

# Anderson County Planning Commission

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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

August 13, 2024  
Regularly Scheduled Meeting  
6:00 PM

## AGENDA

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Approval of Agenda
5. Approval of Minutes
  - A. June 11, 2024
  - B. July 09, 2024 (forthcoming)
6. Public Hearings: None
7. Old Business: None
8. New Business
  - A. Single Family Subdivision: Stone Creek Farms, Broadway School Road / TMS 225-00-01-002 **(Council District 3)**
  - B. Single-Family Subdivision: Acorn Glen, Rogers Rd / TMS 218-00-21-044 **(Council District 7)**
  - C. Single-Family Subdivision: Ravenwood, Moores Mill Road / TMS 241-00-09-003 **(Council District ) 6**
  - D. Single-Family Subdivision: Harvest Creek Cottages, Anderson Rd / TMS 236-00-06-011, 236-00-06-012 **(Council District 6)**
9. Public Comments, non-agenda items – 3 minutes limit per speaker
10. Other Business
11. Adjournment

STATE OF SOUTH CAROLINA )  
COUNTY OF ANDERSON )

ANDERSON COUNTY  
PLANNING COMMISSION MEETING  
June 11, 2024

PRESENT:

DAN HARVELL, CHAIRMAN  
BRAD BURDETTE  
JANE JONES  
COLE WALSH  
WESLEY GRANT

ALSO PRESENT:  
ALESIA HUNTER  
TODD DARWIN  
TIM CARTEE  
HENRY YOUMANS  
JOAN HOLLIDAY  
DANETTE HANKS  
GAYE SPRAGUE

1 DAN HARVELL: The June 11  
2 meeting of the Anderson County Planning Commission will  
3 come to order. We'll stand for the invocation and then  
4 the pledge.

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

6 DAN HARVELL: Thank you.  
7 At this time, we need to get a vote to approve the  
8 agenda as printed. Do I hear a motion to approve the  
9 agenda as printed?

10 WESLEY GRANT: Mr. Chairman,  
11 I make a motion we approve the agenda.

12 DAN HARVELL: We have a  
13 motion from Mr. Grant. Do I have a second?

14 COLE WALSH: Second.

15 DAN HARVELL: A second from  
16 Mr. Walsh. Any discussion? Those in favor of  
17 approving the agenda, raise your hand. And unanimous.

18 At this time we'll have the approval of the  
19 minutes for the May 14th meeting 2024. Do I hear a  
20 motion to approve those minutes as printed?

21 JANE JONES: So moved.

22 DAN HARVELL: We have a  
23 motion from Ms. Jones. Do I have a second?

24 COLE WALSH: Second.

25 DAN HARVELL: Second from  
26 Mr. Walsh. Any discussion? Those in favor, please  
27 raise your hand. And unanimous. Thank you.

28 All right. Item number 6 on the agenda, public  
29 hearings. Number (A) rezoning request from C-2 to R-M,  
30 Highway 81 North. Tax map number 147-09-03-001, 002  
31 and 003. This resides in County Council District 1.  
32 And staff if you will present to us.

33 HENRY YOUMAN: Thank you, Mr.  
34 Chair. This is a rezoning request to change the zoning  
35 from C-2 zoning to C-2 and R-M zoning. The applicant  
36 is H&S Development. The current owner is Elizabeth  
37 Peace Living Trust. It is in precinct Town Creek.  
38 Council District 1. The location is 2410 Highway 81  
39 North in Anderson. The tax map number is there for  
40 your reference. It's 18.38 acres. It is currently  
41 zoned C-2 highway commercial district. The requested  
42 zoning is R-M multifamily residential and C-2 highway  
43 commercial district.

44 C-2 highway commercial district, this district is  
45 established to provide for the development of major  
46 thoroughfares or commercial land uses which are  
47 oriented to the customers traveling by automobile. The  
48 establishment in the district provides for goods and  
49 services for the traveling public and also for the  
50 convenience of the local residents.

1 R-M is multifamily residential. This residential  
2 district is established to provide for medium and high  
3 property density. The principal use of land is for two  
4 family and multifamily dwellings and the recreational,  
5 religious, educational facilities normally associated  
6 with residential development. The regulations for this  
7 district is intended to discourage any use which  
8 because of its character would interfere with the  
9 development of or be detrimental to the residential  
10 nature of the area included in the district.

11 The surrounding zoning is on the north, which is  
12 I-1, on the south is R-20 and C-2, on the east is R-10  
13 in R-20 and on the West is I-1.

14 The value -- the request to leave C-2 zoning in  
15 place near U.S. Highway 81 and rezone the rear of the  
16 property to R-M, the purpose is to create a multi use  
17 development for commercial development and multifamily  
18 residential housing. For public outreach the staff  
19 hereby certifies that the public notification actions  
20 have been completed by May 28, 2024 as follows:  
21 rezoning notification postcards were sent to 322  
22 property owners within 2000 feet of the subject  
23 property. Rezoning notification signs were posted on  
24 the subject property and the Planning Commission public  
25 hearing advertisement published on May 30, 2024 in the  
26 Independent Mail.

27 This is the plat layout of the total acreage of  
28 the property in question. This is the zoning showing  
29 C-2 zoning on the parcel as indicated. This is the tax  
30 map reference showing all three parcels by tax map  
31 number. This is the proposed rezoning request. So in  
32 commercial C-2 near Highway 81, and the remainder of  
33 the property in the rear as R-M.

34 And this is a proposed sketch of a possible  
35 development for this area in question. This is the  
36 future land use map for District 1. This is the  
37 current land use map for District 1.

38 Staff recommends approval. This project has met  
39 the requirements of Chapter 48 Zoning for referral to  
40 the County Council. This is your staff report.

41 DAN HARVELL: Thank you, Mr.  
42 Youmans. At this time do we have an owner of this  
43 property or representative or engineer that would like  
44 to speak to the board?

45 Please state your name, address.

46 DEAN ALDRICH: Dean Aldrich,  
47 G3 Engineering, 9400 East North Street, Greenville,  
48 South Carolina.

49 Like to thank staff and the County Planning  
50 Commission for entertaining this tonight. We're

1 basically looking to carve off the backside as a  
2 transitional piece between the commercial side and the  
3 R-20 in the back. We feel that it's appropriate for  
4 the area. There are some concerns in that area for  
5 traffic. And when you're -- typically when you're  
6 going from a commercial use down to a townhome use,  
7 we're looking at 135 townhomes, you typically see a  
8 decrease in traffic for that. There's also some  
9 concerns about pressure in the area. We've got a will  
10 serve letter from Hammond Water. We've talked to them.  
11 And DOT as far as our curb cuts. We have not done a  
12 traffic study for the project yet.

13 If you have any questions I'm available.

14 DAN HARVELL: All right.

15 Are there any questions from the board at this time?

16 JANE JONES: You said your  
17 intention is to put apartments on this.

18 DEAN ALDRICH: Townhomes.

19 JANE JONES: Well,  
20 multifamily?

21 DEAN ALDRICH: Yeah, there's  
22 -- to me there's a big difference between apartments  
23 and townhomes.

24 JANE JONES: Well,  
25 multifamily?

26 DEAN ALDRICH: Multifamily,  
27 yes.

28 DAN HARVELL: So these are  
29 intended to be sold, not rented; correct?

30 DEAN ALDRICH: That's  
31 correct.

32 DAN HARVELL: All right.

33 JANE JONES: You said 135  
34 units?

35 DAN HARVELL: Approximately,  
36 yeah. You'll be able to see it again. Once we rezone,  
37 we'll come back and see you for the preliminary plat.

38 JANE JONES: I understand  
39 that. It helps to know what the plan is.

40 DEAN ALDRICH: Yeah.

41 DAN HARVELL: Any other  
42 questions from the board? All right, at this time --  
43 thank you, sir. At this time, I'll entertain a motion  
44 to either approve or deny this change. Do I have a  
45 motion to approve?

46 JANE JONES: Mr. Chairman?

47 DAN HARVELL: Yes.

48 JANE JONES: Is anybody  
49 here that -- from that community that would like ---

50 DAN HARVELL: No, there's

1 not. No one signed up on the sheet for this. That's  
2 why I didn't mention that.

3 JANE JONES: Okay.  
4 DAN HARVELL: But thank you.  
5 JANE JONES: I was hoping  
6 somebody would be there.

7 DAN HARVELL: That should  
8 have been mentioned. Yeah. All right. Okay. So at  
9 this time, do I have a motion to approve or deny this  
10 issue? We have a motion from Mr. Burdette. Second?  
11 WESLEY GRANT: Second.  
12 DAN HARVELL: I have a  
13 second from Mr. Grant. What was his motion?  
14 WESLEY GRANT: To approve.  
15 DAN HARVELL: To approve.  
16 We have a second from Mr. Grant. Any discussion  
17 amongst the board at this time? All right. Hearing  
18 none we'll take the vote. Those in favor of approval,  
19 please raise your hand. Those against approval, please  
20 raise your hand. Okay. So we have Mr. Walsh, Mr.  
21 Burdette, Mr. Harvell, Mr. Grant in favor. Ms. Jones  
22 opposed. Passes.

23 All right. Item six (b), rezoning requests from  
24 R-A to R-20, Three and Twenty Road, Tax Map 164-00-02-  
25 041, along with 043, along with 044, 045, 046, 047,  
26 048, 049 and 050. This resides in County Council 6.  
27 And at this time we will hear the staff report.

28 HENRY YOUMAN: Thank you, Mr.  
29 Chair. The applicant is AY Holdings SC LLC and they  
30 are also the current owner. This precinct is Three and  
31 twenty. It is in Council District 6. Located on Three  
32 and Twenty Road. It's 38.87 acres. Current zoning is  
33 residential agricultural R-A, the requested zoning is  
34 R-20 single family residential district.

35 This residential district is established as areas  
36 in which the principal use of land is for single family  
37 dwellings and related to the recreational, religious  
38 and educational facilities normally required to provide  
39 an orderly and attractive residential area. The  
40 regulations for this district are intended to  
41 discourage any use which because of its characteristics  
42 would interfere with the development of or be  
43 detrimental to the quiet residential nature of the area  
44 in the districts.

45 The surrounding zoning on the north is R-A,  
46 residential agricultural; on the south is R-A  
47 residential agricultural and R-20 single family  
48 residential. On the east is R-A and on the west is R-  
49 A.

50 The evaluation by staff, if the request is to

1 rezone the parcel to R-20 to allow for the appropriate  
2 development of single family residence. Staff hereby  
3 certifies that the public notifications actions have  
4 been completed on May 28, 2024 as follows: rezoning  
5 notification postcards were sent to 251 property owners  
6 which -- within 2000 feet of the subject property;  
7 rezoning notification signs were posted on the subject  
8 property; and the Planning Commission public notice for  
9 advertisement was published on May 30, 2024 in the  
10 Independent Mail.

11 This is the plat layout of the lots as noted  
12 showing that they were individual lots. This is the  
13 tax map representation of that same plat showing the  
14 different tax map numbers which are involved in this  
15 rezoning. This is the zoning map showing the area in  
16 question R-A, the surrounding R-A and R-20 which is  
17 down near the lower half of this map. This is a layout  
18 of -- a proposed layout of the lots for the subject  
19 area. Current land use for District 6 is displayed on  
20 this map. And the future land use map for Council  
21 District 6 is shown as well.

22 Staff recommends approval. The project has met  
23 the requirements in Chapter 48 Zoning for referral to  
24 the County Council. This is your staff report.

25 DAN HARVELL: Thank you, Mr.  
26 Youmans. At this time do we have a property owner,  
27 engineer or representative to speak?

28 AUSTIN ALLEN: Good evening,  
29 my name is Austin Allen with Arbor Land Design, 49  
30 Greenland Drive, Greenville, South Carolina 29615.

31 The reason we are here before you tonight is  
32 because we are not the first R-20 development in this  
33 area. And we very likely will not be the last. As  
34 discussed and shown on the map, we're adjacent to two  
35 subdivisions with the same zoning classification which  
36 is why we felt the ask was appropriate to bring in  
37 front of you here tonight.

38 Our goal is to rezone this 38 acres to R-20. That  
39 would allow us to build 31 single family detached lots.  
40 Typical lot size for this project is 125 by 225 which  
41 comes out to about a 28,000 square foot lot. Our  
42 average lot size here will be 32,000 square feet. So  
43 even though we are requesting the R-20 zoning, we are  
44 not pursuing the max density that we could get with  
45 that R-20 zoning. We're showing a much larger lot than  
46 we could with this zoning, assuming that it goes  
47 through. In terms of traffic, we have looked at that.  
48 We've pulled a traffic impact study from Impact  
49 Designs. There are no improvements proposed or  
50 recommended, and all intersections considered in the

1 scope will maintain a level of service of B. With that  
2 being said, I'll be happy to answer any questions.

3 DAN HARVELL: Okay, thank  
4 you, sir. Any questions -- if you'll just stay there  
5 just a second, sir. Any questions from the board for  
6 Mr. Allen at this time? All right, thank you.

7 All right. We have several people signed up to  
8 address this issue. If you'll come to the microphone,  
9 you have three minutes please. Time will be kept by  
10 Mr. Youmans here. Please say your name and your  
11 address when you come to the microphone. The first to  
12 speak on this will be James Knight.

13 JAMES KNIGHT: Thank you, Mr.  
14 Chairman. My name is James Knight. I have property at  
15 475 Hendricks Road, Easley, South Carolina 29642. I  
16 have 11 acres that's to the west side that borders this  
17 new subdivision request. I ask the council to reject  
18 this request on the reason that 85% of the area in  
19 there is already zoned R-A. The two other subdivisions  
20 that the gentleman referenced, Hendricks Woods and  
21 Avondale were built before all these R-A zonings were  
22 changed. This was changed back when there was a vote  
23 about a waste management facility near us.

24 My concern is what kind of buffer that they're  
25 going to provide to our property. How are they going  
26 to handle water drainage? I'm going to have a pond in  
27 the back, and I believe that this area is zoned for a  
28 reason, R-A, to keep farmland agricultural. And I,  
29 again, request you deny the request. Thank you.

30 DAN HARVELL: Thank you,  
31 sir. Next is Louise Jackson.

32 LOUISE JACKSON: Thank you,  
33 Commissioner. My name is Louise Jackson. My address  
34 is 831 Three and Twenty Road. I am located right  
35 beside the land that they want to develop. And I ask  
36 that you do deny this because it is agricultural land.  
37 I've been there for over 30 years. And that what he's  
38 saying bringing more traffic -- will bring more traffic  
39 in. And the road is not set for entering off of Three  
40 and Twenty Road because over the years we've had  
41 several people in our front yard because they miss the  
42 curve that comes around there. So I am asking for  
43 that. And I would also ask that if there is something  
44 that needs to be there, it be more suburban, more  
45 country feeling and not so much of a R-20 area.

46 DAN HARVELL: Thank you,  
47 ma'am. Next is Don Greenfield.

48 DON GREENFIELD: Thank you. My  
49 name is Don Greenfield. I live at 6 Anastasia Court,  
50 which just touches the western tip of their property

1 there. Yeah, it'd be nice to keep it R-A. But from  
2 what I've seen about zoning in Anderson County, Pickens  
3 County, you have no idea what's going to show up in  
4 some of these places. So R-20 is not so bad. Pat  
5 Ingram of Mungo Homes was very helpful. Sent me the  
6 plat. I looked through it, looked at the lot sizes.  
7 The only problem I really had was on that western --  
8 northwestern corner there you have the waters of the US  
9 coming through there. And there's a tributary that  
10 hits there lot 18, and it's a good 10, 12 foot hole  
11 that feeds into that. It's not listed as the waters of  
12 the US, but I'd hate to see them damage that because if  
13 you walk up through there, it's home to all types of  
14 wildlife and everything else.

15 And just to clarify, I'm not a bug's and bunny  
16 guy. I'm in oil. Those guys drive me nuts. But I  
17 would hate to see that particular thing damaged. They  
18 said that their goal was to not clear cut but was to  
19 keep as much of the trees and land as possible. So I'd  
20 rather see an R-20 there to buffer everything. If it  
21 can't be R-A, R-20 would be better than R-12 or  
22 something like that. I wouldn't want to see an AW --  
23 an AY Holdings development like they did down in Fork  
24 Shoals or Shoal Fork or something where they come in  
25 and they zoned it. And they're trying to put little  
26 quarter acre lots with a community septic system to  
27 force a lot of homes in there.

28 DAN HARVELL: Okay.

29 DON GREENFIELD: I say okay to  
30 it. But again, only because I'd hate to see something  
31 worse go in there.

32 DAN HARVELL: All right.

33 Thank you, sir.

34 And lastly is Nikky Pritchard.

35 NIKKY PRITCHARD: Hi, my name is  
36 Nikky Pritchard. I live at 850 Three and Twenty Road,  
37 which is directly across the street from that property.  
38 I've been there for six years, and I absolutely love  
39 seeing the open property. It gives us a country feel  
40 without being so far away from town. And I would hate  
41 to have to see -- not only have to stare at a  
42 subdivision, but all those animals that will definitely  
43 be displaced.

44 But my main concern is safety. Because several of  
45 us have to cross Three and Twenty to get to our  
46 mailbox. My daughter has to cross the street to get  
47 off the bus to get home. 2023 alone, we had to replace  
48 our mailbox and post because it keeps getting ran over  
49 from people speeding and not paying attention. So I  
50 mean, God forbid it be one of us after you add an extra

1 100 plus cars to that road. I mean, I understand that  
2 you probably won't be liable. But it does, it scares  
3 me, you know, to have all that extra traffic. I've  
4 already made a complaint to the Anderson County  
5 Sheriff's and the post office, because I have to pay  
6 for it every time. But there's nothing I can do about  
7 it. But I mean, being that my mailbox is literally  
8 right on that property, I'm just afraid of having all  
9 those additional cars, and possibly, you know,  
10 hitting myself or my daughter, or any of these other  
11 people that do have to cross the street to get their  
12 mail.

13 DAN HARVELL: Okay, thank  
14 you very much.

15 NIKKY PRITCHARD: I ask you deny  
16 it.

17 DAN HARVELL: Thank you.  
18 All right. At this time, is there any discussion  
19 amongst the board or question for Mr. Allen? I would  
20 ask for Mr. Allen, if you'll come back just for one  
21 question.

22 Mr. Greenfield mentioned the water issue there.  
23 Can you -- can you address that to the board?

24 AUSTIN ALLEN: Yes. So we --  
25 there is a -- and it'll be very hard to tell and show  
26 you on that screen. There is a -- there's a -- excuse  
27 me -- there's a draw that goes through lot 18. We  
28 brought out a wetland consultant to look at the site.  
29 They were the ones that delineated the stream, the  
30 heavy line that you can see in between kind of the two  
31 sections of lots. And as well as down there in the  
32 left property corner. Based off of their professional  
33 knowledge and the rules and regulations, they did not  
34 classify that specific area as anything we needed to  
35 stay away from.

36 DAN HARVELL: All right.  
37 Okay. All right. So for what they said, that's why  
38 these lot lines end where they end; correct?

39 AUSTIN ALLEN: Yes, sir.  
40 Yes, sir.

41 DAN HARVELL: All right.  
42 Thank you. While you're there any other questions for  
43 Mr. Allen? Okay, thank you.

44 All right. Having heard from the developer, or  
45 representative and citizens, I will now entertain a  
46 motion for approval or denial of this -- of this  
47 project.

48 JANE JONES: Mr. Chairman,  
49 I'd like to make the motion to deny the project. My  
50 concerns are, of course, the safety on the road. I

1 live in that district, of course, I represent District  
2 6. And I know that Three and Twenty Road is becoming a  
3 cut-through from 88 over to 86. And the traffic is  
4 just getting heavier and heavier, as on all roads.

5 But also, in the issue of zoning, we're not here  
6 tonight to approve the subdivision. It's about zoning.  
7 And I take that very seriously, because there's a  
8 lengthy process to go through to do that. Y'all have  
9 to have meetings and it ultimately is decided in a  
10 vote. You go to the polls and you vote on it. And you  
11 put a lot of thought into how you wanted your property  
12 designated. And we need to be very serious about any  
13 changes in that. And this change would affect -- have  
14 some effect on your property values. Of course you all  
15 live right there together. So all this affects you  
16 very, very much. And of course, there'll be an  
17 increase in noise and all the different things that  
18 come with a development; you're familiar with that.  
19 Those are my reasons for denying this zoning change at  
20 this time.

21 DAN HARVELL: Okay, we have  
22 a motion to deny for Ms. Jones. Do I hear a second to  
23 deny?

24 WESLEY GRANT: I'll second.

25 DAN HARVELL: We have a  
26 second from Mr. Grant. Discussion amongst the board at  
27 this time. Hearing none, I'll call for the vote.  
28 Those in favor of denial of this particular project,  
29 please raise your hand. Those in favor, please raise  
30 your hand for denial. For denial, Ms. Jones, Mr.  
31 Grant, Mr. Harvell. Against denial Mr. Burdette and  
32 Mr. Walsh.

33 Okay. Staff report for the next project.

34 TIM CARTEE: Thank you,  
35 Mr. Chairman. This project is Rock Solid Range. 61  
36 property owners within 2000 feet of the proposed  
37 development was notified via the postcard. Property  
38 owner is Corey Bruce. Authorized representative is  
39 Kyle Rocque. Intended development is a gun club/range.  
40 Location is 780 Hebron Church Road in Iva.

41 This development, the firing line will be a 120 by  
42 10 foot pad, providing 20 pistol bays and 10 rifle  
43 bays. The project -- the backstop in my proposal will  
44 also be taller than Pickens' public range. 780 Hebron  
45 has an ideal downhill slope from the proposed firing  
46 line and about 100 yards from the firing line begins  
47 going back up again. The natural hill going back up  
48 plus 12 feet backstop will provide a 30 foot backstop.  
49 The bottom 18 feet beginning at the hill that is  
50 impossible to shoot through. The applicant has

1 provided a scale drawing of the location on the  
2 property he is proposing. There is a 30 by 30 building  
3 on the property that will be used as the shop. The  
4 shop layout will be very simple with showcases and wall  
5 fixtures to display guns and accessories. Guns will be  
6 locked up nightly in safes bolted to the concrete floor  
7 and plenty of lighting, as well as a security system to  
8 be utilized to discourage theft.

9 Surrounding land uses agricultural and  
10 residential. Ten acres for this project out of 23  
11 acres of parcel will be used. It's in Council District  
12 3. The area is unzoned. Tax map is for you reviewing.  
13 No variance is requested. And traffic impact analysis,  
14 Hebron Church Road is classified as a collector road  
15 with no maximum average trips per day.

16 Here's a layout of the proposed development and  
17 here is an example of the Pickens Gun Range. And here  
18 is a diagram of showing the backstop. Here's an aerial  
19 for the tax map.

20 Staff recommends approval. This project has met  
21 the requirements in Chapter 24 of the Land Use. That's  
22 all I have, Mr. Chairman.

23 DAN HARVELL: Okay, thank  
24 you, Mr. Cartee. At this time could we have comments  
25 from the owner, developer and possible -- and/or  
26 engineer?

27 KYLE ROCQUE: How y'all  
28 doing today? My name is Kyle Rocque. I'm the -- I  
29 live at 89 West Franklin Street, Hartwell, Georgia.  
30 I'm the person who's going to be putting this together.  
31 It's pretty straightforward. We're going to do  
32 everything we can to make it a safe place for the  
33 community to come and shoot. Bullets are going to fly  
34 in this county regardless of, you know, regardless of  
35 me having this range or not. This just provides a  
36 better location for that to happen.

37 DAN HARVELL: All right.

38 KYLE ROCQUE: Any questions?  
39 I'm happy to answer.

40 DAN HARVELL: Okay. Do we  
41 have any questions from the board while Mr. Rocque is  
42 at the microphone?

43 WESLEY GRANT: What's on the  
44 other side of the berm, let me ---

45 KYLE ROCQUE: So from the  
46 best of my -- from what I can see aurally, you've got  
47 about half a mile until you get to what looks like a  
48 barn of some sort. Nothing residential for a very long  
49 distance. So there's -- you can -- the back of the  
50 range is going to be kind of at the back of that blue

1 line, the backstop. You don't have anything for a --  
2 I mean, there's not a place in the county realistically  
3 I could find that would give you a farther spread than  
4 something like that. It's, it's, it's as open as it  
5 could be.

6 DAN HARVELL: Thank you.

7 Any other questions for Mr. Rocque?

8 JANE JONES: Do we have

9 anybody here to speak on that or ...

10 DAN HARVELL: Yes, we do.

11 JANE JONES: Okay.

12 DAN HARVELL: All right,

13 thank you. We may call you back.

14 KYLE ROCQUE: Feel free.

15 DAN HARVELL: All right. At

16 this time we have several citizens signed up to speak.

17 The first one is Kirsten Tucker.

18 KIRSTEN TUCKER: Good evening,

19 my name is Kirsten Tucker and I live at 111 Continent

20 Road, Iva, South Carolina 29655. And that is .5 miles

21 away from this gun range that they're trying to

22 develop.

23 I'm asking for denial of it. I've lived there for

24 25 years. My parents moved there from Florida. We

25 grew up there. I have children, my neighbors have

26 children. Several of my neighbors are opposed to it,

27 as well. They're here to speak too. Some of our

28 neighbors could not make it. And so we have letters of

29 of them wanting denial, too, due to certain

30 circumstances like work.

31 My concerns are the traffic that will start coming

32 down our road. We're a very rural area. It always has

33 been. That's why we chose the area we did. We don't

34 have any speed limit signs on the road that we have

35 now. So it's just determined that it's 25. We

36 actually do have children that get off bus stops right

37 across the street from them, several children. That's

38 concerning as well. Although they do need to be

39 directed across the street from the bus driver, let's

40 say that child wants to go through the woods like we

41 did when we grew up. That concerns me as well. Also

42 the fact that noise, it's going to be a noise factor

43 with the pollution of noise. And my -- also I'm

44 concerned about the environmental safety as far as what

45 the lead and the ammo will do. And then also they said

46 that they will have the guns on-site and locked up.

47 That's just giving more crime rate a chance in our

48 neighborhood. And that gives me concern too, because

49 as soon as someone finds out that that's there, they're

50 going to take precautions, but criminals find a

1 way, so I'm very concerned. Thank you.

2 DAN HARVELL: Thank you.

3 Next is April Deaver.

4 APRIL DEAVER: Hi, my name is  
5 April Deaver. I live at 701 Hebron Church Road. The  
6 range that they're wanting to put up is almost directly  
7 across from me. We have a lot of children in this  
8 neighborhood. I have letters from two of our  
9 neighbors. One is a little -- like on the right hand  
10 side of the range. And her husband is bed-bound. And  
11 she asks for it to be denied for the noise reasons and  
12 the traffic and all that. And my husband is -- my  
13 husband is dying of chronic lung disease. And when his  
14 anxiety gets up, he just stops breathing on me. My  
15 husband's done died on me three times. And he's yet at  
16 the point where he's done signed a paper stating that  
17 do not revive him. And I'm scared with all the  
18 gunshots and stuff that his anxiety will get up and  
19 he'll go into cardiac arrest on me again, and we won't  
20 be able to bring him back. So I'm begging y'all,  
21 please deny this for the kids' sakes and for the  
22 elderly out there. Thank you.

23 DAN HARVELL: Okay. Thank  
24 you, Ms. Deaver. Next is Kelly Jones.

25 KELLY JONES: Hi, my name is  
26 Kelly Jones. I live at 127 Continent Road in Iva.  
27 Again, this is a half a mile from my house. I  
28 homeschool my children; I have five kids. I'll be  
29 homeschooling for the next 17 years. We're out in the  
30 yard all the time. We walk on the road. The traffic  
31 is already terrible because, as Kirsten said, there is  
32 not a speed limit sign, nor do people care anyways if  
33 there was. But to have that constantly out there, to  
34 constantly hear shooting. Deer season is bad enough.  
35 We live in the country. We like to shoot deer  
36 ourselves, but to constantly having to hear gunshots  
37 all the time. You hear everything out. There is --  
38 there's a lot of woods but there's a lot of openness  
39 and noise. That is not something we're looking forward  
40 to.

41 The other thing is just the type of people that  
42 are going to be coming out, a lot of people with guns.  
43 Again, children walk up and down the road. We have a  
44 neighbor that runs a daycare on this road. And so  
45 children go from her house across the street to her  
46 mom's house. My children run down two houses, two  
47 blocks -- yeah, two houses to my mom's house. We're  
48 out riding bikes. I walk with a friend all the time in  
49 a stroller with her baby. And she's about to have  
50 another. It just is not -- this is a neighborhood.

1 This is not rural country where no one is around.  
2 There's lots of people around, it's just not like the  
3 city limits there.

4 And I have several letters. One of our neighbors,  
5 her brother lives with her and he suffers from PTSD  
6 (verbatim). He was in Iraq three different times, and  
7 gunshots freaked him out and he's already recluse and  
8 barely leaves the house. And to hear that more often  
9 just sounds torturing to him.

10 And my mom as well, she wrote a letter, you know,  
11 denying that she lives two houses down at 117 Continent  
12 Road. The other friend I mentioned with the veteran is  
13 on 113 Continent Road. And we just don't want this.  
14 We don't want the traffic. We don't want the noise.  
15 We don't want the disturbance in the community. So  
16 thank you. Please deny.

17 DAN HARVELL: Thank you.  
18 You mentioned letters. Were those presented? If you  
19 will present those, please.

20 Okay, next is Kelly Jones. Oh, I'm sorry. I  
21 didn't check that one off.

22 Next is Mary Standard. I'm sorry about the name.

23 MARY MCPHAIL: My name is  
24 Mary McPhail Standard. I am the owner, along with my  
25 husband, of the parcel immediately to the west of the  
26 proposed range. I ask that it be denied. And asking  
27 for this, I actually do live in North Carolina, but  
28 this is land that has been in my family since 1930s  
29 when it was purchased by my father Walter Anderson  
30 McPhail, Sr. We take a strong belief in that ownership  
31 of land requires responsible use and stewardship of the  
32 land. I ask that this be denied.

33 In reviewing the applicant's answers to some of  
34 your land use review questions, I'd like to address.  
35 He states that, no, this would be the only range in the  
36 area. It would not be consistent with the area; I  
37 agree with that. No, it is not consistent with the  
38 nearby area. Also, he says that -- the applicant, I do  
39 not believe so shooting in a rural area setting is  
40 common, as is noisy animals, tractors, machinery and so  
41 forth. The applicant lives in Hartwell. His answer to  
42 where the berm would be located in relationship to the  
43 actual property buildings indicates he might have not  
44 quite the knowledge of the area as you might wish.  
45 There is little farming, little machinery and noisy  
46 animals, the only thing I can think of is the quiet  
47 cows who are in the pasture. It is a rural area with  
48 rural community people living there. This -- he also  
49 refers to the Skip J Range for comparison. He is  
50 proposing 30 bays. Skip J Range has 10 bays. He also

1 talks about public use and public maintenance with  
2 Hebron Church Road being a collector road which is  
3 indicated by your staff person. But membership in the  
4 Skip J Ranch varies from a minimum of 500 to a maximum  
5 of 1000 members. So increased activity on this rural  
6 road which really is a place for speeding would be  
7 severely impacted. What police actions will be  
8 required? There's little that talks about safety  
9 issues in this particular application.

10 I strongly urge that any storage of weapons, be  
11 they pistols, rifles, semi-automatic, none of that is  
12 included, be absolutely denied. This will be in an  
13 unmanned, unsupervised area and as ripe as the  
14 applicant actually says it is to discourage theft. It  
15 is not designed to prevent theft, which as criminals  
16 will find a way.

17 Again, thank you for this. These are safety  
18 issues. Noise is a real and adequate concern, but  
19 safety is paramount and is necessary. Thank you.

20 DAN HARVELL: I do have a  
21 question before you leave. You said you were the owner  
22 of ...

23 MARY STANDARD: The property  
24 immediately adjacent and to the west of the proposed  
25 shooting range.

26 DAN HARVELL: All right.  
27 Thank you. Walter McPhail.

28 WALTER MCPHAIL: I'm Walter  
29 MacPhail, Jr. Address is 2 Jenkins Street, Mauldin,  
30 South Carolina. But I own land adjacent to my sister  
31 right there. We own 450 acres all together that's been  
32 in the family since 1875. And seven people are owners  
33 of that land. I guess I'm the large timber company  
34 because it's all in pine trees. We used to have cows  
35 and corn and cotton.

36 So I strongly want you to deny this. This has  
37 been a peaceful, pastoral setting. I'm 80 years old,  
38 and it goes back a lot farther than that. This is a  
39 big problem. This is a huge shooting range. I mean,  
40 she told you about the 10 bay area. This is 30. Can  
41 you imagine the traffic that's going to be coming in  
42 there? You know, 1500 cars, you know, members type  
43 thing. I am concerned with safety and noise.

44 I've only got three minutes. There is no proposal  
45 for these side berms to keep shots from going out  
46 there. There is no proposal for strays or recreated.  
47 I will say that the Greenville Gun Club has had several  
48 incidences, shots hit the houses in Conestee and one  
49 insurance thing that they looked at.

50 As far as noise goes, you know what a firecracker

1 is. What do you think a gunshot is? You want bang,  
2 bang, bang all the time, all the people who live near  
3 it with the sick people and all, we do not need that.  
4 I want you just to think about Fourth of July, New  
5 Year's Eve and somebody buys a house next to you and  
6 starts shooting firecrackers. That's what I want to  
7 leave with you. Thank you for your attention.

8 DAN HARVELL: Thank you, Mr.  
9 McPhail. Lastly is Patricia Ravenhorst.

10 PATRICIA RAVENHORST: Thank you. My  
11 name is Patricia Standard Ravenhorst. And my mother  
12 Mary spoke, and my Uncle Walter there. And I'm a  
13 member in the Standard Family LLC, which again is the  
14 adjacent property owner to the west that my mother who  
15 previously spoke of.

16 Just to raise again, just in honor of all the  
17 neighbors who live there, I wholeheartedly support  
18 their recommendation for denial based on the impact  
19 this will have on their quality of life. Of course,  
20 our property is not a residential area at this point in  
21 time. But I think for me I have great -- I think that  
22 the way in which this application has been written and  
23 prepared, it does not provide you enough level of  
24 detail regarding the actual safety issues with a, with  
25 a 30 bay gun range.

26 While obviously they submitted a minimal site  
27 plan, and I am certainly not an expert in gun safety or  
28 gun range safety, but having a close friend of mine who  
29 is a NRA gun range safety officer and regularly  
30 inspects these, his initial sort of thoughts and  
31 questions that we would -- that were raised in his mind  
32 is whether, again, because there is no mention in the  
33 application regarding the types of weapons that would  
34 be allowed on the property, whether they be limits to  
35 the types of weapons. There's a lot of questions about  
36 whether the proposal, which is very minimal at this  
37 point, is in fact safe. You know, would 100 yards with  
38 a 30 foot berm be sufficient to prevent projectiles  
39 from escaping the property? As my uncle already  
40 mentioned, if there are other proper side berms.  
41 Again, you don't have enough detail to assess safety.

42 I think that -- my questions to you is, you know,  
43 they mentioned that there's some people involved with  
44 military experience, but has this -- you know, have  
45 they gone through NRA range safety, have they taken the  
46 NRA development course? Have they have an engineer or  
47 an independent expert come out and do a site design for  
48 you guys to adequately consider this massive usage, get  
49 more information about weapons that they're talking  
50 about and making sure that the range is, in fact, is

1 safe.

2 As my uncle mentioned there -- you know, the cases  
3 with the Greenville Gun Club. They've realized that,  
4 you know, ricochets happen, and it does happen.  
5 There's significant litigation that happened in  
6 Lexington County regarding a gun club down there where  
7 ricochets and projectiles with high bore weapons were  
8 frequently going off property.

9 So we would encourage the Planning Commission to  
10 deny this application, at least until a site plan that  
11 adequately answers your safety questions is submitted.  
12 Thank you.

13 DAN HARVELL: Thank you.  
14 That's the last for the citizens' comments on this  
15 particular matter.

16 At this time, is there any discussion or questions  
17 from the board based on what we've heard? Anyone?

18 JANE JONES: I'm very  
19 familiar with this area. And it's just wide open  
20 country down there. Very quiet, as they described it.  
21 There's places that you could put a gun range that  
22 would not severely affect other people to this degree.  
23 You can get more away from the development. And that  
24 would be a concern that this is being proposed in such  
25 close proximity to other residences.

26 DAN HARVELL: Anyone else?  
27 All right, at this time, I'll entertain a motion to  
28 approve or deny this project. Do I hear a motion from  
29 the board?

30 JANE JONES: I'll make the  
31 motion to deny. My reasons being the general well  
32 being of the people in the area, safety, the effect on  
33 their property values.

34 DAN HARVELL: Okay, we have  
35 a motion for Ms. Jones. Do I have a second? We have a  
36 second from Mr. Burdette. Time for discussion amongst  
37 the board. Any any further concerns to be addressed?

38 All right, at this time, I'll call for a vote.  
39 The vote -- the motion is for denial of the project.  
40 Those in favor of the motion to deny please raise your  
41 hand. And we have Mr. Walsh, Mr. Burdette, Harvell,  
42 Mr. Grant and Ms. Jones. The vote is unanimous to  
43 deny.

44 All right, next is item 6. No, I'm sorry. Next  
45 is item 7 under old business, (A). Staff.

46 HENRY YOUMAN: Thank you, Mr.  
47 Chair. This is a proposed subdivision. Preliminary  
48 subdivision name is Adley Acres. Intended development  
49 is single family. The applicant is Mungo Homes  
50 Property LLC. The surveyor/engineer is Ridgewater

1 Engineering and Surveying. Location is Dunlap Road and  
2 Town Creek Road. It is in Council District 1. Land  
3 use is residential and it is zoned R-20.

4 Tax map number is there for your reference. Total  
5 number of acreage is 82 acres. The proposal is for 95  
6 lots. There is no variance requested at this time.  
7 Traffic impact study shows that Dunlap Road is  
8 classified as a collector with no maximum average trips  
9 per day. Town Creek Drive is classified as a major  
10 local road with a maximum of 1600 maximum vehicle trips  
11 per day.

12 And in addition to that, staff was informed this  
13 afternoon by the Anderson County Sewer Superintendent  
14 that sewer access is available to the subdivision.  
15 They are within the 1000 feet of the county tie-in, so  
16 it is available and they -- and Anderson County Sewer  
17 can provide sewer coverage for this subdivision.

18 This is the aerial of the tax map reference for  
19 your viewing. This is the R-20 zoning map for your  
20 reference as well. This is the revised proposed  
21 subdivision layout, which I will leave for the  
22 developer to go through.

23 Staff recommends approval. This project has met  
24 the requirements in Chapter 48 Zoning. This is your  
25 staff report.

26 DAN HARVELL: All right.  
27 Thank you, Mr. Youmans. At this time if the owner/  
28 developer and/or engineer would come forward.

29 WESLEY WHITE: Wesley White  
30 with Ridgewater Engineering, 211 Society Street.

31 Based on Mr. Youmans presentation can we have a  
32 minute with Ms. Hunter and Mr. Youmans because of the  
33 information you brought forward about the sewer.  
34 That's kind of new. That was not something that we'd  
35 ever been presented and if that's going to cause this  
36 to be an issue with approval because, you know, we've  
37 -- we're presenting septic tank lots, not sewer lots.  
38 Sewer lots would allow for -- I think the last proposal  
39 was over 300 lots.

40 So Ms. Hunter, is there -- we just -- we don't  
41 want to proceed with the presentation if ...

42 DAN HARVELL: All right.  
43 We'll remain in recess while this takes place.

44 **RECESS**

45 DAN HARVELL: Okay. Call  
46 from recess back into session. After the consultation  
47 with the department head and our county attorney, it  
48 has been decided that this issue will be withdrawn. So  
49 we will not address this at this time. We will re-  
50 address it in July should they come back. Correct, Ms.

1 Hunter?

2 ALESIA HUNTER: Yes sir.

3 That's correct, Mr. Chairman.

4 DAN HARVELL: Okay. Thank  
5 you very much.

6 All right. Moving on to the final item number 8,  
7 and new business. And I'll let you all leave first if  
8 you need to.

9 Okay, item number 8 on the agenda. 8(A), single  
10 family twin homes. This is a conservation style  
11 subdivision, Beckman Creek, Beckman Drive. Tax map  
12 number 151-00-06-003. This resides in County Council  
13 District 2. And report from the staff, Mr. Cartee.

14 TIM CARTEE: Thank you,  
15 Mr. Chairman. 474 property owners within 2000 feet of  
16 the proposed development were notified via the  
17 postcard. And again this is a single family twin home  
18 and it's located off Beckman Drive which is state  
19 maintained. And surrounding land use is residential.

20 The area is unzoned. Number of acres is 65.60  
21 acres and number of lots are 212. They're asking for a  
22 variance to request two entrances. Limited road  
23 frontage, and sight distance is not available for a  
24 third entrance. And the traffic impact analysis is  
25 Beckman Drive is classified as a major collector with  
26 no maximum average trips per day. No roadway  
27 requirements or improvements are required to  
28 accommodate site traffic.

29 Now I'll turn it over to Gaye Sprague with Roads  
30 and Bridges for any further questions on the traffic.

31 GAYE SPROUSE: As Tim  
32 reported, no improvements are warranted per our  
33 ordinance. And Roads and Bridges does support the two  
34 entrances because of the sight distance issue. And  
35 also, this number of townhomes generates less than 200  
36 trips a day-ish, which is what would be three entrances  
37 over 200 is based on. So given the trip generation for  
38 this type of development and the sight distance issues,  
39 we support that variance.

40 DAN HARVELL: All right,  
41 thank you, Ms. Sprague.

42 TIM CARTEE: Here's the  
43 overall boundary of the preliminary plat and here is  
44 the layout for the conservation development that is  
45 proposed. And here are some of the amenities. And  
46 this is part of some of the housing that's proposed for  
47 this development. This is an aerial of the tax map.

48 Staff recommends approval. This project has met  
49 the requirements in Chapter 24 Land Use.

50 That's all I have, Mr. Chairman.

1 DAN HARVELL: Thank you, Mr.  
2 Cartee. At this time I'll call for the owner or  
3 developer and/or engineer to come forward and address  
4 the commission.  
5 KEVIN TUMBLIN: Hey, Kevin  
6 Tumblin, engineer on the project, 323 West Stone Avenue  
7 in Greenville.  
8 As Tim mentioned, we've got about 66 acres.  
9 Proposing twin homes conservation subdivision, again  
10 with a 50 foot perimeter buffer. And the requirement  
11 is 25% open space. We've got over 40% of the site set  
12 aside with open space. Again, two access points on  
13 Beckman Drive and Ms. Sprague mentioned that we had --  
14 we actually had a third, but staff recommended using  
15 two because of the sight distance issues.  
16 So with that, I'm happy to answer any questions  
17 and also there's some representatives from the builder  
18 if you have any builder specific questions for them.  
19 DAN HARVELL: Okay, anyone  
20 from the -- anyone from the board have questions of Mr.  
21 Tumblin at this time?  
22 JANE JONES: (Inaudible)  
23 212 ...  
24 KEVIN TUMBLIN: Yes, ma'am.  
25 Twin homes.  
26 JANE JONES: That's the  
27 same -- that's like a duplex, is that ---  
28 KEVIN TUMBLIN: Yes, ma'am.  
29 Two unit single-family attached. Just two units.  
30 Yeah. I mean, I think Ms. Sprague mentioned townhomes,  
31 but I mean, you could call them two unit townhomes.  
32 But ---  
33 JANE JONES: There's a  
34 picture in here of what you would call a duplex. But  
35 that would house two families?  
36 KEVIN TUMBLIN: Correct.  
37 JANE JONES: So you're  
38 talking about 212 families?  
39 KEVIN TUMBLIN: Right.  
40 JANE JONES: Okay. And  
41 the conservation subdivision, the land that you're  
42 setting aside is basically -- is that a creek or  
43 wetlands?  
44 KEVIN TUMBLIN: There's  
45 a creek that -- on the north side or east side of the  
46 creek, you know, there's a lot of available open space  
47 and then there's a 50 foot perimeter ---  
48 JANE JONES: Not buildable  
49 land anyway, is what you're using for your buffer  
50 space?

1 KEVIN TUMBLIN: I mean, no, I  
2 mean, I wouldn't say it's not buildable. I mean, the  
3 creek itself is not buildable, but everything outside  
4 of the creek is buildable.

5 JANE JONES: There's not  
6 any wetlands there?

7 KEVIN TUMBLIN: No.  
8 JANE JONES: I can't tell  
9 from ---

10 KEVIN TUMBLIN: It's not. The  
11 wetlands are contained just inside the creek.

12 JANE JONES: Okay. I  
13 can't tell from my picture.

14 DAN HARVELL: If I might  
15 ask, the shading on the map, which of course, is on  
16 either side of what looks like the creek, that's not  
17 wetlands, correct?

18 KEVIN TUMBLIN: Correct.  
19 DAN HARVELL: Okay, so --  
20 and that's not in -- that's not a floodplain situation  
21 there; right?

22 KEVIN TUMBLIN: I mean, the  
23 actual creek itself, again, has -- is not usable or  
24 buildable. But on either side of the creek it goes up  
25 pretty quick, so it's not -- yeah, I mean, it's not  
26 wetlands.

27 JANE JONES: On our  
28 drawing here it's got boxes there along the edge of the  
29 creek. What does that designate?

30 KEVIN TUMBLIN: The boxes  
31 identify the buffer, the buffer on either side of the  
32 creek.

33 JANE JONES: Okay. That's  
34 not indicating a wetland; that's the way it looks?

35 KEVIN TUMBLIN: The buffer.  
36 TIM CARTEE: Okay. You're  
37 thinking the green is your open space and the blue is  
38 your detention basins.

39 JANE JONES: Yeah.  
40 DAN HARVELL: All right.  
41 And if I might ask, pardon me if you've said this or  
42 not, what is the -- what is the clearance of these  
43 houses one to another, or units one to another?

44 KEVIN TUMBLIN: The actual  
45 dimensions of the lots are 35 feet wide, so 70 feet.  
46 And then the dimensions between buildings -- do y'all  
47 know the actual building dimensions? We would have at  
48 least a five foot side setback so it'd be 10 foot at  
49 least. Ten feet plus.

50 DAN HARVELL: Okay. And

1 staff, we find that within the normal range?  
2 ALESIA HUNTER: That meets  
3 international residential code.  
4 DAN HARVELL: Okay. Is  
5 that the minimum?  
6 ALESIA HUNTER: Yes, that's  
7 the minimum.  
8 DAN HARVELL: So it's  
9 meeting minimum standard. All right. Any other  
10 questions of the board to Mr. Tumblin?  
11 JANE JONES: You asked for  
12 a variance about another entrance and that wasn't  
13 feasible because of the sight distance. And that in  
14 itself concerned me that this is a very dense  
15 subdivision, there's going to be a lot of traffic. And  
16 there's already an issue pulling out. You know, the  
17 highway department doesn't have any -- not requiring  
18 you to do anything to make it a little safer?  
19 KEVIN TUMBLIN: No, we had a  
20 traffic study done and there were no required  
21 improvements.  
22 JANE JONES: I'm sure.  
23 DAN HARVELL: All right,  
24 anyone else from the board? All right. Thank you. We  
25 may call you back.  
26 All right. At this time, we had two people signed  
27 to -- signed up. But, Mr. Tumblin, I think you had  
28 already put your name here; right? Okay. All right.  
29 So we have Cecilia Bennett. Cecilia Bennett, that's  
30 the lady that came in just ---  
31 CARLENE BENNETT: (Inaudible.)  
32 DAN HARVELL: All right. If  
33 you'll come to the microphone, ma'am, that'll be fine.  
34 State your name and address, please.  
35 CARLENE BENNETT: My name is  
36 Carlene Bennett. I'm from 1004 Misty Circle, Belton,  
37 South Carolina. We got this card, and we didn't know  
38 the purpose. I guess they -- we have a mobile home, I  
39 guess behind this. So what -- they're trying to  
40 develop something behind our property? I don't know.  
41 That's why we're here. We got this. And if you don't  
42 know anything, you ask questions. So we don't know the  
43 purpose of this.  
44 DAN HARVELL: All right, Ms.  
45 Hunter, could you help us out here because I think  
46 she's just ---  
47 ALESIA HUNTER: She's kind of  
48 -- she's kind of confused. She received a postcard  
49 because it's a requirement that we notify property  
50 owners within that vicinity of 2000 feet, that they can

1 come and participate at the public hearing, and look at  
2 the plan and ask questions and address the chair. So  
3 that's the -- that's the purpose of it.

4 CARLENE BENNETT: Okay,  
5 because my -- my nephew died a year ago. And we want  
6 to make sure it's nothing that's going to put my nephew  
7 or his sister, because they were willed everything. So  
8 we want to make sure they're stable and okay. That's  
9 why ---

10 DAN HARVELL: Okay. So  
11 normally this is not a back and forth situation here.  
12 But I will ask you this. You are concerned about your  
13 property. But your property is your property. And  
14 this is your -- this is not your property. So you're  
15 adjacent to it. Exactly adjacent to it. Correct.

16 CARLENE BENNETT: Evidently,  
17 yes.

18 JANE JONES: He's wants to  
19 know how it affects her property.

20 CARLENE BENNETT: Right.  
21 JANE JONES: How this will  
22 affect her?

23 DAN HARVELL: Well,  
24 basically, that would be mainly up to the tax assessor  
25 or the -- or anyone that would appraise the property  
26 after this -- after this happens.

27 CARLENE BENNETT: Okay, it was  
28 new to us. If you don't know anything better ask  
29 questions.

30 DAN HARVELL: Okay. Thank  
31 you.

32 JANE JONES: Your address?  
33 What is your address? Which side of this property are  
34 you on?

35 CARLENE BENNETT: Oh, 103 Vogel  
36 Ridge.

37 DAN HARVELL: Okay. And  
38 now, you said you're from Mauldin. That's not that.  
39 You're talking about the address adjacent to this?  
40 Correct.

41 CARLENE BENNETT: Right.  
42 DAN HARVELL: Okay. All  
43 right. Okay, thank you, ma'am.

44 CARLENE BENNETT: Thank you.  
45 DAN HARVELL: Are there any  
46 other any other questions from the board at this time  
47 of the developer? All right. At this time, I'll call  
48 for a motion to approve or deny this. Do I hear a  
49 motion? We have a motion from Mr. Burdette to approve.  
50 Do I hear a second? Do I hear a second?



# Anderson County Planning Commission

August 13, 2024

6:00 PM

## Staff Report – Preliminary Private Road Subdivision

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

<b>Preliminary Subdivision Name:</b>	Stone Creek Farms
<b>Intended Development:</b>	Single Family
<b>Applicant:</b>	Craft Homes, Inc
<b>Surveyor/Engineer:</b>	Ridgewater
<b>Location/Access:</b>	Broadway School Rd. (State)
<b>County Council District:</b>	3
<b>Surrounding Land Use:</b>	Residential-Agriculture Un-
<b>Zoning:</b>	zoned
<b>Tax Map Number:</b>	225-00-01-002
<b>Number of Acres:</b>	+/- 22.44
<b>Number of Lots:</b>	10
<b>Variance:</b>	No

### Traffic Impact Analysis:

Broadway School Rd. is classified as a major collector with no maximum trips per day.

**Staff Recommendation: Sec. 24-335.**

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

**(Ord. No. 03-007, § 1, 4-15-03)**



# Development Standards Subdivision Plat Application

Anderson County Code of Ordinance  
Chapter 24 Land Use

Scheduled Public Hearing Date: 8-13-24

Application Received By: TS

Date: 7-1-24

DS Number: 24-17

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

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

### DEVELOPMENT STANDARDS REVIEW APPLICATION

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

RECEIVED  
7-12-24 2:08

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

Proposed Subdivision Name: Stone Creek Farms

1. Name of Applicant: Craft Homes, Inc. - Attn: Alex Cholak

Address of Applicant: 1217 Hembree Rd, Williamston, SC 29697

Telephone Number(s): 864-958-1134 Email: info@crafthomesinc.com

2. Property Owner(s): Craft Homes, Inc. - Attn: Alex Cholak

Address: 1217 Hembree Rd, Williamston, SC 29697

Telephone Number(s): 864-958-1134 Email: info@crafthomesinc.com

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

### Project Information

4. Project Location: north side of Broadway School Rd. near Dorchester Rd.

Parcel Number/TMS: 225-00-01-002 County Council District: Three School District: Two

Total Acreage: 22.44 Number of Lots: 10 Intended Development: Residential-Single Family

Current Zoning: Unzoned Surrounding Land Uses: North/East/South-vacant/residential, South-Broadway School Rd

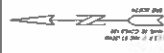
5. Have any changes been made since this plat was last before the Planning Commission? N/A  
If so, please describe.

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

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

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





SITE DATA	
TAS #:	225-00-01-002
ACREAGE:	422.44-ACRES (TOTAL)
CURRENT ZONING:	UNZONED
TOTAL LOTS:	10 SINGLE FAMILY
MINIMUM LOT SIZE:	2.0 ACRES
PROPOSED ROADS:	41,773 LF / 0.34 MI PRIVATE
SETBACKS:	
INTERNAL FRONT:	30'
INTERNAL SIDE:	15'
INTERNAL REAR:	15'
WATER:	PUBLIC WATER
SEWER:	SEPTIC SYSTEMS



**PRELIMINARY PLAT**

**OWNER'S CERTIFICATION**

As the owner of this land, as shown on this preliminary plat, I certify that this plat meets the requirements of the Subdivision Control Act, Chapter 152, Article 1, of the South Carolina Code of Laws, and that the plat is a true and correct representation of the land shown thereon.

Date: 7/1/24

Signature: [Signature]

**DESIGN PROFESSIONAL CERTIFICATION**

I, the undersigned, a duly licensed Professional Engineer in the State of South Carolina, certify that I am a duly licensed Professional Engineer in the State of South Carolina, and that I am duly qualified to prepare and certify this preliminary plat, and that the plat is a true and correct representation of the land shown thereon, and that the plat is a true and correct representation of the land shown thereon, and that the plat is a true and correct representation of the land shown thereon.

By Name: [Signature]

Address: 111 S. 11th St., Anderson, SC 29621

Telephone No.: 864-346-0000

Date: 7/1/24

**CERTIFICATE OF PROJECT APPROVAL**

As a duly licensed Professional Engineer in the State of South Carolina, I certify that I am duly qualified to prepare and certify this preliminary plat, and that the plat is a true and correct representation of the land shown thereon, and that the plat is a true and correct representation of the land shown thereon, and that the plat is a true and correct representation of the land shown thereon.

Manager of Subdivision Administration

Date: [Blank]

**STONE CREEK FARMS SUBDIVISION**  
(A PRIVATE ROAD SUBDIVISION)  
TAS #225-00-01-002

CVS Heavy, Inc.  
111 S. 11th St.  
Anderson, SC 29621  
864-346-0000

Ridgewater Engineering & Surveying, LLC  
111 S. 11th St.  
Anderson, SC 29621  
864-346-0000

OWNER: [Blank]

ENGINEER OF SURVEYOR: [Blank]



**NOTE:**

ALL RIGHTS OF WAY SHOWN ON THIS PLAT SHALL BE A PRIVATE ROAD, NOT OPEN TO ANY ROAD FOR FUTURE ACCEPTANCE BY ANDERSON COUNTY. ROAD RIGHT-OF-WAY SHOWN ON THIS PLAT SHALL BE CONSIDERED AS ACCORDANCE WITH ALL APPLICABLE REGULATIONS. SUBDIVISION OF THE REPORT OR MAP SHALL BE THE RESPONSIBILITY OF THE APPLICANT.



2240003010

West Gaitoun Road S-04-0205

2250006011

2250006007

Dorchester Road S-04-6063

0270 E

Breazeale Street S

2240001002

Belton 29627

2250001002

2250001001

2250001003

2250001016

1990003020

203016

04-0208

0205



Anderson County Planning Commission

August 13, 2024

6:00 PM

Staff Report – Preliminary Subdivision

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

**Preliminary Subdivision Name:** Acorn Glen  
**Intended Development:** Single Family  
**Applicant:** DRB Group  
**Surveyor/Engineer:** Gray  
**Location/Access:** Rogers Rd. (County)  
**County Council District:** 7  
**Surrounding Land Use:** Residential  
**Zoning:** Un-zoned  
**Tax Map Number:** 218-00-21-044  
**Number of Acres:** +/- 13.62 acres  
**Number of Lots:** 30  
**Variance:** No

**Traffic Impact Analysis:**

Rogers Rd. is classified as a major rural collector with no maximum average vehicle trips per day.

**Staff Recommendation: Sec. 24-335.**

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



# Development Standards Subdivision Plat Application

Anderson County Code of Ordinance  
Chapter 24 Land Use

Scheduled Public Hearing Date: 8-13-24  
Application Received By: TS  
Date: 7-1-24  
DS Number: 24-15

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

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

### DEVELOPMENT STANDARDS REVIEW APPLICATION

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

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

Proposed Subdivision Name: ACORN GLEN

1. Name of Applicant: DRB Group - Chad Carson  
Address of Applicant: 30 Patewood Drive Suite 180 Greenville, SC 29615  
Telephone Number(s): 864-593-8493 Email: charlescarson@drbgroup.com

2. Property Owner(s): RW PROPERTIES LLC  
Address: 3204 HWY 153PIEDMONT SC 29673  
Telephone Number(s): \_\_\_\_\_ Email: \_\_\_\_\_

3. Engineer/Surveyor(s): Waverly Wilkes, P.E. Email: wwilkes@grayengineering.com

### Project Information

4. Project Location: Old Brickyard Road and Rogers Road  
Parcel Number/TMS: 2180021044 County Council District: 7 School District: 1  
Total Acreage: 13.62 Number of Lots: 30 Intended Development: Single Family Subdivision  
Current Zoning: Unzoned Surrounding Land Uses: Residential

5. Have any changes been made since this plat was last before the Planning Commission? No  
If so, please describe.  
Number of lots reduced, small road layout change, stormwater pond update, and additional common area 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 submission:

**• Application Submittal Requirements and Process**

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

1. Two (2) 8 1/4 x 11 copies of the Preliminary Plat Two (2) 17x24 (or larger) copies of the Preliminary.
2. Completed Subdivision Application
3. Check made payable to Anderson County Development Standards for Preliminary Plat Review.

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

**Sec. 24-336. - Preliminary plat.**

The preliminary plat shall contain the following information:

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

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

**SIGNATURE OF APPLICANT & Property Owner:**

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

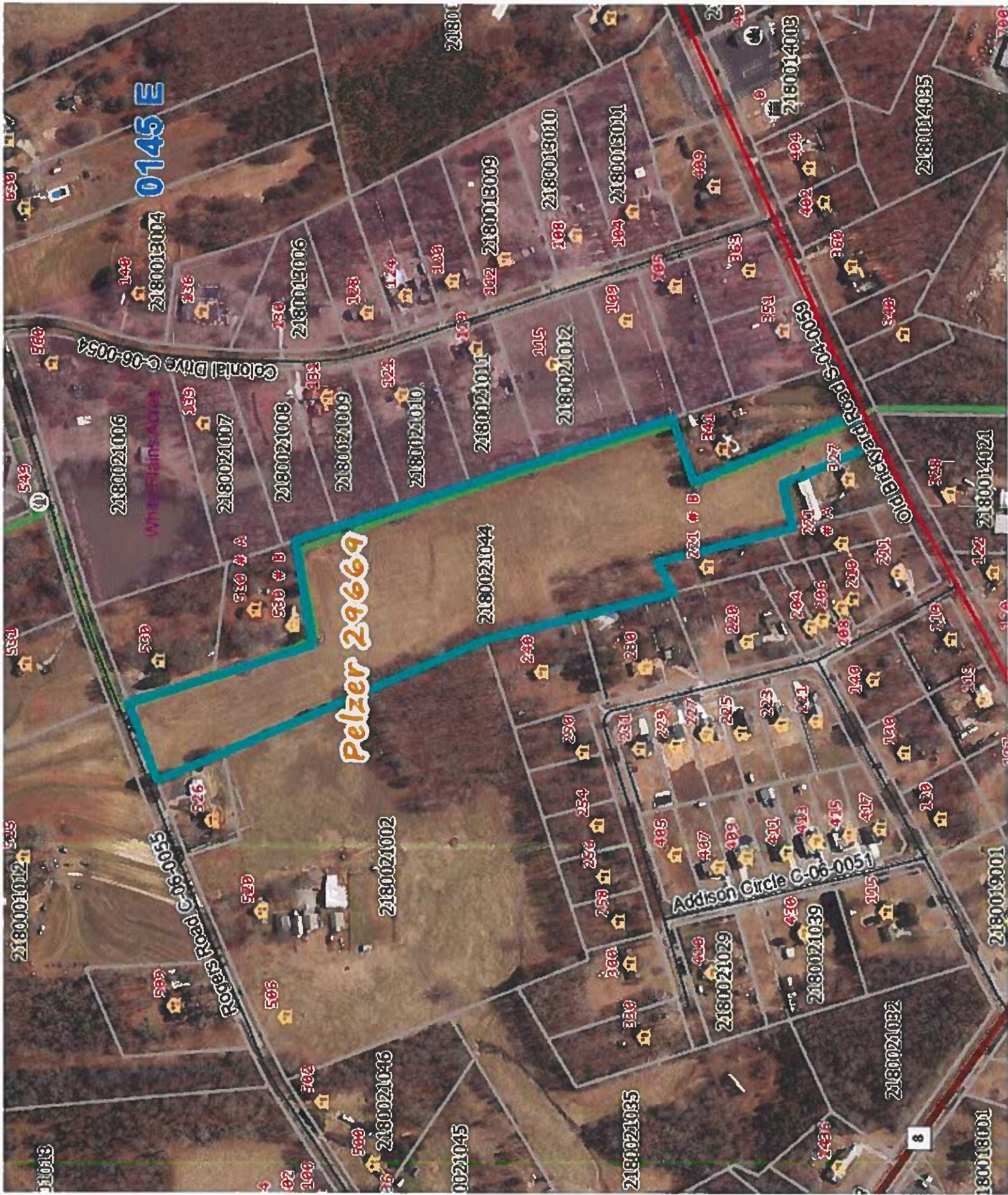
Signature of Applicant Chad Carson

Signature of Owner [Signature]

Date 6/24/2024

Date 6/24/2024





0145 E

2180013004

2180021006

White Plains Acres

2180021007

2180021008

2180021009

2180021010

2180021011

2180021012

2180013010

2180013011

2180014003

2180014035

Pelzer 29669

2180021044

Addison Circle C-06-0051

Rogers Road C-06-0053

2180021002

2180021046

0021045

2180021035

2180021029

2180021039

2180021032

2180019001

180018001

8

# Anderson County Planning Commission

August 13, 2024

6:00 PM

## Staff Report – Preliminary Subdivision

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

**Preliminary Subdivision Name:** Ravenwood

**Intended Development:** Single Family Conservation

**Applicant:** Red Oak Developers

**Surveyor/Engineer:** Ridgewater

**Location/Access:** Moores Mill Rd. (State)

**County Council District:** 6

**Surrounding Land Use:** Residential

**Zoning:** Un-zoned

**Tax Map Number:** 241-00-09-003

**Number of Acres:** +/- 47.15 acres

**Number of Lots:** 114

**Variance:** Yes. The property only has access directly onto Moore's Mill Rd. (a state road). There is an existing entrance to a new subdivision located directly across from this property. West direction is in a curve with limited sight distance available for a second entrance. SCDOT prefers new entrances align with existing entrances which is near the center of the lot.

**Traffic Impact Analysis:**

Moore's Mill Rd. is classified as a major collector with no maximum average vehicle trips per day. See Memo attached.

**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: 8-13-2024

Application Received By: ts

Date: 7-1-2024

DS Number: 24-16

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

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

### DEVELOPMENT STANDARDS REVIEW APPLICATION

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

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

Proposed Subdivision Name: Ravenwood Subdivision

1. Name of Applicant: Red Oak Developers

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

Telephone Number(s): 980-521-6264 Email: robert@redoakdevelopers.com

2. Property Owner(s): Red Oak Developers

Address: PO Box 8346, Greenville, SC 29604

Telephone Number(s): 980-521-6264 Email: robert@redoakdevelopers.com

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

### Project Information

4. Project Location: 111 Moores Mill Rd.

Parcel Number/TMS: 241-00-09-003 County Council District: Six School District: One

Total Acreage: 47.15 Number of Lots: 114 Intended Development: Residential-Single Family

Current Zoning: Unzoned Surrounding Land Uses: West/East/South-residential, North-Moores Mill Rd

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

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

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

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

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

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

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

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

---

### Subdivision Plat Application Check List

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

• **Application Submittal Requirements and Process**

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

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

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

**Sec. 24-336. - Preliminary plat.**

**\$500+\$20/lot x 114 lots = \$2,780**

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 7-1-24

Signature of Owner 

Date 7-1-24



# Variance Application

**Processing Fee: \$325.00**

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: Red Oak Developers

Mailing Address: PO Box 8346, Greenville, SC 29604

Telephone and Fax: 980-521-6264 E-Mail: robert@redoakdevelopers.com

### Property Owner's Information

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

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone and Fax: \_\_\_\_\_ Email: robert@redoakdevelopers.com

Designated Agent Name (Representative of Property Owner): \_\_\_\_\_

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

Owner's or Designated Agent Signature \_\_\_\_\_

Date \_\_\_\_\_

### Project Information

Please Indicate Current Use of Property: Commercial  or Residential

Property Location: 111 Moores Mill Rd.

Parcel Number(s)/TMS: 241-00-09-003

County Council District: Six School District: One

Total Acreage: 47.15 Current Zoning: Unzoned

Requested Variance: from Sec. 24-408.-Intensity Standards to allow 114 lots with single entrance  
*Please check to indicate if setback variance  sign variance  or minimum lot size variance .*

Purpose of Variance: To utilize a single entrance to serve greater than 100 lots (114 total) which will allow alignment with the entrance to the subdivision across the road

Have you researched your Private Covenants/Deed restrictions at the Anderson County Register of Deeds?  
Yes: \_\_\_ No: **X** Date visited ROD or Date searched online: 7/1/24

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:

The property only has access directly onto Moore's Mill Rd. (a state road). There is an existing entrance to a new subdivision located directly across from this property. West direction is in a curve with limited sight distance available for a second entrance.

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

This property is located directly across from an existing subdivision entrance and DOT prefers new entrances align with existing entrances which is near the center of lot

Reasons why property is prohibited or limited in its uses:

Limited to access onto Moores Mill Rd. and entrance is required to align with existing per SCDOT. Adding an additional entrance while also meeting County and State spacing & sight distance requirements will not be practicle.

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:

Granting the variance would allow the property to be developed in line with surrounding properties that have access to public sewer and water.

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

Traffic Impact Study provided to County shows that a single entrance will be adequate to handle the proposed number of lots.

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

**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
- \$325 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

7/1/24

Date



# MEMORANDUM

## ANDERSON COUNTY ROADS AND BRIDGES

**DATE:** July 16, 2024

**TO:** Michael Dennis, PE  
Access Engineering, LLC

**FROM:** Gaye Garrison Sprague, PE  
Traffic Engineer

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

**SUBJECT:** Moores Mill Road aka Ravenwood Traffic Impact Study

This development is planned with 114 single family houses with one access on Moores Mill Road across from a residential street under construction. The Traffic Impact Study (TIS) was conducted by Access Engineering, LLC and dated July 10, 2024. The study was generally conducted per the requirements of Anderson County, and these are the findings of the study and our review:

- The study addressed Old River Road/Moores Mill Road, Moores Mill/Irby Road, US 29/Rogers Rd, and Moores Mill/site access/new residential street.
- The build volumes do not meet turn lane warrants at the site access.
- The LOS for all movements at the study intersections are the same with no build and build volumes, and the LOS of the movements at the site access are acceptable.

**SCDOT has reviewed the traffic study and determined that no improvements on SCDOT roads are required. No improvements on County roads are required.**

Please call if you have any questions.

**Tommy Dunn**  
Chairman, District 5

**John B Wright, Jr**  
Council District 1

**Ray Graham**  
Council District 3

**Cindy Wilson**  
Council District 7

**ANDERSON COUNTY**  
SOUTH CAROLINA

**Brett Sanders**  
V. Chairman, District 4

**Glenn Davis**  
Council District 2

**Jimmy Davis**  
Council District 6

**Renee Watts**  
Clerk to Council

**Rusty Burns** | County Administrator  
rburns@andersoncountysc.org





# Anderson County Planning Commission

August 13, 2024

6:00 PM

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

**Preliminary Subdivision Name:** Harvest Creek Cottages  
**Intended Development:** Single Family  
**Applicant:** Crestline Developers, LLC  
**Surveyor/Engineer:** Ridgewater  
**Location/Access:** Anderson Rd. (State)  
**County Council District:** 6  
**Surrounding Land Use:** Residential  
**Zoning:** Un-zoned  
**Tax Map Number:** 236-00-06-011, -012  
**Number of Acres:** 19.86  
**Number of Lots:** 55  
**Variance:** No

**Traffic Impact Analysis:** Anderson Rd. is classified as an arterial road with no maximum average vehicle trips per day.

**Staff Recommendation:** Sec. 24-335.

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



# Development Standards Subdivision Plat Application

Anderson County Code of Ordinance  
Chapter 24 Land Use

Scheduled Public Hearing Date: 8-13-24

Application Received By: ME

Date: 7-1-24

DS Number: 24-14

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

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

### DEVELOPMENT STANDARDS REVIEW APPLICATION

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

RECEIVED  
7/24/24 2:10pm

**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: Harvest Creek Cottages

1. Name of Applicant: Crestline Developers, LLC - Mark Nyblom

Address of Applicant: 109D Regency Commons Dr, Greer, SC 29650

Telephone Number(s): 864-430-4365 Email: mnyblom@gmail.com

2. Property Owner(s): Crestline Developers, LLC - Mark Nyblom

Address: 109D Regency Commons Dr, Greer, SC 29650

Telephone Number(s): 864-430-4365 Email: mnyblom@gmail.com

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

### Project Information

4. Project Location: 11600 & 11606 Anderson Rd, Greenville, SC 29611

Parcel Number/TMS: 236-00-06-011, 236-00-06-012 County Council District: Six School District: One

Total Acreage: 19.86 Number of Lots: 55 Intended Development: Residential-Single Family

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

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

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

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

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

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

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

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

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

### Subdivision Plat Application Check List

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

• **Application Submittal Requirements and Process**

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

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

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

**Sec. 24-336. - Preliminary plat.**

The preliminary plat shall contain the following information:

**\$500+\$20/lot x 55 lots = \$1,600**

- (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 7-1-24

Signature of Owner \_\_\_\_\_

Date 7-1-24



