

# Anderson County Planning Commission

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

Will Moore, Vice-Chair, District #4  
Brad Burdette, District #2  
David Cothran, District #5

October 08, 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. September 10, 2024
6. Public Hearings: None
7. Old Business: None
8. New Business
  - A. Single-Family Subdivision: The Woods at Town Creek, Dunlap Road. / TMS 146-00-10-013 (**Council District 1**)
  - B. Single-Family Subdivision: Lawton Estate, Dalrymple Road. / TMS 144-00-01-004, -005, -006 (**Council District 4**)
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  
SEPTEMBER 10, 2024

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

ALSO PRESENT:  
ALESIA HUNTER  
TIM CARTEE  
HENRY YOUMANS  
JOAN HOLLIDAY  
GAYE SPRAGUE  
SARAH LYONS

1 DAN HARVELL: The September  
2 10, 2024 meeting of the Anderson County Planning  
3 Commission will come to order. If you will, stand for  
4 the invocation and pledge.  
5 STEVEN GILREATH: Let us pray.  
6 **INVOCATION AND PLEDGE OF ALLEGIANCE BY STEVEN GILREATH**  
7 DAN HARVELL: Okay, first on  
8 the agenda, I will ask the board for a motion and  
9 second and vote to approve the agenda as printed.  
10 JANE JONES: So moved.  
11 DAN HARVELL: Okay. We have  
12 a motion from Mr. Moore to approve. Do we have a  
13 second? We have a second for Mr. Grant? Any  
14 discussion? Those in favor of the agenda as printed,  
15 please raise your hand. And unanimous. Thank you.  
16 All right, at this time, we'll call attention to  
17 the minutes. We have two months' worth of minutes.  
18 July 9, 2024, I will ask first for a motion to approve  
19 those minutes as submitted and printing. Do I have a  
20 motion?  
21 JANE JONES: So moved.  
22 DAN HARVELL: We have a  
23 motion from Ms. Jones. Do I have a second?  
24 WILLIAM MOORE: Second, Mr.  
25 Chairman.  
26 DAN HARVELL: Second from  
27 Commissioner Moore. Any discussion? Those in favor of  
28 approving July 9, 2024 minutes, please raise your hand.  
29 And unanimously. So ordered.  
30 Now if I can have a motion to approve the August  
31 13, 2024 minutes as printed.  
32 WESLEY GRANT: Mr. Chairman,  
33 I make a motion we approve the minutes.  
34 DAN HARVELL: Motion to  
35 approve from Mr. Grant. Do I have a second?  
36 JAMES MCCLAIN: Second.  
37 DAN HARVELL: Second from  
38 Dr. McClain. Any discussion? Those in favor please  
39 raise your hand. And that formality is taken care of.  
40 We'll move on to item 6, public hearings, (a)  
41 rezoning request. Request to rezone from C-2 to IZD  
42 for townhomes located at Highway 76, Pendleton. Tax  
43 map number 65-00-04-021-020. This resides in County  
44 Council District 4. And at this time, we'll hear from  
45 the staff.  
46 HENRY YOUMANS: Mr. Chair, 66  
47 postcards were sent out to -- within 2000 feet of the  
48 proposed development. The applicant is Sandy Springs  
49 Townhomes, LLC. The current owner is Seasand  
50 Development, LLC. It is in Denver Springs -- Denver

1 Sandy Springs Precinct. It is Council District 4.  
2 Located on Highway 76 in Pendleton. The tax map number  
3 is there as referenced, and it is two acres that is the  
4 subject of this rezoning.

5 Current zoning for those two acres are C-2. The  
6 requested zoning is IZD. The surrounding zoning for  
7 the area is north IZD; south C-2; east C-2; and west C-  
8 2.

9 The request is to amend C-2 zoning to IZD to add  
10 additional -- add up to an additional 16 single family  
11 attached townhomes on the designated parcels. Public  
12 outreach, the staff has certified that the public  
13 notification actions have been completed by August 26,  
14 2024 as follows: rezoning notification postcards were  
15 sent to 66 property owners within 2000 feet of the  
16 property, the rezoning notification signs were posted  
17 on the subject property, and the public notice  
18 advertisement was placed in the Independent Mail.

19 This is the existing layout with the two  
20 highlighted areas signifying the two acres that is  
21 currently C-2 that they want to zone to IZD. This is  
22 the tax map reference and zoning map showing the two  
23 acres, as well. It's showing the IZD above it and the  
24 two, the two acres highlighted for your viewing. This  
25 is a topography layout showing that the two acres in  
26 question, which is currently C-2 and -- on that  
27 original plat map that we had at first. This is the  
28 sign posted showing that it was properly posted.

29 The staff recommends approval. It has met the  
30 requirements of Chapter 48 Zoning for referring to  
31 County Council. And this is your staff recommendation  
32 and report.

33 DAN HARVELL: Thank you, Mr.  
34 Youmans.

35 At this time, we'll open up the public hearing.  
36 First we will hear from the owner, developer or  
37 engineer. Is anyone here to speak to this? And I'll  
38 remind everyone, those of you that signed up to talk  
39 other than the developer, engineer or owner, you have  
40 three minutes at the microphone. We ask that you  
41 respect that.

42 Yes, Sir, your name and address, please.

43 DOUG WALL: Good evening.  
44 Doug Wall, Post Office Box 1788, Travelers Rest, South  
45 Carolina. Happy to answer any questions.

46 DAN HARVELL: Well, do you  
47 have anything you would just like to say to us as a  
48 presentation?

49 DOUG WALL: I don't at  
50 this time.

1 DAN HARVELL: You do not at  
2 this time. Is there anyone on the board that would  
3 like to ask a question of the developer?  
4 JANE JONES: The property  
5 that is currently zoned IZD, what is on that property?  
6 DOUG WALL: It is -- it  
7 will be townhome units. And the the two acre parcels,  
8 we will add additional townhome units to that.  
9 JANE JONES: But it's --  
10 there are no townhomes there already.  
11 DOUG WALL: No, there's  
12 nothing there currently.  
13 JANE JONES: I can't tell  
14 much from what I have here.  
15 DAN HARVELL: So you're  
16 saying -- I know this is phase two. So this -- the  
17 rest of what we are seeing on this plat is or is not  
18 built out?  
19 DOUG WALL: It is, it is  
20 not built out.  
21 DAN HARVELL: It's not  
22 built out. So this is just an addition to what you've  
23 already had approved?  
24 DOUG WALL: That's  
25 correct.  
26 DAN HARVELL: Okay, so has  
27 construction started yet?  
28 DOUG WALL: We have  
29 cleared the site.  
30 DAN HARVELL: Okay, all  
31 right. Any other questions from the board?  
32 JANE JONES: Is there any  
33 other commercial property on what's zoned? What's on  
34 the C-2 that's already zoned? What's on there now?  
35 DOUG WALL: It's just  
36 vacant land.  
37 JANE JONES: So there's  
38 nothing there. I can't ...  
39 DAN HARVELL: All right,  
40 thank you, sir, we may call you back.  
41 DOUG WALL: Thank you.  
42 DAN HARVELL: All right, at  
43 this time, we have one citizen signed up to speak, and  
44 that is Robert Allen.  
45 ROBERT ALLEN: My name is  
46 Robert Allen. This is the third time I've got notice  
47 about these properties in the last three years. And  
48 the question I had, when I received this, I didn't know  
49 that this was two additional. There was 19 acres, is  
50 what I said, with 173 townhouses. So I don't know how

1 many extra are up there.  
2 The question I have, is this going to be adjoining  
3 the Sandy Springs Townhouses, LLC, out of Travelers  
4 Rest? This property was -- the other property, 19  
5 acres was bought in 2023 according to county records  
6 for 650,000. And then this year it was bought by Sandy  
7 Springs Townhouses out of Travelers Rest for \$1.5  
8 million with no -- just a PO box. And I want to know,  
9 is there -- the ground in front, is it going to be a  
10 commercial, or going to be all townhouses? When I came  
11 here before they said that front section might be used  
12 for commercial. And the Seaboard still owns two  
13 properties in front. And that's just my questions up  
14 there, because we're really having a traffic problem  
15 right there, with Arthrex and everybody else coming in  
16 and out. That's all I've got.

17 DAN HARVELL: Okay, thank  
18 you. Is the staff able to answer that question for us?

19 HENRY YOUMANS: Yes, sir, on  
20 the previous rezoning that was done earlier, the  
21 property that's along the roadway will be commercial.  
22 It's going to be a mixed use situation, where you have  
23 commercial retail. Hopefully they will find a retailer  
24 to fill those commercial parcels and the residential  
25 will be behind that.

26 DAN HARVELL: Okay, thank  
27 you.

28 All right, at this time, any discussion amongst  
29 the board before we entertain a motion?

30 STEVEN GILREATH: I'd like to  
31 ask the developer one more.

32 DAN HARVELL: Yeah, Mr.  
33 Gilreath.

34 STEVEN GILREATH: So it appears  
35 that there is commercial buildings out on 28, out on  
36 Clemson Boulevard. Is that what -- is that what I'm  
37 seeing that joins your property?

38 ROBERT ALLEN: Yes, there are  
39 some commercial buildings that are adjoined the  
40 property that are existing.

41 JAMES MCCLAIN: The property  
42 that's zoned -- currently zoned IZD, which according to  
43 the plat map has sort of partitioned off for these  
44 townhomes. That tax map ID number is looks like  
45 650004013, again, the blue on our sheets, the blue  
46 shaded IZD zoned area, that parcel does not look like  
47 to me that it abuts -- has any road frontage on Clemson  
48 Boulevard.

49 ROBERT ALLEN: It does ---  
50 JAMES MCCLAIN: Or Highway 76,

1 I should say.  
2 ROBERT ALLEN: Yeah, there's  
3 a one acre piece that does connect to Highway 76.  
4 JAMES MCCLAIN: Well, maybe it  
5 ---  
6 ROBERT ALLEN: --- across  
7 from Chapman Road.  
8 JAMES MCCLAIN: Okay, maybe  
9 it's this green out parcel number one. I guess it's  
10 part of the tax map. The parcel that ends in 13, I  
11 guess that -- is that the only ---  
12 ROBERT ALLEN: It's part of  
13 the original 19 acres.  
14 JAMES MCCLAIN: In other words,  
15 let me ask you a different way. The parcels that are  
16 zoned C-2 on this sheet, ending in numbers 16, 17, 18,  
17 19, 22, 23, is that part of your development?  
18 ROBERT ALLEN: No.  
19 JAMES MCCLAIN: Okay, all  
20 right. It looks like that's most of the parcels that  
21 are -- have road frontage, to me, unless I'm missing  
22 something.  
23 DAVID COTHRAN: You have an  
24 easement between those, is that how you're accessing?  
25 ROBERT ALLEN: That's  
26 correct.  
27 DAVID COTHRAN: There's a ---  
28 JANE JONES: Who's going to  
29 be responsible for that road?  
30 ROBERT ALLEN: Yeah, it will  
31 be a private road. We'll be responsible for it.  
32 DAN HARVELL: Anything else  
33 from the board for the developer?  
34 All right, thank you, sir.  
35 ROBERT ALLEN: Thank you.  
36 DAN HARVELL: All right. At  
37 this time, I'll entertain a motion to approve or deny  
38 this rezoning request.  
39 WILLIAM MOORE: Mr. Chairman,  
40 I would like to make a motion to approve. It's  
41 conducive with what's going on there. Those commercial  
42 lots don't have road frontage, so in my eyes, I feel  
43 like it would mesh right in with the development. And  
44 for that reason, I make a motion to approve.  
45 DAN HARVELL: We have a  
46 motion from Mr. Moore. Do I hear a second? We have a  
47 second from Mr. Cothran. Any discussion amongst the  
48 board at this time before we vote? All right, those in  
49 favor of approval of this variance, please raise your  
50 hand. All right, and that would be Dr. McClain, Mr.

1 Burdette, Mr. Gilreath, Harvell, Mr. Moore, Mr. Cothran  
2 and Mr. Grant. Those opposed? And opposed, Ms. Jones.

3 All right. Number 7, we have no old business to  
4 take care of.

5 So we'll move on to Item 8(a) on the agenda under  
6 new business, a single family subdivision, Belhaven  
7 Estates, Belhaven Road. Tax map number 176-00-05-018-  
8 019-020. This resides in County Council District 2.  
9 Staff.

10 TIM CARTEE: Thank you,  
11 Mr. Chairman. This development is Belhaven Estates, as  
12 you had stated. 135 postcards were sent out to the  
13 property owners within the 2000 foot radius of the  
14 proposed development. Single family. And this will be  
15 a private road. And the applicant is Negri Investments  
16 Group, LLC, and engineer of record is Ridgewater, and  
17 it's -- the location access is off of Belhaven Road,  
18 which is county maintained. It's in Council District  
19 2. Surrounding land use is residential and vacant.  
20 There's unzoned property in this area. Tax map is  
21 there for your viewing. It's 28.29 acres and 10 lots.  
22 No variance is requested. And Belhaven Road is  
23 classified as a major collector with no maximum average  
24 trips per day.

25 Here's the aerial, as you can see with the  
26 highlighted area for the piece of property to be  
27 developed. And this is the two acres per lot for this  
28 development. And here's the posting for the sign for  
29 this development.

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

33 DAN HARVELL: Thank you, Mr.  
34 Cartee. At this time, we'll ask the owner, developer  
35 engineer to come address the board.

36 WESLEY WHITE: Thank you,  
37 guys. Wesley White with Ridgewater Engineering here in  
38 Anderson at 211 Society Street on behalf of the owner/  
39 developer.

40 This is a subdivision that's in line with the  
41 private road ordinance, which allows up to 10 two acre  
42 lots. These are a little bit bigger. There's some  
43 wetlands, flood plain in the rear, that we've made  
44 those lots larger to avoid any impact to those.  
45 Obviously, it's a private road, so no impact to the  
46 county as far as maintenance. It'll all be per the  
47 ordinance, and these 10 property owners will be  
48 responsible for it going forward.

49 Happy to answer any questions.

50 DAN HARVELL: And any

1 questions for Mr. White? Okay, thank you. We may call  
2 you back.

3 At this time there is no one signed up from the  
4 citizen side to address this, so at this time, I'll ask  
5 the board if you have any questions or comments before  
6 we entertain a motion to approve or deny.

7 JAMES MCCLAIN: I just had  
8 one question. I can either ask the developer or the  
9 engineer. So on our map -- I guess -- can we go back  
10 to the aerial view if you don't mind? I guess the  
11 planned private road would enter through this little  
12 narrow strip highlighted in green. This little red  
13 line, though, says Mini Bell Lane. Can't quite tell --  
14 that is not -- that would not be the road access to  
15 this at all. It's really -- I can't ---

16 WESLEY WHITE: The little  
17 road to the right over there?

18 JAMES MCCLAIN: Yeah, the  
19 little road. I can't tell if the red line gets all the  
20 way to that property or not.

21 WESLEY WHITE: I think it's  
22 an old private road that was cut through the property  
23 years ago, but is not, to my knowledge, an actual ---

24 JAMES MCCLAIN: Okay, thank  
25 you. That's all I have, Mr. Chairman.

26 DAN HARVELL: Okay, thank  
27 you. At this time, I'll call for a motion to approve  
28 or deny. We have a motion to approve from Mr.  
29 Burdette.

30 JAMES MCCLAIN: Second.

31 DAN HARVELL: We have a  
32 second from Dr. McClain. Any discussion amongst the  
33 board at this time? Those in favor of granting, raise  
34 your hand. And this time unanimous.

35 All right, at this time 8(b), single family  
36 subdivision, Brandon Plantation, phase two, Sundowner  
37 Boulevard. Tax map number 48-08-03-007. Residing in  
38 County Council District 5. Staff.

39 TIM CARTEE: Thank you,  
40 Mr. Chairman. 158 property owners within 2000 feet of  
41 the proposed development were notified via the  
42 postcard. And again, as you mentioned, this is Brandon  
43 Plantation. This is phase two. This development was  
44 previously approved back in 1992, I believe, yeah, on  
45 this one, and they're trying to do the second phase.  
46 They're going to be single family. Sundowner  
47 Properties is the applicant. And Land Planning  
48 Associates is the engineer. And the location and  
49 access is Sundowner Boulevard, which is county  
50 maintained, which is right off of Highway 187. It's in

1 Council District 5. And surrounding land use is  
2 residential. The area is unzoned. Tax map is for your  
3 viewing. It's 43.53 acres. And they're requesting 48  
4 lots. No variance. And Sundowner Boulevard is  
5 classified as a major rural local with no maximum  
6 average trips per day.

7 Here's an aerial of the layout for this property.  
8 And here's the preliminary plat of the proposed plat.  
9 This is the original layout of the previous one that  
10 was approved back in the early 90s. Here's the sign  
11 posting for the property.

12 And Ms. Sprague is here for any traffic questions  
13 that you may have.

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

17 DAN HARVELL: Thank you, Mr.  
18 Cartee.

19 At this time, we'll call the owner, developer or  
20 engineer to address the board.

21 RICHARD BENNETT: Richard  
22 Bennett. I live at 307 Compass Point. I'm in the  
23 process of purchasing it now. And we have, like I  
24 said, we did -- was already a previously subdivision  
25 that was approved in the past. This is the second  
26 phase. These are 25,000 square foot lots or bigger.  
27 43 acres. 48 lots is what I'm asking for. We -- you  
28 can see off the middle we took off some where the creek  
29 and stuff in the inside there. It already has a left  
30 hand turn, I believe, off of 187. And it's -- I know  
31 people are asking for a little bigger lots. These are,  
32 you know, more than a half acre. Septic tank lots, not  
33 sewer. And I met with the neighbors out there, sent  
34 them a plat for their HOA meeting. Met with a couple  
35 Saturday, as well. And I'm using the same restrictive  
36 covenants that are in place and making no changes to  
37 them, so it should be exactly what they're doing out  
38 there already, just at second phase.

39 DAN HARVELL: Okay, any  
40 questions of Mr. Bennett while he's at the microphone  
41 from the board.

42 JANE JONES: I was  
43 concerned about your access. Is the only way to get  
44 from this new phase that you're asking to be approved  
45 on Sundowner Boulevard? That's the only way to get to  
46 Highway 187?

47 RICHARD BENNETT: Yes, ma'am.  
48 And it actually has, I believe, a left hand turn lane,  
49 so it makes it kind of easy to get in and out. So it's  
50 not like you're ---

1 JANE JONES: But you're  
2 going -- your only access is through another  
3 subdivision?  
4 RICHARD BENNETT: It's through  
5 the same subdivision, it's part of the same -- yes,  
6 ma'am, it's the only access, correct. Sorry.  
7 JANE JONES: That's a lot  
8 of congestion.  
9 DAN HARVELL: All right, so  
10 to clarify on the aerial, what's already built within  
11 that sort of corner there -- if we can go back to the  
12 aerial, Mr. Cartee -- what's already built on the  
13 corner, that was your, that was your first phase,  
14 correct?  
15 RICHARD BENNETT: That was not  
16 mine. It was the first phase that somebody else  
17 developed.  
18 DAN HARVELL: Not yours?  
19 RICHARD BENNETT: Not mine.  
20 DAN HARVELL: And that was  
21 permitted in 19 ---  
22 TIM CARTEE: '92.  
23 DAN HARVELL: Okay.  
24 RICHARD BENNETT: It's built  
25 out. Basically, there's maybe two lots and there were  
26 new house built on them currently. So I think they're  
27 all but maybe one or two -- they're, they're built out.  
28 DAN HARVELL: Okay, all  
29 right.  
30 STEVEN GILREATH: And it's, it's  
31 the same coverage -- it's the same house per acre as  
32 what ---  
33 RICHARD BENNETT: Same lot  
34 sizes, consistent exactly with what they did. And like  
35 you said, this was -- when they originally planned it  
36 to have this traffic on that same road. It was the  
37 same -- just the second phase. It's just different  
38 person doing it than did originally.  
39 DAN HARVELL: All right.  
40 Now I'm assuming that where the lots are not that's  
41 wetlands, green space, recreation area, or ---  
42 RICHARD BENNETT: Got two  
43 retention ponds in there, which are a little bigger  
44 than the original plan, because the permits are a  
45 little stronger they were back then. And then that's  
46 going to be like natural because it's kind of creaky or  
47 wet and didn't want to get in the wetlands or even mess  
48 with that. Just leave it alone.  
49 DAN HARVELL: Yes, sir. All  
50 right. Any other questions of Mr. Bennett? All right.

1 Thank you.  
2 RICHARD BENNETT: Thank you.  
3 DAN HARVELL: May call you  
4 back.  
5 All right, we have one person signed up to speak  
6 to this, and it's Harry Johnson.  
7 HARRY JOHNSON: I own the  
8 property due east ---  
9 DAN HARVELL: Sir, your name  
10 and -- just for the record, your name and address,  
11 please.  
12 HARRY JOHNSON: My name is  
13 Harry M. Johnson, 293 Public Well Road, Anderson,  
14 29626.  
15 DAN HARVELL: Thank you.  
16 HARRY JOHNSON: I own the  
17 property due east of this development, 1200 foot of  
18 shoreline -- I mean of property line. This says single  
19 family development houses. My question is, how big are  
20 they? How many square feet? Are they module? Are  
21 they stick built? Are they crawl space? Are they on a  
22 slab? That's my -- I mean, it doesn't say in here. It  
23 just says he has 48 lot, 48 lots on 43 acres. That's  
24 the only thing it says. Who would I asked about that?  
25 DAN HARVELL: Okay, all  
26 right.  
27 HARRY JOHNSON: That was my --  
28 -- that would be my question. I mean, I got 13 acres  
29 there, and ain't nobody there but just me and the wife,  
30 you know.  
31 DAN HARVELL: Okay.  
32 HARRY JOHNSON: The houses  
33 down on my street, a cheap one would be about 350 to  
34 450 thousand, something like that. That's my question  
35 would be, what is being built in there?  
36 DAN HARVELL: Okay, thank  
37 you, sir.  
38 HARRY JOHNSON: Who do I get  
39 -- do I get the answer from him?  
40 DAN HARVELL: We will ask  
41 Mr. Bennett to address that for you. Yes, please.  
42 RICHARD BENNETT: Good  
43 questions. The restrictions, which they're on record,  
44 it is stick built and not modular, and it's on  
45 crawlspace and they're probably three or \$400,000  
46 houses. I think the one in there listed right now is  
47 408,000. About \$200 a square foot is what they're  
48 selling for there. Again, pretty consistent what  
49 they're doing there on a crawlspace, which I know  
50 people want. Stick built. You know, it's not track.

1 It's one at a time or two at a time. Different  
2 builders or different -- won't necessarily be the same  
3 builder, or it won't be the same house plan.  
4 DAN HARVELL: Okay. Just  
5 remain there for a minute, if you would. While he's  
6 there, any other questions from the board for Mr.  
7 Bennett?  
8 JANE JONES: I have one  
9 more question about that access on Sundowner Boulevard.  
10 You said that subdivision that's already built is not  
11 yours?  
12 RICHARD BENNETT: I didn't build  
13 it, yes, ma'am.  
14 JANE JONES: Okay. And I  
15 don't know what the rules are, but do you have to have  
16 any kind of contact with them about permission to use  
17 that road, since that's your only access?  
18 RICHARD BENNETT: It's a county  
19 road.  
20 JANE JONES: Oh, okay.  
21 RICHARD BENNETT: So, yeah, I  
22 think it -- I'll come off of it off of 187 and then  
23 build a couple of new roads.  
24 DAN HARVELL: Oh, so you  
25 intend to give additional access.  
26 RICHARD BENNETT: I'm going to  
27 build roads inside that's on the plant where ---  
28 DAN HARVELL: Oh, inside.  
29 RICHARD BENNETT: Off of 187 off  
30 of Sundowner. Just like the drawing.  
31 JANE JONES: So  
32 everything's going to have to feed into that road  
33 that's already going through that other subdivision.  
34 DAN HARVELL: All right, any  
35 other questions from the board?  
36 TIM CARTEE: Mr. Chairman,  
37 the DOT did approve that access for originally building  
38 that development out for the turn lanes there, so it  
39 does meet the adequacy for that development when it's  
40 fully built out.  
41 DAN HARVELL: So this is a  
42 full turn lane situation on both sides?  
43 TIM CARTEE: Correct.  
44 DAN HARVELL: Okay. Yes,  
45 please, Ms. Sprague.  
46 GAYE SPROUSE: Mr. Chairman  
47 and Commission, a development of this size would  
48 usually not require a traffic study, but we -- what we  
49 did in this case is what we always tell y'all we'll do  
50 when there's a first phase and a second phase. We

1 added the first phase, the ones you're talking about  
2 that are there to Mr. Bennett's development and  
3 required -- and that required a traffic study. So we  
4 did require a traffic study, even though all the  
5 improvements had been made with phase one, because we  
6 wanted to be able to represent to you that those  
7 improvements are still adequate, and the traffic study  
8 indicated that they are still adequate. But they were  
9 all done as part of the original small part of this  
10 overall development.

11 DAN HARVELL: Okay, so the  
12 current traffic count now compared to the traffic count  
13 then, you're happy with that?

14 GAYE SPROUSE: Right. The  
15 analysis that was reviewed by both us and DOT saw the  
16 the traffic study also meets the guidelines of our  
17 ordinance.

18 DAN HARVELL: All right,  
19 okay, thank you. Anything else from the board? All  
20 right, at this time, I'll entertain a motion to approve  
21 or deny.

22 DAVID COTHRAN: Mr. Chairman,  
23 motion to approve.

24 DAN HARVELL: We have a  
25 motion from Mr. Cothran. Do I hear a second?

26 WESLEY GRANT: Second.

27 DAN HARVELL: We have a  
28 second from Mr. Grant. Any discussion amongst the  
29 board at this time? All right, call for a vote. Those  
30 in favor of approval please raise your hand. That will  
31 be Dr. McClain, Mr. Burdette, Mr. Gilreath, Harvell,  
32 Mr. Moore, Mr. Cothran, Mr. Grant and Ms. Jones.  
33 Unanimous.

34 All right, we'll move on to 8(c) single family  
35 subdivision, Waters Run, Dobbins Bridge Road, Tax Map  
36 71-04-07-001. Residing in County Council District 5.  
37 We'll hear now from the developer or owner or engineer.

38 TIM CARTEE: Mr. Chairman,  
39 let me go ahead and start with the staff report.

40 DAN HARVELL: Oh, I'm  
41 sorry. I'm sorry. Yes. Getting ahead of myself.  
42 Thank you.

43 TIM CARTEE: 193 property  
44 owners within 2000 feet of the proposed development  
45 were notified via postcard. And again, this is Waters  
46 Run, the preliminary subdivision name. And this  
47 development is intended for single family conservation,  
48 and the applicant is Freeland & Associates. Engineer  
49 and surveyor are the same. And the location access,  
50 again, is off Dobbins Bridge Road, which is state

1 maintained, in District 5. And surrounding land use is  
2 residential, vacant and elementary school is across the  
3 street. This area is unzoned. There's the tax map for  
4 your viewing. It's 69.82 acres, 187 lots. No variance  
5 is requested. And Dobbins Bridge Road is classified as  
6 a major collector, with no maximum average trips per  
7 day.

8 Here's the aerial for the proposed development.  
9 Here's the preliminary plat. Here's the subdivision  
10 sign that was posted. Staff recommends approval. This  
11 project has met the requirements in Chapter 24 Land  
12 Use. That's all I have, Mr. Chairman.

13 DAN HARVELL: Thank you, Mr.  
14 Cartee.

15 Now if the developer, owner or engineer will  
16 address us.

17 RYAN LASSITER: Ryan Lassiter,  
18 Freeland & Associates, 323 West Stone Avenue,  
19 Greenville, South Carolina 29609.

20 Just to kind of reiterate a little bit of what was  
21 said. This is a conservation subdivision. Open space  
22 required was 17.46 acres and 29.21 acres have been  
23 provided, which is 42%. The perimeter, 50 foot buffer  
24 is there, which is 10.10 acres. And we have internal  
25 open space of 19 acres. 50% lots required to front  
26 open space, which is 94 and 110 of these are fronting  
27 open space.

28 Beyond that, I'll be happy to answer any  
29 questions.

30 DAN HARVELL: Okay, thank  
31 you. Any questions of the developer from the board?  
32 Okay? Hearing none. Thank you.

33 RYAN LASSITER: Thank you.  
34 May call you back.

35 All right, at this time, we have one person -- one  
36 citizen signed up to speak to this matter and Phil  
37 Anderson.

38 PHIL ANDERSON: Yes, sir.  
39 Phil Anderson, 453 McClure Road, Anderson.

40 Our biggest concerns are -- is infrastructure.  
41 That's a lot of houses on a small spot. What kind of  
42 houses are they? All that's going to dump out in front  
43 of the school? Middle school there is already  
44 completely full. And the elementary school doesn't  
45 like much being full. And then you're going to dump  
46 all this traffic out every morning that you can't  
47 hardly get through there. It's a two lane state road.  
48 We're not against development, but there's got to be  
49 some common sense somewhere about how many houses you  
50 put on such a small tract. You know, that's just not

1 good common sense, sir. That's what I got to say about  
2 it.

3 DAN HARVELL: Okay, thank  
4 you.

5 All right, at this time, the hearing is closed.  
6 Do I have any discussion amongst the board at this  
7 time? Anyone? Ms. Jones?

8 JANE JONES: There's not  
9 anybody here from the school system, I don't suppose.  
10 They would be signed up if they were. We've approved a  
11 lot of stuff in that district recently. And I was --  
12 my concern is, you know, how's that whole -- I know  
13 they're building a new high school, but I don't, don't  
14 know. He just said they were at capacity there at the  
15 elementary school. So that's always a concern.

16 STEVEN GILREATH: Ms. Jones,  
17 this is in District 5, School District 5. Yeah,  
18 there's no new high school.

19 JANE JONES: Oh, that's  
20 right. I forget where those lines are.

21 STEVEN GILREATH: I just wanted  
22 to clarify.

23 JANE JONES: Thank you.  
24 DAN HARVELL: All right.  
25 Anyone else? Anyone else?

26 TIM CARTEE: Mr. Chairman?  
27 DAN HARVELL: Yes.  
28 TIM CARTEE: Gaye can  
29 elaborate on the traffic study if you need more  
30 information.

31 DAN HARVELL: That will be  
32 good. Thank you.

33 GAYE SPROUSE: Mr. Chairman  
34 and Commission, this development did warrant a traffic  
35 study, and it was conducted when school was in session,  
36 and it found that there were no turn lanes that met our  
37 requirements or DOT's requirements, and that all the  
38 movements at the intersections we studied met our  
39 requirements, so no improvements were required by us or  
40 by DOT at this location.

41 JAMES MCCLAIN: Can I ask a  
42 quick question?

43 DAN HARVELL: Sure.  
44 JAMES MCCLAIN: The school, is  
45 that McLees Elementary?

46 GAYE SPROUSE: Yes, the one  
47 that's across the road.

48 JAMES MCCLAIN: And the study  
49 was done like during the -- either the -- like the  
50 busiest times, like the drop off.

1                   GAYE SPROUSE:                   Yes, we always  
2 make them look at when school's in session.  
3                   DAN HARVELL:                   All right.  
4 Thank you, Ms. Sprague.  
5                   Anything else from the board? All right, hearing  
6 none, I'll entertain a motion for approval or denial of  
7 this, this project.  
8                   DAVID COTHRAN:                   Mr. Chairman,  
9 I make a motion that we deny based on infrastructure,  
10 harmony of the surrounding properties, density of the  
11 subdivision.  
12                   DAN HARVELL:                   We have a  
13 motion to deny for Mr. Cothran. Do I hear a second?  
14                   JANE JONES:                   Second.  
15                   DAN HARVELL:                   We have a  
16 second from Mr. Gilreath. Any discussion amongst the  
17 board? I will state that I intend to vote no on this  
18 based on the fact that this is a highly congested area  
19 with the school and I have a great concern. We've -- I  
20 don't know about the other board members, but I've had  
21 quite a few calls about this, people out there that are  
22 very concerned about the traffic situation and the  
23 school at the same time.  
24                   Anyone else before we take the vote to deny? All  
25 right, those in favor of denial, please raise your  
26 hand. That would be Mr. Gilreath, Harvell, Mr. Moore,  
27 Mr. Cothran, Mr. Grant and Ms. Jones. Those against  
28 denial, please raise your hand. And that will be Dr.  
29 McClain and Mr. Burdette. Project is denied.  
30                   All right, we have no other one signed up for the  
31 non-agenda public comments at this time. Is there any  
32 other business to be brought to our attention?  
33                   Okay, hearing none, I'll entertain a motion to  
34 adjourn. Do I hear a motion?  
35                   WESLEY GRANT:                   So moved.  
36                   DAN HARVELL:                   We have a  
37 motion from Mr. Grant, second from Mr. Gilreath. All  
38 those in favor. And meeting adjourned. Thank you.  
39  
40

**MEETING ADJOURNED AT 6:35 PM**

# Anderson County Planning Commission

October 8, 2024

6:00 PM

## Staff Report – Preliminary Subdivision

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

**Preliminary Subdivision Name:** The Woods at Town Creek

**Intended Development:** Single Family

**Applicant:** JMK Development LLC

**Surveyor/Engineer:** Ridgewater Engineering and Surveying

**Location/Access:** Dunlap Road & Town Creek Drive

**County Council District:** 1

**Surrounding Land Use:** Residential

**Zoning:** R-20

**Tax Map Number:** 146-00-10-013

**Number of Acres:** +/- 82.0

**Number of Lots:** 95

**Variance:** No

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

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

**Additional Changes:** Lot average size has been increased to 26,663 SF.  
**Subdivision Name Change-** The Woods at Town Creel (Adley Acres)



# Development Standards Subdivision Plat Application

Anderson County Code of Ordinance  
Chapter 24 Land Use

Scheduled Public Hearing Date: 10-8-24

Application Received By: ME

Date: 9-3-24

DS Number: 24-21

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: The Woods at Town Creek Subdivision

1. Name of Applicant: JMK Development, LLC - James Curtis

Address of Applicant: 1309 Stringer Rd, Belton, SC 29627

Telephone Number(s): 864-313-6178

Email: james@fontaineconstruction.com

2. Property Owner(s): JMK Development, LLC - James Curtis

Address: 1309 Stringer Rd, Belton, SC 29627

Telephone Number(s): 864-313-6178

Email: james@fontaineconstruction.com

3. Engineer/Surveyor(s): Wesley White, PE - Ridgewater Engineering & Surveying

Email: wesley@rdgewatereng.com

### Project Information

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

Parcel Number/TMS: 146-00-10-013

County Council District: One

School District: Five

Total Acreage: 81.62

Number of Lots: 95

Intended Development: Residential-Single Family

Current Zoning: R-20

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

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

If so, please describe.

Lot average has been increased to 26,663 SF.

Name changed from Adley Acres to The Woods at Town Creek.

6. Is there a request for a variance? No

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

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

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

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

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

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

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

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

### Subdivision Plat Application Check List

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

• **Application Submittal Requirements and Process**

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

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

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

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

The preliminary plat shall contain the following information:

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

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

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

SIGNATURE OF APPLICANT & Property Owner:

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

Signature of Applicant James R. Lintner

Date 8-29-24

Signature of Owner James R. Lintner

Date 8-29-24



# PRELIMINARY PLAT

**OWNERS CERTIFICATION**  
 As the owner of this land, as shown on this preliminary plat of the land, I certify that the information furnished herein is true and correct, and that I have no other interest in the land shown on this preliminary plat.

**DESIGN PROFESSIONAL CERTIFICATION**  
 I, the undersigned, a duly licensed Professional Engineer in the State of North Carolina, do hereby certify that I am a duly licensed Professional Engineer in the State of North Carolina, and that I am the author of the design shown on this preliminary plat, and that I have no other interest in the land shown on this preliminary plat.

**CERTIFICATE OF PRODUCT APPROVAL**  
 An applicable component of this submission (Construction Development Submittal) has been approved by the North Carolina Department of Transportation. This approval is limited to the specific component and does not constitute an approval of the entire submission.

**OWNER:** [Name]  
**ENGINEER:** [Name]  
**DATE:** [Date]

**THE WOODS AT TOWN CREEK SUBDIVISION**  
 TMS #146000000

**OWNER:** [Name]  
**ENGINEER:** [Name]

**DATE:** [Date]  
**SCALE:** [Scale]



### SITE DATA

TMS #: 146000000  
 TOTAL AREA: 481.62 ACRES  
 ZONING: R-20  
 TOTAL LOTS: 92 LOTS  
 ALLOWED MINIMUM LOT WIDTH: 100 FT  
 PROVIDED MINIMUM LOT WIDTH: 20,000 SF  
 ALLOWED MINIMUM LOT SIZE: 26,663 SF  
 AVERAGE LOT SIZE: [Value]  
 PROPOSED ROADS: TOTAL: 46,038 LF (±1.15 MI)  
 PUBLIC ROAD (50' R/W): [Value]  
 SETBACKS: [Value]  
 INTERNAL FRONT: [Value]  
 INTERNAL SIDE: [Value]  
 INTERNAL REAR: [Value]  
 DUALAP RD: [Value]  
 TOWN CREEK RD: [Value]

NOTE: COMMON/OPEN SPACE AREAS NOT TO BE SUBDIVIDED

LOT	AREA	PERCENT	AREA	PERCENT	AREA	PERCENT	AREA	PERCENT	AREA	PERCENT
1	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
2	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
3	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
4	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
5	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
6	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
7	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
8	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
9	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
10	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
11	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
12	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
13	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
14	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
15	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
16	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
17	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
18	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
19	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
20	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
22	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
23	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
24	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
25	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
26	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
27	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
28	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
29	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
30	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
31	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
32	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
33	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
34	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
35	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
36	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
37	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
38	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
39	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
40	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
41	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
42	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
43	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
44	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
45	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
46	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
47	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
48	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
49	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
50	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
51	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
52	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
53	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
54	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
55	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
56	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
57	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
58	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
59	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
60	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
61	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
62	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
63	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
64	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
65	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
66	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
67	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
68	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
69	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
70	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
71	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
72	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
73	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
74	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
75	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
76	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
77	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
78	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
79	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
80	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
81	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
82	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
83	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
84	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
85	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
86	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
87	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
88	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
89	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
90	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
91	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21
92	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21	1.00	0.21



# Anderson County



September 5, 2024 Disclaimer accepted.

**TMS:** 1460010013  
**Owner:** PATSY G DUNLAP REV TR + OLD BLUE ASSOCIA  
**Owner Address:** 101 WELLING CIR  
**City/State:** GREENVILLE SC  
**Deed Book:** 16890  
**Tax District:** 5  
**Sale Year:** 2023  
**Sale Price:** \$10  
**Deed Page:** 90  
**Description:** TR 2 DUNLAP RD 81.48 AC  
**Zip Code:** 29607  
**Current Plat:** CP S 2 137/9  
**Market Value:** \$609,470



1 in = 659 ft



ESRI, Highend Mapping, and Anderson County GIS

# Anderson County Planning Commission

October 8, 2024

6:00 PM

## Staff Report – Preliminary Subdivision

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

**Preliminary Subdivision Name:** Lawton Estate

**Intended Development:** Single Family

**Applicant:** Stanley Martin Homes

**Surveyor/Engineer:** Blue Water Civil Design

**Location/Access:** Dalrymple Road and Thompson Road

**County Council District:** 4

**Surrounding Land Use:** Residential

**Zoning:** R-20

**Tax Map Number:** 144-00-01-004, 005, and 006

**Number of Acres:** +/- 93.23

**Number of Lots:** 128

**Variance:** No

**Traffic Impact Analysis:** The study addressed Dalrymple Rd/site accesses, Dalrymple Rd/Thompson Rd, Dalrymple Rd/Scotts Bridge Rd, and Shackleburg Rd/Thompson Rd.  
No turn lanes are warranted at the site accesses.  
The Level of Service (LOS) for all movements at the study intersections are acceptable.



# Development Standards Subdivision Plat Application

Anderson County Code of Ordinance  
Chapter 24 Land Use

Scheduled Public Hearing Date: 10-8-2024

Application Received By: ME

Date: 9-5-2024

DS Number: 24-22

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: Lawton Estates

1. Name of Applicant: Stanley Martin Homes

Address of Applicant: 430 Roper Mountain Road, Suite F1, Greenville, SC 29615

Telephone Number(s): 864-498-2572 Email: jacksonrz@stanleymartin.com

2. Property Owner(s): Shirley M Bone (TM# 1440001006 & 1440001005)

Address: 906 Meadow Lane, Anderson, SC 29621

Telephone Number(s): \_\_\_\_\_ Email: \_\_\_\_\_

3. Engineer/Surveyor(s): Paul Harrison - Engineer Email: paul@bluewatercivil.com

### Project Information

4. Project Location: Dalrymple Road & Thompson Road

Parcel Number/TMS: 1440001004, 1440001005, 1440001006 County Council District: 4 School District: Anderson School District 5

Total Acreage: 93.23 AC Number of Lots: 128 Intended Development: Single-Family Residential

Current Zoning: R-20 Surrounding Land Uses: Vacant, I-85 Rest Area

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

### Subdivision Plat Application Check List

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

**Application Submittal Requirements and Process**

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

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

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

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

The preliminary plat shall contain the following information:

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

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

**SIGNATURE OF APPLICANT & Property Owner:**

I (we) certify as properly 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.

DocuSigned by:

Signature of Applicant

Zack Jackson

F015480A0EBC4F7

9/5/2024 | 1:21 PM EDT

Date

Signature of Owner

Henry S. Bone on PA  
Estate of Sherry M. Bone

Date

09/22/24

<b>SITE DATA</b>	
TAX MAP NO:	1440001001, 1440001002, 1440001004
SITE AREA:	47.91 AC (INCLUDING AREA FOR ROW ON DALRYMPLE ROAD)
ZONING:	R-20
SETBACKS:	47' FRONT, 15' SIDE, 15' OR 18' OF LOT WIDTH (GASATER VALLEY)
PROPOSED LOT SIZE:	15,000 SF
PROPOSED LOT USE:	RESIDENTIAL SINGLE-FAMILY
PROPOSED AVERAGE LOT SIZE:	20,014 SF
PROPOSED ROADWAY:	27.911 LF (56' PUBLIC ROW), 128 DETACHED SFL LOTS
OPEN SPACE PROVIDED:	19.99 AC (71.4%)
DENSITY PROVIDED:	1.18 LOTS / ACRE

- GENERAL NOTES**
- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY. PUBLIC WATER IS AVAILABLE VIA A WATER MAIN EXTENSION ALONG THOMPSON ROAD AND WATER DISTRICT PROVIDED BY POWERSVILLE WATER DISTRICT.
  - SANITARY SEWER IS AVAILABLE AND WILL BE PROVIDED BY POWERSVILLE WATER DISTRICT.
  - CONDITIONS OF THIS SUBDIVISION APPROPRIATE LOCATIONS BASED UPON INFORMATION PROVIDED BY UTILITY SERVICES.
  - UTILITY EASEMENTS SHALL BE ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES; IF EASEMENTS SHALL BE ESTABLISHED ALONG EXTERIOR BOUNDARY OF THE PROPERTY OWNERS.
  - A STORM WATER MANAGEMENT AND SEDIMENT CONTROL PLAN SHALL BE PREPARED FOR THIS PROPERTY AND SHALL BE FILED FOR THIS PROJECT WITH THIS PLAN UNLESS AN ALTERNATE PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
  - ANDERSON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OR REPAIR OF STORMWATER INFRASTRUCTURE WITHIN DEVELOPMENT SHALL HAVE A 5' MIN. PUBLIC R.O.W. SHALL BE DONE IN ACCORDANCE WITH APPROVED ENCROACHMENT PERMIT.
  - ALL DIMENSIONS SHOWN ON ROADWAY ARE TO E.O.P., UNLESS OTHERWISE SPECIFIED.
  - ACCORDING TO FEMA PANEL 45007C0334F EFF 12/21/2017, A PORTION OF THIS SITE EXISTS IN A FLOODPLAIN AREA. FLOODPLAIN LOTS WILL BE LOCATED IN A FLOODPLAIN AREA. FLOODPLAIN LOCATIONS ARE SUGGESTIONS ONLY. FLOODPLAIN LOTS WILL BE APPROVED BY POWERSVILLE WATER DISTRICT.

**DEVELOPER**

Client: [Name]  
Address: [Address]  
City: [City]  
State: [State]  
Zip: [Zip]

**DESIGNER**

Client: [Name]  
Address: [Address]  
City: [City]  
State: [State]  
Zip: [Zip]

**CONTRACTOR**

Client: [Name]  
Address: [Address]  
City: [City]  
State: [State]  
Zip: [Zip]

**ENGINEER**

Client: [Name]  
Address: [Address]  
City: [City]  
State: [State]  
Zip: [Zip]

**OWNER**

Client: [Name]  
Address: [Address]  
City: [City]  
State: [State]  
Zip: [Zip]

**OWNER**

Client: [Name]  
Address: [Address]  
City: [City]  
State: [State]  
Zip: [Zip]

**REVISIONS**

NO.	DATE	DESCRIPTION
1	09/03/2018	ISSUED FOR PERMITS
2	09/03/2018	REVISED PER COMMENTS
3	09/03/2018	REVISED PER COMMENTS
4	09/03/2018	REVISED PER COMMENTS



**DESIGN PROFESSIONAL CERTIFICATION**

IT IS HEREBY CERTIFIED THAT THIS PRELIMINARY PLAT WAS PREPARED BY A SURVEY OF THE PROPERTY PREPARED BY DANIEL STILES, LICENSED SURVEYOR, LICENSE NO. 10257 FOR THE YEAR 2018 AND FURTHER THAT THE PROPOSED SUBDIVISION MEETS ALL REQUIREMENTS OF THE ANDERSON COUNTY DEVELOPMENT STANDARDS ORDINANCE, AS APPLICABLE TO THE PROPERTY.

BY NAME: PAUL J. HARRISON, PE  
 SIGNED: [Signature]  
 PROFESSIONAL NO. 74274  
 ADDRESS: 1111 FOREST HILLS ROAD, GREENVILLE, SC 29607  
 TELEPHONE NUMBER: 864-733-2608  
 DATE: 09/03/2018

**OWNER'S CERTIFICATION**

AS THE OWNER OF THIS LAND, AS SHOWN ON THIS PRELIMINARY PLAT, OR HIS AGENT, I CERTIFY THAT THIS DRAWING WAS MADE FROM AN ACTUAL SURVEY AND ACCURATELY PORTRAITS THE EXISTING LAND AND ITS FEATURES AND THE PROPOSED DEVELOPMENT AND IMPROVEMENTS THEREON.

DATE: 09/03/2018  
 NAME: [Name]  
 SIGNED: [Signature]

**CERTIFICATE OF PROJECT APPROVAL**

ALL APPLICABLE RIGHTS OF THE ANDERSON COUNTY DEVELOPMENT STANDARDS ORDINANCE TO THIS PROJECT APPROVAL HAVING BEEN FILED, THE FINAL OF THIS PRELIMINARY PLAT IS HEREBY GRANTED BY THE MANAGER OR THE SUBDIVISION ADMINISTRATOR, SUBJECT TO FURTHER COMPLIANCE WITH ALL PROVISIONS OF SAID DEVELOPMENT REGULATIONS.

MANAGER OR SUBDIVISION ADMINISTRATOR: \_\_\_\_\_  
 DATE: \_\_\_\_\_

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