

Anderson County Planning Commission

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

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

September 10, 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. July 09, 2024
 - B. August 13, 2024
6. Public Hearings
 - A. Rezoning Request: Request to rezone from C-2 to IZD for Townhomes located at Hwy 76, Pendleton / TMS 65-00-04-021, -020 (**Council District 4**)
7. Old Business: None
8. New Business
 - A. Single-Family Subdivision: Belhaven Estates, Belhaven Rd. / TMS 176-00-05-018, -019, -020 (**Council District 2**)
 - B. Single-Family Subdivision: Brandon Plantation Phase II, Sundowner Blvd. / TMS 48-08-03-007 (**Council District 5**)
 - C. Single-Family Subdivision: Waters Run, Dobbins Bridge Road / TMS 71-04-07-001 (**Council District 5**)
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
JULY 9, 2024

PRESENT:
DAN HARVELL, CHAIRMAN
WILLIAM MOORE
BRAD BURDETTE
DAVID COTHRAN
STEVEN GILREATH
JANE JONES

ALSO PRESENT:
ALESIA HUNTER
TIM CARTEE
HENRY YOUMANS
JOAN HOLLIDAY
ISAAC QUAYE
JULIA ARYEE-ATTA
GAYE SPRAGUE
DANETTE HANKS

1 DAN HARVELL: Okay, we know
2 Mr. Moore is just around the corner. So we'll go ahead
3 and get started. So I'd like to call to order the
4 Anderson County Planning Commission meeting of July 9,
5 2024. And if you'll stand for the invocation and the
6 pledge given by Commissioner Gilreath.

7 STEVEN GILREATH: Let us pray.
8 **INVOCATION AND PLEDGE OF ALLEGIANCE BY STEVEN GILREATH**

9 DAN HARVELL: Thank you.
10 You may be seated.

11 All right. At this time, I will ask for a motion
12 and second for the approval of the agenda. Do I hear a
13 motion to approve the agenda as printed?

14 DAVID COTHRAN: Motion.
15 DAN HARVELL: We have a
16 motion from Mr. Cothran. Second by Mr. Gilreath. Any
17 discussion? Those in favor. And unanimous.

18 Okay, we do not have any minutes to review
19 tonight. They will be forthcoming from the June
20 meeting.

21 So at this time, we'll go ahead and open up with
22 agenda item 6, public hearings. Item (a). Mr. Cartee.

23 TIM CARTEE: Thank you,
24 Mr. Chairman. This development is a multifamily
25 apartment complex. 493 postcards were sent out to the
26 property owners within 2000 feet of the proposed
27 development. The project name is Equinox Mill, and the
28 property owner is Equinox Mill Affordable, LP. And the
29 applicant is Britt, Peters & Associates. The intended
30 development, again, as I said, is multifamily
31 apartments. And it's located at 200 Jackson Street.

32 Details of the development. This is a
33 redevelopment of the Equinox mill site. This proposal
34 includes four three story multi -- multifamily
35 buildings and a clubhouse building. There are forty-
36 eight one bedroom one bath units, 36 two bedroom two
37 bath units and 36 three bedroom with two bath units,
38 for a total of 120 units. The total building square
39 footage is 151,006 square feet. Required parking is
40 216 spaces and 222 spaces are proposed.

41 Surrounding land use is residential. Total site
42 area is 15.54 acres. It's in Council District 2. The
43 area is unzoned. Tax map is there for you reviewing.
44 Existing access roads are Jackson, which is state
45 maintained. Kates and Simmons Streets are county
46 maintained roads. No variance is requested. And the
47 traffic impact study. Jackson is classified as a major
48 collector road with no maximum average trips per day.
49 Kates Street is classified as a local road with a
50 maximum of 500 average trips per day. Simmons Street

1 is classified as a major local road with a maximum of
2 1600 average trips per day.

3 The traffic impact study will be required. It
4 must be approved by SCDOT and Roads and Bridges after
5 school is in session before the applicant may obtain an
6 encroachment permit from SCDOT for encroachment along
7 Jackson Street, and Roads and Bridges for Kates and
8 Simmons Street prior to commencing with this
9 construction.

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

20 Here's the proposed layout. And here is the
21 landscape proposal. Here's a picture of the sign that
22 was posted for the public.

23 Staff recommends approval for this project has met
24 the requirements in Chapter 24 of Land Use.

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

26 DAN HARVELL: Thank you, Mr.
27 Cartee.

28 At this time, we'll ask the developer, engineer,
29 owner representative to come and state anything that
30 might be beneficial to the commission.

31 JOHN CONNELLY: Well,
32 thank you for your time. My name is John Connelly.
33 I'm the Civil Engineer of record for the development.
34 Some additional things that -- maybe that we haven't
35 seen just beyond the site plan. From an environmental
36 standpoint, we're providing a buffer to keep our
37 development away from the creek that's there. We're
38 going to provide water quality pond. Because there's
39 so much impervious debris and development there, we're
40 actually going to reduce the amount of pavement so the
41 runoff from the property is going to be decreased. The
42 water and sewer infrastructure in that area is going to
43 be repurposed. So that isn't such -- I'm sorry -- in
44 such disrepair that we're going to have to replace all
45 that on the property. We are proposing to close an
46 unnamed street for the clubhouse and one of the
47 apartment buildings that's not being used. And we've
48 had conversations with the DOT about our development,
49 and they propose that we close a small section of
50 Simmons because of the way it intersects with Jackson

1 Street at 45. So we've proposed that with our plan as
2 well. And I'd be happy to answer any questions that
3 you might have.

4 DAN HARVELL: Any questions
5 for the engineer at this time?

6 JANE JONES: I saw in --
7 and you referenced that the deteriorated sewer and
8 water system is going to have to be replaced, I believe
9 you said replaced. Have you made any inroads with
10 utility companies, how long that will take? I mean,
11 what, what can time frame are you looking at? You'd
12 have to do that first, wouldn't you?

13 JOHN CONNELLY: Yes, ma'am, we
14 will have to do that first, because some of the
15 existing infrastructure is going to be under the
16 proposed buildings. So with this mill, the typical of
17 most mills, the utilities crisscross everywhere. So
18 it's just kind of a bit of a mess, and we're going to
19 straighten it out and replace it with some new
20 utilities.

21 JANE JONES: I just didn't
22 know with the schedule the way it is with utility
23 companies, I didn't know how long that was ---

24 JOHN CONNELLY: The developer
25 would do the construction and then the utility company
26 would take it over. So it'd be part of the
27 construction phase. And in this particular project,
28 the sewer would have to be relocated first to be able
29 to build the buildings.

30 DAN HARVELL: Anyone else?
31 Thanks, sir, we may call you back.

32 JOHN CONNELLY: Thank you.

33 DAN HARVELL: Okay, at this
34 time, we have one citizen signed up to speak to this
35 matter, and that is John D. Woodson.

36 JOHN D. WOODSON: First, I'd
37 like to thank the council, as well as the citizens of
38 Anderson for giving me the opportunity to speak here
39 tonight.

40 I've been looking forward to this project for
41 three years, since I bought a house on Jones Street.
42 Anderson has -- hopefully going to approve this
43 project, because it's a brown infield project instead
44 of a Greenfield, like some of our other divisions.

45 Some of the concerns I have, though, is that the
46 roads in the area are shot, to say the least. Most of
47 the small secondary roads don't have sidewalks.
48 Traffic on Jones Street, I deal with it, because your
49 bus depot on 28 bypass uses Jones Street, a
50 neighborhood street, for a cut-through to Beckley to

1 get to Main Street and Clemson Boulevard. So I don't
2 think your traffic feasibility plan has quite taken
3 into account three to 500 new people in that one area.

4 Now the designers and the developers seem to have
5 a good plan for setbacks for the water control and
6 mediation.

7 But another thing I would like to see the council
8 consider with this project is better pedestrian as well
9 as bike access to the downtown area. You can literally
10 see downtown from this project site. People nowadays
11 want to have more opportunities for recreation and
12 healthy living. Those are things that the county are
13 going to have to look at providing these folks beyond
14 what the developer is going to do for the community. I
15 think this could be a very good thing for Anderson.
16 Hopefully it would probably eventually be annexed into
17 the city of Anderson. But right now, there needs to be
18 more focus on traffic mitigation, as well as community
19 improvement. Like there's no plans that I can see for
20 a fence between this development for 120 multifamily
21 homes with children included, three bedrooms, as a
22 barrier between the property and the railroad tracks
23 that are currently still in use. You know, there is no
24 walking path between there and a local convenience
25 store that has sidewalks or crosswalks even.

26 These things are things that I hope this Council
27 is going to be wise enough to consider for not just our
28 present residents who live in that area, but for the
29 future residents who are going to come to our community
30 here and pay taxes and hopefully continue to make
31 Anderson a thriving, vibrant community that it has
32 become over the last 50 years that I've been here.
33 Thank you.

34 DAN HARVELL: Thank you very
35 much. I would ask the developer, would you -- would
36 you care to speak to any of his concerns that he just
37 mentioned?

38 JOHN CONNELLY: Yes, sir. So
39 I will certainly bring that up with the developer. As
40 engineer, I can't promise what money he will invest in
41 the infrastructure. But I do know that he has a heart
42 for that sort of thing. I think a fence is a good idea
43 along the active railroad. So I can talk to him about
44 that. We are replacing the sidewalks and closing some
45 driveways. So there'll be a marked improvement in
46 front of our properties with the DOT sidewalks
47 rehabilitation that we're going to do.

48 DAN HARVELL: All right.
49 Thank you very much.

50 JANE JONES: One more

1 question I forgot a while ago. It says here in our
2 material that a stormwater system is going to be
3 constructed on the site to collect runoff from the
4 buildings and -- is that going to be done -- as you
5 construct the buildings is that a part of your ...

6 JOHN CONNELLY: Yes, ma'am.
7 So that -- so we will be required to treat water
8 quality from the site. So during construction we'll
9 build the pond first. After the sewer line is
10 constructed, the sediment basin will be constructed
11 that will trap the runoff that's from the bare earth.
12 And then as the site is stabilized and the buildings
13 are built, it will be converted over to a permanent
14 water quality device or a pond, which will then store
15 the water temporarily over a 24 hour period and release
16 it at a slow rate so that the sediments can be held --
17 contained on site versus getting into the creek.

18 JANE JONES: Thank you.

19 DAN HARVELL: Any other
20 questions of the engineer at this time? All right,
21 thank you very much.

22 Okay, at this time, I'll entertain a motion to
23 approve or deny this issue?

24 DAVID COTHRAN: Motion to
25 approve.

26 DAN HARVELL: Okay, I have a
27 motion from Mr. Cothran. All right. I have a second
28 from Mr. Burdette. Any discussion amongst the board?
29 Hearing none, I'll call for the vote. Those in favor,
30 please raise your hand. And that would be Mr.
31 Gilreath, Mr. Burdette, Mr. Harvell, Mr. Moore, Mr.
32 Cothran. And Ms. Jones, are you a no vote on that?

33 JANE JONES: Yes, a no.

34 DAN HARVELL: Nay vote for
35 Ms. Jones. It passes.

36 All right. Onto the next, Mr. Cartee, item 6(b).

37 TIM CARTEE: Thank you,
38 Mr. Chairman. This is another multifamily apartment
39 complex. 332 postcards were sent out to the property
40 owners within 2000 feet of the proposed development.
41 The primary project name is Proximity Pointe. Property
42 owner is C A N Enterprises, Crittenden Dunlap
43 Landscaping, applicant is Vi Development, and the
44 authorised representative is Chisolm Nicholson.

45 And again, this is a multifamily apartment
46 development. It's located on Highway 153 and Cooper
47 Road. The details of the development. The applicant
48 intends to develop a multifamily development. This
49 project will include 256 units among 11 buildings with
50 a mix of one, two and three bedroom units. Due to the

1 sloping topography, the buildings will enter three
2 story or be split level three quarter story. The
3 development will include garage buildings and a minimum
4 of 512 parking spaces. Amenities will include a dog
5 park, green space, a pool and clubhouse. The apartment
6 complex will be accessed via two entrances, the primary
7 entrance off Highway 153 and a secondary entrance off
8 of Cooper Road.

9 Surrounding land use is commercial, vacant and
10 residential. The total site area is 20.20 acres. It's
11 in Council District 6. This area is unzoned. Tax map
12 number is there for your viewing. The access roads are
13 Highway 153 and Cooper Road which are maintained by the
14 state. And the applicant is requesting a variance from
15 the required two parking spaces per unit to 1.7 spaces
16 per unit. In previous multifamily projects developed
17 locally by the applicant, 1.7 spaces per unit have
18 proven to be more than sufficient for the occupant load
19 of the proposed units. Reducing the amount of
20 impervious parking space surface will also lessen the
21 environmental impact of the proposed development.

22 At this time, I will let Gaye Sprague from Roads
23 and Bridges talk about the traffic impact study.

24 GAYE SPROUSE: Thank you,
25 Tim. And before I talk about that I do want to
26 introduce/reintroduce Brittany McAbee who was formerly
27 with Development Standards, and now she's in Roads and
28 Bridges. And she is my protegee. I like that just
29 because I like to say the word protégée. It's a great
30 word. But she's been soaking up traffic engineering
31 for the last year and she'll be taking over in the next
32 few months. So she's going to be ---

33 DAN HARVELL: Thank you. We
34 know her well.

35 GAYE SPROUSE: Well good.
36 Well, you know to depend on good things from her. But
37 tonight the first item that has a traffic study
38 available is the one we're talking about right now.
39 And they are going to be required to lengthen the right
40 turn line that's on Cooper Lane at 153. And that is --
41 that road is maintained by DOT and they are also --
42 they are requiring that, and we concur with that
43 requirement. So there is a road improvement that is a
44 part of this plan.

45 DAN HARVELL: All right,
46 thank you.

47 TIM CARTEE: This first
48 plan that we're taking a look at, Mr. Chairman, is the
49 variance request with the reduction of parking. And
50 this is for the variance. We would like to take a vote

1 on this before we move forward with the completion of
2 this development. We have a second plat to look at if
3 the variance is denied, then the required parking will
4 be on the second plat. But I would like to go ahead
5 and let the commission go ahead and make a motion on
6 this variance.

7 DAN HARVELL: All right.
8 Well, pardon me, but I need to backtrack just a minute.
9 Is the developer, engineer, owner here that would like
10 to speak to this matter before we take our first vote?

11 My apologies for overlooking you. Your name,
12 address.

13 AARON LEBRUN: Good evening.
14 My name is Aaron LeBrun with Seamon Whiteside. We're
15 the engineer of record for the developer.

16 Just in regards to the variance request, our
17 developer has had several other projects in the upstate
18 that have been successful parking at the lower ratio at
19 1.7. I believe the code required ratio as 2.0 spaces
20 per unit. So we are asking if that could be considered
21 first. And then if the variance is denied, we'd asked
22 that the plan be considered being park per code. Any
23 other questions I'll be happy to answer.

24 DAN HARVELL: Any questions
25 of the engineer at this time?

26 **INAUDIBLE COMMENT FROM AUDIENCE**

27 AARON LEBRUN: Yes, we can.
28 There's a second plan that I believe you guys have --
29 staff, that has the required parking number, yes.

30 So the first one is the one -- the plan you see
31 here is the plan with the variance request. There's a
32 second plan that has the property park to code.

33 JANE JONES: You have to
34 have the variance first? You have to have the variance
35 to do that, is what he said?

36 AARON LEBRUN: Yes. To do
37 the plan you see on the screen, this would be after the
38 variance.

39 JANE JONES: But the second
40 plan is without the variance?

41 AARON LEBRUN: The second
42 plan is without the variance, park to code.

43 DAN HARVELL: All right.
44 Thank you. We may call you back.

45 Mr. Cartee, do you have anything to add to that
46 situation with us having two plats to look at?

47 TIM CARTEE: No, sir. I'd
48 like for the commission to go ahead and make a motion
49 on the variance first, and then we can move forward
50 after that.

1 DAN HARVELL: Okay, I will
2 ask the -- in that case, I'll ask the commission to
3 just give me a general consensus. We have -- we have a
4 sheet full of people signed up that wish to address
5 this. Do we want to vote on the variance before we
6 hear from these people and then vote and then hear from
7 them after for the second vote? Or do we want to hear
8 from them now? It would be my inclination to go ahead
9 and hear from them now.

10 JANE JONES: They're
11 probably not here for the variance.

12 DAVID COTHRAN: Well, they're
13 here for the -- I would assume they're here for the yay
14 or nay on the project. I don't know that the variance
15 would be necessary to open up for discussion. I mean,
16 unless there's an outcry from the ---

17 DAN HARVELL: Well, I mean
18 -- Mr. Attorney.

19 TODD DARWIN: (Inaudible.)

20 DAN HARVELL: All right. I
21 just wanted to be attentive to the procedure here. So
22 thank you, Mr. Darwin.

23 Okay, at this time, we'll go ahead and I'll
24 entertain a motion to approve or deny the variance for
25 the parking situation.

26 JANE JONES: I make a
27 motion to deny the variance. My reason is the
28 ordinance says 2.0 spaces. And, you know, we can't
29 consider what he's found to be workable in the past on
30 other projects. I don't think that would be a
31 consideration. And you can always -- obviously, he's
32 changed his plans, since we already know we have
33 another one. But he could have -- match the spaces to
34 what he has so that he has the right number of parking
35 spaces.

36 There's also in the material that we have here, it
37 says that some reasons -- other reasons that prohibited
38 him from having the 2.0 parking spaces is that there's
39 some overhead electrical transmission lines, some
40 wetlands, and an existing cemetery that would -- all
41 those things would prohibit him paving for the parking
42 places. So my reason for the motion for denial is he
43 knew ahead of time what the issues were and should have
44 matched his number of units to the property that he had
45 available.

46 DAN HARVELL: All right, we
47 have a motion to deny by Ms. Jones. Do I hear a second
48 for denial?

49 STEVEN GILREATH: I'll second.

50 DAN HARVELL: We have a

1 second from Mr. Gilreath. All right. Discussion
2 amongst the board at this time. Anyone?

3 DAVID COTHRAN: Just a
4 question for staff. I mean, what is your opinion on
5 the variance to this ordinance?

6 TIM CARTEE: Well, it being
7 a variance, you know, it doesn't meet what the county
8 ordinate says, so that's the reason why they're asking
9 for the variance. So we're -- have to be neutral at
10 that point, because ---

11 DAVID COTHRAN: I understand,
12 but there's been no -- has there been any research or
13 any data that would suggest that 1.7 is an adequate
14 number, which would be there?

15 TIM CARTEE: There has not
16 none been provided?

17 DAVID COTHRAN: That's fine.

18 STEVEN GILREATH: And my concern
19 is what happens if it doesn't work. Who gets stuck
20 parking the cars? So that's my reason.

21 DAN HARVELL: Anything else
22 from the board? All right, at this time, I'll ask for
23 a vote. The motion is to deny by Ms. Jones. Those in
24 favor of a denial given the fact of the inadequate --
25 somewhat inadequate number of parking spaces, if you
26 vote for denial, please raise your hand.

27 And we have Ms. Jones, Mr. Cothran, Mr. Moore,
28 Harvell, Mr. Burdette and Mr. Gilreath. Unanimous.

29 TIM CARTEE: Thank you,
30 Mr. Chairman. Now we'll move on to the plat with the
31 required parking, two per unit. And here's the layout.
32 Here's the sign that was posted.

33 Staff recommends approval. This project has met
34 the requirements in Chapter 24, Land Use. Thank you,
35 Mr. Chairman.

36 DAN HARVELL: All right,
37 thank you.

38 All right, at this point would the engineer like
39 to return to make any comments further. All right,
40 hearing none there, we have several people, quite a --
41 a page full signed up to speak. The first one is
42 Michael Stell.

43 MICHAEL STELL: Thank you,
44 commissioners, for letting us speak and for the wisdom
45 you've already shown tonight. I'm a resident at River
46 Reserve, 104 Etowah Lane.

47 And you've already addressed my first concern,
48 which was the doubt of whether or not their data of
49 past experience really translates into what their
50 future residents would be. But that's just one of

1 those things.

2 There's a few other ones. They also put in their
3 application that there will be little -- let me back up
4 and just say one quick thing. We're not against -- or
5 I'm not against development. We're in a single family
6 development. There's several neighboring single family
7 developments. And a single family development would
8 suit this area perfectly. That's what I would like to
9 see. I think most of us here would like to see that.

10 The application says that there is little impact
11 to schools. They don't know how many children are
12 going to want to live in this facility. So that is a
13 same issue as the parking issue. They say there's
14 little impact to the water. The water department has
15 already issued us a letter in the last six weeks that
16 says we need to go to odd/even irrigation because of
17 demand or strain on the supply. Little impact to
18 electric. There's already brownouts in our
19 neighborhood on a regular basis. Okay. They say
20 there'll be little impact to emergency services. Now
21 one of my neighbors is going to talk with more detail
22 about what the load is on fire. And I believe EMS, as
23 well. So I just want to say there's a lot of doubt in
24 what they say the impacts will be that made me
25 concerned. I also want to point out, I heard -- I
26 apologize, I don't remember your name -- three quarter
27 stories. The actual document is three/four stories.
28 So some of these buildings would be partially four
29 stories, which is quite a bit larger than anything in
30 the area now.

31 Let's see. The tax is going to get addressed a
32 little bit by one of my neighbors, as well. And I
33 would just say that the tax base versus the tax
34 consumption of the services that are paid for by the
35 county are going to be out of balance with the other
36 neighboring residents. Thank you for the time.

37 DAN HARVELL: Thank you.

38 Next is Nolan Wolf.

39 NOLAN WOLF: Thank you,
40 Commissioners, for the opportunity to speak. My name
41 is Nolan Wolf. I live at 103 Reserve Drive.

42 I wanted to quickly state upfront here that the,
43 you know, the bottom line is that I am personally
44 asking the commission to reject this request for the
45 high density housing. The caveat to that statement is
46 that, you know, it's not a no development standpoint,
47 it's merely, you know, seeking a complimentary
48 development attempt in that area. And I understand
49 business is being conducted, and folks are looking to
50 build homes for communities. And that's, I think, a

1 positive net.

2 To go into some details about what Mike mentioned
3 about the, you know, the impact per family unit, I've
4 reached out to three Powdersville -- so Anderson
5 County, apartment complexes, and two of the newest, you
6 know, luxury, nicer ones, you know, their -- their tax
7 bases per family unit is approaching about a \$700
8 average per new family in that housing. And so looking
9 across the street at homes that have recently been
10 built in that 2021 timeframe, you know, homes are
11 yielding to the county an average of almost \$3,000 per
12 year per new unit. And so the discussion about the --
13 from the developer statement about a lack of impact on
14 schools, for example, I spoke with an Anderson County
15 -- an Anderson School District one principal today, an
16 elementary school principal, and she indicated that the
17 school that is currently being constructed on River
18 Road, as soon as that opens, it's at capacity, because
19 Powdersville has already tapped out well above its
20 capabilities.

21 The fire discussion was another aspect. I spoke
22 with the volunteer fire department chief and lieutenant
23 over there in Powdersville, and they indicated that
24 they are at a record level of call-outs in 2024 that
25 they've never encountered in previous years. Now,
26 obviously, that's, you know, their individual data
27 that's coming directly from those folks.

28 And so, it goes back to -- I mean, policing is
29 another factor. We're at the very top of the county,
30 if you will, in terms of access for Anderson County
31 Sheriff. And so the impact per family moving into that
32 area would be alleviated greater by having a higher tax
33 revenue for the county to use at disposal for things
34 such as schools, roads, water services, etc. So that
35 -- the major concern is the fire, policing, and then
36 the schooling is one of the major items to be
37 considered.

38 I appreciate the commission's time. Thank you for
39 the opportunity.

40 DAN HARVELL:

Thank you.

41 Next is Hutch Turner.

42 HUTCH TURNER:

Good evening,

43 Mr. Chairman, members of the commission. My name is
44 Hutch Turner. I reside at 119 Reserve Drive in River
45 Reserve. The reason I'm before you tonight is to
46 express my deep concern with the effect such a massive
47 development will have on our community.

48 As stated before, we live primarily in a single
49 family residential area. And as a result of that, the
50 injection of 256 units into this area is going to have

1 a massive effect upon the character of it.

2 Because there are approximately four portals that
3 feed on to 153. This will add one more. There are
4 approximately 500 single family houses feeding through
5 four portals onto 153. The Southern Connector Corridor
6 is very heavily loaded at this point. It's a connector
7 between two interstate interchanges. Tractor trailer
8 trucks commonly use this shortcut across there. This
9 is not a situation where it's primarily passenger
10 vehicles.

11 If you do the numbers 500 divided into 256 will
12 give you some idea of the impact of the change of
13 people in apartments where one residential units exist.

14 There's a situation at the crest of Cooper Road,
15 which has not been mentioned thus far. And that's
16 coming up the Southern Connector up to I-85, there is a
17 crest. That crest when you look at it, and to hordes
18 oncoming traffic is approximately 450 feet away. It is
19 a dangerous situation. We see it every day. We have
20 to go in and out of these portals every day. And as a
21 result, it places you in a situation where many times
22 you only have a couple of seconds to safely get over
23 and up to speed. It's a bad situation.

24 And 256 additional houses feeding onto this short
25 area, I don't feel as prudent. I really don't. I
26 personally sat at Cooper Road and measured the rate of
27 flow of traffic at three p.m. on a weekday. It's
28 approximately 1000 vehicles per hour. There's a
29 truckstop up at the I-85 interchange, a 7/11 truck
30 stop.

31 HENRY YOUMANS: Time.
32 HUTCH TURNER: Sorry.
33 DAN HARVELL: That's three
34 minutes. Thank you, sir.

35 All right, next is Bob Yanniello.

36 BOB YANNIELLO: My name is Bob
37 Yanniello. I live at 116 Reedy Drive, which is in the
38 River Reserve subdivision, as well. Thank you for the
39 opportunity to speak.

40 My concern, as well, is the traffic, just like you
41 heard there. I know a traffic study was done. I have
42 to assume there was simulation and modeling to the
43 impact of what another 400 or so vehicles that are
44 going to be entering 153 and Cooper Road. It's really
45 inconceivable that the only modification is this
46 turning lane that would -- that was being proposed
47 there.

48 The question is, if this project would go forward,
49 is there a provision to do another traffic study after
50 it goes in to see what the real world impact is on all

1 these -- on these homes and these vehicles? Because as
2 you're -- as you heard, trying to turn, in particular
3 left on Highway 153 from whichever entrance, is very,
4 very difficult with having some means to throttle the
5 traffic. People pass into turning lanes. We've had
6 several accidents as a result of that. And people do
7 not travel at 35 miles an hour. So it's a very valid
8 concern that we think that we've got. Thank you very
9 much.

10 DAN HARVELL: Okay, thank
11 you. Next is Caroline Dover.

12 CAROLINE DOVER: Hi, I'm
13 Caroline Dover. I live at 147 Reserve Drive. I guess
14 I'll speak to the traffic issue, as well, even though I
15 know there is a traffic report saying that it's okay.

16 I have worked with the District II Engineer for
17 the South Carolina Department of Transportation to
18 change that lane that's in front of the Enclave and
19 River Reserve that you could sort of -- you could pull
20 out in it and wait to a dedicated left turn lane for
21 both neighborhoods. We had a teenager that was T-boned
22 there, and they had to cut her out with the jaws of
23 life. Even so there are still people who use it for a
24 passing lane. Today when I was turning into my
25 neighborhood coming from Powdersville somebody passed
26 me in a big ole Range Rover flying down in that turn
27 lane.

28 So having worked with the engineer, having talked
29 with him about this study and knowing what it says,
30 before I came into this meeting, it's one thing -- and
31 he and I talk about it all the time, I know him from
32 that other project -- you can put those turn lanes
33 there to come in and out of that development. You can
34 say it's 35 miles an hour. But it's still a hot mess.
35 I don't know what the solution is. And just to say
36 that 256 more homes with at least one driver in each
37 one is not going to impact that, I'm not sure what we
38 could do out there. But that needs to be thought
39 about.

40 And then I know the next person is going to speak
41 to this, but I think the stormwater drainage is a
42 problem. I was kind of in favor of doing the 1.7
43 parking spots because it would cut down on the
44 impervious surface there. You're going to have an
45 awful lot of roofs, paved roads, paved parking lots, a
46 swimming pool, all of that counts as imperviousness.
47 There is a creek there. And then one of the next
48 speakers is going to show you some pictures of what
49 that creek looks like now when it rains when this
50 project isn't there.

1 So there's going to be some serious discussion
2 about what to do with the water that's going to flow
3 off this project once you see what he has to show you.
4 Thanks.

5 DAN HARVELL: Thank you,
6 ma'am. Next is Ron Biscopink.

7 RON BISCOPIK: My name is Ron
8 Biscopink, and I live at 102 Reedy Drive in Piedmont.

9 And Mr. Chairman, I have a couple of 10 second
10 video clips to show Cravens Creek what it looks like
11 under normal circumstances as opposed to several days
12 of heavy rain, just to show what the addition of 20
13 plus acres of impervious substance might look like
14 after that. And I know that the developer indicated
15 that they would be following Anderson County stormwater
16 and DHEC guidelines, but I think a video is worth
17 thousands of words if you will allow that to happen.

18 DAN HARVELL: Okay, all right.
19 Mr. Cartee, can you come to the computer?

20 RON BISCOPIK: So Cravens
21 Creek runs on the side of this property. It's not part
22 of the property, but it's adjacent to it. And our
23 development, as well as additional neighborhoods either
24 side of Cravens Creek are split by that. If you can go
25 to the one that says normal. Well, let's just say it's
26 a babbling brook. That's all I hear, is a babbling
27 brook. It's a nice gentle stream. It doesn't look
28 like it's going to play. It played on my PC. Try the
29 one that says heavy rain. Yeah, either one of those.
30 You have to pay for that extension.

31 Okay. Well, after a heavy rain, it becomes a
32 class five rapids. And that probably involves Roads
33 and Bridges a bit because there's a -- Cooper Road has
34 a culvert underneath that from which the water flows.
35 And I can tell you right now, it is tremendous. It
36 sounds like, from our house alone, it sounds like a
37 railroad train going through. So I have a real concern
38 about, number one, erosion and, number two, flooding.
39 Not only the neighborhoods immediately adjacent to it,
40 but downstream where we have Woodson Lake.

41 And so, again, I would like to know what they're
42 going to do to mitigate additional 20 acres of asphalt
43 and roof to prevent additional water -- stormwater
44 problems.

45 DAN HARVELL: Okay. Thank
46 you, sir. All right. Next is Kay Biscopink.

47 KAY BISCOPIK: (Inaudible.)

48 DAN HARVELL: Okay, thank
49 you, ma'am. John Turner.

50 JOHN TURNER: (Inaudible.)

1 DAN HARVELL: Oh, oh, okay.
2 All right. Just reading what's in line here? All
3 right, Tracy Wyatt.
4 TRACY WYATT: Hi, I'm here
5 on behalf of Powdersville Water District. The address
6 is 1719 Circle Road in Powdersville. We are currently
7 in the review process of this project but have not yet
8 committed to serving the project, as we have not yet
9 determined our ability or that we have the capacity to
10 serve. Thank you.
11 DAN HARVELL: All right,
12 Sarah Lyons.
13 SARAH LYONS: Hi, I am Sarah
14 Lyons. I reside at 22 Haynes Street on the mill hill,
15 and I am here on behalf of the Piedmont Community
16 Alliance.
17 I wanted to start by talking about the Piedmont
18 Area Plan.
19 DAN HARVELL: Excuse me, is
20 this -- is this in relation to this development?
21 SARAH LYONS: Yes, sir. It
22 is.
23 DAN HARVELL: It is? Okay.
24 All right.
25 SARAH LYONS: In the future
26 land use map in the Piedmont Area Plan that came before
27 commission in May, this property is set as mixed use
28 regional. And the mixed use regional designation, this
29 would be the appropriate use for that. It talks about
30 high density residential.
31 I also wanted to speak on the housing crisis.
32 There is a young workforce that does not have housing
33 opportunities in the Piedmont area. And these
34 apartments would be a great opportunity for people who
35 are commuting. It's right off of main thoroughfares.
36 And speaking on the parking variance, there are a
37 few nationally recognized organizations like the
38 American Planning Association, Strong Towns, Parking
39 Reform Network, who all talk about paved over paradise
40 and how most parking mandates do not have empirical
41 evidence. So I would be -- I think it would be
42 beneficial if there was less parking to help mitigate
43 the water issues that people are speaking on. And if
44 they are going to do less parking, I think it would be
45 appropriate to use those funds for sidewalks instead of
46 parking. It is on a main thoroughfare so to create a
47 safer area, and also maybe a feel of a road diet, which
48 would naturally slow down the flow of traffic,
49 sidewalks would greatly benefit this project.
50 And I think as far as screening, it looks like

1 there is dense screening in this plan. But I think
2 that would also help with it not being seen from the
3 road as much. But like I said, it is in line with the
4 Piedmont Area Plan future land use map that came before
5 the commission in May. And I did bring a copy if
6 anyone would like to review that. Thank you.

7 DAN HARVELL: All right,
8 thank you, ma'am. Next is Will Ragsdale.

9 WILL RAGSDALE: Thank you.
10 Good evening. My name is Will Ragsdale. I live at
11 1020 Woodland Hills way. It is the neighborhood
12 adjacent to River Reserve.

13 I'm not -- I'm in the multifamily business myself.
14 So I'm not particularly against the project. However,
15 my concern is mainly with the hardscape that's been
16 proposed in the -- in the plans that were presented to
17 us earlier. And the impact that it would have on the
18 creek. We live on the creek now. And as Mr. Biscopink
19 spoke to that creek just with a gentle rain rises
20 significantly. With a hard rain, it becomes somewhat
21 of a flooding threat to the lower levels that run close
22 to the edge of the bank of the creek. With the
23 additional hardscape of two parking places per
24 apartment complex, I think it would certainly have an
25 impact on that -- on that creek. And I haven't heard
26 any real studies as to what that is. We've heard this
27 study, you know, to the traffic. However, I think this
28 is maybe the 800 pound gorilla. The concern is really
29 what would happen to that creek and those of us that
30 live around that.

31 I know on the other side of 85, I believe they've
32 had this problem behind the Cracker Barrel. And there
33 is some kind of pump system with a generator that
34 operates when creek levels rise to a certain level.

35 I guess my question will be to the developer or
36 the engineer, do they have plans for something like
37 that if a study did show that this development would
38 cause a problem or a concern that would warrant that?

39 DAN HARVELL: All right,
40 thank you. You were the last to sign up on this -- on
41 this issue. So I'll ask the engineer, is there
42 anything you'd like to add based on what the citizens
43 have said?

44 AARON LEBRUN: Yeah, first
45 off, just want to thank everybody for speaking.
46 Particularly in regards to stormwater, our plan is to
47 meet all of the stormwater requirements set forth by
48 Anderson County and DHEC. And we are aware of the
49 culvert that does go under Cooper Road. And as we do
50 our analysis, that will be the point that we run our

1 analysis. We're required to, with detention ponds,
2 reduce the amount of runoff at the flow rate. So, at
3 the peak storm event, and the heavy rainfalls the
4 amount of water going into that culvert will be lower
5 after the development than before the development with
6 the addition to the detention ponds that we are going
7 to include with the site.

8 In regards to traffic, you know, I understand
9 there can be concerns. We just go off of the traffic
10 study, which is the data that we have available. You
11 know that -- we plan on meeting all of the requirements
12 from SCDOT in terms of driveway locations, sight
13 distance, driveway spacing for those driveways. So we
14 are meeting all the requirements set forth for us.

15 And then as Tracy mentioned, we're in active
16 coordination with Powdersville Water for our water
17 services. In terms of other utilities, we have will
18 serve letters from all the other utilities.

19 DAN HARVELL: Are you saying
20 you have a go-ahead from the water company?

21 AARON LEBRUN: No. I'm
22 saying we're in coordination with them in regards to
23 our services. Like she's mentioned, they have not done
24 their analysis yet, but we're working with them to
25 coordinate that.

26 DAN HARVELL: All right.
27 Any questions?

28 STEVEN GILREATH: Yeah. The
29 water pressure issue and the Duke Power, are they
30 haven't rolling brownouts, blackouts in this area?

31 AARON LEBRUN: We have a will
32 serve letter from Duke Energy. I'm not sure if there
33 are rolling blackouts in the area on power. But Duke
34 has agreed and shown willingness to serve the
35 development.

36 In terms of the water, I can't speak to the water
37 pressure. But like I said, we're in coordination with
38 Powdersville Water. If there are improvements
39 required, we will have to take that into account as the
40 development continues.

41 STEVEN GILREATH: But they do
42 feel like they can supply it?

43 AARON LEBRUN: They have not
44 given the go-ahead yet. But they have to run their
45 analysis before they can say yes or no, definitively.

46 DAN HARVELL: Anything else?

47 JANE JONES: And when
48 you're talking about amenities, you had a dog park and
49 clubhouse and pool. Who's going to pay for that? Are
50 you going to put that -- will that be part of your

1 construction of the ---
2 AARON LEBRUN: That would be
3 part of the development. Yes, ma'am.
4 JANE JONES: That's not
5 going to be an expense to the ---
6 AARON LEBRUN: No, ma'am,
7 that'll be -- that'll be part of the developer's
8 expense.
9 DAN HARVELL: All right.
10 Anything else from the board?
11 All right. Thank you, sir.
12 At this time, I'll entertain a motion to approve
13 or deny this project as stated.
14 JANE JONES: Motion to
15 deny. My reasons are all that was said. Thank y'all
16 for coming. My reasons are that it will adversely
17 affect the property values of the adjoining subdivision
18 they mentioned, River Reserve. That's right next door
19 to this property. It's a gated community. The
20 property in question here is currently vacant. But 500
21 cars coming out of there is not going to -- is going to
22 adversely affect all the people in the area. And the
23 traffic 153 is bumper to bumper 24 hours a day. There
24 is no getting around that fact.
25 My other reasons would be that I don't know that
26 services can be provided for this subdivision. It's
27 not certain at this time. And the infrastructure
28 cannot handle -- all the infrastructure, including the
29 fire department, law enforcement, I don't know of any
30 plan to increase their budgets so that they can cover
31 these large increases in population in that area. So
32 that's part of my reason for a motion to deny.
33 DAN HARVELL: All right, we
34 have the motion to deny from Ms. Jones. Do I hear a
35 second on her motion? Do I hear a second to deny? I
36 will -- I will second for purpose of discussion going
37 forward. If there's anyone that would like to add
38 anything one way or the other? Okay, at this -- Mr.
39 Gilreath.
40 STEVEN GILREATH: So the only
41 issue I have is the utilities. And I just wonder if we
42 should -- can we table it and let's get -- that's the
43 only thing that fits and that's my concern.
44 DAN HARVELL: Mr. Cartee.
45 TIM CARTEE: Mr. Chairman,
46 at this point, they're just -- this is just a
47 preliminary plat to whether or not they can do this
48 development. They will be required to get all permits
49 before they can move forward. If any one of these
50 permits cannot be granted, then this project will not

1 be completed.

2 DAN HARVELL: Okay, anyone
3 else? Okay. At this time, we'll call for the vote.
4 Those in approval of denial of the project based on Ms.
5 Jones motion, raise your hand. Ms. Jones, Mr. Harvell
6 approve denial. Those not in favor of denial, please
7 raise your hands. Mr. Cothran, Mr. Moore, Mr. Burdette
8 and Mr. Gilreath. So passes.

9 All right, Item 6 on the agenda, number (c), or
10 letter (c) rather. Staff report.

11 HENRY YOUMANS: Thank you, Mr.
12 Chair. This is ---

13 DAN HARVELL: Okay, we'll
14 wait for the room to clear a bit.
15 Okay, Mr. Youmans.

16 HENRY YOUMANS: Thank you, Mr.
17 Chair. This is a request for zoning from R-A to R-20.
18 The applicant is Hattons Ford Road LLC and New Vision
19 Trust. They are the owners as well.

20 This is in Precinct Fork number 2, Council
21 District 4. The location is 2335 Hattons Ford Road in
22 Townsville. Tax map number is referenced there. The
23 acreage is 4.72 acres. The current zoning is
24 residential agricultural R-A. The requested zoning is
25 single family residential district R-20.

26 R-20 single family residential district. These
27 districts are established as a means in which the
28 principal use of land is for single family dwellings
29 and related to recreational, religious, educational
30 facilities normally required to provide an orderly and
31 attractive residential area. The regulations for these
32 districts are intended to discourage any use which
33 because of its characteristics would interfere with the
34 development of or be detrimental to the quiet
35 residential nature of the area included in the
36 district. The surrounding zoning for the area is -- on
37 the north is R-A, on the south is R-20 and R-A, on the
38 east is R-20, and on the west is R-A and R-20.

39 The evaluation. The request is to rezone the
40 parcel to R-20 to allow for development of new
41 construction single family homes.

42 On the public outreach, the staff certifies the
43 public notification actions have been completed on June
44 18, 2024, as follows: rezoning notification postcards
45 was sent to 280 property owners within 2000 feet of the
46 subject property. Rezoning notification signs were
47 posted on the subject property. And the Planning
48 Commission public hearing advisement was published on
49 June 18, 2024 in the Independent Mail.

50 This is a plat layout of the proposed -- of the

1 subject property. This is a subdivided plat of the
2 property showing what was -- would be -- if passed
3 would be divided. There's the tax map area of the
4 property. And this is the zoning map showing the R-A
5 in R-20 districts, as well. This is the current land
6 use map for District 4. This is the future land use
7 map for District 4. This is the posting of the
8 notification sign for the rezoning.

9 Staff recommends approval. The project has met
10 the requirements of Chapter 48 Zoning for referral to
11 the County Council.

12 This is your report, Mr. Chair.

13 DAN HARVELL: Thank you, Mr.
14 Youmans. At this time, is there a representative,
15 owner, developer, engineer here to speak to this issue?
16 Please come forward. Please come forward if you would
17 like to address the board.

18 JONATHAN PARTAIN: Good evening.
19 My name is Jonathan Partain. And my father and I are
20 co-owners of the property. We are residents of
21 Anderson County, been residents for -- personally,
22 myself, forty years. My dad has lived here his entire
23 life.

24 We are only looking to rezone because we want to
25 make sure we can use this for single family
26 residential. There's no immediate plans. We just want
27 to make sure that -- the goal right now is to rezone
28 it, because we do want it single family residential at
29 some point in the future.

30 DAN HARVELL: Okay, so you
31 have no particular plans at this time?

32 JONATHAN PARTAIN: We have the
33 plan; it's been submitted. But at this point, all
34 we're asking is the rezoning.

35 DAN HARVELL: Okay.

36 JONATHAN PARTAIN: That's where
37 we are currently.

38 DAN HARVELL: All right.

39 Okay. Thank you. We may call you back.

40 All right. We have one citizen signed up to speak
41 to this, Suzanne Powell.

42 SUZANNE POWELL: Thank you for
43 letting me speak. My name is Suzanne Powell. I live
44 at 305 Sandy Shores Drive in Townsville, which is
45 across the cove from this subject property. We're not
46 here to oppose anything. We want more information
47 before it's rezoned. We have a lot of concern about
48 agricultural land being taken from us very quickly.
49 There is no room for wildlife anymore. There's no
50 acreage that's available for aesthetics. And this is

1 on the lake. So people who live on the lake expect to
2 have docks. And I don't think this cove is going to be
3 acceptable to the Corps of Engineers for dockage. But
4 that's -- that's not the only thing that we're upset
5 about.

6 We find the packet that was submitted just not
7 clear enough about what the plan is. I don't know
8 whether you can hear me or not, but this microphone is
9 not helping a lot.

10 DAN HARVELL: Just speak as
11 closely to it as you can, okay.

12 SUZANNE POWELL: The packet
13 does not contain any narrative at all. So there are
14 some blank pieces of information that I think need to
15 be supplied before we -- before you decide to rezone
16 it. And some of those include -- there seems to be
17 some inconsistencies in the plot plans that the county
18 has online versus what they're showing, you know, for
19 the subject property. There is a road bed there
20 there's a road -- Hattons Ford Road is a road, but
21 there's an old road bed that also is in that same area,
22 and it's not clear where the property lines are going
23 to be.

24 The second issue has to do with due diligence
25 regarding the cemetery on the property, there's a
26 historical cemetery that needs to be preserved. And I
27 know they've got it blocked off. But I don't know
28 whether they've done the due diligence as far as South
29 Carolina code 27, which requires a certain amount of
30 research to determine whether it's an abandoned
31 cemetery or whatever. There's no information in there
32 concerning that.

33 Also, we know that there was enough municipal
34 water because Pioneer Water built a new water treatment
35 plant several years ago that seems to be providing
36 water adequately to our area. But the road, Hattons
37 Ford Road is an old country road, two lane, no
38 shoulders. I don't think it can take much more traffic
39 unless we get further maintenance on it. Again, no
40 shoulders, you can't -- it's hard to pass another --
41 certainly can't pass an RV or one of those, of which
42 there are a lot. So the roads need attention. If
43 that's not part of the project and the county isn't
44 willing to do anything about the roads ---

45 HENRY YOUMANS: Time.

46 SUZANNE POWELL: --- then I
47 can't see how this would be suitable.

48 The consideration of septic tanks ---

49 DAN HARVELL: That's time.

50 That's three minutes, ma'am. Thank you.

1 SUZANNE POWELL: Stormwater and
2 dockage.

3 DAN HARVELL: Okay, thank
4 you very much.

5 All right. At this time does the board have any
6 other questions of the developer/owner? All right, at
7 this time, I'll entertain a motion to approve or -- to
8 approve or deny this rezoning request? Do I hear a
9 motion? We have a motion from Mr. Cothran to approved.
10 Do I hear a second. We have a second from Mr.
11 Burdette. Time for discussion amongst the board.
12 I will say this, I am very sensitive to the fact that
13 it takes quite a bit of effort for a community, a
14 voting precinct to zone itself. They come together,
15 they have these meetings, they decide what they want
16 the land use to be going forward. And then it takes a
17 vote of the entire precinct to make that happen. And
18 I'm very sensitive personally to that based on the
19 effort that it takes to do that. So I will just make
20 that comment to everyone before we vote.

21 So if no one else has any discussion, I'll call
22 for the vote. Those in favor of approving please raise
23 your hand. We have Mr. Cothran, Mr. Gilreath, Mr.
24 Burdette. Those opposed will be Mr. Moore, Ms. Jones,
25 Mr. Harvell. It's a tie. And as of that it fails.

26 All right. We'll give a little time for those to
27 leave that need to.

28 Pardon us just a minute for a little bookkeeping
29 up here.

30 ALESIA HUNTER: Mr. Chairman,
31 the application still moves forward to Council.

32 DAN HARVELL: It does move
33 forward even under a tie.

34 ALESIA HUNTER: Yes.

35 DAN HARVELL: Okay.

36 ALESIA HUNTER: Yes. Because
37 remember your role is advisory. The county council has
38 to approve the ---

39 DAN HARVELL: Well -- okay.
40 Well, in a way our -- in a way we didn't recommend,
41 okay. So anyway, I guess you can kind of turn that
42 either way. But anyway, we understand. Thank you.

43 All right. Moving forward with the next one. Mr.
44 Youmans.

45 HENRY YOUMANS: Mr. Chair,
46 this is a preliminary subdivision. 280 property owners
47 within 2000 feet of proposed development were notified
48 via postcard. Preliminary subdivision name is Adley
49 Acres. This intended development is single family.
50 The applicant is Mungo Homes -- Mungo Home Properties,

1 LLC. Surveyor/engineer is Ridgewater Engineering and
2 Surveying. Local access is Dunlap Road and Town Creek
3 Drive. It's located in Council District 1. The
4 surrounding land use is residential and the zoning is
5 R-20. The tax map number is referenced for your
6 viewing. It is 82 acres. Proposed lots of 95. There
7 is no variance asked for at this time. The traffic
8 impact analysis is that Dunlap Road is classified as a
9 collector road with no maximum average trips per day.
10 Town Creek Drive is classified as a major local road
11 with 1600 maximum average vehicle trips per day.

12 This is the zoning aerial showing the R-20 zoning
13 for the proposed property. This is a tax map aerial
14 viewing of the property. This is the revised
15 preliminary plat for the proposed development. This is
16 the posting of the proposed sign for this project.

17 Staff recommends approval. The project has met
18 the requirements of Chapter 48 Zoning.

19 This is your report.

20 DAN HARVELL: All right.
21 Thank you, Mr. Youmans.

22 At this time, do we have representatives to
23 address the board?

24 MICHAEL ROTH: Hi there,
25 Michael Roth with TMC Development. And I've got our
26 engineer here with any questions, if you've got any
27 technical questions.

28 Mr. Chairman, commissioners, thank you for your
29 time tonight. Can we get this -- I can hold it. Thank
30 you. So I live at 26 Elmsley Road. I live in
31 Greenville, South Carolina. I was born in the upstate.
32 I have very fond memories of traveling from Greenville
33 to Anderson here to play baseball when I was younger.

34 The life that we live in the Upstate, the great
35 life that we live is, you know, out of that -- the
36 secret's out. We need to build more homes so that, you
37 know, our kids -- my kids -- I've got a three year old
38 and a one and a half year old -- can hopefully stay
39 here someday.

40 So the first thing I would like to talk about is
41 we were here last month and there was mention about
42 sewer being available. We asked to withdraw because
43 that was a bit of a surprise to us because most of the
44 discussions were that sewer is not available and so
45 sewer is not available to this property. We are not
46 asking to sewer this subdivision. In fact, we don't
47 want to add density. We want these 95 septic lots that
48 we are showing on this plan today.

49 So regarding the proposed subdivision, Adley
50 Acres, this land is zoned R-20. The plan here fits all

1 of the county design standards. And so this land is
2 already restricted by the zoning ordinance that
3 Anderson County has put on it. And in some instances,
4 this design goes above and beyond those standards that
5 the county requires. Some of those are -- so we have
6 95 lots, which is under what, you know, the density
7 that could be required here. That's 1.2 homes per
8 acre. The average lot size is 24,763 square feet. We
9 have 58 lots that are larger than half an acre.

10 And you'll see here there's, there's 17.8 acres of
11 common area. That's 22% of the total land mass. So
12 that common area is for buffers from streams, buffers
13 from the road. There's a 25 foot setback that we're
14 buffering from the road there to provide a common area.
15 And then, sure, some of that is obviously for water --
16 for stormwater ponds and whatnot.

17 This proposed design matches the character of the
18 neighborhood. You know, you've got commercial -- heavy
19 commercial/industrial uses on 81. And then it somewhat
20 steps back and you've got townhomes, high density
21 townhomes and duplexes, and then you've got larger
22 estate lots. This is designed as a larger estate lot
23 community.

24 Again, for septic, septic neighborhood, one of the
25 reasons we want to do a septic here is that you don't
26 masquerade a septic community. You know, when you put
27 a neighborhood on sewer, you have to masquerade and you
28 chop down all the trees, and you ruin some of the
29 beauty and the nature. And this property has a ton of
30 that, which I'm sure you'll hear from the residents
31 tonight. This design is meant to work with the curve
32 of the land. It's not meant to clear cut this land
33 entirely. We're going to try to cut the roads to work
34 with the land and not masquerade this community because
35 you can't do it on septic because that could impact the
36 perc testing.

37 Again, these lots are most -- almost all of them
38 -- all of them are 100 feet wide or greater. So these
39 are 100 foot wide lots. That means the side setbacks
40 are 10 feet. So this is not a community that the homes
41 will be slammed in together. Most of these, you know,
42 most of these will be built with concrete siding that
43 is commonly referred to as hardy board. And then, you
44 know, there will be 10 to 15 percent external masonry
45 on the outside. And when appropriate, the garages will
46 be side loaded. Again, this will be a very nice
47 community.

48 It is not -- you can see some of the designs. And
49 that doesn't necessarily show some of the side loading
50 for the garages. But these are nice homes that the

1 cost to put these lots in the ground will require them
2 to be nice homes.

3 Regarding, again, going back to utilities, we have
4 will serve letters from Duke Energy and Piedmont Gas.
5 We have been working with the Hammond Water District.
6 In fact, we have to improve the line down Dunlap. So
7 this is -- this should help the neighboring property.
8 We will be upgrading the line from Dunlap, from 81,
9 where Dunlap runs into 81, which should improve the
10 water service down that road.

11 We understand that, you know, regarding traffic,
12 we certainly understand that, you know, more homes
13 means more traffic. If there's one thing we can all
14 agree on tonight is that we hate sitting in traffic.
15 We did a traffic study that was provided and that
16 should either be in your packets -- if it's not, again,
17 no roadway improvements are required to accommodate the
18 site traffic. I'm happy to read this memo in full if
19 needed.

20 Again regarding ---

21 DAN HARVELL: Do we have
22 that in our packets? We have that in our packets?
23 Okay.

24 MICHAEL ROTH: Again
25 regarding traffic and also emergency services, so the
26 proposed roads and the internal roads in the
27 subdivision, they will be designed to county standards.
28 And those are meant to adequately address emergency
29 service responses. So, you'll see in the design there
30 are full cul-de-sacs, which most of your fire marshals
31 much prefer rather than the hammerheads that you see in
32 some other subdivisions and some of the subdivisions
33 that are within the immediate vicinity of this
34 property.

35 The other thing that I would like to address in
36 that -- in this picture right here of the -- is the
37 buffer. So that green line that you're seeing is a 75
38 foot buffer that we have proposed on this preliminary
39 plat. And when it shows up on the preliminary plat, it
40 has to go through to the final plat. It's a 75 foot
41 vegetative buffer. This is meant to, you know, help
42 again, blend this community into this environment.

43 The other thing, so, one of the things at the last
44 meeting that was discussed was sidewalks within the
45 community. I believe we've adequately addressed that
46 with sidewalks in the community. That is really all
47 that we can address are sidewalks within our community.
48 We can't go external to the property. We do have a
49 letter from the Friends of the E-City Trail that says
50 that we've addressed their concerns from the previous

1 meeting.

2 I guess the -- one of the final things that I
3 would like to talk about is Mungo Homes as a company.
4 They're a South Carolina born company. I'm sure they
5 will tell you that they are not perfect, just like I'm
6 not perfect, and I imagine nobody in this room is
7 perfect. That they've had -- in building a home, they
8 believe building a home is a serious, a serious
9 business. And they make every effort to make their
10 customers happy in their homes, whether it's their
11 first home or, you know, one of their last homes. They
12 may fall short of this at times, but they are a great
13 company to work with. And I've worked with other
14 builders and I thoroughly enjoy working with Mungo
15 Homes. And again, they're very -- they're a South
16 Carolina born company.

17 The other thing that I would like to address is in
18 this last -- in the last public meeting when this was
19 held, there was a stack of papers held up about cease
20 and desist orders meant to defame Mungo Homes as a
21 company. Quite frankly, I don't think that has any
22 bearing on whether this neighborhood gets approved or
23 denied. Because this -- what should be approached here
24 is whether this subdivision meets the county standards,
25 and it does.

26 But since it was brought up, we've submitted a
27 FOIA request for the last six months of all the cease
28 and desist orders that the county issued. The county
29 issued 61, and Mungo did not receive a single one.
30 Now, I don't think it's relevant. We threw out some of
31 the ones that aren't relevant, builders or developers,
32 and I'm happy to read those off. But I don't, again,
33 don't feel like it's relevant to name them in the
34 record because it should have no bearing on whether a
35 subdivision gets approved or denied here.

36 In conclusion, the proposed neighborhood meets the
37 county standards of the zoning classification of this
38 property, that the county put on this property. The
39 design matches the character of the existing
40 neighborhood. We've gone to great lengths to improve
41 the design since hearing neighbors' complaints, and it
42 matches that -- the larger estate lots in the area.
43 The utilities are available, and the ones that are
44 inadequate, like water, which we've discussed about,
45 will be improved. Anderson County Roads and Bridges
46 stated that there's no improvements needed. And the
47 new roads will be built to county standards which
48 provides adequate access for emergency services.

49 Finally, sidewalks are provided for connectivity
50 for residents, and a buffer is provided for residents

1 and neighbors alike.

2 I expect you and others to have questions. I'm
3 ready and willing and able to ask (verbatim) them,
4 along with my engineer. Thank you very much for your
5 time.

6 DAN HARVELL: Okay, thank
7 you, sir. So if you'll stay there, I'm sure there's
8 probably a few questions. Anyone from the board?

9 I will address the issue of the 13 cease and
10 desist orders. Those were presented to us to present
11 to you by the Councilwoman Cindy Wilson for District 7.
12 She has a grave concern not only for your particular
13 company you're representing but all the companies
14 concerning the stormwater runoff issues. There are a
15 lot of those issues happening throughout the county
16 with this new construction. Those were not necessarily
17 -- I would not say they were submitted to defame. They
18 were just submitted as a matter of fact that we need to
19 be cognizant of this situation during the construction
20 period.

21 MICHAEL ROTH: Well, I don't
22 think it was relevant to this subdivision or any other
23 subdivision, quite frankly, and I certainly understand.
24 I think our contractors go to great lengths to address
25 the water runoff issue. There are times when you can
26 put up as many silt fences as you want. And that will
27 not -- you will still deal with issues. And that is, I
28 believe, the county's only method to addressing an
29 action. I don't think they generally call you and tell
30 you, hey, there's a water runoff issue. They give you
31 a notice to comply, and then you comply.

32 DAN HARVELL: Okay. Well, I
33 just wanted to -- I just wanted to clarify that. That
34 came through a request of County Council, one of the
35 members. So just to make that certain.

36 Anyone else with any questions?

37 JANE JONES: On the plat,
38 those broken lines around, is that a creek? The lines
39 ---

40 WESLEY WHITE: Which area?
41 Are you talking about the dark lines that look like
42 they are ---

43 JANE JONES: Broken lines,
44 just squiggly?

45 WESLEY WHITE: Those have
46 been delineated as waters of the state. So those are
47 actual locations, so those won't change. But yes,
48 those ---

49 JANE JONES: That's water,
50 running water?

1 WESLEY WHITE: They're
2 defined as waters of the state, sometimes they're wet,
3 sometimes they're not.
4 JANE JONES: What is this
5 one?
6 WESLEY WHITE: The one in
7 the back is actively flowing. The one in the middle is
8 wet weather, meaning it's wet when it rains. But it's
9 still classified as wetlands based on soil ---
10 JANE JONES: I just wanted
11 to know if that was run water through there or what it
12 was.
13 MICHAEL ROTH: And part of
14 that is so for, you know, in the common space, rather
15 than throw that into a lot where someone could
16 potentially impact it. We've thrown that in a common
17 space, which gets recorded as a common space easement.
18 And that cannot be changed. So there's buffers from
19 those wetlands and creeks.
20 JANE JONES: I understand
21 that.
22 DAN HARVELL: Any other
23 questions at this time?
24 All right. Thank you. We may call you back.
25 MICHAEL ROTH: Thank you.
26 DAN HARVELL: All right, we
27 have a sheet full of people here signed up to speak.
28 First is Charles Davenport.
29 CHARLES DAVENPORT: Yes, sir,
30 thank you, to everyone this evening. My name is
31 Charles Davenport, and I live at 1440 Dunlap road.
32 I own and operate the Flying Squirrel ranch that
33 is west on the fence line. I adjoin the Dunlap
34 property where they want to put these homes. I don't
35 have a problem with them selling the property. I have
36 a problem with this many homes going in on this
37 property. I have a one acre pond, and then another
38 pond below that catches all the water from over 110
39 foot drop from the top of Town Creek down to my
40 property. If you could go back to the picture, I can
41 show you that this runs into me on both sides. Even in
42 that corner, that point where they have that road going
43 across to connect the other one, that water comes down
44 through me.
45 I would like to see an engineered stormwater plan;
46 where they're going to put these silt ponds, what's
47 going to happen if they have a catastrophic failure, it
48 washes my pond out? Who is going to pay to replace
49 that?
50 I don't have a problem with a neighborhood. But

1 what they're showing there, and all the trees -- I used
2 to run cows on this property. There won't be any trees
3 left. There'll be one or two here and there. But
4 we're going to have a problem with the storm water. I
5 don't -- you know, I can't stop it, but I can complain
6 and give you the warning of it. I mean, we still don't
7 know where these roads are going to come out. There's
8 one in the curve where they have set over that you
9 can't see either way, even if they put the 75 foot
10 buffer.

11 So I ask you to think long and hard about this
12 before we say this, along with the cease and desist
13 order that they have against them, and the ratings that
14 they have from previous homeowners.

15 But I thank you for letting me speak.

16 DAN HARVELL: Okay. Thank
17 you, sir. Mr. Cartee, can you put the map back up so
18 that if anyone references locations or whatever, we'll
19 have that there. Thank you very much.

20 All right, next is Bob Palmer.

21 BOB PALMER: Thank you, Mr.
22 Chairman. My name is Bob Palmer. I live at 138 Town
23 Creek Drive. If my voice holds out, I want to make
24 just a couple of comments.

25 Mr. Chairman, I appreciate what you said about
26 zoning. It is important. And I support zoning. The
27 reason I say that is because I am not against growth.
28 But this particular development I am opposed to. You
29 know, we've done a pretty good job of zoning ourselves.
30 I am actually the second house that was built on Town
31 Creek Drive. Mr. Owen Saylor on one side and Mr.
32 Wyatt Thompson on the other. And we have grown in that
33 area. 81 was a two lane road. TL Hanna was down the
34 road where McCants is. We've got a grocery store now.
35 Not only that, I'm glad Dr. McClain's not here; we've
36 got a funeral home over there too, which may be -- he
37 may want to send me up there real quick.

38 But anyway, I want to get off the zoning and try
39 to talk about the storm water. I have been affected by
40 storm water. Mr. Louis Bowen owned 15, 20 acres behind
41 me. I bought the property that I live in from him.
42 But if -- when he was there, there was 1000 feet of
43 land that absorbed that 18 acres from lots of
44 groundwater. The development that came with the
45 townhouses probably doesn't have three acres to absorb
46 the land there. Retention ponds are that; they retain
47 it. But they don't do away with it. What they've done
48 by grading and curbing, they have taken that 1000 feet
49 and put it in a retention pond. But it doesn't retain
50 it very long. It comes out of a smaller pipe as you

1 know. And what its done is washed by -- I have a two
2 acre lot that's really been inundated by erosion.

3 You know, what we're looking at here is much
4 greater than that. That was only about 10 or 12 acres
5 that came back on me. Now we're looking at better than
6 80 acres.

7 I would ask you to seriously consider denying this
8 project. We have a neighborhood that has policed
9 itself very well. Mr. Bill Dunlap, my neighbor,
10 deceased, was a member of the community, a fine
11 community, along with Ashleys and the Davenports and
12 we'd like to keep it that way.

13 This just doesn't fit in to what we have
14 developed. And I'm just saying give us a chance to
15 zone our own property. And that is keep the lots of a
16 decent size. I'm not against the development. But we
17 don't need half acre lots ---

18 HENRY YOUMANS: Time.

19 BOB PALMER: --- adding

20 stormwater runoff problems. Thank you.

21 DAN HARVELL: Thank you.

22 Next is Jake Crosson.

23 JAKE CROSSON: Good evening.

24 Thanks for giving me a chance to speak a minute. I
25 won't take too long. I have a lot of the same concerns
26 that my neighbors do here. My name is Jake Crosson.
27 And once again, I'm a lifelong resident, Calhoun
28 Elementary, McCants Middle School and class of '92 at
29 TL Hanna. I've been here for a long time. Y'all can
30 do the math. Paid a lot of taxes here over the years.
31 We've gotten to know a lot of these nice folks here,
32 especially during this process. And I echo the
33 sentiment of them. I'm not against development. I was
34 even involved in some of that way back when and -- but
35 they were always projects that seemed to fit in. This
36 one definitely, in my opinion, doesn't fit in. And
37 something interesting that I heard earlier, there were
38 some people here that were in support of some of these,
39 some citizens that we heard earlier. I don't think
40 you're going to hear any of that. I don't think you're
41 going to have anybody here in support, except for maybe
42 the owner and the developer. I think that the
43 developer is here because there's price that's a factor
44 here. And so they're going to -- they're -- what
45 they're -- the density that they're trying to put in
46 here is driven by that. And I don't think that's the
47 only way. I think that Anderson has a need for some
48 subdivisions like this piece of property, they can have
49 some larger tracts. You know, you look all around that
50 area, Harper's Ridge, and I can't even think of the --

1 yeah, you hear what they're saying, one, two, three and
2 four acre tracts. And you don't see those for sale.
3 Those are usually -- they're gone before they hit the
4 market. And I think there's a big desire and a market
5 for that. And I think that that could be done here
6 with the same net result for the homeowner. And for
7 the property owner now.

8 And nobody -- I mean, I'm not against her selling
9 the property. I mean, that's the American dream,
10 right? Your parents or grandparents have a piece of
11 property that they acquired a long time ago, and it's
12 appreciated, and it's yours and it's yours to sell.
13 And I'm -- certainly don't want to prevent that.

14 But I just I would -- I would prefer to see
15 something that fits into the area. And 95 homes in the
16 middle of these properties in this area, they just
17 don't fit. And I think there's a better way we could
18 do this. Okay?

19 DAN HARVELL: Thank you.

20 Next is Jack Fahy.

21 JACK FAHY: Jack Fahy,

22 1235 Dunlap Road in Anderson.

23 This is basically the same plan that you turned
24 down a few months ago. Last time we met, you said that
25 they were going to have to require sewerage. And I
26 don't know what happened there. But they apparently
27 don't have to do that anymore. Is that the case? Is
28 that the case? I'm asking.

29 DAN HARVELL: Staff?

30 HENRY YOUMANS: That's

31 correct.

32 DAN HARVELL: According to
33 staff, that's correct.

34 JACK FAHY: I'm amazed.

35 I'm really surprised, because I thought they were going
36 to have sewerage. And I thought the next question we
37 were going to ask is, well, if they do have sewerage,
38 then could the city of Anderson incorporate them and
39 annex them into the city, which may be what happened
40 too.

41 But I don't know why we can't read any of these
42 slides that you have in the presentation that they gave
43 us before. We couldn't tell the size of the lots. I
44 can't tell where the property lines are. There's not a
45 single slide that shows our properties matched up
46 against this so you can see what's happening. I think
47 I'm going to walk out my front door and look to the
48 left and I'm going to see every single person who wants
49 to buy one of these houses or just look at every single
50 construction truck go past my door. I can't tell

1 because you didn't put our properties up on any of
2 these. We can't tell the number of feet.

3 Where's the topography map that shows the runoff
4 areas that Jake was talking about, and that Charlie was
5 talking about? It's over 100 feet. It's probably 120
6 to 140 feet. If -- Mungo cannot fit 95 homes on half
7 acre lots without taking down most of the trees. You
8 know how big septic fields are. You probably have them
9 at your own home. They're not small. They're going to
10 take down almost every tree that's there.

11 The difficulty we have, what's going to be the
12 impact on water contamination in those particular
13 areas? The buffer they talked about, that's really a
14 nebulous situation. What are they going to -- how are
15 you going to enforce that? Is it going to be on
16 everybody's deed that you can't do anything in there?
17 Can they plant a tree in there? Can they put a fence
18 there? Can they put a driveway in there? Can they
19 park their old cars in their? Can they throw trash
20 there? Is that going to be a part of their deeds?
21 What are you recommending that they do to protect that
22 75 foot buffer?

23 The slide that they put up earlier tonight, we've
24 never seen that before. Nobody could read the size of
25 these lots. You couldn't read them, gentlemen, ma'am,
26 you couldn't read them. You couldn't tell me what the
27 lot sizes are in any of them.

28 They did not address the problem with sidewalks.
29 I don't care if they have sidewalks within there.
30 There's no sidewalks for these kids to get Hanna High
31 School. There's no shoulders to Dunlap Road. It's a
32 dangerous road. You heard people talk in the fire
33 department about it, about all the accidents there.
34 The police are surveying it right now. It just doesn't
35 make any sense, some of the things that they're saying.

36 I'm just going to ask that you please vote no.
37 The kids -- safety is so important. The quality of
38 life that we have there now, there's not a single home
39 that's not ---

40 HENRY YOUMANS: Time.

41 DAN HARVELL: That's time.

42 Thank you, sir.

43 Next is Marsha Fahy.

44 **INAUDIBLE COMMENT FROM AUDIENCE**

45 DAN HARVELL: Okay. Thank
46 you, ma'am. Jeffrey Cleveland.

47 JEFFREY CLEVELAND: Thank you. My
48 name is Jeffrey Cleveland. I live at 112 Gallant Lane
49 which is nearby the property, but I'm rebuilding a
50 house that's on 239 Ashley that's immediately north of

1 this plat, which shares a property line. And yes, the
2 creek is wet year round, it does bump right up against
3 that.

4 I also serve on the Finance Board at Hopewell Fire
5 Department which is responsible for this zone and
6 pretty much the entire surrounding area.

7 Here I've got a couple of excerpts of moratoriums
8 put in place by various counties in South Carolina that
9 restrict this type of proposal. While in other
10 counties, these do hold statements that have been
11 echoed by us here in these meetings and others. In
12 Greenville County, Greenville County finds that
13 development has raised concerns over the impact
14 subdivisions will have on road infrastructure,
15 streetscapes, traffic congestion, open space, natural
16 habitats, and the quality of life in this area.
17 Berkeley County whereas rapid employment and
18 residential growth are of benefit, they also have
19 significant impacts on infrastructure and the provision
20 of crucial county services. Other counties and
21 municipalities with similar measures and statements
22 include Oconee, Jasper, Mauldin, Pickens, Lexington,
23 Allendale and Santee. Permitting these statements in
24 these moratoriums and ordinances, it becomes clear that
25 local resources are being strained by the rapid and
26 simultaneous addition of these large subdivisions.
27 Others here will attest to the similar issues that
28 they've already attested to; water, school capacity
29 availability of medical care and professional services
30 like HVAC and plumbing.

31 But as I've mentioned, I serve on the Finance
32 Board for Hopewell Fire Department, which does serve
33 this area. We're short on funds this year. We will
34 need to seek direct donations from our service area as
35 well as participate in fundraising activities to
36 support our existing budget. Recent rapid growth
37 similar to what's described here and by these other
38 counties and municipalities in their referendums has
39 really brought our costs up. Increased call volumes
40 cause the use of more consumables, reduce the service
41 life of equipment and require more and more volunteer
42 hours. If we're unable to keep up our budget and
43 volunteer hours, which of course, no amount of money
44 can replace volunteers, then we will be in a lower
45 state of readiness, increases call times, increases
46 responses, poses a risk to everyone here, surrounding
47 area and in the entire coverage and service area.
48 There's still hundreds of homes that have yet to be
49 built inside the service area that are already
50 approved.

1 And so at this time, we do not know what effect
2 that will have on our areas, our budgets, volunteers
3 that are available to crew equipment that we may
4 procure.

5 We can look to these other counties to see the
6 problems that they're already facing about these large
7 subdivisions and use those lessons here. Or we can
8 allow these problems to persist. These other counties
9 have made the decision to put moratoriums on large
10 subdivisions like what is proposed, and I suggest that
11 we take their lessons in kind and I ask that you
12 decline the subdivision as proposed today. Thank you.

13 DAN HARVELL: Thank you,
14 sir. Next is Leigh Watson.

15 LEIGH WATSON: Thank you, my
16 name is Leigh Watson and I reside at 249 Ashley Road.
17 We back up right to this creek that we were talking
18 about. And as Jeffrey said, yes, it is wet year round.

19 When I came here last, I basically addressed the
20 school issue. I am a 24 year veteran and the school
21 issue is huge. We already have so many subdivisions
22 going in this area in the Crestview/Midway area, and
23 all of these subdivisions are going to feed into TL
24 Hanna.

25 Since the last meeting where I spoke I have spoken
26 to Walter Mayfield, the principal at Hanna and he says
27 he currently has one open classroom. That's not going
28 to cut it. And now we're proposing 95 more.
29 Anderson's not ready for this, Anderson 5 is not ready
30 for this.

31 Okay. The traffic study still blows me away every
32 time I come in. Town Creek has seven houses on it.
33 Seven. There is no way 1600 people travel on that road
34 every day. There might be six. It connects Ashley
35 Road and Dunlap Road and that's it. It doesn't go out
36 to 81. It connects those two roads and has seven
37 houses on it. And it's narrow enough that if you are
38 driving on it and you meet another car, one of you
39 needs to pull over some. That road is nowhere near
40 ready for this kind of development. Anderson is not
41 ready for this and we need to slow all this down.

42 And while we're saying -- Mr. Roth is saying he
43 doesn't think that the conditions with Mungo Home and
44 the complaints matters; it does matter. I have been on
45 and visited the Better Business Bureau and there have
46 been pages and pages of complaints from 2021 to 2024.
47 And a lot of them have to do with grading and runoff
48 and problems. And the people that are complaining,
49 it's not one thing; it's a whole list of things. And
50 many times they're told it can't be fixed because your

1 one year warranty is out. That's a problem for us.
2 And if that kind of thing is going on, there's no doubt
3 in my mind we're going to have runoff problems. It's
4 very much a concern.

5 Please consider the things that you have heard
6 tonight and take into consideration -- most of us have
7 lived in Anderson all our lives. And a lot of us have
8 been out on this property for most of our lives. And
9 when these guys have got their paycheck and they're
10 gone, think about what we're going to be left with.
11 Thank you.

12 DAN HARVELL: Thank you.
13 Next is Kristi Bejarano. Pardon the pronunciation
14 there. Oh Bejarano. Okay.

15 KRISTI BEJARANO: My name is
16 Kristi Bejarano and my address is 161 Newington Circle.
17 And I'm here to speak in opposition to the proposed
18 subdivision.

19 Several months ago, we met here in front of this
20 Planning Commission to discuss this same proposed
21 subdivision. The concerns of our neighbors were
22 considered, including road conditions, road safety, the
23 severe overcrowding at TL Hanna, and the inability of
24 the water company to keep up with so many additional
25 homes, as their service is already hugely problematic.

26 This Planning Commission understood our concerns.
27 You agree that this was not a good fit, and voted
28 against this proposed subdivision. Mungo Homes has
29 come back to this committee without offering any
30 changes or addressing any of the concerns of our
31 community and of the committee. They've added
32 sidewalks and a buffer. That's it. The problem is
33 these changes do nothing to address any of the very
34 valid concerns of both our neighbors and of the
35 committee. We're still looking at the exact same 95
36 homes, the exact same impact on our already overcrowded
37 schools, the exact same impact on our water system.
38 They've offered no improvements to the condition of the
39 roads, or more importantly, the safety of the roads.
40 Town Creek, as mentioned, is not a major local road
41 with 1600 maximum average trips per day. It's tar and
42 chip, six tenths of a mile long with seven homes. And
43 as mentioned, isn't wide enough for two cars to pass
44 without one pulling over. It's wildly misclassified
45 and absolutely can't handle 95 additional homes.

46 And Dunlap Road has been the scene of so many
47 accidents. It's incredibly narrow with blind curves,
48 no shoulder and very poor visibility. The addition of
49 95 homes to this road will absolutely increase the
50 number of accidents and traffic fatalities in Anderson.

1 Mungo Homes is not trying to work with our
 2 community to build homes. They're not trying to make
 3 Anderson a better place to live. We have no assurance
 4 that the homes shown by the developer are
 5 representative of what they want to build; what they
 6 will actually build. The developer said himself that
 7 Mungo Homes isn't perfect. And he's right. The Better
 8 Business Bureau's website rates on a scale of one to
 9 five and Mungo Homes is currently rated at 1.2 which is
 10 actually lower than it was rated the last time we met.

11 The building down approach of these national
 12 builders is not the way to set Anderson on the path to
 13 prosperity. Mungo Homes presented this committee today
 14 with the exact same thing they presented in April. I
 15 speak on behalf of so many people in this room when we
 16 say that we hope you reach the same conclusion you did
 17 the last time ---

18 HENRY YOUMANS: Time.
 19 KRISTI BEJARANO: --- and say

20 no. Thank you very much.

21 DAN HARVELL: Thank you,

22 ma'am. Next is Clay Crosson.

23 CLAY CROSSON: Good evening.

24 My name is Clay Crosson. I'm a sophomore at TL Hanna
 25 High School. And I just have some numbers I want to
 26 read out to y'all about the sizes of lots on the
 27 surrounding roads. 1219 Dunlap Road is three acres,
 28 1225, my home, is four and a half, Mr. Fahy's house has
 29 5.3 acres, Charlie Davenport has a 56.4 acre plot. On
 30 Town Creek, there's a 1.8 acre plot, a two acre plot or
 31 two two acre plots, a four acre plot and a 11, a 30 and
 32 a 10.

33 On Ashley road, there's a four plot -- a 14 acre
 34 plot, an eight and a half acre plot, an 8.4 acre plot,
 35 5.1, a 5.6, a 4.2 and a 2.3.

36 So I'd just like to say that this -- these houses
 37 and these plots in this subdivision, Mr. Ross said that
 38 they would fit in well in this area, which, as you can
 39 see by his numbers, they really, truly will not.

40 Thank you for this opportunity to speak tonight.
 41 And please deny this.

42 DAN HARVELL: Thank you,

43 sir. Next is Rutledge Vaughan.

44 RUTLEDGE VAUGHAN: Good evening.

45 My name is Rutledge Vaughan. I'm the production
 46 manager for Mungo Homes in the Upstate. I've worked
 47 for Mungo Homes for 18 years. I'm a resident of
 48 Powdersville for the last 20 years. So I'm vested in
 49 this community, just like everyone else in this room.

50 I was asked to come speak tonight on behalf of my

1 land team, to speak to the type of house that we build
2 and the company that we are. There's -- you can twist
3 information and have it fit your narrative. But I'm
4 just going to give some context to some of the
5 information that's been presented.

6 Mungo Homes has an A plus rating with the Better
7 Business Bureau. Mungo Homes operates in 10 markets
8 across four states. In the last three years, which is
9 the reporting period that they're referencing on the
10 website, that's over 10,000 closings that we have
11 provided to customers. They're referencing 45 reviews
12 that are on that website. Those reviews, there's two
13 parts, and I'll get to that in a second. There are 45
14 reviews that they're referencing to get that 1.2
15 average. The issue with that is it's as simple as you
16 going on to Yelp or Google Reviews and simply taking
17 the 30 seconds to put in your opinion. And it states
18 that on the Better Business Bureau website. Where you
19 really need to look at is the claims, which actually
20 requires you to go through a vetting process and
21 listing a claim that the builder themselves has to
22 respond to. And if you look on that website and go
23 under the claims area, you will see that we have
24 responded to all 50 that had been posted in the last
25 three years for Mungo Homes.

26 Now, with that said, with us building as a
27 company, this includes anywhere from Richmond,
28 Virginia, to Savannah to Greenville/Spartanburg.
29 That's over 10,000 homes. And we have 50 complaints in
30 those -- in that time period. That's less than half of
31 1/10 of a percent. Okay, that's a very low number.

32 The other issue is, is that for this market,
33 Greenville/Spartanburg where I'm the head builder for
34 the last 18 years, we have not had a complaint in over
35 a year. And we've closed over 600 houses in the last
36 12 months.

37 So if you want to talk quality, one last point
38 I'll leave you with is that Mungo Homes is the only
39 builder, custom or production, operating in the state
40 of South Carolina that has ever won a national award
41 for being named Builder of the Year. I would encourage
42 you to look that up on the *Builder* magazine website.
43 Thank you for your time.

44 DAN HARVELL: Thank you.
45 And lastly is Bill Hood.

46 BILL HOOD: Thank you, Mr.
47 Chairman and members of the board. My name is Bill
48 Hood. My wife and I live at 1219 Dunlap Road. Is this
49 working? We live at 1219 Dunlap Road.

50 First, I just want to agree with all the other

1 issues that have been raised concerning this
2 development, particularly concerning infrastructure and
3 more particularly the roads involved. The gentleman
4 from Mungo made the comment that we need more housing,
5 we need to be building more housing. And I agree with
6 that. We're a growing area. But if we're going to be
7 constantly putting in more housing, we're also going to
8 need to be building roads or at least improving roads.
9 We can't keep putting in houses and using the same old
10 farm roads that have been there for 100 years and are
11 unsafe. And that's part, I think, what this board is
12 responsible for determining.

13 But I would like to specifically address the issue
14 of the buffer. Now when we were here at the first
15 hearing, they came in with the drawing on the board and
16 a nice green buffer around it. No detail. They come
17 back again and all they've done is put on the plat
18 we're going to have an average 70 foot buffer, no
19 details. Come in with the same nice green line around
20 the plat showing looking at -- look at this great
21 buffer with no explanation of what kind of buffer it
22 is, how it's going to be maintained, who's going to
23 maintain it. And the thing that bothers me the most is
24 a good portion of this buffer is actually located on
25 the lots that people are going to be buying in this
26 subdivision. A good part of the buffer is actually
27 going to lie in the setbacks on the back of the houses
28 here. So are people who buy the houses going to be
29 able to use their yards? Are they going to be able to
30 cut down the trees? Is there any assurance that we're
31 even going to have a buffer in the future?

32 And for the reasons that young Mr. Crosson just
33 stated, I think it's absolutely clear that if you
34 choose to approve this, at the very least we need an
35 effective and durable buffer around the perimeter of
36 the property. Thank you.

37 DAN HARVELL: Thank you.

38 That concludes citizens' comments. At this time,
39 does anyone from the board have a question of the
40 developer or engineer? Okay, hearing none, I'll ask
41 for a motion to approve or deny this request.

42 TIM CARTEE: Mr. Chairman,
43 can I add one thing to this?

44 DAN HARVELL: Sure. Please,
45 Mr. Cartee.

46 TIM CARTEE: This is zoned
47 R-20. We have to take out the factor of whoever the
48 builder is, this is for just the layout itself and is
49 zoned R-20. Before this property was ever zoned, the
50 people had to vote and council had to approve. Now

1 this was voted by the people who live out there to be
2 R-20.

3 Now they can do 20,000 square foot lots and be
4 able to do more. A buffer yard is not required for a
5 residential development. So I think they're offering
6 more than what is required by the minimum standards.
7 Just wanted to add that, Mr. Chairman.

8 DAN HARVELL: Thank you for
9 bringing that to our attention. Thank you, Mr. Cartee.

10 All right. Having heard that I will call for a
11 motion.

12 JANE JONES: Motion to deny
13 the project. My reasons are the infrastructure is just
14 not in place. I think District 1 is starting to
15 experience what District 6 has been experiencing for
16 some time.

17 And please can -- remember that we have approved a
18 lot of developments that are not built yet. I know
19 more specific numbers about my district. But you've
20 got to take that into consideration. Several people
21 said that we need to build more houses. Well, we've
22 got to absorb the impact of the ones that are about to
23 be built. And I don't know of any plans to seriously
24 increase these fire departments and law enforcement.
25 I'm just concerned about all the infrastructure. We've
26 talked about schools, it's not even any -- we know
27 they're overcrowded, and you can only build them so
28 fast and your taxes go up correspondingly.

29 But those are my reasons for asking that this
30 project be denied.

31 DAN HARVELL: Okay, we have
32 a motion by Ms. Jones to deny, along with the reasons.
33 Do I hear a second?

34 DAVID COTHRAN: Second.

35 DAN HARVELL: We have a
36 second by Mr. Cothran. Any discussion amongst the
37 board?

38 I will ask one question of the developer and/or
39 engineer. You showed us the picture of those houses.
40 Number one, are those slab on grade houses? Is that
41 what the intention is?

42 WESLEY WHITE: No, sir. The

43 ---

44 DAN HARVELL: Crawlspace?

45 WESLEY WHITE: I'm Wesley
46 White with Ridgewater Engineering. I live here in
47 Anderson and work here in Anderson. No, the intent is
48 for everything to be -- there's a similar project that
49 Mungo just finished, which is Midway Farms. Those are
50 all built -- what they call built-up slabs. So this

1 the ---
2 DAN HARVELL: Raised
3 perimeter.
4 WESLEY WHITE: Yeah, the
5 raise perimeter. It looks like a foundation. And it
6 fits the contours of the property, which reduces the
7 overall grading that's required.
8 Would y'all entertain a couple of clarifications
9 on some misinformation that was provided?
10 DAN HARVELL: Yes, sure. Go
11 ahead.
12 WESLEY WHITE: I appreciate
13 that. The issue that came up with the sewer, the
14 county just -- we got some misinformation on both
15 sides. But essentially they were wanting it sewer, I
16 think. But we spoke with several of the surrounding
17 neighbors who would have had to grant access to allow
18 that. They are not -- and we don't want that. So
19 that's why sewer -- Mr. Youmans removed that statement.
20 So sewer is not available, cannot be brought here
21 without the surrounding property owners being in
22 agreement. And that would drastically increase the
23 density.
24 The buffer, just to clarify, what's shown on the
25 final -- on the preliminary plat has to be added to the
26 final plat. It's written on there as a 75 foot natural
27 buffer. So that will be permanent. It's irrelevant as
28 the fact that part of it is on adjacent properties.
29 They -- when they buy the houses, they are well aware
30 that they are not allowed to encroach on that or do
31 anything with it. Other than, you know, kind of like
32 the Corps property is concerned, cleaning up. Right.
33 So it's ---
34 MICHAEL ROTH: That buffer
35 would be written into the HOA documents, and it would
36 be guided by the Architectural Review, which would
37 oversee the, you know, the home. In fact, I live in a
38 new home, and we just got Architectural Review notices
39 from all of our neighbors, because it's a new
40 neighborhood, and then Architectural Review just gave
41 out notices. So that's how they would govern that
42 buffer once the homes are in place.
43 DAN HARVELL: Okay, so we
44 don't know if this buffer would include berms and/or
45 just wooded area.
46 WESLEY WHITE: No. It's
47 natural. Its intent is to keep what's naturally there
48 already, which you can't -- if you drive down there,
49 you can barely see into the property as it is
50 currently. So it's -- the intent is to only encroach

1 on that with the three roads -- the three entrances
2 that are proposed. That's correct.

3 The other thing, there's some -- and Ms. Sprague
4 can probably clarify. When a road is classified with a
5 maximum average annual daily trips of 1600, that
6 traffic study did not say that there were that many
7 vehicles on that. That's just how many could possibly
8 be on it. I think our traffic counts were under 100,
9 I think, if I recall correctly. So there's very
10 minimal traffic on Town Creek currently, and this won't
11 add that much.

12 DAN HARVELL: Okay, so the
13 last question I would have would be concerning the
14 sewer. So each lot will have its own drain field.
15 Correct?

16 WESLEY WHITE: That's
17 correct. That's correct. And there is a sewer, it's
18 now -- our septic is now being designed. It's called
19 engineered systems. And a lot of what we're seeing
20 now, we just did Campbell Ridge, which y'all approved a
21 couple months back, the sewer, actually, they're
22 working it and designing it within the tree cover,
23 which is what DHEC prefers because it helps with the
24 soil infiltration.

25 So based on what I've done in the past, typically
26 subdivisions of this nature, we've got 81 acres,
27 probably no more than 30 would be disturbed. So that
28 just gives you an idea of how little land would be
29 disturbed.

30 DAN HARVELL: I'm sorry, say
31 that again? No more than ...

32 WESLEY WHITE: No more than
33 about 30 acres of the 80 would actually be disturbed
34 for roads, the individual homes, driveways, stormwater
35 infrastructure.

36 DAN HARVELL: All right.
37 Based on the size of homes that you're proposing here,
38 did you say that there would be any side service
39 driveways? Or are those all direct from the road?

40 WESLEY WHITE: With the 100
41 foot lots, the majority of them will be side service,
42 just because that's what the -- they prefer?

43 DAN HARVELL: All right. So
44 there's no possibility that this might be a communal
45 sewer system like we've seen before? Correct?

46 WESLEY WHITE: No, that is
47 100 percent out of the question.

48 DAN HARVELL: All right.
49 Thank you. Any other questions from the board?

50 STEVEN GILREATH: As the young

1 man brought up about the surrounding area and this kind
2 of being smaller lots, is this project still feasible
3 to make the lot sizes bigger?

4 WESLEY WHITE: We've looked
5 into that. I mean, you can -- yeah, I mean, you can
6 make them bigger without providing all that buffer.
7 But so keep that in mind that by providing over -- was
8 it 25 percent?

9 MICHAEL ROTH: Twenty-two
10 percent.

11 WESLEY WHITE: Yeah, 22
12 percent green space, open space, common area, that, you
13 know, we could take that away and make these appear
14 bigger? We just don't want to -- we're not trying to
15 fool anybody. But no, the 95 is what, you know, fits
16 the zoning, fits the density of the area. And with the
17 buffers, you know, nobody's going to really notice it.
18 And it also matches some of the subdivisions around
19 there in Kings Grant.

20 DAN HARVELL: All right, one
21 more thing. Based on the size of the lots in relation
22 to the size of the houses that you're proposing here,
23 what would be the setback and clearance between the
24 houses?

25 WESLEY WHITE: Realistically,
26 there is -- actually it's ---

27 MICHAEL ROTH: I think it's
28 20.

29 WESLEY WHITE: Is it 20 or
30 15?

31 DAN HARVELL: Ten feet
32 setback ---

33 MICHAEL ROTH: Side setbacks.
34 I think it's 20 ---

35 WESLEY WHITE: It's 30 on the
36 -- we will probably go 30. But yeah, I mean,
37 realistically, there's going to be 40 to 50 feet
38 between houses.

39 DAN HARVELL: That's what
40 I'm asking, what do you think between the houses?

41 WESLEY WHITE: It's not these
42 10 foot wides that you see constantly.

43 DAN HARVELL: All right.

44 WESLEY WHITE: Thank you for
45 clarifying that.

46 DAN HARVELL: All right,
47 anyone else?

48 WESLEY WHITE: Thank you.

49 DAN HARVELL: All right.
50 Thank you.

1 All right, we have a motion to deny by Ms. Jones.
2 We have a second by Mr. Cothran. Anything else from
3 the board? Okay, at this time I'll call for a vote.
4 Those in favor of denial please raise your hand. That
5 would be Ms. Jones, Mr. Cothran, Mr. Moore, Harvell.
6 Those not in favor of denial please raise your hand.
7 That would be Mr. Gilreath and Mr. Burdette. Thank
8 you.

9 Moving on to item number 8(a), Flint Creek, Rogers
10 Road.

11 TIM CARTEE: Thank you,
12 Mr. Chairman. This development was approved in March
13 10, 2020. Time had expired for the final plat to be
14 submitted. 274 property owners within 2000 feet of the
15 proposed development were notified via postcard. The
16 subdivision name is Flint Creek. The intended
17 development is single family. Applicant is ECS
18 Development. And the site design is the engineer of
19 record. Location and access is off Rogers Road which
20 is county maintained. It's in District 7. Surrounding
21 land use is residential and agricultural. This area is
22 unzoned. There's the tax map number for your viewing.
23 15.44 acres, 30 lots and no variance is requested.
24 Rogers Road is classified as a major rural collector
25 with no maximum average vehicle trips per day.

26 Here you can see the layout of the proposed 30
27 lots. It's a single road to a cul-de-sac, which is
28 adjacent to an existing subdivision. Here's the aerial
29 for the overview. Here's the sign posted for the
30 development.

31 Staff recommends approval. This project has met
32 the requirements in Chapter 24, Land Use. Thank you,
33 Mr. Chairman.

34 DAN HARVELL: Thank you, Mr.
35 Cartee. At this time, do we have a representative
36 owner or engineer to address the board?

37 PAUL AHO: Mr. Chairman,
38 Planning Commission, thank you.

39 My name is Paul Aho. I'm with ECS Development.
40 Jessica Chapman is with Site Design. They're the
41 engineer on it. We're proposing 30 single family, like
42 Mr. Cartee said. We're connecting to ReWa sewer
43 system, Big Creek water. And that's basically it.

44 JESSICA CHAPMAN: Good evening.
45 As Paul mentioned, sanitary sewer will be through ReWa
46 through the adjacent Rogers Mill development. Water
47 will be coming off of Rogers Road and will be Big
48 Creek. Detention will be on the rear of the
49 development on the other side of the power easement.
50 And that will be providing water quality and water

1 quantity.

2 As Tim mentioned the site was approved back in
3 2020 for the same number of lots but in your old zoning
4 ordinance. So this brings into account your current
5 regulations with the setbacks, etcetera that are
6 required and minimum lots that are required. It is a
7 sewer property. The homes will be slab on grade
8 homes and will be similar to the adjacent neighborhood,
9 but a little nicer in terms of the home construction.

10 There are no concerns that we're aware of moving
11 into the site. There's no flood plain. There's no
12 wetlands. There's nothing else other than working
13 through the power easement to get the detention pond.

14 DAN HARVELL: All right.

15 Any questions from the board?

16 JANE JONES: Is there just
17 one access? I can't see my plat very well.

18 JESSICA CHAPMAN: That is
19 correct. It's just one access. I do have a paper copy
20 if you want to see, as well. But yes, it's one access
21 off of Rogers Road with a cul-de-sac turnaround. And
22 so that cul-de-sac turnaround will be appropriate for
23 fire truck turnaround as it's designed currently. With
24 only 30 lots, we don't have to have additional accesses
25 off of other roads. So it will also not be a cut-
26 through being that it's sitting on a corner.

27 DAN HARVELL: Any other
28 questions? All right, hearing none, thank you very
29 much. We have one person signed up and that would be
30 J. Allison.

31 JENNY ALLISON: Good evening.
32 my name is Jenny Allison. I live at 671 Rogers Road,
33 along with my spouse and my 11 year old son. I've
34 lived there since 2005. And in almost those 20 years
35 that I've lived there, this is the first time I've ever
36 gotten a card asking my opinion about any of these
37 subdivisions going in on Rogers Road. I don't know
38 why, because one of the subdivisions that's right next
39 door to me, Parkview Glen is 144 houses that was put in
40 in the last couple years. Nobody ever asked me my
41 opinion about it, and I can throw a football to those
42 yards. So I don't know why my opinion was asked about
43 this one. But I'm just glad that it was.

44 And I don't have a problem with any of the
45 developments or any of that stuff that's going on. My
46 concern is the school. Like I said, I've lived on
47 Rogers Road for going on 20 years. But prior to that
48 other than my time in college, and the time I spent in
49 the military, I've lived in the Piedmont/Pelzer area my
50 entire life except for those years. I went to Wren

1 High School. Graduate in '85. My son just completed
2 Spearman. He will start Wren Middle this fall.
3 Wren middle, as you know, is a brand new school.
4 It's only been there a couple of years. And we even
5 voted to increase our own taxes in our area so that we
6 could get a new school to be able to take care of the
7 students and the kids that live there. So the school
8 has only been there a couple years; brand new school.
9 And I get it, everybody wants to go to Wren. It's a
10 great school. I understand that. The problem is, is
11 when I took my son to check in to the Wren Middle
12 School, we were told that no lockers would be issued
13 this upcoming year. Reason being because they don't
14 have enough lockers for the amount of students that are
15 going to the school now. Now I could understand that
16 if this was a 30 year old school and the school was
17 out, you know, outdated and everybody had outgrown.
18 But we're talking about a brand new middle school.
19 It's only been there a couple years and now they can't
20 even take care of the amount of students that are going
21 to school there now.

22 So like I said, Rogers Knoll, Barrington Creek,
23 Parkview Glen, all those are within walking distance.
24 I can walk there in two or three minutes. That's how
25 close these subdivisions are to me. And I'm not
26 talking about 30 houses, like these guys don't have
27 many. I'm talking about hundreds of houses. Those are
28 the ones that have been completed in the last few
29 years. That doesn't include all the other ones that
30 are going up in the Piedmont/Pelzer area that are for
31 Wren school. You're talking about the new one is the
32 Mungo Homes one there. What is that? I've got it
33 written down. I can tell you about it. Riverwood
34 Farm. That's like 300 to 400 houses. Dogwood Ridge,
35 that's like I think almost 200 houses there. Woodglen
36 on Highway 86, I think that is almost 450 houses in
37 that one subdivision. And then we have Wrenfield II,
38 which is off of 81. Now, these are the ones that I
39 know about.

40 HENRY YOUMANS: Time.

41 JENNY ALLISON: There's a lot
42 of subdivisions I'm sure I don't know about that is in
43 Anderson School District 1? I'm just saying somebody
44 needs to think about these schools before we built
45 these houses not after.

46 DAN HARVELL: Thank you.

47 That's your three minutes. Thank you very much.

48 All right. Any questions from the board? Okay,
49 at this time, I'll entertain a motion to approve or
50 deny. Do I hear a motion? Do I hear a motion?

1 ALESIA HUNTER: That's
2 correct, but ---
3 JANE JONES: We voted not
4 to extend it.
5 ALESIA HUNTER: But you've
6 extended all of them, is what I'm saying. That's just
7 -- this is just a formality.
8 JANE JONES: Extended all
9 of them?
10 ALESIA HUNTER: You've
11 extended other subdivisions that have ran out with
12 their time.
13 JANE JONES: I know. This
14 one stands on its own merit, doesn't it?
15 ALESIA HUNTER: Todd, you may
16 need to step in with this because this could be a legal
17 ...

18 **(OFF RECORD DISCUSSIONS)**

19 DAVID COTHRAN: Mr. Chairman?
20 DAN HARVELL: Yes, sir, Mr.
21 Cothran.
22 DAVID COTHRAN: I'm going to
23 excuse myself for personal reasons for just a few
24 minutes, and I'll be right back.
25 DAN HARVELL: Okay. We'll
26 regard ourselves in recess for five minutes.

27 **RECESS**

28 DAN HARVELL: If I could
29 call us out of recess, please. Come in and take your
30 seats.
31 And at this time, based on the tied decision that
32 we had on this particular matter, we're going to have
33 the county attorney -- the attorney representing the
34 county on this, Mr. Todd Darwin, we're going to have
35 him come and give us an explanation of how this works
36 out.
37 TODD DARWIN: Thank you, Mr.
38 Chairman.
39 DAN HARVELL: If you'll go
40 to the microphone.
41 TODD DARWIN: Oh, sure.
42 Absolutely. Thank you, Mr. Chairman. Just for the
43 record, this project was originally approved by the
44 Commission in the year 2020. Under the South Carolina
45 Vested Rights Act, the developer has up to seven years
46 to develop this property. It's come back to you
47 because it's been more than two years since it was
48 approved for them to develop. Technically, this should
49 have been placed under old business. It is entitled to
50 move forward under the South Carolina Vested Rights Act

1 because it's less than the seven year time period.
2 DAN HARVELL: So is that to
3 say that we actually didn't have the privilege to vote
4 no on this?
5 TODD DARWIN: It should have
6 been addresses in a different manner on the agenda. We
7 will take care of that moving forward.
8 DAN HARVELL: All right. So
9 do we need to revote? Are we allowed to do that?
10 TODD DARWIN: It's just
11 approved. I don't think you need to revote at all.
12 Because I certainly don't want to ask any board member
13 or commission member to change the vote they've already
14 made. That's not the purpose of that. It's just under
15 the state law, the developer does have the right to
16 proceed with this project because it's under the seven
17 year time limit.
18 DAN HARVELL: I'm just
19 saying, we've been given information now we were not
20 aware of, so that being the case it's no ---
21 JANE JONES: So he really
22 didn't have to be here?
23 TODD DARWIN: I'll certainly
24 leave that up to the Chair, but I do not think that's
25 necessary.
26 DAN HARVELL: Well, I will
27 entertain a discussion amongst the board on this.
28 What's the consensus?
29 WILLIAM MOORE: And I
30 definitely also think it should be amended, you know,
31 within our Ordinances or whatever, to make sure that
32 doesn't happen to us again. Or do we have to vote on
33 those projects every two years until the seven years is
34 up? Is that correct?
35 TODD DARWIN: No, that is
36 not correct.
37 DAVID COTHRAN: So basically
38 it shouldn't have been on the agenda?
39 JANE JONES: Right.
40 DAVID COTHRAN: Well, if all
41 of this was addressed administratively, I agree. It's
42 somewhat -- you know, being put under new business, you
43 know, I don't know what happened two years ago, and
44 that's not made clear, you know. I agree, if that's
45 the rule, then I don't even know why we're listening to
46 it.
47 TODD DARWIN: I understand,
48 Mr. Cothran, absolutely.
49 DAVID COTHRAN: So I agree.
50 So to answer your question, Mr. Harvell, I think it

1 stands. I think, you know, just as a matter of record,
2 with all this discussion we're having, that if it's
3 granted to 2027 or whatever was said, whatever we did
4 prior to that, it doesn't really matter. We just move
5 forward.

6 DAN HARVELL: All right.
7 Anyone else? All right. We'll let this stand as it
8 is.

9 TODD DARWIN: Thank you, Mr.
10 Chairman.

11 DAN HARVELL: Thank you, Mr.
12 Darwin. This is why we're so glad you're here.

13 All right. Mr. Cartee, next issue. Next case.

14 TIM CARTEE: Thank you,
15 Mr. Chairman. This development is Oakenshaw Grove.
16 205 property owners within 2000 feet of the proposed
17 development were notified via the postcard. The
18 intended development is single-family. Applicant is
19 Bradley J. Smith. The engineer of record is Civil
20 Insights. Location and access is Midway Road, which is
21 state maintained. Council District 7. Surrounding
22 land use is residential. This area is unzoned. Tax
23 map number for your viewing. It's 24.6 acres, 27 lots.
24 No variance is requested. Midway Road is classified as
25 a major collector with no maximum average trips per
26 day.

27 Here you can see the layout of the proposed
28 development. Here's the aerial. Here's the sign being
29 posted for the public.

30 Staff recommends approval. This project has met
31 the requirements of Chapter 24, Land Use.

32 Thank you, Mr. Chairman.

33 DAN HARVELL: Thank you, Mr.
34 Cartee. Do we have a representative, owner or engineer
35 present?

36 BRAD SKELTON: My name is
37 Brad Skelton. I'm one of the developers, and in
38 conjunction with the property owner, Mr. Bob Elrod,
39 we're developing this property for him. Pretty simple.
40 27 lots. Septic. The lots are half acre to .7 acres.
41 You know, we have secured a builder. We're not ready
42 to announcing that yet until we get all our contracts
43 done, but the sales price will be north on that. You
44 know, we've done the topo. As you can see, we've got
45 the retention ponds there at the proper locations. The
46 engineer's record is to put that in. We've got DOT
47 approval to line up the road across the street from the
48 existing subdivision. We've done a traffic study.
49 Again, just 27 lot, smaller development right there on
50 Midway Road. It is Palmetto High School so not

1 touching the Wren High School district there at all.
2 It's Palmetto High School and not Wren.
3 DAN HARVELL: All right.
4 Any questions from the board? All right. Thank you.
5 We have two people signed up to speak to this.
6 First one is Kathy York.
7 KATHY CLARK: Clark.
8 DAN HARVELL: Clark. My
9 apologies.
10 KATHY CLARK: First, my name
11 is Kathy Clark. My married name is Carpenter. I live
12 in Moss Creek, which is directly across from this.
13 I've lived in Moss Creek for 19 years.
14 And my concern is removal of green space, of
15 course. I like trees. The traffic. We have had an
16 up-tick in commercial traffic. Lots of 18-wheelers,
17 tanker trucks, especially when Cherokee Road was
18 closed. But they still use that. A lot of wide
19 commercial landscapers use that road. Midway Road has
20 no shoulders. And we have a lot of bicyclers that use
21 that road. And a lot of blind spots. And I'm just
22 concerned. I would certainly hate for anybody to lose
23 their life, because you can't see around some of those
24 curves.
25 And of course, Midway now is the hotspot. All
26 these new subdivisions near Midway Elementary and
27 everything. But we're on the other end of that.
28 So just wanted to -- of course, infrastructure is
29 a thing with water. Big Creek does service our area,
30 too, and our subdivision sometimes has intermittent
31 water issues, highs and lows. Thank you.
32 DAN HARVELL: All right.
33 Thank you. And I believe, Mr. Skelton, you were signed
34 up here, too. I don't know if you want to speak ---
35 BRAD SKELTON: I'm good.
36 DAN HARVELL: All right.
37 Thank you very much.
38 Any question from the board, having heard the
39 developer and the citizen speak?
40 JANE JONES: What is the
41 school that this feeds into?
42 BRAD SKELTON: Palmetto.
43 JANE JONES: That's what I
44 thought.
45 DAN HARVELL: District 1.
46 All right. Do I hear a motion to approve or deny?
47 STEVEN GILREATH: I make a
48 motion to approve.
49 DAN HARVELL: We have a
50 motion from Mr. Gilreath. Do we have a second?

1 DAVID COTHRAN: I second.
2 DAN HARVELL: Second from
3 Mr. Moore.
4 WILLIAM MOORE: That was Mr.
5 Cothran.
6 DAN HARVELL: Oh, okay. All
7 right. Discussion amongst the board? Anyone? Okay.
8 I'll call for the vote. We have a motion and a second
9 to approve. Those in favor of the motion, please raise
10 your hand. Those not in favor of the motion, please
11 raise your hand. So we have Mr. Cothran, Mr. Moore,
12 Mr. Burdette and Mr. Gilreath in favor. Ms. Jones and
13 Harvell not in favor. It passes.
14 All right. Mr. Cartee.
15 TIM CARTEE: Thank you,
16 Mr. Chairman. This development is Pea Creek. 158
17 property owners within 2000 feet were notified via
18 postcard. The intended development is single family.
19 The applicant is JNH Capital, LLC. Surveyor/Engineer
20 is Ridgewater. The location access is Wild Fox Trail,
21 which is a private road. It's in Council District 2.
22 Surrounding land use is residential. The area is
23 unzoned. Tax map for your viewing. Number of acres is
24 77.21. Number of lots are 39. No variance is
25 requested. Wild Fox Trail is a private road. The
26 proposed lots do not require a traffic impact study.
27 Here is the layout and connection to Fox Trail
28 Road. Here is the aerial. Here is the signage posted
29 for this development.
30 Staff recommends approval. This project has met
31 the requirements in Chapter 24, Land Use.
32 Thank you, Mr. Chairman.
33 DAN HARVELL: Thank you, Mr.
34 Cartee.
35 At this time if we could hear from the developer/
36 representative.
37 WESLEY WHITE: Thank you,
38 Commission. Wesley White with Ridgewater Engineering
39 here in Anderson. And then Mr. McDuffie, the owner's
40 representative.
41 As you can -- Mr. Cartee, if you'll go back and
42 put up their plat. As you can see, we are proposing
43 these lots on the front side. So there's a good bit of
44 space away from the rear where there's a flood plain,
45 some wetland issues. So we're staying away from those
46 at this time.
47 Also, North Major Road is a SCDOT road with very
48 limited traffic currently. The nearest traffic counts
49 available are over on Whitten Road, which is around
50 1100 trips per day.

1 A little bit of history. The initial phase of
2 this project, which is the reason that Wild Fox Trail
3 is currently in, was done in 1999 and totals about 11
4 lots on Wild Fox Trail. There has been no additional
5 subdivisions along North Major Road, in that area. I
6 think that's why there's been a decrease on Whitten
7 Road in traffic.

8 Anderson County Ordinance only requires one
9 entrance, so that's why we kept it to only 50 lots
10 total currently coming out. So we are well below the
11 100 lots required for one entrance. Wild Fox Trail
12 currently is listed as private.

13 That means that those 11 properties that touch it
14 currently are required to maintain it. It was never
15 turned over to the county back in 1999. With this
16 development, we will -- I've already talked to county
17 Roads and Bridges. They will require us to improve the
18 current portion of Wild Fox from North Major to our
19 property, as well as the internal roads will all be to
20 county standards. This will allow the entire road
21 system to be turned over to the county for maintenance.
22 We'll leave those 11 properties, the maintenance
23 requirements on the current road as is.

24 Additionally, there is no -- there was never a
25 dead end that stalled traffic. There's no cul-de-sac
26 there. So currently Wild Fox Trail has no emergency
27 turn-around. This will alleviate that and allow for
28 emergency access of vehicles to turn around there, as
29 well.

30 It's not required as part of this, but there will
31 be some restrictions written into the covenants that
32 prevent anything other than stick-built. I know
33 there's been some concern that these might be lower end
34 homes. They intend to start the prices around
35 \$200,000. That's the base price. These are on 25,000
36 square foot lots with septic. So just to ease any
37 concerns of what might go in there, this is -- Mr.
38 McDuffie intends to do a quality product going forward.

39 Did you have anything additional you wanted to
40 add?

41 CAMERON MCDUFFIE: No.

42 WESLEY WHITE: We're

43 available for any discussion or any questions y'all
44 have about this project. Thank you.

45 JANE JONES: The tract of
46 land adjoining there, the rest of that sketch, what did
47 you say was there?

48 WESLEY WHITE: The rear
49 portion? It's additional property, but at the very
50 back top corner, there is the actual Pea Creek which is

1 where the name came from. And it has a flood plain on
2 it, so we're trying to buffer off of that and stay away
3 from that. There's also quite a few farms on the
4 backside there that have -- that we won't be impacting.

5 STEVEN GILREATH: I was
6 contacted by the assistant chief of Flat Rock, just had
7 some concerns about getting trucks in and out and if
8 there is a further future development that goes on
9 back, he was just wondering if there would be a
10 possibility of maybe tying in -- I think it would
11 probably cost a lot -- onto Pepper Road. And I know
12 it's not -- but that was just a concern he had.

13 WESLEY WHITE: You talking
14 about currently or with -- adjusted to come back out on
15 it?

16 CAMERON MCDUFFIE: Pepper Drive
17 is -- so Wild Fox Trail is actually the main road that
18 would lead into the subdivision. So Pepper Drive
19 wouldn't necessarily ---

20 STEVEN GILREATH: I think he was
21 just asking could you maybe tie into there. He's just
22 concerned -- he understood that it's not in the
23 ordinance, but he just asked the question was that a
24 possibility?

25 WESLEY WHITE: Well, I think
26 it's limited. There's private properties -- Tim, can
27 you go back -- or forward one slide? That one, yeah.
28 As you can see there are two properties between the
29 Pepper Drive, the cul-de-sac, and ours. It's right at
30 how we want it already. And so I don't know that it's
31 actually possible to get a 50 foot easement through
32 there.

33 STEVEN GILREATH: With what we
34 got, I couldn't make it out.

35 WESLEY WHITE: Yeah, I don't
36 -- I think it would have been a possibility had there
37 not been existing houses there already. But we will --
38 concerning Wild Fox, we will be adding cul-de-sacs
39 around there. And the -- and the one access will be
40 50, so hopefully that will ease some of his concerns.
41 But I appreciate your input.

42 DAN HARVELL: Anything else
43 from anyone? Thank you very much.

44 We have two people -- two citizens signed up to
45 speak. First is Bruce Domen.

46 BRUCE DOMEN: I came here
47 because we got the papers and actually the sign is
48 posted. It's posted on private property, so it's not
49 really in front of the road so we could see it.

50 DAN HARVELL: A little bit

1 closer.

2 BRUCE DOMEN: The sign that
3 was posted should have been in front of the road
4 because it was put back towards the property, I mean at
5 the end of the road past the view of anyone. So that's
6 just one thing.

7 But the road -- that's good if they're going to do
8 something. I'm not against building anything and doing
9 something, but that road is not wide enough. Two big
10 pick-up trucks get on it, you're not going anywhere.
11 You've got to pull off in somebody yard, basically. At
12 least put your tires on it to get by.

13 And the drainage around there, it's no good. I
14 just bought my house eight months ago, and I've got a
15 river running through my yard every time we get a nice
16 downpour, and it just washes everything away. And I've
17 got to move dirt.

18 So I would like to say if they're going to put in
19 a road, are they going to put in ditches all the way
20 down? What's going to be done to it? And the road
21 needs redone. Is the county going to take it over
22 after they redo it, or is it going to fall back on us?

23 I guess those are things that I would like to
24 know. Because we've got kids down that road. You put
25 40 houses in there, you've got eighty cars. Little
26 kids. And I mean I understand you've got to watch your
27 kids and do everything, but that's a lot of traffic
28 you're going to put on a private road right now, until
29 it is made definitely better. So I'd like you to
30 consider it. Let us see something that may be done to
31 improve (unintelligible). That's all I have. Thank
32 you.

33 DAN HARVELL: Next is
34 Caroline Campbell.

35 CAROLINE CAMPBELL: Good evening.
36 My name is Caroline Campbell. I'm a lifelong Anderson
37 resident. And my husband and I live on 106 Wild Fox
38 Trail. We've part of those 11 homes.

39 Like Bruce behind me recently purchase that house
40 eight months ago. I live with my newborn son and my
41 five year old daughter. And we know better than
42 anybody the struggle it is to buy a home right now. We
43 spent two and a half years looking for that home. And
44 probably toured 50 homes and put in offers on at least
45 a dozen homes in the Anderson area trying to find a
46 house to live in. So I understand the need for housing
47 in this area as we have been experiencing this
48 explosive growth.

49 One of the biggest reasons we chose this quiet
50 neighborhood is because it was on a private road. And

1 had I known that last year when we purchased it, I'm
2 not sure that we would have gone through with that
3 purchase. Because, like he said, my children are small
4 and my daughter loves to drive up and down the road on
5 her little big wheel and her bike. And so I worry
6 about the flow of traffic in the neighborhood. But I
7 see that they're -- in that quad it does connect up to
8 North Major Road on that little piece. I don't know if
9 it's wide enough for a road to go there or if they're
10 putting something like you had mentioned about going
11 onto Pepper Drive just to kind of help ease with the
12 traffic. That is my major worry. And like he said,
13 the road is just not wide enough for two cars to go
14 down right now.

15 So that is -- our biggest worry is the
16 infrastructure, that the road will not be able to
17 support, and just the amount of homes on that area.

18 Thank you, sir.

19 DAN HARVELL: Thank you,
20 ma'am. That's all for the citizens' comments. Any
21 questions from the board for the developer/owner?
22 Okay.

23 JANE JONES: Wait, this
24 back property line, this buffer and the rest of the
25 land there, what's along there? What type -- is that
26 wooded, is that a creek? What is there?

27 WESLEY WHITE: Are you
28 referring to the separation between the 39 lots and the
29 rear?

30 JANE JONES: The 39 lots
31 and that vacant space.

32 WESLEY WHITE: That's still
33 part of our property?

34 JANE JONES: Yes.

35 WESLEY WHITE: That's a small
36 creek that goes through there. That's why we stopped
37 it right there. We put 45 foot buffers off of the
38 wetland. That was your question?

39 JANE JONES: Yes. Thank
40 you.

41 WESLEY WHITE: And just to
42 ease their concerns, the county is fully aware that
43 that road is not to their standards, and they would
44 require it to be brought up with proper drainage,
45 roadside ditches, culverts, all that, to their
46 standards, and also be widened to their current
47 standards, which are 20 foot for -- I think it's 18
48 now, but 20 foot with proper shoulders and everything.
49 So that is -- we're already aware that that's going to
50 be part of what we have to do to Wild Fox to improve

1 it.
2 DAN HARVELL: So that's an
3 absolute given?
4 WESLEY WHITE: Yes, sir.
5 JANE JONES: Before or
6 after?
7 WESLEY WHITE: As part of the
8 development. It has to be -- the county Ordinance
9 doesn't require -- or doesn't allow public roads to
10 attach to private. So in order for our new roads to be
11 public and turned over to the county, we would have to
12 improve Wild Fox and turn it over to the county. That
13 will be done for sure. And the little access out on
14 the side there, that's pretty much swamp. There's no
15 way to really get back out onto North Major. Thank
16 you.
17 DAN HARVELL: Okay.
18 Entertainment for a motion to approve or deny. We have
19 a motion from Mr. Burdette to approve. Do I hear a
20 second?
21 WILLIAM MOORE: Second.
22 DAN HARVELL: Okay. We have
23 a motion from Mr. Burdette to approve. We have a
24 second from Mr. Moore. Any discussion amongst the
25 board? I'll call for the vote. Those in favor please
26 raise your hand. And that would be Mr. Gilreath, Mr.
27 Burdette, Harvell, Mr. Moore, Mr. Cothran. And voting
28 nay Ms. Jones.
29 All right. It passes.
30 All right. Moving on to item 8(e).
31 TIM CARTEE: Thank you,
32 Mr. Chair. This is Suter Estates, Phase III, private
33 gated community. The Planning Commission approved 30
34 lots for Phase I and II on May 5, 2021. 348 postcards
35 were mailed to property owners within 2000 of the
36 proposed development. Intended development is single-
37 family. Applicant is Austin Allen. Engineer is Arbor
38 of record. Location and access is Cely Road, which is
39 county maintained. It's in District 6. Surrounding
40 land use is residential. The area is unzoned. Tax map
41 is there for your viewing. Proposed Phase III is 15
42 acres and number of lots is 14. No variance is
43 requested. Cely Road is classified as a collector road
44 with no maximum average trips per day. The developer
45 will be required to meet or exceed construction plans
46 that are approved by Anderson County Roads and Bridges.
47 Here you can see Phase III connecting into Phase
48 II. They turned these into a cul-de-sac. Here's the
49 new property that is being proposed for Phase III.
50 Here's the sign that was posted for the public.

1 Staff recommends approval. The property has met
2 the requirements of Chapter 24.

3 DAN HARVELL: Thank you, Mr.
4 Cartee. At this time do we have a developer, engineer,
5 owner to speak?

6 AUSTIN ALLEN: Good evening.
7 My name is Austin Allen with Arbor Land Design, 49
8 Greenwood Drive, Greenville 29615.

9 This application is before you tonight because
10 during the process of working through the Phases I and
11 II of Suter Estates, the adjacent neighbor reached out
12 to my client and proposed purchasing or trading,
13 however that is going to work out, the first five lots
14 on the left coming into the existing already approved
15 subdivision. How that ended up working out was those
16 five lots went to the adjacent property owner and the
17 rear 15 acres of his property was then deeded to my
18 client to allow to continue to develop and then
19 eventually build my client's house on the piece of
20 property.

21 So one thing that I would like to clarify. When I
22 did prepare this preliminary plat, GIS did not reflect
23 the changes to the lots. The changes to the lots,
24 meaning when the property was closed, the adjacent
25 property owner contracted with a surveyor outside of
26 our organization. I wasn't aware. But those lots have
27 already been recombined into his overall parcel. So
28 those lots are gone. They're not going to be built on
29 unless he comes back in front of you somewhere down the
30 road and requests to recreate those lots.

31 So when we say we're creating 14 lots tonight,
32 with losing those five, we're really proposing nine
33 septic lots. These nine septic lots, in addition to
34 what has already been approved, will continue and will
35 be custom homes. They will be of very high quality.
36 The initial units that are being constructed in the
37 subdivision right now are going for just shy of
38 \$900,000. So it's a very good product being
39 constructed. The benefit of non-septic lots compared
40 to many other things that you've seen tonight is
41 there's no impact on the existing sewer infrastructure.
42 The water within Cely Road actually mid-development of
43 the first two phases was improved. There's plenty of
44 water flow. Very minimum impact to traffic and
45 schools.

46 So we appreciate your careful consideration. I'll
47 be happy to answer any questions that you may have.

48 DAN HARVELL: Could we see
49 that plat one more time? And can you explain to us
50 exactly where those lots are.

1 questions from anybody else?
2 STEVEN GILREATH: So with all
3 three phases, what's the total acreage on this tract?
4 I'm just curious.
5 AUSTIN ALLEN: So phase III
6 is 15 on the nose. I don't have the acreage on this
7 parcel in front of me, but I want to say it was 31 and
8 some change, maybe 30 and some change, but right in
9 there.
10 STEVEN GILREATH: And total
11 houses?
12 AUSTIN ALLEN: Total houses
13 44. Excuse me, 45.
14 JANE JONES: I'm going to
15 ask you about, on the plat, I know there's a creek that
16 runs behind all this, runs parallel to Cely Road. But
17 the dots down there on the plat, what is that? Is that
18 your ---
19 AUSTIN ALLEN: So that darker
20 area is wetlands that was delineated by Blue Line
21 Consultants. We had them out on this property, as
22 well. They were not -- they didn't locate anything
23 other than Brushy Creek. However, the wetlands are
24 from the old project ---
25 JANE JONES: And the
26 retention pond is up on the front side. Do you have
27 another one?
28 AUSTIN ALLEN: So there's an
29 existing pond right at the entrance wall coming in on
30 the right. There's also a stormwater pond here. And
31 then there's existing a small pond that sits right here
32 that we will need to expand, which this property line
33 right here reflects, to account for the additional
34 development of this property.
35 JANE JONES: That dark
36 area that's trickling down into the big spot, I'm not
37 familiar -- I'm pretty familiar with this property,
38 but I don't what that is. Is water running through
39 there or is that just wetlands?
40 AUSTIN ALLEN: So there's a
41 ---
42 JANE JONES: See what I'm
43 talking about? It looks like a little creek.
44 AUSTIN ALLEN: Yeah. So
45 this section here is based on a wetland. That's not
46 running all the time. There are a couple -- there's
47 actually a spring head that sits right there. There's
48 a spring head that sits right there. And then there's
49 also a spring head that sits roughly right in there.
50 Those spring heads are actively flowing outside of the

1 creek.
2 JANE JONES: Go on to the
3 far property line. It's that long strip, and then
4 there's a little piece that goes in between two lots.
5 Why is ---
6 AUSTIN ALLEN: You're
7 referring to that?
8 JANE JONES: That, yes.
9 What is that?
10 AUSTIN ALLEN: So that will
11 be the road frontage for the lot when my client -- for
12 him to bring his driveway into the back and ideally
13 build somewhere ---
14 JANE JONES: That's not
15 part of the wetlands?
16 AUSTIN ALLEN: No, ma'am.
17 No, ma'am.
18 JANE JONES: Okay.
19 DAN HARVELL: Anything
20 else, Ms. Jones?
21 JANE JONES: Not by way of
22 questions, no.
23 DAN HARVELL: Anyone else?
24 Okay. We have one citizen signed up, and that is
25 Anthony Burns.
26 ANTHONY BURNS: Good evening.
27 I'm Anthony Burns. I live in the Hornbuckle
28 Subdivision, right off Cely Road, which is right next
29 to this. I live on Sassafras Drive. Longtime member
30 there of the Homeowners' Association and the
31 Architectural Committee, too.
32 One of the things you're allowing me to do is
33 express the opinions of the community, and appreciate
34 that. Rest assured, the opinion of the community is we
35 don't want anymore of this development on Cely Road at
36 this point. We don't have the infrastructure to, you
37 know, withstand it.
38 I think you guys would recall this. This is the
39 Greenville News - Bombarded by new housing development
40 and population growth, Powdersville Water has warned
41 the Anderson County Planning Commission that new
42 subdivisions must be evaluated hydraulically. So
43 shortly after this, of course, they put new piping
44 along Three Bridges Road, Von Holland Road, Cely Road.
45 They were cutting up the front yards and the driveways.
46 But a lot of this had to go in. Once the homes are
47 built, the builders are gone, we're left with the
48 infrastructure problems. And that's part of what we
49 don't have.
50 The roads -- Von Holland, once again, two cars

1 cannot pass on that without, you know, one of them kind
2 of going in the ditch. So the roads are not there and
3 the infrastructure is not there overall.

4 But a bigger issue, I think, and we were touching
5 on it earlier, it would be nice to have an
6 environmental impact study. Is there a way we could
7 just hand out one of these to each of the members? It
8 just shows a quick picture of what actually happened.
9 There are natural springs throughout. And a lot of the
10 water flowing down goes to wetlands. And I believe in
11 some areas you really can't put in a septic tank when
12 it's that wet. It won't perc. But you can see there's
13 a creek that runs through, a natural spring, through
14 the first phase into the end of the third phase that
15 we're talking about now. When we initially discussed
16 it, the Corps of Engineers called it a ditch. But as
17 you can see, the state has put up signs delineating
18 very clearly that it is wetlands. And a road was put
19 over that. And that's what's indicated as Rickys Path.
20 I don't know if that's an issue, you know, for this
21 group here, but we just had a little concern about the
22 environmental impact. And we're concerned that
23 wetlands will be affected. Because it looks like
24 they've been just kind of built over them at this
25 point.

26 So main concerns for the community living there is
27 we don't have the infrastructure. And also
28 environmentally what's happening, and what's happening
29 with the wetlands that are here. Already I think
30 you've probably approved more homes than they can
31 actually build because of the wetlands. And we just
32 didn't want to see anymore built.

33 So if you could maybe put a hold on this, pump the
34 brakes a little on some of this development there. And
35 the idea with an environmental impact study, this might
36 be a good opportunity to do that.

37 But thank you very much for your consideration.

38 DAN HARVELL: Okay. Thank
39 you, sir.

40 ANTHONY BURNS: Okay.

41 DAN HARVELL: All right. At
42 this time any other questions of the developer from
43 staff? All right. Oh, go ahead.

44 JANE JONES: Can you put
45 that back up, the subdivision plat, please? If you'll
46 look at this plat, the man that just spoke is in the
47 subdivision that's on the upper side. You can see
48 where those houses are. And then there's another
49 subdivision and you can see the lots there on the other
50 side. These houses in the subdivision on the bottom

1 part of this picture, they're going to share a property
2 line with this new phase, instead of the state.

3 And I have a lot of concerns about how this water
4 is going to affect these houses once you clear cut that
5 new phase. And right now they're having enough
6 problems with water coming from Phase I and II. And
7 once it's cleared for Phase III, I don't know -- I
8 can't imagine what it's going to do to these houses in
9 this subdivision Woodland Ridge, all those houses that
10 back up to that property. It's already delineated that
11 they're wetlands. And once that water starts running,
12 I just -- I don't know how it's going to affect their
13 property. I have a lot of concerns about what's going
14 to happen back there.

15 There's a letter here I want to read from a family
16 that lives in one of the houses that backs -- will
17 share a property line on this Phase III. It's written
18 by David and Laura Sobeck (phonics). I'm extremely
19 concerned about the development Suter Estates. I live
20 at the bottom of Woodland Ridge subdivision and am
21 deeply concerned that this development is behind my
22 house. I'm concerned about how the water will be
23 controlled by the expansion. One hundred percent of
24 the stormwater must be controlled by the design of
25 their property drainage. I implore the commission to
26 put strict guidelines on the developer so that they do
27 not damage surrounding property.

28 He wanted me to share that with the Planning
29 Commission. He's concerned about the water. And being
30 familiar with the property, his concerns are founded;
31 well founded. I don't -- I know at this point in time,
32 we've been told over and over the development does not
33 have to have a stormwater plan, but naturally the
34 neighbors are concerned about what they see is about to
35 happen, with all that land being cleared.

36 MALE: Can I say
37 something real quick. Not on this, but I actually live
38 in this community that she just referenced, and my lot
39 butts right back up to this. And I'm the builder
40 that's going to be over this neighborhood. And I feel
41 like I'm probably the most well-versed to speak to this
42 if there are concerns.

43 AUSTIN ALLEN: I can
44 address this question from an engineering standpoint
45 pretty easily if I get the opportunity.

46 A lot of the issues that we experienced with this
47 development is that the development above us did not --
48 was not developed under the same requirements that we
49 have; meaning they aren't controlling the stormwater
50 that we're having to control before it leaves the site.

1 So we actually have -- we handled a lot of their
2 stormwater coming off of that development and spent a
3 good bit of money maintaining the property based off of
4 what comes from that development.

5 I am aware of a couple of drainage problems on the
6 Lantern Ridge Drive roadside. And what it is, quite
7 honestly, a lot of that water from the back of the
8 house that will be behind the top notes over there
9 where that house will be, there's a lot of water that
10 sheet flows straight through that property, kind of
11 down through the cul-de-sac, and then it channelizes in
12 a ditch. It actually points directly at a couple of
13 these lots.

14 By allowing this development, we will cut off that
15 water and completely alleviate the stormwater concerns,
16 but the neighbors are happy with this property.

17 JANE JONES: I don't know
18 if they're convinced.

19 AUSTIN ALLEN: I'm sorry.

20 JANE JONES: Well, it's a
21 comment I should not have made.

22 DAN HARVELL: Ms. Jones, do
23 you have anymore?

24 JANE JONES: Mr. Sobeck,
25 you got anything you want to say?

26 MR. SOBECK: I live
27 directly on one side of -- I live direct next to the
28 subdivision. I wrote the letter. I'm not against the
29 development whatsoever. My main concern is what you
30 just talked about. Those two ditches ---

31 TODD DARWIN: May I ask, if
32 you approve of this speaker, he needs to come to the
33 microphone.

34 DAN HARVELL: Yeah.

35 JANE JONES: He lives in
36 one of the houses that we're talking about.

37 WILLIAM MOORE: Mr. Chairman,
38 can I make a motion for us to move to a vote?

39 DAN HARVELL: You may. But
40 I will say I allowed that because Ms. Jones initiated
41 with him first. So anyway, that being the case.

42 Okay. We have a motion to move to a vote. We can
43 either that or we can just move to the vote. Let's
44 just move to the vote. Okay?

45 WILLIAM MOORE: I make a
46 motion to approve.

47 DAN HARVELL: Okay. We have
48 a motion to approve from Mr. Moore. Do I hear a
49 second? Do I hear a second to approve.

50 STEVEN GILREATH: I'll second.

STATE OF SOUTH CAROLINA)
COUNTY OF ANDERSON)

ANDERSON COUNTY
PLANNING COMMISSION MEETING
AUGUST 13, 2024

PRESENT:

DAN HARVELL, CHAIRMAN
JAMES MCCLAIN
BRAD BURDETTE
JANE JONES
WESLEY GRANT
DAVID COTHRAN

ALSO PRESENT:

TIM CARTEE
HENRY YOUMANS
JOAN HOLLIDAY
BRITTANY MCABEE
GAYE SPRAGUE

1 DAN HARVELL: All right.
2 The August 13, 2024 meeting of the Anderson County
3 Planning Commission will come to order.
4 If we could, let's stand for the invocation and
5 the pledge.
6 **INVOCATION AND PLEDGE OF ALLEGIANCE BY DAN HARVELL**
7 DAN HARVELL: Thank you.
8 You may be seated.
9 Commissioners, you have before you a revised
10 agenda which drops the item 8(c) off of the agenda for
11 tonight. Do I hear a motion to approve it as altered
12 and presented?
13 WESLEY GRANT: So moved, Mr.
14 Chairman.
15 DAN HARVELL: We have a
16 motion for Mr. Grant. Second?
17 JAMES MCCLAIN: Second.
18 DAN HARVELL: Second from
19 Dr. McClain. Any discussion? All those in favor. And
20 unanimous.
21 Next is approval of minutes of the June 11
22 meeting. The July meeting minutes will be forthcoming.
23 I do have one revision that needs to be made to
24 the June 11 minutes, and that would be the fact that
25 Mr. Gilreath was here for that meeting. He called me
26 to ask me to have that corrected. Mr. Gilreath was in
27 attendance. Are there any other alterations or changes
28 that any board member knows about? Do I hear a motion
29 to approve? We have a motion to approve with
30 alteration of the attendance of Mr. Gilreath. I have a
31 second?
32 WESLEY GRANT: Second.
33 DAN HARVELL: Any discussion.
34 And those in favor, please raise your hand. And
35 unanimous.
36 All right. Item six tonight, public hearings. We
37 have none on the docket for that.
38 No old business listed on the agenda.
39 So we'll go into item eight, new business (a)
40 single family subdivision, Stone Creek Farms, Broadway
41 School Road. Tax map 225-00-01-002. This resides in
42 County District 3. And report from the staff.
43 TIM CARTEE: Thank you, Mr.
44 Chairman. This is a single family private road
45 subdivision. 141 postcards were sent out to the
46 property owners within 2000 feet of the proposed
47 development. And again, as you had stated, this is a
48 single family development. Craft Homes is the
49 applicant. Ridgewater is the engineer of record, and
50 it is located and access road off of Broadway Lake --

1 excuse me -- Broadway School Road, which is state
2 maintained. It's in Council District 3. Surrounding
3 land use is residential and agricultural. It's 22.44
4 acres. It's unzoned. The tax map number is 225-00-01-
5 002. And the number of lots is 10. No variance is
6 requested. Broadway School Road is classified as a
7 major collector with no maximum average trips per day.

8 Here is a layout of the proposed preliminary plat
9 that shows the 10 lots, minimum of two acres. And
10 these roads will be maintained by the developer, the
11 ones who purchased this property, and will not be a
12 county road in the future.

13 Here's your aerial layout of the parcel. Now,
14 this whole parcel is not going to include all of this.
15 It's just a portion of this, which is 20 acres, 22
16 approximately. And here's the sign that was posted for
17 the proposed development.

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

21 DAN HARVELL: Thank you.

22 At this time, we'll ask if there's a presentation
23 from the owner, developer and/or engineer.

24 WESLEY WHITE: Thank you,
25 staff, commissioners. I'm Wesley White with Ridgewater
26 Engineering here in Anderson. And this is the
27 developer with me, Alex Cholak with Craft Homes. What
28 we've got is a standard private road subdivision.
29 Since the private road ordinance was passed, this
30 allows them to do the large two acre tracks. The road
31 does not belong to the county. The developer will
32 record a road maintenance agreement with it. I think
33 this is the third one that I've done since the
34 development ordinance was passed. Seems to work really
35 well to allow large tracts with minimal land
36 disturbance, and that's the goal of Craft Homes here to
37 do the large parcels. The DOT access was kind of
38 already set in place. If you look at where the lots
39 come out, we have a 60 foot access there already based
40 on some previous subdivision of land that the DOT was
41 allowed access there. Public Water will be provided.
42 The sewer will be through septic systems. And of
43 course, prior to development and recording of a final
44 plat, they do have to go through the stormwater review
45 process and obtain that permit, which is what we'll
46 assist them with. Again, the subdivision and road
47 names have also been approved by 911.

48 Happy to answer any questions if you guys have
49 any, as well as the developer if you have any for him.
50 I appreciate your time.

1 DAN HARVELL: Okay, please
2 stay at the microphone. Any questions from the board?
3 JAMES MCCLAIN: I just have
4 one. I kind of have a tradition of asking the name --
5 the decision for the name of the development, how the
6 -- Stone Creek Farms, is there, is there a Stone Creek
7 in that area? Or is that just sort of ...
8 WESLEY WHITE: No, not
9 really, just one of those challenges where you have to
10 submit something to 911, and hope nobody else has used
11 it.
12 JAMES MCCLAIN: Okay, so how
13 -- any history or anything in that regard?
14 ALEX CHOLAK: Uh-uh
15 (negative).
16 JAMES MCCLAIN: Okay. Thank
17 you.
18 DAN HARVELL: Anyone else?
19 JANE JONES: On the plat,
20 it looks like four or five lots that are right on
21 Broadway School Road. Those are not part of this, are
22 they?
23 WESLEY WHITE: No. Those
24 have already been parceled off.
25 JANE JONES: I just wanted
26 to clarify. It's just the 10 lots that you ---
27 WESLEY WHITE: That's
28 correct.
29 DAN HARVELL: Okay. And I
30 might add, this is not my district, but it's very close
31 to my district, and I drive these two roads at that
32 intersection a lot, and I'm very familiar with this
33 property. The one question I would have is the access
34 road that I see coming off of Broadway School Road, is
35 that going through that grove of trees, and will they
36 be left?
37 WESLEY WHITE: It's actually
38 to the left side of it as you face it. I think you can
39 actually -- you may be able to see it from the aerial,
40 but it's just to the left of them.
41 DAN HARVELL: Okay, all
42 right. So beyond that, will those trees be left?
43 They will be left, okay.
44 ALEX CHOLAK: (Inaudible.)
45 DAN HARVELL: Not to. Yeah,
46 those are old pecan trees, I believe. They've been
47 there probably 85 years or more. Yeah. Okay, thank
48 you.
49 All right, at this time, we have no one signed up
50 from the citizens to speak to this. Therefore, at

1 time, I'll ask the board for a motion to approve or
2 deny.

3 JAMES MCCLAIN: I'll move to
4 approve the project.

5 DAN HARVELL: Okay, we have
6 a motion from Dr. McClain. Do I have a second?

7 DAVID COCHRAN: Second.
8 DAN HARVELL: We have a
9 second from Mr. Cothran. Any discussion? All those in
10 favor of the project, please raise your hand. And that
11 is unanimous.

12 All right. Item 8(b), single family subdivision,
13 Acorn Glen, Rogers Road. Tax Map 218-00-21-044.
14 Resides in County Council District 7.

15 TIM CARTEE: Thank you, Mr.
16 Chairman. 314 postcards were sent out to the property
17 owners within 2000 feet of the proposed development.
18 It's intended to be single family. DBR -- or DRB is
19 the group for the applicant. And the engineer of
20 record is Gray. And the location and access will be
21 off of Rogers Road, which is county maintained. It's
22 Council District 7. Surrounding land use is
23 residential. The area is unzoned. 13.62 acres, and
24 they're doing 30 lots. No variance is requested. And
25 Rogers Road is classified as a major rural collector,
26 with no maximum average trips per day.

27 Here's a layout of the proposed development with a
28 cul-de-sac. Here's the aerial. Here's the signage for
29 the proposed development.

30 Staff recommends approval. This project has met
31 the requirements of Chapter 24, Land Use. That's all I
32 have, Mr. Chairman.

33 DAN HARVELL: Thank you, Mr.
34 Cartee. At this time, if we might hear from the
35 developer, owner, engineer?

36 JAMES MCCLAIN: While we're
37 waiting, can I just request that we go back to the plat
38 map while we're discussing? Thanks so much.

39 JOSH BAKER: Good
40 afternoon, Planning Commission. Josh Baker with Gray
41 Engineering. And I have Chad Carson here with Dan Ryan
42 Builders, as well as the developer. We are proposing
43 30 lots on 13.62 acres that's going to be served by
44 sewer and public water. It's going to be roughly 2.2
45 units per acre, 10,000 square foot lots. The entire
46 parcel is going to be served by one detention pond, and
47 it's going to go through county and DHEC regulations
48 for stormwater reduction from the detention pond, so
49 all stormwater that's leaving the site will be less
50 than what's currently there per DHEC regulations.

1 And I'm here to answer any questions you guys
2 have.

3 DAN HARVELL: All right.
4 Any questions from the board? Thank you very much. We
5 may call you back.

6 Okay, at this time, we have several citizens
7 signed up to speak. The first is Jeff Wilson. Please
8 come to the microphone. State your name and address.

9 JEFF WILSON: My name is
10 Jeff Wilson. I live at 250 Courtney Street Extension
11 in Pelzer. I am actually here on behalf of Anderson
12 School District One. I'm Assistant Superintendent of
13 the School District. We are the -- one of the fastest
14 growing and least funded school districts in the state
15 of South Carolina. None of these developers, these
16 guys have not come to us to talk about impact on
17 schools. We are full to the brim. Our classes now are
18 getting into 25, 30 kids per class. We don't have
19 space. We really need a plan if we're going to
20 continue to grow at this -- at the rate we're growing.
21 Like I said, we're the third fastest growing school
22 district in the state of South Carolina.

23 As you know, we already have a number of lots
24 approved in our school district. We've just added lots
25 of space to our classrooms. They're all full. We
26 continue to do that. We see a huge tax burden coming.
27 None of these houses will be paying for maintenance and
28 operation of schools. They won't help us get teachers.
29 We're full with no space. And so we just want to make
30 sure the Planning Commission knows that putting more
31 homes in Anderson School District One right now is
32 going to put a tremendous burden, not only on us -- and
33 I'll get to Powdersville roads issues on the next one.

34 But I just, on behalf of Anderson County School
35 District One, we would like for you to not approve this
36 at this time until we have a plan with the county on
37 how we're going to grow in that part of our county.
38 Thank you very much.

39 DAN HARVELL: Okay.

40 JAMES MCCLAIN: I just want to
41 ask which, which elementary school would this be?

42 JEFF WILSON: This would be,
43 this would be Spearman. And we have portables at
44 Spearman now. We have no space to build there. Thank
45 you.

46 DAN HARVELL: Thank you.
47 Next is Anna Thurston.

48 ANNA THURSTON: Good
49 afternoon. My name is Anna Thurston, and I have --
50 I've lived on Rogers Road practically all my life. And

1 I've been in the same house for the last 45 years, and
2 my grandfather lived there before I did. I came to
3 speak tonight to ask the proposal of housing
4 development for Rogers Road to not be approved.

5 I myself have went to the community, and the
6 neighbors all seem to think that we've got enough going
7 on in our community. That it's not the peaceful, rural
8 community that they bought their house to live in.
9 There's already been a lot of families moved in that
10 was welcomed, but then that put that other housing
11 development in there, and it's just putting more damage
12 on us. And the noise has become -- with the growth is
13 a big issue. And the road that we live on is a big
14 issue. And we miss the slower pace, less noise, and in
15 general, the safety and value that we bought the land
16 to live for. And people is wanting to move off,
17 because they just keep adding more on to us.

18 Thank you.

19 DAN HARVELL: Thank you.

20 ANNA THURSTON: Oh, I have a
21 petition that most of my neighbors has signed. Can I
22 present it to y'all?

23 DAN HARVELL: You may, if
24 you'll just give it to the staff here, they'll pass it
25 to us.

26 ANNA THURSTON: It's 48; 48
27 signed it.

28 DAN HARVELL: Just start
29 down there.

30 Okay, next is Kevin, and I'm not going to get this
31 last name, so just ... Sorry about that, sir.

32 KEVIN JARIGESE: Oh, that's
33 fine, I'm sure. It's just fine. My name is Kevin
34 Jarigese. I live at 121 Colonial Drive. I cordon up
35 to the property that is there, if you look down that,
36 you can see that.

37 I'm here to ask the council not to approve this.
38 I really believe that the amount of growth that's going
39 on in this little triangle that we have there is a
40 little bit too quick and a little bit too much. You
41 just recently approved 147 homes on that same stretch
42 of land or that same stretch of road. The damage to
43 the road is just horrendous. We've managed to get the
44 police department to put signs up, no more trucks, but
45 the damage to the road has continued.

46 This borders a very large green built -- green
47 belt area that we initially bought the property, and
48 all those properties along there. There's 11 species
49 of frogs, 18 species of dragonflies, and three species
50 of snakes that live along this area where this proposed

1 green -- along this green belt where this proposed
2 development is being requested.

3 The density in itself -- and I have a background,
4 I'm a professor of physics, chemistry and astronomy and
5 geology. The background in that area, the drainage
6 that they propose is totally, completely inadequate for
7 the houses that exist 15 feet below where they are on
8 the opposite side of that green belt that's there.

9 I perceive that there's going to be well damage
10 because of the way that they have proposed the water
11 moving there. Like I said, the recent development in
12 the area, there was 150 homes you guys just recently
13 allowed on the opposite side. And you need to go down
14 and see the damage to the green belt and the pollution.
15 It's ridiculous. We are -- since we bought the house
16 many years ago, the crime rate since the 150 homes, 140
17 whatever it is, 144, 145, on the opposite side, the
18 crime rate has jumped immensely. We've had automobiles
19 stolen in the neighborhood. We've had transients in
20 there, because these smaller houses that these guys are
21 wanting to put in there are just -- seem to be a little
22 bit absurd.

23 If it was cut in half, I could see possibly that
24 many houses within that area. If you look in that
25 area, and you look on that aerial photograph, you see
26 that there are larger properties, and this is a major
27 detractor to the properties that are all around the
28 area, to have this many homes in the area.

29 The services, I talked to the EMTs, I talked to
30 the ... We just don't even have the services, the EMT,
31 the fire. Once these -- this next section of houses
32 come in, we will not have the services to be able to
33 support this.

34 I had no idea about the school coming and
35 presenting, so ---

36 DAN HARVELL: That's time.
37 Thank you very much.

38 Next is Josh Baker. Oh, okay, yeah.

39 Next is Chad Carson. Okay.

40 And next is Carol Green.

41 CAROL GREEN: My name is
42 Carol Green. I live at 341 Old Brickyard Road. My
43 husband and I have lived there for 38 years. The
44 property that we have actually is the back border where
45 that cul-de-sac circle was. Two sides of our property
46 will -- are bordering that property that's going to be
47 developed.

48 We have spoken out in the past about this plan,
49 and it is better in the one way that the traffic is
50 different, but it's not better because they didn't

1 reduce the numbers. All of this property on Rogers
2 Road, which is directly behind us, I can look out my
3 back window and see the top of the houses on Rogers
4 Road. That property has been in the same family, some
5 of it, for 100 -- way over 100 years. Rogers Road
6 actually can be documented from the early 1800s before
7 Anderson County was even a county. This is a very old
8 property.

9 And the residents that live there value the fact
10 that it was semi -- now semi rural. At one time it was
11 rural. And the new homes that have been built there --
12 actually our house was a newer home in one sense, but
13 most of them were in the last 50 years. Most of them
14 were in one to two acre lots. We recently had 12
15 houses built a half a mile from us, and they are all on
16 acre lots. And there's no problem. They don't have a
17 noise problem like we've seen from the subdivision
18 that's further down Rogers Road and closer to 29. That
19 road actually runs from 29, crosses Highway 8 and goes
20 to Midway Road. So it's very, very highly traveled.

21 We're not in favor of track homes. I don't think
22 in the long run, track homes will hold their value, and
23 that's what we've seen in other subdivisions that have
24 been put in. We've got a bunch of them over around
25 Piedmont. That Moores Mill is only about a mile and a
26 half from where we are. We don't like the crowding.
27 We don't -- I mean, they don't even have enough parking
28 space for those houses. You ride through those track
29 homes, they've got cars parked all out on the streets
30 because they don't have enough room to park. It not
31 only changes the appearance because the lighting has
32 changed, but the noise level is much worse.

33 My husband is really concerned about the drainage,
34 like the gentleman before spoke to. This is a flat --
35 pretty much flat piece of property, but it slopes. And
36 when the county sewer came through and put the county
37 line, it goes -- runs all the way down that property,
38 comes behind our house and goes down beside our house.
39 And when the -- they put that in, it changed the water
40 flow, and we had to have a berm put in on that side of
41 the property, because the water was running under our
42 house and across our whole backyard. So he ---

43 DAN HARVELL: That's time,
44 ma'am. Thank you very much.

45 CAROL GREEN: You're
46 welcome.

47 DAN HARVELL: Okay, that
48 concludes the citizens that are speaking. At this time
49 do I have a motion from the board to approve or deny
50 this project?

1 JANE JONES: I make a
2 motion to deny the project. I think these people
3 explained the reasons very well. Their pleasure and
4 comfort is being taken away by the overcrowding, but
5 we've still got the same issues of not being able to
6 provide the -- the roads just won't handle the traffic,
7 and it's been explained that the schools are maxed out.
8 We're doing this too fast. We've already approved
9 between 1500 and 2000 houses in the Piedmont area, and
10 includes this area as well. And we've got to get a
11 plan for how we're going to deal with what we've
12 already done before we can do anymore, is my way of
13 looking at this as far as planning from the Planning
14 Commission. My motion is to deny.

15 DAN HARVELL: We have a
16 motion to deny from Ms. Jones. Do we have a second?

17 DAVID COCHRAN: I'll second.

18 DAN HARVELL: We have a
19 second from Mr. Cothran. Any discussion or questions
20 amongst the board at this time? Dr. McClain.

21 JAMES MCCLAIN: Yeah, I would
22 just say that it is -- to me it's somewhat compelling
23 that the school district representative comes to speak.
24 You know, I've been on this commission for maybe a year
25 now, and I haven't -- you don't hear that very much to
26 have a representative from the school district come to
27 voice such an opinion.

28 Now, I will say maybe it's a little bit
29 unrealistic to think there will be a complete
30 moratorium on any new development until there's like a
31 plan to have new school construction, for example. But
32 I mean, that is compelling. So, yeah, I would agree.
33 I think I plan to vote to deny the project.

34 DAN HARVELL: Thank you, Dr.
35 McClain. Pardon?

36 **INAUDIBLE COMMENT FROM AUDIENCE**

37 DAN HARVELL: Not normally,
38 but I will after the board. Anyone else? All right, I
39 will state where I am on this. Where I am on this is
40 the school population, and I am going to ask the
41 representative from the school to come back. I need to
42 ask you one more question. I think this might be
43 pertinent to the taxpayers in the district. The bond
44 issue that you all had that allowed the school
45 expansions in Powdersville High School, I'm assuming
46 that was part of that bond issue, the most recent one?

47 JEFF WILSON: Powdersville
48 Middle was rebuilt and added classrooms to, yes, sir.

49 DAN HARVELL: Okay, all
50 right. Where are we on that as far as how many

1 millions is that owed at this time?
2 JEFF WILSON: We are -- it's
3 a -- payoff, I believe final, final payoff on that is
4 '27 and we'll be looking at another bond referendum
5 most likely at that point, if the growth continues.
6 DAN HARVELL: So you're
7 saying, in 2027 that will sunset?
8 JEFF WILSON: I believe
9 that's right, yes, sir. I didn't bring that with me,
10 but I believe that's right off the top of my head.
11 Yes, sir.
12 DAN HARVELL: All right. So
13 you're saying based on that -- of course, getting the
14 referendum is a process that has to be done. The
15 taxpayers have to approve that.
16 JEFF WILSON: Yes, sir.
17 DAN HARVELL: So in the
18 meantime, it's nothing but portables, right?
19 JEFF WILSON: It's
20 portables. And you know, we have some 8% money that we
21 can use that our board's approved. We're in the
22 process of using the one cent sales tax and 8% money to
23 build a new elementary school in Powdersville to
24 relieve the overcrowding. We think it'll be at
25 capacity when it's finished in two years.
26 JANE JONES: Was there a
27 millage increase for that?
28 JEFF WILSON: A slight
29 millage increase for that.
30 JANE JONES: I thought I
31 saw that on my ---
32 JEFF WILSON: As our debt
33 goes down, we can go up a little bit. So we would have
34 been able to relieve some more debt if we weren't
35 having to use that money to build more schools.
36 DAN HARVELL: Okay, sir.
37 All right. Any other questions ---
38 JEFF WILSON: Thank you.
39 DAN HARVELL: --- for him?
40 Okay, all right. Yes, come back and make your
41 statement, if you'd like, before we take the vote.
42 CHAD CARSON: Yes, sir. Thank
43 you very much. Again, Chad Carson, and I'm with DRB
44 Holmes.
45 Again, I'm not going to have every answer as far
46 as, you know, anything that was approved before us,
47 some of the animals, and certainly not the school
48 district. But just on behalf of the developer and us
49 as a builder, we do try to look at these projects from
50 kind of a higher level where we're not just cramming

1 everything in. I wasn't born in Anderson, but I was
2 born in Greenville, born and raised. My parents were
3 born here. I've got three kids that went to high
4 school, again, not specifically in Anderson, but I say
5 that to say we're not just going to come and try to
6 cram 100 townhomes in these lots. We did try to look
7 at it where -- to put a number in there that is
8 feasible to not put a roadway through all the way to
9 Old Brickyard. So that's why the cul-de-sac is there.

10 So certainly, again, we can't necessarily change
11 the schools or anything like that. But just wanted to
12 make it stated that this was looked at not to just put
13 as many units in there as possible, but for what could
14 be a decent community for the future.

15 DAN HARVELL: All right,
16 thank you, sir.

17 CHAD CARSON: Thank you so
18 much for your time.

19 DAN HARVELL: All right, any
20 other questions or statements from the board before we
21 take a vote? All right, we have a motion. We have a
22 motion from Ms. Jones to deny. We have a second from
23 Mr. Cothran. Any discussion beyond that? If not,
24 we'll call for the vote. Those in favor of the motion
25 to deny please raise your hand. And we have Ms. Jones,
26 Mr. Grant, Mr. Cothran, Harvell, Mr. Burdette and Dr.
27 McClain, so that vote is unanimous.

28 All right, as I previously stated, item 8(c) has
29 been pulled from the agenda. We will now go to Item
30 8(d). Staff.

31 TIM CARTEE: Thank you, Mr.
32 Chairman. This development is Harvest Creek Cottages.
33 181 property owners within 2000 feet of the proposed
34 development were notified via postcard. The intended
35 development is single family. The applicant is
36 Crestline Developers. Engineer of record is
37 Ridgewater. And the location access is Anderson Road,
38 which is state maintained. It's in Council District 6.
39 Surrounding land use is residential. The area is
40 unzone. Tax map number is there for your viewing.
41 It's 19.86 acres, and they're proposing 55 lots. No
42 variance is requested. Anderson Road is classified as
43 an arterial road with no maximum average vehicle trips
44 per day.

45 Here's the proposed layout for this development.
46 You'll see it has three -- two side streets with cul-
47 de-sacs. Here is the aerial of the two properties.
48 And here's the sign posted for this proposed
49 development.

50 Staff recommends approval. This project has met

1 requirements in Chapter 24, Land Use. Thank you, Mr.
2 Chairman.

3 DAN HARVELL: Thank you, Mr.
4 Cartee.

5 All right, at this time, if we might hear from the
6 owner, developer, engineer.

7 WESLEY WHITE: Thank you,
8 staff, commission. I'm Wesley White, Ridgewater
9 Engineering and Surveying here in Anderson. And with
10 me is Mark Nyblom, the developer's representative.
11 Couple of things is on this particular project in this
12 location, obviously the road names and subdivision
13 names have been approved. County Roads and Bridges has
14 looked at this from a preliminary plat standpoint, they
15 provided us some information to address during the
16 design process. I've reviewed those. None of them,
17 the comments do anything to affect our particular
18 layout. SCDOT access is sufficient. There's some
19 guardrails that in the way that will be most likely
20 eliminated. Our property goes up in front of those or
21 behind those guardrails. That would also allow me to
22 highlight that there's currently a 50 foot setback
23 along that road for our development, and we've
24 incorporated a buffer yard for the first 40 feet of
25 that. That'll allow for a significant landscape buffer
26 along Anderson to visually break up the area and hide
27 the development in general.

28 Contact was made with Powdersville Water. Water
29 is available in the area with some improvements that
30 the developer will shoulder the cost of, so we're aware
31 of those. And of course, as always, we work with them
32 after the preliminary plat approval process. Same with
33 ReWa. We've reached out to them. Sewer is also
34 available. That's why we've, because of that, proposed
35 the smaller lots. Had sewer not been available, we
36 would be required to go with septic tank lots. So
37 that's the reason for the required 10,000 square foot.

38 No traffic study was required at this time. We
39 did fall below the threshold for that from the DOT and
40 the county standpoint. The improvements that we're
41 proposing, obviously, will be engineered to not have
42 any off -- downstream impact. Also, there's wetlands
43 located on the property, so we'll cross those with a
44 bridge or culvert structure with no impacts to the
45 wetlands there, as well as additional buffers that are
46 required to protect the existing vegetation and
47 waterways there.

48 I'm glad the schools were brought up. The
49 proposed School District One, as I've mentioned before,
50 on their strategic plan goes through '26-27 which is

1 what we kind of go by. And they've got growth planned
2 for. They've done some new schools as well as some
3 renovations to existing schools. So that does take
4 that into account.

5 However, what I want y'all to know is the proposed
6 developer for this is Rosewood Communities. If you've
7 not dealt with them, we've done four different projects
8 with them in Oconee, Greenville and Clemson. Their
9 target audience, and it always has been, is 55 and
10 older, and so that's the approach that this
11 neighborhood will take. So we anticipate minimal
12 impacts to the schools. Obviously, they can't restrict
13 to 50 -- to no children, but that is their intent. And
14 Mr. Nyblom can address that as well, but the history
15 that he's worked with them, that has been their --
16 their process is to target 55 and older in their type
17 of neighborhoods.

18 So with that, just for the record, like staff
19 said, this does meet Chapter 24. The existing
20 infrastructure is there. And what's not there will be
21 -- the developer will expand. It's compatible with the
22 surrounding areas, as far as residential is concerned,
23 and it balances we feel the owner's interest in this
24 with the public's.

25 We would be -- request that if there are any
26 questions or comments from the -- that come up during
27 the public presentations, that we have an opportunity
28 to address some of those. Sometimes, that's not always
29 -- there's some misinformation that gets out there, and
30 we'd like to address that, if possible. But we're here
31 for any questions now as well.

32 DAN HARVELL: All right, any
33 questions of the developer at this time from the board?

34 JANE JONES: I know you're
35 going to have to do some work with the water system to
36 get enough water out there. What about, are you going
37 to have to make any changes to the sewer?

38 WESLEY WHITE: No, we've
39 worked with ReWa. They said there's sufficient
40 capacity to sewer the project.

41 DAN HARVELL: Anyone else?
42 Okay, thank you.

43 At this time, we have several people signed up to
44 speak, and the first is Kati Linn.

45 KATI LINN: Good evening.
46 My name is Kati Bridges Linn. I live at 148 Bridges
47 Drive. I'm also the co-owner of the Carl R. Bridges
48 Family Trust.

49 And I'm here to ask you not to approve these.
50 Contrary to what it says, we are agricultural. I'm

1 speaking as one of those four property owners that
2 border the 19 acres. We are custodians of the Carl R.
3 Bridges Century Farm. The land has actually been in
4 our farm and been -- has been in our family and has
5 been farmed for over 150 years. My grandfather
6 recently passed away, as did my father, but my siblings
7 and I plan to continue this tradition.

8 The land that the builders want to place 55 homes
9 on has trees that had to have taken more than a
10 lifetime to grow because they've been there my whole
11 life. We are concerned that the removal of decades old
12 trees and their root systems from the hillsides of the
13 property will lead to erosion and runoff that will
14 negatively impact my farm, the fields and the two
15 creeks.

16 There's also a creek that runs between the two
17 properties, and according to what I saw from them
18 earlier, I did not see anything set aside for that
19 creek, although they did speak to it here. But that
20 creek is needed for our farm, especially if we decide
21 to put cattle back on it. If it's built over,
22 bulldozed, ignored, it could negatively impact our farm
23 that, again, has been in the family for over 150 years.

24 I will also say, as a mother of children at three
25 of the four schools in Powdersville, and also a teacher
26 at one, our schools and the roads leading to them are
27 not positioned to continue with this unchecked growth.
28 I'm in the classroom every day. My classroom is full.
29 I'm doing the best I can, I promise. But we're not,
30 we're not ready for this. We need to slow down.

31 So I would ask that you please consider holding
32 off on this. Building 55 small tract homes along this
33 piece of agricultural land on less than 20 acres, 55
34 homes, is going to negatively impact our Century Farm
35 and what we use it for, as well as the community. Our
36 lots are at least an acre. My grandfather gave me an
37 acre. He gave my mother an acre. My cousins, who live
38 nearby, had an acre. And the rest of his is the 33
39 that's there.

40 So please hold these developers responsible for
41 developing the -- developing quality homes without
42 impacting our surrounding areas. Many of them build
43 and move on, and they're not there to see what happens.
44 They should leave it better than they found it. So
45 please do not approve these cottages for this position.
46 Thank you.

47 DAN HARVELL: Thank you.
48 Next is Lora Bridges.

49 LORA BRIDGES: Good evening.
50 My name is Lora Bridges. I live at 149 Bridges Drive.

1 I am the property owner and the homeowner at that
2 address. My acre lot is one portion of the 32 acres
3 that border the south line of the Ragsdale property.
4 This has been my home for 48 years. The rest of the
5 acreage is a South Carolina Century Farm belonging to
6 my three children, given to them in a trust. We refer
7 to this as our family property.

8 I'd like to ask the commission to deny the
9 proposal from Crestline Developers as it stands, for
10 the following reasons.

11 Number one is the possibility of altering our
12 adjoining property. The profile of the land there
13 rises and falls. Taking down trees and moving root
14 systems will lead to problems with erosion and drainage
15 into the surrounding property.

16 Number two, and the engineer or the developer has
17 already mentioned the existing creek needs to be
18 accommodated. Now, he said, culverts and so forth. I
19 didn't see that on the plat, how that was going to be
20 accommodated. And I called and asked about that. And
21 they said, well, DHEC would take care of the next step.
22 So, however, displacing the land and choking out the
23 creek will make it useless for the wildlife and for
24 future plans we have for our farm.

25 Number three, this proposal lacks regard for
26 balancing the interest of surrounding established
27 homeowners. Me. The proposed units set on quarter
28 acre lots, 55 units for 19 acres is very dense. Three
29 plus lots would border my backyard. According to the
30 site data down at the bottom of the proposal page, the
31 internal rear setback is 15 feet. I need that
32 explained. I'm just saying 15 feet from the -- from
33 there to the property line, to my property line, it
34 just seems close.

35 My house is estimated 45 to 50 feet from the same
36 property line. It's close. I would strongly ask for
37 more buffer from my backyard. You might include a
38 fence. I would ask the developer, is he planning a
39 fence? I need some buffer. I'm really close.

40 Number four, development in Powdersville has
41 already pushed the limits for the schools, roads and
42 community service protection. I have one grandchild in
43 each of the Powdersville schools on Hood Road, and
44 there's a lot of traffic there in the mornings and in
45 the afternoons. And I will add, there's a lot of
46 traffic on 81, that's where this is going. That's
47 where I go in and out to go anywhere I need to go.
48 There's traffic, traffic, traffic at different times of
49 day, different days of week, but it gets heavy, and
50 oftentimes there's more than enough accidents there.

1 DAN HARVELL: Thank you,
2 ma'am, that's three minutes. Thank you very much.
3 Jeff Wilson.

4 JEFF WILSON: I will speak.
5 Powdersville is our area. Both Powdersville and Wren
6 are growing extremely fast. And even -- I've heard
7 this a lot with developers that this is for 55 and
8 older. I can promise you, you build a house in
9 Anderson One, there are going to be families trying to
10 get in it. It's where folks want to be. We've got
11 great schools. All of our schools are great.
12 But our other concern is we're working with the
13 county road folks. Even with the one cent sales tax,
14 there's not a ton of money going to be going into a lot
15 of these Powdersville roads that just weren't built to
16 hold it. Some of it's our fault. I mean, I get it.
17 We didn't know we were going to grow like we're growing
18 as fast as we were when those original buildings were
19 built on top of each other in Powdersville. We're
20 backing up into 153 right now on busy school days. I
21 just don't know that we can take any more traffic, as
22 well as the roads continue to deteriorate. We got lots
23 of buses running roads, whether they're coming into
24 that neighborhood or not.
25 So we're very concerned. Again, I would love to
26 see just some overall planning. We're not saying never
27 build another house. We're just saying, let's plan and
28 look at it before we build another house.
29 So again, the school system really feels like this
30 is not the time to be adding. I think -- like I said,
31 I think in our district, we have over 2000 homes
32 approved, and we don't have a plan to deal with that
33 right now. Thank you very much.

34 DAN HARVELL: Thank you.
35 Chris Rasco.

36 CHRIS RASCO: My name is
37 Chris Rasco, representing Powdersville Water.
38 I'm not here to support nor deny the subdivision.
39 We're going to supply water regardless. Okay? We've
40 come to the commission many times requesting that the
41 developers and owners approach the utilities first
42 before they get to this step. I'm not going to hash
43 that out again tonight. This development is just a
44 prime example where it's being built right now, we do
45 have water available, as Mr. White said, but there's
46 two to three inch small PVC lines in the area.
47 Installed back in the '70s. So it's going to cost, you
48 know, probably half a million dollars just to get an
49 adequate -- adequately sized waterline to the entrance
50 to the subdivision. That doesn't count everything on

1 the inside.

2 So they may have the funds, the budget, I don't
3 know, it's not my concern, you know, to take that into
4 consideration, but we really wish that they would come
5 to the utilities first. That's all I have to say.
6 Thank you.

7 DAN HARVELL: Okay, now, are
8 you a commissioner? A water commissioner?

9 CHRIS RASCO: No, I'm the
10 engineer with the water company.

11 DAN HARVELL: Okay. All
12 right, okay, thank you.

13 CHRIS RASCO: Yes, sir.

14 DAN HARVELL: All right.

15 Next is Oscar Zahran.

16 OSCAR ZAHRAN: Hi, my name is
17 Oscar Zahran. I live at, well, I'm at 11611 Anderson
18 Road.

19 So my concern, I know growth is going to happen.
20 I totally understand that. My concern, though, is the
21 traffic on 81 right there in front. I've been there
22 for five years. And I can't tell you how many
23 accidents, numerous accidents have occurred on that
24 road, including deaths. It's not so much to turn down
25 the project or anything. I just need clarification on
26 what's going to happen on that 81 because, you know,
27 according to DOT, and I recently spoke with them
28 because of another project that's happening on the
29 bridge side down the way, where they're going to end up
30 closing that bridge for seven months. But there's
31 about 13,000 vehicles that go up and down that street
32 and road every day.

33 So the traffic going in, traffic coming out, are
34 the developers -- the developer looking to expand that
35 road? Maybe have a center lane, a turn lane or
36 something? I mean, there's some concerns I have
37 regarding the traffic, and that's my big thing with
38 that.

39 DAN HARVELL: All right,
40 thank you. That concludes the citizens that have
41 signed up.

42 Are there any questions from the commissioners?

43 JAMES MCCLAIN: Just some
44 general thoughts. Somebody made a distinction about
45 agricultural, you know. I mean, I would like to ask a
46 question about the Century Farm designation. But,
47 unlike our -- on our comprehensive plan, future use
48 plan, what does it say for this particular parcel?

49 DAN HARVELL: Ms. Hunter?

50 ALESIA HUNTER: Residential.

1 JAMES MCCLAIN: Okay.
2 DAN HARVELL: Under what
3 classification?
4 ALESIA HUNTER: It's unzoned
5 property.
6 DAN HARVELL: It's unzoned.
7 So there's absolutely no classification?
8 JANE JONES: How about the
9 comprehensive land use plan?
10 ALESIA HUNTER: Yes.
11 JAMES MCCLAIN: And I'm just
12 -- on the century land there, I guess there's no
13 protection. So to get designated as a Century Farm,
14 what all does that entail?
15 **INAUDIBLE COMMENT FROM AUDIENCE**
16 DAN HARVELL: All right, is
17 that answer complete? Because you did need to come to
18 the microphone so that's recorded. Yeah, we need the
19 minutes to reflect exactly what was said.
20 KATI LINN: Absolutely.
21 It is an application that you make to the Agricultural
22 Museum Society here in South Carolina. And you have to
23 show plats of land. So I had to come downtown and find
24 those. They're beautifully handwritten. I've got a
25 stack just over 150 years. I'm missing a little piece
26 between some people to make it back even further.
27 JAMES MCCLAIN: I guess, but
28 it doesn't allow for any protection or even like with
29 this land use comprehensive plan, would that be
30 reflected in our -- something that's been designated a
31 century farm, would that be designated in our ---
32 ALESIA HUNTER: It's not a
33 regulatory document.
34 JAMES MCCLAIN: Okay.
35 DAN HARVELL: Okay. Thank
36 you, ma'am. Anyone else on the board? All right,
37 hearing none. Yes, please come back.
38 WESLEY WHITE: Thank you. I
39 appreciate that. First of all, just -- can you, Mr.
40 Cartee, can you scroll back to the aerial? There you
41 go.
42 So the Century Farm is to the southwest, correct?
43 Okay. So for the record, that is all above our
44 property. So our property is 100% downstream of that,
45 so there will be no impacts that -- where for, you
46 know, if a flood came and blew out all our erosion
47 control measures that any of their property would be
48 impacted. So I understand and respect what they've
49 done. It's impressive to keep it that long in the same
50 family. But it -- just so y'all are clear, and to ease

1 any concerns, our property is completely downstream of
2 that. The water company, again, the developer is
3 willing to improve their system for them. That's the
4 way they raise funds. Majority of it is to use the
5 developers to improve those systems. So, you know,
6 it's not just to assist this development, but it's also
7 going to improve the water for that entire area. And
8 like I said, we've already had correspondence with them
9 about that, so we have reached out to them. I don't
10 want y'all to, you know, get the wrong impression that
11 we, that we haven't.

12 And for the record, Mr. Nyblom and his -- and
13 Rosewood have been in the area for -- like I said, I've
14 been working with them for over 20 years. So they're
15 around, their product is around, and it's some of the
16 more impressive that I've worked with. So I just
17 wanted to make sure that, for the record, that that was
18 all stated.

19 Now to address her question about a setback,
20 that's how close the house could go, but that's at the
21 rear of the property, and the developers will be --
22 that'll probably be 75 feet before we even get to the
23 setback with the depths of these lots. So just to give
24 you a little bit of peace of mind.

25 JAMES MCCLAIN: Can we see the
26 plat map again real quick?

27 WESLEY WHITE: Right. So the
28 setback would be on each individual lot. And so our
29 intent is to build on front of the lots and then leave
30 as much perimeter around the property. That's always
31 our design approach, and that's why we have all the
32 lots backing up to perimeter roads or perimeter
33 properties.

34 JAMES MCCLAIN: There was a
35 question about a fence, potential fence?

36 WESLEY WHITE: The only issue
37 with a potential fence would -- you would end up
38 probably destroying more vegetation. It's pretty --
39 she's correct. There is some good vegetation out
40 there, and that's our goal with that buffer around the
41 creek to protect that. Realistically, I think you
42 would end up damaging more good vegetation than you
43 would by installing a fence that's -- in reality, their
44 property is so far above ours, and in that low area
45 we're so far below them, I don't know that even a 10
46 foot fence would justify anything. So I think we'd
47 probably default to the vegetation that's there.

48 DAN HARVELL: Within that
49 area in the very middle, where it says common area at
50 the bottom, and then we have the double hash lines

1 coming down through there that end. Is that a creek?
2 WESLEY WHITE: It is. And there
3 will be no impacts to it. The Corps allows very little
4 impacts now. And any impacts that we do take close to
5 nine to 12 months to permit, so we will span it with
6 zero impacts.
7 DAN HARVELL: All right.
8 And one other thing. I was going to ask you to come
9 back up anyway, because concerning this plat, this plat
10 is quite, is quite indicative of the topography of this
11 land. What is the rise and fall? I see all these
12 lines of delineation on elevation on this plat.
13 WESLEY WHITE: I would have
14 to look at it to see. They just require us to show the
15 existing topo on there. But I'm not -- I'd have to
16 look at it to see. Those are two foot contours so you
17 could ---
18 DAN HARVELL: Those are
19 what?
20 WESLEY WHITE: Two foot
21 contours on there, so you could do the math. It's
22 probably -- I mean, I've been out there, there's
23 probably 40 foot of fall from the Anderson Road down to
24 the bottom of the creek.
25 DAN HARVELL: That's what I
26 was asking. Yeah, okay. Thank you.
27 WESLEY WHITE: Sure.
28 DAN HARVELL: Anything else
29 from anyone else?
30 JANE JONES: Since this is
31 my district, I would like to kind of summarize some of
32 what's been said so you can get a picture of where this
33 is.
34 Highway 153 runs from 85 over to Easley. And I'm
35 sure all of you are familiar with that, it's a two lane
36 road that's bumper to bumper, day and night. And 81
37 comes from Anderson all the way into Greenville.
38 This particular project is about a mile, I would
39 say, just guessing, from the intersection of 153 and
40 81. That's the busiest part of Powdersville. You've
41 got all that traffic coming through there. And just
42 before I forget to say it, for some reason, the 18
43 wheelers are being diverted off 85. We're getting a
44 lot of these big trucks on these even just side roads.
45 But there's a lot of traffic on 81. And what you would
46 find at that intersection, if you haven't been there
47 lately, on this same side of the road that this project
48 is, Walmart's there. The first thing off the road is
49 the Prisma 360 Urgent Care, and then Walmart's there.
50 Chick fil A is behind it. And y'all I mentioned that

1 because you know what kind of traffic you have in the
2 Chick fil A all day. But there are probably a dozen to
3 20 businesses in behind Walmart there. And all this
4 has got to come on to 153 and 81 some way, at this
5 intersection.

6 And across the road there, they've started
7 building some apartments that were approved a good many
8 years ago. And then there's a shopping center there.
9 It's just been announced that Publix is coming in there
10 in the old Bilo building.

11 So I'm just trying to tell you about the traffic
12 that's on 81 at this particular place. You're a mile
13 from the red light, maybe, and you're going to be
14 entering and exiting this subdivision with all that
15 going on. And from that red light, honestly, I think
16 people are trying to see how fast they can get to the
17 red light at Whitehorse Road, hoping it won't turn red
18 before they get there. I mean, it's a racetrack, if
19 you -- if the traffic allows it. And it's just -- it's
20 a traffic nightmare.

21 So this was what you would be facing if you were
22 pulling out of that subdivision. And I just -- that
23 has to be a part of this plan to think about that. And
24 we've just got to get a plan about how to deal with all
25 this stuff. But I just wanted you to get a picture for
26 where this is located. The thing that's right beside
27 it, closest to it, is a driving range. And coming off
28 the property, and I think it's mentioned in the
29 paperwork here, when -- there's a little bit of a curve
30 and a little bit of a hill, and that creates somewhat
31 of just a blind spot when you look back to your left,
32 if you're pulling right out into 81 this.

33 What I'm trying to say is this is not a good piece
34 of property for a subdivision. It's right there close
35 to the whole downtown Powdersville, all the commercial
36 things. And you certainly want to preserve the Century
37 Farm. You don't want -- they've got such a wonderful
38 thing going over there. We want to preserve their
39 property. But I just think, out of all the places you
40 could put another subdivision this is not it.

41 That's -- and my motion is to deny this project
42 for all those reasons.

43 DAN HARVELL: Okay, before
44 you make that motion, is there anything else from the
45 board before that? Okay? Hearing none, then I'll
46 entertain a motion to deny or -- to approve or deny.

47 JANE JONES: The motion is
48 to deny the project.

49 DAN HARVELL: Okay, denial
50 motion made by Ms Jones. Do I hear a second? Do I

1 hear a second?
2 WESLEY GRANT: Mr. Chairman,
3 I'll second the motion just so we can vote on it.
4 DAN HARVELL: All right.
5 Thank you. Thank you, Mr. Grant. We have a second
6 from Mr. Grant. Any discussion amongst the board at
7 this time? Okay.
8 JAMES MCCLAIN: Sorry, I
9 should have asked this already. There was, there was
10 no suggestion of how many home sites were there again?
11 DAVID COCHRAN: 55.
12 JAMES MCCLAIN: All right.
13 So it's not like a suggestion of a turn -- needing a
14 return lane or anything like that?
15 JANE JONES: What did you
16 say?
17 DAVID COCHRAN: How many lots.
18 JANE JONES: Oh. 55 lots
19 is what's on the sheet.
20 JAMES MCCLAIN: 55, okay.
21 Yeah, yeah, yeah.
22 GAYE SPRAGUE: This size
23 development did not require a traffic study from us.
24 It does not meet the trigger for DOT studies either,
25 but DOT will have to have -- do an encroachment permit,
26 and so that will all be reviewed by DOT who owns this
27 road when they submit that encroachment permit.
28 DAN HARVELL: Okay. Thank
29 you. Anyone else? Okay. Call for the vote. The
30 motion is to, is to deny. All those in favor of denial
31 of the project please raise your hand. We have Ms.
32 Jones, Mr. Grant, Mr. Cothran, Harvell, Mr. Burdette.
33 Dr. McClain, abstain?
34 JAMES MCCLAIN: No, I'm
35 saying I'm not voting to deny. All right. Those
36 voting against denial. Dr. McClain. Thank you.
37 All right. We have no one signed up on Agenda
38 Item 9 for public comments from the, from the citizens.
39 Is there any other business to be taken care of at
40 this time?
41 Okay, I would make just a, just a brief comment
42 here, to the commissioners. This time, we kind of had
43 a hard time in responses, knowing who was coming and
44 who wasn't. So if it's possible to watch your email
45 just a little bit closer so that we know that we're
46 going to have a quorum long before we get here.
47 Other than that, do I have a motion to adjourn?
48 WESLEY GRANT: So moved.
49 DAN HARVELL: We have a
50 motion, Mr. Grant. I'll second. Those in favor? And

1 unanimous. Adjourn. Thank you.

2

3

MEETING ADJOURNED AT 6:56 PM

**Anderson County Planning Commission
Staff Report-Rezoning Request from C-2 zoning to IZD zoning
September 10, 2024**

Applicant: Sandy Springs Townhomes, LLC
Current Owner: Seasand Development LLC
Precinct: Denver Sandy Springs
Council District: Four (4)
TMS#: 65-00-04-020 and 65-00-04-021
Acreage: 2 +/-
Current Zoning: C-2 (Highway Commercial District)
Requested Zoning: IZD (Innovative Zoning District)

The IZOD district is established to allow flexibility in development that will result in improved design, character, and quality of new developments as well as preserve natural and scenic features of open spaces. The innovative zoning district regulations must encourage innovative site planning for residential, commercial, institutional, or industrial development within the district.

Surrounding Zoning: North: IZD (Innovative Zoning District)
South: C-2 (Highway Commercial District)
East: C-2 (Highway Commercial District)
West: C-2 (Highway Commercial District)

Evaluation: The request is to amend the C-2 Zoning to IZD Zoning to add up to an additional 16 Single Family attached townhomes on designated parcels.

Public Outreach: Staff hereby certifies that the required public notification actions have been completed on August 26, 2024 as follows:

Rezoning notification postcards were sent to 66 property owners within 2,000' of the subject property.

Rezoning notification signs posted on subject property.

Planning commission public hearing advertisement published in the Independent Mail.

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



Rezoning Application

Anderson County Planning & Development

Date of Submission _____

Approved/Denied _____

Applicant's Information

Applicant Name: Sandy Springs Townhomes, LLC
Mailing Address: PO Box 1788, Travelers Rest, SC 29690
Telephone: 864-238-4601
Email: dwall@obsidianconstruction.com

Owner's Information (If Different from Applicant)

Owner Name: Seasand Development LLC
Mailing Address: ~~103 Wepline Rd Pendleton SC 29670~~ 91 Phil Wainwright Blvd, Anderson, SC
Telephone: 804-934-7053
Email: ibisincdd@aol.com

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

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

[Signature] _____ 8-13-24 _____
Owner's Signature Date

Project Information

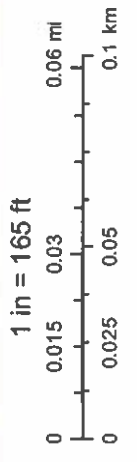
Property Location: Hwy 76, Pendleton SC
Parcel Number(s)/TMS: 650004021, 650004020
County Council District: 4 School District: 4
Total Acreage: 2.0 Current Land Use: Vacant
Requested Zoning: IZD Current Zoning: C-2
Purpose of Rezoning: single family townhomes with amenities focused on residents

Anderson County

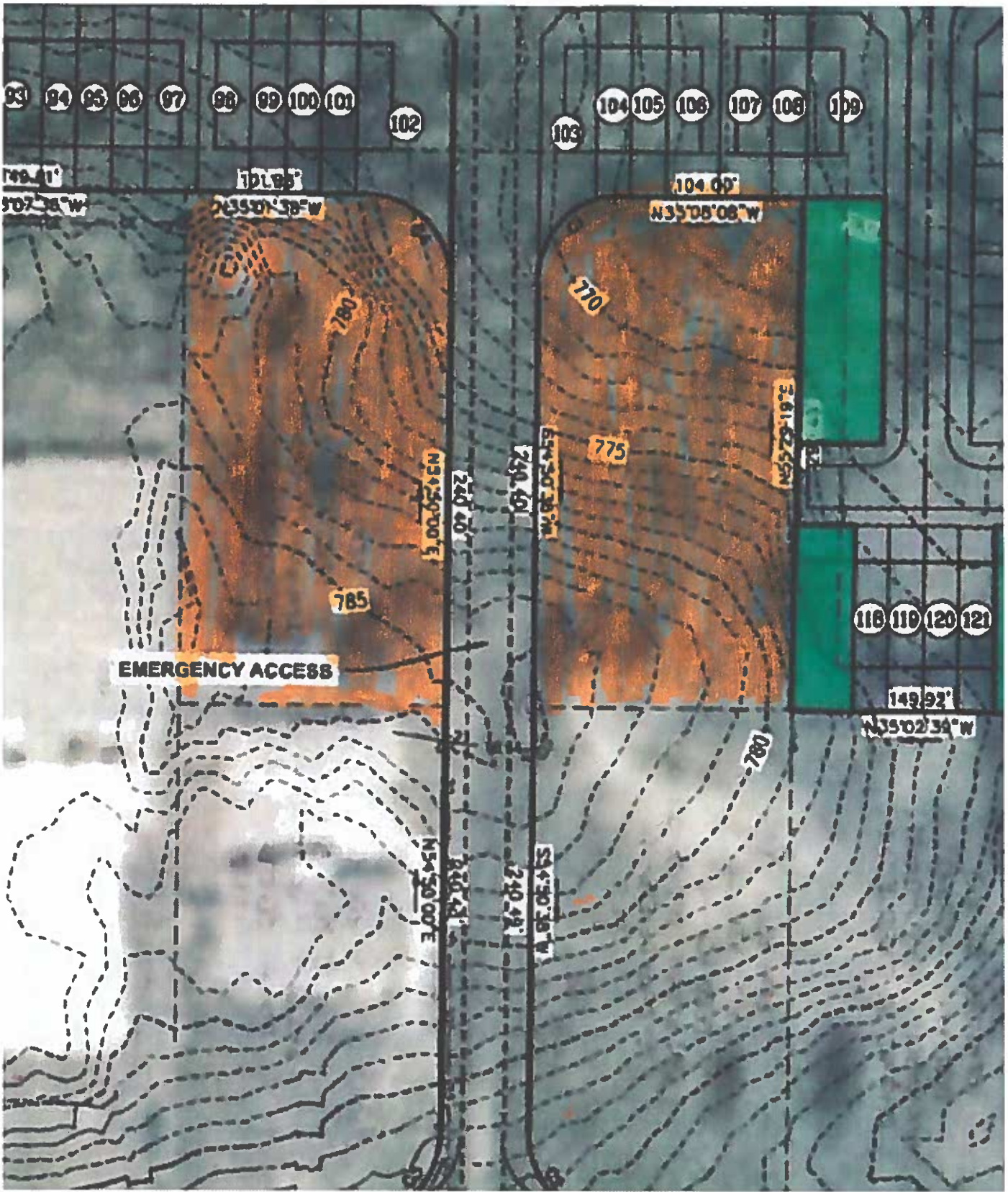


August 30, 2024 Disclaimer accepted.

TMS: 650004020
Owner: SEASAND DEVELOPMENT LLC
Owner Address: 103 WELPINE RD
City/State: PENDLETON SC
Deed Page: 193
Deed Book: 4
Tax District: 2019
Zip Code: 29670
Current Plat: CP 091/00381
Description: LT 6-A OFF HIGHWAY 76 1.00 AC
Sale Price: \$300,000
Market Value: \$40,000



ESRI, Highland Mapping, and Anderson County GIS



Anderson County Planning Commission

September 10, 2024

6:00 PM

Staff Report – Preliminary Subdivision

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

Preliminary Subdivision Name: Belhaven Estates
Intended Development: Single Family (Private Rd.)
Applicant: Negri Investments Group, LLC
Surveyor/Engineer: Ridgewater
Location/Access: Belhaven Rd. (County)
County Council District: 2
Surrounding Land Use: Residential/Vacant
Zoning: Un-zoned
Tax Map Number: P/O 176-00-05-018, -019, -020
Number of Acres: 28.29 acres
Number of Lots: 10
Variance: No

Traffic Impact Analysis:

Belhaven Rd. is classified as a major urban 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: 9-10-24

Application Received By: ME

Date: 8-1-2024

DS Number: 24-20

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: Belhaven Estate

1. Name of Applicant: Negri Investment Group LLC - Attn: Trina Negri

Address of Applicant: 5008 Midway Road, Williamston, SC 26297

Telephone Number(s): 239-963-6640 Email: t.negri@ramcoprotective.com

2. Property Owner(s): Negri Investment Group LLC - Attn: Trina Negri

Address: 5008 Midway Road, Williamston, SC 26297

Telephone Number(s): 239-963-6640 Email: t.negri@ramcoprotective.com

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

Project Information

4. Project Location: south side of Belhaven Rd near Amity Rd

Parcel Number/TMS: P/O 1760005018/019/020 County Council District: Two School District: Two

Total Acreage: 28.29 Number of Lots: 10 Intended Development: Residential-Single Family

Current Zoning: Unzoned Surrounding Land Uses: North/south/east/west-vacant/residential, North-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? N/A if so, please attach the description to this application. (Variance Fee \$300.00)

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

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

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

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

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

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

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

Subdivision Plat Application Check List

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

• **Application Submittal Requirements and Process**

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

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

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

Sec. 24-336. - Preliminary plat.

\$500+\$20/lot x 10 lots = \$700

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 site 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:

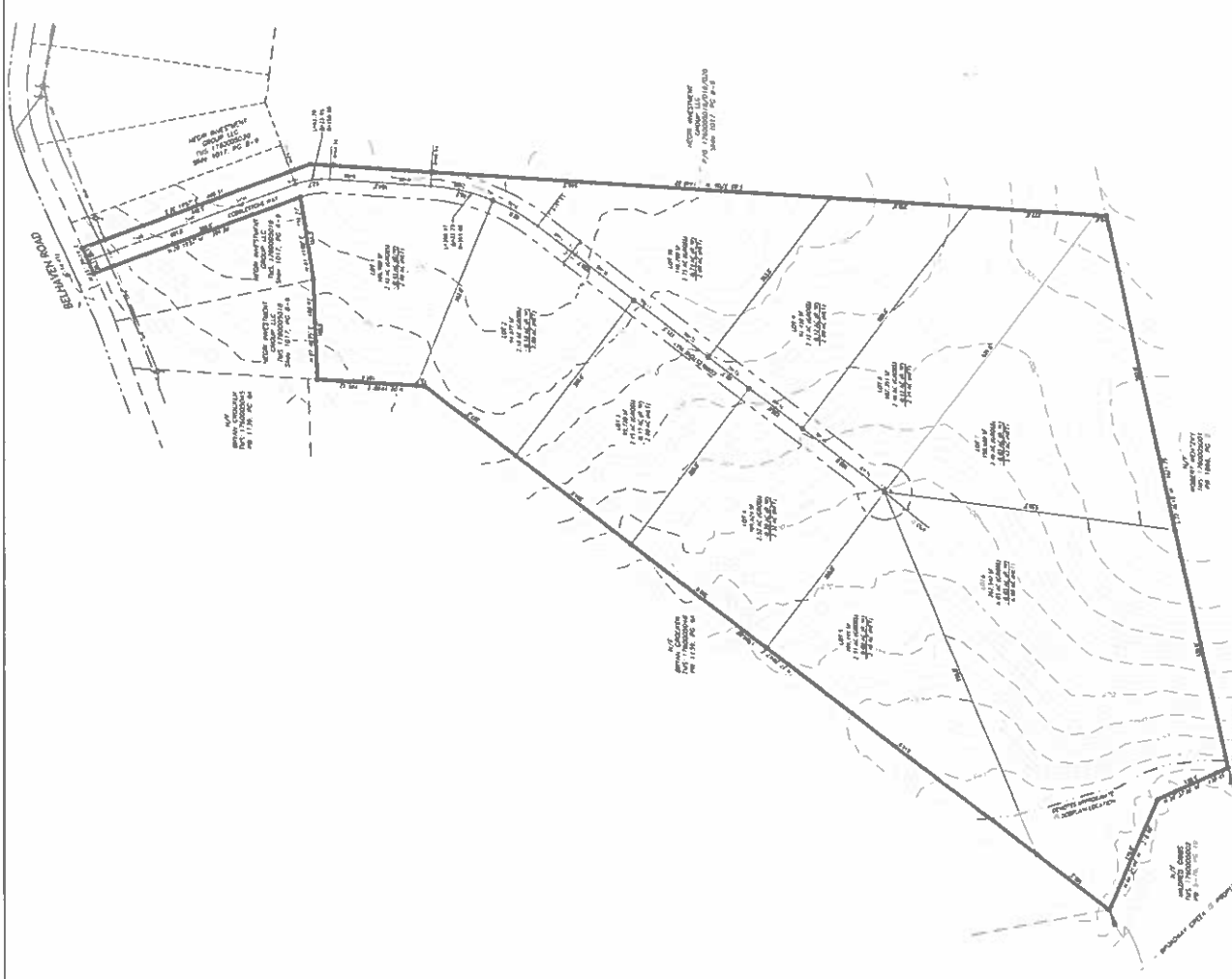
I (we) certify as property owners or authorized representative that the information shown on and any attachment to this application is accurate to the best of my (our) knowledge, I (we) understand that any inaccuracies may be considered just cause for postponement of action on the request and/or invalidation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

Signature of Applicant Trina M. Negri

Date 8-1-24

Signature of Owner Trina M. Negri

Date 8-1-24



PRELIMINARY PLAT

OWNER'S CERTIFICATION
 As the owner of this land, as shown on this preliminary plat, or the agent, I certify that this plat was made from an actual survey, and that it fully complies with the provisions of the laws of the State of North Carolina and the provisions of the laws of the County of Johnston, North Carolina, and that it is in accordance with the provisions of the laws of the State of North Carolina and the provisions of the laws of the County of Johnston, North Carolina, and that it is in accordance with the provisions of the laws of the State of North Carolina and the provisions of the laws of the County of Johnston, North Carolina.

Date: 07/24
 Owner: John G. Knight
 Name: John G. Knight

DESIGN PROFESSIONAL CERTIFICATION

I, the undersigned, a duly licensed Professional Engineer, do hereby certify that this preliminary plat was prepared using a survey of the land shown on this preliminary plat, and that it is in accordance with the provisions of the laws of the State of North Carolina and the provisions of the laws of the County of Johnston, North Carolina, and that it is in accordance with the provisions of the laws of the State of North Carolina and the provisions of the laws of the County of Johnston, North Carolina.

By Name: John G. Knight
 License No.: 30187
 Address: 21700000000, Johnston, N.C. 27821
 Telephone No.: 662-262-8900
 Date: 07/24

CERTIFICATE OF PROJECT APPROVAL

All applicable requirements of the Johnston County Development Standards, as they apply to the proposed subdivision, have been reviewed and approved by the Planning and Zoning Commission of Johnston County, North Carolina, and the proposed subdivision is hereby approved by the Planning and Zoning Commission of Johnston County, North Carolina, and the proposed subdivision is hereby approved by the Planning and Zoning Commission of Johnston County, North Carolina.

Manager or Subdivision Administrator:
 Date:

BELHAVEN ESTATE SUBDIVISION (A PRIVATE ROAD SUBDIVISION) P/O TMS #17-60005018/019/020

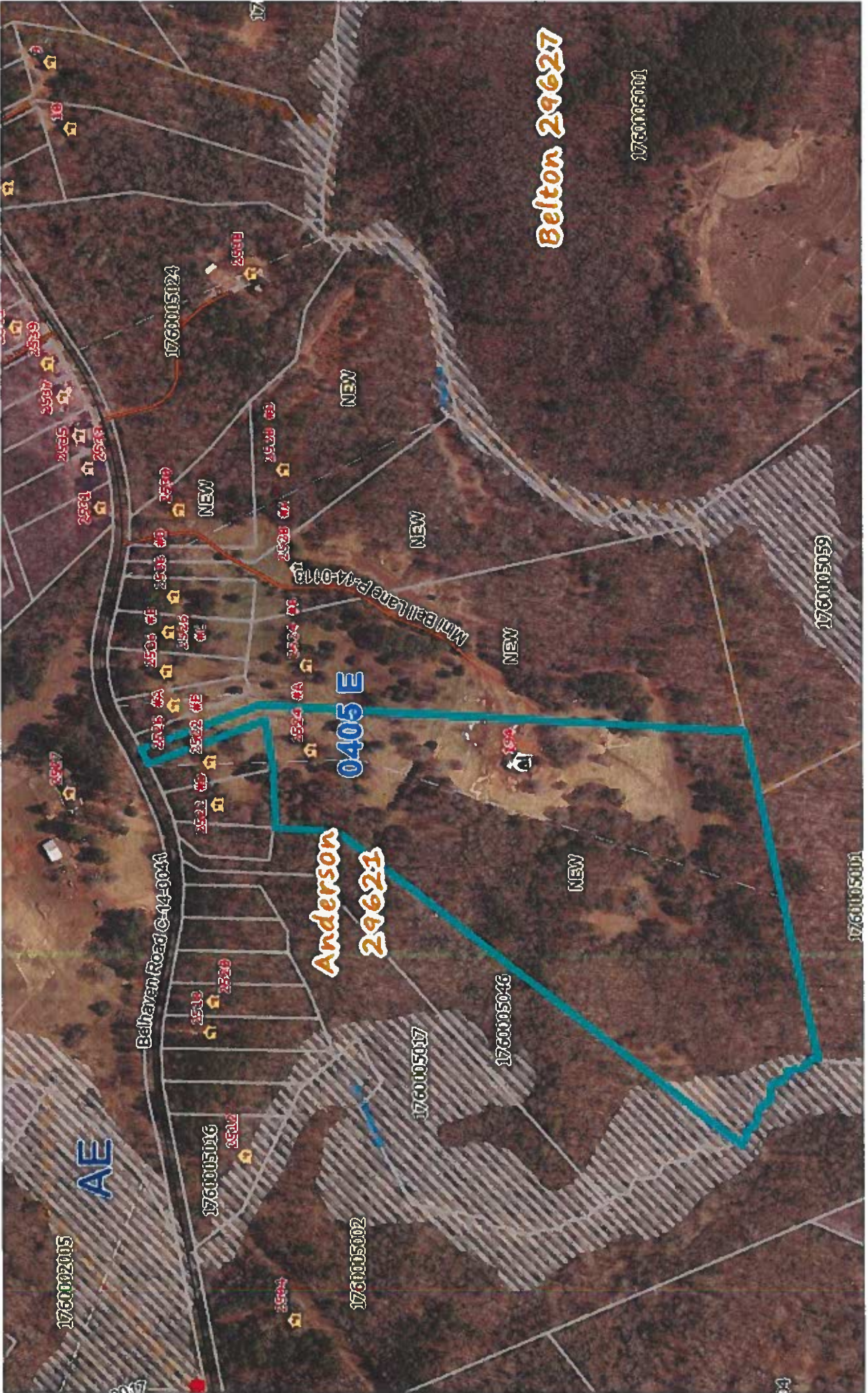
High Professional Group, Inc.
 1000 University Center Drive
 Raleigh, NC 27607
 252-763-8000

Engineer or Surveyor
 Date: 07/24
 Drawn By: JMK
 Checked: JMK
 Job Number: 24192
 Scale: 0
 North Arrow: 0



SITE DATA	
TMS #:	P/O 17-60005018/019/020
ACREAGE:	288.29-ACRES (TOTAL)
CURRENT ZONING:	UNZONED
TOTAL LOTS:	10 SINGLE FAMILY
MINIMUM LOT SIZE:	2.0 ACRES
PROPOSED ROADS:	1.651 LF / 0.31 MI PRIVATE
SETBACKS:	
INTERNAL FRONT:	30'
INTERNAL SIDE:	15'
INTERNAL REAR:	15'
WATER:	PUBLIC WATER
SEWER:	SEPTIC SYSTEMS

NOTE: ROAD RIGHT OF WAY SHOWN ON THIS PLAT SHALL BE A PRIVATE ROAD, NOT OWNED, AND SHALL NOT BE ACCEPTED FOR MAINTENANCE BY JOHNSTON COUNTY. ROAD RIGHT OF WAY SHOWN ON THIS PLAT SHALL NOT BE ACCEPTED FOR MAINTENANCE BY JOHNSTON COUNTY. ROAD RIGHT OF WAY SHOWN ON THIS PLAT SHALL NOT BE ACCEPTED FOR MAINTENANCE BY JOHNSTON COUNTY. ROAD RIGHT OF WAY SHOWN ON THIS PLAT SHALL NOT BE ACCEPTED FOR MAINTENANCE BY JOHNSTON COUNTY.



Anderson County Planning Commission

September 10, 2024

6:00 PM

Staff Report – Preliminary Subdivision

Phase I approved August 1992.

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

Preliminary Subdivision Name: Brandon Plantation Phase II

Intended Development: Single Family

Applicant: Sundowner Properties, LLC

Surveyor/Engineer: Land Planning Associates

Location/Access: Sundowner Blvd. (County)

County Council District: 5

Surrounding Land Use: Residential

Zoning: Un-zoned

Tax Map Number: 48-08-03-007

Number of Acres: 43.53

Number of Lots: 48

Variance: No

Traffic Impact Analysis:

Sundowner Blvd. is classified as a major rural local with no maximum average vehicle trips per day. See TIS memo.

Staff Recommendation: Sec. 24-335.

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



Development Standards Subdivision Plat Application

Anderson County Code of Ordinance
Chapter 24 Land Use

Scheduled Public Hearing Date: 9-10-24

Application Received By: RH

Date: 8-1-24

DS Number: 28-19

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.

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Proposed Subdivision Name: Brandon Plantation Phase 2

1. Name of Applicant: Sundowner Properties, LLC

Address of Applicant: 6004 Hwy 24 Townville SC 29169

Telephone Number(s): 804 642 8255 Email: rich@bennettrealty.net

2. Property Owner(s): Globe

Address: 104 Greystone Ct. Seneca SC 29172

Telephone Number(s): _____ Email: _____

3. Engineer/Surveyor(s): Land Planning Associates Email: allan@lpa-inc.net

Project Information

4. Project Location: Brandon Plantation Phase 2 / Sundowner Blvd

Parcel Number/TMS: 480803007 County Council District: 5 School District: 5

Total Acreage: 43.53 Number of Lots: 48 Intended Development: Residential lots

Current Zoning: Unzoned Surrounding Land Uses: Residential

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

6. Is there a request for a variance? No if so, please attach the description to this application. (Variance Fee \$325.00)

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;
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Subdivision Plat Application Check List

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

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2. Completed Subdivision Application
3. Check made payable to Anderson County Development Standards for Preliminary Plat Review.

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

Sec. 24-336. - Preliminary plat.

~~\$500~~ ~~\$80~~

The preliminary plat shall contain the following information:

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- (4) A boundary survey of the area to be subdivided, showing bearings measured in degrees, minutes and seconds and distances measured in feet and decimals thereof.
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- (12) Proposed lot lines, lot numbers, lot dimensions and lot acreages.
- (13) North arrow.
- (14) Proposed road names pre-approved by E-911 Addressing Office for the county.
- (15) Certification by licensed surveyor stating that all lot sizes meet minimum size standards.
- (16) Designation of any areas that fall within any flood plain indicating the high water mark for same.

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

SIGNATURE OF APPLICANT & Property Owner:

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

Signature of Applicant

[Handwritten Signature]

Date

7/29/2024

Signature of Owner

John Hamrick for Globe

Date

7/22/2024

DocuSigned by:
536805036892480...



MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES

DATE: August 29, 2024

TO: Josh Mitchell, PE
Stantec Consulting Services, Inc

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: Brandon Plantation

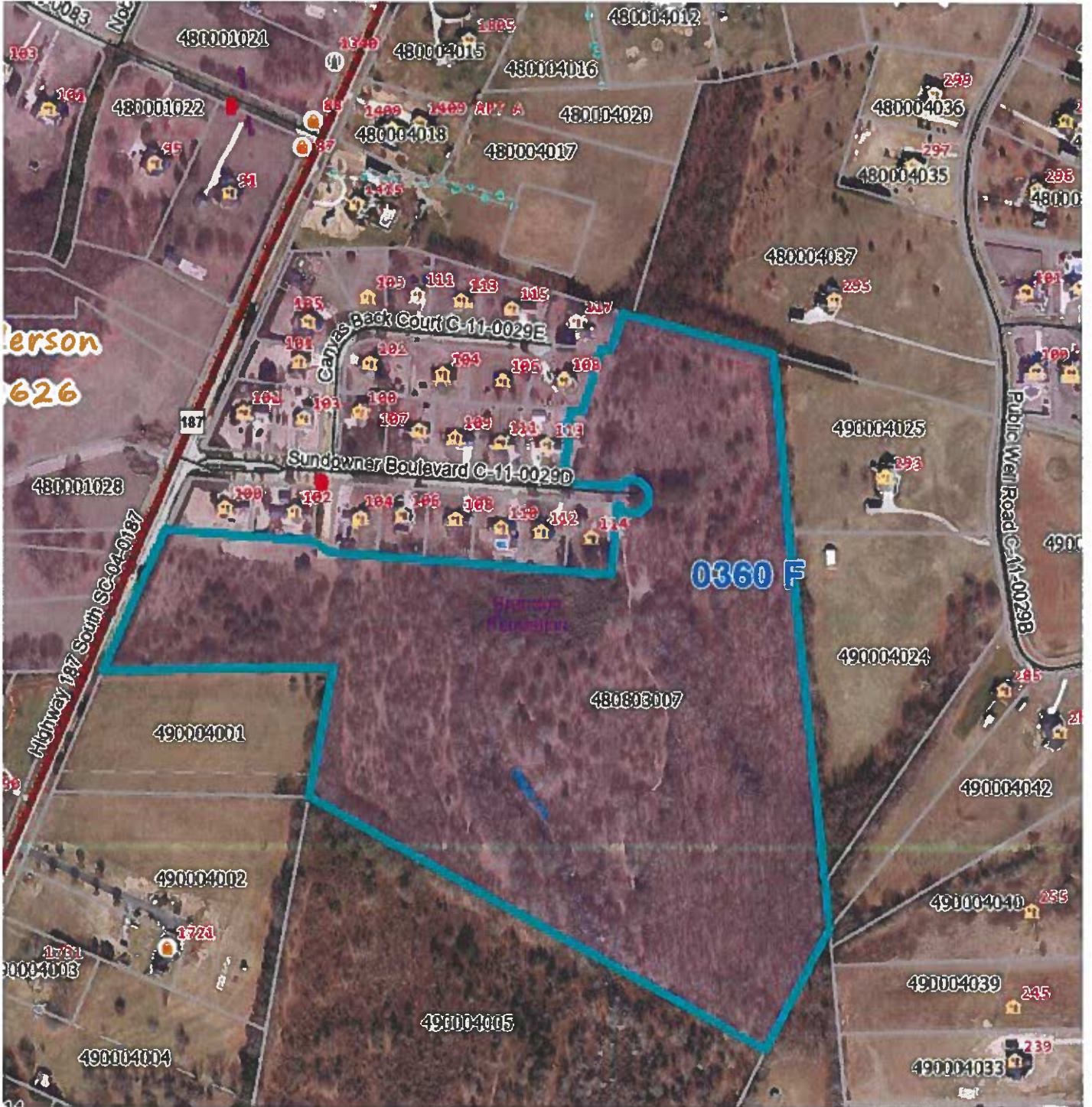
This development is planned with 50 new single family detached housing units in addition to 26 existing units. The Traffic Impact Study (TIS) was conducted by Stantec and dated August 2024. Existing counts were taken on August 15, 2024. The study was generally conducted per the requirements of Anderson County, and these are the findings of the study and our review:

- The study addressed SC 187/Sundowner. Sundowner will function as the site access.
- Left and right turn lanes are already available SC 187 at the site access/Sundowner
- The LOS for all movements at the study intersection are acceptable.

SCDOT is requiring no improvements beyond those already in place on SC 187.

Please call if you have any questions.

ANDERSON COUNTY
SOUTH CAROLINA



Anderson County Planning Commission

September 10, 2024

6:00 PM

Staff Report – Preliminary Subdivision

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

Preliminary Subdivision Name: Waters Run
Intended Development: Single Family (Conservation)
Applicant: Freeland & Associates, Inc.
Surveyor/Engineer: Same
Location/Access: Dobbins Bridge Rd. (State)
County Council District: 5
Surrounding Land Use: Residential, Vac, School
Zoning: Un-zoned
Tax Map Number: 71-04-07-001
Number of Acres: 69.82
Number of Lots: 187
Variance: No

Traffic Impact Analysis:

Dobbins Bridge. is classified as a major collector with no maximum average vehicle trips per day.
See attached traffic impact study.

Staff Recommendation: Sec. 24-335.

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



Development Standards Subdivision Plat Application

Anderson County Code of Ordinance
Chapter 24 Land Use

Scheduled Public Hearing Date: 9-10-2024

Application Received By: M D

Date: 8-1-2024

DS Number: 24-18

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

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Proposed Subdivision Name: Waters Run

1. Name of Applicant: Freeland & Associates, Inc.

Address of Applicant: 323 West Stone Avenue Greenville, SC 29609

Telephone Number(s): 864-271-4924 Email: ktumblin@freelandsc.com

2. Property Owner(s): Anamaid LLC

Address: 525 North Main Street Anderson, SC 29621

Telephone Number(s): _____ Email: _____

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

Project Information

4. Project Location: Dobbins Bridge Road Anderson, SC 29626

Parcel Number/TMS: 71-04-07-001 County Council District: 5 School District: 5

Total Acreage: 69.82 Number of Lots: 187 Intended Development: Single Family Detached

Current Zoning: None Surrounding Land Uses: Single Family Residential and Undeveloped

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

6. Is there a request for a variance? 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 confirmation letters.

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

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

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

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

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Subdivision Plat Application Check List

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

Sec. 24-336. - Preliminary plat.

The preliminary plat shall contain the following information:

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- (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.
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- (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 7-31-24

Signature of Owner 

Date 7/29/24



MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES

DATE: August 6, 2024

TO: Nick Burns, PE
Impact Designs, Inc

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: Dobbins Bridge Road Single Family Traffic Impact Study

This development is planned with 187 single family detached homes with two accesses on Dobbins Bridge Road. The Traffic Impact Study (TIS) was conducted by Impact Designs, Inc and dated July 25, 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 Dobbins Bridge/ site accesses, Dobbins Bridge Rd/ Meadowood Drive, and Meadowood Drive/ New Hope Road.
- No turn lanes are warranted at the site accesses.
- The LOS for all movements at the study intersections are acceptable.

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

Please call if you have any questions.

ANDERSON COUNTY
SOUTH CAROLINA



FREELAND & ASSOCIATES, INC.
 ENGINEERS • SURVEYORS
 323 WEST STONE AVENUE
 GREENVILLE, SC 29609
 PHONE: (864) 271-8824
 FAX: (864) 231-1811



NO.	DATE	DESCRIPTION

REF. PLAT: P141
 TAX MAP: 710407001
 DESEIN: 041
 DATE: 7-29-18
 DMC NO: 81150-118
 STATE OF SOUTH CAROLINA
 ANDERSON COUNTY

**WATERS RUN
 PRELIMINARY PLAT**

C-1

HATCH LEGEND

	ASPHALT
	OPEN SPACE
	50' PERIMETER BUFFER
	STREAM BUFFER
	WETLAND AREA



OPEN SPACE DATA
 CONSERVATION SUBDIVISION
 TOTAL AREA: 88.82 ACRES
 OPEN SPACE REQUIRED: 68.82, 25% = 17.46 ACRES
 OPEN SPACE PROVIDED: 29.21 ACRES (42%)
 EXCESS OPEN SPACE: 11.75 ACRES
 INTERNAL OPEN SPACE: 18.11 ACRES
 50% LOTS REQUIRED TO FRONT OPEN SPACE - 94 LOTS
 20% LOTS FRONTING OPEN SPACE - 715 LOTS

SITE DATA
 ADDRESS: DOBBINS BRIDGE ROAD
 TAX MAP: 710407001
 ZONING: N/A
 TOTAL AREA: 69.82 ACRES
 NUMBER OF LOTS: 187 SINGLE FAMILY DETACHED
 DENSITY: 2.68 UNITS/ACRE
 ROAD: 6,902 LF (PUBLIC)
 SETBACKS: FRONT - 20'
 SIDE - 5'
 REAR - 5'
 ADJACENT TO OPEN SPACE - 30'

Parcel Line Totals

Line #	Length	Direction
L1	2,327.75	N82° 50' 21"E
L2	1,321.80	S11° 5' 51"E
L3	54.08	S84° 1' 21"E
L4	1,008.10	S27° 09' 21"E
L5	9,583.1	S86° 30' 48"W
L6	11.86	S54° 2' 27"W
L7	1,000.04	S32° 30' 28"E
L8	53.45	S58° 07' 23"E
L9	99.93	S35° 38' 47"E
L10	1,409.37	S54° 18' 22"W
L11	74.87	S57° 45' 32"E
L12	1,501.17	S7° 19' 18"E
L13	68.64	S98° 58' 15"W
L14	1,022.25	S10° 44' 22"E
L15	4,307	N82° 46' 10"E
L16	42.21	S51° 23' 02"E
L17	1,865.54	S1° 50' 24"W
L18	778.68	S67° 08' 20"E
L19	1,777.70	S27° 13' 36"W
L20	58.97	N44° 39' 27"E
L21	71.27	N48° 16' 09"E
L22	39.04	N48° 17' 38"E
L23	27.16	N90° 16' 10"E
L24	43.86	S89° 17' 10"E
L25	31.92	S8° 16' 19"W
L26	1,100.37	S32° 35' 16"E
L27	2,244.12	S58° 23' 42"E
L28	80.97	N67° 08' 24"E

OWNER: ANAMMO LLC
 502 N.W. 107
 ANDERSON, SC 29611

ENGINEER/SURVEYOR:
 D. KEVIN THUMBLIN
 323 WEST STONE AVENUE
 GREENVILLE, SC 29609
 FREELAND&ASSOCIATES.COM
 864-271-8824

LOT SIZE CERTIFICATION:
 I, D. KEVIN THUMBLIN, ENGINEER AND SURVEYOR, STATE OF SOUTH CAROLINA, LICENSE NO. 11827-1, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE PROPOSED LOTS MEET MINIMUM SIZE STANDARDS.
 WATERS RUN, ANDERSON COUNTY, SOUTH CAROLINA, 864-260-4023
 DATE: 7-29-2018
 WATERS RUN, ANDERSON COUNTY WATER DISTRICT, 864-255-5743

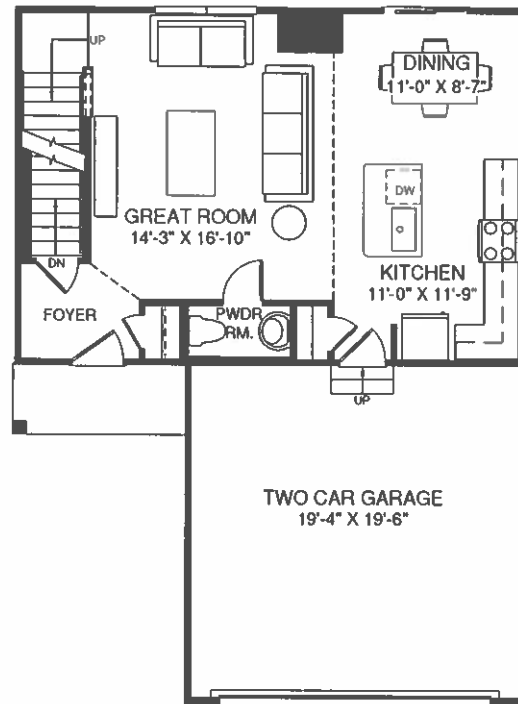
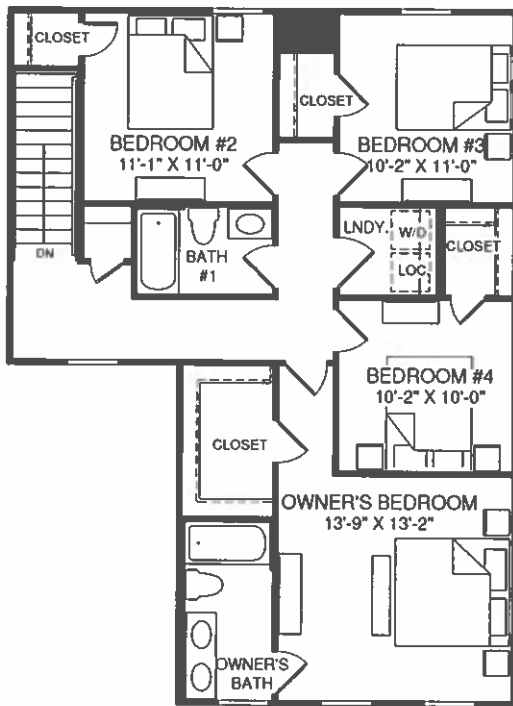
GENERAL NOTES:
 1. THIS IS A CONCEPT PLAN FOR REVIEW AND DISCUSSION ONLY.
 2. PROPOSED LOTS TO BE PUBLIC.
 3. 50' P.W. WITH 20' PAVERS FOR ALL ROADS. SEE DRAWING.
 4. 5' DAMAGE AND UTILITY EASEMENTS ALONG ALL SIDE AND INTERIOR BEAR.
 5. THE TOPOGRAPHIC DATA WAS OBTAINED FROM A SURVEY BY THIS FIRM.
 6. ALL COMMON AREA, UNDEVELOPED AREA, AND OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

IRIS

ELEVATION K



ELEVATION L



An unfinished basement is included. Please see brochure or online marketing material for details

Although it is built to meet local specifications, it is not intended for use in areas where seismic activity is expected. This is a conceptual floor plan and is not intended to be used as a legal contract. It is recommended that the architectural documents be reviewed for further details and features. Not all features are shown. Please see our sales representative for complete information.

These are shown as artist's conceptions. Floor plans may vary per elevation. Ryan Homes reserves the right to make changes without notice or prior approval.

RYAN HOMES FLOOR PLAN

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