

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

November 12, 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. October 08, 2024
6. Public Hearings:
 - A. Rezoning Request: Request to rezone from I-1 to C1-R to allow for the construction of a retail store. Johnson Road. / TMS 266-00-11-009
(Council District 3)
 - B. Rezoning Request: Request to rezone from R-20 to IZD (Innovative Zoning District) to allow flexibility in development. Nunnally Road. / TMS 27-00-01-031, -021 **(Council District 4)**
 - C. Amendment Request: Request to amend ordinance #2022-046 to allow for ingress and egress of industrial and commercial traffic on Dixon Road. TMS 95-00-03-006 **(Council District 5)**
7. Old Business:
 - A. Consent Agenda: The Hills at Broadway Lake
8. New Business
 - A. Single-Family Subdivision: Cypress Grove, Lawson Road. / TMS 177-00-06-006 **(Council District 2)**
 - B. Single-Family Subdivision: Old Farm Estates, Lebanon Road. / TMS 91-00-10-003 **(Council District 4)**
 - C. Single-Family Subdivision: Ridgeway Estates, Airline Road. / TMS 126-02-01-021 **(Council District 5)**
 - D. Single-Family Subdivision: The Reserve at Powdersville Walk, Powdersville Main. / TMS 237-00-01-001, -011, 213-00-04-003, -006
(Council District 6)
 - E. Single-Family Subdivision: Shady Grove, Holliday Dam Road. / TMS 273-00-08-026 **(Council District 7)**
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

OCTOBER 8, 2024

PRESENT:

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

ALSO PRESENT:

ALESIA HUNTER
TIM CARTEE
HENRY YOUMANS
JOAN HOLLIDAY
GAYE SPRAGUE
BRITTANY MCABEE
SARAH LYONS

1 DAN HARVELL: The October
2 8th, 2024 meeting of the Anderson County Planning
3 Commission will be called to order. I'll ask
4 Commissioner Gilreath if he will do the invocation and
5 lead us in the pledge. Please stand.
6 STEVEN GILREATH: Let us pray.
7 **INVOCATION AND PLEDGE OF ALLEGIANCE BY STEVEN GILREATH**
8 DAN HARVELL: First item on
9 the agenda is the approval of the agenda as stated in
10 your packet. Do I have a motion to approve the agenda
11 as printed?
12 DAVID COTHRAN: So moved.
13 DAN HARVELL: We have a
14 motion from Mr. Cothran. Do I have a second?
15 BRAD BURDETTE: Second.
16 DAN HARVELL: We have a
17 second from Mr. Burdette. Any discussion; corrections?
18 All those in favor of approving. And so ordered.
19 Now approval of minutes of the September 10th,
20 2024 minutes as written. Do I have a motion to approve
21 those as written?
22 JAMES MCCLAIN: So moved.
23 DAN HARVELL: We have a
24 motion from Dr. McClain. Do I have a second?
25 BRAD BURDETTE: Second.
26 DAN HARVELL: Okay. We have
27 a second from Mr. Burdette. Any discussion? All those
28 in favor? And unanimous.
29 All right. At this time, item number 6 on the
30 agenda, we have no public hearings scheduled for
31 tonight. So we will go to old business of which we
32 have none.
33 But we have two items of new business; item 8(a),
34 single family subdivision, The Woods at Town Creek,
35 Dunlap Road. Tax map number 146-00-01-10-013. Resides
36 in County Council, District 1. And we'll now hear from
37 the staff. Mr. Youmans.
38 HENRY YOUNG: Mr. Chair, 280
39 postcards were sent out to property owners within 2000
40 feet of the proposed development. The preliminary
41 subdivision's name is The Woods at Town Creek. It is a
42 single family development. The applicant is JMK
43 Development, LLC. Ridgewater Engineering Surveying is
44 the engineer survey. And the location access is Dunlap
45 Road and Town Creek Drive. It is in Council District
46 1. The surrounding land use is residential. It is
47 currently zoned as R-20. The map number is there for
48 your reference. It is 82 acres. The number of lots
49 being asked for is 95. There's no variance at this
50 time. Traffic analysis, Dunlap Road is classified as a

1 collector road with no maximum average trips -- vehicle
2 trips per day, and Town Creek Drive is classified as a
3 major local road with 1600 maximum average vehicle
4 trips per day.

5 Additional changes, the lot sizes have been
6 increased based on the -- based on previous meetings,
7 to 26,663 square feet. And the subdivision has changed
8 its name to The Woods at Town Creek, formerly known as
9 Adley Acres.

10 This is the tax map area of the property in
11 question. This is the amended plat layout, showing the
12 expanded buffers and larger lots. This is the sign
13 that was posted on the property.

14 Staff recommends approval based on that -- on the
15 requirements of the ordinance. This project meets
16 Chapter 48 Zoning. This is your presentation, Mr.
17 Chair.

18 DAN HARVELL: Thank you, Mr.
19 Youmans. At this time, we'll ask for the owner/
20 developer and/or engineer to come and present to the
21 commission. Please state your name and address,
22 please.

23 JAMES CURTIS: Good evening.
24 I'm James Curtis. I live at 1309 Stringer Road,
25 Belton, South Carolina. This is Wesley White. He's
26 the engineer of record on the job.

27 As most of you are aware, this is -- this -- this
28 is one that you've seen before. And I tried to do a
29 little better job of meeting with some of the folks. I
30 was not involved with this project prior to this. I
31 did a project with Mungo that actually backs up to my
32 house, my residence where I live, called Midway Farms.
33 Felt like it was a successful project. In
34 conversations with them, I tried to do some things that
35 would -- that I would hope to increase the value of the
36 property there. Tried to meet with some of the
37 adjoining property owners. Some would meet with me,
38 some wouldn't, but tried to listen to their feedback,
39 see what things were important, what adjustments we
40 could make to make the development a little more
41 palatable for the folks that live in the community.

42 And some of the things that we came up with was
43 our CC&Rs will control that, you know, all of the lots
44 will require side entry garages. Okay, that was one of
45 the things that I did. I just -- it makes for a better
46 looking product, a higher end product, you know. So,
47 so all the homes will be required to have side entry
48 garages, where grade allows. All the homes will be all
49 masonry or Hardy board construction, so no vinyl siding
50 on the exterior of the homes. All the homes will have

1 raised slabs. We'll use elevated slabs, or stem wall
2 slabs or crawl spaces or basements on lots where grades
3 are a challenge. You know, our goal is to minimize the
4 mass grading of the lots.

5 So we will only clear for the roadways and the
6 storm water features, you know, during the initial
7 construction phase. So the homes will only be cleared
8 as home construction is started. The builder has
9 agreed to, you know, we'll do what's called a lot
10 matrix, where we study each of the lots. There'll be
11 an effort made to preserve native trees that can be
12 used there, you know, look to see, you know, maybe if
13 we do a left hand entry, or whatever else, we might
14 could preserve this tree. So the builder has agreed
15 that, you know, to do the lot matrix and only clear at
16 the place of construction. So no mass grading for
17 lots. We're not going through and padding out the
18 lots. We're just going to build the road
19 infrastructure, and then each lot will be dealt with
20 individually at the place of construction.

21 One of the concerns was, you know, obviously, as
22 you know, there's a 75 foot buffer of trees that we're
23 leaving all the way around the perimeter of the
24 project. So, you know, the homes will not be able to
25 clear back into that 75. They'll be able to maintain
26 it. Or if a tree falls in the storm, like what we had
27 this past week, I mean, they'll be able to maintain
28 that area. But, you know, the intent is to leave a
29 wooded buffer, you know, around the perimeter of the
30 subdivision. But you know, after walking around there,
31 I think the wooded buffer works great for some folks,
32 and there's some folks that, you know, the woods may be
33 thin, or, you know, just some straggly trees or
34 whatever. So the builder's agreed to give me a budget
35 of \$50,000 to where that we can go in and supplement
36 the buffer area. And that -- that'll just be done on a
37 a case by case basis. I mean, we'll hire the arborist,
38 we'll walk around, we'll look at areas where, you know,
39 trees may have fallen in storms, or there's dead trees,
40 or just thin buffer, you know, we'll fortify the buffer
41 by planting native species or things that might give a
42 little more buffer, you know, especially along Dunlap
43 Road and Town Creek Road.

44 We'll install a small monument. So, like -- more
45 like a pillar to try to keep the the rural feel of the,
46 of the area, so no massive entryways. I mean, we'll
47 have nice landscaping at the entrance, but we're not
48 going to do, you know, massive signage and things like
49 that out there along the roadway.

50 You know, one of the -- I met with Mr. Charlie

1 over here, and we -- I mean, he's concerned about
2 flooding on his property. He probably shares the
3 largest property line with us, you know. And you know,
4 spoke with Wesley. I mean, the current standard is to
5 design for a 10 year flood. We've agreed that we'll
6 design for -- a detention pond that will accommodate
7 the 100 year flood, to try to make sure we provide
8 some, you know, some extra fortification for him
9 downstream.

10 You know, as we said, you know, we've increased
11 the lot size. I mean, we're now 25 to 30% larger lot
12 than what's even required under the current R-20
13 zoning. And that's -- you know, I think -- we think
14 it's going to be a nice project. And look, you know,
15 look forward to it. So happy to answer any of your
16 questions. Or if it's an engineering question, Wesley
17 can speak for it.

18 DAN HARVELL: Okay, if
19 you'll both stay there. Any questions from the board
20 at this time?

21 JAMES MCCLAIN: How many lot
22 sites were in the prior submission? I'm just saying
23 how many lots were in the prior submission of this when
24 it was ---

25 JAMES CURTIS: It was the
26 same number.

27 JAMES MCCLAIN: Same number?
28 But the lot sizes are larger?

29 JAMES CURTIS: That's
30 correct.

31 JANE JONES: What was the
32 average lot?

33 JAMES CURTIS: I think he
34 said 26,000. So, I mean, that's ---

35 HENRY YOUMANS: The increase
36 is 26,663.

37 JAMES MCCLAIN: And how is
38 such that there is ---

39 JANE JONES: That's what it
40 was increased to. But what was it before?

41 HENRY YOUMANS: The minimum is
42 20,000 square feet for R-20.

43 WESLEY WHITE: Twenty-two.

44 JANE JONES: Twenty-two?

45 WESLEY WHITE: Correct.

46 DAN HARVELL: Let me, let me
47 check on that, because I have, I have the packet from
48 that meeting here. I believe ---

49 JANE JONES: You still have
50 the same number of houses?

1 JAMES CURTIS: Same number
2 houses. That's correct.
3 JAMES MCCLAIN: Is that
4 because there's lots of common space or ---
5 WESLEY WHITE: Right. We've
6 taken out the HOA strip around the perimeter, where
7 lots backed up to the road, because the 75 foot footed
8 that already, so it just incorporates that into the lot
9 size. It was just an effort to show that they were
10 serious about large lots.
11 DAN HARVELL: All right,
12 according to the packet from the July meeting, the
13 average lot size at that time was 24,783. That's what
14 it was.
15 JAMES MCCLAIN: 24,783 up to
16 26,600 something, 60?
17 DAN HARVELL: So about 2000
18 square feet increase?
19 JAMES CURTIS: 2000, 2500;
20 somewhere in that neighborhood.
21 DAN HARVELL: And you said,
22 the the gain there was from -- if you'll state that one
23 more time. The gain was from doing what?
24 WESLEY WHITE: The perimeter
25 lots, we extended those to the road right of way and to
26 the property lines. That 75 foot buffer was already
27 accounting for that area as a common area, HOA, that
28 nobody could touch anyway. So made it easier just to
29 extend it and make the lots larger.
30 DAN HARVELL: Okay.
31 JANE JONES: Have you
32 already done any clearing, any kind of work on the lots
33 at this point?
34 WESLEY WHITE: No, ma'am.
35 DAN HARVELL: Any other
36 questions from the board at this time? All right,
37 thank you. We may call you back.
38 HENRY YOUMANS: Mr. Chair?
39 DAN HARVELL: Yes.
40 HENRY YOUMANS: Just to state,
41 Anderson County has sewer availability for this parcel,
42 has not given us the proper information, so that is
43 still a pending matter in regards to this development.
44 JAMES MCCLAIN: I didn't catch
45 that either.
46 JAMES MCCLAIN: Okay, just
47 state that one more time, Mr. Youmans.
48 HENRY YOUMANS: We are waiting
49 on some information from Anderson County in regards to
50 sewer availability.

1 WESLEY WHITE: May I?
2 DAN HARVELL: Yes, please.
3 WESLEY WHITE: Yeah. Prior
4 to the last meeting, we had back and forth detailed
5 correspondence with the Sewer Department, Derrick
6 Singleton, as well as the Assistant Administrator, Holt
7 Hopkins. And it was determined that there is not
8 sufficient right away, which is one of the exceptions
9 in the requirement to provide sewer. So with there not
10 being sufficient right of way, they said that sewer is
11 not available. So we have that in email
12 correspondence. So for the record, we've already
13 worked that out, and that's why we came back with
14 septic lots.
15 DAN HARVELL: So this would
16 be 95 individual septic lots; correct?
17 WESLEY WHITE: Right. For
18 the record, they all will be individually engineered on
19 a case by case basis, as DHEC requires now.
20 DAN HARVELL: All right,
21 thank you. Anything else for Mr. White? All right,
22 thank you. Mr. Youmans, is that all?
23 HENRY YOUMANS: That's all
24 from staff right now.
25 DAN HARVELL: Okay. Thank
26 you.
27 All right, at this time, we will hear from the
28 citizens who have signed up to speak. If you'll come
29 to the microphone, state your name, address, and you
30 have three minutes to state your concerns. The first
31 one is Charles Davenport.
32 CHARLES DAVENPORT: Yes, sir,
33 thank you. Listen, I live west to here, of the
34 property, and I join them. But I have sent you a thumb
35 drive.
36 DAN HARVELL: All right.
37 Okay. Let me, let me halt you right there. That thumb
38 drive will be shown while you're speaking. Okay?
39 CHARLES DAVENPORT: Okay.
40 DAN HARVELL: All right. So
41 we'll give you time for that to get up on the screen.
42 CHARLES DAVENPORT: Yeah, but I
43 kind of want the general public to understand the water
44 content that I get.
45 DAN HARVELL: Okay, let's
46 wait. Let's don't cheat your three minutes. Let's
47 wait till we get that up there. Okay?
48 CHARLES DAVENPORT: I don't need
49 to talk long. I just need too...what I'm worried
50 about.

1 DAN HARVELL: Okay, there
2 you go.

3 CHARLES DAVENPORT: All right. So
4 this is an elevational chart of the difference in fall
5 from the top of Town Creek or Scenic Road there on the
6 right, down to where I am, where the circle in the west
7 side is below the Dunlap property. So there's a
8 difference in about 100 feet of elevation from Town
9 Creek to where I am.

10 So far -- all right, this is without rain. This
11 is what it normally looks like. This is coming out of
12 my big pond on the Ashley Road side of this subdivision
13 that they want to impose. All right. And this is a
14 pond on the Dunlap side that I have built a berm around
15 to divert the water. But in the next pictures, you'll
16 see how bad the water was in this last -- and it's not
17 -- I know this was a catastrophic ...

18 DAN HARVELL: Okay, pull the
19 microphone a little closer to you, sir.

20 CHARLES DAVENPORT: Okay, all
21 right. But you know this is a once in a lifetime
22 thing, but this is a pond that never gets any water.
23 This is runoff water coming through me in that pond
24 coming out of my one-acre pond, out of that big pond,
25 and goes into the smaller pond. (Inaudible) house that
26 he took a picture of it. This is only with a 10 foot
27 drop in topography. Imagine what 120 feet would do.
28 But my main concern is the water runoff that's going to
29 come to the ponds that I have that I need for my
30 animals to drink from, and the water clarity. All this
31 other stuff is fine, but I need to see an engineered
32 plan of storm water before I'm going to say, yeah,
33 please do it. I'm the last one at the bottom of the
34 hill until they get to Farmington. I just want
35 something in writing that shows a plan of how we're
36 going to do with this water once you clear all this.
37 That's my only concern.

38 TIM CARTEE: Time, Mr.
39 Chairman.

40 CHARLES DAVENPORT: And I thank
41 you for your time.

42 DAN HARVELL: That's time,
43 thank you.

44 CHARLES DAVENPORT: And I hope
45 you consider what I'm saying. I would like to see
46 something in writing.

47 DAN HARVELL: Okay, thank
48 you, Mr. Davenport. Alan Goldsmith.

49 ALAN GOLDSMITH: Hello, I'm
50 Alan Goldsmith, 117 Kenneth Court in Pendleton.

1 DAN HARVELL: Thank you.
2 Next is Jason Beard.

3 JASON BEARD: Hello. Jason
4 Beard, I live at the bottom right hand corner on Town
5 Creek and Dunlap.

6 I'm rising to share my concern that this is
7 essentially the third time this neighborhood has been
8 up and with no significant change. The only change we
9 see is larger lot sizes, which, in fact, isn't actually
10 larger. They just took the buffer away and added it to
11 the lots, which means that now the homeowner has all
12 the way to the road to do what they want. The changes
13 that -- I forget his name -- mentioned also don't
14 address our main concern is that there's no
15 infrastructure change. We have a dangerous corner down
16 here on Concord that is -- we don't even go that way.
17 It's too dangerous and the cars fly through there. And
18 then heading to Hanna, there's no way for all these
19 children that are going to move in here to get to
20 school, the crossing guards up there, except through me
21 and Lee or my neighbor's yard. And we know they're
22 going to walk to school because the neighborhood they
23 put on the other side of Hanna, they walk to school and
24 they had a death of a child. So they're going to walk
25 down that busy road, which now becomes very busy, or
26 they're going to go straight through my yard every
27 single day.

28 And it's -- there's just not the infrastructure in
29 place for it to be so close to school and not have any
30 plan to deal with how these kids are going to get to
31 school.

32 This road here on Town Creek is listed as a major
33 country road. It is not a major country roads.
34 There's not even lines on it. It's a dirt road that
35 they paved over 40 years ago. It is not a major
36 country road, and now you're going to put two entrances
37 to this major community on it. I just -- these are the
38 concerns that we have on the right here. We've heard
39 about the left side, where there's water. They're
40 downstream. We're uphill.

41 But they have not addressed our concerns here at
42 all, and now we're here for the third time to see
43 essentially the same deal. I don't understand why we
44 have to keep coming back. And that's basically it.
45 And then the school is already overcrowded, so we're
46 going to keep adding to that problem. I have not heard
47 a single plan to increase the size of Hanna to
48 accommodate all these new children, especially
49 considering that this isn't the only thing that's
50 happening. There are other subdivisions going in. All

1 going to feed right into Hanna. All are going to feed
2 right into the middle schools and everything, but
3 especially Hanna is our concern. And no improvement in
4 the infrastructure around these roads, especially on
5 Town Creek, which is now going to see the majority of
6 this traffic. The majority of these people are going
7 to go this way. And so now we're going to get roads
8 constantly backed up here. There's no light, there's
9 -- it's just not improved to accept this subdivision.
10 So that's essentially all my concerns.

11 DAN HARVELL: Okay, thank
12 you, sir. That's time. Thank you.

13 Next is Anne Harder.

14 ANNE HARDER: Hello. My
15 name is Anne Harder, and I live at 163 Newington Circle
16 in Kings Grant, which is fairly contiguous to the
17 proposed development.

18 I am recently retired as a teacher from TL Hanna
19 High School, where I taught for 21 years, and I can
20 second the amount of growth that's happening that we
21 all know about. They are well over capacity. And I
22 think as a teacher, my primary concern is always for
23 students and for their families. It was my student
24 about four years ago who was hit on Dunlap Road as the
25 pedestrian went into the coma, and she is -- has the
26 mental capacity of a two year old for the rest of her
27 life. And it was another one of my students that hit
28 her. I have seen that kind of -- we have seen so many
29 accidents in and around Dunlap Road already, and it is
30 such a small road that my biggest concern is that there
31 are going to be more accidents like that. And that is,
32 as we've already mentioned, a blind corner where Dunlap
33 comes out at Concord. If you go before school starts
34 or after school starts, the amount of cars flying
35 through there already makes it very dangerous. I can't
36 imagine having the ingress and egress of, you know,
37 hundreds of people more coming in there. So that is my
38 biggest concern.

39 My other concern is maybe a little bit more
40 practical, and that is that TL Hanna is well over
41 capacity already, and to put hundreds more there, I
42 know we don't have any plans to open a new high school
43 anytime soon. I know eventually that will happen. But
44 I am really worried about what that will do to our
45 community ratings. All of the information that people
46 hear about us as a community, we want to attract good
47 businesses, and I think when you just pile more and
48 more people in, it makes it very, very difficult to
49 provide good quality education and a good quality
50 atmosphere. And I am concerned about that.

1 I'm also concerned about the fact that there
2 haven't been very many changes from the last couple of
3 times I've been here in this, in this meeting with you,
4 from the same proposition.

5 I thank you very much for letting me talk, and I
6 would hope that you uphold the precedent that you've
7 already set in not moving this forward. Thank you.

8 DAN HARVELL: Thank you.
9 Next is Jack Fahy.

10 JACK FAHY: I don't know
11 how to ---

12 DAN HARVELL: Name and
13 address first, please, just for the record.

14 JACK FAHY: Jack Fahy,
15 1235 Dunlap Road, Anderson, South Carolina. Can
16 somebody tighten this screw in my six minutes? I don't
17 know how this is zone R-2 (verbatim). It's been
18 farmland for over 70 years. We've seen the survey.
19 It's still taxed as farmland. Clay Crosson read to you
20 in July the size of the surrounding properties on Town
21 Creek, Ashley and Dunlap; two to three acres, four
22 acres, five acres, 10 acres, 12 acres, 15 acres, 20
23 acres, and even 50 and 82 acres surround this property.
24 This is not 100 foot wide lots, because that's what
25 they are, every single one of them, are not compatible
26 with the homes that are in our area.

27 Now, could somebody please tighten this so I could
28 read. Please. Don't put this on my six minutes,
29 please.

30 DAN HARVELL: Well, three
31 minutes, actually, Mr. Fahy.

32 JACK FAHY: Thanks very
33 much. The thing's busted. There's over 2500 homes
34 approved and not yet built in Anderson County. There's
35 roads and schools overcrowded. You've heard about
36 those. We have water pressure problems. Pretty soon,
37 they'll probably put trailers out of Hanna High School
38 with a guard out there. They're 117% of capacity.
39 There's doctors not even taking patients anymore. And
40 I don't know why this is called The Woods. I really
41 don't, because when they clear cut for trees, and
42 they're going to have to, to put the homes in, the
43 septic systems and put in all the roads, there's not
44 going to be any woods there, ladies and gentlemen,
45 there's not going to be woods at all.

46 We told Patti Dunlap's agent, that we wouldn't
47 object to 11 acre farms there. In Anderson County, you
48 need 10 acres for the farm and one acre for the home.
49 We also recommended that 15 to 18 estate lots, or mini
50 farms could be put there. And we've also told them

1 that we have seven families that would buy them today.
 2 There's nothing like that in Anderson County at all
 3 today available.

4 The drop in the land from Town Creek to the middle
 5 of the subdivision is over 100 feet below sea level.
 6 You saw the chart Charlie put up. From Town Creek to
 7 the low point is over 100 feet below street level. And
 8 they're going to build there. You know all the
 9 difficulties we're having in the county with water
 10 runoff, all kinds of issues. And Mr. Curtis is
 11 familiar with some of those, because I believe he's
 12 being cited for them. I don't know who the builder is
 13 going to be. I don't know how many -- what the square
 14 footage is of these houses. I don't know who the
 15 builder is going to be. I was hoping you all would ask
 16 those questions before we got up here and had to spend
 17 our six minutes. But it just doesn't make any sense
 18 that Dunlap Road, which isn't even 20 feet wide, you
 19 may have to make it wider for more cars to go down it,
 20 that the county might have to resurface it. There's
 21 estimated 400 car trips a day for these 95 homes.
 22 That's 146,000 car trips a year going past our little
 23 ---

24 TIM CARTEE: Time, Mr.
 25 Chairman.
 26 JACK FAHY: --- our
 27 little town, our little roads.
 28 DAN HARVELL: Okay, that's
 29 that's time, Mr. Fahy.
 30 JACK FAHY: Oh, I'm sorry.
 31 DAN HARVELL: Next is Mamie
 32 or Marcia Fahy.
 33 MARCIA FAHY: Marcia Fahy,
 34 1235 Dunlap Road. And I have a letter that I'd like to
 35 read. And the letter is addressed to Mr. Wright, John
 36 Wright, Jr., Anderson County Council, Councilman for
 37 District 1.

38 I am one of the beneficiaries of the Miler
 39 Irrevocable Trust, which includes the 84 acre parcel on
 40 Dunlap and Sam McGee Roads. I am also an environmental
 41 scientist specializing in brownfield redevelopment and
 42 a real estate agent, currently inactive, specializing
 43 in timber and farm sales. I also have experience with
 44 storm water management, and was instrumental in
 45 identifying the need for improved road design for the
 46 Berlin Myers Parkway in Summerville. That project is
 47 currently under construction now with appropriate storm
 48 water management controls that include curbs and
 49 gutters. If you had seen the subject property with
 50 your own eyes, you would understand the potential for

1 many of the proposed homes to flood without extensive
2 upgrades to Dunlap Road and a detailed plan for storm
3 water runoff. Given Mungo Homes' low BB -- Better
4 Business Bureau score and the current lawsuits filed
5 against them, I have zero confidence in their plan.
6 Following the heels of Helene, everyone should be
7 focused on this issue. Moving forward with the current
8 plan would be a disaster for the unwitting buyers and
9 future constituents. If you have not seen the
10 property, please go to the Anderson County GIS site,
11 turn on the layer for contours, compare that to their
12 subdivision plan and try to reconcile the elevations
13 between the roads and the buildable lots or buildable
14 area.

15 Please vote no to this plan. I wish I could
16 attend the meeting Tuesday night, but I have a conflict
17 and cannot arrive in time, since we are first on the
18 agenda. And it's signed by Elizabeth Rhine (phonics)
19 and she gives her phone number. I have a copy, and
20 would like it made a part of the records tonight.

21 DAN HARVELL: Thank you.
22 Next is Tom Allen.

23 TOM ALLEN: Thank you, Mr.
24 Chairman. My name is Tom Allen. I live at 109 Wycombe
25 Drive. I may have to defer to Mr. Goldsmith back here.
26 I think it was Goldsmith. He kind of stole my speech,
27 so I'll give it a shot anyway.

28 As we all know, Anderson County is growing very
29 rapidly, and The Woods at Town Creek, that's only one
30 example of the growth in Anderson County.

31 As members of the Planning Commission, you folks
32 sit at the crossroads of this growth. You have some
33 options to control this rapid growth and channel it
34 into the most efficient pathways. You could vote
35 against all development. You could let it grow in a
36 reckless, unbridled manner. Or you could provide for a
37 controlled growth that would emphasize the optimum
38 quality of life for all citizens in Anderson County.
39 You could be looked upon as heroes in that case. No
40 one wants a jumbled mishmash of uncontrolled growth
41 without the infrastructure to support it. The quality
42 of life would suffer, and Anderson County would just
43 become another unplanned hodgepodge of poor planning.

44 You're representatives of the people. You're the
45 eyes, ears and voice of the County Council person who
46 appointed you to these positions. I'm sure those
47 County Council representatives would want you to listen
48 to the wants, the needs and the desires of the majority
49 of their constituents in this room and do the right
50 thing.

1 think that -- I ask that you guys deny this and let
2 them go back, the developer, the real estate folks, the
3 engineers and the owner, and come together and say,
4 maybe, maybe what we -- we're trying to -- our
5 expectation for a price here is too much. Maybe we
6 don't have to have this price. We don't have to have
7 this density. That maybe this could be a little bit
8 less of a, of a monetary number at the end, and we can
9 have the density that can make everybody happy. We
10 don't have to have this huge price and this huge number
11 of houses. Or maybe even we could build a better
12 product.

13 DAN HARVELL: Okay, that's
14 time. Thank you, sir. All right. Next is Bill Hood.

15 BILL HOOD: Bill Hood. I
16 live at 1219 Dunlap Road. The board's previous
17 concerns in rejecting the project remain the same. I
18 want to add a few additional comments to what I believe
19 is one of the major concerns, and that is Dunlap Road
20 itself. And hopefully that'll give you a little more
21 insight into that issue.

22 The primary -- first thing to keep in mind is
23 there's two entrances to this subdivision. The primary
24 entrance is on the lower end of the property near Mr.
25 Davenport's property on Dunlap Road. And the point is
26 that 82 of the 95 lots in this subdivision will have
27 that entrance exclusively. So in other words, the vast
28 majority of the traffic in and out of that subdivision
29 is directly onto Dunlap Road.

30 Now I have in my possession a 1955 plat showing 94
31 acres of Dunlap family property with a dirt road
32 designated by dotted lines running through it, and that
33 road is now what is Dunlap Road. And according to the
34 locals, sometime after that plat the county smoothed
35 out a few of the road -- curves in the road and paved
36 it. It appears that there's been no significant
37 changes since that time. At that time, there were no
38 subdivisions on the road, and I don't think anywhere
39 close by, and Hanna High School was not at one end of
40 the road. Dunlap Road is essentially a farm road that
41 got paved over. It has -- it's curvy, it's hilly. It
42 has double yellow lines from one end to the other. I
43 measured the -- well, another thing is sight distance
44 all along the road is poor. I measured the width of
45 the pavement of the road at 20 feet. That would be 10
46 feet for each lane. It has little or no shoulders for
47 the most part. There's no place to get off the road at
48 all if your car is disabled. And in many places there
49 are large trees within a matter of feet off the side of
50 the pavement. The speed limit on the road is 35 miles

1 per hour, but I can personally tell you, it's mostly
2 not observed. To make it worse, the intersection at
3 Concord, as has been mentioned, is one of the worst I
4 know of. It's a blind intersection from both
5 directions, but especially coming from the connector.
6 Many times going out into that intersection, I try to
7 pull my car out as far as I can, to see as well as I
8 can, and hopefully let another car see me, and then I
9 start out, and a car appears, and you have to gun it to
10 get out of the way. The only alternative to this
11 intersection ---

12 TODD DARWIN: Time, Mr.
13 Chairman.

14 DAN HARVELL: Time. Thank
15 you, sir. All right. Next is Kris Bejarano. Kristi,
16 I'm sorry.

17 KRISTI BEJARANO: My name is
18 Kristi Bejarano, and my address is 161 Newington
19 Circle. I'm here to speak in opposition to this
20 proposed subdivision.

21 We're here before the Planning Commission to
22 discuss this proposed subdivision for the third time
23 this year. The same proposal was heard by this
24 committee in April and in July. The only change to the
25 plan before the committee today is the name on the
26 application and the name of the subdivision. I --
27 sorry, I lost my place. I understand why Mungo Homes
28 would want their name removed from the subdivision
29 because of their negative reputation, but it's the same
30 application.

31 We presented our concerns to this Planning
32 Commission on previous occasions, and you understood
33 them. You agreed that this was not a good fit for the
34 area, and voted this proposed subdivision down already
35 twice. Who is actually building the subdivision is
36 only a part of a much bigger problem, which is our area
37 is just not ready to support this many homes. We don't
38 have the infrastructure. The new application offered
39 absolutely nothing to address any of the concerns that
40 you had and that we have. We're still looking at the
41 exact same 95 homes on 60 buildable acres. The exact
42 same impact on our already overcrowded schools. TL
43 Hanna is at 117% capacity. The exact same drain on the
44 water supply for surrounding homes. The water runoff
45 plan is vague at best, and this is a serious concern,
46 especially after the hurricane. They have offered no
47 improvements to the condition of the roads, or, more
48 importantly, the safety of the roads. Town Creek is
49 not a major local road with 1600 maximum average trips
50 per day. It's tar and chip, six tenths of a mile long,

1 six homes on it. It's not wide enough for two cars to
 2 pass without one pulling over. This road is a little
 3 more than an alley. It is wildly misclassified and
 4 absolutely not able to handle 95 homes and all the
 5 additional traffic. Dunlap Road has been the scene of
 6 many accidents and fatalities. We've been told
 7 Anderson County prevents school busses from using this
 8 road. It's an incredibly narrow road, blind curves, no
 9 shoulders and poor visibility. 95 homes and cars will
 10 absolutely increase the number of accidents and traffic
 11 fatalities in Anderson.

12 We have a request in to Bee Bradley (verbatim) at
 13 Anderson County Roads and Bridges to review the
 14 classification of these roads, because it can't be
 15 correct. If you have ever been on these roads, you
 16 would know there's no way.

17 TIM CARTEE: Time, Mr.
 18 Chairman.

19 DAN HARVELL: That's time.
 20 Thank you, ma'am.

21 KRISTI BEJARANO: Thank you.

22 DAN HARVELL: All right,
 23 next is Libby Smith.

24 LIBBY SMITH: Good evening.
 25 I'm Libby Smith. I live at 2924 Waccamaw Trail,
 26 Anderson, South Carolina, and I'm here to talk about
 27 some of the issues that we are experiencing from the
 28 Kay project on Midway Road, because it's by the same
 29 developer.

30 And we are having runoff problems. We are having
 31 the retention -- silt is not holding. This particular
 32 contractor has been cited five times for rainwater, and
 33 this is Anderson County Stormwater Management has cited
 34 them three times. Mungo Homes another time. And the
 35 city of Anderson Stormwater Management has cited Adam
 36 Cromer, which is another one of the owners into that
 37 subdivision.

38 In our neighborhood right now when it rains, and
 39 I'm not talking about this 100 year event that we just
 40 had, our little pond on Waccamaw Trail is orange for
 41 days and days, and that's coming off of the Kay
 42 property. The retention pond that's at the back of the
 43 Kay property is really just a huge hole, and then it
 44 has a pipe running down from it, and it goes directly
 45 toward Beaver Dam Creek. And there are wetlands in
 46 Beaver Dam Creek. We have -- I have emails that I can
 47 forward to y'all where we have requested the city to
 48 site this developer a number of times, and they just
 49 turn a blinds eye to it.

50 Okay. They've been cited before. I have copies

1 of the citings here. I have pictures of run -- runoff
2 water damage that's being in our neighborhood. Some of
3 our neighbors, not me personally, but some of my
4 neighbors have this happen every time it rains, it just
5 floods their yards with the dirt and the mess that
6 comes off of the development that is right behind us.
7 And I request that you not give this developer another
8 chance to do this to someone else, and it seems like
9 that's exactly what they're trying to do. We're living
10 with this, and hopefully we can get the EPA involved so
11 that we can get some of this retention taken care of
12 because it is not being retained on the Kay property.
13 It's coming over onto Waccamaw Trail. Thank you.

14 DAN HARVELL: Thank you.

15 LIBBY SMITH: Do you want
16 these?

17 DAN HARVELL: Actually, we
18 have a copy. I believe that's what we had a Council
19 member provide us prior. And I think everyone has a
20 copy.

21 LIBBY SMITH: We've
22 requested more times for them to be cited.

23 DAN HARVELL: All right,
24 let's see that -- was that Leigh? Was that Ms. Watson?
25 No. Ms. Watson is next. Leigh Watson.

26 LEIGH WATSON: Hi. Leigh
27 Watson, 249 Ashley Road.

28 Everybody has really kind of hit on a lot of my
29 issues. I think my biggest one, as a 25 year educator,
30 is the schools. Currently 4000 new lots and homes have
31 been approved in the last two years by this commission.
32 We have over 600 homes coming in on Crestview and
33 Midway right now, part of what she was just talking
34 about. All of these homes are going to feed into
35 Midway Elementary and TL Hanna. I have a junior at TL
36 Hanna right now, and he is in a school, as you have
37 heard, that is at 117% capacity. The school district
38 is aware of this. They are on it. They are trying to
39 make plans, but there's nothing that they can do in six
40 months or a year. It's a long process. They need time
41 to work on this. You know, if you keep -- if all these
42 people, all these kids going to these schools, what are
43 they going to do? Where are you going to find
44 teachers? We have a teaching shortage. And if you
45 cram 30 and 40 kids into these classrooms, you're going
46 to have a bigger teaching shortage. We have got to
47 give this community time to get the infrastructure in
48 place. We don't need 95 more homes on top of those 600
49 that are already approved and coming. There are better
50 ways to do this. Thank you.

1 DAN HARVELL: Thank you,
2 ma'am. Next is Jennie Miller -- Miler.
3 JENNIE MILER: My name is
4 Jennie Miler. I live at 12 Bridgewater Drive in
5 Greenville, South Carolina.
6 Okay, what does someone from Greenville, South
7 Carolina have to do with the project that you all are
8 talking about today? Well, my family has owned the
9 land across from the Dunlap property since 1939. We
10 own about 80 acres there. And you can believe that
11 I've had every kind of offer for that land that you can
12 imagine. I developed, with my sister and my mother,
13 those few houses that are on Sam McGee Road down near
14 Concord Road. I did not like the size of the houses
15 that were built. I did not like the amount of land
16 that they were on. So I asked my family not to build
17 any more houses right there near the Montessori School.
18 You would be doing all of this community a favor
19 if you could just ride by what we're talking about. I
20 know you're busy people, but it would just be -- you
21 would see what type of community it is, and you would
22 see how beautiful Anderson is. That section of town is
23 just so special. And I can't tell you how much I love
24 it.
25 As I said, my family has owned it -- it's been in
26 the family a very, very long time. And please don't do
27 anything to harm Anderson, you are such a special town.
28 And I live in Greenville, and I would love to move
29 because Woodruff Road is awful, and your road is
30 getting just like it; your road that goes to Clemson,
31 you know what I'm talking about. And it's just -- you
32 know, you've got such a wonderful, wonderful
33 opportunity to make this a great place, a greater
34 place, by having larger lots and bigger houses, and you
35 would get just as much money in tax, because I know how
36 much money I have to pay in Greenville in taxes. And
37 everybody would be happy. We do want larger lots. We
38 do want better schools. We do want better roads. But
39 you know, all of that costs money, money, money. And
40 so we have to do the best for the community with what
41 we have.
42 And thank you for listening to me for somebody
43 from Greenville, but I do have roots here, and I did
44 graduate from Hanna Girls High, and I'm very proud of
45 that. So please keep doing the good job that you're
46 doing. Thank you so much.
47 DAN HARVELL: Thank you,
48 ma'am. Next is Patsy Dunlap.
49 PATSY DUNLAP: Good evening.
50 I'm Pat Dunlap and I'm the owner of the land on Dunlap

1 Drive. I currently live on Welling Circle in
2 Greenville, South Carolina.

3 My mother and father-in-law, Mr. and Mrs. Dunlap
4 always said they wanted my husband and I to use the
5 land for education for our children and grandchildren.
6 We have four children who have been successful, but
7 some still have school loans. We are blessed with 10
8 grandchildren, and some have special needs that I could
9 help with when I sell the land.

10 I was at the June meeting with my realtor and
11 spoke at the meeting. Outside when we were leaving, we
12 were talked to in an aggressive manner and even cussed
13 at. I was unable to come in July due to having
14 shingles, even with having all the shingle shots. I
15 have tried to be courteous, kind and respectful, but
16 this has been very stressful. I know change is hard,
17 but it is inevitable that this land would someday be
18 sold. Many contracts have been drawn up over the years
19 and haven't worked out for different reasons. I get
20 calls all the time and letters wanting to buy the
21 property for various things such as a shooting range,
22 baseball field, soccer field, hunting preserve, all of
23 which would bring high traffic.

24 I am a retired OR nurse and have no idea how to
25 develop a subdivision. Mungo has gone out of their way
26 to develop a subdivision that meets the zoning
27 ordinance to a T that would fit in with the surrounding
28 neighbors and community that everybody would be happy
29 and proud of. They have listened to your concerns,
30 made efforts to talk to the neighbors and worked on
31 solutions to fix your requests. They have increased
32 the lot size, like the Kings Grant subdivision you all
33 asked for, and have plans to add sidewalks, plans to
34 increase the water pressure and so on.

35 Mungo has met with the Planning directors, and
36 they said we have done everything required, and they
37 are in favor of and recommending approval.

38 I want this subdivision to be a tribute to the
39 lives of Mr. and Mrs. Dunlap. It's unfair to deny my
40 family the opportunity to use this land for what they
41 intended it for. Doing so could be a regulating
42 taking, which occurs when the government restricts a
43 person's use of their property through arbitrary
44 opinion.

45 Anderson is growing, and the economic ---

46 TIM CARTEE: Mr. Chairman,
47 that's time.

48 PATSY DUNLAP: ---
49 development will bring 3500 to 4000 in taxes for each
50 lot. I hope that the Anderson County Planning

1 Commission ---
2 DAN HARVELL: That's time,
3 ma'am. Thank you.
4 PATSY DUNLAP: --- will look
5 at all the positives this development will bring.
6 Thank you.
7 DAN HARVELL: All right.
8 Next is Woke Fickey.
9 WAKE FICKEY: Good evening.
10 Wake.
11 DAN HARVELL: Wake?
12 WAKE FICKEY: Yeah, you can
13 call me whatever. It's Wake Fickey. I'm at 8 Hunting
14 Hollow in Greenville.
15 I appreciate the opportunity to speak on behalf of
16 Ms. Dunlap this evening. I understand the input from
17 everyone and sympathize with their concerns. I've
18 worked for Ms. Dunlap and will advocate on her behalf,
19 for her, and have over the last three years to realize
20 the market value of her land. The buyer in this case
21 is not asking this committee for anything, not asking
22 to rezone the property, not asking for a variance. A
23 traffic study was completed, and suggestions have been
24 incorporated into the plan. The county attorney can
25 confirm, but this application is by right, meaning the
26 desired development conforms to the existing zoning
27 ordinance, to a T. The plan is 100% compatible to the
28 existing area. And this is an exact type of
29 neighborhood that the elected County Council members
30 and their staff recommended, and have done so over the
31 last three years, a stepped up neighborhood for young
32 professionals and their families.
33 Anything but an approval tonight, I'd suspect,
34 opens the commission and the county up to a lawsuit
35 wherein tax dollars will be spent defending the county
36 on a lawsuit with a very predictable outcome. Doesn't
37 seem to be a good use of county resources, in my
38 opinion.
39 If the community is against development,
40 specifically this one, that needs to be handled through
41 Council and redrafting the zoning ordinances that are
42 on the books. That doesn't exist today, and I don't
43 think the authority exists in this room to change that
44 to what you want to see as it needs to be addressed
45 through zoning. Thank you.
46 DAN HARVELL: Thank you,
47 sir. Next is Mike Boring.
48 MIKE BORING: I don't think
49 I need a microphone. I can talk loud enough, as is.
50 But Mike Boring. I live at 117 Winter Valley Lane at

1 Midway Farms. And I'm here tonight to speak about the
 2 developer and the, and the job that he's done in our
 3 subdivision. And we talk about 100 year floods and how
 4 things can't handle it. With what we just went through
 5 this past week and a half, is that not close enough to
 6 100 year flood? A lot of us experienced some bad
 7 times. Yes, we went without power. Some went with it
 8 longer. Some went with it shorter. But this developer
 9 here did a phenomenal job with my subdivision. I would
 10 take him hands down compared to anybody. He does a
 11 marvelous job. Mungo builds a good home.

12 And I'm proud to live here. I'm proud to be a
 13 part of this community. I lived -- I moved here 17 and
 14 a half years ago. I lived in Lexington, South
 15 Carolina. We say TL Hanna is big. Move to Lexington.
 16 They built another school. That's what we need here,
 17 but we do not need to turn down a subdivision that more
 18 people can move in, bringing more taxes in, correct or
 19 incorrect, board. Yes, it does. And we have to
 20 support these subdivisions coming in here.

21 I realize the roads aren't the best. They're not
 22 good anywhere around here. But it's a very good
 23 builder. It's a very good developer. This man is a
 24 part of this community. He come -- he came to us, to
 25 my family, and invited us to his church. He's a good
 26 man. He cares about the community. He cares about tax
 27 dollars. And ladies and gentlemen, if we allow this
 28 subdivision to come in, you're going to see more tax
 29 dollars. We can't just hold money back, because, you
 30 know what, if you don't bring it here, it's going to
 31 Greenville and everywhere else. And you know what?
 32 But we -- you can't stop people from moving here.
 33 People are still going to move here, and they're going
 34 to find a way to live.

35 DAN HARVELL: Address,
 36 address the Commissioner, please.

37 MIKE BORING: And one last
 38 thing, when I came to Lexington, I couldn't find a
 39 house. When I moved from Lexington up here to the
 40 Easley area and even Anderson County, I could not find
 41 a house. Couldn't find an older home. Couldn't find a
 42 newer home at the time. Yes, there are more homes, but
 43 we need to seriously consider this guy is, as far as a
 44 job he does, how good a Mungo home is, and I can tell
 45 you, ladies and gentlemen, there's nothing wrong with
 46 -- we have to grow. We need to bring money into this
 47 town. And I fully support it.

48 TIM CARTEE: Time, Mr.
 49 Chairman.

50 MIKE BORING: And I've been

1 -- and I've lived in some very, very big communities.
2 DAN HARVELL: Thank you.
3 That's time.
4 MIKE BORING: Thank you,
5 sir, for your time.
6 DAN HARVELL: Thank you.
7 Brian Shanahan.
8 BRIAN SHANAHAN: Good evening.
9 My name is Brian Shanahan. I reside at 3008 Cobbs Way,
10 Anderson, South Carolina.
11 Even though this project doesn't directly affect
12 where I am, you know, it's the old NIMBY, not in my
13 backyard, but it is in somebody else's backyard. And I
14 think as citizens, we need to speak up as to why we're
15 trying to advocate for our fellow citizens in terms of
16 the quality of life that they have, in terms of seeing
17 some of the construction that's gone up. We just
18 listened to somebody advocating for it, but as somebody
19 who drives by that area every day, that retention pond
20 at the corner is completely obliterated. So when I
21 hear something about how great quality is from a
22 builder who has a 1.2 rating with the Better Business
23 Bureau, I kind of scratch my head a little bit on one
24 side. And the other side I look and see this
25 obliterated retention pond that gets rebuilt and
26 rebuilt and rebuilt, and looks like it's being rebuilt.
27 I saw Bobcat moving some of the land around right there
28 today, so.
29 And when you see some of the homes that are being
30 built in these highly dense projects, you know what I
31 see going up? I see fences. I see a lot of fences
32 being built. So I don't see, I don't see neighbors. I
33 see people isolating in these types of projects. And I
34 think that at the end of the day, we have to say to
35 ourselves, what's the quality of life in the long term?
36 Yes, people will move here, and nobody, I would think
37 is against people using their land and their property
38 for what they can do and maximize the amount of money
39 they get back for their families and for their
40 livelihood. But it has to be smart growth. I think we
41 look at what's going on with the schools, with the
42 hospitals, with the roadways, the infrastructure can't
43 handle it.
44 And it's been said many times here tonight, and I
45 think it's hopefully not falling on deaf ears, I think
46 that, as somebody who moved to this area with his
47 family, we really love this area. It's beautiful.
48 We're told it was a nice little farm town, and
49 community. It's a beautiful area. I just hope that
50 everybody understands that there can be smart growth.

1 We can -- people can sell their property, make money.
2 Builders can come in that have good reputations. They
3 can build beautiful homes. And that's kind of what I
4 think everybody wants in this room. Thank you for your
5 time.

6 DAN HARVELL: Thank you.
7 Next is John Griffith.

8 JOHN GRIFFITH: Hello, hey,
9 I'm John Griffith. I'm a -- live at Northampton Road
10 in Anderson. I'm a member of the Anderson 5 school
11 board. I was asked to come. Really, I don't have a --
12 I didn't have a position on this neighborhood before,
13 but I was asked to talk about the overcrowding in our
14 schools and the problem we have at TL Hanna. These
15 people are correct that we're at 117% capacity. We
16 don't have a current plan right now for expansion of,
17 you know, really the school or another school to be
18 built. In my opinion, and I don't speak for the board,
19 I'm speaking for myself personally, we need another
20 high school. We need a middle school. And I'm
21 advocating for that on our board, and I hope we'll be
22 able to do it. The problem is, a lot of people talk
23 about how great it would be if we get all these taxes.
24 Nobody really wants to pay taxes. And, you know, we
25 need a bond referendum to build another school. We
26 have a penny tax that helps the schools a lot, but it's
27 not the kind of money that builds a school. You know,
28 a high school is a \$95 million project. Middle
29 School's a \$70 million project. And that's the kind of
30 money we don't have right now. It's going to take a
31 while to do it. I hope we can do it. I'd like to see
32 our community grow and expand. We need to do it the
33 right way. And a lot of these people have commented on
34 that, and I hope that you'll consider what they've
35 said. If you've denied it twice, it doesn't sound like
36 a whole lot of difference from the previous plans from
37 what I've heard, but that's your decision to make.

38 I did want to inform you that, you know, the
39 school situation is something to be really considered,
40 and it's a problem. TL Hanna is overcrowded. We don't
41 have room to move more students. And actually there's
42 a lot more people -- we could be more crowded than
43 that. There's a lot of people have gone into
44 homeschooling since covid, I think something like 500
45 kids, and they can come back any minute, and we're
46 going to have to have a place for them. So consider
47 that when you consider the other 600 homes and 95 homes
48 here, and you know, where that's going to go. Thank
49 you.

50 DAN HARVELL: Thank you, Mr.

1 Griffin. Last on the sign up list is Bob Palmer.
2 BOB PALMER: I won't take
3 the total time. My name is Bob Palmer. I live at 138
4 Town Creek Drive.
5 There's no reason for me to regurgitate the points
6 that's been made tonight. I speak because I have
7 personally been damaged by development. The
8 development on Scenic Drive has a retention pond and it
9 does -- it takes all the water -- I say, all, not all
10 -- majority of the water, and it by either curbing,
11 guttering and grading, it all goes into one retention
12 pond. But that retention pond has, guess what, an exit
13 pipe, and it has now washed away part of my property.
14 So I'm speaking partly from a personal standpoint. And
15 I can assure you that the retention pond, no matter --
16 it may be big enough to hold the water, but it has to
17 let it out, and it lets it out of one pipe, unless you
18 have multiple things, but there will be water damage.
19 Thank you for your time.
20 DAN HARVELL: Thank you,
21 sir.
22 HENRY YOUMANS: Mr. Chair?
23 DAN HARVELL: Yes, Mr.
24 Youmans.
25 HENRY YOUMANS: I'd like to
26 address one thing that was spoken into the records.
27 DAN HARVELL: Okay.
28 HENRY YOUMANS: I find it very
29 disingenuous that you would think that this staff and
30 this board does not operate ethically, because I heard
31 that tonight. We do operate ethically, and we go by
32 what the standards are per ordinance. So we are not
33 rubber stamping anything. We're not paid off. We're
34 not doing any of those things, except what is done by
35 law. We are -- in this time, we have slandered a
36 builder. We have aligned the owner of the property.
37 And we need to be more conscious about what we're
38 doing.
39 This board has a responsibility to look at this
40 preliminary plat, and if it meets the qualifications,
41 then that plat can be approved. But if nothing else is
42 done as far as permits, it can't move forward. So we
43 need to be more respectful about what we say in public,
44 because those things, as someone said earlier, turn out
45 to be something else. To physically assault the buyer
46 -- seller going out of this, this meeting or whatever
47 happened, that's not what we do. We're here in
48 Anderson; we are about trying to be neighborly and
49 trying to build this community the way it should be
50 built, and we want to do the right things. Thank you.

1 DAN HARVELL: Okay, Mr.
2 Youmans. Thank you. We'll certainly take that as
3 information. And on the record, I would say I believe,
4 on behalf of all the commissioners up here, we
5 understand that when staff approves anything, it is
6 approved by rule, regulation and ordinance that allows
7 for that to be approved. However, this commission is a
8 quasi judicial commission that is the stopgap somewhat
9 between development and the concerns of the citizens
10 that live here and pay taxes.

11 So I heard what was said against the certain
12 people and -- but I do want to reiterate that you are
13 correct, Mr. Youmans, in saying that, because we have
14 no suspicion whatsoever that the county is not going by
15 rule, regulation and ordinance that's there.

16 JANE JONES: Mr. Chairman,
17 could I?

18 DAN HARVELL: Yes.

19 JANE JONES: The laws that
20 created the Planning Commission, and I think this is
21 just by way of explanations is the reason I'm saying
22 this, it's our purpose -- the staff takes care of all
23 the technicalities. They check off the ordinance,
24 check the boxes. The purpose of the Planning
25 Commission is to bring in the community's opinion, to
26 look at what you have to say and how this project fits
27 in with what's already there. That's our charge in the
28 law. And I have read it. But maybe that's
29 misunderstood here. But there is a place for your
30 voice in this decision making. That's why you're here,
31 that's why we're here, is to try to put it all
32 together, if that makes sense to anybody.

33 DAN HARVELL: Okay, any
34 other comments or questions from the board for the
35 developer, or comments otherwise? Mr. Gilreath.

36 STEVEN GILREATH: I have one for
37 the engineer, Mr. White. Do you feel, do you feel that
38 100 year plan for the flood, for the detention system,
39 is that enough, and you can design that and it'll take
40 care of these problems.

41 WESLEY WHITE: I do. Not to
42 belay or -- but the issues with most designs are dealt
43 with during the design process. I know a lot of people
44 tonight wanted to see what those designs are.
45 Unfortunately, that's just not the way the process
46 works. The Stormwater Department, you know, has set
47 that up and Council has worked with them to increase
48 the, the detention requirements in the Piedmont area.
49 And I feel like 100 year storm on these ponds can be
50 adequately designed.

1 deep. The builder only anticipates clearing maybe the
2 first 150 at max. And that's if the septic can't go
3 between the trees. They're 100 foot wide. You know,
4 you're looking at at least a 30 foot swath on each
5 setback from the line. So the overall disturbance on
6 each lot's about 70 foot width.

7 JAMES CURTIS: And there's
8 going to be an effort to preserve trees as we can
9 preserve trees.

10 JAMES MCCLAIN: In your
11 experience in building developments like this, how
12 often will you see folks buy more than one lot to
13 buffer themselves, to essentially have ---

14 JAMES CURTIS: So in this
15 situation with a, with a builder, I mean, they are
16 generally -- they'll sell someone two lots, but
17 generally there's going to be one house per lot. If a
18 homeowner comes and wants to pre buy or whatever, and
19 they want to assemble two lots, I'm sure that Mungo
20 would accommodate them in that. But I mean, it'll
21 generally be one home per lot.

22 JAMES MCCLAIN: But in the
23 sort of the staged, potential staged construction, like
24 you're just alluding to, where it won't be cut all the
25 development at one time, five homes here, five -- that
26 would be more conducive, almost possibly, to folks ---

27 JAMES CURTIS: I mean,
28 generally speaking, they're going to come in and
29 probably start on four or five at one time. You know,
30 get some models, get some of their product up. And
31 then, you know, most -- I mean, my experience at Midway
32 Farms, which is, like I said, in my backyard, most of
33 the homes there, because this is a higher price point,
34 nicer homes, they're generally pre sold, if that makes
35 any sense. So they come in, like I said, they've got
36 some of the models and, you know, so the buyers will
37 come in and pick out their, you know, their finishes,
38 their plan that they like, that type thing. So I mean,
39 and even pick out the lots. So, I mean, a lot of times
40 you'll see a little bit more of a scattered type
41 development, because, you know, someone would prefer
42 this lot or that lot over the other. But I mean, you
43 know, not, not -- mass grading is not -- I mean, that's
44 different. That's not what's happening on some of
45 these others. I think, I think that, I think that it's
46 a good step forward, and I think it'll be a good
47 product for the community.

48 DAN HARVELL: Anyone else?
49 Okay? Hearing none, thank you.

50 At this time, I'll call for a motion to approve or

1 deny this project. Do I have a motion?
2 JANE JONES: I make a
3 motion to deny. You want me to state my reasons now?
4 DAN HARVELL: Yes, ma'am.
5 JANE JONES: Building this
6 subdivision will have a negative impact on the people
7 that surround it. The issues that have been discussed
8 tonight, and we've heard several times before, the
9 damages to the other property will decrease their
10 property values. And so that has to be taken into
11 consideration, along with the value of the property
12 that's to be sold by the Dunlaps. And we've talked
13 endlessly about the insufficient infrastructure. You
14 know, we've talked about the schools and the roads.
15 Something that hasn't been mentioned is fire
16 protection and law enforcement. All of this has to be
17 considered when we are looking at the impact of new
18 families. Can we cover all this? You know, I live in
19 an area where I'm served by a volunteer fire
20 department. I don't know about this area, but I'm very
21 conscious of fire protection and how all that works
22 when it's, you know, who's -- somebody's got to pay for
23 the trucks and get the firemen out there. And the more
24 dense the population, the more serious that becomes.
25 And we've just experienced, you know, a period of power
26 outages and lots of damage, and we have -- you know, I
27 think we need to be prepared to cover all these things
28 under infrastructure.
29 And as stated by the people that are here, the
30 project's just not compatible with what's there. These
31 very tight-knit, congested developments just don't fit
32 in that rural area. But those are my reasons for the
33 motion to deny.
34 DAN HARVELL: Thank you, Ms.
35 Jones. We've heard the motion along with the
36 explanation for the motion. Do I hear a second? Do I
37 hear a second?
38 DAVID COTHRAN: I'll second.
39 DAN HARVELL: We have a
40 second by Mr. Cothran. Now, any discussion amongst the
41 board before we vote? Okay, hearing none, those in
42 favor of denial as motioned by Ms. Jones, please raise
43 your hand. That would be Ms. Jones, Mr. Cothran,
44 Harvell, Mr. Burdette and Dr. McClain. Those against
45 the denial would be Mr. Moore and Mr. Gilreath. So
46 ordered.
47 All right, next on the agenda, item 8(b), single
48 family subdivision. I'll wait for everyone to leave
49 first that might want to leave.
50 All right, we will proceed at this time. Item

1 8(b), single family subdivision, Lawton Estate,
2 Dalrymple Road, tax map number 144-00-01-004-005-006,
3 in County Council District 4. Mr. Youmans.
4 HENRY YOUMANS: Mr. Chair, 158
5 property owners within 2000 square -- 2000 feet of this
6 proposed development were notified by postcard. The
7 subdivision's name is Lawton Estates. It is intended
8 as a single family development. The applicant is
9 Stanley Martin Homes. The engineer surveyor is Blue
10 Water Civil Design. The location access is Dalrymple
11 Road and Thompson Road. This is in Council District 4.
12 And the current land use is residential. As stated, it
13 is R-20 zoned. That is the taxpayer numbers for the
14 three parcels, for your reference.

15 This is 93.23 acres. What is being proposed is
16 128 lots. There's no variance being proposed at this
17 time. And with the traffic impact analysis, we will
18 let Roads and Bridges speak to that.

19 BRITTANY MCABEE: Thank you, Mr.
20 Chairman. We have a traffic study for the Lawton
21 Estates. It is 128 single family detached dwellings.
22 It has two accesses on Dalrymple Road. Counts were
23 taken August 15, 2024. This study was conducted per
24 our guidelines, as well as DOT's guidelines. The study
25 addressed Dalrymple Road at the side accesses,
26 Dalrymple at Thompson Road, Dalrymple at Scotts Bridge
27 Road and Shackleburg at Thompson Road.

28 No turn lanes were warranted with the build out
29 volumes, and the intersections that were studied
30 operated at acceptable levels.

31 And that is -- basically concludes the report. So
32 no improvements are needed.

33 DAN HARVELL: Thank you.

34 HENRY YOUMANS: This is the
35 tax map aerial of the property, showing the three
36 parcels in question. This is a layout of the proposed
37 subdivision. This is the sign posted on the property
38 notifying of the hearing tonight.

39 Staff recommends approval. This project has met
40 the requirements of Chapter 48 Zoning. This is your
41 report.

42 DAN HARVELL: Thank you, Mr.
43 Youmans. At this time, would the owner, developer,
44 engineer care to address the commission?

45 PAUL HARRISON: Good evening,
46 Mr. Chairman, members of Planning Commission. My name
47 is Paul Harrison. I'm -- my address is 718 Lowndes
48 Hill Road. I work with Blue Water Civil Design. I'm
49 here tonight on behalf of the applicant.

50 Thank you, staff, for the presentation. And just

1 wanted to kind of briefly go through some things, maybe
2 some things that were mentioned in the previous
3 application, as well. As you -- all of you members are
4 probably aware that to the south we're bordered by
5 Interstate 85. Dalrymple Road runs basically along our
6 eastern border. The property owner or the seller of
7 the property actually owns all of the frontage along
8 Dalrymple, which fronts this project. To the west,
9 we're mostly bordered by the Army Corps of Engineers
10 and the headwaters of basically Lake Hartwell.

11 We've been in contact with DOT. We had
12 conversations and meetings with DOT. We had
13 conversations and meetings with Anderson County Sewer.
14 We're having to do a more than 4000 linear foot water
15 main extension to serve this site with fire protection
16 and with water. We had the, as you heard, we had the
17 traffic impact study completed. Impact Design did
18 that, and I'm sure that was in your packets, as well.
19 Our stormwater discharges for this site basically
20 discharge to the Army Corps of Engineers property.
21 It's directly to the west of this site, and it
22 discharges directly to their, to their property.

23 Along Dalrymple Road, we're providing -- there's a
24 40 foot building set back on Dalrymple Road, and we're
25 basically just providing a 40 foot buffer in that, in
26 that 40 foot building setback.

27 These will be, these will be nicer homes ranging
28 from 2800 square feet to roughly 4000, just a little
29 north of 4000 square feet. Price ranges in the, in the
30 high four hundreds and low five hundreds. I've got
31 some building elevations with me if you guys would like
32 to see any of the building elevations or renderings.
33 We feel like we're -- we presented a R-20 plan. This
34 is a, this is a lot averaging plan. So we're only,
35 we're only clearing and grading for the roads and for
36 the building sites themselves. It does have public
37 sewer so any trees that we can preserve, some of these
38 lots are much deeper than your typical lot, so we would
39 try to preserve as much of those trees on the back half
40 of the -- of these lots as possible, because we don't
41 have to clear for a septic, a septic area for each lot.

42 So we want to be good neighbors. I kind of heard
43 a lot of the comments from before, and I feel like
44 we've addressed a lot of those comments already. That
45 correspondence should be in your package, but I'm here
46 to answer any questions that you may have. The
47 applicant is actually here, who is actually the
48 builder. I think the -- maybe the sellers are here as
49 well. So I'd entertain any questions from the Planning
50 Commission, and I'd also be welcome to come back up and

1 answer any questions after the public comment session.
2 DAN HARVELL: Okay, before
3 you -- okay, any questions of the developer? Mr.
4 Gilreath.
5 STEVEN GILREATH: I know you've
6 done the calculations, Mr. Harrison, but some of these
7 lots seem really small. It does average to an R-20?
8 PAUL HARRISON: It does
9 average to 20,000 square feet, that's correct.
10 DAN HARVELL: Anyone else?
11 Okay, thank you, sir. We may, we may call you back.
12 PAUL HARRISON: Yes, sir.
13 DAN HARVELL: Okay, at this
14 time we have, we have about eight people signed up to
15 speak. The first one will be Lois Noel.
16 LOIS NOEL: It's Noel.
17 Lois Noel. I live at 19 -- 1850 Dalrymple Road.
18 I was aware that there was not any sewer along
19 Dalrymple Road. So I want to know if there isn't,
20 who's going to pay for the sewer being brought down for
21 this subdivision, number one. I cannot see 100 and
22 some houses being built on 95 acres the size of the
23 houses that he says. It's almost impossible. He's
24 going to increase traffic on Dalrymple Road in that
25 area from Cathey to Scotts Bridge, which is a very
26 short distance. It might be -- it's between a half a
27 mile and three quarters. With this subdivision and
28 that little area, he's going to increase traffic by 200
29 cars easily, because this many houses, no one has one
30 car nowadays. Everyone has two. Just a husband and
31 wife have two because so many men and women work. Then
32 if you have teenagers at home, they have automobiles.
33 Dalrymple cannot take this kind of traffic, not in this
34 area. It is a dangerously curvy, hilly road that also
35 floods when we have water. It flooded the year before
36 last, and you couldn't get in or out of this area,
37 either on Scotts Bridge or Dalrymple Road, either one,
38 because it was flooded for about four or five days.
39 There's two places on the road, the one is so dangerous
40 that people -- it's so small that they run you off the
41 road. And on the one side, you're going to hit a big,
42 deep ditch because there's no shoulder, and you're
43 going to hit the wall and that, and you're going to
44 have to be pulled out by a big wrecker. If you're on
45 the other side, and you get run off the road, you're
46 going to go over the embankment, down in the creek and
47 down into the swamp.
48 This also is being built next to Interstate 85. I
49 cannot see -- that looks like a small area, but there's
50 also in that area of Interstate 85, a rest stop. I

1 cannot see building family homes close to a place where
2 1000s and 1000s of people come through from everywhere
3 that they could stop there. It wouldn't take them much
4 to leave their vehicles, go through the woods on over
5 into the subdivision. Now, in between what they have
6 done, Lord only knows, but when they're finished, they
7 go back to their vehicle and down the road they go, and
8 you don't know what happens.

9 It is a family area. It really is. Now this will
10 bring a large tax base, but if they would build little
11 bit bigger houses on bigger lots. Growth is good,
12 growth is good.

13 TIM CARTEE: Time, Mr.
14 Chairman.

15 LOIS NOEL: But if it's
16 bad growth it is not good.

17 DAN HARVELL: That's time.
18 Thank you.

19 LOIS NEAL: And when you
20 build crackerjack houses on postage stamp lots it's not
21 good.

22 DAN HARVELL: Thank you,
23 Mr. Henry Bone, I believe.

24 HENRY BONE: Yes, I'm all
25 in favor of the subdivision. I also represent the
26 estate of my late wife, Shirley Frances Martin Bone,
27 who owns two of those parcels. Thank you.

28 DAN HARVELL: Thank you, Mr.
29 Bone. Next is Johnnie M. Lawton.

30 JOHNNIE LAWSON: I'm Johnnie
31 Lawton. I'm part owner of this property. This
32 property has been in my family since 1925. My parents
33 owned the property. They educated -- raised and
34 educated five children there. I'm 82 years old. Henry
35 is 90 years old. We feel like it's time to pass the
36 baton on to new people for new adventures to bring tax
37 money to our county.

38 I'm not aware of the flooding that I heard the
39 first lady speak about. This property isn't where
40 there is flooding. I've lived there all my life, so I
41 know there is no flooding there. She may live in
42 another area on Dalrymple where there is flooding, but
43 there is no flooding there.

44 I just hope that we can do something good for the
45 county, present a good property and have nice tax
46 revenues coming in for families that come in from all
47 over wherever. Thank you.

48 DAN HARVELL: Thank you.

49 Next is Michelle Fowler.

50 MICHELLE FOWLER: Hello, I'm

1 Michelle Fowler, and I live at 1096 Hill Road, and
2 that's the corner of Dalrymple and Hill. And we're
3 less than a mile from the proposed subdivision.

4 I just had a couple of concerns here. One, there
5 is a bridge between our house. It's just a few hundred
6 feet from our house over Six & Twenty Creek. They call
7 it a creek, but it's really like a small river. And
8 that bridge, I mean, we walk down there all the time,
9 and several times we've seen holes in the bridge, and
10 we can see the water down there. We call DOT and
11 they'll come put a little bit of asphalt on it, and
12 throw some rocks under there and the rocks wash away.
13 I mean, we're really surprised that that bridge has not
14 washed away. You know, it's an old bridge. It's just
15 a matter of time.

16 We're also concerned about the police and fire
17 protection, the increased amount of police that we'll
18 need. And you know, the fire protection there is
19 voluntary. And so are these, you know, are the
20 volunteers willing to take on 128 more homes to cover?

21 Also, I know there was a traffic study done, but
22 there -- I know Harris Bridge and Dalrymple, that's
23 pretty dangerous there already. It'll need a red
24 light. And at the far corner of Dalrymple where it
25 runs into Concord, and also where Scotts Bridge runs
26 into Dalrymple, there's such a sharp intersection
27 there. You just about have to be an owl to turn your
28 head around to see. I mean, I have to turn my whole
29 body around to see who's coming, you know, to see the
30 oncoming traffic.

31 So those subdivisions won't hold another 200, 250
32 more cars. I mean, they've got to be fixed because
33 they're already dangerous. And also Thompson Road that
34 runs into Dalrymple right at the proposed subdivision,
35 that road is held together by potholes. I mean, I've
36 never seen a road like that. That road will have to be
37 widened. Basically, you have to pull over if another
38 car comes towards you and you're just bouncing around
39 on potholes the whole, the whole way.

40 Also, if you want to get to I-85 at the nearest
41 exit, that would be exit 27, people would have to go
42 down Dalrymple and then Scotts Bridge Road, go past the
43 golf course. Well, the golf course road, it floods.
44 Every time it rains, there's a flood there at that
45 little bridge. And potholes. And my neighbor popped
46 two tires there, just trying to get through there. I
47 mean, so there's a lot, there's a lot of road work that
48 needs to be done around there. That's all. Thank you.

49 DAN HARVELL:

Thank you.

50 Next is Dana Mount.

1 DANA MOUNT: Good evening.
2 My name is Dana Mount, and I reside at 1 Mount Meadow
3 Lane, just off of Hill Road and Dalrymple. But we also
4 own a home that's 1010 Dalrymple Road. It's less than
5 a mile from this subdivision, and it's right off of
6 Dalrymple.

7 And the traffic currently is, I haven't -- I
8 didn't even know you guys did a traffic impact, but I
9 would really like to read it, because the traffic that
10 goes down that road is a lot, and it's loud. And I
11 have a 20 month old granddaughter that lives in that
12 home. We can't even let her out in the front. So I
13 can only imagine the impact for the families that live
14 there currently, which happens to be right now my son,
15 who will be moving.

16 Most families do have two cars and their homes.
17 And so if there are 128 homes, that's like 250 cars.
18 That's a lot more impact to the current residents who
19 live here. And that subdivision, I am a California
20 native. I lived -- I moved here seven years ago to
21 bring my tax dollars here because I didn't want to have
22 tax dollars in California because of things like that,
23 the cookie cutter, the clustering of the small homes,
24 it brings in traffic. It wears and tears on our roads
25 exponentially, and it brings in crime. We have a
26 volunteer fire department that, you know, is there
27 infrastructure for that?

28 I moved from this scenario to live in this
29 environment because it's beautiful. And I just can't
30 tell you how this is going to impact the beauty of
31 where we live already. This reminds me of California.
32 I'm a California native, so I have a right to say that.
33 It's totally California. Okay. That's all I have to
34 say.

35 DAN HARVELL: Thank you,
36 ma'am. Next is Meryle Martin. Meryle Martin. I think
37 that person may have left. Terry Holdredge.

38 JAMES MCCLAIN: He was
39 probably speaking on that first one.

40 DAN HARVELL: Terry
41 Holdredge.

42 Okay, that concludes everyone signed up to speak.
43 Now, any -- having heard what you've heard, board, any
44 questions of the developer at this time? Okay, hearing
45 none, I'll entertain a motion to approve or deny this
46 project. Do I have a motion? Do I have a motion to
47 approve or deny.

48 JANE JONES: Motion to
49 deny. This project is very congested. It has two
50 exits out of this 128 houses right next to each other.

1 I'd be very concerned about, based on the comments that
2 were made, the traffic there. And this is also in, I
3 believe, in the same school district that we heard
4 spoken to before, School District 5, where they
5 addressed the overcrowding already at TL Hanna.

6 So for those reasons, I make a motion to deny the
7 project.

8 DAN HARVELL: Okay, we have
9 a motion for denial and explanation by Ms. Jones. Do I
10 hear a second? Do I hear a second for denial?

11 STEVEN GILREATH: I'll second.

12 DAN HARVELL: We have a
13 second from Mr. Gilreath. At this time, any
14 discussion, questions amongst the board? Hearing none,
15 I'll call for the vote. Those in favor of denial,
16 please raise your hand. That would be Ms. Jones, Mr.
17 Cothran, Mr. Moore, Harvell, Mr. Gilreath and Dr.
18 McClain. Those opposed would be Mr. Burdette. So
19 ordered.

20 All right. We have no one signed up for public
21 comments on non-agenda items, so we will go to item 10,
22 other business. Is there any other business to attend
23 to?

24 All right, I hear none of that, but I will, I will
25 make a couple of notes that I want to tell the board
26 members about. There has been, within the last six
27 months, an effort by a study committee that was formed,
28 that was formed by ACOG. Ms. Sprague with the
29 Transportation Department, she is part of that
30 committee, I am part of that committee, Ms. Cindy
31 Wilson, Council Member is part of that committee, and
32 we have gone through several processes now trying to
33 plan what might happen in the future with Highway 29.
34 There is a preliminary -- not a finished report, but
35 there's a midway point that we have reached, and I'm
36 going to be forwarding what we have at this time, it's
37 a PowerPoint to all the commissioners, so that you
38 might take a look at that. This situation does affect
39 a lot of, a lot of Anderson County, multiple Council
40 districts, and it is a main artery from downtown
41 Anderson into -- onto 85 going north. So you'll be
42 hearing more from that. We'll send that email.

43 Also, I believe, staff, were you going to mention
44 the special session we're going to have with Attorney
45 Darwin?

46 ALESIA HUNTER: Yes sir.
47 Thank you, Mr. Chairman. I have heard from yourself,
48 Mr. Burdette, Ms. Jane told me today when she would be
49 available, Mr. Grant. So I'm needing Mr. Moore, Mr.
50 Cochran, Mr. McClain and Mr. Gilreath, I need to know

1 the time -- Mr. Darwin has agreed to do some training
2 on some new regulations that will be adopted at Council
3 on the 17th of October, and he's available on October
4 25. So I've heard from the following. So just need
5 times for the ones that we've mentioned.
6 STEVEN GILREATH: The 17th or
7 the 25th are the two?
8 ALESIA HUNTER: No. Council
9 will be approving the new amendments as far as the
10 process of how we will handle subdivisions moving
11 forward. The Council has asked Mr. Darwin to provide
12 you all with training how to do these new procedures,
13 and he's available on October 25.
14 JAMES MCCLAIN: Or?
15 ALESIA HUNTER: October 25 is
16 the day, because he has to do that training at that
17 time, because you have to get prepared for the November
18 ---
19 JAMES MCCLAIN: I'm not here
20 that day, so I can do an alternative day.
21 ALESIA HUNTER: That's the day
22 that he has because he has court sessions and we have
23 to get prepared for the November because we do have a
24 heavy ---
25 JAMES MCCLAIN: I have tennis
26 that day. I apologize.
27 ALESIA HUNTER: Yes, sir. We
28 do have a heavy agenda, Mr. Chairman, we have about 10
29 applications. So he's going to need to provide you all
30 with that training before you all are seated to hear
31 these applications.
32 DAN HARVELL: Okay, all
33 right. So I guess we can do this privately about
34 approving when we do it.
35 ALESIA HUNTER: Yes, sir.
36 DAN HARVELL: I mean, it has
37 to be on the 25th, there's no doubt about that. So it
38 was just a matter of time between 11 o'clock and what
39 time later?
40 ALESIA HUNTER: 5 to 6:30.
41 DAVID COTHRAN: I'm working.
42 I'll be busy all day.
43 DAN HARVELL: Okay, Mr.
44 Cothran can't; Dr. McClain can't. How about Mr. Moore?
45 WILLIAM MOORE: I can make it.
46 DAN HARVELL: Can you come
47 in the morning?
48 WILLIAM MOORE: Yes.
49 DAN HARVELL: Could you come
50 at 11?

1 WILLIAM MOORE: Sure.
2 ALESIA HUNTER: Okay.
3 DAN HARVELL: Well, will
4 there be a backup plan for those that cannot come?
5 Will there be a video done so that it could be viewed?
6 TODD DARWIN: (Inaudible.)
7 DAVID COTHRAN: I can do it at
8 11.
9 ALESIA HUNTER: Okay, yes,
10 sir.
11 DAN HARVELL: Mr. Burdette,
12 are you okay for 11? Mr. Burdette is okay for 11.
13 **INAUDIBLE COMMENT**
14 ALESIA HUNTER: It'll probably
15 be maybe like an hour, hour and 20 minutes.
16 DAVID COTHRAN: I guess we can
17 look, if you want, look at some time that I can carve
18 out some time. Generally I need, you know, I obligate
19 myself, you know, a month at a time. Usually if I had
20 more notice then I could have requested (inaudible).
21 DAN HARVELL: Okay, anything
22 from anyone else? If not, motion to adjourn.
23 JAMES MCCLAIN: So moved.
24 DAN HARVELL: So moved.
25 Second?
26 STEVEN GILREATH: Second.
27 DAN HARVELL: All those in
28 favor. Adjourned.
29
30 **MEETING ADJOURNED AT APPROXIMATELY 7:48 PM**

Anderson County Planning Commission
Staff Report-Rezoning Request from I-1 zoning to C-1R zoning
November 12, 2024

Applicant: Patton Development SC, LLC

Current Owner: Gary and Nancy Johnston

Precinct: High Point Precinct

Council District: Three (3)

TMS#: 266-00-11-009 (Portion of)

Acreage: +/- 3.0 acres

Zoning History: Rezoning Application was submitted on behalf of William Gary Johnston to rezone 2.362 acres from I-1 to C-1R located on the corner of Johnson Rd and Belton Honea Path Highway on May 8, 2014, to allow development of permitted uses in C-1R. Ordinance # 2014-024 was approved by County Council August 19, 2014, to approve the zoning request.

Current Zoning: I-1 (Industrial District)

Requested Zoning: C-1R (Rural Commercial District)

The purpose of this district is to provide for commercial activity in areas which are generally rural in character and for the convenience of local residents in rural areas. This district shall not be applied in those areas of Anderson County which are identifiable as urban in character or which possess facilities necessary for extensive urban growth and development.

Surrounding Zoning: North: I-1
South: I-1
East: C-1R
West: I-1

Evaluation: The request is to amend the I-1 Zoning to C-1R Zoning to allow for the construction of a retail store.

Public Outreach: Staff hereby certifies that the required public notification actions have been completed on October 23, 2024 as follows:

Rezoning notification postcards were sent to 41 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.

RECEIVED
01/12/24



Rezoning Application

Anderson County Planning & Development

Date of Submission

Approved/Denied

Applicant's Information

Applicant Name: Patton Development SC, LLC
Mailing Address: PO Box 69, Reidville, SC 29375
Telephone: 864-529-8297
Email: lauim@pattondevelopment.com

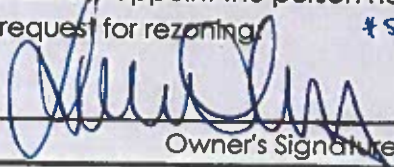
Owner's Information

(If Different from Applicant)

Owner Name: Gary and Nancy Johnston
Mailing Address: 12407 BHP Hwy, Honea Path, SC 29654
Telephone: 864-276-2868
Email: ndjohnston53@yahoo.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. *see attached authorization


Owner's Signature

09-12-24

Date

Project Information

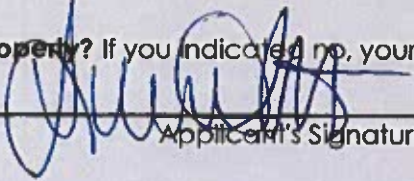
Property Location: corner of Johnson Road and Belton Honea Path Highway
Parcel Number(s)/TMS: p/o 266-00-11-009
County Council District: 3 School District: 02
Total Acreage: 2.27 Current Land Use: vacant
Requested Zoning: C1-R Current Zoning: I-1
Purpose of Rezoning: to allow retail store

Are there any Private Covenants or Deed Restrictions on the

Yes

No

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



Applicant's Signature

09-12-2024

Date

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

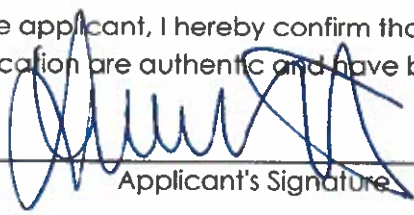
Additional Information or Comments: _____

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

If pursuing a review district classification (IZOD, PC, PD, POD, RRD), a preliminary development plan, statement of intent and letters from appropriate agencies or districts verifying available and adequate public facilities must be submitted with the application.

Please refer to Chapter 48 of the Anderson County Code of Ordinances for further information regarding submission requirements.

As the applicant, I hereby confirm that all required information and materials for this application are authentic and have been submitted to the Planning & Development office.



Applicant's Signature

09-12-24

Date

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

For Office Use Only:

Application Received By: _____

Complete Submission Date: _____

Commission Public Hearing: _____

Council Public Hearing: _____

RECEIVED
09/12/24

Gary and Nancy Johnston
12407 BHP Hwy
Honea Path, SC 29654

May 7, 2024

Anderson County
SC DOT
SC DHEC
Army Corp of Engineers

Re: Anderson County Tax Map 2660011009

To whom it may concern:

Patton Development SC, LLC and The Patton Company, LLC have permission to act as our agent/representative for any permitting, zoning, or construction/utility approvals needed for proposed commercial development of the above listed parcel. This authorization includes, but is not limited to, submitting, and providing documentation (permit applications, engineered drawings, hydrology reports, etc.) as needed for the proposed commercial development. Representatives shall include, but are not limited to, engineering firm, architecture firm, contractors, etc. Laurin Patton with Patton Development SC, LLC can be reached at 864-529-8297 or laurin@pattondevelopment.com.

By signing this document, I hereby acknowledge that I am the owner of the above referenced property and possess the authority to execute this legally binding document.

Sincerely,

Gary Johnston

Nancy Johnston

Gary and Nancy Johnston

I, **Notary Public**, do hereby certify that Gary and Nancy Johnston personally appeared before me. Witness my hand and seal this 7th day of May, 2024. Witness my hand and seal.

Stamp



John T. Patton

Notary Public

JOHN T PATTON

Printed Name

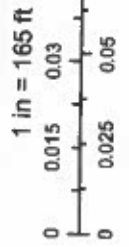
My commission expires: 2-28-2030

Anderson County



September 12, 2024 Disclaimer accepted.

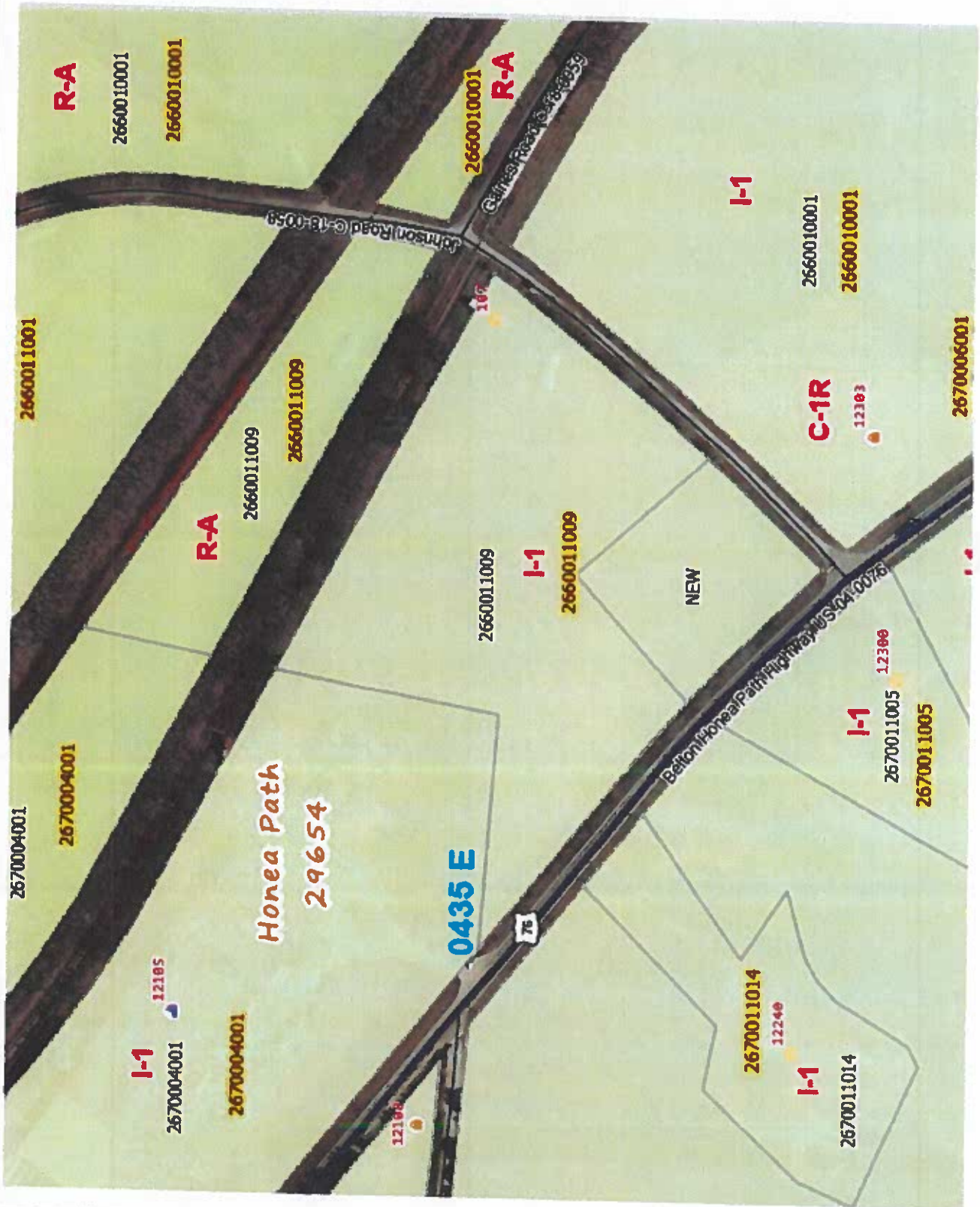
TMS:	2660011009
Owner:	JOHNSTON GARY + NANCY
Owner Address:	12407 BELTON HONEA PATH HWY
City/State:	HONEA PATH, SC
Deed Book:	14787
Tax District:	200
Sale Year:	2020
Zip Code:	29654
Current Plat:	CP 000/000
Deed Page:	205
Description:	JOHNSTON RD 20.14 AC
Sale Price:	\$5
Market Value:	\$68,480

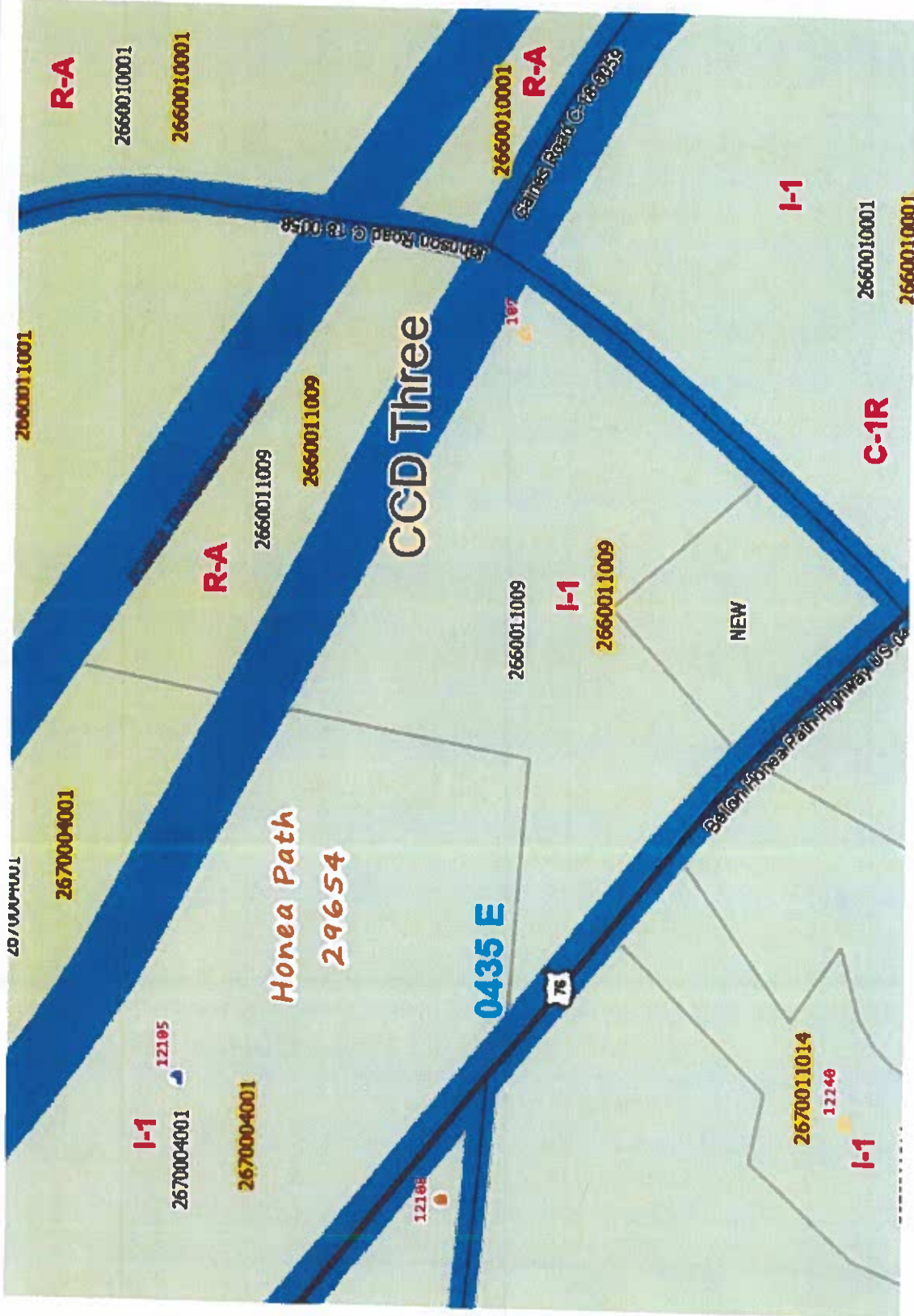


ESRI, HighLand Mapping, and Anderson County GIS

PP 022/173

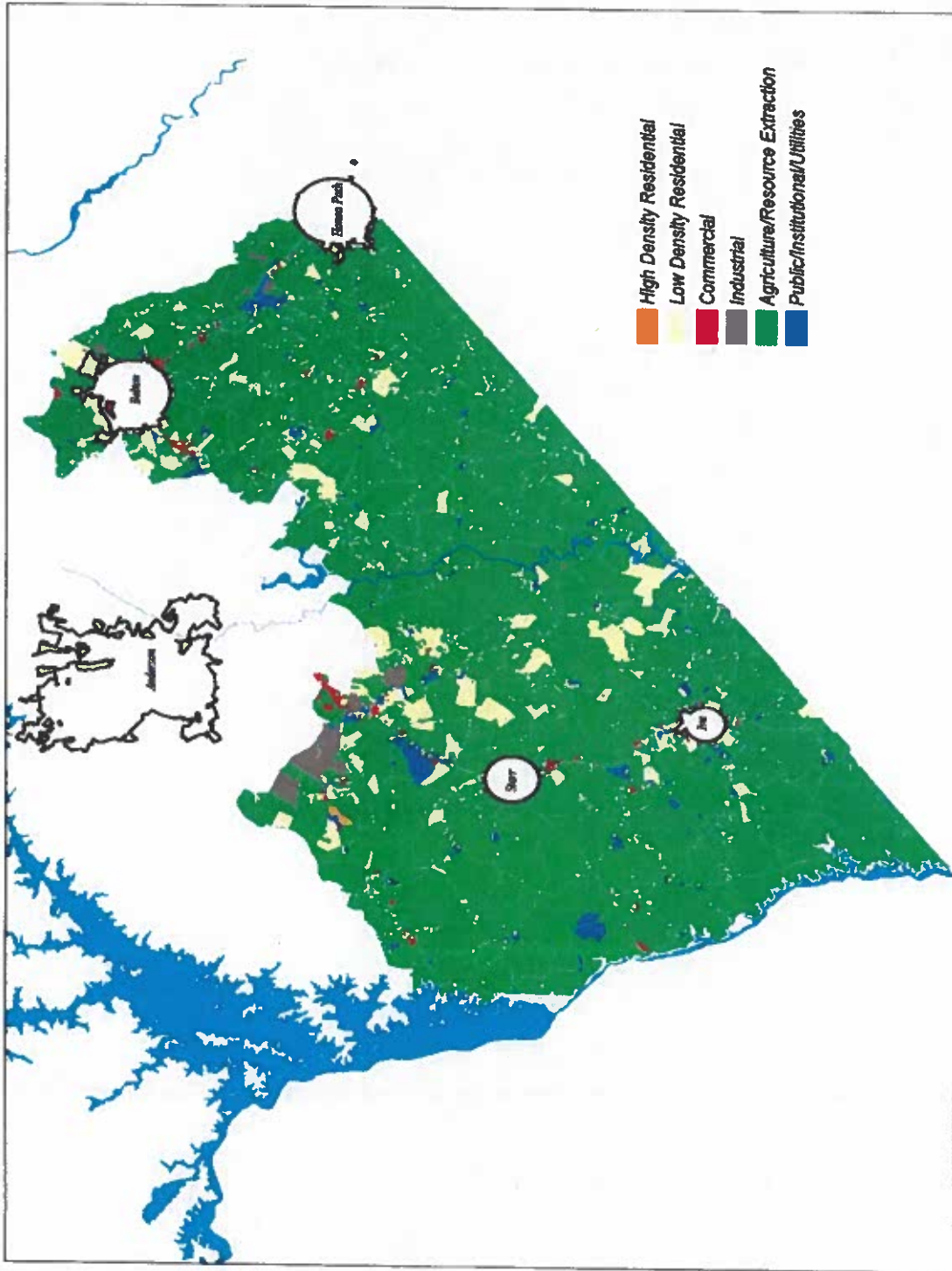








Map 7.4 Current Land Use, Council District 3



**Anderson County Planning Commission
Staff Report-Rezoning Request from R-20 zoning to IZD zoning
November 12, 2024**

Applicant: Meritage Homes

Current Owner: Wermager Lola B. Trustee

Precinct: Mount Tabor Precinct

Council District: Four (4)

TMS#: 27-00-01-031 and 021

Acreage: +/- 74.164 acres

Zoning History: Ordinance # 2000-028 was approved by County Council on September 5, 2000, to designate R-20 Zoning for the precinct. Prior Referendum to designate R-A Zoning failed. The applicant/developer held a community meeting on October 17, 2024

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

Requested Zoning: IZD (Innovative Zoning District)

The IZD 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: R-20
South: R-20
East: R-20
West: R-20 and S-1

Evaluation: To provide an innovative/creative design while preserving natural and scenic features. The statement of intent indicates amenities as follows: waterfront amphitheater for community events, swimming pool, cabana, tot lot and dedicated pickleball courts for the surrounding areas. A traffic signal has been recently installed at the intersection.

Public Outreach: Staff hereby certifies that the required public notification actions have been completed on October 23, 2024 as follows:

Rezoning notification postcards were sent to 271 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: Meritage Homes
Mailing Address: 701 Brookfield Parkway, Suite 103 Greenville, SC 29607
Telephone: (864) 526-7554
Email: Kim.Hamel@meritagehomes.com

Owner's Information (If Different from Applicant)

Owner Name: WERMAGER LOLA B TRUSTEE
Mailing Address: 12 CORONADO DR ENGLEWOOD, FL 34223
Telephone: 941-441-6158
Email: ~~WERMAGER~~ WERMAGER@YAHOO.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:

Lola B Wermager
Owner's Signature

9/17/2024
Date

Project Information

Property Location: 99999 Nunnally Road, Anderson, SC 29625
Parcel Number(s)/TMS: 270001031 & 270001021
County Council District: CCD Four School District: 04
Total Acreage: 74.184 AC Current Land Use: Undeveloped / Residential
Requested Zoning: IZOD Current Zoning: R-20
Purpose of Rezoning: To provide an innovative/creative design while preserving natural and scenic features.



Rezoning Application

Anderson County Planning & Development

Date of Submission

Approved/Denied

Applicant's Information

Applicant Name: Meritage Homes

Mailing Address: 701 Brookfield Parkway, Suite 103 Greenville, SC 29607

Telephone: (864) 526-7554

Email: Kim.Hamel@meritagehomes.com

Owner's Information

(If Different from Applicant)

Owner Name: WELBY, INC

Mailing Address: 13781 Wermager Beach Lane, Lake Park, MN 56554

Telephone: 941-441-6158

Email: wwermager@yahoo.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:

Sala B Wermager

Owner's Signature

9/17/2024

Date

Project Information

Property Location: 99999 Nunnally Road, Anderson, SC 29625

Parcel Number(s)/TMS: 270001031 & 270001021

County Council District: CCD Four School District: 04

Total Acreage: 74.184 AC Current Land Use: Undeveloped / Residential

Requested Zoning: IZOD Current Zoning: R-20

Purpose of Rezoning: To provide an innovative/creative design while preserving natural and scenic features.

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

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

Kim Hume 9/18/24
 Applicant's Signature Date

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

Additional Information or Comments: _____

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

If pursuing a review district classification (IZOD, PC, PD, POD, RRD), a preliminary development plan, statement of intent and letters from appropriate agencies or districts verifying available and adequate public facilities must be submitted with the application.

Please refer to Chapter 70 of the Anderson County Code of Ordinances for further information regarding submission requirements.

As the applicant, I hereby confirm that all required information and materials for this application are authentic and have been submitted to the Planning & Development office.

Kim Hume For Meritage Homes 9/18/24
 Applicant's Signature Date

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

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

Statement of Intent

(09/30/2024)

for

Hardin Landing Subdivision (Innovative Zoning District "IZD" Rezoning Request)

for

Applicant

Meritage Homes
701 Brookfield Parkway - Suite 103
Greenville, SC 29607
Kim Hamel (Division Planning & Entitlement Manager)
C: 864.526.7554
kim.hamel@meritagehomes.com

Engineer

CAGE Civil Engineering
30 Town Square Boulevard – Building 7C – Suite 206
Asheville, NC 28803
Austin Greenhalge (Project Manager)
C: 828.400.2730
agreenhalge@cagecivil.com

I. PROPERTY DESCRIPTION

The proposed Hardin Landing Subdivision currently consists of two parcels located on Nunnally Road in Anderson County, South Carolina. Although these two properties are currently separated, they are set to be merged as part of the ongoing master planning process. The total area proposed for the project, encompassing both parcels, is 74.184 acres, which includes the following properties:

1. TMS #27-00-01-021 – 13.285 AC – R-20 zoning designation
2. TMS #27-00-01-031 – 60.899 AC - R-20 zoning designation

Water will be provided by Sandy Springs Water District and sewer will be provided by Anderson County Wastewater.

II. DEVELOPMENT OVERVIEW

The development plan for the project involves the rezoning of both parcels to implement the Innovative Zoning District (IZD) classification. The project will feature three new access points from Nunnally Road, which have been evaluated in collaboration with Anderson County. The internal roads will include curb and gutter installations, complemented by thoughtfully positioned sidewalks throughout the community to promote connectivity and accessibility. The roads located within the community will be designated as public roads, built in accordance with the standards set by Anderson County, and will be formally dedicated to the County following a thorough inspection. Additional infrastructure enhancements will encompass public water mains, public sewer mains, storm drainage systems, and communal areas. These communal spaces will include both disturbed and undisturbed open areas, mulched walking paths, mail centers, floodplains, wetlands, amenity zones, and other locations for community gatherings. The maintenance and ownership of these communal areas will be entrusted to a newly established Homeowners Association (HOA). The HOA will also oversee the upkeep of entrance monuments, landscaping, and site lighting. Furthermore, covenants and restrictions for the community will be formulated and recorded at the Anderson County Register of Deeds Office.

III. PROPOSED DEVELOPMENT SCHEDULE

The developer aims to secure all necessary permits by June 23, 2025. Following the acquisition of these permits, construction is expected to commence within a timeframe of approximately 30 to 45 days. The project will be divided into at least two phases for each pod type (42-foot pod and 52-foot pod), with each phase projected to take around 12 to 18 months to complete. As a result, the expected date for the project's full completion is scheduled for 2028.

IV. DESCRIPTION OF PROCEDURES

For the description of procedures, please refer to the attached document titled "Declaration of Covenants, Conditions and Restrictions for Hardin Landing."

V. DENSITY AND PHASING

The overall project will consist of 215 single-family residential homes, utilizing approximately 43.36 AC (58.45%) of the overall property, leaving approximately 29.64 AC (39.95%) of open space/amenity areas. A total of 1.36 acres of wetlands and state waters, which is located within the open space

area, will be preserved as an integral component of the open space. In addition to the above, approximately 1.18 AC (1.60%) is currently dedicated to the Nunnally ROW. The minimum lot size proposed will be 5,250 square feet, while the average lot size is projected to be 6,868 square feet. The proposed density will be approximately 2.90 lots per acre and will be implemented in phases. Detailed phase lines will be included in the Final Development Plan.

VI. RESIDENTIAL CONSTRUCTION

The community will feature two distinct lines of single-family detached homes, each offering four or more designed floor plans to suit a variety of lifestyles. Residents can choose from either two-story or single-story living with 3 - 4 bedrooms, ranging from 1,700 to 3,000 square feet. All homes will include a 2-car garage. Each home will showcase exterior elevations in neutral, earth-toned colors that will include a minimum of two material combinations to provide a range of colors and accents throughout the development. Exterior building materials may consist of textured shake, board and batten, or fiber cement siding (no vinyl) and complemented with brick or stone façade accents to enhance curb appeal throughout the community.

INNOVATIVE AND THOUGHTFUL DESIGN OF OPEN SPACES AND RECREATIONAL USES

At the core of our innovative design lies a deep commitment to fostering a vibrant sense of community and enhancing livability through thoughtfully crafted common spaces, preservation and enhancement of natural open spaces, and protection of environmentally sensitive areas.

The development encompasses just over 29 acres of open space that includes both disturbed and undisturbed areas. Strong emphasis is placed on preserving existing vegetation around the perimeter of the development and protecting the natural buffers adjacent to the sensitive wetlands and waters on-site.

The centerpiece of the development includes an innovative and dual approach to stormwater management. Evaluation for inclusion of a beautified wet retention pond (in lieu of dry retention) at the core community space is being considered for its aesthetic appeal and offering of a waterfront amphitheater experience that is perfect for community events, live music performances, and other planned, outdoor activities. Residents will also enjoy a swimming pool and cabana, a tot lot, and dedicated pickleball courts offering a fun and engaging way to stay fit and connect with neighbors. For the nature enthusiast, natural areas within the development will be enhanced with soft mulch walking trails providing passive recreational enjoyment and an alternative path leading to the main amenity core.

Each element has been carefully planned to promote walkability, enhance scenic beauty, support sustainability, and foster interaction among community residents.

LANDSCAPING, AND BUFFERS

In accordance with IZD regulations, a minimum building setback of 25 feet will be implemented along all external property boundaries. Within this setback, existing vegetation will be preserved and enhanced, as needed to provide a year-round buffer where adjacent to existing uses.

The proposed entry points will feature extensive landscaping, incorporating new plantings and seasonal floral displays. The existing road frontages and communal spaces will be enhanced with perennial canopy trees, evergreen shrubs, and/or evergreen bushes. The landscaping designs will be included in the Final Development Plans submitted for approval to the Anderson County Planning and Development Staff. The owner plans to establish a network of soft mulch walking trails in designated areas of the open space, which will connect to the main amenity core. The stormwater management areas will be either dry or wet, contingent upon water sources as the project advances to the Final Design Phase. All open spaces, landscaping, monuments, street lighting, stormwater management areas, and mail centers will be maintained by the Homeowners Association accordingly.

VII. PUBLIC UTILITIES

Letters of intent have been received from Sandy Springs Water District, Anderson County Wastewater, and Duke Energy. A sewer main has recently been extended across the entire property, connecting to a County-owned lift station located on an adjacent parcel. Furthermore, a public water main, which is owned and maintained by Sandy Springs Water District, is situated nearby and will support our development. All newly constructed water and sewer mains within the project will adhere to public standards and will be transferred to Sandy Springs Water District and Anderson County Wastewater for ownership and maintenance. Additionally, natural gas services will be provided by Piedmont Natural Gas, while Duke Energy will supply electricity to the site. Services from AT&T and Charter Spectrum are also accessible for the project. All will-serves have been affixed to this document for reference.

VIII. SOLID WASTE COLLECTION

Solid waste collection at the amenity core will employ the Sutera in-ground waste containment system. This system will be installed within a subterranean vault made of steel and concrete, equipped with a computer monitoring system to track capacity levels. The exterior of the unit will be tailored to compliment the color and building materials used at the pool cabana. By integrating the Sutera system in the amenity core, we intend to eliminate the unsightly presence of above-ground dumpsters, as well as the associated problems of spills, odors, insects, and pollution. In the residential areas of the development, traditional solid waste collection methods will be utilized, with recyclable materials and waste being collected at the street through individual bins.

IX. DEVELOPMENT STANDARDS

1. Permitted Uses:
The entirety of the land and buildings included in the project shall be designated exclusively for residential use. Commercial activities shall not be allowed.
2. Maximum Number of Lots:
The project shall be limited to a maximum of two hundred and fifteen (215) lots.
3. Lot Sizes and Density of Development:
The minimum lot size is 5,250 square feet or .12-acres. The proposed density is approximately 2.90 lots per acre.

4. Setbacks:

Perimeter Setback

- A 25' minimum perimeter building setback is required along the exterior property line (setback will be measured from the exterior property line and/or dedicated R/W)

Lot Standards

- 20' minimum front yard setback where the lot fronts a street with an existing or proposed sidewalks (measured from internal public road R/W) *
- Exception: A 15' minimum front yard setback shall be permitted for lots fronting streets where community sidewalks are not planned (measured from internal public road R/W)
- 5' minimum side yard setback
- 10' minimum secondary side yard setback (corner lots measured from internal public road R/W)*
- 10' minimum rear yard setback *

(*) Allowance: The developer may modify the front, secondary side or rear lot setback by 10% in width where physical conditions create excessive driveway slopes, necessitate installation of retaining walls exceeding 4-feet in height, or create unusable lot conditions.

5. Residential Construction and Maintenance:

No mobile homes, trailers, campers or tents shall be permitted as permanent dwellings. All residential structures shall be maintained in accordance with the development's Declaration of Covenants, Conditions and Restrictions.

6. Public Improvements:

Regarding roadway classification - the anticipated trips from the development will push the volumes along Nunnally Road above its current classification of Local Road to Collector Road. Per Anderson County ordinance, improvements will be required along Nunnally Road along the site's frontage to bring the road up to Collector design standards (travel lane widths, etc.). Please see the attached Traffic Impact Analysis report prepared by Stantec for additional information on recommended improvements.

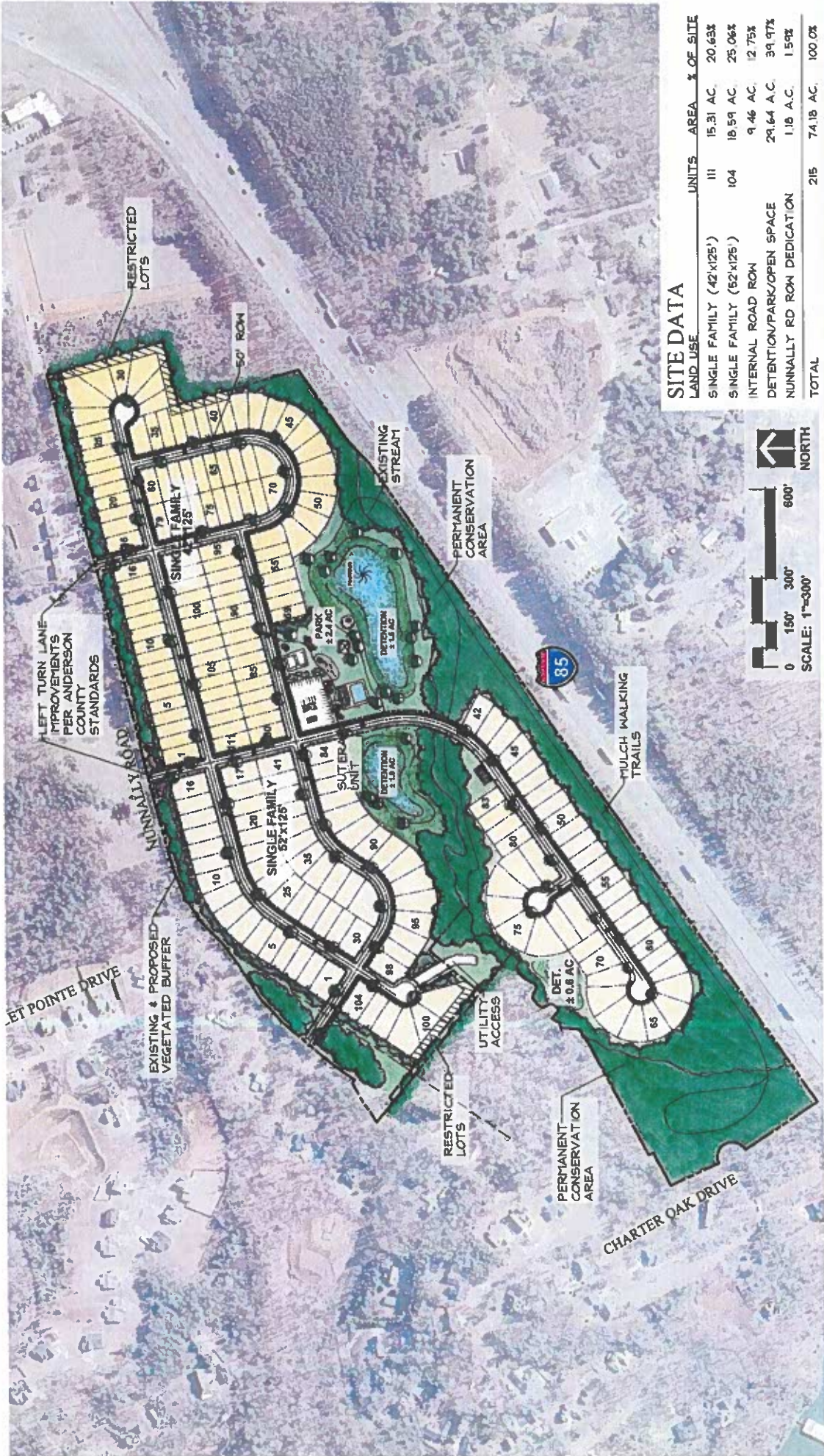
X. AMENDMENTS

Any changes to the provisions set forth herein must be approved by the appropriate Anderson County agencies prior to the implementation of such changes.

WILL SERVE LETTERS

DESCRIPTION OF PROCEDURES

RESIDENTIAL CONSTRUCTION



SITE DATA

LAND USE	UNITS	AREA	% OF SITE
SINGLE FAMILY (42'x125')	111	15.31 AC.	20.63%
SINGLE FAMILY (52'x125')	104	18.59 AC.	25.06%
INTERNAL ROAD ROW		9.46 AC.	12.75%
DETENTION/PARK/OPEN SPACE		29.64 A.C.	39.97%
NUNNALLY RD ROW DEDICATION		1.18 A.C.	1.59%
TOTAL	215	74.18 AC.	100.0%

HARDIN LANDING - CONCEPTUAL PLAN
 ANDERSON COUNTY, SOUTH CAROLINA

9/26/2024



CRWA
 CENTRAL RIVER WATER AUTHORITY

30 TOWN SQUARE BLVD
 BUILDING 200 - SUITE 200
 ASHEVILLE, NC 28803
 P: 833.886.0007
 WWW.CAGECIVIL.COM



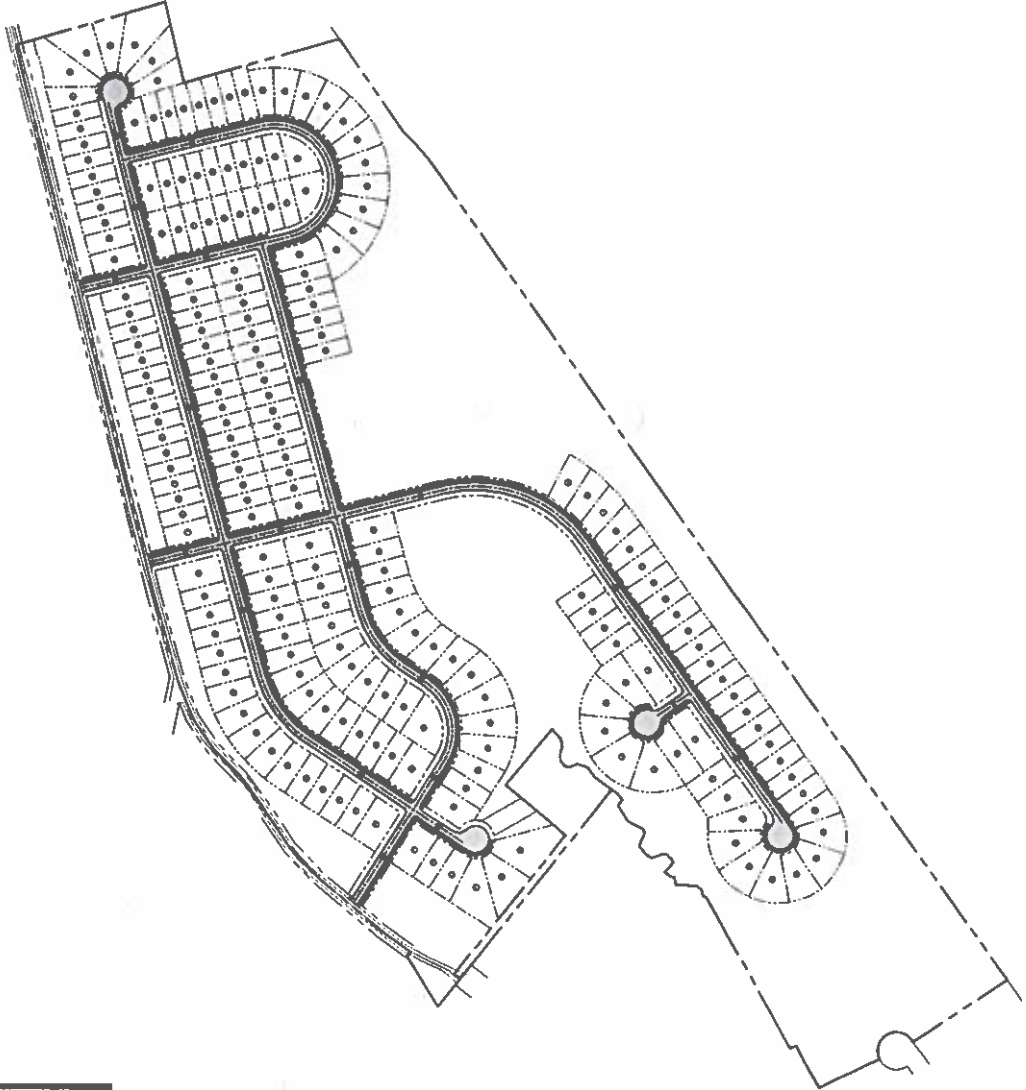
NO.	REVISIONS

HARDIN LANDING
 HERITAGE HOMES
 9999 HANWORTH ROAD
 ANDERSON, SC 29625

PROJECT NUMBER
 DATE: 08/20/2014
 2014

SHEET TITLE
 OVERALL SITE
 LAYOUT PLAN

SCALE: 1"=40'
 C.O.0



GENERAL SITE INFORMATION

TOTAL PROJECT AREA: 74.54 AC

PERMITS & REGULATIONS BY STATE & LOCAL:

- MINIMUM LOT AREA: 1.0 AC
- MINIMUM LOT WIDTH: 30.0 FT
- MINIMUM LOT DEPTH: 100.0 FT
- MINIMUM LOT AREA: 1.0 AC
- MINIMUM LOT WIDTH: 30.0 FT
- MINIMUM LOT DEPTH: 100.0 FT

TOTAL NUMBER OF DWELLING UNITS: 275 MAX

- 42 x 120' FOOT: 111 UNITS - 11.31 AC (887,270 SF)
- 42 x 120' FOOT: 164 UNITS - 16.23 AC (1,318,400 SF)
- 28 x 120' FOOT: 100 UNITS - 10.00 AC (800,000 SF)
- 28 x 120' FOOT: 100 UNITS - 10.00 AC (800,000 SF)

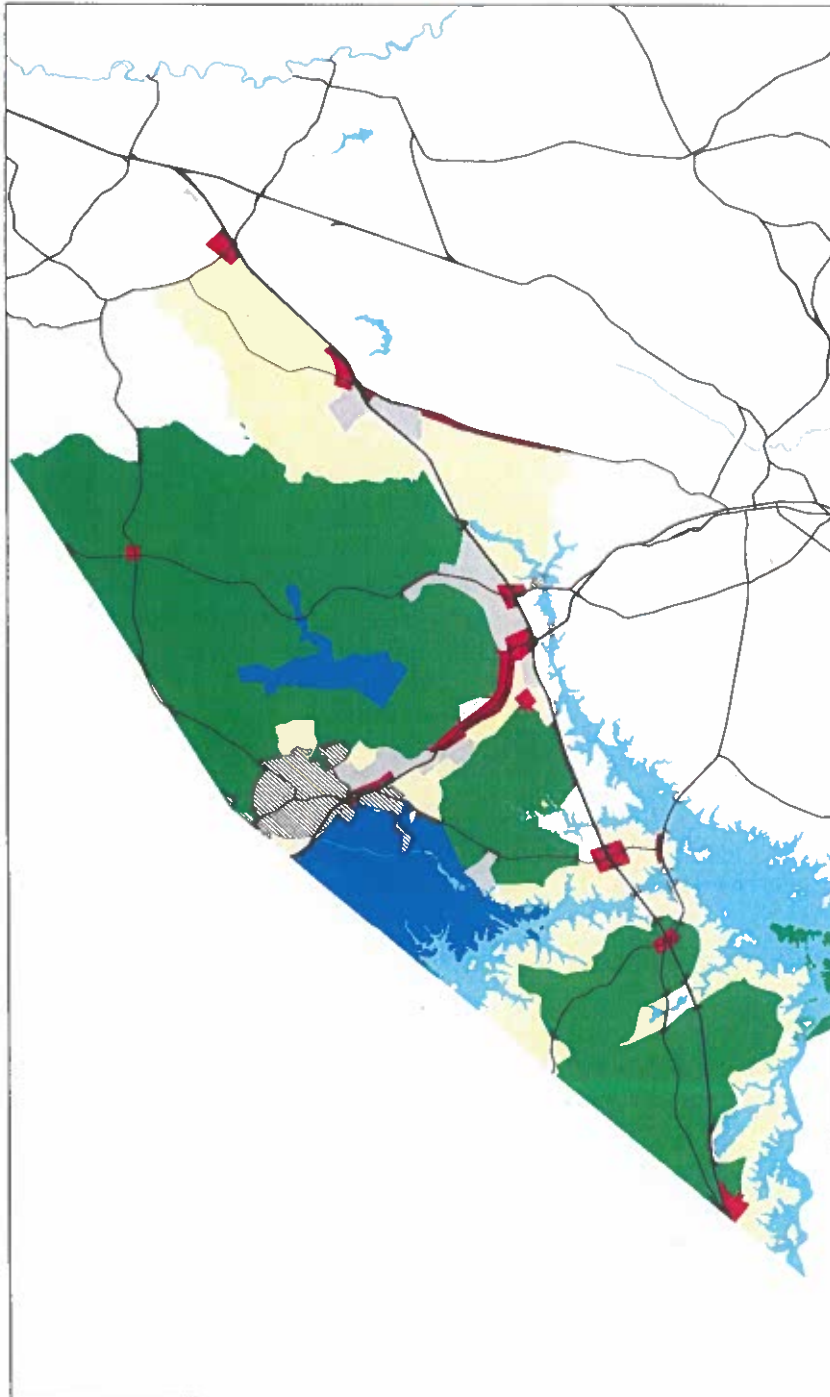
APPROXIMATE NUMBER OF PARKING SPACES PER UNIT:

- 2.0 - 2.5 SPACES PER UNIT
- 2.0 - 2.5 SPACES PER UNIT
- 2.0 - 2.5 SPACES PER UNIT



Map 7.13 Future Land Use, Council District 4

County Council District 4
Future Land Use



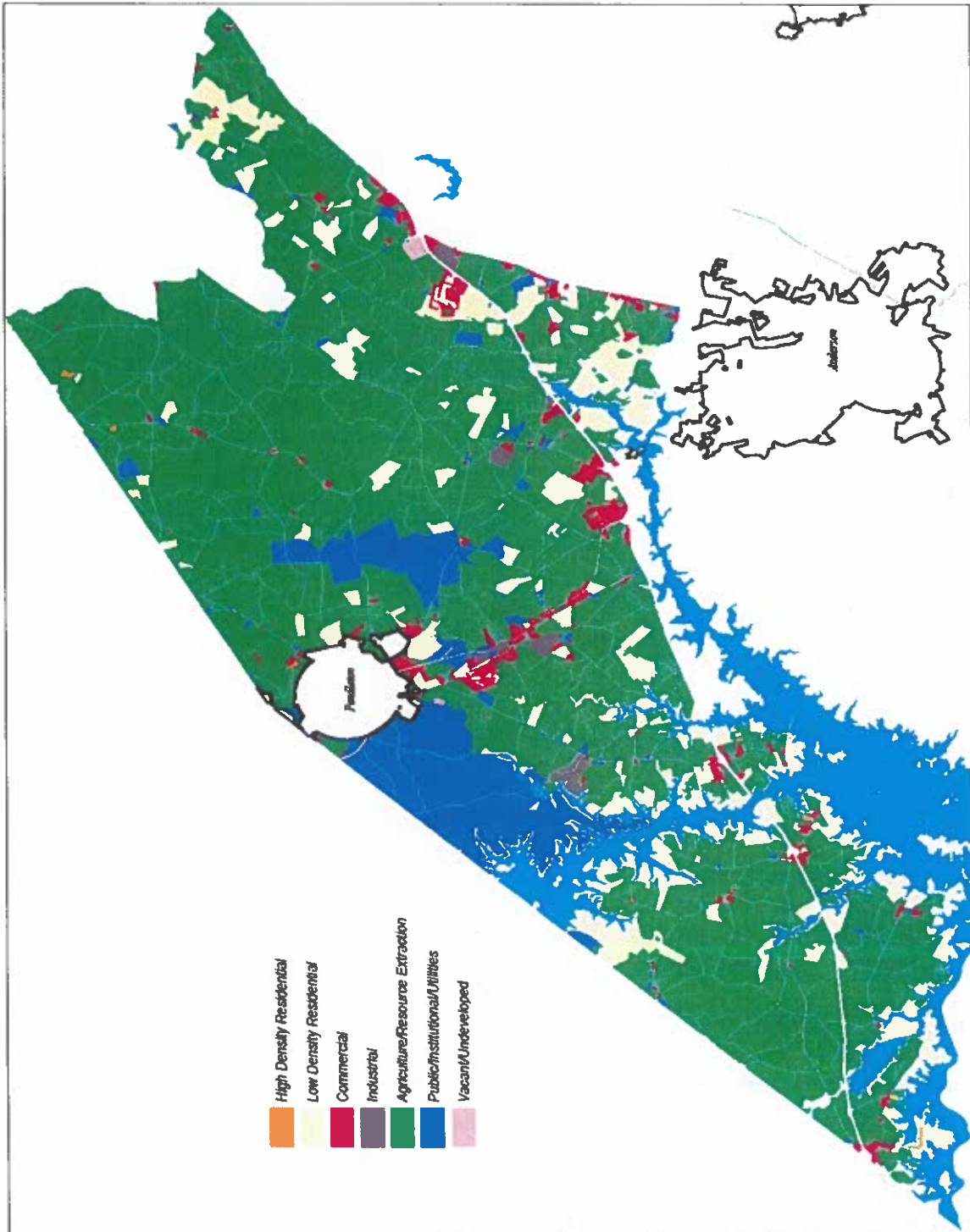
- Agriculture
- Commercial
- Industrial
- Residential
- Public Utilities
- Municipalities
- Highways



This map is a forecast of future land use. It is not a guarantee of future land use. It is subject to change without notice. It is not intended to be used for any purpose other than the one for which it was prepared.



Map 7.5 Current Land Use, Council District 4



**Anderson County Planning Commission
Staff Report
November 14, 2024
Amendment Access Change
Original Rezoning Approved October 2022 by Anderson County Council
Ordinance #2022-046**

Applicant: Gershi Adler, on behalf of Dixon Park LLC
Current owner: Craig Shiflet
Property location: 3508 Dixon Rd
Precinct: Centerville Station A
Council district: 5
TMS#(s): 95-00-03-006
Acreage: +/- 91.78 (zoned I-2) and +/- 5.83 (zoned R-20)
Current zoning: I-2

Located within Airport Height Safety Area

Requested amendment: An amendment to allow for ingress and egress of industrial and commercial traffic on Dixon Road. This request does not require county council approval because it does not require amending the Ordinance # 2022-046. Ordinance # 2022-046 required that no access will be allowed on Dixon Road.

The Industrial Park district is established to provide a high level of design quality, site amenities, and open space for light industry, warehouse distribution, research and development operations, and similar industrial uses with compatible operations within a park atmosphere. On October 28, 2022, Ordinance # 2022-046 approved the rezoning of 91.78 acres from R-20 to I-2. A 5.83 acre strip along Dixon Road remained zoned as R-20. The rezoning did not allow for industrial or commercial traffic to access the newly zoned I-2 parcel from Dixon Road.

Surrounding zoning: North: I-2 (Industrial Park District)
South: R-20 (Single-Family Residential District)
East: PD (Planned Development)
West: R-20 (Single-Family Residential District)

Evaluation: On the recommendation of Gaye Garrison Sprague, Traffic Engineer, Anderson County Roads and Bridges requires build volumes meet the right turn lane at both proposed site accesses. Right turn lanes on Dixon Road into both Access A and Access B are required. Otherwise, the parcel is landlocked and will be unable to utilize its current I-2 zoning.

Public outreach: Staff hereby certifies that the required public notification actions have been completed on October 23, 2024 as follows:

- Amendment for Rezoning approval October 2022 notification postcards sent to 330 property owners within 2,000' of the subject property.
- October 28, 2024 : Rezoning notification signs posted on subject property;
- October 24, 2024 . Planning Commission public hearing advertisement published in the *Independent-Mail*.

Staff recommendation:

At the Planning commission Meeting, staff will present their recommendation at that time.



Rezoning Application

Anderson County Planning & Development

Date of Submission

Approved/Denied

Applicant's Information

Applicant Name: Gersh Adler, on behalf of Dixon Park LLC

Mailing Address: c/o JM Capital LLC, 50 Main St Ste 1000, White Plains, NY 10606

Telephone: 914-908-6801

Email: gadler@jmccre.com

Owner's Information (If Different from Applicant)

Owner Name: Craig Shiflet

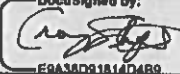
Mailing Address: 3531 Dixon Road Craig Shiflet

Telephone: 864-617-5910

Email: shifletfarms87@gmail.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:

DocuSigned by:


2/29/2024 | 5:13 PM EST

Owner's Signature

Date

Project Information

Property Location: 3508 Dixon Road

Parcel Number(s)/TMS: TMS # 95-00-03-006 / TMS # 95-00-03-016

County Council District: 5 School District: 5

Total Acreage: 91.65 / 5.83 Current Land Use: AG

Requested Zoning: No Change Current Zoning: I-2 / R-20

Purpose of Rezoning: Amendment to the rezoning approved in October 2022 (Ordinance 2022-46)

EXHIBIT A

Ordinance #2022-046

An Ordinance to amend Ordinance #99-004, the Anderson County Zoning Ordinance, as adopted July 20, 1999, by amending the Anderson County Official Zoning Map to rezone +/- 91.78 acres from R-20 (Single-Family Residential District) to I-2 (Industrial Park District) on a parcel of land, identified as 3508 in the Centerville Station A Precinct shown in Deed Book 15537 page 311. The parcel is further identified as TMS #95-00-03-006.

Whereas, Anderson County, a body politic and corporate and a political subdivision of the State of South Carolina (the "County"), acting by and through its County Council (the "County Council") has previously adopted Anderson County Ordinance #99-004, the Anderson County Zoning Ordinance (the "Ordinance"), which Ordinance contains the Anderson County Official Zoning Map (the "Map"); and,

Whereas, the Ordinance contains provisions providing for the amendment of the Map; and,

Whereas, County Council desires to amend the Map by adopting a zoning map amendment from R-20 to I-2 for +/- 91.78 acres of TMS #95-00-03-006 described above; and,

Whereas, the Anderson County Planning Commission has held a duly advertised Public Hearing on September 13, 2022, during which it reviewed the proposed rezoning from R-20 to I-2 for +/- 91.78 acres of TMS #95-00-03-006 described above; and,

Whereas, the Anderson County Council has duly advertised and held a Public Hearing on October 4, 2022, regarding said amendment of the Anderson County Official Zoning Map:

REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK

EXHIBIT A

NOW, THEREFORE, be it ordained by Anderson County Council, in meeting duly assembled, that:

1. The Anderson County Council hereby finds that this proposed rezoning is consistent with the Anderson County Comprehensive Plan and in accord with requirements of the South Carolina Code of Laws Title 6, Chapter 29, Article 5.
2. The Anderson County Council hereby amends the Anderson County Official Zoning Map as previously adopted July 20, 1999, by Anderson County Ordinance #99-004 to rezone R-20 to I-2 for +/- 91.78 acres of TMS #95-00-03-006 described above.
3. Should any portion of this Ordinance be deemed unconstitutional or otherwise unenforceable by any court of competent jurisdiction, such determination shall not affect the remaining terms and provisions of this ordinance, all of which are hereby deemed separable.
4. All orders, resolutions, and enactments of Anderson County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded.
5. This ordinance shall take effect and be in full force and effect from and after third reading and enactment by Anderson County Council.

REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK

EXHIBIT A

ATTEST: Ordinance 2022-046

Rusty Burns
Anderson County Administrator

Tommy Dunn, District #5, Chairman

Renee D. Watts
Clerk to Council

APPROVED AS TO FORM:

Anderson County Attorney

1st Reading: September 20, 2022
2nd Reading: October 4, 2022
3rd Reading: October 18, 2022
Public Hearing: October 4, 2022



February 28, 2024 Disclaimer accepted.

TMS: 950003006
 Owner: SHIFLET CRAIG DENNIS
 Owner Address: 3531 DIXON RD
 City/State: ANDERSON SC
 Deed Book: 15537
 Tax District: 5
 Sale Year: 2021
 Zip Code: 29625
 Current Plat: CP 000/000
 Description: DIXON RD 91.65 AC
 Market Value:

PP S 2330/3



1 in = 659 ft

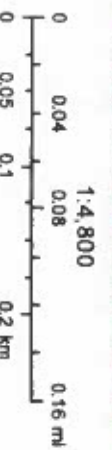


ESRI, Hybrid Mapping, and Anderson County GIS



February 28, 2024

ESRI, Highland Mapping, and Anderson County GIS



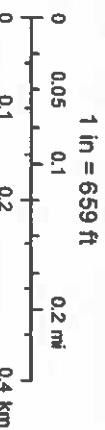


February 28, 2024. Disclaimer accepted.

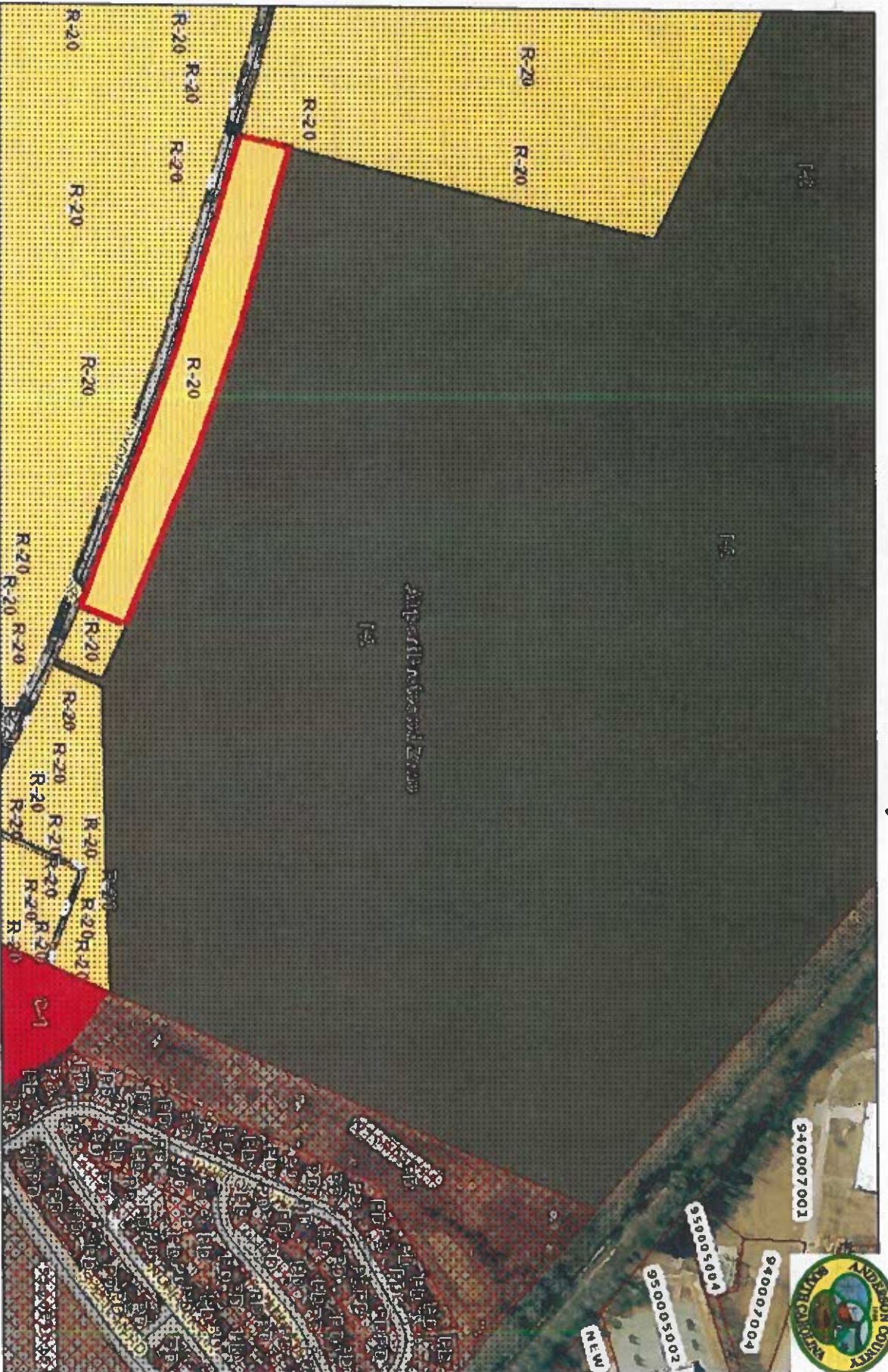
TMS: 950003076
 Owner: SHIFLET CRAIG DENNIS
 Owner Address: 3531 DIXON RD
 City/State: ANDERSON SC
 Deed Book: 15537
 Tax District: 5
 Sale Year: 2021

Zip Code: 29625
 Current Plat: CP S 2970/5
 Description: LT B DIXON RD 5.83 AC
 Market Value: \$95,250

PP S 2330/3



ESRI, HighLand Mapping, and Anderson County GIS

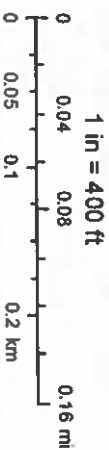


February 28, 2024 Disclaimer accepted.

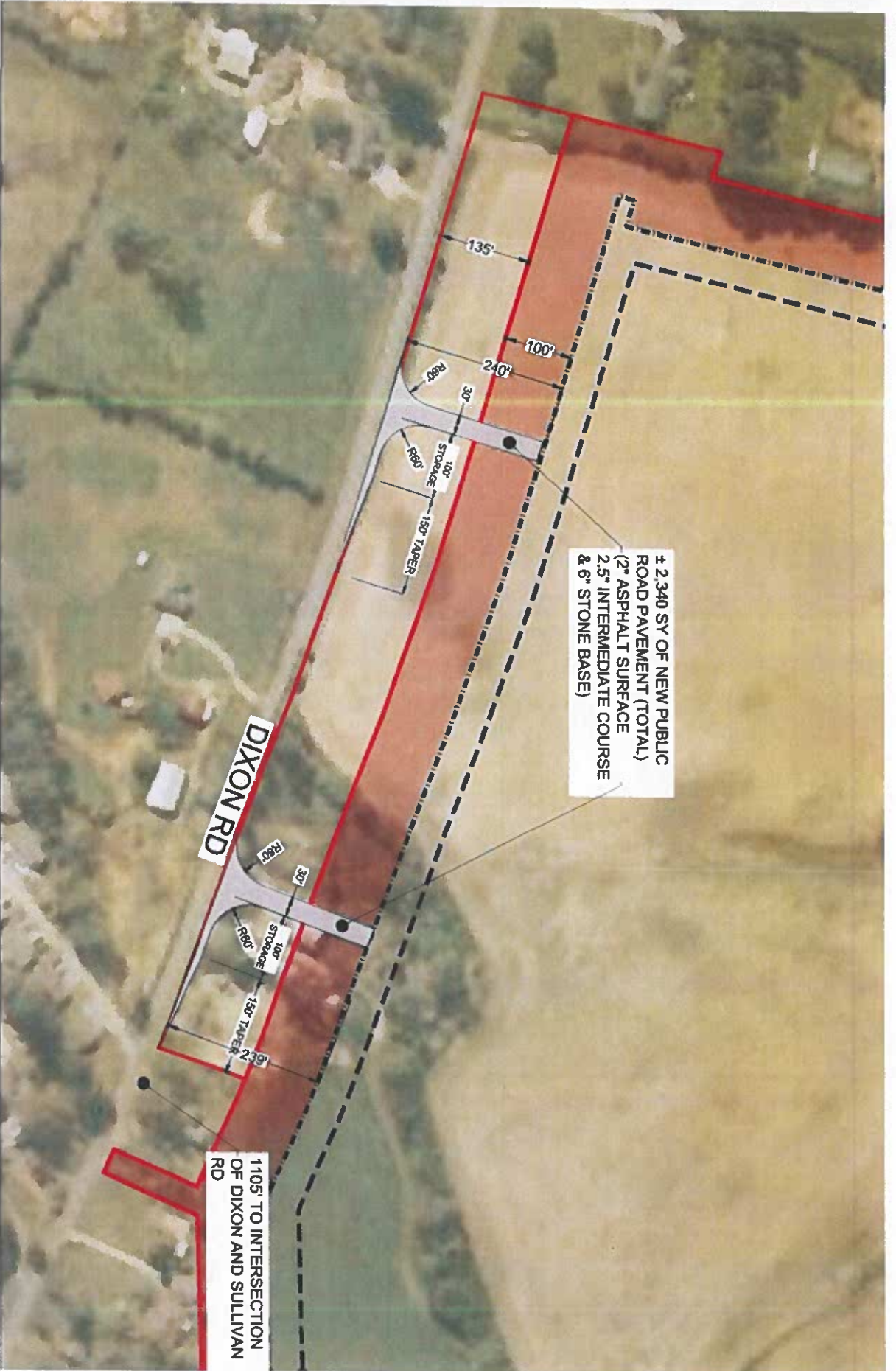
TMS: 950003076
 Owner: SHIFLET CRAIG DENNIS
 Owner Address: 3531 DIXON RD
 City/State: ANDERSON SC
 Deed Book: 15537
 Tax District: 5
 Sale Year: 2021

Zip Code: 29625
 Current Plat: CP S 2970/5
 Description: LT B DIXON RD 5.83 AC
 Market Value:

PP S 2330/3



ESRI, Highend Mapping, and Anderson County GIS



CONCEPTUAL SITE PLAN
 DIXON ROAD INDUSTRIAL
 ANDERSON COUNTY, SC
 02/24/2024

Anderson County Planning Commission

November 12, 2024
6:00 PM

Staff Report

Consent Agenda:

The following subdivision has exceeded the preliminary approval time limit. The developer requests an extension (renewal) to proceed with development. This subdivision complies with Anderson County Subdivision Regulations. Staff requests that this subdivision be renewed with staff conditions as previously approved.

1) The Hills at Broadway Lake Subdivision

Developer: Jason Allen, Terra Valhalla, LLC

Location: Shirley Dr.

Number of Lots: 26 Road Frontage Lots

Preliminary Approval Date: December 13, 2022

Anderson County Planning Commission

November 12, 2024

6:00 PM

Staff Report – Cypress Grove

This application was received and processed 10-1-2024 prior to the adoption of Ordinance No. 24-039 on 10-15-2024.

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

Intended Development:	Single Family (Conservation)
Applicant:	SW Development Partners, LLC
Surveyor/Engineer:	Bluewater
Location and Access	Lawson Rd. (State)
County Council District:	2
Surrounding Land Use:	Residential, Vacant
Zoning:	Un-Zoned
Tax Map Number:	177-00-06-006
Number of Acres:	+/- 53.8
Number of Lots:	169
Variance:	No
Floodplain:	Southern corner of property and Eastside of property along the sewer line.
Traffic Impact Analysis:	See memo

Per Anderson County Ordinance No. 2024-042, Chapter 24 Land Use, this is your report for this proposed development.



Development Standards Subdivision Plat Application

Anderson County Code of Ordinance Chapter 24 Land Use

Scheduled Public Hearing Date: 11-12-24

Application Received By: TC

Date: 10-1-2024

DS Number: 24-24

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: Cypress Grove

1. Name of Applicant: SW Development Partners, LLC

Address of Applicant: 532 Governor Morrison Street, Suite 200, Charlotte, NC 28211

Telephone Number(s): 704-469-6349 Email: sw@atlasprincipals.com

2. Property Owner(s): Wilbert Burial Vault Co

Address: 104 Young Court, Greenville, SC 29615

Telephone Number(s): _____ Email: _____

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

Project Information

4. Project Location: Lawson Road & Belton Highway

Parcel Number/TMS: 1770006006 County Council District: CCD 2 School District: 2

Total Acreage: 53.8 Number of Lots: 169 Intended Development: Single-Family Residential

Current Zoning: Unzoned Surrounding Land Uses: Single-Family Residential & Vacant

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

6. Is there a request for a variance? NA if so, please attach the description to this application. **(Variance Fee \$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;
- the ability of existing or planned infrastructure and transportation systems to serve the proposed development.

Subdivision Plat Application Check List

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

• **Application Submittal Requirements and Process**

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

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

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

Sec. 24-336. - Preliminary plat.

The preliminary plat shall contain the following information:

- (1) Location of subdivision on a map indicating surrounding areas of 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 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

9/5/24

Signature of Owner _____

Digitized by:

Boyd Anderson

Date

9/6/2024 | 10:42 AM EDT



MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES

DATE: October 10, 2024

TO: Michael Dennis, PE
Access Engineering, LLC

FROM: Brittany McAbee
Roads & Bridges

Cc: Bee Baker, PE, Principal Engineer, Bill Rutledge, PE, Assistant Principal Engineer, Jonathan Fox, Roads & Bridges Manager, Tim Carlee, Land Development Administrator, Gaye Garrison Sprague, PE, Traffic Engineer

SUBJECT: Cypress Grove Traffic Impact Study

This development is planned with 172 single-family detached homes with two accesses on Lawson Road. The Traffic Impact Study (TIS) was conducted by Access Engineering, LLC and dated October 9, 2024. Existing counts were taken September 4, 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 Lawson Road/site accesses, Lawson Road/ US 76 Belton Highway, and Lawson Road/ Jule Martin Road.
- Build volumes did not warrant turn lanes at site access or at the study intersections.
- 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

SITE DATA

TAX MAP NO. 177080006
 ZONING DISTRICT 127000000
 SITE AREA 431.91 AC (EXCLUDING AREA WITHIN THE AIR RIGHT)
 ZONING UNZONED (CONVENTION SUBDIVISION)
 SETBACKS: FRONT 30' SIDE 10' REAR 5'
 CONCENTRATION BUFFER SETBACK 30'
 PROPOSED ROADWAY 44' (W/ 10' OF PUBLIC ROW)
 PREPARED (DATE) 04/27/2024
 SPAN SPACE REQUIRED 11.36 AC (25%)
 SPAN SPACE PROVIDED 14.29 AC (34.7%)
 CONVEY PROPOSED 1.13 (0.26) AC (2.6%)

SITE LEGEND

PROPERTY LINE & D.W.

LINE # (FEET)	DIRECTION	LINE # (CONVEY)	AREA (AC)	SECTION
11	84.98	207	1.38	27.75
12	108.78	208	1.51	28.26
13	108.78	209	1.51	28.77
14	108.78	210	1.51	29.28
15	108.78	211	1.51	29.79
16	108.78	212	1.51	30.30
17	108.78	213	1.51	30.81
18	108.78	214	1.51	31.32
19	108.78	215	1.51	31.83
20	108.78	216	1.51	32.34
21	108.78	217	1.51	32.85
22	108.78	218	1.51	33.36
23	108.78	219	1.51	33.87
24	108.78	220	1.51	34.38
25	108.78	221	1.51	34.89
26	108.78	222	1.51	35.40
27	108.78	223	1.51	35.91
28	108.78	224	1.51	36.42
29	108.78	225	1.51	36.93
30	108.78	226	1.51	37.44
31	108.78	227	1.51	37.95
32	108.78	228	1.51	38.46
33	108.78	229	1.51	38.97
34	108.78	230	1.51	39.48
35	108.78	231	1.51	39.99
36	108.78	232	1.51	40.50
37	108.78	233	1.51	41.01
38	108.78	234	1.51	41.52
39	108.78	235	1.51	42.03
40	108.78	236	1.51	42.54
41	108.78	237	1.51	43.05
42	108.78	238	1.51	43.56
43	108.78	239	1.51	44.07
44	108.78	240	1.51	44.58
45	108.78	241	1.51	45.09
46	108.78	242	1.51	45.60
47	108.78	243	1.51	46.11
48	108.78	244	1.51	46.62
49	108.78	245	1.51	47.13
50	108.78	246	1.51	47.64
51	108.78	247	1.51	48.15
52	108.78	248	1.51	48.66
53	108.78	249	1.51	49.17
54	108.78	250	1.51	49.68
55	108.78	251	1.51	50.19
56	108.78	252	1.51	50.70
57	108.78	253	1.51	51.21
58	108.78	254	1.51	51.72
59	108.78	255	1.51	52.23
60	108.78	256	1.51	52.74
61	108.78	257	1.51	53.25
62	108.78	258	1.51	53.76
63	108.78	259	1.51	54.27
64	108.78	260	1.51	54.78
65	108.78	261	1.51	55.29
66	108.78	262	1.51	55.80
67	108.78	263	1.51	56.31
68	108.78	264	1.51	56.82
69	108.78	265	1.51	57.33
70	108.78	266	1.51	57.84
71	108.78	267	1.51	58.35
72	108.78	268	1.51	58.86
73	108.78	269	1.51	59.37
74	108.78	270	1.51	59.88
75	108.78	271	1.51	60.39
76	108.78	272	1.51	60.90
77	108.78	273	1.51	61.41
78	108.78	274	1.51	61.92
79	108.78	275	1.51	62.43
80	108.78	276	1.51	62.94
81	108.78	277	1.51	63.45
82	108.78	278	1.51	63.96
83	108.78	279	1.51	64.47
84	108.78	280	1.51	64.98
85	108.78	281	1.51	65.49
86	108.78	282	1.51	66.00
87	108.78	283	1.51	66.51
88	108.78	284	1.51	67.02
89	108.78	285	1.51	67.53
90	108.78	286	1.51	68.04
91	108.78	287	1.51	68.55
92	108.78	288	1.51	69.06
93	108.78	289	1.51	69.57
94	108.78	290	1.51	70.08
95	108.78	291	1.51	70.59
96	108.78	292	1.51	71.10
97	108.78	293	1.51	71.61
98	108.78	294	1.51	72.12
99	108.78	295	1.51	72.63
100	108.78	296	1.51	73.14
101	108.78	297	1.51	73.65
102	108.78	298	1.51	74.16
103	108.78	299	1.51	74.67
104	108.78	300	1.51	75.18
105	108.78	301	1.51	75.69
106	108.78	302	1.51	76.20
107	108.78	303	1.51	76.71
108	108.78	304	1.51	77.22
109	108.78	305	1.51	77.73
110	108.78	306	1.51	78.24
111	108.78	307	1.51	78.75
112	108.78	308	1.51	79.26
113	108.78	309	1.51	79.77
114	108.78	310	1.51	80.28
115	108.78	311	1.51	80.79
116	108.78	312	1.51	81.30
117	108.78	313	1.51	81.81
118	108.78	314	1.51	82.32
119	108.78	315	1.51	82.83
120	108.78	316	1.51	83.34
121	108.78	317	1.51	83.85
122	108.78	318	1.51	84.36
123	108.78	319	1.51	84.87
124	108.78	320	1.51	85.38
125	108.78	321	1.51	85.89
126	108.78	322	1.51	86.40
127	108.78	323	1.51	86.91
128	108.78	324	1.51	87.42
129	108.78	325	1.51	87.93
130	108.78	326	1.51	88.44
131	108.78	327	1.51	88.95
132	108.78	328	1.51	89.46
133	108.78	329	1.51	89.97
134	108.78	330	1.51	90.48
135	108.78	331	1.51	90.99
136	108.78	332	1.51	91.50
137	108.78	333	1.51	92.01
138	108.78	334	1.51	92.52
139	108.78	335	1.51	93.03
140	108.78	336	1.51	93.54
141	108.78	337	1.51	94.05
142	108.78	338	1.51	94.56
143	108.78	339	1.51	95.07
144	108.78	340	1.51	95.58
145	108.78	341	1.51	96.09
146	108.78	342	1.51	96.60
147	108.78	343	1.51	97.11
148	108.78	344	1.51	97.62
149	108.78	345	1.51	98.13
150	108.78	346	1.51	98.64
151	108.78	347	1.51	99.15
152	108.78	348	1.51	99.66
153	108.78	349	1.51	100.17
154	108.78	350	1.51	100.68
155	108.78	351	1.51	101.19
156	108.78	352	1.51	101.70
157	108.78	353	1.51	102.21
158	108.78	354	1.51	102.72
159	108.78	355	1.51	103.23
160	108.78	356	1.51	103.74
161	108.78	357	1.51	104.25
162	108.78	358	1.51	104.76
163	108.78	359	1.51	105.27
164	108.78	360	1.51	105.78
165	108.78	361	1.51	106.29
166	108.78	362	1.51	106.80
167	108.78	363	1.51	107.31
168	108.78	364	1.51	107.82
169	108.78	365	1.51	108.33
170	108.78	366	1.51	108.84
171	108.78	367	1.51	109.35
172	108.78	368	1.51	109.86
173	108.78	369	1.51	110.37
174	108.78	370	1.51	110.88
175	108.78	371	1.51	111.39
176	108.78	372	1.51	111.90
177	108.78	373	1.51	112.41
178	108.78	374	1.51	112.92
179	108.78	375	1.51	113.43
180	108.78	376	1.51	113.94
181	108.78	377	1.51	114.45
182	108.78	378	1.51	114.96
183	108.78	379	1.51	115.47
184	108.78	380	1.51	115.98
185	108.78	381	1.51	116.49
186	108.78	382	1.51	117.00
187	108.78	383	1.51	117.51
188	108.78	384	1.51	118.02
189	108.78	385	1.51	118.53
190	108.78	386	1.51	119.04
191	108.78	387	1.51	119.55
192	108.78	388	1.51	120.06
193	108.78	389	1.51	120.57
194	108.78	390	1.51	121.08
195	108.78	391	1.51	121.59
196	108.78	392	1.51	122.10
197	108.78	393	1.51	122.61
198	108.78	394	1.51	123.12
199	108.78	395	1.51	123.63
200	108.78	396	1.51	124.14
201	108.78	397	1.51	124.65
202	108.78	398	1.51	125.16
203	108.78	399	1.51	125.67
204	108.78	400	1.51	126.18
205	108.78	401	1.51	126.69
206	108.78	402	1.51	127.20
207	108.78	403	1.51	127.71
208	108.78	404	1.51	128.22
209	108.78	405	1.51	128.73
210	108.78	406	1.51	129.24
211	108.78	407	1.51	129.75
212	108.78	408	1.51	130.26
213	108.78	409	1.51	130.77
214	108.78	410	1.51	131.28
215	108.78	411	1.51	131.79
216	108.78	412	1.51	132.30
217	108.78	413	1.51	132.81
218	108.78	414	1.51	133.32
219	108.78	415	1.51	133.83
220	108.78	416	1.51	134.34
221	108.78	417	1.51	134.85
222	108.78	418	1.51	135.36
223	108.78	419	1.51	135.87
224	108.78	420	1.51	136.38
225	108.78	421	1.51	136.89
226	108.78	422	1.51	137.40
227	108.78	423	1.51	137.91
228	108.78	424	1.51	138.42
229	108.78	425	1.51	138.93
230	108.78	426	1.51	139.44
231	108.78	427	1.51	139.95
232	108.78	428	1.51	140.46
233	108.78	429	1.51	140.97
234	108.78	430	1.51	141.48
235	108.78	431	1.51	141.99
236	108.78	432	1.51	142.50
237	108.78	433	1.51	143.01
238	108.78	434	1.51	143.52
239	108.78	435	1.51	144.03
240	108.78	436	1.51	144.54
241	108.78	437	1.51	145.05
242	108.78	438	1.51	145.56
243	108.78	439	1.51	146.07
244	108.78	440	1.51	146.58
245	108.78</			

SITE DATA	
TAX MAP NO.	177000000
DEED BOOK/PAGE	2319/0020
SITE AREA	53.01 AC. (EXCLUDING AREA WITHIN THE 64 FOOT WINDOWN (CONSERVATION SUBDIVISION))
ZONING	UNZONED (CONSERVATION SUBDIVISION)
SETBACKS:	
LAWSON ROAD	40'
LAWSON ROAD BUFFER/ETW/RA	25'
FRONT	25'
SECONDARY SIDE	10'
REAR	10'
PROPOSED ROADWAY	44.564 LF (30' PUBLIC ROW)
PROPOSED LOTS	189 STR LOTS 447 X 137 TYP.
OPEN SPACE REQUIRED	11.74 AC (10%)
OPEN SPACE PROVIDED	14.29 AC (26.9%)
PERCENT PROVIDED	132 LOTS / 4.08%

- ### GENERAL NOTES
1. ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY EXTENSION ALONG LAWSON ROAD PROVIDED BY BROADWAY WATER DISTRICT.
 2. ALL UTILITIES TO BE LOCATED AS SHOWN AND SHALL BE PROVIDED BY ANDERSON COUNTY.
 3. EXISTING UTILITIES SHOWN ARE APPROXIMATE LOCATIONS BASED UPON INFORMATION PROVIDED BY ANDERSON COUNTY.
 4. 5' DRAINAGE AND UTILITY EASEMENTS SHALL BE ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR BOUNDARIES AND SHALL BE SHOWN AS SHOWN ESTABLISHED ALONG EXTENSION IN ANNUALITY OF THE SUBDIVISION UNLESS ADJOINING PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS.
 5. ALL NEW ROADWAYS WITHIN DEVELOPMENT SHALL BE CONSTRUCTED TO MEET ALL REQUIREMENTS OF ANDERSON COUNTY SHALL NOT BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVED FOR THAT PROPERTY.
 6. ALL NEW ROADWAYS WITHIN DEVELOPMENT SHALL HAVE A 20' MIN. PUBLIC R.O.W. SHALL BE DONE IN ACCORDANCE WITH APPROVED ENGINEERING PERMIT.
 7. ALL DIMENSIONS SHOWN ON ROADWAY ARE MEASURED ACCORDING TO FEMA PANEL 4507CHARGE OFF 09/23/2011. THIS SITE EXISTS IN A ZONE X AREA. LOCATIONS OF ALL UTILITIES AND ALL FINAL DESIGN WILL BE APPROVED BY BROADWAY WATER DISTRICT.
 8. THIS SITE IS LOCATED WITHIN THE BROADWAY CREEK CONSERVATION SUBDIVISION BUFFER IS NOT INCLUDED IN OPEN SPACE CALCULATION.

SITE LEGEND

	APPLICABLE REGULATORY DISTRICT
	OPEN SPACE
	5% CONSERVATION BUFFER
	PROPERTY LINE (R.O.W.)
	PROPOSED BUILDING SETBACK LINE
	PROPOSED R/W
	PROPOSED E.O.P.
	PROPOSED E.T. ROAD
	RIGHT OF WAY LINE
	PROPOSED WATER MAIN
	PROPOSED SANITARY SEWER



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 PORTRAYS THE EXISTING LAND AND ITS FEATURES AND THE PROPOSED DEVELOPMENT AND IMPROVEMENTS THEREOF.

DATE: 9/21/24
 NAME: Paul J. Harrison
 SIGNED: *Paul J. Harrison*

DESIGN PROFESSIONAL CERTIFICATION:
 IT IS HEREBY CERTIFIED THAT THIS PRELIMINARY PLAT WAS PREPARED USING A SURVEY OF THE PROPERTY PREPARED BY RIDDLE SURVEYING COMPANY, A.L.S. AND DATED 09/18/2024. ALL REQUIREMENTS OF THE ANDERSON COUNTY SUBDIVISION MEETS THE DEVELOPMENT STANDARDS ORDINANCE, AS APPLICABLE TO THE PROPERTY.

BY NAME: PAUL J. HARRISON, PE
 SIGNED: *Paul J. Harrison*
 REGISTERED PROFESSIONAL NO.: 24724
 ADDRESS: 718 LONDAWAY HILL ROAD, GREENVILLE, SC 29607
 TELEPHONE: 864-735-5808
 DATE: 10/01/2024

CERTIFICATE OF PROJECT APPROVAL:
 ALL APPLICABLE REQUIREMENTS OF THE ANDERSON COUNTY SUBDIVISION ORDINANCE RELATIVE TO PROJECT APPROVAL STAKING BEEN FULLY MET. APPROVAL OF THIS PRELIMINARY PLAT IS HEREBY GRANTED BY THE MANAGER ON THE SUBDIVISION ADMINISTRATOR, SUBJECT TO FURTHER COMPLIANCE WITH ALL PROVISIONS OF SAID DEVELOPMENT REGULATIONS.

MANAGER ON SUBDIVISION ADMINISTRATOR: _____
 DATE: _____

GRAPHIC SCALE

South Carolina 811
 1-800-848-8111
 1-800-848-8111

blue WATER
 CIVIL DESIGN
 718 LONDAWAY HILL ROAD • GREENVILLE, SC 29607
 www.bluewatercivil.com • info@bluewatercivil.com

ANDERSON COUNTY
 REGISTERED PROFESSIONAL ENGINEER
 PAUL J. HARRISON, PE
 LICENSE NO. 24724

CYPRESS GROVE
 Single Family Residential Subdivision
 Lawson Road & Belton Highway
 Anderson County, SC



VICINITY MAP - N.T.S.

SITE DATA

TAX MAP NO. 1770000000
 DEED BOOK/PAGE 1379/00070
 SITE AREA 151.0 AC (EXCLUDING AREA WITHIN THE 44' ROW)
 UNZONED CONSERVATION SUBDIVISION

ZONING:
 UNZONED CONSERVATION SUBDIVISION

SETBACKS:
 CONSERVATION BUFFER SETBACK 40'
 FRONT 30'
 SECONDARY SIDE 10'
 REAR 5'

PROPOSED ROADWAY: 44' (44' 10" (10' PUBLIC ROW))

PROPOSED LOTS: 149 5/8 LOTS (47' x 119' TYP.)

OPEN SPACE REQUIRED: 13.26 AC (20%)

OPEN SPACE PROVIDED: 14.39 AC (18.9%)

LOTTERY PROVIDED: 11 LOTS (4.6%)

Parcel Table		Parcel Table		Parcel Table		Parcel Table		Parcel Table		Parcel Table		Parcel Table		Parcel Table	
Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area
1	5670.00 SF	31	5673.61 SF	61	7481.60 SF	91	5670.00 SF	121	5670.00 SF	151	7546.90 SF	181	5670.00 SF	211	5650.72 SF
2	5670.00 SF	32	5673.53 SF	62	6469.22 SF	92	5670.00 SF	122	5670.00 SF	152	5670.00 SF	182	5670.00 SF	212	5654.87 SF
3	5670.00 SF	33	5673.44 SF	63	5670.00 SF	93	5670.00 SF	123	5670.00 SF	153	5670.00 SF	183	5670.00 SF	213	5659.03 SF
4	5670.00 SF	34	5673.35 SF	64	5670.00 SF	94	5670.00 SF	124	5670.00 SF	154	5670.00 SF	184	5670.00 SF	214	8453.70 SF
5	5670.00 SF	35	5673.26 SF	65	5670.00 SF	95	5670.00 SF	125	5670.00 SF	155	5670.00 SF	185	5670.00 SF	215	5376.06 SF
6	5670.00 SF	36	5673.18 SF	66	5670.00 SF	96	5670.00 SF	126	5670.00 SF	156	5853.85 SF	186	5670.00 SF	216	5674.05 SF
7	5670.00 SF	37	5673.09 SF	67	8462.50 SF	97	5670.00 SF	127	7045.60 SF	157	6372.39 SF	187	5670.00 SF	217	5673.96 SF
8	5670.00 SF	38	5673.00 SF	68	5670.00 SF	98	5669.73 SF	128	8264.54 SF	158	5670.00 SF	188	5670.00 SF	218	5675.51 SF
9	8450.44 SF	39	5672.91 SF	69	5670.00 SF	99	5669.84 SF	129	5670.00 SF	159	5670.01 SF	189	5670.00 SF	219	5673.79 SF
10	5716.52 SF	40	5672.83 SF	70	5670.00 SF	100	5669.86 SF	130	8462.50 SF	160	5670.02 SF	190	5670.00 SF	220	5675.01 SF
11	5725.37 SF	41	5672.74 SF	71	6916.95 SF	101	5669.87 SF	131	5669.60 SF	161	5670.02 SF	191	5670.00 SF		
12	5733.26 SF	42	5672.65 SF	72	7482.86 SF	102	5669.89 SF	132	5669.60 SF	162	5670.03 SF	192	5670.00 SF		
13	5733.23 SF	43	5672.57 SF	73	7482.86 SF	103	5669.90 SF	133	5669.60 SF	163	5670.04 SF	193	5670.00 SF		
14	6614.04 SF	44	5672.48 SF	74	7482.86 SF	104	5669.92 SF	134	5669.60 SF	164	5670.04 SF	194	5670.00 SF		
15	7712.43 SF	45	5672.39 SF	75	7210.75 SF	105	5669.93 SF	135	5669.60 SF	165	5670.05 SF	195	5670.00 SF		
16	9281.74 SF	46	5672.30 SF	76	8462.50 SF	106	5669.95 SF	136	5669.60 SF	166	5670.06 SF	196	5670.00 SF		
17	8372.01 SF	47	5672.22 SF	77	5670.00 SF	107	5669.96 SF	137	5669.60 SF	167	5670.06 SF	197	5670.00 SF		
18	6901.05 SF	48	5672.13 SF	78	5681.44 SF	108	5669.98 SF	138	5669.60 SF	168	5670.07 SF	198	5670.00 SF		
19	5785.98 SF	49	5672.04 SF	79	7024.08 SF	109	5670.00 SF	139	5670.00 SF	169	5670.08 SF	199	5670.00 SF		
20	5688.50 SF	50	5671.96 SF	80	7024.08 SF	110	5670.01 SF	140	5670.00 SF			200	5670.00 SF		
21	5650.72 SF	51	5671.87 SF	81	7024.08 SF	111	5670.03 SF	141	5670.00 SF			201	5670.00 SF		
22	5654.87 SF	52	5671.78 SF	82	7024.08 SF	112	5670.04 SF	142	5670.00 SF			202	5670.00 SF		
23	5659.03 SF	53	5671.69 SF	83	7024.08 SF	113	10904.48 SF	143	5670.00 SF			203	5670.00 SF		
24	8453.70 SF	54	5671.61 SF	84	7024.08 SF	114	6642.38 SF	144	5670.00 SF			204	5670.00 SF		
25	5376.06 SF	55	5671.52 SF	85	5682.48 SF	115	5670.00 SF	145	5670.00 SF			205	5670.00 SF		
26	5674.05 SF	56	5671.43 SF	86	5670.00 SF	116	8462.50 SF	146	8462.50 SF			206	5670.00 SF		
27	5673.96 SF	57	5671.34 SF	87	5670.00 SF	117	10959.84 SF	147	5670.00 SF			207	5670.00 SF		
28	5675.51 SF	58	5669.86 SF	88	5670.00 SF	118	5861.00 SF	148	5670.00 SF			208	5670.00 SF		
29	5673.79 SF	59	6073.01 SF	89	5670.00 SF	119	5670.00 SF	149	5670.00 SF			209	5670.00 SF		
30	5675.01 SF	60	6021.70 SF	90	5670.00 SF	120	5670.00 SF	150	5670.00 SF			210	5670.00 SF		

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 PORTIONS THE EXISTING SURVEY AND FEATURES AND THE PROPOSED DEVELOPMENT AND IMPROVEMENTS HERETO.
 DATE: 10/01/2024
 NAME: Paul J. Harrison, PE
 SIGNED: [Signature]

DESIGN PROFESSIONAL CERTIFICATION:
 IT IS HEREBY CERTIFIED THAT THIS PRELIMINARY PLAT WAS PREPARED USING A SURVEY OF THE PROPERTY PREPARED BY [Name] AND DATED 09/12/2024. ALL REQUIREMENTS OF THE ANDERSON COUNTY DEVELOPMENT STANDARDS ORDINANCE, AS APPLICABLE TO THE PROPERTY.
 BY NAME: PAUL J. HARRISON, PE
 SIGNED: [Signature]
 REGISTERED PROFESSIONAL NO. 24224
 TELEPHONE NUMBER: 607-735-2608
 DATE: 10/01/2024

CERTIFICATE OF PROJECT APPROVAL:
 THE REQUIREMENTS OF THE ANDERSON COUNTY DEVELOPMENT STANDARDS ORDINANCE RELATIVE TO PROJECT APPROVAL HAVING BEEN FULFILLED, APPROVAL 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: _____

THIS DRAWING AND ASSOCIATED BING FILES ARE THE PROPERTY OF BLUEWATER CIVIL DESIGN, LLC AND SHALL NOT BE REPRODUCED, USED, OR REPOSTED IN ANY WAY, OTHER THAN AUTHORIZED BY WRITING. © 2024 BLUEWATER CIVIL DESIGN, LLC



Anderson County Planning Commission

November 12, 2024

6:00 PM

Staff Report – Old Farm Estates

This application was received and processed 10-1-2024 prior to the adoption of Ordinance No. 24-039 on 10-15-2024.

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

Intended Development:	Single Family
Applicant:	Richard Henry & Sons, LLC
Surveyor/Engineer:	Ridgewater Engineering and Surveying
Location/Access:	Intersection of Eastview Dr and Lebanon Rd
County Council District:	4
Surrounding Land Use:	Residential
Zoning:	R-20
Tax Map Number:	91-00-10-003
Number of Acres:	+/- 21.90
Number of Lots:	30
Variance:	No
Traffic Impact Analysis:	None

Per Anderson County Ordinance No. 2024-042, Chapter 24 Land Use, this is your report for this proposed development.



Development Standards Subdivision Plat Application

Anderson County Code of Ordinance
Chapter 24 Land Use

Scheduled Public Hearing Date: 11-12-24

Application Received By: ME

Date: 10-1-2024

DS Number: 24-27

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: Old Farm Estates

1. Name of Applicant: Richard Henry & Sons LLC - Attn: Rick Sutliff

Address of Applicant: 120 Upper View Terrace, Anderson, SC 29625

Telephone Number(s): 570-656-3170 Email: richardhenry@richardhenry.us

2. Property Owner(s): Richard Henry & Sons LLC - Attn: Rick Sutliff

Address: 120 Upper View Terrace, Anderson, SC 29625

Telephone Number(s): 570-656-3170 Email: richardhenry@richardhenry.us

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

Project Information

4. Project Location: south intersection of Eastview Dr. and Lebanon Rd.

Parcel Number/TMS: 910010003 County Council District: Four School District: Four

Total Acreage: 21.90 Number of Lots: 30 Intended Development: Residential-Single Family

Current Zoning: R-20 Surrounding Land Uses: NE/NW-public roadway; SE/SW-vacant & public school

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

6. Is there a request for a variance? No if so, please attach the description to this application. **(Variance Fee \$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 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 30 lots = \$1,100

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 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 9-26-24

Signature of Owner _____

Date 9-26-24



MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES

DATE: October 14, 2024

TO: **Tim Cartee**
Land Development Administrator

FROM: **Bill Rutledge**
Assistant Principal Engineer

Cc: **Bee Baker**
Principal Engineer

SUBJECT: **Old Farm Estates Subdivision Preliminary Review #1**

A sight easement will be needed in the stormwater management area to ensure proper sight distance can be provided for left turns onto Eastview Drive.

Grading in the stormwater management area shall not obstruct the line of sight.

These issues can be resolved during the final plan review.

Tommy Dunn
Chairman, District 5

John B Wright, Jr
Council District 1

Greg Elgin
Council District 3

Cindy Wilson
Council District 7

ANDERSON COUNTY
SOUTH CAROLINA

Brett Sanders
V. Chairman, District 4

Glenn Davis
Council District 2

Jimmy Davis
Council District 6

Renee Watts
Clerk to Council

Rusty Burns | County Administrator
rburns@andersoncountysc.org



Anderson County Planning Commission

November 12, 2024

6:00 PM

Staff Report – Ridgeway Estates

This application was received and processed 10-1-2024 prior to the adoption of Ordinance No. 24-039 on 10-15-2024.

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

Intended Development:	Single Family
Applicant:	Amiliya G, LLC – Slavik Cholak
Surveyor/Engineer:	Ridgewater
Location and Access	Airline Rd. (County)
County Council District:	5
Surrounding Land Use:	Residential
Zoning:	Un-Zoned
Tax Map Number:	126-02-01-021
Number of Acres:	+/- 16.57
Number of Lots:	38
Variance:	No

Traffic Impact Analysis:

Airline Rd. is classified as a major urban collector with no maximum average vehicle trips per day and does not warrant a traffic impact study.

Per Anderson County Ordinance No. 2024-042, Chapter 24 Land Use, this is your report for this proposed development.



Development Standards Subdivision Plat Application

Anderson County Code of Ordinance
Chapter 24 Land Use

Scheduled Public Hearing Date: 11-9-2024

Application Received By: ME

Date: 10-1-2024

DS Number: 24-28

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: Ridgeway Estates

1. Name of Applicant: Amiliya G, LLC - Attn: Slavik Cholak

Address of Applicant: P.O. Box 429, Enoree, SC 29335€

Telephone Number(s): 864-367-6968 Email: slavik@adrianbhomes.com

2. Property Owner(s): Amiliya G, LLC - Attn: Slavik Cholak

Address: P.O. Box 429, Enoree, SC 29335€

Telephone Number(s): 864-367-6968 Email: slavik@adrianbhomes.com

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

Project Information

4. Project Location: west intersection of Airline Rd. and Ellen St.

Parcel Number/TMS: 126-02-01-021 County Council District: Five School District: Five

Total Acreage: 16.57 Number of Lots: 38 Intended Development: Residential-Single Family

Current Zoning: Unzoned Surrounding Land Uses: East/South-public roadway; North/West-single-family residential

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

6. Is there a request for a variance? 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;
- 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 38 lots = \$1,260

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 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 10-1-24

Signature of Owner _____

Date 10-1-24



PRELIMINARY PLAT

OWNER'S CERTIFICATION
 As the owner of this land, as shown on this preliminary plat, I certify that the drawing was prepared from an exact survey, and accurately reflects the location of all structures, easements, and other improvements thereon.

Date: 08/17/24
 Owner: [Signature] Joseph O'Neil, Joseph O'Neil LLC

By Name: [Signature] [Name]
 Registered Professional No.: 28527
 Address: 21150000 2nd, Anderson, SC 29621
 Telephone No.: 803-342-9900
 Date: 08/17/24

DESIGN PROFESSIONAL CERTIFICATION
 I, the undersigned, certify that this preliminary plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of South Carolina. I am duly licensed by the South Carolina Board of Professional Engineering, Architecture, and Land Surveying. I am duly licensed by the South Carolina Board of Professional Engineering, Architecture, and Land Surveying. I am duly licensed by the South Carolina Board of Professional Engineering, Architecture, and Land Surveying. I am duly licensed by the South Carolina Board of Professional Engineering, Architecture, and Land Surveying.

CERTIFICATE OF PROJECT APPROVAL
 I, the undersigned, certify that this preliminary plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of South Carolina. I am duly licensed by the South Carolina Board of Professional Engineering, Architecture, and Land Surveying. I am duly licensed by the South Carolina Board of Professional Engineering, Architecture, and Land Surveying. I am duly licensed by the South Carolina Board of Professional Engineering, Architecture, and Land Surveying. I am duly licensed by the South Carolina Board of Professional Engineering, Architecture, and Land Surveying.

By Name: [Signature] [Name]
 Registered Professional No.: 28527
 Address: 21150000 2nd, Anderson, SC 29621
 Telephone No.: 803-342-9900
 Date: 08/17/24

Manager of Subdivision Administration:
 Date:

RIDGEWAY ESTATES SUBDIVISION
 TMS #126-02-01-021

James C. Lee
 Registered Professional Engineer & Surveyor, LLC
 P.O. Box 200
 1000 N. 10th St.
 Anderson, SC 29621
 803-342-9900

OWNER:
 Date: 08/17/24
 By Name: [Signature] [Name]
 Registered Professional No.: 28527
 Address: 21150000 2nd, Anderson, SC 29621
 Telephone No.: 803-342-9900
 Date: 08/17/24



SITE DATA
 TMS #: 126-02-01-021
 TOTAL AREA: ±16.57 ACRES
 ZONING: Unzoned
 TOTAL LOTS: 38 LOTS
 MINIMUM LOT WIDTH REQUIRED: 60 FT
 MINIMUM LOT WIDTH PROVIDED: 75,000 SF
 MINIMUM LOT AREA: 1,680 LF/0.32 ACRES
 PROPOSED ROADS: PUBLIC ROADS
 SETBACKS:
 INTERNAL FRONT: 30'
 INTERNAL SIDE: 15'
 INTERNAL REAR: 15'
 AIRLINE ROTELLER ST: 40'

NOTE:
 - COMMON/OPEN SPACE AREAS NOT TO BE SUBDIVIDED
 - TO BE SERVED BY PUBLIC SEWER AND WATER

RIDGEWATER
 ENGINEERING & SURVEYING
 1000 N. 10th St.
 Anderson, SC 29621
 803-342-9900

After 12/31/2024, registration information can be found at: www.scsbe.com
 License No. 28527
 James C. Lee
 Registered Professional Engineer & Surveyor, LLC
 P.O. Box 200
 1000 N. 10th St.
 Anderson, SC 29621
 803-342-9900

Anderson County Planning Commission
November 12, 2024
6:00 PM
Staff Report – The Reserve at Powdersville Walk

This application was received and processed 10-1-2024 prior to the adoption of Ordinance No. 24-039 on 10-15-2024.

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

This development was denied on January 9, 2024 for 89- lots.

Intended Development:	Single Family (Conservation)
Applicant:	Toll Southeast LP Company Inc.
Surveyor/Engineer:	SeamonWhiteside
Location and Access	Powdersville Main (State) & Merritt Dr. (County)
County Council District:	6
Surrounding Land Use:	Residential & Elementary School
Zoning:	Un-Zoned
Tax Map Number:	237-00-01-001, -011, 213-00-04-003, -006
Number of Acres:	+/- 98.3
Number of Lots:	149
Variance:	No

Traffic Impact Analysis: See memo.

Per Anderson County Ordinance No. 2024-042, Chapter 24 Land Use, this is your report for this proposed development.



Development Standards Subdivision Plat Application

Anderson County Code of Ordinance Chapter 24 Land Use

Scheduled Public Hearing Date: 11-12-24

Application Received By: ME

Date: 10-1-2024

DS Number: 24-25

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 Reserve at Powdersville Walk

1. Name of Applicant: Toll Southeast LP Company Inc
Address of Applicant: 124 Verdae Boulevard, Suite 203, Greenville, SC 29607
Telephone Number(s): 301-399-4925 Email: mmacfarland@tollbrothers.com

2. Property Owner(s): Kay C Elrod / David Woodson Revocable Living Trust / Gail Keener / Margaret A. Chasse
Address: PO Box 51152, Piedmont, SC 29573 / 558 Powdersville Main, Easley, SC 29642 / 1604 Brook Dr, Ft. Mill, SC 29708 / 322 Two Notch Trail, Easley, SC 29642
Telephone Number(s): 301-399-4925 Email: mmacfarland@tollbrothers.com

3. Engineer/Surveyor(s): SeamonWhiteside Email: ptalbert@seamonwhiteside.com

Project Information

4. Project Location: 564 Powdersville Main, Easley, SC 29642 (Siloam Rd & Powdersville Main)
Parcel Number/TMS: 2370001001, 2370001011, 2130004003, & 2130004008 County Council District: 6 School District: 1
Total Acreage: +/- 98.3 AC Number of Lots: 149 Intended Development: Residential Low Density
Current Zoning: Unzoned Surrounding Land Uses: Unzoned -Residential

5. Have any changes been made since this plat was last before the Planning Commission? yes
If so, please describe.
Proposing 149 SFD lots with two point of ingress/egress, at Powdersville Main/Siloam Road and the other at Merritt Drive. Increased total acreage of overall community.
Previously submitted 89 SFD lots with one access road off of Powdersville Main.

6. Is there a request for a variance? no if so, please attach the description to this application. **(Variance Fee \$300.00)**

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

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

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

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

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

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

Subdivision Plat Application Check List

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

• **Application Submittal Requirements and Process**

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

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

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

Sec. 24-336. - Preliminary plat.

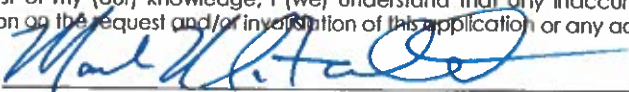
The preliminary plat shall contain the following information:

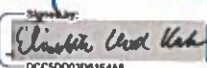
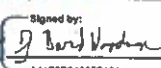
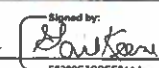
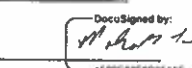
- (1) Location of subdivision on a map indicating surrounding areas at an appropriate scale sufficient to locate the subdivision.
- (2) Map of development at a scale of not less than one inch equals 200 feet and not more than one inch equals 50 feet.
- (3) Name of subdivision, name and address of the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

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

SIGNATURE OF APPLICANT & Property Owner:

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

Signature of Applicant  Date 9/26/2024

Signature of Owner     Date 10-01-2024

Signature: Elizabeth Wood Wood OCC50003061FAA8 Signed by: David Wood A41F8D94397F434 Signed by: [unclear] FB369E7CDEF8AAA DocSigned by: [unclear] 1562E50F8B35AAE



MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES

DATE: October 8, 2024

TO: Allen Reid, PE
Impact Designs, Inc.

FROM: Brittany McAbee
Anderson County Roads & Bridges

Cc: Bee Baker, PE, Principal Engineer, Bill Rutledge, PE, Assistant Principal Engineer, Matt Hogan, Roads & Bridges Manager, Tim Carlee, Land Development Administrator, Gaye Garrison Sprague, PE, Traffic Engineer

SUBJECT: Reserve at Powdersville Walk October 2024 Traffic Impact Study – This memo has two pages.

This development is planned with 149 single family houses with two accesses. One access is on Powdersville Main across from Siloam Road and the other on Merritt Drive. The Traffic Impact Study (TIS) was conducted by Impact Designs, Inc. and dated October 4, 2024. Existing counts were taken on August 15, 2024. The study was conducted per the requirements of Anderson County, and these are the findings of the study and our review:

- The study recommends **restriping the median south of the Siloam intersection to form a northbound left turn lane with the maximum storage that can be obtained.** SCDOT is requiring this, and we concur.
- **The Powdersville Walk approach will be signed to allow right turn only during certain times on school days to address concerns raised at the Planning Commission meeting regarding the previous submission of this development. We recommend that the sign contain this language "Right Turn Only – 7:30-8:00 am – 2:15-2:45 pm – School Days" or similar wording to be approved with the final plat.**
- Convert the new intersection of Merritt Drive and Access B to a two-way stop control by installing a stop sign on the northbound approach of Merritt Drive.

No other roadway improvements are necessary to meet the traffic impact requirements of Anderson County. School traffic was the subject of extensive discussion in previous Planning Commission meetings. The October 2024 TIS included this information:

Tommy Dunn
Chairman, District 5

John B Wright, Jr
Council District 1

Greg Elgin
Council District 3

Cindy Wilson
Council District 7

ANDERSON COUNTY
SOUTH CAROLINA

Brett Sanders
V. Chairman, District 4

Glenn Davis
Council District 2

Jimmy Davis
Council District 6

Renee Watts
Clerk to Council

Rusty Burns | County Administrator
rburns@andersoncountysc.org



MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES | PAGE 2

1.3. Concrete Primary School Operations

The Concrete Primary School is located on the northeast corner of Powdersville Main and Siloam Road. Based on field observations on September 4th, 2024, the queue of vehicles extends beyond the school driveway onto Powdersville Main during both the morning drop-off and afternoon pick-up times. On the day the site was observed, the cars queued to turn into the school blocked both directions during the morning drop-off. During the afternoon pick-up, vehicles were queued as far out of the travel lane as possible on the eastern shoulder of Powdersville Main, south of the school driveway, well in advance of the release of students. Queued cars encroached slightly on the northbound lane but did not block it entirely. Additionally, in the afternoon, vehicles accessing the school from the north were queued beyond the southbound left turn lane into the southbound through travel lane, effectively blocking Powdersville Main in that direction.

Furthermore, in the event that Powdersville Main to the north of the site is blocked by traffic at the primary school, the additional site traffic that would be shifted to Siloam Road would only increase delay on the westbound approach by 0.2 seconds per vehicle during the AM peak hour.

It is our understanding the School District 1 new elementary that will reduce enrollment at Concrete will be in place by the time Reserve at Powdersville Walk is built out in 2028.

Please call if you have any questions.

Tommy Dunn
Chairman, District 5

John B Wright, Jr
Council District 1

Ray Graham
Council District 3

Cindy Wilson
Council District 7

ANDERSON COUNTY
SOUTH CAROLINA

Brett Sanders

Glenn Davis

Jimmy Davis

Lacey Croegaert

Rusty Burns | County Administrator



MOUNT PLEASANT, SC
GREENVILLE, SC
SUMMERVILLE, SC
SPARTANBURG, SC
CHARLOTTE, NC



RESERVE AT POWERSVILLE WALK
TOLL BROTHERS
ANDERSON COUNTY, SOUTH CAROLINA

REVISED BY: [Name]
CHECKED BY: [Name]
DATE: [Date]

NO.	DATE	REVISION

PRELIMINARY
PLAT TABLES
(3 of 3)

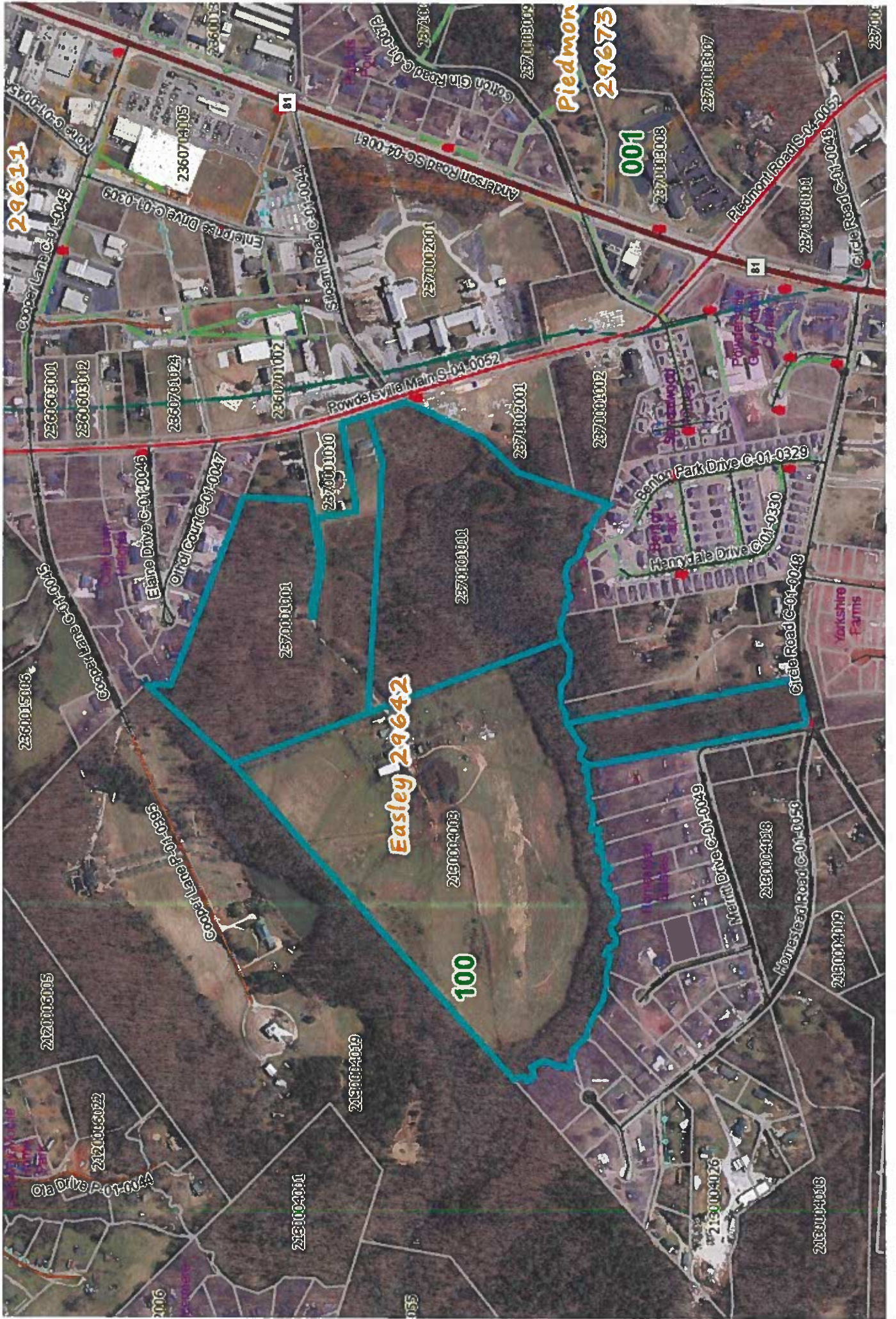
Parcel #	Area (sq)	Area (ac)	Perimeter
141	10217.60	0.28	411.36
142	10332.36	0.24	412.27
143	8775.00	0.25	400.00
144	8775.00	0.25	400.00
145	8775.00	0.25	400.00
146	8775.00	0.25	400.00
147	8775.00	0.25	400.00
148	8775.00	0.25	400.00
149	10217.56	0.29	411.36

Parcel #	Area (sq)	Area (ac)	Perimeter
108	10000.00	0.24	400.00
107	10000.00	0.24	400.00
106	10000.00	0.24	400.00
105	10000.00	0.24	400.00
104	10000.00	0.24	400.00
103	10000.00	0.24	400.00
102	10000.00	0.24	400.00
101	10000.00	0.24	400.00
100	10000.00	0.24	400.00

Parcel #	Area (sq)	Area (ac)	Perimeter
71	8775.00	0.25	400.00
72	8775.00	0.25	400.00
73	10717.50	0.25	411.36
74	10717.50	0.25	411.36
75	15000.00	0.34	500.00
76	15000.00	0.34	500.00
77	15000.00	0.34	500.00
78	15000.00	0.34	500.00
79	15000.00	0.34	500.00
80	15000.00	0.34	500.00
81	15000.00	0.34	500.00
82	15000.00	0.34	500.00
83	15000.00	0.34	500.00
84	15000.00	0.34	500.00
85	15000.00	0.34	500.00
86	15000.00	0.34	500.00
87	15000.00	0.34	500.00
88	15000.00	0.34	500.00
89	15000.00	0.34	500.00
90	15000.00	0.34	500.00
91	15000.00	0.34	500.00
92	15000.00	0.34	500.00
93	15000.00	0.34	500.00
94	15000.00	0.34	500.00
95	15000.00	0.34	500.00
96	15000.00	0.34	500.00
97	15000.00	0.34	500.00
98	15000.00	0.34	500.00
99	15000.00	0.34	500.00
100	15000.00	0.34	500.00
101	15000.00	0.34	500.00
102	15000.00	0.34	500.00
103	15000.00	0.34	500.00
104	15000.00	0.34	500.00
105	15000.00	0.34	500.00
106	15000.00	0.34	500.00
107	15000.00	0.34	500.00
108	15000.00	0.34	500.00
109	15000.00	0.34	500.00
110	15000.00	0.34	500.00
111	15000.00	0.34	500.00
112	15000.00	0.34	500.00
113	15000.00	0.34	500.00
114	15000.00	0.34	500.00
115	15000.00	0.34	500.00
116	15000.00	0.34	500.00
117	15000.00	0.34	500.00
118	15000.00	0.34	500.00
119	15000.00	0.34	500.00
120	15000.00	0.34	500.00
121	15000.00	0.34	500.00
122	15000.00	0.34	500.00
123	15000.00	0.34	500.00
124	15000.00	0.34	500.00
125	15000.00	0.34	500.00
126	15000.00	0.34	500.00
127	15000.00	0.34	500.00
128	15000.00	0.34	500.00
129	15000.00	0.34	500.00
130	15000.00	0.34	500.00
131	15000.00	0.34	500.00
132	15000.00	0.34	500.00
133	15000.00	0.34	500.00
134	15000.00	0.34	500.00
135	15000.00	0.34	500.00
136	15000.00	0.34	500.00
137	15000.00	0.34	500.00
138	15000.00	0.34	500.00
139	15000.00	0.34	500.00
140	15000.00	0.34	500.00
141	15000.00	0.34	500.00
142	15000.00	0.34	500.00
143	15000.00	0.34	500.00
144	15000.00	0.34	500.00
145	15000.00	0.34	500.00
146	15000.00	0.34	500.00
147	15000.00	0.34	500.00
148	15000.00	0.34	500.00
149	15000.00	0.34	500.00
150	15000.00	0.34	500.00

Parcel #	Area (sq)	Area (ac)	Perimeter
36	8775.00	0.25	400.00
37	8775.00	0.25	400.00
38	8775.00	0.25	400.00
39	8775.00	0.25	400.00
40	8775.00	0.25	400.00
41	8775.00	0.25	400.00
42	8775.00	0.25	400.00
43	8775.00	0.25	400.00
44	8775.00	0.25	400.00
45	8775.00	0.25	400.00
46	8775.00	0.25	400.00
47	8775.00	0.25	400.00
48	8775.00	0.25	400.00
49	8775.00	0.25	400.00
50	8775.00	0.25	400.00
51	8775.00	0.25	400.00
52	8775.00	0.25	400.00
53	8775.00	0.25	400.00
54	8775.00	0.25	400.00
55	8775.00	0.25	400.00
56	8775.00	0.25	400.00
57	8775.00	0.25	400.00
58	8775.00	0.25	400.00
59	8775.00	0.25	400.00
60	8775.00	0.25	400.00
61	8775.00	0.25	400.00
62	8775.00	0.25	400.00
63	8775.00	0.25	400.00
64	8775.00	0.25	400.00
65	8775.00	0.25	400.00
66	8775.00	0.25	400.00
67	8775.00	0.25	400.00
68	8775.00	0.25	400.00
69	8775.00	0.25	400.00
70	8775.00	0.25	400.00

Parcel #	Area (sq)	Area (ac)	Perimeter
1	14400.00	0.34	488.31
2	14400.00	0.34	488.31
3	14400.00	0.34	488.31
4	14400.00	0.34	488.31
5	14400.00	0.34	488.31
6	14400.00	0.34	488.31
7	14400.00	0.34	488.31
8	14400.00	0.34	488.31
9	14400.00	0.34	488.31
10	14400.00	0.34	488.31
11	14400.00	0.34	488.31
12	14400.00	0.34	488.31
13	14400.00	0.34	488.31
14	14400.00	0.34	488.31
15	14400.00	0.34	488.31
16	14400.00	0.34	488.31
17	14400.00	0.34	488.31
18	14400.00	0.34	488.31
19	14400.00	0.34	488.31
20	14400.00	0.34	488.31
21	14400.00	0.34	488.31
22	14400.00	0.34	488.31
23	14400.00	0.34	488.31
24	14400.00	0.34	488.31
25	14400.00	0.34	488.31
26	14400.00	0.34	488.31
27	14400.00	0.34	488.31
28	14400.00	0.34	488.31
29	14400.00	0.34	488.31
30	14400.00	0.34	488.31
31	14400.00	0.34	488.31
32	14400.00	0.34	488.31
33	14400.00	0.34	488.31
34	14400.00	0.34	488.31
35	14400.00	0.34	488.31



Anderson County Planning Commission

November 12, 2024

6:00 PM

Staff Report – Shady Grove

This application was received and processed 10-1-2024 prior to the adoption of Ordinance No. 24-039 on 10-15-2024.

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

Intended Development:	Single Family
Applicant:	Shady Grove Land Co., LLC
Surveyor/Engineer:	Glenn Associates Surveying, Inc.
Location/Access:	Holiday Dam Road, 4.2 Miles North of Honea Path
County Council District:	7
Surrounding Land Use:	Residential
Zoning:	R-A
Tax Map Number:	273-00-08-026 (portion)
Number of Acres:	+/- 7.69
Number of Lots:	3
Variance:	No
Traffic Impact Analysis:	None

Per Anderson County Ordinance No. 2024-042, Chapter 24 Land Use, this is your report for this proposed development.



Subdivision Plat Application
Anderson County Code of Ordinance
Chapter 38 Land Use

Scheduled Public Hearing Date: 11/12/24

Application Received By: ME

Date: 10/11/2024

DS Number: 24-26

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: Shady Grove Land Co, LLC, IV

1. Name of Applicant: Michael Mills- Glenn Associates Surveying, Inc.

Address of Applicant: PO Box 12, Jenkinsville, SC 29065

Telephone Number(s): 803-345-5297

Email: mrmills@glennassociates.com

2. Property Owner(s): Shady Grove Land Co, LLC, LLC c/o Anderson Drake

Address: 301 North Main Street, Suite 501, Greenville, SC 29601

Telephone Number(s): 864-546-0342

Email: adrake@reedypg.com

3. Engineer/Surveyor(s): Michael Mills

Email: mrmills@glennassociates.com

Project Information

4. Project Location: Located 4.2 miles North of Honea Path

Parcel Number/TMS: 273-00-08-026-000 (Portion) 7.69 Acres County Council District: CCD 7 School District: 2

Total Acreage: 7.69 Number of Lots: 3 Intended Development: single family residential

Current Zoning: R-A Surrounding Land Uses: Residential Agricultural

5. List Utility Company Providers:

Water Supplier: Belton- Honea Path Water Authority Sewer Supplier: n/a Septic: private- individual

Electric Company: Duke Energy Gas Company: n/a Telecommunication Company: Western Carolina

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

7. Is there a request for a variance? no if so, please attach the description to this application. **(Variance Fee \$200.00)**

8. 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 38-118(f) Traffic Impact Studies in the Anderson County Code of Ordinances.

9. Has Anderson County School District # (appropriate district) been contacted for this development prior to Planning Commission review. YES NO

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

Sec.38-111. – 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 38-312. If the subdivision administrator determines that the information provided on the plat fulfills the requirements of section 38-312, 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.38-311 (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: **(Appeals Fee \$200.00)**
- 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:

- Two (2) 8 1/2 x 11 sized copies of the Preliminary Plat · Two (2) 17x 24 (or larger) copies of the Preliminary Plat
- Completed Subdivision Application · Check made payable to Anderson County for Preliminary Plat Review

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

Sec. 38-312. - 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 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 _____

Signature of Owner Wm J Taylor III _____ Date 10/01/2024

Sec. 38-312. - 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 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 10/01/2024

Signature of Owner

Date



2730005007

NEW

NEW

27002

27200001

NEW

NEW

2730005020

NEW

NEW

NEW

HOLIDAY DAM RD

272000

2720008012

2720008019
2730008021

2730008026

27004003

2720008020

