

Anderson County Planning Commission

Wesley Grant, Chair, At Large
Scott Junkins, District #1
Brad Burdette, District #2
Steven Gilreath, District #3
Michael Burns, At Large

Will Moore, Vice-Chair, District #4
David Cothran, District #5
Jane Jones, District #6
Dan Harvell, District #7

February 11, 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
 - B. January 14, 2025
6. Public Hearings: None
7. New Business
 - A. Single-Family Subdivision: Evergreen Heights, Evergreen Road. / TMS 144-00-06-005 **(Council District 4)**
 1. Staff Presentation
 2. Public Hearing – Citizen Comments
 3. Developer Presentation
 - B. Single-Family Subdivision: Greystone, Harris Bridge Road. / TMS 119-00-06-006 **(Council District 4)**
 1. Staff Presentation
 2. Public Hearing – Citizen Comments
 3. Developer Presentation
 - C. Single-Family Subdivision: Thomas Crossing, SC-81 / TMS 193-00-05-015 **(Council District 4)**
 1. Staff Presentation
 2. Public Hearing – Citizen Comments
 3. Developer Presentation
 - D. Single-Family Subdivision: Thornbury Heights, Dixon Road. / TMS 94-05-01-043 **(Council District 5)**
 1. Staff Presentation
 2. Public Hearing – Citizen Comments
 3. Developer Presentation
 - E. Single-Family Subdivision: Pickens Creek Estates, Three and Twenty Road. / TMS 164-00-02-041, -043, -050 **(Council District 6)**
 1. Staff Presentation
 2. Public Hearing – Citizen Comments
 3. Developer Presentation
8. Executive Session: Legal Matter – Richard Henry & Sons Planning Commission Appeal.

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9. Executive Session: Legal Matter – SW Development Partners, LLC Planning Commission Appeal.
10. Action Following Executive Session:
11. Old Business:
 - A. Single-Family Subdivision: Old Farm Estates, Lebanon Road. / TMS 91-00-10-003. **(Council District 4).**
 1. Staff Presentation
 2. Public Hearing – Citizen Comments
 3. Developer Presentation
 - B. Single-Family Subdivision: Cypress Grove, Lawson Road. / TMS 177-00-06-006. **(Council District 2).**
 1. Staff Presentation
 2. Public Hearing – Citizen Comments
 3. Developer Presentation
12. Other Business: Discussion of Amending Bylaws
13. Adjournment

STATE OF SOUTH CAROLINA)
COUNTY OF ANDERSON)

ANDERSON COUNTY
PLANNING COMMISSION MEETING
DECEMBER 16, 2024

PRESENT:

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

ALSO PRESENT:

ALESIA HUNTER
HENRY YOUMANS
TIM CARTEE
JOAN HOLLIDAY
BRITTANY MCABEE
SARAH LYONS
TODD DARWIN

1 DAN HARVELL: All right, the
2 December 16, 2024, regular scheduled meeting of the
3 Anderson County Planning Commission come to order.
4 I'll ask that you stand for the invocation and pledge.
5 STEVEN GILREATH: Let us pray.
6 **INVOCATION AND PLEDGE OF ALLEGIANCE BY STEVEN GILREATH**
7 DAN HARVELL: All right, at
8 this time, I'd ask for a motion to approve the agenda.
9 This agenda has been amended from the first one. Do I
10 have a motion for -- to approve the agenda as revised?
11 DAVID COTHRAN: I make a
12 motion.
13 DAN HARVELL: We have a
14 motion from Mr. Cothran.
15 WILLIAM MOORE: Second.
16 DAN HARVELL: We have a
17 second from Mr. Moore. Any discussion? Those in
18 favor. And unanimous.
19 Next, item 5, approval of minutes of the November
20 12, 2024 meeting. Do I have a motion to approve as
21 printed?
22 STEVEN GILREATH: So moved.
23 DAN HARVELL: Mr. Gilreath.
24 Do I have a second?
25 WESLEY GRANT: Second.
26 DAN HARVELL: We have a
27 second from Mr. Grant. Any discussion? All those in
28 favor. And unanimous. Thank you.
29 All right, we have no public hearings tonight.
30 But under old business, which is item 7(a), we'll
31 start out with single family subdivision, Acorn Glen,
32 Rogers Road, TMS 218-00-21-044. And this is in Council
33 District 7. Staff.
34 TIM CARTEE: Thank you,
35 Mr. Chairman. This development consists of single
36 family. 314 property owners within 2000 feet were
37 notified via postcard. This development was previously
38 denied on August 13, 2024. And the DVR is -- DRB is
39 the applicant. Gray Engineering. It's located off
40 Rogers Road, and which is a collector road. It's in
41 Council District 7. It's residential, surrounding land
42 use area. There's no zoning. Tax map is there for
43 your viewing. The number of acres is 14.20. Thirty
44 lots. And no variance is requested. And again, Rogers
45 Road is classified as a major rural collector with no
46 maximum average trips per day.
47 There you can see the aerial of the proposed
48 property. Here's the layout of the subdivision. The
49 only thing that has changed on this one is they added a
50 little common open space in the rear of the property.

1 concerns last time were school population, traffic
2 concerns. Have any of those been addressed?

3 CHAD CARSON: Not with the
4 school population, no, sir. Unfortunately, it's a
5 little bit out of our hands. As far as the traffic
6 concern, originally, we had a road that went through to
7 Old Brickyard, and then we tried to kind of curve the
8 road a little bit for traffic calming measures. But
9 that's just strictly in the development itself.

10 So as far as traffic outside of the development,
11 again, a little out of our hands and not a whole lot
12 that we could do on that, unfortunately, as much as we
13 would have liked to.

14 DAN HARVELL: Anything else
15 for the developer?

16 JANE JONES: Have you been
17 in touch with any of the utilities?

18 CHAD CARSON: Yes, ma'am, we
19 have. We do have access to water and sewer and power
20 on all of this. Yes, ma'am.

21 JANE JONES: How about the
22 school district, have you talked to them?

23 CHAD CARSON: The school ---
24 JANE JONES: District 1,
25 have you talked to any of them?

26 CHAD CARSON: Yes, ma'am, we
27 have made contact. We have proposed a way to try to
28 help certain areas, as far as maybe give some
29 financially to the schools. Unfortunately, there's not
30 a legal route that we could actually go that way right
31 now. So we have gone down that route. We'd still be
32 open to it, but there's no way that we could legally
33 give to the schools and it be a viable route, and it
34 would be on, like a per lot basis, is what we had
35 proposed.

36 DAN HARVELL: Any other
37 questions from the board? Okay, thank you. We may
38 call you back.

39 CHAD CARSON: Yes, sir,
40 thank you.

41 DAN HARVELL: Okay, at this
42 time, we have a number of citizens signed up to speak.
43 The first -- and I'll remind you, you have three
44 minutes, and please address the chairman.

45 First is Kevin Jerigese.

46 KEVIN JERIGESE: Jerigese.
47 Yes, sir. Are you ready?

48 DAN HARVELL: Yes, sir.
49 KEVIN JERIGESE: All right.
50 Thank you. The area that you are considering for the

1 Acorn development is a very unique situation due to the
2 fact that the surrounding -- that we are surrounded by
3 three major roads; I-85, Highway 8 and 29. You would
4 think that this being a major road area, that this
5 would be a great thing, but it's not. It's a major
6 liability, particularly during a storm situation, or
7 particularly during an emergency situation. As the
8 builders pointed out, they only have one way out of
9 this, and they're saying that it's not going to be a
10 big deal. Well, 150 cars more is going to be a big
11 deal, whether they like it or not.

12 Due to the development of the Love's Truck Stop
13 and gas station, the development of Parkview Glen with
14 144 homes on Rogers Road that were all approved, the
15 fact that Rogers Road is considered a collector road,
16 when just a few years ago, it was a dirt road. The
17 infrastructure and lack of infrastructure cannot
18 support another housing development at this time.

19 The Planning Commission needs to remember the
20 unanimous decision made during the August 24 meeting
21 regarding Acorn Glen. At that time, it was already
22 determined that the schools were overloaded. I have
23 since communicated with the emergency services,
24 including police and fire, the Department of
25 Transportation, both state and county, and all have
26 indicated that the infrastructure in this area is
27 greatly overloaded. And I can give you the names of
28 the people we talked to, but, you know, they can't come
29 in here and obviously go one way or another.

30 In an emergency situation, traffic builds up on
31 Highway 8 to Rogers Road, and this traffic -- this
32 heavy traffic now overflows into Rogers toward 29.
33 This has caused the roads to deteriorate at an alarming
34 rate. The safety on Rogers Road has deep potholes, no
35 shoulders, and has poorly marked center lines, all
36 creating a very dangerous situation. There have been
37 26 serious accidents along Highway 8 and Rogers Road in
38 the last year.

39 Okay, and this is from state statistics. In
40 January '23, Fox Carolina did a story about the dangers
41 and overcrowding that are going on on this road and the
42 unique situation that we're dealing with.

43 This Acorn Glen development would seriously hinder
44 the quality of life in this small area. Growth has
45 been allowed to continue unchecked without appropriate
46 funding for roads, emergency services, which have not
47 been adequately provided. The school system is
48 overloaded. And now, due to excessive highway traffic
49 and no traffic controls, the community is basically
50 overrun, and that's what we're putting up with right

1 now.

2 Approval of Acorn Glen seems highly inappropriate
3 this -- at this time without a thorough, feasible study
4 and funding for improvement, not only at the schools,
5 the roads, everywhere.

6 No viable changes on the proposal that they just
7 presented have really -- in the development have been
8 made since August, when the development was denied to
9 warrant this additional request.

10 HENRY YOUMANS: Time.

11 DAN HARVELL: Thank you,
12 sir. Next is Kim Wetta.

13 KIM WETTA: Hello. Thank
14 you. The community of neighbors who live in this
15 triangle area between I-85, Highway 8 and Highway 29
16 have greatly been affected by the development of new
17 subdivisions in this area. The current majority of
18 homes are on acreage, with many being considered farms
19 and ranch land. The development of Parkview Glen on
20 Rogers Road at Colonial Drive was developed several
21 years ago. This is a density of 144 homes, many homes
22 now being used as rental property, creating a transient
23 situation and a less safe environment for the community
24 at large. These developments can actually have a
25 negative economic impact on the surrounding community.

26 The developers of Acorn Glen are proposing
27 building 30 homes in this small, narrow meadow. There
28 will be one entrance and egress onto a cul-de-sac road
29 from Rogers Road, creating an increased traffic flow,
30 primarily at critical morning and evening drive time.
31 Will a school bus be able to drive down this cul-de-sac
32 road? If not, where will children be picked up? Since
33 there are no shoulders or sidewalks on Rogers Road,
34 this creates a very dangerous situation.

35 In addition, the development acreage is at a
36 higher elevation than the homes surrounding it,
37 especially the homes that back up to the development on
38 Colonial Drive and Old Brickyard. The destruction of
39 the land and the permeability percentages will create
40 runoff and greatly affect the neighboring homes. We
41 have great concerns since the flood plain behind the
42 homes on Colonial Drive already overflow during a --
43 during a heavy thunderstorm.

44 I feel the density of 30 homes in this small area
45 is way too great. If the density was reasonably
46 decreased to coincide with the neighboring homes; more
47 open space, more acreage per home, then maybe there
48 wouldn't be such a push-back from the community of
49 neighbors in this area.

50 And it seems to me that cramming a community into

1 our backyards is not in the best interest of Anderson
2 County residential planning. And resubmitting this
3 Acorn Glen proposal with minuscule changes every 120
4 days seems to be a waste of everybody's time.

5 Thank you.

6 DAN HARVELL: Thank you.

7 Next is Jeff Wilson.

8 JEFF WILSON: Thank you. My
9 name is Jeff Wilson. I live in Pelzer, but I'm here
10 representing Anderson School District 1. I do want to
11 say on a positive note, we have met with both Anderson
12 and Greenville Counties' Builders Association, and
13 we're working with Anderson County realtors to come up
14 with a time we can all sit together to begin working
15 together on doing some planning so we don't keep having
16 this situation where every time we put something up, we
17 have to come and say, please don't do it right now.

18 So I do want to say thank you to both those
19 associations. We're also looking at the possibility of
20 an impact fee that would be very different than what
21 was proposed before that would involve all five school
22 districts that we'll be talking to you guys later, that
23 would be much more reasonable to the builders, and I
24 think there probably won't be an issue if we come with
25 the builders and realtors on our side this time,
26 instead of us being against each other on this. So
27 we'll be talking more about that.

28 And I just wanted to say, until we have that in
29 place, again, Spearman Elementary is way over. We've
30 got portables everywhere. There will not be any relief
31 to Spearman until probably seven years where we have
32 some property we hope to build to relieve Spearman
33 Elementary. We just can't be in favor of adding any
34 more homes in that area right now. We just feel like
35 it's an issue.

36 So I did want to give you the good news. Thank
37 you.

38 DAN HARVELL: Thank you.

39 JEFF WILSON: Yes, sir.

40 DAN HARVELL: Next is Carol
41 Glenn. Green, I'm sorry, Carol Green.

42 CAROL GREEN: My name is
43 Carol Green. I've live at 341 Old Brickyard Road since
44 1986. My husband and I live there.

45 This development actually would be our back
46 property line and our southwest property line. And the
47 property line actually that comes down the whole length
48 of that development has the county sewer line on it.
49 It comes down to our property, makes a turn and then
50 goes across Old Brickyard Road and over to 29. And at

1 that time -- the time they put that in, I think about
2 20 years ago, we had a problem, because all of a sudden
3 we had water coming in under our house. And the sewer
4 line, we were told, was at 12 feet deep. So it
5 shouldn't have been from that. But what had happened
6 is when they moved the dirt around, it changed the
7 drainage, and we had to actually have a small berm put
8 in to keep the water from coming under our house and
9 make it go out a different way.

10 And so we're concerned about the drainage from
11 this hill. The -- beside our driveway, we get the
12 drainage from both sides of Brickyard Road. And my
13 husband calls it a pond, but it's really a retention
14 pond, and that water that leaves that pond goes down
15 that whole length of the property, and it comes into a
16 swampy area that's almost at Rogers Road. That has
17 been there since I was a little girl. That's a natural
18 drainage. And the problem is going to be, when they
19 start working on the land, it's going to change all of
20 that drainage system. And we are thinking, we need
21 some kind of -- if it is approved, we need some kind of
22 assurance that our property will be -- we'll get help
23 with our property if that drainage is changed, because
24 it's not cheap when you have to start getting engineers
25 and all that land moving stuff.

26 The other problem that I had was the cul-de-sac
27 will be actually right at our property line. And
28 looking at the diagram, it looks like the cul-de-sac is
29 sitting on the property line and on top of the sewer
30 line. And I don't know, I tried to find some of the
31 regs, and it was really hard to see the picture too.
32 But it looks to me like there's no buffer between that
33 cul-de-sac. The property that they added as a green
34 space is behind those two lots that are on the cul-de-
35 sac, so it will not be available for anybody that lives
36 in that area.

37 And the problem -- the thing that they addressed
38 in their response was that the traffic would not be so
39 bad, because the subdivision Parkview Glen, which is a
40 half a mile from there, that traffic all goes to 29 and
41 the ---

42 HENRY YOUMANS: Time.

43 DAN HARVELL: Thank you,
44 ma'am. Next is Anne Thurston.

45 ANNA THURSTON: Good evening.
46 My name is Anna Thurston, and I live on Rogers Road and
47 -- on and off for all my life. I've been in the house
48 I'm living in now for 45 years. And the last time that
49 we had this meeting, I went around and got a petition
50 up, and I had 48 people to sign it that they do not

1 want this housing development. And it's supposed to
2 still be on your file.

3 Well today -- or I went and I called Carolina Fox
4 and got their permission to bring y'all a copy of the
5 segment they did on Rogers Road. And I also brought
6 y'all some pictures that they took. And then I went
7 this morning, and I took a bunch more pictures of what
8 Rogers Road looks like now.

9 And we just cannot -- if we've got big trucks
10 coming in there, we're going to go back down to the
11 dirt. But these families that -- we had some families
12 that moved in on Rogers Road, and they were welcome,
13 because they was wanting a slow pace of life, just like
14 we already had. But the noise has come with the
15 growth. It's a big issue for the residents. Trash is
16 being thrown out in our yards and along the side of the
17 road. There are three or four wrecks on Rogers Road
18 because of people from the two housing developments
19 that we have is driving too fast. One of the boys even
20 told the police officer right in front of me, he was
21 doing 70 miles an hour on a 35 mile an hour street.
22 And I called DOT and they gave me the statistics.
23 There was 26 wrecks at the end of Rogers Road and
24 Highway 8 in the past year.

25 And as a community, we miss our slow pace, less
26 noise, and just in general the safety that we had we
27 valued when we was -- well, some of us when we were
28 growing up, and some since they've been moved in there.
29 We used to get out and walk on the Rogers Road to get
30 exercise, but now we'd get run over if we tried that.
31 But the noise of the traffic and everything has
32 declined our way of life and has -- and deserves to
33 return to a simpler life. And if we put more houses on
34 it, it's just going to get worse. It's not going to
35 get any better. Thank you.

36 DAN HARVELL: Thank you,
37 ma'am.

38 ANNA THURSTON: You want these
39 pictures and ---

40 DAN HARVELL: You can submit
41 those to us, yes.

42 ANNA THURSTON: Okay.

43 DAN HARVELL: Staff will
44 give them to us.

45 ANNA THURSTON: This is a copy
46 of the segment they did, and this is the pictures that
47 they took and I took.

48 DAN HARVELL: All right.

49 Next is Thompson Smith.

50 THOMPSON SMITH: Mr. Chairman,

1 I appreciate this opportunity. I'm Thompson Smith, a
2 lifelong resident of Rogers Road. I currently live at
3 509 Rogers Road, and my family has owned property on
4 Rogers Road for 225 years. I bring this up just simply
5 for the fact to look at the history of Rogers Road.
6 And as previously mentioned, it originally, of course,
7 was a dirt road. It's one of the oldest roads in the
8 upper part of Anderson County. It was part of the
9 original road from Anderson to Greenville. At just
10 past my -- where I live and where these developments
11 are being proposed, where the Rogers family lived, that
12 was known as halfway place, and because it was the stop
13 that everybody stopped halfway to Greenville and
14 refreshed themselves before they finished their trip.
15 That was back in the mid 1800s.

16 Jumped to 1950 when they decided they'd straighten
17 road a little bit, smear a little bit of gravel and tar
18 on it, and call it a paved road. And that's what Annie
19 Lou and the rest of us grew up on.

20 Uh, sometime in the 1980s they decided to put some
21 asphalt on top of it, made it much smoother, nicer
22 road. But in 1950 when they -- when they originally
23 paved it, there was 12 houses on Rogers Road from end
24 to end. By the late 90s, early 2000s, there were 35
25 houses. We were all comfortable with that until now.
26 You've heard talk about the 140 in Parkview Glen, and
27 another 100 across 29 and now more. So we've got 300
28 houses trying to use this road that was destroyed while
29 they were building these subdivisions over there with
30 the heavy trucks and equipment coming in and out.
31 Rogers Road is one of those that was identified in the
32 study, paid for by the county of -- when they
33 prioritized what they wanted to do to the roads.
34 Rogers Road is one of the higher priorities because
35 it's in such terrible bad shape.

36 I'll switch off the condition of the road and talk
37 about another problem that's been mentioned, or another
38 concern that's been mentioned here when they talk about
39 stormwater runoff. The way I understand the -- if I
40 understand it correctly, this thing will be regraded,
41 and the whole thing will -- all of the stormwater will
42 be focused into the retention pond that's located on
43 Rogers Road. That retention pond would dump out into
44 the nonexistent ditches on Rogers Road and flow to the
45 nearest stream, which, by the way, recently, I notified
46 the county that the lower side of the road had washed
47 away, washed away. And to the county's credit, they
48 came out right away and fixed the lower part of that
49 that road where that stream that they've been talking
50 about goes under it. But dumping more water, creating

1 impervious surfaces, and dumping more water into that
2 system is not going to help.

3 I and my sister own 45 acres across the road from
4 the entrance to this. We also adjoin property lines
5 with Parkview Glen for about 1700 feet. I've
6 experienced the bad stormwater design that was put into
7 place at Parkview Glen, where it doesn't float to the,
8 to the retention ... Is that time?

9 DAN HARVELL: That's time.

10 THOMPSON SMITH: Thank you,

11 sir.

12 DAN HARVELL: All right.

13 Next is trap Travis Veres.

14 TANIS VERES: You said Tanis

15 Veres, that's close.

16 DAN HARVELL: Tanis, T-A-N-

17 I-S?

18 TANIS VERES: That is
19 correct. City of Egypt from the time of Pharaohs. We
20 are very concerned. My husband and I bought our home
21 there on Colonial Drive 42 years ago. We moved there
22 for the schools because I was a teacher for 39 years.
23 And we planned on having children and Anderson 1
24 schools are excellent, some of the best, not only in
25 the state, but in our country. I believe it.

26 Okay, so now we're going to be overcrowding
27 Spearman, Wren Middle and Wren High School. We do not
28 want the quality of education going down for our
29 children. We do not want these safety issues. The
30 little girl who lives down the street from me, well,
31 she's not little. She's married and has three kids, I
32 taught her husband in sixth grade, she had her mini van
33 stolen from her driveway. There was over 900 bucks in
34 car seats.

35 I believe that our people deserve safety, and I
36 really believe that our students deserve to keep our
37 excellent schools. And that's what we want to see for
38 our children and our grandchildren. Thank you so much.

39 DAN HARVELL: Thank you,

40 ma'am. Next is Michael Lupo.

41 MICHAEL LUPO: Good evening.

42 I smiled when the builder said it was easy to build.
43 What's left after they've gone is very hard. I live on
44 Colonial Drive. I back to the retention pond. I had
45 to add two feet of filler dirt to my backyard so that
46 when the pond backs up, it doesn't come all over the
47 property. That's one thing I wanted to mention to you.

48 Second thing, everybody's talking about the road,
49 but I would challenge any one of you to go to Rogers
50 Road tomorrow, between Parkview Glen and the entrance

1 to Acorn Road (verbatim), you'll probably see the worst
2 of Rogers Road and what it has to offer. You can't
3 count the potholes because the potholes have been
4 filled with bigger potholes, and they have whole
5 sections of roads that look like it's been rebuilt, but
6 it's still falling apart because it's just old and it
7 needs more attention than what they get when someone
8 calls up and complains. Thank you.

9 DAN HARVELL: Thank you,
10 sir. And last on the list is Duncan Joy or Jay.

11 DUNCAN JOY: Joy. She was
12 my teacher. If you'll bear with me for a minute.
13 Yeah, one minute's a long time.

14 After the subdivision that was built, we've had
15 three incidents of break-ins. We had two where they
16 just kind of got into our vehicle, another one where
17 they stole our minivan. It was 20 minutes before
18 anybody from Anderson County came out. If they can't
19 -- if Anderson County can't protect the citizens they
20 have, how can they protect anymore? That's all I'd
21 like to say.

22 DAN HARVELL: All right.
23 Okay, at this time, do we have any questions or
24 comments from the board? All right, hearing none, I
25 will entertain a motion to approve or deny this
26 project. Do I hear a motion?

27 JANE JONES: A motion to
28 deny.

29 DAN HARVELL: We have a
30 motion to deny by Ms. Jones. Do I hear a second? Do I
31 hear a second?

32 DAVID COTHRAN: Second.

33 DAN HARVELL: We have a
34 second from Mr. Cothran. Any discussion amongst the
35 board at this time?

36 JANE JONES: I'd just like
37 to give my reasons for denial. I went down Rogers Road
38 the other day to see its condition. There's bad roads,
39 but that's one of the worst roads I've seen, honestly.
40 I was surprised that I found one that was worse than
41 one I live on, but you're right about that.

42 And it's -- the reason the Planning Commission
43 exists is to deal with how these projects affect the
44 community, and that's why we're here. And I think we
45 have to look at the facts or we're going to continue to
46 add to this until we've got a plan about how we're
47 going to go back and fix some of this. We don't want
48 to do things like this to our schools by just
49 continuing to increase the numbers. And I know 30
50 houses is not that many, but you keep adding 30 more

1 into that situation.

2 And while the traffic is not (inaudible). We're
3 getting a lot of traffic that's just coming through. I
4 know what the situation is. I just think we have to
5 find a way to deal with the infrastructure, the
6 schools, the roads, law enforcement. All of that is
7 going to have to be addressed before we continue to
8 increase the numbers.

9 DAN HARVELL: All right, so
10 Ms. Jones, would you like to state that motion for the
11 record?

12 JANE JONES: My motion is
13 to deny this development because of the reasons that it
14 adversely affects the infrastructure. And I'm not
15 prepared to continue to add houses.

16 DAN HARVELL: Yes, ma'am.
17 Thank you. Any other comments and discussion from the
18 board? All right, at this time, I'll call for a vote.
19 The motion is to deny. Those in favor of the denial,
20 please raise your hand. Dr. McClain, Mr. Gilreath,
21 Harvell and Mr. Cothran, Mr. Grant and Ms. Jones.
22 Those against denial, please raise your hand. Mr.
23 Burdette and Mr. Moore. And it is denied.

24 All right. Next order of business, Item 7(b),
25 single family subdivision, Shady Grove and Holliday Dam
26 Road. Tax map number 273-00-08-026. This resides in
27 County Council District 7. And staff, if you will
28 report.

29 HENRY YOUMANS: Thank you, Mr.
30 Chair. Seventy-six property owners within 2000 of the
31 proposed development were notified via postcard. The
32 preliminary subdivision's name is Shady Grove. It is
33 intended for single family development. Applicant is
34 Shady Grove Land Company LLC. Surveyor is Glenn
35 Consultant Surveyors, Inc. It's located 4.2 miles
36 north of Honea Path, Council District 7. And land use
37 is residential. It's currently zoned R-A and tax map
38 number is there for your reference. It's 7.69 acres
39 and you're considering three lots. There's no variance
40 at this time and no traffic impact analysis.

41 These are proposed three lots for tonight, showing
42 all the tax map referenced area. This is the actual
43 plat for the lots in question. This is the R-A zoning
44 map, showing that it is zoned R-A, residential
45 agriculture, as opposed to the other subdivision sign.
46 This project has met the requirements in Chapter 24
47 Land Use. This is your report.

48 DAN HARVELL: Thank you, Mr.
49 Youmans. At this time, if we can hear from the
50 developer and/or owner. Is there anybody representing

1 this project here to speak to the board?

2 All right. Hearing none, we will move directly to
3 the citizens' comments. The first person signed up is
4 Jimmy Tucker.

5 JIMMY TUCKER: I'm Jimmy
6 Tucker, and I live on Todd Road.

7 And these people come in there, bought up land,
8 paid good money for it. I'm all for letting them
9 build. That's all I've got to say.

10 DAN HARVELL: Okay. Thank
11 you, sir. All right. Next is Laura Mustar.

12 LAURA MUSTAR: Good evening.
13 I've been a landowner, excuse me, on Todd Road for
14 nearly 30 years. I chose this property for its
15 peaceful, rural atmosphere, a safe place for my horses,
16 away from development. I also reside in Powdersville
17 where I've witnessed firsthand how poor zoning and over
18 development transformed a quiet, one traffic light town
19 into a congested area packed with subdivisions and
20 relentless traffic.

21 We can't let this happen to Friendship Community.
22 This area is home to lifelong residents and newcomers
23 who moved here seeking a better life in a country
24 setting. It's our responsibility to preserve the
25 unique rural characteristics of this community. My
26 property on Todd Road is part of the Cleveland Farm
27 Subdivision which include protective and restrictive
28 covenants established by W.K. Brown Land and
29 Development Company, who had the foresight to prevent
30 over-development, safeguard the country's -- country
31 lifestyle and protect wildlife.

32 A couple of these covenants include: lots may be
33 -- lots may only be subdivided into parcels larger than
34 three acres, and only one private residence is allowed
35 on each parcel. These covenants align with what
36 Greenville County currently uses for their R-3 zoning
37 requirements, which mandate a minimum of three acres
38 per home. Adopting a similar R-3 zoning for Friendship
39 Community would help maintain the countryside, protect
40 wildlife and sustain the lifestyles that we value.

41 I also understand that the proposed subdivision
42 has access to public water. This highlights a
43 significant issue. Many existing residents lack access
44 to this essential service despite my efforts to
45 advocate for extending water lines to Todd and
46 Cleveland Roads. The filter plant has repeatedly cited
47 a lack of funding and infrastructure. Meanwhile,
48 service has been extended to Belton and new
49 developments are prioritized. This raises an important
50 question, why are lifelong residents being overlooked

1 while new developments take precedence? The need for
 2 public water becomes even more critical during drought
 3 conditions. My horses rely on creek water, but during
 4 past droughts, the creek dried up, forcing me to haul
 5 barrels of water daily. Access to public water would
 6 alleviate this critical concern for both residents and
 7 livestock.

8 In closing, I ask that you protect the Friendship
 9 Community from over-development by denying the request
 10 for the three additional homes. It's essential to hold
 11 developers profit of -- profiting from this community,
 12 accountable for submitting and adhering to approved
 13 plans to prevent harm to residents. The decision would
 14 help preserve the rural lifestyle, infrastructure and
 15 natural environment that make this area special. Thank
 16 you.

17 DAN HARVELL: Thank you,
 18 ma'am. Next is Wade Gambrell.

19 WADE GAMBRELL: I grew up out
 20 there. My granddaddy owned a lot of land out there.
 21 I've still got 65 acres up there on Todd Road. This is
 22 just too much, in my opinion. The traffic would be too
 23 much. And too many homes. Couple of acres per home or
 24 more, really, ought to be considered. The impact on
 25 the community, the traffic, the congestion that it
 26 might cause, and maybe accidents just -- it's just too
 27 much and we don't need it. Thank you.

28 DAN HARVELL: Thank you,
 29 sir. Next is Norleen Leach, perhaps.

30 NORLEEN LEAKE: Leake.

31 DAN HARVELL: Leake.

32 NORLEEN LEAKE: I have some
 33 ordinances that I have highlighted, and I have a copy
 34 for each of you. Can ---

35 DAN HARVELL: Thank you.
 36 Give them to staff to hand up to us.

37 NORLEEN LEAKE: There's also
 38 some photographs in there too. There's a copy for each
 39 of you. If you could pass this down.

40 DAN HARVELL: If you'd like
 41 to wait until we have those.

42 NORLEEN LEAKE: Okay, I'd
 43 appreciate that.

44 Okay, on the first page, I just highlighted a
 45 couple of things. The application for this was
 46 processed on 10/1. And there were -- there was an
 47 adoption of two ordinances on 10/15 that he did not
 48 have to adhere to because he got his application in two
 49 weeks earlier. Also in the middle, you'll see the tax
 50 map number. It says portion of the 7.69 acres.

1 There's more, more to this development than that.
2 If you move on to page two, one the new ordinances
3 talks about utilities and what he was supposed to
4 provide in regard to information on that. I just want
5 to say that public water down there was installed in
6 the mid 90s. Federal dollars were used for that. And
7 I don't think any local funding was used. And as Laura
8 talked about, there have been no upgrades in our area
9 to that system.

10 If you move on to the next page, it talks about
11 the division of a tract of land into four lots or less.
12 He was allowed seven because he got his application in
13 two weeks prior to the signing of this with County
14 Council. And on the top of the page, you can see where
15 they signed this new ordinance, and the date on it is
16 10/15.

17 The next page is just -- it's just a source from
18 where I got my information on the code of ordinances
19 that I can find as how they stand now.

20 Moving on to the next page, if developer does two
21 acres or greater, he doesn't have to provide any kind
22 of open space or green space. I know he conforms to
23 that. However, I want to point out that that's an
24 advantage. It really doesn't have anything to do with
25 land use. And I'm not trying to say we don't have any
26 two acre lots in our community, but I'd like to
27 emphasize that those lots fit into the community and
28 that they are not flag lots. The frontage conforms to
29 the size of the lot. If this development were five
30 acre mini farms, we wouldn't be here. We've got
31 developments like that in our area.

32 Moving on to flag lots, no more in -- this is what
33 I found. I know the attorney told us at the last
34 meeting, there were no restrictions. But this is what
35 the codes show. No more than 10% of a subdivision
36 containing more than 20 lots shall be flag lots.
37 Subdivisions with at least three and no more than 20
38 shall have a maximum of two. And if you vote ---

39 TIM CARTEE: Time.
40 NORLEEN LEAKE: If you vote
41 those three in, he gets four flag lots out of ten.

42 DAN HARVELL: That's time,
43 ma'am. Next is Martina Leake.

44 MARTINA LEAKE: Good evening.
45 I would like to start off by making it clear that we do
46 understand that today's vote is only to decide whether
47 or not to approve these three additional houses to the
48 existing seven lots. But overall, this developer
49 purchased a 38 acre tract of land originally. So while
50 tonight we are only talking about three lots, he does

1 have access to more property than that. And so today's
2 vote will be setting a precedent on how developers can
3 utilize this loophole of asking for three more houses
4 at a time until they have fully developed these large
5 tracts of rural land. And he has made it very clear
6 that he does plan on eventually trying to develop all
7 38 acres of property, which would be about 19 more
8 houses, which is significantly more than just seven
9 which he currently has allowed for.

10 We did not get to discuss this earlier, but in
11 regard to stormwater permits, if one acre or more is
12 disturbed, they are required. According to Maria
13 Akridge of the Anderson County Stormwater
14 Department, there was no permit issued on this site.
15 Maria was at the site this past weekend when we had all
16 of these heavy rains that came through and stated that
17 development as it is should never have been approved
18 due to a lack of stormwater management plans.

19 As well, not only does this project not fit our
20 community values, it has great potential to put a large
21 strain on local traffic, utilities, for example, a lack
22 of public sewage, and the volunteer fire department
23 that services our community, which is already strained
24 as is.

25 One of our neighbors, who spoke last month but
26 could not be here tonight, mentioned her worry of an
27 increase in traffic due to people having a history of
28 running off the road in this area, which I have seen
29 throughout my entire life in this small section of
30 Shady Grove and Holliday Dam Road. It's due to -- the
31 traffic area is not meant for large amounts of traffic.
32 The roads are not set up for that. And in the packet
33 you were given, we do have some examples of photographs
34 of current road conditions. They have not been
35 serviced in years. And if you assume that each
36 household has two cars, 10 houses would be an
37 additional 20 cars on a very, very small center of like
38 road on Holliday Dam and Shady Grove Road.

39 And while we're not opposed to new homes and
40 families being added to our community, it needs to be
41 done in a way that conserves the charm and holds the
42 values and respects the land environment in question,
43 not in a way that's just replicating suburbia so that a
44 developer who does not live in our community can make
45 money.

46 During last month's meeting, the phrase this
47 project doesn't fit our community, or equivalent, was
48 used on more than one occasion by multiple board
49 members discussing projects in their own district. I
50 would like to ask that, since most of you do not live

1 in ---

2 TIM CARTEE: Time.

3 DAN HARVELL: Thank you.

4 Next is James Lewis Leake.

5 JAMES LEWIS LEAKE: Good evening.

6 Thank you all for your time this evening and coming out
7 and serving us.

8 I live at 3814 Shady Grove Road, which is catty
9 corner to the property that's under question tonight.
10 All right, previously, he was able to get seven lots
11 approved on the property that he bought, as my daughter
12 stated, that we had no recourse on. But he's asking
13 for these three additional lots. Most of the lots are
14 going to have driveways that go out onto Holliday Dam
15 Road, and if any future development on that would also
16 ... Holiday Dam Road was originally basically a farm
17 road. It has a lot of traffic that cuts through from
18 Honea Path to Greenville and back. In this section
19 there's -- it doesn't really show on that map, but
20 there is -- it's a curve right through there, so a
21 little bit of site distance issue for the people trying
22 to exit their driveways and could be a safety concern.

23 Now to go back, the Friendship Community is a
24 rural community, and to ensure that we asked several
25 years ago, we petitioned Anderson County to give us
26 zoning to protect the rural feel and the rural area,
27 and which they did, and they developed and gave us the
28 RA-1. We would like to have a little bit larger
29 tracts. And this developer has come in, and he's used
30 some loopholes with this to be able to add all these
31 extra lots on this land that he bought.

32 The concern at the time we had zoning was people
33 like myself, I have two daughters that want to come
34 back to the farm one day and build. We had a lot of
35 other people, and they said, well, that's the way the
36 zoning was set up, so that family members could come
37 back, build on the family property and live there.
38 This is not a family development. This is a developer
39 who's come in and is trying to make money off of it,
40 which we understand you want to make money. But it
41 just does not fit the rural area.

42 Other developers have come in, and they've made
43 tracts that are five to 10 acres. The houses are
44 spread apart, and they look like they belong. They
45 look like they've been there. This does not look like
46 it belongs. It's obviously not going to fit like it's
47 ever going to belong there.

48 And also, I noticed that on tonight's agenda that
49 both of these developers for both projects are from
50 outside of Anderson County. Last month, I noticed, I

1 went back and looked, most of the developers are from
2 outside Anderson County. So these developers are
3 coming in, buying land, developing it in Anderson
4 County, and then leaving the county with the money, so
5 we're not really benefiting from that.

6 DAN HARVELL: Okay. Thank
7 you, sir.

8 JAMES LEWIS LEAKE: Thank y'all.

9 DAN HARVELL: Next is
10 Richard Taylor.

11 RICHARD TAYLOR: My name is
12 Richard Taylor, and I appreciate you letting me talk
13 tonight. I just have very little to say. But I've
14 been talking to Cindy Wilson about this.

15 Back about 20 plus years, the farmers -- I'm a
16 rancher in the Friendship area -- the farmers asked
17 everybody to get together to try to figure out
18 something to protect our agricultural land and our
19 housing the way it was. Back then, there was only four
20 zones. RA-1 is the only one that they would do. They
21 asked for another agricultural zone. The zoning
22 committee denied it. Now this was like 20 plus years,
23 according to Cindy Wilson.

24 Long story short, she told me to talk to Alesia
25 Jones -- Alesia Hunter, I'm sorry. I talked to her,
26 and there's 14 different zones now, but there's only
27 two for us; RA-1, RA-2. I asked her, why can't we get
28 more agricultural? She -- her answer was from her
29 understanding -- well, her answer was, we as a
30 community, need to get estate planning lawyers so that
31 we override your zoning, if we so do -- if we desire
32 that.

33 I have 480 acres. It's going to be where, if
34 somebody puts a house on my land, they have to have 18
35 to 20 acres per house. And I think this just opens a
36 window where people thought they were protected because
37 they asked Cindy back then to please come and help
38 them. They did the best they could at RA-1. That
39 doesn't work, but that was all you offered.

40 Please consider us being an agricultural
41 community. We are family, we are farmers. So that's
42 all I have to say. Thank you so much.

43 DAN HARVELL: Thank you.
44 Next is Derrick Belmonte.

45 DERRICK BELMONTE: Good evening.
46 My name is Derrick Belmonte, and I live at 1021 Todd
47 Road.

48 I moved to Todd Road to have peace, to have the
49 ability to enjoy the country life. I moved from
50 Charlotte. I have a disabled child that suffers from

1 autism and epilepsy. I want to be able to have the
2 confidence that there's not going to be cars flying up
3 and down our roads. And we're not going to have to
4 deal with the ever growing of the communities. As you
5 can tell by the turnout tonight, our community cares.
6 It's not just three. It's going to become a ripple
7 effect. And as I took this drive tonight to come to
8 this location, I got to see what happens when there's
9 three more and another three houses and another three
10 houses, it becomes really quickly, Greenville or
11 Charlotte.

12 The biggest thing that I have the concern is, is I
13 would like to leave roots in my community. And I don't
14 want to have to worry about my daughter or my future
15 kids having to worry about there being a subdivision
16 right across the street. I would like to say, once
17 again, I know it's only three, but it's a ripple effect
18 if we continue to allow this to happen.

19 And please just have the ability to allow our
20 community to stay our community. And you guys have a
21 great evening.

22 DAN HARVELL: Thank you,
23 sir. Last signed up is Zachary Kennedy.

24 ZACHARY KENNEDY: Hi, good
25 evening. I hope it speaks volumes to you who's in the
26 room and who is not. A lot of my points have already
27 been made.

28 DAN HARVELL: Please give
29 your address and name.

30 ZACHARY KENNEDY: Yes, it's
31 Zachary Kennedy, 735 Holliday Dam Road.

32 DAN HARVELL: Thank you.

33 ZACHARY KENNEDY: In fact, the
34 little square two away from the development, you've got
35 the proposed three, the Blacks and then us. We
36 purchased our property from the Blacks. It's been in
37 their family for years and years. We are the family
38 that moved from Greenville to Honea Path. We set foot
39 on that property and saw a house that was built in 1958
40 and said, wow, this needs a lot of work, but look at
41 that pasture. You know, we have somewhere for our
42 children to play, cows to look at. And we imagined it
43 would always be that way, because to us, that looks
44 like a piece of land that is intended to be preserved
45 with cows on it, not what we came from in Greenville.

46 Norleen mentioned, you know, the flag lot
47 ordinance. I would encourage you to look into that.
48 It seems to us to still be the ordinance on the books.

49 In addition to the ordinances that were approved
50 just two weeks after his application was put in and

1 Maria Akridge of the Anderson County Stormwater
2 Department, saying herself, as it is, even though seven
3 should not have been approved, something has gone
4 wrong. In my opinion, due to those things, not only
5 should we not approve the three, we need to go back and
6 retroactively make sure we haven't made a mistake,
7 because there is no storm or water drainage plan in
8 place. I wish we could know, hey, do you have
9 something in place as a plan? But we can't ask him, as
10 he did not show up tonight.

11 So for all those reasons, I would really encourage
12 you to deny this and preserve this place that my
13 children, my home schooled children can run and play
14 everyday. Thank you.

15 DAN HARVELL: Thank you.

16 I will ask the staff, the mention that's been made
17 into the stormwater plan, where are we on that as to
18 having been done or not having been done?

19 HENRY YOUMANS: Mr. Chair,
20 first of all, let's kind of put this into perspective.
21 Go back.

22 The seven lots that have been referenced were done
23 under the old ordinance, and those are not the lots in
24 question. The three lots that are in question,
25 finishing out that proposal that he initially provided,
26 and the only way you can get those three lots done
27 would be to appear before the Planning Commission.

28 Now, moving forward with the new ordinances,
29 anything that's done -- if any future development more
30 than four lots has to come before the Planning
31 Commission. With Ms. Wilson's efforts with R-A zoning,
32 with much stricter setbacks and much stricter rules in
33 R-A zoning. So it's not just a cakewalk where you come
34 in and just over develop it.

35 So if there are any stormwater issues, the
36 Stormwater Department would not allow any additional
37 development until those things are addressed. So they
38 are -- if they are aware of it, and as they do that,
39 when any permits are issued, they have to follow that
40 procedure. So if you approve these three lots, before
41 anything else can go forward, they would have to meet
42 the requirements of stormwater.

43 DAN HARVELL: Okay. That's
44 a situation where which we, as a commission, all that
45 could be pre-done for us before we get to these and
46 have to make a decision, yes or no.

47 All right, at this time, are there any questions
48 from the board?

49 JAMES MCCLAIN: Yeah, I have a
50 question for staff. So is this -- these three lots

1 themselves, complying with current ordinances?
2 HENRY YOUMANS: These three
3 lots complete the initial seven that was done prior to
4 these ordinances. So he's just completing the three
5 lots that he was allowed to do. But the only way to do
6 that would be to have them approved by the Planning
7 Commission. You can't go back and just add three lots.
8 So that is ---
9 JAMES MCCLAIN: (Inaudible.)
10 HENRY YOUMANS: No, what I'm
11 saying is that these are proposed lots -- the new
12 ordinances that have been approved recently affect any
13 future development. You -- these three lots are under
14 the existing ordinances approved by the Planning
15 Commission, as we provided, as was said previously.
16 JAMES MCCLAIN: They're
17 subject to the prior ordinances. They're subject to
18 the prior ordinances as opposed to the new ordinances
19 because they've already been approved under ---
20 HENRY YOUMANS: No. Those
21 lots have not been approved.
22 JAMES MCCLAIN: So why would
23 they not be subject to the current ordinances?
24 HENRY YOUMANS: They are
25 subject to the current ordinances. The new ordinances
26 that have been mentioned tonight affect any future
27 development.
28 JAMES MCCLAIN: Any future
29 development?
30 HENRY YOUMANS: The seven lots
31 that have been done have been approved. The three lots
32 have not been approved. That is your decision.
33 JAMES MCCLAIN: So the three
34 lots have not been approved, is what you're saying?
35 Would they be subject to the new ordinances?
36 HENRY YOUMANS: They are
37 subject to the ordinances that was prior to the new
38 ones being ---
39 JANE JONES: They're not
40 subject to the new ordinances is what you're saying?
41 ALESIA HUNTER: That's right,
42 Ms. Jones. This development was done prior to the
43 third reading, so it's not having to meet the new
44 requirements.
45 DAN HARVELL: So might I ask
46 going forward under the new ordinance, which would be
47 the case going forward, he could be back for three
48 more, three more, three more?
49 ALESIA HUNTER: Mr. Chairman,
50 we don't have any indication that he intends to further

1 develop.

2 **MULTIPLE CITIZENS SPEAKING IN AUDIENCE**

3 DAN HARVELL: We do see, we
4 do see that ---

5 ALESIA HUNTER: All I'm
6 saying is we haven't been approached.

7 DAN HARVELL: I understand,
8 but I'm asking how that would come about should it be
9 requested?

10 JAMES MCCLAIN: It is
11 interesting ---

12 ALESIA HUNTER: Mr. Chairman,
13 I'm just saying anything new that he would propose will
14 be under the new ordinance.

15 DAN HARVELL: And that
16 would come to us ---

17 ALESIA HUNTER: Yes, it
18 would.

19 DAN HARVELL: --- as three
20 lots, plus another three lots later?

21 ALESIA HUNTER: It's four.
22 He would have to have four.

23 DAN HARVELL: So four lots
24 and then another four lots sequentially, correct?
25 If it's done? I'm not saying it's going to be done.
26 If it's done?

27 ALESIA HUNTER: Mr. Cartee
28 will answer that.

29 DAN HARVELL: All right.

30 TIM CARTEE: Mr. Chairman,
31 these seven lots were approved under the old ordinance.
32 Anything past seven lots has to come before the
33 Planning Commission. (Inaudible.) These three lots,
34 he's coming back to request for these three lots.
35 Whether under the new ordinance or the old ordinance,
36 he still has to come back. Under the new ordinance,
37 there's four lots. If he wants to do five lots, he has
38 to come back to the Planning Commission for that one
39 extra lot.

40 So the new ordinance is four. The old ordinance
41 is seven. So tonight he's only asking for three lots.
42 This is an R-A. These lots are two plus acres each, so
43 they comply with all the regulations in R-A.

44 DAN HARVELL: Okay. Thank
45 you for the clarification. Any other questions from
46 the board? Okay. Hearing none, I will ask for a
47 motion to approve or deny this project. Do I hear a
48 motion?

49 JANE JONES: I'll make a
50 motion to deny.

1 DAN HARVELL: We have a
2 motion from Ms. Jones to deny. Do I have a second for
3 denial? Do I hear a second for denial?

4 WESLEY GRANT: Mr. Chairman,
5 I'll make a motion to second that motion originally for
6 the sake of voting.

7 DAN HARVELL: Okay. Thank
8 you very much, Mr. Grant. Okay. We have a motion from
9 Ms. Jones, a second from Mr. Grant? Do I hear any
10 questions amongst the board before this vote?

11 TIM CARTEE: Can I just put
12 this one thing in?

13 DAN HARVELL: Yes, Mr.
14 Cartee.

15 TIM CARTEE: If you decide
16 to vote and turn it down, he can come back within three
17 years. The staff will approve it within three years.

18 DAN HARVELL: Okay, thank
19 you very much. Okay, having heard that, any more
20 discussion before we call for the vote? All right, the
21 motion is to deny. Those in favor of denial, please
22 raise your hand. We have Dr. McClain, Harvell, Mr.
23 Cothran, Mr. Grant and Ms. Jones. That is a five to
24 three vote for denial, and has passed for denial.

25 **AUDIENCE APPLAUDS**

26 DAN HARVELL: All right,
27 there is no new business. We have no one signed up for
28 public comments on non-agenda items. Is there any
29 other business to be discussed here tonight?

30
31

MEETING ADJOURNED AT 7:06 P.M.

Anderson County Planning Commission
February 10, 2025
6:00 PM
Staff Report – Preliminary Subdivision

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

Preliminary Subdivision Name:	Evergreen Heights
Intended Development:	Single Family Detached
Applicant:	24 Properties LLC
Surveyor/Engineer:	Gray Engineering
Location/Access:	Evergreen Road, Anderson
County Council District:	4
Surrounding Land Use:	Residential (R-20) and Industrial (I-2)
Zoning:	R-10
Tax Map Number:	144-00-06-005
Number of Acres:	+/- 5.39
Number of Lots:	16
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: _____

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: Evergreen Heights

1. Name of Applicant: Danny Holtzman
Address of Applicant: 508 Coneross Park Road - Townville, SC 29689
Telephone Number(s): 864-304-1181 Email: falconfox2355@gmail.com

2. Property Owner(s): 24 Properties, LLC
Address: 508 Coneross Park Road - Townville, SC 29689
Telephone Number(s): 864-304-1181 Email: falconfox2355@gmail.com

3. Engineer/Surveyor(s): Gray Engineering (Josh Baker) Email: jbaker@grayengineering.com

Project Information

4. Project Location: Evergreen Road, Anderson, SC
Parcel Number/TMS: 1440006005 County Council District: CCD 4 School District: 01
Total Acreage: 5.39 AC Number of Lots: 16 Intended Development: Single Family Detached
Current Zoning: R-10 Surrounding Land Uses: R-10 (residential)

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

Water Supplier: Hammond Water Sewer Supplier: Anderson County Septic: N/A
Electric Company: Duke Energy Gas Company: N/A 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? 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 subdivides, homeowners, and the public;
- the effects of the proposed development on the local tax base; and;
- the ability of existing or planned infrastructure and transportation systems to serve the proposed development.

Subdivision Plat Application Check List

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

• **Application Submittal Requirements and Process**

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

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

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

Sec. 24-336. - Preliminary plat.

The preliminary plat shall contain the following information:

- (1) Location of subdivision on a map indicating surrounding areas at an appropriate scale sufficient to locate the subdivision.
- (2) Map of development at a scale of not less than one inch equals 200 feet and not more than one inch equals 50 feet.
- (3) Name of subdivision, name and address of the owner(s), name of engineer or surveyor and the names of the owners of abutting properties.
- (4) A boundary survey of the area to be subdivided, showing bearings measured in degrees, minutes and seconds and distances measured in feet and decimals thereof.
- (5) Present land use of land to be subdivided and of the abutting property and/or properties.
- (6) Acreage of land to be subdivided.
- (7) Contour maps of the proposed subdivision, with maximum contour intervals of ten feet or three meters.
- (8) Tax map number of original parcel or parcels prior to subdivision.
- (9) Location of existing and proposed easements with their location, widths and distances.
- (10) Location of existing water courses, culverts, railroads, roads, bridges, dams, and other similar structures or features.
- (11) Location of utilities and utility easements on and adjacent to the tract, showing proposed connections to existing utility systems.
- (12) Proposed lot lines, lot numbers, lot dimensions and lot acreages.
- (13) North arrow.
- (14) Proposed road names pre-approved by E-911 Addressing Office for the county.
- (15) Certification by licensed surveyor stating that all lot sizes meet minimum size standards.
- (16) Designation of any areas that fall within any flood plain indicating the high water mark for same.
- (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 12/20/2024

Signature of Owner _____

Date 12/20/2024

LOT	S.F.	AC.
1	12664	0.29
2	12163	0.28
3	11494	0.26
4	11427	0.26
5	11361	0.26
6	11295	0.26
7	11229	0.26
8	11163	0.26
9	11094	0.25
10	10961	0.25
11	10631	0.24
12	10202	0.23
13	10013	0.23
14	10058	0.23
15	10066	0.23
16	34352	0.79

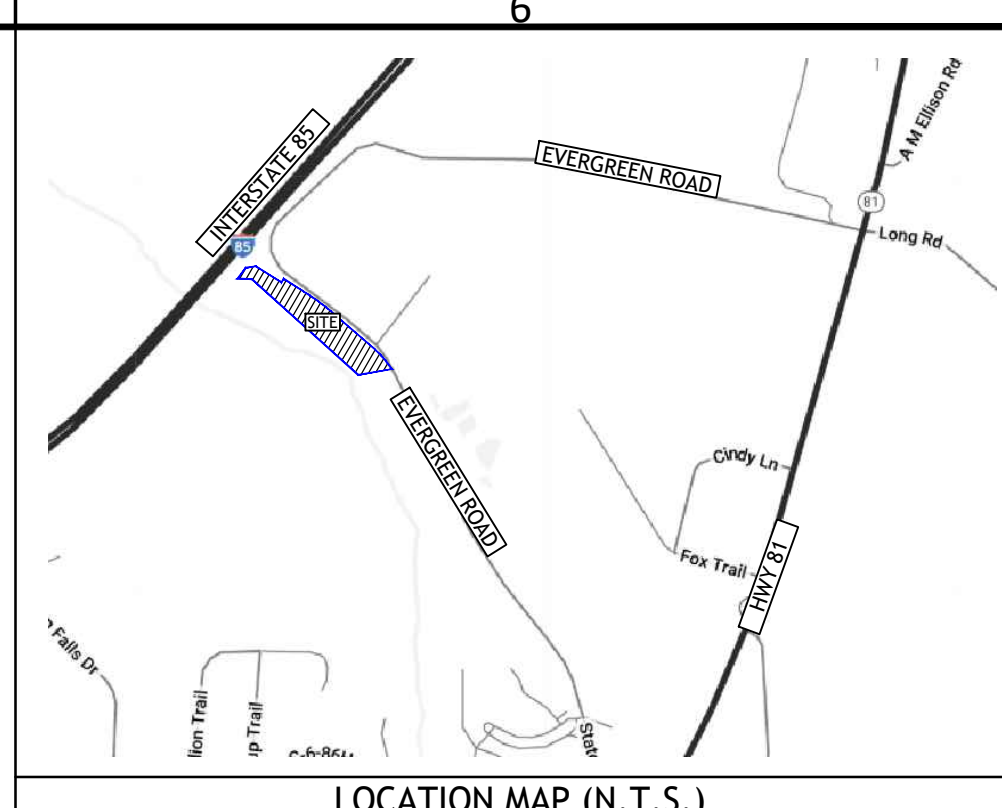
TMS# 144-00-05-014
 EVERGREEN PARTNERS
 DB 17721 PG 242
 LAND USE: INDUSTRIAL

TMS# 144-00-05-002
 BILLY JACK & ELIZABETH WOODALL
 DB 13123 PG 179
 SLIDE 1537 PG 4
 LAND USE: INDUSTRIAL

A PORTION OF
 TMS# 144-00-06-011
 JOHN W. TUCKER JR REVOC TRUST
 DB 15894 PG. 171
 LAND USE: RESIDENTIAL

EVERGREEN ROAD
 (66' R/W)
 S-4-371

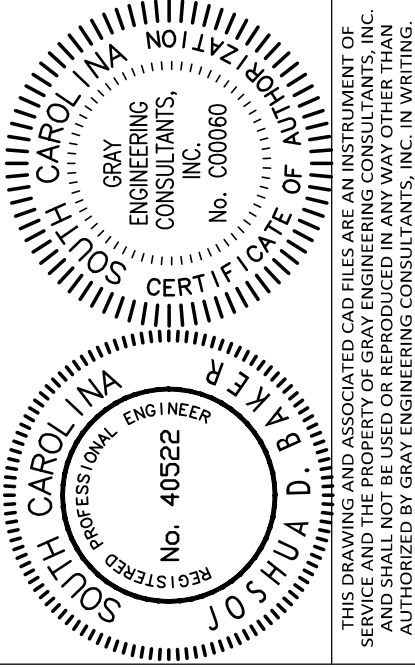
A PORTION OF
 TMS# 144-00-06-011
 JOHN W. TUCKER JR REVOC TRUST
 DB 15894 PG. 171
 LAND USE: RESIDENTIAL



- SPECIAL GRAY ENGINEERING NOTES:**
- SITE CONTRACTOR SHALL HAVE AN ACCEPTABLE SOIL TESTING FIRM/GEOTECH TEST ALL EARTHWORK COMPACTED. PROOF ROLL ALL AREAS AND SUBMIT REPORTS TO THE OWNER ON A WEEKLY BASIS.
 - SITE CONTRACTOR TO SUBMIT A WEEKLY TIME LOG OF CONSTRUCTION EVENTS INCLUDING DATE STARTED AND COMPLETED EACH WEEK ALONG WITH SITE PHOTOS SENT OR E-MAILED TO THE OWNER.
 - NO CLEARING DEBRIS OR TOPSOIL TO BE BURIED ON SITE. ALL FILL TO BE FREE OF ORGANICS AND ROCK.
 - FRONT LOT PINS SHALL BE SET BY R.L.S. (REGISTER LAND SURVEYOR) BEFORE STORM DRAINAGE, WATER LINES AND SEWER LINES ARE INSTALLED.
 - ALL BUILDING DOWNSPOUTS MUST BE PIPED TO EXISTING CATCH BASINS, DRAINAGE SWALES, OR SLOPE DRAINS. INSTALL TO ELIMINATE RUNOFF OVER SLOPES AND PONDING AROUND BUILDING.
 - A BUFFER SHOULD BE MAINTAINED BETWEEN ALL WDS AND CLEARLY DELINEATED BY FLAG, TAPE OR SIMILAR MAKING DEVICES TO ENSURE THE BUFFER AREAS ARE VISIBLE.
 - SWALES TO BE CONSIDERED STORMWATER FEATURES AND TO BE INCLUDED IN THE MAINTENANCE OF ALL STORMWATER FEATURES AND TO BE INCLUDED ON FINAL PLAT.
 - ALL FILL SHALL BE COMPACTED TO 95% STD. PROCTOR PER ASTM D-698. THE BUILDING PAD AREA SHALL BE PROFF-ROLLED (20T PUMP TRUCK). ALL SOFT SPOTS (IF ANY) SHALL BE UNDERCUT AND COMPACTED TO 98% STANDARD UNDER BUILDING. THIS INCLUDES ALL TRENCH COMPACTION AFTER EXISTING UTILITY IS REMOVED AND ALL NEW TRENCH UNDER BUILDING.
 - SECONDARY PERMITEE (BUILDER) SHALL ENSURE POSITIVE DRAINAGE FOR EACH INDIVIDUAL LOT AND IS RESPONSIBLE FOR INDIVIDUAL LOT SWALES NOT SHOWN ON PLANS. SWALES SHOWN ON PLANS ARE FOR OVERALL DRAINAGE PATTERNS DEEMED NECESSARY BY THE ENGINEER.
- UTILITY PROVIDER INFO:**
- SITE ELECTRIC TO BE SERVED BY DUKE ENERGY
 - SITE WATER TO BE SERVED BY HAMMOND WATER DISTRICT
 - SEWER TO BE SERVED BY ANDERSON COUNTY SEWER
 - SITE NETWORK COMMUNICATIONS TO BE SERVED BY AT&T
 - NATURAL GAS NOT AVAILABLE. SITE WILL BE AN ALL-ELECTRIC DEVELOPMENT.

NO.	DATE	BY	REVISION

Gray Engineering
 132 PILGRIM ROAD - GREENVILLE, SC 29607
 PH: 864-297-3027
 WWW.GRAYENGINEERING.COM



STAKEOUT PLAN
 EVERGREEN HEIGHTS
 ANDERSON COUNTY
 ANDERSON, SC
 EVERGREEN ROAD

OWNER'S CERTIFICATION
 AS THE OWNER OF THIS LAND, AS SHOWN ON THIS [PRELIMINARY PLAT/SITE PLAN] OR HIS AGENT, I CERTIFY THAT THIS DRAWING WAS MADE FROM AN ACTUAL SURVEY AND ACCURATELY PORTRAYS THE EXISTING LAND AND ITS FEATURES AND THE PROPOSED DEVELOPMENT AND IMPROVEMENTS THERETO.
 DATE: 12/12/2024
 OWNER NAME: _____
 SIGNED: _____

DESIGN PROFESSIONAL CERTIFICATION
 IT IS HEREBY CERTIFIED THAT THIS [PRELIMINARY PLAT] WAS PREPARED USING A SURVEY OF THE PROPERTY PREPARED BY Earl O'Brien RLS, AND DATED 10/27/2021, AND FURTHER THAT THE PROPOSED [SUBDIVISION/DEVELOPMENT] MEETS ALL REQUIREMENTS OF THE ANDERSON COUNTY UNIFIED DEVELOPMENT STANDARDS ORDINANCE, AS APPLICABLE TO THE PROPERTY.
 BY (NAME) Joshua Baker
 SIGNED: _____
 REGISTERED PROFESSIONAL NO. 40522
 ADDRESS 132 Pilgrim Road
 PHONE NUMBER 864-297-3027
 DATE 12/12/2024

CERTIFICATION OF PROJECT APPROVAL
 ALL APPLICABLE REQUIREMENTS OF THE ANDERSON COUNTY DEVELOPMENT STANDARDS ORDINANCE RELATIVE TO PROJECT APPROVAL HAVING BEEN FULFILLED, APPROVAL OF THIS [PRELIMINARY PLAT] IS HEREBY GRANTED BY THE MANAGER OR THE SUBDIVISION ADMINISTRATOR, SUBJECT TO FURTHER COMPLIANCE WITH ALL PROVISIONS OF SAID DEVELOPMENT REGULATIONS.
 MANAGER OR SUBDIVISION ADMINISTRATOR: _____
 DATE: _____
 THIS APPROVAL DOES NOT CONSTITUTE APPROVAL OF A DEVELOPMENT PERMIT OF FINAL

SITE LEGEND

---	PROPERTY BOUNDARY
---	EXISTING DOT RIGHT-OF-WAY LOT LINES
---	DRAINAGE/UTILITY EASEMENTS
---	EXISTING/PROPOSED WATERLINE
---	EXISTING/PROPOSED SEWER
---	SETBACK
---	MAIL KIOSK
---	FIRE HYDRANT

PROPERTY OWNERS
 PIN / TAX MAP #: 144006005
 24 PROPERTIES LLC
 580 CONERROSS PARK ROAD
 TOWNVILLE, SC 29689

SETBACKS:
 FRONT: 20'
 SIDE: 10'
 REAR: 20'

FRONT SETBACK DISTANCE ASSUMES EVERGREEN ROAD TO BE CLASSIFIED AS A LOCAL STREET

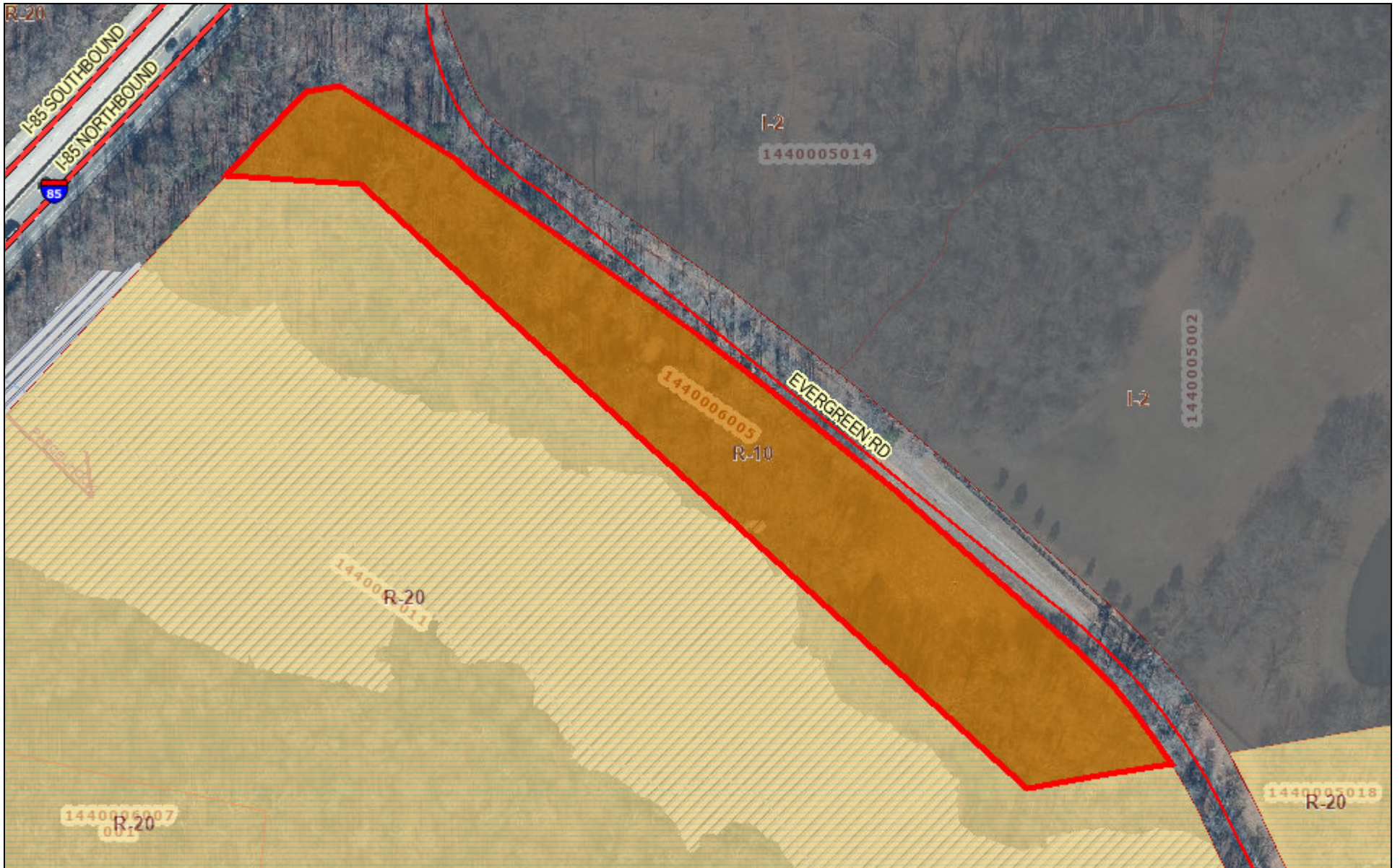
EVERGREEN HEIGHTS
 (PRELIMINARY PLAT)
 TYPE OF DEVELOPMENT: SINGLE-FAMILY RESIDENTIAL (R-10)
 TAX MAP #: 144006005

NO. OF ACRES:	5.39 ACRES	NEW ROAD:	N/A
NO. OF LOTS/UNITS:	16 LOTS	DATE:	12/10/2024

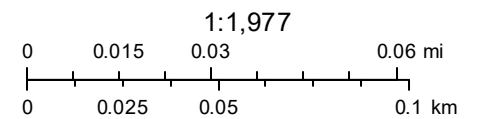
DEVELOPER/APPLICANT 24 PROPERTIES LLC DANNY HOLTZMAN 580 CONERROSS PARK RD TOWNVILLE, SC 29689 864-204-1181	ENGINEER GRAY ENGINEERING JOSHUA D BAKER, P.E. 132 PILGRIM ROAD GREENVILLE, SC 29607 864-297-3027	SURVEYOR NU-SOUTH SURVEYING INC EARL O'BRIEN 111 ANDERSON AVE. ANDERSON, SC 29625 864-224-2754
---	---	--

SCALE: 1" = 60'
 PROJECT MANAGER: JDB
 DRAWN BY: JSG
 PROJECT DATE: 12/10/24
 JOB No.: 2024XXX
 PLOT DATE: 12/12/24
 SHEET
CV-1

Anderson County



January 23, 2025



ESRI, 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

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

Developer: DANNY HOLTZMAN - DEVELOPER

Contact Info: 132 PILGRIM ROAD, GREENVILLE, SC 29607

Email: FALCONFOX2355@GMAIL.COM (DANNY) JBAKER@GRAYENGINEERING.COM (JOSH)

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: EVERGREEN HEIGHTS APPROVED Parent TMS: 1440006005 PO
Zip Code: ANDERSON 29621 ESN: 174

Road Name: _____ Status: _____
N/A N/A

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



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

9 December 2024

Josh Garrison
Gray Engineering
123 Pilgrim Road
Greenville, SC 29607

RE: Hammond Water District Availability Letter. Evergreen Road Subdivision. 16 Lots

Anderson Co. TMS #144-00-06-005

To Whom it May Concern,

Hammond Water District is the potable water provider for this area. We currently do not have an existing water main in this location of Evergreen Road. However, we do have the ability to provide potable water to this parcel of property.

Please understand there will be offsite water main extensions that will be required in order to provide adequate fire protection availability to this development. The minimum size of water main will be 6-inch ductile iron pipe, however this size may increase depending on hydraulic calculations of the site demand. 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, Hammond Water District.



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

December 9, 2024

Josh Garrison
Gray Engineering
132 Pilgrim Road
Greenville, SC 29607

RE: Property located at 1321 Evergreen Rd. in Anderson, SC

Dear Mr. Garrison:

This letter confirms that Duke Energy can provide electric service to the proposed site located at 1321 Evergreen Rd. in Anderson, SC (Anderson County Tax Map #1440006005) 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



December 6, 2024

RE: TMS# 1440006005

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

Tim Cartee

From: Timothy Haynes
Sent: Tuesday, January 7, 2025 7:56 AM
To: Tim Cartee
Subject: RE: Proposed Subdivisions for PC Meeting February

Follow Up Flag: Follow up
Flag Status: Flagged

Thomas Crossing - will not be required to connect to sewer (no sewer in the area)
Greystone - will not be required to connect to sewer (no sewer in the area)
Evergreen Heights - will be required to connect to sewer (sewer appears to be at the proposed property line of the subdivision)
Thornbury Heights - will not be required to connect to sewer (no sewer in the area)

From: Tim Cartee <tcartee@andersoncountysc.org>
Sent: Monday, January 6, 2025 1:32 PM
To: Bill Rutledge <brutledge@andersoncountysc.org>; Jonathan A. Batson <jabatson@andersoncountysc.org>; Derrick B. Singleton <dbsingleton@andersoncountysc.org>; Timothy Haynes <thaynes@andersoncountysc.org>
Cc: Henry B. Youmans <hbyoumans@andersoncountysc.org>
Subject: Proposed Subdivisions for PC Meeting February

Please review, your comments will be in the packets for the PC to review.

Thanks,

Tim Cartee

Land Development Administrator

O: 864-260-4719

F: 864-260-4795

tcartee@andersoncountysc.org

Development Standards

401 E. River Street

Anderson, SC 29624



ANDERSON COUNTY
SOUTH CAROLINA

Henry B. Youmans

From: Jonathan A. Batson
Sent: Monday, January 6, 2025 3:56 PM
To: Tim Cartee; Bill Rutledge; Derrick B. Singleton; Timothy Haynes
Cc: Henry B. Youmans
Subject: RE: Proposed Subdivisions for PC Meeting February

Tim,
The Thomas Crossing Subdivision and Evergreen Heights plats do not show any common property, only lots. The Anderson County Stormwater Design Manual states the following: "Adequate access to perform maintenance and repair to stormwater management facilities, structures, conveyances, and storm sewers must be provided. Within residential developments these practices shall be placed within common property rather than on lots within easements."

Thanks,
Jon

Jon Batson
Stormwater Manager



864.716.3620
jabatson@andersoncountysc.org

Anderson County Stormwater Management
P.O. Box 8002
Anderson, SC 29622

From: Tim Cartee <tcartee@andersoncountysc.org>
Sent: Monday, January 6, 2025 1:32 PM
To: Bill Rutledge <brutledge@andersoncountysc.org>; Jonathan A. Batson <jabatson@andersoncountysc.org>; Derrick B. Singleton <dbsingleton@andersoncountysc.org>; Timothy Haynes <thaynes@andersoncountysc.org>
Cc: Henry B. Youmans <hbyoumans@andersoncountysc.org>
Subject: Proposed Subdivisions for PC Meeting February

Please review, your comments will be in the packets for the PC to review.

Thanks,

Tim Cartee
Land Development Administrator
O: 864-260-4719
F: 864-260-4795
tcartee@andersoncountysc.org



AT&T
C&E South Carolina

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

Date: 12/7/2024

Josh Garrison, Gray Engineering

RE: Anderson County, Evergreen Rd Subdivision, TAXMAP# 144-00-06-005

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, 20 lot 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.

Please contact Larry Black– AT&T GEO Manager, who will be managing the design for your development at 864-243-7192 or lb0014@att.com.

Thank you for contacting AT&T.

Sincerely,

Larry Black

GEO Manager
C&E South Carolina

Anderson County Planning Commission
February 10, 2025
6:00 PM
Staff Report – Preliminary Subdivision

___107___ property owners within 2000' of the proposed development were notified via postcard.

Preliminary Subdivision Name: Greystone
Intended Development: Single Family
Applicant: Hotel Charlie LLC
Surveyor/Engineer: Gray Engineering
Location/Access: Harris Bridge Road, Anderson
County Council District: 4
Surrounding Land Use: Residential (R-20)
Zoning: R-20
Tax Map Number: 119-00-06-006
Number of Acres: +/- 12.80
Number of Lots: 20
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: _____

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: Greystone

1. Name of Applicant: Danny Holtzman
Address of Applicant: 580 Coneross Park Road - Townville, SC 29689
Telephone Number(s): 864-304-1181 Email: falconfox2355@gmail.com

2. Property Owner(s): Hotel Charlie LLC
Address: 580 Coneross Park Road - Townville, SC 29689
Telephone Number(s): 864-304-1181 Email: falconfox2355@gmail.com

3. Engineer/Surveyor(s): Gray Engineering (Josh Baker) Email: jbaker@grayengineering.com

Project Information

4. Project Location: Harris Bridge Road, Anderson, SC
Parcel Number/TMS: 1190006006 County Council District: CCD 4 School District: 05
Total Acreage: 12.80 AC Number of Lots: 20 Intended Development: Single Family Detached
Current Zoning: R-20 Surrounding Land Uses: R-20 (residential)

5. Utility Agreement Services Letter of Approval.

Please attach to application.

Water Supplier: Hammond Water District Sewer Supplier: N/A Septic: Provided
Electric Company: Duke Energy Gas Company: N/A 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? 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 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.

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

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

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Sec. 24-336. - Preliminary plat.

The preliminary plat shall contain the following information:

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- (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.
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- (16) Designation of any areas that fall within any flood plain indicating the high water mark for same.
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- (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.

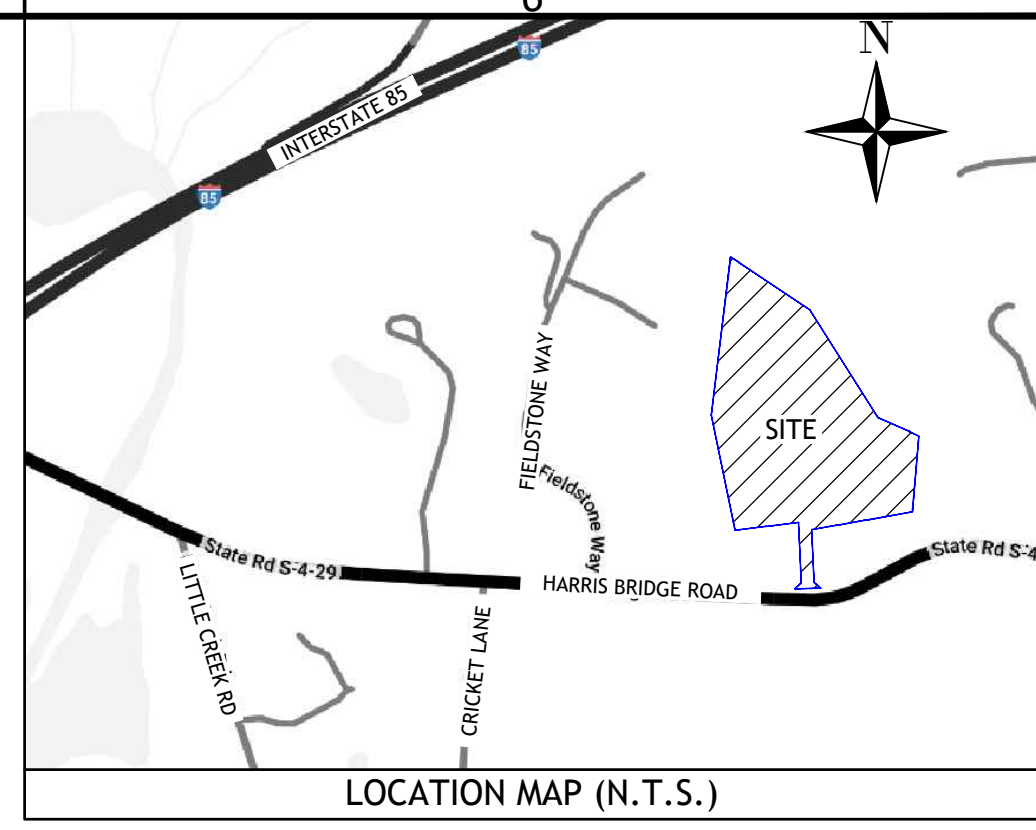
Signature of Applicant _____

Date 12/20/2024

Signature of Owner _____

Date 12/20/2024

LOT TABLE			LOT TABLE		
LOT #	SQ FT	AC	LOT #	SQ FT	AC
1	20005	0.46	11	26449	0.61
2	20000	0.46	12	29175	0.67
3	20000	0.46	13	20000	0.46
4	20000	0.46	14	20000	0.46
5	20000	0.46	15	20173	0.46
6	20000	0.46	16	20937	0.48
7	20000	0.46	17	20204	0.46
8	22574	0.52	18	21136	0.49
9	21015	0.48	19	20000	0.46
10	22281	0.51	20	20000	0.46



OWNER'S CERTIFICATION

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

DATE: _____ 20____

OWNER NAME: _____

SIGNED: _____

DESIGN PROFESSIONAL CERTIFICATION

IT IS HEREBY CERTIFIED THAT THIS [PRELIMINARY PLAT] WAS PREPARED USING A SURVEY OF THE PROPERTY PREPARED BY EARL O'BRIEN, _____, RLS, AND DATED 8-14-24, AND FURTHER THAT THE PROPOSED [SUBDIVISION] [DEVELOPMENT] MEETS ALL REQUIREMENTS OF THE ANDERSON COUNTY UNIFIED DEVELOPMENT STANDARDS ORDINANCE, AS APPLICABLE TO THE PROPERTY.

BY (NAME) Joshua Baker

SIGNED _____

REGISTERED PROFESSIONAL NO. 40522

ADDRESS 132 Pilgrim Road

PHONE NUMBER 864-297-3027

DATE 12-10-24

CERTIFICATION OF PROJECT APPROVAL

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

MANAGER OR SUBDIVISION ADMINISTRATOR _____

DATE _____

THIS APPROVAL DOES NOT CONSTITUTE APPROVAL OF A DEVELOPMENT PERMIT OF FINAL

- SPECIAL GRAY ENGINEERING NOTES:**
- SITE CONTRACTOR SHALL HAVE AN ACCEPTABLE SOIL TESTING FIRM/GEOTECH TEST ALL EARTHWORK COMPACTION. PROOF ROLL ALL AREAS AND SUBMIT REPORTS TO THE OWNER ON A WEEKLY BASIS.
 - SITE CONTRACTOR TO SUBMIT A WEEKLY TIME LOG OF CONSTRUCTION EVENTS INCLUDING DATE STARTED AND COMPLETED EACH WEEK ALONG WITH SITE PHOTOS SENT OR E-MAILED TO THE OWNER.
 - NO CLEARING DEBRIS OR TOPSOIL TO BE BURIED ON SITE. ALL FILL TO BE FREE OF ORGANICS AND ROCK.
 - FRONT LOT FINIS SHALL BE SET BY R.L.S. (REGISTER LAND SURVEYOR) BEFORE STORM DRAINAGE, WATER LINES AND SEWER LINES ARE INSTALLED.
 - ALL BUILDING DOWNSPOUTS MUST BE PIPED TO EXISTING CATCH BASINS, DRAINAGE SWALES, OR SLOPE DRAINS. INSTALL TO ELIMINATE RUNOFF OVER SLOPES AND PONDING AROUND BUILDING.
 - A BUFFER SHOULD BE MAINTAINED BETWEEN ALL WOS AND CLEARLY DELINEATED BY FLAG, TAPE OR SIMILAR MAKING DEVICES TO ENSURE THE BUFFER AREAS ARE VISIBLE.
 - SWALES TO BE CONSIDERED STORMWATER FEATURES AND TO BE INCLUDED IN THE MAINTENANCE OF ALL STORMWATER FEATURES AND TO BE INCLUDED ON FINAL PLAT.
 - ALL FILL SHALL BE COMPACTED TO 95% STD. PROCTOR PER ASTM D-698. THE BUILDING PAD AREA SHALL BE PROFT-ROLLED (20R PUMP TRUCK). ALL SOFT SPOTS (IF ANY) SHALL BE UNDERCUT AND COMPACTED TO 98% STANDARD UNDER BUILDING. THIS INCLUDES ALL TRENCH COMPACTION AFTER EXISTING UTILITY IS REMOVED AND ALL NEW TRENCH UNDER BUILDING.
 - SECONDARY PERMITEE (BUILDER) SHALL ENSURE POSITIVE DRAINAGE FOR EACH INDIVIDUAL LOT AND IS RESPONSIBLE FOR INDIVIDUAL LOT SWALES NOT SHOWN ON PLANS. SWALES SHOWN ON PLANS ARE FOR OVERALL DRAINAGE PATTERNS DEEMED NECESSARY BY THE ENGINEER.

- UTILITY PROVIDER INFO:**
- SITE ELECTRIC TO BE SERVED BY DUKE ENERGY
 - SITE WATER TO BE SERVED BY HAMMOND WATER DISTRICT
 - SEWER SERVICE IS NOT AVAILABLE. SITE TO BE SERVED BY SEPTIC
 - SITE NETWORK COMMUNICATIONS TO BE SERVED BY AT&T
 - NATURAL GAS NOT AVAILABLE. SITE WILL BE AN ALL-ELECTRIC DEVELOPMENT.

SETBACKS:		PROPERTY OWNERS	
FRONT:	20'	PIN # TAX MAP #:	1190006006
SIDE:	10'	FRONT:	HOTEL CHARLIE LLC
REAR:	20'	SIDE:	2040 HWY 187 S
		REAR:	ANDERSON, SC 29626

GREYSTONE (PRELIMINARY PLAT)

TYPE OF DEVELOPMENT: SINGLE-FAMILY RESIDENTIAL (R-20)

TAX MAP #: 1190006006

NO. OF ACRES: 12.80 ACRES NEW ROAD: 1,275 LF (0.24 MILES)

NO. OF LOTS/UNITS: 20 LOTS DATE: 08/19/2024

DEVELOPER/APPLICANT	ENGINEER	SURVEYOR
HOTEL CHARLIE LLC DANNY HOLTZWAN 580 CONGRESS PARK RD GREENVILLE, SC 29689 864-224-1181	GRAY ENGINEERING JOSHUA D BAKER, P.E. 132 PILGRIM ROAD GREENVILLE, SC 29607 864-297-3027	NU-SOUTH SURVEYING INC EARL O'BRIEN 111 ANDERSON AVE ANDERSON, SC 29625 864-224-2754

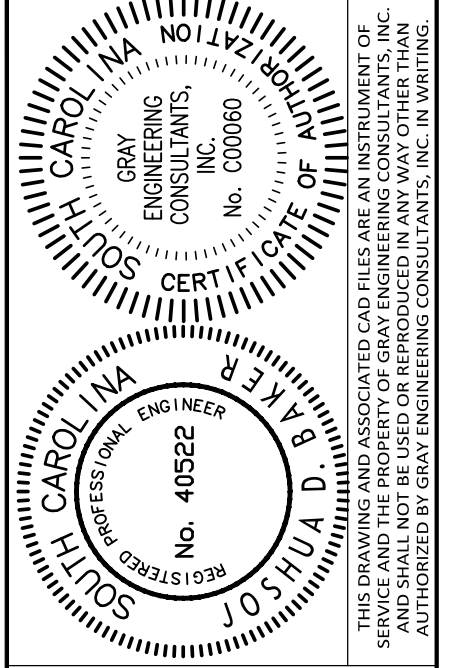
Line Table

Line	Bearing	Distance
L1	N48° 09' 26"E	33.86'
L2	S48° 03' 58"E	35.06'
L3	S88° 59' 33"W	101.17'
L4	S86° 48' 38"W	20.22'

NO.	DATE	BY	REVISION
A			

Gray Engineering

132 PILGRIM ROAD - GREENVILLE, SC 29607
PH: (864) 297-3027 - FAX: (864) 728-8747
WWW.GRAYENGINEERING.COM



ANDERSON COUNTY
ANDERSON, SC

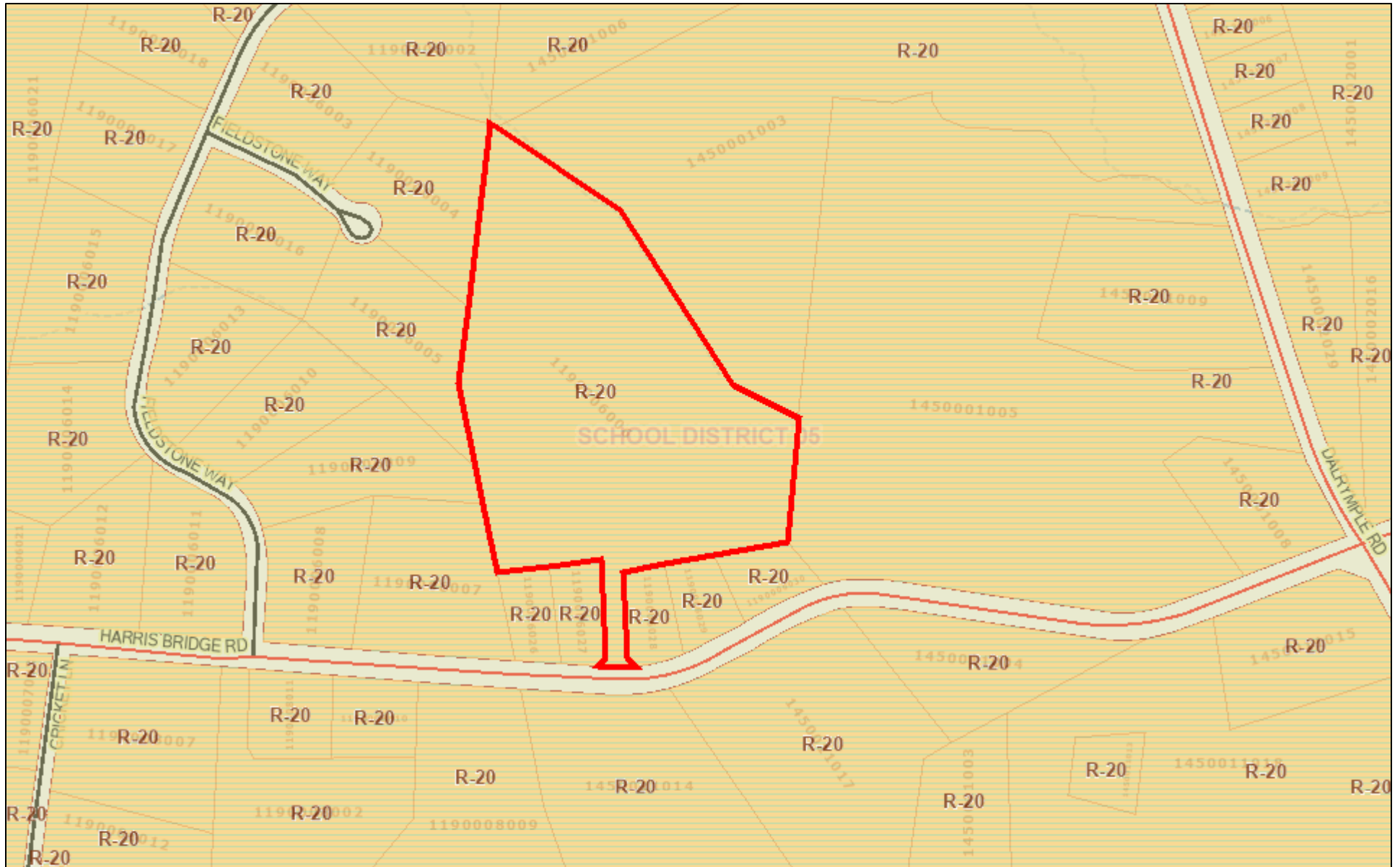
GREYSTONE

HARRIS BRIDGE ROAD

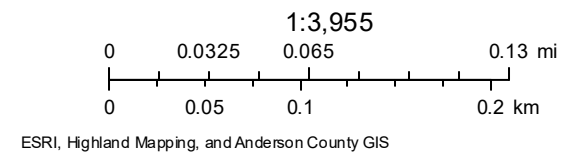
PROJECT MANAGER: JDB
DRAWN BY: CJR
PROJECT DATE: 2/15/24
JOB No.: 2024030
PLOT DATE: 12/10/24

SHEET
CV-1

Anderson County



January 23, 2025





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

Date: 11/04/2024 Expires : 11/04/2024
Developer: DANNY HOLTZMAN - DEVELOPER
Contact Info: 132 Pilgrim Road, Greenville, SC 29607 864-297-3027
Email: falconfox2355@gmail.com (danny) jbaker@grayeengineering.com (josh)

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: Greystone APPROVED Parent TMS: 1190006006
Zip Code: ANDERSON 29621 ESN: 174

Road Name: Status:

GREY RIDGE DRIVE APPROVED

PEACH BLOSSOM DRIVE 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



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

December 9, 2024

Josh Garrison
Gray Engineering
132 Pilgrim Road
Greenville, SC 29607

RE: Property located on Harris Bridge Rd. in Anderson, SC

Dear Mr. Garrison:

This letter confirms that Duke Energy can provide electric service to the proposed site located on Harris Bridge Rd. in Anderson, SC (Anderson County Tax Map #1190006006) 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



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

9 December 2024

Josh Garrison
Gray Engineering
123 Pilgrim Road
Greenville, SC 29607

RE: Hammond Water District Availability Letter. Greystone S/D. 20 Single Family Lots

Anderson Co. TMS #119-00-06-006

To Whom it May Concern,

Hammond Water District is the potable water provider for this area. We currently have an existing water main along Harris Bridge Road. We have the ability to provide potable water service to this residential development.

Please understand that there may be offsite water main extensions that may be required in order to provide adequate potable water to this development. All costs associated with the water system 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, Hammond Water District.



December 6, 2024

RE: TMS# 1190006006

Dear Sirs,

Anderson County does not currently have sewer infrastructure in this area.

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

Tim Cartee

From: Timothy Haynes
Sent: Tuesday, January 7, 2025 7:56 AM
To: Tim Cartee
Subject: RE: Proposed Subdivisions for PC Meeting February

Follow Up Flag: Follow up
Flag Status: Flagged

Thomas Crossing – will not be required to connect to sewer (no sewer in the area)
Greystone - will not be required to connect to sewer (no sewer in the area)
Evergreen Heights - will be required to connect to sewer (sewer appears to be at the proposed property line of the subdivision)
Thornbury Heights - will not be required to connect to sewer (no sewer in the area)

From: Tim Cartee <tcartee@andersoncountysc.org>
Sent: Monday, January 6, 2025 1:32 PM
To: Bill Rutledge <brutledge@andersoncountysc.org>; Jonathan A. Batson <jabatson@andersoncountysc.org>; Derrick B. Singleton <dbsingleton@andersoncountysc.org>; Timothy Haynes <thaynes@andersoncountysc.org>
Cc: Henry B. Youmans <hbyoumans@andersoncountysc.org>
Subject: Proposed Subdivisions for PC Meeting February

Please review, your comments will be in the packets for the PC to review.

Thanks,

Tim Cartee

Land Development Administrator

O: 864-260-4719

F: 864-260-4795

tcartee@andersoncountysc.org

Development Standards

401 E. River Street

Anderson, SC 29624



ANDERSON COUNTY
SOUTH CAROLINA



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

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

Date: 10/12/2024

Josh Garrison , Gray Engineering

RE: Anderson County ,Greystone Subdivision , TAXMAP# 119-00-06-006

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.

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

Henry B. Youmans

From: Tim Cartee
Sent: Wednesday, January 8, 2025 4:32 PM
To: Henry B. Youmans
Subject: FW: [External]Re: Proposed Developments in Anderson County

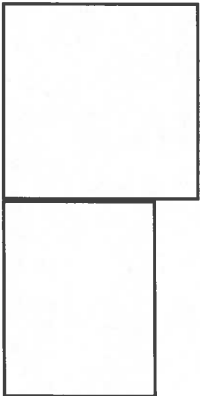
FYI

From: Dee Christopher <dchristopher@anderson4.org>
Sent: Wednesday, January 8, 2025 3:07 PM
To: Tim Cartee <tcartee@andersoncountysc.org>
Subject: [External]Re: Proposed Developments in Anderson County

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.

Anderson School District 4 will have adequate student space for these 20 new homes beginning in 2026/2027.

M. Dee Christopher
Superintendent



On Mon, Jan 6, 2025 at 1:44 PM Tim Cartee <tcartee@andersoncountysc.org> wrote:

Good afternoon, Anderson County Council has amended land use ordinance 24-335 with ordinance number 2024-042. The amendment requires the Land Development Administrator send copies of the preliminary plat for your review and comments to all appropriate school districts, fire marshal, EMS, utility providers and SCDOT , if state roads are impacted.

Your comments will be presented to the Planning Commission to help in their decision for proposed developments in Anderson County. I appreciate your time in reviewing the preliminary plat and look forward to your comments, if possible, I would like to have your comments back by 1-17-2025.

Thanks,

Tim Cartee

Land Development Administrator

O: 864-260-4719

F: 864-260-4795

tcartee@andersoncountysc.org

Development Standards

401 E. River Street

Anderson, SC 29624



DISCLAIMER PLEASE NOTE: Email is provided to employees for the instructional and administrative needs of the district. E-mail correspondence to/from a district e-mail account may be considered public information and subject to release under the South Carolina Freedom of Information Act or pursuant to subpoena. Any files transmitted with this email are confidential and intended for the use of the individual or entity to whom they are addressed. If you are not the named addressee, you should not disseminate, distribute, retain, or copy this email or any attachments contained therein. If you have received this email in error, please delete and notify the sender immediately.

Anderson County School District 4
Pendleton, SC

Anderson County Planning Commission
February 11, 2025
6:00 PM
Staff Report – Preliminary Subdivision

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

Preliminary Subdivision Name: Thomas Crossing

Intended Development: Single Family

Applicant: Secret Properties, LLC

Surveyor/Engineer: Ridgewater

Location/Access: SC-81 (State), Campbell Rd. Pine Circle (County)

County Council District: 4

Surrounding Land Use: Residential

Zoning: Un-zoned

Tax Map Number: 193-00-05-015

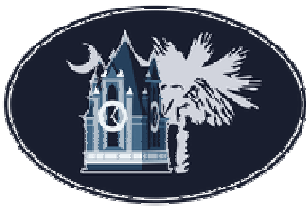
Number of Acres: 7.80

Number of Lots: 12

Variance: No

Traffic Impact Analysis: Does not require a traffic study, road frontage lots.

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: 2-11-25

Application Received By: TS

Date: 12-20-2024

DS Number: 25-08

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: Thomas Crossing Subdivision

1. Name of Applicant: Secret Properties I, LLC - Attn: Thom Craft
Address of Applicant: 4814 Midway Rd., Williamston, SC 29697
Telephone Number(s): 864-933-9000 Email: thomcraft.tc@gmail.com

2. Property Owner(s): Secret Properties I, LLC - Attn: Thom Craft
Address: 4814 Midway Rd., Williamston, SC 29697
Telephone Number(s): 864-933-9000 Email: thomcraft.tc@gmail.com

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

Project Information

4. Project Location: SE intersection of Highway 81 N and Campbell Rd, Pelzer, SC

Parcel Number/TMS: 1930005015 County Council District: 4 School District: 1

Total Acreage: 7.80 Number of Lots: 12 Intended Development: single-family residential

Current Zoning: unzoned Surrounding Land Uses: Highway 81 N/Campbell Rd/Pine Cir/Single-family residential

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

Water Supplier: Powersville Water Sewer Supplier: n/a Septic: X
Electric Company: Duke Energy Gas Company: Fort Hill 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 subdivides, homeowners, and the public;
- the effects of the proposed development on the local tax base; and;
- the ability of existing or planned infrastructure and transportation systems to serve the proposed development.

Subdivision Plat Application Check List

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

• **Application Submittal Requirements and Process**

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

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

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

Sec. 24-336. - Preliminary plat.

\$500 + \$20/lot x 12 lots = \$740

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

12-18-24

Signature of Owner

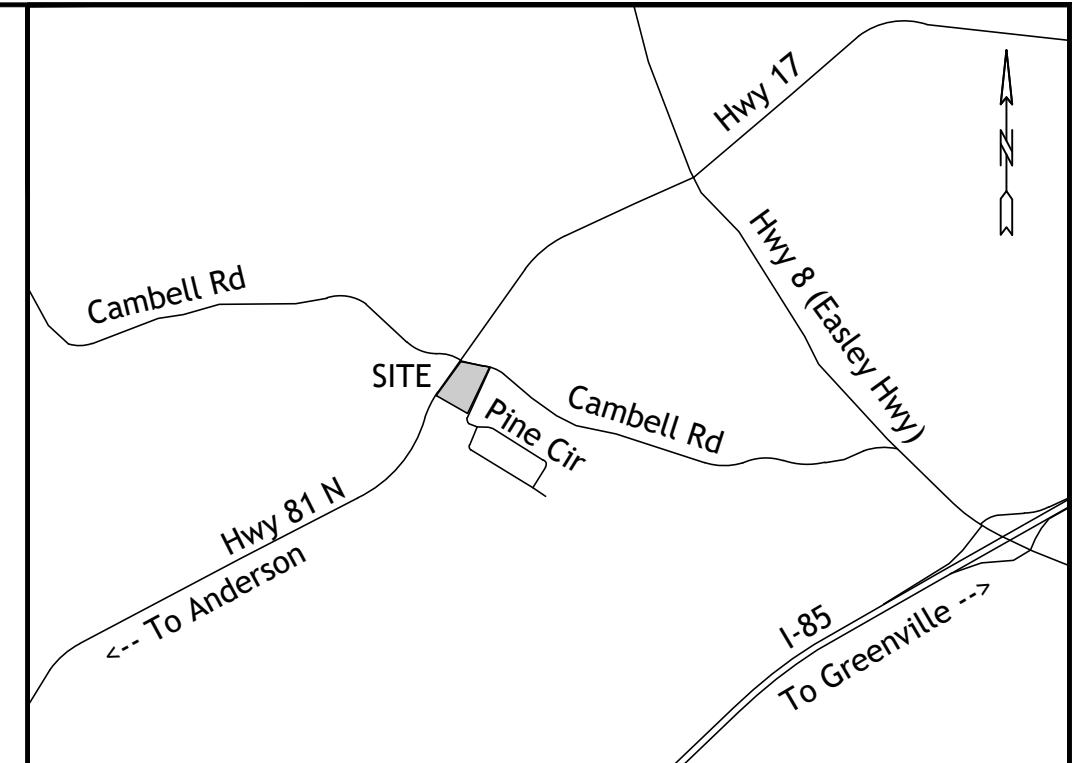
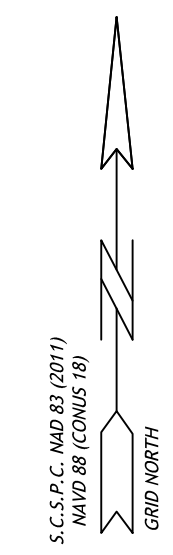
 _____

Date

12-18-24



Noah Living Trust
 Slide 1636 Page 5
 DB 8806 Page 228
 TMS# 193-00-05-003



LOCATION MAP

PRELIMINARY PLAT

OWNER'S CERTIFICATION

As the owner of this land, as shown on this preliminary plat or his agent, I certify that this drawing was made from an actual survey, and accurately portrays the existing land and its features and the proposed development and improvements thereto.

Date: 12-18-24

[Owner] [Agent] Name: Secret Properties I, LLC - Thom Craft

Signed: *[Signature]*

DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this preliminary plat was prepared using a survey of the property prepared by Clemson Engineering Services and dated 6/21/06. And further that the proposed subdivision meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property.

By Name: J. Wesley White, PE

Signed: *[Signature]*

Registered Professional No. 25827

Address: 211 Society St, Anderson, SC 29621

Telephone No. 864-260-0980

Date: 12-18-24

CERTIFICATE OF PROJECT APPROVAL

All applicable requirements of the Anderson County Development Standards Ordinance relative to Project Approval having been fulfilled, approval of this preliminary plat is hereby granted by the Manager or the Subdivision Administrator, subject to further compliance with all provision of said development regulations.

Manager or Subdivision Administrator: _____

Date: _____

THOMAS CROSSING SUBDIVISION TMS #1930005015

Secret Properties I, LLC
 PO Box 2526
 Anderson, SC 29622
 864.933.9000

Ridgewater Engineering & Surveying, LLC
 P.O. Box 806
 Anderson SC 29622
 864.226.0980

APPLICANT

Date: 12-18-24

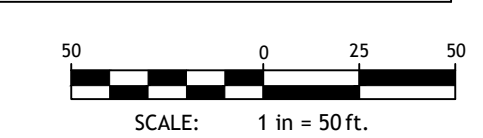
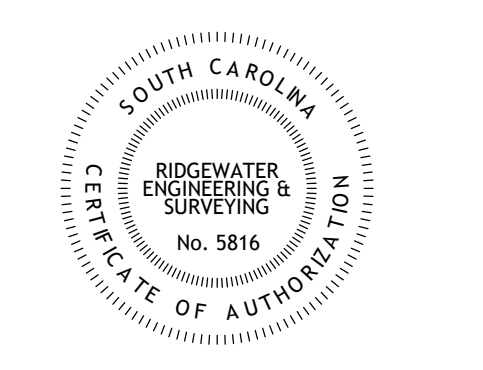
Drawn By: KTS

Checked: JWW

Job Number: 24300

Revisions: 0

ENGINEER OR SURVEYOR



SITE DATA

TMS #:	1930005015
TOTAL AREA:	±7.80 ACRES
ZONING:	UNZONED
TOTAL LOTS:	12 LOTS
MINIMUM LOT WIDTH:	100 FT
MINIMUM LOT SIZE:	25,000 SF
PROPOSED ROADS:	NO NEW ROADS
SETBACKS	
HIGHWAY 81 N:	50 FT
CAMPBELL RD:	40 FT
PINE CIRCLE:	30 FT
SIDE:	15 FT
REAR:	15 FT



This drawing and the design shown thereon are the property of Ridgewater Engineering & Surveying, LLC. The reproduction, copying or use of this drawing without written consent is prohibited and any infringement will be subject to legal action.

wesley@ridgewatereng.com

From: Bill Rutledge <brutledge@andersoncountysc.org>
Sent: Wednesday, December 18, 2024 1:28 PM
To: Wesley White - External; Bee Baker; Brittany D. McAbee
Cc: Tim Cartee
Subject: RE: [External]Thomas Crossing Subdivision - PP Submittal

It's okay with me
Bill

From: wesley@ridgewatereng.com <wesley@ridgewatereng.com>
Sent: Wednesday, December 18, 2024 10:15 AM
To: Bee Baker <sbbaker@andersoncountysc.org>; Bill Rutledge <brutledge@andersoncountysc.org>; Brittany D. McAbee <bdmcabee@andersoncountysc.org>
Cc: Tim Cartee <tcartee@andersoncountysc.org>
Subject: [External]Thomas Crossing Subdivision - PP Submittal

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.

All,
This email is to serve as notification of the attached preliminary plat submittal for a 12 lot subdivision on property at the southeast intersection of Highway 81 N and Campbell Rd. It will not have any new roads. Let me know if you have any questions.
Thanks,
Wesley

J. Wesley White, PE
President
Ridgewater Engineering & Surveying
PO Box 806
Anderson, SC 29622
O: 864-226-0980
C: 864-634-4399

wesley@ridgewatereng.com

From: wesley@ridgewatereng.com
Sent: Thursday, December 19, 2024 9:34 AM
To: 'Balentine, D. Ryan'; 'Vickery, E. Andrew'
Subject: RE: Thomas Crossing Subdivision

Ryan,
We agree. Two shared driveways for the 4 lots would seem to work.
Thanks,
Wesley

J. Wesley White, PE
President
Ridgewater Engineering & Surveying
PO Box 806
Anderson, SC 29622
O: 864-226-0980
C: 864-634-4399

From: Balentine, D. Ryan <BalentinDR@scdot.org>
Sent: Wednesday, December 18, 2024 5:01 PM
To: wesley@ridgewatereng.com; Vickery, E. Andrew <VickeryEA@scdot.org>
Subject: RE: Thomas Crossing Subdivision

Wesley,

I think we should discuss access here. Single residential access for each of those lots doesn't seem like the best option. There are some traffic issues at this intersection.



Ryan Balentine

District 2 Permit Engineer

P 864-889-8006 **C** 864-259-8477 **E** balentindr@scdot.org

South Carolina Department of Transportation
510 West Alexander Ave., Greenwood, SC 29646

From: wesley@ridgewatereng.com <wesley@ridgewatereng.com>
Sent: Wednesday, December 18, 2024 11:43 AM
To: Balentine, D. Ryan <BalentinDR@scdot.org>; Vickery, E. Andrew <VickeryEA@scdot.org>
Subject: RE: Thomas Crossing Subdivision

*** 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. ***

Lots 1-4 will be as individual residential lots per the ARMs manual.

Thanks,
Wesley

J. Wesley White, PE
President
Ridgewater Engineering & Surveying
PO Box 806
Anderson, SC 29622
O: 864-226-0980
C: 864-634-4399

From: Balentine, D. Ryan <BalentinDR@scdot.org>
Sent: Wednesday, December 18, 2024 11:25 AM
To: wesley@ridgewatereng.com; Vickery, E. Andrew <VickeryEA@scdot.org>
Subject: RE: Thomas Crossing Subdivision

Wesley,

How are you planning to access these lots?



Ryan Balentine

District 2 Permit Engineer

P 864-889-8006 **C** 864-259-8477 **E** balentindr@scdot.org

South Carolina Department of Transportation
510 West Alexander Ave., Greenwood, SC 29646

From: wesley@ridgewatereng.com <wesley@ridgewatereng.com>
Sent: Wednesday, December 18, 2024 10:14 AM
To: Balentine, D. Ryan <BalentinDR@scdot.org>; Vickery, E. Andrew <VickeryEA@scdot.org>
Subject: Thomas Crossing Subdivision

***** 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. *****

Ryan/Andrew,

This email is to serve as notification of the attached preliminary plat submittal for a 12 lot subdivision on property at the southeast intersection of Highway 81 N and Campbell Rd. Please confirm receipt and let me know if you have any questions.

Thanks,
Wesley

J. Wesley White, PE
President
Ridgewater Engineering & Surveying
PO Box 806

From: [Timothy Haynes](#)
To: [Tim Cartee](#)
Subject: RE: Proposed Subdivisions for PC Meeting February
Date: Tuesday, January 7, 2025 7:56:03 AM
Attachments: [image001.png](#)

Thomas Crossing – will not be required to connect to sewer (no sewer in the area)
Greystone - will not be required to connect to sewer (no sewer in the area)
Evergreen Heights - will be required to connect to sewer (sewer appears to be at the proposed property line of the subdivision)
Thornbury Heights - will not be required to connect to sewer (no sewer in the area)

From: Tim Cartee <tcartee@andersoncountysc.org>
Sent: Monday, January 6, 2025 1:32 PM
To: Bill Rutledge <brutledge@andersoncountysc.org>; Jonathan A. Batson <jabatson@andersoncountysc.org>; Derrick B. Singleton <dbsingleton@andersoncountysc.org>; Timothy Haynes <thaynes@andersoncountysc.org>
Cc: Henry B. Youmans <hbyoumans@andersoncountysc.org>
Subject: Proposed Subdivisions for PC Meeting February

Please review, your comments will be in the packets for the PC to review.

Thanks,

Tim Cartee

Land Development Administrator

O: 864-260-4719

F: 864-260-4795

tcartee@andersoncountysc.org

Development Standards

401 E. River Street

Anderson, SC 29624



From: wesley@ridgewatereng.com
To: [Jonathan A. Batson](mailto:Jonathan.A.Batson)
Cc: [Tim Cartee](mailto:Tim.Cartee)
Subject: [External]RE: [External]RE: Proposed Subdivisions for PC Meeting February
Date: Tuesday, January 7, 2025 10:23:25 AM
Attachments: [image001.png](#)
[image002.png](#)

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Understood. The layout submitted will still work for that approach. We will convert one of the lots to common area but we will determine which one during design. It still makes the most sense to get approval as shown and pick which lot we want to convert during the design phase. Appreciate your help.

Wesley

J. Wesley White, PE
President
Ridgewater Engineering & Surveying
PO Box 806
Anderson, SC 29622
O: 864-226-0980
C: 864-634-4399

From: Jonathan A. Batson <jabatson@andersoncountysc.org>
Sent: Tuesday, January 7, 2025 10:17 AM
To: Wesley White - External <wesley@ridgewatereng.com>
Cc: Tim Cartee <tcartee@andersoncountysc.org>
Subject: RE: [External]RE: Proposed Subdivisions for PC Meeting February

Wesley,
We do not allow individual residential lot BMP's due to the impracticality of ensuring permanent maintenance. A shared community BMP is required.
Thanks,
Jon

From: wesley@ridgewatereng.com <wesley@ridgewatereng.com>
Sent: Tuesday, January 7, 2025 9:19 AM
To: Jonathan A. Batson <jabatson@andersoncountysc.org>
Cc: Tim Cartee <tcartee@andersoncountysc.org>
Subject: [External]RE: Proposed Subdivisions for PC Meeting February

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Jon,

Thanks for the response. It's our intent to possibly address detention on individual lots in order to avoid losing a lot to a common detention pond. However, if during design, we are unable to accomplish this, we will convert one of the lots to common area. It's easier to lose a lot to common area than it is to convert common area into a lot. Hope this helps with our planned design approach.

Thanks,
Wesley

J. Wesley White, PE
President
Ridgewater Engineering & Surveying
PO Box 806
Anderson, SC 29622
O: 864-226-0980
C: 864-634-4399

From: Tim Cartee <tcartee@andersoncountysc.org>
Sent: Monday, January 6, 2025 4:52 PM
To: Wesley White - External <wesley@ridgewatereng.com>
Subject: FW: Proposed Subdivisions for PC Meeting February

Please comments blow for Thomas Crossing.

From: Jonathan A. Batson <jabatson@andersoncountysc.org>
Sent: Monday, January 6, 2025 3:56 PM
To: Tim Cartee <tcartee@andersoncountysc.org>; Bill Rutledge <brutledge@andersoncountysc.org>; Derrick B. Singleton <dbsingleton@andersoncountysc.org>; Timothy Haynes <thaynes@andersoncountysc.org>
Cc: Henry B. Youmans <hbyoumans@andersoncountysc.org>
Subject: RE: Proposed Subdivisions for PC Meeting February

Tim,

The Thomas Crossing Subdivision and Evergreen Heights plats do not show any common property, only lots. The Anderson County Stormwater Design Manual states the following: "Adequate access to perform maintenance and repair to stormwater management facilities, structures, conveyances, and storm sewers must be provided. Within residential developments these practices shall be placed within common property rather than on lots within easements."

Thanks,
Jon

Jon Batson
Stormwater Manager



864.716.3620
jabatson@andersoncountysc.org

Anderson County Stormwater Management
P.O. Box 8002
Anderson, SC 29622

From: Tim Cartee <tcartee@andersoncountysc.org>
Sent: Monday, January 6, 2025 1:32 PM
To: Bill Rutledge <brutledge@andersoncountysc.org>; Jonathan A. Batson <jabatson@andersoncountysc.org>; Derrick B. Singleton <dbsingleton@andersoncountysc.org>; Timothy Haynes <thaynes@andersoncountysc.org>
Cc: Henry B. Youmans <hbyoumans@andersoncountysc.org>
Subject: Proposed Subdivisions for PC Meeting February

Please review, your comments will be in the packets for the PC to review.

Thanks,

Tim Cartee
Land Development Administrator
O: 864-260-4719
F: 864-260-4795
tcartee@andersoncountysc.org
Development Standards
401 E. River Street
Anderson, SC 29624





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

Date: 12-18-24 Expires : 12-18-27
Developer: Secret Properties I, LLC: Attn: Thom Craft
Contact Info: PO BOX 2526, ANDERSON, SC 29622
Email: THOMCRAFT.TC@GMAIL.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: THOMAS CROSSING **APPROVED** Parent TMS: 1930005015
Zip Code: PELZER 29669 ESN: 117

Road Name: _____ Status: _____
N/A N/A

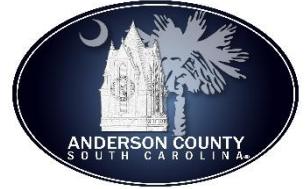
According to the Anderson County Addressing Policy road names may be reserved for one year from the date of this letter. If the final recording of the preliminary subdivision plan does not occur within one year, a written request for a six-month extension of the road names reservation may be submitted 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



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

Date: 12-17-24 Expires : _____
Developer: BFCI PARTNERS, LLC - ATTN: BOBBY BARRETO
Contact Info: PO BOX 2526, ANDERSON, SC 29622
Email: THOMCRAFT.TC@GMAIL.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: CAMPBELL CROSSING DENIED Parent TMS: 1930005015
Zip Code: PELZER 29669 ESN: 117

Road Name: _____ Status: _____
N/A N/A

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



AT&T
C&E South Carolina

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

Date: 12/7/2024

J. Wesley White, PE

RE: Anderson County, Campbell Crossing Subdivision, TAXMAP# 1930005015

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, 20 lot 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.

Please contact Larry Black– AT&T GEO Manager, who will be managing the design for your development at 864-243-7192 or lb0014@att.com.

Thank you for contacting AT&T.

Sincerely,

Larry Black

GEO Manager
C&E South Carolina



Address:
1719 Circle Road
Powdersville, SC 29642

Phone: (864) 269-5440
Fax: (864) 295-1496
www.powdersvillewater.org

December 18, 2024

Thom Craft
4814 Midway Road
Williamston, SC 29697

Re: Campbell Crossing Subdivision, 12 lots
Anderson County Tax Parcel 1930005015 (104 Pine Circle)

Dear Mr. Craft,

Please be advised that the above-mentioned parcel is located within the service area of Powdersville Water. Water mains are located adjacent to the parcel along Campbell Rd, Pine Circle and SC Hwy 81. This letter is not intended to imply an ability to serve the project. Service ability will be determined after a final review of project plans.

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

Sincerely,

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

Chris Rasco
Project Engineer

Cc: Project File



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

December 11, 2024

Mike Settle
Upstate Commercial Group
2508 N. Main St., Suite M
Anderson, SC 29621

RE: Property located at 104 Pine Circle in Pelzer, SC

Dear Mr. Settle:

This letter confirms that Duke Energy can provide electric service to the proposed site located at 104 Pine Circle in Pelzer, SC (Anderson County Tax Map #193-00-05-015) 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

January 2, 2025

Attn: J. Wesley White, PE
Ridgewater Engineering & Surveying
PO Box 806
Anderson SC 29622
C 864-634-4399

RE: Gas Available for: Campbell Crossing Subdivison

Dear Mr White,

Thank you for requesting information for natural gas availability for the proposed development Campbell Crossing Subdivison in Anderson SC.. This property is identified by Anderson County parcel number 1930005015. 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

From: [Jeffrey Wilson](#)
To: [Tim Cartee](#); [Seth Young](#)
Subject: [External]Land Use Ordinance
Date: Tuesday, January 7, 2025 12:48:46 PM

You don't often get email from wilsonj@apps.anderson1.org. [Learn why this is important](#)

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Tim,

Thank you for the information. Anderson School District One is opposed to any new subdivisions in our area until we have had a chance to work with the county and developers to develop a "plan for growth" for the Anderson School District One attendance zone. We currently have over 1,000 homes that have already been approved for construction in our school district and our schools do not currently have the capacity to take any more students. We have added classrooms at existing schools and have added portables to accommodate the population that we already have in place. The construction of Oak Hill Elementary in the Powdersville area will allow us to keep up with the current growth trends, but will not accommodate future growth in the Powdersville area. Our school board is hoping to build another elementary school in the Wren area in the next ten years if funds become available. The roads and other infrastructure are issues throughout the school district. We are looking forward to working with the county and developers to find solutions to these problems so we will be able continue to provide the best education in the state to our children.

Respectfully,
Jeff



From: **Tim Cartee** <tcartee@andersoncountysc.org>
Date: Mon, Jan 6, 2025 at 2:21 PM
Subject: [EXTERNAL]Proposed Developments in Anderson County
To: youngs@apps.anderson1.org <youngs@apps.anderson1.org>

Good afternoon, Anderson County Council has amended land use ordinance 24-335 with ordinance number 2024-042. The amendment requires the Land Development Administrator send copies of the preliminary plat for your review and comments to all appropriate school districts, fire marshal, EMS, utility providers and SCDOT , if state roads are impacted.

Your comments will be presented to the Planning Commission to help in their decision for proposed developments in Anderson County. I appreciate your time in reviewing the

preliminary plat and look forward to your comments, if possible, I would like to have your comments back by 1-17-2025.

Thanks,

Tim Cartee

Land Development Administrator

O: 864-260-4719

F: 864-260-4795

tcartee@andersoncountysc.org

Development Standards

401 E. River Street

Anderson, SC 29624

NOTICE: Employees are reminded of Board Policy IJNDB-R, which governs e-mail and Internet usage, and are advised to act accordingly. Recipients of e-mail sent through Anderson One's system should understand that it may contain confidential, proprietary, or privileged material. If you have received the above e-mail or any attachments in error, this does not constitute permission to examine, copy, or distribute the information. Prompt notification to the sender of the error would be appreciated.

Anderson County Planning Commission

February 10, 2025

6:00 PM

Staff Report – Preliminary Subdivision

___399___ property owners within 2000' of the proposed development were notified via postcard.

Preliminary Subdivision Name:	Thornbury Heights
Intended Development:	Single Family
Applicant:	Hotel Charlie LLC
Surveyor/Engineer:	Gray Engineering
Location/Access:	Dixon Road, Anderson, SC
County Council District:	5
Surrounding Land Use:	Residential (R-20)
Zoning:	R-M and R-20
Tax Map Number:	94-05-01-043
Number of Acres:	+/- 12.30
Number of Lots:	17
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: _____

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: Evergreen Heights

1. Name of Applicant: Danny Holtzman
Address of Applicant: 508 Coneross Park Road - Townville, SC 29689
Telephone Number(s): 864-304-1181 Email: falconfox2355@gmail.com

2. Property Owner(s): 24 Properties, LLC
Address: 508 Coneross Park Road - Townville, SC 29689
Telephone Number(s): 864-304-1181 Email: falconfox2355@gmail.com

3. Engineer/Surveyor(s): Gray Engineering (Josh Baker) Email: jbaker@grayengineering.com

Project Information

4. Project Location: Dixon Road, Anderson, SC
Parcel Number/TMS: 1440006005 County Council District: CCD 4 School District: 01
Total Acreage: 5.39 AC Number of Lots: 16 Intended Development: Single Family Detached
Current Zoning: R-10 Surrounding Land Uses: R-10 (residential)

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

Water Supplier: Hammond Water Sewer Supplier: Anderson County Septic: N/A
Electric Company: Duke Energy Gas Company: N/A 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? 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 subdivides, homeowners, and the public;
- the effects of the proposed development on the local tax base; and;
- the ability of existing or planned infrastructure and transportation systems to serve the proposed development.

Subdivision Plat Application Check List

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

• **Application Submittal Requirements and Process**

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

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

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

Sec. 24-336. - Preliminary plat.

The preliminary plat shall contain the following information:

- (1) Location of subdivision on a map indicating surrounding areas at an appropriate scale sufficient to locate the subdivision.
- (2) Map of development at a scale of not less than one inch equals 200 feet and not more than one inch equals 50 feet.
- (3) Name of subdivision, name and address of the owner(s), name of engineer or surveyor and the names of the owners of abutting properties.
- (4) A boundary survey of the area to be subdivided, showing bearings measured in degrees, minutes and seconds and distances measured in feet and decimals thereof.
- (5) Present land use of land to be subdivided and of the abutting property and/or properties.
- (6) Acreage of land to be subdivided.
- (7) Contour maps of the proposed subdivision, with maximum contour intervals of ten feet or three meters.
- (8) Tax map number of original parcel or parcels prior to subdivision.
- (9) Location of existing and proposed easements with their location, widths and distances.
- (10) Location of existing water courses, culverts, railroads, roads, bridges, dams, and other similar structures or features.
- (11) Location of utilities and utility easements on and adjacent to the tract, showing proposed connections to existing utility systems.
- (12) Proposed lot lines, lot numbers, lot dimensions and lot acreages.
- (13) North arrow.
- (14) Proposed road names pre-approved by E-911 Addressing Office for the county.
- (15) Certification by licensed surveyor stating that all lot sizes meet minimum size standards.
- (16) Designation of any areas that fall within any flood plain indicating the high water mark for same.
- (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 12/20/2024

Signature of Owner _____

Date 12/20/2024

CERTIFICATION OF PROJECT APPROVAL

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

MANAGER OR SUBDIVISION ADMINISTRATOR _____

DATE _____

THIS APPROVAL DOES NOT CONSTITUTE APPROVAL OF A DEVELOPMENT PERMIT OF FINAL.

OWNER'S CERTIFICATION

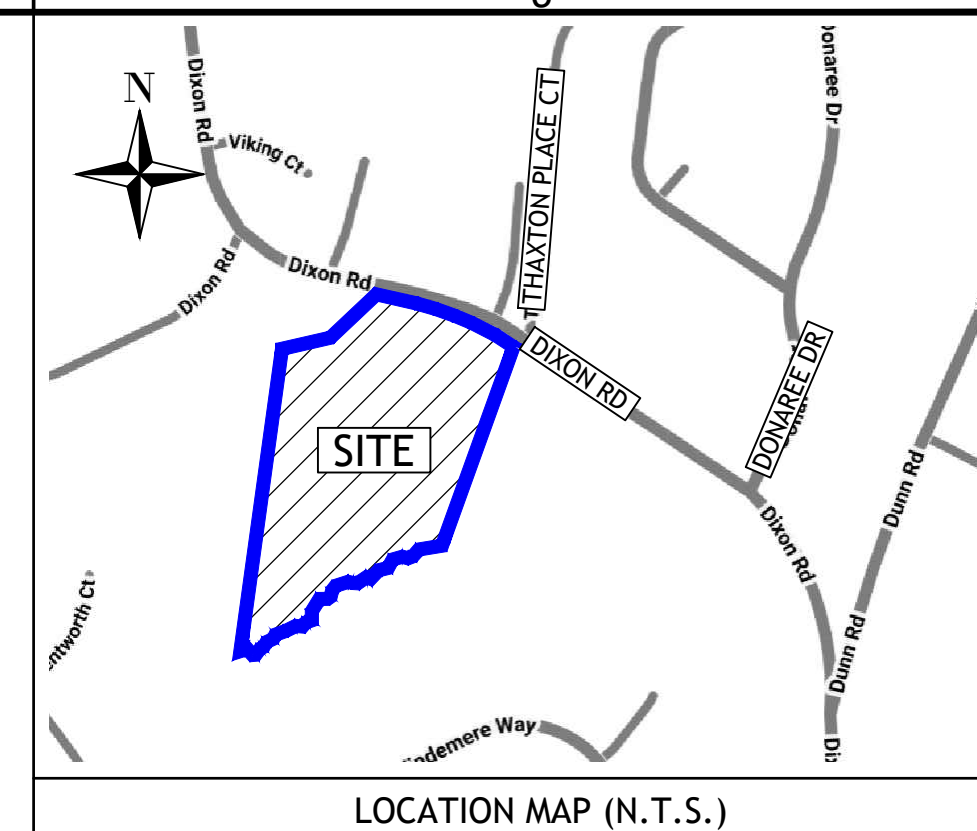
AS THE OWNER OF THIS LAND, AS SHOWN ON THIS [PRELIMINARY PLAT] [SITE PLAN] OR HIS AGENT, I CERTIFY THAT THIS DRAWING WAS MADE FROM AN ACTUAL SURVEY, AND ACCURATELY PORTRAITS THE EXISTING LAND AND ITS FEATURES AND THE PROPOSED DEVELOPMENT AND IMPROVEMENTS THERETO.

DATE _____ 20____
OWNER NAME _____
SIGNED _____

DESIGN PROFESSIONAL CERTIFICATION

IT IS HEREBY CERTIFIED THAT THIS [PRELIMINARY PLAT] WAS PREPARED USING A SURVEY OF THE PROPERTY PREPARED BY Earl O'Brien, RLS, AND DATED 9-26-24, AND FURTHER THAT THE PROPOSED [SUBDIVISION] [DEVELOPMENT] MEETS ALL REQUIREMENTS OF THE ANDERSON COUNTY UNIFIED DEVELOPMENT STANDARDS ORDINANCE, AS APPLICABLE TO THE PROPERTY.

BY (NAME) Joshua Baker
SIGNED _____
REGISTERED PROFESSIONAL NO. 40522
ADDRESS 132 Pilgrim Road
PHONE NUMBER 864-297-3027
DATE 12-10-2024



SPECIAL GRAY ENGINEERING NOTES:

- SITE CONTRACTOR SHALL HAVE AN ACCEPTABLE SOIL TESTING FIRM/GEOTECH TEST ALL EARTHWORK COMPACTATION; PROOF ROLL ALL AREAS AND SUBMIT REPORTS TO THE OWNER ON A WEEKLY BASIS.
- SITE CONTRACTOR TO SUBMIT A WEEKLY TIME LOG OF CONSTRUCTION EVENTS INCLUDING DATE STARTED AND COMPLETED EACH WEEK ALONG WITH SITE PHOTOS SENT OR E-MAILED TO THE OWNER.
- NO CLEARING DEBRIS OR TOPSOIL TO BE BURIED ON SITE. ALL FILL TO BE FREE OF ORGANICS AND ROCK.
- FRONT LOT PINS SHALL BE SET BY R.L.S. (REGISTER LAND SURVEYOR) BEFORE STORM DRAINAGE, WATER LINES AND SEWER LINES ARE INSTALLED.
- ALL BUILDING DOWNSPOUTS MUST BE PIPED TO EXISTING CATCH BASINS, DRAINAGE SWALES, OR SLOPE DRAINS. INSTALL TO ELIMINATE RUNOFF OVER SLOPES AND PONDING AROUND BUILDING.
- A BUFFER SHOULD BE MAINTAINED BETWEEN ALL WDS AND CLEARLY DELINEATED BY FLAG, TAPE OR SIMILAR MAKING DEVICES TO ENSURE THE BUFFER AREA(S) ARE VISIBLE.
- SWALES TO BE CONSIDERED STORMWATER FEATURES AND TO BE INCLUDED IN THE MAINTENANCE OF ALL STORMWATER FEATURES AND TO BE INCLUDED ON FINAL PLAT.
- ALL FILL SHALL BE COMPACTED TO 95% STD. PROCTOR PER ASTM D-698. THE BUILDING PAD AREA SHALL BE PROOF-ROLLED (200 PUMP TRUCK) ALL SOFT SPOTS (IF ANY) SHALL BE UNDERCUT AND COMPACTED TO 98% STANDARD UNDER BUILDING. THIS INCLUDES ALL TRENCH COMPACTATION AFTER EXISTING UTILITY IS REMOVED AND ALL NEW TRENCH UNDER BUILDING.
- SECONDARY PERMITEE (BUILDER) SHALL ENSURE POSITIVE DRAINAGE FOR EACH INDIVIDUAL LOT AND IS RESPONSIBLE FOR INDIVIDUAL LOT SWALES NOT SHOWN ON PLANS. SWALES SHOWN ON PLANS ARE FOR OVERALL DRAINAGE PATTERNS DEEMED NECESSARY BY THE ENGINEER.

UTILITY PROVIDER INFO:

- SITE ELECTRIC TO BE SERVED BY DUKE ENERGY
- SITE WATER TO BE SERVED BY WEST ANDERSON WATER DISTRICT
- SEWER SERVICE IS NOT AVAILABLE. SITE TO BE SERVED BY SEPTIC
- SITE NETWORK COMMUNICATIONS TO BE SERVED BY AT&T
- NATURAL GAS NOT AVAILABLE. SITE WILL BE AN ALL-ELECTRIC DEVELOPMENT.

LOT #	SO FT	ACRES
1	20000	0.46
2	20000	0.46
3	20000	0.46
4	20000	0.46
5	36345	0.83
6	20132	0.46
7	20000	0.46
8	20067	0.46
9	28356	0.65
10	20000	0.46
11	20000	0.46
12	26018	0.60
13	35371	0.81
14	26048	0.60
15	20000	0.46
16	20000	0.46
17	20221	0.46

Line	Bearing	Distance
L1	S72°17'03"W	21.72'
L2	N41°52'40"W	24.78'
L3	S84°42'36"W	9.41'
L4	S36°11'56"W	22.72'
L5	S62°48'44"W	11.90'
L6	S30°39'47"W	17.01'
L7	S64°52'07"W	22.75'
L8	S25°48'50"W	13.82'
L9	S69°45'56"W	33.78'
L10	S63°54'12"W	33.75'
L11	N85°39'05"W	20.34'
L12	S39°33'35"W	16.11'
L13	S71°16'20"W	19.10'
L14	S0°14'30"W	27.42'
L15	S31°31'08"W	43.69'
L16	S88°34'36"W	24.84'
L17	S54°21'05"W	11.58'
L18	S13°01'15"W	19.00'
L19	S37°36'22"W	18.01'
L20	S72°26'16"W	39.24'
L21	N76°09'59"W	13.23'
L22	N86°21'54"W	16.42'
L23	S55°31'49"W	32.23'
L24	N69°38'30"W	13.08'
L25	S43°23'04"W	35.46'
L26	S76°33'46"W	29.53'
L27	S28°53'24"W	29.33'
L28	S73°57'50"W	30.15'
L29	N75°09'09"W	17.83'
L30	S69°23'37"W	15.45'
L31	S41°15'47"W	28.24'
L32	S80°46'29"W	70.63'

SETBACKS: FRONT: 20' SIDE: 10' REAR: 20' DIXON RD: 40'	PROPERTY OWNERS: PIN / TAX MAP #: 94-05-01-043 HOTEL CHARLIE LLC 2040 HWY 187 S ANDERSON, SC 29626	DENSITY TABLE: GROSS ACRES: 12.3 ACRES COMMON SPACE PROVIDED: 1.03 ACRES TOTAL # OF NEW LOTS: 17 ACTUAL SITE DENSITY: 1.42 LOTS/ACRE
---	---	---

HATCHING LEGEND	SITE LEGEND
<ul style="list-style-type: none"> STORMWATER MGMT (COMMON AREA) COMMON AREA (MAIL KIOSK, AMENITY, ETC) PROPOSED ROADS 	<ul style="list-style-type: none"> PROPERTY BOUNDARY EXISTING DOT RIGHT-OF-WAY LOT LINES DRAINAGE/UTILITY EASEMENTS EXISTING/PROPOSED WATERLINE EXISTING/PROPOSED SEWER SETBACK MAIL KIOSK FIRE HYDRANT

THORNBURY HEIGHTS (PRELIMINARY PLAT)

TYPE OF DEVELOPMENT: SINGLE FAMILY RESIDENTIAL (R-20/R-M)

TAX MAP #: 94-05-01-043

NO. OF ACRES: 12.30 ACRES NEW ROAD: 900 LF

NO. OF LOTS/UNITS: 17 LOTS DATE: 11/19/24

DEVELOPER/APPLICANT HOTEL CHARLIE LLC DANNY HOLTZMAN 2040 HWY 187 S ANDERSON, SC 29626 864-304-1181	ENGINEER JOSHUA D. BAKER 132 PILGRIM ROAD GREENVILLE, SC 29607 864-297-3027	SURVEYOR NU-SOUTH SURVEYING, INC 115 E. MAULDIN STREET ANDERSON, SC 29621 864-224-2754
---	--	---

NO.	DATE	BY	REVISION

Gray Engineering

132 PILGRIM ROAD, GREENVILLE, SC 29607
PH: (864) 297-3027, FAX: (864) 726-8477
WWW.GRAYENGINEERING.COM

Gray Engineering

REGISTERED PROFESSIONAL ENGINEER
NO. 40522
SOUTH CAROLINA

THORNBURY HEIGHTS

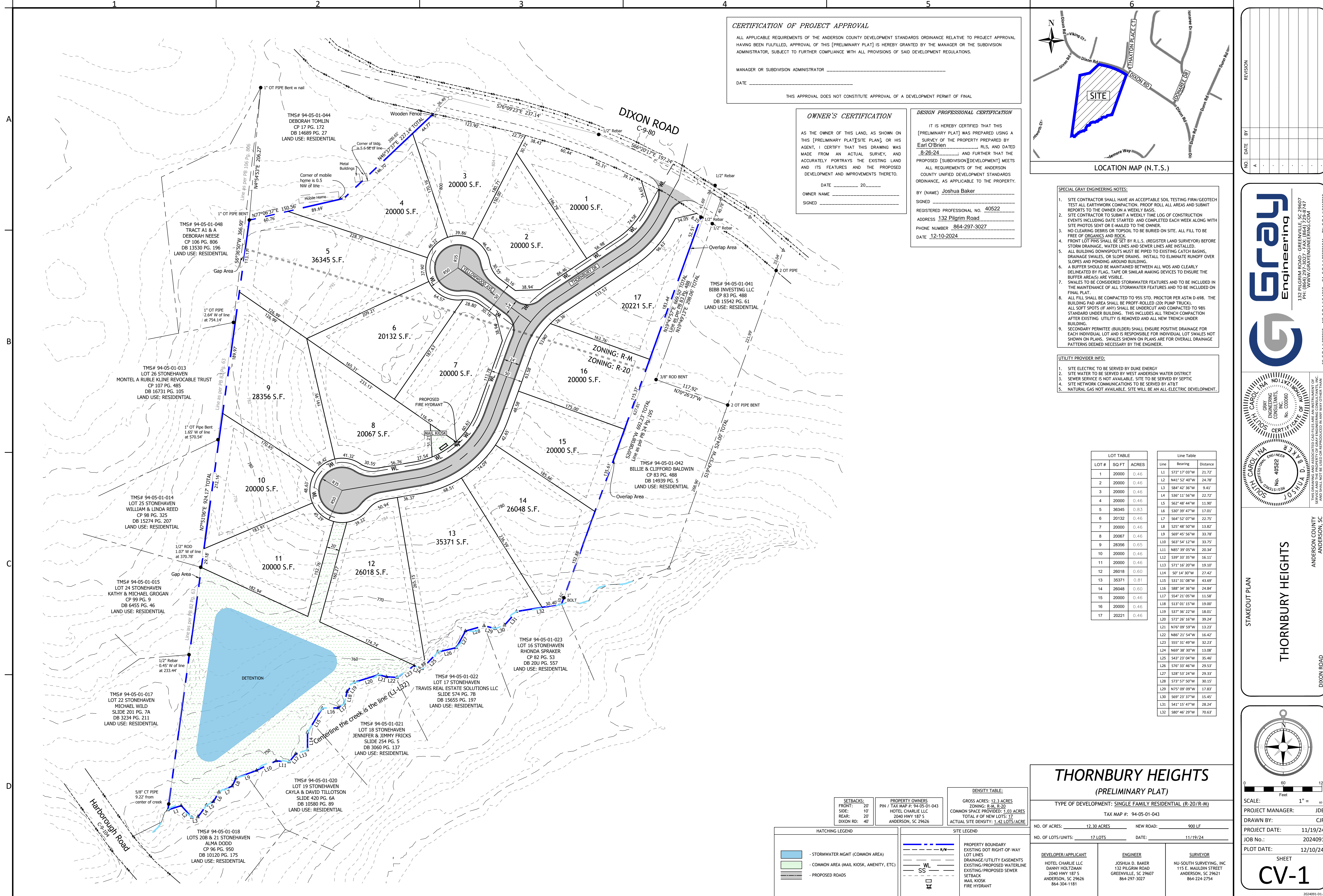
ANDERSON COUNTY
ANDERSON, SC

THORNBURY HEIGHTS (PRELIMINARY PLAT)

SCALE: 1" = 40'

PROJECT MANAGER: JDB
DRAWN BY: CJR
PROJECT DATE: 11/19/24
JOB No.: 2024091
PLOT DATE: 12/10/24

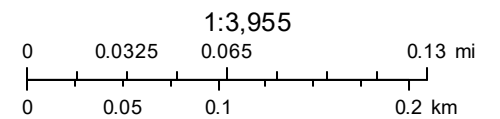
SHEET
CV-1



Anderson County

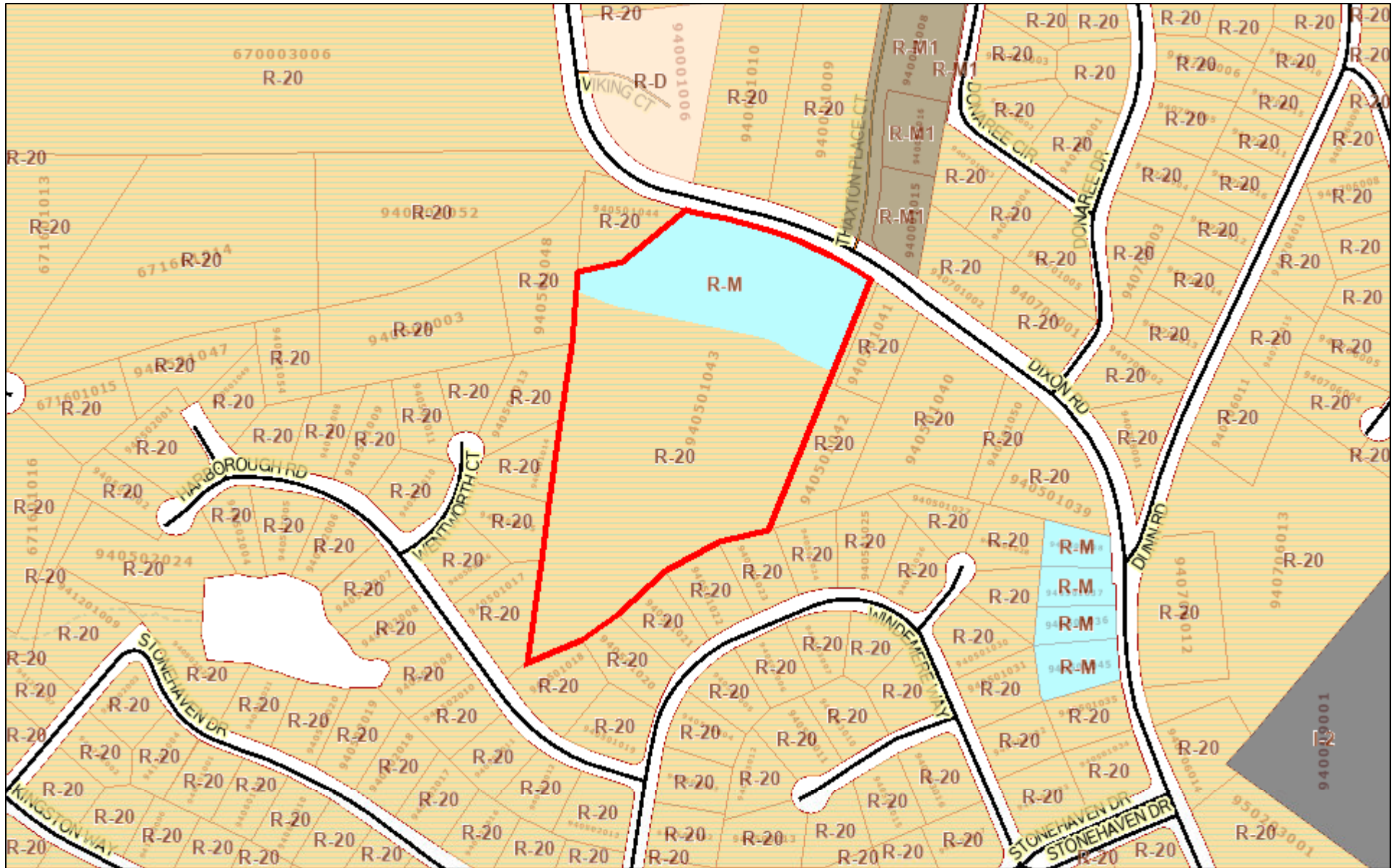


January 23, 2025

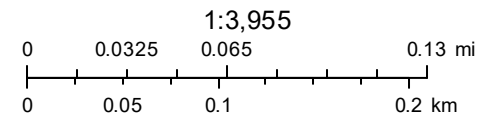


ESRI, Highland Mapping, and Anderson County GIS

Anderson County



January 23, 2025



ESRI, 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

Date: 11/20/2024 Expires : 11/20/2025
Developer: DANNY HOLTZMAN
Contact Info: 132 PILGRIM ROAD - GREENVILLE, SC 29607 864-297-3027
Email: FALCONFOX2355@GMAIL.COM (DANNY) - JBAKER@GRAYENGINEERING.COM (JOSH)

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: Thornbury Heights APPROVED Parent TMS: 940501043
Zip Code: ANDERSON 29625 ESN: 135

Road Name: _____ Status: _____

THORNBURY DR APPROVED

YELLOWWOOD AVE 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



December 6, 2024

RE: TMS# 940501043

Dear Sirs,

Anderson County does not currently have sewer infrastructure in this area.

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

Tim Cartee

From: Timothy Haynes
Sent: Tuesday, January 7, 2025 7:56 AM
To: Tim Cartee
Subject: RE: Proposed Subdivisions for PC Meeting February

Follow Up Flag: Follow up
Flag Status: Flagged

Thomas Crossing - will not be required to connect to sewer (no sewer in the area)
Greystone - will not be required to connect to sewer (no sewer in the area)
Evergreen Heights - will be required to connect to sewer (sewer appears to be at the proposed property line of the subdivision)
Thornbury Heights - will not be required to connect to sewer (no sewer in the area)

From: Tim Cartee <tcartee@andersoncountysc.org>
Sent: Monday, January 6, 2025 1:32 PM
To: Bill Rutledge <brutledge@andersoncountysc.org>; Jonathan A. Batson <jabatson@andersoncountysc.org>; Derrick B. Singleton <dbsingleton@andersoncountysc.org>; Timothy Haynes <thaynes@andersoncountysc.org>
Cc: Henry B. Youmans <hbyoumans@andersoncountysc.org>
Subject: Proposed Subdivisions for PC Meeting February

Please review, your comments will be in the packets for the PC to review.

Thanks,

Tim Cartee

Land Development Administrator

O: 864-260-4719

F: 864-260-4795

tcartee@andersoncountysc.org

Development Standards

401 E. River Street

Anderson, SC 29624





AT&T
C&E South Carolina

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

Date: 12/7/2024

Josh Garrison, Gray Engineering

RE: Anderson County, Thornbury Heights Subdivision, TAXMAP# 94-05-01-043

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, 20 lot 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.

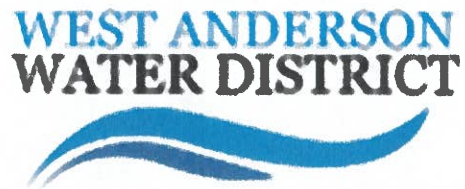
Please contact Larry Black– AT&T GEO Manager, who will be managing the design for your development at 864-243-7192 or lb0014@att.com.

Thank you for contacting AT&T.

Sincerely,

Larry Black

GEO Manager
C&E South Carolina



To whom it may concern,

There is water available at Thornbury Heights Dixon Road Tax Map -94-05-01-043 Lots 17. The Developer would be able to use one of our approved contractors to tie into the existing 6" line, run new water lines for the subdivision, and then we can service the proposed subdivision pending approval from Summit Engineering and SCDES.

Thanks,

Matt Hughes

West Anderson Water District

(864)617-0866

matt.hughes@westandersonwaterdistrict.us



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

December 9, 2024

Josh Garrison
Gray Engineering
132 Pilgrim Road
Greenville, SC 29607

RE: Property located at 4219 Dixon Rd. in Anderson, SC

Dear Mr. Garrison:

This letter confirms that Duke Energy can provide electric service to the proposed site located at 4219 Dixon Rd. in Anderson, SC (Anderson County Tax Map #940501043) 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

Henry B. Youmans

From: Tim Cartee
Sent: Monday, January 13, 2025 12:15 PM
To: Henry B. Youmans
Subject: FW: [External]Anderson Five - Proposed Developments in Anderson County

FYI

From: Newton, Kyle <KyleNewton@anderson5.net>
Sent: Monday, January 13, 2025 10:34 AM
To: Tim Cartee <tcartee@andersoncountysc.org>
Subject: [External]Anderson Five - Proposed Developments in Anderson County

You don't often get email from kylenewton@anderson5.net. [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.

Hey Tim, Anderson Five has looked at the proposed developments.

Thornbury Heights would be zoned for Centerville Elementary/Robert Anderson Middle/Westside High School. We don't foresee any issues with this proposal, and appreciate the opportunity to look it over. Common consensus with our team is excitement over the large lot sizes.

Evergreen is actually just outside of our district, in Anderson One.

-Kyle



Kyle L. Newton
Chief Communications Officer

☎ (864) 260-5000
✉ KyleNewton@anderson5.net
📍 102 North Main Street, Anderson, SC 29621

From: Tim Cartee <tcartee@andersoncountysc.org>
Sent: Monday, January 6, 2025 1:50 PM
To: Kelley, Brenda <BrendaKelley@anderson5.net>
Subject: [EXTERNAL]Proposed Developments in Anderson County

Good afternoon, Anderson County Council has amended land use ordinance 24-335 with ordinance number 2024-042. The amendment requires the Land Development Administrator send copies of the preliminary plat for your review and comments to all appropriate school districts, fire marshal, EMS, utility providers and SCDOT, if state roads are impacted.

Your comments will be presented to the Planning Commission to help in their decision for proposed developments in Anderson County. I appreciate your time in reviewing the preliminary plat and look forward to your comments, if possible, I would like to have your comments back by 1-17-2025.

Thanks,

Tim Cartee

Land Development Administrator

O: 864-260-4719

F: 864-260-4795

tcartee@andersoncountysc.org

Development Standards

401 E. River Street

Anderson, SC 29624



Anderson County Planning Commission

February 11, 2025

6:00 PM

Staff Report – Pickens Creek Estates fka Avendell Estates

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

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

Variance- Applicant is requesting a variance to allow existing driveway within the 100' undisturbed 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' undisturbed buffer of the project. The request is to allow the driveway within the 100' undisturbed buffer. The proposed development will meet R-A requirements.

Traffic Impact Analysis: None was required.

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: _____

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: Avendell 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@aldllc.net

2. Property Owner(s): Ay Holdings SC LLC
Address: 17001 Collins Ave Unit 2804 Sunny Isles, FL 33160
Telephone Number(s): 215-416-2306 Email: juryshtern@gmail.com

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

Project Information

4. Project Location: Three and Twenty Rd Easley, SC 29642
Parcel Number/TMS: 160002041, 2043-2050 County Council District: 6 School District: ASD1
Total Acreage: 38.87 Number of Lots: 12 Intended Development: Residential - SF Detached
Current Zoning: R-A Surrounding Land Uses: Res. Neacent - Agriculture

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

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

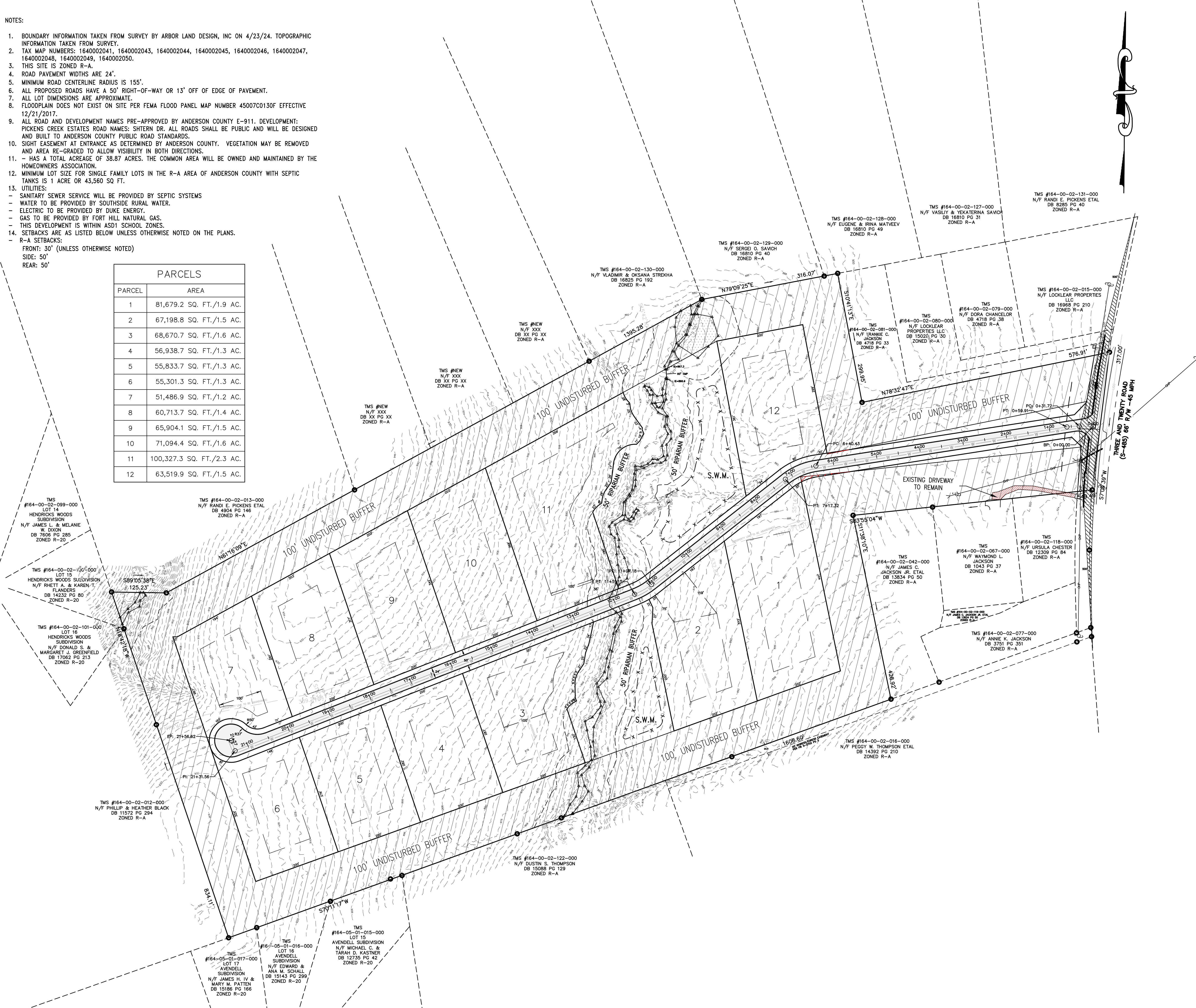
7. SCDOT/ Roads & Bridges must be contacted for this development prior to Planning Commission review, please attach conformation letters.
A traffic impact study shall be required for access approval through the state and county encroachment permit process when a development will generate 100 or more 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.

NOTES:

- BOUNDARY INFORMATION TAKEN FROM SURVEY BY ARBOR LAND DESIGN, INC ON 4/23/24. TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY.
- TAX MAP NUMBERS: 1640002041, 1640002043, 1640002044, 1640002045, 1640002046, 1640002047, 1640002048, 1640002049, 1640002050.
- THIS SITE IS ZONED R-A.
- ROAD PAVEMENT WIDTHS ARE 24'.
- MINIMUM ROAD CENTERLINE RADIUS IS 155'.
- ALL PROPOSED ROADS HAVE A 50' RIGHT-OF-WAY OR 13' OFF OF EDGE OF PAVEMENT.
- ALL LOT DIMENSIONS ARE APPROXIMATE.
- FLOODPLAIN DOES NOT EXIST ON SITE PER FEMA FLOOD PANEL MAP NUMBER 45007C0130F EFFECTIVE 12/21/2017.
- ALL ROAD AND DEVELOPMENT NAMES PRE-APPROVED BY ANDERSON COUNTY E-911. DEVELOPMENT: PICKENS CREEK ESTATES ROAD NAMES: SHTERN DR. ALL ROADS SHALL BE PUBLIC AND WILL BE DESIGNED AND BUILT TO ANDERSON COUNTY PUBLIC ROAD STANDARDS.
- SIGHT EASEMENT AT ENTRANCE AS DETERMINED BY ANDERSON COUNTY. VEGETATION MAY BE REMOVED AND AREA RE-GRADED TO ALLOW VISIBILITY IN BOTH DIRECTIONS.
- HAS A TOTAL ACREAGE OF 38.87 ACRES. THE COMMON AREA WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- MINIMUM LOT SIZE FOR SINGLE FAMILY LOTS IN THE R-A AREA OF ANDERSON COUNTY WITH SEPTIC TANKS IS 1 ACRE OR 43,560 SQ FT.
- UTILITIES:
 - SANITARY SEWER SERVICE WILL BE PROVIDED BY SEPTIC SYSTEMS
 - WATER TO BE PROVIDED BY SOUTHSIDE RURAL WATER.
 - ELECTRIC TO BE PROVIDED BY DUKE ENERGY.
 - GAS TO BE PROVIDED BY FORT HILL NATURAL GAS.
 - THIS DEVELOPMENT IS WITHIN ASDY SCHOOL ZONES.
 - SETBACKS ARE AS LISTED BELOW UNLESS OTHERWISE NOTED ON THE PLANS.
- R-A SETBACKS:
 - FRONT: 30' (UNLESS OTHERWISE NOTED)
 - SIDE: 50'
 - REAR: 50'

PARCELS	
PARCEL	AREA
1	81,679.2 SQ. FT./1.9 AC.
2	67,198.8 SQ. FT./1.5 AC.
3	68,670.7 SQ. FT./1.6 AC.
4	56,938.7 SQ. FT./1.3 AC.
5	55,833.7 SQ. FT./1.3 AC.
6	55,301.3 SQ. FT./1.3 AC.
7	51,486.9 SQ. FT./1.2 AC.
8	60,713.7 SQ. FT./1.4 AC.
9	65,904.1 SQ. FT./1.5 AC.
10	71,094.4 SQ. FT./1.6 AC.
11	100,327.3 SQ. FT./2.3 AC.
12	63,519.9 SQ. FT./1.5 AC.



- LEGEND**
- ROAD R/W
 - LOT LINES
 - PROPOSED ROAD
 - PROPOSED WATER
 - WETLANDS
 - UNDISTURBED BUFFER
 - BUFFER ENCROACHMENT WITH VARIANCE REQUEST

DEVELOPER INFORMATION:
 AY HOLDINGS SC LLC
 17001 COLLINS AVE UNIT 2804
 SUNNY ISLES, FL 33160

ENGINEER INFORMATION:
 ARBOR LAND DESIGN
 49 GREENLAND DR
 GREENVILLE, SC 29615

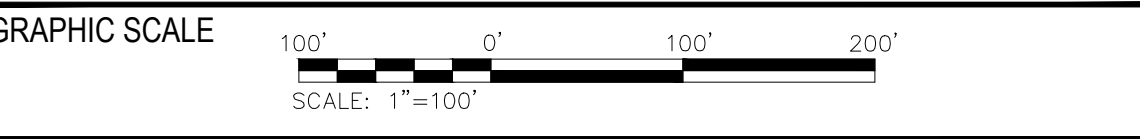
PROPERTY OWNER INFORMATION: 1640002041, 1640002043, 1640002044, 1640002045, 1640002046, 1640002047, 1640002048, 1640002049, 1640002050

AY HOLDINGS SC LLC
 17001 COLLINS AVE UNIT 2804
 SUNNY ISLES, FL 33160



REVISIONS			
NO.	DATE	DESCRIPTION	
A	11/1/24	SUBMITTAL TO ANDERSON COUNTY	AMA
B	1/21/25	RESUBMITTED TO PLANNING COMMISSION	AMA

**PICKENS CREEK ESTATES
 PRELIMINARY PLAT**



DEVELOPER AY HOLDINGS SC LLC			
ENGINEER ARBOR LAND DESIGN			
NO. OF ACRES:	38.87	MILES OF NEW ROAD:	0.41 (PUBLIC)
		NO. OF LOTS:	12

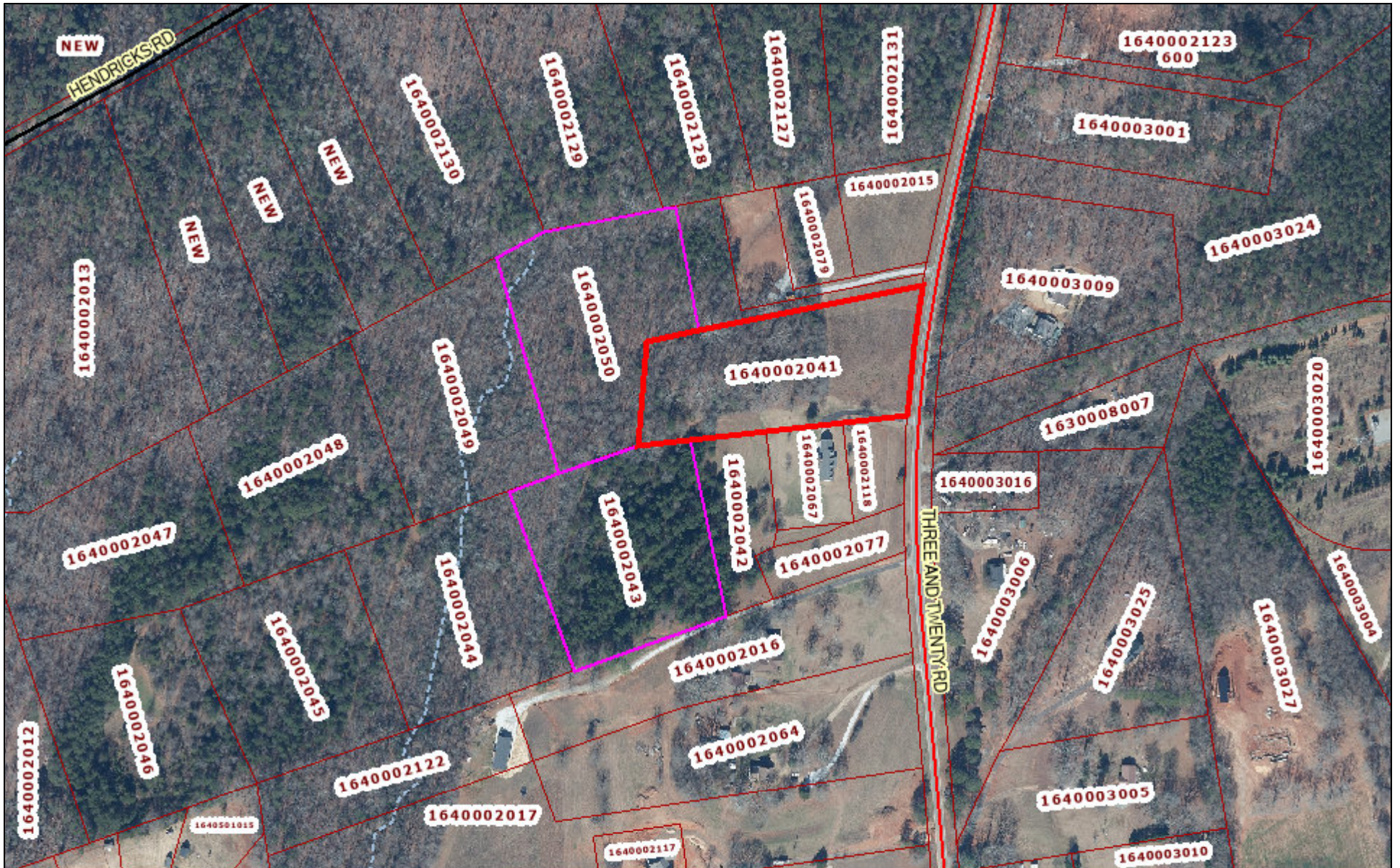
ARBOR LAND DESIGN, LLC

Box 263 Greenville, S.C. 29602
 Telephone: (864) 495-4446
 Fax: (864) 233-6274
 Email: postmaster@ardllc.net

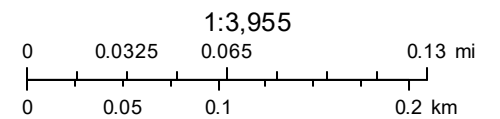
LANDSCAPE ARCHITECTS - CIVIL ENGINEERS - LAND SURVEYORS
 RECREATIONAL PLANNERS - LAND PLANNERS

DRAWN: AMA	DESIGN: AMA	APPROVED: AMA	DATE: JANUARY 21, 2025
24075	SHEET PP-1	SHEET 1 OF 1	JOB NO. 24075

Anderson County

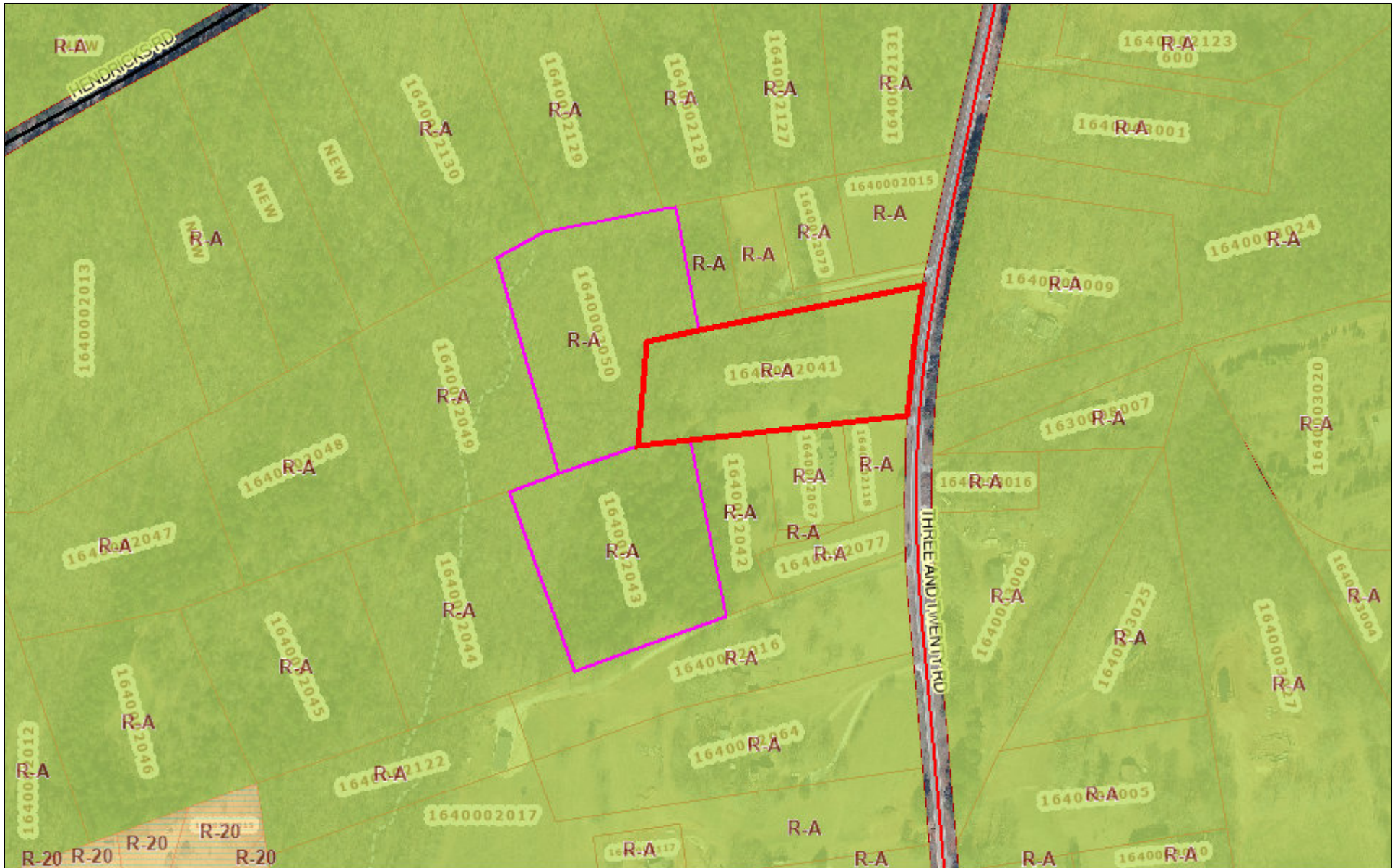


February 3, 2025

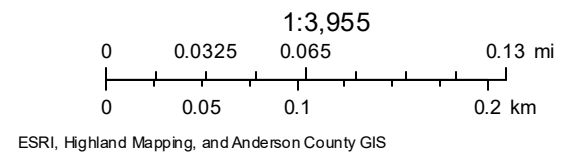


ESRI, Highland Mapping, and Anderson County GIS

Anderson County



February 3, 2025





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

 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





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.

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 1st 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
CONSTRUCTION					\$ 244,295.40
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
TOTAL					\$ 319,634.42

*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: \$325.00

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

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

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: ama@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 Rd. Easley, SC 29642

Parcel Number(s)/TMS: 649302341, 2043 - 2050

County Council District: 6 School District: Asch

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 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 or 864-230-6232.

Sincerely, 
Austin Allen
Land Planner

Anderson County Planning Commission

February 11, 2025

6:00 PM

Staff Report – Old Farm Estates

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

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

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

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



Development Standards Subdivision Plat Application

Anderson County Code of Ordinance
Chapter 24 Land Use

Scheduled Public Hearing Date: 11-12-24

Application Received By: ME

Date: 10-1-2024

DS Number: 24-27

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

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

DEVELOPMENT STANDARDS REVIEW APPLICATION

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

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

Proposed Subdivision Name: Old Farm Estates

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

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

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

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

Address: 120 Upper View Terrace, Anderson, SC 29625

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

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

Project Information

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

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

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

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

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

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

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

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

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

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

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

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

Subdivision Plat Application Check List

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

• **Application Submittal Requirements and Process**

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

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

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

Sec. 24-336. - Preliminary plat.

\$500+\$20/lot x 30 lots = \$1,100

The preliminary plat shall contain the following information:

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

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

SIGNATURE OF APPLICANT & Property Owner:

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

Signature of Applicant _____

Date 9-26-24

Signature of Owner _____

Date 9-26-24



MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES

DATE: October 14, 2024

TO: **Tim Cartee**
Land Development Administrator

FROM: **Bill Rutledge**
Assistant Principal Engineer

Cc: **Bee Baker**
Principal Engineer

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

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

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

These issues can be resolved during the final plan review.

Tommy Dunn
Chairman, District 5

John B Wright, Jr
Council District 1

Greg Elgin
Council District 3

Cindy Wilson
Council District 7

ANDERSON COUNTY
SOUTH CAROLINA

Brett Sanders
V. Chairman, District 4

Glenn Davis
Council District 2

Jimmy Davis
Council District 6

Renee Watts
Clerk to Council

Rusty Burns | County Administrator
rburns@andersoncountysc.org



PRELIMINARY PLAT

OWNER'S CERTIFICATION
 As the owner of this land, as shown on this preliminary plat and on the original plat upon which this plat is based, I certify that this plat is based on a true and correct survey, and that I am not aware of any other claims or interests in the land shown on this plat. I further certify that the proposed development complies with all applicable laws, codes, ordinances, rules, regulations, and orders of the governing authority. I warrant that the proposed development complies with all requirements of the Arkansas General Development Standards Ordinance, as applicable to the property.

Date: 5-26-24
 Owner: [Signature]
 Signature: [Signature]

DESIGN PROFESSIONAL CERTIFICATION
 It is hereby certified that this preliminary plat was prepared using a survey of the land shown on this plat, and that the survey was conducted in accordance with the Arkansas General Development Standards Ordinance, as applicable to the property.

By: [Signature]
 Registered Professional No.: 29037
 Address: 211 North 5th, Ardmore, OK 73401
 Telephone No.: 848-3482
 Date: 5-26-24

CERTIFICATE OF PROJECT APPROVAL
 All applicable requirements of the Arkansas County Development Standards Ordinance have been reviewed and approved by the governing authority. The preliminary plat is hereby approved by the governing authority, and the subdivision administrator is subject to further compliance with all provisions of said Ordinance and applicable laws, codes, ordinances, rules, regulations, and orders of the governing authority.

Manager or Subdivision Administrator: _____
 Date: _____

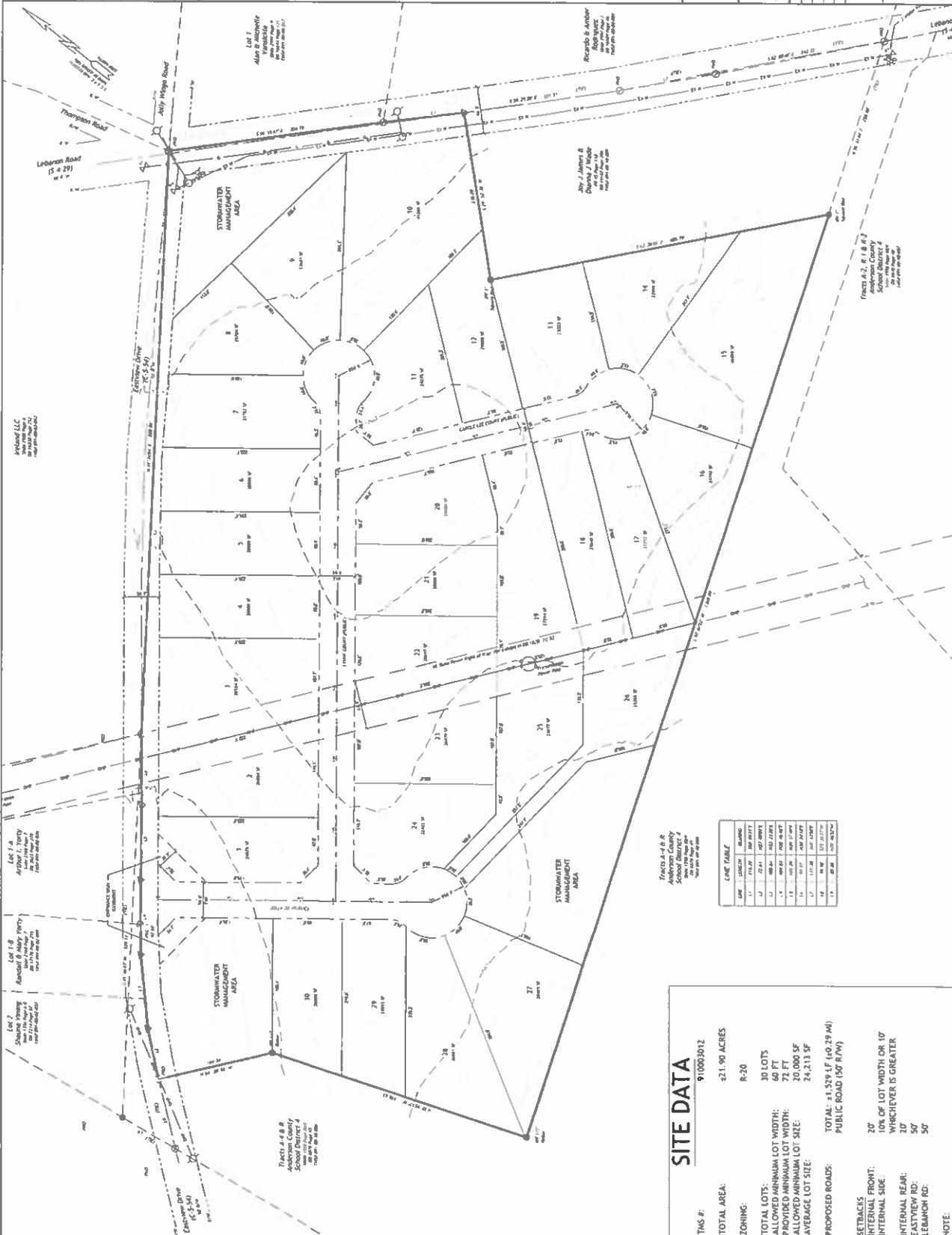
OLD FARM ESTATES SUBDIVISION
 TRS P110010003

Richard Henry & Sons, LLC
 Registered Professional No.: 29037
 Address: 1210 Main Street, Ardmore, OK 73401
 Telephone No.: 848-3482
 Date: 5-26-24

ENGINEER OR SURVEYOR

Date: 5/26/24
 Drawn by: JMM
 Checked: JMM
 Job number: 24179
 Revision: 0

SCALE: 1" = 100'



TRACTS A-D & R
 Anderson County
 State of Oklahoma
 Tracts A, B, C, D, R

LOT	SECTION	ACRES
1	1	1.00
2	1	1.00
3	1	1.00
4	1	1.00
5	1	1.00
6	1	1.00
7	1	1.00
8	1	1.00
9	1	1.00
10	1	1.00
11	1	1.00
12	1	1.00
13	1	1.00
14	1	1.00
15	1	1.00
16	1	1.00
17	1	1.00
18	1	1.00
19	1	1.00
20	1	1.00
21	1	1.00
22	1	1.00
23	1	1.00
24	1	1.00
25	1	1.00
26	1	1.00
27	1	1.00
28	1	1.00
29	1	1.00
30	1	1.00

SITE DATA
 TRS #: 910003012

TOTAL AREA:	321.90 ACRES
ZONING:	R-20
TOTAL LOTS:	30 LOTS
ALLOWED MINIMUM LOT WIDTH:	60 FT
ALLOWED MINIMUM LOT DEPTH:	100 FT
ALLOWED MINIMUM LOT AREA:	20,000 SF
AVERAGE LOT SIZE:	24,213 SF
PROPOSED ROADS:	TOTAL: 11,529 LF (40,29 MI) PUBLIC ROAD (50' R.O.W.)
SETBACKS:	INTERNAL FRONT: 20' INTERNAL SIDE: 10' OR LOT WIDTH OR 10' INTERNAL REAR: WHICHEVER IS GREATER EASTVIEW RD: 50' LEBANON RD: 50'

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



Anderson County Planning Commission
February 11, 2025
6:00 PM
Staff Report – Cypress Grove

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

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

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

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



Development Standards Subdivision Plat Application

Anderson County Code of Ordinance
Chapter 24 Land Use

Scheduled Public Hearing Date: 11-12-24

Application Received By: TC

Date: 10-1-2024

DS Number: 24-24

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

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

DEVELOPMENT STANDARDS REVIEW APPLICATION

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

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

Proposed Subdivision Name: Cypress Grove

1. Name of Applicant: SW Development Partners, LLC
Address of Applicant: 532 Governor Morrison Street, Suite 200, Charlotte, NC 28211
Telephone Number(s): 704-469-6349 Email: sw@atlasprincipals.com

2. Property Owner(s): Wilbert Burial Vault Co
Address: 104 Young Court, Greenville, SC 29615
Telephone Number(s): _____ Email: _____

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

Project Information

4. Project Location: Lawson Road & Belton Highway
Parcel Number/TMS: 1770006006 County Council District: CCD 2 School District: 2
Total Acreage: 53.8 Number of Lots: 169 Intended Development: Single-Family Residential
Current Zoning: Unzoned Surrounding Land Uses: Single-Family Residential & Vacant

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

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

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

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

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

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

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

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

Subdivision Plat Application Check List

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

• **Application Submittal Requirements and Process**

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

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

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

Sec. 24-336. - Preliminary plat.

The preliminary plat shall contain the following information:

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


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

SIGNATURE OF APPLICANT & Property Owner:

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

Signature of Applicant 

Date 9/5/24

Signature of Owner 

Date 9/6/2024 | 10:42 AM EDT



MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES

DATE: October 10, 2024

TO: Michael Dennis, PE
Access Engineering, LLC

FROM: Brittany McAbee
Roads & Bridges

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

SUBJECT: Cypress Grove Traffic Impact Study

This development is planned with 172 single-family detached homes with two accesses on Lawson Road. The Traffic Impact Study (TIS) was conducted by Access Engineering, LLC and dated October 9, 2024. Existing counts were taken September 4, 2024. The study was generally conducted per the requirements of Anderson County, and these are the findings of the study and our review:

- The study addressed Lawson Road/site accesses, Lawson Road/ US 76 Belton Highway, and Lawson Road/ Jule Martin Road.
- Build volumes did not warrant turn lanes at site access or at the study intersections.
- The LOS for all movements at the study intersections are acceptable.

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

Please call if you have any questions.

ANDERSON COUNTY
SOUTH CAROLINA

SITE DATA

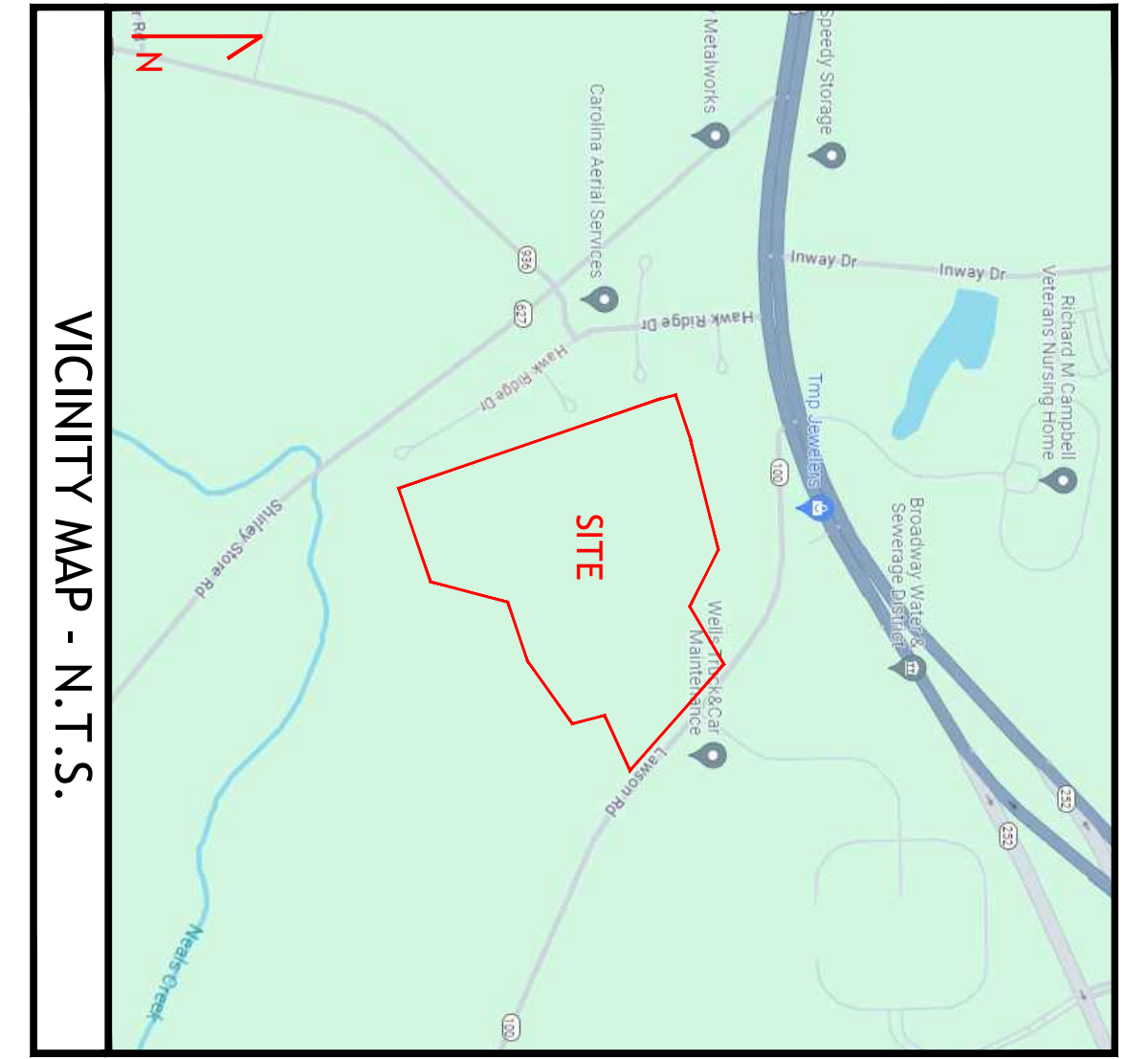
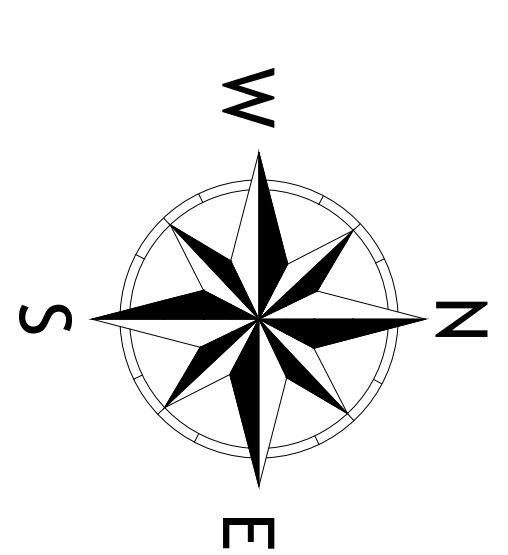
TAX MAP NO.: 1770006006
 DEED BOOK/PAGE: 3259/00020
 SITE AREA: #53.03 AC (EXCLUDING AREA WITHIN THE 66 ROW)
 ZONING: UNZONED (CONSERVATION SUBDIVISION)
 SETBACKS:
 LAWSON ROAD: 40'
 CONSERVATION BUFFER SETBACK: 30'
 FRONT: 20'
 SECONDARY SIDE: 10'
 SIDE: 5'
 REAR: 5'
 PROPOSED ROADWAY: #4, 904 LF (50' PUBLIC ROW)
 PROPOSED LOTS: 169 SFR LOTS (42' X 135' TYP.)
 OPEN SPACE REQUIRED: 13.26 AC (25%)
 OPEN SPACE PROVIDED: 22.03 AC (41.5%)
 DENSITY PROVIDED: 3.19 LOTS / ACRE

GENERAL NOTES

1. ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
2. PUBLIC WATER IS AVAILABLE VIA A WATER MAIN EXTENSION ALONG LAWSON ROAD PROVIDED BY BROADWAY WATER DISTRICT.
3. SANITARY SEWER IS AVAILABLE AND WILL BE PROVIDED BY ANDERSON COUNTY.
4. EXISTING UTILITIES SHOWN ARE APPROXIMATE LOCATIONS BASED UPON INFORMATION PROVIDED BY UTILITY SERVICES.
5. DRAINAGE AND UTILITY EASEMENTS SHALL BE ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES. 10' EASEMENTS SHALL BE ESTABLISHED ALONG EXTERIOR BOUNDARY OF THE SUBDIVISION UNLESS ADJOINING PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS.
6. A STORM WATER MANAGEMENT AND SEDIMENT REDUCTION PLAN SHALL BE PREPARED FOR THIS PROPERTY AND SHALL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER SHALL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
7. ANDERSON COUNTY SHALL NOT BE RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF STORMWATER MANAGEMENT/QUALITY PONDS OR DEVICES.
8. ALL NEW ROADWAYS WITHIN DEVELOPMENT SHALL HAVE A 50' MIN. PUBLIC R.O.W.
9. ALL WORK WITHIN THE EXISTING R.O.W. SHALL BE DONE IN ACCORDANCE WITH APPROVED ENCROACHMENT PERMIT.
10. ALL DIMENSIONS SHOWN ON ROADWAY ARE MEASURED FROM E.O.P. TO E.O.P. UNLESS OTHERWISE SPECIFIED. ACCORDING TO FEMA PANEL 45007C0405 EFF. 09/28/2011, THIS SITE EXISTS IN A ZONE X AREA. HYDRANT LOCATIONS ARE SUGGESTIONS ONLY. FINAL DESIGN WILL BE APPROVED BY BROADWAY WATER DISTRICT.
13. THIS SITE IS LOCATED WITHIN THE BROADWAY CREEK EXTENDED DETENTION WATERSHED.
14. CONSERVATION SUBDIVISION BUFFER IS NOT INCLUDED IN OPEN SPACE CALCULATION.

SITE LEGEND

- ASPHALT PAVEMENT SECTION
- OPEN SPACE
- 50' CONSERVATION BUFFER
- PROPERTY LINE/ R.O.W.
- PROPOSED BUILDING SETBACK LINE
- PROPOSED R/W
- PROPOSED E.O.P.
- PROPOSED C/L ROAD
- SIGHT DISTANCE LINES
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER



OWNER'S CERTIFICATION:
 AS THE OWNER OF THIS LAND, AS SHOWN ON THIS PRELIMINARY PLAT, OR HIS AGENT, I CERTIFY THAT THIS DRAWING WAS MADE FROM AN ACTUAL SURVEY AND ACCURATELY PORTRAYS THE EXISTING LAND AND ITS FEATURES AND THE PROPOSED DEVELOPMENT AND IMPROVEMENTS THERETO.
 DATE: 9/27/24
 NAME: Seth Wilfong
 SIGNED: [Signature]

DESIGN PROFESSIONAL CERTIFICATION:
 IT IS HEREBY CERTIFIED THAT THIS PRELIMINARY PLAT WAS PREPARED USING A SURVEY OF THE PROPERTY PREPARED BY RIDGLE SURVEYING COMPANY, RLS, AND DATED 09/18/2024; AND FURTHER THAT THE PROPOSED SUBDIVISION MEETS ALL REQUIREMENTS OF THE ANDERSON COUNTY DEVELOPMENT STANDARDS ORDINANCE, AS APPLICABLE TO THE PROPERTY.
 BY NAME: PAUL J. HARRISON, PE
 SIGNED: [Signature]
 REGISTERED PROFESSIONAL NO.: 24224
 ADDRESS: 718 LOWMDES HILL ROAD, GREENVILLE, SC 29607
 TELEPHONE NUMBER: 864-735-5068
 DATE: 10/01/2024

CERTIFICATE OF PROJECT APPROVAL:
 ALL APPLICABLE REQUIREMENTS OF THE ANDERSON COUNTY DEVELOPMENT STANDARDS ORDINANCE RELATIVE TO PROJECT APPROVAL HAVING BEEN FULFILLED, APPROVAL OF THIS PRELIMINARY PLAT IS HEREBY GRANTED BY THE MANAGER OR THE SUBDIVISION ADMINISTRATOR, SUBJECT TO FURTHER COMPLIANCE WITH ALL PROVISIONS OF SAID DEVELOPMENT REGULATIONS.
 MANAGER OR SUBDIVISION ADMINISTRATOR:
 DATE: _____



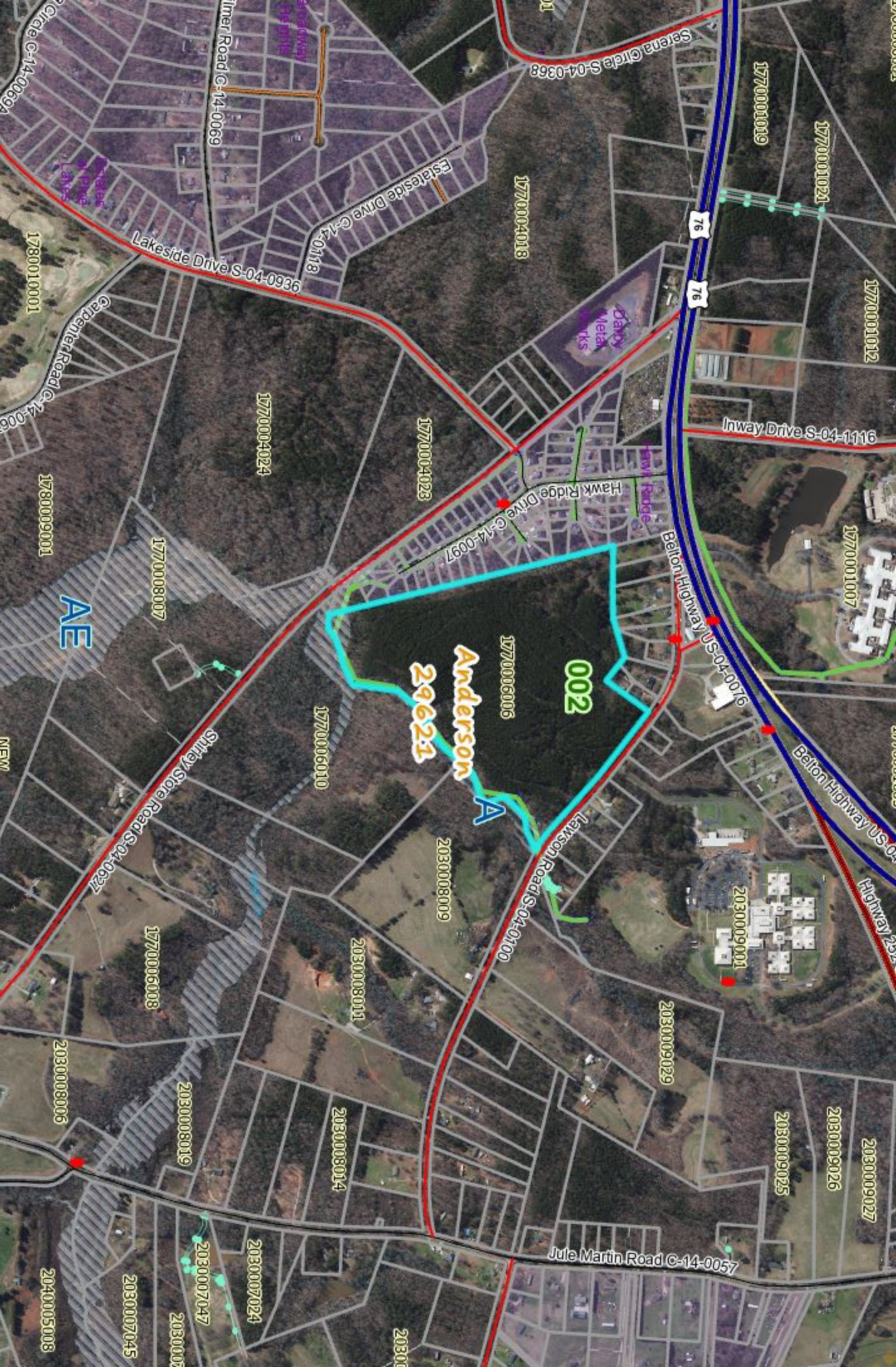
Project Number: 2024-096
 DWG Name: PP-1A.dwg
 Drawing Scale: as noted
 Date of Project: 10/2024
 Engineer of Record
 Paul J. Harrison, P.E.
 South Carolina #24224
 New Carolina #24224
bluewater civil design, llc
 718 Lowmdes Hill Road • Greenville, SC 29607
 www.bluewatercivil.com • info@bluewatercivil.com
 Certificate of Authorization:
 SC 00412, CA 98300666
 NC 9868 - AL 04006

SOUTH CAROLINA
 REGISTERED PROFESSIONAL ENGINEER
 No. 24224
 EXPIRES 02/28/25
 PAUL J. HARRISON, P.E.
 [Signature]

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

REVISION	DATE	COMMENTS
A	10/01/2024	Issued Subdivision Preliminary Plat
B	02/04/2025	Preliminary Plat

Preliminary Plat
 PP-1A



Anderson
296221

A

002

AE

Serena Circle S-04-0368

Inner Road C-14-0069

Lakeside Drive S-04-0936

Estateside Drive C-14-0118

1780010001

1770004018

17700010019

17700010021

1770001012

Inway Drive S-04-1116

1770004024

1770004023

1770001007

1780009001

1770008007

Belton Highway US-04-076

1770006010

1770006006

Belton Highway US-04-076

Anderson
296221

A

002

NEW

Shiley Store Road S-04-0027

2030008009

2030009001

1770006008

2030008011

2030009029

2030009025

2030009026

2030009027

2030008005

2030008019

2030008014

Jule Martin Road C-14-0057

2030007024

2030007047

2030007045

2040005008

203000



ARTICLE I – AUTHORIZATION

1. This Planning Commission is established pursuant to and in conformance with Title 6, Chapter 29 of the South Carolina Code and **Chapter 24** Article 2, Division 2, **Section 24-49** of the Anderson County Code.
2. The official title of the commission shall be the “Planning Commission”, hereinafter referred to as the “Commission”.

ARTICLE II – PURPOSE

1. The Commission shall perform all those functions assigned to it by Title 6, Chapter 29, Section 6-29-340 of the South Carolina Code and **Chapter 24**, Article 2, Division 2, **Section 24-50** of the Anderson County Code.

ARTICLE III – MEMBERSHIP

1. **The Commission shall consist of nine (9) members appointed by County Council.** County Council shall consider members based on their professional expertise, knowledge of the community, and concern for the future welfare of the total community and its citizens. Members shall represent a broad cross section of the interests and concerns within the jurisdiction. **One (1) member from each Council District and two (2) members at large.**
2. Members shall serve terms of three years and may be replaced at will by County Council.
3. Terms of office of the Commission shall run from July 1 through June 30 of the respective years of the term.
4. The Commission shall annually elect a Chairperson and Vice-Chairperson, hereinafter referred to as Chair and Vice-Chair, from among the regular members and a Secretary, who may be a member or may be a County employee.

ARTICLE IV – DUTIES OF OFFICERS

1. The Chair shall preside at all meetings of the Commission and at other meetings and public hearings called by the Commission. The Chair shall call special meetings of the Commission when required and shall transmit reports, plans, and recommendations of the Commission to the appropriate governing authority, and in general, shall act as spokesperson for the Commission. The Chair shall appoint all committees. The Chair shall certify all official documents involving the authority of the Commission and certify all minutes as true and

correct copies. The Chair shall rule on all procedural questions, subject to reversal by majority vote of members present.

2. The Vice-Chair, in the absence of the Chair, shall serve as Chair, and perform the duties of the Chair as outlined above. In the event of some misfortune or resignation of the Chair, the Vice-Chair shall perform the Chair's duties until such time as the Commission shall elect a new Chair.
3. The Secretary shall record or supervise the recording of all minutes of the Commission meetings; assist the Chair in the preparation of the agenda; shall make all postings and notifications to comply with Article VI.4; shall prepare and distribute minutes of the Commission meetings; if the Secretary is a member, she/he may delegate any or all of these duties to County staff.

ARTICLE V – COMMITTEES

1. The Chair may create Special Committees, not to exceed three (3) members, to study matters which in his/her judgment would best be handled by a committee as opposed to the general Commission. The Chair shall designate one member of each Special Committee as its Committee Chair.
2. Any Committee shall meet at the call of its Committee Chair, subject to the provisions of Article VI.4.
3. A majority of its members shall constitute a quorum of any Committee. There shall be no Committee meeting without a quorum.
4. The Commission Chair shall be an ex officio member of every Committee.

ARTICLE VI – MEETINGS

1. Regular meetings of the Commission shall be held on the second Tuesday of each month at 6:00 P.M. Special meetings shall be called as needed. When a meeting date falls on a legal holiday as recognized by the State of South Carolina, the meeting shall be held the previous business day, unless otherwise designated by the Commission.
2. Special meetings may be called at any time upon the written request of the Chair or acting Chair or any three members of the Commission.
3. The Commission shall conduct its meetings in accordance with procedure set forth in Robert's Rules of Order except where amended by the Commission's By-Laws.
4. The Commission and each of its committees shall comply with the provisions of the South Carolina Freedom of Information Act and the requirements set forth in Anderson County Ordinance #342 and subsequent ordinances concerning freedom of information and the conduct of public meetings.
5. The Commission shall function by making recommendations in its area of responsibility to County Council. Recommendations from the Commission shall be submitted in writing to

County Council or formally presented at County Council meetings. The Commission or any of its members may seek information and assistance from and work with any County staff in accomplishing its purpose.

6. The Commission may hold public hearings on any matter which it deems to be in the public interest, in addition to those required by law or County Council. An accurate, written record shall be made of the proceedings and maintained as a part of the Commission's files.
7. All records of the Commission shall be a public record.

ARTICLE VII – NOTICE OF MEETINGS

1. All Commission members shall be given notice of the date, time, and place of any meeting at least twenty-four hours in advance. Commission members shall be notified in writing, telephone, email, or other means.

ARTICLE VIII- PUBLIC HEARINGS

- 1. In matters brought before the Commission for public hearing which were initiated by an applicant, staff, shall be heard first, members of the public will be heard next, and then the applicant or his/her representative. Speaking times shall be ten (10) minutes in favor and ten (10) minutes in opposition unless otherwise set or limited at the discretion of the of the Chair. All questions shall be posed by members of the Commission. In matters not initiated by an applicant members of the public shall speak in the order in which requests were received, or in such order as the Commission shall determine. A sign-up sheet to speak to the Subdivision Matter or Large-Scale Projects will be provided in accordance with rules and procedures.**

ARTICLE IX QUORUM

1. **Five** members shall constitute a quorum of the Commission for transacting business and taking official action. No official Commission business will be conducted without a quorum.

ARTICLE X – VOTING

1. Unless otherwise provided in these By-Laws, voting at all meetings of the Commission shall be by the raising of hands and abstentions shall be recorded by name. No proxy votes shall be accepted.
2. No members shall vote or participate in discussion on any issue in which he/she has a personal conflict of interest, a direct professional interest, or a financial interest. Any member who is unsure whether a particular issue that comes before the Commission poses a conflict of interest may seek a legal opinion.

3. No Commission member shall miss three consecutive meetings without due cause. Absence from three consecutive meetings shall be considered appropriate cause for dismissal of the member from the Commission by County Council, upon the recommendation of the Chair.

ARTICLE XI – ORDER OF BUSINESS

1. The order of business at all regular meetings shall be as follows:
 - a. Determination of a Quorum
 - b. Approval of agenda
 - c. Approval of Minutes
 - d. Conduct Public Hearings
 - e. Report of Standing Committees
 - f. Report of Special Committees
 - g. Old Business
 - h. New Business
 - i. Other Business
 - j. Adjournment

ARTICLE XII – FISCAL YEAR

1. The fiscal year of the Commission shall begin on the first day of July and terminate on the 30th day of June as per [Chapter 24, Section 24-49](#) of the Anderson County Code.

ARTICLE XIII – AMENDMENTS

1. These By-Laws may be amended by a majority vote of Commission’s membership after thirty days prior notice.
2. By-Law changes must be kept in accord with Ordinance #370 whereby County Council established the Anderson County Planning Commission.

ARTICLE XIV – EFFECTIVE DATE

1. These By-Laws shall take effect and be in full force from and after their adoption by the Commission.

ARTICLE XV – ADOPTION

1. Adoption by the Planning Commission at a meeting held in Anderson County, South Carolina on the 23rd day of March 1993 as amended on April 9, 2002, March 8, 2016, August 14, 2018, and [March 11, 2025](#).

**CHAIRMAN
WESS GRANT**

ATTEST:

