

# Anderson County Planning Commission

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

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

January 14, 2025  
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. December 16, 2024 (Forthcoming)
6. Public Hearings:
  - A. Rezoning Request: Request to rezone from I-2 to R-10 to allow single-family residential. Evergreen Road. / TMS 144-00-05-013, -014 (**Council District 4**)
  - B. Request to rezone from R-20 to R-A2, R-12 to allow single-family residential. Located off of Shackleburg Road and Covered Bridge Parkway. /TMS 144-00-03-001 (**Council District 4**)
7. Executive Session: Legal matter-Hix/Smith Planning Commission Appeal
8. Executive Session: Legal matter-Stanley Martin Homes Planning Commission Appeal
9. Action Following Executive Session:
10. Old Business:
  - A. Single-Family Subdivision: Anderson Reserve, SC Hwy 187. / TMS 42-00-01-010. (**Council District 4**)
  - B. Single-Family Subdivision: Lawton Estate, Dalrymple Road. / TMS 144-00-01-004, -005, -006 (**Council District 4**)
11. New Business
  - A. Single-Family Subdivision: Carrie Cove, SC-86. / TMS 189-00-14-001, 189-00-02-010, -011 (**Council District 6**)
  - B. Single-Family Subdivision: Holliday Springs, Shiloh Road. / TMS 217-00-12-001 (**Council District 6**)
  - C. Single-Family Subdivision: Pickens Creek Estates, Three and Twenty Road. / TMS 164-00-02-041, -043, -050 (**Council District 6**)
  - D. Single-Family Subdivision: Stone Woods, Welcome Road. / TMS 169-00-11-008, 195-00-01-001 (**Council District 7**)
  - E. Election of officers – January 2025 to December 31, 2025. Written Ballots.
12. Public Comments, non-agenda items – 3 minutes limit per speaker
13. Other Business
14. Adjournment

**Anderson County Planning Commission**  
**Staff Report-Rezoning Request from I-2 zoning to R-10 zoning**  
**January 14, 2025**

Applicant: Danny Holtzman- Evergreen Partners

Current Owner: Evergreen Partners

Precinct: Hopewell Precinct

Council District: Four (4)

TMS#: 144-00-05-013 and 014

Acreage: +/- 16.77 acres

Zoning History: Ordinance # 1999-004 was approved by County Council on July 20, 1999, adopted to designate I-2 Zoning for the precinct.

Current Zoning: I-2 (Industrial Park District)

Requested Zoning: R-10 (Single Family Residential District)

These residential districts are established as areas in which the principal use of land is for single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for these districts are intended to discourage any use which, because of its characteristics, would interfere with the development of or be detrimental to the quiet residential nature of the area included in the districts.

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

Current Land Use: Industrial  
Future Land Use: Industrial

Evaluation: To create a single-family housing development

Public Outreach: Staff hereby certifies that the required public notification actions have been completed on December 27, 2024, as follows:

Rezoning notification postcards were sent to 24 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.

At the Planning Commission Meeting during which the rezoning is scheduled to be discussed, staff will present their report for consideration and forwarded to the County Council.



# Rezoning Application

## Anderson County Planning & Development

Date of Submission \_\_\_\_\_

Approved/Denied \_\_\_\_\_

### Applicant's Information

Applicant Name: Danny Holtzman - Evergreen Partners  
Mailing Address: 101 N Murray Ave, Anderson, SC 29625  
Telephone: 864-304-1181  
Email: falconfox2355@gmail.com

### Owner's Information (If Different from Applicant)

Owner Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Email: \_\_\_\_\_

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

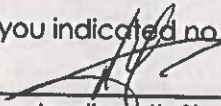
I hereby appoint the person named the Applicant as my agent to represent me in this request for rezoning:

Owner's Signature \_\_\_\_\_

Date \_\_\_\_\_

### Project Information

Property Location: Evergreen Road  
Parcel Number(s)/TMS: 1440005013, 1440005014  
County Council District: 4 School District: 1  
Total Acreage: 16.77 Current Land Use: Vacant  
Requested Zoning: R-10 Current Zoning: I-2  
Purpose of Rezoning: Construct Single Family Residential Subdivision

<b>Are there any Private Covenants or Deed Restrictions on the Property?</b> If you indicated no, your signature is required.		<input type="radio"/> Yes	<input checked="" type="radio"/> No
 Applicant's Signature		12-12-21 Date	
<p><b>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.</b></p>			

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	12-12-21 Date
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\* A zoning map amendment may be initiated by the property owner(s), Planning Commission, Zoning Administrator or County Council. \*

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

# Evergreen Road Development

16.77 Acre Site  
I-2 to R-10  
Evergreen Road, Anderson, SC  
Tax Map # 1440005014 & 1440005013

*December 12, 2024*

**Proposed Use:** For the development planned for these two tracts totaling 16.77 acres fronting Evergreen Road, we will be requesting R-10 zoning. We are proposing a single family residential development.

# Anderson County



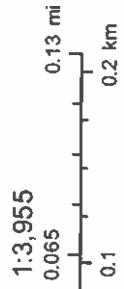
January 3, 2025

1:3,955  
0 0.0325 0.065 0.13 mi  
0 0.05 0.1 0.2 km  
ESRI, Highland Mapping, and Anderson County GIS

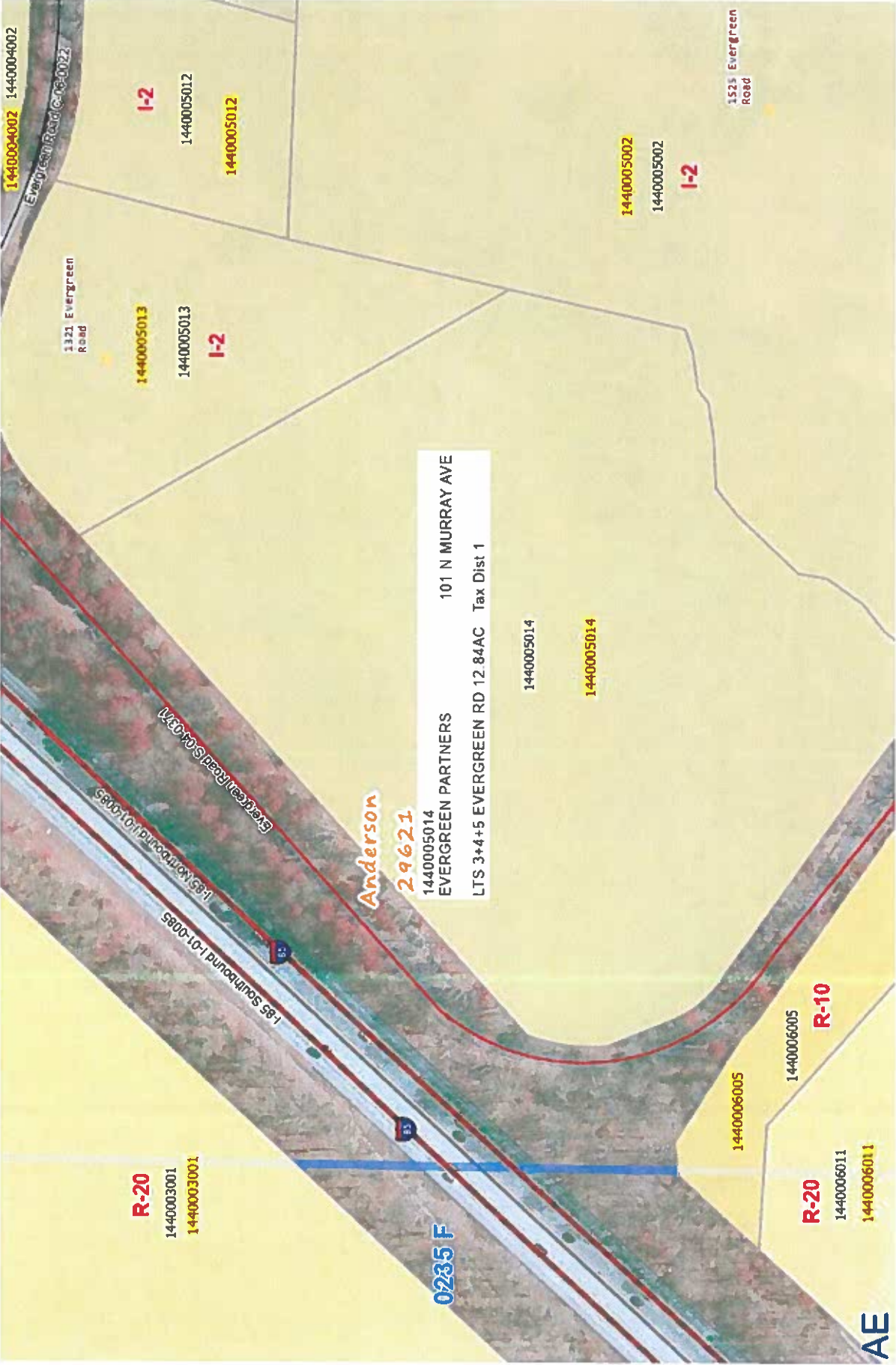
# Anderson County



January 3, 2025



ESRI, Highland Mapping, and Anderson County GIS



1440004002 144004002

Evergreen Road (144002)

I-2

1440005012

1440005012

1321 Evergreen Road

1440005013

1440005013

I-2

1440005002

1440005002

I-2

1525 Evergreen Road

101 N MURRAY AVE  
1440005014  
EVERGREEN PARTNERS  
LTS 3\*4+5 EVERGREEN RD 12.84AC Tax Dist 1

1440005014

1440005014

Anderson

29621

1440005014

EVERGREEN PARTNERS

LTS 3\*4+5 EVERGREEN RD 12.84AC Tax Dist 1

R-20

1440003001

1440003001

0235 F

1440006005

1440006005

R-10

R-20

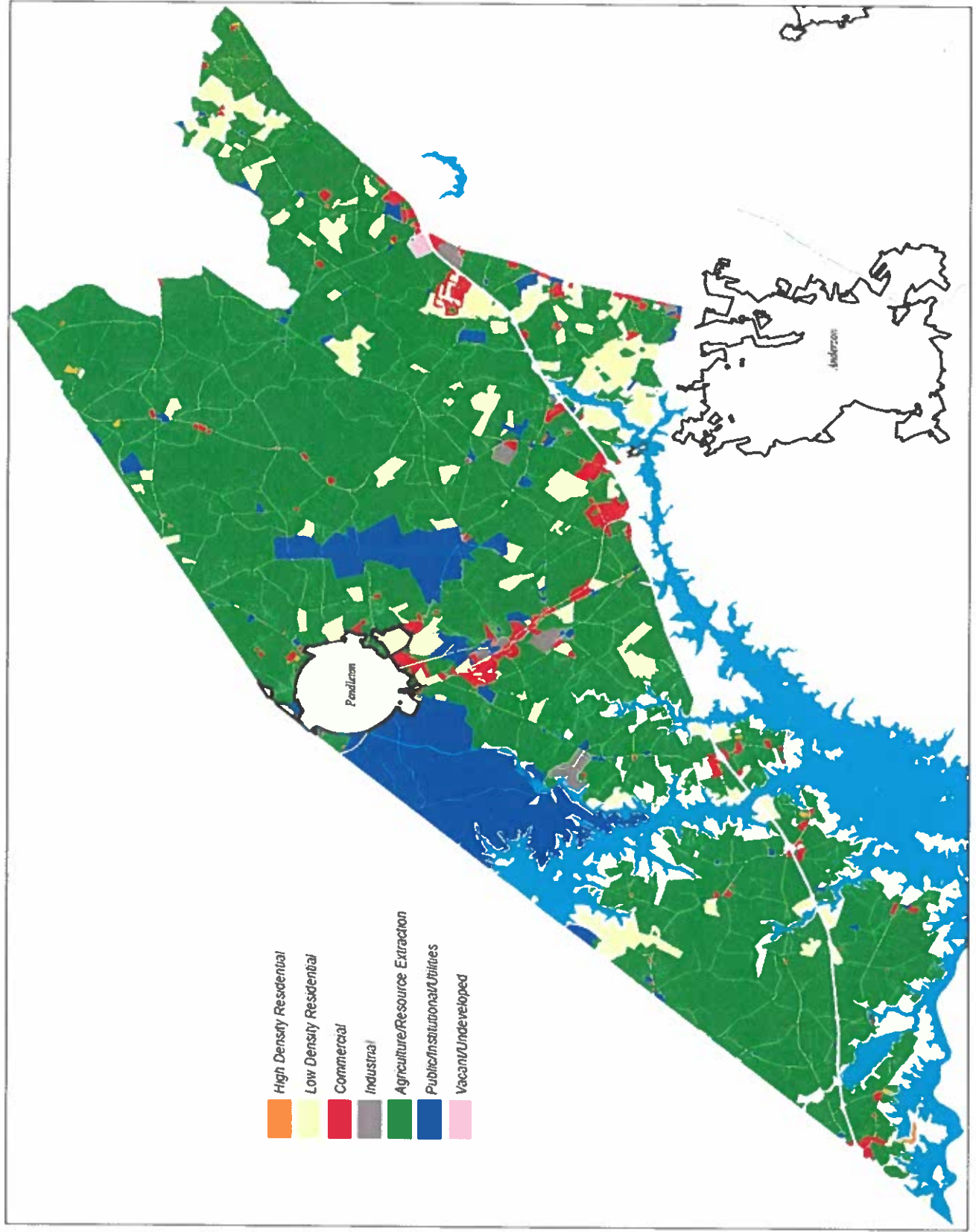
1440006011

1440006011

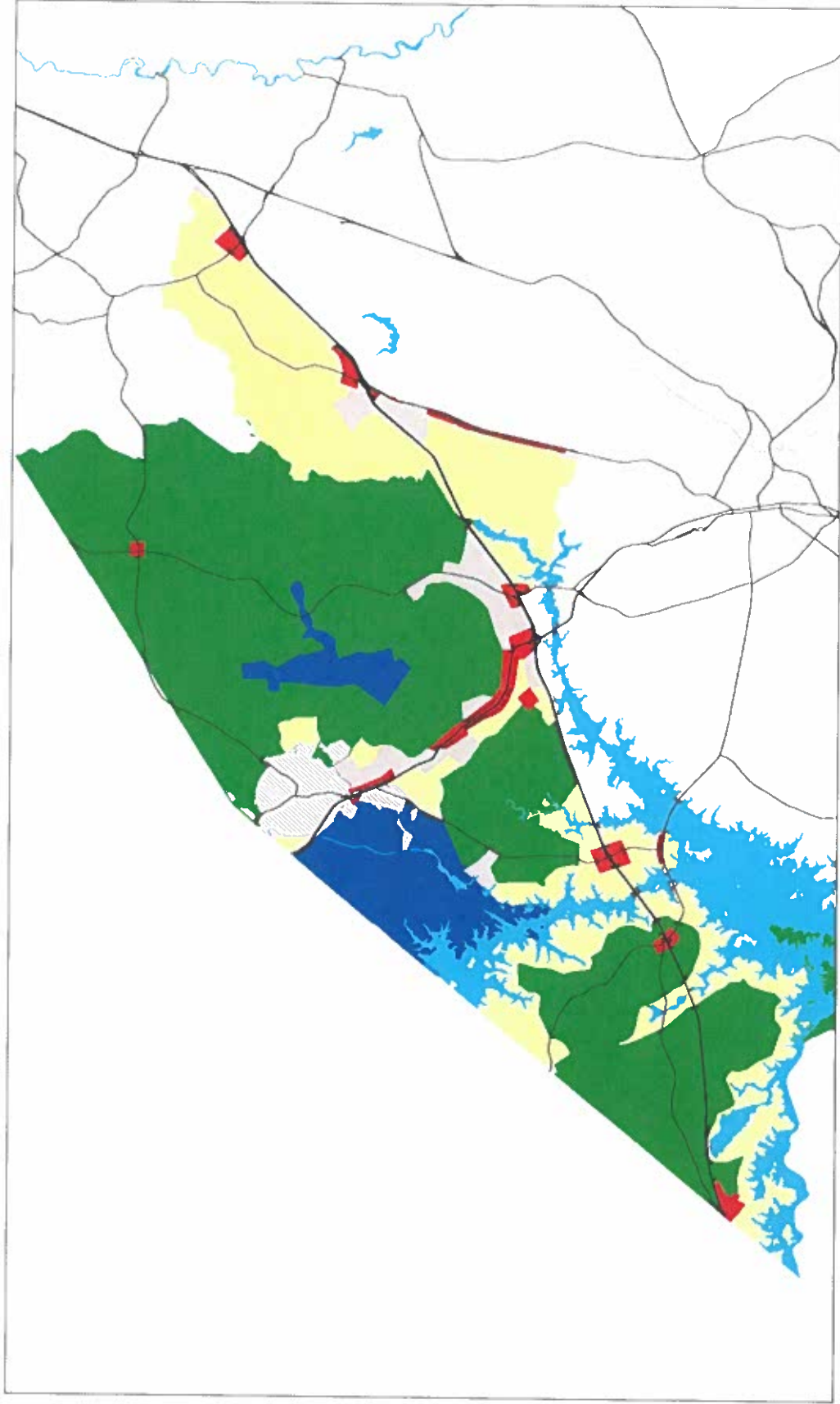
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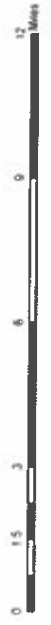
# Council District 4 Current Land Use



# Council District 4 Future Land Use



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



This map is the property of the City of Richmond, Virginia. It is intended for use by the City of Richmond, Virginia, and its employees. It is not to be used for any other purpose without the written consent of the City of Richmond, Virginia. It is not to be used for any other purpose without the written consent of the City of Richmond, Virginia.

**Anderson County Planning Commission  
Staff Report-Rezoning Request from and R-20 zoning to R-A2 and R-12 zoning  
January 14, 2025**

Applicant: BluePrint Development, LLC

Current Owner: Covered Bridge at Jones Creek, LLC

Precinct: Hopewell District

Council District: Four (4)

TMS#: 144-00-03-001

Acreage: +/- 194.39 acres

Zoning History: Ordinance # 1999-004 on July 20, 1999, established the R-20 Zoning District. Ordinance # 2005-024 was approved by County Council on September 20, 2005, designated R-20 to R-15 (20 acres). Ordinance # 2006-037 was approved by County Council on December 19, 2006, to designate R-20 Zoning to PD (9.18 acres).

**Current Zoning: PD (Planned Development), R-15 and R-20 (Single Family Residential District)**

**Requested Zoning: To rezone R-20 (175.51 acres) to R-A2 (Residential Agriculture (2-acre min.) (127.05 acres) and R-12 (Lot area-12,000) (48.46 acres) for Single-Family Development.**

**Current Land Use: Agriculture/Residential**

**Future Land Use: Agriculture/Residential**

**(R-A2)** The purpose of this district is to provide for a full range of agricultural activities. This district also provides for spacious residential development for those who choose this environment and prevents untimely scattering of more dense urban uses that should be confined to areas planned for efficient extension of public services.

**(R-12)** These residential districts are established as areas in which the principal use of land is for single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for these districts are intended to discourage any use which, because of its characteristics, would interfere with the development of or be detrimental to the quiet residential nature of the area included in the districts.

Surrounding Zoning: North: PD and R-20  
South: R-20  
East: PD and R-20  
West: R-20 and R-15

Evaluation: To provide for creating residential subdivision consisting of R-A2 and R-12 development.

Public Outreach: Staff hereby certifies that the required public notification actions have been completed December 27, 2024 as follows:

Rezoning notification postcards were sent to 371 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.

At the Planning Commission Meeting during which the rezoning is scheduled to be discussed, staff will present their report for consideration and forwarded to the County Council.



# Rezoning Application

## Anderson County Planning & Development

Date of Submission

Approved/Denied

### Applicant's Information

Applicant Name: Blue Print Development LLC

Mailing Address: PO Box 2746 Anderson, SC 29622

Telephone: 864-313-6178

Email: james@fontaineconstruction.com

### Owner's Information (If Different from Applicant)

Owner Name: Covered Bridge at Jones Creek LLC

Mailing Address: 2832 S. Arbor Dr. Gainesville, GA 30507

Telephone: 678-725-1729

Email: ldtanner01@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:

Larry Tanner  
Owner's Signature

11-1-24

Date

### Project Information

Property Location: Located off of Shackleburg Road and Covered Bridge Parkway

Parcel Number(s)/TMS: 144-00-03-001

County Council District: Four School District: One

Total Acreage: 194.39 Current Land Use: Vacant

Requested Zoning: R-A2, R-12 Current Zoning: PD, R-15, R-20

Purpose of Rezoning: Residential Subdivision

*Piercetown Precinct*

Are there any Private Covenants or Deed Restrictions on the

Yes

No

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

Applicant's Signature

Date

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

Additional Information or Comments:

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

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

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

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



Applicant's Signature

11-1-24

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: \_\_\_\_\_





LOCATION MAP

**ZONING LEGEND:**

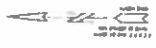
	TOTAL AREA - 104.39 ACRES
	EXISTING R-1 - 11.06 ACRES
	EXISTING S-15 - 4.08 ACRES
	RECALLED ZONING
	EXISTING R-20 - 173.31 ACRES
	PROPOSED R-42 - 117.05 ACRES
	PROPOSED S-12 - 46.48 ACRES

ZONING DUBBIT 196F 144-03-03-001

CONTRACT NUMBER: 144-03-03-001  
 COUNTY: WASHINGTON  
 DISTRICT: 144-03-03-001  
 APPLICABLE TO: 144-03-03-001  
 CONTACT: ENGINEER FOR SUBMITTER

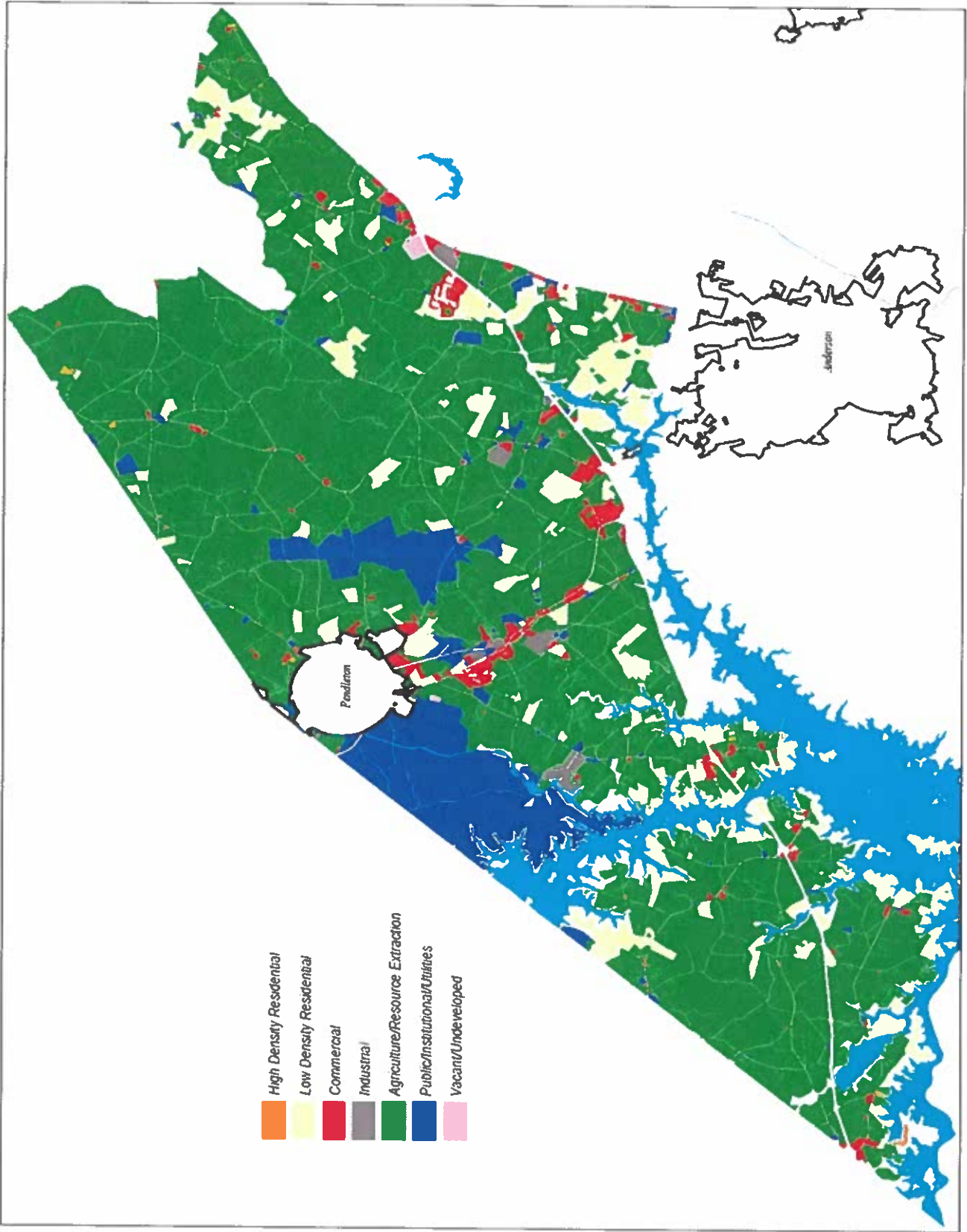
NO. OF ACRES: 104.39  
 DATE: 11.1.20  
 ZONE: R-42, S-12, R-20, R-12

Drawn by: JMC  
 Checked: JMC  
 Date: 11/1/20  
 Scale: 1" = 100'

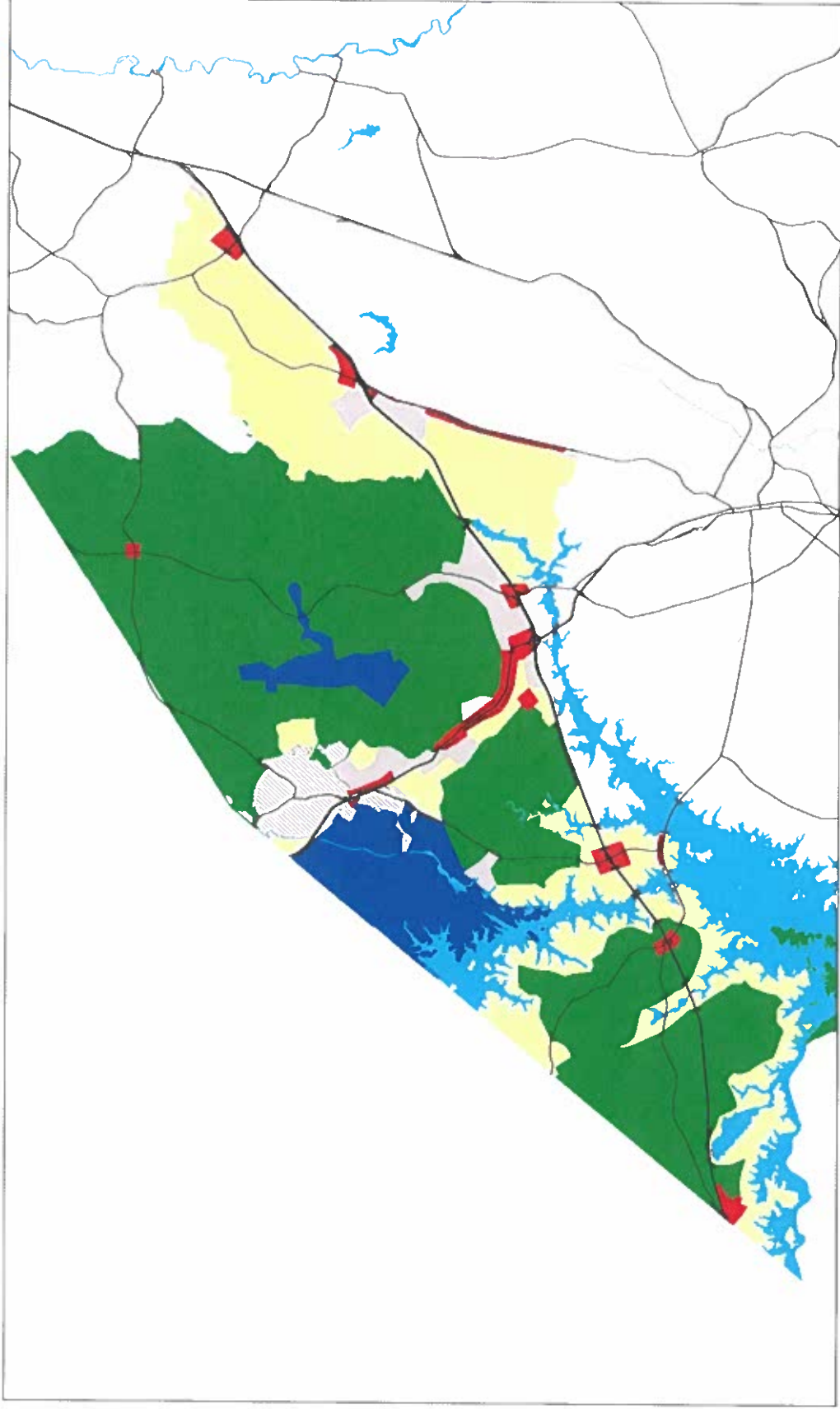




# Council District 4 Current Land Use



# Council District 4 Future Land Use



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



This map is a product of the Planning and Community Development Department. It is intended to provide information and does not constitute a guarantee, warranty, or endorsement of any products or services mentioned herein. The map is for informational purposes only and should not be used as a basis for any legal or financial decisions. For more information, please contact the Planning and Community Development Department at (703) 288-3000.



# Anderson County Planning Commission

October 8, 2024

6:00 PM

## Staff Report – Preliminary Subdivision

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

<b>Preliminary Subdivision Name:</b>	Lawton Estate
<b>Intended Development:</b>	Single Family
<b>Applicant:</b>	Stanley Martin Homes
<b>Surveyor/Engineer:</b>	Blue Water Civil Design
<b>Location/Access:</b>	Dalrymple Road and Thompson Road
<b>County Council District:</b>	4
<b>Surrounding Land Use:</b>	Residential
<b>Zoning:</b>	R-20
<b>Tax Map Number:</b>	144-00-01-004, 005, and 006
<b>Number of Acres:</b>	+/- 93.23
<b>Number of Lots:</b>	128
<b>Variance:</b>	No
<b>Traffic Impact Analysis:</b>	The study addressed Dalrymple Rd/site accesses, Dalrymple Rd/Thompson Rd, Dalrymple Rd/Scotts Bridge Rd, and Shackleburg Rd/Thompson Rd. No turn lanes are warranted at the site accesses. The Level of Service (LOS) for all movements at the study intersections are acceptable.



**Development Standards  
Subdivision Plat Application**  
Anderson County Code of Ordinance  
Chapter 24 Land Use

Scheduled Public Hearing Date: \_\_\_\_\_

Application Received By: \_\_\_\_\_

Date: \_\_\_\_\_

DS Number: \_\_\_\_\_

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

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

**DEVELOPMENT STANDARDS REVIEW APPLICATION**

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

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

Proposed Subdivision Name: Lawton Estates

1. Name of Applicant: Stanley Martin Homes

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

Telephone Number(s): 864-498-2572

Email: jacksonrz@stanleymartin.com

2. Properly Owner(s): Johnnie M Lawton (TM# 1440001004)

Address: 1753 San Bernardino Way, Naples, FL 34109

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

Email: \_\_\_\_\_

3. Engineer/Surveyor(s): Paul Harrison - Engineer

Email: paul@bluewatercivil.com

**Project Information**

4. Project Location: Dalrymple Road & Thompson Road

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

Total Acreage: 93.23 AC Number of Lots: ~~128~~ 122 Intended Development: Single-Family Residential

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

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

If so, please describe.

-Decreased number of lots from 128 to 122

-Increased Open Space to 22.33 Acres (Originally 19.99 Acres)

-Increased Percentage of lots directly fronting open space (98.4%)

6. Is there a request for a variance? N/A if so, please attach the description to this application. **(Variance Fee \$325.00)**

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

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

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

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

Prior to making any physical improvements on the potential subdivision site, the subdivider shall create a preliminary plat containing the information required by [section 24-334](#). If the subdivision administrator determines that the information provided on the plat fulfills the requirements of [section 24-334](#), 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.

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### 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 and 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.

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**SIGNATURE OF APPLICANT & Property Owner:**

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

DocuSigned by:  
Signature of Applicant Zack Jackson Date 9/5/2024 | 1:21 PM EDT  
Signature of Owner Henry Bone as POA Date 08/22/24  
Johnnie Marie Denton

Page 2 of 2



# Development Standards Subdivision Plat Application

Anderson County Code of Ordinance  
Chapter 24 Land Use

Scheduled Public Hearing Date: \_\_\_\_\_  
Application Received By: \_\_\_\_\_  
Date: \_\_\_\_\_  
DS Number: \_\_\_\_\_

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

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### DEVELOPMENT STANDARDS REVIEW APPLICATION

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Proposed Subdivision Name: Lawton Estates

1. Name of Applicant: Stanley Martin Homes  
Address of Applicant: 430 Roper Mountain Road, Suite F1, Greenville, SC 29615  
Telephone Number(s): 864-498-2572 Email: jacksonrz@stanleymartin.com

2. Property Owner(s): Shirley M Bone (TM# 1440001006 & 1440001005)  
Address: 906 Meadow Lane, Anderson, SC 29621  
Telephone Number(s): \_\_\_\_\_ Email: \_\_\_\_\_

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

### Project Information

4. Project Location: Dairymple Road & Thompson Road  
Parcel Number/TMS: 1440001004, 1440001005, 1440001006 County Council District: 4 School District: Anderson School District 5  
Total Acreage: 93.23 AC Number of Lots: ~~128~~ 122 Intended Development: Single-Family Residential  
Current Zoning: R-20 Surrounding Land Uses: Vacant, I-85 Rest Area

5. Have any changes been made since this plat was last before the Planning Commission? N/A  
If so, please describe. -Decreased number of lots from 128 to 122  
-Increased Open Space to 22.33 Acres (Originally 19.99 Acres)  
-Increased Percentage of lots directly fronting open space (98.4%)

6. Is there a request for a variance? N/A if so, please attach the description to this application. **(Variance Fee \$325.00)**

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

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

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

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

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

- public health, safety, convenience, prosperity, and the general welfare;
- balancing the interests of 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 1/2 x 11 copies of the Preliminary Plat Two (2) 17x24 (or larger) copies of the Preliminary.
2. Completed Subdivision Application
3. Check made payable to Anderson County Development Standards for Preliminary Plat Review.

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

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

The preliminary plat shall contain the following information:

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

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

**SIGNATURE OF APPLICANT & Property Owner:**

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

DocuSigned by:

Signature of Applicant

*Zack Jackson*

F915480A0EBC4F7

9/5/2024 | 1:21 PM EDT

Date

Signature of Owner

*Hannah S. Bone on PA*  
*Estate of Sherry M. Bone*

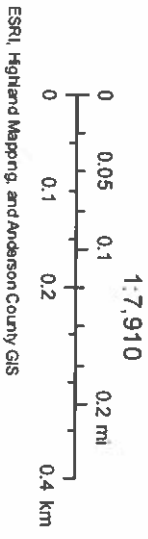
Date

*09/22/24*

# Anderson County



January 3, 2025



ESRI, Highland Mapping, and Anderson County GIS









Anderson County Waste Water  
Three and Twenty Treatment Plant

Your site

## Madelyn Siler

---

**From:** Newton, Kyle <KyleNewton@anderson5.net>  
**Sent:** Thursday, August 22, 2024 11:32 AM  
**To:** Madelyn Siler  
**Subject:** Anderson Five - Proposed Development

Good morning,

Anderson Five has been informed, and is aware, of the proposed development in the northern corner of our school district referred to as Lawton Estates.

If you need something more formal than this email for your application, please just let me know.

Thanks,  
Kyle



**Kyle L. Newton**  
Assistant Superintendent for External Affairs  
☎ (864) 260-5000  
✉ KyleNewton@anderson5.net  
📍 102 North Main Street, Anderson, SC 29621



# ANDERSON COUNTY GIS AND E911 ADDRESSING DEPARTMENT

P O BOX 8002

Anderson, SC 29622-8002

GIS: Tel 864-260-4687 • Fax: 864-260-4099  
E911 Addressing Tel 864-260-4392 • Fax: 260-4099  
Physical Address: 401 E River St, Anderson, SC 29624  
Property viewer: [www.andersoncountysc.org](http://www.andersoncountysc.org)



Date: 07/19/2024 Expires : 07/19/2025  
Developer: STANLEY MARTIN HOMES  
Contact Info: 430 ROPER MOUNTAIN RD, STE F1, GREENVILLE, SC 29615  
Email: [jacksonrz@stanleymartin.com](mailto:jacksonrz@stanleymartin.com)

The Anderson County GIS & E911 Addressing Department has reviewed the following names as mandated by the Anderson County Code of Ordinance and E911 Addressing Policy. Please provide the E911 Addressing Office with the required 5 signed and recorded copies of the final subdivision/development plan. **Subdivisions must provide a DWG file of the final recorded plat.** If there are any revisions, please notify the E911 Addressing Office as soon as possible. **Plat Plans or drawings with driveway and structure locations are required for corner lots.**

Subdivision Name: LAWTON ESTATES APPROVED Parent TMS: 1440001004,005,006  
Zip Code: ANDERSON SC 29621 ESN: 174

Road Name: Status:  
TREE TOP WAY APPROVED  
LINDENWOOD DR APPROVED  
PARKFIELD LN (NOT 1300-1499 OR 100-199 RANGE) APPROVED

According to the Anderson County Addressing Policy road names may be reserved for one year from the date of this letter. If the final recording of the preliminary subdivision plan does not occur within one year, a written request for a six-month extension of the road names reservation may be submitted to Anderson County GIS & E911 Addressing Office. If you have any questions or require additional information, please call Kevin (864) 260-4687 or Zee (864) 260-4392.

Respectfully,  
Anderson County GIS & E911 Addressing Dept  
Revised 12/01/2023



September 4, 2024

Paul Harrison, PE  
Bluewater Civil Design, LLC  
5 Century Dr  
Suite 230  
Greenville, SC 29607

RE: Lawton Estates

Dear Sirs,

Anderson County does have sewer line capacity, sufficient to serve the proposed development, in the area of the above referenced property.

This letter does not guarantee access to sewer or that the capacity will be available when requested. Anderson County sets aside capacity in its system on a "first come first served basis" as determined when all fees are paid and all paperwork for the construction permit are submitted. All lines must be inspected and approved.

If you have any questions or need any additional information, give me a call at (864) 260-4023.

Sincerely,

A handwritten signature in black ink, appearing to read "Timothy A Haynes".

Timothy A Haynes  
Engineer

**Tommy Dunn**  
Chairman, District 5

**Craig Woolen**  
Council District 1

**Tom Allen**  
Council District 4

**Cindy Wilson**  
Council District 7

**ANDERSON COUNTY**  
SOUTH CAROLINA

**Ray Graham**  
V Chairman, District 3

**Gracie Floyd**  
Council District 2

**Ken Waters**  
Council District 6

**Lacey Croegaert**  
Clerk to Council

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

**From:** Paul Harrison  
**Sent:** Monday, January 8, 2024 5:22 PM  
**To:** Hammond, Frank <[Frank.Hammond@colliers.com](mailto:Frank.Hammond@colliers.com)>  
**Subject:** RE: Dalrymple Road - Anderson

Frank,

Below is a conversation summary with Timothy Haynes at Anderson County Sewer Authority. His office is actual at the Sewer Treatment Plan on Dalrymple Road. Please let me know if you have any further questions. Thanks, Paul

I emailed Tim the attached property information and asked him for a sewer availability letter on the attached project. I followed up with him last week when I had not heard anything on my sewer availability request. Tim explained to me that there was a 6" sewer forcemain running along Dalrymple Road in front of our site that serves the SCDOT rest area off of I-85 just South of our site. He spoke as if Anderson County Sewer owned and maintained the sewer lift station and forcemain that was serving this rest area. He stated that he believed there was plenty of capacity in the 6" sewer forcemain to handle flows from our site but further investigation was needed to determine this. Our property would require a new sewer lift station located preferably in the Southwest corner of the site to serve all parcels (including the parcel across Dalrymple Road) and then pump back up to Dalrymple Road and manifold into the existing 6" sewer forcemain. He didn't see any issues with a new sewer lift station and new connection point to the existing 6" sewer forcemain to serve a new residential development. I have an email back into Tim to verify that Anderson County does indeed own and maintain the 6" forcemain. I will confirm with you once I hear back from Tim.

**Paul J. Harrison, PE**  
Bluewater Civil Design, LLC - Partner/Member  
5 Century Drive Suite 230  
Greenville, SC 29607

Mailing Address:  
718 Lowndes Hill Road  
Greenville, SC 29607

Cell: 864-735-5068  
Email: [paul@bluewatercivil.com](mailto:paul@bluewatercivil.com)  
Please visit our website at: [www.bluewatercivil.com](http://www.bluewatercivil.com)

NOTICE: This message is directed to and is for the use of the above noted addressee only, and its contents may be legally privileged or confidential. If the reader of this message is not the intended recipient, you are hereby notified that any distribution, dissemination, or copy of this message is strictly prohibited. If you have received this message in error, please delete it immediately and notify the sender. This message is not intended to be an electronic signature nor to constitute an agreement of any kind under applicable law unless otherwise expressly indicated hereon.

Bluewater Civil Design, LLC has Professionals Licensed in SC, NC, GA, AL, TN, FL, KY, OH, MD, ID, MT, WA, LA, VA

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Address  
1719 Circle Road  
Powdersville, SC 29642



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Phone: (864) 269-5440  
Fax: (864) 295-1496  
[www.powdersvillewater.org](http://www.powdersvillewater.org)

July 29, 2024

Mr. Paul Harrison  
Bluewater Civil Design, LLC  
718 Lowndes Hill Rd  
Greenville, SC 29607

Re: Dalrymple Subdivision Project-126 Lots  
Anderson County Tax Parcels 1440001004, 1005, 1006

Dear Mr. Harrison,

Please be advised that Powdersville Water (PW) has adequate capacity to serve the referenced project. This has been verified by our hydraulic model. Please be advised an 8-inch ductile iron water main extension to the site from the intersection of Shackleburg Rd and Thompson Rd will be required. Once at the site, the project will require onsite 6-inch ductile water mains.

This letter is not intended to be a commitment to serve the project. A water commitment will be provided once adequate water capacity has been purchased by the project owner from the PW system. Once the proposed water improvements have been constructed to our satisfaction, PW will accept ownership and operation/maintenance responsibilities for the dedicated infrastructure. The new facilities dedicated to PW will become a part of PW's water distribution system (SCDHEC #0420002).

Should you have any questions, please do not hesitate to call.

Sincerely,

A handwritten signature in blue ink, appearing to read "CR", is written over a light blue circular watermark.

Chris Rasco  
Project Engineer

Cc: Project File



July 3rd, 2024

Meredith Stone  
Bluewater Civil Design  
5 Century Dr  
Greenville, SC 29607

Re: Dalrymple Road Tract, Anderson SC

Ms. Stone,

I received your request regarding Charter/Spectrum being able to service the area near Dalrymple Rd in Anderson, SC. This site is well within of our current service area for high speed internet, cable television and home and cell phone services. The purpose of this letter is to confirm that the Property is within an area that Charter may lawfully serve. However, it is not a commitment to provide service to the Property. Prior to any determination as to whether service can or will be provided to the Property, Charter will conduct a survey of the Property and provide an estimate, if needed. Please keep me updated on the progress for this job. Thank you for your time and we look forward to working with you on this and future projects.

If I can be of further assistance to you, please do not hesitate to contact me.

Sincerely,

Shaun Shearer



July 26, 2024

Attn: Meredith Stone  
Bluewater Civil Design, LLC  
5 Century Drive- Suite 230  
Greenville, SC 29607  
Cell 803-800-1412  
[meredith@bluewatercivil.com](mailto:meredith@bluewatercivil.com)

RE: Gas Available for: Dalrymple road Tract

Dear Mrs Stone,

Thank you for requesting information for natural gas availability for the proposed development Dalrymple Road tract in Anderson SC.. This property is identified by Anderson County parcel number 1440001004. Fort Hill Natural Gas Authority is the natural gas supplier for this area. The existing natural gas main has sufficient volume and pressure to support the proposed development.

If you have any questions, please do not hesitate to give me a call.

Sincerely,

Joe Wilson  
Business Development Representative  
864-859-6375 office  
864-423-9006 mobile  
1-800-573-5556  
[joe.wilson@fhnga.com](mailto:joe.wilson@fhnga.com)



Mailing Address  
664 Issaqueena Trail  
Clemson, SC 29630  
☎ 864 234.4405

July 8, 2024

Meredith Stone  
Bluewater Civil Design, LLC  
718 Lowndes Hill Road  
Greenville, SC 29607

RE: Property located on Dalrymple Road in Anderson, SC

Dear Ms. Stone:

This letter confirms that Duke Energy can provide electric service to the proposed site located on Dalrymple Road in Anderson, SC (Anderson County Tax Map #1440001004, #1440001005, & #1440001006) provided all necessary easements, permits and rights-of-way can be obtained. Please contact Kim Ball at Duke Energy at (864) 234-4405 when your construction plans are complete so we can discuss your electrical service requirements.

Duke Energy appreciates the opportunity to provide your electric service.

Sincerely,

A handwritten signature in cursive script that reads "Kim Ball".

Kim Ball  
Engineering Design Associate

## Madelyn Siler

---

**From:** Allen Reid <Allen@ImpactDesignsinc.com>  
**Sent:** Tuesday, September 3, 2024 11:42 AM  
**To:** Gaye G. Sprague; Rebovich, Nicholas S; Nick Burns  
**Cc:** Brittany D. McAbee; Bill Rutledge; Balentine, D. Ryan; Vickery, E. Andrew; Lybrand, Billy  
**Subject:** RE: [External]RE: Proposed Martin Trace Residential Development TIS Scoping  
**Attachments:** Lawton Estates Residential TIS\_sealed090324.pdf; Lawton Estates Residential TIS Appendix 090324.pdf

Hi everyone,

I hope you all had a wonderful Labor Day weekend! Please see attached for the sealed TIS for this development, which is now called Lawton Estates. Don't hesitate to reach out if you have any questions.

Thanks,

Allen Reid, P.E.  
Traffic Project Manager  
Impact Designs, Inc.  
(864) 420-9386

**From:** Gaye G. Sprague <ggsprague@andersoncountysc.org>  
**Sent:** Tuesday, July 30, 2024 10:49 AM  
**To:** Rebovich, Nicholas S <RebovichNS@scdot.org>; Nick Burns <nick@ImpactDesignsinc.com>  
**Cc:** Brittany D. McAbee <bdmcabee@andersoncountysc.org>; Bill Rutledge <brutledge@andersoncountysc.org>; Allen Reid <Allen@ImpactDesignsinc.com>; Balentine, D. Ryan <BalentinDR@scdot.org>; Vickery, E. Andrew <VickeryEA@scdot.org>; Lybrand, Billy <LybrandJW@scdot.org>  
**Subject:** RE: [External]RE: Proposed Martin Trace Residential Development TIS Scoping

Hi, Nick B,

Please add Dalrymple/Scotts Bridge. So here is the scope:

- 1) Dalrymple Road and Thompson Road/Site Access
- 2) Thompson Road and Shackleburg Road
- 3) Dalrymple/Scotts Bridge
- 4) Dalrymple/second site access

We get a lot of citizen input regarding Scotts Bridge so need to know how that intersection would operate.

## GAYE GARRISON SPRAGUE, P.E.

ROADS AND BRIDGES  
TRAFFIC ENGINEER

O: 864.964-6765

C: 864.245-4353

[ggsprague@andersoncountysc.org](mailto:ggsprague@andersoncountysc.org)

1428 Pearman Dairy Rd

Anderson, SC 29625

**From:** Rebovich, Nicholas S <[RebovichNS@scdot.org](mailto:RebovichNS@scdot.org)>  
**Sent:** Monday, July 29, 2024 10:24 AM  
**To:** Nick Burns <[nick@ImpactDesignsinc.com](mailto:nick@ImpactDesignsinc.com)>; Gaye G. Sprague <[ggsprague@andersoncountysc.org](mailto:ggsprague@andersoncountysc.org)>  
**Cc:** Brittany D. McAbee <[bdmcabee@andersoncountysc.org](mailto:bdmcabee@andersoncountysc.org)>; Bill Rutledge <[brutledge@andersoncountysc.org](mailto:brutledge@andersoncountysc.org)>; Allen Reid <[Allen@ImpactDesignsinc.com](mailto:Allen@ImpactDesignsinc.com)>; Balentine, D. Ryan <[BalentinDR@scdot.org](mailto:BalentinDR@scdot.org)>; Vickery, E. Andrew <[VickeryEA@scdot.org](mailto:VickeryEA@scdot.org)>; Lybrand, Billy <[LybrandJW@scdot.org](mailto:LybrandJW@scdot.org)>  
**Subject:** [External]RE: Proposed Martin Trace Residential Development TIS Scoping

**CAUTION:** This email originated from outside of Anderson County's email system. Please do not click links or open attachments unless you recognize the sender and know the content is safe. If you have any questions, please contact the county helpdesk.

Nick, I agree with your scope noted below.  
Thanks  
Nick

**From:** Nick Burns <[nick@ImpactDesignsinc.com](mailto:nick@ImpactDesignsinc.com)>  
**Sent:** Thursday, July 25, 2024 6:35 PM  
**To:** Rebovich, Nicholas S <[RebovichNS@scdot.org](mailto:RebovichNS@scdot.org)>; Gaye G. Sprague <[ggsprague@andersoncountysc.org](mailto:ggsprague@andersoncountysc.org)>  
**Cc:** 'Brittany D. McAbee' <[bdmcabee@andersoncountysc.org](mailto:bdmcabee@andersoncountysc.org)>; [brutledge@andersoncountysc.org](mailto:brutledge@andersoncountysc.org); Allen Reid <[Allen@ImpactDesignsinc.com](mailto:Allen@ImpactDesignsinc.com)>  
**Subject:** Proposed Martin Trace Residential Development TIS Scoping

\*\*\* This is an EXTERNAL email. Please do not click on a link or open any attachments unless you are confident it is from a trusted source. \*\*\*

Good Evening Team,

I hope this email finds you well. We have been contacted to take a look at the traffic on a proposed residential development in Anderson County. I have attached the preliminary site plan we've received along with a google earth pin for ease of locating. For study intersections on this one we were thinking:

- 1) Dalrymple Road and Thompson Road/Site Access
- 2) Thompson Road and Shackleburg Road

Let us know your thoughts. We appreciate your time as always and look forward to working with you on another one!

Thanks,

Nicholas E. Burns, PE  
Principal  
704-776-2036

# Anderson County Planning Commission

January 14, 2025

6:00 PM

## Staff Report – Preliminary Subdivision

---

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

**Preliminary Subdivision Name:** Carrie Cove

**Intended Development:** Single Family

**Applicant:** Milton & Megan Shockley

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

**Location/Access:** SC-86 (State)

**County Council District:** 6

**Surrounding Land Use:** Residential, Vacant

**Zoning:** Un-zoned

**Tax Map Number:** 189-00-14-001, 189-00-02-010, -011

**Number of Acres:** 27.7

**Number of Lots:** 30

**Variance:** No

**Traffic Impact Analysis:** Does not require a traffic study.

**The preliminary plat has been reviewed by county staff and meets the requirements in chapter 24 land use.**



# Development Standards Subdivision Plat Application

Anderson County Code of Ordinance  
Chapter 24 Land Use

Scheduled Public Hearing Date: 1-14-2025

Application Received By: TS

Date: 11-19-2024

DS Number: 24-03

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

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

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

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

Proposed Subdivision Name: Carrie Cove

1. Name of Applicant: Milton Shockley / Megan Shockley  
Address of Applicant: 600 Independence Boulevard, Greenville, SC 29615  
Telephone Number(s): 864-313-7000 Email: miltonshockley@gmail.com

2. Property Owner(s): James Benjamin Carpenter  
Address: 135 Lowery Road, Hackberry, LA 70645  
Telephone Number(s): \_\_\_\_\_ Email: \_\_\_\_\_

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

**Project Information**

4. Project Location: 4919 SC-86, Easley, SC 29642  
1890014001, 1890002010,  
Parcel Number/TMS: 1890002011 County Council District: 6 School District: Anderson School District 1  
Total Acreage: 27.7 AC Number of Lots: 30 Intended Development: Single-Family Residential  
Current Zoning: Unzoned Surrounding Land Uses: Single-Family Residential & Agricultural

5. **Utility Agreement Services Letter of Approval**, Please attach to application.

Water Supplier: Southside Rural Water District Sewer Supplier: N/A Septic: Anderson County  
Electric Company: Duke Energy Gas Company: Fort Hill Natural Gas Telecommunication Company: Charter

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

7. Is there a request for a variance? N/A if so, please attach the description to this application. **(Variance Fee \$325.00)**

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 24 – 115(f) Traffic Impact Studies in the Anderson County Code of Ordinances.

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

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

---

**SIGNATURE OF APPLICANT & Property Owner:**

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

Signature of Applicant Megan Shockley

Date 11/13/2024 | 11:26:13 AM ES

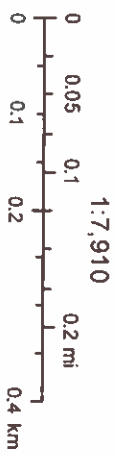
Signature of Owner Tom B...

Date 11/13/2024 | 9:12:34 AM PST

# Anderson County



January 3, 2025

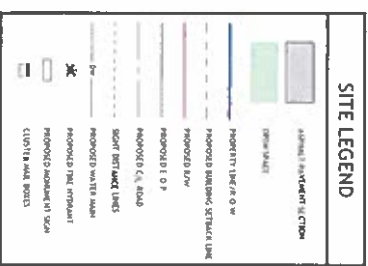


ESRI, HighLand Mapping, and Anderson County GIS

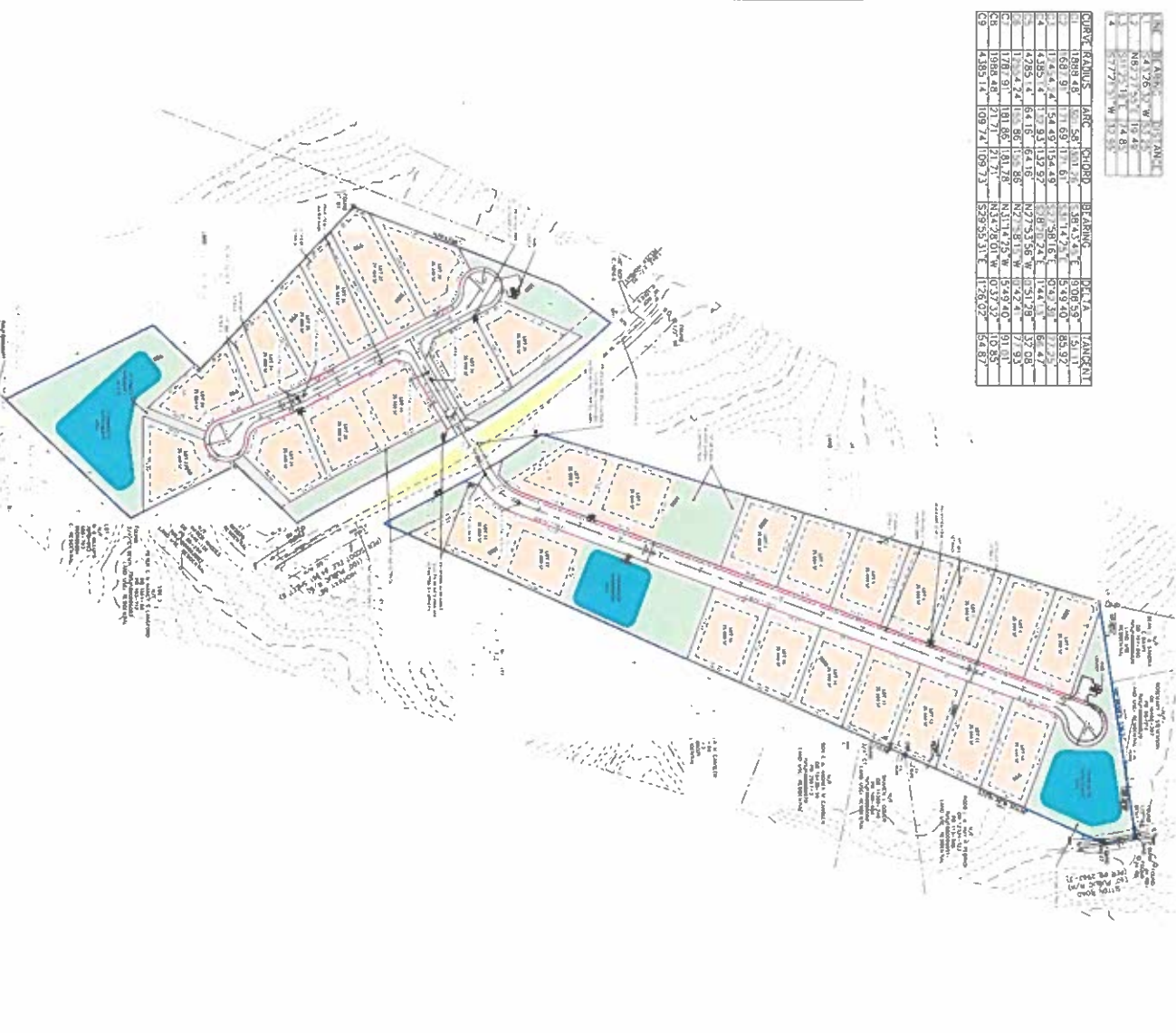
### SITE DATA

TAX MAP NO: 189001401 189000010  
 DEED BOOK/PAGE: 18911114  
 SITE AREA: 217.7 AC (SCULPTING AREA WITHIN SITE) ROAD OF ROW  
 ZONING: UNZONED  
 SETBACKS:  
 FRONT: 15'  
 REAR: 15'  
 SIDE: 15'  
 PROPOSED ROADWAY: 125' W/ 10' PUBLIC ROW  
 PROPOSED LOTS: 18 SPT LOTS (21 000 SF AREA) OPEN SPACE PROVIDED: 5.87 AC (16.31)  
 PROPERTY PROVIDED: 1.04 LOTS, 4.82 AC

- ### GENERAL NOTES
1. ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY PROVIDED BY SOUTHWEST WATER DISTRICT.
  2. SANITARY SEWERS NOT AVAILABLE WITHIN THE PROPERTY DISTRICT. LOCATIONS SHOWN ARE APPROXIMATE.
  3. LOCATIONS BASED UPON INFORMATION PROVIDED BY UTILITY SERVICES.
  4. ESTABLISHED UTILITY EASEMENTS SHALL BE ESTABLISHED ALONG ALL SIDE AND INTERIOR BEAR PROPERTY LINES. IF EASEMENT SHALL BE ESTABLISHED ALONG EXTENSION BOUNDARY OF THE PROPERTY, THE EASEMENT SHALL BE APPLIED FOR AND OBTAINED BY THE PROPERTY OWNER.
  5. A STORM WATER MANAGEMENT AND SEWERAGE DISTURBANCE PLAN SHALL BE APPLIED FOR AND OBTAINED BY THE PROPERTY OWNER.
  6. THE OVERSEER & MAINTENANCE OF STORMWATER MANAGEMENT QUALITY POINTS ON LOTS SHALL HAVE A 5' SIDEWALK PUBLIC R.O.W. SHALL BE ALL WORK WITHIN THE EXISTING R.O.W. SHALL BE DEDICATED TO THE DISTRICT.
  7. ALL DIMENSIONS SHOWN ON ROADWAY ARE MEASURED FROM THE CENTERLINE UNLESS OTHERWISE SPECIFIED.
  8. 09/27/2011 THIS SITE EXISTS IN A 100' X AREA.
  9. HIGHLIGHT LOCATIONS ARE SUGGESTIONS ONLY FINAL DESIGN SHALL BE APPROVED BY SOUTHWEST WATER DISTRICT.



CURVE	BEARING	PERCENT	CHORD	BEARING	PERCENT	CHORD
1	S 89° 52' 30" E	100.00	100.00	S 89° 52' 30" E	100.00	100.00
2	S 89° 52' 30" E	100.00	100.00	S 89° 52' 30" E	100.00	100.00
3	S 89° 52' 30" E	100.00	100.00	S 89° 52' 30" E	100.00	100.00
4	S 89° 52' 30" E	100.00	100.00	S 89° 52' 30" E	100.00	100.00
5	S 89° 52' 30" E	100.00	100.00	S 89° 52' 30" E	100.00	100.00
6	S 89° 52' 30" E	100.00	100.00	S 89° 52' 30" E	100.00	100.00
7	S 89° 52' 30" E	100.00	100.00	S 89° 52' 30" E	100.00	100.00
8	S 89° 52' 30" E	100.00	100.00	S 89° 52' 30" E	100.00	100.00
9	S 89° 52' 30" E	100.00	100.00	S 89° 52' 30" E	100.00	100.00



### OWNER'S CERTIFICATION

AS THE OWNER OF THIS LAND, AS SHOWN ON THIS PRELIMINARY PLAN, OR HIS AGENT, I CERTIFY THAT THIS DRAWING AND ACCURATELY PORTRAYS THE EXISTING LAND AND ITS FEATURES AND THE PROPOSED DEVELOPMENT AND IMPROVEMENTS THEREON.

DATE: October 11, 2011  
 NAME: [Signature]  
 SIGNED: [Signature]

### DESIGN PROFESSIONAL CERTIFICATION

IT IS HEREBY CERTIFIED THAT THIS PRELIMINARY PLAN WAS PREPARED BY A SURVEYOR OR THE PROPERTY REPRESENTATIVE OF THE SURVEYOR, AND THAT THE SURVEYOR HAS REVIEWED AND APPROVED THE PLAN AND THAT THE SURVEYOR IS A LICENSED SURVEYOR IN THE STATE OF SOUTH CAROLINA.

BY NAME: PAUL J. HARRISON, P.E.  
 SIGNED: [Signature]  
 REGISTERED PROFESSIONAL ENGINEER NO.: 24274  
 ADDRESS: 218 LOWNDES HILL ROAD, GREENVILLE, SC, 29607  
 TELEPHONE NUMBER: 864-735-5048  
 DATE: 11/08/2012

### CERTIFICATE OF PROJECT APPROVAL

ALL APPLICABLE REQUIREMENTS OF THE ANDERSON COUNTY PROJECT APPROVAL HAVING BEEN FULFILLED, APPROVAL OF THIS PRELIMINARY PLAN IS HEREBY GRANTED BY THE MANAGER OF THE SUBDIVISION ADMINISTRATOR, SUBJECT TO FURTHER COMPLIANCE WITH ALL PROVISIONS OF SAID DEVELOPMENT REGULATIONS.

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

CRUIVER SCALE

South Carolina 811  
 1-800-4-A-SHIRT  
 1-800-4-ASK-4-SHIRT

blueWATER  
 civil design  
 bluewater civil design, llc  
 718 Lowndes Hill Road • Greenville, SC 29607  
 www.bluewatercivil.com • info@bluewatercivil.com

SOUTH CAROLINA  
 PROFESSIONAL ENGINEER  
 PAUL J. HARRISON  
 24274

CARRIE COVE  
 Single-Family Residential Subdivision  
 Highway 86 & Sitton Road  
 Anderson County, SC

PP-1  
 Preliminary Plan

### Acting Agent Authorization Form

If you are the acting agent for the property owner, we need written documentation granting you the authority to do so. Please have the Property Owner fill out the following form.


Date: Oct 16, 2024

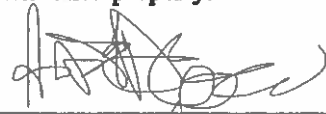

I, James Benjamin Carpenter, am the owner of property in Anderson County  
located at address 5110 Highway 86, Easley, SC 29642,  
being part of Subdivision or Development Highway 86 Subdivision,  
Phase or Section \_\_\_\_\_ and having Tax Map # 1890014001, 1890002010, 1890002011.

**I hereby authorize:**

<u>Milton Shockley</u>	<u>Developer</u>	
		(Relationship)
<u>Bluewater Civil Design, LLC</u>	<u>Engineer</u>	
		(Relationship)
_____	_____	(Relationship)
_____	_____	(Relationship)

to act as my agent for the subdivision of the above mentioned property.

  
 \_\_\_\_\_  
 (Property Owner Signature)  
 James Benjamin Carpenter  
 \_\_\_\_\_  
 (Printed Name and Telephone Number)

  
 \_\_\_\_\_  
 Witness  
  
 \_\_\_\_\_  
 Witness



## Madelyn Siler

---

**From:** Gaye G. Sprague <ggsprague@andersoncountysc.org>  
**Sent:** Thursday, October 24, 2024 2:04 PM  
**To:** Madelyn Siler  
**Cc:** Paul Harrison; Ashley Henthorn; Brittany D. McAbee; Bill Rutledge  
**Subject:** RE: [External]New Development - Highway 86 Tract  
**Attachments:** Highway 86 PP-1 (002).pdf

Hi, Madelyn,

With 40 single family units, no Traffic Impact Study is required. I'm copying Bill Rutledge in our office so that he can comment on the access locations if he has not already.

Also copied is Brittany McAbee who will be taking over for me soon.

### **GAYE GARRISON SPRAGUE, P.E.**

**ROADS AND BRIDGES  
TRAFFIC ENGINEER**

O: 864.964-6765

C: 864.245-4353

ggsprague@andersoncountysc.org

1428 Pearman Dairy Rd

Anderson, SC 29625

**From:** Madelyn Siler <Madelyn@bluewatercivil.com>  
**Sent:** Thursday, October 24, 2024 12:40 PM  
**To:** Gaye G. Sprague <ggsprague@andersoncountysc.org>  
**Cc:** Paul Harrison <paul@bluewatercivil.com>; Ashley Henthorn <ashley@bluewatercivil.com>  
**Subject:** [External]New Development - Highway 86 Tract

You don't often get email from [madelyn@bluewatercivil.com](mailto:madelyn@bluewatercivil.com). [Learn why this is important](#)

**CAUTION:** This email originated from outside of Anderson County's email system. Please do not click links or open attachments unless you recognize the sender and know the content is safe. If you have any questions, please contact the county helpdesk.

Gaye,

We are working on a new development on Highway 86. I have attached the preliminary site plan for the development. We are proposing (30) septic lots. We wanted to contact you before we submitted our application next week. Please let us know if you have any thoughts or questions regarding this submittal.

Thanks, Maddie

**Madelyn B. Siler, E.I.T.**  
Bluewater Civil Design, LLC  
5 Century Drive - Suite 230  
Greenville, SC 29607

Mailing Address:



# MEMORANDUM

## ANDERSON COUNTY ROADS AND BRIDGES

**DATE:** December 6, 2024

**TO:** **Tim Cartee**  
Land Development Administrator

**FROM:** **Bill Rutledge**  
Assistant Principal Engineer

**Cc:** **Bee Baker**  
Principal Engineer

**SUBJECT:** **Carrie Cove Subdivision Preliminary Review #1**

The preliminary plat for Carrie Cove Subdivision is acceptable.

**Tommy Dunn**  
Chairman, District 5

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

**Greg Elgin**  
Council District 3

**Cindy Wilson**  
Council District 7

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

**Glenn Davis**  
Council District 2

**Jimmy Davis**  
Council District 6

**Renee Watts**  
Clerk to Council

**ANDERSON COUNTY**  
SOUTH CAROLINA

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



August 6, 2024

Meredith Stone  
Bluewater Civil Design  
5 Century Dr  
Greenville, SC 29607

Re: Hwy86 Tract, Easley SC

Ms. Stone,

I received your request regarding Charter/Spectrum being able to service the area near Hwy 86 and Sitton Rd in Easley, SC. This site is well within of our current service area for high speed internet, cable television and home and cell phone services. The purpose of this letter is to confirm that the Property is within an area that Charter may lawfully serve. However, it is not a commitment to provide service to the Property. Prior to any determination as to whether service can or will be provided to the Property, Charter will conduct a survey of the Property and provide an estimate, if needed. Please keep me updated on the progress for this job. Thank you for your time and we look forward to working with you on this and future projects.

If I can be of further assistance to you, please do not hesitate to contact me.

Sincerely,

Shaun Shearer





Mailing Address:  
664 Issaqueena Trail  
Clemson, SC 29630

o 864.234.4405

August 6, 2024

Meredith Stone  
Bluewater Civil Design, LLC  
718 Lowndes Hill Road  
Greenville, SC 29607

RE: Property located on Highway 86 near Sitton Road. in Easley, SC

Dear Ms. Stone:

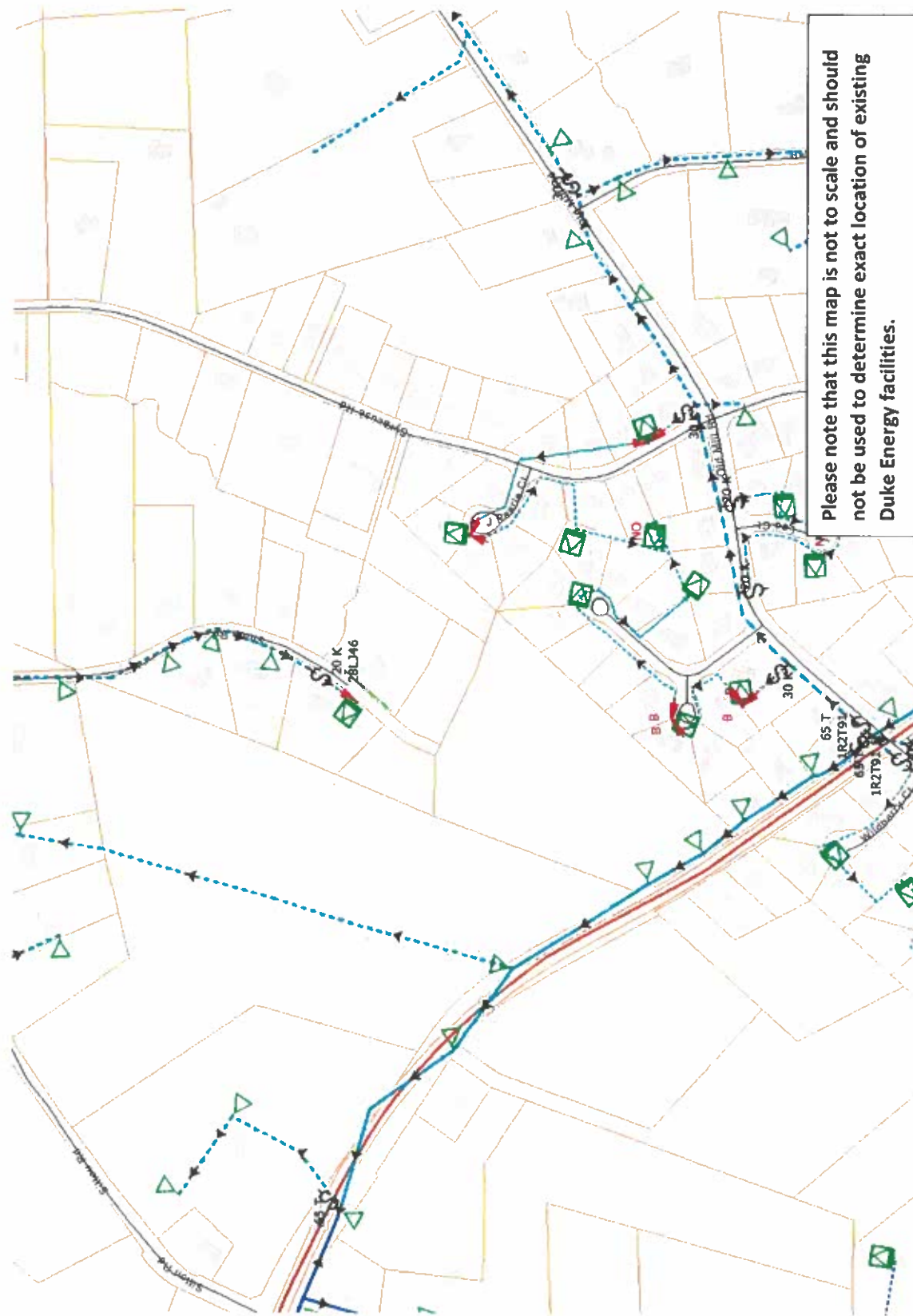
This letter confirms that Duke Energy can provide electric service to the proposed site located on Highway 86 near Sitton Rd. in Easley, SC (Anderson County Tax Map #1890002010, #1890002011, & #1890014001) provided all necessary easements, permits and rights-of-way can be obtained. Please contact Kim Ball at Duke Energy at (864) 234-4405 when your construction plans are complete so we can discuss your electrical service requirements.

Duke Energy appreciates the opportunity to provide your electric service.

Sincerely,

A handwritten signature in black ink that reads "Kim Ball".

Kim Ball  
Engineering Design Associate



Please note that this map is not to scale and should not be used to determine exact location of existing Duke Energy facilities.



FORT HILL  
NATURAL GAS  
AUTHORITY  
POST OFFICE BOX 189  
EASLEY, SOUTH CAROLINA 29641



Know what's below.  
Call before you dig.

August 14, 2024

Attn: Meredith Stone  
Bluewater Civil Design, LLC  
718 Lowndes Hill Road  
Greenville, SC 29607  
(864) 735-5068  
[meredith@bluewatercivil.com](mailto:meredith@bluewatercivil.com)

RE: Gas Available for: Hwy 86 Tract – SFR Subdivision

Dear Ms. Stone,

Thank you for requesting information for natural gas availability for the proposed development Hwy 86 Tract – SFR Subdivision (Anderson County). This property is identified by Anderson County parcel numbers 1890002010, 1890002011 and 1890014001. Fort Hill Natural Gas Authority is the natural gas supplier for this area. Natural gas is readily available at this site via an 8" high pressure natural gas distribution main on the north/east side of Hwy 86. This existing natural gas main has sufficient volume and pressure to support the proposed development.

As to developer expenses for extensions/service to the development there will be no charge if minimum service requirements are met.

If you have any questions, please do not hesitate to give me a call.

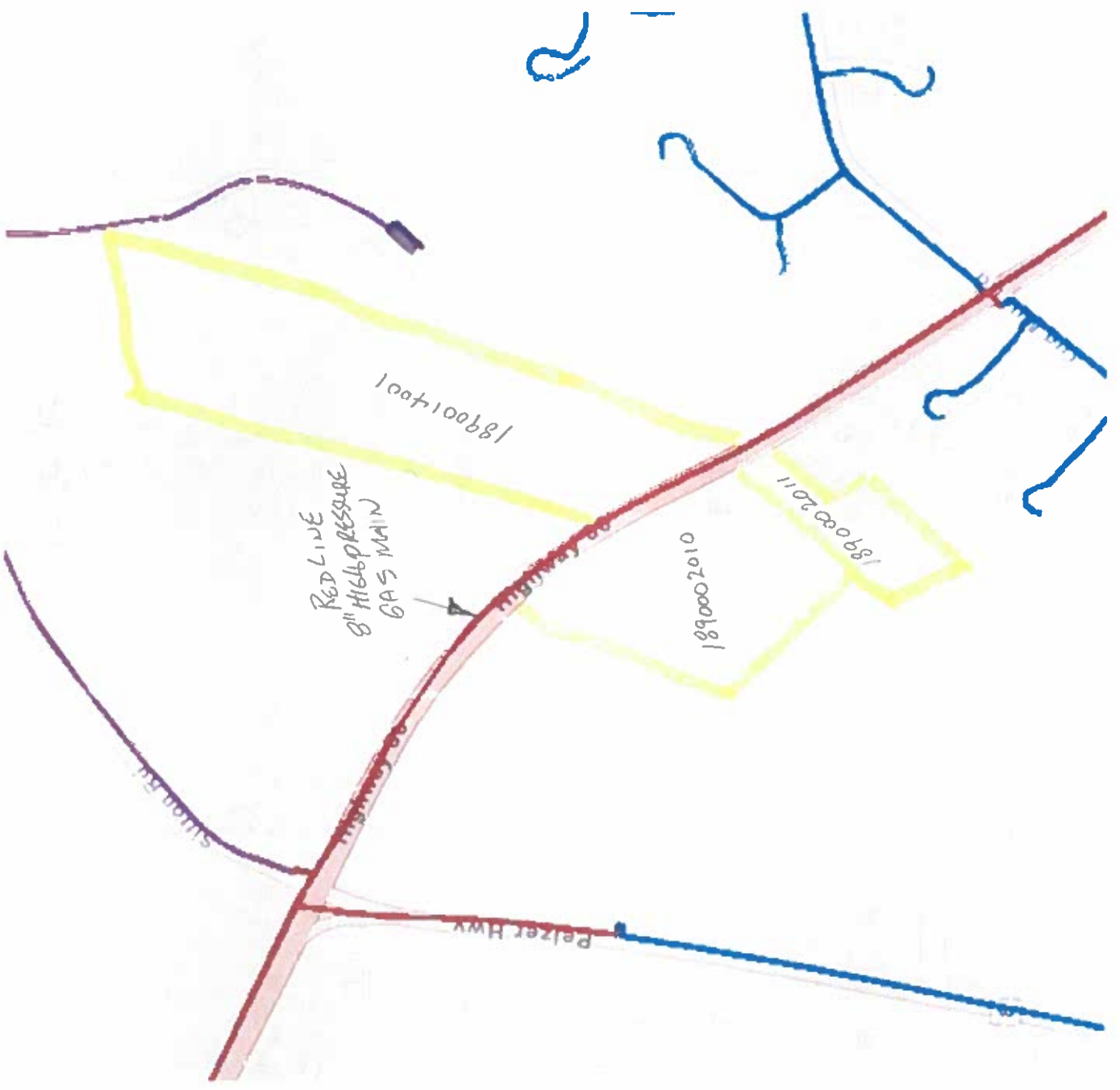
Sincerely,

Billy Grant  
Business Development Representative  
850-7260 office  
423-5621 mobile  
1-800-573-5556  
[billy.grant@fhnga.com](mailto:billy.grant@fhnga.com)

Corporate Offices: 311 South Pendleton Street, Easley, South Carolina 29640  
Phone (864) 859-6375  
Fax (864) 859-3584  
Operations Fax (864) 859-5532  
Web site <http://www.fhnga.com>



Other offices in Seneca and Williamston, S C



# **SOUTHSIDE RURAL COMMUNITY WATER DISTRICT**

PO Box 73 Liberty, SC 29657

Telephone: (864) 843-3440 Fax: (864) 843-9921

David Burns, Manager

---

November 4, 2024

Ms. Meredith Stone  
Blue Water Civil Design, LLC  
718 Lowndes Hill Road  
Greenville, SC 29607

**RE: Southside Rural Community Water District Availability Letter  
Proposed Development – Highway 86 Tract  
Approximately 31 residential lots**

Ms. Stone:

Southside Rural Community Water District is the water provider for the referenced area and currently has an existing six inch main along the shoulder of Hwy 86. Southside does have the ability and willingness to serve this parcel. All costs associated with proposed water main installations will be at the expense of the owner/developer in accordance with Southside's policies.

Based on the site plan presented, you will find a preliminary opinion of cost for the design and installation of the proposed water system, attached.

If you have any further questions regarding this development, please feel free to contact me.

Sincerely,



David Burns  
Manager, Southside Rural Community Water District



(O) 864.299.4000 • (F) 864.299.8958  
561 Mauldin Rd. • Greenville, SC 29607  
[www.ReWaonline.org](http://www.ReWaonline.org)

November 12, 2024

Madelyn Siler  
Bluewater Civil Design, LLC  
5 Century Drive  
Suite 230  
Greenville, SC 29607

Re: Sewer Availability Request, Carrie Cove, Hwy 86, Anderson County TM # 1890014001, 1890002010, 1890002011

Ms. Siler,

This letter is in response to the Sewer Availability Request for the above reference parcels. Please be advised that Renewable Water Resources (ReWa) is the sewer treatment provider for the area. Based on the information provided it appears there is not available sewer within this part of our service area. The nearest available sanitary sewer infrastructure is located approximately 1.5 miles from the proposed development.

Should you have any questions or require additional information, please do not hesitate to contact me at 864-299-4000 ext. 381 or by email at [jamesc@re-wa.org](mailto:jamesc@re-wa.org).

Sincerely,

James Clardy   
Digitally signed by James Clardy  
DN: C=US, E=jamesc@re-wa.org,  
O="ReWa", CN=James Clardy  
Date: 2024.11.18 17:49:03-05'00'

James Clardy  
Planning and Development Manager

# Anderson County Planning Commission

January 14, 2025

6:00 PM

## Staff Report – Preliminary Subdivision

---

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

**Preliminary Subdivision Name:** Holliday Springs

**Intended Development:** Single Family

**Applicant:** BFCI Partners, LLC

**Surveyor/Engineer:** **Ridgewater**

**Location/Access:** Shiloh Rd. (County)

**County Council District:** 6

**Surrounding Land Use:** Residential, Vacant

**Zoning:** Un-zoned

**Tax Map Number:** 217-00-12-001

**Number of Acres:** 18.19

**Number of Lots:** 22

**Variance:** No

**Traffic Impact Analysis:** Does not require a traffic study.

**The preliminary plat has been reviewed by county staff and meets the requirements in chapter 24 land use.**



# Development Standards Subdivision Plat Application

Anderson County Code of Ordinance  
Chapter 24 Land Use

Scheduled Public Hearing Date: 1-14-2025

Application Received By: ME

Date: 11-20-2024

DS Number: 24-04

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: Holliday Springs Subdivision

1. Name of Applicant: BFCI Partners, LLC - Attn: Bobby Barreto

Address of Applicant: 40 W. Broad Street, Suite 500, Greenville, SC 29601

Telephone Number(s): 864-561-4031 Email: bbarreto@windsoraughtry.com

2. Property Owner(s): BFCI Partners, LLC - Attn: Bobby Barreto

Address: 40 W. Broad Street, Suite 500, Greenville, SC 29601

Telephone Number(s): 864-561-4031 Email: bbarreto@windsoraughtry.com

3. Engineer/Surveyor(s): Ridgewater Engineering & Surveying Email: wesley@ridgewatereng.com

### Project Information

4. Project Location: NE Corner of Shiloh Rd and Irby Rd

Parcel Number/TMS: 2170012001 County Council District: 6 School District: 1

Total Acreage: 18.19 Number of Lots: 22 Intended Development: Single-Family Residential

Current Zoning: Unzoned Surrounding Land Uses: East-Vacant Res/North-Res/West-Shiloh Rd &

5. Utility Agreement Services Letter of Approval, Please attach to application.

Water Supplier: Big Creek Water Sewer Supplier: N/A Septic: Yes

Electric Company: Duke Energy Gas Company: Fort Hill Natural Gas Telecommunication Company: AT&T

6. Have any changes been made since this plat was last before the Planning Commission? N/A

If so, please describe.

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

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 24 – 115(f) Traffic Impact Studies in the Anderson County Code of Ordinances.

9. 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 22 lots = \$940**

The preliminary plat shall contain the following information:

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

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

SIGNATURE OF APPLICANT & Property Owner:

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

Signature of Applicant



Date 11-20-24

Signature of Owner



Date 11-20-24





# PRELIMINARY PLAT

**OWNER'S CERTIFICATION**  
 I, the owner of this land, as shown on this preliminary plat and as shown on the accompanying map, hereby certify that the information shown on this preliminary plat and map is true and correct and that I have no other claims or interests in the land shown on this preliminary plat and map.

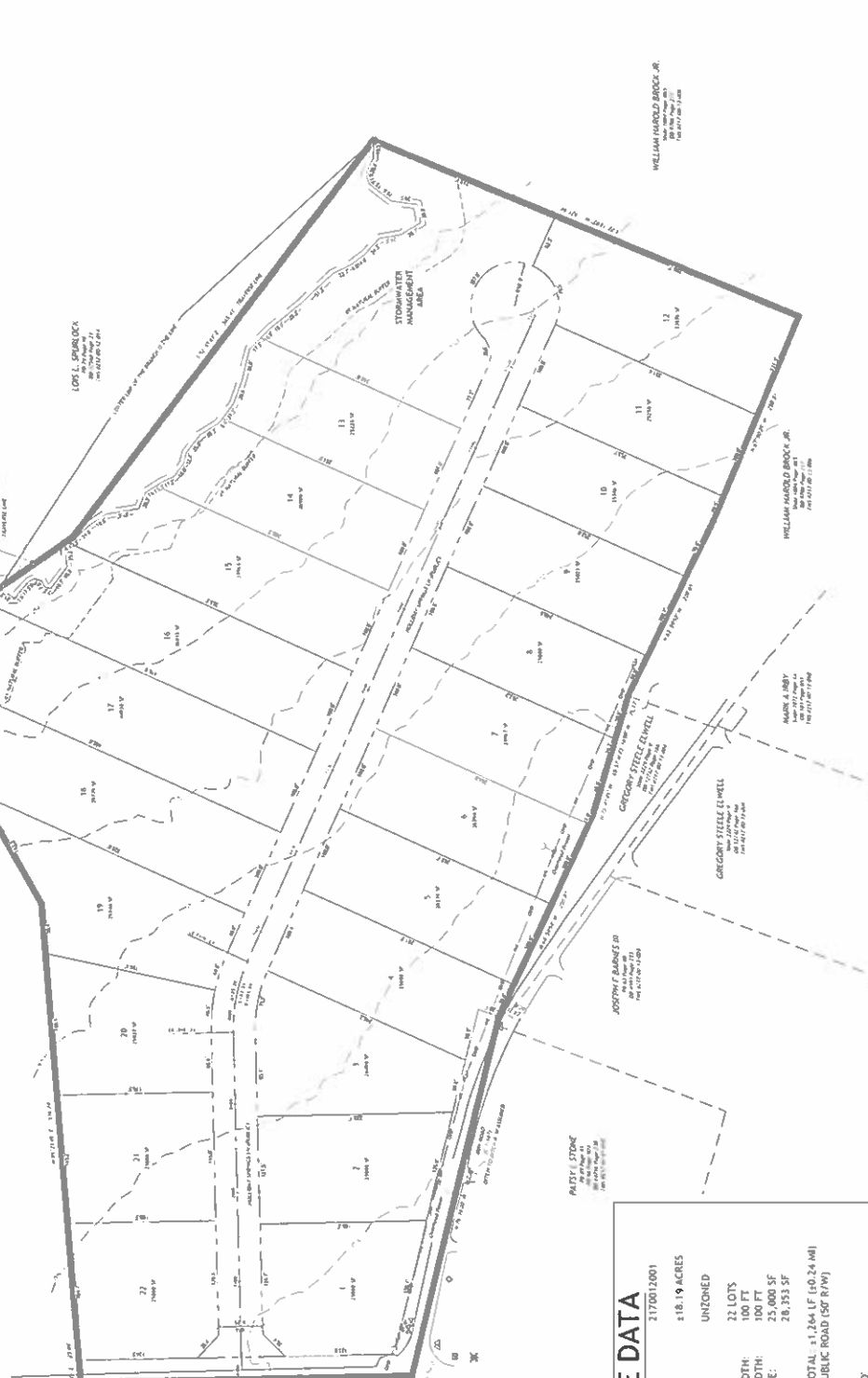
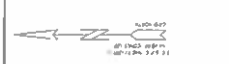
**DESIGN PROFESSIONAL CERTIFICATION**  
 I, the design professional, as shown on this preliminary plat and map, hereby certify that I am a duly licensed professional engineer in the State of Florida and that I have prepared this preliminary plat and map in accordance with the provisions of the Florida Statutes and the rules of the Board of Professional Engineers, Registered Professional Surveyors, and Professional Land Surveyors.

**CERTIFICATE OF PROJECT APPROVAL**  
 All applicable requirements of the Antiquities Code, Florida Statutes, and the rules of the Board of Professional Engineers, Registered Professional Surveyors, and Professional Land Surveyors have been reviewed and approved by the appropriate authority. This preliminary plat and map is hereby approved for project approval, subject to the provisions of the Antiquities Code, Florida Statutes, and the rules of the Board of Professional Engineers, Registered Professional Surveyors, and Professional Land Surveyors.

**APPLICANT**  
 RIDGewater Engineering & Surveying, LLC  
 40 W. Windward Avenue, Suite 500  
 Fort Lauderdale, Florida 33309  
 Phone: (954) 571-1000  
 Fax: (954) 571-1001

**ENGINEER OR SURVEYOR**  
 Date: 11/20/24  
 Drawn By: [Signature]  
 Checked By: [Signature]  
 Job Number: 24271  
 Revision: 0

**HOLIDAY SPRINGS SUBDIVISION**  
 TMS #2170012001



**JOHN R. STONE**  
 Registered Professional Engineer  
 No. 12477  
 State of Florida

**LOUIS L. SHARLOCK**  
 Registered Professional Engineer  
 No. 12477  
 State of Florida

**WILLIAM HAROLD BRADY, JR.**  
 Registered Professional Engineer  
 No. 12477  
 State of Florida

**GREGORY STEELE ELWELL**  
 Registered Professional Engineer  
 No. 12477  
 State of Florida

**JOSEPH F. BARNES, JR.**  
 Registered Professional Engineer  
 No. 12477  
 State of Florida

**PAUL D. STONE**  
 Registered Professional Engineer  
 No. 12477  
 State of Florida

SITE DATA	
TMS #:	2170012001
TOTAL AREA:	±18.19 ACRES
ZONING:	UNZONED
TOTAL LOTS:	22 LOTS
ALLOWED MINIMUM LOT WIDTH:	100 FT
PROVIDED MINIMUM LOT WIDTH:	100 FT
ALLOWED MINIMUM LOT SIZE:	25,000 SF
AVERAGE LOT SIZE:	28,353 SF
PROPOSED ROADS:	TOTAL ±1,244 LF (±0.24 MI) PUBLIC ROAD (50' R/W)
SETBACKS:	
INTERNAL FRONT:	30'
INTERNAL SIDE:	15'
INTERNAL REAR:	15'
SHROUD RD:	40'
FRONT RD:	30'

**NOTE:**  
 - COMMON/OPEN SPACE AREAS NOT TO BE SUBDIVIDED



4315 Hwy 29 N  
Belton, SC 29627  
Phone: 847-4957 Fax: 847-4463

20 November 2024

Ridgewater Engineering & Surveying

c/o J. Wesley White

211 Society St.

Anderson, SC 29621

**RE: Big Creek Water District Availability Letter. Shiloh Springs S/D.**

**Single Family Subdivision (22 Lots)**

**Anderson County TMS #217-00-12-001**

To Whom it May Concern,

Big Creek Water District is the potable water provider for this area along Shiloh Road & Irby Road. We currently have an existing water main along each road and have the ability to provide potable water service to this parcel of land.

Please understand that there will be offsite water main extensions that will be required in order to provide adequate potable water for this development. All costs associated with the water main installation will be at the expense of the owner/developer.

If you have any further questions regarding this development, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Matt Ruff".

Matt Ruff

Manager

**From:** [James Clardy](#)  
**To:** [Tim Cartee](#)  
**Subject:** [External]FW: Proposed Developments  
**Date:** Friday, December 6, 2024 8:26:53 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[AVENDELL ESTATES PLM.pdf](#)  
[11-20-24 Holiday Springs Subdivision - PP - Rel 0 - sealed.pdf](#)  
[Preliminary Plat Carrie Cove.pdf](#)  
[INO2024-195 Signed Septic Ltr Carrie Cove.pdf](#)  
[INO2024-195 Signed Septic Ltr Carrie Cove.pdf](#)

**CAUTION:** This email originated from outside of Anderson County's email system. Please do not click links or open attachments unless you recognize the sender and know the content is safe. If you have any questions, please contact the county helpdesk.

Good morning, below are ReWa's comments. Please let me know if there are any questions or if additional information is required.

Avendell Estates – based on the information provided it appears the proposed development is located outside of ReWa's service area.

Holiday Springs – Our files indicate the developer has not requested sewer service to date. The proposed development is located within ReWa's service area there for the developer will need to contact staff regarding sewer availability.

Carrie Cove- Sewer availability letter issued by staff on 2024-11-12 indicating sewer is not available in this part of ReWa's service area.



**James Clardy**

Planning and Development Manager

[jamesc@re-wa.org](mailto:jamesc@re-wa.org) | [rewaonline.org](http://rewaonline.org)

O: (864) 299-4000,381 C: (864) 905-7285

**From:** Tim Cartee <[tcartee@andersoncountysc.org](mailto:tcartee@andersoncountysc.org)>

**Sent:** Thursday, December 5, 2024 3:46 PM

**To:** James Clardy <[jamesc@re-wa.org](mailto:jamesc@re-wa.org)>

**Subject:** Proposed Developments

**\*\*\* CAUTION! EXTERNAL SENDER \*\*\* STOP & THINK!** Do you know and trust this sender? Were you expecting this email? Are grammar and spelling correct? Does the content make sense? If suspicious, then do not click links, open attachments or enter your ID or password.

Good afternoon, Anderson County Council has amended land use ordinance 24-335 with ordinance number 2024-042. The amendment requires the Land Development



Mailing Address:  
664 Issaqueena Trail  
Clemson, SC 29630  
o 864.234.4405

November 19, 2024

J. Wesley White, PE  
Ridgewater Engineering & Surveying  
PO Box 806  
Anderson, SC 29622

RE: Property located on the corner of Shiloh Rd. and Irby Rd. in Piedmont, SC

Dear Mr. White:

This letter confirms that Duke Energy can provide electric service to the proposed site located on the corner of Shiloh Rd. and Irby Rd. in Piedmont, SC (Anderson County Tax Map #2170012001) provided all necessary easements, permits and rights-of-way can be obtained. Please contact Kim Ball at Duke Energy at (864) 234-4405 when your construction plans are complete so we can discuss your electrical service requirements.

Duke Energy appreciates the opportunity to provide your electric service.

Sincerely,

A handwritten signature in black ink that reads "Kim Ball".

Kim Ball  
Engineering Design Associate



November 19, 2024

RE: Gas Available for: Parcel #2170012001 Anderson County, SC

Dear Mr. White:

Thank you for requesting information for natural gas availability for parcel #2170012001 near the intersection of Shiloh Rd. and Irby Rd in Anderson County, SC. Fort Hill Natural Gas Authority is the natural gas supplier in this area of Anderson County. Natural gas is readily available at the site.

Fort Hill looks forward to the opportunity to welcome the new residential project to Anderson County.

Sincerely,

  
Robby Waldrop  
VP of Corporate Services

311 South Pendleton Street  
Easley, South Carolina 29640  
Phone: (864) 859-6375  
Fax: (864) 859-5532  
Web Site: [www.fhnga.com](http://www.fhnga.com)



**AT&T**  
**South Carolina**

**Courtney Alston**  
218 College St  
Greenville, SC 29601  
864.243.7351  
courtney.wade@att.com

11/15/24

Ridgewater Engineering & Surveying  
PO Box 806  
Anderson, SC 29622

**RE:** Shiloh Springs Subdivision; TMS #2170012001

To Whom It May Concern:

This is in response to your request for confirmation of service availability by AT&T. The above referenced project/development is located in an area served by AT&T.

Please contact me at the telephone number or email address shown above to arrange for providing any information that you may not have included in this request for service availability. No preparatory work towards providing service will begin at this time.

Thank you for contacting AT&T.

Sincerely,

*Courtney Alston*

Courtney Alston  
AT&T



# ANDERSON COUNTY GIS AND E911 ADDRESSING DEPARTMENT



**P O BOX 8002**  
**Anderson, SC 29622-8002**  
GIS: Tel: 864-260-4687 • Fax: 864-260-4099  
E911 Addressing: Tel 864-260-4392 • Fax: 260-4099  
Physical Address: 401 E River St, Anderson, SC 29624  
Property viewer: [www.andersoncountysc.org](http://www.andersoncountysc.org)

Date: 11/19/2024 Expires : 11/19/2025  
Developer: BFCI PARTNERS, LLC - ATTN: BOBBY BARRETO  
Contact Info: 40 W. BROAD STREET, SUITE 500, GREENVILLE, SC 29601 864-561-4031  
Email: BBARRETO@WINDSORAUGHTRY.COM

The Anderson County GIS & E911 Addressing Department has reviewed the following names as mandated by the Anderson County Code of Ordinance and E911 Addressing Policy. Please provide the E911 Addressing Office with the required 5 signed and recorded copies of the final subdivision/development plan. **Subdivisions must provide a DWG file of the final recorded plat.** If there are any revisions, please notify the E911 Addressing Office as soon as possible. **Plot Plans or drawings with driveway and structure locations are required for corner lots.**

Subdivision Name: Holliday Springs **APPROVED** Parent TMS: 2170012001  
Zip Code: PIEDMONT 29673 ESN: 111

Road Name: \_\_\_\_\_ Status: \_\_\_\_\_

HOLLIDAY SPRINGS LN **APPROVED**

BIG OAK WAY **APPROVED**

According to the Anderson County Addressing Policy road names may be reserved for one year from the date of this letter. If the final recording of the preliminary subdivision plan does not occur within one year, a written request for a six-month extension of the road names reservation may be submitted to Anderson County GIS & E911 Addressing Office. If you have any questions or require additional information, please call Kevin (864) 260-4687 or Zee (864) 260-4392.

Respectfully,

Anderson County GIS & E911 Addressing Dept



# MEMORANDUM

## ANDERSON COUNTY ROADS AND BRIDGES

**DATE:** December 6, 2024

**TO:** Tim Cartee  
Land Development Administrator

**FROM:** Bill Rutledge  
Assistant Principal Engineer

**Cc:** Bee Baker  
Principal Engineer

**SUBJECT:** Holiday Springs Subdivision Preliminary Review #1

The preliminary plat for Holiday Springs Subdivision is acceptable.

**Tommy Dunn**  
Chairman, District 5

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

**Greg Elgin**  
Council District 3

**Cindy Wilson**  
Council District 7

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

**Glenn Davis**  
Council District 2

**Jimmy Davis**  
Council District 6

**Renee Watts**  
Clerk to Council

**ANDERSON COUNTY**  
SOUTH CAROLINA  
**Rusty Burns** | County Administrator  
rburns@andersoncountysc.org

# Anderson County Planning Commission

January 14, 2025

6:00 PM

## Staff Report – Pickens Creek Estates

---

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

<b>Intended Development:</b>	Single Family
<b>Applicant:</b>	Austin Allen
<b>Surveyor/Engineer:</b>	Arbor Land Design
<b>Location/Access:</b>	Three and Twenty Road, Easley, SC
<b>County Council District:</b>	6
<b>Surrounding Land Use:</b>	Residential /Agriculture/Vacant
<b>Zoning:</b>	R-A
<b>Tax Map Number:</b>	164-00-02-041, 043 and 050
<b>Number of Acres:</b>	+/- 38.87
<b>Number of Lots:</b>	12
<b>Variance:</b>	Yes

Variance- Applicant is requesting a variance to allow existing driveway within the 100' undistributed buffer.

TMS#: 164-00-02-067 located South of the parent parcel has an existing driveway that encroaches on the property line of parcel TMS#: 164-00-02-041 of the proposed 100' undistributed buffer of the project. The request is to allow the driveway within the 100' undistributed buffer. The proposed development will meet R-A requirements.

<b>Traffic Impact Analysis:</b>	None
<b>Review Letters Received:</b>	<b>Duke Energy, Fort Hill Natural Gas, Southside Rural Water, Anderson School District One (1),</b>



# Development Standards Subdivision Plat Application

Anderson County Code of Ordinance  
Chapter 24 Land Use

Scheduled Public Hearing Date: \_\_\_\_\_

Application Received By: \_\_\_\_\_

Date: \_\_\_\_\_

DS Number: \_\_\_\_\_

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: Pickens Creek Estates

1. Name of Applicant: Austin Allen (Arbor Land Design)  
Address of Applicant: 49 Greenland Dr., Greenville, SC 29615  
Telephone Number(s): 864-230-6232 Email: ama@alldlc.net

2. Property Owner(s): Ay Holdings SC LLC  
Address: 17201 Collins Ave Unit 2804, Sunny Isles, FL 33160  
Telephone Number(s): 215-416-2306 Email: ama@alldlc.net

3. Engineer/Surveyor(s): Arbor Land Design Email: ama@alldlc.net

Project Information  
4. Project Location: Three and Twenty Rd, Easley SC 29642  
Parcel Number/TMS: 1640002041, 2043-2050 County Council District: 6 School District: ASD1  
Total Acreage: 38.87 Number of Lots: 12 Intended Development: Res./SF Detached  
Current Zoning: R-A Surrounding Land Uses: Res./Vacant - Agriculture

5. Utility Agreement Services Letter of Approval, Please attach to application.  
Water Supplier: Southside Rural Water Sewer Supplier: Anderson County Septic: Anderson County  
Electric Company: Duke Energy Gas Company: Fort Mill Telecommunication Company: \_\_\_\_\_

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? Yes if so, please attach the description to this application. (Variance Fee \$325.00)

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 24 - 115(f) Traffic Impact Studies in the Anderson County Code of Ordinances.

9. 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 invalidation of this application or any action taken on this application.

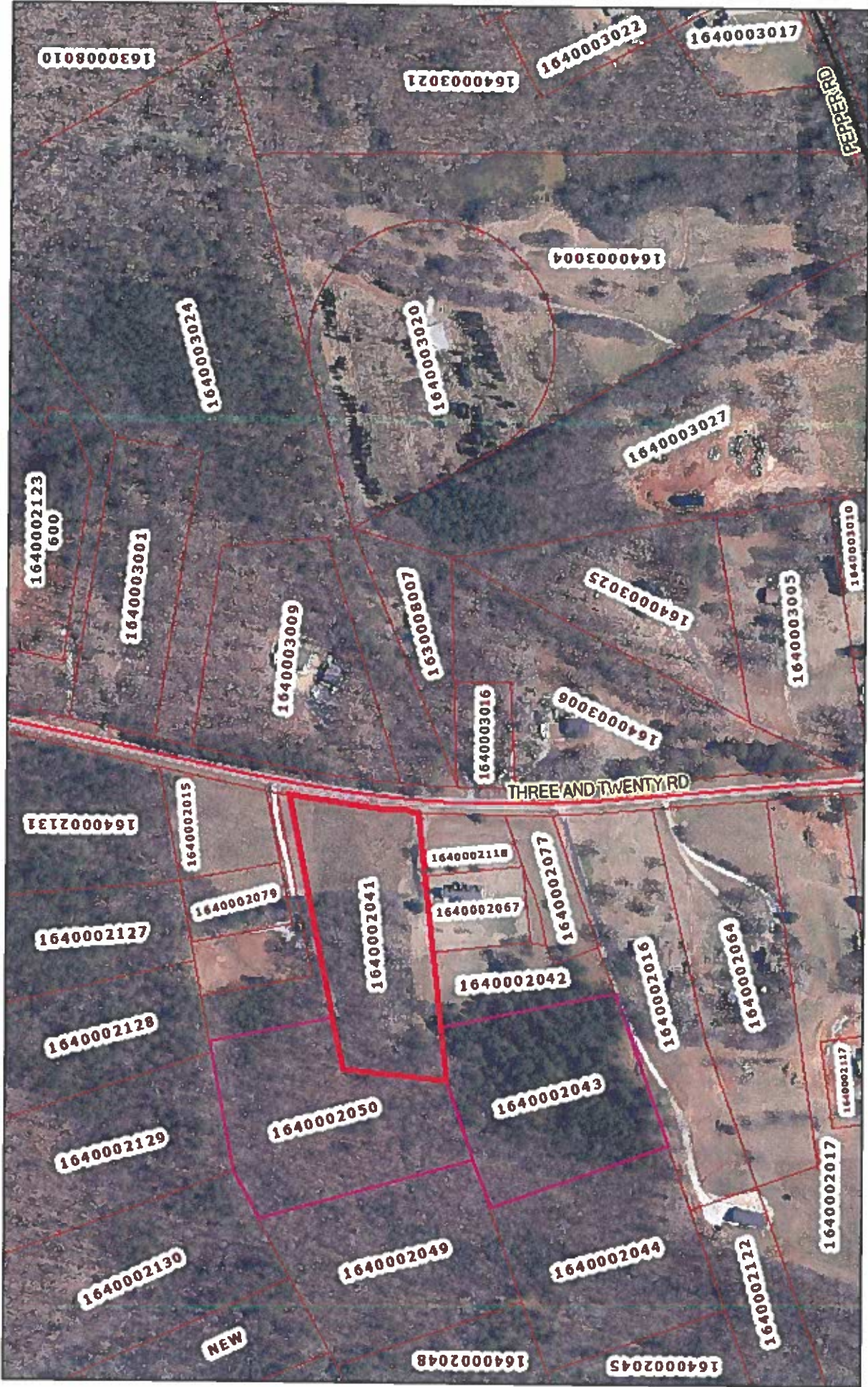
Signature of Applicant 

Date 11/4/24

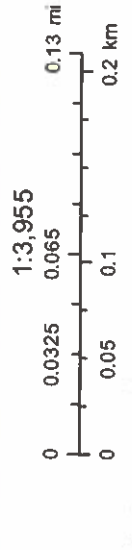
Signature of Owner 

Date 11/4/24

# Anderson County



January 3, 2025



ESR, Highland Mapping, and Anderson County GIS









**ANDERSON COUNTY GIS AND  
E911 ADDRESSING DEPARTMENT  
P O BOX 8002**



**Anderson, SC 29622-8002**

GIS Tel 864-260-4687 • Fax 864-260-4099  
E911 Addressing Tel 864-260-4392 • Fax 260-4099  
Physical Address: 401 E River St, Anderson, SC 29624  
Property viewer: [www.andersoncountysc.org](http://www.andersoncountysc.org)

Date: 12/11/2024 Expires : 12/11/2027

Developer: MUNGO HOMES

Contact Info: 535 BROOKSHIRE RD SUITE A, GREER SC 29651

Email: PINGRAM@MUNGO.COM

The Anderson County GIS & E911 Addressing Department has reviewed the following names as mandated by the Anderson County Code of Ordinance and E911 Addressing Policy. Please provide the E911 Addressing Office with the required 5 signed and recorded copies of the final subdivision/development plan. **Subdivisions must provide a DWG file of the final recorded plat.** If there are any revisions, please notify the E911 Addressing Office as soon as possible. **Plot Plans or drawings with driveway and structure locations are required for corner lots.**

Subdivision Name:	<u>PICKENS CREEK ESTATES APPROVED</u>	Parent TMS:	<u>1640002041 PO</u>
Zip Code:	<u>EASLEY 29642</u>	ESN:	<u>112</u>

Road Name:	Status:
------------	---------

<u>WESTON DR</u>	<u>DENIED</u>
------------------	---------------

<u>WYATT AVE</u>	<u>DENIED</u>
------------------	---------------

<u>SHTERN DR</u>	<u>APPROVED</u>
------------------	-----------------

According to the Anderson County Addressing Policy road names may be reserved for one year from the date of this letter. If the final recording of the preliminary subdivision plan does not occur within one year, a written request for a six-month extension of the road names reservation may be submitted to Anderson County GIS & E911 Addressing Office. If you have any questions or require additional information, please call Kevin (864) 260-4687 or Zee (864) 260-4392.

Respectfully,

Anderson County GIS & E911 Addressing Dept



Mailing Address:  
664 Issaqueena Trail  
Clemson, SC 29630

☎: 864.234.4405

November 19, 2024

Parker Sutton  
Arbor Land Design  
49 Greenland Drive  
Greenville, SC 29615

RE: Property located on Three and Twenty Road in Easley, SC

Dear Mr. Sutton:

This letter confirms that Duke Energy can provide electric service to the proposed site located on Three and Twenty Road in Easley, SC (Anderson County Tax Map #1640002041) provided all necessary easements, permits and rights-of-way can be obtained. Please contact Kim Ball at Duke Energy at (864) 234-4405 when your construction plans are complete so we can discuss your electrical service requirements.

Duke Energy appreciates the opportunity to provide your electric service.

Sincerely,

A handwritten signature in black ink that reads "Kim Ball". The signature is written in a cursive, flowing style.

Kim Ball  
Engineering Design Associate

November 20, 2024

Attn: Parker Sutton  
Arbor Land Design  
49 Greenland Drive  
Greenville, SC 29615  
864-353-0266  
dps@aldllc.net

RE: Gas Available for: Avendell Estates

Dear Mr Sutton,

Thank you for requesting information for natural gas availability for the proposed development Avendell Estates in Anderson County SC.. This property is identified by Anderson County parcel number 1640002041. Fort Hill Natural Gas Authority is the natural gas supplier for this area. The existing natural gas main has sufficient volume and pressure to support the proposed development.

If you have any questions, please do not hesitate to give me a call.

Sincerely,

Joe Wilson  
Business Development Representative  
864-859-6375 office  
864-423-9006 mobile  
1-800-573-5556  
[joe.wilson@fhnga.com](mailto:joe.wilson@fhnga.com)



Outlook

---

**Proposed Subdivision Avendell Estates - Preliminary Approval for Submittal**

---

From Parker Sutton <dps@aldllc.net>

Date Mon 11/18/2024 9:43 AM

To youngs@apps.anderson1.org <youngs@apps.anderson1.org>

Cc Austin Allen <ama@aldllc.net>

1 attachment (1 MB)

AVENDELL ESTATES PLM.pdf;

Good morning, Dr. Young.

This is Parker Sutton with Arbor Land Design reaching out in regards to a 12-lot development located @ TMS 1640002041, and 1640002043-2050.

We wanted to make the school district aware of our efforts as we work through the submittal process!

I have attached a site plan for reference!

If you have any questions don't hesitate to reach out!

Thank you!

**Parker Sutton**  
*Planner*



**C – (864) 353-0266**

49 Greenland Drive | Greenville, SC 29615

\*\*\* Arbor Land Design will never email to request a change in payment method. Should you receive any correspondence requesting a change in payment method, particularly a change to EFT/ACH payments, please contact us immediately.

---

**Re: Proposed Subdivision - Avendell Estates - Service Availability**

---

**From** Connie Harris <charris@southsidewater.net>

**Date** Wed 11/13/2024 8:49 AM

**To** Parker Sutton <dps@aldllc.net>

 1 attachment (423 KB)  
20311125071033.pdf;

Parker,

I have attached the preliminary opinion of cost for Avendell Estates. If you have any questions, please contact Troy Rosier at [troy@rosier.group](mailto:troy@rosier.group).

Thank you

On 11/13/2024 7:18 AM EST Parker Sutton <dps@aldllc.net> wrote:

Good morning, Connie.

You can send that to me for review!

Thank you!

Get [Outlook for iOS](#)

---

**From:** Connie Harris <charris@southsidewater.net>

**Sent:** Tuesday, November 12, 2024 4:34:31 PM

**To:** Parker Sutton <dps@aldllc.net>

**Subject:** Re: Proposed Subdivision - Avendell Estates - Service Availability

Hi Parker,

We have the preliminary opinion of cost ready for Avendell Estates. Could you please let me know who I need to send this to.

Thanks

On 10/29/2024 10:49 AM EDT Parker Sutton <dps@aldllc.net> wrote:

Good morning, Southside Water.

I am with Arbor Land Design working through a Preliminary Plat Submittal for a 12 Lot development located at TMS 16400002041, and 1640002043-2050.

According to Anderson County GIS these parcels are within your service area. We are seeking confirmation that services would be available for this development. I have attached the site plan with this email.

As we work towards a November 1<sup>st</sup> submittal, I am looking forward to hearing back from you!

Thank you!

**Parker Sutton**  
*Planner*

**C – (864) 353-0266**  
49 Greenland Drive | Greenville, SC 29615

\*\*\* Arbor Land Design will never email to request a change in payment method. Should you receive any correspondence requesting a change in payment method, particularly a change to EFT/ACH payments, please contact us immediately.

8-Nov-24

SOUTHSIDE RURAL COMMUNITY WATER DISTRICT  
P.O. BOX 73  
LIBERTY, SC 29657

**AVENDELL ESTATES**  
**THREE AND TWENTY ROAD**

(Based on plans by Arbor Land Design, LLC dated October 15, 2024)

**PRELIMINARY OPINION OF COST**

ITEM NO:	DESCRIPTION	EST QTY.	UNIT	UNIT PRICE IN PLACE	AMOUNT
1.	EQUIPMENT MOBILIZATION		LS		\$ 7,500.00
2.	TESTING & STERILIZING		LS		1,600.00
3.	SAMPLING	2	EA @	800.00	1,600.00
4.	8" x 6" MAIN CONNECTION (TAP SLEEVE/ VALVE/ BOX/ RING)	1	EA @	9,500.00	9,500.00
5.	6" DIP (CL350) FITTINGS/ MMTAPE/ WIRE	2,080	LF @	79.00	164,320.00
6.	6" MJ GATE VALVE/ BOX/ RING	2	EA @	2,250.00	4,500.00
7.	THREE WAY FIRE HYDRANT ASSEMBLY	2	EA @	7,600.00	15,200.00
8.	3/4" SERVICE CONNECTIONS	12	EA @	1,650.00	19,800.00
9.	CONCRETE MARKER	2	EA @	80.00	160.00
10.	6" TYPE 'A' CROSSING	1	EA @	12,000.00	12,000.00
11.	EROSION CONTROL (BMPs)		LS		1,000.00
12.	PERFORMANCE & PAYMENT BOND		LS		7,115.40
<b>CONSTRUCTION</b>					<b>\$ 244,295.40</b>
Engineering, Supervision and Inspection					28,872.00
DHEC Application Fee					401.00
Maintenance Bond (5% Construction)					12,215.00
Impact Fee					10,200.00
G.I.S. Mapping Fee					\$ 1,221.48
Contingency					24,429.54
<b>TOTAL</b>					<b>\$ 319,634.42</b>

\*This estimate does not include any cost associated relocation of existing water main due to roadway relocation and/or widening at entrance of proposed development.

**Rosier Group**  
110 West First Ave., Suite D  
Easley, SC 29640

dwr



# Variance Application

**Processing Fee: \$32500**

Please submit applications and processing fees simultaneously to avoid delay in processing. Applications can be submitted by email, or if supporting documents (reference page 3) is greater than 10 pages, applications should be mailed or brought in person.

For payment cash (in-person only), check (in-person or by mail), and cards (call to pay over phone) are accepted.

11/4/24

Date Application Received

Application Status (Approved or Denied)

All variance applicants are required to go before the Anderson County Board of Zoning Appeals and must attend the live scheduled Board of Zoning appeals meeting when their request is to be heard. Applicants may be exempt from attending the scheduled meeting for the following reasons only: an unexpected illness or passing of oneself or a loved one or if an applicant is on active military duty or deployed.

### Applicant's Information

Name: Austin Allen (Arbor Land Design) Pickens Creek Estates  
Mailing Address: 49 Greenland Dr. Greenville, SC 29615  
Telephone and Fax: 864 230 6232 E-Mail: aa@aldllc.net

### Property Owner's Information

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

Name: Ay Holdings SC LLC  
Mailing Address: 17001 Collins Ave Unit 2804 Sunny Isles, FL 33160  
Telephone and Fax: 215-416-2306 Email: yuryshtern@gmail.com  
Designated Agent Name (Representative of Property Owner): Yury Shtern

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

Yury Shtern

Owner's or Designated Agent Signature

Date

### Project Information

Please Indicate Current Use of Property: Commercial  or Residential

Property Location: Three and Treaty Dr. Easley, SC 29642

Parcel Number(s)/TMS: 640002041, 2043 - 2050

County Council District: 6 School District: Ascl

Total Acreage: 38.87 Current Zoning: R-A

Requested Variance: Minor encroachments on proposed 100' undisturbed buffer.  
Please check to indicate if setback variance  sign variance  or minimum lot size variance .

Purpose of Variance: R-A Zoning Compliance

Have you researched your Private Covenants/Deed restrictions at the Anderson County Register of Deeds?

Yes: \_\_\_ No:  Date visited ROD or Date searched online: \_\_\_\_\_

Private Covenants or Deed Restrictions on the Property: Yes  No

If you indicated no and covenants/deed restrictions are discovered after application submittal, the application will be removed from the agenda and any approvals granted by the Board of Zoning Appeals or Planning Commission will be null and void. If you indicated no, your signature is required.

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

For a variance to potentially be considered for approval by the Board of Zoning appeals the applicant must establish a hardship.

Hardship: A hardship relates to the physical characteristics of the property, not the personal circumstances of the owner or user, and the property is rendered unusable without the granting of a variance.

The applicant hereby request a variance to the Board of Zoning Appeals for the following reasons:

What are the extraordinary and exceptional conditions pertaining to the particular piece of property:

see attached

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

see attached

Reasons why property is prohibited or limited in its uses:

see attached

Application of the variance will not be of detriment to adjacent properties or to the public good and the character of the district will not be harmed by the granting of the variance for the following reasons:

see attached

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

Variance Application Responses

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

For Office Use Only:

Application Received By: \_\_\_\_\_ Date Completed Application Received: \_\_\_\_\_

Application Fee Amount Paid: \_\_\_\_\_ Check Number: \_\_\_\_\_

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

# Variance Application Checklist

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

### Section 9:5.- Powers and Duties

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

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

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

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

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

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

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

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

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

#### Application Submittal Requirements

- \*Completed and Signed Variance Application
- \$325 Processing Fee
- One (1) Accurate, Legible Plot Plan with Dimensions and Locations of Structures and Improvements of the Property
- Clear Statement of why the variance is being requested
- One (1) Copy of all Private Covenants and Deed Restrictions Related to the property, if applicable (Can be obtained from Anderson County Register of Deeds)
- Written statement from property owner granting permission to allow variance (only needed if applicant and property owner or not the same).

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

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

  
Applicant's Signature

  
Date



## Variance Application Responses

**Date:** November 22, 2024

**To:** Anderson County Planning and Development  
401 East River Street, Anderson, SC 29622

The following information can be found along with this submittal:

Copies	Date	Item
1	11/22/2024	Pickens Creek Estates Variance Application Responses

1. Is this proposed use consistent with other uses in the area or the general development patterns occurring in the area.

The proposed use is consistent with both other uses in the area and it follows the general development patterns occurring along Three and Twenty Rd. This property, as well as surrounding areas, are zoned R-A. Our proposed use meets R-A zoning requirements.

2. Will the proposed use not adversely affect the existing use or usability of adjacent or nearby property?

The parcel with TMS 1640002067 located south of the parent parcel for our development (TMS 1640002041) has an existing driveway that encroaches the property line and into the proposed 100' undisturbed buffer.

3. Will the proposed use not cause excessive or burdensome use of public facilities or services. Including but not limited to streets, schools, water, or sewer utilities, and police or fire protection?

The proposed use will not cause excessive or burdensome use of public facilities in this area.

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

The property is suitable for the proposed use, and with the Grant of the Variance for the existing driveway located within the proposed 100' undisturbed buffer, this proposed development will meet R-A Zoning requirements.

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

Yes, the project does reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of the property.

Thank you for your consideration of the above project. If further information is required, please reach out to me at [ama@aldllc.net](mailto:ama@aldllc.net) or 864-230-6232.

Sincerely,



**Austin Allen**

*Land Planner*



# Anderson County Planning Commission

January 14, 2025

6:00 PM

## Staff Report – Preliminary Subdivision

---

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

This development (AKA) Stone Creek was approved on 1-11-2022 for 275 lots.

**Preliminary Subdivision Name:** Stone Woods

**Intended Development:** Single Family (Conservation)

**Applicant:** Southeastern Residential Development, LLC

**Surveyor/Engineer:** McCutchen

**Location/Access:** Welcome Rd. (State)

**County Council District:** 7

**Surrounding Land Use:** Residential, Vacant

**Zoning:** Un-zoned

**Tax Map Number:** 169-00-11-008, 195-00-01-001

**Number of Acres:** 111.4

**Number of Lots:** 200

**Variance:** Yes, requesting a variance to the 50-foot undisturbed buffer requirement as outlined in the Conservation Subdivision regulations for our proposed subdivision. Specifically, we seek a variance along the portion of the proposed road within the Phase 1, Maple Leaf Lane, where it intersects an existing pond, to reduce the buffer from 50 feet to 15 feet.

**Traffic Impact Analysis:** See memo.

**The preliminary plat has been reviewed by county staff and meets the requirements in chapter 24 land use.**



# Development Standards Subdivision Plat Application

Anderson County Code of Ordinance  
Chapter 24 Land Use

Scheduled Public Hearing Date: 1-14-2024

Application Received By: TS

Date: 11-18-2024

DS Number: 25-02

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: Stone Woods Subdivision Phase 1 and 2

1. Name of Applicant: Southeastern Residential Development, LLC  
Address of Applicant: P.O. Box 266, Columbia SC 29202  
Telephone Number(s): 803-708-3424 Email: brad.shell@peachproperties.net

2. Property Owner(s): Stone Acquisitions, LLC  
Address: P.O. Box 266, Columbia SC 29202  
Telephone Number(s): 803-708-3424 Email: brad.shell@peachproperties.net

3. Engineer/Surveyor(s): McCutchen Engineering Associates, PC Email: wjones@mcc-ea.com

### Project Information

4. Project Location: Welcome Road

Parcel Number/TMS: 1690011008 + 1950001001 County Council District: 7 School District: 01

Total Acreage: 111.4 acres Number of Lots: 200 + amenity Intended Development: \_\_\_\_\_

Current Zoning: un-zoned Surrounding Land Uses: Residential

All electric development. Natural gas is available via Fort Hill Natural Gas. If in the future, residents or the developer desires natural gas, they may contact the provider for this service.

5. Utility Agreement Services Letter of Approval, Please attach to application.

Water Supplier: Big Creek Water Dist. Sewer Supplier: Anderson County Septic: N/A

Electric Company: Blue Ridge Elec. Gas Company: \_\_\_\_\_ Telecommunication Company: AT&T

6. Have any changes been made since this plat was last before the Planning Commission? Yes.  
If so, please describe.  
Acreage of the project has been decreased. Layout has been revised and we are requesting Conservation Subdivision zoning

7. Is there a request for a variance? Yes If so, please attach the description to this application. (Variance Fee \$325.00)

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

9. 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.

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### Subdivision Plat Application Check List

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

**Application Submittal Requirements and Process**

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

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

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

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

The preliminary plat shall contain the following information:

- (1) Location of subdivision on a map indicating surrounding areas of an appropriate scale sufficient to locate the subdivision.
- (2) Map of development of 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.

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**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 10/24/24

Signature of Owner



Date 10/24/24

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MCDUTCHEEN ENGINEERING ASSOCIATES, PC  
 1501 W. STATE STREET, SPARTANBURG, SC 29301  
 PHONE 803.582.0083 FAX 803.582.0051

STONE WOODS SUBDIVISION - PHASE 1 AND 2  
 WELCOME ROAD  
 ANDERSON SOUTH CAROLINA

DATE: 10/18/2022  
 DRAWN BY: J. J. MCDUTCHEEN  
 CHECKED BY: J. J. MCDUTCHEEN  
 PROJECT NUMBER: 22115-001

PP-100  
 SHEET

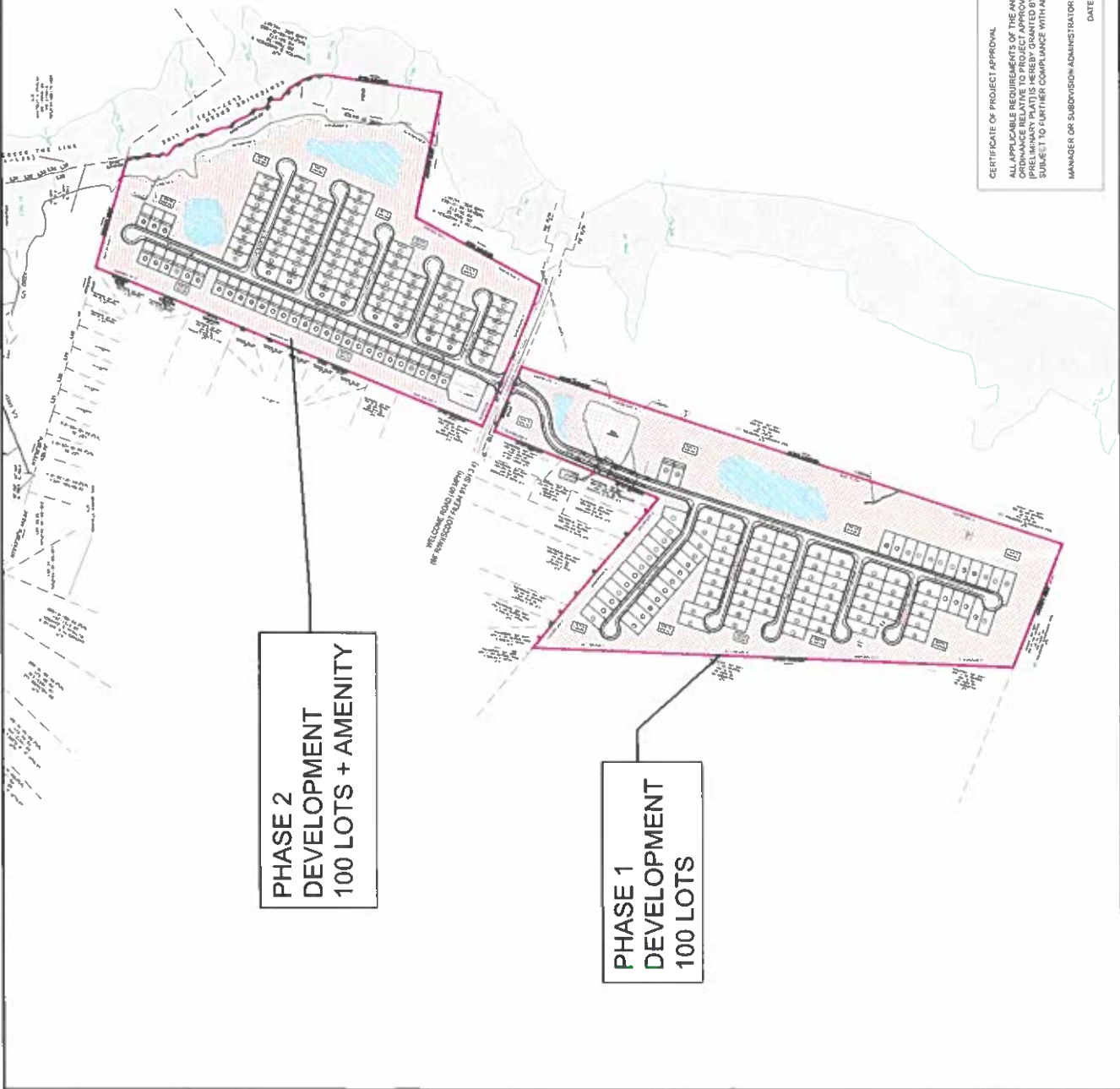


PROPERTY OWNER:	STONE ACQUISITIONS LLC P.O. BOX 336 COLUMBIA, SC 29202
DEVELOPER:	SOUTHWESTERN RESIDENTIAL DEVELOPMENT, LLC P.O. BOX 336 COLUMBIA, SC 29202 BRAD SHELLEY 803.708.4214 BRAD.SHELLEY@PROPERTIES.NET
SURVEYOR:	30 LIND SHARTYKING 1000 W. STATE STREET GREENVILLE, SC 29604 864.777.0274 WFO@GCS.NET
ENGINEER:	MCDUTCHEEN ENGINEERING ASSOCIATES, PC 1501 W. STATE STREET SPARTANBURG, SC 29301 864.777.0274 J.MCDUTCHEEN@MCDUTCHEEN.COM

**OWNER'S CERTIFICATION**  
 AS THE OWNER OF THIS LAND AS SHOWN ON THIS PRELIMINARY PLAN OR AS AN AGENT, I CERTIFY THAT THIS DRAWING AND ACCOMPANYING NOTES, SPECIFICATIONS AND ACCURATELY PORTRAITS THE EXISTING LAND AND ITS FEATURES AND APPROVED THIS PLAN AND APPROVED THIS CERTIFICATE.  
 DATE: 10/18/2022  
 SIGNED: BRAD SHELLEY

**DESIGN PROFESSIONAL CERTIFICATION**  
 I, J. J. MCDUTCHEEN, P.E., HEREBY CERTIFY THAT THIS PRELIMINARY PLAN WAS PREPARED USING A SKILL AND KNOWLEDGE REASONABLY EXPECTED OF A DESIGN PROFESSIONAL IN THE STATE OF SOUTH CAROLINA AND DATED NOVEMBER 8, 2021, AND FURTHER THAT THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE ANDERSON COUNTY DEVELOPMENT STANDARDS ORDINANCE AS APPLICABLE TO THE PROPERTY.  
 BY: J. J. MCDUTCHEEN, P.E.  
 SIGNED: J. J. MCDUTCHEEN  
 REGISTERED PROFESSIONAL NO. 20118  
 ADDRESS: 1501 WEST STATE STREET, SPARTANBURG, SC 29301  
 PHONE NUMBER: 864.777.0274  
 DATE: 10/18/2022

**CERTIFICATE OF PROJECT APPROVAL**  
 ALL APPLICABLE REQUIREMENTS OF THE ANDERSON COUNTY DEVELOPMENT STANDARDS ORDINANCE AS APPLICABLE TO THIS PRELIMINARY PLAN IS HEREBY GRANTED BY THE SUBDIVISION ADMINISTRATOR SUBJECT TO FURTHER COMPLIANCE WITH ALL PROVISIONS OF SAID DEVELOPMENT REGULATIONS.  
 MANAGER OR SUBDIVISION ADMINISTRATOR: \_\_\_\_\_  
 DATE: \_\_\_\_\_



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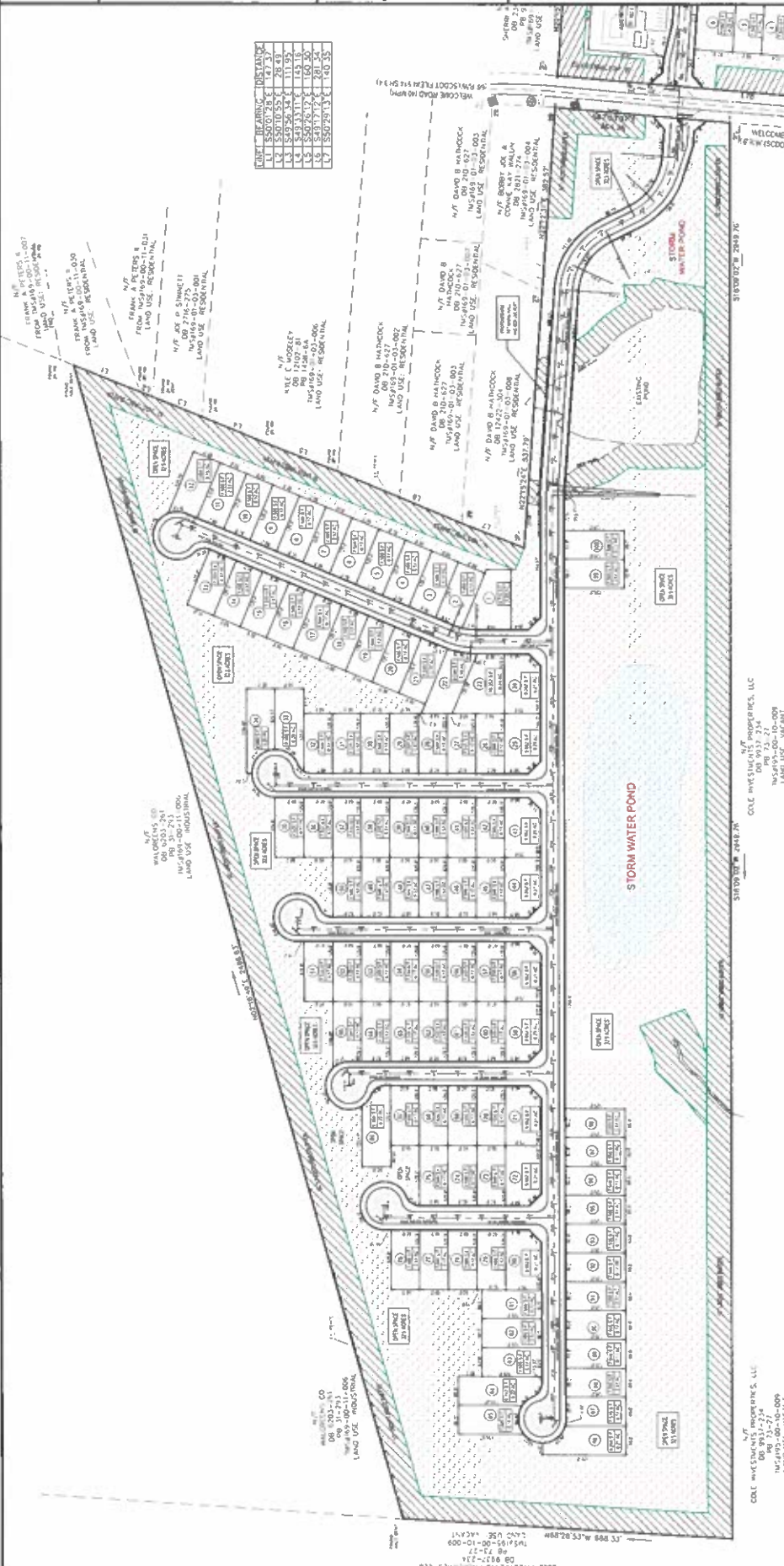


MCKITCHEN ENGINEERING ASSOCIATES, PC  
 1000 W. BERRY RD., SUITE 200  
 WELLSVILLE, NC 27884  
 PHONE: 866.552.2000 FAX: 866.552.0041

PRELIMINARY PLAN  
 WELCOME ROAD  
 ANDERSON SOUTH CAROLINA

PROJECT: STONE WOODS SUBDIVISION - PHASE 1  
 SHEET: 22185.001  
 DATE: 08/20/2022  
 DRAWN BY: CWJ  
 CHECKED BY: CWJ

PP-101



PROPERTY OWNER	TAX MAP #	TOTAL ACRES	ADDRESS	PROPOSED ZONING	PROPOSED SETBACKS:	PROPOSED NUMBER OF LOTS:	PROPOSED DENSITY:	PROPOSED OPEN SPACE:	PROPOSED ROADS:
STONE ACQUISITIONS LLC P.O. BOX 2407 COLUMBIA, SC 29207 CONTACT: JENNIFER D. BRINSON, JR. JBRINSON@STONEACQUISITIONS.COM	189-00-11-008	57.4 ACRES	WELCOME ROAD	CONSERVATION SUBDIVISION	FRONT/STREET: 20' SIDE: 5' REAR: 5'	100 LOTS	1.74 UNITS/ACRE	32.5 ACRES (56.6%)	HAWTHORN BERRY DRIVE: 2,871 LF WALKUT LEAF LANE: 849 LF REDBUD BRANCH DRIVE: 695 LF PINK CHERRY DRIVE: 566 LF SHAGBARK HICKORY DRIVE: 380 LF
DEVELOPER									
STONE ACQUISITIONS LLC P.O. BOX 2407 COLUMBIA, SC 29207 CONTACT: JENNIFER D. BRINSON, JR. JBRINSON@STONEACQUISITIONS.COM									
CONSERVATION SUBDIVISION = OPEN SPACE FRONTAGE									
REQUIREMENTS									
50% OF THE LOTS SHALL DIRECTLY FRONT OPEN SPACES OR FACE OPEN SPACES FROM ACROSS A DIVISION STREET BY THE PLANNING COMMISSION									
LOTS 1-31 LOTS 29-36 LOTS 51-52									
LOTS 66-67 LOTS 75-100									
57 LOTS (67%)									
LOTS 57.77% LINEAR FEET									

PROPERTY OWNER: STONE ACQUISITIONS LLC  
 DEVELOPER: STONE ACQUISITIONS LLC  
 SURVEYOR: 3D LAND SURVEYING  
 ENGINEER: MCKITCHEN ENGINEERING ASSOCIATES, PC

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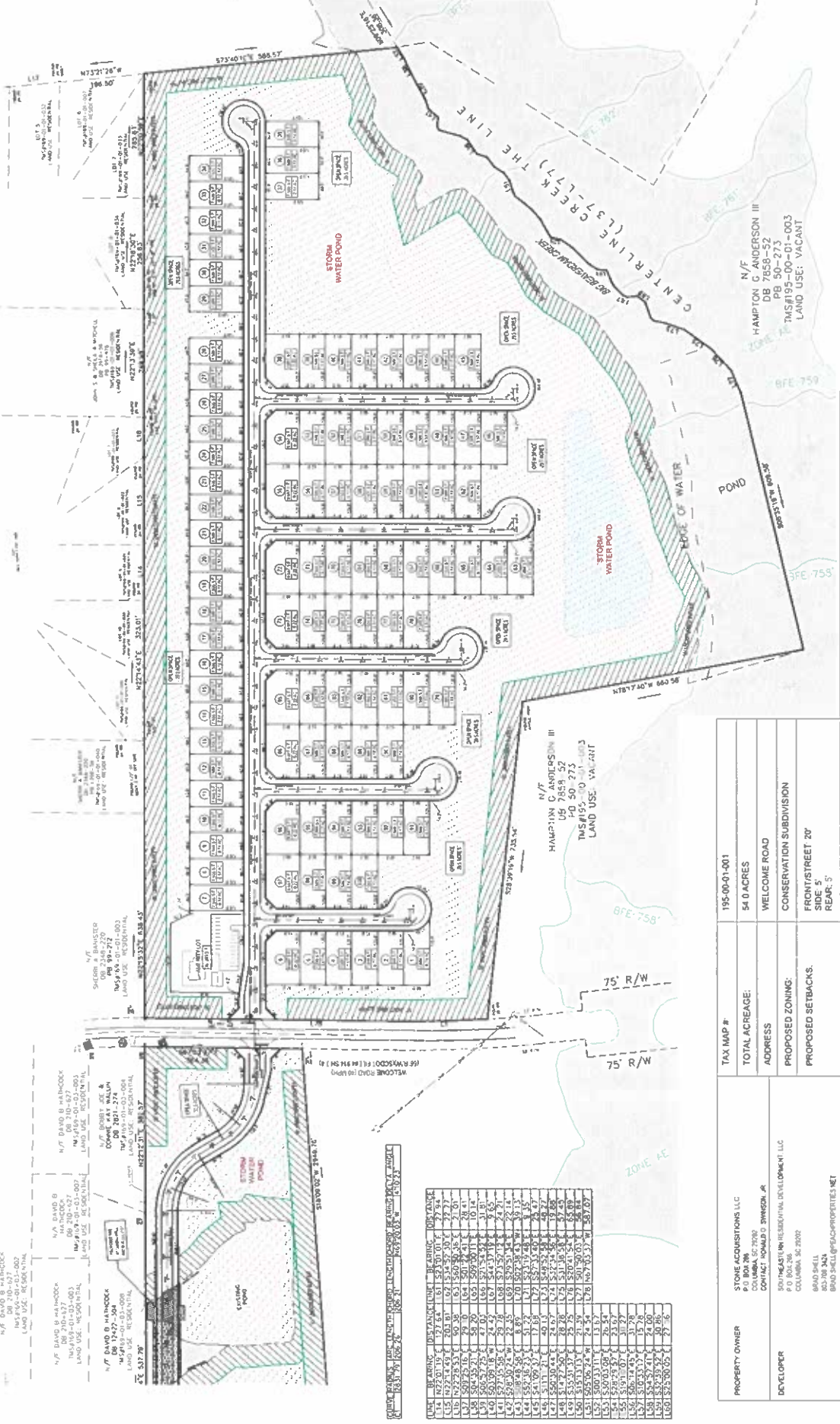
**MCKUTCHEN ENGINEERING ASSOCIATES, PC**  
 1819 W. SAINT JOHN STREET, SUITE 200  
 SPARTANBURG, SOUTH CAROLINA 29301  
 PHONE: 803.582.0581 FAX: 803.582.0581

**PRELIMINARY PLAT**  
 WELCOME ROAD  
 WELCOME ROAD  
 ANDERSON SOUTH CAROLINA

Project Number: 27135-001  
 Date: MARCH 2022

Project Name: STONE WOODS SUBDIVISION - PHASE 2

Sheet: PP-102



REQUIREMENTS	REQUIREMENTS
50% OF THE LOTS SHALL DIRECTLY FRONT OPEN SPACES OR FACE OPEN SPACES FROM ACROSS A CONSERVATION SUBDIVISION. A VARIANCE IS GRANTED BY THE PLANNING COMMISSION	58 LOTS (58%)
LOTS 1-45: LOTS 63-66; LOTS 78-80; LOTS 90-92; LOT 100	

CONSERVATION SUBDIVISION - OPEN SPACE FRONTAGE	CONSERVATION SUBDIVISION - AMENITY
185 UNITS/ACRE	1.85 UNITS/ACRE
29.5 ACRES (64.6%)	29.5 ACRES (64.6%)
BEECH TREE DRIVE LOBLOLLY LANE TUPELO DRIVE MULBERRY LANE SPARTANBURG DRIVE STAMORE BERRY DRIVE	2,127 LF 385 LF 445 LF 505 LF 625 LF 825 LF
TOTAL	4,712± LINEAR FEET

TAX MAP #	195-00-01-001
TOTAL ACREAGE:	54.0 ACRES
ADDRESS:	WELCOME ROAD
PROPOSED ZONING:	CONSERVATION SUBDIVISION
PROPOSED SETBACKS:	FRONT/STREET 20' SIDE 5' REAR 5'

PROPOSED NUMBER OF LOTS	PROPOSED DENSITY	PROPOSED OPEN SPACE	PROPOSED ROADS
100 LOTS	1.85 UNITS/ACRE	29.5 ACRES (64.6%)	BEECH TREE DRIVE LOBLOLLY LANE TUPELO DRIVE MULBERRY LANE SPARTANBURG DRIVE STAMORE BERRY DRIVE

PROPERTY OWNER	STONE ACQUISITIONS LLC P.O. BOX 796 WINDY HILLS CONTACT: DONALD SWINSON, JR. COLUMBIA, SC 29922
DEVELOPER	PROGRESSIVE RECREATIONAL DEVELOPMENT LLC 6800 S.W. 11TH AVE. SUITE 200 MIAMI, FL 33156 BRAD MCELROY@PROPERTIES.NET
SURVEYOR	JO LAND SURVEYING 301 W. SAINT JOHN STREET, 1 GREENVILLE, SC 29664 M4272074 MFO@JO.LS.NET
ENGINEER	MCKUTCHEN ENGINEERING ASSOCIATES, PC 1819 W. SAINT JOHN STREET, 1 SPARTANBURG, SC 29301 866-582-0581 DMO@MCKE.COM OR MCKE@MCKE.COM

LOT	BEARING	DISTANCE	AREA (SQ. FT.)	AREA (SQ. YD.)
L1	N 89° 58' 00" E	100.00	10,000.00	111.11
L2	S 89° 58' 00" W	100.00	10,000.00	111.11
L3	N 00° 00' 00" E	100.00	10,000.00	111.11
L4	S 00° 00' 00" W	100.00	10,000.00	111.11
L5	N 89° 58' 00" E	100.00	10,000.00	111.11
L6	S 89° 58' 00" W	100.00	10,000.00	111.11
L7	N 00° 00' 00" E	100.00	10,000.00	111.11
L8	S 00° 00' 00" W	100.00	10,000.00	111.11
L9	N 89° 58' 00" E	100.00	10,000.00	111.11
L10	S 89° 58' 00" W	100.00	10,000.00	111.11
L11	N 00° 00' 00" E	100.00	10,000.00	111.11
L12	S 00° 00' 00" W	100.00	10,000.00	111.11
L13	N 89° 58' 00" E	100.00	10,000.00	111.11
L14	S 89° 58' 00" W	100.00	10,000.00	111.11
L15	N 00° 00' 00" E	100.00	10,000.00	111.11
L16	S 00° 00' 00" W	100.00	10,000.00	111.11
L17	N 89° 58' 00" E	100.00	10,000.00	111.11
L18	S 89° 58' 00" W	100.00	10,000.00	111.11
L19	N 00° 00' 00" E	100.00	10,000.00	111.11
L20	S 00° 00' 00" W	100.00	10,000.00	111.11
L21	N 89° 58' 00" E	100.00	10,000.00	111.11
L22	S 89° 58' 00" W	100.00	10,000.00	111.11
L23	N 00° 00' 00" E	100.00	10,000.00	111.11
L24	S 00° 00' 00" W	100.00	10,000.00	111.11
L25	N 89° 58' 00" E	100.00	10,000.00	111.11
L26	S 89° 58' 00" W	100.00	10,000.00	111.11
L27	N 00° 00' 00" E	100.00	10,000.00	111.11
L28	S 00° 00' 00" W	100.00	10,000.00	111.11
L29	N 89° 58' 00" E	100.00	10,000.00	111.11
L30	S 89° 58' 00" W	100.00	10,000.00	111.11
L31	N 00° 00' 00" E	100.00	10,000.00	111.11
L32	S 00° 00' 00" W	100.00	10,000.00	111.11
L33	N 89° 58' 00" E	100.00	10,000.00	111.11
L34	S 89° 58' 00" W	100.00	10,000.00	111.11
L35	N 00° 00' 00" E	100.00	10,000.00	111.11
L36	S 00° 00' 00" W	100.00	10,000.00	111.11
L37	N 89° 58' 00" E	100.00	10,000.00	111.11
L38	S 89° 58' 00" W	100.00	10,000.00	111.11
L39	N 00° 00' 00" E	100.00	10,000.00	111.11
L40	S 00° 00' 00" W	100.00	10,000.00	111.11
L41	N 89° 58' 00" E	100.00	10,000.00	111.11
L42	S 89° 58' 00" W	100.00	10,000.00	111.11
L43	N 00° 00' 00" E	100.00	10,000.00	111.11
L44	S 00° 00' 00" W	100.00	10,000.00	111.11
L45	N 89° 58' 00" E	100.00	10,000.00	111.11
L46	S 89° 58' 00" W	100.00	10,000.00	111.11
L47	N 00° 00' 00" E	100.00	10,000.00	111.11
L48	S 00° 00' 00" W	100.00	10,000.00	111.11
L49	N 89° 58' 00" E	100.00	10,000.00	111.11
L50	S 89° 58' 00" W	100.00	10,000.00	111.11
L51	N 00° 00' 00" E	100.00	10,000.00	111.11
L52	S 00° 00' 00" W	100.00	10,000.00	111.11
L53	N 89° 58' 00" E	100.00	10,000.00	111.11
L54	S 89° 58' 00" W	100.00	10,000.00	111.11
L55	N 00° 00' 00" E	100.00	10,000.00	111.11
L56	S 00° 00' 00" W	100.00	10,000.00	111.11
L57	N 89° 58' 00" E	100.00	10,000.00	111.11
L58	S 89° 58' 00" W	100.00	10,000.00	111.11
L59	N 00° 00' 00" E	100.00	10,000.00	111.11
L60	S 00° 00' 00" W	100.00	10,000.00	111.11
L61	N 89° 58' 00" E	100.00	10,000.00	111.11
L62	S 89° 58' 00" W	100.00	10,000.00	111.11
L63	N 00° 00' 00" E	100.00	10,000.00	111.11
L64	S 00° 00' 00" W	100.00	10,000.00	111.11
L65	N 89° 58' 00" E	100.00	10,000.00	111.11
L66	S 89° 58' 00" W	100.00	10,000.00	111.11
L67	N 00° 00' 00" E	100.00	10,000.00	111.11
L68	S 00° 00' 00" W	100.00	10,000.00	111.11
L69	N 89° 58' 00" E	100.00	10,000.00	111.11
L70	S 89° 58' 00" W	100.00	10,000.00	111.11
L71	N 00° 00' 00" E	100.00	10,000.00	111.11
L72	S 00° 00' 00" W	100.00	10,000.00	111.11
L73	N 89° 58' 00" E	100.00	10,000.00	111.11
L74	S 89° 58' 00" W	100.00	10,000.00	111.11
L75	N 00° 00' 00" E	100.00	10,000.00	111.11
L76	S 00° 00' 00" W	100.00	10,000.00	111.11
L77	N 89° 58' 00" E	100.00	10,000.00	111.11
L78	S 89° 58' 00" W	100.00	10,000.00	111.11
L79	N 00° 00' 00" E	100.00	10,000.00	111.11
L80	S 00° 00' 00" W	100.00	10,000.00	111.11
L81	N 89° 58' 00" E	100.00	10,000.00	111.11
L82	S 89° 58' 00" W	100.00	10,000.00	111.11
L83	N 00° 00' 00" E	100.00	10,000.00	111.11
L84	S 00° 00' 00" W	100.00	10,000.00	111.11
L85	N 89° 58' 00" E	100.00	10,000.00	111.11
L86	S 89° 58' 00" W	100.00	10,000.00	111.11
L87	N 00° 00' 00" E	100.00	10,000.00	111.11
L88	S 00° 00' 00" W	100.00	10,000.00	111.11
L89	N 89° 58' 00" E	100.00	10,000.00	111.11
L90	S 89° 58' 00" W	100.00	10,000.00	111.11
L91	N 00° 00' 00" E	100.00	10,000.00	111.11
L92	S 00° 00' 00" W	100.00	10,000.00	111.11
L93	N 89° 58' 00" E	100.00	10,000.00	111.11
L94	S 89° 58' 00" W	100.00	10,000.00	111.11
L95	N 00° 00' 00" E	100.00	10,000.00	111.11
L96	S 00° 00' 00" W	100.00	10,000.00	111.11
L97	N 89° 58' 00" E	100.00	10,000.00	111.11
L98	S 89° 58' 00" W	100.00	10,000.00	111.11
L99	N 00° 00' 00" E	100.00	10,000.00	111.11
L100	S 00° 00' 00" W	100.00	10,000.00	111.11





November 14, 2024

Anderson County Development Standards  
401 E. River Street  
Anderson, South Carolina 29624

Attention: Tim Cartee

**RE: Stone Creek Subdivision  
Variance Request (Phase 1)**

Mr. Cartee,

I am writing to formally request a variance to the 50-foot undisturbed buffer requirement as outlined in the Conservation Subdivision regulations for our proposed subdivision. Specifically, we seek a variance along the portion of the proposed road within the Phase 1, Maple Leaf Lane, where it intersects an existing pond, to reduce the buffer from 50 feet to 15 feet.

The request for this variance is based on the following considerations:

1. **Existing Site Conditions:** The existing pond and surrounding topography make it infeasible to maintain a full 50-foot buffer without significantly altering the existing pond. Reducing the buffer in this specific location to 15 feet will minimize environmental disturbance and preserve the integrity of the pond.
2. **Minimized Environmental Impact:** Our proposed design ensures that the reduction of the buffer will be limited to the area where the road crosses the pond. This targeted approach will avoid unnecessary disruption to the surrounding environment and help maintain the overall conservation goals of the subdivision (i.e. wetland encroachment).
3. **Storm Water Management:** The location of the road crossing has been carefully planned to allow the development to maintain the storm water requirements per Anderson County and South Carolina Department of Environmental Services. Adjusting the road alignment would further reduce the existing pond volume to where post development runoff exceeds pre-development runoff flow rates.
4. **Commitment to Conservation:** Outside of the requested variance area, we are committed to maintaining the full 50-foot undisturbed buffer and have designed the subdivision with conservation in mind, prioritizing the preservation of natural features and green space. We indicate this by having over 50% of property allocated to open space.



**McCUTCHEN** Engineering Associates, PC

898 West Saint John St.  
Spartanburg, SC 29301

864 582 0585

[www.mcc-ea.com](http://www.mcc-ea.com)

We believe this variance request aligns with the intent of the Conservation Subdivision regulations while addressing the unique constraints of the existing site conditions. We respectfully ask for your favorable consideration of this variance request, and we are happy to provide any additional information or documentation needed to support our case.

Thank you for your time and consideration.

Sincere Regards,  
**McCutchen Engineering Associates, PC**

A handwritten signature in blue ink, appearing to read 'C. Walden Jones, Jr.', with a long horizontal flourish extending to the right.

C. Walden Jones, Jr., P.E.  
Project Manager



# MEMORANDUM

## ANDERSON COUNTY ROADS AND BRIDGES

**DATE:** November 14, 2024

**TO:** Melissa Helbert- Pogoloff  
Kimley-Horn

**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:** Stone Creek Traffic Impact Study

This development is planned with 200 single-family detached homes with two accesses across from each other on Welcome Rd. The Traffic Impact Study (TIS) was conducted by Kimley Horn and dated November 1, 2024. Existing counts were taken October 24, 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 Welcome Road/site accesses, Welcome Road/ Midway Road
- Build volumes did not warrant turn lanes at the site accesses.
- The LOS for all movements at the study intersections are acceptable.

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

Please call if you have any questions.

ANDERSON COUNTY  
SOUTH CAROLINA



# MEMORANDUM

## ANDERSON COUNTY ROADS AND BRIDGES

**DATE:** January 3, 2025

**TO:** **Tim Cartee**  
Land Development Administrator

**FROM:** **Bill Rutledge**  
Assistant Principal Engineer

**Cc:** **Bee Baker**  
Principal Engineer

**SUBJECT:** **Stone Woods Subdivision Phase 1&2 Preliminary Review #2**

The preliminary plat for this development is acceptable.

**Tommy Dunn**  
Chairman, District 5

**Chris Sullivan**  
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



4315 Hwy 29 N  
Belton, SC 29627  
Phone: 847-4957 Fax: 847-4463

31 October 2024

C. Walden Jones, PE  
McCutchen Engineering Associates, PC  
898 West Saint John Street  
Spartanburg, SC 29301

**RE: Big Creek Water District Availability Letter. Stone Creek S/D Phase 1 & 2. Single Family Subdivision. Anderson County TMS 169-00-11-008; 195-00-01-001. Welcome Road.**

To Whom it May Concern,

Big Creek Water District is the potable water provider for this area along Welcome Road. We currently have an existing water main along Welcome Road and have the ability to provide potable water service to these parcels of land.

Please understand that there could be offsite water main extensions that are required in order to provide adequate potable water to this development. All costs associated with the water main installation will be at the expense of the owner/developer.

If you have any further questions regarding this development, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Matt Ruff". The signature is written in a cursive style with a large initial "M".

Matt Ruff  
Manager



October 29, 2024

RE: TMS# 1690011008 & 1950001001

Dear Sirs,

Anderson County does currently have sewer infrastructure in this area with sufficient capacity for the proposed project.

This letter does not guarantee access to sewer or that the capacity will be available when requested. Anderson County sets aside capacity in its system on a “first come first served basis” as determined when all fees are paid and all paperwork for the construction permit are submitted. All lines must be inspected and approved.

If you have any questions or need any additional information, give me a call at (864) 260-4023.

Sincerely,

Timothy A Haynes  
Engineer

**Tommy Dunn**  
Chairman, District 5

**Craig Wooten**  
Council District 1

**Tom Allen**  
Council District 4

**Cindy Wilson**  
Council District 7

**ANDERSON COUNTY**  
SOUTH CAROLINA

**Ray Graham**  
V. Chairman, District 3

**Gracie Floyd**  
Council District 2

**Ken Waters**  
Council District 6

**Lacey Croegaert**  
Clerk to Council

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



Blue Ridge Electric Cooperative, Inc. • 327 Pearman Dairy Road • Anderson, South Carolina 29625  
1-800-240-3400 • FAX 864/225-7953

October 29, 2024

To whom it may concern,

In regard to the electric power facilities, this letter is a notification that Blue Ridge Electric Co-op will be the power provider for the new Stone creek subdivision phase 1-2 in Anderson County, S.C. We will coordinate installation with the developer. If you have any questions, please feel free to give me a call.

Thank you,

Chad Davidson

Field Staking Engineer

OFFICE 864-898-8277

Cell: 864-915-1923

A handwritten signature in black ink that reads "Chad Davidson".



**AT&T**  
**C&E South Carolina**

**Larry Black**  
1003 Whitehall Rd  
Anderson SC 29621  
864-298-0747  
lb0014@att.com

Date: 10/12/2024

**Tommy Karnes, McCutchen Engineering Associates, PC**

**RE: Anderson County ,Stone Creek Subdivision , TAXMAP# 195-00-01-001-000 &169-00-11-008-000**

This letter is in response to your request for confirmation of service availability for your proposed project. The land parcel located on the tax map referenced above is located in an area served by AT&T.

This letter confirms that the above referenced land parcel is located in an area served by AT&T. Any service arrangements for this development will be subject to later discussions and agreements between the developer and AT&T. Please be advised this letter is not a commitment by AT&T to provide all AT&T service offerings to this location.

Please sent final plat when available and addresses when assigned.

General information regarding AT&T's service to commercial buildings can be obtained from AT&T's Building Industry Consulting Service (BICS) and at [www.bellsouth.com/bics](http://www.bellsouth.com/bics).

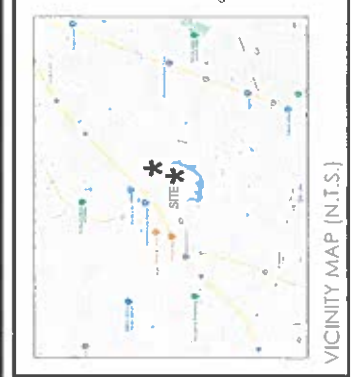
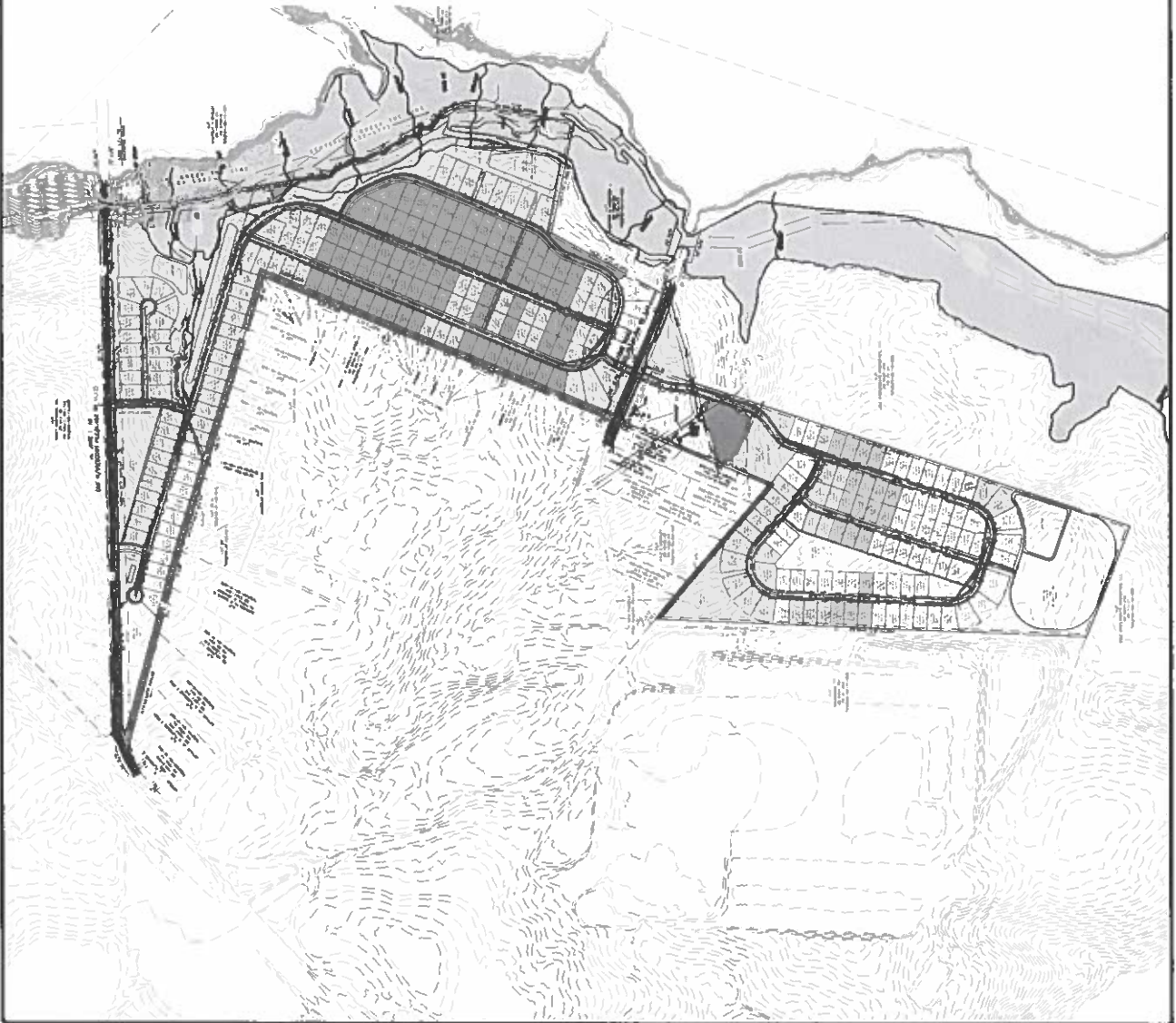
Please contact Larry Black– AT&T GEO Manager, who will be managing the design for your development at 864-222-9479 or lb0014@att.com.

Thank you for contacting AT&T.

Sincerely,

*Larry Black*

GEO Manager  
C&E South Carolina



VICINITY MAP (N.T.S.)

**SITE ANALYSIS**

TAX MAP NUMBER: 150001001  
 PHYSICAL ADDRESS AND PART OF 150001001  
 TOWNSHIP: NOT FORGED  
 WELCOME ROAD SETBACK: 40'  
 FRONT SETBACK: 30'  
 REAR SETBACK: 15'  
 LOWER SIDE CRAEGE: 2.69 AC  
 OPEN SPACE: 153.00 AC  
 AVERAGE SITE LOTS: 8071.725  
 PROPOSED LOTS: 275  
 DENSITY (UNITS PER AC): 1.86

**SITE LEGEND**

GENERIC  
 CONTOUR  
 EASEMENT  
 SETBACK  
 PROPERTY  
 LOT LINE  
 REPORT OF MISTAKE  
 LEGAL CORRIDOR HAZARD  
 EASEMENT  
 PROPOSED WALKWAY  
 EX. S.W.P. AND BIRTH-DIVERTY  
 S.W.P. AND BIRTH-DIVERTY

**GENERAL NOTES**

1. ALL DIMENSIONS ARE MEASURED FROM THE CENTERLINE OF THE ROAD.
2. ALL DIMENSIONS ARE MEASURED FROM THE CENTERLINE OF THE ROAD.
3. ALL DIMENSIONS ARE MEASURED FROM THE CENTERLINE OF THE ROAD.
4. ALL DIMENSIONS ARE MEASURED FROM THE CENTERLINE OF THE ROAD.
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8. ALL DIMENSIONS ARE MEASURED FROM THE CENTERLINE OF THE ROAD.
9. ALL DIMENSIONS ARE MEASURED FROM THE CENTERLINE OF THE ROAD.
10. ALL DIMENSIONS ARE MEASURED FROM THE CENTERLINE OF THE ROAD.

**DESIGN PROFESSIONAL INFORMATION**

As a duly certified and the primary author of this project, I hereby certify that the information contained herein is true and correct to the best of my knowledge and belief, and that I am a duly licensed Professional Engineer in the State of North Carolina.

By: JAMES B. BROWN, P.E.  
 Registered Professional Engineer, License No. 2011-000112000  
 Address: 100001001, Raleigh, NC 27617-10001001  
 Date: 07/2011

**DESIGN PROFESSIONAL INFORMATION**

As a duly certified and the primary author of this project, I hereby certify that the information contained herein is true and correct to the best of my knowledge and belief, and that I am a duly licensed Professional Engineer in the State of North Carolina.

By: JAMES B. BROWN, P.E.  
 Registered Professional Engineer, License No. 2011-000112000  
 Address: 100001001, Raleigh, NC 27617-10001001  
 Date: 07/2011

**DESIGN PROFESSIONAL INFORMATION**

As a duly certified and the primary author of this project, I hereby certify that the information contained herein is true and correct to the best of my knowledge and belief, and that I am a duly licensed Professional Engineer in the State of North Carolina.

By: JAMES B. BROWN, P.E.  
 Registered Professional Engineer, License No. 2011-000112000  
 Address: 100001001, Raleigh, NC 27617-10001001  
 Date: 07/2011

**CERTIFICATE OF PROJECT APPROVAL**

All applicable requirements of the Anson County Development Standards Ordinance relative to Project Approval have been met. This project is hereby approved for Project Approval.

Approved: \_\_\_\_\_  
 Manager or Subdivision Administrator

**811**

Know what's below.  
 Call before you dig.



**PROJECT DATUM INFORMATION**

DATE: 07/2011  
 SHEET NO. 1 OF 1  
 PROJECT NO. 150001001