----------------|---------|
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MINIMUM LOT STANDARDS

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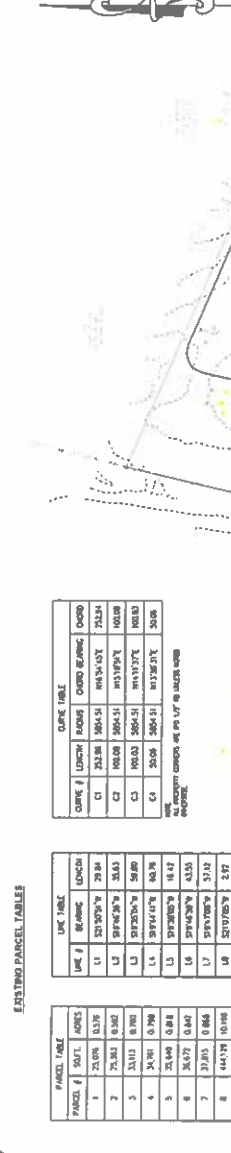
LOI ACREAGE CERTIFICATE

THIS CERTIFICATE IS ISSUED TO THE OWNER OF THE PROPERTY DESCRIBED IN THE ATTACHED LOT STANDARDS MAP, AND IS VALID FOR THE PURPOSES OF THE LOCAL GOVERNMENT'S RECORDS.

DATE: _____

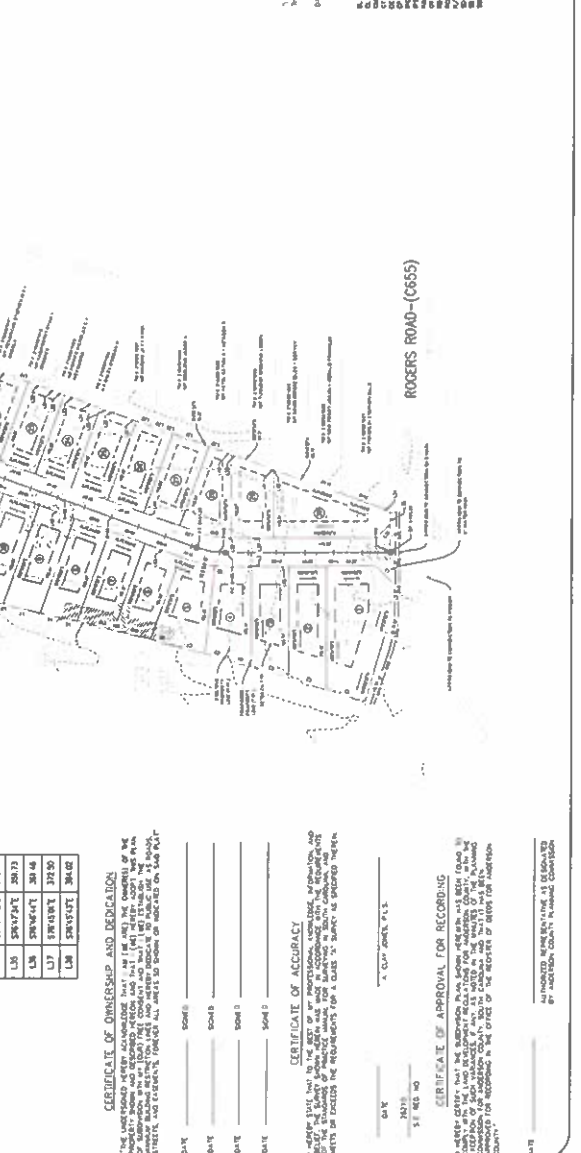
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DATE: _____

BY: _____

FOR: _____



Proposed Flint Creek Subdivision

Anderson County Planning Commission

July 9, 2024

6:00 PM

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

Preliminary Subdivision Name: Oakenshaw Grove
Intended Development: Single Family
Applicant: Bradley J. Smith
Surveyor/Engineer: Civil Insights
Location/Access: Midway Rd. (State)
County Council District: 7
Surrounding Land Use: Residential
Zoning: Un-zoned
Tax Map Number: 195-00-01-010
Number of Acres: 24.6 acres
Number of Lots: 27
Variance: No

Traffic Impact Analysis:

Midway 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: 7-9-2024

Application Received By: ME

Date: 5-30-2024

DS Number: 24-12

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Proposed Subdivision Name: Oakenshaw Grove

1. Name of Applicant: Bradley J. Smith

Address of Applicant: PO Box 8346, Greenville, SC 29604

Telephone Number(s): 864-380-5295 Email: BSmith@RedOakDevelopers.com

2. Property Owner(s): Robert F. Elrod Jr.

Address: 264 Poteat Place, Franklin, TN 37064

Telephone Number(s): 615-337-2243 Email: Bob.Elrod@Halftime.org

3. Engineer/Surveyor(s): Shawn Parmelee, PE Email: ShawnP@Civil-Insights.com

Project Information

4. Project Location: 0 Midway Road, Williamston, SC 29697

Parcel Number/TMS: 195-00-01-010-000 County Council District: 07 School District: 01

Total Acreage: 24.6 Number of Lots: 27 Intended Development: Single Family

Current Zoning: Unzoned Surrounding Land Uses: Residential

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? N/A 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 - 11.5(f) Traffic Impact Studies in the Anderson County Code of Ordinances.

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

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

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

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

- public health, safety, convenience, prosperity, and the general welfare;
- balancing the interests of subdividers, homeowners, and the public;
- the effects of the proposed development on the local tax base; and;
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Subdivision Plat Application Check List

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

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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.
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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

Bradley T Smith
Bradley T Smith # 1 May 31, 2024 09:33 EST

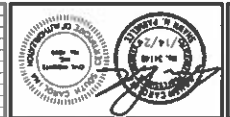
Date 05/31/2024

Signature of Owner

Robert F. Elrod, Jr.
Robert F. Elrod # 1 May 30, 2024 1:43 CDT

Date 05/30/2024

| | | | |
|-----|------------|-----|------------------|
| NO. | DATE | BY | DESCRIPTION |
| 1 | 11/14/2014 | EMM | PRELIMINARY PLAT |
| 2 | 11/14/2014 | EMM | REVISIONS |
| 3 | 11/14/2014 | EMM | REVISIONS |
| 4 | 11/14/2014 | EMM | REVISIONS |
| 5 | 11/14/2014 | EMM | REVISIONS |
| 6 | 11/14/2014 | EMM | REVISIONS |
| 7 | 11/14/2014 | EMM | REVISIONS |
| 8 | 11/14/2014 | EMM | REVISIONS |
| 9 | 11/14/2014 | EMM | REVISIONS |
| 10 | 11/14/2014 | EMM | REVISIONS |



PRELIMINARY PLAT
 OAKSHAW GROVE SUBDIVISION
 WILMINGTON, SOUTH CAROLINA 29407

| | |
|-------------|------------------|
| DATE | 11/14/2014 |
| BY | EMM |
| DESCRIPTION | PRELIMINARY PLAT |

CV-DWG-001

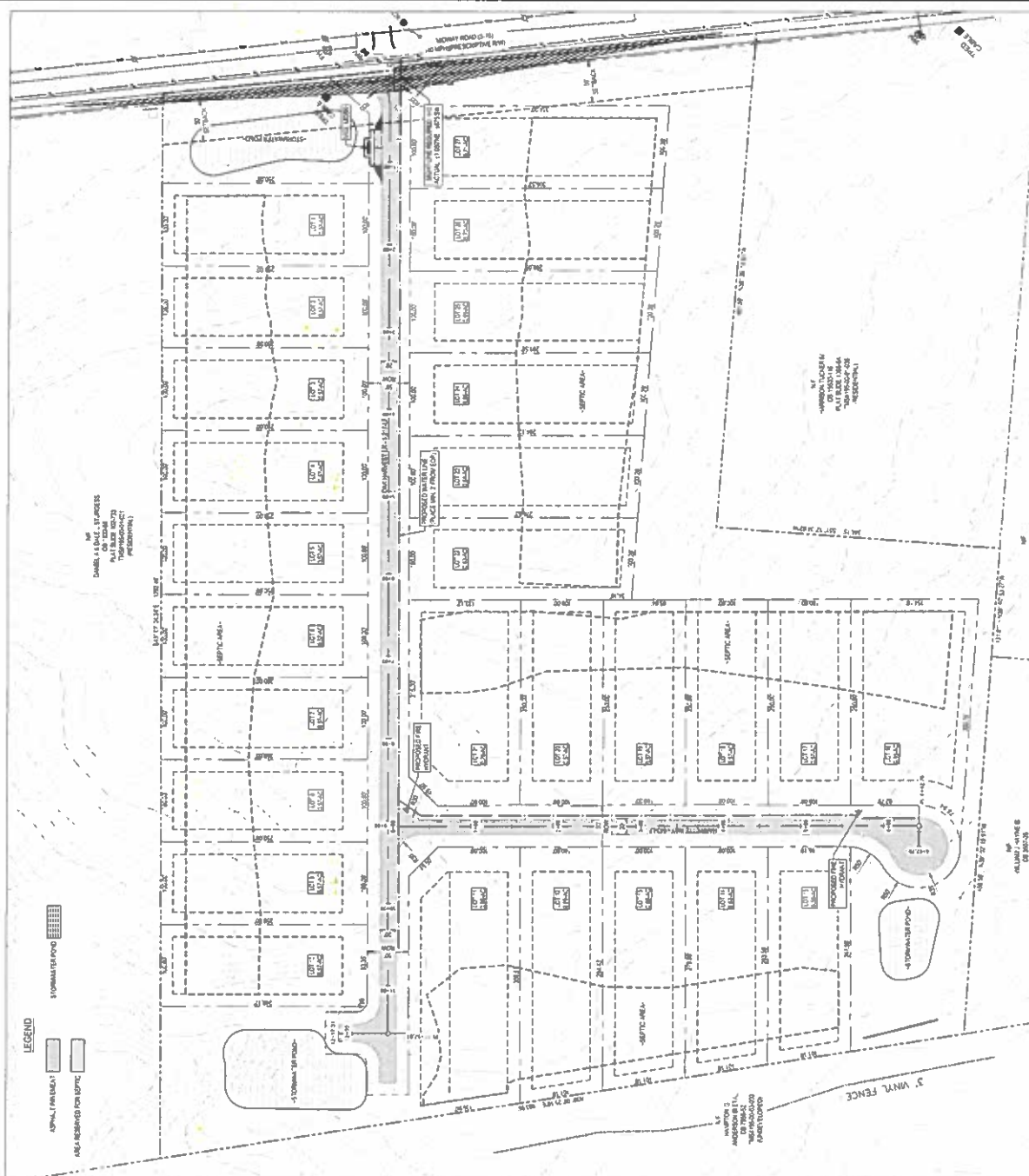
VICINITY MAP:



PROJECT NAME: OAKSHAW GROVE SUBDIVISION
PROJECT ADDRESS: MONAY ROAD WILMINGTON, SC 29407
TAX MAP PARCEL IDENTIFICATION: 1001 W. HARGETT STREET, SUITE 200, CHARLOTTE, NC 28202
OWNER: CIVIL INSIGHTS, INC.
PREPARED BY: EMMANUEL M. MANNING, P.E.
DATE: 11/14/2014
SCALE: 1" = 1000'

PLAT INFORMATION:
 TOTAL LOTS: 12
 UNDEVELOPED LOTS: 0
 ROAD WIDTH: 30' / 30' RIGHT-OF-WAY
 NO. OF LOTS: 12
 PROPOSED DENSITY: 1.10
BLINDAGE REFERENCE:
 HEIGHT: 10'
 SPACING: 15'
FEELING INFORMATION:
 THIS PLAT IS IN THE PUBLIC RECORDS OF THE COUNTY OF LENOIR, NORTH CAROLINA, WITH EFFECTIVE DATE 11/14/2014.
PLAT SERVICE: PUBLIC WATER AND SEWER DISTRICT
PLAT SERVICE: PUBLIC WATER AND SEWER DISTRICT

NOTES:
 1. SITE BOUNDARY AND TOPOGRAPHY INFORMATION WAS OBTAINED FROM SURVEY BY JO LIND SURVEYING.
 2. ELEVATION DATA NORTH AMERICAN DATUM OF 1983 DATUM.



LEGEND:
 FORMER POOL
 AREA RESERVED FOR OPTIC

NOTES:
 ALL INFORMATION SHOWN HAS BEEN LOCATED BY OTHERS. CIVIL INSIGHTS, INC. IS NOT GUARANTEEING THE ACCURACY OF THIS INFORMATION. THE BOUNDARIES OF THE LOTS ARE IN THE PUBLIC RECORDS OF THE COUNTY OF LENOIR, NORTH CAROLINA. THE LOCATION OF THE LOTS IS ACCURATE AS FAR AS POSSIBLE FROM RECORD INFORMATION AVAILABLE.



Anderson County Planning Commission

July 9, 2024

6:00 PM

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

Preliminary Subdivision Name: Pea Creek
Intended Development: Single Family
Applicant: JNH Capital, LLC
Surveyor/Engineer: Ridgewater
Location/Access: Wild Fox Trail (Private Rd.)
County Council District: 2
Surrounding Land Use: Residential
Zoning: Un-zoned
Tax Map Number: 202-05-03-002
Number of Acres: 77.21
Number of Lots: 39
Variance: No

Traffic Impact Analysis:

Wild Fox Trail is a private road, the proposed lots do not require a 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: 7-9-2024

Application Received By: ME

Date: 5-30-2024

DS Number: 24-13

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

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

DEVELOPMENT STANDARDS REVIEW APPLICATION

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Proposed Subdivision Name: Pea Creek Subdivision

1. Name of Applicant: JNH Capital, LLC

Address of Applicant: 1521 Laurens Rd., #17231, Greenville, SC 29606

Telephone Number(s): 864-775-6970 Email: info@jnhcapital.com

2. Property Owner(s): JNH Capital, LLC - Cameron McDuffie

Address: 1521 Laurens Rd., #17231, Greenville, SC 29606

Telephone Number(s): 864-775-6970 Email: info@jnhcapital.com

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

Project Information

4. Project Location: End of Wild Fox Trl, Belton, SC

Parcel Number/TMS: 202-05-03-002 County Council District: Two School District: Two

Total Acreage: 77.21 Number of Lots: 39 Intended Development: Residential-Single Family

Current Zoning: Unzoned Surrounding Land Uses: West/East-residential, North/South-vacant/wooded

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? 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.

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Subdivision Plat Application Check List

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

• **Application Submittal Requirements and Process**

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

Sec. 24-336. - Preliminary plat.

\$500+\$20/lot x 39 lots = \$1,280

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- (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.
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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 5-30-24

Signature of Owner _____

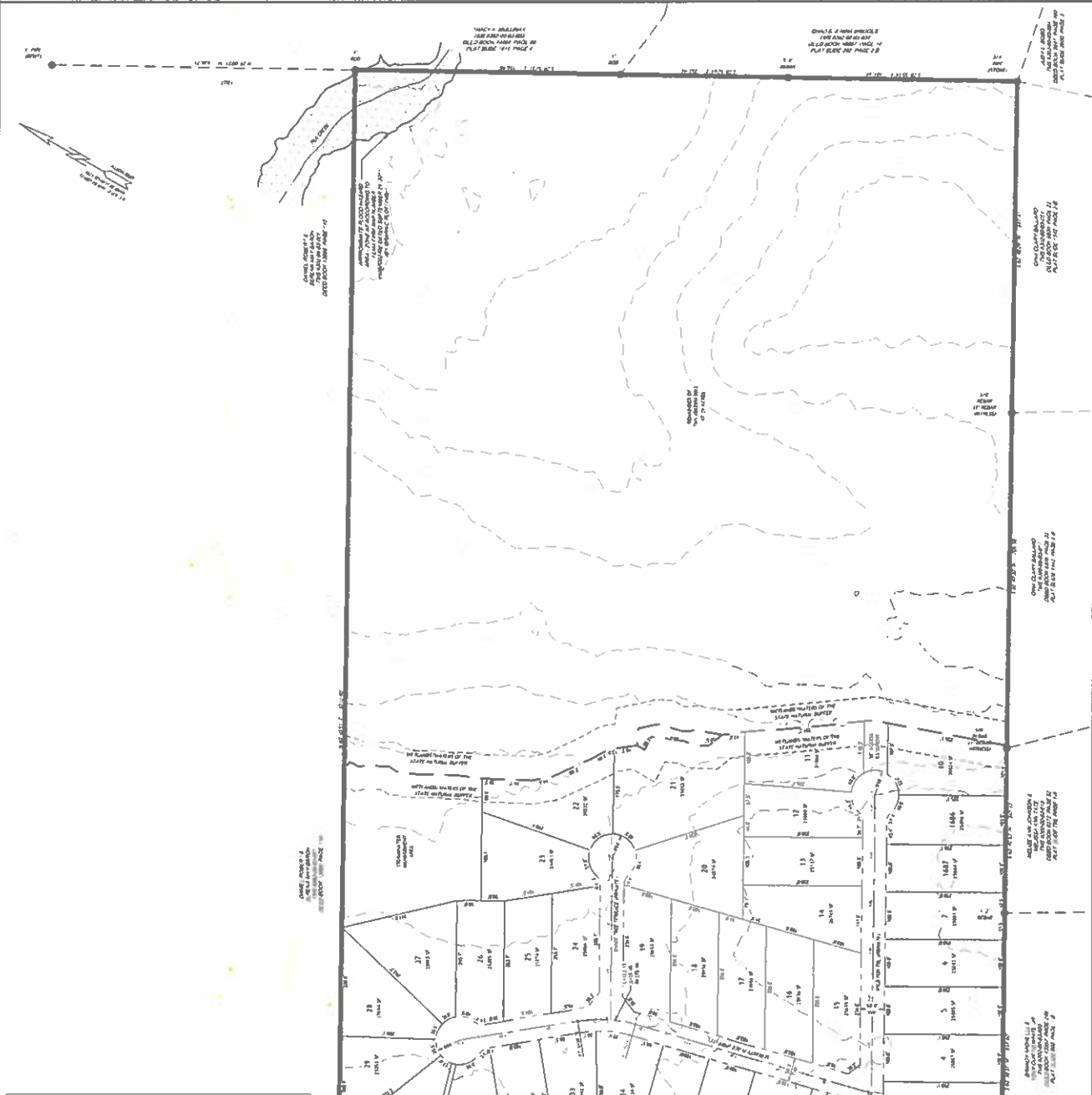
Date 5-30-24

SITE DATA

TMS #: 202001002
 TOTAL AREA: 277.31 ACRES
 ZONING: UNZONED
 TOTAL LOTS: 39 LOTS
 MINIMUM LOT WIDTH: 100 FT
 MINIMUM LOT SIZE: 25,000 SF
 PROPOSED ROADS:
 TOTAL: 2,160.1 E (50.41 MI)
 PRIVATE ROAD (SR R249)

SETBACKS
 INTERNAL FRONT: 30'
 INTERNAL SIDE: 15'
 INTERNAL REAR: 15'

NOTE:
 - COMMON/OPEN SPACE AREAS NOT TO BE SUBDIVIDED
 - PROJECT TO BE SERVED BY PUBLIC WATER & INDIVIDUAL SEPTIC SYSTEMS



PRELIMINARY PLAT

OWNERS CERTIFICATION
 As the owner of this land, as shown on this preliminary plat, I certify that the information provided herein is true and correct, and that I have not received any other offers or contracts for the land shown on this preliminary plat, and I have not received any other offers or contracts for the land shown on this preliminary plat, and I have not received any other offers or contracts for the land shown on this preliminary plat.

DESIGN PROFESSIONAL CERTIFICATION
 I, the undersigned, a duly licensed Professional Engineer, have prepared this preliminary plat for the subdivision of the land shown on this preliminary plat, and I have not received any other offers or contracts for the land shown on this preliminary plat, and I have not received any other offers or contracts for the land shown on this preliminary plat, and I have not received any other offers or contracts for the land shown on this preliminary plat.

CERTIFICATE OF PROJECT APPROVAL
 I, the undersigned, a duly licensed Professional Engineer, have approved this preliminary plat for the subdivision of the land shown on this preliminary plat, and I have not received any other offers or contracts for the land shown on this preliminary plat, and I have not received any other offers or contracts for the land shown on this preliminary plat, and I have not received any other offers or contracts for the land shown on this preliminary plat.

PEA CREEK SUBDIVISION

Registered Professional Engineer
 License No. 12127
 State of North Carolina
 1000 S. W. 10th St.
 Tallahassee, FL 32310
 904-224-1111



This plat is a preliminary plat and is subject to the approval of the appropriate governmental authority. It is not to be used for any purpose other than the subdivision of the land shown on this preliminary plat.

Anderson County Planning Commission

July 9, 2024

6:00 PM

Staff Report – Suter Estates Phase III (Private Gated Community)
Planning Commission Approved 30 lots Phase I & II on May 5-2021

348 postcards were mailed to property owners within 2000 feet of the proposed development.

| | |
|---------------------------------|-----------------------------|
| Intended Development: | Single Family |
| Applicant: | Austin Allen |
| Surveyor/Engineer: | Arbor |
| Location and Access | Cely Rd. (CountyMaintained) |
| County Council District: | 6 |
| Surrounding Land Use: | Residential |
| Zoning: | Un-Zoned |
| Tax Map Number: | 213-00-07-003 |
| Number of Acres: | +/- 15 |
| Number of Lots: | 14 |
| Variance: | No |

Traffic Impact Analysis:

Cely Road is classified as a Collector Road with no maximum trips per day. The developer will be required to meet or exceed construction plans that are approved by Anderson County Roads and Bridges.

Staff Recommendation: Sec.

38-311.

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

(Ord. No. 03-007, § 1, 4-15-03)



Development Standards Subdivision Plat Application

Anderson County Code of Ordinance
Chapter 24 Land Use

Scheduled Public Hearing Date: 7-24
Application Received By: ME
Date: 5/31/2024
DS Number: 24-08

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Proposed Subdivision Name: SUPER ESTATES

1. Name of Applicant: Austin Allen
Address of Applicant: 49 Greenland Drive.
Telephone Number(s): 864 230 6232 Email: ama@aldllc.net

2. Property Owner(s): Ark Management One, LLC
Address: 201 Carolina Point Pkwy Unit 10B Greenville, SC, 29607
Telephone Number(s): 631-871-7630 Email: arkmanagementone@gmail.com

3. Engineer/Surveyor(s): Arbor Land Design Email: prf@aldllc.net

Project Information

4. Project Location: 701 Cady Road Easley, SC 29642
Parcel Number/TMS: 2130007004 County Council District: _____ School District: Anderson 1
Total Acreage: 15 Number of Lots: 14 Intended Development: Single Family Detached
Current Zoning: UNZONED Surrounding Land Uses: North + South: Residential, East + West: Undeveloped

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? N/A if so, please attach the description to this application. (Variance Fee \$300.00)

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Signature of Applicant *Austin Allen*

Date 5/30/24

Signature of Owner *[Signature]*

Date 5/31/24



PROPOSED PHASE LINE

REVISIONS

| NO. | DATE | DESCRIPTION | BY |
|-----|----------|---------------------------|-----|
| 1 | 10/20/09 | SUBMITTED TO ARCHITECTURE | AVA |

PRELIMINARY PLAN
SUTER ESTATES
PHASE III

OWNER: JOHN SUTER
ARCHITECT: ARBOR LAND DESIGN
ENGINEER: [blank]

| NO. | DATE | DESCRIPTION | BY |
|-----|----------|-------------|-----|
| 15 | 10/15/09 | 0.15 | AVA |
| 16 | 10/15/09 | 0.15 | AVA |
| 17 | 10/15/09 | 0.15 | AVA |

Arbor Engineering, Inc.
14000 W. 14th Street, Suite 100
Denver, CO 80202
Tel: 303.751.1234
Fax: 303.751.1235
www.arbor-engineering.com

PARCELS

| Parcel | Area |
|--------|-----------|
| 12 | 27,267 SF |
| 13 | 29,042 SF |
| 14 | 29,042 SF |
| 15 | 29,042 SF |
| 16 | 29,042 SF |
| 17 | 29,042 SF |
| 18 | 29,042 SF |
| 19 | 29,042 SF |
| 20 | 29,042 SF |
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| 37 | 29,042 SF |
| 38 | 29,042 SF |
| 39 | 29,042 SF |
| 40 | 29,042 SF |
| 41 | 29,042 SF |
| 42 | 29,042 SF |
| 43 | 29,042 SF |
| 44 | 29,042 SF |
| 45 | 29,042 SF |



- NOTES:**
1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO CORNER UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS ARE TO CORNER UNLESS OTHERWISE NOTED.
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GENERAL NOTES:

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CONTRACTOR'S CERTIFICATE OF PROJECT APPROVAL

I, the undersigned, being duly licensed and qualified, do hereby certify that the above described project complies with all applicable laws, codes, and ordinances of the City of Denver, Colorado, and that the same is in accordance with the approved plans and specifications on file with the City of Denver, Colorado.

Signature: _____
Title: _____
Date: _____

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