

# 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

March 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. January 14, 2025
  - B. February 11, 2025
6. Public Hearings:
  - A. Adoption of Bylaws
  - B. Variance request to subdivide parcels less than the 1-acre requirement.  
Located on Harry Drive. / TMS 127-00-07-005 (**Council District 3**)
    1. Staff Presentation
    2. Property Owner Presentation
    3. Public Hearing – Citizen Comments
7. Old Business:
  - A. Single-Family Subdivision: Evergreen Heights, Evergreen Road. / TMS 144-00-06-005 (**Council District 4**)
    1. Staff Presentation
    2. Developer Presentation
    3. Public Hearing – Citizen Comments
  - B. Single-Family Subdivision: Greystone, Harris Bridge Road. / TMS 119-00-06-006 (**Council District 4**)
    1. Staff Presentation
    2. Developer Presentation
    3. Public Hearing – Citizen Comments
  - C. Single-Family Subdivision: Thomas Crossing, SC-81 / TMS 193-00-05-015 (**Council District 4**)
    1. Staff Presentation
    2. Developer Presentation
    3. Public Hearing – Citizen Comments
8. New Business:
  - A. Single-Family Subdivision: Riverdale, Von Hollen Drive. / TMS 213-00-07-001, -012 (**Council District 6**)
    1. Staff Presentation
    2. Developer Presentation
    3. Public Hearing – Citizen Comments
9. Public Comments, non-agenda items – 3 minutes limit per speaker
10. Other Business: None
11. Adjournment

STATE OF SOUTH CAROLINA )  
COUNTY OF ANDERSON )

**CORRECTED**

ANDERSON COUNTY  
PLANNING COMMISSION MEETING  
JANUARY 14, 2025

PRESENT:  
DAN HARVELL, CHAIRMAN  
MICHAEL BURNS  
BRAD BURDETTE  
STEVEN GILREATH  
WILL MOORE  
DAVID COTHRAN  
JANE JONES  
WESLEY GRANT

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

1 DAN HARVELL: The January  
2 14, 2025 meeting of the Anderson County Planning  
3 Commission will be brought to order. If you'll stand  
4 for the invocation and pledge.

5 STEVEN GILREATH: Let us pray.

6 **INVOCATION AND PLEDGE OF ALLEGIANCE BY STEVEN GILREATH**

7 HENRY YOUMANS: Mr. Chairman?  
8 DAN HARVELL: Yes, Mr.  
9 Youmans.

10 HENRY YOUMANS: Just wanted to  
11 point out that agenda item 11(D) has been pulled by the  
12 engineer -- C, 11(C) has been pulled by -- has been  
13 pulled by the engineer for changes, and it was done at  
14 the last minute. So that's why we couldn't change the  
15 agenda. But other than that, the agenda remains the  
16 same.

17 DAN HARVELL: Okay, thank  
18 you, Mr. Youmans. At this time, I'll ask for an  
19 approval of the agenda as printed. Do I hear a motion  
20 to approve the agenda is printed?

21 WILLIAM MOORE: Yes, sir, Mr.  
22 Chairman, I make a motion to approve.

23 DAN HARVELL: We have a  
24 motion from Mr. Moore. 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, please raise your hand. And unanimous.

29 We do not have any minutes to review tonight  
30 because they're not prepared yet from the December 16  
31 meeting.

32 So we'll go right into the public hearings.  
33 This will be item 6(A), rezoning request. Request  
34 to rezone from I-2 to R-10 to allow single family  
35 residential, Evergreen Road. Tax map number 144-00-05-  
36 013-014, and this is in County Council District 4. And  
37 report from the staff.

38 TIM CARTEE: Excuse me, Mr.  
39 Chairman, we're having a little technical issue here.

40 HENRY YOUMANS: Mr. Chair?  
41 DAN HARVELL: Yes, sir.  
42 HENRY YOUMANS: Twenty-four  
43 postcards were sent out by -- to the property owners  
44 within 2000 feet of the proposed development. The  
45 applicant's name is Danny Holtzman of Evergreen  
46 Partners. Evergreen Partners is the current owner.  
47 It's in Council District 4. Tax map numbers represent  
48 two parcels and are there for your reference. It is  
49 16.77 acres. Zoning history for this particular tract  
50 and by ordinance 1999-004, approved by County Council

1 on July 20, 1999, adopted to designate I-2 zoning for  
2 this precinct.

3 The current zoning is I-2 Industrial Park  
4 District. The requested zoning is R-10 single family  
5 residential district and residential districts are  
6 established in areas where principal use of the land is  
7 for single family dwellings for related recreational,  
8 religious and educational facilities normally required  
9 to provide an orderly and attractive residential area.  
10 The regulations for these districts are intended to  
11 discourage any use which, by cause of characteristics,  
12 would interfere with the development of or be  
13 detrimental to the quiet residential nature of the area  
14 included in the district. The surrounding zoning for  
15 the properties: On the north it is I-2. On the south  
16 is R-10 and R-20. On the East it's I-2. And on the  
17 West it is R-20.

18 The evaluation is to create a single family  
19 housing development. Public outreach: The staff  
20 certifies that all publication actions were completed  
21 by December 27, 2024. Rezoning notification postcards  
22 were sent to 24 property owners within 2000 feet of the  
23 property. Rezoning notification signs were posted on  
24 subject property. And the Planning Commission public  
25 hearing notice was advertised in the Independent Mail.

26 This is your tax map aerial of both tracts right  
27 off Evergreen. This is your zoning map, indicating the  
28 I-2 zoning district for the area. This is the  
29 reference -- zoning reference map showing the parcels  
30 as they are. This is an overall plat sketch of the  
31 boundaries of the property in question. This is your  
32 current land use map for Council District 4. And the  
33 gray area indicates the I-2 zoning on the map. And  
34 this is the future land use map, as well, and it shows  
35 the same information for the property. This is the  
36 posted sign for the property.

37 Project has met the requirements for Chapter 48  
38 Zoning and referral to County Council. This is a  
39 report.

40 DAN HARVELL: Thank you, Mr.  
41 Youmans. At this time, we'll hear from the owner,  
42 developer and/or engineer. Is anyone here to represent  
43 this case? Anyone here?

44 All right, hearing none, we will -- we have one  
45 person signed up to address this, and that is Johnny M.  
46 Sellers. Johnny M. Sellers, if you'll come to the  
47 microphone. And you have three minutes. And if you'll  
48 kindly address the chair, sir.

49 JOHNNY M. SELLERS: Thank you.  
50 Mr. Chairman, my name is Reverend Johnny Sellers. I

1 pastor the Evergreen Baptist Church, so I'm kind of new  
 2 to what's going on to this rezoning. So just a little  
 3 concerned, will it encroach on our land? Because right  
 4 beside those two parcels are Evergreen Baptist Church's  
 5 church and right beside that is our land that we own  
 6 right beside that.

7 I just want to ensure that they're doing the right  
 8 thing from a policy standpoint. And I would love, love  
 9 to hopefully meet the builder so we can get some kind  
 10 of relationship. Because I think -- I do think that it  
 11 would be beneficial to Evergreen Baptist Church,  
 12 especially housing come around, I do think that would  
 13 be beneficial. But I just want to make sure and ensure  
 14 that everything is going well and they are doing the  
 15 right thing.

16 DAN HARVELL: All right.  
 17 Thank you, sir. All right. No one else is signed up.  
 18 I will entertain a motion from the board to approve or  
 19 deny this. Do I hear a motion?

20 STEVEN GILREATH: I'll make a  
 21 motion to approve.

22 DAN HARVELL: I have a  
 23 motion from Mr. Gilreath. Do I have a second?

24 BRAD BURDETTE: I'll second.

25 DAN HARVELL: I have a  
 26 second from Mr. Burdette? Any discussion amongst the  
 27 commissioners? All those in favor, please raise your  
 28 hand. And that would be Mr. Burdette, Mr. Gilreath,  
 29 Harvell, Mr. Moore, Mr. Cothran, Mr. Grant. Those  
 30 opposed, please raise your hand. That would be Mr.  
 31 Burns and Ms. Jones. So ordered.

32 Next on the agenda is Item 6(B), request to rezone  
 33 from R-20 to R-A2, R-12, to allow single family  
 34 residential located off Shackleburg Road and Covered  
 35 Bridge Parkway. TMS 144-00-03-00, and this is in  
 36 County Council District 4. Staff.

37 HENRY YOUMANS: Mr. Chair, the  
 38 applicant is Blueprint Development, LLC. Current  
 39 owners is Covered Bridge at Jones Creek, LLC. It is in  
 40 the Hopewell District, Council District 4, tax map  
 41 number is there for your reference. It is 194.39 acres  
 42 in question.

43 The zoning history for the property: The zoning  
 44 ordinance, 1999-004, dated July 20, 1999 established  
 45 the R-20 zoning district. It was rezoned in 2005 by  
 46 ordinance 2005-24, approved by County Council on  
 47 September 20, 2005 to designate R-20 and R-15. Twenty  
 48 acres of that tract was designated as R-15. Then  
 49 again, it was rezoned in 2006, ordinance 2006-037,  
 50 where it was designated R-20 zoning and 9.8 acres was

1 rezoned to P-D, which is planned development.

2 So the current zoning for the property is P-D,  
3 planned development, R-15 and R-20 single family  
4 district. The requested zoning is to rezone the R-20  
5 tract, which is 175 acres, so 175.51 acres to R-A2,  
6 which is residential agriculture, minimum two acre lots  
7 and 127.05 acres of that, and for R-12, which is a  
8 minimum lot size of 12,000 square feet, 48.46 acres of  
9 that R-20 tract to be developed for single family  
10 development. The current use is agricultural  
11 residential. The future land use is agricultural  
12 residential.

13 As stated the R-A2 provides for a full range of  
14 agricultural activities. The district also provides  
15 for spacious residential development for those who  
16 choose the environment prevails untimely scattering of  
17 more dense urban uses that should be confined to areas  
18 planned for efficient extension of public services. In  
19 the R-12, it is also residential district related to  
20 single family development for recreational, religious  
21 and educational facilities normally required to provide  
22 orderly and attractive residential area, and the  
23 stipulations would exist for that, as well.

24 Surrounding zoning for the property: On the  
25 north, it is P-D and R-20. On the south, it is R-20.  
26 On the east is P-D and R-20. And on the west is R-20  
27 and R-15.

28 The evaluation is to provide for creating a  
29 residential subdivision consisting of R-A2 and R-12  
30 development.

31 Staff certifies that public notification has been  
32 completed by December 27, 2024. Three hundred seventy-  
33 one property owners within 2000 feet of the property  
34 were notified. This -- okay, and the public notice for  
35 the hearing was done in the Independent Mail.

36 This is the R-20 tract as it is encompassed,  
37 showing the tax map reference for the plat property.  
38 This is the current zoning map showing the different  
39 zoning districts within that 194 acres, which is R-12  
40 -- I mean, which is R-20, R-15 and P-D. This is the  
41 other zoning map showing the development for the  
42 current subdivision that exists there. And as you move  
43 down, it's the other property zonings in the R-20.

44 Current land use map shows it is residential  
45 agriculture for District 4, and the future land use map  
46 references the same thing for District 4. This is the  
47 current zoning for District 4, showing the layout as it  
48 exists from updated zoning. This is the placement of  
49 the zoning -- rezoning sign.

50 And the project has met the requirements for

1 Chapter 48 Zoning for referral to the County Council.  
2 This is your report.

3 DAN HARVELL: Thank you, Mr.  
4 Youmans. At this time, if we might hear from the  
5 owner, developer and/or engineer.

6 JAMES CURTIS: Good evening.  
7 My name is James Curtis. I'm a resident here of  
8 Anderson County. We're excited about this -- the  
9 second phase of the Covered Bridge development.

10 To give you a little history of the project, this  
11 thing was brought in as a master plan development back  
12 in 2006. With -- it originally had kind of four or  
13 five different phases. You had the area, which is now  
14 the R-15 area, which is called, I guess, Crossroads at  
15 Covered Bridge. The red area down just south of there,  
16 that's called the Preserve at Covered Bridge. And then  
17 in the back area that it was -- there were a couple of  
18 different areas that were going to be known as the  
19 Upper Meadow at Covered Bridge, the Ravine at Covered  
20 Bridge and the Summit at Covered Bridge.

21 Okay, so the original master plan, you know,  
22 consisted of several different unique areas. We have  
23 really tried to stay with something that's very similar  
24 to the original master plan. The original master plan  
25 called for, you know, areas of single family lots that  
26 would be similar to the size lots there in the green.  
27 It also included areas of town homes. It also included  
28 areas with some smaller patio home lots. And then it  
29 also included some areas what they called gentleman  
30 farms.

31 Okay, in our current proposal, in our rezoning  
32 request, we have eliminated the smaller lot sizes and  
33 the town home type construction. What we're proposing  
34 is to do lot sizes that are similar to the existing  
35 neighborhood, then with some larger tracts that kind of  
36 surround that.

37 I don't know if we pull that other map. Is that  
38 other -- all right, yes, I mean, and that's kind of  
39 what you see there. So the green area, or the darker  
40 green area, would be where you would have the  
41 traditional single family, very similar to what's up in  
42 the top left corner, right there, and then the lighter  
43 green area around the outside is where the larger  
44 acreage tracts, the gentleman farms, or whatever they  
45 called them before.

46 Now we've chosen to zone it to R-2 because we felt  
47 like that was more restrictive to require the two acre  
48 lots. But this property does not get the same  
49 privileges of a normal ag property. So there will be  
50 certain ag uses or things like that that will -- that

1 these lots will not be able to take advantage of  
2 because they are under an existing HOA. This property  
3 has -- all of this property has existed under the  
4 Covered Bridge at Jones Creek HOA now for 17 years.  
5 You can see the way the road lays out there. I mean  
6 this area has always been intended for the second phase  
7 of Covered Bridge.

8 The current owners of the property, who's here,  
9 Leon, he'll be able to speak here in just a minute, but  
10 they've been paying property tax on this property as a  
11 development tract of land for 17 years now.

12 You know, that -- I've been involved in this  
13 property for about five years with trying to pull some  
14 things together. But this property has been vacant for  
15 quite a while. Used to be a beautiful home place up on  
16 top of the hill out there. Dr. Croxton lived out  
17 there. You know, in more recent years, it's really  
18 been a place where a lot of trespassing has happened.  
19 There's been -- some folks have gone and vandalized the  
20 old house up there. I mean, it's in disrepair at this  
21 point. You know, they've dealt with poachers, hunting  
22 and different things like that on the property. So I  
23 think that it'll be a relief to kind of get this area  
24 developed the way it was intended to be developed.

25 As I mentioned, we are -- this property is going  
26 to be governed by an existing HOA, and so we will abide  
27 by all the restrictions that that HOA requires. And,  
28 you know, and the -- I've had multiple conversations  
29 with really the president of the HOA association, I  
30 probably had most with him. I did do a zoom call with  
31 the board. You know, we've tried to offer, you know,  
32 good solutions where we're happy to come just fold  
33 under their HOA. We've also offered, you know, to set  
34 up a separate HOA for the phase two of the project that  
35 would basically make a pro rata contribution to the  
36 existing, you know, landscaping and all the existing  
37 facilities that are part of the first phase. And this  
38 neighborhood has a very nice entrance and very well  
39 landscaped. But, you know, I mean, so we're willing to  
40 work with the HOA, really, in whatever direction  
41 they've gone.

42 We spent some time talking about the amenities  
43 that we would provide back there. I mean, truthfully,  
44 there was a little bit of difference of opinion between  
45 some of the HOA board members about some of the things  
46 they would like to see. I mean, there were some that  
47 were dead set on wanting one thing, and there were  
48 others that were dead set on wanting that not to  
49 happen. So, you know, we've worked with our engineers  
50 and our current plans are to have, you know, nice

1 amenities that will help to enjoy the outdoor natural  
2 space. I mean, as you'll see when Wesley gets into his  
3 presentation, we have a huge area of common area. You  
4 know, some of it's in some some of the low lying areas  
5 where there's, you know, creeks and some flood plains  
6 and things like that. We've looked at amenities such  
7 as walking trails, dog parks, picnic shed, fire pits.  
8 One of Wesley's engineer staff, he's into disc golf.  
9 We talked about trying to put a disc golf course down  
10 there, just so that the folks that live in the  
11 neighborhood can get out and have, you know, manicured,  
12 maintained spaces that they can enjoy, you know, some  
13 of the natural beauty that this, that this property  
14 offers. And we talked about putting in maybe some  
15 pickle ball courts, things like that, just outdoor  
16 recreation type space.

17 A lot of thought has gone into the planning of  
18 this development. I know, looking at a picture like  
19 this, it looks like some green blobs. One of the  
20 advantages of this development is that we've really  
21 tried to take advantage of the topography that exists  
22 there, to try to minimize the mass clearing and the  
23 mass grading on the property. And then, you know, we  
24 just -- we are completely surrounding ourselves by lots  
25 of buffer.

26 These homes will be nice homes that will be  
27 comparable in size and value to the homes in that  
28 neighborhood. We're excited about the builder that we  
29 intend to partner with. We think that the homes will  
30 be in the \$500 to \$600,000 price range, is where we  
31 expect these homes to sell.

32 And we're excited. I can turn it over to my other  
33 guys, and if you have any questions I'm happy to  
34 answer.

35 JANE JONES: Could I just  
36 ask you one thing?

37 JAMES CURTIS: Yes, ma'am.

38 JANE JONES: Tonight we're  
39 voting on the rezoning, not the development. So we  
40 need to focus on just changing this zoning. For  
41 clarification just exactly will change? All I can tell  
42 from here is it adds an agricultural component.

43 JAMES CURTIS: Yeah, I'll let  
44 Wesley -- Wesley may be better to speak with that. You  
45 can jump in.

46 WESLEY WHITE: Wesley White.  
47 I'm with Ridgewater Engineering here in Anderson, for  
48 the record. Correct. This is just a vote on the  
49 rezoning. What we intend to do with the property  
50 cannot currently be done the way we've shown it under

1 the R-20 designation. So what we've presented is a  
2 very specific -- the dark green is the R-12. That's  
3 very specific to where those R-12 lots would go. The  
4 light green is the remaining five lots that would be  
5 the R-A2 designation, along with the rest of the common  
6 area.

7 So yes, you are just voting on the recommendation  
8 to Council. Once it goes through Council y'all will  
9 get another shot at ...

10 And if you'll flip to the next slide. It's not  
11 real visible, but this kind of gives you guys a behind  
12 the scenes look at what you'll be looking at once it  
13 goes through, if it gets the Council's approval. We'll  
14 come back to you guys for the preliminary plat  
15 approval, which will highlight the R-12 lots, as well  
16 as the shaded areas, that will be the conservation  
17 areas, as well as the common areas that will not be  
18 impacted, other than the -- for some amenities and for  
19 the active lifestyle amenities that we're kind of going  
20 for.

21 Currently -- if you'll click the first -- I don't  
22 know how readable it'll be, if you'll click on the  
23 slide. Yeah, it's not super readable. The current  
24 Crossroads, it consists of R-15 which is 15,000 square  
25 foot lots. The actual minimum lot size in there is  
26 around a little over 11,000 square feet. With lot  
27 averaging, they get up to 15,000. Our lots are 12,000  
28 -- a little over 12,000 square feet. With lot  
29 averaging, when we average those five lots in, it's  
30 actually around 28,000 square feet. So just to kind of  
31 give you an explanation of detailed lot averaging.

32 If we went with R-20, we'd actually -- you know,  
33 could force 178 lots in there. That's a density of  
34 around 2.2. If we went with the adjacent R-15 to match  
35 what phase one did, we'd -- we could fit in as many as  
36 238 lots. That's a density of over 2.9. Our proposal,  
37 like I said, it lends to a density of about 1.2 with  
38 only 125 lots.

39 Speaking of those 125 lots, we have met with Roads  
40 and Bridges and discussed the access. They are happy  
41 with our design approach to access the 125 lots, so  
42 they're on board with that. We also went ahead and  
43 under the staff's direction did a traffic study. It is  
44 proven that the intersections of Scotts Bridge and  
45 Shackleburg, there are -- they operate at A level,  
46 which is the highest possible. They continue to  
47 operate at A level once we're fully built out. So we  
48 went ahead and have done that traffic study to show the  
49 future impacts, so that y'all have kind of as much  
50 information as you need to.

1 Fire access will be to county standards, so that  
2 shouldn't be an issue. The project is in School  
3 District 1, just barely. It's right on the edge with  
4 District 4 and District 5, but it is in School District  
5 1. Over the proposed six year build-out of this  
6 project, we anticipate about 10 students added to the  
7 rolls every year. So just to kind of give you an idea  
8 of the minimal impact. With the housing prices, it  
9 will be a significant impact to the -- to their  
10 funding.

11 Lastly, before we wrap it up, I want to close with  
12 one of the owners on -- just wants to speak on the  
13 history of the property a little bit.

14 JAMES CURTIS: Could you look  
15 real quick on why we chose the lot size a little? I  
16 think you may have touched it.

17 WESLEY WHITE: Yeah, it  
18 really mirrors what's already there in the Crossroads,  
19 which is that they've got about -- most of their -- 75%  
20 of their lots are around the 11 to 12,000 range.  
21 Obviously, with lot averaging they call it 15. But in  
22 reality, it's really just R-12. And that's kind of  
23 what we landed on that. Yeah.

24 LEON WILLIAMS: My name's Leon  
25 Williams. My partners and I have been involved with  
26 this property for around 21 years, counting  
27 acquisition, about 20 years of owning it. We've been  
28 trying every way that we could to get our major dreams  
29 accomplished from when we first started it. But our  
30 managing partner, who put all this stuff together  
31 during that time has passed, he and his -- one of his  
32 brothers, but I still have one of his brothers and his  
33 two wives that are still going down the road with us on  
34 this deal.

35 So we're excited to get a chance to possibly get  
36 this thing done and finished, because we've been paying  
37 taxes. We've paid over \$320,000 in taxes during the  
38 time that we have been here. And we're not getting  
39 everything that we wanted to do there originally, but  
40 we're excited to be able to leave it strictly as single  
41 family housing on the whole development. Thank you.

42 WESLEY WHITE: Thank y'all.  
43 Appreciate it.

44 DAN HARVELL: Thank you. We  
45 may call you back.

46 First on the citizens' list to speak is Kurt  
47 Erickson.

48 KURT ERICKSON: Good evening,  
49 Chairman, council members, thank you for your time this  
50 evening.

1 I'd like to speak on this proposal here, and I  
2 have three concerns I've highlighted. I'll try to keep  
3 my notes short. My major concerns are the proximity to  
4 the wetlands that are highlighted there, the additional  
5 noise from I-85 that will go into the surrounding  
6 neighborhoods, and then also the additional traffic  
7 that this will bring on to Scotts Bridge Road and  
8 Shackleburg Road.

9 First, I want to just say it's kind of interesting  
10 to hear somebody say they want to develop this land as  
11 it's always been intended. I think it's a statement  
12 from an interesting point of view. And I don't think  
13 every piece of land, every little corner has to be  
14 developed. But I know that maybe on the county  
15 perspective, that's -- there's whatever difference of  
16 opinion there. But not everything has to be paved and  
17 have manicured grass.

18 So I'll start off with my proximity to the  
19 wetlands. The proposed development is on high ground.  
20 It's actually very pretty up there. It's bordered by  
21 wetlands. And where it's not bordered by wetlands, it  
22 goes downhill to other feeder creeks and streams that  
23 go into these wetland areas. Given the elevation of  
24 this land, in particular the high density portions  
25 there in the center, and also somewhat to the left  
26 there -- to the bottom, sorry -- all of that is going  
27 to be runoff down into the wetland area that is below  
28 there. So that's going to change the volume, the rate  
29 and the quality of the water feeding this wetland. And  
30 even if somebody can do their due diligence and keeping  
31 things clean during the development phase, once it is  
32 developed, again, that rate of -- the rate and volume  
33 of water flowing there will be forever changed.

34 Next is the additional noise from I-85. There are  
35 a few neighborhoods in close approximately to 85 here,  
36 and there's only a few features that buffet us from the  
37 noise to the interstate, in particular that hill and  
38 the trees that are on it. Once that is gone, the noise  
39 will be greatly increased. This would be for the Grove  
40 Park neighborhood, Courtyard Drive, Covered Bridge  
41 neighborhood, Turnberry and Tully Drives. Some of  
42 those homes are quite expensive, as we know. I know  
43 they mentioned prices of these being 500 to \$600,000.  
44 Many of these homes are already well above that. And  
45 as it is in America, most of us have our value -- most  
46 of us have our money invested in our homes. So we  
47 really don't want to see that affected either. And I  
48 would say that would go for many of the 300 plus  
49 residents in that area.

50 Then the last thing I want to mention is the

1 additional traffic on Scotts Bridge Road and  
2 Shackleburg Road. Please go drive these roads,  
3 especially if you have any input on the Council for  
4 repairing these roads. There's been numerous requests  
5 to repair these roads.

6 TIM CARTEE: Time, sir.  
7 KURT ERICKSON: They are the  
8 worst roads in Anderson County.

9 DAN HARVELL: Sir, that's  
10 your three minutes. Thank you very much.  
11 All right, next is Jeff Wilson.

12 JANE JONES: Mr. Chairman,  
13 could I say something, please?

14 DAN HARVELL: Yes, ma'am.  
15 Ms. Jones.

16 JANE JONES: Like I said  
17 before, we're going to only vote on the rezoning  
18 tonight, and not the development. And for the sake of  
19 time, should we try to just stick to the -- what the  
20 change in development -- what the change in zoning will  
21 do to this area? And you see what I'm saying?

22 DAN HARVELL: Okay. Well,  
23 the citizens, of course, have the right to say whatever  
24 they want to say during their three minutes. So you  
25 might take Ms. Jones' advice on that, or you might  
26 choose not to. But thank you, Ms. Jones.

27 JEFF WILSON: I'm Jeff  
28 Wilson. I am here representing Anderson School  
29 District One. We are not opposed necessarily to the  
30 rezoning of this. I do want to make the statement  
31 that, as certainly you folks know, and maybe the  
32 audience does, that we do -- we get no property tax  
33 related to operations of schools from these homes. We  
34 get a small amount of taxes related to bond referendum  
35 that are being repaid. So the idea that there's going  
36 to bring a lot of money into the school district,  
37 that's just not the case.  
38 And I will come back later. Thank you very much.

39 DAN HARVELL: Thank you.  
40 Next is Ashley Cluley.

41 ASHLEY CLULEY: Mr. Chairman,  
42 my name is Ashley Cluley. I live at 100 Jones Creek  
43 Circle in Covered Bridge. A similar attempt to rezone  
44 a portion of our neighborhood occurred in the County  
45 Council meeting on August 9 of 2016. The Planning  
46 Commission recommended denial seven to zero of that P-D  
47 major change request altering the look and feel of the  
48 neighborhood.  
49 Additionally, at that time, 12 of the 15  
50 households occupied at that time, 80% of the households

1 agreed with that denial, and I had brought a petition  
2 to that committee. We're here again to ask to not  
3 change the look and feel of the initial proposed  
4 neighborhood that was originally developed and designed  
5 by the exact entity that is now asking to change it,  
6 the Covered Bridge of Jones Creek, LLC.

7 We have 35 of 40 houses in Covered Bridge have  
8 signed a petition, or 87% of the homeowners, requesting  
9 that you do not approve the proposed request to rezone  
10 to R-12 and R-A2. In addition, if anybody wants to  
11 raise their hand that also signed this petition that is  
12 here tonight. Thank you, guys.

13 Two reasons, two primary reasons, given that this  
14 property, as well as our neighborhood, is under the  
15 same HOA covenants, these are in place. They require  
16 2500 heated square feet homes. There is a two story  
17 height restriction, and require attached garages. The  
18 lot size of R-12 or .27 acres would not accommodate a  
19 similar look and feel of the established neighborhood  
20 that is zoned R-15. Our average lot size is .34 acres.  
21 And some of the lots are as large as .7 acres.

22 Within -- additionally, within a two mile radius  
23 surrounding the lot being discussed that is zoned R-15,  
24 Covered Bridge is, and Tuscany. Outside of that,  
25 everything else is R-20. That's Bridgestone, Hidden  
26 Falls, the Meadows and in more rural areas about a half  
27 mile away is residential agriculture. The closest R-12  
28 zoning currently is three linear miles away off of  
29 Crestview Road. So R-12, in our opinion, is not  
30 fitting of the current surrounding areas. Thank you.

31 DAN HARVELL: Thank you,  
32 ma'am. Next is Chris Anklam.

33 CHRIS ANKLAM: Good evening,  
34 everyone, Mr. Chairman. Chris Anklam, 143 Jones Creek  
35 Circle. I am the current president of the Covered  
36 Bridge HOA, so I echo everything actually just stated  
37 that was involved with gathering signatures for the  
38 petition.

39 Our main concern, like she mentioned, is changing  
40 the feel of the neighborhood, and we just want the  
41 development -- we're not opposed to the development in  
42 any way. Everything James and his team said is true.  
43 We've experienced a lot of vandalism and whatnot over  
44 the years, a lot of trespassing. There's people that  
45 abuse that land, so we're open to it. I think there  
46 needs to be a more extensive traffic study done as  
47 well. It's a single entrance in and out. Supporting  
48 that many homes is a really big concern for us as well.  
49 The developer has proposed some additional traffic, you  
50 know, solutions for us that we're definitely open to.

1 There's a private drive that's there. But you know,  
2 our main concern is moving to the R-12 would just, you  
3 know, keep the -- increase the density. We're R-15.  
4 Surrounding neighborhoods are R-15, R-20. That's our  
5 ask. Thank you.

6 DAN HARVELL: Thank you.  
7 Next is Dennis Chastain.

8 DENNIS CHASTAIN: Thank you,  
9 Chairman. Appreciate y'all letting us come to talk  
10 about this. But my concern is I own property on  
11 Shackleburg, and I know the roads are very small and  
12 very curvy. They have a lot of wrecks on those -- on  
13 that little road right there where the bridge goes down  
14 to that little -- I call it a little duck pond down  
15 there on the end -- you know, it floods a lot, and  
16 you're talking about rezoning and redoing the way the  
17 water flows through those creeks. I just, you know, I  
18 don't really want our creeks to be washed out, because  
19 we've got some areas there behind our property that is  
20 very decorative, and I just don't want it to be rezoned  
21 and put in to where it's going to cost our property to  
22 go in value less than what it's worth. Because, I  
23 mean, you know, we had to have empty property there.  
24 And we're going to probably end up selling it. But if  
25 the possibility -- you know, I just don't want a bunch  
26 of little bitty houses all over the neighborhood there,  
27 you know. That's just my opinion.

28 And in like I said, I just, I'm against the  
29 rezoning to the -- to what we're going to do here. So  
30 that's pretty much all I've got.

31 DAN HARVELL: Okay, thank  
32 you. And for the record, if you'll state your name,  
33 name and address, please. It's Dennis Chastain, it's  
34 Shackleburg. I don't have the address, but I live in  
35 Homeland Park down on Key Street, 3553 Key Street.

36 DAN HARVELL: Okay, thank  
37 you, sir.

38 DENNIS CHASTAIN: And I didn't  
39 get a map or nothing. They was talking about they sent  
40 some maps out and stuff like that about when we -- we  
41 got a lot of stuff. But I didn't get nothing, but just  
42 a little paper saying, hey, we're going to rezone this,  
43 and that's really about all I've got.

44 DAN HARVELL: I'm not sure  
45 you would have been sent that.

46 Ms. Hunter, would you like to address that?

47 DENNIS CHASTAIN: But if it is,  
48 I would like to have something if I could get it, you  
49 know.

50 DAN HARVELL: Normally, I

1 think what goes out is that you will receive the  
2 postcard, and then later on, the entire packet and  
3 proposal will be online, which is accessible on the  
4 County Planning Division website.

5 DENNIS CHASTAIN: Okay. I  
6 appreciate it. Thank you.

7 DAN HARVELL: Thank you.  
8 HENRY YOUMANS: Mr. Chair?  
9 DAN HARVELL: Yes, sir.  
10 HENRY YOUMANS: The  
11 information was mailed out and those additional maps  
12 and other information are available on the posted  
13 website.

14 DAN HARVELL: Yes, yes.  
15 Okay, thank you, sir. All right. Next is Leon  
16 Williams.

17 LEON WILLIAMS: I've already  
18 been.

19 DAN HARVELL: Oh, okay.  
20 Were you the first speaker?

21 LEON WILLIAMS: I was. Well,  
22 I was the third one. I'm 82 years old now, so I ...  
23 DAN HARVELL: All right.  
24 Thank you, sir. This next is Donna Chastain. Donna  
25 Chastain, you defer. Okay. Next is Beverly Zeubart.  
26 I'm sorry about the pronunciation, ma'am. I'm sorry.  
27 BEVERLY ZEUBART: I'm Beverly  
28 Zeubart. I live at 1981 Shackleburg Road. And I  
29 disagree with the proposed zoning, and want to suggest  
30 a 1-A to a R-40. And here's why.

31 A flood zone exists behind Covered Bridge  
32 subdivision and Shackleburg Road. It extends the  
33 entire length of this parcel, and it is known to have  
34 the worst flooding in Anderson County, per news  
35 reports, at that road. It appears they plan to connect  
36 to the parcel that exists -- the existing entrance of  
37 Covered Bridge subdivision. The developer has not  
38 mentioned anything about the bridge that would be  
39 required to cross over the 294 foot flood zone area  
40 which must support two way traffic and commercial  
41 vehicles. And they have not mentioned anything about a  
42 construction entrance to limit the damage to the  
43 current Covered Bridge entrance. The flood management  
44 density zoning suggests few -- putting fewer homes in  
45 areas that feed into flood zone areas. All areas of  
46 this new development, water runs off and will flow to  
47 the flood zone area, including all the dirt from  
48 construction, water runoff from driveways, rooftops and  
49 roads. This runoff could cause a rise of flood levels.  
50 That's why fewer homes should be considered by staying

1 with the R-20 or moving up to the larger lot size of R-  
2 40 or A-1 zoning.

3 The flood management division also states best  
4 practice as, quote, don't mess with the designated  
5 flood zones, end quote, which is a reason for the  
6 bridge. Don't redirect creeks or divert water flows,  
7 causing any other areas to flood, like the back of  
8 Tuscany subdivision, their own Covered Bridge  
9 subdivision, the new development lots and estates,  
10 because of -- all of these developments are connected  
11 by the same flood zone area. There is no downstream  
12 exit point.

13 In my opinion, the A-2 zoning is mostly an attempt  
14 to incorporate the watersheds and flood zones into the  
15 lots, making the whole look larger -- them look larger  
16 and making it more attractive to the buyers, but only a  
17 portion of the lot will be buildable.

18 So if this subdivision is built, and the flood  
19 level -- zone levels rise, will there be a contingency  
20 plan in place to fix it? Who will fix it? Covered  
21 Bridge subdivision? Will we actually know what's  
22 causing the flood levels rise with so much development  
23 occurring? Will there be a monitoring of flood zone to  
24 tell it's rising? Will there need to be any scheduled  
25 dredging of the muck accumulating in the bottom of the  
26 flood zone? And would Covered Bridge be the  
27 responsible party or residents just get to purchase  
28 flood insurance.

29 In summary, I would, I would, oh, shoot, I believe  
30 R-40 ---

31 HENRY YOUMAN: Time.  
32 BEVERLY ZEUBART: Thank you.  
33 DAN HARVELL: That's time,  
34 ma'am. Thank you very much.

35 Next is Robbie Michelle Vickery. Robbie Michelle  
36 Vickery. All right, and lastly is Kay Hall.

37 KAY HALL: Good evening.  
38 Thank you for giving me this moment.

39 I have listened diligently to what these people  
40 have said against the rezoning, and I just want to say,  
41 yes, I agree with the -- to remain the same, that any  
42 change is going to be an environmental impact and  
43 residential impact. The amount of people traveling our  
44 roads is just not safe. And the wildlife and the flood  
45 lands, you know, the wetlands, I think they all need to  
46 be protected, and I would like to see you guys stand up  
47 for that.

48 Thank you.

49 DAN HARVELL: Thank you.  
50 That ends the public comment section. Before I

1 entertain a motion. Is there anything that the board  
2 would like to ask of the developer, engineer, owner at  
3 this time?

4 STEVEN GILREATH: I'd like to  
5 ask ---

6 DAN HARVELL: Mr. Gilreath.

7 STEVEN GILREATH: So if it stays  
8 R-20, how many lots?

9 WESLEY WHITE: We can do with  
10 the -- and to clear the record up, the dark green areas  
11 consist of the wetlands, flood plain and common areas.  
12 That is -- none of these lots will have any -- will be  
13 part -- none of the lots will be in those areas, so  
14 there will be no impacts from the lots to those  
15 wetlands areas.

16 But the usable area, we could get 130 -- or 178  
17 lots on. But that would force us to use the entire  
18 property and a lot more land disturbance, a lot more  
19 mass grading, a lot more impact.

20 So this is consistent with -- if this was an  
21 unzoned property, we would be going with the  
22 conservation ordinance that the county has used for  
23 unzoned areas. So that's kind of what we're trying to  
24 do here, is kind of shrink our lots down, which these  
25 lots are minimum 80 foot wide. So I think the average  
26 in Crossroads is around 70. So these are more than  
27 adequate to meet all their current guidelines.

28 And just for the record, a full traffic study was  
29 done for -- that staff has a copy of, and I don't know  
30 if they've had a chance to review it fully yet, but  
31 like I said, it was done to their standards. So there  
32 was a full traffic study done for -- it's not required  
33 until future. But any other questions I'm happy to  
34 answer.

35 DAN HARVELL: Anyone else?

36 MICHAEL BURNS: I have one.

37 DAN HARVELL: Oh yes, yes,  
38 Mr. Burns.

39 MICHAEL BURNS: Since 1999 how  
40 many times has this property been rezoned or attempted  
41 to be rezoned?

42 LEON WILLIAMS: I'm not aware,  
43 because our managing partner has passed away about  
44 three years ago after coming through the pandemic and  
45 everything that -- he was about 82 himself at the time  
46 he passed, so he was responsible for dealing with  
47 people to try to get something done up here. And I  
48 don't have any records, or I don't know.

49 But I'm not aware of but one other time that he  
50 talked about trying to have it rezoned, and I don't --

1 I'm not sure that he followed through even then.  
2 WESLEY WHITE: And they have  
3 attempted to sell this to a single individual for  
4 agricultural use. But the existing -- because this is  
5 phase two of Covered Bridge, the existing HOA  
6 restrictions just don't allow it. So, you know,  
7 they're kind of bound by developing it residential.  
8 So, and that's why they paid the property tax on it for  
9 so long.  
10 DAN HARVELL: Okay? Anyone  
11 else? All right, thank you.  
12 WESLEY WHITE: Thank y'all.  
13 Appreciate it.  
14 DAN HARVELL: All right, at  
15 this time, I'll entertain a motion to approve or deny  
16 this project.  
17 WILLIAM MOORE: Mr. Chairman,  
18 I make a motion to approve. I feel like it's conducive  
19 with the area and future planning maps and all that.  
20 These guys have been paying property tax for quite some  
21 time. And that's, that's my reason for approval.  
22 DAN HARVELL: Thank you, Mr.  
23 Moore. Do I hear a second?  
24 STEVEN GILREATH: Second.  
25 DAN HARVELL: We have a  
26 second from Mr. Gilreath. Is there any discussion  
27 amongst the commissioners before we take a vote?  
28 Hearing none, those in favor of approval of this,  
29 please raise your hand. That would be Mr. Burns, Mr.  
30 Burdette, Mr. Gilreath, Mr. Moore, Mr. Cothran, Mr.  
31 Grant. Those opposed will be Harvell -- and Ms. Jones,  
32 what are you doing down there? Okay, all right, and so  
33 ordered.  
34 All right, at this time, we will be going into an  
35 executive session, and if our attorney, Mr. Darwin,  
36 could you just give a brief explanation to the audience  
37 what's happening here?  
38 TODD DARWIN: Certainly,  
39 Mr. Chairman. There are two current appeals pending,  
40 and South Carolina Circuit Court gives us the right  
41 (inaudible). We are going to discuss those because  
42 they are on the agenda under old business tonight. So  
43 I'm going to discuss the -- where we are in the  
44 litigation process with those two projects.  
45 DAN HARVELL: Okay, so we  
46 retire, not audience, right?  
47 TODD DARWIN: Yes.  
48 DAN HARVELL: All right. We  
49 will be in recess for as long as this takes. Hopefully  
50 it won't be long.

**EXECUTIVE SESSION**

1  
2 DAN HARVELL: Let the record  
3 show that it's 7:33; we're called back into session.  
4 Before we proceed with any more business, I'd like to  
5 -- we'd like to welcome our new member, Mr. Michael  
6 Burns. He is the new assignee for the at large seat.  
7 Michael was appointed by County Council at their  
8 January 7 meeting. He resides in Anderson and lives  
9 off Deer Run Road. He is a PE, as well as a civil  
10 engineer. His qualifications, according to his  
11 application, were very, very extensive, and I know he's  
12 going to be a very welcomed and very thoughtful and  
13 very thorough member of the commission, and we  
14 officially tell you that we're glad that you're with us  
15 now. We're glad to have you on board.

16 MICHAEL BURNS: Thank you, Mr.  
17 Chairman.

18 DAN HARVELL: Okay. All  
19 right, we have gone into executive session.

20 The first, the first issue dealt with a legal  
21 matter, an appeal that was filed based on the, based on  
22 the finding -- or the decision of the Planning  
23 Commission previously. We do not have -- this is not a  
24 public hearing time, so there was not any sign up for  
25 this. This was just a decision that had to be made by  
26 the board based on what happened in the court  
27 proceedings following the appeal.

28 So at this time, based on our executive session, I  
29 will call for a motion to -- that may be in two parts  
30 to deal with what this appeal dealt with according to  
31 what the judge decided.

32 WILLIAM MOORE: At this time,  
33 Mr. Chairman, I need to go ahead and recuse myself. I  
34 recused myself of this matter back when it was  
35 initially voted on.

36 DAN HARVELL: Thank you, Mr.  
37 Moore, we'll allow you time to leave.

38 At this time, we have a motion that will be  
39 presented from the board.

40 STEVEN GILREATH: Mr. Chairman,  
41 I'd like to make a motion. In reference to the August  
42 23 SM&E study done by the developers, I make the motion  
43 that the developers went above and beyond to determine  
44 if there were any grave sites on the property, based on  
45 the August 23, 2024 and the December 7, 2024 studies  
46 done by SM&E. I have also considered the December 9,  
47 2024 submission by the attorneys for the appellant.

48 DAN HARVELL: Thank you. We have  
49 a motion as stated by Mr. Gilreath. Do I hear a  
50 second?

1                   WESLEY GRANT:                   Second.  
 2                   DAN HARVELL:                   We have a  
 3 second by Mr. Grant. Any discussion before the vote?  
 4 All those in favor, please raise your hand. That would  
 5 be Mr. Burns, Mr. Burdette, Mr. Gilreath, Harvell --  
 6 recused is Mr. Moore -- Mr. Cothran, Mr. Grant and Ms.  
 7 Jones. Unanimous with one abstention.

8                   Following that, we have one more motion to come  
 9 forth regarding the initial vote on this. We have a  
 10 motion from the board at this time?

11                   DAVID COTHRAN:                   Mr. Chairman?

12                   DAN HARVELL:                   We have a  
 13 motion from Mr. Cothran.

14                   DAVID COTHRAN:                   I make a  
 15 motion that we reaffirm the decision made by the  
 16 Anderson County Planning Commission, made on April 19,  
 17 2024 which was seven to one in favor of approval.

18                   DAN HARVELL:                   Thank you. Do  
 19 I hear a second on that motion?

20                   STEVEN GILREATH:                   Second.

21                   DAN HARVELL:                   We have a  
 22 second by Mr. Gilreath. Any discussion amongst the  
 23 commissioners? Hearing none, those in favor of the  
 24 motion, please raise your hand. And that will be Mr.  
 25 Burns, Mr. Burdette, Mr. Gilreath, Harvell -- recused  
 26 is Mr. Moore -- Mr. Cothran, Mr. Grant and Ms. Jones.  
 27 So unanimous with one abstention.

28                   All right, so going into 10(B), I believe it is.  
 29 Staff.

30                   HENRY YOUMANS:                   Mr. Chair?

31                   DAN HARVELL:                   Mr. Youmans.

32                   HENRY YOUMANS:                   Ninety-one  
 33 property owners within 2000 feet of the proposed  
 34 development were notified via postcard. Subdivision's  
 35 name is -- preliminary subdivision's name is Lawton  
 36 Estates. This intended development is single family.  
 37 The applicant is Stanley Martin Homes. The engineer is  
 38 Blue Water Civil Design. The local access is Dalrymple  
 39 Road and Thompson Road. It's in County Council  
 40 District 4. Land use is residential. Current zoning  
 41 is R-20.

42                   There are three parcels involved and those tax map  
 43 numbers are there for your reference. So total  
 44 circumference of 93.23 acres. Number of lots is 128.  
 45 There's no variance at this time. And the traffic  
 46 impact analysis, the study addressed the Dalrymple Road  
 47 site access. Dalrymple Road and Thompson Road,  
 48 Dalrymple Road and Scotts Bridge Road Shackelburg and  
 49 Thomas (verbatim) Road. No turn lanes were warranted  
 50 at the site accesses and the level of service, the LOS,

1 for all movements at the study intersections are  
2 acceptable.

3 If there are any questions in regards to that, the  
4 staff of Roads and Bridges can address the traffic  
5 impact analysis for that.

6 The map that is before you references the three  
7 parcels as the tax maps are referenced. This shows the  
8 layout of the proposed development. This is the  
9 topography layout for that same parcel and the zoning  
10 map for the three parcels that are involved in this  
11 particular project. This is the posting of the sign  
12 for notifications.

13 And this project has met the requirements in  
14 Chapter 48 Zoning. And this is your staff report.

15 DAN HARVELL: Thank you, Mr.  
16 Youmans. At this time, we'll hear from the owner,  
17 developer and/or engineer.

18 PAUL HARRISON: Will you --  
19 you've already got it up. Thank you.

20 Good evening, Mr. Chairman. My name is Paul  
21 Harrison. I'm a partner at Blue Water Civil Design.  
22 I'm here tonight on behalf of the applicant, Stanley  
23 Martin Homes. This is a resubmittal to the previous  
24 application that was submitted. We have went back and  
25 ...

26 Tim, can I control these slides from here? I  
27 can't. Okay. You can go to the next slide. So we  
28 have revised our preliminary plat application  
29 submittal. This was the initial plan submittal. After  
30 talking with the client, talking with staff, there's  
31 some -- and listening to the concerns from Planning  
32 Commission and others in the community, from our  
33 previous submittal, we have revised that application,  
34 and we present to you tonight the next plan, or next  
35 slide, which is a -- it's kind of hard to see on this,  
36 on this plan, but I'll kind of highlight a lot of the  
37 changes that were made to this new submittal.

38 So concerning lot density, our initial lot  
39 density, we had 128 lots proposed in our original  
40 submittal, which was roughly 1.3 lots per acre. We've  
41 revised that. We've lost six lots. We're down to 122  
42 lot. And this is R-20 zoning. So this is R-20 lot  
43 averaging, meaning all of our lots average out to at  
44 least 20,000 square feet. So we're sitting at a  
45 density of 1.3 lots per acre.

46 I know some of the concerns, or some of the  
47 comments from the previous meeting was that, well,  
48 that's a dense subdivision. Well, for all intents and  
49 purposes and all planning departments around the United  
50 States, 1.32 lots per acre is considered a low density

1 development. It just is. I don't know if staff has  
2 any comment on that, but that's my thoughts. And I've  
3 been doing this for over 20 years.

4 The open space, the initial open space submitted,  
5 was roughly 21.4% or roughly 20 acres. We've  
6 incorporated some new open space areas. We've revised  
7 our plan to show that 120 out of the total 122 lots  
8 have direct access to open space. So in areas where we  
9 could, we provided perimeter buffers around the entire  
10 community, lots that back up to each other. We  
11 provided common area open space in between those lots  
12 that back up to each other. And we tried to provide  
13 spots of interconnectivity from roads to open space  
14 where you could navigate the community open space  
15 freely throughout the community.

16 I talked about the minimum 20 foot buffer. It's  
17 at least 20 feet in the shortest areas, and that would  
18 be along the northern and western property lines. But  
19 in most areas, it's over 100 feet of buffer. Keep in  
20 mind, we front Dalrymple Road to the east. We front I-  
21 85 to the south. And we basically border the Army  
22 Corps of Engineers property to the west. There's  
23 really only one private landowner that -- we have  
24 adjacent to one private land owner, and that's the  
25 property directly to the north.

26 Square footage of lots. The initial submittal was  
27 averaging out at 20,016 square foot. This revised  
28 submittal bumps that number up to 20,054 square foot  
29 lot average. I talked about the lots fronting open  
30 space. Before we only had 50 lots that had direct  
31 access to open space. Now we have 120 out of the 122  
32 lots front or back up to or have open space directly  
33 adjacent to one of the lot sides. So the revised  
34 submittal increased the number of homes with direct  
35 access to open space by roughly 60%.

36 In our initial submittal, we did not have an  
37 amenity center or a community area designated for --  
38 within the community. Some of the lots that we lost up  
39 front -- can you go back to that slide? That one. As  
40 you can see, the big green space corridor up front,  
41 along Dalrymple just to the south of our southern  
42 entrance, we designated that area as our amenity/  
43 community area. We provided walking trails along the  
44 southern side of the property that basically worked  
45 their way back to the west. And that's an added,  
46 that's an added feature for the community and for the  
47 residency that would potentially purchase lots within  
48 this, within this community.

49 The initial, the initial buffer submittal, we  
50 basically have partial buffers along property lines and

1 no buffers in between the lots. As you can see,  
2 hopefully, in your, in your blow ups of the plans that  
3 we've incorporated that open space. And one of the big  
4 reasons we elected to do the lot averaging is, if I can  
5 take that additional acreage and not grant that back to  
6 the lots, and I can provide that as open space for the  
7 community, where we can protect that open space and we  
8 can preserve it for the entire community to use, as  
9 opposed to just making every single lot within this  
10 community 20,000 square feet, you're going to see a  
11 major decrease in the amount of open space on this  
12 plan. So that's what we tried to do. That was one of  
13 the big reasons we did the lot averaging for the R-20.

14 So those are the key differences in this plan. I  
15 know some of the previous concerns were traffic. I  
16 heard some comments about traffic. We hired Access  
17 Engineering. They did our traffic study that's been  
18 coordinated not only with Anderson County, the traffic  
19 engineer with Anderson County at the time and SCDOT, we  
20 have concurrence from SCDOT, and we have the  
21 concurrence from Anderson County. There's no major  
22 impacts associated with the existing or with the  
23 proposed development at the intersections that were  
24 provided to us to study.

25 You know, density was an issue, I think before. I  
26 think some of the comments was, we were just trying to  
27 put too much on the property. I don't want to lose  
28 sight that this property is zoned R-20. So what we're  
29 doing is by the letter of the law. You know, we're not  
30 asking to do more than what R-20 allows. By the, you  
31 know, by the map itself, we could put more lots on here  
32 than we're showing.

33 So we're trying to be good stewards. We want to  
34 be good neighbors. My client does other projects in  
35 Anderson County. I would assume they want to continue  
36 to do other projects in Anderson County. And they want  
37 to be proud of this development. They want to continue  
38 to grow and do other developments in Anderson County.

39 I think I mentioned on how many lots you could put  
40 on it. Actually 201 lots, per the R-20 zoning, you  
41 could put 201 lots on the property. We're proposing  
42 122 lots.

43 I think, another comment, another concern, was  
44 about driveway spacing, about maybe our two entrances  
45 off of Dalrymple. I think the plan and the scale of  
46 the plan are kind of maybe misleading. It looks like  
47 those driveways are real close to each other. Those  
48 driveways are spaced more than adequately apart per the  
49 ARMS manual. DOT, they blessed the entrances. And  
50 Anderson County has also looked at that, and that's

1 been, that's been blessed by them as well. So those  
2 driveways are 560 feet, 560 feet apart from each other.

3 So that's my comment about the plan in the  
4 application before you. I would be -- love to  
5 entertain any questions that the commission may have.  
6 My client's here too. They can talk about the type of  
7 product if you guys have any questions about the home  
8 sites themselves. We want to protect and preserve as  
9 much of this property as we can.

10 You know, one of the gentlemen that got up and  
11 spoke earlier talked about taking down the trees and  
12 the noise that they would hear from I-85. I mean,  
13 there's one reason why we've got a buffer up against I-  
14 85; we understand that. I mean, we want that buffer to  
15 remain, and it's a good barrier between this  
16 development and the noisy highway.

17 So I'll be glad to answer any questions that the  
18 commission has. Like I said, my client's here, he can  
19 talk. They can answer any questions about the  
20 buildings, anything that I've said, if anyone has any  
21 questions, I'd be glad to answer or clarify anything.  
22 And I appreciate you for your time.

23 DAN HARVELL: All right,  
24 thank you. I would ask if the builder would come  
25 forward and give us an idea of the type construction  
26 and size of these houses that would be built on these  
27 lots.

28 ZACK JACKSON: Good evening,  
29 Council. My name is Zach Jackson. I work for Stanley  
30 Martin Homes. And in this presentation, we have a few  
31 different slides about the floor plans that we plan to  
32 have for this project.

33 So this first one is the Congaree. And again,  
34 these are just example floor plans that we, that we  
35 think that we would use for this project. They range  
36 from about 3500 to 4500 square feet, four to five  
37 bedrooms, two to three car garages. The exterior  
38 materials for these plans will be stone, brick and  
39 Hardy board. We think, from a price point standpoint,  
40 they would be in the five hundreds. So this is all  
41 just very high level. To give you an idea, these are  
42 going to be nicer homes that are suited for this  
43 community. We want to do a great build here that's  
44 going to add value to this project. This is our  
45 Ransford plan. Keep going through. Our Cameron. And  
46 then we have the last one, the Seneca.

47 Again, larger homes, nicer home suited to this  
48 location and this project, given that these would be  
49 estate lots, so they'd be higher end builds.

50 Are there any questions specific to the product?

1 DAN HARVELL: I would ask,  
2 it seems like everyone that's coming before us these  
3 past few years, we've all gone to slab on grade  
4 construction, no possibility of crawl space  
5 construction. And what you're doing, I mean, these are  
6 half million dollar homes.

7 ZACK JACKSON: There's the  
8 possibility for crawl space construction. That's  
9 probably something that we'll have to decide later on,  
10 once we get into our full grading, but it's something  
11 we're open to.

12 DAN HARVELL: So would these  
13 homes be built on spec or they're being built custom  
14 for each individual buyer?

15 ZACK JACKSON: It would  
16 probably be a mix of spec homes and more custom homes.

17 DAN HARVELL: All right.  
18 Any other questions from the board at this time? Okay,  
19 thank you. We may call you back.

20 ZACK JACKSON: Thank you.  
21 DAN HARVELL: Thank you.  
22 All right. First citizen signed up is Scott ...  
23 I'll let you pronounce your last name.

24 SCOTT MOUNT: Mount.  
25 DAN HARVELL: Mount, Mount.  
26 Okay. Name and address, please.

27 SCOTT MOUNT: Yes. Scott  
28 Mount, 1515 Dalrymple Road.  
29 Good evening, Mr. Chairman. So I just want to  
30 recap from our last meeting. That was October 8, 2024  
31 when the Council voted to deny the approval of this  
32 project six to one. You didn't have the new eighth  
33 member. Welcome.

34 You know, all the reasons that we were complaining  
35 before and the reasons that we gave before, I can go  
36 over a few of them, but just right off the bat,  
37 changing this project from 128 homes to 122 to me, just  
38 mathematically it's like a 4.67% reduction. That's the  
39 way I look at it. And as far as traffic, I don't think  
40 that's going to really reduce the amount of traffic  
41 that we're going to see there.

42 Secondly, this tract has two accesses, and, you  
43 know, I figured it out to be 550 feet. So the builder,  
44 he said 560. I agree with him.

45 Average speeds going through that area right  
46 there, I drive that road all the time, and I've been  
47 tracking people at what speeds they travel through  
48 there. And they're running through there 45, 50 miles  
49 an hour. And based on, you know, vehicle travel at  
50 that speed for that distance, it puts -- it's like

1 right about six seconds between the two entrances.  
2 Coming from my house, where I'm coming up toward the  
3 freeway, what I see is I see the first entrance right  
4 there at Thompson road. And I have no sight of the  
5 second entrance. That entrance drives down into a  
6 basin, and then it, and then it goes up hill to the  
7 freeway overpass. So, I mean, there's a total loss of  
8 sight of that second entrance.

9 I have some pictures. Is there any chance I can  
10 show these? The pictures that I want to show here are  
11 of this main entrance that is the entrance where it's  
12 right at the street of Thompson Road. Thompson Road is  
13 not maintained by the county of Anderson. It has no  
14 painted lines, no stripes. It's just totally degraded,  
15 broken up. It's all right here. And anytime I go down  
16 that road and I come across another car coming in the  
17 other direction, it's like we're both stopping trying  
18 to figure out who's going to, who's going to pull over  
19 so the other car can pass by.

20 HENRY YOUMANS: Time.  
21 DAN HARVELL: That's time.  
22 And if I might refer, I wish you had known, we can  
23 accept printed copies of photographs. Because these  
24 computers are tied in with the county system.

25 SCOTT MOUNT: So you're  
26 worried about viruses and all that.

27 DAN HARVELL: We can't allow  
28 any foreign input into them.

29 SCOTT MOUNT: I understand.  
30 DAN HARVELL: I'm sorry  
31 about that.

32 SCOTT MOUNT: Okay, I  
33 understand.

34 DAN HARVELL: But you did  
35 give a good description. So thank you. Your three  
36 minutes is up.

37 SCOTT MOUNT: Appreciate  
38 your time.

39 DAN HARVELL: Next is, next  
40 is Dana Mount.

41 DANA MOUNT: Hi, I'm Dana  
42 Mount, and I have a home at 1515 Dalrymple Road. And I  
43 just want to say good evening to all of you, and thank  
44 you for your time.

45 As my husband just recently said, I agree with  
46 everything he said. But I also have some other points  
47 to put out, and that is, there's no back entrance to  
48 this division, so everything will be funneled through  
49 the front area. So all that traffic, all that 122 cars  
50 or lots with at least two cars per lot, which would be

1 over 240 cars, at least on an average. Well, you see  
 2 how big those homes are, so I would say at least two  
 3 cars per home. That's going to be all funneled to  
 4 Dalrymple. And Dalrymple, you go one direction to get  
 5 to the 85 freeway, and you go the other direction to  
 6 get to the city of Anderson proper. And so that's  
 7 going to be a main road for all those cars. And  
 8 already, Dalrymple is not very, very well maintained,  
 9 and there's curves and they're dangerous, and there's  
 10 blind sites on those curves. And like he said, people  
 11 go way too fast on that road. And then you come up to  
 12 the entrance to this, to this subdivision, and it's  
 13 pretty much, you know, like a four stop, if somebody's  
 14 coming out. It can have the potential to be a very  
 15 dangerous situation.

16 And let me see. And then I also want to talk  
 17 about the schools. T.L. Hanna is already at 117%  
 18 capacity. And if those homes bring -- if you have 122  
 19 homes in one subdivision, which there are subdivisions  
 20 going up all over Anderson, it is like a boom right  
 21 now. So we're just talking about one here, T.L. Hanna  
 22 can't handle it. And there is no word of another high  
 23 school going up. We need the infrastructure before  
 24 these subdivisions go up. Our children are our future,  
 25 and they deserve a good and valuable education, and  
 26 it's up to this Council to make sure that that happens  
 27 for our students, for our children.

28 Our first responders, the fire department is  
 29 volunteer. Our police department is already at full  
 30 capacity. We just don't have the infrastructure in the  
 31 city of Anderson to handle this. We need to get the  
 32 infrastructure in.

33 I'm all for progress, believe me, I am, and I want  
 34 my home to increase in value, just the same as anyone  
 35 else, but I want it to be done safely and for the value  
 36 of everyone. Thank you for your time.

37 DAN HARVELL: Thank you.  
 38 Next is Lois Noel.

39 LOIS NOEL: My name is  
 40 Lois Noel, and I live at 1580 Dalrymple Road. You may  
 41 feel -- here's some repeats, but in a different respect  
 42 that you've already heard.

43 This subdivision, we know, was turned down a few  
 44 weeks back. The only change in the new Lawton Estates  
 45 plan is six less houses and 100 more feet of open  
 46 space. That's not much. The reasons to turn this plan  
 47 down again are the same as they were before. The  
 48 entire property slopes down to 85. There is at least  
 49 one large gully on this property. And if they start  
 50 moving the dirt around to fill it up, you're going to

1 change the entire topography of the land, and it is  
2 going to affect the runoff and the creeks out there,  
3 Six and Twenty and Jones, Jones Creek. It will be  
4 different, and which will cause problems in the future.

5 Now, something that someone has not brought up so  
6 far, there is no water on this property and no sewer.  
7 With 122 septic tanks on such small lots, you may have  
8 a worse kind of runoff than just water in the future.  
9 The property adjoins I-85 with a rest stop. A rest  
10 stop next to a large family subdivision is a dangerous  
11 problem all by itself. This subdivision will put 200  
12 more cars, at least, on this short, winding road, which  
13 has a totally blind curve. And I've spoken to someone  
14 from the Hopewell Fire Department and the school board  
15 in some of the quotes that I'm making. The short  
16 winding road has a total blind curve. If one -- two  
17 cars are passing each other, if one is just six inches  
18 left of center, they will sideswipe. The one will roll  
19 over the hill down into the swampy creeks. The other  
20 will hit a dark -- solid wall of dirt and rock. These  
21 small roads are not designed for heavy traffic. A fire  
22 truck or school bus cannot make this curve. The school  
23 bus turns around in the water works company's entrance.  
24

25 If you pass this, a traffic light would have to be  
26 placed at Dalrymple and Harris Bridge Roads because of  
27 the increased traffic. You've already approved a  
28 subdivision several months ago on the southeast corner  
29 of Dalrymple and Harris Bridge. There is an existing  
30 subdivision on the northeast corner of Harris Bridge.  
31 If you approve the Lawton Estates, it's going to be so  
32 big that this could be turned into a Midway Road,  
33 Crestview Road traffic situation like they have, and we  
34 all know what a mess that area is from subdivisions on  
35 every corner of that road.

36 HENRY YOUMANS: Time.

37 DAN HARVELL: Time. Thank  
38 you, ma'am. Next is Beverly Zaebart.

39 BEVERLY ZAEBART: I'm Beverly  
40 Zaebart. I live at 1981 Shackleburg Road. And I'm  
41 here to complain about Thompson Road, which is one of  
42 the connecting roads there. It is narrow. I can't  
43 drive it. And so if you did a road study on it, I  
44 don't think people take that road because it's so  
45 dangerous. Okay, you can't cross people on traffic.  
46 You have to pull into the dirt. So that's my main  
47 complaint.

48 But after listening to her, one of the ladies, I  
49 do feel that this subdivision probably needs a second  
50 exit in case of fire, so that you do have a way to get

1 out of it. I mean, even if it were just driving  
2 through the ditch, it'd be okay, but you've got to have  
3 a way to get out.

4 Anyway that's all -- oh, and the bicyclers. We  
5 have 100 people bicycling coming through there. Okay,  
6 it's annoying as all get out. Okay, they've even been  
7 -- the police have even -- well, they've had some kind  
8 of legal thing where they have a fund or something, and  
9 they were escorted through. But they ride that road  
10 all the time, all the time. You never know when one of  
11 them is going to pop up. Same with Shackleburg Road.

12 That's all I have. Oh, I do -- I think I heard it  
13 slopes to 85 which I thought was a good thing for the  
14 water plane or the flood district, to send it all to  
15 85. Anyway, that's it.

16 DAN HARVELL: Thank you.

17 Next is Kimberly Boyle.

18 KIMBERLY BOYLE: Hi. I'm  
19 Kimberly Boyle, 1745 Dalrymple Road. We also own 1723  
20 and 1727, all in the same area.

21 Quick, just topics, I guess. The traffic  
22 analysis, people have already talked about whether they  
23 were done, and it was. Someone talked about Harris  
24 Bridge Road. What they didn't address, and maybe it  
25 was somewhere, and we're just not aware of it, is the  
26 fact that the traffic that it will be in the Dalrymple  
27 Road area that goes to Harris Bridge is affected by the  
28 other traffic areas, but Dalrymple doesn't have but  
29 that area to go towards Anderson. You can go Five  
30 Forks, but the traffic that was -- traffic analysis  
31 says it was done on just like the Thompson Road area,  
32 the Shackleburg kind of thing, which doesn't really  
33 have very much of interest in what that area is.

34 Then, had the minutes from the October 8 meeting.  
35 One of the owners states that the property isn't where  
36 there is flooding. And I'd like to point out that  
37 maybe the property hasn't had issues flooding because  
38 it is higher elevation doesn't mean that the  
39 construction on that area isn't going to affect the  
40 others. All of that is domino effect. Some of the  
41 neighbors still are going to catch runoff. I have  
42 issues with runoff in my own land.

43 So then just a thought. A gentleman said we  
44 wanted to protect as much as we can, but he's still  
45 talking about 100 and so many houses, but it's kind of  
46 hypocritical and contradictory. I'm not sure how that  
47 can be protecting, yet he said that you can do more,  
48 but doing more just because you can doesn't mean you  
49 should. That's all.

50 DAN HARVELL: Thank you,

1 ma'am. And last on the sign up list is Rubert Austin.  
2 Rubert Austin? Maybe not here anymore.

3 Okay, all right, having heard from the developer  
4 and the citizens, are there any questions of the board  
5 before we entertain a motion to approve or deny? Any  
6 comments or questions?

7 All right, hearing none, I'll entertain a motion  
8 to approve or deny this project. Do I hear a motion?

9 JANE JONES: I make a  
10 motion to deny the project based on the fact that the  
11 infrastructure is not in place. From what I hear from  
12 the people that live there, there's not been enough  
13 changes to take care of the problems.

14 DAN HARVELL: All right, you  
15 hear the motion by Mr. Jones. Do I hear a second? Do  
16 I hear a second? I'll second for matter of discussion.  
17 Any discussion amongst the board before we take a vote?  
18 Hearing none, I'll call for the vote. The motion is to  
19 deny. Those in favor of denial, please raise your  
20 hand. Would be Harvell, Mr. Cothran and Ms. Jones.  
21 Those against denial in favor of approval, please raise  
22 your hand. That would be Mr. Burns, Mr. Burdette, Mr.  
23 Gilreath, Mr. Moore and Mr. Grant. And so it passes.  
24 Denial fails.

25 All right, moving on to the next item, new  
26 business, 11(A), single family subdivision Carrie Cove,  
27 located on South Carolina 86. TMS number 189-00-14-  
28 001, 189-00-02-010-011, and this is in Council District  
29 6. Do we have an owner, developer and/or engineer that  
30 wishes to speak? Oh yes, yes, I'm sorry. Staff.  
31 Getting ahead of myself. It's getting late. Thank  
32 you.

33 TIM CARTEE: Thank you,  
34 Mr. Chairman. I think you've covered the majority of  
35 the reports for tonight. Two hundred and forty-eight  
36 property owners within 2000 feet of the proposed  
37 property were notified via the postcards.

38 Again, this is Carrie Cove and it's single family.  
39 Applicant is Milton and Megan Shockley. And Blue Water  
40 is the record of engineer for this project. And it is  
41 located off of state Highway 86 in Council District 6  
42 and surrounding land use is residential and vacant.  
43 This area is unzoned. Tax map is there, as you had  
44 earlier stated. The number of acres is 27.7. Number  
45 of lots are 30. No variance is requested. And this  
46 development does not require a traffic study.

47 Here is your aerial location of the proposed  
48 development. Here is the proposed preliminary plat.  
49 Here's the sign posted for advertising of this --  
50 notification for this development.



1 Next is Jason Cansler.

2 JASON CANSLER: Cansler, yes.  
3 Cansler, thank you. Thank you. Good evening, Chairman  
4 and thank you for the opportunity to speak. My name is  
5 Jason Cansler, and my wife Andrea and her parents, Ed  
6 and Cheryl, who live with us, are here tonight. We  
7 live at the very end of Sitton Road at 326 and we have  
8 three acres that back up to Carrie Cove subdivision,  
9 with four of those proposed lots touching our back  
10 property line.

11 We have reached out to the developer and have not  
12 yet had the opportunity to connect, but we have  
13 specific questions and a list of concerns that we're  
14 interested in discussing, and have a few requests in  
15 addition to that, for the developer to add to the  
16 proposal that we feel are logical to present for  
17 consideration.

18 If these questions and additional requests for the  
19 developer cannot be discussed collectively or fully  
20 tonight, we request that the committee consider denying  
21 this proposal so that there is time for the community  
22 and the developer to come together and consider  
23 implementing these requests on the proposed plan and  
24 provide answers to the concerns we expressed as part of  
25 this important process.

26 I believe the initial plan presented tonight  
27 appears to consider several aspects of reasonable  
28 development which we're happy for. We do ask, though,  
29 that additional subdivision plan changes be considered  
30 to help maintain the quality of life that rural  
31 Anderson County is known for.

32 For the developer, as you move forward, our  
33 requests are that you increase the rear setback line to  
34 30 feet on the proposed lots, add a berm and plant  
35 screening into continuous fencing along the outside  
36 property lines that adjoins Sitton Road. We ask that  
37 you fence and screen the retention ponds from view. We  
38 also ask that you restrict walking and driving access  
39 to Sitton Road, both during the construction and after.  
40 Mainly, we ask that you manage the water runoff so  
41 there's no additional flow to new areas of erosion  
42 across the existing lots and roads.

43 I'd like to address specifically our concern of  
44 water runoff. There are two additional tracts of land  
45 that have almost 30 acres of pasture above the 16 acre  
46 parcel, which is on the north side. All of that  
47 combined -- in addition to the 16 acres, all of that  
48 combined, 40 acres of watershed flows to and across  
49 Sitton Road. Now he did mention there is a -- kind of  
50 a ravine that goes through that cuts it in half, and

1 that's where some of that water goes. It generally  
2 splits.

3 In addition to that watershed acreage, or that  
4 water that comes from that acreage, we collect from 86,  
5 water from that -- from the road. We also collect from  
6 the spring, which is located on the north side of their  
7 parcel. There is also, because of that spring, all  
8 that water from that watershed combines with runoff to  
9 create a water swell during moderate to heavy  
10 rainfalls, and usually happens several times a year.  
11 At the end of Sitton Road along our property line,  
12 approximately half of that 40 acre watershed funnels  
13 down to the lower lots.

14 HENRY YOUMANS: Time.  
15 DAN HARVELL: That's time.  
16 Thank you, sir.

17 JASON CANSLER: Thank you.  
18 DAN HARVELL: Next is and  
19 Andrea Carsler. Cansler.

20 ANDREA CANSLER: Yes, sir,  
21 Andrea Cansler. Chairman, I'd like to defer my time to  
22 Jason to complete what we'd like to say. If that's ---

23 DAN HARVELL: I'm sorry, it  
24 doesn't work that way. We'll have to ask you to speak.  
25 Thank you.

26 ANDREA CANSLER: All right. At  
27 the end of Sitton Road along our property line,  
28 approximately half of that 40 acre watershed funnels  
29 down to the lower lots. Further up Sitton Road, the  
30 other half of the watershed drains across Sitton Road.  
31 There is currently contoured benching on the proposed  
32 subdivision land that will most likely be removed to  
33 facilitate that construction. This, along with the  
34 addition of houses and roads, create a significant  
35 chance of changing water flow locations and amounts.  
36 Our concern is that the planning for this community may  
37 not have completely accounted for these runoff  
38 concerns, and that adding lots and roads to the mix may  
39 alter the water flow locations and increase the amounts  
40 of water that we have already invested heavily to  
41 mitigate. Ourselves and our neighbors have put in  
42 considerable amount of money and time to already  
43 address water flow issues currently. This is going to  
44 undo what we've spent the last two and a half years  
45 doing and working on to keep the neighbors below us  
46 from being washed out every time it rains.

47 We moved from Greenville County off of a four lane  
48 highway to Anderson County to have a little bit of land  
49 with some deer in the backyard, and that is all going  
50 to go away in this process. All of the trees that come

1 down on 86 are going to completely open us up to that  
2 road noise, traffic, sirens that we left Greenville  
3 County for.

4 The additional traffic is going to increase travel  
5 time to and from work, which currently sits at 35 to 45  
6 minutes, upwards of an hour just to get to work, to  
7 live in Anderson County and go to work in Greenville  
8 County.

9 So we would respectfully ask that you decline this  
10 subdivision and how it's currently set up at this time.  
11 Thank you.

12 DAN HARVELL: Thank you,  
13 ma'am. All right. Next is Connie -- Corrine -- Ms.  
14 Williams.

15 CORINNE WILLIAMS: Corinne  
16 Williams, with John Williams, at 231 Sitton Road.  
17 Thank you for this opportunity.

18 I think we all have concerns about crowded schools  
19 and water runoff, but I'm leaving that to the rest of  
20 my neighbors. My husband, John, and I want to talk  
21 about traffic and the roads. There is much we like  
22 about the proposed Carrie Cove development, but we have  
23 concerns.

24 The subdivision's entrance and exit are on Highway  
25 86. We are asking the developer to certify in writing  
26 that absolutely no construction traffic would be  
27 allowed to use Sitton Road or to access Carrie Cove --  
28 in order to access Carrie Cove.

29 Secondly, we are asking the Planning Commission to  
30 table or postpone the consideration of Carrie Cove  
31 subdivision for at least one month, while we do some  
32 more searching about information on the impact the  
33 traffic from this will have on 86, 8 and 81. Here's  
34 why.

35 In the 1950s what was now Sitton Road was a dirt  
36 and gravel farm track that meandered from Highway 86 to  
37 Syracuse Road. Now there are 25 houses. The road was  
38 paved in sections. It lacks curb and gutter. It isn't  
39 a standard width. A housing development on Syracuse  
40 Road turned us into a dead end almost without anybody  
41 noticing. Because there was no plan, that dead end has  
42 no cul de sac or turn around. In addition, there is a  
43 narrow and very dangerous 90 degree turn on Sitton Road  
44 that is impaired by trees. Every trash truck, every  
45 school bus, every large vehicle that comes down the  
46 road has to back into our driveway in order to turn  
47 around and get out. They frequently damage the grass  
48 that we have to mow. We built on Sitton Road 48 years  
49 ago, and we view this Planning Commission as a huge  
50 improvement, and we thank you for your service.

1 I'm thankful for the regulations and the  
2 legislation that Anderson County has implemented  
3 concerning subdivision development. But the  
4 regulations do not require a traffic study for Carrie  
5 Cove because it has less than 40 houses. That doesn't  
6 change the cumulative effect of so many new  
7 developments, which is absolutely undeniable.

8 We want a month at least to contact the DOT, to  
9 gather facts, to find out more about the statistics  
10 that probably already exist. Carrie Cove empties onto  
11 Highway 86 between the recently added four way stop at  
12 Old Mill Road and the traffic light at 8, 86 and Sitton  
13 Road.

14 I invite all of you ---

15 HENRY YOUMANS: Time.

16 CORINNE WILLIAMS: --- on the  
17 Planning Commission, everyone to drive from I-85 ---

18 DAN HARVELL: That's time.

19 That's time. Thank you, ma'am. Next is Jesse Odom.

20 JESSE ODOM: Good evening,  
21 Mr. Chairman. My name is Jesse Odom, 341 Sitton Road,  
22 Easley, South Carolina.

23 Got a statement that I want to read. My wife was  
24 going to yield some time to me, but I guess she'll have  
25 to get up and read her side. Infrastructure, school  
26 resources, road and school safety and all the basics  
27 are not sufficiently established for more growth. To  
28 me and many others that is obvious, at least for the  
29 foreseeable future. The traffic congestion is  
30 terrible. So I agree with everyone here tonight that  
31 makes those arguments. But I'm saying -- what my wife  
32 and I want to say based on our honest beliefs and  
33 grievances tonight.

34 Today, I traveled from the other end of Anderson,  
35 just on the edge of Pickens and Greenville counties,  
36 about 32 minutes from where we are today. So the  
37 impacts of these decisions tonight happen elsewhere,  
38 but are real and significant, emotional and tied to  
39 people's hopes and dreams, quality of life and overall  
40 well being.

41 The primary beneficiaries of the proposed  
42 development Carrie Cove are a man that lives in  
43 Louisiana and a Greenville based developer. People  
44 wanting to move from places like New York and  
45 California also benefit from cheap homes, our legacy  
46 resources paid for by long term residents and a finite  
47 supply of jobs. It's no secret that people are  
48 flocking to South Carolina, particularly the upstate,  
49 because of the high cost of living and over population  
50 in other areas of the country.



1 Cove from the property owner, months before it was  
2 listed. We then took steps to purchase the land the  
3 day that it hit the market, in the summer of 2024.  
4 Now, while whether or not we could have ultimately  
5 provided the best purchase offer is irrelevant, I truly  
6 don't think any other offer would have mattered,  
7 because I believe that the developer was going to get  
8 it anyways.

9 As a matter of fact, the listing agent turns out,  
10 is the developer trying to propose this Carrie Cove  
11 subdivision, and she did discourage us to further  
12 counter offer any other offers. And I am looking into  
13 further options with that.

14 In other words, the developer positioned herself  
15 to listen to every offer, engage the interest in the  
16 land; I imagine she thought any offer that was higher  
17 than anyone else's would get her the land which it  
18 apparently is contingent upon and may so be doing. At  
19 the time, I thought she was being genuine in her  
20 communications, but now that I saw the names that were  
21 on this proposal, I knew that was not the case. Simply  
22 disclosing material self interest in the land would  
23 have been the right and ethical thing to do, but I  
24 think the issue is more systemic. Developers aren't  
25 the only interested parties in beautiful land. I know  
26 plenty beyond me, but they seem to always be the ones  
27 to get it.

28 Once slab homes are built all over Anderson, it  
29 will take hundreds, if not thousands, of years before  
30 that land will ever be suitable for agricultural  
31 purposes as good soil is removed, and replaced and  
32 packed with red dirt and concrete.

33 Ultimately, the commission has a choice to make,  
34 but I honestly don't think a single person or Anderson  
35 constituent without a financial or conflicting interest  
36 wants to see more slab home developments in the Wren  
37 and Powersville area. The development company is just  
38 that. It's a business intended to generate a profit,  
39 so it's hard to fault something for doing its job. I  
40 do think businesses and its agents should work in good  
41 faith and follow a code of ethics from the government  
42 -- before the government steps in, but unfortunately,  
43 some businesses give the government ammunition by  
44 making irresponsible choices that can harm a  
45 constituency.

46 Everything I've said here today absolutely applies  
47 to the Carrie Cove development, but also the other  
48 development proposals. Given the number of ongoing and  
49 unfinished projects, I believe you should put a  
50 moratorium on all new development through 2026 in the

1 Powdersville and Wren area.  
2 I am a school teacher, and I am seeing the  
3 repercussions of what we are doing to our students, and  
4 I am seeing the portables and overcrowded classes, and  
5 it is very sad, and it is for my own children. They  
6 are not going to grow up in the area that I grew in --  
7 grew up in if we let all the land go.  
8 So if, for some reason, you move forward, which I  
9 am hoping you don't, I please ---  
10 HENRY YOUMANS: Time.  
11 SHEENA ODOM: --- just ask  
12 you ---  
13 DAN HARVELL: Time.  
14 SHEENA ODOM: --- to at  
15 least have the developers work with Sitton Road  
16 residents to ensure negative impacts are mitigation for  
17 those people.  
18 DAN HARVELL: That's time.  
19 Thank you, ma'am.  
20 SHEENA ODOM: Thank you.  
21 DAN HARVELL: Next is Lisa  
22 Rollins. Could be Robbins, I'm sorry.  
23 LISA ROBBINS: It is Robbins.  
24 Thank you.  
25 DAN HARVELL: Sorry.  
26 LISA ROBBINS: It's okay. My  
27 name is Lisa Robbins, I live at 1907 Old Mill Road.  
28 I've lived there for 21 years, and I have seen the  
29 growth in this community just explode. We just now got  
30 a four way stop at my intersection because of the  
31 number of accidents and the amount of traffic that  
32 flows on that road.  
33 I work at an elementary school in that area. This  
34 is a problem. We need to stop and reevaluate the  
35 growth in our area. It is too much to hold the  
36 infrastructure -- go down my road, Old Mill Road, every  
37 pothole, every tire busting hole on that road, we need  
38 to stop and reevaluate. Thank you.  
39 DAN HARVELL: Thank you.  
40 Please -- please hold your applause down, please.  
41 Next is Gail ---  
42 GAIL COUNTS: Counts.  
43 DAN HARVELL: Counts.  
44 Little bit more, and I'm going to need to go back to  
45 school to read.  
46 GAIL COUNTS: Mr. Chairman  
47 and concerned citizens, My name is Gail Counts, and I  
48 live at 4415 Highway 86.  
49 My focus is the bad traffic. In that area less  
50 than a mile where they want to put this, there's two

1 churches already, and people cannot get out of their  
2 driveways now. Where they put the four way stop, which  
3 we had accidents and accidents and even a bus wreck  
4 there, they put the four way stop. Well now all the  
5 people that's lined up on 85 -- I mean, 86 cannot get  
6 out of their driveway, and that comes on down to where  
7 I live. And I have to wait and wait and wait to get  
8 out of my driveway.

9 The infrastructure is not there in many ways, and  
10 I am requesting that you deny this until infrastructure  
11 is put in place to cover all these items. Thank you.

12 DAN HARVELL: Thank you,  
13 ma'am. Next is Helen Orr. Helen Orr defers. Amy  
14 Pedrick.

15 AMY PEDRICK: I'm short.  
16 Thank you, Chairman and committee for this opportunity  
17 to speak. I do have some printouts to kind of show  
18 where my property adjoins the proposal, and some  
19 pictures. I have a printout for each of you. Is that  
20 ---

21 DAN HARVELL: Okay. If  
22 you'll hand that to staff, they'll give it to us. And  
23 if you'd like to wait until we get that, that will not  
24 infer on your three minutes.

25 AMY PEDRICK: Okay, thank  
26 you. Our property is the yellow triangle section at  
27 the very top right hand side of this proposal. Okay,  
28 so I'm Amy Pedrick. I live at 310 Sitton Road. I'm  
29 here asking you to vote against this proposed  
30 subdivision Carrie Cove behind our home.

31 Eight years ago, we looked long and hard with our  
32 realtor to find a home that was off the beaten path in  
33 a safe, rural setting for our boys. And our main deal  
34 breaker was that we did not want to see homes behind  
35 us. We wanted privacy. I remember our realtor saying,  
36 you have found your forever home. We thought it was  
37 until now. We knew it was inevitable that one day we  
38 would look out and see construction on a home on this  
39 property. But never in our wildest dreams did we think  
40 we could be facing construction on 18 homes,  
41 practically in our backyard.

42 That extreme, uncontrolled building is the trend  
43 we're seeing over and over again in our area. This  
44 particular subdivision is going to personally cost us  
45 greatly. Our back property line, approximately 500  
46 feet, more than a football field length, is fully open  
47 to this field. As you can see in the photos provided  
48 only the hay line distinguishes our yard from the  
49 field, and the field is the larger piece of property  
50 that's being built on the north side.

1 Over 500 feet of privacy fence will have to be  
 2 installed to provide even minimal privacy for us, not  
 3 to mention that a privacy fence will drastically change  
 4 the look and feel of our home. Even then, our home in  
 5 elevation sits below the elevation of this field. Any  
 6 home built more than one story high will be looking  
 7 down into our house. We'll have to plant tall growing  
 8 vegetation along the fence line that will take years of  
 9 growth to provide full privacy. As you drive up our  
 10 road with this proposal, you will first encounter a  
 11 retention pond where our property begins. We fear it  
 12 may have a chainlink fence around it and we'll have no  
 13 control over who maintains the weeds and the look  
 14 around that retention pond.

15 It is daunting to think of the cost and hard work  
 16 we may have ahead of us just to try and preserve what  
 17 we have worked so hard for.

18 Also shown in the photos provided is an example of  
 19 the water runoff from this field that ourselves and our  
 20 neighbors have been dealing with for years. Our  
 21 backyard currently turns into a pond when there is a  
 22 hard rain event, and we're very concerned about runoff  
 23 issues, both during construction and after. Not just  
 24 the properties adjacent to the field, but all the way  
 25 down Sitton Road, where we suspect the retention pond  
 26 will drain.

27 Lastly, we have sons at both Wren Middle and Wren  
 28 High School. With all the area subdivisions being  
 29 cleared for but not yet built, we fear the quality of  
 30 our schools will suffer from the mass rush of  
 31 population that's getting ready to hit when these homes  
 32 are completed.

33 This field, this area, is beloved by our road ---

34 HENRY YOUMANS: Time.

35 DAN HARVELL: That's time.

36 Thank you, ma'am. Next is Rodd Pedrick.

37 RODD PEDRICK: Can you guys  
 38 hear me?

39 DAN HARVELL: We can.

40 RODD PEDRICK: Okay. Good  
 41 afternoon. My name is Rodd Pedrick, and I live at 310  
 42 Sitton Road in Easley. I'm here to express my strong  
 43 opposition to the proposed development behind my home,  
 44 Carrie Cove.

45 When my family and I moved back to Anderson County  
 46 from Greenville in May of 2016, it was with a clear  
 47 purpose. In Greenville we lived on a busy road with  
 48 significant foot traffic, neighbors packed within 15  
 49 feet of each other, and schools that we didn't want our  
 50 children attending. We found our current home -- when

1 we found our current home, we immediately fell in love  
2 with its tranquility, its openness, community spirit  
3 and its location to the highly regarded Anderson  
4 District One schools. It's disturbing to think we may  
5 lose much of what drew us here to more unchecked  
6 development.

7 Here are my main concerns about this proposal.  
8 The proposed development threatens to strip existing  
9 residents of privacy and tranquility by replacing some  
10 serene backyards with rows of houses, noise,  
11 construction activity, retention ponds as eye sores,  
12 fundamentally altering the way we enjoy our homes.

13 Additionally, it will degrade the unique ambience  
14 of our community, defined by open spaces, natural  
15 beauty, regular wildlife. Deer have been mentioned.  
16 Sightings throughout the community, erasing the quality  
17 that make our neighborhood special and inviting for us  
18 to raise our families.

19 Rainwater runoff is a major problem for Sitton  
20 Road and for my family specifically. You've seen  
21 videos. Our backyard regularly floods during moderate  
22 rains because of water moving down from the field of  
23 the development. Once the land is stripped and cut  
24 into lots, the problem will only be exacerbated. Our  
25 road, which is formed by a 90 degree turn, is only 14  
26 feet wide, barely accommodating a single vehicle.  
27 During moderate to heavy rainfall, water already sheets  
28 off the roads into small culverts that are -- that  
29 frequently clog, leading to water pooling on top of  
30 Sitton Road and washing our neighbor's driveway away.  
31 Adding a new development with paved streets and  
32 driveways will increase that water runoff.

33 The proposed development is yet another example of  
34 the unbalanced and unchecked growth plaguing northern  
35 Anderson County. It appears every new development is  
36 rubber stamped without fully considering the long term  
37 consequences of existing residents. It feels as though  
38 our community is being transferred into another  
39 Powdersville, or truly a bedroom community for  
40 Greenville, precisely the kind of environment we sought  
41 to leave behind when we moved here.

42 The growth is already straining our schools,  
43 emergency services and infrastructure. Wren High  
44 School, built in 1957, is currently struggling to  
45 accommodate the influx of students, overcrowded  
46 classrooms, facilities, gyms that can't handle  
47 spectators at basketball games are clear signs that the  
48 school system cannot support the growth.

49 Our northern Anderson County location already  
50 lacks adequate support from Anderson County Sheriff's

1 Office, EMS and the local Three and Twenty Fire  
2 Department. The fire station is under staffed, under  
3 equipped, and primarily voluntarily based, which leads  
4 to slower response times. Adding more development will  
5 also only exacerbate these problems.

6 Sitton Road and its intersection with Highway 86  
7 has already been seen as -- with many traffic accidents  
8 ---

9 HENRY YOUMANS: Time.  
10 RODD PEDRICK: --- prompting

11 the recent addition of ---  
12 DAN HARVELL: That's time,  
13 sir.

14 RODD PEDRICK: Please deny  
15 the development.

16 DAN HARVELL: Thank you.  
17 Next is Kasy DiPasquale.

18 KASY DIPASQUALE: Before I  
19 begin, the last time I spoke here, you granted me extra  
20 time, because I'm here not only representing myself as  
21 a member of Powdersville, but I'm also the precinct of  
22 Concrete -- the president and precinct of Concrete. So  
23 I'm here on a dual representation. So I'm asking for  
24 extra time to accommodate both roles.

25 DAN HARVELL: I'll have to  
26 ask you to wrap those into one, because we've not done  
27 that for anyone else.

28 KASY DIPASQUALE: Can I have  
29 four minutes.

30 DAN HARVELL: Three minutes.

31 KASY DIPASQUALE: You gave me  
32 four minutes the last time.

33 DAN HARVELL: Well, three  
34 minutes, please.

35 KASY DIPASQUALE: Okay. Well,  
36 first of all, I'm a transplant. Never in a million  
37 years did I ever think I was going to move to South  
38 Carolina. But what I don't realize is -- what I don't  
39 understand is how you could all sit up here and not  
40 recognize that there is a much bigger problem here with  
41 the United Nations trying to take over our country and  
42 (unintelligible) in our world. And a lot of that has  
43 to do with the over development. I'm from New York  
44 City. I would say I was in a pilot city. It all  
45 started with over development, and then the over  
46 development put a strain on the educational system, and  
47 then the lawmakers were able to come in and change  
48 policies within the schools, which then actually  
49 indoctrinated the next generation. And it's all tied  
50 to something called the Workforce Innovative and

1 Opportunity Act. You cannot ignore the fact that we  
2 just watched Maui and Los Angeles burn down to the  
3 ground. And you know what's really interesting about  
4 the two of them that they have in common is that  
5 they're landed to be the first smart cities. And so is  
6 Greenville.

7 So you know, when I first came down here, I  
8 started paying attention to things that were happening  
9 in Greenville, because I knew it was only going to be a  
10 matter of time before it started entering here. And  
11 it's been a top down takeover.

12 And really, you guys are sitting here as the first  
13 line of defense. You're supposed to be representing  
14 your local community. That's your job. That's all the  
15 legislators' jobs. You work for the people. We are  
16 your boss. And instead, you're sitting here listening  
17 to professionally trained salesmen come with lawyers  
18 backing them behind, giving you national statistics to  
19 justify over development in the area. I mean, I heard  
20 one gentleman tonight say here they were going to put  
21 in -- when you were doing the rezoning for R-20 -- that  
22 you were going to put in about 150 houses, and they  
23 were only expecting 10 kids to increase in the school  
24 district at 500 to \$600,000 a house. You know that's  
25 middle class, middle aged people coming in with that  
26 money, which, by the way, your natives, are going to  
27 get pushed out of here because they can't afford their  
28 houses anymore. I only left Brooklyn because I  
29 couldn't afford because all this money came in. When I  
30 got married, the houses were 500,000. But you know  
31 what, I was in my 20s, I couldn't afford anything, so I  
32 got pushed out to the next state, which actually was  
33 New Jersey.

34 And then New Jersey, the same thing happened,  
35 because the forced migration was happening, but it's  
36 being forced and able to happen because you're over  
37 developing the area. You're working for the people who  
38 want to destroy this country, instead of working for  
39 the people who are telling you the infrastructure and  
40 the schools cannot handle it.

41 You are actually eliminating quality of life. And  
42 you know what? Where do you think these people are  
43 going to go when they can't afford to live here anymore  
44 because you keep rubber stamping all these approvals.

45 HENRY YOUMANS: Time.

46 KASY DIPASQUALE: I've seen  
47 multiple of you guys looking at your phone while these  
48 community members ---

49 DAN HARVELL: That's time.

50 KASY DIPASQUALE: --- are

1 talking to you. And you know, you work for the people  
2 ---

3 DAN HARVELL: That's time,  
4 ma'am. That's time. Thank you.  
5 Next is Carol Johnson.

6 CAROL JOHNSON: Hello. My  
7 name is Carol Johnson, and I live just off of Old Mill,  
8 just around the corner from this development, at 103  
9 Equestrian Trail.

10 DAN HARVELL: We do need  
11 your -- okay, we do need your address.

12 CAROL JOHNSON: --- 29642. I  
13 just said it.

14 From what I understand, South Carolina is the  
15 number one destination of people moving here. Just  
16 because they are moving here, it doesn't make it our  
17 responsibility to sacrifice rural land and over  
18 develop. Why is it our responsibility, right, to help  
19 the developers and civil engineers, you know, develop  
20 what they want to do. I am an architect. I understand  
21 how it works. I understand civil engineering. I  
22 understand that you want to develop, and that's all  
23 good and well. But just like everybody here is saying,  
24 it's being over developed. People who live here now  
25 live here because we like the rural aspect of Anderson  
26 County. I'd imagine that people who move here are  
27 attracted to the countryside. Every development, every  
28 development destroys what has made Anderson County  
29 attractive. That's why people move here. Regarding  
30 development, just because you can develop does not  
31 mandate that you should develop. That's been said a  
32 lot of times.

33 Now, someone mentioned that there wasn't a traffic  
34 study done, and I don't know why, because there's a  
35 lot, there's a lot of traffic that feeds north to  
36 Easley and into Pickens County. And Pickens County is  
37 screaming about the traffic on Highway 8 leading up to  
38 Easley. So there's a lot of traffic here. So why was  
39 a traffic study not done?

40 So we look to you, the Planning Commission, to  
41 listen to us and to deny these developments, like quit  
42 approving every single development. And I thank you to  
43 those who do stand up and make a motion to deny. The  
44 Planning Commission needs to be brave, needs to take a  
45 stand. And regard density, just because you can does  
46 not mean that you should. Thanks.

47 DAN HARVELL: Thank you.  
48 All right, are there any statements or questions from  
49 the board before we entertain a motion to approve or  
50 deny this?

1                   JANE JONES:                   I would like  
2 to just clarify something. I live close enough to this  
3 project to have received a card in the mail, so I'm  
4 very familiar with the situations. And I just wanted  
5 to clarify for the commissioners the traffic there. I  
6 know you're not as familiar with the roads as I am, but  
7 Highway 86, I think it starts over in Greenville  
8 County, and comes through Piedmont and crosses 85 and  
9 goes into Easley. And Highway 8 does the same thing.  
10 It comes in around Pelzer and comes through. But  
11 there's a red light, I guess within maybe a half a mile  
12 of this intersection where this project is. If you  
13 look at your thing that was handed out by the Pedricks,  
14 there are two sections of this subdivision. They're  
15 right across 86 from each other, and the entrance to  
16 them is right across from each other. And just -- like  
17 I said, just beyond there is a red light where 86 and 8  
18 come together. And this Sitton Road that a lot of  
19 people were talking about is just a little county road  
20 that comes in there, real close to these two state  
21 highways. So take that to mean it's very congested.

22                   And recently, in the last two or three years, over  
23 in Pickens County, which is very close, they've built  
24 thousands of apartments. And how do you think people  
25 are getting home? They're coming off 85 and they're  
26 traveling Highway 8 and 86, right through here.

27                   And it was mentioned that a four way stop had been  
28 put in just beyond this red light. So picture in your  
29 mind all this traffic and the backup that you're going  
30 to get at that red light. It's a four way stop. It's  
31 a traffic nightmare, and it's getting worse. We  
32 noticed the difference out there when these apartments  
33 started being occupied, that the traffic is coming not  
34 just into Anderson County and our development, but on  
35 into Pickens County, and they're still building  
36 apartments up there. So it's getting to really be a  
37 nightmare, a real problem, and I don't know how it can  
38 be solved, other than we've just got to slow down what  
39 we're doing. But I just wanted to explain that traffic  
40 issue to the rest of y'all, since you're not as  
41 familiar with the roads.

42                   And when you're ready for a motion, I'll make it.  
43                   DAN HARVELL:                   If you'd like  
44 to lead that into a motion and restate that for the  
45 record.

46                   JANE JONES:                   Okay, I'd  
47 like to make a motion to deny this project. And my  
48 reasons are safety, the traffic concerns that are --  
49 for the surrounding properties. We can't maintain the  
50 capacity. And another reason would be that this is

1 going to adversely affect the property value of the  
2 people that live around there. These people that spoke  
3 on -- that live on Sitton Road, they explained why they  
4 came here so that they could have a country atmosphere,  
5 and this is going to greatly have a negative effect on  
6 their property values.

7 And without question, we're continuing to add to  
8 the school population at a rate that we just can't keep  
9 up with.

10 But those are my reasons for making a motion to  
11 deny the project.

12 DAN HARVELL: You hear the  
13 motion for denial from Ms. Jones? Do I have a second?  
14 Do I hear a second?

15 STEVEN GILREATH: I'll second.

16 DAN HARVELL: I have a  
17 second from Mr. Gilreath. Any discussion amongst  
18 commissioners?

19 I will state that I'm voting no on this because  
20 the density that is happening is just getting  
21 unbelievable. We're hearing from School District One  
22 time and time again. If these students have to go out  
23 into portables, it puts them in a dangerous situation.  
24 School security is on the foremost of our minds all  
25 over the nation, and it should be here just as well.  
26 For that reason, I will announce I will be, I will be  
27 voting no when we take the vote. So any other  
28 comments?

29 MICHAEL BURNS: Has a letter  
30 -- I didn't see it in the packet. Has the -- District  
31 One been contacted about the additional ---

32 DAN HARVELL: Well, we heard  
33 from the representative from District One.

34 Now let me clarify this with staff. In these last  
35 few applications we've had, we're beginning to get the  
36 letters from the utilities, from the service providers.  
37 I noticed on Rewa there is no sewer available for here  
38 for one and a half miles. Also, we didn't have a  
39 written statement from the school, but the  
40 representative was here to speak to that. And  
41 sometimes I have to wonder what -- where the threshold  
42 is for the traffic of whether or not we need a traffic  
43 -- I mean, whether or not there's a recommendation for  
44 turn lanes or whatever.

45 And I won't say much more about that, but I mean,  
46 if you drive in Powdersville, and I go up there every  
47 once in a while, it's a tangle mess during certain days  
48 -- certain times of the day. And it is our  
49 responsibility as a Planning Commission to think about  
50 what this county is going to look like 30 years from

1 now. And you know, we want to, we want to operate  
2 within the ordinances, but we also serve as a quasi  
3 judicial board here to represent, to represent the tax  
4 paying citizens that -- excuse me -- represent the tax  
5 paying citizens that have been here for many years.

6 And I just want to say that in response to a lot  
7 that's been said tonight about density and, you know,  
8 traffic and overcrowding and safety issues that all  
9 come from that.

10 So anyway, anyone else have anything to say? All  
11 right, I'll call for the vote. The motion is for  
12 denial. Those in favor of denial of this project,  
13 please raise your hand. That will be Mr. Burns, Mr.  
14 Gilreath, Harvell, Mr. Cothran, Ms. Jones. Those  
15 against denial raise your hand, and that would be Mr.  
16 Burdette, Mr. Moore and Mr. Grant. So denial carries.

17 Next on the agenda is single family subdivision,  
18 Holliday Springs, Shiloh Road. Tax map number 217-00-  
19 12-001. This also resides in County Council District  
20 6. Staff.

21 TIM CARTEE: Thank you,  
22 Mr. Chairman. Two hundred and nineteen property owners  
23 within 2000 feet of the proposed development were  
24 notified via the postcards. Holliday Springs is the  
25 name of this development. It's intended for single  
26 family development. BFCI Partners, LLC is the  
27 applicant. Ridge Water is the record of engineer. And  
28 again, it's on Shiloh Road, which is county maintained.  
29 It's in Council District 6. And surrounding land use  
30 is residential vacant. This area is unzoned. The  
31 number of acres is 18.19 acres. And a number of lots  
32 are 22. No variance is requested. And it does not  
33 require a traffic study.

34 This is the aerial of the proposed property. And  
35 this is the layout for this development, preliminary  
36 plat. Here's the sign for notification.

37 This project has met the requirements of Chapter  
38 24 Land Use. This is your report.

39 DAN HARVELL: Thank you, Mr.  
40 Cartee. At this time, we'll ask for the presentation  
41 from the developer, owner and/or engineer.

42 BOBBY BARRETO: Good evening.  
43 Can you hear me?

44 DAN HARVELL: Yes.

45 BOBBY BARRETO: My name is  
46 Bobby Barreto. I, along with my partner, Tyler Felt,  
47 in the back, are the developers of this project.

48 With my time, I'd like to do three things. The  
49 first thing, I hope you all humor me a little bit.  
50 I've been to my fair share of these in my in my time,

1 in my career, but I've never been able to publicly  
2 announce the birth of any of my children. So I am  
3 happy ---

4 DAN HARVELL:  
5 Congratulations.

6 BOBBY BARRETO: --- that at  
7 1:10 pm last Tuesday, the seventh of January in the  
8 year of our Lord 2025 my wife courageously and  
9 successfully delivered to our family a baby girl. And  
10 I'd like the record to show that we are thrilled.

11 Now onto the business that -- I don't want to  
12 waste anybody else's time on this. At the end of the  
13 day, my partner and I are just a couple of guys that  
14 try to do this for a living. Our goal, with all of our  
15 developments, is to add value to the community, to work  
16 with neighbors. As a matter of fact, a little bit  
17 before Thanksgiving, we sent out letters, you know, in  
18 addition to the letters that get sent out normally,  
19 through these municipal processes, you know, and  
20 encouraged them to reach out to us directly. We wanted  
21 to have conversations with folks. We wanted to address  
22 any concerns and answer questions. And we had the  
23 opportunity to do that with some, with some people.

24 You know, one of the things that we really like  
25 about this is that it's an opportunity to work within,  
26 you know, the ordinances that you all have laid out,  
27 that Anderson County have laid out. We're not looking  
28 for any variances. And, you know, we're excited to get  
29 to work and to add value to Anderson County.

30 Now the third thing I'm going to do is I'm going  
31 to shut my mouth, and I'm going to let the expert  
32 Wesley talk about the technical aspects of this  
33 project, and hopefully get everybody out of here as  
34 quickly as we can. Thank you.

35 WESLEY WHITE: Thank you, Bobby.  
36 Wesley White with Ridgewater Engineering. We're at 211  
37 Society Street in Anderson.

38 So the first image there that you can barely see  
39 is really just to give you guys an overlay idea of the  
40 property to the left, in the west is Shiloh Road. It's  
41 got some existing trees. They're not great, but there  
42 will be a 40 foot buffer maintained along Shiloh. Irby  
43 is to the south, and there is a 30 foot buffer off of  
44 Irby on the back of all those lots. And then  
45 internally to the northeast is a tributary that's  
46 already been delineated as wetlands. So we're  
47 maintaining a 45 foot buffer off of that with no plans  
48 to impact that.

49 If you'll flip to the second slide for me, this  
50 property has come to the board back in November of

1 2022. At that time, they were proposing 55 lots, 5000  
2 square foot minimum, with sewer. Some of those  
3 concerns from the citizens at that point were impacts  
4 on adjacent properties by having to bring sewer up to  
5 the property. The 5000 square foot lots meant mass  
6 grading of the 18 acres with a lot of disturbance for  
7 the wetlands, or the stormwater management area, as  
8 well as just the number of homes they felt was an  
9 impact on the the infrastructure in that area.

10 What we've done is gone back and done just 25,000  
11 square foot lots, they're a minimum 100 foot wide.  
12 There will be -- these are going to be septic lots. I  
13 know there is a notice, and we did reach out to ReWa,  
14 and this property is technically excess -- sewer is  
15 available. It's about 3500 feet down the creek, but we  
16 would have to cross multiple properties, including  
17 obtaining our own easements. We have no desire to  
18 pursue that and impact those adjacent lots. So it's  
19 our desire to maintain the 25,000 square foot and use  
20 septic systems on those.

21 The 25,000 square foot lots also we feel like go  
22 along with the area. I know there's been a lot of  
23 development in this area for smaller lots. So this  
24 kind of is in line with what's out there and what's on  
25 some of the existing roads. No mass grading will  
26 occur. We'll just grade the road in. And then I know  
27 there was some mention earlier about slab homes. The  
28 intent is to use the land that's there as is so that  
29 will facilitate crawl spaces and/or a couple of them  
30 maybe some basements where there's some significant  
31 drop off. But we plan on using those design  
32 approaches.

33 We're aware of District One's stance on the  
34 schools. The full build out of this -- I know it's  
35 only 22 lots, but realistically, by the time we get all  
36 the permitting done, and we actually get started with  
37 construction on homes is about four to five years. And  
38 the total impact once the 22 lots are built is 10  
39 students. So that's based on the industry average. So  
40 in four to five years, you know you will have maybe 10  
41 students added to the school system. So just to kind  
42 of give you a direct -- just to -- so that's for the  
43 record.

44 Like the chairman said, we have obtained all the  
45 utility letters as required. 911 address has been  
46 approved. Roads and Bridges responded that they had no  
47 issues with the location of the drive and a traffic  
48 study was not required. So, and additionally, with the  
49 buffer like I mentioned on the, on the creek, we'll do  
50 -- go above and beyond to -- in line with the storm

1 water ordinances to protect that creek. Appreciate  
2 y'all's time. Available for any questions, whenever.

3 DAN HARVELL: Thank you.  
4 Any questions while the -- while they're at the podium?

5 JANE JONES: I wanted to  
6 ask you about this letter from Big Creek about the  
7 water. It said that they have the ability to provide  
8 potable water service to this parcel of land. And then  
9 it goes on to say, please understand that there will be  
10 off-site water main extensions that will be required in  
11 order to provide adequate potable water for this  
12 development. All costs associated with the  
13 installation expense of the ...

14 It says they can provide water, but lines are  
15 going to have to be run in order to do that; is that  
16 what this is saying?

17 WESLEY WHITE: That is -- I've  
18 talked to them about that. That's their generic  
19 availability letter now that the county requires them.  
20 That's just a cut and paste letter that they do. They  
21 said there isn't a line along Shiloh that's adequate  
22 based on some downstream stuff, but we're aware that if  
23 their capacity requires improvements, then we'll pay  
24 for those. But that's basically what that letter is  
25 saying, is it's available, but no engineering has been  
26 done to tell you how much it's going to cost you to get  
27 it there.

28 JANE JONES: Thank you.  
29 It was just -- they contradicted themselves. I just  
30 wanted to clarify.

31 WESLEY WHITE: Yeah, that's  
32 an availability letter for you.

33 DAN HARVELL: And let me --  
34 let's clarify that. You said that this is a cut and  
35 paste letter. I mean, I don't recall seeing a letter  
36 such as this before.

37 WESLEY WHITE: Well, it's  
38 their standard availability letter. It's a commitment,  
39 but not a commitment. We have another one coming next  
40 month from Powdersville Water, which is pretty much the  
41 same, says water is available, but we're not going to  
42 tell you, you know, whether we can actually serve you,  
43 but water is available in the area. Yes, we provide  
44 water service. So you'll see it's going to be pretty  
45 standard on these availability letters coming forward.  
46 There's no real commitment from them. It just says,  
47 yes, we're the water service. We have water available  
48 to serve you.

49 DAN HARVELL: All right.  
50 Anything else from the board? Questions?

1 JANE JONES: I guess I can  
2 ask you. On here, what is that -- this is basically  
3 commercial property. I've been out there. I know what  
4 it's like. And it concerns me that you're wanting to  
5 build houses that close to the interstate. But there's  
6 a lot of commercial stuff along there currently.

7 WESLEY WHITE: The only  
8 commercial would be on the west side that buffers this  
9 -- the Shiloh -- between Shiloh and I-85. Everything  
10 around there, to the south and northeast and east, is  
11 residential. I'm not sure what Mr. Septic (phonics)  
12 uses his property for exactly, but, yeah, there's a  
13 pretty big gap between us and him. But everything else  
14 around there on Irby is residential.

15 JANE JONES: Well, I was  
16 just out there today. It's right next to what you're  
17 doing. And I couldn't tell exactly what that business  
18 was, and a lot of 18 wheelers and RVs, and I didn't  
19 know if it was repair or ---

20 **INAUDIBLE COMMENT FROM AUDIENCE**

21 JANE JONES: That's what I  
22 couldn't figure out. I knew there was a lot of trucks  
23 in there, but I didn't know what they were doing.

24 **INAUDIBLE COMMENTS FROM AUDIENCE**

25 JANE JONES: Yeah, I saw  
26 them.

27 DAN HARVELL: Anyone else?  
28 All right, thank you. May call you back.

29 WESLEY WHITE: Thank you.

30 DAN HARVELL: The first  
31 person signed up to speak is Jeff Wilson from the  
32 school district.

33 JEFF WILSON: I'll speak  
34 more on the next one, but I'll waive my time for now.  
35 Thank you.

36 DAN HARVELL: Thank you,  
37 Mr. Wilson. Next is Connie Walling. Connie Walling.

38 CONNIE WALLING: I'm Connie  
39 Walling, but I didn't sign up to speak.

40 DAN HARVELL: Well, your  
41 name and address is here, so I guess you have a twin or  
42 something. Would you like to speak? Feel free to come  
43 speak if you'd like. Your name's on the list.

44 CONNIE WALLING: We're not  
45 talking about the development, but me and my neighbor  
46 are here to talk about which is off -- on Welcome Road.

47 DAN HARVELL: Oh, is this  
48 another -- is this the other development that you might  
49 have signed up for?

50 **INAUDIBLE COMMENT FROM AUDIENCE**

1 DAN HARVELL: Okay, okay,  
2 this is the, this is the Holliday Springs project.  
3 CONNIE WALLING: I don't know.  
4 They shoved a paper in front of us and said, so I  
5 signed.  
6 DAN HARVELL: All right,  
7 well, thank you. Thank you. All right. Next is  
8 Katherine ---  
9 **INAUDIBLE COMMENT FROM AUDIENCE**  
10 DAN HARVELL: All right, all  
11 right, maybe Frank Peters is real.  
12 **INAUDIBLE COMMENT FROM AUDIENCE**  
13 DAN HARVELL: All right.  
14 How about Ruth Andrews? Okay? And Lisa Caldwell?  
15 Okay, all right. And you meant to sign up for  
16 something else, for the one following, or the one that  
17 has been, or the one that has been deleted ---  
18 **INAUDIBLE COMMENT FROM AUDIENCE**  
19 DAN HARVELL: After this.  
20 Okay, all right. Well, mistakes happen, so if you want  
21 to come back and speak you can.  
22 All right, all right, any questions or whatever  
23 from the board?  
24 **INAUDIBLE COMMENTS FROM AUDIENCE**  
25 DAN HARVELL: Pardon? Hold  
26 on a second. Okay, I started off with Jeff Wilson, so  
27 I got, I got confused. Okay, I'm sorry. This is my  
28 problem. My apologies.  
29 All right. So Jeff, you defer. Okay, all right.  
30 Susie Owens. My mistake. I just got my papers  
31 backwards.  
32 SUSIE OWENS: Hi. My name  
33 is Susie Owens. I live at 707 Shiloh Road.  
34 I do not understand why there was not a traffic  
35 report done on the road that I live on. Traffic starts  
36 at five o'clock in the morning till eight in the  
37 afternoon. It's like Greenville-Pickens Speedway on  
38 this road. Half of the road is missing up in front of  
39 the -- where the transfer truck place is, half of the  
40 lane on that whole road is missing. School buses and  
41 those transfer trucks cannot pass each other on that  
42 road. It's deteriorating. We do not have the fire  
43 people in that area. We do not have the police  
44 officers to respond to that area.  
45 The growth in this area is just out of control.  
46 It is in the same area as the people that was before us  
47 that all these people are the same ones that respond to  
48 all of it.  
49 Then they put that hospital up there on Highway 86  
50 which my road is a cut-through, which is Shiloh Road

1 for the hospital, for 86, for Piedmont, for 29 and for  
2 85. People run up and down that road all the time for  
3 a cut-through. It's just overcrowded. Shiloh Church  
4 Road has got that development up there. The roads are  
5 being destroyed as they're trying to build those  
6 houses. There's been 2500 new homes approved in our  
7 area already without any of these other ones being  
8 approved. It's just too much.

9 I sit in 30 minutes traffic coming from the  
10 Greenville side of Piedmont to turn off to my home on  
11 Shiloh Church Road. Thirty minutes. And on an  
12 afternoon at five o'clock, because it's bumper to  
13 bumper. People can't even get out on the roads to get  
14 -- pull on to 86 because it's bumper to bumper all the  
15 way through there. And half of these homes are not  
16 even built yet. It's just a lot of people. Our  
17 infrastructure is not there. The roads are crumbling.  
18 Nobody's fixing them. We did get some patch work.  
19 It's gone. It's flooding up there in front of the 18  
20 wheeler company, when you come -- it's flooded. You  
21 have to get into the other lane. I can't -- I have to  
22 drive in the middle of the road to drive down Shiloh  
23 Road. We do not need any more traffic on this road. I  
24 don't understand why a traffic study has not been done  
25 because it's wide open all the time. Thank you.

26 DAN HARVELL: Thank you,  
27 ma'am. Next is Patsy Page.

28 PATSY PAGE: Good evening.  
29 Hi, my name is Patsy Page. I'm at 104 Irby Road. I am  
30 actually facing -- my house faces the development  
31 that's coming. It's like a horse pasture or used to be  
32 horses there.

33 When I stated about the five commercial companies  
34 that are on Shiloh, there's a trucking company, there's  
35 a RV company, then there's some trailers, there's a  
36 house, there is a three point -- is it 3.6 -- \$3.6  
37 million dollar commercial property that is still being  
38 built right there. Then you have Hendricks; that's  
39 been sold. That's another commercial. And then  
40 there's another one down. All those are commercial on  
41 that road. You said you were on there, correct?

42 So, traffic, schools, fire, all that's very  
43 concerning. Police. Mainly there's -- I've been there  
44 18 years, and there's been nothing done to those roads.  
45 Like she said, fire, school bus, potholes. I mean,  
46 there's days where potholes -- like they patch and  
47 potholes are -- that deteriorates. So when you go  
48 you're going to have to either miss that pothole or  
49 either go over in the other lane where traffic is  
50 oncoming. So infrastructure, roads need to be fixed.

1 Thank you.

2 DAN HARVELL: Thank you.

3 Next is Joe -- starts with a B. Joe Barnes, perhaps?

4 JOE BARNES: My name is Joseph  
5 Barnes. I live at 110 Irby road. I live directly  
6 across the street from this development.

7 One of the biggest concerns I have is you guys  
8 can't see it on this map, but there's a creek that  
9 borders this property that runs into Cades Cove, which  
10 is just less than a half a mile from there.

11 There's two other developments that are close by  
12 that dump onto Cades Cove. Last summer -- this is not  
13 the hurricane time -- that Cades Cove Creek flooded,  
14 which backed over into Moores Mill. I sent the video  
15 to the County Council, which sparked a 100 year flood.  
16 I don't know -- they're doing a study about it.

17 So we're already having flooding from the two  
18 other subdivisions that are probably 10% built out at  
19 this point, on that creek. What's going to happen is  
20 there's a farm on the other side of Moores Mill that's  
21 flooded out, filled up with silt that now that's one of  
22 the oldest farms in Anderson County. They're cleaning  
23 up the mess from these developments. So you guys  
24 really need to consider that.

25 I know that each one of these developments are  
26 supposed to have -- supposed to be prepared for that,  
27 but we're not. What's going to happen when that thing  
28 keeps flooding out? I personally cleaned all the logs  
29 up out of the road, not the developer, not the  
30 construction company, and not Anderson County. I did  
31 to make that passable again. That thing's going to get  
32 washed out. You're going to be fixing Moores Mill  
33 Road.

34 The next thing is, you've heard multiple people  
35 speak about the road condition. I've lived there over  
36 25 years. The road has not been paved in over 30.  
37 There's sections that's six inches either side to a  
38 foot and a half each side that the county has done  
39 their best to come in and fix it. But if you encounter  
40 -- we have three trash services, so three days a week  
41 you're going to encounter trash trucks. You encounter  
42 school buses every day. You cannot have two vehicles  
43 pass on Shiloh Road. This is actually a frontage road.  
44 It goes up to 86 which we've just received a Starbucks,  
45 you cannot turn left off Shiloh on to 86 at certain  
46 times of the day.

47 One of our County Council members has already  
48 asked this SCDOT where that enters in the Pilot and 85,  
49 that whole area is, it's so congested, they've asked  
50 for a new study to be done to try to work something

1 out. So you're adding more homes and more homes and  
2 more homes to a dense area that cannot handle any more  
3 infrastructure.

4 You've heard the school district person speak. We  
5 can't handle anything else. My suggestion is, if you  
6 guys are going to develop anything, please start doing  
7 acre and a half lots. Please start making lots bigger.  
8 Keep us rural like we have been. That's the founding  
9 of Anderson County. That's why we -- Anderson County  
10 kicked the railroad out over 100 years ago. That's why  
11 we were rural because -- and that's why Greenville  
12 developed, is from the railroad. Keep us ruled, keep  
13 us what we long to be. I'm a third generation person  
14 living here, so please keep us like we are. Don't  
15 flood out the farm down below.

16 DAN HARVELL: That's time.  
17 Thank you, sir.

18 JOE BARNES: Thank you.

19 DAN HARVELL: That  
20 completes, that completes those signed up. Any  
21 comments or questions from the board before we  
22 entertain a motion to approve or deny?

23 MICHAEL BURNS: I assume the  
24 school district's stance is the same as the previous  
25 projects?

26 JEFF WILSON: Yes, sir.

27 DAN HARVELL: All right, any  
28 other -- anything else? Okay, I'm asking for a motion  
29 to approve or deny this project.

30 JANE JONES: I make the  
31 motion to deny the project. I think they very well  
32 stated the reasons. The infrastructure is just not  
33 there, and we've got to -- we can't -- I know this is  
34 only 22 houses. I appreciate that, but we can't keep  
35 adding to the total, 22, 22, 22; next thing you know,  
36 it's 200 again. We just have to stop this, and we're  
37 not prepared down there in Piedmont, like they've said,  
38 2500, I know 2000 houses are waiting to be built. I've  
39 seen where it's cleared off. And we've got to deal  
40 with that. We've already approved it, so we can't just  
41 continue to pile on. So my motion is to deny.

42 DAN HARVELL: We have a  
43 motion for denial from Ms. Jones. Do I hear a second  
44 for denial? Second for denial? Second ---

45 MICHAEL BURNS: I'll second.

46 DAN HARVELL: We have a  
47 second from Mr. Burns. Any discussion amongst the  
48 board before we vote? Call for the vote. The motion  
49 is to deny. Those in favor of denial, please raise  
50 your hand. That would be Mr. Burns, Mr. Burdette, Mr.

1 Gilreath, Harvell, Mr. Cothran and Ms. Jones. Those  
2 not in favor of denial, please raise your hand. That  
3 would be Mr. Moore and Mr. Grant. Denial stands.

4 All right, moving on to 11 --- well, 11(C) has  
5 been stricken from the agenda.

6 Item 11(D), single family subdivision, Stone  
7 Woods, Welcome Road. TMS 169-00-11-008, 195-00-01-00.  
8 And this is in Council District 7. Report from staff.

9 TIM CARTEE: Thank you,  
10 Mr. Chairman. One hundred and fifty-seven property  
11 owners within 2000 feet of the proposed development  
12 were notified via the postcard. This development,  
13 a/k/a Stone Creek, was approved on 1/11/22 for 275  
14 lots. Again, this is Stone Woods. Its intended  
15 development is a single family conservation. The  
16 applicant is Southeastern Residential Development LLC.  
17 The engineer of record is McCutchen. Location and  
18 access is Welcome Road, which is state maintained.  
19 It's in Council District 7. And the surrounding land  
20 use is residential and vacant. This area is unzoned,  
21 and the tax map number is there for reviewing. This is  
22 111.4 acres, and number lots they are requesting are  
23 200.

24 Variance requests: They are requesting a variance  
25 to the 50 foot undisturbed buffer requirement, as  
26 outlined in the conservation subdivision regulations  
27 for the proposed subdivision. Specifically, they seek  
28 a variance along the portion of the proposed road  
29 within phase one of Maple Leaf Lane where it intersects  
30 an existing pond to reduce the buffer from 50 to 15  
31 feet.

32 Traffic impact analysis: SCDOT has reviewed the  
33 traffic study and determined that no improvements on  
34 the roads are required. And Road and Bridges staff is  
35 here if you have any questions on the traffic analysis.

36 This is your overlay of the aerial of the proposed  
37 property. This is the preliminary plat of their  
38 proposed layout. Here's another view. Here's a closer  
39 up of the preliminary plat. Here's your proposed  
40 subdivision notice sign. And this is just reference to  
41 what was approved back in '22 for this development.  
42 And this project has met the requirements of Chapter  
43 24, Land Use. This is your report.

44 DAN HARVELL: Thank you, Mr.  
45 Cartee. At this time, we'll hear from the developer,  
46 owner or engineer.

47 WALDEN JONES: Good evening.  
48 Thank you, chairman, commission. Walden Jones with  
49 McCutchen Engineering, 898 West St. John Street,  
50 Spartanburg, South Carolina. Appreciate the

1 presentation.

2 So I think as Mr. Cartee alluded, I guess in 2022  
3 it was approved. It was roughly about 149 acres.  
4 Since then, they have not purchased -- purchased some  
5 of the property, so now we're around 111 acres. So  
6 originally it was 275 lots and a density of 1.84 units  
7 per acre. The proposed 111.4 is -- phase one is 1.748  
8 units per acre, and phase two is 1.85 acres -- or units  
9 per acre. So roughly about the same.

10 We are proposing to do a conservation district  
11 that will allow us to kind of keep as much open space  
12 as we can. We're currently proposing roughly 56.6%  
13 open space, and 54.6 on phase two. So current lots are  
14 roughly minimum size is 7500. Biggest thing we've done  
15 a traffic study, as Mr. Cartee alluded to. No comments  
16 from DOT or Anderson County.

17 That's kind of all I have. Brad -- oh, the  
18 variance. What we're asking for on the -- can you go  
19 to the phase one? So, as you can see, the project's  
20 access is off of, off of Welcome Road. There's an old  
21 farm pond that sits there. So back up. So I don't  
22 know if you can see the old farm pond right there, but  
23 we currently actually had the permit already for phase  
24 one and phase two. We've gotten roads and bridges  
25 permits. We've gotten grading permits, DHEC permits.  
26 But anyways, for whatever reason, we're kind of going  
27 back with a new concept here.

28 And as we were working through storm water with  
29 Mr. Chip Polk, a lot of the issues came from as far as  
30 -- if we would -- not crossing that existing farm pond,  
31 any other way, any other location, even moving it down,  
32 crossing the middle, across from the dike, then it  
33 created a situation where we were actually increasing  
34 the runoff to the downstream neighbor. So that's the  
35 reason for the variance. Is that little strip right  
36 there not meeting that 50 foot buffer requirement. But  
37 everybody else -- everywhere else around the property  
38 phase one and phase two, we have 50 foot plus of non-  
39 disturbed area. So that's all I have.

40 Road improvements, there's no road improvements,  
41 no turn lanes or anything like that on Welcome Road.

42 DAN HARVELL: Any questions  
43 while they're still at the microphone?

44 JANE JONES: We'll need to  
45 vote on the variance first, and then the development?  
46 Or ---

47 DAN HARVELL: I don't  
48 believe so.

49 TIM CARTEE: When we get  
50 to that point, you'll vote on variance first, for the

1 reduction in the buffer for the conservation  
2 development in that section, and then you'll vote on  
3 the new proposed development.

4 DAN HARVELL: Okay, so we're  
5 voting on the variance first.

6 TIM CARTEE: That's  
7 correct.

8 DAN HARVELL: Okay, all  
9 right. Okay, any other questions?

10 JANE JONES: Who is the  
11 builder?

12 WALDEN JONES: I don't know.  
13 Brad, you may be able to speak on that.

14 BRAD SHELL: It's the same  
15 builders from last time. They're Mungo Homes.

16 JANE JONES: Who?  
17 BRAD SHELL: Mungo.  
18 JANE JONES: Okay. I'm  
19 just curious. Why did you -- was it -- what was the  
20 reason you didn't go with that at that time?

21 BRAD SHELL: I think Walden  
22 alluded to it a little bit in his statement. Is the  
23 way -- when you have to come before the Planning  
24 Commission to submit a preliminary plat, it's really --  
25 you have to then engineer it afterwards. And when we  
26 did that, there was some significant storm water  
27 impacts and ---

28 JANE JONES: You just  
29 weren't ready to go, go ahead?

30 BRAD SHELL: Right. And  
31 we felt like if we could have more open space, it would  
32 help us deal with storm water. And you know, the  
33 buffer, I think, really helps too. I know some of the  
34 complaints we had last time were from some of the  
35 adjoining neighbors. What is -- was currently or  
36 previously approved that was permitted didn't have any  
37 kind of buffer. And like I said, this has 50 feet  
38 everywhere, except for that one stretch of road where  
39 we're trying to avoid getting into that pond too much.

40 JANE JONES: Okay. That  
41 answers my question.

42 BRAD SHELL: Okay. Thank  
43 you.

44 WALDEN JONES: I guess one  
45 more thing, just to study the original approved plan,  
46 I guess that was done in 2022, could you show that,  
47 Tim?

48 So as you can see -- I don't know if you can zoom  
49 in there to see that exactly, but we were pretty much  
50 disturbing probably 85% of the 149 acres. Now we're in

1 a situation where we're disturbing probably 56, 57% of  
2 the 111 acres. So tremendous environmental reduction.

3 JANE JONES: Okay, thank  
4 you.

5 DAN HARVELL: Okay. Thank  
6 you. Now on the right list this time. Oh, we -- oh,  
7 I'm sorry. Mr. Cothran.

8 DAVID COTHRAN: Go back to the  
9 single -- you're talking about right there. I can't  
10 read it -- can't sit on my copy, either -- that pond,  
11 or are we talking about that little S shape coming in  
12 off -- to the entrance there? Can you just talk about  
13 that one section based on the -- that's fine.

14 **INAUDIBLE COMMENT FROM AUDIENCE**

15 DAVID COTHRAN: That's the  
16 only area? Just wanted to confirm. Thank you.

17 DAN HARVELL: All right.  
18 Anyone else? Okay? At this time, Mr. Jeff Wilson.

19 JEFF WILSON: Jeff Wilson  
20 with Anderson School District One. We have serious  
21 concerns about adding 200 homes to the Spearman area.  
22 Spearman is significantly overloaded as a school. We  
23 will not be able to touch that area for seven to 10  
24 years, and giving relief for that school. Spearman is  
25 in a unique situation in -- the state only allows us to  
26 put portables in certain areas. You've got to have so  
27 much ground space around, and we basically have run out  
28 of space there to add portables.

29 So, you know, a normal school system would say,  
30 well, we'll just rezone and shift people. There's  
31 nowhere to shift anybody. Our school district is one  
32 of the top two school districts in the state.  
33 Everybody seems to want to live in Anderson County and  
34 be in our schools. We just cannot -- there's no way to  
35 be able to add those students.

36 So our only answer is our class sizes go  
37 significantly up. We're already seeing our class sizes  
38 going to 25, 26, 27, which is a lot to have a first  
39 grade class with 28 kids. But we really don't have any  
40 other options, because we have nowhere to put them.

41 So we have really, really serious concerns about a  
42 subdivision this large coming into our school district.  
43 Thank you very much.

44 DAN HARVELL: Thank you.  
45 Connie Walling.

46 **INAUDIBLE COMMENT FROM AUDIENCE**

47 DAN HARVELL: Oh, you didn't  
48 sign up for this one either. Okay, all right.

49 KATHERINE HATHCOCK: I'm Katherine  
50 Hathcock.

1 DAN HARVELL: Yeah, you're  
2 next. Okay.

3 KATHERINE HATHCOCK: I'm thankful  
4 that we've got somebody from the school district that's  
5 talking the truth, because last time when I came I  
6 tried to explain it. Well, I did not actually talk,  
7 but there was misleading here about the school  
8 situation.

9 Our children are not going to be safe if we keep  
10 putting children there the way that it is. I know  
11 because I have educators that are there in the school  
12 system. I worked in the school system. And I have  
13 been at 1751 Welcome Road since 1986. I've seen the  
14 growth, and I'm thankful for the growth in a lot of  
15 ways. But putting 200 homes in Anderson School  
16 District One is dangerous. It's dangerous for the  
17 traffic because of the road conditions, which was the  
18 same last year, about the same time when we came. They  
19 even put a turn -- turn around at the end of Welcome  
20 Road. And now we have tankers coming up and down our  
21 road all the time; morning, noon and night. They like  
22 our road because it gets them through quicker, and they  
23 can go on the parkway and come around and get back  
24 turned around to get back on the interstate or travel  
25 the way that they want.

26 I appreciate that, but I'm very, very, very  
27 concerned about the traffic. I'll tell you that right  
28 there where we're at. We've had four deaths right  
29 there on Welcome Road. The traffic, they use our road  
30 like it's a super highway, a raceway. And we have the  
31 auto auction, we have Walgreens Distribution, all of  
32 the other businesses that are in the park -- over there  
33 in the parkway, all of them come our way. Everybody  
34 from Williamston comes our way. They tell me that they  
35 come on Welcome Road, because it's the best cut-  
36 through.

37 And so if you put 200 more homes out there, and if  
38 they have three bedrooms, there'll be two more  
39 children, probably teenagers driving, you know, on the  
40 -- on our roads. And I'm just -- the same problems  
41 that we had before are still here.

42 And a .17 acre lot is just very small to put a  
43 home on. I really think less homes, I think better  
44 roads. We need more space in our schools, and which I  
45 understand that when I talked with the school  
46 superintendent ---

47 HENRY YOUMANS: Time.

48 KATHERINE HATHCOCK: --- last year  
49 about that. Now tell me to stop, you know. He said,  
50 well, we would just put a little tax assessment on to

1 the new homes, possibly, and be able to get more money  
2 for the schools. And I told him, I said, but you said  
3 that you didn't see a problem.

4 HENRY YOUMANS: Time.

5 KATHERINE HATHCOCK: There is a  
6 problem in Anderson School District One.

7 DAN HARVELL: Thank you,  
8 ma'am. That's time.

9 KATHERINE HATHCOCK: Thank you.

10 DAN HARVELL: Frank Peters.

11 FRANK PETERS: I'm Frank

12 Peters from 1518, 17 and 1819 Welcome Road. I'm  
13 representing myself as well as the majority of the  
14 community around us.

15 And understanding that this development is far too  
16 large for the given area. On the initial design, the  
17 majority of the properties were well bordered from the  
18 current community. Now, in this redesign, there's  
19 properties directly in our backyard. I'll be looking  
20 at four houses from my back window. It's totally  
21 unacceptable for a rural area to have these kinds of  
22 homes, paper cut, built in an undesirable way.

23 I had a scripted text here, but it doesn't seem  
24 like most people care about schooling or -- schooling  
25 or the density of the areas or anything like that. So  
26 I mean, what is the real understanding of what you need  
27 to hear?

28 My property is at the top right corner of this,  
29 and with Walgreens directly above us, there's a  
30 significant level of watershed that comes across our  
31 property and onto this one. So when this is built, my  
32 property will most likely be flooded most of the time.  
33 And having a small farm, as well as developed property,  
34 how am I going to utilize this once this development  
35 comes in? I mean, honestly, it's, it's unfathomable  
36 what we're building here directly behind rural homes.

37 And in my opinion, it's completely unacceptable.  
38 If you do go forward with this and approve it, today I  
39 would recommend that you at least deny it and allow the  
40 community to work with the builder and come up with an  
41 acceptable plan. Like 200 homes in this area is  
42 absolutely unacceptable. I invite all of you to my  
43 property. Please come knock on my door and I'll show  
44 you around. We have a small farm. We have a horse  
45 ranch directly across from us. And all of this is  
46 going to be adversely affected by this amount of homes.

47 I understand progress, but you've got to be --  
48 you've got to be understanding with the given rural  
49 area like this. What are we doing here? That's all I  
50 have for today.

1 DAN HARVELL: Thank you, Mr.  
2 Peters. Next is Ruth Andrews.

3 RUTH ANDREWS: Good evening.  
4 I'm Ruth Andrews. That's my husband. So I live at  
5 1817 Welcome Road, but we do also own 1815 and 17, as  
6 well.

7 I want to echo what my husband has said, and also  
8 what Katherine has said. In this area where we've  
9 developed this community, it's been such a lovely time,  
10 and there's a reason why we wanted to live in such a  
11 place. The rural area and the country environment and  
12 all of the nature and wonder that it does bring is  
13 wonderful. It's sad to think that this new subdivision  
14 that's being proposed at such a close proximity on the  
15 back of our property is going to eliminate so many of  
16 the things that we love about our life and our home.

17 We both also share a big fear for the welfare of  
18 the wildlife that we see every day, and the resulting  
19 displacement of these animals due to the subdivision of  
20 the development. It's not just the deer, it's the  
21 birds, it's the eagles, it's the owls, it's all those  
22 things that you need to also consider that, you know,  
23 you can't really replace. That's all I have to say.  
24 Thank you.

25 DAN HARVELL: Thank you,  
26 ma'am. Last is Lisa Caldwell.

27 LISA CALDWELL: Hello. I'm  
28 Lisa Caldwell. I am the owner and operator of Welcome  
29 Ranch. I also live on the ranch. It's 1812 Welcome  
30 Road. I have 18 acres there.

31 I teach horseback riding lessons and I do pony  
32 parties. And we're very close to Welcome Road. If  
33 you've been down it, the riding arena is very close.  
34 So I have been there since 1999. Okay, traffic for 200  
35 more houses is ridiculous. I'm not a NIMBY, not in my  
36 backyard. I'm for progress, but 200 houses is  
37 ridiculous. We -- it is the most dangerous road in  
38 Anderson County. I've personally seen, I've witnessed,  
39 I pulled a child from a car that died. Because it's a  
40 cut-through from Belton, the 18 wheelers, the gas  
41 tankers, come down that road and they cross over 29.  
42 By the way, they put a new roundabout. There was 10 --  
43 more than 10 people killed at Welcome and 29. So we're  
44 coming on down Welcome Road, and we had the speed limit  
45 reduced from 45 to 40. It has not made any impact. It  
46 is terrible. And if you cross over 85 the county has  
47 failed to change the speed limit sign out there from 45  
48 down to 40.

49 So we're talking about -- my mailbox has been  
50 knocked down 10 times. Two times I had a car in my

1 riding arena because it is a speedway. It connects 29,  
2 Midway and 81.

3 We have Walgreens Distribution Center. There's  
4 800 employees there. There's also the Carolina Auto  
5 Auction. Let's get that in the mix. Every Tuesday and  
6 Wednesday, you know what they like to do? They like to  
7 race those cars and test drive them down Welcome Road.  
8 How many times have I called the police? It does no  
9 good. I heard we're getting a round about at the other  
10 end of Welcome Road. Now we're going to stop traffic.

11 This is a road that needs to be reassessed.  
12 Whoever did that assessment, I'd like to meet them.  
13 Come live at our house. Come listen to that traffic.  
14 200 houses. That's 400 cars. I just propose, if we're  
15 going to do it, let's make a smaller amount. I'm not  
16 trying to hurt these guys. I'm in business. I teach  
17 riding lessons. Let's think about the children I could  
18 teach from that subdivision. That's not what this is  
19 about. This is about safety. And there's -- it's just  
20 too, too many houses for that. If you try to come up  
21 that hill, you cannot see. It is so dangerous. And  
22 that's my biggest concern.

23 Please, please take this into consideration. Less  
24 houses. .17? Come on. What kind of houses are you  
25 going to build? What kind of people are we bringing  
26 in? This is a rural community. I would love to sit  
27 down with the builders and talk to them. You know  
28 where I am. You can see it. Thank you very much.  
29 Again, Lisa Caldwell, Welcome Ranch.

30 DAN HARVELL: Thank you.  
31 That concludes the citizens' comments. Before we call  
32 for a motion to approve or deny, any questions or  
33 statements from the board.

34 TIM CARTEE: Mr. Chairman?  
35 Mr. Chairman, I'd like to interject one thing.

36 DAN HARVELL: Sure.

37 TIM CARTEE: As I stated  
38 earlier, the previous development has already been  
39 approved for 275 lots, so that's still active. So you  
40 have an opportunity to either reduce the lots to 200 or  
41 the 275 will continue with the original layout.

42 DAN HARVELL: All right,  
43 thank you for that clarification, Mr. Cartee. Based on  
44 that, do I hear a motion from the board?

45 DAVID COTHRAN: We're not  
46 doing the variance first?

47 DAN HARVELL: Yes, for the  
48 variance first.

49 DAVID COTHRAN: I'll make a  
50 motion to approve the variance.

1 DAN HARVELL: We have a  
2 motion from Mr. Cothran to approve the variance. Do I  
3 hear a second?

4 BRAD BURDETTE: Second.  
5 DAN HARVELL: We have a  
6 second for Mr. Burdette. Any discussion amongst the  
7 board or questions for staff before we vote? Hearing  
8 none, those in favor of the variance, please raise your  
9 hand. We have Mr. Burns, Mr. Burdette, Mr. Moore, Mr.  
10 Cothran, Mr. Grant, Ms. Jones. Those opposed, please  
11 raise your hand. That would be Mr. Gilreath and  
12 Harvell. So the variance passes.

13 Now for the secondary motion that we need now, do  
14 I hear a motion in that regard? A motion to proceed  
15 after the variance has been granted?

16 JANE JONES: You talking  
17 about a motion to approve the project?

18 DAN HARVELL: Correct. Yes.  
19 JANE JONES: I'll make the  
20 motion to deny the project.

21 DAN HARVELL: We have a  
22 motion from Ms. Jones to deny the project. Do I hear a  
23 second to deny the project? Do I hear a second to  
24 deny? I will second to deny. Any discussion amongst  
25 the board?

26 DAVID COTHRAN: Well, again,  
27 why don't we clarify that there's already an approval  
28 for 275 homes. Two hundred and seventy-five, I mean,  
29 you're getting 75 less, apparently.

30 **INAUDIBLE COMMENTS FROM AUDIENCE**

31 DAVID COTHRAN: And I thought  
32 there was a -- well, then I need to be clarified. Are  
33 we adding or subtracting from the original agreed upon?

34 TIM CARTEE: We are --  
35 this is the same area that was approved, same property.  
36 They're coming with a new design layout with less lots.

37 **INAUDIBLE COMMENTS FROM AUDIENCE**

38 UNKNOWN MALE: We have to  
39 understand that the property shape has ---

40 TIM CARTEE: Point of  
41 order, Mr. Chairman.

42 DAN HARVELL: Yeah, point of  
43 order. Mr. Gilreath.

44 STEVEN GILREATH: So I would  
45 just like to clarify that, in the beginning there was  
46 -- there's 111 acres now, right? And in the beginning  
47 -- the engineering firm, would you answer that please?  
48 In the original was 275. How many acres were involved?

49 WALDEN JONES: 149.3.  
50 STEVEN GILREATH: So it's 19

1 acres or ---

2 WALDEN JONES: 37 acres or  
3 so, 38 acres that were not purchased. So right now,  
4 it's 111.4 acres.

5 STEVEN GILREATH: So we couldn't  
6 get the 275 on the same 111?

7 WALDEN JONES: It was, it was  
8 actually -- we've actually been entitled for 200 lots  
9 on the same property, the 111.4 acres. Permits are in  
10 place with county and DHEC.

11 JANE JONES: Mr. Chairman?

12 DAN HARVELL: Yes, ma'am,  
13 Ms. Jones.

14 JANE JONES: And this may  
15 be a question for the attorney, but I think we're all  
16 confused about what we're doing here, and I don't know  
17 what the procedure is to take no action on this tonight  
18 until we can clarify all these questions and whatever  
19 it is that's going on, and do this another time. You  
20 can put that in whatever kind of words you want.

21 TIM CARTEE: Mr. Chairman,  
22 again, as I stated, the original development layout was  
23 approved back in '22. So they can proceed with that  
24 with 275 lots. Now they're coming back offering more  
25 green space ---

26 **INAUDIBLE COMMENTS FROM AUDIENCE**

27 TIM CARTEE: More green  
28 space, and reducing by 75 lots. This is not a new  
29 development. This is replacing what was originally  
30 there.

31 DAN HARVELL: But the, but  
32 the question actually is, are we going in the second  
33 phase of this, even though the first is happening in  
34 the second phase, are we going to approve the  
35 reduction? Is the reduction enough, seems to be the  
36 question? Is the reduction enough?

37 BRAD SHELL: I think I can  
38 help clarify, if that'll be helpful.

39 DAN HARVELL: Please.

40 BRAD SHELL: So I think the  
41 confusion is over the third parcel that we have removed  
42 from the development. So if we -- I think to Mr.  
43 Cartee's point, if we so chose, we could reincorporate  
44 that third parcel into the 275 lot development and  
45 build that. We are proposing now that we do not  
46 incorporate that third parcel, just the two remaining  
47 parcels, and to go down from 275 to 200 lots. We're --  
48 like Walden said, we're entitled for 275 lots.

49 This is a, I guess, a reimagining of the same  
50 area, but we're removing one of the parcels from

1 consideration.

2 FEMALE: Apples,  
3 oranges.

4 WALDEN JONES: The density is  
5 also the same as what was originally proposed.

6 DAN HARVELL: Sir, say that  
7 again? Sir? Sir, what did you say?

8 BRAD SHELL: He said the  
9 density is the same as what was originally approved,  
10 even with the removal of the third parcel. And I guess  
11 the -- we obviously -- you know, obviously, we could  
12 not do 275 lots on just these two parcels, but if we  
13 added the third one back in, which we are entitled to,  
14 we could do 275 because it's already been approved. I  
15 think that's -- I think the confusion is probably  
16 around the, we'll call it the missing third parcel.  
17 That's just not a -- that's not part of this current  
18 proposal, but it was part of the previously approved  
19 proposal, that is still valid.

20 DAN HARVELL: I understand.  
21 We have to know that we're doing this precisely right  
22 when we do it. So the motion has to be precisely  
23 correct when we vote on this motion.

24 JANE JONES: I'll repeat  
25 what I said. I don't think we have any clarity about  
26 what we're doing here, and I'd hate to go ahead with a  
27 vote one way or the other when we don't -- we're  
28 talking about taking a parcel in, taking it -- putting  
29 it in, take it out.

30 TIM CARTEE: This is ---  
31 JANE JONES: But we don't  
32 have anything right here to tell me what you're doing.

33 BRAD SHELL: This is a  
34 vote on the current plan as shown now. If this were to  
35 be denied, there wouldn't be anything preventing us  
36 from just going ahead and doing the 275 homes.

37 FEMALE: But do you own  
38 the land?

39 DAVID COTHRAN: Would you do  
40 that? Would you do that? Or would you try to design  
41 something else?

42 BRAD SHELL: I'm sorry, I  
43 didn't ---

44 DAVID COTHRAN: Would you  
45 build the 270 something homes if you got denied  
46 tonight?

47 BRAD SHELL: I don't want  
48 ---

49 DAVID COTHRAN: Hypothetically.  
50 You're not ---

1 BRAD SHELL: I don't  
2 want to deal with hypotheticals necessarily, but we  
3 would have to do something.

4 JANE JONES: Well, that's  
5 my point. We would ---

6 BRAD SHELL: If that was  
7 the only option to do the 275, that's what I -- that's  
8 what we would have to do.

9 STEVEN GILREATH: Mr. Chairman,  
10 I think I'm pretty clear on what they're trying to do.

11 DAN HARVELL: Well, would  
12 you like to state ---

13 STEVEN GILREATH: I mean, I  
14 think they've tried to explain it a couple of different  
15 times. They're taking this third parcel out and  
16 reducing the numbers of homes onto two parcels. I  
17 mean, that's ---

18 WILLIAM MOORE: Mr. Chairman,  
19 I make a motion to approve.

20 BRAD SHELL: It's a  
21 conservation design, too, whereas the previous one was  
22 not.

23 WALDEN JONES: The green  
24 space originally on the 149 acres was roughly about  
25 36%, and now we're roughly around that 55% green space,  
26 open space.

27 DAN HARVELL: Okay. Well,  
28 procedurally, Ms. Jones had the, had the floor first  
29 concerning any kind of motion. So Ms. Jones, do you  
30 ---

31 JANE JONES: I was just  
32 asking for clarification. I wasn't making a motion. I  
33 just figures we were prepared to vote since everything  
34 was ---

35 DAVID COTHRAN: Well, you made  
36 a motion and it was seconded to deny.

37 JANE JONES: Okay.

38 DAVID COTHRAN: It either  
39 needs to be rescinded or ---

40 JANE JONES: Go ahead.

41 WILLIAM MOORE: The motion is  
42 for denial.

43 DAN HARVELL: Yeah. So the  
44 motion, as it as exists, is on denial.

45 WILLIAM MOORE: And we have a  
46 second; correct?

47 DAN HARVELL: We have a  
48 second.

49 DAVID COTHRAN: We were in  
50 discussion.

1 DAN HARVELL: So any more  
2 discussion, questions, whatever, before we vote?  
3 WALDEN JONES: Can I make a  
4 comment?  
5 DAN HARVELL: So those,  
6 those in favor of, those in favor of denial, please  
7 raise your hand.  
8 FEMALE: Come on.  
9 DAN HARVELL: Harvell votes  
10 for denial. Those in favor of not denying, Mr. Burns,  
11 Mr. Burdette, Mr. Gilreath, Mr. Moore, Mr. Cothran, Mr.  
12 Grant and Ms. Jones.  
13 JANE JONES: I voted with  
14 you.  
15 DAN HARVELL: Okay, so Ms.  
16 Jones was for denial. And the others are not.  
17 Okay. All right, so we'll move on to the last  
18 agenda item.  
19 FEMALE: Thank you, Ms.  
20 Jones. Thank you, Mr. Harvell.  
21 DAN HARVELL: All right, we  
22 are now moving into the election by a written ballot of  
23 -- for Chairman to serve in the next year. I will ask,  
24 are there any, are there any that are declaring their  
25 candidacy for this?  
26 DAVID COTHRAN: I'm declaring  
27 my non-candidacy for either one.  
28 MICHAEL BURNS: I second that.  
29 DAN HARVELL: Is anyone  
30 declaring -- anyone else declaring for running for  
31 Chairman, just so that everyone here knows who would  
32 wish to do it.  
33 WESLEY GRANT: I would be for  
34 it, should the group choose.  
35 DAN HARVELL: Okay, all  
36 right. Mr. Grant is for it. I will announce that I am  
37 for running again. Anyone else?  
38 All right, Mr. Grant, would you like to address  
39 the board as to why you would like to be chairman?  
40 WESLEY GRANT: Well, Mr.  
41 Harvell, I just think it's an opportunity to work with  
42 such a distinguished group of people. I've enjoyed it  
43 for the few years I've been here, and look forward to  
44 continuing serving in different capacities.  
45 DAN HARVELL: Okay, thank  
46 you. And if I might state my wish. Number one, it's  
47 been a privilege to serve on this board. This is one  
48 of the, this is the one of the most intense boards that  
49 you could ever serve on, right underneath County  
50 Council. Because, as I said earlier, what we do now

1 affects the county 20, 30, 40, 50 years from now. And  
 2 will we be held accountable for what we did do right or  
 3 what we didn't do right? I'm retired. I have time to  
 4 devote to this. I have attended every preliminary  
 5 meeting that has happened with the developers, just for  
 6 informational purposes. I have driven to these  
 7 locations to look at some of them that I couldn't  
 8 understand based on the packet information that we were  
 9 given. I've attended County Council meetings when the  
 10 ordinances were up for, up for discussion. And I  
 11 attended the retreat that the county had today because  
 12 I thought it was very important to know exactly what  
 13 the goals of the departments, especially this  
 14 department, was going forward for 2025. So I only ask  
 15 for your vote at this time, and we will go ahead and  
 16 make sure everybody's is taken up.

#### 17 COUNTING OF BALLOTS

18 TODD DARWIN: Okay, the  
 19 votes are, the chair is -- the new chair is Wess Grant,  
 20 who got five votes. Dan Harvell got three votes. The  
 21 vice chair is Will Moore, who received four votes. Dan  
 22 Harvell received two votes. And then Wess Grant had  
 23 received two, but he's chair.

24 So your new chair is Wess Grant. Vice Chair is  
 25 Will Moore.

26 DAN HARVELL: Okay, thank  
 27 you. And Mr. Grant, congratulations, and if you will  
 28 come accept the honorary substitution for a gavel,  
 29 please. The rest of the meeting is yours.

30 WESLEY GRANT: We'll finish  
 31 up real quick. I lost my agenda. I left it at my  
 32 table. What else is to do on the agenda? Is it over?  
 33 The adjournment?

34 Okay, we'll open it up for public comments.

35 If you'll approach the podium, please, state your  
 36 name and address, please. You have three minutes.

37 KASY DIPASQUALE: My name is  
 38 Kasy. I live in Powdersville. I just want to address  
 39 what's happening, because each time you approve a  
 40 development, you are actually furthering the U.N.  
 41 agendas to destroy this country.

42 In terms of the schools, you've heard a lot about  
 43 the schools. You heard the representative from the  
 44 school telling you that they're overcrowded. Right now  
 45 they're trying to build a new school because they're  
 46 trying to just accommodate the students who had to  
 47 overflow into the mobile classrooms.

48 So the state legislator dropped this session a  
 49 Bill 3470. And what it states is it says that by no  
 50 later than 2027, Anderson County has to be

1 consolidated. Right now there are five school  
2 districts in Anderson County. The over development is  
3 going to say, hey, we need more space. So it's going  
4 to be a justification to take more local control away  
5 from the people by consolidation.

6 Now within the 46 districts -- counties that are  
7 in South Carolina now, not all counties have one school  
8 district like I just mentioned. Anderson County has  
9 five. The problem that I have is that they've also  
10 added something else in there that says no later than  
11 July 2032 countywide school districts must be  
12 consolidated into school districts as follows. They're  
13 merging school districts. By 2032 they want Anderson  
14 County, Oconee County and Pickens County to be only one  
15 school district. And one of the biggest arguments  
16 they're going to use that they need to consolidate this  
17 is first of all, the school districts, Anderson one,  
18 their school board actually raised the millage to the  
19 max to 8% for the last two years to make up for the  
20 programming losses. School choice is coming in.  
21 You're going to have a loss of students, and the state  
22 legislators saying, well, the state responsibility is  
23 not going to be mattering for that. But for the  
24 numbers that they're using, it's not going to affect  
25 the actual number of administrators and overhead costs  
26 that they need. So it's going to get pushed back onto  
27 the local community to come up with the second half of  
28 the budget that the state is now pulling out. And this  
29 is all going to be a direct result from the over  
30 development of the area of shoveling kids in.

31 This is not good. You need to wake up. South  
32 Carolina is under attack. You think Trump just won and  
33 everything's fine? No, the swamp is deep. It's  
34 operating in here. I wouldn't be surprised if some of  
35 the board members here are already affected by the  
36 swamp. So the fact that you keep voting yes and not  
37 working for the people -- and now you're laughing at me  
38 as I'm sitting here -- because you know we're your  
39 boss, we're your boss, that's what you forget. You  
40 work for the people. This is local control. The  
41 government's supposed to be working for the benefit of  
42 the people, not the benefit of the lawyers and the  
43 multi billion, trillion dollar development companies,  
44 because, you know, you're going to own nothing and be  
45 happy in 2030 and how they're going to do it is they're  
46 going to price everybody out from having an opportunity  
47 to even own and afford a home.

48 So, you know, you really should be thinking deep  
49 down into your souls as to how you're really destroying  
50 this country from within. You are not acting as local

1 guardians like you're supposed to. Instead, for  
2 whatever reason, you are listening to the lobbyists,  
3 the lawyers and the ---  
4 HENRY YOUMANS: Time.  
5 KASY DIPASQUALE: --- people  
6 making the money instead of the people you're supposed  
7 to represent.  
8 WESLEY GRANT: Thank you.  
9 Any others?  
10 Well, thank you all for being here tonight. We  
11 have, we have one more. I'm sorry, I didn't see -- oh,  
12 we've got a couple more. Okay, we have three minutes.  
13 KIMBERLY BOYLE: Yeah, we've  
14 had a lot of very interesting conversations today. Two  
15 things I can definitely notice. My name is Kimberly  
16 Boyle. I am 1745 Dalrymple Road. It's District 4.  
17 I've noticed -- wanted to say thank you to Mr. Harvell,  
18 because he did say something earlier about he didn't  
19 see any sewer stuff on this second one -- of the second  
20 agenda items. There wasn't any sewer stuff on the one  
21 for Dalrymple, either. We don't have ---  
22 TIM CARTEE: Point of  
23 order, Mr. Chairman. This is for non-related items,  
24 agenda items.  
25 WESLEY GRANT: Correct.  
26 Yes, that's a great point. This is only for non-  
27 related items.  
28 WILLIAM MOORE: Not agenda  
29 items.  
30 KIMBERLY BOYLE: Just pointing  
31 out that we did speak about it. But then I also had a  
32 comment about, Mr. Moore, is District 4; is that  
33 correct? I'm District 4, but you're not speaking for  
34 us.  
35 WILLIAM MOORE: What about the  
36 other 20,000 that's not here.  
37 KIMBERLY BOYLE: We all have  
38 jobs. I have my kids here. We have other  
39 responsibilities. The reason we're here is because we  
40 vote for you. I'm sorry.  
41 WESLEY GRANT: We're not  
42 going to address anybody specifically. If you could  
43 just talk generally about whatever is not related to  
44 the agenda, please.  
45 KIMBERLY BOYLE: Sure.  
46 Generally, we're here. We shouldn't have to show up  
47 because we voted for you guys to speak for us.  
48 WILLIAM MOORE: I was  
49 appointed.  
50 KIMBERLY BOYLE: By someone

1 that we voted for. You represent District 4. I am  
2 District 4.

3 WILLIAM MOORE: Not just you.  
4 KIMBERLY BOYLE: Duh.  
5 STEPHEN GILREATH: I feel like we  
6 also represent the landowners and the people that have  
7 the right to sell the land. So it is very tough. You  
8 can sit there and say that, but on the same time,  
9 you're asking to deny the people to sell their land.

10 KIMBERLY BOYLE: I am not. I  
11 am not. I apologize. That is not how I ---  
12 HENRY YOUMANS: Time.  
13 WESLEY GRANT: Time, I'm  
14 sorry.

15 KIMBERLY BOYLE: I just want to  
16 tell them, I'm sorry. That's not what I meant.  
17 WESLEY GRANT: I'm sorry.  
18 It's time. Time's up.  
19 KIMBERLY BOYLE: But we were  
20 interrupted by other statements.  
21 WESLEY GRANT: I'm sorry. Do  
22 we have anybody else that wishes to speak? Thank you.

23 KYLE MOSLEY: Hi, everyone,  
24 I'm Kyle Mosley. I'm an Anderson County resident. I  
25 live off of Welcome Road. I'm not going to address  
26 that item specifically, the Welcome Road property.  
27 There was a lot of confusion tonight. There are  
28 still items on the Anderson Planning, you know, Board  
29 site that point to the old address down, you know,  
30 downtown for this meeting. So in fact, multiple people  
31 were going to that one, got there and they were told,  
32 hey, it's over at the Civic Center. So that would have  
33 been a great way to -- and I forgot your name, but to  
34 your credit, to say to delay tonight's vote or even  
35 come back and just consider it again.  
36 If you've got mismatched information out there,  
37 let people, you know -- if you messed it up, it's all  
38 on y'all. We didn't make it, you know, we didn't make  
39 the materials. Let people come and be able to share  
40 their voice. And, you know, do all that because I got  
41 here late and wasn't able to give my opinion on it  
42 because of that, I wasn't able to sign up.

43 So obviously, plenty of other people got it. I'm  
44 sure they went off the postcards and were able to get  
45 here. I was looking at the PDFs and stuff. I'm an IT  
46 CEO. I'm busy all day. I'm going off of what I see on  
47 the website.

48 That said I moved here from Myrtle Beach. Lived  
49 here 10 years. I love it. I moved really because it  
50 got ruined by over development like this. And I'm just

1 watching you all do the same thing. So hope your kids  
2 and grandkids hold it against you.

3 WESLEY GRANT: Thank you.  
4 Any others. Thank you for being here tonight. Okay,  
5 I'm sorry I was waiting.

6 STANLEY HIX: I'll go next.  
7 My name is Stanley Hix, Fants Grove Circle.  
8 I have some handouts for you, for each one of you,  
9 if you would like someone to pass them out.

10 WESLEY GRANT: If you can  
11 state your name and address, please.

12 STANLEY HIX: Stanley Hix,  
13 Fants Grove Circle, 217.

14 WESLEY GRANT: Okay, thank  
15 you.

16 STANLEY HIX: District 4.  
17 DAVID COTHRAN: Where do you  
18 live?

19 STANLEY HIX: My property is  
20 217 Fants Grove Circle, Mr. Moore, thank you. Can  
21 someone ---

22 TIM CARTEE: What's  
23 pertaining to these?

24 WESLEY GRANT: Yeah, what's  
25 the subject matter, Mr. Hicks? Yes, that's a good  
26 question.

27 STANLEY HIX: I found  
28 enslaved graves on Anderson Reserve. I don't know if  
29 you heard that tonight.

30 WESLEY GRANT: Point of  
31 order, Mr. Hicks. That's related to a topic we've  
32 already discussed. If you have some -- have something  
33 to add that wasn't on the ---

34 STANLEY HIX: You didn't  
35 allow us to speak after the Executive Session. And I  
36 have proof here of enslaved graves on property, on  
37 lots, on house lots that you approved.

38 TODD DARWIN: Mr. Chair,  
39 that's already been considered and ruled upon by  
40 unanimous ---

41 WESLEY GRANT: Yeah, we've  
42 ---

43 STANLEY HIX: Okay, then  
44 I'll make another comment. If you can't make a motion  
45 to approve a project, but you vote against the denial  
46 motion by another commission member, then maybe you  
47 shouldn't be on the Planning Commission. Maybe you  
48 need to be a little bit braver and put your name to an  
49 approval of a project.

50 The second thing I want to say is, the report that

1 you saw hired a utility company that are not qualified  
2 to determine what a grave is. They found graves.  
3 TIM CARTEE: Point of  
4 order.  
5 STANLEY HIX: They're not  
6 qualified.  
7 WESLEY GRANT: Mr. Hicks,  
8 we're not going to discuss a project that was already  
9 ---  
10 STANLEY HIX: Thank you for  
11 your time, but this will come back up again, and I'm  
12 sure that the judge will be very interested in hearing  
13 that you've heard this information. (Inaudible  
14 comments)  
15 WESLEY GRANT: Any others.  
16 If all hearts and minds are clear, I'd entertain a  
17 motion to adjourn.  
18 WILLIAM MOORE: I second.  
19 WESLEY GRANT: All approved  
20 stand up. Thank you all very much.  
21  
22 **MEETING ADJOURNED AT 10:04 P.M.**

STATE OF SOUTH CAROLINA )  
COUNTY OF ANDERSON )

ANDERSON COUNTY  
PLANNING COMMISSION MEETING  
FEBRUARY 11, 2025

PRESENT:

WESLEY GRANT, CHAIRMAN  
WILL MOORE, VICE CHAIRMAN  
SCOTT JUNKINS  
BRAD BURDETTE  
STEVEN GILREATH  
DAVID COTHRAN  
JANE JONES  
DAN HARVELL  
MICHAEL BURNS

ALSO PRESENT:

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

*Anderson County - Planning Commission Meeting - February 11, 2025*

1                   WESLEY GRANT:                   Good evening.  
2 I'd like to call the Anderson County Planning  
3 Commission meeting to order for February the 11th. If  
4 you're so inclined, if you'd please allow me the  
5 opportunity to kind of veer a little bit from the  
6 normal agenda. I would like to welcome our newest  
7 Commission member, Mr. Scott Junkins. He comes to us  
8 representing County Council District One. County  
9 Council appointed him in January. Welcome Scott. We  
10 look forward to working with you.

11                   SCOTT JUNKINS:                   Thank you.

12   **APPLAUSE**

13                   WESLEY GRANT:                   And now if  
14 you're physically able to stand, I would ask you join  
15 me for the invocation and pledge of allegiance.

16                   STEVEN GILREATH:                   Let us pray.

17                   **INVOCATION AND PLEDGE OF ALLEGIANCE BY STEPHEN GILREATH**

18                   WESLEY GRANT:                   Thank you.

19   **INAUDIBLE COMMENT FROM AUDIENCE**

20                   WESLEY GRANT:                   Mr. Youmans,  
21 can you determine which subdivision they would like to  
22 be added to, please.

23                   We'll make this one exception, sir.

24                   MALE:                                   Thank you. I  
25 appreciate it.

26                   WESLEY GRANT:                   Commissioners,  
27 hopefully you've had the opportunity to see the agenda  
28 in front of you. I know you all have reviewed it.  
29 We'll entertain a motion to approve the agenda.

30                   DAN HARVELL:                   Mr. Chairman,  
31 I might make this a point of order, not necessarily a  
32 motion at this time. I've noticed some changes on the  
33 agenda that are not our usual protocol.

34                   The first one is the order by which people speak,  
35 being the citizens or the developer. This has been  
36 reversed. Is there any particular reason that's been  
37 reversed?

38                   WESLEY GRANT:                   Yes, sir, that  
39 was my recommendation to the staff, simply because in  
40 many times past, we've had the developer speak first,  
41 and then citizens would come afterwards, and for the  
42 developer only to have to come back up again for a  
43 second time. So I thought it might be a better flow  
44 for the meeting, if we just simply let the staff  
45 present, then let the citizens speak concerns, and then  
46 the developer can speak about those concerns they may  
47 have.

48                   DAN HARVELL:                   Well, with all  
49 due respect, Mr. Chairman, I don't believe that's the  
50 -- I just don't feel that that's fair to the citizens.

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1 Because many of the citizens that are coming here,  
2 they're able to see the packet, and they know what's in  
3 it, but they may not understand everything that's  
4 there. And often, if the developer presents, he might  
5 actually add something that's not in there, and the  
6 citizens have no chance to respond to that if they go  
7 first and they don't hear what might be changed or  
8 might be different or might be a surprise for them.

9 WESLEY GRANT: Mr. Harvell, I  
10 don't have strong feelings over this, one way or the  
11 other, so if you, if you want to make the  
12 recommendation to reverse that back, I'm totally,  
13 totally fine with that.

14 DAN HARVELL: Okay, I would  
15 make, I would make the recommendation, recommendation  
16 that -- and this is the first item of issue with this.  
17 I would make the motion that we do that, that we flip  
18 the developer before developer comments, presentation  
19 before the citizen comments.

20 WESLEY GRANT: Sure.  
21 DAN HARVELL: So that's in  
22 form of a motion.

23 WESLEY GRANT: And we have a  
24 motion to make that change to the agenda. Do we have a  
25 second?

26 JANE JONES: Second.  
27 WESLEY GRANT: All those in  
28 favor. Any opposed? We have one in opposition, Mr.  
29 Burdette is in opposition.

30 DAN HARVELL: And then item  
31 number two. We have always had an opportunity at the  
32 end of the meeting for someone to sign up for other  
33 business and -- or other comments. And I see that is  
34 not here. Is there a reason that has been dropped?

35 WESLEY GRANT: You're talking  
36 about beyond number 12 at the very end?

37 DAN HARVELL: It would be  
38 after number 12, right before adjournment, Mr.  
39 Chairman.

40 WESLEY GRANT: That's  
41 correct. Ms. Hunter and I talked about that. At the  
42 end of the day, I don't have any problems adding this  
43 back. This was an oversight on this particular  
44 meeting. It was the intent to bring that back to the  
45 agenda in March anyway. So yeah, we're totally good  
46 with certainly adding that back.

47 DAN HARVELL: Okay.  
48 WESLEY GRANT: We want --  
49 I'll say this, Mr. Harvell, we want to give people the  
50 opportunity to speak, and that's why we're having this

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1 meeting. So we want to do that.  
2 DAN HARVELL: That's my  
3 concern, that the citizens have their total right and  
4 privilege to voice their concerns.  
5 WESLEY GRANT: I think we're  
6 all ---  
7 DAN HARVELL: So will we add  
8 that back to this meeting if someone wants to speak?  
9 WESLEY GRANT: We can -- I  
10 tell you what, let's just go and make the motion to  
11 change the agenda, and we'll add it. And if someone,  
12 you know, wanted to speak, we could do that.  
13 WILLIAM MOORE: Just to  
14 clarify that would be non-agenda items correct, just  
15 like the old agenda ---  
16 WESLEY GRANT: That's  
17 correct.  
18 WILLIAM MOORE: Okay. Thank  
19 you.  
20 DAN HARVELL: So I'll make  
21 the motion that we add that this time and keep that on  
22 the agenda going forward.  
23 WESLEY GRANT: Okay, we have  
24 a motion on the table. Do we have a second?  
25 STEVEN GILREATH: I'll second.  
26 WESLEY GRANT: Mr. Gilreath  
27 seconds. All those in favor. It's unanimous. Thank  
28 you.  
29 DAN HARVELL: Thank you, Mr.  
30 Chairman.  
31 WESLEY GRANT: In your  
32 packets hopefully you had the opportunity to see the  
33 December meeting minutes. We'll entertain a motion to  
34 approve those.  
35 STEVEN GILREATH: I'll make a  
36 motion.  
37 WESLEY GRANT: We have a  
38 motion by Mr. Gilreath. Do we have a second? We have  
39 a second by Mr. Burdette. Any discussion about that?  
40 All those in favor of the minutes, please raise your  
41 hand. And it's unanimous. Thank you.  
42 We do want to continue to review the January  
43 minutes. They'll be forthcoming at the March meeting.  
44 There was a slight change we'd like to make to -- that  
45 needs reviewing, actually, so we're working through  
46 that, and we'll bring that forward at the March  
47 meeting.  
48 Next on the agenda are public hearings. There's  
49 none assigned tonight, so we'll move into new business.  
50 However, before we move into new business, I would like

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1 to simply ask, many of you may be your first time  
2 attending the meetings. We do ask that we have orderly  
3 conduct. We want to be respectful of everybody's time  
4 while they're speaking. We want to avoid any  
5 outbursts. We want orderly conduct in our meetings,  
6 and we're going to be intentional with that. So if you  
7 could just please be respectful of the Commission, of  
8 yourselves, each other, and therefore we won't have to  
9 ask anyone to leave. So we appreciate your cooperation  
10 with that.

11 So first on the agenda, we have item 7-A. It's a  
12 single family subdivision, Evergreen Heights. Tax map  
13 reference number 144-00-06-005, and I'll turn that over  
14 to staff for their presentation.

15 HENRY YOUMANS: Mr. Chair, 28  
16 property owners within 2000 feet of the proposed  
17 development were notified via postcard. The  
18 subdivision's name, as you stated, is Evergreen  
19 Heights. It's a single family development. The  
20 applicant is 24 Properties, LLC. Gray Engineering is  
21 the surveyor/engineer. The local access is Evergreen  
22 Road. This is Council District Four. Surrounding land  
23 use is residential. The zoning is R-10, and you have  
24 referenced the tax map number. It's 5.39 acres.  
25 Proposed number of lots are 16 road frontage lots.  
26 There's no variance at this time. And there's no  
27 traffic study required at this time.

28 This is a layout of the proposed subdivision  
29 showing the layout of all the lots on Evergreen Road.  
30 This is the zoning designation showing that the strip  
31 is designated as R-10, which is an addition to the R-20  
32 zoning, but it is R-10 for this proposed development.  
33 This is the sign that was posted for notification.

34 The project has met the requirements in Chapter  
35 48. And this is your report.

36 WESLEY GRANT: Okay. Thank  
37 you, Mr. Youmans. Do we have a developer or an  
38 applicant representative that would like to -- okay.  
39 Thank you. Please come forward, state your name and  
40 address before you present, please.

41 JOSH BAKER: Good evening,  
42 Planning Commission, Josh Baker, Gray Engineering, 132  
43 Pilgrim Road, Greenville, South Carolina. I'm here on  
44 behalf of the developer. He's also in the back, if you  
45 have questions for him.

46 We are proposing 16 lots on 5.39 acres on  
47 Evergreen Road, which is a SCDOT road. We are -- we  
48 will be working with the SCDOT for any traffic  
49 improvements or anything that is needed on the road  
50 prior to getting any encroachment permits from them.

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1 It is a R-10 subdivision, so we are proposing 10,000  
2 square foot lots, and we're doing exactly what the  
3 zoning is there to support.

4 And I can answer any questions you guys have.

5 WESLEY GRANT: Okay. Do we  
6 have any questions from the Commission at this time?  
7 Okay, we may call you back.

8 We have a couple of people signed up. The first  
9 person, and I apologize if I mispronounce, Christine  
10 Shanahan. If you'll have -- please address us with the  
11 microphone, you'll have three minutes, and look forward  
12 to hearing what you have to say.

13 CHRISTINE SHANAHAN: My name is  
14 Christine Shanahan. I live at 3008 Cobbs Way. We're  
15 relatively new residents to Anderson, South Carolina.  
16 We moved here because it's a beautiful state. It's  
17 mostly farmland. There's lots of greenery. And as  
18 we've lived here for the last year and a half, we've  
19 noticed a lot of building going on, especially around  
20 our community and our house. This is an old farm  
21 community with farm roads, and I've noticed most of the  
22 builders -- I'm not opposed to building, I'm just  
23 opposed to not building responsibly. A lot of the  
24 roads are torn up from the builders. I think with this  
25 process of these builders coming in, that they need to  
26 be responsible for the infrastructure. The schools are  
27 overcrowded. My -- even TL Hanna is at 120 percent  
28 capacity. I think that there needs to be more  
29 responsibility as far as the community.

30 Your job, not letting these builders come in --  
31 and with this particular property that's 16 houses on  
32 five acres, little bit more than five acres. That's  
33 .31 acres per house. That's, that's condensed housing.  
34 It's very packed in there. And I just feel like, what  
35 is the environmental impact for that? Is it going to  
36 be a basement? Is it a slab house? What is the  
37 environmental impact for that? Can they increase the  
38 lot size and have less houses? What is the  
39 infrastructure going to be like? Are they going to fix  
40 the roads once they're done building? There's, for  
41 example, over on Harriet Circle, there's a huge pothole  
42 that now we're responsible. What about the water  
43 impact? The impact on health care? I work in health  
44 care. We are, we are overcrowded with the amount of  
45 citizens coming in and the housing that's being done  
46 here. And I think that even increasing the lot size,  
47 if they want to have this building increase that  
48 instead of having too many houses in one area.

49 Thank you.

50 WESLEY GRANT: Thank you.

1 Ms. Carol Mercer.

2 CAROL MERCER: Good evening.  
3 Thank you for allowing me to speak. My name is Carol  
4 Mercer. I live at 118 Balmoral Road, District Four. I  
5 am also a board member of the Lake Hartwell  
6 Association.

7 I'm here to speak because Evergreen backs up to a  
8 tributary that dumps into Jones Creek, which flows into  
9 Six and Twenty. It's difficult to tell from the maps  
10 exactly how close it is to the creek, but the  
11 properties do back up to it. Concerned about the  
12 amount of sediment flowing into Lake Hartwell from the  
13 clear cutting of this property. This property is not  
14 lakeside, but it is stream side, and it will carry the  
15 runoff into the lake.

16 I ask you to look at the map, follow the streams  
17 from these developments to where they flow into the  
18 coves. Then look at a historical area photograph and  
19 compare them to the most recent. You can clearly see  
20 where the sedimentary runoff is filling in and  
21 shrinking the size of our lake. LHA's mission is to  
22 protect and improve the lake's water quality, quantity  
23 and safety for the benefit of residents and visitors.  
24 For the sake of the lake, please consider the distance  
25 these developments are to these streams when making the  
26 decision to approve or deny. Thank you.

27 WESLEY GRANT: Thank you.  
28 Commission members, that concludes all those that were  
29 signed up to speak. Does anyone have any questions for  
30 the developer? If not, we'll entertain a ---

31 JANE JONES: According to  
32 what we have here, I believe that subdivision is in  
33 School District One, is that correct?

34 WESLEY GRANT: Yes, ma'am,  
35 that's how I understand it.

36 JANE JONES: That would be  
37 Wren High School, as opposed to Hanna High School. Is  
38 the developer ---

39 **INAUDIBLE COMMENT FROM AUDIENCE**

40 MALE: Evergreen is  
41 not in Wren.

42 JANE JONES: If it's in  
43 District One, if it's in District One ---

44 **INAUDIBLE COMMENT FROM AUDIENCE**

45 JANE JONES: All I know is  
46 district ---

47 WESLEY GRANT: This is  
48 District One.

49 JANE JONES: --- where the  
50 district lines are. We had a letter in here. Is the

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1 developer available? Okay, okay. I know you're not  
 2 required to have this information yet, but have you  
 3 done any preliminary work on stormwater and water  
 4 runoff, since it's there at the lake, have you done any  
 5 of that?

6 JOSH BAKER: We've looked  
 7 at it already, and just very preliminary. But I know,  
 8 I mean, as you guys all know, we have to go through  
 9 strict guidelines for Anderson County and DHEC in order  
 10 to get these things approved. We're not going to just  
 11 dump sediment in the lake. We have to provide a way  
 12 for the sediment to get stopped on our property prior  
 13 to discharging. So we have looked at it. It's going  
 14 to -- it really shouldn't be an issue with 16 lots.  
 15 It'll be very small detention ponds.

16 JANE JONES: Okay, I just  
 17 didn't know if you'd already started on that.

18 JOSH BAKER: No, ma'am, not  
 19 until this gets approved.

20 JANE JONES: You don't have  
 21 any plan yet. Okay.

22 WESLEY GRANT: Any other  
 23 questions, comments?

24 MICHAEL BURNS: So just as a  
 25 comment, we do have a letter in this packet from  
 26 District One, basically pleading with us not to add any  
 27 additional lots in their, in their district. And if  
 28 this is in District One, that's my main -- School  
 29 District One ---

30 WESLEY GRANT: That's right.

31 MICHAEL BURNS: --- that's my  
 32 main focus.

33 WESLEY GRANT: Point taken.

34 Do we have a motion?

35 STEPHEN GILREATH: Based on the  
 36 school issue, I'll make a motion for denial.

37 WESLEY GRANT: We have a  
 38 motion for denial by Mr. Gilreath. Do we have a  
 39 second?

40 JANE JONES: Second.

41 WESLEY GRANT: I have a  
 42 second by Ms. Jones. All those in favor of the denial,  
 43 please raise your right hand. We have Ms. Jones, Mr.  
 44 Harvell, Mr. Gilreath and Mr. Burns. All those opposed  
 45 to the motion, please raise your right hand. We have  
 46 Mr. Burdette, Mr. Junkins, Mr. Grant and Mr. Moore.

47 So in that case we do not move forward, correct,  
 48 Ms. Hunter?

49 ALESIA HUNTER: It doesn't  
 50 move forward. He can come back next month when we have

1 the additional Commissioner.

2 WESLEY GRANT: Okay. So  
3 we'll move this one forward.

4 Moving to item 7-B, this is a single family  
5 subdivision, Greystone, Harris Bridge Road. Tax map  
6 number 119-00-06-006. I'll turn it over to staff for  
7 their presentation.

8 HENRY YOUMANS: Mr. Chair, 170  
9 property owners within 2000 feet of the proposed  
10 development were notified via postcard. The  
11 preliminary subdivision's name is Greystone. It's a  
12 single family development. The applicant is Hotel  
13 Charlie, LLC. The engineer/surveyor is Gray  
14 Engineering. The location is Harris Bridge Road here  
15 in Anderson County. It's Council District Four.  
16 Surrounding land use is R-20. The current zoning for  
17 the property in question is R-20. It's 12.80 acres.  
18 Proposed number of lots are 20. There's no variance at  
19 this time, and no traffic impact analysis study is  
20 required.

21 This is a layout of the proposed subdivision  
22 showing the lots as displayed. This is the tax map  
23 representation of the aerial showing the complete  
24 parcel. This is the R-20 zoning showing the parcel,  
25 again, showing it as outlined in the -- per the zoning.  
26 This is the proposed notification sign for the  
27 property.

28 The project has met the requirements in Chapter  
29 48. This is your report.

30 WESLEY GRANT: Thank you, Mr.  
31 Youmans. Do we have a representative for the applicant  
32 here? Thank you, sir. Please state your name and  
33 address.

34 JOSH BAKER: Josh Baker,  
35 Gray Engineering, 132 Pilgrim Road, Greenville, South  
36 Carolina.

37 We're proposing 20 lots on 12.8 acres. The parcel  
38 is zoned R-20. We're proposing 20,000 square foot  
39 lots, which is exactly what the parcel was zoned to do.  
40 The road is a SCDOT road that we are connecting into.  
41 So we will abide by anything SCDOT tells us that we  
42 need to do, whether it be traffic improvements or any  
43 other situation that they want us to upgrade.

44 Like the, like the last one, we have not started  
45 any stormwater development yet. But again, we will  
46 have to meet strict regulations with DHEC and Anderson  
47 County prior to any development or anything that we do  
48 on this property.

49 This -- it's going to be a septic community, so  
50 it's going to be non-masqueraded, so we will not go

1 down and knock down all the trees. We're just going to  
2 be cutting in the road and then enough to build the  
3 houses so that the septic can work its magic in the  
4 back.

5 If you guys have any questions, feel free.

6 WESLEY GRANT: Okay. Do we  
7 have any questions of the developer? Thank you. We  
8 may call you back.

9 We have one person signed up, Mr. Brian Shanahan.  
10 If you could please state your name and address,  
11 please, sir.

12 BRIAN SHANAHAN: Yes, sir.  
13 Brian Shanahan. I'm at 3008 Cobbs Way.

14 I want to thank everyone for being here. Thank  
15 you for your time and for listening tonight. And I  
16 know it's a tough job that you all do up there.

17 And again, I think when you opened you said you do  
18 the work of the citizens for Anderson County. And I  
19 think it's good for the citizens to come to these  
20 meetings and speak up. I kind of echo a lot of the  
21 comments that a lot of folks say in terms of the town  
22 being such a beautiful place and having a lot of open  
23 space and being a really kind of nice farm community.  
24 And I only -- I see this -- when I'm driving to work, I  
25 start to see all these signs coming up for housing  
26 developments. And this one I drive by all the time,  
27 and I notice that this housing development's going in  
28 on kind of a tough curve. So I don't know if they've  
29 done any kind of studies in terms of the safety of this  
30 entrance to this, to this location. But I do know it's  
31 a 45 mile an hour road, and that entrance is right  
32 after a really steep curve. So if that could be maybe  
33 looked into as well in terms of safety.

34 I also echo some of the things in terms of the  
35 density of these, of these housing developments. They  
36 really seem to not fit kind of the character of the  
37 homes within the area. They seem to be just jammed all  
38 in. And then you have houses that are maybe one or two  
39 acres that are on each side of them. I think in the  
40 long term, it'll affect the character of the county.  
41 It'll affect the quality of life. I think that it's  
42 really not the idea of not wanting people to be able to  
43 build homes. I think it's just responsible building,  
44 looking at the nature of the services, the roads, the  
45 infrastructure, the schools, I think those are all  
46 things that need to think of, police, fire response,  
47 the fire department. Do we have to add more for that?  
48 I think these are a lot of long term planning that I  
49 think the county needs to take a look at, in terms of  
50 when you're looking at the citizens and their quality

1 of life. It's a great place. It'd be, it'd be a shame  
 2 if it turns into like a bedroom community. That would  
 3 be tough. But again, thank you again for all your  
 4 time. I appreciate it.

5 WESLEY GRANT: Thank you.  
 6 That's all we had signed up. Do we have any questions  
 7 from the Commission at this time before we entertain a  
 8 motion?

9 **INAUDIBLE COMMENT FROM AUDIENCE**

10 WESLEY GRANT: I'm sorry,  
 11 ma'am, we need everyone to sign up at six. I'm sorry.  
 12 It's the one of the rules.

13 **INAUDIBLE COMMENT FROM AUDIENCE**

14 WESLEY GRANT: You went to  
 15 the wrong building? Oh, okay, we have met over there  
 16 recently. Would you just please step forward to the  
 17 microphone and state your name and address, please.

18 KIMBERLY BOYLE: Hi, I'm  
 19 Kimberly Boyle. It's 1745 Dalrymple Road. I actually  
 20 just had a question about the process of getting the  
 21 approval with the schools. It does show in the packet  
 22 that it was approved by District Four school, and this  
 23 lot is actually in District Five.

24 WESLEY GRANT: Ms. Hunter,  
 25 can you speak to that?

26 KIMBERLY BOYLE: I guess while  
 27 they're doing -- may I speak?

28 WESLEY GRANT: Yeah, if you  
 29 want to carry on while they're looking.

30 KIMBERLY BOYLE: One other just  
 31 comment, because I live right there. I took my son to  
 32 school at District Four, the little Mount Lebanon.  
 33 Just to entertain myself, because we were talking about  
 34 it at the last meeting about the traffic and the  
 35 studies and stuff, just from driving from the  
 36 intersection at Liberty Highway and where the 7-Eleven  
 37 is, I drove down Harris Bridge because I have to take  
 38 the circle at Concord. I counted 54 vehicles only  
 39 going from Concord to Liberty Highway. I didn't count,  
 40 of course, because I can't see anything myself. But I  
 41 was thinking, it's pretty interesting just the thought  
 42 if that was only within like six minutes. So thank  
 43 you.

44 WESLEY GRANT: Thank you for  
 45 your information.

46 HENRY YOUMANS: Mr. Chair,  
 47 based on the application itself, the School District is  
 48 School District Five, and the County Council District  
 49 is Four. And per the new requirements, that  
 50 information is submitted to the superintendent's office

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1 and they give us whatever responses. So once we submit  
2 it to them, they send us responses back, we provide you  
3 with the information.

4 WESLEY GRANT: Okay, thank  
5 you for that clarification, Mr. Youmans. Any other  
6 questions or comments from the Commission?

7 DAN HARVELL: So, Mr.  
8 Chairman, can we clarify that? So this was an accident  
9 of the School District? I mean, what -- who is in  
10 error here?

11 HENRY YOUMANS: There is no  
12 error. We submit the information to -- for each  
13 project as required now, we submit that information to  
14 the School Districts. They send us a response.  
15 Sometimes they don't send a response, and sometimes  
16 they do. So this was the response that we received,  
17 and we provided it to the Commission.

18 STEVEN GILREATH: So it is, it  
19 is the right School District that it -- that they  
20 applied for?

21 HENRY YOUMANS: Well, like I  
22 said, it was submitted to the Anderson County School  
23 District, and this is what we received back. So we  
24 don't have any control over that, but it is on the  
25 application showing that it is in School District Five.

26 DAN HARVELL: I don't see  
27 how you end up with a letter from School District Four,  
28 if it was sent to School District Five.

29 WESLEY GRANT: Mr. Harvell,  
30 I'm just relying on staff.

31 DAN HARVELL: I understand.  
32 I'm certainly not holding you responsible, Mr.  
33 Chairman.

34 ALESIA HUNTER: Mr. Chairman,  
35 we can double check that. We can double check it.

36 JANE JONES: So do we --  
37 we'll assume it's School District Five.

38 WESLEY GRANT: So do we have  
39 enough information to vote and make a motion on this?  
40 Would anyone entertain a motion to make one way or the  
41 other? I think that's the question.

42 STEVEN GILREATH: I think that  
43 based on what we're going off of, I think we need to  
44 wait until we have all the correct information. Is  
45 that ...

46 ALESIA HUNTER: You can table  
47 it.

48 STEPHEN GILREATH: Okay. I would  
49 like to make a motion to table it.

50 ALESIA HUNTER: Yes, pending

1 School District verification?  
2 WESLEY GRANT: Yes, ma'am.  
3 ALESIA HUNTER: Okay.  
4 DAN HARVELL: I'll second  
5 that, Mr. Chairman.  
6 WESLEY GRANT: We have a  
7 motion by Mr. Gilreath, a second by Mr. Harvell. All  
8 those in favor of the motion to table. Any opposed?  
9 We have one opposed, Mr. Burns. Thank you.  
10 Next on the agenda is Item 7-C. Single Family  
11 subdivision, Thomas Crossing. Tax map number to  
12 reference is 193-00-05-015. I'll turn it over to staff  
13 for their presentation.  
14 TIM CARTEE: Thank you,  
15 Mr. Chairman. This development is a single family, and  
16 129 property owners were notified within the 2000 foot  
17 proposed development via the postcards. And again,  
18 this is Thomas Crossing. And the applicant is Secret  
19 Properties, LLC. And the engineer of record is  
20 Ridgewater. Location and access is SC 81. State  
21 maintained. Campbell Road and Pine Circle. It's  
22 county road maintained. It's in Council District Four.  
23 Surrounding land use is residential.  
24 This area is unzoned, and the acreage is 7.8, and  
25 they're asking for 12 lots. No variance is requested,  
26 and no traffic impact analysis is warranted for this  
27 development. And this is all frontage roads for this  
28 development.  
29 This is the preliminary plat showing the -- all  
30 three roads where the proposed lots will be. This is  
31 your aerial photo. Here's the posted sign for the  
32 notification.  
33 This project has met the requirements of Chapter  
34 24 Land Use. This is your report.  
35 WESLEY GRANT: Thank you, Mr.  
36 Carter. Do we have a representative for the applicant?  
37 WESLEY WHITE: Hey,  
38 Commissioners, Wesley White with Ridgewater Engineering  
39 and Surveying. We're at 211 Society Street here in  
40 Anderson.  
41 For the record, this subdivision has -- the name  
42 has been approved by E911. You've also been provided  
43 all the letters of availability that are required.  
44 There's no issues with any of the local utility  
45 providers. We've also reached out to Anderson County  
46 Roads and Bridges and the SCDOT since there are no new  
47 roads and these will all be roadside lots. There's  
48 been no concern from either one of those as to driveway  
49 accesses, with the exception of the DOT with the four  
50 that we've got there, would like us to do two shared,

1 so we've discussed that with them already. With that  
2 reduction in infrastructure that just is less than the  
3 county will have to maintain. So we thought that was  
4 the best layout for this particular piece of property.

5 As stated, we do feel like this meets the Chapter  
6 24 requirements of the ordinances. The property  
7 actually shows 12 lots. We've done that knowing that  
8 we'll actually only end up with 11. Stormwater now  
9 requires that all stormwater features be on a common  
10 area. Due to this layout, once we get into the design,  
11 we'll determine which one of those 12 lots goes away  
12 and becomes a common area. With that an HOA will be  
13 required. I know a lot of times people wonder, with no  
14 new roads being added, that maybe there's not an HOA to  
15 control some of the -- and restrict some of the  
16 property. Due to that, there will be an HOA that will  
17 be responsible for that common area.

18 In addition to that, that'll allow the developer  
19 to restrict the property to what's commonly referred to  
20 as stick built so there will be no modular or  
21 manufacturing housing going in here. It'll just be  
22 simply individually, no spec built so that with the few  
23 number of lots, this is not tract home that is commonly  
24 referred to, these will be high end homes, with that in  
25 mind.

26 Again, all the land disturbance will be permitted  
27 through the county at the appropriate time. We also  
28 received the email, obviously, in -- when we got the  
29 packet from School District One. I do want to speak to  
30 that for a little bit. I've been doing this for quite  
31 a while, had quite a few projects go through District  
32 One School District. And for the record, the email was  
33 a little misleading. There have been meetings with the  
34 School District representatives by developers. What  
35 has come out of that is, you know, the School District  
36 is looking for money. That's -- and we all know that.  
37 They're looking for an additional source of funding for  
38 improvements to add schools. However, we brought it up  
39 to them that they're -- they have a five year plan.  
40 They started it in '22, revised it in '23. It goes  
41 through 2027. The plan actually calls for -- that they  
42 anticipated 3000 new students over the next 10 years.  
43 That's 300 students a year. If you look back at what  
44 -- the data that they've actually provided to the South  
45 Carolina Department of Education over the last 12 year  
46 average and six year average, it's -- there is -- 133  
47 students has been added to their rolls district wide.

48 So we just feel like in general, in this specific  
49 project with 12 lots, 11 actually built on, the average  
50 will be -- of the build-out of the project, which is

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1 two to three years, we'll add five students to their  
2 rolls, and that's in all levels. So that's based on  
3 the national average of .44 students per residential  
4 home. That's also in line with other areas.

5 So given that, we do feel like that just these few  
6 lots will not have any impact to the strategic plan  
7 that the School District's got in place. And on a side  
8 note, you know, we are working behind the scenes with  
9 other developers and the School District to try to come  
10 to some, you know, to help them. Ultimately, it's up  
11 to them and their school board. We've had that  
12 discussion with their school board, as well, that, you  
13 know, growth brings opportunity for them to expand, and  
14 we feel like, you know, the more housing that they  
15 would bringing that it does increase their tax base.

16 So I'm happy to answer any questions. I  
17 appreciate it. Thank you.

18 WESLEY GRANT: Thank you,  
19 sir.

20 DAN HARVELL: Mr. Chairman,  
21 while Mr. White's still there. We often hear about the  
22 supposed impact of how many students will be relative  
23 to how many houses are being built? Where do those,  
24 where do those numbers come from?

25 WESLEY WHITE: There's a  
26 national average, but Greenville County actually, they  
27 -- when they get comments, they have a Subdivision  
28 Advisory Committee, and their School District -- they  
29 have a single School District in Greenville County, so  
30 they're asked not to comment for or against. They're  
31 simply saying, hey, you know, which School Districts  
32 are you in, and what effects is this going to have on  
33 those School Districts. So I reached out to the  
34 gentleman that does that. Greenville County actually  
35 has data on where every one of their students lives,  
36 whether it is an apartment, a single family, whatever  
37 make and model it is, if it's long term rental, short  
38 term rental, owned/operate. So they have all that  
39 data. And I asked him where they came up with those  
40 numbers? He said they -- it's all in-house, but it  
41 complies with the -- it falls right in line with the  
42 national average, which is .44 students. That's also  
43 in line with the average that the School District when  
44 they tried to do the impact fee study. That's also in  
45 line with the study numbers that they had as well. So  
46 it's a national number that everybody kind of uses.

47 DAN HARVELL: Okay. And you  
48 said that number was what per house?

49 WESLEY WHITE: It's .44 for a  
50 single family residential. It's less for -- if you're

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1 talking about town homes, so depending on the home  
2 type, but with single family .44 is the number that we  
3 use when I do my calculations.

4 DAN HARVELL: All right.  
5 Thank you.

6 WESLEY WHITE: Yes, sir.

7 WESLEY GRANT: Thank you. We  
8 have two people signed up to address the Commission.  
9 First on the list is Blake Murphy.

10 BLAKE MURPHY: I'm Blake  
11 Murphy. I live right across the street from where this  
12 proposed subdivision is going to be, and my concerns  
13 are safety more than anything.

14 I've had 12 wrecks in my driveway. I don't know  
15 if you guys can look it up, but that's just what the  
16 numbers are, since 2016 when I built there. They have  
17 now diverted all the traffic from Highway 8 for  
18 Spearman to Campbell Road. So all that heavy traffic  
19 there, I mean, might need to be looked at as far as a  
20 roundabout or something there, because they're not  
21 allowing drop-off or pickup for Spearman Elementary  
22 anymore off of Highway 8. It's all directed to  
23 Spearman -- to Campbell Road there. And putting those  
24 many driveways on there, it's just -- I think it's  
25 going to be an extremely dangerous area, because, like  
26 I said, I've had 12 -- I'm talking about cars rolling,  
27 you know, in my, in my driveway, right across the  
28 street.

29 So I -- they did fix it whenever Campbell Road was  
30 at an angle. I don't know if you guys are familiar  
31 with the area, they adjusted the road to line up more  
32 with it, because Campbell goes across 81. And it did  
33 slow down some of the -- we've had several deaths, our  
34 neighbors, you know, in that area. Right there. So  
35 I'm just really concerned about the traffic and the  
36 safety.

37 They have approved the subdivision on Campbell  
38 Road, 33 or 35 houses. Okay, and it's underway now.  
39 They've already broke ground. I'm not sure if they're  
40 building yet, but the infrastructure is in place now.  
41 So, and it being on 81 with the traffic. And there's a  
42 -- sort of a blind curve there, and I don't know where  
43 the driveways are going to line to get to that area. I  
44 don't know what the criteria is, you know, for egress  
45 coming into a curve. I don't know exactly how -- I  
46 couldn't really understand the drawing for the  
47 driveways. But that -- I just wanted to voice my  
48 concern about that, the safety.

49 And the -- also the subdivision. I don't know if  
50 you guys are aware of that, and I'm sure you are,

1 adding to District One. I mean School District One as  
2 well. You know, more students, more students. I think  
3 they've tried to get -- they tried to implement a fee,  
4 which didn't pass for new homes in the area because  
5 there was too many students in the, you know, in the  
6 School District. But at any rate, I appreciate y'all's  
7 time, and just look at that if you could. Thank you.

8 WESLEY GRANT: Thank you.  
9 Next on our list is Phillip Cason. I'm sorry? Okay,  
10 thank you.

11 PHILLIP CASON: Thank you for  
12 giving me the time to speak. I live on Campbell Road,  
13 and I'm a retired teacher.

14 So one of my primary concerns is the schools. Now  
15 what they didn't mention in talking about the ratio of  
16 students going into District One is directly across  
17 Campbell Road from where they're talking about this is  
18 another subdivision that's going in that's  
19 approximately 36 houses.

20 One of my best friends teaches at Spearman  
21 Elementary, which is where all these students are going  
22 to initially be going into and then they'll, of course,  
23 go to Wren. He knows that Spearman is busting at the  
24 seams. He knows that they're over populated. And he  
25 tells me this, we taught together for years and years.  
26 That's one issue.

27 I agree with Blake, six driveways for 12 houses,  
28 that's very dangerous in this area. I know this area,  
29 and it's very, very dangerous.

30 I also want to know how you're going to fit septic  
31 tanks and drain fields for 11 or 12 houses on this  
32 small one area? My understanding when we built our  
33 house 14 years ago on Campbell Road was we had to have  
34 a minimum of seven tenths of an acre to build a house.  
35 Well, if you do the math, it doesn't work.

36 Campbell is the main exit route for Spearman  
37 Elementary, the way they have their traffic path for  
38 pickup and drop-off. All the cars exit down Campbell  
39 Road where these two housing developments are being  
40 placed. Okay. There is a tremendous amount of traffic  
41 on a very poorly maintained road. If you take Campbell  
42 between 8 and 81, and I ask you, please do so, you'll  
43 find that it's nothing but potholes, and you'll need  
44 your car realigned after you do it. We don't want the  
45 land value. We don't want our housing value going  
46 down. There is no way you can put this many houses on  
47 this small tract of land and have houses of any value  
48 built there.

49 HENRY YOUMANS: Time.

50 PHILLIP CASON: Thank you very

1 much.

2 WESLEY GRANT: Thank you,  
3 sir. That concludes the citizens' comments. Do we  
4 have any questions from the Commission? Oh, I'm sorry,  
5 we need the developer's presentation. Getting ahead of  
6 myself, I'm sorry.

7 WESLEY WHITE: This is, and  
8 for the record, this is one of the benefits of having  
9 the developer at least come back, is to help clear up  
10 some of the misinformation. These are 25,000 square  
11 foot lots, which is .68 acres, which is with a minimum  
12 .7. So that's where that comes from. So these  
13 absolutely meet the county standards for septic. So  
14 these are not, not small lots at all. Spearman  
15 Elementary, yes, we talked to the two, Spearman and  
16 Concord (verbatim), the overcrowding there will be  
17 alleviated in 2027 when the new school -- new  
18 elementary opens. So that will relieve some of the  
19 issues with Spearman that he mentioned.

20 The traffic concerns. I understand that. But you  
21 know, all these lots we've already presented this to  
22 the -- both the Anderson County Roads and Bridges and  
23 the DOT and, you know, like I said, they're between us  
24 and them, their expertise, you know, once we apply for  
25 the permits, they see no issues with the layout that  
26 we've provided.

27 So that's the extent of what we can do. I  
28 understand there's some concerns, but just wanted to  
29 clarify that those will be permitted, and they've  
30 already reviewed them preliminarily. Thank y'all.

31 WESLEY GRANT: Thank you for  
32 clarifying.

33 JANE JONES: I'd like to  
34 say that -- about what he just said about the schools.  
35 The new school that's being built in District One, and  
36 it's been explained here at these meetings before by  
37 the school personnel, that school is to relieve the  
38 overflow at Powdersville and Concrete. Children from  
39 Spearman will not be going to the new school. That's  
40 going to have to be another whole separate elementary  
41 school that's -- you know, you'll have to talk to the  
42 School District people about when they're going to be  
43 able to build another elementary school. But that's,  
44 that's been explained here before.

45 WESLEY GRANT: Okay. Any  
46 other questions from the Commission?

47 JANE JONES: I was --  
48 thought this letter from the School District was -- why  
49 do I have a note that Mr. Cartee was going to read that  
50 letter? Did I dream that? Is that something that

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1 needs to be done?  
2 TIM CARTEE: Would you  
3 repeat that?  
4 JANE JONES: I had a note  
5 that you were going to read the School District One  
6 letter?  
7 TIM CARTEE: No, ma'am.  
8 JANE JONES: Okay. I  
9 guess that was in one of my dreams.  
10 TIM CARTEE: Yeah, it's in  
11 y'all's reports. You know, if chairman would like to  
12 read it that would be up to the chairman's discretion.  
13 JANE JONES: Okay.  
14 WESLEY GRANT: Do we have a  
15 motion?  
16 WILLIAM MOORE: Yes, sir.  
17 Mr. Chairman, I make a motion to approve. It meets all  
18 the county guidelines as far as development goes within  
19 -- it meets the ordinances and the standards of the  
20 county.  
21 WESLEY GRANT: Okay, we have  
22 a motion by Mr. Moore to approve. Do we have a second?  
23 I'll second, just for the sake of the voting process.  
24 Any discussion?  
25 DAN HARVELL: Mr. Chairman,  
26 I will say this. This letter that we have from School  
27 District One is very succinct and very to the point.  
28 In addition to what Ms. Jones has said concerning the  
29 fact that the overflow, that Spearman is not going to  
30 be changing the population due to new -- other schools  
31 being built.  
32 I have a really hard time voting for this. You  
33 know, Mr. Wilson from District One has been here over  
34 and over. He's not here tonight, obviously, but this  
35 letter certainly speaks for it. But he has told us  
36 that Spearman is -- especially does not have any more  
37 capacity for students and they are out into portables  
38 now. I have a real personal concern about portables,  
39 given the idiocy that we see going on and the safety  
40 issues that we see going on with schools now.  
41 I just seriously cannot -- I personally cannot  
42 vote for anything that's going to put kids out in  
43 portables at this time. Thank you.  
44 WESLEY GRANT: Thank you.  
45 Any other discussion?  
46 JANE JONES: Going along  
47 with that, we need to remember that we've approved well  
48 over 1000 houses that aren't built yet, that will feed  
49 into this school system. We've got to keep those in  
50 mind, they're coming. Thank you.

1 WESLEY GRANT: Any other  
2 comments? We have a motion on the table to approve,  
3 and we have a second. All those in favor to approve  
4 please raise your right hand. All those opposed. So  
5 we're tied, so it moves to, moves to next month.

6 Next on the agenda is Item 7-D, Thornbury Heights,  
7 Dixon Road. Tax map reference number 94-05-01-043. I  
8 would ask the staff for their presentation.

9 HENRY YOUMANS: Thank you, Mr.  
10 Chair. 399 property owners within 2000 square -- 2000  
11 feet of the proposed development were notified via  
12 postcard. Preliminary subdivision's name is Thornbury  
13 Heights. It is a single family development. The  
14 applicant is Hotel Charlie LLC. Gray Engineering is  
15 the engineer. The local access is Dixon Road. This is  
16 Council District Five. Surrounding land use is  
17 residential R-20, and the zoning in the area is R-M and  
18 R-20. It is 12.3 acres. The number of proposed lots  
19 are 17. There's no variance required at this time, and  
20 it does not require a traffic study for the proposed  
21 development.

22 This is the aerial layout plat of the proposed  
23 development. This is the tax parcel ID number  
24 reference aerial of the property in question. This is  
25 the zoning where it shows R-M zoning near the road, and  
26 the remaining rear of the property is zoned as R-20.  
27 This is the notification sign for the meeting.

28 This project requirement meets the Chapter 48  
29 requirements. This is your report.

30 WESLEY GRANT: Thank you, Mr.  
31 Youmans. Do we have a report from the developer or  
32 applicant?

33 JOSH BAKER: Hello, Planning  
34 Commission. Josh Baker, Gray Engineering, 132 Pilgrim  
35 Road, Greenville, South Carolina.

36 We're proposing 17 lots on 12.3 acres. It's a R-  
37 20 and R-M split zoned. We are just using the R-20  
38 zoning designation, which is also allowed in R-M, but  
39 we're -- R-M just gives us more density we could put in  
40 there, but we're putting R-20 lots in there instead.  
41 So we're -- we actually could be putting more, more  
42 lots in there than we're showing, but we're choosing to  
43 keep them all R-20 with the surrounding, surrounding  
44 land use also in R-20.

45 The road in front of us is a county road. We will  
46 work with the county to get encroachment permits and do  
47 whatever the county requires us to do in order to get  
48 those encroachment permits as whether it be road  
49 improvements or anything that, that they see fit. The  
50 stormwater will be looked at by DHEC and Anderson

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1 County, and we'll be meeting any requirements that they  
2 have.  
3 And I can answer any questions you guys have.  
4 WESLEY GRANT: Okay. Any  
5 questions from the Commission?  
6 JANE JONES: I want to  
7 clarify something. I don't even know why I noticed  
8 this. On the plat application, it says there's 16  
9 lots, 5.39 acres. And on our sheet here of our  
10 information with the agenda, it says 17 lots on 12.30  
11 acres. I guess that's just -- which one is it?  
12 JOSH BAKER: It's 17.  
13 JANE JONES: Seventeen lots  
14 on how many acres?  
15 JOSH BAKER: Seventeen on  
16 12.3.  
17 JANE JONES: I'm sorry, I  
18 couldn't hear you.  
19 JOSH BAKER: Seventeen on  
20 12.3.  
21 JANE JONES: Okay. So  
22 what's on the plat application is incorrect? It says  
23 16 and 5.39.  
24 JOSH BAKER: Yes, that  
25 would be a typo.  
26 JANE JONES: Okay.  
27 WESLEY GRANT: Any other  
28 questions, comments from the Commission at this time?  
29 Thank you, sir. We may call you back.  
30 We had one to sign up, Ray Francis to speak.  
31 Thank you, sir.  
32 RAY FRANCIS: Yeah. My name  
33 is Ray Francis, I live at 4214 Dixon Road, across from  
34 this subdivision.  
35 I have not been able to access any of those  
36 drawings, so I'm not so sure how this is going to work  
37 on Dixon Road, because it's only a two lane road. And  
38 I've been there 20 years, and it's obviously getting  
39 worse, because even the traffic thing down on Whitehall  
40 is because of the traffic on Dixon.  
41 And also, if you -- in all directions, there's  
42 subdivisions, especially the one on Old Pearman Dairy,  
43 which is over 100 houses already, and it's not even  
44 done yet. So a lot of that traffic ends up on Dixon  
45 Road. And the other thing is, I don't know how they  
46 would access this property, because it's right at the  
47 curve. And how you would get in and out, I'm not sure.  
48 And there's also a right-of-way where the posts are  
49 that is in front of the property. So I just -- that's  
50 my concern. And I, you know, like I said, I've been

1 there 20 years, and the traffic has changed, and I  
2 don't think it's -- we need anymore. And in every  
3 direction on Dixon Road, even when you come to the end  
4 the Whitehall and all that, there's a subdivision  
5 everywhere. So to have another one, I don't see the  
6 need for it. Thank you.

7 WESLEY GRANT: Thank you,  
8 sir. That concludes the citizens' comments. Do we  
9 have any questions? Comments? Discussion? Need any  
10 help from the applicant?

11 MICHAEL BURNS: Is the power  
12 right-of-way supposed to stay?

13 JOSH BAKER: No, we've had  
14 discussions with Duke Energy, and they will move the  
15 power right-of-way.

16 WESLEY GRANT: Okay, so we'll  
17 entertain a motion, if it's the pleasure of the  
18 Commission.

19 MICHAEL BURNS: I'll make a  
20 motion to approve.

21 WESLEY GRANT: Have a motion  
22 to approve by Mr. Burns. Second by Mr. Junkins. Any  
23 discussion? All those in favor of the approval, please  
24 raise your right hand. All those opposed. Ms. Jones.  
25 Thank you.

26 Item 7-E, single family subdivision, Pickens Creek  
27 Estates, Three and Twenty Road. Tax map reference  
28 number 164-00-02-041-043 and 045. I'll turn it over to  
29 the staff for presentation.

30 SARAH LYONS: A hundred and  
31 seventy-seven property owners within 2000 feet of the  
32 proposed development were notified via postcard. The  
33 subdivision name is Pickens Creek Estates. It is  
34 single family. The applicant is Austin Allen. The  
35 surveyor/engineer is Arbor Land Design. And the  
36 location is at three and Twenty Road. It is in located  
37 in District Six. And the surrounding land use is  
38 residential, agriculture and vacant. The zoning is R-  
39 A. It's on 38.87 acres. There'll be 12 lots. And  
40 they did request a variance. It is to allow the  
41 existing driveway to be within the 100 foot undisturbed  
42 buffer. It did not require a traffic study.

43 This is the site map. Here is the aerial view of  
44 the property, and the zoning map, the sign that was put  
45 out for public notification.

46 And this project has met the requirements in  
47 Chapter 48. This is your presentation.

48 WESLEY GRANT: Perfect.  
49 Thank you. Do we have representation here for the  
50 developer?

1                   AUSTIN ALLEN:                   Good evening.  
2 My name is Austin Allen with Arbor Land Design, 49  
3 Greenland Drive, Greenville 29615.

4           We're here tonight seeking your consideration of  
5 12 lots across 38.8 acres along Three and Twenty Road.  
6 Lot sizes ranging from 1.2 acres to 2.3 acres. As  
7 shown on the site plan, we are maintaining a 100 foot  
8 undisturbed buffer, which is required by code. In  
9 addition to that buffer serving as lot controls -- I  
10 know we hear a lot about stormwater control and erosion  
11 in Anderson County. That will aid in that. But in  
12 addition to that, the approval of this plan would  
13 solidify that being common area, natural open space, in  
14 addition to riparian buffers within the site in  
15 perpetuity.

16           So there is wetlands on site. The buffers would  
17 be included -- the buffers from those wetlands and  
18 streams would be included in that common area. Across  
19 the site, it's about 16 acres, or roughly 41 percent of  
20 the site.

21           Appreciate your consideration. I think this will  
22 be great development for the area, considering the  
23 large lots. Seems to be what a lot of the feedback we  
24 get is. Be happy to answer any questions, and I will  
25 make myself available after for questions.

26                   WESLEY GRANT:                   Perfect.  
27 Thank you. We may call you back.

28           We have five people signed up to speak. The first  
29 one is David Buckingham.

30                   DAVID BUCKINGHAM:                   Yes, sir,  
31 thank you.

32                   WESLEY GRANT:                   If you could  
33 please state your name and address, please, sir.

34                   DAVID BUCKINGHAM:                   Yes, my name  
35 is David Buckingham. Address is 300 Hendricks Road,  
36 and we're 600 yards off the development.

37           Could you hand these to each of the Council.  
38 Thank you.

39           Basically, it's a one-page summary with some  
40 attachments. Overall, I don't have a problem with the  
41 development, but I did want to address the dramatic  
42 changes that are in that area that have occurred over  
43 the last five years. Currently, now Avondale  
44 Subdivision is the only subdivision in that area. But  
45 over the last five years, we now have million dollar  
46 homes in that area. And the most current developments,  
47 you're looking at six to 10 acre lots where people are  
48 paying over 28,000 an acre, and they're building  
49 singular custom homes in that particular area.

50           So what I'm looking to address is not so much as

1 to, you know, discount the proposed development, but if  
2 it is approved, we would like to see those houses in  
3 keeping with the direction and the quality of the  
4 neighborhood that has developed over the last five  
5 years.

6 And so we'd like to see if, you know, Mungo Homes  
7 would build the houses in there similar to what they  
8 did at Sumter Estates. We'd like to see a minimum of  
9 3000 square feet of heated and air conditioned, and the  
10 minimum home starting price should be in the \$600,000  
11 range. And of the 12 homes, no more than two should  
12 have the same floor plan. And last but not least, the  
13 homes should be owner-occupied and not rentals.

14 Thank you for your time.

15 WESLEY GRANT:

Thank you.

16 Next we have Renee Dillard.

17 RENEE DILLARD:

Hi, I'm Renee

18 Dillard. I live at 132 Fire Station Road in Easley,  
19 which is in Anderson County, and been living there over  
20 50 years. I appreciate your opportunity for -- to let  
21 me speak my views.

22 My biggest concern for the whole area anytime in  
23 the past 50 years is the quality of our neighborhood,  
24 as Mr. -- the gentleman just spoke. One of the main  
25 things is just the peace and quiet and just the  
26 traffic. Traffic is horrendous. I live on Fire  
27 Station Road. This subdivision is going to be put on  
28 Three and Twenty, which is traffic -- enough traffic  
29 there.

30 But our roads, Pepper Road and Fire Station Road  
31 are a cut-through. This subdivision will be put  
32 between those two roads. It's a very hazardous area  
33 through there. We went from sledding on those roads  
34 when we move there to now, where my daughter lives  
35 across the road, I have to stand and sometimes wait on  
36 20 cars to get across the road, just to see her. These  
37 are, these are just very rural roads. It is Fire  
38 Station Road. We need also to consider the fire  
39 station that has to use those roads. But it's -- has  
40 become very hazardous.

41 And there's other life -- you know, members that  
42 this -- people that have lived there as long as we  
43 have, or longer, and they've seen the same thing. One  
44 of our neighbors even made the comment today on our  
45 group page, or I don't remember where it was, she said,  
46 things have changed in the last 55 years.

47 But any time a development comes in, we are very  
48 concerned with those -- more traffic being on those  
49 roads. Our road is the cut-through to go to Wren High  
50 School, Wren Elementary School and Wren Middle School.

1 I'm not sure, I think this subdivision would go under  
2 Hunt Meadows, but this traffic would come through  
3 there.

4 But we are more concerned with all this traffic  
5 all the time, getting larger and larger in our area.  
6 And again, we are in District One, and my daughter and  
7 my grandchildren have all gone to District One schools.

8 I've also had the privilege of being on band staff  
9 there for 12 years, so I understand -- I knew a lot of  
10 the kids that has gotten killed on these roads through  
11 the years. So that's my family's biggest concern is  
12 the property. Anytime a new development goes up, we're  
13 real concerned with the traffic just becoming more and  
14 more.

15 Thank you for your patience and listening to me,  
16 and I appreciate the opportunity.

17 WESLEY GRANT: Thank you.  
18 Louise Jackson.

19 LOUISE JACKSON: My name is  
20 Louise Jackson. I live on 831 Three and Twenty Road.  
21 I actually use the driveway that he is asking for the  
22 variance for. My concern there is what type of buffer  
23 are we talking about? Is this going to be nature? Are  
24 you going to leave nature there? Is it going to be a  
25 wall? Is it going to be dirt? What is it going to be?  
26 Are you going to mess with the right-of-way that I use  
27 to go in and out of my driveway every day. The buffer  
28 that you put there, is it a permanent buffer? Will you  
29 be able to come back and remove it, or will you be able  
30 to come back and build on it, you know? What, what  
31 consists of this buffer? And if it's, if it's a  
32 permanent buffer, and you're not able to build on it,  
33 do we have proof of that, you know?

34 And my other concern as always is the traffic.  
35 There's a curve right there where they're wanting to  
36 build this subdivision. Where I live, and again, I've  
37 had several people in my driveway, in my yard, because  
38 of the curve there. If you don't -- if you're on your  
39 phone, or if you take your eyes off the road, you miss  
40 that curve. So if there was another way they could go  
41 into the subdivision or get in and out of it some other  
42 way may be perfect, but that's a bad spot for there.

43 And again, District One school. Wren, there's no  
44 land to add on at Wren High School. What are you going  
45 to do about the high school in that area? I mean, are  
46 you going to look for land for them to build? Or what  
47 are you going to do about the schools and our kids?

48 And the fire station, our fire station is  
49 volunteer only that. That's all you get at Three and  
50 Twenty Fire Station, volunteer. Is it able to handle

1 all the areas that you're building around?

2 There's a lot to think about, and that's just my  
3 main concern. Thank you.

4 WESLEY GRANT: Thank you.  
5 John Adams.

6 JOHN ADAMS: Good evening.  
7 I'm John Adams. I live at 150 Acquillious Lane. It's  
8 right off of Hendricks Road. And the developer may  
9 have said this, but I didn't catch it. One of the same  
10 concerns that Louise has, the buffer, is it perpetual?  
11 Is it permanent? Are they going to come back and try  
12 to build townhouses, etcetera, there later on.

13 The other -- my other concern is traffic on Three  
14 and Twenty. At Three and Twenty and Highway 8, getting  
15 out of there is a bear. So the -- if we allow new  
16 homes to be built, new families to come in, it's  
17 creating more and more traffic.

18 My last comment is that in speaking of traffic,  
19 just recently, probably not even three months ago,  
20 there was a fatality, individual exiting Hendricks Road  
21 onto Three and Twenty Road. So the traffic concern is  
22 very real. Thank you.

23 WESLEY GRANT: Thank you,  
24 sir. Tammy Schmitt.

25 TAMMY SCHMITT: Good evening,  
26 everyone. My name is Tammy Schmitt, and I live at 491  
27 Hendricks Road.

28 And I want to reiterate some of the things that  
29 have already been discussed. I know that there has not  
30 been a traffic study done on this road, and as others  
31 have said, the road itself where this proposed  
32 subdivision is going to sit is at a very, very  
33 dangerous curve. My neighbor was killed there just  
34 recently in the past couple of months, trying to get  
35 out of Hendricks Road. I myself trying to make a left,  
36 I have a hill to consider, and most people coming over  
37 that hill are doing 50 to 60 miles an hour. So I'm  
38 very, very concerned about the traffic.

39 There again, reiterating, when you get to Highway  
40 8 off of Three and Twenty, if you're going around  
41 school traffic, you will sit there as long as 20  
42 minutes to make a turn out on Highway 8. And it's the  
43 same on the other side on Old Greenville Highway.

44 My other concern is the buffer. What is the  
45 intent of the buffer? Can it be built on? Can the  
46 property owner change the buffer that is in the  
47 proposal. So I'm wondering if the new property owner,  
48 once the lots are sold, if that's going to be something  
49 that they can remove, or is this permanent?

50 The other thing I'd like to ask is, where is the

1 plan for the runoff water? There is a stream in the  
2 back of this property that is owned actually by my  
3 neighbor. Unfortunately, he couldn't be here tonight.  
4 So we're curious about where this runoff water is going  
5 to go.

6 The other thing I was a little bit miffed about  
7 when I looked at the subdivision plan application, it's  
8 under Avondale Estates. Why is that? I don't  
9 understand why we have a whole different subdivision  
10 that's supposed to be this subdivision that the new one  
11 that they're planning. And also Southside Water is  
12 under Avondale Estates as well. I just wanted to bring  
13 that up.

14 But my main concern is the traffic pattern going  
15 through there, a lot of traffic on that road. It's a  
16 very dangerous road. As Mrs. Jackson has said, many  
17 people end up in her driveway. A neighbor across the  
18 street who couldn't be here, they take out her mailbox.  
19 And so I would ask that there would be some  
20 consideration of a traffic study, and also something  
21 that the county can do to slow people down and make  
22 people aware that, you know, there are roads coming out  
23 onto that or people coming out of -- side roads coming  
24 out of there. Thank you.

25 WESLEY GRANT: Thank you.

26 HENRY YOUMANS: Mr. Chair?

27 WESLEY GRANT: Uh-huh

28 (Affirmative).

29 HENRY YOUMANS: Just to  
30 clarify a point. When this proposal was initially  
31 submitted, Avondale Estates was the name that they  
32 submitted, but it was not approved by E911. So the  
33 name that E911 approved was Pickens Creek Estates. So  
34 that's why the name is different.

35 JANE JONES: There's  
36 already an Avondale Estates that's built out that's  
37 just right down the road.

38 HENRY YOUMANS: Yes, ma'am.  
39 And it was submitted that way. That's why it was not  
40 approved. And they gave them the name of Pickens Creek  
41 Estates.

42 WESLEY GRANT: That makes  
43 sense. Thank you. Thank you for clarifying.

44 JANE JONES: One more  
45 question about that. The letters that are in our  
46 packet from the utility companies, do they apply to  
47 this subdivision or Avondale?

48 HENRY YOUMANS: They apply to  
49 this project.

50 JANE JONES: Okay.

1                   WESLEY GRANT:                   Thank you,  
2    sir. Commissioners, do you have any questions that you  
3    need from staff or the developer?  
4                   JANE JONES:                    Could the  
5    developer explain about the buffer area, please? There  
6    were some questions about whether it's permanent or  
7    just what will be there?  
8                   AUSTIN ALLEN:                   Yes, ma'am.  
9    So that buffer will be permanent. And the reason we  
10   filed the application is we have no intention of doing  
11   anything with that driveway. We'd like to protect Ms.  
12   Louise's access to her house. We don't want to create  
13   any issues in terms of zoning for her and that  
14   driveway, just because we're on -- we're working on  
15   this project.  
16                  JANE JONES:                    The buffer  
17   that goes all the way around this project is permanent?  
18                  AUSTIN ALLEN:                   Yes, ma'am,  
19   yes, ma'am.  
20                  JANE JONES:                    I noticed  
21   there's not a detention pond on your paperwork. I  
22   guess -- will there be one or ---  
23                  AUSTIN ALLEN:                    So there is a  
24   -- and we've, we've -- we tried to oversell ourselves a  
25   little bit, just because we haven't gone through the  
26   full design. But we have stormwater areas delineated,  
27   plan west of lot 12 and lot two. We just don't know if  
28   we need both sides of the road to get the volume.  
29                  STEPHEN GILREATH:                I had a  
30   question, if you don't mind. At the end of the  
31   development where it ties in, it looks like there's  
32   flag lots. Is that for future? Is that somebody else?  
33                  AUSTIN ALLEN:                    That is  
34   somebody else. Yes, sir, there's, there's a --  
35   actually, there's a bunch of parcels included with this  
36   development. It kind of looks a little wild on GIS.  
37                  STEVEN GILREATH:                Okay. The  
38   plat just made it look like it was rectangular to the  
39   road. So just wanted to understand that.  
40                  AUSTIN ALLEN:                    Yes, sir.  
41                  STEVEN GILREATH:                And then this  
42   -- I saw a letter to School District. Was there, was  
43   there a response in our packet? I could not find that  
44   response.  
45                  JANE JONES:                    What was the  
46   question? I'm sorry.  
47                  STEVEN GILREATH:                I saw a  
48   request for information from the School District, but I  
49   did not see a response from the School District.  
50                  AUSTIN ALLEN:                    So it's been

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1 a while. We've got some history with this project.  
2 It's been a while since we requested that letter. I  
3 don't know off the top of my head to tell you correct  
4 or not.

5 STEVEN GILREATH: Do you know  
6 what district it's in?

7 AUSTIN ALLEN: Anderson One.  
8 Yes, sir.

9 JANE JONES: It's School  
10 District One.

11 MICHAEL BURNS: Do we know  
12 what elementary school it is?

13 JANE JONES: Hunt Meadows.  
14 DAN HARVELL: Are you the --  
15 you're the procurer of the land for Mungo. Is that  
16 correct?

17 AUSTIN ALLEN: No, sir. I'm  
18 a land planner for Arbor Land Design. I work on sites  
19 all across the upstate and of all different types.

20 DAN HARVELL: So you're  
21 landscape?

22 AUSTIN ALLEN: I'm a land  
23 planner, yes, sir, with a background in landscape  
24 architecture.

25 DAN HARVELL: Okay. To go  
26 back to what one or two of our citizens have asked  
27 about. Do you have any idea what these houses are  
28 going to look like?

29 AUSTIN ALLEN: I don't.  
30 DAN HARVELL: And in the  
31 neighborhood that they're in, are they -- you don't  
32 know if they're just slab on grade houses.

33 AUSTIN ALLEN: So we're --  
34 we've got another project going with Mungo over off of  
35 Cely Road. Those are, those are crawl space. So I  
36 believe they would, they would take advantage of crawl  
37 space here. Similar kind of housing type. But I don't  
38 know that answer for sure.

39 WESLEY GRANT: Any other  
40 questions, Commissioners? Thank you, sir.

41 At this time, I'll entertain a motion to approve  
42 or deny.

43 JANE JONES: I'll make a  
44 motion to deny. My reasons are that this is a very  
45 rural community. These people live on -- most of the  
46 houses are on, you probably would want to call them  
47 mini farms, but it's that type of situation. It's very  
48 rural.

49 One of the neighbors that called me was talking  
50 about the wildlife. He had deer feeders on his

1 property. There's a lot of -- because it has a lot of  
2 wooded area, there's a lot of wildlife out there. And  
3 this, this subdivision is just not in keeping with the  
4 character of what's there.

5 And also the infrastructure, they've talked here  
6 about the traffic issues and the fire protection is  
7 reaching its limit. I don't know how close they are to  
8 having to have another fire engine out there. But like  
9 I said, this is all volunteer.

10 And we've talked extensively about the  
11 overcrowding at the schools. Hunt Meadows is at its  
12 limit. We've had that information presented before.

13 But my motion is to deny for these reasons.

14 HENRY YOUMANS: Mr. Chair,  
15 point of order, you would need to vote for the variance  
16 first before you do the proposal -- vote for the  
17 proposal for the subdivision.

18 WESLEY GRANT: Okay. Thank  
19 you, Mr. Youmans. So we need a motion for the variance  
20 first? Is that -- okay, do we have a motion for the  
21 variance being proposed?

22 STEPHEN GILREATH: I'll make a  
23 motion to approve, but I would like to make a comment  
24 too. I don't know, if we don't have a response from  
25 the School District on this one, how can we vote, how  
26 can we vote on this one if we couldn't vote on the  
27 other one?

28 So I make a motion to approve the variance.

29 JANE JONES: We need to  
30 make sure that everybody understands this new rule that  
31 they have to have a written response. I don't know ---

32 WESLEY GRANT: And I don't  
33 think it's a requirement, and staff can help me here,  
34 but I think the idea is to solicit a response from  
35 these entities. But there's no requirement.

36 STEVEN GILREATH: But it's  
37 coming from School District One where we've had --  
38 where they're pleading with us not to have any more.  
39 So I just ---

40 JANE JONES: I thought  
41 that letter was supposed to applied all, but I have no  
42 idea.

43 One other thing you might point out, in this -- on  
44 this particular project, the letters from the utility  
45 companies are even incorrect because they address  
46 Avondale Estates, and we've got the name wrong.

47 WESLEY GRANT: Well, Ms. Jones, if  
48 you don't mind, if we could just -- if we could address  
49 the motion that's on the table ---

50 JANE JONES: Okay. I'm

1 sorry.  
2 WESLEY GRANT: --- to approve  
3 the variance, and if we can get a second on that  
4 motion.  
5 SCOTT JUNKINS: Second.  
6 WESLEY GRANT: We have a  
7 second by Mr. Junkins. All those in favor of approving  
8 the variance? Any discussion before we vote on the  
9 variance? All those in favor of approving the  
10 variance, please raise your hand. It was unanimous to  
11 approve the variance. Thank you.  
12 Okay, I'm sorry, My. Jones, we will now entertain  
13 the motion and ---  
14 JANE JONES: Whatever I  
15 said.  
16 WESLEY GRANT: So Ms. Jones  
17 had a motion on the floor to deny. Correct me if I'm  
18 wrong.  
19 JANE JONES: That's  
20 correct.  
21 WESLEY GRANT: But for all  
22 the reasons she stated before. And did we have a  
23 second at that time?  
24 DAN HARVELL: I second.  
25 WESLEY GRANT: We have a  
26 second by Mr. Harvell. Do we have any discussion? All  
27 those in favor of the denial, please raise your right  
28 hand. So we have Ms. Jones, Mr. Harvell, Mr. Burns.  
29 All those opposed to the motion, please raise your  
30 right hand.  
31 STEVEN GILREATH: I'd like to  
32 abstain.  
33 WESLEY GRANT: Okay. So  
34 we've got Mr. Gilreath abstaining, and we've got four.  
35 Okay. So in that case, the motion fails. In that  
36 case, Ms. Hunter, just for the record, motion fails and  
37 project is approved?  
38 ALESIA HUNTER: Yes, sir.  
39 WESLEY GRANT: Okay. Thank  
40 you.  
41 Next on the agenda, we have item 8. It's the  
42 intent of the Commission to go into Executive Session.  
43 We do need to discuss two legal matters, the first one  
44 being Richard Henry and Sons, Planning Commission, and  
45 the second being SW Development Partners, LLC,  
46 Planning.  
47 We will come back and reconvene after the  
48 Executive Session. The Commissioners will exit and  
49 move to the back. Do we have a motion to go into  
50 Executive Session?

1 DAN HARVELL: So moved.  
 2 WESLEY GRANT: We've got a  
 3 motion by Mr. Harvell. Do we have a second?  
 4 STEVEN GILREATH: Second.  
 5 WESLEY GRANT: We have a  
 6 second by Mr. Gilreath. All in favor of Executive  
 7 Session raise your right hand. We're in executive  
 8 session. Thank you.

9 **EXECUTIVE SESSION**

10 WESLEY GRANT: Commissioners,  
 11 I'll entertain a motion to come out of Executive  
 12 Session now.

13 WILLIAM MOORE: I'll make a  
 14 motion, Mr. Chairman.

15 WESLEY GRANT: We have a  
 16 motion by Mr. Moore. Do we have a second?

17 BRAD BURDETTE: Second.

18 WESLEY GRANT: Second by Mr.  
 19 Burdette. All in favor of coming out of Executive  
 20 Session. Unanimous. Thank you.

21 So moving to the next item on the agenda is  
 22 basically an old business item, number 11, single  
 23 family subdivision, Old Farm Estates, Lebanon Road.  
 24 Tax map number 91-00-10-003. And I'll turn it over to  
 25 staff for their presentation.

26 HENRY YOUMANS: Thank you, Mr.  
 27 Chair. Seventy-four property owners within 2000 feet  
 28 of the proposed development were notified via postcard.  
 29 The preliminary subdivision's name is Old Farm Estates.  
 30 It's an intended single family development. Applicant  
 31 is Richard Henry and Sons, LLC. The engineer is  
 32 Ridgewater Engineering and Surveying. It is located at  
 33 the intersection of Eastview Drive and Lebanon Road.  
 34 Council District Four. Surrounding land use is  
 35 residential. It is zoned as R-20. The acreage is 21.9  
 36 acres. Proposed number of lots is 30. There's no  
 37 variance at this time and does not require a traffic  
 38 study.

39 This is the layout of the proposed subdivision as  
 40 shown on the plat. This is the text map reference  
 41 aerial for the property in question. And this is the  
 42 zoning map delineating the R-20 zoning for the parcel.  
 43 The notification sign was posted on the property as  
 44 shown. And the project has met the requirements in  
 45 Chapter 48. And this is your staff report.

46 WESLEY GRANT: Thank you, Mr.  
 47 Youmans. Do we have a representative from the -- okay,  
 48 Mr. White.

49 WESLEY WHITE: I'm Wesley  
 50 White. I'm with Ridgewater Engineering and Surveying

1 here in Anderson. Mr. Sutliff asked that I apologize.  
2 He was sick today, so otherwise he would have been  
3 present. He was here last time. But did want to pass  
4 along that.

5 This did come before y'all in November of last  
6 year. There were some concerns, and we've got it --  
7 able to pull up or not, but there were some concerns  
8 last time. So just appreciate the opportunity to come  
9 back and address some of those. We'll see if ...

10 Again, this is the overall of the property just to  
11 the -- located just to the north of Mount Lebanon. If  
12 you can go to the first slide, please. Some of the  
13 school concerns that were brought up last time. So we  
14 reached out to the actual superintendent. Prior we had  
15 support from the principal of Mount Lebanon. We  
16 reached out to the superintendent. He provided a  
17 statement about their school growth and that with the  
18 new schools that they're building and the adjustments  
19 that they're doing, they anticipate that the 2026-2027  
20 school year to have more than adequate room for  
21 additional students, which is well in line with the  
22 growth of this project. By the time we go through the  
23 actual permitting process and the product starts coming  
24 up out of the ground that Mr. Sutliff will be building  
25 himself, that's more than more than enough time.  
26 They'll actually probably hit the market in the '27-28  
27 calendar year, so just ahead of the -- or just past  
28 when the schools are going to be built. So more than  
29 adequate space there. So I know that was a concern  
30 last time, and I feel like the time lines track well  
31 with this project's build-out.

32 The next concern was density zoning. This project  
33 was -- or this property was zoned in 2003 to R-20. We  
34 actually provided a letter last time from the property  
35 owners that we purchased -- the property was purchased  
36 from who owned it when it was zoned. So they were  
37 involved with the zoning of it, and they're in full  
38 support of this project. It does comply with the R-20  
39 zoning, which is what it was restricted to in 2003 and  
40 so they were -- they're more than happy to see it being  
41 developed into these lots.

42 We could have used lot averaging, which allows for  
43 reduced number of -- size lots in certain areas. We  
44 could have gotten 25 percent more lots than we have  
45 now. However, Mr. Sutliff wanted to stick with the --  
46 60 is the minimum width on R-20. He felt that was too,  
47 too limited, too restrictive, and has gone with a 72  
48 foot wide. And only, you know, only ends up with the  
49 30 lots that we've got shown.

50 You can go to the last one. The last thing we

1 want to address is just the traffic concerns. The 30  
2 lots is well below even Anderson County's threshold for  
3 -- which is at 70 for requirements for a traffic study.  
4 So any concerns with that traffic study were  
5 unwarranted. Again, even though one wasn't required,  
6 Roads and Bridges still provided their memo, which  
7 we've also provided for y'all's record, and stated that  
8 there were no issues with the proposed entrance or that  
9 -- the increased traffic onto the roads.

10 I'm happy to answer any questions going forward,  
11 and if there are any comments that the public has,  
12 happy to address those later. Thank y'all.

13 WESLEY GRANT: Okay. Thank  
14 you, sir.

15 We had two citizens to sign up. The first one is  
16 Bill Arvia. I'm sorry if I mispronounce that.

17 BILL ARVIA: Bill Arvia, 800  
18 Eastview Drive in Pendleton.

19 First, I'd like to apologize for disrupting the  
20 meeting earlier. I was frustrated at the time. And  
21 thank you for allowing me to speak.

22 Our house is the one that's going to be most  
23 directly impacted. We are adjacent to the parcel.  
24 Other than there is a 20 or 25 foot swath owned by the  
25 School District Four. So from a personal standpoint,  
26 the dust, the debris, the construction noise, the  
27 lighting, the traffic, everything is going to affect  
28 our quality of life. Our private little country home  
29 is going to turn into a -- an urban development, is  
30 what we're turning this into.

31 Traffic on Eastview Drive, I know that, you know,  
32 by the letter of the law, there's no traffic study  
33 required. The posted speed limit is 35 miles per hour.  
34 I guarantee you that the minimum speed limit people do  
35 is closer to 45 and at times 50 to 60 miles an hour. I  
36 drive that road every day. I know that. Lebanon  
37 Drive, same way. Traffic is usually traveling much  
38 higher than the 45 mile an hour posted. And I just  
39 really feel that we need to look closer at the traffic  
40 and not just go by some requirement in a book that says  
41 it's okay.

42 If the county manages to get the funding for the  
43 interchange at 21 that is going to disrupt the whole  
44 traffic pattern. Eastview Drive is a main cut-across  
45 from Liberty Highway, Lebanon and Clemson Boulevard.  
46 It already gets a lot of traffic. Once exit 21 gets  
47 under construction, I'm sure the traffic is going to  
48 increase on Eastview Drive. That is my biggest  
49 concern, is that we're setting ourselves up for a  
50 dangerous situation. Thank you.

1                   WESLEY GRANT:                   Thank you,  
2    sir. Next we have Peggy Jameson.  
3                   PEGGY JAMESON:                   My name is  
4    Peggy Jameson, and I live at 181 Thompson Road in  
5    Pendleton.  
6                   My main concern is the impact this subdivision  
7    will have on the intersection of Lebanon Road, Jolly  
8    Wingo Road, Eastview Drive and Thompson Road. In  
9    speaking with an assistant district traffic engineer  
10   for the county, I learned the average daily traffic on  
11   Lebanon Road is over 5000 cars daily. The increased  
12   amount of traffic from this subdivision will add to an  
13   already dangerous situation.  
14                  I'm concerned about the continuing development in  
15   our area. There are already over 700 homes being built  
16   within a two or three mile radius of our home. I'm  
17   concerned about the impact these developments will have  
18   on our emergency services and law enforcement agencies.  
19   I'm concerned about the impact these developments will  
20   have on our schools. As a retired educator of 35  
21   years, I understand the importance of small class size  
22   and quality education. I'm concerned about possible  
23   tax increases and the impact this will have on our  
24   property values. I'm concerned about the noise and  
25   light pollution that this will cause in our area.  
26                  I'm asking you, as representatives of the citizens  
27   of Anderson County, to keep the rural areas of our  
28   county rural. I'm asking you, as representatives of  
29   the citizens of Anderson County, to consider these  
30   concerns as you make a decision.  
31                  Thank you for your time.  
32                  WESLEY GRANT:                   Thank you so  
33   much. That concludes our comments. Do we have any  
34   questions of the Commission for the developer?  
35                  MICHAEL BURNS:                   It appears  
36   that the power easement is to remain?  
37                  WILLIAM MOORE:                   That's a big  
38   transmission line, Mr. Burns.  
39                  WESLEY GRANT:                   Any other  
40   questions? We'll entertain a motion to approve or deny  
41   from the Commission.  
42                  DAN HARVELL:                   Mr. Chairman,  
43   if I might ask, do we have a, do we have a record of  
44   what that vote was last time for denial? Or staff, do  
45   we have that?  
46                  WESLEY GRANT:                   I think it was  
47   four to three last time.  
48                  ALESIA HUNTER:                   Mr. Chairman,  
49   was four to three?  
50                  WESLEY GRANT:                   Any other

1 questions, comments from the Commission? If not, we'll  
2 entertain a motion.

3 JANE JONES: I'll make the  
4 motion to deny based on the fact that this does not fit  
5 in with the surrounding community.

6 WESLEY GRANT: We have a  
7 motion from Ms. Jones to deny, based on the reasons she  
8 mentioned? Do we have a second?

9 DAN HARVELL: I'll second,  
10 if only for discussion.

11 WESLEY GRANT: We have a  
12 second from Mr. Harvell. We'll open it up for  
13 discussion. Mr. Burdette, did you have something to  
14 say? Okay, okay, I see. So we have a motion on the  
15 floor to deny by Ms. Jones, a second by Mr. Harvell.  
16 All those in favor of the denial, please raise your  
17 right hand. We have denial from Ms. Jones and Mr.  
18 Harvell. All those opposed to the denial, please raise  
19 your right hand. And that's the others. Thank you so  
20 much. The project is approved.

21 Next on our agenda is 11-B. Single family  
22 subdivision, Cypress Grove, Lawson Road. Tax map  
23 number 177-00-06-006. I'll turn it over to staff for  
24 their presentation.

25 TIM CARTEE: Thank you,  
26 Mr. Chairman. One hundred and sixty-two property  
27 owners within 2000 feet of the proposed development  
28 were notified via the postcards. Cypress Grove is the  
29 development's name. This is a single family  
30 conservation. Applicant is SW Development Partners,  
31 LLC. Engineer of record is Bluewater. The Location  
32 access is Lawson Road. This is in County Council  
33 District Two. Surrounding land use is residential and  
34 vacant. This area is unzoned. It's 53.8 acres. One  
35 hundred and sixty-nine lots are proposed. No variance  
36 is required. The southern corner of the property and  
37 east side of the property along the sewer line for your  
38 information.

39 And I believe we have Roads and Bridges to speak  
40 on this for the traffic study.

41 BRITTANY MCABEE: Thank you, Mr.  
42 Chairman. This was previously before the board as  
43 Cypress Grove at 172 single family detached homes,  
44 previously. As such, the traffic study was based on  
45 the 172 homes. The reduction of lots does change it a  
46 little bit, but for the purposes of this board, the  
47 traffic study did not require any turning lanes, did  
48 not require any improvements on the study  
49 intersections. But as far as like distribution, that  
50 could have changed a little bit. But at the higher

1 number of 172 they did not require any improvements. I  
2 can go into details, if you would like, on what the 172  
3 traffic study was.

4 WESLEY GRANT: Okay, thank  
5 you. Thank you very much. Anybody need any more  
6 details? Okay. Thank you.

7 TIM CARTEE: This is the  
8 preliminary plat for the proposed development. This is  
9 a boundary survey of the property. This is the aerial  
10 of the proposed property. Here's the posted sign for  
11 this development.

12 This project has met the requirements of Chapter  
13 24 Land Use. This is your staff report.

14 WESLEY GRANT: Okay, thank  
15 you, sir. Do we have representation here from the  
16 applicant? Okay, yeah. Just please state your name  
17 and address, sir.

18 PAUL HARRISON: Yes, sir.  
19 Thank you, Mr. Chairman, members of the Commission. My  
20 name is Paul Harrison with Bluewater Civil Design.  
21 We're here tonight on behalf of the applicant. The  
22 applicant is here tonight, and I just appreciate  
23 everyone's time and effort. I know it's been a long  
24 night, but I do want to briefly touch on some  
25 meaningful points of -- or important facts and points  
26 about the development.

27 Mr. Tim, could you bring the site plan back up?  
28 So I just want to briefly touch on some major items  
29 that I think that are important and valuable to this,  
30 to this project. As you're well aware, this is a  
31 conservation subdivision. So first, I want to kind of  
32 touch on open space and the requirements of  
33 conservation subdivision, and what that, what that adds  
34 to the development, what it adds to the -- not only for  
35 potential home buyers who buy into the development, but  
36 also adjacent properties that back up to the  
37 development.

38 So conservation subdivisions require 25 percent  
39 open space as a part of doing the conservation  
40 subdivision. Our application provides 41 and a half  
41 percent open space, roughly 22 acres of the property in  
42 open space. We think this open space is very  
43 meaningful, not only for potential future residents,  
44 but we also think it's very meaningful to the, to the  
45 surrounding community and the surrounding neighborhood.  
46 A lot of that open space is made up in the 50 foot  
47 buffer that you see on the plan, which is highlighted  
48 in green, dark green. But in addition to that buffer,  
49 which is 50 foot around the entire property and along  
50 Lawson Road, there's also a 30 foot building setback,

1 in addition to that 50 foot buffer.

2 We don't -- you can take the lot lines within that  
3 building setback. We have elected to start our rear  
4 property lines at that building setback. So for all  
5 intents and purposes, you don't have any lot within the  
6 community that is within 80 feet of the perimeter of --  
7 perimeter property line of the project.

8 I'll talk a little bit about density. So the  
9 conservation open space does allow you to go to smaller  
10 lots, which we have proposed. But the trade-off there  
11 is basically what the -- the reason why the ordinance  
12 was written, was to provide more meaningful, preserved  
13 open space for the community. That's illustrated with  
14 the walking trails and with the treatment of this open  
15 space in the fire pits that we've agreed to put in,  
16 outdoor pavilions that we've agreed to put in, and the  
17 walking trails that you see on the plan. Ninety-six  
18 percent of every proposed lot in this community will  
19 back up to some form of open space. I've seen a lot of  
20 conservation -- I've worked on some conservation  
21 subdivisions in Anderson County. This conservation  
22 subdivision before you tonight has more meaningful open  
23 space than any of the other ones I've ever worked on.

24 I'll come back to the -- well, I'll go ahead and  
25 address it now. The traffic impact study. Staff spoke  
26 a little bit about that, and we have the concurrence on  
27 that traffic impact study. But also want to point out  
28 that we also have SCDOT's concurrence on that traffic  
29 impact study. So not only did Anderson County look at  
30 that traffic impact study, but SCDOT did too. And we  
31 have both those concurrence letters from the county and  
32 from SCDOT on the traffic impact study.

33 I want to talk a little bit about public  
34 infrastructure. So a lot of areas in Anderson County,  
35 especially in unzoned areas, you don't have public  
36 sewer readily available to tie to. This community has  
37 a public sewer line in which we've already reached out  
38 to the sewer agency. We have the will serve letters,  
39 should be in your packets, but we've got capacity  
40 approval letters on the -- from Broadway Water for the  
41 public water system, and from the sewer municipality,  
42 saying there's no issues in any -- either one of these  
43 utilities. You don't see a lot of that in unzoned  
44 areas in Anderson County. And I think you need to take  
45 advantage of that when there, when there's an  
46 opportunity when the infrastructure is there, you take  
47 advantage of that. And that's why we proposed and put  
48 forth the plan that we have.

49 I talked about the buffers, I talked about open  
50 space, open space treatment, but I just want to leave

1 you with this. I'm not saying this was said tonight,  
2 but I've been in planning Commissions before where  
3 there are statements made about the greedy developer  
4 and he's just trying to get as much as he can. The  
5 ordinance allows for us -- in the conservation  
6 subdivision ordinance, it allows us the ability to put  
7 239 lots on this acreage under the conservation  
8 ordinance. We've elected to propose 169 lots, which is  
9 a reduction of roughly 70 lots. And we've elected to  
10 take that open space and increase it from the 25  
11 percent to the 20 -- to the 41 and a half percent, or  
12 41 -- yeah, 41 and a half percent.

13 We're trying to put forth a plan that the  
14 Commission can support, that staff supports, and that  
15 the community can be on board with, as well. We want  
16 to be good neighbors. We want to continue to do  
17 development in Anderson County. And we would like for  
18 every conservation subdivision in Anderson County to be  
19 done with this in mind. So we think we put forth that  
20 effort. We didn't ask -- come in here asking for the  
21 maximum number of lots that we could do. Seventy lots  
22 is meaningful. That is, that is a lot of money in  
23 today's times, those 70 lots and the value of those  
24 lots.

25 So I will end with that, and I'll be glad to  
26 answer any questions that the Planning Commission has  
27 now or later.

28 WESLEY GRANT: Okay. We may  
29 call you back.

30 PAUL HARRISON: Thank you,  
31 sir.

32 WESLEY GRANT: We had four  
33 people to sign up. First person is Leonard Gentile.

34 LEONARD GENTILE: How are you  
35 guys doing tonight?

36 WESLEY GRANT: Good.

37 LEONARD GENTILE: My name is  
38 Leonard Gentile. I live at 427 Lawson Road. My wife  
39 is -- wants me to hit a bunch of points, but we ain't  
40 got three hours here.

41 Literally, three years ago, I bought this piece of  
42 property that I'm at, bought an already existing house,  
43 and we're making it our mini farm. Being prior to this  
44 law enforcement, fireman, and everything -- you know,  
45 I've served my communities. And I know that with that  
46 many homes being done there that we're going to have,  
47 we're going to have traffic like you cannot believe.  
48 It's a small road. Most of our neighbors are 20 acres,  
49 or, you know, 40 acre, 30 acre lots and stuff like  
50 that. The impact of that many homes is just -- it's

1 just going to kill our little area.

2 This is, believe it or not, would be my last home  
3 to ever go to, my very last. We want to make it what  
4 we want and then be able to pass it on to the  
5 grandkids. But honestly, if this goes through, this is  
6 not going to be where we can be. This is not what we  
7 -- you know, we chose this area for this reason.

8 But I just -- seeing what I've seen, that many  
9 homes is going to bring a bad element to the area.  
10 There's going to be way more traffic and just not going  
11 to be safe for us. We're a community of older people  
12 on that road. Most everybody there is seniors,  
13 disabled. My wife's disabled. My sister-in-law, who's  
14 a senior now, living with us, and we're just -- we just  
15 don't need that type of traffic.

16 We already have a veterans home there, and they  
17 say no traffic impact. I don't know if you ever tried  
18 to get off of Lawson Road and go across 247, across  
19 four lanes. I do it all the time. And it's not where  
20 you just go across. You slam the gas to get across on  
21 most days. (Inaudible at this point.)

22 It talks about the amount of houses in that little  
23 area. You can put 20 dogs in the back of a pickup, but  
24 it doesn't make it right. I mean that. You're just  
25 slamming enough people in a little area. That's just  
26 not right. By any means it's just not right.

27 Any of you would see that, I hope. I thank you  
28 and my neighbors can have better points than me, but  
29 that's where I'm at with mine. Thank you.

30 JANE JONES: Since you  
31 live there, are there any apartments in close proximity  
32 to this project? Apartments? Are there any apartments  
33 in close proximity?

34 LEONARD GENTILE: No. We're  
35 all -- our road is -- there's two roads -- there's 247  
36 at the end of our road, and I forget the name of the  
37 other road.

38 JANE JONES: It doesn't  
39 matter. I just didn't know if there were any  
40 apartments.

41 LEONARD GENTILE: No, there's  
42 no apartments in our area.

43 JANE JONES: Thank you.

44 WESLEY GRANT: Okay, thank  
45 you, sir. Angela Moore.

46 ANGELA MOORE: So my name is  
47 Angela Moore, and I live at 108 Lawson Road. I'm so  
48 nervous. I don't like to speak.

49 But where I live is right at the end of Lawson  
50 Road. And when you come out -- when you come to turn

1 in from Lawson Road, you're coming off Belton Highway,  
2 the traffic's flying. People don't realize it  
3 sometimes. I can't tell you the times I've had to call  
4 because people run over the signs. There's a curb --  
5 there's a median. I don't know if you're familiar with  
6 it. But there's wrecks all the time. My neighbor's  
7 mailbox was took out last week. People flying in the  
8 road. When you go to turn out, it's hard to get out.  
9 I cannot imagine the traffic that that many houses are  
10 going to put in. It's going to be right in my  
11 backyard. In my backyard, I have deers, snakes,  
12 rabbits. I mean, there's so many animals that live in  
13 those woods. It's real rutted. I walked back there  
14 when I first moved over there. It's a real rutted lot.  
15 There's a big old creek that runs through all the  
16 people's land. I mean, I don't know what they're going  
17 to do with that creek.

18 Another thing that concerns me, if there's going  
19 to be 20 acres with nothing built, there's going to be  
20 169 lots, those houses are going to be packed up on one  
21 another. There's one way in and one way out. It's a  
22 big circle. Imagine if there was a fire. Imagine a  
23 fire truck trying to get down this little road back  
24 down in this neighborhood. The houses would be gone.  
25 And I'm just not -- I just -- I understand people  
26 wanting to build, but we have more than -- our land is  
27 more bigger than what they're trying to put these  
28 houses in. Why can't they just put 50 houses? I mean,  
29 if he's not that greedy, right? I mean, it's just not  
30 a place for all those houses. They're already building  
31 up on Belton Highway, right near the Nutty Sweet Shop.  
32 They're building big apartments there; it's townhouses.  
33 That's going to be more people coming in, in the  
34 schools. I just hope it doesn't go through. Thank  
35 you.

36 WESLEY GRANT: Thank you,  
37 ma'am. Abigail Bohl.

38 ABIGAIL BOHL: Thank you. My  
39 name is Abby Bohl. I live at 400 Lawson Road. It's  
40 the property right next to where they're proposing the  
41 subdivision.

42 I'm coming to you today to ask you to turn down  
43 this proposal. My husband and I moved into our home  
44 about a year ago after working over two years to get  
45 the land cleaned, ready and to find our dream house  
46 plan. We have worked hard to start our little  
47 homestead, and we are still building on our dream. We  
48 have two boys that are the reason we moved out to where  
49 we are. They are explorers. Love nature and joy of  
50 being outside. I don't have to worry when they're

1 running around, building forts in the woods and going  
2 to the creek. All that will change in the addition of  
3 a subdivision. I will worry about them, where they  
4 are, who they might run into, and I will not let them  
5 explore like they do now.

6 With our land, we have two wells, a large garden,  
7 which supplies us a lot of our vegetables. We started  
8 various fruits and getting hives ready for bees. I'm  
9 concerned with the added pollution, the water runoff,  
10 pesticide -- pesticides used, and trash that  
11 accumulates. I already clean up so much all down the  
12 road. We are building our chicken coop, and we hunt  
13 off the land. The venison is 90 percent of the red  
14 meat that we eat. With the deforestation that will  
15 happen, the wildlife will move, and we are seeing more  
16 deer killed on the side of the road, foxes, coyotes  
17 coming into farmland to find food, which directly  
18 affects my family and our neighbors' lives and  
19 livelihood. We have been stewards of the land and  
20 teaching our boys to do the same by saying, leave it  
21 better than you found it, and don't take more than you  
22 need.

23 I'm also a realtor, and if you were to look at the  
24 surrounding area, our road's smallest lot is around two  
25 acres. It goes up from there. There are small farms  
26 all down our road and the surrounding ones. When  
27 moving where we are, people don't want small lots.  
28 They want the experience of having land and starting  
29 small hobby farms. We are part of the District Two,  
30 the B-HP schools. They have a large FFA program that  
31 has won multiple awards. And with that comes the  
32 support of the farming community.

33 Hawks Ridge, the subdivision less than a mile from  
34 us on 76/178, has been there since 2002 and they still  
35 have approximately 25 percent of the empty lots that  
36 were cleared and now are an eyesore because nothing is  
37 on them, no grass or trees. On Shirley Store Road,  
38 there are empty lots, subdivisions that are already  
39 cleared, with a few homes built on it, but no homes  
40 being built at this time. And another 77 acres that  
41 was acquired by Mungo homes already this year on  
42 Shirley Store Road, which brings more subdivision.

43 If people are wanting the subdivision and the new  
44 home, they have opportunity there. There is a reason  
45 they are not selling, and the people want space. The  
46 ones that want the small lots in subdivisions are the  
47 ones that want the convenience, not 20 minutes to the  
48 grocery store, 15 to 30 minutes to schools.

49 I'm working with clients now that want to get out  
50 of subdivisions. They want the three, five, ten acre

1 lots, but those are the ones that are hard to find.  
2 They want to have animals, small hobby farms and allow  
3 their kids a space to explore.

4 What I fear will happen is this developer will  
5 come in, clear this land, and it will sit. At that  
6 point, what good will it be? You have stripped the  
7 land, disturbed and moved the wildlife for an empty lot  
8 that now sits.

9 HENRY YOUMANS: Time.

10 WESLEY GRANT: Thank you.

11 Last we have Darren Bohl.

12 DARREN BOHL: Hey everybody,  
13 thank you for your time. My name is Darren Bohl. I  
14 live at 400 Lawson Road. We own the 25 acres on the  
15 other side of the creek from this proposed development.

16 We've heard a lot about the developer and the  
17 conservation and all of this stuff. What it basically  
18 boils down to is 169 homes built on, I guess, 41 acres  
19 now. And that leaves a lot size of .13 houses per  
20 acre. .13 is the -- it's a -- 41 feet by 35 feet is  
21 the lot size. That does not fit in with this  
22 community. We were here in November. We voted on this  
23 thing. Several of you agreed it doesn't fit with the  
24 community. And I echo, you know, what Abby just said.  
25 It's -- there's a lot of people that have a lot of  
26 acreage on this, on this road, and slamming 169 homes  
27 does not fit in with the community. It is not being a  
28 good neighbor. It is a money grab. And they don't  
29 care because they don't live there.

30 So I'm also concerned about crime and trespassing.  
31 We've owned this land since 2021. I've already had my  
32 workshop broken into and a security camera stolen off  
33 my -- off of my property. Adding all these homes  
34 would increase that, or at least the potential for  
35 that. Again, they don't care, because they don't live  
36 here.

37 Our farm runs on well water. I'm concerned about  
38 the increase of pollutants into the soil, storm drains  
39 and ultimately into the creeks and groundwater. We  
40 have bees, chickens, we garden and we depend on the  
41 water for all of this. Soaps from cleaning cars, oil  
42 changes in the driveways, pesticides from all the yard  
43 work will no doubt make its way into our water. But  
44 again, they don't care, because they don't live here.

45 The construction of 169 homes will take years to  
46 complete, if ever. I've dealt with construction  
47 developments before, and I know what it's going to look  
48 like and sound like. The peace and quiet that we  
49 enjoyed and invested in will be replaced with years of  
50 backup alarms, nail guns, music, construction debris

1 along the roads and the creek/buffer zone, and then mud  
2 all over the roads. The construction will be sun up to  
3 sundown, and on the weekends too. The relaxing  
4 afternoons that we spend and weekends will be replaced  
5 by this for years to come. And again, they don't care,  
6 because they don't live here.

7 Our neighbors and I have invested a lot into this  
8 development -- or into this land to develop it. This  
9 will, no doubt, drive our land values down. There are  
10 20 some lots on Lawson Road. All of them are an acre  
11 and a half to two acres or better. Four houses per  
12 acre doesn't fit in with the community. Three and a  
13 half -- or in three years, five years, these won't be  
14 new homes anymore. These are small homes. They're  
15 going to be rental homes or low income homes, and we're  
16 left to deal with that long term, not them. They don't  
17 care because they don't live here.

18 It's for these reasons and many others that I ask  
19 you to deny this request. We do care. We do have  
20 invested interest in this community, and we wish to  
21 maintain that look and feel that drew us to this area  
22 to begin with time.

23 HENRY YOUMANS: Time.

24 DARREN BOHL: Thank you very  
25 much for your time.

26 WESLEY GRANT: Thank you,  
27 sir. Commissioners, that concludes the citizens  
28 comments.

29 **INAUDIBLE COMMENT FROM AUDIENCE**

30 WESLEY GRANT: Okay, please  
31 come to the microphone. We'll make one exception,  
32 please.

33 GLORIA LOWE: Mr. Chairman,  
34 I appreciate the opportunity. Thank you. My name is  
35 Gloria Lowe, and I live at 5212 Belton Highway, near  
36 this community and the Neals Creek Community.

37 My concern, among other things I've heard, is the  
38 school situation. A hundred and sixty-nine homes, even  
39 if they have one child in each home that's about the  
40 size of one of our whole schools. We have Wright  
41 School that has almost 200 students. If these students  
42 happen to go to the Belton schools, they're pretty much  
43 maxed out. We only have one school for primary  
44 children, Marshall; one school for elementary children,  
45 Belton Elementary; and one for the middle school.  
46 There's no room to build at Belton Middle School. I'm  
47 a retired district administrator. If this property has  
48 an average of two children per home, just think what  
49 over 300 children would do to our school system. We're  
50 not a large school system. So that is a major concern

1 of mine.

2 And one thing I haven't heard mentioned is also  
3 the Duke Energy grid. Right now, Duke is maxing out at  
4 certain times, and we're all charged at peak demand if  
5 you use power at those certain times. So that's a  
6 concern to consider, among the other things we've  
7 heard. Thank you for your time.

8 WESLEY GRANT: Thank you.

9 Okay, Commissioners, thank you. Do we have any  
10 questions for the developer, any clarity you might need  
11 before we consider a motion? Hearing none, we'll  
12 entertain a motion to approve or deny.

13 DAN HARVELL: Mr. Chairman,  
14 this is not my Council district, but it is my School  
15 District, so I am very cognizant of what the last  
16 speaker said. I'm probably one that made the motion to  
17 deny this the first time. So I will once again do that  
18 this time. I make a motion to deny based on density  
19 and school situation.

20 WESLEY GRANT: Thank you, Mr.  
21 Harvell. We have a motion to deny for the reasons he  
22 noted. Do we have a second?

23 STEPHEN GILREATH: Second.

24 WESLEY GRANT: We have a  
25 second by Mr. Gilreath. Any discussion?

26 STEVEN GILREATH: I would like  
27 to say, just add that this area -- this development  
28 does not fit, just like the people said. There's,  
29 there's no other development like this in the area, and  
30 I just feel like it just doesn't suit.

31 WESLEY GRANT: So any other  
32 comments? All those in favor of the denial, please  
33 raise your right hand. We have Ms. Jones, Mr. Harvell,  
34 Mr. Gilreath, Mr. Junkins and Mr. Burns supporting the  
35 denial. All those opposed to the motion of denial.  
36 Mr. Burdette, Mr. Grant, and Mr. Moore. It is denied.  
37 Thank you so much.

38 Next on the agenda, Commissioners, I would like to  
39 bring to your attention, I've got an updated copy of  
40 amended bylaws that we would like to present to you  
41 tonight. Just for clarification, this is a change from  
42 the bylaws that was in your packet. There's some  
43 things that I would like to discuss with the Planning  
44 Commission, perhaps at a future date.

45 But for now, the only changes that staff is  
46 recommending that we make is really just a matter of  
47 housekeeping related to the bylaws. Ordinance numbers  
48 have changed. Section numbers have changed. Chapter  
49 numbers have changed. And it still was referencing our  
50 old quantity in terms of Commissioners; it had seven.

1 So we needed to update it to include the two at large  
2 members, to include the number nine, along with the  
3 fact that a quorum with that increased number now was  
4 five instead of four.  
5 So with that being said, if -- Ms. Hunter, did I  
6 miss anything?  
7 ALESIA HUNTER: Mr. Chairman,  
8 you've got everything correct. This is just -- Mr.  
9 Harvell, I believe you had a question. Our land use  
10 ordinance used to be Chapter 38. When we updated our  
11 mini code, all of those ordinance numbers changed. So  
12 this is why you're having to update this to reflect who  
13 you are in the correct chapter. So land use is under  
14 Chapter 24, Article Two, Division Two. This is how you  
15 are established.  
16 DAN HARVELL: Oh, yes, I  
17 understand that. So the article eight is not in play  
18 at this time, correct?  
19 ALESIA HUNTER: That is blank.  
20 I believe Mr. Chairman said he would like to discuss  
21 that with the Commission at a later date.  
22 WESLEY GRANT: Correct.  
23 That's correct. Yeah, it is not.  
24 DAN HARVELL: Okay. As long  
25 as I'm assured that that's not part of this vote.  
26 WESLEY GRANT: The only  
27 changes you're looking at are in red.  
28 ALESIA HUNTER: Just the red.  
29 DAN HARVELL: Well, that is  
30 in red.  
31 WESLEY GRANT: Well, did you  
32 get the new copy? I just passed a new copy.  
33 DAN HARVELL: Oh, you did?  
34 No, I did not.  
35 ALESIA HUNTER: The other  
36 copy, Mr. Harvell, is not in red.  
37 DAN HARVELL: I didn't get  
38 the new copy.  
39 ALESIA HUNTER: Well, he's got  
40 it right there.  
41 WESLEY GRANT: Right there.  
42 I'm sorry, Mr. Harvell.  
43 DAN HARVELL: Okay, all  
44 right.  
45 WESLEY GRANT: And we're not  
46 voting on this tonight. We're just presenting it to  
47 you for discussion, and then we'll actually vote on  
48 this in March.  
49 ALESIA HUNTER: Yes, sir.  
50 WESLEY GRANT: I wanted to

Anderson County - Planning Commission Meeting - February 11, 2025

1 ---  
2 DAN HARVELL: I'm sorry,  
3 Mr. Chairman, they didn't make it down here.  
4 WESLEY GRANT: I'm sorry.  
5 Now you have it?  
6 DAN HARVELL: Yeah.  
7 WESLEY GRANT: And I'll say  
8 this, Mr. Harvell, the other version was simply an  
9 effort to try to streamline things a little bit more  
10 for our citizens. We obviously want our citizens to  
11 have a voice. And this was a model that is successful  
12 in a neighboring county, Greenville County, so we were  
13 going to present it to you for consideration.  
14 But we'll -- we don't want to do that tonight.  
15 For tonight, it's just what you see in red there.  
16 DAN HARVELL: Thank you, Mr.  
17 Chairman.  
18 WESLEY GRANT: Yes, sir. Any  
19 discussion about the bylaws? Okay. So we'll present  
20 that to you in March for approval.  
21 MICHAEL BURNS: Is this, is  
22 this a change in the order of business?  
23 WESLEY GRANT: What are you  
24 referring to, Mr. Burns?  
25 MICHAEL BURNS: Article 11.  
26 Is there a change in the order of business?  
27 ALESIA HUNTER: No, there's  
28 not.  
29 MICHAEL BURNS: Okay. It  
30 doesn't match up with our, with our current agenda.  
31 ALESIA HUNTER: Yeah, the  
32 chair has the discretion to change that.  
33 WESLEY GRANT: Mr. Burns,  
34 where are you talking about specifically? Help me out.  
35 I'm sorry.  
36 MICHAEL BURNS: Just the order  
37 of the new business, old business.  
38 WESLEY GRANT: I'm open to  
39 changing that. Whatever seems to flow with the --  
40 whatever we need to change to make that work. I mean,  
41 I'm flexible. Whatever the Commission's pleasure is.  
42 Just let us know before we present it to you in March,  
43 and we'll make sure we get that corrected, if you want  
44 to make a suggestion there.  
45 DAN HARVELL: What -- Mr.  
46 Burns, what was, what was different that you noticed  
47 there in 11, in Article 11?  
48 MICHAEL BURNS: Specifically  
49 that new business is after old business. And in this  
50 order of business, and then on our agenda, that is not

1 the way we handled it tonight.

2 WESLEY GRANT: Ms. Hunter,  
3 what's the typical order?

4 ALESIA HUNTER: Tonight we had  
5 legal matters, so we had to switch that, because they  
6 were going to be timely to get everybody out. So  
7 that's why you have that on there. That's why I'm  
8 saying, Mr. Burns, the chairman has the discretion to  
9 change that. So this is why this is like that.

10 WESLEY GRANT: So I guess  
11 it's safe to say, Ms. Hunter, under normal  
12 circumstances, we would be following them, except for  
13 tonight, when we had the executive session. So does  
14 that helped, Mr. Burns? Okay, perfect.

15 Well, thanks, everyone. We did add, at the  
16 beginning of the meeting, I think at the discussion,  
17 Mr. Harvell brought it up. We introduced a new topic  
18 that wasn't on the agenda; now it is, public comments.  
19 Typically there's a sign-in sheet I guess we would  
20 allow for that, or we just allow people to speak.

21 ALESIA HUNTER: You can, you  
22 can have a -- it's up to you, Mr. Chairman.

23 WESLEY GRANT: If there's  
24 anyone that would like to speak, you would have three  
25 minutes to speak. It needs to be on non-agenda related  
26 items. We'll give you that opportunity now.

27 DAVE SHALABY: Thank you.  
28 Dave Shalaby, District Four. I live at 6275 Highway  
29 187. I want to thank Dan Harvell and Jane Jones for  
30 all your support. Seems like you're getting the  
31 message from the general population that we have a  
32 serious issue in this county with overpopulation,  
33 congested.

34 I just heard those people talk about how they're  
35 having little, little private farms that they're  
36 setting up, and we should do more to support that kind  
37 of stuff, or at least make sure that we do a better job  
38 keeping the congestion located in some smaller areas.

39 Now I live on 85 acres on 187. We're never going  
40 to sell it. We're going to put it in a conservation  
41 easement. That's our plan. But unfortunately, there's  
42 over 1000 homes going on that, on that, on that road,  
43 and it's a problem. And this is unprecedented. You  
44 guys don't have any -- we're reacting now. In every  
45 meeting I come, I get to hear a lot about the same  
46 thing, different people with the same messages have the  
47 same problem.

48 And I like it when Mr. Harvell said something  
49 about he represents a certain School District or  
50 represents a certain area. Will Moore, I'd like to see

1 you represent District Four and actually not vote for  
2 some of these things.

3 WESLEY GRANT: Mr. Shalaby,  
4 please, please address the chairman without ---

5 DAVE SHALABY: Oh, I'm sorry,  
6 I'm sorry. I take that back, Will.

7 But I would like, I would like to see more done,  
8 as far as maybe putting a moratorium on these, on these  
9 subdivisions, so you guys can get a chance to actually  
10 go back and do a little more planning. I know we're  
11 doing the six year plan right now, which is great, but  
12 I don't know if a lot of folks know what's going on.  
13 But you hear it every meeting. You hear the same  
14 concerns from every meeting. Your constituents here,  
15 your citizens have the same problem every meeting.  
16 We've got to do something about the congestion. We've  
17 got to do something about maintaining the character of  
18 this. And I understand we need -- we still need homes,  
19 right? We've still got to -- have a home shortage,  
20 other issues around that. But we have to do a better  
21 job balancing it.

22 So welcome to the Planning Commission if you're  
23 new. Good to see y'all -- some new blood in here too.  
24 I appreciate that. But we've just got to do a better  
25 job. If you want to have a conversation, please let me  
26 know. Thanks.

27 WESLEY GRANT: Thank you.  
28 Any others?

29 All right, thank you so much for coming tonight.  
30 Commissioners, thank you, as well. At this time, if  
31 all hearts and minds are clear, we'll entertain a  
32 motion to end the meeting.

33 MICHAEL BURNS: So moved.

34 WESLEY GRANT: We've got a  
35 motion. Any seconds.

36 DAN HARVELL: Second.

37 WESLEY GRANT: All those in  
38 favor. Thank y'all.

39

40

**MEETING ADJOURNED AT 8:31 P.M.**



## **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**

#### **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 of 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 23<sup>rd</sup> day of March 1993 as amended on April 9, 2002, March 8, 2016, August 14, 2018, and March 11, 2025.

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**CHAIRMAN**  
**WESS GRANT**

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**ATTEST:**

## Staff Report

### Application for a Variance

Subdivide Three (3) Residential Lots under the 1- acre requirement  
Anderson County Planning Commission Meeting- Council District 3  
March 11, 2025

Applicant: Sunny South Homebuilders  
Owner: Sunny South Homebuilders

Intended Development: Construction of three (3) Residential Single-Family Homes

Current Land Use of Lots: Vacant Lots

Property Location: Harry Drive, Anderson

Council District: 3

Tax Map Number: 127-00-07-005

Acreage of Property: 2.5 acres

Current Zoning: The property is un-zoned  
Surrounding Properties:(Residential Single-Family Homesite)

Requested Variance: The applicant is requesting a variance amendment to be able to subdivide three (3) residential lots under the 1-acre minimum requirement. The proposed lots would yield a size of (+-./.78 .78. and .77 acres)

The applicant stated that in 2022, he had a preliminary soil tests and borings test completed to determine the location of where the septic systems and drain fields could be permitted as required.

After which confirming with SCDHEC, the property owner subsequently purchased the adjoining Tract A and B. Our records indicate that the property was purchased on February 16, 2022.

After purchasing the property, the property owner hired the surveyor to complete a survey consisting of eight lots, five lots on Tract B were approved and recorded in 2022 under the ½ acre minimum lot requirement on March 24, 2025, for 4 lots and one (1) lot approved on May 10, 2022.

The remaining balance of the property left three (3) lots unrecorded, and the new law that required a minimum of 1 acre took effect on **October 15, 2024.**

New Ordinance Adopted: Anderson County Ordinance 2024-031(D) states that the lots are required to be minimum of 1 acre. See copy of ordinance and map exhibit for your reference submitted by the property owner to support his case. The applicant goes on to say that he was unaware of the new changes of the ordinance, and it would create a hardship if unable to develop lots as proposed and intended.



# Development Standards Subdivision Plat Application

Anderson County Code of Ordinance  
Chapter 24 Land Use

Scheduled Public Hearing Date: 3/11/25  
Application Received By: Alexia Hunter  
Date: 2/13/25

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. **Meeting attendance is mandatory by applicant or authorized representative.**

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: \_\_\_\_\_

- Name of Applicant: Sunny South Home Builders  
Address of Applicant: 412 Anderson St Belton SC 29627  
Telephone Number(s): 864-226-0906 Email: hayniehouse@bellsouth.net
- Property Owner(s): Sunny South Home Builders  
Address: 412 Anderson St Belton SC 29627  
Telephone Number(s): 864-226-0906 Email: hayniehouse@bellsouth.net
- Engineer/Surveyor(s): Ridgewater Email: Tommy@Ridgewatereng.com

### Project Information

- Project Location: Harry D Anderson  
Parcel Number/TMS: 1270007005 County Council District: 3 School District: 3  
Total Acreage: 0.25 Number of Lots: 3 Intended Development: \_\_\_\_\_  
Current Zoning: None Surrounding Land Uses: \_\_\_\_\_

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

Water Supplier: Starco Trn Water Sewer Supplier: \_\_\_\_\_ Septic: \_\_\_\_\_  
Electric Company: Duke Power Gas Company: \_\_\_\_\_ Telecommunication Company: \_\_\_\_\_

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

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

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

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

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

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

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

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

---

## Subdivision Plat Application Check List

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

• **Application Submittal Requirements and Process**

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

1. Two (2) 8 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 2/13/25

Signature of Owner \_\_\_\_\_

Date 2/13/25

February 13, 2025

To: Development Standards

From: Alex Haynie  
President of Sunny South Home Builders  
Hayniehouse@bellsouth.net  
(864) 933-8960  
412 Anderson St  
Belton SC 29627

We are applying for a variance to the one acre requirement for a piece of property located on Harry Dr. in Anderson County. The TMS is 1270007005. In 2022, we had preliminary soil tests done, and subsequently bought adjoining Tracts A and B. We then hired Ridgewater Engineering to draw up a survey resulting in total of eight lots. This was in compliance with the requirements of 2022. We had the five lots on Tract B approved and recorded in 2022. We were unaware of any changes in the lot size requirements, until we tried to get approval for the remaining three lots on Tract A. The remaining lots are approximately .8 acres in size. To comply with the new one acre requirement, we would have to have the land resurveyed and would lose one lot. The surrounding area that has been developed has lots of this same size and much smaller.

Please let me know if there is any other information that we can provide to help expedite this process, as we currently have a buyer for one of the proposed lots.

Respectfully,

Alex Haynie

**LEGEND**

- Iron Pin, New IPS
- Iron Pin, Old IPS
- Power Pole
- Sanitary Sewer Manhole
- Light Pole
- Valve
- Gas Meter
- Mail and Bottle Cap, Pole and Otherwise Noted

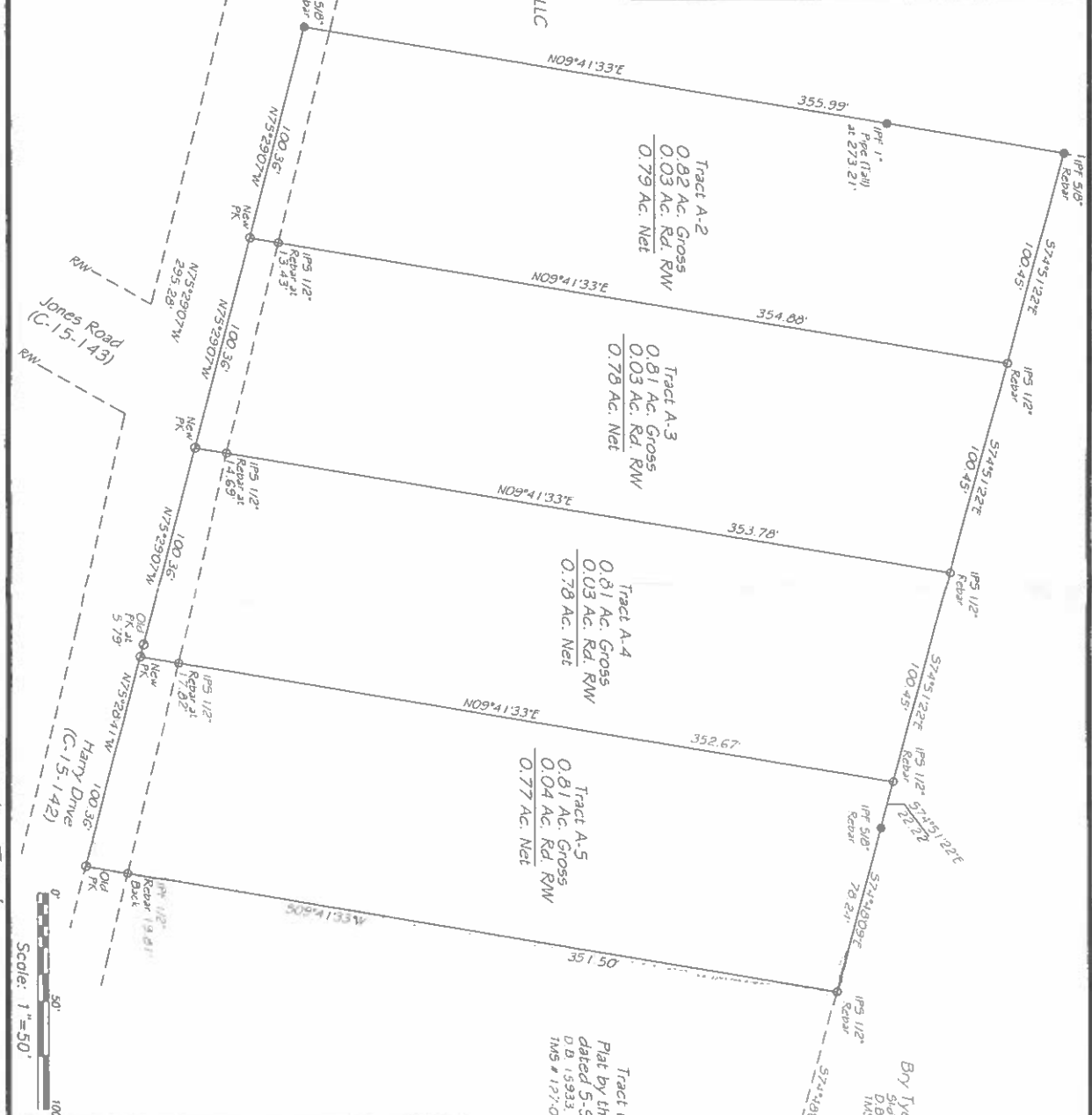


Owens Corning  
Composite Materials LLC  
P.B. 77, Page 450  
D.B. 0342, Page 226  
IMS # 127-00-07-001

I hereby state that to the best of my knowledge and belief, the survey was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and that it meets or exceeds the requirements for a Data A survey as specified therein, and there are no other encroachments or projections other than those shown.

*Steve Will*  
Norman E. Woods, PLS 5329

This survey is subject to any rights of appurtenance and easements of record, and any facts which may be discovered by a full and accurate title search. This property does not lie in a designated flood hazard area.



3.25 Ac. TOTAL



By Iye Construction LLC  
Sheet 2134, Page 10  
D.B. 12201, Page 295  
IMS # 127-00-07-006

**SOUTH CAROLINA**  
RIDGEWATER  
ENGINEERING &  
SURVEYING  
No. 5816  
CERTIFICATE OF AUTHORIZATION

REFERENCE:  
Slide 1863, Page 2-8  
Slide 2134, Page 10  
D.B. 15933, Page 194  
IMS# 127-00-07-002 & 005

**Plat of 4 Tracts of Land**  
Subdivision of Tract B  
Portion of Tract B  
SURVEYED AT THE REQUEST OF:  
Sunny South Inc.  
STATE OF SOUTH CAROLINA  
ANDERSON COUNTY  
VAREWIVES TOWNSHIP

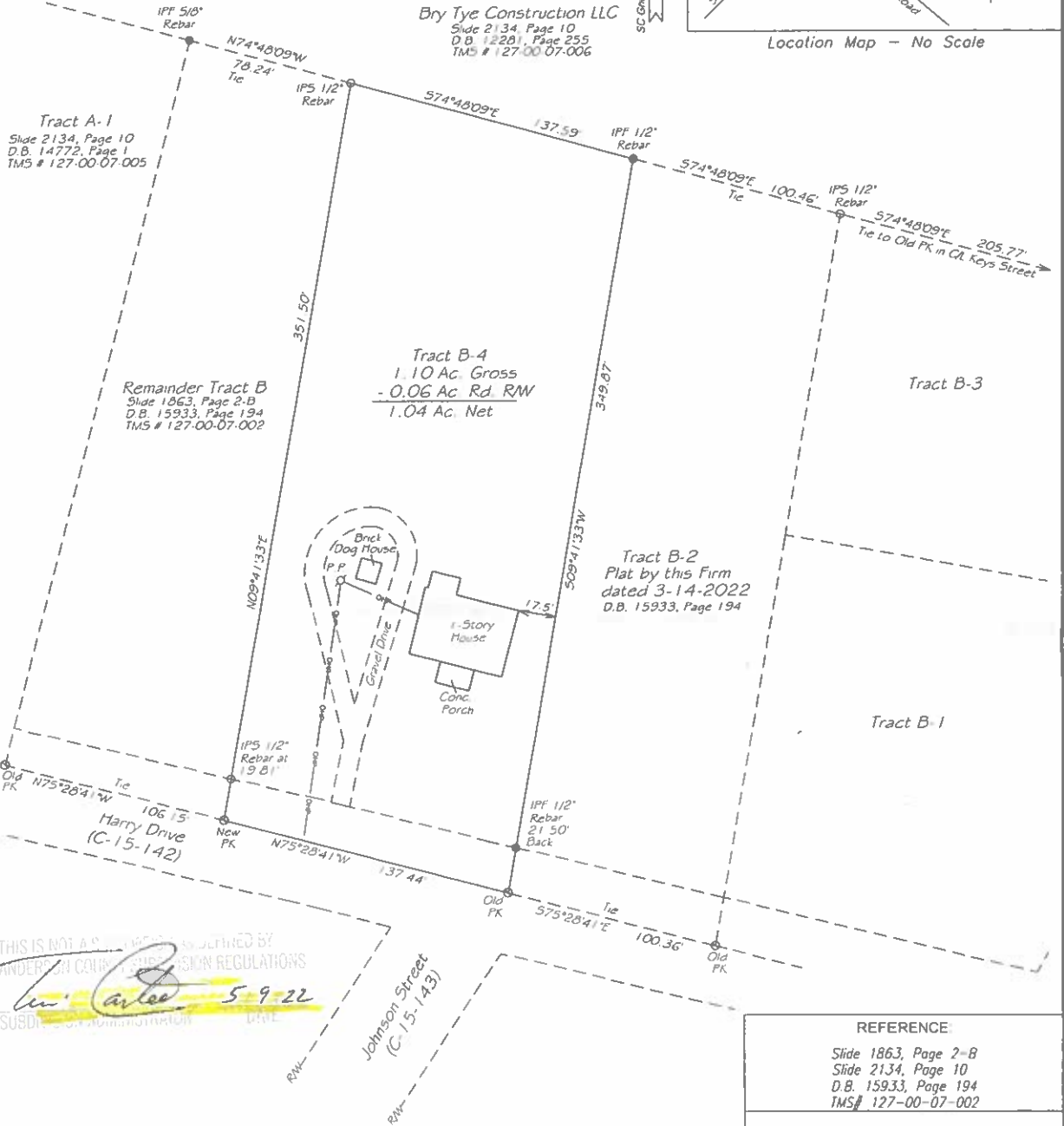
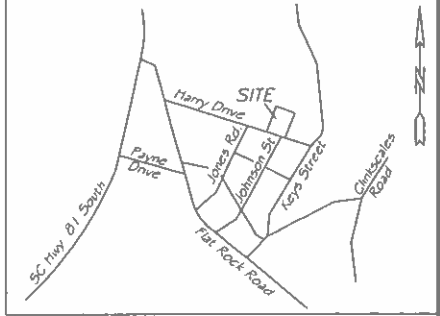
PO BOX 80C  
ANDERSON, SC 29622  
DRAWN BY TEW  
CHECKED BY DLR  
PROJECT # 22061

(264) 226-0280  
ridgewatereng.com  
DATE: 5-10-2022  
RELEASE: 0  
SHEET 1 OF 1



**LEGEND**

- Iron Pin, New IPS
- Iron Pin, Old IPF
- Power Pole
- Sanitary Sewer Manhole
- Light Pole
- Valve
- Gas Meter
- Nail and Bottle Cap,  
New Unless Otherwise Noted



THIS IS NOT A SURVEY AS DEFINED BY ANDERSON COUNTY SUBDIVISION REGULATIONS  
*Tom Carter* 5-9-22  
 SUBDIVISION ADMINISTRATOR

I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than those shown.

*Thomas E. Walls*  
 Thomas E. Walls PLS 9324

This survey is subject to any rights of way and easements of record, and any facts which may be disclosed by a full and accurate title search.

This property does not lie in a designated flood hazard area.



**REFERENCE**

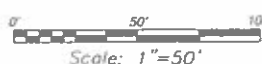
Slide 186.3, Page 2-8  
 Slide 2134, Page 10  
 D.B. 15933, Page 194  
 IMS# 127-00-07-002

**Plat of a Tract of Land**  
 Portion of Tract B  
 305 Harry Drive  
 SURVEYED AT THE REQUEST OF  
 Sunny South Inc.  
 STATE OF SOUTH CAROLINA  
 ANDERSON COUNTY  
 VARENNES TOWNSHIP



PO BOX 806, ANDERSON, SC 29622 (864) 226-0980 ridgewatereng.com

DRAWN BY: TEW	DATE: 5-9-2022
CHECKED BY: DLR	RELEASE: 0
PROJECT # 22061	SHEET 1 OF 1



**ORDINANCE NO.: 2024-031**

**AN ORDINANCE TO AMEND CHAPTER 24, SECTION 24-338 OF THE CODE OF ORDINANCES, ANDERSON COUNTY, SOUTH CAROLINA IN ORDER TO ESTABLISH THE NUMBER OF LOTS AND SIZE OF LOTS WHICH MAY BE APPROVED BY THE FILING OF A SUMMARY PLAT; AND OTHER MATTERS RELATED THERETO.**

**WHEREAS**, Anderson County, South Carolina, a body politic and a corporate and political subdivision of the State of South Carolina, acting by and through the Anderson County Council, previously adopted section 24-338 of the Anderson County Code of Ordinances; and

**WHEREAS**, Anderson County Council desires to amend section 24-338 to limit the number and size of lots that may be approved by the filing of a summary plat and to provide that a minor subdivision of land into four or less lots with road frontage will be allowed along with a twenty foot private drive.

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

1. Section 24-338 of the Code of Ordinances, Anderson County, South Carolina, is hereby amended to read as shown on Exhibit A attached hereto.
2. The remaining terms and provisions of the Anderson County Code of Ordinances not revised or affected hereby remain in full force and effect.
3. Should any part or provision of this Ordinance be deemed unconstitutional or unenforceable by any court of competent jurisdiction, such determination shall not affect the remainder of this Ordinance, all of which is hereby deemed separable.
4. All Ordinances, Orders, Resolutions, and actions of Anderson County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded.

5. This ordinance shall take effect and be in full force upon the Third Reading and Enactment by Anderson County Council.

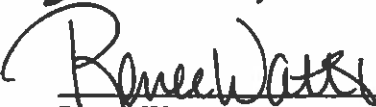
**ORDAINED** in meeting duly assembled this 15th day of October, 2024.

**ATTEST:**

  
\_\_\_\_\_  
Rusty Burns  
Anderson County Administrator

**FOR ANDERSON COUNTY:**

  
\_\_\_\_\_  
Tommy Dunn, District #5, Chairman

  
\_\_\_\_\_  
Renee Watts  
Clerk to Council

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Leon C. Harmon  
Anderson County Attorney

1<sup>st</sup> Reading: August 6, 2024

2<sup>nd</sup> Reading: August 20, 2024

3<sup>rd</sup> Reading: October 15, 2024

Public Hearing: October 15, 2024

**Exhibit A**

- **Sec. 24-338. - Summary plats.**

(a)

The following divisions of land require only the filing of a summary plat, for which approval may be given by the land use administrator, without planning commission approval:

(1)

The combination or re-combination of portions of previously platted lots where the total number of lots is not increased and the resultant lots conform to all requirements of this article.

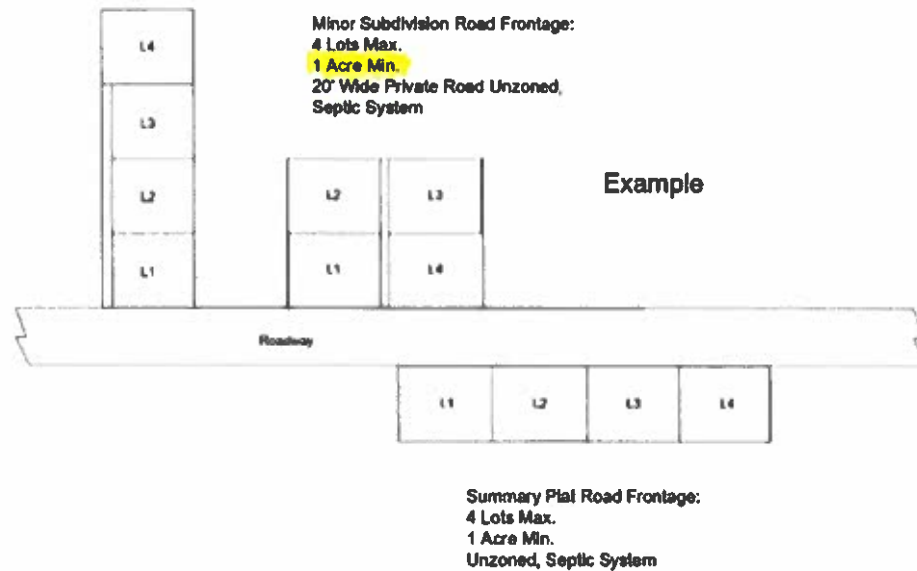
(2)

The division of land into parcels of five acres or more, where no new road or change to any existing road is involved.

(3)

The division of a tract of land into four or less lots at a minimum of one acre during any three-year period where each lot fronts on an existing county or state road. A minor subdivision of land into four or less lots with road frontage shall be allowed along with a 20' private drive as shown on the exhibit. It is the responsibility of the subdivider to obtain an encroachment permit or permits from the appropriate state or county department or agency for any driveway entrances. If there has been division of parcels in the previous three years out of the parcel on which the proposed division of four or less lots is proposed, whether to individuals or to corporate entities, the proposed division by summary plat shall not be allowed.

**Exhibit A**



(b)

Summary plats shall contain all information required to be included on preliminary plats except for the supplemental information required in section 24-337.

(c)

The land use administrator shall be authorized to give approval of summary plats provided that such division of land meets all requirements of these subdivision regulations. Prior to granting approval of a summary plat, the land use administrator shall determine that each lot has access to a public right-of-way which has been accepted by the county for continuous maintenance and that acceptable water or well and wastewater service (septic tank) is available to each lot.

(d)

In the case of summary plats which contain up to four or less lots, the subdivider shall not be required to submit a drainage plan or contour maps required by section 24-336(7) for the purpose of obtaining summary plat approval. However, if a total of one acre or more of land will collectively be disturbed on the lots, regardless of timing, drainage and contour maps will be necessary to meet the requirements of Anderson County Stormwater Management and South Carolina Department of Environmental Services.

**Exhibit A**

(Code 2000, § 38-314; Ord. No. 03-007, § 1, 4-15-2003; Ord. No. 2010-033, § 2, 1-4-2011; Ord. No. 2021-036, § 3, 8-17-2021)

# Anderson County Planning Commission

March 11, 2025

6:00 PM

## Staff Report – Preliminary Subdivision

---

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

<b>Preliminary Subdivision Name:</b>	Evergreen Heights
<b>Intended Development:</b>	Single Family Detached
<b>Applicant:</b>	24 Properties LLC
<b>Surveyor/Engineer:</b>	Gray Engineering
<b>Location/Access:</b>	Evergreen Road, Anderson
<b>County Council District:</b>	4
<b>Surrounding Land Use:</b>	Residential (R-20) and Industrial (I-2)
<b>Zoning:</b>	R-10
<b>Tax Map Number:</b>	144-00-06-005
<b>Number of Acres:</b>	+/- 5.39
<b>Number of Lots:</b>	16
<b>Variance:</b>	No
<b>Traffic Impact Analysis:</b>	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 subdividers, homeowners, and the public;
- the effects of the proposed development on the local tax base; and;
- the ability of existing or planned infrastructure and transportation systems to serve the proposed development.

---

## Subdivision Plat Application Check List

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

• **Application Submittal Requirements and Process**

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

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

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

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

The preliminary plat shall contain the following information:

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

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

---

SIGNATURE OF APPLICANT & Property Owner:

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

Signature of Applicant \_\_\_\_\_

Date 12/20/2024

Signature of Owner \_\_\_\_\_

Date 12/20/2024

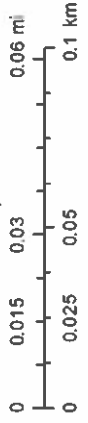


# Anderson County



January 23, 2025

1:1,977



ESRI, Highland Mapping, and Anderson County GIS

## Henry B. Youmans

---

**From:** Heather Gambrell <gambrellh@apps.anderson1.org>  
**Sent:** Tuesday, March 4, 2025 11:51 AM  
**To:** Henry B. Youmans  
**Cc:** Young, Seth - WREN HIGH SCHOOL Administration  
**Subject:** [External]Re: [EXTERNAL]RE: [External]Re: [EXTERNAL]Subdivision response Letter

**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.

Mr. Youmans,  
Dr. Young said a response was sent back in January. Please see below. If this doesn't clear up what you need, please reach back out to Dr. Young.  
Thank you!

----- Forwarded message -----

**From:** Jeffrey Wilson <[wilsonj@apps.anderson1.org](mailto:wilsonj@apps.anderson1.org)>  
**Date:** Tue, Jan 7, 2025 at 12:48 PM  
**Subject:** Land Use Ordinance  
**To:** <[tcartee@andersoncountysc.org](mailto:tcartee@andersoncountysc.org)>, Seth Young <[youngs@apps.anderson1.org](mailto:youngs@apps.anderson1.org)>

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

## Henry B. Youmans

---

**From:** Tim Cartee  
**Sent:** Monday, January 13, 2025 12:21 PM  
**To:** Seth Young  
**Cc:** Henry B. Youmans  
**Subject:** Evergreen Heights New Proposed Subdivision Development in School District 1  
**Attachments:** Evergreen Heights Preliminary Plat 12-12-24.pdf

Dr. Young, 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.

Thanks,

### Tim Cartee

**Land Development Administrator**

O: 864-260-4719

F: 864-260-4795

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

Development Standards

401 E. River Street

Anderson, SC 29624



**ANDERSON COUNTY**  
SOUTH CAROLINA



**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.andersoncounty.sc.org](http://www.andersoncounty.sc.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 location 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

Revised 12-01-2023



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

☎ 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:

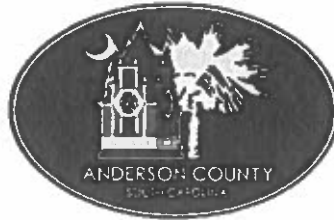
This letter confirms that Duke Energy can provide electric service to the proposed site located at 1321 Evergreen Rd. in Anderson, SC (Anderson County Tax Map #1440006005) provided all necessary easements, permits and rights-of-way can be obtained. Please contact Kim Ball at Duke Energy at (864) 234-4405 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 cursive script 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 Woolen**  
Council District 1

**Tom Allen**  
Council District 4

**Cindy Wilson**  
Council District 7

**ANDERSON COUNTY**  
SOUTH CAROLINA

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

**Gracie Floyd**  
Council District 2

**Ken Waters**  
Council District 6

**Lacey Croegaert**  
Clerk to Council

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

## 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](mailto:tcartee@andersoncountysc.org)>  
**Sent:** Monday, January 6, 2025 1:32 PM  
**To:** Bill Rutledge <[brutledge@andersoncountysc.org](mailto:brutledge@andersoncountysc.org)>; Jonathan A. Batson <[jabatson@andersoncountysc.org](mailto:jabatson@andersoncountysc.org)>; Derrick B. Singleton <[dbsingleton@andersoncountysc.org](mailto:dbsingleton@andersoncountysc.org)>; Timothy Haynes <[thaynes@andersoncountysc.org](mailto:thaynes@andersoncountysc.org)>  
**Cc:** Henry B. Youmans <[hbyoumans@andersoncountysc.org](mailto: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](mailto: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](mailto:jabatson@andersoncountysc.org)

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

**From:** Tim Cartee <[tcartee@andersoncountysc.org](mailto:tcartee@andersoncountysc.org)>  
**Sent:** Monday, January 6, 2025 1:32 PM  
**To:** Bill Rutledge <[brutledge@andersoncountysc.org](mailto:brutledge@andersoncountysc.org)>; Jonathan A. Batson <[jabatson@andersoncountysc.org](mailto:jabatson@andersoncountysc.org)>; Derrick B. Singleton <[dbsingleton@andersoncountysc.org](mailto:dbsingleton@andersoncountysc.org)>; Timothy Haynes <[thaynes@andersoncountysc.org](mailto:thaynes@andersoncountysc.org)>  
**Cc:** Henry B. Youmans <[hbyoumans@andersoncountysc.org](mailto: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](mailto: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](http://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

March 11, 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 subdividers, homeowners, and the public;
- the effects of the proposed development on the local tax base; and;
- the ability of existing or planned infrastructure and transportation systems to serve the proposed development.

---

### Subdivision Plat Application Check List

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

• **Application Submittal Requirements and Process**

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

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

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

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

The preliminary plat shall contain the following information:

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

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

---

SIGNATURE OF APPLICANT & Property Owner:

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

Signature of Applicant \_\_\_\_\_

Date 12/20/2024

Signature of Owner \_\_\_\_\_

Date 12/20/2024

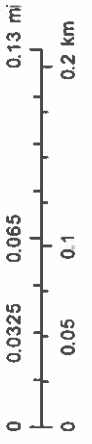


# Anderson County



January 23, 2025

1:3,955



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](http://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@grayingeering.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. **Plat Plans or drawings with driveway and structure locations are required for corner lots.**

Subdivision Name:	<u>Greystone <b>APPROVED</b></u>	Parent TMS:	<u>1190006006</u>
Zip Code:	<u>ANDERSON 29621</u>	ESN:	<u>174</u>

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

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,

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

Timothy A Haynes  
Engineer

**Tommy Dunn**  
Chairman, District 5

**Craig Woolen**  
Council District 1

**Tom Allen**  
Council District 4

**Cindy Wilson**  
Council District 7

**ANDERSON COUNTY**  
SOUTH CAROLINA

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

**Gracie Floyd**  
Council District 2

**Ken Waters**  
Council District 6

**Lacey Croegaert**  
Clerk to Council

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

**named above for personal reference and review. If the reader of this transmission is not the intended**

**From:** Newton, Kyle <KyleNewton@anderson5.net>  
**Sent:** Monday, February 17, 2025 5:04 PM  
**To:** Henry B. Youmans <hbyoumans@andersoncountysc.org>  
**Subject:** [External]Proposed Subdivision Impact on School District #5

You don't often get email from [kylenewton@anderson5.net](mailto: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.

Good afternoon,

Anderson Five has reviewed the attached information. The proposed development will be zoned for North Pointe Elementary School. Additionally, our team is Anderson Five was very pleased to see the large lot sizes in this proposed development. We do not have any concerns.

If I can be of any more assistance, please do not hesitate to reach out.

Thanks,  
Kyle



**Kyle L. Newton**  
Chief Communications Officer

📞 (864) 260-5000  
✉️ [KyleNewton@anderson5.net](mailto:KyleNewton@anderson5.net)  
📍 102 North Main Street, Anderson, SC 29621

**From:** Henry B. Youmans <[hbyoumans@andersoncountysc.org](mailto:hbyoumans@andersoncountysc.org)>  
**Sent:** Wednesday, February 12, 2025 11:05 AM  
**To:** Info <[info@anderson5.net](mailto:info@anderson5.net)>; [bkelly@anderson5.net](mailto:bkelly@anderson5.net)  
**Subject:** [EXTERNAL]Proposed Subdivision Impact on School District #5

Good morning:

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 SCOOT, 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

## 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](mailto:tcartee@andersoncountysc.org)>  
**Sent:** Monday, January 6, 2025 1:32 PM  
**To:** Bill Rutledge <[brutledge@andersoncountysc.org](mailto:brutledge@andersoncountysc.org)>; Jonathan A. Batson <[jabatson@andersoncountysc.org](mailto:jabatson@andersoncountysc.org)>; Derrick B. Singleton <[dbsingleton@andersoncountysc.org](mailto:dbsingleton@andersoncountysc.org)>; Timothy Haynes <[thaynes@andersoncountysc.org](mailto:thaynes@andersoncountysc.org)>  
**Cc:** Henry B. Youmans <[hbyoumans@andersoncountysc.org](mailto: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](mailto: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](http://www.bellsouth.com/bics).

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

Thank you for contacting AT&T.

Sincerely,

*Larry Black*

GEO Manager  
C&E South Carolina

# Anderson County Planning Commission

March 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

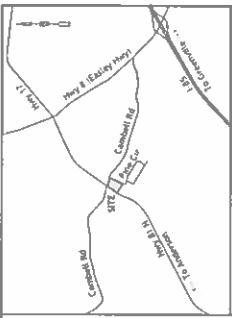
  
\_\_\_\_\_

Date 12-18-24

Signature of Owner

  
\_\_\_\_\_

Date 12-18-24



LOCATION MAP

# PRELIMINARY PLAT

**OWNER'S CERTIFICATION**  
 I, the undersigned, being the owner of the above described land, hereby certify that this drawing was made from an actual survey, and that the same is a true and correct representation of the land and its features and the proposed development and improvements thereon.

Date: 01-18-24  
 Drawn by: [Signature]  
 Checked by: [Signature]

**DESIGN PROFESSIONAL CERTIFICATION**  
 I, the undersigned, being a duly licensed Professional Engineer, do hereby certify that this drawing was made from an actual survey, and that the same is a true and correct representation of the land and its features and the proposed development and improvements thereon, in accordance with the provisions of the Georgia Professional Standards Act, as applicable to the property hereon.

By Name: [Signature]  
 Title: [Signature]  
 Registered Professional Engineer  
 License No.: 10027  
 Address: 1112 North 20th Street, Marietta, GA 30067  
 Telephone No.: 770-429-1111  
 Date: 01-18-24

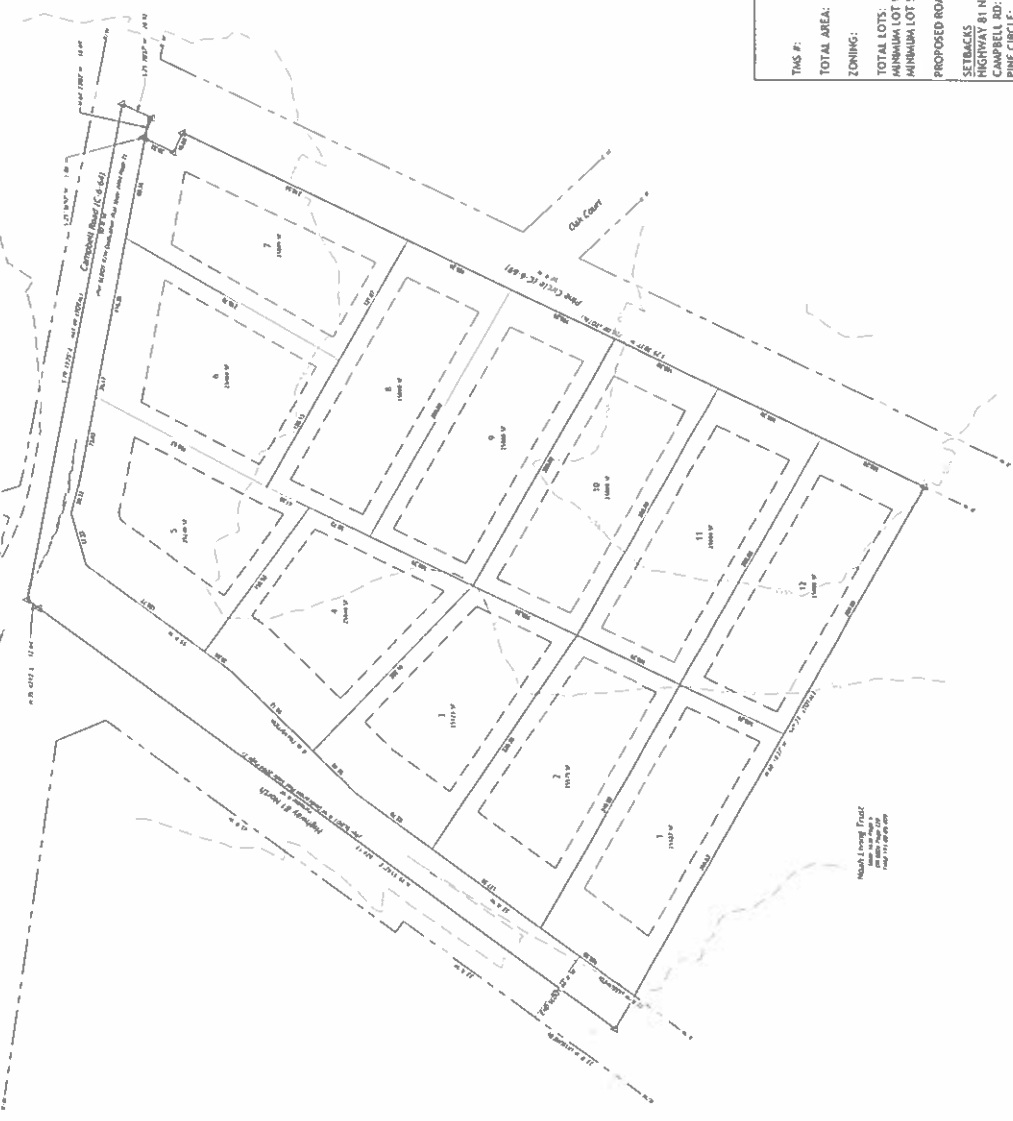
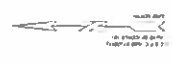
**CERTIFICATE OF PROJECT APPROVAL**  
 All applicable requirements of the Alameda County Department of Standards and Planning, including but not limited to the provisions of the Alameda County Ordinance No. 100000, are hereby certified to be in compliance with the provisions of the said Ordinance, subject to further compliance with all provisions of the said Ordinance.

Manager of Submission Administration  
 Date: \_\_\_\_\_

## THOMAS CROSSING SUBDIVISION TMS 19130005015

Survey: Properties, LLC  
 Registered Professional Engineer & Surveyor, LLC  
 P.O. Box 100  
 10000  
 10000  
 10000

State:	GA
County:	Alameda
City:	Thomas Crossing
Parcel No.:	19130005015
Area:	27.80 Acres
Permitted Use:	UNZONED
Minimum Lot Size:	12,100 SF
Minimum Lot Width:	100 FT
Proposed Roads:	NO NEW ROADS



TMS #:	19130005015
TOTAL AREA:	27.80 ACRES
ZONING:	UNZONED
TOTAL LOTS:	12 LOTS
MINIMUM LOT WIDTH:	100 FT
MINIMUM LOT SIZE:	25,000 SF
PROPOSED ROADS:	NO NEW ROADS
SETBACKS:	50 FT
HIGHWAY 81:	40 FT
CAMPBELL RD:	30 FT
HWY 17:	15 FT
REAR:	15 FT

**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](mailto:balentindr@scdot.org)

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

---

**From:** [wesley@ridgewatereng.com](mailto:wesley@ridgewatereng.com) <[wesley@ridgewatereng.com](mailto:wesley@ridgewatereng.com)>  
**Sent:** Wednesday, December 18, 2024 11:43 AM  
**To:** Balentine, D. Ryan <[BalentinDR@scdot.org](mailto:BalentinDR@scdot.org)>; Vickery, E. Andrew <[VickeryEA@scdot.org](mailto: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](mailto:BalentinDR@scdot.org)>  
**Sent:** Wednesday, December 18, 2024 11:25 AM  
**To:** [wesley@ridgewatereng.com](mailto:wesley@ridgewatereng.com); Vickery, E. Andrew <[VickeryEA@scdot.org](mailto: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](mailto:balentindr@scdot.org)

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

---

**From:** [wesley@ridgewatereng.com](mailto:wesley@ridgewatereng.com) <[wesley@ridgewatereng.com](mailto:wesley@ridgewatereng.com)>  
**Sent:** Wednesday, December 18, 2024 10:14 AM  
**To:** Balentine, D. Ryan <[BalentinDR@scdot.org](mailto:BalentinDR@scdot.org)>; Vickery, E. Andrew <[VickeryEA@scdot.org](mailto: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](mailto:tcartee@andersoncountysc.org)>  
**Sent:** Monday, January 6, 2025 1:32 PM  
**To:** Bill Rutledge <[brutledge@andersoncountysc.org](mailto:brutledge@andersoncountysc.org)>; Jonathan A. Batson <[jabatson@andersoncountysc.org](mailto:jabatson@andersoncountysc.org)>; Derrick B. Singleton <[dbsingleton@andersoncountysc.org](mailto:dbsingleton@andersoncountysc.org)>; Timothy Haynes <[thaynes@andersoncountysc.org](mailto:thaynes@andersoncountysc.org)>  
**Cc:** Henry B. Youmans <[hbyoumans@andersoncountysc.org](mailto: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](mailto:tcartee@andersoncountysc.org)

Development Standards

401 E. River Street

Anderson, SC 29624



**From:** [wesley@ridgewatereng.com](mailto: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](mailto:jabatson@andersoncountysc.org)>  
**Sent:** Tuesday, January 7, 2025 10:17 AM  
**To:** Wesley White - External <[wesley@ridgewatereng.com](mailto:wesley@ridgewatereng.com)>  
**Cc:** Tim Cartee <[tcartee@andersoncountysc.org](mailto: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](mailto:wesley@ridgewatereng.com) <[wesley@ridgewatereng.com](mailto:wesley@ridgewatereng.com)>  
**Sent:** Tuesday, January 7, 2025 9:19 AM  
**To:** Jonathan A. Batson <[jabatson@andersoncountysc.org](mailto:jabatson@andersoncountysc.org)>  
**Cc:** Tim Cartee <[tcartee@andersoncountysc.org](mailto:tcartee@andersoncountysc.org)>  
**Subject:** [External]RE: Proposed Subdivisions for PC Meeting February

**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.

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 then 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](mailto:tcartee@andersoncountysc.org)>  
**Sent:** Monday, January 6, 2025 4:52 PM  
**To:** Wesley White - External <[wesley@ridgewatereng.com](mailto:wesley@ridgewatereng.com)>  
**Subject:** FW: Proposed Subdivisions for PC Meeting February

Please comments blow for Thomas Crossing.

---

**From:** Jonathan A. Batson <[jabatson@andersoncountysc.org](mailto:jabatson@andersoncountysc.org)>  
**Sent:** Monday, January 6, 2025 3:56 PM  
**To:** Tim Cartee <[tcartee@andersoncountysc.org](mailto:tcartee@andersoncountysc.org)>; Bill Rutledge <[brutledge@andersoncountysc.org](mailto:brutledge@andersoncountysc.org)>; Derrick B. Singleton <[dbsingleton@andersoncountysc.org](mailto:dbsingleton@andersoncountysc.org)>; Timothy Haynes <[thaynes@andersoncountysc.org](mailto:thaynes@andersoncountysc.org)>  
**Cc:** Henry B. Youmans <[hbyoumans@andersoncountysc.org](mailto: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](mailto:jabatson@andersoncountysc.org)

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

---

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

**Sent:** Monday, January 6, 2025 1:32 PM

**To:** Bill Rutledge <[brutledge@andersoncountysc.org](mailto:brutledge@andersoncountysc.org)>; Jonathan A. Batson  
<[jabatson@andersoncountysc.org](mailto:jabatson@andersoncountysc.org)>; Derrick B. Singleton <[dbsingleton@andersoncountysc.org](mailto:dbsingleton@andersoncountysc.org)>;  
Timothy Haynes <[thaynes@andersoncountysc.org](mailto:thaynes@andersoncountysc.org)>

**Cc:** Henry B. Youmans <[hbyoumans@andersoncountysc.org](mailto: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](mailto: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](http://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 location 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](http://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. Plat 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](http://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](http://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 "Chris Rasco", is written over the word "Sincerely,".

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".

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 Subdivision

Dear Mr White,

Thank you for requesting information for natural gas availability for the proposed development Campbell Crossing Subdivision 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](mailto: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

---

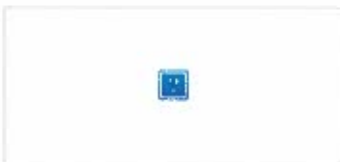
You don't often get email from wilsonj@apps.anderson1.org. [Learn why this is important](#)

**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.

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

March 11, 2025

6:00 PM

## Staff Report – Preliminary Subdivision

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

**Preliminary Subdivision Name:** Riverdale

**Intended Development:** Single Family

**Applicant:** Von Hollen Investments, LLC

**Surveyor/Engineer:** **Freeland & Associates**

**Location/Access:** Von Hollen Dr. (County) & Three Bridges Rd. (State)

**County Council District:** 6

**Surrounding Land Use:** Residential

**Zoning:** Un-zoned

**Tax Map Number:** 213-00-07-001, -012

**Number of Acres:** 82.79

**Number of Lots:** 52

**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: 3-11-25

Application Received By: ME

Date: 1-16-2025

DS Number: 25-09

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: Riverdale

1. Name of Applicant: Von Hollen Investments, LLC  
Address of Applicant: 219 Andrea Circle, Easley SC 29642  
Telephone Number(s): 917-842-3626 Email: dweisz@summitmgmtllc.com

2. Property Owner(s): same as Applicant  
Address: \_\_\_\_\_  
Telephone Number(s): \_\_\_\_\_ Email: \_\_\_\_\_

3. Engineer/Surveyor(s): Freeland & Associates Email: ktumblin@freelandsc.com

### Project Information

4. Project Location: 116 & 126 Von Hollen Drive, Easley, SC 29642  
Parcel Number/TMS: 2130007001 & 2130007012 County Council District: 6 School District: 1  
Total Acreage: 82.79 Number of Lots: 52 Intended Development: single-family residential  
Current Zoning: unzoned Surrounding Land Uses: single-family residential

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

Water Supplier: Powersville Water Sewer Supplier: n/a Septic: SCDES  
Electric Company: Duke Energy Gas Company: Fort Hill Telecommunication Company: AT&T/Spectrum

6. Have any changes been made since this plat was last before the Planning Commission? not applicable  
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.**

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

*David Weisz*  
DocuSigned by:  
726BFF54E4DB463...

Date 1/10/2025 | 7:42:51 AM PST

Signature of Owner

*David Weisz*  
726BFF54E4DB463...

Date 1/10/2025 | 7:42:51 AM PST

Lot #	Length	Width	Area
1	33.80	584.23	407.2
2	30.87	460.47	308.2
3	60.00	160.75	48.4
4	43.78	307.12	417.2
5	179.07	525.57	544.8
6	168.00	571.07	600.1
7	100.00	538.03	544.8
8	98.77	466.07	458.2
9	83.43	449.11	417.2
10	53.00	460.15	283.8
11	50.61	462.33	255.7
12	48.42	444.50	200.7
13	43.07	446.46	212.7



**OWNER:**  
VON HOLLEN INVESTMENTS LLC  
1111 EAST 10TH STREET  
FAYETTE, SC 29502

**PROFESSIONAL DESIGNER:**  
D. KEVIN TURNER  
FREELAND & ASSOCIATES, INC.  
302 WEST STONE AVENUE  
MYRTLE BEACH, SC 29577  
KTURNER@FREELANDSC.COM  
803-271-4822

**UNITS:**  
52 SINGLE-FAMILY DETACHED  
STREET LIGHTS: 52  
WATER: 52  
SEWER: 52  
GAS: 52  
ELECTRIC: 52  
TELEPHONE: 52  
CABLE: 52  
FIBER: 52  
TOTAL: 52

**FLOOD INFORMATION:**  
THIS PROPERTY IS LOCATED IN FLOOD ZONE VAE-1. THE FLOOD HAZARD INFORMATION IS BASED ON THE 2013 ANNUAL CHANCE FLOODPLAIN. THE LOCATION OF THE 2013 ANNUAL CHANCE FLOODPLAIN IS SHOWN ON THE ATTACHED FLOODPLAIN MAP. THE EFFECTIVE DATE IS SEPTEMBER 20, 2011.

**LOT SIZE CERTIFICATION:**  
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE PROPOSED LOTS MEET MINIMUM LOTS STANDARDS DETERMINED BY THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY.

**GENERAL NOTES:**  
1. THIS PLAN IS A CONCEPT PLAN FOR REVIEW AND DISCUSSION ONLY.  
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
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51. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
52. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

**SITE DATA**

ADDRESS: 116 VON HOLLEN DRIVE  
POWDERVILLE, SC 29502

TAX MAP: 2130007001  
2130007012

ZONING: N/A (CURRENT LAND USE: UNDEVELOPED)

TOTAL AREA: 82.79 ACRES

NUMBER OF LOTS: 52 SINGLE FAMILY DETACHED

DENSITY: 0.63 UNITS/ACRE

ROAD: 4.187 LF (PUBLIC)

SETBACKS:  
VON HOLLEN - 40'  
THREE BRIDGES - 40'  
FRONT - 30'  
SIDE - 15'  
REAR - 15'

COMMON AREA: 41.62 ACRES

**HATCH LEGEND**

ASPHALT	[Hatch Pattern]
WETLAND BUFFER	[Hatch Pattern]
AREA TO BE DEDICATED	[Hatch Pattern]
FLOODPLAIN AREA	[Hatch Pattern]
WETLAND AREA	[Hatch Pattern]
STORMWATER DETENTION	[Hatch Pattern]

**RIVERDALE PRELIMINARY PLAT**

STATE OF SOUTH CAROLINA  
ANDERSON COUNTY

DATE: 11-18-24  
DRAWN BY: [Name]  
SCALE: 1" = 100'

NO	DATE	DESCRIPTION
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**FREELAND & ASSOCIATES, INC.**  
302 WEST STONE AVENUE  
MYRTLE BEACH, SC 29577  
PHONE: (843) 271-4924  
FAX: (843) 223-0215

**LOCATION MAP**



**From:** [Bill Rutledge](#)  
**To:** [Tim Cartee](#); [Jonathan A. Batson](#); [Timothy Haynes](#)  
**Subject:** RE: Riverdale Subdivision  
**Date:** Thursday, January 23, 2025 9:44:07 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)

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Okay with me



**Bill Rutledge, PE**  
**Asst. Principal Engineer**  
O: 864.260.4190  
C: 864.617.5076  
[brutledge@andersoncountysc.org](mailto:brutledge@andersoncountysc.org)

Roads & Bridges Department  
1428 Pearman Dairy Road  
Anderson, SC 29625

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**From:** Tim Cartee <[tcartee@andersoncountysc.org](mailto:tcartee@andersoncountysc.org)>  
**Sent:** Thursday, January 23, 2025 9:36 AM  
**To:** Bill Rutledge <[brutledge@andersoncountysc.org](mailto:brutledge@andersoncountysc.org)>; Jonathan A. Batson <[jabatson@andersoncountysc.org](mailto:jabatson@andersoncountysc.org)>; Timothy Haynes <[thaynes@andersoncountysc.org](mailto:thaynes@andersoncountysc.org)>  
**Subject:** Riverdale Subdivision

Your thoughts please?

Thanks,

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

**From:** [Jonathan A. Batson](#)  
**To:** [Tim Cartee](#); [Bill Rutledge](#); [Timothy Haynes](#)  
**Subject:** RE: Riverdale Subdivision  
**Date:** Thursday, January 23, 2025 11:10:50 AM  
**Attachments:** [image001.png](#)

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They just need to be aware that stormwater conveyances, sewer or swales, must be in right of way or common area and not across lots.

Thanks,  
Jon

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**From:** Tim Cartee <[tcartee@andersoncountysc.org](mailto:tcartee@andersoncountysc.org)>  
**Sent:** Thursday, January 23, 2025 9:36 AM  
**To:** Bill Rutledge <[brutledge@andersoncountysc.org](mailto:brutledge@andersoncountysc.org)>; Jonathan A. Batson <[jabatson@andersoncountysc.org](mailto:jabatson@andersoncountysc.org)>; Timothy Haynes <[thaynes@andersoncountysc.org](mailto:thaynes@andersoncountysc.org)>  
**Subject:** Riverdale Subdivision

Your thoughts please?

Thanks,

**Tim Cartee**

**Land Development Administrator**

O: 864-260-4719

F: 864-260-4795

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

Development Standards

401 E. River Street

Anderson, SC 29624



**From:** [Balentine, D. Ryan](#)  
**To:** [Tim Cartee](#)  
**Cc:** [Vickery, E. Andrew](#); [Robertson, Chad B](#)  
**Subject:** [External]RE: Proposed Riverdale Subdivision S-04-0074  
**Date:** Tuesday, January 28, 2025 11:04:33 AM  
**Attachments:** [image003.jpg](#)  
[image004.png](#)

**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.

Tim,

Thank you for the opportunity to review the plans. We have not been able to visit the site to verify anything in the field, but I do have some comments shown below.

- There aren't any major issues with the driveway location as long as the sight distance requirement can be met.
  - o For 45 mph the required sight distance is 500'.
- The minimum driveway dimensions are 24' wide driveway throat width with 30' radii.
- There can be no storm water detention on SCDOT R/W it appears that the pond is close to the road. The toe of the slope for the pond must be off R/W.

Let me know if you need anything further.



**Ryan Balentine**

*District 2 Permit Engineer*

**P** 864-889-8006 **C** 864-259-8477 **E** [balentindr@scdot.org](mailto:balentindr@scdot.org)

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

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**From:** Tim Cartee <[tcartee@andersoncountysc.org](mailto:tcartee@andersoncountysc.org)>  
**Sent:** Thursday, January 23, 2025 9:43 AM  
**To:** Balentine, D. Ryan <[BalentinDR@scdot.org](mailto:BalentinDR@scdot.org)>  
**Subject:** Proposed Riverdale Subdivision S-04-0074

**\*\*\* 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. \*\*\***

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.

Thanks,

**Tim Carlee**

**Land Development Administrator**

O: 864-260-4719

F: 864-260-4795

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

Development Standards

401 E. River Street

Anderson, SC 29624





# **EASLEY COMBINED UTILITIES**

*A Community Tradition*

January 30, 2025

Re: Von Hollen property  
Parcel ID #2130007001  
Von Hollen Dr & Three Bridges Rd, Easley, SC  
Sanitary Sewer

To Whom It May Concern:

Easley Combined Utilities does not have the capacity to serve the above-referenced parcel with sanitary sewer service.

If you have any questions or need any additional information, please feel free to contact me by email at [adye@easleyutilities.com](mailto:adye@easleyutilities.com) or by phone at 864-644-8165.

Sincerely,

Alex C. Dye  
Operations Manager



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

October 22, 2024

D. Kevin Tumblin, PE  
Freeland & Associates, Inc.  
323 West Stone Avenue  
Greenville, SC 29609

RE: Property located at 116 Von Hollen Dr. in Easley, SC

Dear Mr. Tumblin:

This letter confirms that Duke Energy can provide electric service to the proposed site located at 116 Von Hollen Dr. in Easley, SC (Anderson County Tax Map #2130007001 & #2130007012) 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



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

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

01/31/2025

Aline Capital  
204 Westfield St., Ste 100  
Greenville, SC 29601

**RE:** Von Hollen Dr in Easley, SC; Tax Map 2130007001 and 2130007012

To Whom It May Concern:

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

After confirming service availability to this project, AT&T requires information such as proposed land use, density, site plans, and agreements with respect to service arrangements for the project. Please contact me at the telephone number or email address shown above to arrange for providing any information that you may not have included in this request for service availability. No preparatory work towards providing service will begin at this time.

Thank you for contacting AT&T.

Sincerely,

*Courtney Alston*

Courtney Alston  
AT&T

October 31, 2024

Attn: Kevin Tumblin  
Freeland and Asso  
Cell 864-918-9874  
[ktumblin@freelandsc.com](mailto:ktumblin@freelandsc.com)

RE: Gas Available for: intersection of Von Hollen Drive and Three bridges Road

Dear MR Tumblin,

Thank you for requesting information for natural gas availability for the proposed development Von Hollen Rd tract in Anderson SC.. This property is identified by Anderson County parcel number 2130007001 and 2130007012. Fort Hill Natural Gas Authority is the natural gas supplier for this area. The existing natural gas main has sufficient volume and pressure to support the proposed development.

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

Sincerely,

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

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Address:  
1719 Circle Road  
Powdersville, SC 29642



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

November 11, 2024

Von Hollen Investments, LLC  
219 Andrea Circle  
Easley, SC 29642

Re: Von Hollen Subdivision, 54 Single Family Lots  
Anderson County Tax Parcels 2130007001, 7012

Dear Von Hollen Investments, LLC,

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

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

Sincerely,

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

Chris Rasco  
Project Engineer

Cc: Project File