

Anderson County Planning Commission

Will Moore, Chair, District #4
James McClain, MD, District #1
Brad Burdette, District #3
Jane Jones, District #6
Vacant, At Large

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

Memorandum

To: Anderson County Planning Commission
From: Danette Hanks
Date: May 30, 2024
Cc: County Council
Re: June 11, 2024 Regular Commission Meetings

The Anderson County Planning Commission is scheduled to hold its next meeting on **Tuesday, June 11, 2024 at 6:00PM** at the Historic Courthouse, located at 101 S Main St, Anderson, SC 29622.

The meeting agenda and packet are attached for your review.

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

Thank you.

Anderson County Planning Commission

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

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

June 11, 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
May 14, 2024
6. Public Hearings
 - A. Rezoning request from C-2 to R-M: Highway 81 North / TMS 147-09-03-001, 002 and 003 **(Council District 1)**
 - B. Rezoning request from R-A to R-20: Three and Twenty Road / TMS 164-00-02-041, 043, 044, 045, 046, 047, 048, 049 and 050 **(Council District 6)**
 - C. Land Use Request for a Proposed Gun Club/Range: 780 Hebron Church Rd, Iva / TMS 158-00-02- 019 **(Council District 3)**
7. Old Business
 - A. Single-Family Subdivision: Adley Acres, Dunlap Road and Town Creek Drive / TMS 146-00-10-013 **(Council District 1)**
8. New Business
 - A. Single-Family Twin Homes - Conservation Subdivision: Beckman Creek, Beckman Drive / TMS 151-00-06-003 **(Council District 2)**
9. Public Comments, non-agenda items – 3 minutes limit per speaker
10. Other Business
11. Adjournment

STATE OF SOUTH CAROLINA)
COUNTY OF ANDERSON)

ANDERSON COUNTY
PLANNING COMMISSION MEETING
MAY 14, 2024

PRESENT:

DAN HARVELL, CHAIRMAN
JAMES MCCLAIN
BRAD BURDETTE
STEVEN GILREATH
WILL MOORE
DAVID COTHRAN
JANE JONES
COLE WALSH

ALSO PRESENT:
ALESIA HUNTER
TODD DARWIN
TIM CARTEE
HENRY YOUMANS
DANETTE HANKS

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

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

6 DAN HARVELL: All right. We
7 now have approval of the agenda. I understand that we
8 had one issue taken off the agenda, and that would be
9 the Dixon Road matter. So I will ask if we can adopt
10 the agenda and revise with that not being included. Do
11 I hear a motion to adopt an amended agenda?

12 DAVID COTHRAN: Motion.

13 WILLIAM MOORE: Second.

14 DAN HARVELL: We have a
15 motion from Mr. Cothran; we have a second from Mr.
16 Moore. Any discussion? Those in favor. And
17 unanimous.

18 All right. Next the approval of the minutes of
19 the April 9th meeting. Do I hear a motion to approve
20 those minutes as written?

21 JANE JONES: So moved.

22 DAN HARVELL: So moved by
23 Ms. Jones. Do I have a second?

24 JAMES MCCLAIN: Second.

25 DAN HARVELL: Second by Dr.
26 McClain. Any discussion? Those in favor? And
27 unanimous.

28 All right. Under old business of the agenda, we
29 have item (A), amendment to allow for ingress -- oh,
30 I'm sorry. That one has been taken off. So that one
31 is scratched.

32 Okay. Item 6(B), Consent Agenda, Sterling Place
33 Subdivision. And staff, if you'll give us your report,
34 please.

35 TIM CARTEE: Thank you,
36 Mr. Chairman. This was previously given an extension
37 for six months, approved on October 14, 2023 and
38 expires on the 14th, which is today. And they're
39 requesting for the extension for the two developments.
40 They are in the process of wrapping up all their
41 permits and getting all their equipment supplies to
42 start these two developments. That's all I have, Mr.
43 Chairman.

44 DAN HARVELL: Thank you, Mr.
45 Cartee. Is there any -- well, at this time do I have a
46 motion to approve the extension from the board? Motion
47 to approve anyone? Mr. Burdette motions. Second?

48 DAVID COTHRAN: Second.

49 DAN HARVELL: Second by Mr.
50 Cothran. Any discussion? Those in favor please raise

1 your hand. And unanimous.
2 All right. Item 6(C), Consent Agenda, Shockley
3 Bend Subdivision. Mr. Cartee.
4 TIM CARTEE: Thank you,
5 Mr. Chairman. This is the same developer with the same
6 situation. And we're requesting that -- for an
7 extension on this, as well.
8 DAN HARVELL: All right. Do
9 I hear a motion for this extension?
10 DAVID COTHRAN: Motion.
11 DAN HARVELL: We have a
12 motion from Mr. Cothran. Do I have a second? Second
13 from Mr. Burdette. Any discussion?
14 JAMES MCCLAIN: I just have
15 one question. Are these adjacent sites, or are they
16 just totally different geographical locations?
17 TIM CARTEE: No. They're
18 back-to-back developments.
19 JAMES MCCLAIN: Okay. Thank
20 you.
21 DAN HARVELL: Dr. McClain,
22 is your mic on?
23 JAMES MCCLAIN: I was just
24 asking if they were adjacent to each other, and the
25 answer was yes.
26 DAN HARVELL: All right.
27 Any other questions or discussion? All those in favor
28 of the extension, please raise your hand. Mr. Moore?
29 All right. Your left hand I couldn't see. So ordered.
30 Number 7, item (A), adoption of Piedmont Area
31 Development Plan Partnership between Greenville and
32 Anderson Counties. I believe we have someone here to
33 give a presentation on that.
34 ALESIA HUNTER: Yes, sir, Mr.
35 Chairman, we have Mr. Austin Lovelace. He's the
36 Project Manager. He's a Planner at Greenville County,
37 and we've been working -- Anderson County has been
38 working with Greenville County in collaboration with
39 this Plan. I believe that Danette has sent you all a
40 copy of the Plan -- I think Ms. Jane got a hard copy --
41 so that you could review the plan ahead of Mr.
42 Lovelace's presentation. So I'm going to turn it over
43 to Austin, and he will go over the Plan with you.
44 DAN HARVELL: Okay. Thank
45 you, Mr. Lovelace. Thank you for being here. If you
46 will go ahead with your presentation.
47 AUSTIN LOVELACE: Thank you for
48 having me. My name is Austin Lovelace. I resident at
49 22 Main Street in Piedmont in Anderson County, and I
50 work for Greenville County as a long-range planner.

1 And I was the Project Manager for the Piedmont Area
2 Plan.

3 I'm going to give a brief overview of the Plan and
4 the framework that was behind the development of the
5 Plan, and then I'll answer any questions if you have
6 any.

7 For those who don't know, Piedmont is an
8 unincorporated community on the Saluda River. In
9 addition to being an unincorporated community, it's
10 also split by two county jurisdictions, and therefore
11 two county -- two separate codes and sets of
12 regulations. It's also entirely unzoned in Anderson
13 County and mostly unzoned in Greenville County.

14 And since 2020, there have been well over 3,000
15 housing units constructed or approved to be constructed
16 in a -- within the 36 square mile study area.

17 Also, in an analysis, we found that the Piedmont
18 study area was growing at an annual average growth rate
19 of 3.2 percent since 2020. Compared with Greenville,
20 that is double the rate of Greenville County and triple
21 the rate of Anderson County, the Upstate and the state
22 of South Carolina.

23 So I say all that to paint a picture for the
24 importance of this study and what we have learned along
25 the way.

26 So we began in May 2023. Throughout last summer,
27 my department, in collaboration with Anderson County,
28 specifically Alesia and John Caime, held a series of
29 meetings and events in Piedmont. And what we learned
30 from those events is what ended up eventually guiding
31 the development of this plan and the recommendations
32 and strategies outlined in the fourth and fifth
33 chapters of the plan.

34 As a result of the meetings and a 20-question
35 community survey, we identified 12 community priorities
36 which were downtown revitalization, natural resource
37 preservation, parks and outdoor recreation, promotion
38 of the local economy, smart growth, bike-ability, walk-
39 ability and trails, community events and participation,
40 the thoughtful design of buildings and public spaces,
41 historic preservation, planting native flowers, plants
42 and trees, adaptive reuse in any field development and
43 socioeconomic development.

44 Like I said, these priorities are what guided the
45 development of the plan, specifically the
46 recommendations and strategies in the final two
47 chapters.

48 These closing sections largely focus on bottom-up
49 factions that the community can take on their own, as
50 well as working with local government and non-profit

1 organizations to establish sustainable development in
2 the community.

3 Working backwards, the first three chapters of the
4 plan provide the reader with important background
5 information about urban planning and area blends.

6 A brief history of Piedmont. The existing
7 conditions of Piedmont, including demographic and
8 socioeconomic data, development and land cover data,
9 habitat and wildlife data and transportation data,
10 among others, as well as a recap of the community
11 engagement process from last summer. The prolog of the
12 plan features guidance on how to navigate the plan and
13 a glossary of terms used in the plan. It also features
14 the picture of Piedmont photo collection, which was a
15 -- which is a collection of dozens of photos provided
16 by the community during the planning process.

17 In closing, it isn't a question of if or when but
18 how Piedmont will grow as it undergoes a population
19 surge that it hasn't seen since its founding 150 years
20 ago. Will it be business as usual? That is, what
21 standardized development practices and land use
22 regulations tend to produce, or will it grow
23 incrementally in a way that benefits the community,
24 respects the existing character of the build-to-
25 natural-environmental and its built action and scale
26 the way it was during and after its founding 150 years
27 ago. Growth should not really be a series of
28 construction projects but a holistic enhancement of the
29 community's fabric. This Plan aims to realize the
30 future that is built by the community for the
31 community.

32 I'm happy to answer any questions.

33 DAN HARVELL: Okay. Thank
34 you, Mr. Lovelace. Any questions from the board?

35 JANE JONES: I did get a
36 copy and read all of it. Was it about 100 pages? It's
37 very detailed and excellent job. Y'all put a lot of
38 work into it. But I do have some questions just to
39 clarify things in my mind.

40 AUSTIN LOVELACE: Yes.

41 JANE JONES: There's
42 nothing in there about how to carry this out. I know
43 you named several possible groups that could be formed
44 to carry out certain parts of it and the historical
45 society is the only one that I know about that's
46 already active. But is there any mechanism in there to
47 carry this forward or is this just how you want it to
48 be as it -- you know what I'm trying to say.

49 AUSTIN LOVELACE: Right. The
50 recommendations chapter, as well as the strategies

1 chapter, does provide a few more specific steps on how
2 to accomplish some of the goals. But it really is
3 about empowering the community. And as a result of
4 this planning process, a community organization that is
5 solely dedicated to planning and development -- not
6 issues -- but issues in Piedmont formed last December.
7 And they are -- you know, it is the idea that they will
8 largely implement and kind of champion this plan and
9 its goals and objectives and ideas.

10 JANE JONES: And there's no
11 mention of how you're going to finance this. There's a
12 lot of money involved in renovation of all this stuff.
13 I just didn't know if there was anything else you could
14 add to that. Or are you just going to depend on grants
15 or what -- does it -- as you progress?

16 AUSTIN LOVELACE: At this time,
17 yes, what we've written is what is the goal or the idea
18 to accomplish the goals moving forward. Typically, at
19 least in Greenville County, our area plans and
20 community plans aren't as detailed as the comprehensive
21 plans which are required by the Planning Enabling Act
22 to provide the nine elements. Community plans, this
23 one was structured within that framework, but it's --
24 they aren't entirely -- they do not entirely follow
25 that same framework, so it is not as specific in that
26 regard, I guess, as a comprehensive plan for a county
27 or city might be.

28 JANE JONES: Ms. Hunter,
29 will this become part of the Anderson County
30 Comprehensive Plan?

31 ALESIA HUNTER: No, ma'am.
32 This is a non-binding document that was collaborated
33 by, as he has mentioned, by some citizens, grass root
34 citizens in the Piedmont area. So this will be, if the
35 Planning Commission okays it, by resolution and then
36 County Council will adopt it by resolution as being a
37 non-binding document that, as Mr. Austin has mentioned,
38 is a guide for development and for developers to use in
39 terms of being sensitive of the areas that has grown up
40 there. And taking into account all the 12 items that
41 he mentioned, Ms. Jane, we'll have to be conscious and
42 aware of those items.

43 JANE JONES: When these
44 projects do come before us to be approved down the
45 road, will you have to look at the guidelines that are
46 put in this document as far as -- well, it talked about
47 buffer zones on the roads, and that was more than
48 what's expected now. And it mentioned clear-cutting
49 animal habitats. Will those things have to be
50 considered by you when you decide whether to approve a

1 project or not?

2 ALESIA HUNTER: Again, it's
3 non-binding. That document will be there when
4 developers come so we can introduce it to them and ---

5 JANE JONES: Yeah, I
6 understand. I just ---

7 ALESIA HUNTER: --- ask them
8 if they will be willing to, because some of these areas
9 and be conscious of that. But again, it's non-binding,
10 so we can't require it.

11 JANE JONES: So it will
12 just be left up to the developer to do it or not?

13 ALESIA HUNTER: Yes.

14 DAN HARVELL: Any other
15 questions for Mr. Lovelace?

16 JAMES MCCLAIN: I'll ask a
17 quick question. Is the population density and
18 population growth proportional on both sides of the
19 Saluda River there or is there more in Greenville or
20 more in Anderson?

21 AUSTIN LOVELACE: I don't have
22 an update on the actual county by county split, but the
23 character areas break the study area into eight
24 different sections basically. And the Greenville
25 County is more populated, but the west Piedmont region
26 is, I think, overall the third most populated of the
27 character areas. So it's the fastest growing in
28 Anderson. And if you haven't looked at the boundaries
29 that may not mean anything to you. That is basically
30 between east of Interstate 85 and west of the Saluda
31 River; that section.

32 DAN HARVELL: Okay. Anyone
33 else?

34 JANE JONES: You mentioned
35 possible impact fees. That would have to be voted on;
36 right?

37 ALESIA HUNTER: Yes. Impact
38 fees would have to be voted on. Yes, ma'am.

39 DAN HARVELL: Any other
40 questions for Mr. Lovelace? All right. Thank you very
41 much.

42 At this time we have a sign-up sheet for several
43 people, I think, that wanted to address this. So first
44 will be Charlene Spelts.

45 CHARLENE SPELTS: Chairman and
46 commissioners, y'all pretty much have seen me in the
47 past here before you when we've had projects being
48 proposed for Piedmont. I live in the Anderson County
49 side. I'm at 103 Dogwood Court. I am with the
50 Historical Commission, and I'm with many of the other

1 non-profit organizations that we have in Piedmont.

2 What this Plan means to me personally and to the
3 groups that I serve with, it's the opportunity when
4 y'all have got that Plan to show you where Piedmont is.
5 What Piedmont was. What we currently are. And what we
6 could be. Our dreams for the future. If y'all had
7 been at those meetings that we had, it was phenomenal.
8 We had the old generation, the young generation and
9 everybody was there with the opportunity to say what
10 our vision for Piedmont is. And we want you to know,
11 we are willing to work and do our part to make Piedmont
12 the beautiful community that it was at one point. But
13 we do need your cooperation and in cooperation with
14 Greenville County, to get a lot of these done. And as
15 Ms. Jones brought forth in her questions, where's the
16 funding coming for some of this? We're hoping the
17 funding will come from Anderson County and Greenville
18 County. There were projects that we had on the
19 Greenville County side some thirty years ago when we
20 had funding helping to rehab and renovate the mill
21 village, the houses on the village, where people needed
22 assistance financially to bring their houses back up to
23 code. It was an excellent program. And of course, as
24 anything else, the funding ran out. We are working on
25 that again in hopes that we can bring it forward.

26 But I want you -- because there's been times when
27 others were here before you when the developers were
28 coming in and robbing and raping our land. I
29 personally have a 592 housing development that I can
30 pitch a ball to, and I'm not really physically able to
31 do much of anything anymore. So we see all of this and
32 we want your help. And the only way we're going to get
33 your help is for you to know where Piedmont is, who we
34 were, where we are and where we want to go.

35 I appreciate the opportunity to speak to you
36 tonight. Come to Piedmont, come to see us. Pass this
37 as for a resolution because it's something that we can
38 offer the developers as, here we are, we're willing to
39 work, but work with us. And thank you.

40 DAN HARVELL: Thank you.
41 Next is Sarah Lyons.

42 SARAH LYONS: Hi. I am
43 Sarah Lyons. I reside at 22 Haynes Street in Piedmont
44 on the Anderson County side. That is in the mill
45 village. I am also here on behalf of the Piedmont
46 Community Alliance. Our goal is to implement this Plan
47 and through grants and other funding opportunities, be
48 able to create a vibrant, livable community that all
49 members enjoy and reap the benefits from.

50 In the last five years of living there, I can tell

1 you that Piedmont has changed me as a person. It is
2 the most magical place in the world. And if you
3 haven't been there, I really invite you to come see it
4 and experience why it is so magical. It is wild.
5 There are so many -- you go down the street, there's
6 flocks of wild chickens that walk around and nobody is
7 bothered by them. There's incredible historic
8 buildings and groups that are working to preserve that
9 and bring that back to life, which is really important.
10 There's a lot of young people who are involved and want
11 to, you know, follow step in what has already been
12 implemented by the older generation in continuing to
13 improve and better Piedmont.

14 So having this historic moment where Greenville
15 and Anderson are cooperating and have the potential to
16 work together to create a vibrant, beautiful community,
17 I think, is such a big deal that may not be recognized,
18 but the community recognizes that and feels that.

19 We just -- we thank you for your support and we
20 really look forward to the future because with this
21 Plan and with all the effort that has been put into the
22 community through all the different non-profits and
23 organizations that are there, it really is changing,
24 and for the better. Thank you.

25 DAN HARVELL: Thank you.
26 And lastly is Marsha Rogers.

27 MARSHA ROGERS: Yes, I'm Marsha
28 Rogers. And of all these great people sitting here, I
29 grew up in Piedmont. I grew up on the Greenville
30 County side of the mill village behind the old Piedmont
31 High School. And I've lived on the Anderson County
32 side now for about 35 years. So it's just always been
33 my home. So I've lived there through the good times
34 when J.P. Stevens took care of everything that we had.
35 They kept the roads, cut the grass, and anything that
36 needed to be done, they took care of it for us. And
37 I've also lived in the time since they have left. And
38 it took us a while to realize how devastating that was
39 going to be. We only have the Piedmont Public Service
40 District, and out of that Piedmont Public Service
41 District, the only thing they do actually outside the
42 regular realm of their authority is they do handle the
43 recreation for Piedmont. And we still have the
44 community building that was built by J.P. Stevens.
45 It's still in operation. It's used every day. And we
46 also have the old ball park that is being revitalized.
47 But when this -- when we need something in Piedmont
48 that cannot be handled by them or cannot be handled by
49 either one of the counties, we have to rely on our
50 organizations, which like Charlene, I'm a part of a lot

1 of them. And they basically -- we have a wish list.
2 We're able to accomplish that through the organizations
3 and through the people that live in Piedmont. But I'm
4 old. I mean, I'm one of the older ones that help do
5 the bridge and help get the Christmas lights out.
6 We've done so much more than -- the clubs have put in
7 new windows in the community building.

8 But we need help. And I think we have -- Austin
9 has done a fantastic job. Had a lot of input at our
10 meetings, and I really think that if we could just get
11 started -- we have the canvas. We have the stores. We
12 have the community building. We have the sidewalks
13 that you can go anywhere on the mill village on. We
14 don't need any of the binding structure. We just need
15 help renovating and getting it started.

16 Come to Piedmont on 86. Cross over the river.
17 And take your time. And just look on both sides and
18 see how beautiful it could be. And the walking trails,
19 the biking trails. We even have a railroad on the
20 other side, on the Greenville County side, that is not
21 being used that could be hooked to the Swamp Rabbit
22 Trail at some point. So we have so many opportunities
23 and we feel like once we could get started and the
24 stores started filling back up, you know, we would have
25 economy in the town with the new housing that could
26 help us continue with the development.

27 Thank you for listening to me. I'm just glad I
28 didn't start crying because Piedmont means a lot to me.
29 So thank you.

30 DAN HARVELL: Thank you.

31 All right. Are there any questions from the board
32 to Mr. Lovelace or anyone who has spoken?

33 JAMES MCCLAIN: Mr. Chairman,
34 I'll ask a quick question. I don't want to create too
35 much of a ruckus in asking this question. Has there
36 ever been any -- forgive me for not knowing more of the
37 history -- but even now or in decades past, was there
38 ever an initiative to incorporate Piedmont?

39 CHARLENE SPELTS: Yes, sir. And
40 it failed. And sometimes when we are contemplating
41 developers ---

42 DAN HARVELL: Ma'am, you
43 need to step up to the mic so we can have your exact
44 words in the minutes.

45 CHARLENE SPELTS: I'm sorry.
46 There have been several attempts to incorporate the
47 area. But of course, as you know, we are divided by
48 Anderson County and Greenville County. We've been in
49 the past divided by the mill workers, the townies and
50 the farmers. Particularly the farmers and the property

1 owners were vehemently -- they really didn't want to
2 incorporate.

3 JAMES MCCLAIN: Well, it would
4 be challenging, I guess, for the political boundary of
5 the two counties. But it's not unheard of I guess for
6 ---

7 CHARLENE SPELTS: It's not
8 unheard of. I believe Greer -- there's several in the
9 upstate that are divided by the counties. But all the
10 different reasons kept us from incorporating. And
11 several times in this meeting when we have talked about
12 trying to stop some of the developers, going to ask for
13 some of the things that we need from the developers, we
14 would have it come up to say zoning. Well, zoning is a
15 great tool, but that is all that it is. And zoning is
16 something that we haven't been able to get passed a
17 whole lot in Anderson County or Greenville County.
18 But all the people in Piedmont want something better.
19 And we want to hold on to what -- our history. We want
20 to hold on to the good things. And we want to continue
21 to grow. As Sarah said, we've got young people coming
22 into Piedmont who are in love with it. We've got young
23 people coming in who love Piedmont as much as the older
24 group does. As Marsha was saying, we're the only
25 entity -- government entity we have is the Piedmont
26 Public Service District. And I serve as an elected
27 commissioner on that Commission.

28 And yes, incorporation has come up several times.
29 And now we kind of missed the bullet. We kind of
30 missed the opportunity, the funding to incorporate.
31 And then with the rule that we can't tax anymore than
32 what we're already taxing. So if we incorporated, if
33 we had a city, we wouldn't be able to afford the
34 amenities that are obviously a part of having a city.
35 We've gone through those rules and we see there's a
36 tiny, tiny little window in there that if we could pull
37 everything together, we might be able to afford to do
38 some taxes in there by the rules of the State House of
39 representatives and our legislature. But unless that
40 ruling is changed, it's not really to our benefit to
41 incorporate at this time.

42 And so we're in a catch-22 there. And we just
43 want Anderson to know where we are and Greenville
44 County to know where we are, because honestly from the
45 projects that I've worked on, we've got more support
46 from Anderson County than we have from Greenville
47 County. We've not asked for millions of dollars, but
48 when I come to you all, when I come to the county
49 council, we get the small amounts that we ask for, and
50 we're able to ask for those small amounts because our

1 individuals and our public groups are willing to get
2 out there and work and roll up their sleeves to make
3 things happen in Piedmont.
4 So I'm asking you again, come see where we are and
5 help us get better.
6 Any other questions?
7 DAN HARVELL: I will ask
8 staff, our staff, as well as Mr. Lovelace from
9 Greenville County, there was a master plan for Piedmont
10 that involved a multi-use development. I know that was
11 in place for a while. Is that on the back burner or
12 not happening at all now. Can you update us on that?
13 AUSTIN LOVELACE: Are you
14 referring to the Greenville -- part of the old mill
15 site in Greenville County?
16 DAN HARVELL: I think so.
17 AUSTIN LOVELACE: Townhome
18 development?
19 DAN HARVELL: I think so,
20 yeah.
21 AUSTIN LOVELACE: That's still
22 owned by the same property owner, same developer. The
23 plans have just kind of been stifling for the past five
24 years. But I think, from my understanding, he still
25 intends to develop that property eventually.
26 DAN HARVELL: Well, I
27 remember seeing that plan, and it looked like a very
28 extensive mixed-use development. And I guess that
29 would have been a good thing, based on some of the
30 other things that we're experiencing, you know, in the
31 county.
32 Anyway, anyone else?
33 DAVID COTHRAN: Mr. Chairman,
34 I want to make a statement. I just want to -- I don't
35 consider myself old, but sitting here thinking about
36 Piedmont, I guess I am pretty old. Because I actually
37 spent a lot of time in Piedmont when I was a kid. I
38 can sit here and claim that I remember Piedmont fifty
39 years ago. And spent a lot of time. My father owned a
40 business in the area and we would go down towards
41 Piedmont, down 86, to eat lunch and the restaurants
42 were there. We'd ride around in the mill village. I
43 remember what it looked like. I know what it looks
44 like now. You know, so many of our -- we call them
45 mill hills down here in Anderson -- have kind of
46 deteriorated, too. It's sad. So to hear this coming
47 before us, I think it's extremely encouraging. I
48 applaud the citizens and I applaud the collaboration
49 with our partners in Greenville County. I endorse this
50 wholeheartedly, and I hope it becomes a success for the

1 community.

2 DAN HARVELL: Thank you, Mr.
3 Cothran. Anyone else? Okay. Thank you.

4 Before we take a vote on this, I would like to
5 introduce one little thing here. I've talked with
6 several of the Council members, and they have made a
7 request that we consider -- this is just for us to
8 consider before we vote -- they are requesting that we
9 delay this vote for one month because of the backlog
10 that they have with what they've got to deal with for
11 the next month. This is not that they don't want this
12 at all. It's not that they're not totally for it. But
13 they're just asking -- because if we vote on this
14 tonight, it'll be placed on their agenda, and they
15 would prefer that it just be delayed one month.

16 So I say that before I entertain a motion on this.
17 JANE JONES: I guess they
18 can't put any kind of delay on their agenda process.
19 If we voted tonight, they couldn't just postpone it a
20 month?

21 DAN HARVELL: Well, I don't
22 know. But even the Chairman of Council requested that.

23 ALESIA HUNTER: Mr. Chairman,
24 that is scheduled to go to Council on May 21st. I
25 guess that has changed since today.

26 DAN HARVELL: Yes.

27 ALESIA HUNTER: Is that
28 correct? But that wouldn't affect you voting for it.
29 We could just hold it until Mr. Chairman asks for it.

30 DAN HARVELL: Well, that
31 will be great.

32 ALESIA HUNTER: We won't send
33 it. We'll hold it.

34 DAN HARVELL: That will suit
35 them fine. But the reason I have to address that is
36 because in the summary of the public meeting that we
37 saw, Ms. Jones and I saw this in hard copy, and in that
38 summary of it, it had set the agenda for who was going
39 to vote for what; first, second, third reading and all
40 that.

41 ALESIA HUNTER: Yeah, that was
42 -- Austin and I did that. That was tentative.

43 DAN HARVELL: Yeah. And
44 actually that was supposed to be started in April. So
45 it's already been delayed. So if we could have a vote
46 on this. And if you're saying that you, as a
47 department, can just delay giving it to them without us
48 having to make that part of a motion, that we'll do
49 that.

50 ALESIA HUNTER: The reason why

1 I said that is we have a heavy agenda in June so I
2 don't want to -- it get lost and then have to have
3 Austin to come back on it.

4 DAN HARVELL: Well, you
5 know, I feel really good about what I've heard, for me,
6 and I don't know that it would be an issue for anyone
7 else here to, you know, give it a quick vote in June.
8 It won't be for me. Anyone else?

9 JANE JONES: You're saying
10 not vote tonight?

11 DAN HARVELL: No. We're
12 saying go ahead and vote tonight because Ms. Hunter
13 says that they can, within their department, just delay
14 presenting it to Council for a month.

15 Okay. So I'll call for a motion at this time.

16 JANE JONES: I move that
17 this Piedmont Project be accepted.

18 DAN HARVELL: Okay. We have
19 a motion from Ms. Jones. Do I hear a second?

20 DAVID COTHRAN: Second.

21 DAN HARVELL: We have a
22 second from Mr. Cothran. Any discussion following the
23 vote -- following the motion? All those in favor. And
24 unanimous.

25 And thank you all from the community for being
26 here. It's just absolutely vital that we hear every
27 piece of information we can before we make these kind
28 of decisions. And I want to commend you all. I follow
29 you on Facebook. You're doing great work over there.
30 And I know it's greatly appreciated. Thank you.

31 All right. Public comments on non-agenda items, I
32 assume we have none. Mr. Cartee, did you have anything
33 to add? Okay. I saw you stand up. You're just ready
34 to leave. Okay.

35 Number 9, other business.

36 Hearing none, I will entertain a motion to
37 adjourn.

38 ALESIA HUNTER: Mr. Chairman, we
39 do have some certificates for your training. Our
40 attorney Todd Darwin has signed those certificates for
41 you. Since he did the training, we let him do the
42 signatures. So he'll pass them out.

43 DAN HARVELL: Okay. And
44 thank you Attorney Darwin for coming and doing that for
45 us. I know that you are -- it was a very information
46 -- the first session I came to, I learned a lot, and we
47 appreciate your effort on that.

48 TODD DARWIN: Thank you.

49 DAVID COTHRAN: Mr. Chairman,
50 I will second that. Is this all the training for the

1 year? Does this take care of it? Yes or no?
2 DAN HARVELL: I'll say to
3 Dr. McClain, this can go right under your MD license.
4 Do I hear a motion to adjourn?
5 JAMES MCCLAIN: I make a
6 motion to adjourn.
7 DAN HARVELL: Motion to
8 adjourn by Dr. McClain. Second?
9 WILLIAM MOORE: Second.
10 DAN HARVELL: Second by Mr.
11 Moore. All those in favor.

12
13

MEETING ADJOURNED AT 6:36 P.M.

**Anderson County Planning Commission
Staff Report-Rezoning Request from C-2 zoning to C-2 and R-M zoning
June 11, 2024**

Applicant: H&S Development
Current Owner: Elizabeth Peace Living Trust
Precinct: 147
Council District: One (1)
Location: 2410 Highway 81 N, Anderson
TMS#: 147-09-03-001, 002, 003
Acreage: 18.38 +/-
Current Zoning: C-2 (Highway Commercial District)
Requested Zoning: R-M (Multifamily Residential) and C-2 (Highway Commercial District).

C-2 (Highway Commercial District)

This district is established to provide for the development on major thoroughfares of commercial land uses which are oriented to customers traveling by automobile. Establishments in this district provide goods and services for the traveling public and also for the convenience of local residents.

R-M (Multifamily Residential)

This residential district is established to provide for medium and high-population density. The principal use of land is for two-family and multiple-family dwellings and the recreational, religious, and educational facilities normally associated with residential development. The regulations for this district is intended to discourage any use which, because of its character, would interfere with the development of, or be detrimental to, the residential nature of the area included in the district.

Surrounding Zoning: North: I-1
South: R-20 and C-2
East: R-10 and R-20
West: I-1

Evaluation: The request is to leave C-2 zoning in place near U.S. Highway 81 and rezone the rear of the property to R-M. The purpose is to create a Mixed Use Development for Commercial Development and Multi-Family Residential Housing.

Public Outreach: Staff hereby certifies that the required public notification actions have been completed on May 28, 2024 as follows:

Rezoning notification postcards were sent to 332 property owners within 2,000' of the subject property.

Rezoning notification signs posted on subject property.

Planning commission public hearing advertisement published on May 30, 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.



Rezoning Application

Anderson County Planning & Development

5/1/2024

Date of Submission

Approved/Denied

Applicant's Information

Applicant Name: H&S Development

Mailing Address: 413 N. 79th Ave., North Myrtle Beach, SC 29572

Telephone: 913-909-8467

Email: stevesobek6@gmail.com

Owner's Information (If Different from Applicant)

Owner Name: ELIZABETH PEACE LIVING TRUST

Mailing Address: 13760 BROMLEY PT DR JACKSONVILLE FL 32225

Telephone: _____

Email: _____

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

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

David L. Peace, Trustee
Owner's Signature

April 27, 2024
Date

Project Information

David.L.Peace@gmail.com
908-914-7900

Property Location: 2410 Hwy 81N Anderson SC

Parcel Number(s)/TMS: 1470903001, 1470903002, 1470903003

County Council District: One School District: 05

Total Acreage: 18.98 Current Land Use: Vacant

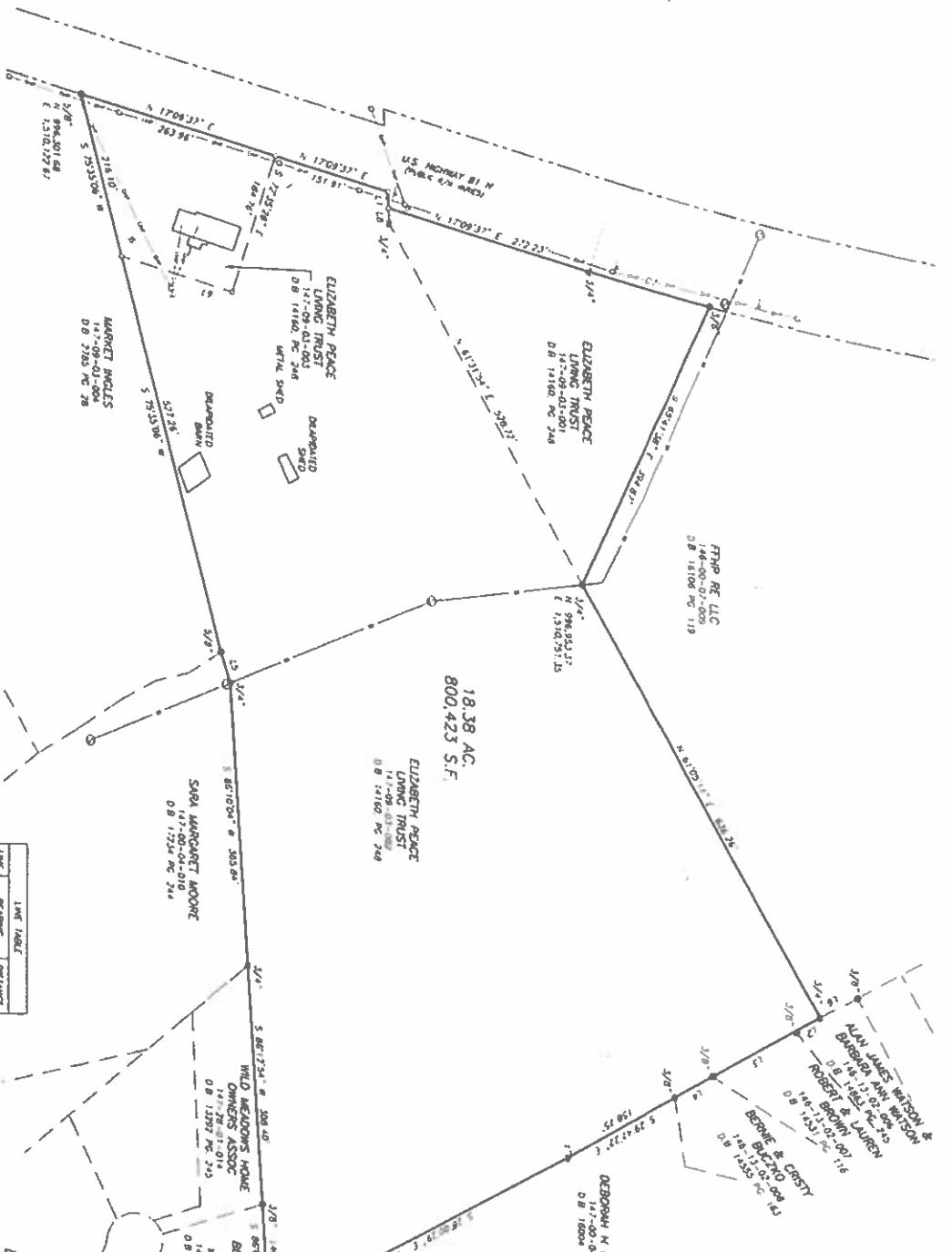
Requested Zoning: C2 and RM Current Zoning: C2

Purpose of Rezoning: Rezone rear portion of property to RM and leave parcel on Hwy 81 as C2



LEGEND

- CALCULATED POINT (NO MONUMENT)
- MONUMENT FOUND
- MONUMENT FOUND
- CONC. MONUMENT FOUND
- FINE MONUMENT
- GAS METER
- CURB WALK
- MAIL BOX
- MONUMENTIC WELL
- POPEY ACRES
- STORM DRAINAGE MONUMENT
- SON
- SAWTHER MONUMENT
- WATER METER
- WATER VALVE
- AC UNIT



NOTES:

- 1) SEE MAP NO. (PAGE NO.) 147-09-03-001, -002, & -003
- 2) ACCORDING TO THE MAP NO. 147-09-03-001, PAGES COLOR PRINTED ON 11x17 INCH PAPER, THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN 147-09-03-001 & 147-09-03-002.
- 3) ALL RECORDS AND COORDINATES SHOWN ON THIS SURVEY ARE BASED ON THE SURVEY OF THE STATE OF SOUTH CAROLINA.
- 4) THE SURVEY IS MADE ON THE BASIS OF THE ORIGINAL SURVEYING AND EMBOSSED SIZE OF THE LAND SURVEYOR.
- 5) A FULL SEARCH HAS NOT BEEN MADE BY SAID SURVEYOR AND IT IS THE RESPONSIBILITY OF THE PARTY TO THE SURVEY TO MAKE SUCH A SEARCH.
- 6) THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- 7) ALL PROPERTY TOWNSHIP OR 14180, PG. 248.
- 8) THE SURVEYOR HAS NOT BEEN ADVISED OF ANY EASEMENTS OR RESTRICTIONS THAT MAY AFFECT THE USE OF THIS PROPERTY.
- 9) THE SURVEYOR HAS NOT BEEN ADVISED OF ANY EASEMENTS OR RESTRICTIONS THAT MAY AFFECT THE USE OF THIS PROPERTY.
- 10) CURRENT OWNER ELIZABETH PEACE LIVING TRUST.
- 11) TO OBTAIN CURRENT ZONING & BUILDING STRIPPER REGULATION CONTACT ANDERSON COUNTY PLANNING & ZONING DEPARTMENT.
- 12) ADDRESS: JACOBSONVILLE, N. 27775

REFERENCES:

- 1) TRACT SHOWING A PORTION OF J.W. DICKSON'S LAND CONTAINING 0.57 ACRES, DATED AUGUST 1957, SURVEYED BY JOHN C. SMITH, AND RECORDED AT ANDERSON COUNTY RECORDS IN P.B. 22, PG. 34.
- 2) TRACT OF A LOT OF LAND SITUATED IN HOPWELL TOWNSHIP, DATED DECEMBER 19, 1944, SURVEYED BY ANDERSON ENGINEERING SURVEY, AND RECORDED AT ANDERSON COUNTY RECORDS IN P.B. 22, PG. 34.
- 3) TRACT OF A LOT OF LAND SITUATED IN HOPWELL TOWNSHIP, DATED DECEMBER 19, 1944, SURVEYED BY ANDERSON ENGINEERING SURVEY, AND RECORDED AT ANDERSON COUNTY RECORDS IN P.B. 22, PG. 34.
- 4) TRACT OF A LOT OF LAND SITUATED IN HOPWELL TOWNSHIP, DATED DECEMBER 19, 1944, SURVEYED BY ANDERSON ENGINEERING SURVEY, AND RECORDED AT ANDERSON COUNTY RECORDS IN P.B. 22, PG. 34.

THIS IS NOT A SUBDIVISION AS DEFINED BY ANDERSON COUNTY SUBDIVISION REGULATIONS.

SUBDIVISION ADMINISTRATOR _____ DATE _____

DATE	BEARING	DISTANCE
L1	N 86°45'34" E	21.34'
L2	N 28°18'40" W	36.01'
L3	N 28°18'40" W	121.98'
L4	N 28°18'40" W	58.00'
L5	S 32°27'13" W	43.00'
L6	N 28°18'40" W	48.13'
L7	N 28°18'40" W	80.86'
L8	S 88°45'34" W	19.81'
L9	S 17°24'04" W	150.00'

CURVE	BEARING	ARC	CHORD	CHORD BEARING	DELTA ANGLE
C1	88°27'30"	181.82'	181.80'	N 153°17'47" E	80°27'31" W

WE HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, BELIEF AND FAITH, I AM A LICENSED SURVEYOR IN THE STATE OF SOUTH CAROLINA AND I HAVE CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSION AS SET FORTH IN THE SOUTH CAROLINA SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING. I AM NOT PROVIDING ANY WARRANTY OR GUARANTEE FOR THIS SURVEY.

ELIZABETH PEACE LIVING TRUST
 147-09-03-001
 147-09-03-002
 147-09-03-003

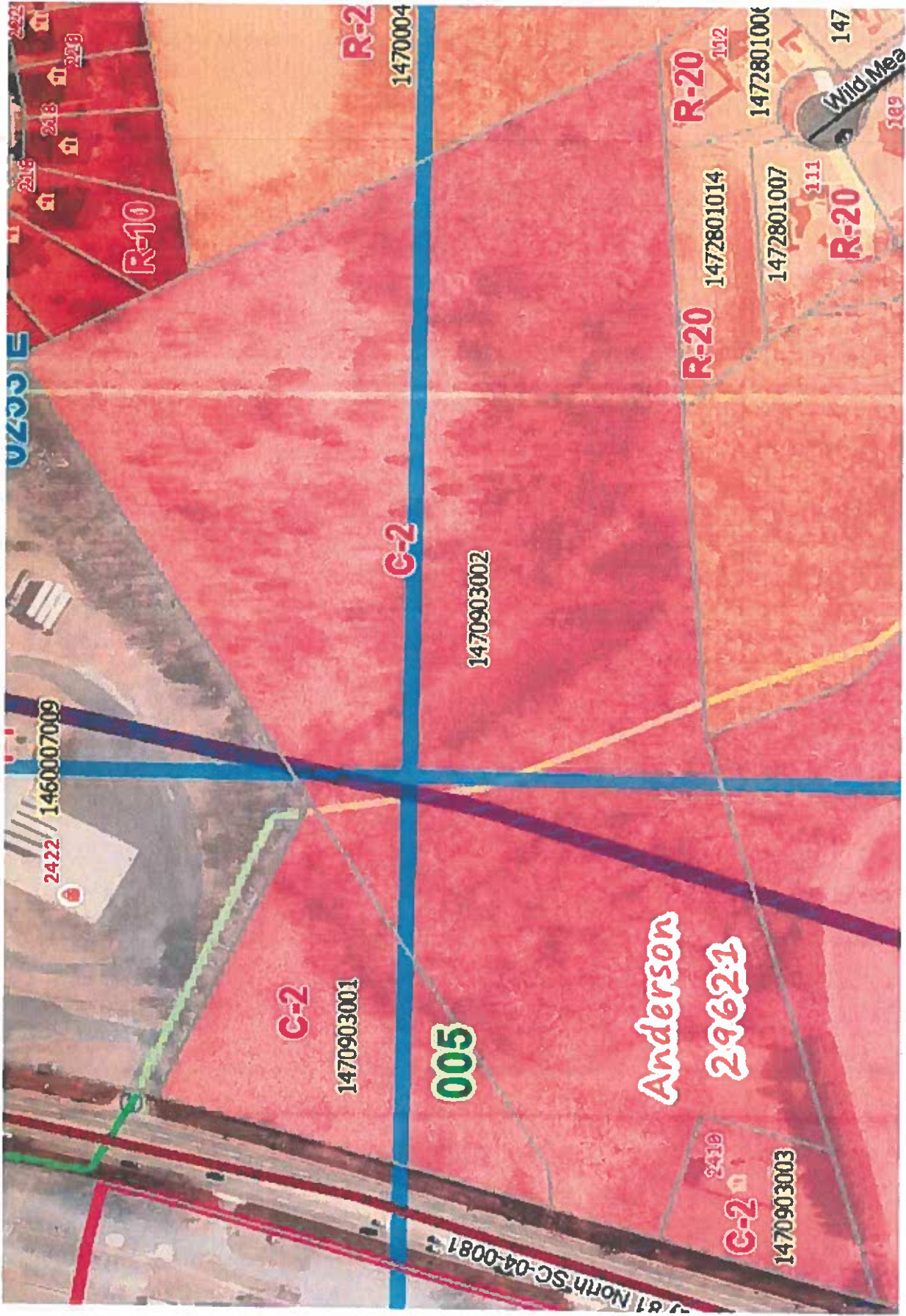
ELIZABETH PEACE LIVING TRUST
 (TMS #147-09-03-001)
 THROUGH 0003)
 H & S DEVELOPMENT
 GROUP, LLC

HOPWELL TOWNSHIP
 ANDERSON COUNTY
 SOUTH CAROLINA

ENGINEERING & SURVEYING
 P.O. BOX 2885
 PAVLETTS ISLAND, SC 29855
 PHONE: 843.237.1001

SCALE: 1" = 100'
 DATE: 07/27/2024
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]
 PLAT DATE: 07/27/2024
 PLAT FILE: 27775

PLAT NO. 147-09-03-001 - 003 - 004





1461301043

1461301043

1461301044

1461302008

1461302007

1460007009

147993002

147993001

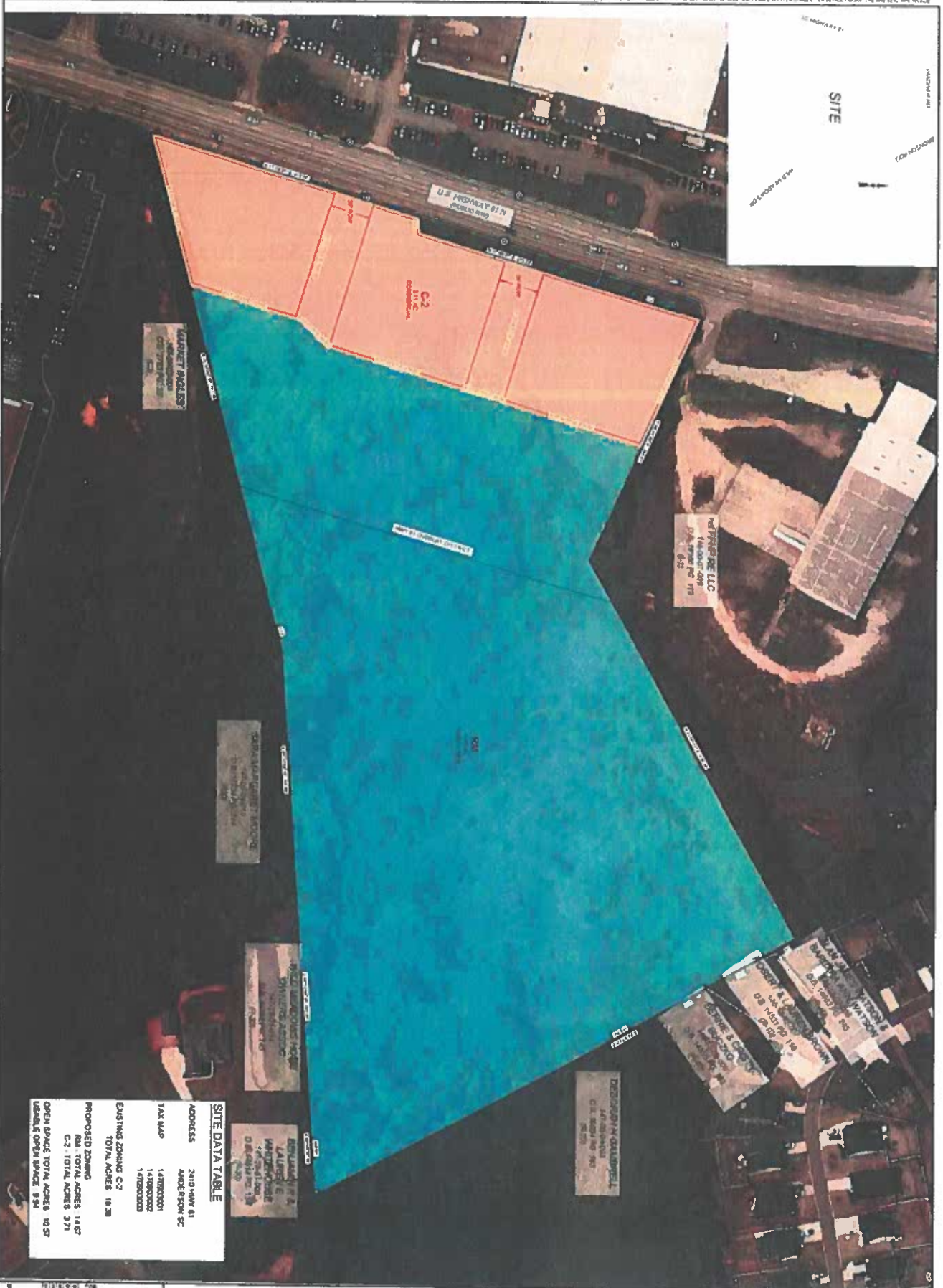
1472801006

1472801014

1472801007

147993003

HIGHWAY 81N



SITE DATA TABLE

ADDRESS	2410 HWY 81
TAX MAP	147000001
PROPOSED ZONING	RM - TOTAL ACRES 14.67
EXISTING ZONING C-7	C2 - TOTAL ACRES 3.71
TOTAL ACRES	18.38
OPEN SPACE TOTAL ACRES	10.57
USABLE OPEN SPACE	8.94

DEVELOPER: **LAURENCE & LAURENCE**
 147000001
 147000002
 147000003

ZONING IN CHALLENGE
 LAURENCE & LAURENCE
 147000001
 147000002
 147000003

WATKINS & COMPANY
 147000001
 147000002
 147000003

EX-1



SOBEK HWY 81, ANDERSON
 ANDERSON, SOUTH CAROLINA
 PREPARED FOR
SOBEK
REZONING EXHIBIT

GB
 ENGINEERING & SURVEYING
 900 S. NORTH ST. SUITE 210
 GREENVILLE, SC 29601
 PHONE: 843.231.1001
 www.GBEngineering.com



DATE	10/11/11	SCALE	AS SHOWN
BY	GB	PROJECT NO.	11-001
CHECKED	GB	DATE	10/11/11

SOBEK HWY 81, ANDERSON
 ROBERK
 SITE PLAN EXHIBIT

ENGINEERING & SURVEYING
 802 E. KENTWALK BLVD. SUITE 310
 GREENVILLE, SC 29601
 PHONE: 863.237.1001
 www.roberk.com



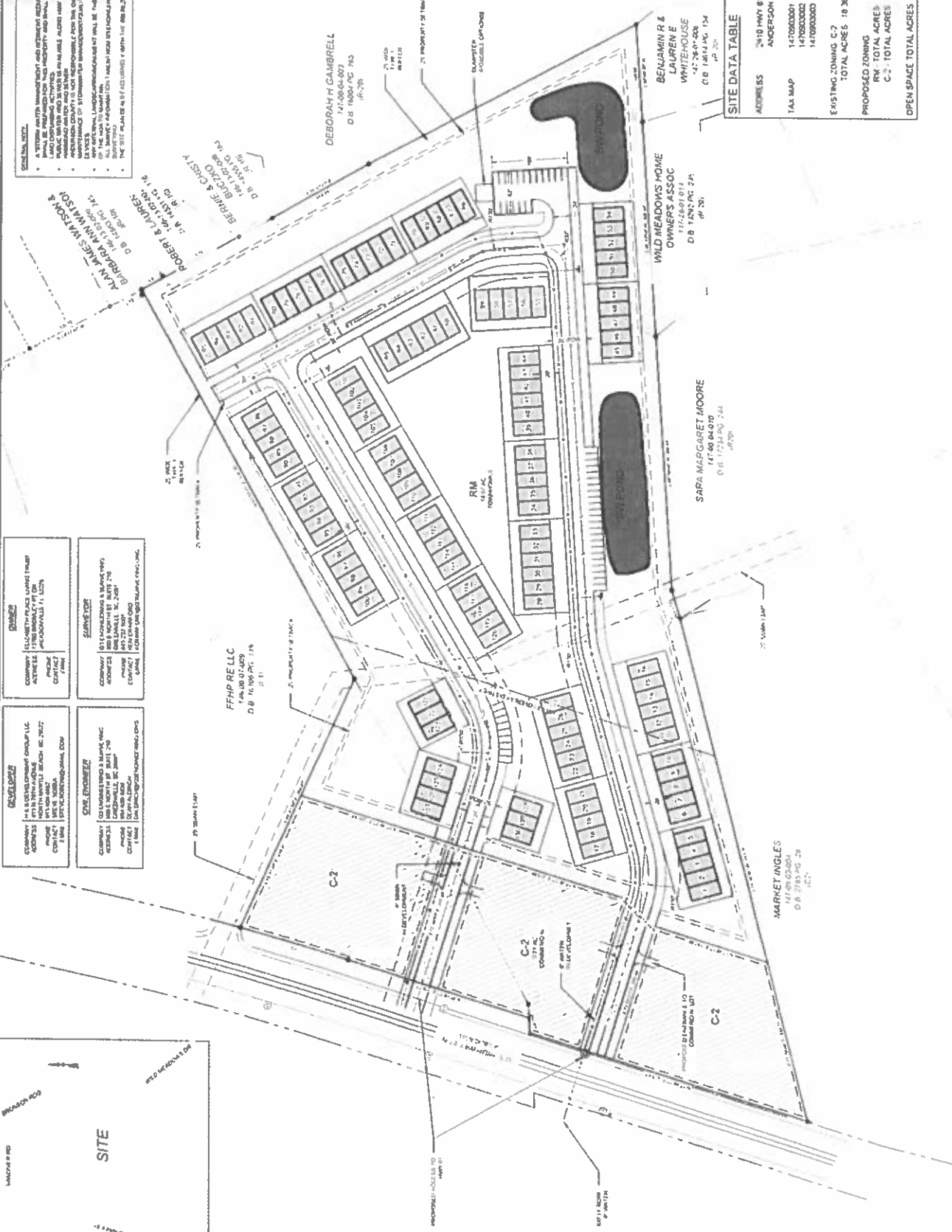
NO.	REVISION	DATE
1	ISSUED FOR PERMITS	11/15/2017
2	ISSUED FOR PERMITS	11/15/2017
3	ISSUED FOR PERMITS	11/15/2017
4	ISSUED FOR PERMITS	11/15/2017
5	ISSUED FOR PERMITS	11/15/2017
6	ISSUED FOR PERMITS	11/15/2017
7	ISSUED FOR PERMITS	11/15/2017
8	ISSUED FOR PERMITS	11/15/2017
9	ISSUED FOR PERMITS	11/15/2017
10	ISSUED FOR PERMITS	11/15/2017

SITE DATA TABLE

ADDRESSES	2410 HWY 81 ANDERSON SC
TAX MAP	1470800001 1470800002 1470800003
EXISTING ZONING	C-2
TOTAL ACRES	18.39
PROPOSED ZONING	
RM - TOTAL ACRES	14.67
C-2 - TOTAL ACRES	3.71
OPEN SPACE TOTAL ACRES	10.57

GENERAL NOTES:

- A SITE PLAN REVIEW REPORT AND APPROVED RECOMMENDATIONS BY THE CITY ENGINEER SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
- ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE USER SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
- ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
- THE SITE PLAN IS SUBJECT TO THE CITY ENGINEER'S REVIEW AND APPROVAL.
- THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THIS PLAN.
- THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THIS PLAN.



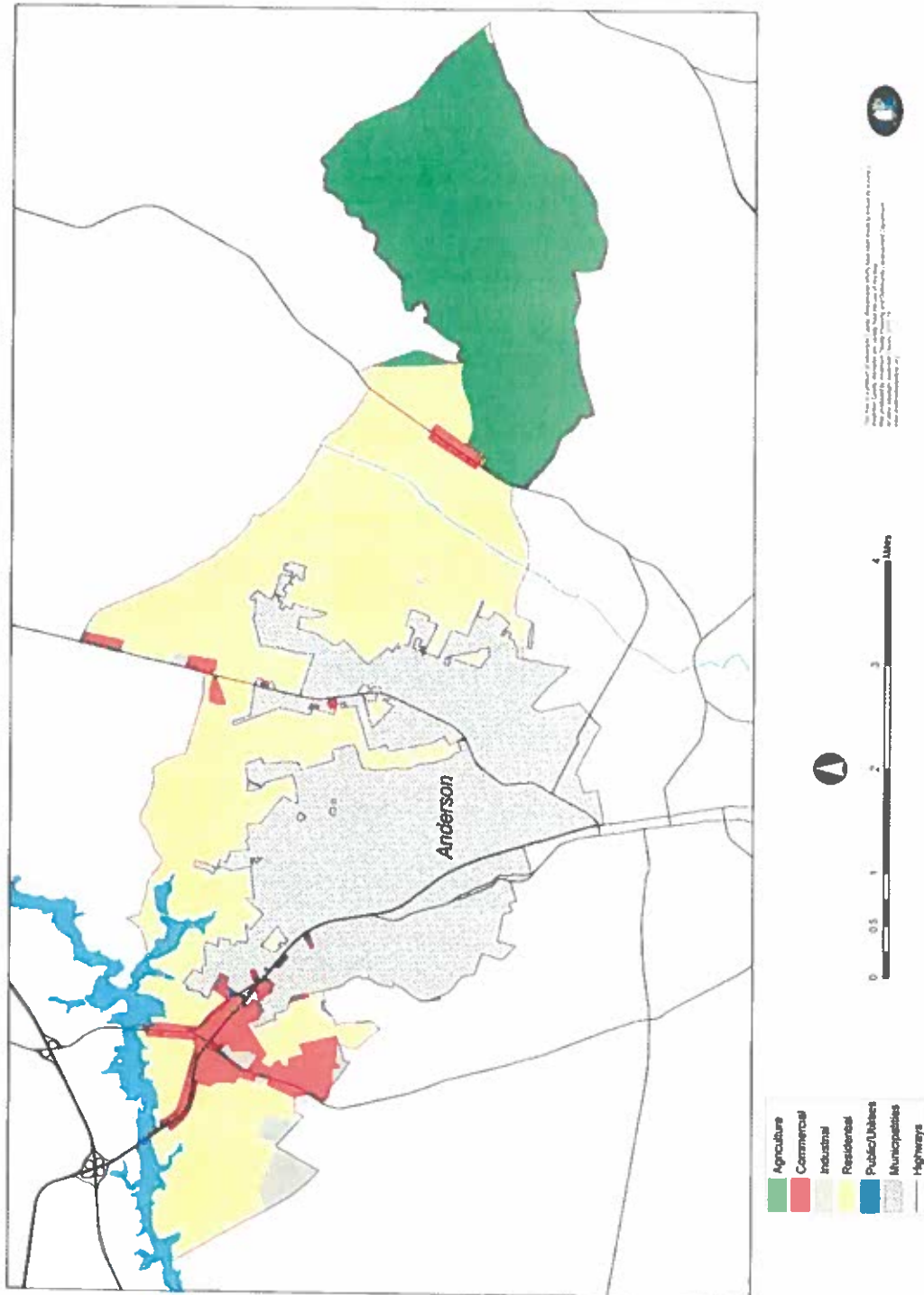
COMPANY	ADDRESS	CONTACT
DEVELOPER	FFHP RE LLC 14100 HWY 174 D.B. 16, 105 PLOT 174	
ENGINEER	ROBERK ENGINEERING & SURVEYING 802 E. KENTWALK BLVD. SUITE 310 GREENVILLE, SC 29601 PHONE: 863.237.1001	
PLANNING	ANDERSON PLANNING & DESIGN 100 N. MARKET ST. SUITE 200 ANDERSON, SC 29601 PHONE: 863.237.1001	
CONTRACTOR	ANDERSON CONSTRUCTION 100 N. MARKET ST. SUITE 200 ANDERSON, SC 29601 PHONE: 863.237.1001	





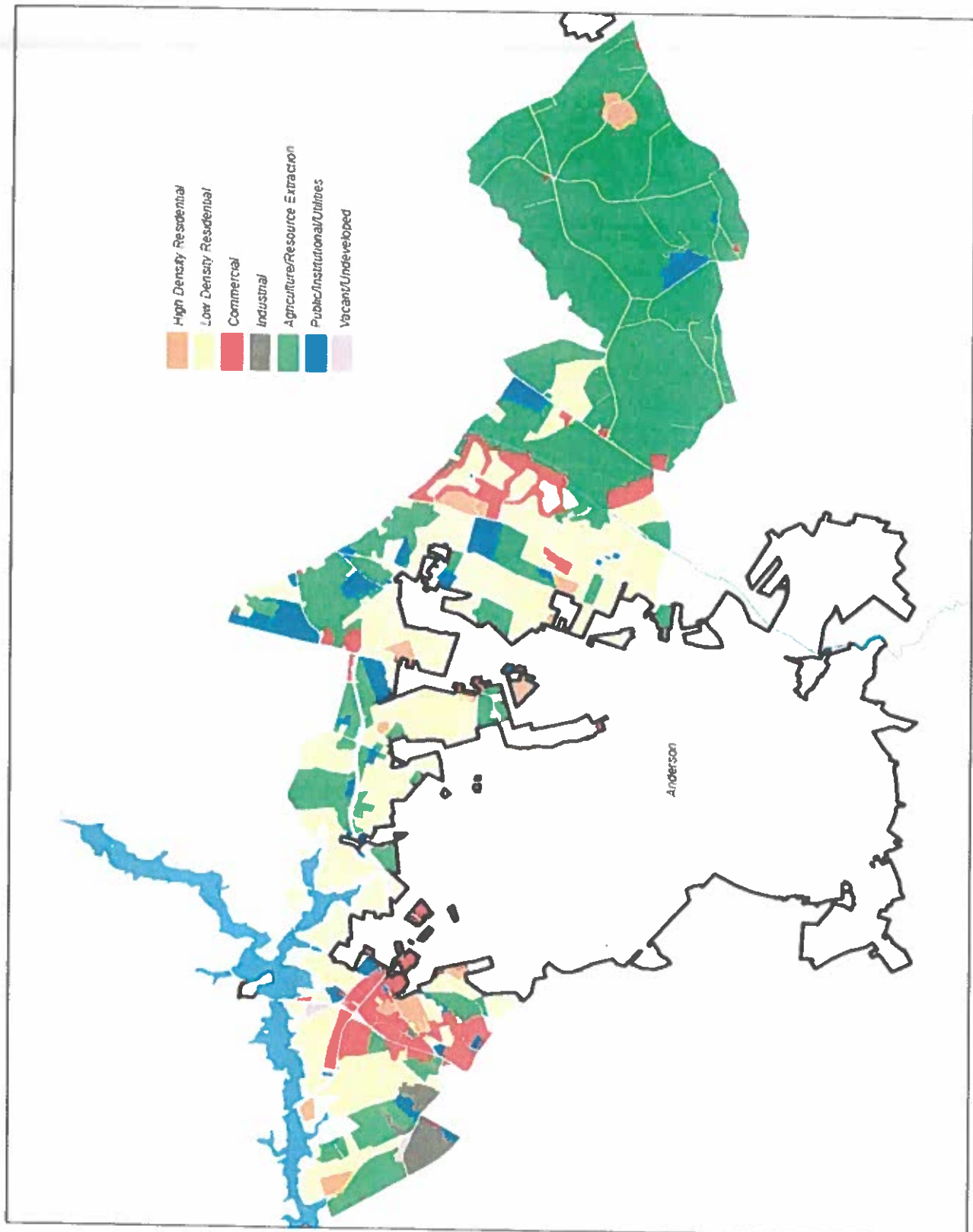
Map 7.10 Future Land Use, Council District 1

County Council District 1
Future Land Use





Map 7.2 Current Land Use, Council District 1



**Anderson County Planning Commission
Staff Report-Rezoning Request from R-A to R-20
June 11, 2024**

Applicant: AY Holdings SC LLC

Current Owner: AY Holdings SC LLC

Precinct: Three and Twenty

Council District: Six (6)

Location: Three & Twenty Road

TMS#: 164-00-02-041, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050

Acreage: 38.87 +/-

Current Zoning: Residential Agriculture (R-A)

Requested Zoning: 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 (Residential Agriculture)
South: R-A (Residential Agriculture) and R-20 (Single-Family Residential)
East: R-A (Residential Agriculture)
West: R-A (Residential Agriculture)

Evaluation: The request is to rezone the parcel to R-20 to allow for the appropriate development of single-family residences.

Public Outreach: Staff hereby certifies that the required public notification actions have been completed on May 28, 2024, as follows:

Rezoning notification postcards were sent to 251 property owners within 2,000' of the subject property.

Rezoning notification signs posted on subject property.

Planning commission public hearing advertisement published on May 30, 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.



Rezoning Application

Anderson County Planning & Development

4/30/24
Date of Submission

Approved/Denied

Applicant's Information

Applicant Name: AY HOLDINGS SC LLC
Mailing Address: 17001 COLLINS AVENUE UNIT 2804 SUNNY ISLES, FL 33160
Telephone: 864-380-5145
Email: PENLRAM@MUNGO.COM

Owner's Information (If Different from Applicant)

Owner Name: AY Holdings SC LLC
Mailing Address: 17001 Collins Avenue Unit 2804 Sunny Isles, FL 33160
Telephone: 864-380-5145
Email: PENLRAM@MUNGO.COM

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

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

Owner's Signature

Date

Project Information

Property Location: Three and Twenty Road
Parcel Number(s)/TMS: 1640002041, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050
County Council District: CCD Six School District: One
Total Acreage: 38.87 Current Land Use: Vacant
Requested Zoning: R-20 Current Zoning: R-A
Purpose of Rezoning: To allow for the appropriate development of septic homes.

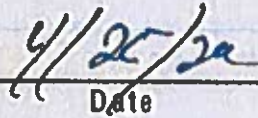
Are there any Private Covenants or Deed Restrictions on the

Yes

No

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


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.

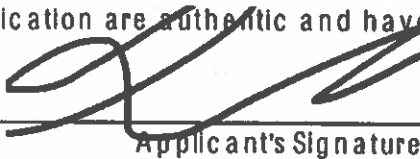
Additional Information or Comments: _____

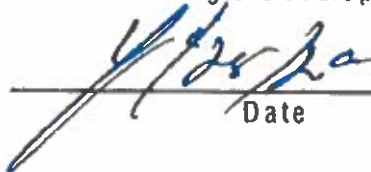
An accurate plat (survey) of the property must be submitted with this application.

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.


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: _____

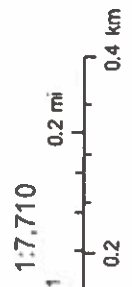
Commission Public Hearing: _____

Council Public Hearing: _____

Anderson County

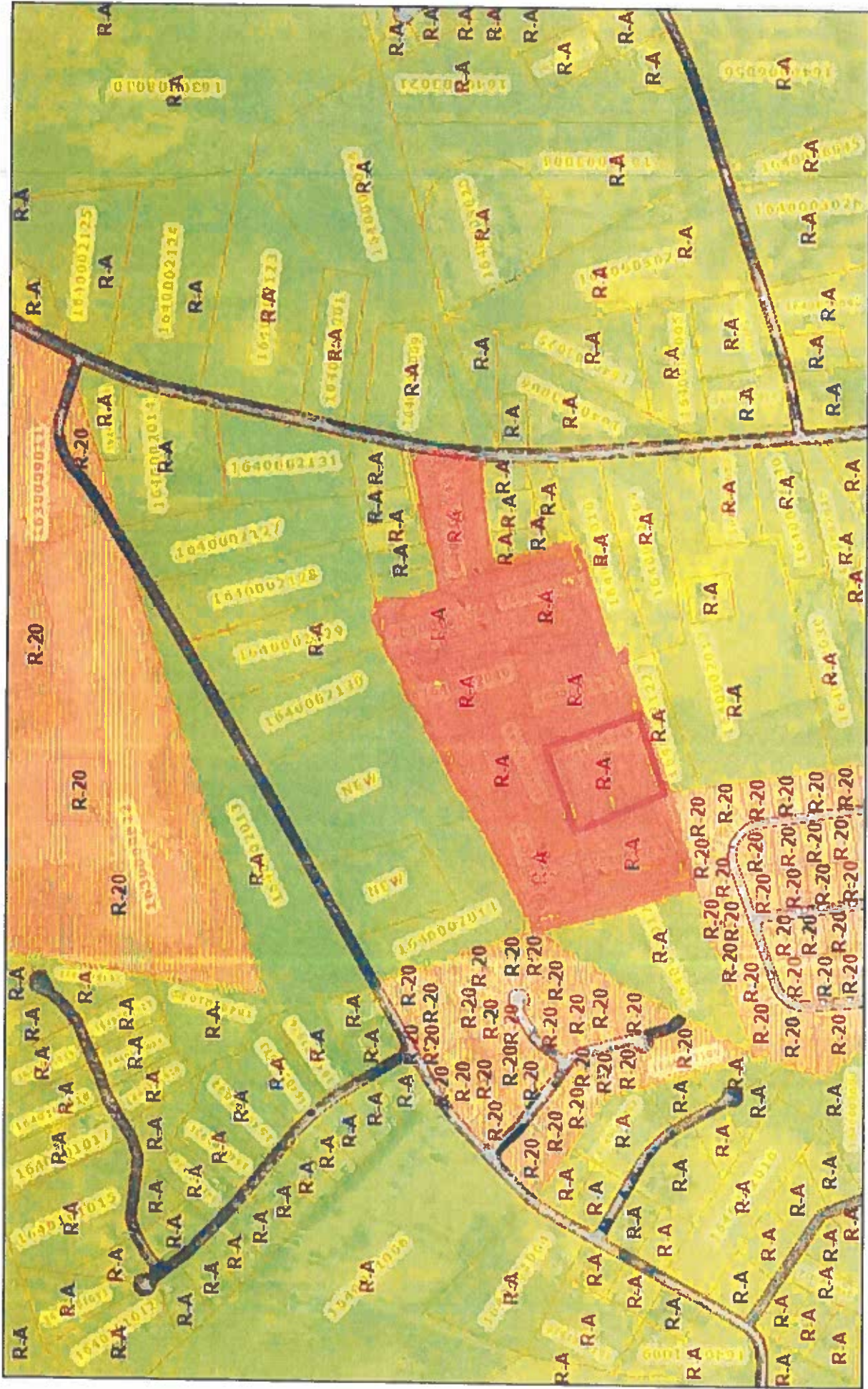


May 2, 2024

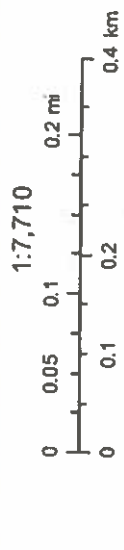


ESRI, Highland Mapping, and Anderson County GIS

Anderson County



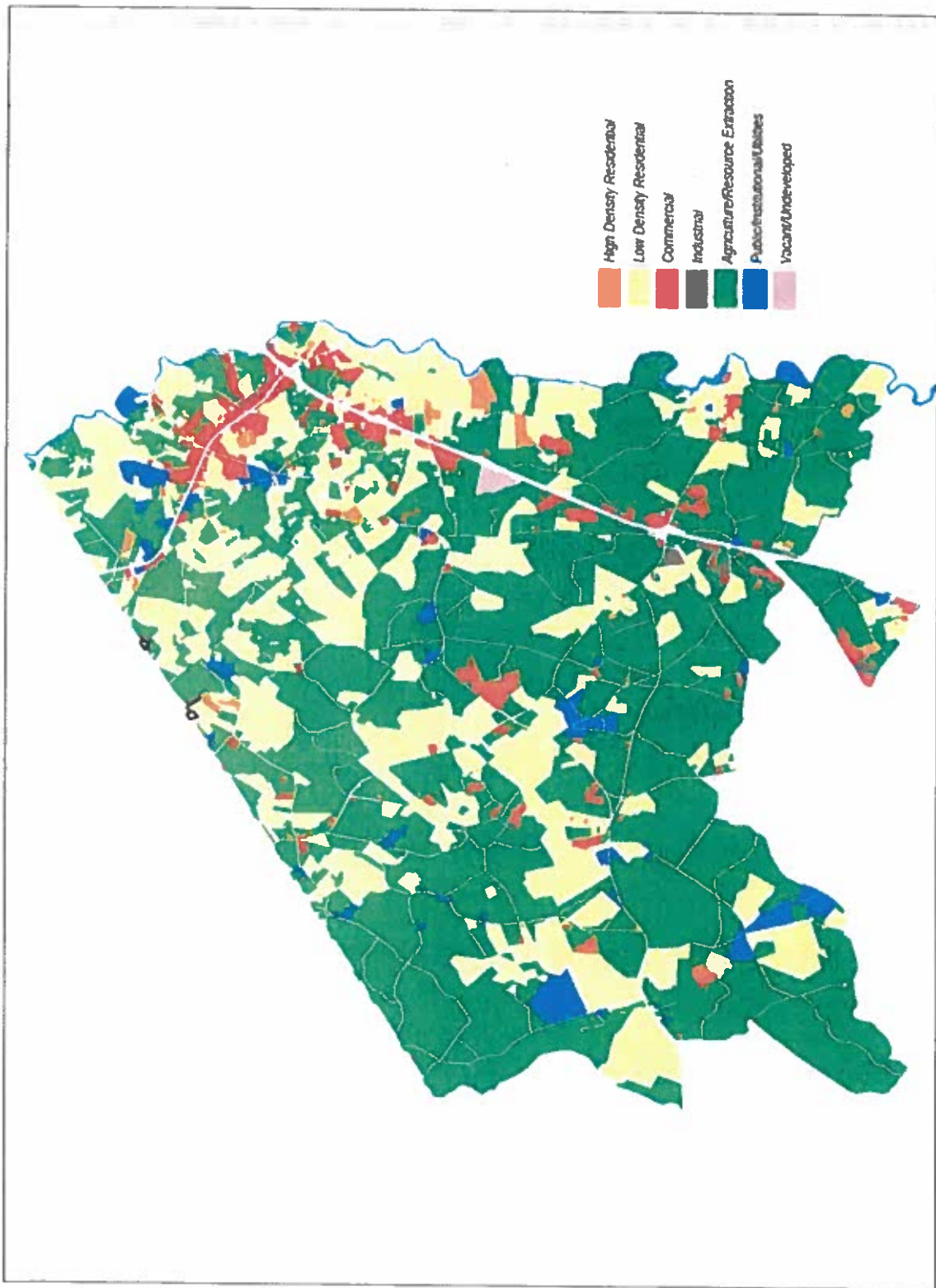
May 2, 2024



ESRI, Highland Mapping, and Anderson County GIS



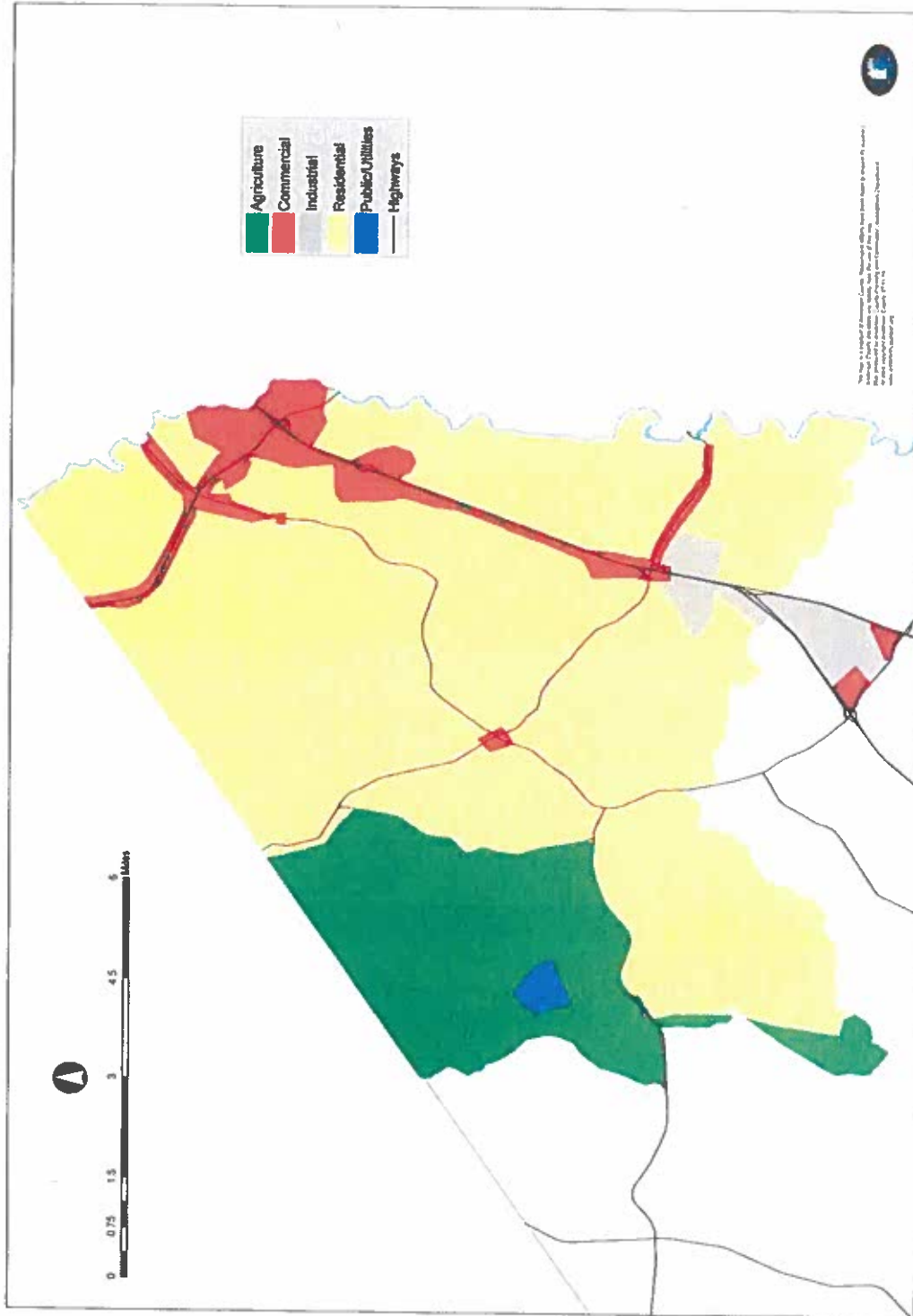
Map 7.7 Current Land Use, Council District 6





Map 7.15 Future Land Use, Council District 6

County Council District 6
Future Land Use



Anderson County Planning Commission Meeting
June 11, 2024
6:00 PM

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

Preliminary Project Name: Rock Solid Range

Property Owner of Record: Cory Bruce

Authorized Representative: Kyle Rocque

Intended Development: Gun Club/Range

Location/Access: 780 Hebron Church Rd. Iva

Details of Development: The firing line will be a 120'x10' pad providing 20 pistol bays and 10 rifle bays. The back stop in my proposal will also be taller than Pickens Public Range. 780 Hebron has an ideal downhill slope from the proposed firing line that at about 100 yards from the firing line begins going back up again. The natural hill going back up plus a 12' backstop will provide about 30' of back stop, the bottom 18' being a hill that is impossible to shoot through.

The applicant has provided a scale drawing of the location on the property he is proposing. There is a 30x30 building on the property that will be used as the "shop". The shop lay out will be very simple with showcases and wall fixtures to display guns and accessories. Guns will be locked up nightly in safes bolted to the concrete floor and plenty of lighting as well as a security system to be utilized to discourage theft.

Surrounding Land Use: Agriculture, Residential

Total Site Area: 10 acres out of a 23-acre parcel

County Council District: 3

Zoning: Un-Zoned

Tax Map Number: 158-00-02-019

Variance: None requested

Traffic Impact Analysis:

Hebron Church Road is classified as a collector road with no average trips per day.

Staff Recommendation: Sec. 38-311.

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

(Ord. No. 03-007, § 1, 4-15-03)



Development Standards

APPLICATION FOR: **Land Use**

Project Name: **Rock Solid Range**

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 **Kyle Rocque**

Mailing Address **89 W Franklin St, Hartwell Ga 30643**

Telephone **(910) 724-4056**

E-mail **Kylerocque1127@gmail.com**

Applicant is the: Owner's Agent

Property Owner

Property Owner(s) of Record **Cory Bruce**

Mailing Address **780 Hebron Church Rd Iva, SC 29655**

Telephone **(864) 516-6966**

E-mail _____

Authorized Representative **Kyle Rocque**

Mailing Address **89 W Franklin St, Hartwell Ga 30643**

Telephone **(910) 724-4056**

E-mail **Kylerocque1127@gmail.com**

Address/Location of Property **Kylerocque1127@gmail.com**

Existing Land Use **Agricultural/Residential**

Proposed Land Use **Gun Club/Range**

Tax Map Number(s) **1580002019**

Total Size of Project (acres) **10+-**

List Utility Company Providers:

Proposed Water Source

Wells

Public Water

Water District _____

Proposed Sewage Disposal

Septic

Public Sewer

Sewer District _____

Power Company **Duke Energy**

SCDOT/ Roads & Bridges must be contacted for this development prior to Planning Commission review, please attach conformation letters. A traffic impact study shall be required along the County road-network when a development will generate 100 or more trips per hour during the peak hour of the adjacent street, see section 38 - 118 Intensity Standards in the Anderson County Code of Ordinances. This traffic study must be submitted with the application.

REQUEST FOR VARIANCE (IF APPLICABLE):

Is there a variance request?

Yes

No

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

RESTRICTIVE COVENANT STATEMENT

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

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

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

SIGNATURE(S) OF APPLICANT(S):

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

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



Signature of Applicant

04/26/2024

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)

04/26/2024

Date

Staff Use Only:

Application Received By: _____

Date: _____

Planning Commission Date: _____

Planning Commission Decision: _____

Fee Paid Yes No Credit Card/Check# _____

Site Plan Revision Fee \$100.00

- 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.

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.



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

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

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

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

No this would be the only nearby range.

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

I do not believe so shooting in a rural setting is common as is noisy animals tractors machinery ect.
 The operating hours would mean most people aren't even home when shooting is happening.

(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?

It would affect public services almost zero.

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

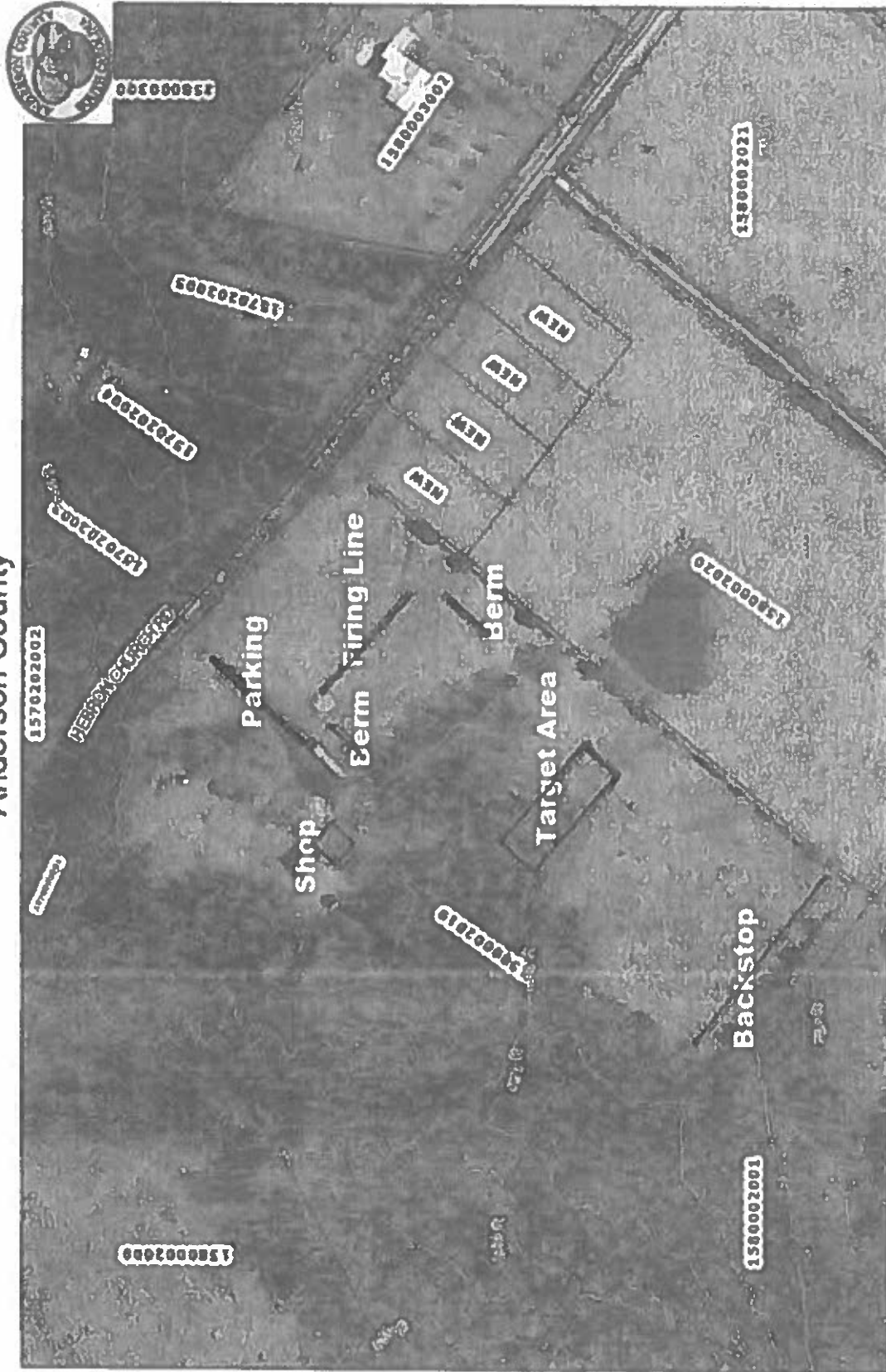
Yes

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

Yes. Guns are fired all over the county sometimes in areas that are too small or in ways that are unsafe. Having a designated area for individuals to shoot in a way that exceeds normal safety standards is a win win for everyone involved. People will shoot I'm trying to make the best place to do it.

I COULD NOT REASONABLY PURCHASE ENOUGH LAND THAT NO ONE COULD HEAR IT.
 THE BENEFIT TO THE COMMUNITY AT LARGE I BELIEVE OUTWEIGHS INTERMITTENT NOISE POLLUTION.

Anderson County

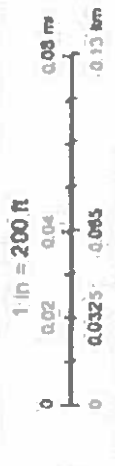


April 17, 2024 Disclaimer accepted.

TMS:	1580002019
Owner:	BRUCE CORY
Owner Address:	780 HEBRON CHURCH RD
City/State:	WA SC
Deed Book:	16458
Tax District:	3
Sale Year:	2022
Zip Code:	29655
Current Plat:	CP S 47902
Deed Page:	55
Description:	LOT 5 HEBRON CH RD 23.06 AC
Market Value:	



A-C-GIS



ESRI, MapInfo, and Autodesk are registered trademarks of their respective owners.

Kyle Rocque
Rock Solid Arms LLC
89 W Franklin St
Hartwell, Ga 30643
KyleRocque1127@gmail.com

4/26/24

Anderson County
101 S. Main St.
Anderson, SC 29624

Dear

I ' m submitting this letter with the intent to open a gun club/range at 780 Hebron Church Rd. Iva SC 29655. TMS 1580002019.

I propose to make a safe and enjoyable location for surrounding citizens to practice with their firearms safely and well as buy & sell firearms and accessories. I own and operate a gun store in downtown Hartwell, GA, Bulldog Gun Gold & Coin, so I'm entering this opportunity with both experience and expertise to continue/expand my current business with the addition of a range. This will not be open to the public generally but will maintain a members only roster, much like all other local gun clubs. Safety being the chief concern, I have provided some materials from the NFA (National Firearms Association) on well accepted guidelines for berm and backstop construction. The construction is planned to go above and beyond suggested guidelines. As every gun club in the surrounding area is full, it's clear there's a direct need from the local population for a safe place to practice with their firearms. I believe the location I've chosen is close enough to be readily available to the populated parts of the county while still being as rural as any other area in the county. While I understand noise levels will be an issue, there aren't many places in the county it could be placed that would affect less people. The property at 780 Hebron is surrounded by farms and a large tract owned by a timber company. The 23+ acre tract is more than double the size of Skip J Range's parcel. Skip J also has closer dwellings on their range than any of the closest dwellings to my proposed location. I have affiliates that are prior military (a gentleman who constructed ranges for the military as well as my father a retired LTC and my brother-in-law a retired MAJ both of which have range safety training) that will be establishing protocol on the range and will set the standard for behavior from club members. The range will have a zero-tolerance policy for behavior that doesn't conform to the rules. We will be adopting the safety rules provided by the SCDNR for behavior on public ranges as well. I provided a copy of those rules along with a picture of the Pickens Public Range in Liberty. From a design perspective Pickens is very similar in layout to what I'm proposing. The firing line will be a 120'x10' pad providing 20 pistol bays and 10 rifle bays. The back stop in my proposal will also be taller than Pickens Public Range. 780 Hebron has an ideal downhill slope from the proposed firing line that at about 100 yards from the firing line begins going back up again. The natural hill going back up plus a 12' backstop will provide about 30' of back stop, the bottom 18' being a hill that is impossible to shoot through. Every range indoor and outdoor has gaps in bullet catchment. Indoor range ceilings are not bulletproof, and accidents have occurred at ranges. This is why a club and membership are key. The members are responsible for keeping each other in check (we can't always have eyes everywhere) and because it's effectively their range they are incentivized to keep it safe and operational. Every reasonable concession will be made to prevent problems and promote a healthy environment to engage in a constitutionally protected activity.

I have provided a scale drawing of the location on the property I'm proposing. There is a 30x30 building on the property that will be used as the "shop". The shop lay out will be very simple with

showcases and wall fixtures to display guns and accessories. Guns will be locked up nightly in safes bolted to the concrete floor and plenty of lighting as well as a security system to be utilized to discourage theft.

I have included the confirmation from Anderson County - Roads and Bridges that stated because we're a low volume business we do not need a traffic study. I have also spoken to the Fire Marshall on confirmation of available fire hydrants, with one 505 feet from the shop and one 750 feet from the shop. The current rule is 600 ft according to the Marshall, so we're within range and are covered in that respect.

Respectfully,

Kyle Rocque

GENERAL RANGE RULES

- Ranges may only be used during open days and hours of operation.
- Approved eye and ear protection **MUST** be used at **ALL** times by shooters and spectators.
- Visitors may **NOT** be under the influence of or in possession of alcoholic beverages or other controlled substances. No alcoholic beverages, drugs, or any other controlled substances are allowed.
- **ALL FIREARMS ENTERING OR LEAVING THE RANGE MUST BE UNLOADED AND PROPERLY CASED.**
- **LOADING AND UNLOADING** of the firearm may only be completed at the firing line with the muzzle pointed down range.
- **ALL FIREARMS MUST BE UNLOADED AND ACTIONS OPEN WHILE TARGETS ARE BEING HUNG OR CHECKED.**
- Persons under the age of 16 must be accompanied by an adult (age 21 or older) who is responsible for their actions. Persons under the age of 16 are not allowed to be on the firing line at any pistol range contained within a Department range facility. In addition, persons under the age of 21 in possession of a pistol on a Department range must be accompanied by an adult age 21 or older.
- Only paper or cardboard targets may be used.
- Incendiary or explosive targets are prohibited.
- All targets must be located so that a bullet will strike between the base of and halfway up the backstop/berm so that no bullet strikes the ground in front of the backstop/berm.
- All visitors must clean up their areas. All targets, litter, and spent ammunition cases must be removed by the shooter before leaving.
- No shooter may fire from points other than designated firing points. Shooters may only shoot targets in their lane.
- Food, drinks, and tobacco products are prohibited on the firing line at all times.
- Climbing on berms or benches is prohibited.
- Open toed shoes are prohibited on the firing line.
- Any activity that would be considered to present a safety hazard is prohibited. Remember the Basics of Firearm Safety
 1. Treat all guns as if they are loaded
 2. Control your muzzle: Keep your firearm pointed in a safe direction
 3. Be sure of your target and what is beyond.
 4. Keep your finger outside of the trigger guard until you are ready to shoot.



2 STANDARD OUTDOOR RIFLE RANGES

The standard outdoor rifle range can have different configurations, dependent on the intended shooting activities. These ranges have a firing line(s), a target area, a suitable backstop and a downrange safety area. They may also have other features, such as covered firing points, target mechanisms, etc.; refer to *Figure 9: Standard Rifle Range*.

Standard outdoor rifle ranges can be configured to have traditional firing lines, such as those used for ISU-style shooting; or they can be configured to have the active range area used as a more extensive firing area, such as is used for IPSC-style rifle shooting. In many cases, standard outdoor rifle ranges are used for both purposes. Except where noted, all the requirements of this section apply to both range configurations. If the rifle range is used *solely for action shooting* (e.g. IPSC rifle), then section 2.2 Firing Points / Firing Lines / Firing Lane Marking does not apply; in this case, section 2.4 Firing Areas and Target Areas does apply however. If the range is used for both fixed firing line activities and for action shooting, then all requirements of this section apply.

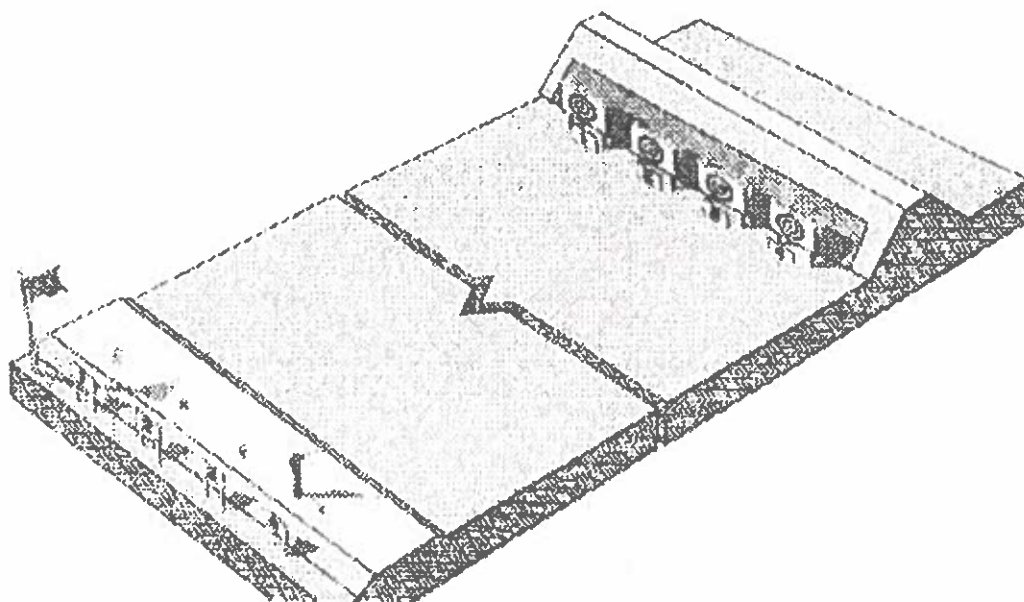


Figure 9: Standard Rifle Range

2.1 BACKSTOP DESIGN AND CONSTRUCTION

Backstops are designed to capture as many fired bullets and low flight ricochets as possible. Those bullets that pass beyond the backstop (overshoots and ricochets) shall be contained within the downrange safety area, within the design limits of the range.

A backstop consists of a **raised mound of earth**, or a **suitable natural feature**, behind the target(s). The design and construction of the backstop must meet criteria, which have been established to promote bullet capture. The dimensions, construction and location of the backstop are of critical safety concern to the design of this type of outdoor range.

STANDARD OUTDOOR RIFLE RANGES

2.1.1 BACKSTOP HEIGHT

The required minimum height of the backstop is related to the CoF and the intended firing distance(s).

The top of the backstop is referred to as the "crest." The backstop height is measured from the crest to where the range floor meets the backstop base. *Table 2: Minimum Rifle Range Backstop Heights* outlines the minimum backstop heights versus the intended firing distances.

Table 2: Minimum Rifle Range Backstop Heights

Firing Distance	Minimum Backstop Height
25 m or less	3.0 m
50 m	4.0 m
75 m	5.0 m
100 m or more	6.0 m

In cases where a planned firing distance falls between two distances in *Table 2: Minimum Rifle Range Backstop Heights*, then the requirements for the next longest firing distance applies. For example, if the planned firing distance for a particular range is 40 m, then the requirement for a 50 m firing distance applies.

The crest of the backstop shall meet or exceed the required minimum height over its entire length.

If the Line of Sight (LoS) from the firing points to the targets slopes significantly uphill, or if the base of the backstop is significantly distant from the target line (e.g. greater than 20 m), then the minimum height of the backstop *may* have to be adjusted upwards to accommodate these differences. In these cases, the LoS from the lowest intended firing position (e.g. prone) at any firing line is projected through the top of the target to the backstop. This projected line shall meet the backstop at least 2 m below its crest; refer to *Figure 10: Projected Line of Sight for Significant Uphill Slopes and Distant Backstops*.

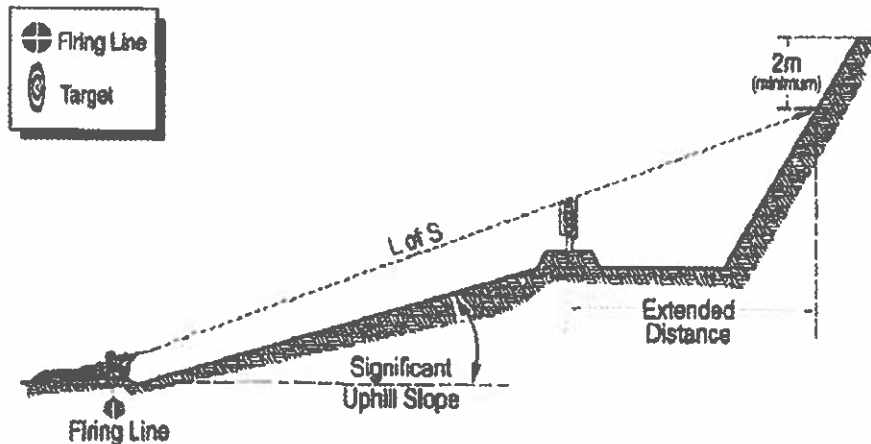


Figure 10: Projected Line of Sight for Significant Uphill Slopes and Distant Backstops

STANDARD OUTDOOR RIFLE RANGES

Grass, shrubs and trees do not augment the height of a backstop. All measurements are based on ground levels, not vegetation levels.

The crest of the backstop shall be as level as is practical. If a significant cross-fall (elevation change) exists along the target line, then the backstop shall be stepped up or down as required in accordance with the following provisions:

- The minimum height requirement at any particular target is maintained; and,
- The higher backstop crest is to be extended past the cross-fall by at least the flank extension distance, as listed in *Table 3: Rifle Range Crest Flank Extensions*.

Crossfall Extension

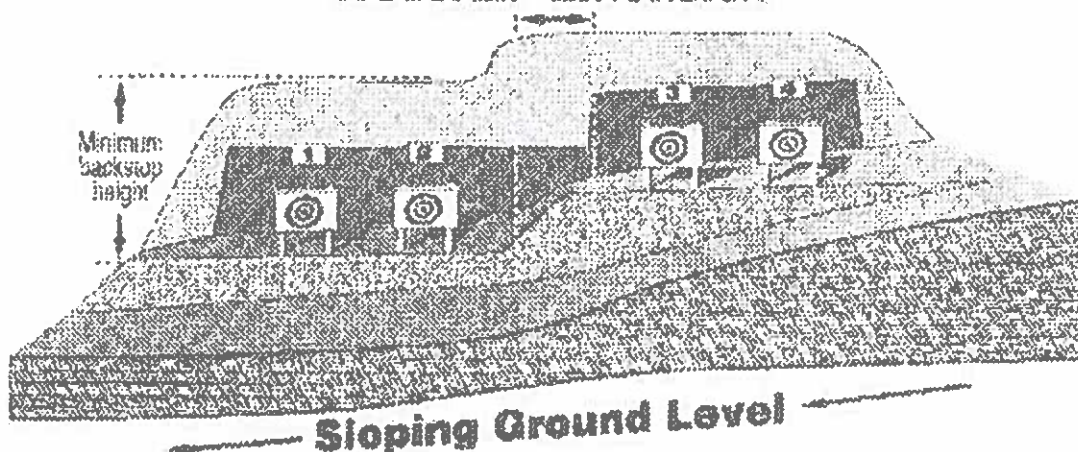


Figure 11: Target Line Cross-fall

2.1.2 BACKSTOP CREST LENGTH

The length of the backstop crest must exceed the *outside edge* of left and right flank (outside) target lanes, or in the case of action shooting only ranges - the active range area. The amount that it must exceed the outside edge of the flank target lanes is dependent on the distance to the backstop (from the firing line) and the Coff. Refer to *Table 3: Rifle Range Crest Flank Extensions* for flank extension distances. *Figure 12: Backstop Crest* presents a visual layout of the backstop crest.

Table 3: Rifle Range Crest Flank Extensions

Firing Distance	Maximum Distance to Backstop	Minimum Flank Extension
25 m or less	28 m or less	1.0 m
50 m	53 m	2.0 m
75 m	78 m	3.0 m
100 m or more	103 m or more	4.0 m

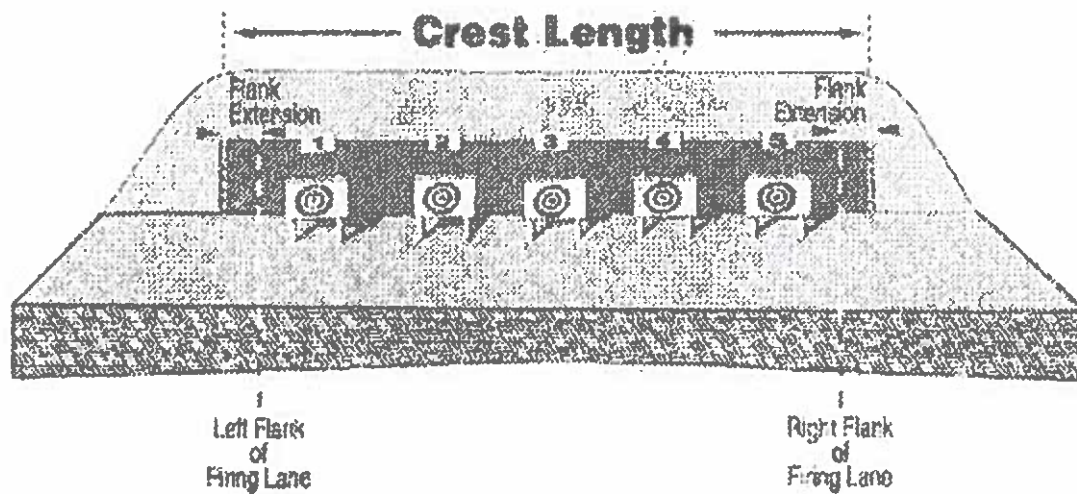


Figure 12: Backstop Crest

2.1.3 BACKSTOP CREST THICKNESS

The thickness of the backstop at the required minimum height shall be at least 1.5 m.

2.1.4 BACKSTOP SURFACE SLOPE

For new construction, the forward (impact) face of the backstop should be built with an incline, relative to the horizontal, of at least 34° (refer to *Figure 13: Backstop Slopes*). Through erosion and time, this backstop slope will subside slightly.

Note: A slope of 34° can be expressed as a vertical rise of 2 m in a horizontal run of 3 m, as a slope of 2 in 3, or as 2:3.

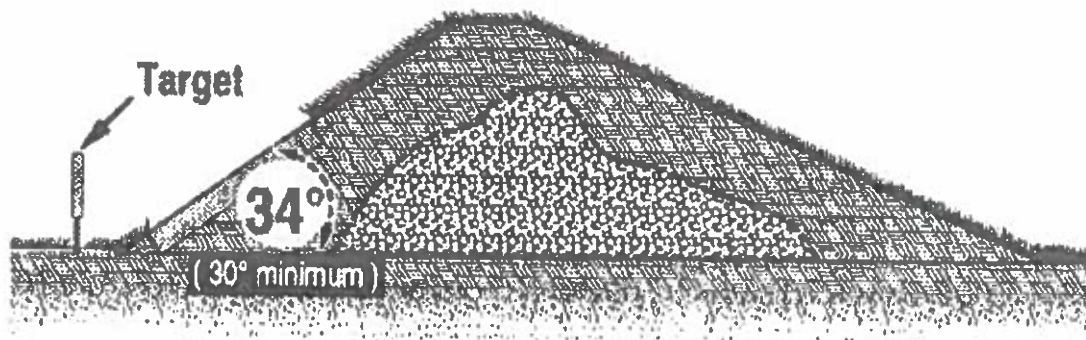


Figure 13: Backstop Slopes

All backstop face slopes must be maintained at an angle of at least 30° to minimize the probability of ricochets.

The backstop sides and rear surfaces can taper to the ground from the crest at the natural angle for the prevailing soil conditions.

2.1.5 BACKSTOP CONSTRUCTION

The core of the backstop can be constructed from any solid material, including soils, roots, rock or asphalt. However, if the backstop core is composed of hard materials (e.g. rock rubble), then the forward face of the backstop shall have at least a 1 m thick layer of soil covering it.

Tires, when used as a backstop core, are to be treated in accordance with hard materials due to their construction and composition. The use of large quantities of tires in backstop construction is strongly discouraged because of the potentially negative environmental impact they can have (e.g. pollution generated by a tire fire).

The face of the backstop can be terraced to accommodate local soil conditions or site features. If terraced, the horizontal step surfaces must slope toward the rear (into the backstop) at an angle of approximately 5° (1:12) or more. This will aid in drainage and prevent ricochets off of these surfaces. Although optional, the use of at least one terrace on a large backstop is recommended; refer to *Figure 14: Terraced Backstops*.

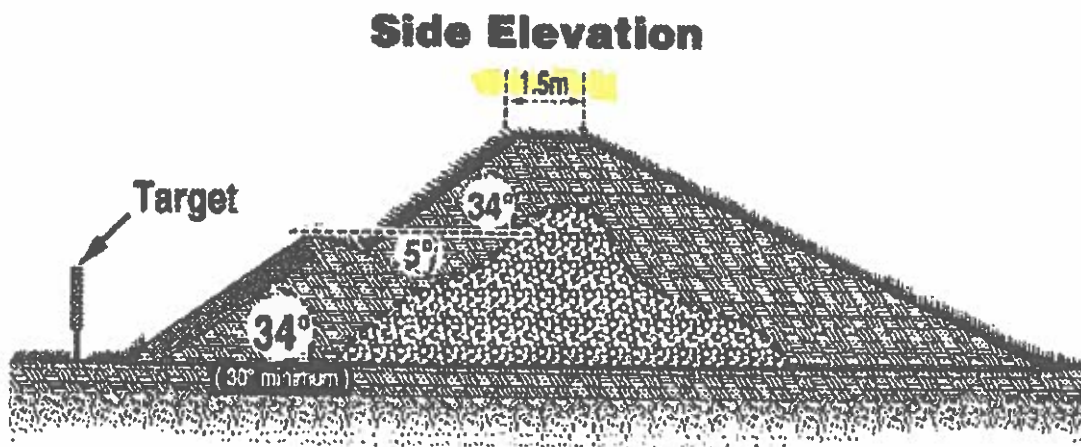


Figure 14: Terraced Backstops

Fascines (e.g. wooden timbers) can be used to stabilize the backstop; however, they should not be exposed to a large number of direct bullet impacts. Therefore, the fascines should not be used immediately behind the target area due to the bullet damage they will sustain, which will result in their subsequent structural weakening.

The forward face of the backstop must be free of major outcroppings of rock or other hard materials.

The growth of ground cover (e.g. grass, clover or similar vegetation) should be encouraged on backstops to reduce erosion effects. Due to the absence of ground water, backstops tend to be very dry. Therefore, the vegetation that is used as ground cover should be hardy enough to survive the dry conditions it will encounter.

2.1.6 BULLET CATCHERS

The use of inclined bullet catchers, which are similar to large inclined sand boxes, on the forward face of the backstop is optional; however, it is recommended. If used, bullet catchers are to be filled with coarse, loose sand. They will serve as the primary bullet impact areas.

Bullet catchers are intended to minimize degradation (e.g. loss of slope) of the backstop due to bullet impacts and to ease the backstop maintenance (e.g. reshaping of the backstop face when bullet tunnelling starts to occur) that is required periodically. They also ease the de-mining of lead and copper alloys from the backstop.

The bullet catchers shall be at least 2.5 m in height, or exceed the maximum target height by at least 0.5 m, whichever is greater; refer to *Figure 15: Bullet Catchers*.

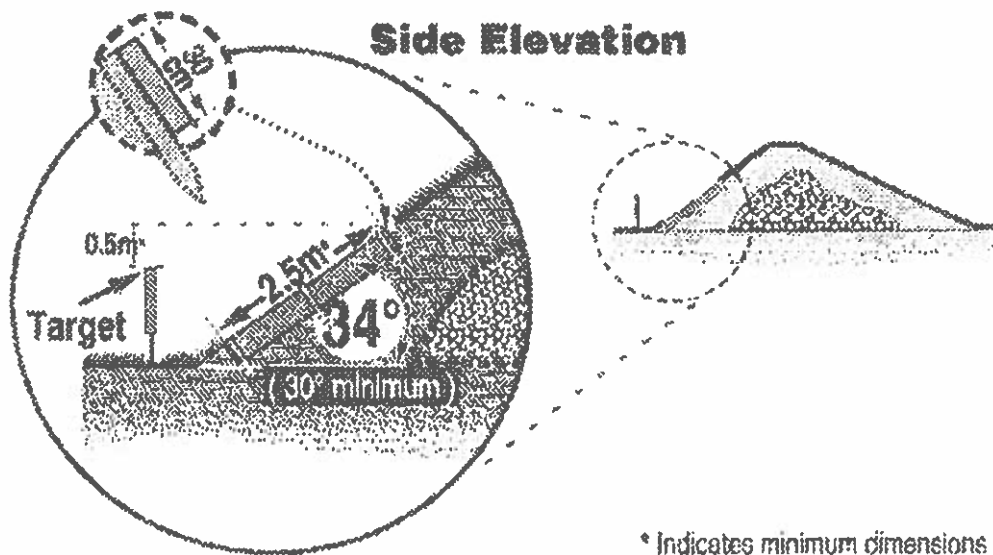


Figure 15: Bullet Catchers

Bullet catchers can either run continuously along the length of the backstop or be built for each target position. In either case, they shall exceed the target edges by at least 0.5 m.

If employed on a backstop, bullet catchers:

- Can be made from timber planking or logs;
- Cannot be made of steel, concrete or similar hard materials; and,
- Should be at least 30 cm deep and filled with loose sand.

For ranges used in the winter time, mixing saw dust and/or road salt into the bullet catcher sand is recommended to reduce the number of ricochets caused by bullet impact with frozen sand or soil. A 1:1 mixture ratio (by volume) of sand to saw dust is recommended.

2.1.7 DISTANCE BETWEEN TARGET LINE AND BASE OF THE BACKSTOP

Targets should be placed as close as is practical to the base of the backstop. However, this does not preclude placing targets forward of the backstop if the shooter's fire is directed into the backstop and not into the range floor or over the top of the backstop.

2.2 FIRING POINTS / FIRING LINES / FIRING LANE MARKING

Firing points are the specific locations from which individual shooters engage their targets. They are intended to control the location from which shooters fire and help to direct their firing.

A firing line is a group of individual firing points with a common attribute (e.g. distance to the targets).

2.2.1 FIRING LINE DISTANCES

Firing lines can be located at any distance from the targets, as dictated by the shooting discipline that the range was designed to accommodate.

Shooting can occur from distances other than specifically defined firing lines, unless prohibited by the Range Operating Instructions or the Range Approval.

2.2.2 FIRING LINE MARKING

Each major firing line must be clearly marked with a distance marker, which indicates the distance to the targets (e.g. 100 m). The marker must be clearly visible to shooters using the firing line.

2.2.3 FIRING POINTS AND TARGET NUMBERS

All firing points and target positions shall be numbered. The numbering is intended to:

- Assist shooters in locating their correct target and firing point;
- Reduce the possibility of unintentional cross-firing between lanes; and,
- Reduce the possibility of firing outside of the approved horizontal firing arc.

The firing point and target "numbers" can be either composed of numbers or letters, as long as each firing point is uniquely identified. When the range is organized into multiple banks of similar numbered targets, then each bank must also have a unique identifier (e.g. target "A5" – target bank A, target 5).

Each firing lane shall be marked with clearly visible numbers located at the target line and at least one firing line, usually the most distant one. These numbers must be large enough to be readily visible with the unaided eye (e.g. not requiring the use of a spotting scope) from the distance at which they will normally be viewed from. Therefore, the firing point numbers can be relatively small, as they will be viewed from a close distance by the shooters. However, the target line numbers must be larger to allow them to be viewed at the distance for which the range was designed (e.g. 100 m).

Although optional, the use of different coloured numbers to assist target identification is recommended for situations where the numbers will be viewed from long distances (e.g. a 900 m rifle range).

Target numbers cannot be situated on a backstop such that any part of them is above the backstop crest. It is recommended that they be placed in front of the targets or immediately above them.

2.2.4 FIRING POINT SPACING

The spacing of firing points along the firing line must be large enough so that:

- Shooters do not interfere with each other during firing; and,
- The Range Officers can conduct their duties (e.g. supervise shooters, clear firearms or to otherwise assist shooters as needed).

However, the firing point spacing must not be so large that the Range Officer cannot maintain adequate control of the firing line.

Having the correct firing point spacing for the intended range use will minimize shooter errors (e.g. cross-firing) while promoting the optimum use of range facilities.

Firing point spacing is the measured *centre-to-centre* distance between adjacent firing points.

STANDARD OUTDOOR RIFLE RANGES

There are competition regulations from various shooting organizations that have minimum spacing requirements that specify the minimum allowable distance between adjacent firing points. Those requirements may be different from the spacing recommendations provided in *Table 4: Recommended Minimum Firing Point Spacing (Rifle Range)*.

Table 4: Recommended Minimum Firing Point Spacing (Rifle Range)

Firing Point Use	Recommended Minimum Spacing
Bench Rest	1.50 m
Rim-fire Rifle	1.25 m
Centre-fire Rifle	1.60 m

2.2.5 FIRING LINE HEIGHT (ELEVATION)

When practical, given the overall range design and intended range use, the firing lines can be elevated above the range floor. This elevation serves to keep the individual firing points dry and improve visibility of the target area.

If the firing lines are elevated, they shall be constructed in such a way as to provide for the safe movement of shooters onto and off of them.

2.2.6 FIRING LINE LENGTH

The firing line shall extend at least 1 m beyond the flank edges of the outside left and right firing points.

2.2.7 FIRING LINE DEPTH

Each firing line shall be deep enough to accommodate the shooters, their equipment and provide space for the Range Officer (or Range Officials) to function behind them without any impediments.

Firing line depth is the distance measured from the front edge of the firing line to the rear edge of the firing line.

There are competition regulations from various shooting organizations that have minimum firing line depth requirements. Those requirements may be different from the spacing recommendations provided in *Table 5: Recommended Firing Line Depths (Rifle Range)*.

Table 5: Recommended Firing Line Depths (Rifle Range)

Firing Point Use	Recommended Minimum Firing Point Depth	Recommended Minimum Range Officer Area	Recommended Minimum Total Depth
Bench Rest	2.0 m	10 m	30 m
Rim-fire Rifle	2.5 m	10 m	35 m
Centre-fire Rifle	2.5 m	10 m	35 m

STANDARD OUTDOOR RIFLE RANGES

2.2.8 FIRING LINE ALIGNMENT WITH THE BACKSTOP

The firing line shall not be more than 10° out of parallel alignment with the backstop.

2.2.9 FIRING LINE SURFACE

The firing line surfaces shall provide the shooters with as firm footing under adverse weather conditions as is practical. The use of asphalt, concrete or gravel is recommended.

2.2.10 COVERED FIRING LINE

The firing line can be covered with a weather shelter, if so desired. However, if one is provided it shall be of such height and construction that it will not interfere with the shooters or the Range Officer during any part of their activities on the firing line (e.g. preparation, firing, supervision, etc.).

The firing point cover shall not obscure the shooter's or the Range Officer's view of the active range area.

2.3 RANGE FLOOR

The floor of a range is defined as the space between the firing line(s) and the most distant target line.

The range floor (between firing line and target line) shall:

- Be as level as is practical;
- Not contain any large obstructions (excluding backstops);
- Not contain any large exposed rock outcroppings; and,
- Not contain unsheltered standing bodies of water or rivers/streams.

If the range floor contains a body of water that cannot be drained or diverted from the active range area, then a berm or shelter shall be constructed to protect the water from being struck by a shot fired from any intended firing location.

The range floor may slope downwards towards the target line. This serves to move the CoF intersection point with the range floor further downrange, which will help direct ricochets into the backstop and not over the top of it.

2.4 FIRING AREAS AND TARGET AREAS

If the range is configured solely for action shooting (e.g. IPSC rifle events), this section applies and supersedes section 2.2 Firing Points / Firing Lines / Firing Lane Marking. In this case, the range is configured to have all, or a portion, of the active area used for a firing area and a target area instead of specific firing lines and target lines.

In this configuration, the active range area does not have defined firing lines or target lines; however, there are requirements that must be met to ensure that the range limits are not unintentionally exceeded by range users.

The perimeter of the active range area shall be marked to the rear, at the backstop and on both sides. The side markers shall be at intervals no greater than 1/5 the maximum firing distance (e.g. for a 100 m range, the maximum marking interval is 20 m). They shall indicate the distance from the backstop. The rear and backstop markers shall be at no more than 5 m intervals and shall indicate the distance from one (reference) side of the range.

These markers are to assist shooters and Range Officers in ensuring that all shooting occurs within the acceptable arc(s) of fire for the range.

The Coff of all shooting shall be directed into a backstop, not beyond the flanks of the backstop, nor over the top of the backstop. The Range Operating Instructions reflect these horizontal and vertical restrictions. These restrictions shall be reduced to simple angle or distance operating rules that can be applied by shooters using the range (e.g. +/- 2 targets at 50 m and +/- 1 target at 10 m).

Targets shall be placed as close to the backstop as is practical.

The intended firing area(s) shall provide the shooters with secure footing.

For the purposes of determining backstop flank extensions, the left and right edge of the active range area are equivalent to the outside edges of the flank firing lanes.

2.5 BERMS

2.5.1 EARTHEN BERMS

For the purposes of these guidelines, a berm is defined as a significant raised mound of earth associated to a range. Berms are usually intended to:

- Prevent movement of people/animals onto the active range area;
- Reduce the likelihood of an errant shot escaping the active range area;
- Separate adjacent ranges and protect people in areas adjacent to the range; and,
- Protect buildings or equipment (e.g. a target shed).

Berms do not serve as backstops. If the planned arcs of fire are such that the Coff will cover a berm, then a properly constructed backstop is required in that location.

The core of a berm can be constructed from any solid materials, including soils, roots, rock or asphalt. However, if the berm core is composed of hard materials (e.g. rock rubble), then the face of the berm shall have at least a 1 m thick layer of soil covering these materials.

If tires are used in berm construction, then they are to be treated in accordance with hard materials and covered. Due to their construction, tires can cause ricochets and dangerous backsplash. The use of large quantities of tires in berm construction is strongly discouraged because of the potential environmental impact that they can have (e.g. pollution generated by a tire fire).

The berm face can be terraced to accommodate local soil conditions or site features. If terraced, the horizontal step surfaces must slope toward the rear (into the berm) at an angle of approximately 5° (1:12) or more. This will aid in drainage and prevent ricochets off of these surfaces; refer to Figure 14: Terraced Backstops for an example of a terraced surface.

Fascine, such as wooden timbers, can be used to stabilize a berm. The berm face must be free of major outcroppings of rock or other hard materials.

The growth of ground cover (e.g. grass, clover or similar vegetation) should be encouraged on berms to reduce erosion effects.

If used to separate *adjacent* ranges, earthen berms shall:

STANDARD OUTDOOR RIFLE RANGES

- Have a minimum height of 2.5 m, measured from the range floor;
- Have a minimum face slope of 30°, relative to the horizontal;
- Have a minimum crest thickness of 1.5 m; and,
- Join to at least one backstop.

Side berms can also be used to shelter adjacent areas where people or equipment are likely to be. If used to protect *adjacent* areas, earthen berms shall:

- Have a minimum height of 2.5 m, measured from the range floor;
- Have a minimum face slope of 30°, relative to the horizontal;
- Have a minimum crest thickness of 1.5 m; and,
- Be of sufficient length to shelter the adjacent area.

If used to separate adjacent range areas or to shelter adjacent areas, the crest of the berm shall not have any trees, poles or other similar features positioned such that a ricochet could be directed into the adjacent area.

2.5.2 MAN-MADE MATERIAL BERMS

Man-made material berms are frequently used for the same reasons as earthen berms. However, they are primarily made from man-made materials, such as wood or concrete. They can also be used in conjunction with earthen berms to augment the overall height or length.

If used to separate adjacent ranges, man-made material berms shall:

- Rise vertically; and,
- Have a minimum height of 2.5 m, measured from the range floor.

Man-made material berms shall be of such construction that they will defeat the maximum calibre of cartridge for which the range was designed. There shall not be any gaps in protection along the length of a man-made material berm.

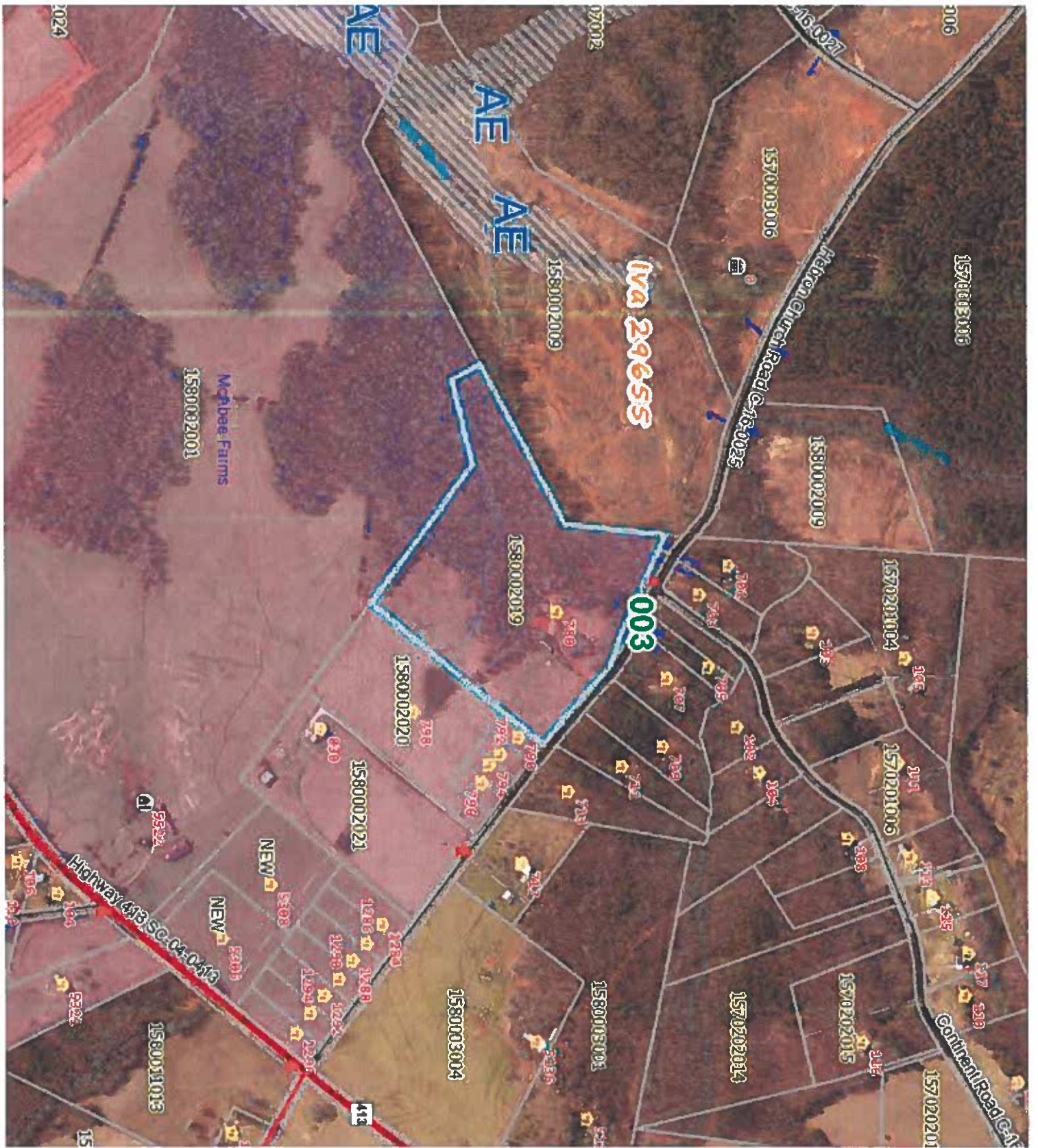
Man-made berms constructed of hard materials (e.g. concrete) shall be sheltered by Linatex™ (or similar material) or wood cladding at least 5 cm thick.

The use of *unsheltered* tires for man-made material berms is not permitted due to the hazard they pose from bullet backsplash and ricochet. If such tires are used, they shall be completely sheltered by Linatex™ (or similar material) or wood cladding at least 5 cm thick.

Note: Linatex is the registered trademark of the Linatex Corporation of America.

If tires are used for man-made material berms, then the tires shall be:

- Arranged in columns;
- Staggered and overlapped to provide uniform, gap-free coverage;
- Filled with soil or sand;
- Securely supported and configured to prevent toppling, sagging or leaning; and,
- Clad with Linatex™, wood cladding or similar materials.



Anderson County Planning Commission

June 11, 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 24-336. If the subdivision administrator determines that the information provided on the plat fulfills the requirements of section 24-336, the subdivision administrator shall submit a written recommendation to the planning commission, to approve the "Preliminary Plat". If staff recommends approval, this does not guarantee that the Planning Commission will approve the Preliminary Plat, pursuant to Sec.24-335 (C) (3)

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

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

Subdivision Plat Application Check List

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

• **Application Submittal Requirements and Process**

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

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

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

Sec. 24-336. - Preliminary plat.

\$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 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:

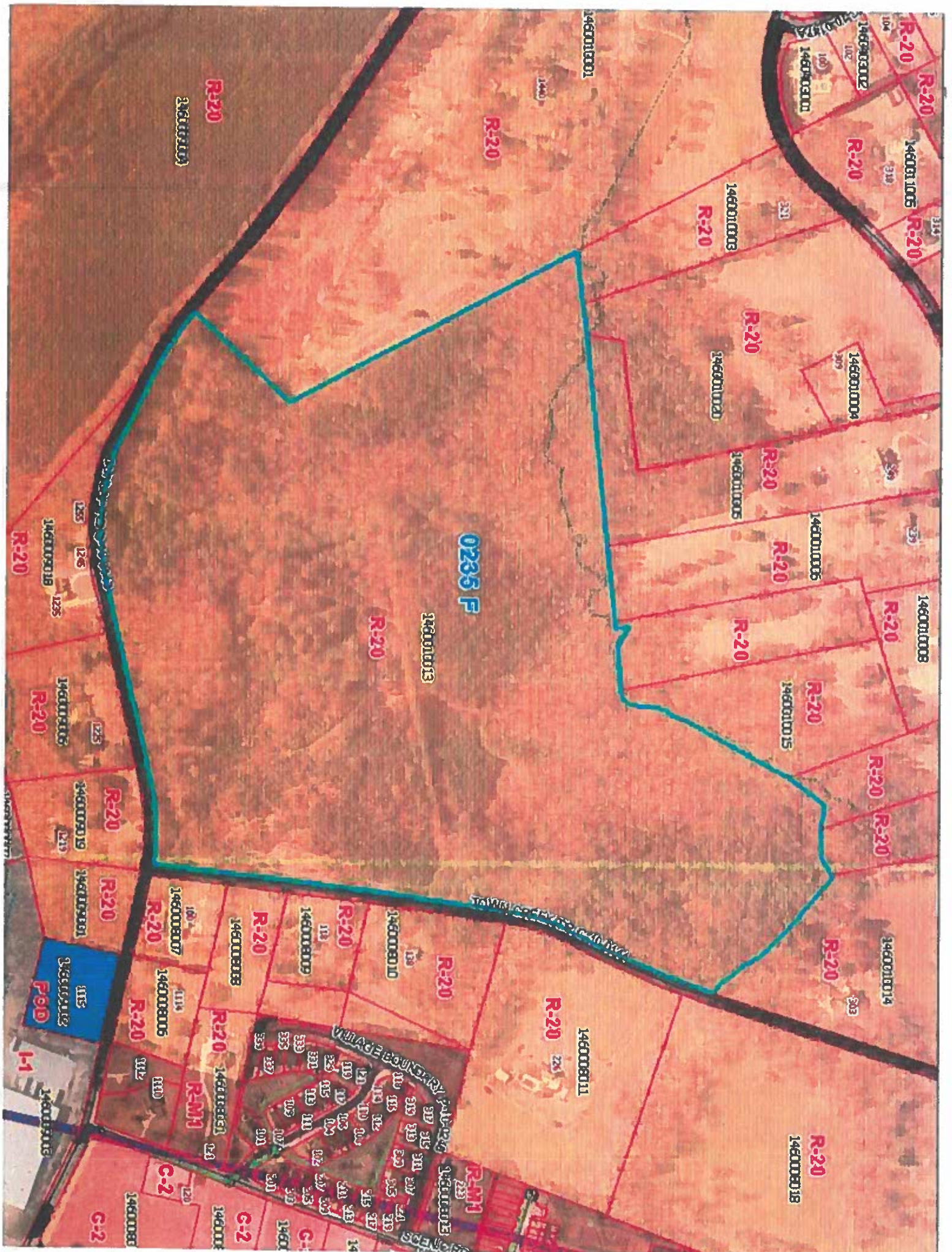
I (we) certify as property owners or authorized representative that the information shown on and any attachment to this application is accurate to the best of my (our) knowledge, I (we) understand that any inaccuracies may be considered just cause for postponement of action on the request and/or invalidation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

Signature of Applicant _____

Date 5-1-24

Signature of Owner _____

Date 5-1-24



Anderson County Planning Commission

June 11, 2024
6:00 PM

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

Preliminary Subdivision Name: Beckman Creek

Intended Development: Single Family Twin homes (Conservation)

Applicant: Stanley Martin Homes

Surveyor/Engineer: Freeland & Associates, Inc.

Location/Access: Beckman Dr. (State)

County Council District: 2

Surrounding Land Use: Residential

Zoning: Un-zoned

Tax Map Number: 151-00-06-003

Number of Acres: +/- 65.60 acres

Number of Lots: 212

Variance: Yes, request 2 entrances, limited road frontage and sight distance is not available for a 3rd entrance.

Traffic Impact Analysis:

Beckman Dr. is classified as a major collector with no maximum average vehicle trips per day. No roadway improvements are required to accommodate site traffic, please see attached traffic impact study.

Staff Recommendation: Sec. 24-335.

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



Development Standards Subdivision Plat Application

Anderson County Code of Ordinance
Chapter 24 Land Use

Scheduled Public Hearing Date: 6-11-24
Application Received By: ME
Date: May 1, 2024
DS Number: 24-10

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

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Proposed Subdivision Name: Beckman Creek

1. Name of Applicant: Stanley Martin Homes
Address of Applicant: 430 Roper Mountain Road Greenville, SC 29615
Telephone Number(s): 864-635-2953 Email: graypf@stanleymartin.com

2. Property Owner(s): Jason & Amy Marie Fricks
Address: 606 Hunter Lane Anderson, SC 29621
Telephone Number(s): 864-353-5602 Email: jpfricks@keystoneaircare.com

3. Engineer/Surveyor(s): D. Kevin Tumblin Email: ktumblin@freelandsc.com

Project Information

4. Project Location: 200 Beckman Drive Anderson, SC 29624
Parcel Number/TMS: 1510006003 County Council District: 2 School District: 5
Total Acreage: 65.60 Number of Lots: 212 Intended Development: Single Family Twin Homes
Current Zoning: None Surrounding Land Uses: Single Family Residential and Undeveloped

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

6. Is there a request for a variance? Yes If so, please attach the description to this application. (Variance Fee \$300.00)

7. SCDOT/ Roads & Bridges must be contacted for this development prior to Planning Commission review, please attach conformation letters. A traffic impact study shall be required for access approval through the state and county encroachment permit process when a development will generate 100 or more trips during the peak hour of the traffic generator or the peak hour of the adjacent street., see section 24 - 115(f) Traffic Impact Studies in the Anderson County Code of Ordinances.

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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:

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- 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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The preliminary plat shall contain the following information:


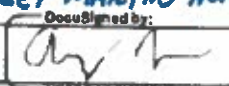
- (1) Location of subdivision on a map indicating surrounding areas at an appropriate scale sufficient to locate the subdivision
- (2) Map of development at a scale of not less than one inch equals 200 feet and not more than one inch equals 50 feet
- (3) Name of subdivision, name and address of the owner(s),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

Stanley Martin - STANLEY MARTIN HOMES, LLC
 DocuSigned by:  DocuSigned by: 

Date 4.27.24

Signature of Owner

Date 4/29/2024 | 9:25 AM PDT



MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES

DATE: May 14, 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 Carlee, Land Development Administrator, Brittany McAbee, Roads & Bridges

SUBJECT: Beckman Drive North (aka Beckman Creek Residential) TIS

This development is planned with 212 single family attached (townhouse) units with two accesses on Beckman Drive. This Traffic Impact Study (TIS) was conducted by Impact Designs Inc. and dated April 30, 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 28/Beckman Drive, Beckman/George Albert Drive/S McDuffie Street, and Beckman at the two site accesses.
- The build volumes do not meet turn lane warrants at either site access.
- The overall LOS for the signalized intersection (SC 28/Beckman) is the same for both no build and build volumes, and no movement at S McDuffie/Beckman/George Albert Lake changes LOS with the addition of site traffic.
- The site accesses will be unsignalized, and all movements will operate at or better than LOS B with build volumes.

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

Please call if you have any questions.

Tommy Dunn
Chairman, District 5

John B Wright, Jr
Council District 1

Greg Elgin
Council District 3

Cindy Wilson
Council District 7

ANDERSON COUNTY
SOUTH CAROLINA

Brett Sanders
V. Chairman, District 4

Glenn Davis
Council District 2

Jimmy Davis
Council District 6

Renee Watts
Clerk to Council

Rusty Burns | County Administrator
rburns@andersoncountysc.org



April 29, 2024

Anderson County Development Standards
401 East River Street
Anderson, SC 29622

Re: **Beckman Creek Variance Request
Anderson, SC**

To Whom it May Concern:

We hereby request a variance from The Anderson County Code of Ordinances Section 38-358 that requires one subdivision entrance for every 100 lots of a proposed subdivision. First, we are only 12 lots over the threshold. Secondly, the limited amount of road frontage makes it difficult to meet SCDOT road offset distances. And then lastly, after discussions with the Anderson County engineering department, they agreed that the third access would create a dangerous connection with limited sight distance. They agreed that two entrances would be adequate for this development.

Thank you for your consideration on this matter. Please feel free to contact me with any comments or questions.

Sincerely,
Freeland & Associates, Inc.

A handwritten signature in cursive script that reads "D. Kevin Tumblin".

D. Kevin Tumblin, PE, PLS
Partner



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: Stanley Martin Homes
Mailing Address: 430 Roper Mountain Road Greenville, SC 29615
Telephone and Fax: 864-635-2953 E-Mail: jpfricks@keystoneaircare.com

Property Owner's Information

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

Name: Jason & Marie Fricks
Mailing Address: 606 Hunter Lane Anderson, SC 29621
Telephone and Fax: 564-353-5602 Email: jpfricks@keystoneaircare.com
Designated Agent Name (Representative of Property Owner): Paul Gray/D. Kevin Tumblin

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

4-29-24

Owner's or Designated Agent Signature

Date

Project Information

Please Indicate Current Use of Property: Commercial or Residential
Property Location: 200 Beckman Drive Anderson, SC 29624
Parcel Number(s)/TMS: 151006003
County Council District: 2 School District: 5
Total Acreage: 65.60 Current Zoning: None
Requested Variance: Request to only have 2 entrances per direction of Engineering
Please check to indicate if setback variance sign variance or minimum lot size variance
Purpose of Variance: To allow safer access into and out of a new subdivision

Have you researched your Private Covenants/Deed restrictions at the Anderson County Register of Deeds?
Yes: No: Date visited ROD or Date searched online: 4-29-24

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:

This site has limited road frontage and sight distance is not available for a 3rd entrance

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

Slope along existing road and topographic restraints along the road shoulder

Reasons why property is prohibited or limited in its uses:

Natural conditions of road slope and site topo

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:

Two entrances are adequate for this number of proposed lots

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

Letter explaining the request is included

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

For Office Use Only:

Application Received By: _____ Date Completed Application Received: _____

Application Fee Amount Paid: _____ Check Number: _____

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

Variance Application Checklist

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

Section 9:5.- Powers and Duties

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

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

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

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

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

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

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

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

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

Application Submittal Requirements

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

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

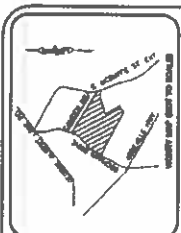
As the applicant, I hereby confirm that the required information and supporting materials for this application are authentic and have been submitted to the Anderson County Development Standards Office.



Applicant's Signature

4-29-24

Date



DIRECTORY NOTES

1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE SPECIFIED.

2. ALL BEARINGS ARE TRUE BEARINGS UNLESS OTHERWISE SPECIFIED.

3. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES OR IRON NAILS UNLESS OTHERWISE SPECIFIED.

4. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR DRIVE UNLESS OTHERWISE SPECIFIED.

5. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR DRIVE UNLESS OTHERWISE SPECIFIED.

6. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR DRIVE UNLESS OTHERWISE SPECIFIED.

LAND AREA

NET
2,860,533 SQ. FT. ±
65.67 ACRES ±

LESS R/W
92,913 SQ. FT.
2.12 ACRES

GROSS
2,913,146 SQ. FT. ±
66.88 ACRES ±

BASED ON BEARINGS
AND ELEVATIONS BASED ON
REMARKS AND ELEVATIONS BASED ON
E.C. WETZEL TRIPLOG OBSERVATION
MAY 01/2011 - NAVD 83

FREELAND

PROFESSIONAL SURVEYOR

220 WEST VANCE AVE.
ANDERSON, SOUTH CAROLINA 29624

TEL: (864) 771-0201 FAX: (864) 771-0719

STATE OF SOUTH CAROLINA
REGISTERED PROFESSIONAL SURVEYOR
NO. 12345 EXPIRES 12/31/2012

DATE OF SURVEY: 05/01/2011

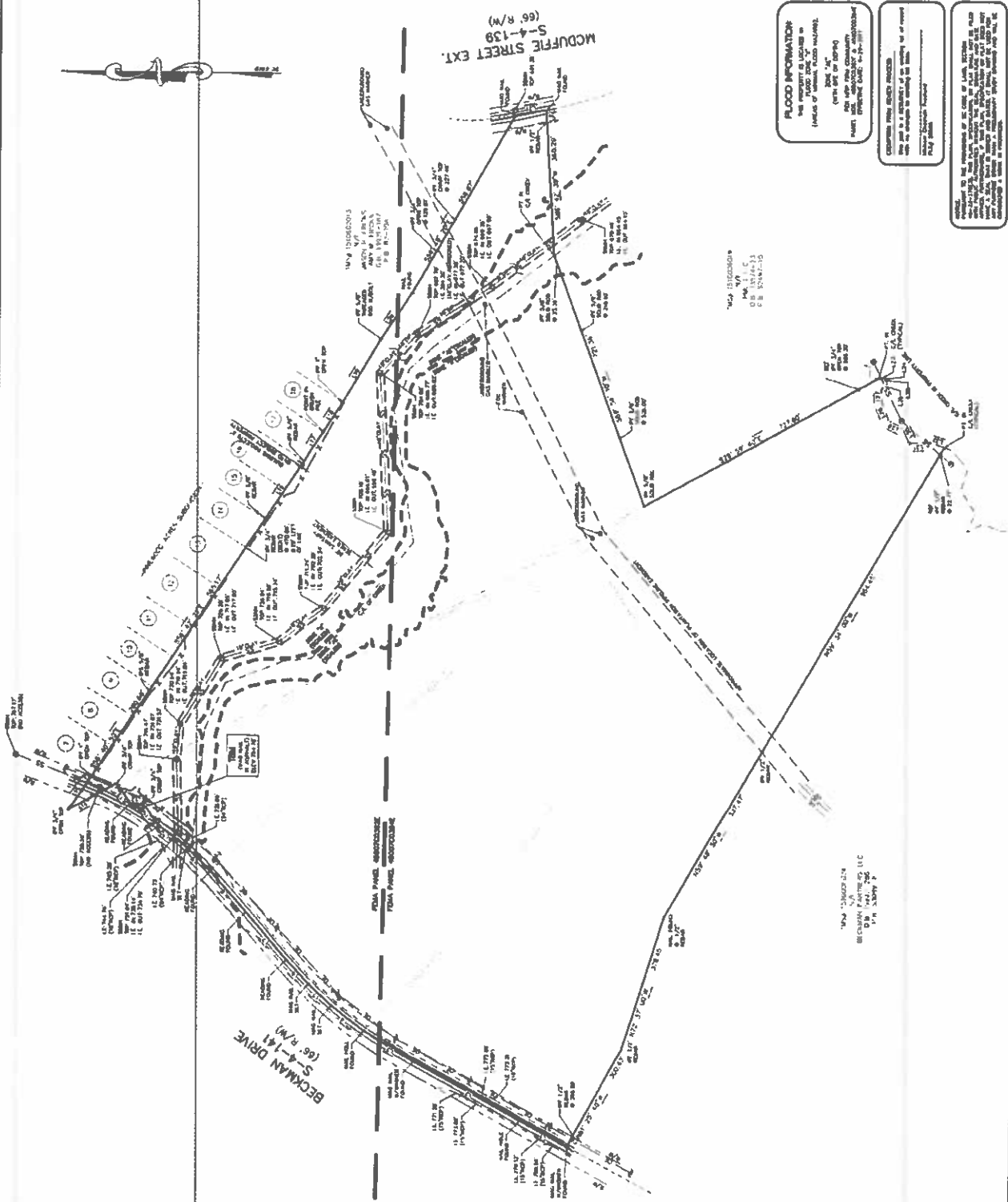
DATE OF PLAN: 05/01/2011

SCALE: 1" = 100'

STATE OF SOUTH CAROLINA
ANDERSON COUNTY

**BOUNDARY SURVEY
FOR
STANLEY MARTIN HOMES**

SEE ADDRESS
ANDERSON, SC 29624



LEGEND

1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE SPECIFIED.

2. ALL BEARINGS ARE TRUE BEARINGS UNLESS OTHERWISE SPECIFIED.

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6. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR DRIVE UNLESS OTHERWISE SPECIFIED.

Parcel	Length	Bearing	Area
1.1	86.44	S 87° 24' 5" W	8.872
1.2	32.97	S 88° 17' 5" W	3.476
1.3	126.80	S 87° 19' 21" W	13.487
1.4	113.57	S 87° 24' 02" W	12.057
1.5	88.36	S 87° 24' 02" W	9.387
1.6	88.37	S 87° 24' 02" W	9.387
1.7	188.57	S 87° 24' 02" W	20.173
1.8	115.87	S 87° 24' 02" W	12.373
1.9	88.36	S 87° 24' 02" W	9.387
1.10	88.33	S 87° 24' 02" W	9.387
1.11	88.37	S 87° 24' 02" W	9.387
1.12	27.94	S 87° 19' 21" W	2.979
1.13	68.31	S 87° 19' 21" W	7.287
1.14	14.89	S 87° 19' 21" W	1.579
1.15	8.42	S 87° 19' 21" W	0.889
1.16	25.68	S 87° 19' 21" W	2.729
1.17	38.16	S 87° 19' 21" W	4.029
1.18	24.06	S 87° 19' 21" W	2.529
1.19	37.78	S 87° 19' 21" W	4.029
1.20	47.28	S 87° 19' 21" W	5.029
1.21	57.78	S 87° 19' 21" W	6.129
1.22	67.78	S 87° 19' 21" W	7.229
1.23	77.78	S 87° 19' 21" W	8.329
1.24	87.78	S 87° 19' 21" W	9.429
1.25	97.78	S 87° 19' 21" W	10.529
1.26	107.78	S 87° 19' 21" W	11.629
1.27	117.78	S 87° 19' 21" W	12.729
1.28	127.78	S 87° 19' 21" W	13.829
1.29	137.78	S 87° 19' 21" W	14.929
1.30	147.78	S 87° 19' 21" W	16.029
1.31	157.78	S 87° 19' 21" W	17.129
1.32	167.78	S 87° 19' 21" W	18.229
1.33	177.78	S 87° 19' 21" W	19.329
1.34	187.78	S 87° 19' 21" W	20.429
1.35	197.78	S 87° 19' 21" W	21.529
1.36	207.78	S 87° 19' 21" W	22.629
1.37	217.78	S 87° 19' 21" W	23.729
1.38	227.78	S 87° 19' 21" W	24.829
1.39	237.78	S 87° 19' 21" W	25.929
1.40	247.78	S 87° 19' 21" W	27.029
1.41	257.78	S 87° 19' 21" W	28.129
1.42	267.78	S 87° 19' 21" W	29.229
1.43	277.78	S 87° 19' 21" W	30.329
1.44	287.78	S 87° 19' 21" W	31.429
1.45	297.78	S 87° 19' 21" W	32.529
1.46	307.78	S 87° 19' 21" W	33.629
1.47	317.78	S 87° 19' 21" W	34.729
1.48	327.78	S 87° 19' 21" W	35.829
1.49	337.78	S 87° 19' 21" W	36.929
1.50	347.78	S 87° 19' 21" W	38.029
1.51	357.78	S 87° 19' 21" W	39.129
1.52	367.78	S 87° 19' 21" W	40.229
1.53	377.78	S 87° 19' 21" W	41.329
1.54	387.78	S 87° 19' 21" W	42.429
1.55	397.78	S 87° 19' 21" W	43.529
1.56	407.78	S 87° 19' 21" W	44.629
1.57	417.78	S 87° 19' 21" W	45.729
1.58	427.78	S 87° 19' 21" W	46.829
1.59	437.78	S 87° 19' 21" W	47.929
1.60	447.78	S 87° 19' 21" W	49.029
1.61	457.78	S 87° 19' 21" W	50.129
1.62	467.78	S 87° 19' 21" W	51.229
1.63	477.78	S 87° 19' 21" W	52.329
1.64	487.78	S 87° 19' 21" W	53.429
1.65	497.78	S 87° 19' 21" W	54.529
1.66	507.78	S 87° 19' 21" W	55.629
1.67	517.78	S 87° 19' 21" W	56.729
1.68	527.78	S 87° 19' 21" W	57.829
1.69	537.78	S 87° 19' 21" W	58.929
1.70	547.78	S 87° 19' 21" W	60.029
1.71	557.78	S 87° 19' 21" W	61.129
1.72	567.78	S 87° 19' 21" W	62.229
1.73	577.78	S 87° 19' 21" W	63.329
1.74	587.78	S 87° 19' 21" W	64.429
1.75	597.78	S 87° 19' 21" W	65.529
1.76	607.78	S 87° 19' 21" W	66.629
1.77	617.78	S 87° 19' 21" W	67.729
1.78	627.78	S 87° 19' 21" W	68.829
1.79	637.78	S 87° 19' 21" W	69.929
1.80	647.78	S 87° 19' 21" W	71.029
1.81	657.78	S 87° 19' 21" W	72.129
1.82	667.78	S 87° 19' 21" W	73.229
1.83	677.78	S 87° 19' 21" W	74.329
1.84	687.78	S 87° 19' 21" W	75.429
1.85	697.78	S 87° 19' 21" W	76.529
1.86	707.78	S 87° 19' 21" W	77.629
1.87	717.78	S 87° 19' 21" W	78.729
1.88	727.78	S 87° 19' 21" W	79.829
1.89	737.78	S 87° 19' 21" W	80.929
1.90	747.78	S 87° 19' 21" W	82.029
1.91	757.78	S 87° 19' 21" W	83.129
1.92	767.78	S 87° 19' 21" W	84.229
1.93	777.78	S 87° 19' 21" W	85.329
1.94	787.78	S 87° 19' 21" W	86.429
1.95	797.78	S 87° 19' 21" W	87.529
1.96	807.78	S 87° 19' 21" W	88.629
1.97	817.78	S 87° 19' 21" W	89.729
1.98	827.78	S 87° 19' 21" W	90.829
1.99	837.78	S 87° 19' 21" W	91.929
2.00	847.78	S 87° 19' 21" W	93.029

FLOOD INFORMATION

THIS PLAN IS NOT TO BE USED IN ANY MANNER TO DETERMINE FLOOD RISK OR TO DETERMINE FLOOD DAMAGE POTENTIAL.

FOR FURTHER INFORMATION, CONTACT THE SOUTH CAROLINA DEPARTMENT OF NATURAL RESOURCES, DIVISION OF FLOOD CONTROL AND DAMAGE PREVENTION, 1000 MARKET STREET, COLUMBIA, SC 29201.

STANLEY MARTIN HOMES

1000 MARKET STREET
COLUMBIA, SC 29201

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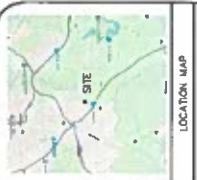
1000 MARKET STREET
COLUMBIA, SC 29201

STANLEY MARTIN HOMES

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COLUMBIA, SC 29201



FREELAND
 ENGINEERS & ARCHITECTS, INC.
 323 WEST STONE AVENUE
 ANDERSON, SC 29624
 PHONE: (803) 771-8000
 FAX: (803) 233-0315



NO.	DATE	DESCRIPTION

REF. PLAN: AL-1
 TAX MAP: 1510006003
 DESIGN: D-1
 DATE: 4-26-24
 SHEET NO.: 80 C-3
 STATE OF SOUTH CAROLINA
 ANDERSON COUNTY

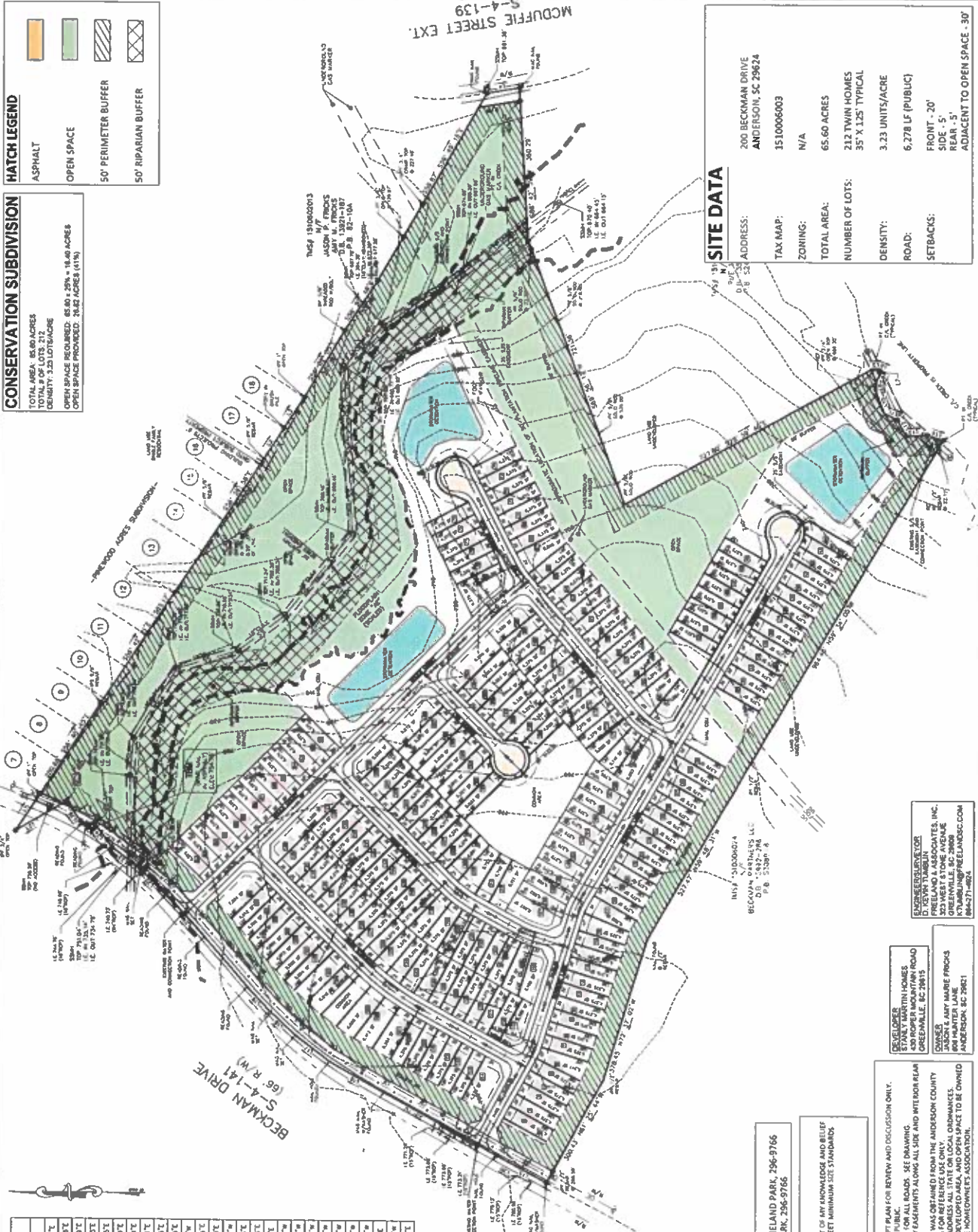
BECKMAN CREEK
 PRELIMINARY PLAN

C-1

HATCH LEGEND

[Orange Hatch]	ASPHALT
[Green Hatch]	OPEN SPACE
[Diagonal Hatch]	50' PERIMETER BUFFER
[Cross-hatch]	50' RIPARIAN BUFFER

CONSERVATION SUBDIVISION
 TOTAL AREA: 65.60 ACRES
 TOTAL # OF LOTS: 212
 DENSITY: 3.25 LOTS/ACRE
 OPEN SPACE REQUIRED: 65.60 x 25% = 16.40 ACRES
 OPEN SPACE PROVIDED: 28.82 ACRES (41%)



SITE DATA

ADDRESS:	200 BECKMAN DRIVE ANDERSON, SC 29624
TAX MAP:	1510006003
ZONING:	N/A
TOTAL AREA:	65.60 ACRES
NUMBER OF LOTS:	212 TWIN HOMES 35' X 125' TYPICAL
DENSITY:	3.23 UNITS/ACRE
ROAD:	6.278 LF (PUBLIC)
SETBACKS:	FRONT - 20' SIDE - 5' REAR - 5' ADIACENT TO OPEN SPACE - 30'

Parcel Line Table

Line #	Length	Bearing
L-1	84.44	S87°24'31.88"E
L-15	143.04	N28°35'05.96"W
L-16	159.60	N28°18'53.89"E
L-17	111.57	N37°24'00.53"E
L-18	83.56	N42°45'33.52"E
L-19	88.37	N46°35'46.19"E
L-20	93.15	N37°15'38.63"E
L-21	113.21	S28°17'39.02"E
L-22	91.58	N42°59'59.41"E
L-23	93.15	N37°15'38.63"E
L-24	76.57	N64°06'12.85"E
L-25	81.94	N07°18'22.05"W
L-26	86.51	N64°53'28.83"E
L-27	152.21	S28°17'39.02"E
L-28	65.00	S96°44'38.45"E
L-29	84.97	S06°54'55.03"E
L-30	14.09	S07°54'48.31"E
L-31	6.43	S23°40'50.29"W
L-32	7.82	N05°05'23.98"W
L-33	25.68	N05°10'59.32"W
L-34	31.18	S08°25'10.05"W
L-35	54.44	S08°30'43.52"W
L-36	31.78	S25°35'37.32"W
L-37	47.58	S83°44'22.85"W
L-38	33.52	S3°18'38.44"E
L-39	45.32	S17°41'00.26"E
L-40	20.39	N18°30'48.82"E

DEVELOPER:
 STANLEY MARTIN HOMES
 100 W. MAIN STREET
 GREENVILLE, SC 29615

OWNER:
 JARON & AMY MARIE PROGS
 800 PRINTER LANE
 ANDERSON, SC 29611

CONSULTING ENGINEER:
 FREELAND & ASSOCIATES, INC.
 323 WEST STONE AVENUE
 ANDERSON, SC 29624
 (803) 771-8000

GENERAL NOTES:
 1. THIS CONCEPT PLAN IS FOR REVIEW AND DISCUSSION ONLY.
 2. PROPOSED ROADS TO BE PUBLIC.
 3. 50 MM WITH 24 PAVING FOR ALL ROADS. SEE DRAWING FOR DETAILS.
 4. ALL UTILITIES AND UTILITY EASEMENTS ALONG ALL SIDE AND INTERIOR REAR LOTS LINES.
 5. THE TOPOGRAPHIC DATA WAS OBTAINED FROM THE ANDERSON COUNTY GIS DEPARTMENT AND IS FOR REFERENCE USE ONLY. ORDINANCES, ALL COMMON AREA, UNDEVELOPED AREA, AND OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

UTILITIES:
 SANITARY SEWER: HOMETOWN PARK, 296-9766
 WATER: HOMETOWN PARK, 296-9766

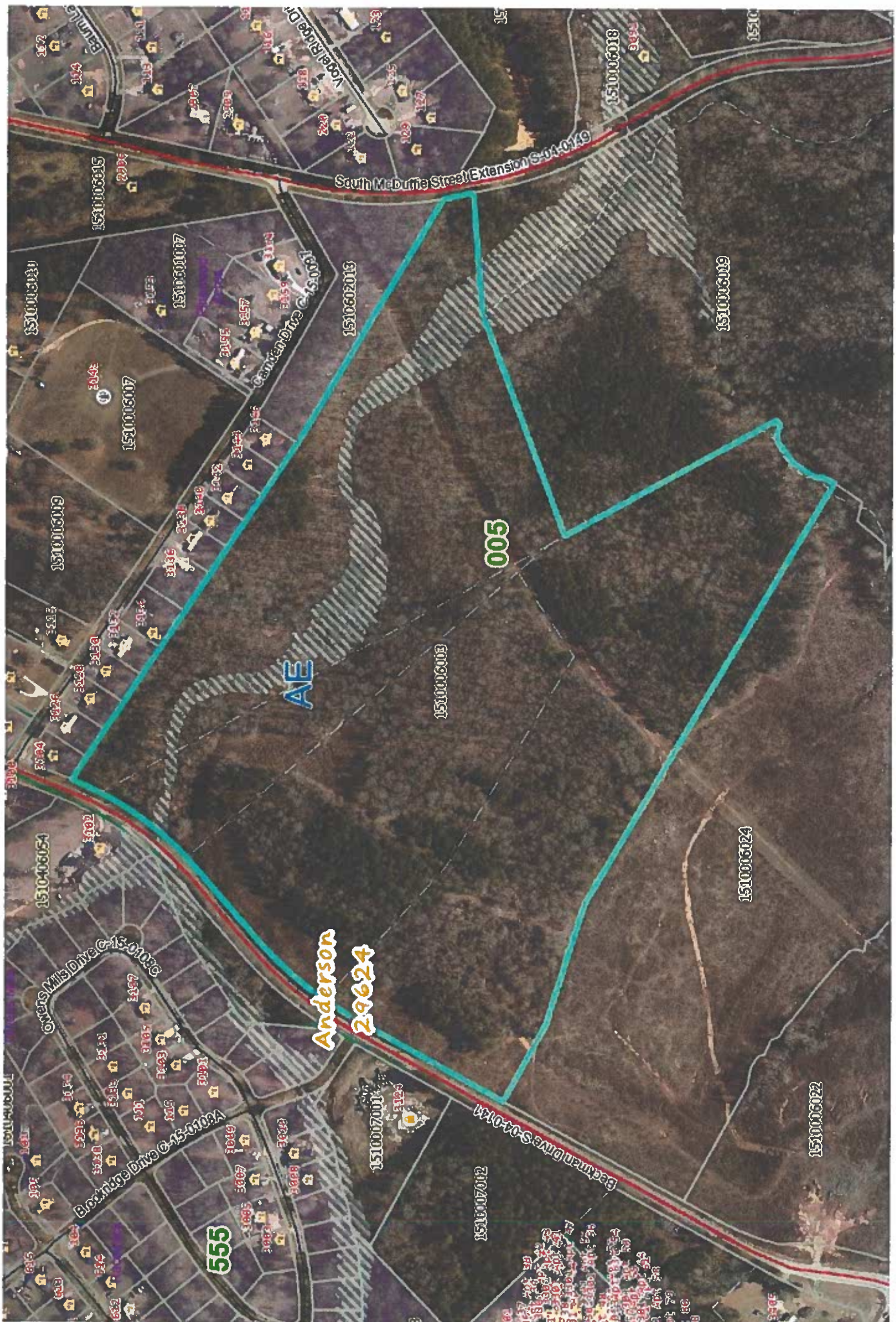
LOT SET-OUT:
 THE SET-OUT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE PROPOSED LOTS MEET MINIMUM SET-OUT STANDARDS.
 D. KEVIN TUMBLIN
 PL 07/15 8435370

CONSERVATION SUBDIVISION:
 FREELAND & ASSOCIATES, INC.
 323 WEST STONE AVENUE
 ANDERSON, SC 29624
 (803) 771-8000

BECKMAN OVERSEAS, LLC:
 D.B. 53307 W.
 323 WEST STONE AVENUE
 ANDERSON, SC 29624







Anderson
29624

005

AE

555

South Maburie Street Extension S-04-0149

Bowers Mrs Dr @ 15-0100

Brotidge Dr @ 15-0100A

Beaman Dr @ 15-0144

Cantenna Dr @ 15-0100

151006010

151006007

151006009

151006018

151006019

151006008

151006024

151006022

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