

# Anderson County Planning Commission

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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

May 13, 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. April 08, 2025
6. Public Hearings:
  - A. Rezoning Request: Request to rezone from R-A to R-20. Located at Old Dobbins Bridge Road. / TMS 6-00-04-002, -009 **(Council District 4)**
    1. Staff Presentation
    2. Developer Presentation
    3. Public Hearing – Citizen Comments
  - B. Rezoning Request: Request to rezone from R-A to C-1R. Located at Old Dobbins Bridge Road. / TMS 5-00-07-006 **(Council District 4)**
    1. Staff Presentation
    2. Developer Presentation
    3. Public Hearing – Citizen Comments
  - C. Variance Request to subdivide parcels less than 1-acre requirement. Located on Ballard Road. / TMS 219-00-04-029. **(Council District 7)**
    1. Staff Presentation
    2. Developer Presentation
    3. Public Hearing – Citizen Comments
7. New Business:
  - A. Single-Family Subdivision: Waxwing Cove, Little Creek Road. / TMS 120-00-02-005 **(Council District 1)**
    1. Staff Presentation
    2. Developer Presentation
    3. Public Hearing – Citizen Comments
  - B. Single-Family Subdivision: Cedar Hollow, Broadway Lake Road. / TMS 177-02-01-001 **(Council District 2)**
    1. Staff Presentation
    2. Developer Presentation
    3. Public Hearing – Citizen Comments
  - C. Single-Family Subdivision: Bentgrass Woods, Scotts Bridge Road. / TMS 143-00-08-002, -008 **(Council District 4)**
    1. Staff Presentation

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2. Developer Presentation
3. Public Hearing – Citizen Comments
- D. Single-Family Subdivision: Lake Highlands, Nunnally Road. / TMS 270-00-10-31, -21 (**Council District 4**)
  1. Staff Presentation
  2. Developer Presentation
  3. Public Hearing – Citizen Comments
- E. Single-Family Subdivision: Kay Ridge at Double Pond, Pine Land Meadows Road. / TMS 172-00-03-031 (**Council District 5**)
  1. Staff Presentation
  2. Developer Presentation
  3. Public Hearing – Citizen Comments
- F. Single-Family Subdivision: Fox Creek, SC 20 and Harper Street. / TMS 222-00-09-010, -011 (**Council District 7**)
  1. Staff Presentation
  2. Developer Presentation
  3. Public Hearing – Citizen Comments
8. Executive Session: Legal Matter – Secret Property I, LLC Planning Commission Appeal
9. Executive Session: Legal Matter – BFCI, LLC Planning Commission Appeal
10. Action Following Executive Session
11. Old Business:
  - A. Single-Family Subdivision: Thomas Crossing, SC Hwy 81, Campbell Road. / TMS 193-00-05-015 (**Council District 4**)
    1. Staff Presentation
    2. Developer Presentation
    3. Public Hearing – Citizen Comments
  - B. Single-Family Subdivision: Holliday Springs, Irby and Shiloh Road. / TMS 217-00-12-001 (**Council District 6**)
    1. Staff Presentation
    2. Developer Presentation
    3. Public Hearing – Citizen Comments
12. Public Comments, non-agenda items – 3 minutes limit per speaker
13. Adjournment

STATE OF SOUTH CAROLINA )  
COUNTY OF ANDERSON )

ANDERSON COUNTY  
PLANNING COMMISSION MEETING  
APRIL 8, 2025

PRESENT:  
WESLEY GRANT, CHAIRMAN  
SCOTT JUNKINS  
BRAD BURDETTE  
STEVEN GILREATH  
WILL MOORE  
JANE JONES  
DAN HARVELL  
MICHAEL BURNS - arrival at 6:04 p.m.

ALSO PRESENT:  
TIM CARTEE  
HENRY YOUMANS  
JOAN HOLLIDAY  
BRITTANY MCABEE  
SARAH LYONS  
QUANESHIA HAMMOND

1                   WESLEY GRANT:                   Good evening.  
 2 Thank you for being present tonight for the April 8  
 3 Anderson County Planning Commission meeting. We're  
 4 glad to have you with us tonight. I'd like to call the  
 5 meeting to order.

6                   First on the agenda, we'll have the invocation and  
 7 Pledge of Allegiance led by Mr. Gilreath. If you could  
 8 please stand and join us.

9                   STEVEN GILREATH:                   Let us pray.

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

11                   WESLEY GRANT:                   Thank you.  
 12 Next, I'd like to just make a few comments about the  
 13 agenda before we approve it. Hopefully you all had the  
 14 opportunity to see it. Those in attendance and  
 15 Planning Commissioners, item 7(a) was posted on the  
 16 door. The applicant has withdrew from tonight's  
 17 agenda. Item 7(a) will be stricken from the agenda,  
 18 Evelyn's Landing.

19                   And then also, as we always do at every meeting,  
 20 we have public comments at the end. It was  
 21 inadvertently left off tonight's listing for one reason  
 22 or another. So I would propose we add that to the  
 23 agenda so that we can cover that as we always do.

24                   So with those two changes to the agenda, I would  
 25 seek a motion to approve.

26                   STEVEN GILREATH:                   I'll make a  
 27 motion.

28                   WESLEY GRANT:                   We've got a  
 29 motion by Mr. Gilreath. Got a second by Mr. Junkins.  
 30 All those in favor. It's unanimous. Thank you.

31                   In your packets, I know you had the opportunity to  
 32 see the March 11 meeting minutes. We'll entertain a  
 33 motion to approve those minutes.

34                   DAN HARVELL:                   Motion to  
 35 approve as written, Mr. Chairman.

36                   WESLEY GRANT:                   We have a  
 37 motion by Mr. Harvell.

38                   WILLIAM MOORE:                   Second, Mr.  
 39 Chair.

40                   WESLEY GRANT:                   Got a second  
 41 by Mr. Moore. All those in favor. It's approved  
 42 unanimously.

43                   First on our agenda tonight and underneath public  
 44 hearings -- thank you, Mr. Burns. We recognize he's  
 45 coming into the meeting now, as well -- we have a  
 46 rezoning request. Request to rezone from R-A to R-20  
 47 to allow single family residential, Three and Twenty  
 48 Road. Tax map 1640002126.

49                   And I'll ask the staff for a presentation.

50                   HENRY YOUMANS:                   Thank you, Mr.

1 Chair.

2 Twenty-four postcards was sent out within 2000  
3 feet of the proposed development. The applicant is K  
4 and P Land Holdings. That is also the owner. The  
5 precinct is Three and Twenty. It's in Council District  
6 Six, located on Three and Twenty Road. Tax map number  
7 is there for your reference. It is 11 acres in size.

8 Zoning history for this particular precinct,  
9 Ordinance 2008-018 was approved by County Council  
10 August 19, 2008 and adopted to designate R-A and R-20  
11 zoning for the entire precinct. Current zoning is R-A,  
12 residential agricultural. Requested zoning is R-20  
13 single family residential district. And residential  
14 districts, as far as zoning for single family residents  
15 to have the same attractive residential area, private  
16 and orderly conditions, they use to discourage any  
17 other type of characteristics which are not familiar  
18 with R-20 zoning.

19 The surrounding zoning on the properties: north is  
20 R-A, south is R-20, east is R-A, west is R-20. The  
21 current land use using the 2016 comprehensive plan map  
22 is -- indicates agricultural use. The future land use  
23 map from the -- also the 2016 comprehensive plan  
24 indicates residential use.

25 The evaluation: the plan is to create a 17 lot  
26 single family upscale housing development.

27 Public outreach: staff required public  
28 notification, which was completed on March 21, 2025.  
29 Rezoning post notification cards was sent to 275  
30 property owners within 2000 feet of the subject  
31 property. The notice -- rezoning notification signs  
32 were posted on the subject property. And the Planning  
33 Commission public hearing advertisement was published  
34 in the Independent Mail.

35 This is the tax map aerial of the property in  
36 question to be rezoned. This is the zoning  
37 representation showing the R-20 zoning to the left and  
38 the R-A to the north and the east. This is the current  
39 land use map for District Six. And this is the future  
40 land use map for District Six per the 2016 Anderson  
41 County comprehensive plan. This is the posting of the  
42 sign for the rezoning notice.

43 This project has met the requirements for Chapter  
44 48 Zoning for referral to County Council.

45 This is the staff report.

46 WESLEY GRANT: Thank you, Mr.  
47 Youmans.

48 Do we have representation for the property owner?  
49 Okay, if you'll please come to the microphone, speak  
50 your name and address, that would be great.

1                   RYAN WILSON:                   Ryan Wilson,  
2    980 Beaver Dam Road, Williamston.  
3                   KIMBERLY KRAVETS:                   Kimberly  
4    Kravets, 113 Cardinal Woods Way, Easley.  
5                   WESLEY GRANT:                   Okay, thank  
6    you. Please share anything you'd like with the  
7    Commission.  
8                   RYAN WILSON:                   What we're  
9    planning is very similar to Avondale, which is next  
10   door, upscale homes that will be similar to the other  
11   subdivisions I've done in Anderson County. I did  
12   Tuscany subdivision, Omega Farms, Edenberry. It'll  
13   follow a nice entrance. It's be a, you know, a little  
14   more upscale. It's not going to be the 600,000 range,  
15   but the medium of 450, five is kind of what we're  
16   finding is what's needed in that area right now. But  
17   there'll be, there'll be an HOA. Everything will be as  
18   it should be.  
19                   WESLEY GRANT:                   Okay. Thank  
20   you.  
21                   RYAN WILSON:                   Thank you very  
22   much.  
23                   WESLEY GRANT:                   We may call  
24   you back if we have questions.  
25                   RYAN WILSON:                   Yes, sir.  
26                   WESLEY GRANT:                   Thank you.  
27    We have one person signed up to speak. If you  
28   could please come forward, state your name and address.  
29   You'll have three minutes to speak. Mr. Dan Kelly.  
30                   DAN KELLY:                   How are you  
31   doing today? Dan Kelly, 14 Nickel Springs Drive.  
32    So some of my -- I'm against this development.  
33   Just up the road, and I don't know the -- if it's been  
34   rezoned for R-20 -- but just up the road, less than a  
35   half a mile, there's another 400 home development that  
36   they're trying to get approved. A lot of the  
37   infrastructure has already gone in, but they were  
38   trying to rezone that one, as well, and I don't know  
39   how that one turned out.  
40    So now we're looking at, you know, 400 homes plus  
41   this other development. The roads are already pretty  
42   bad in that area. It's a 45, real twisty through the  
43   woods in some areas, so I'm not sure what they would do  
44   about roads. I wouldn't let -- you know, my kids are  
45   young. I wouldn't let them drive on Three and Twenty.  
46   They're going to have to at some point. But the way  
47   the roads currently are is pretty bad.  
48    Schools. Schools are -- like I said, I have  
49   children. All the classrooms are packed, and now we're  
50   continuing to add more, you know, more homes and adding

1 more children to the school district.

2 There is no sewer there, so now you're adding  
3 septic systems to all these properties. Power and  
4 internet. We lose power quite frequently, probably  
5 four times a year, I'd guess, maybe more. Internet is  
6 even more frequent than that, so now you're going to be  
7 adding more people to that power grid and also to the  
8 internet.

9 Yeah, and just, we continue to develop all these  
10 areas, you know, just keep adding in more homes, more  
11 homes, more homes. When are we going to keep it  
12 natural? When is it -- you know, I bought in that area  
13 because it is natural. You know, you drive -- when you  
14 have to drive into Three and Twenty, it's all sorts of  
15 trees and everything, and it's beautiful. And a lot of  
16 the reason why most people live in there is for that  
17 beauty. And we keep cutting into it and taking it away  
18 and adding more cars, more pollution, more everything.  
19 That's all I've got. Thank you.

20 WESLEY GRANT: Thank you.  
21 Commissioners, do you guys have any questions for the  
22 developer or staff?

23 JANE JONES: Since that's  
24 my district, I have some comments to make. In fact, my  
25 precinct adjoins this one. But there have been a  
26 number of times in the past when this commission has  
27 said we need more zoning in the Wren/Powersville area  
28 to help solve some of our problems. I want to point  
29 out that this is the only precinct in County Council  
30 District Six that is zoned. And we all know what the  
31 process is. You have to get the petition signed, and  
32 you have to get on the ballot, and you have to go to  
33 the polls and actually vote on what you want your  
34 zoning to be.

35 And I think we need to be very careful and mindful  
36 of changing that, considering that's what the people  
37 that live there wanted. The developer doesn't live in  
38 the area. He just wants to build houses there, and  
39 this would give him a chance to build more. And more  
40 houses is, I guess, more profit.

41 But these -- the people that live there have said  
42 very distinctly with this zoning what they want, and  
43 now someone from outside is asking us to change it. I  
44 looked it up, and I hope I have my numbers right. The  
45 way it is now, the current zoning is R-A and that would  
46 designate about an acre lot. The requested zone is R-  
47 20 and that, I hope I got this right, is 20,000 square  
48 feet, and that's around half an acre. So that's a  
49 pretty big change there in the size of the lot that is  
50 being requested by this developer.

1           A number of people had called me that live in this  
2 precinct. I guess they couldn't be here tonight. I  
3 know one man in particular is sick. But I just want  
4 you to be mindful of the fact that these people very  
5 deliberately set this for themselves.

6           And I would make the motion to deny this request  
7 for rezoning.

8           WESLEY GRANT:                                 We have a  
9 motion to deny. Do we have a second?

10          DAN HARVELL:                                 Second.

11          WESLEY GRANT:                                 We have a  
12 second by Mr. Harvell. The motion was made by Ms.  
13 Jones. Do we have any discussion from the  
14 Commissioners before we vote?

15          DAN HARVELL:                                 Well, I'll  
16 reiterate, Mr. Chairman, what I've said quite a few  
17 times before here. I know the effort that it is, just  
18 as Ms. Jones has said, for a precinct to zone  
19 themselves. It's a lot of work the way it's set up  
20 now. That may be made easier by ordinance going  
21 forward in the future, but for now, it is what it is.

22           I'm very cognizant of the work that went -- that  
23 goes into this and the wishes of the residents that get  
24 involved to try to keep their neighborhood and their  
25 surroundings as they prefer they be and as approved by  
26 County Council upon final vote by Council. So I just  
27 add that in. I basically ditto what Ms. Jones has  
28 said.

29          WESLEY GRANT:                                 Okay, thank  
30 you, Mr. Harvell.

31           Mr. Youmans, I did have a question. The future  
32 land use map from 2016 that you referenced, can you  
33 reiterate what those zonings were for the planned  
34 future use. Was it -- did it remain R-A in the future  
35 use?

36          HENRY YOUMANS:                                 Well, if you  
37 look at the future land use map, and mind you, this is  
38 from 2016 when that comprehensive plan was approved, it  
39 is saying that this area will be commercial along the  
40 high -- roadway infrastructure and residential, leaving  
41 a portion still as agricultural. And that was from the  
42 2016 reference from the comprehensive plan.

43          WESLEY GRANT:                                 Okay.

44          JANE JONES:                                     This map that  
45 we have is of the whole County Council district, isn't  
46 it; not just that, not just that precinct.

47          HENRY YOUMANS:                                 That's the  
48 precinct. That's the precinct.

49          JANE JONES:                                     The whole map

50          ---

1 HENRY YOUMANS: That's the  
2 district -- for District Six.  
3 JANE JONES: Which part is  
4 the precinct?  
5 HENRY YOUMANS: The precinct  
6 would be where that red ---  
7 JANE JONES: Okay, it goes  
8 all the way out; it's not just the green.  
9 HENRY YOUMANS: Right.  
10 WESLEY GRANT: So it's  
11 currently in the -- so that I can clearly understand,  
12 you're saying this parcel to be developed is currently  
13 zoned for R-A?  
14 HENRY YOUMANS: Well, this --  
15 it is. That is correct. It went from being unzoned to  
16 when it was zoned in 2008 to being zoned agricultural  
17 R-A and R-20 single family district.  
18 JANE JONES: Well, the  
19 requested is 20.  
20 HENRY YOUMANS: Right. They  
21 want to change that one parcel from R-A to R-20.  
22 WESLEY GRANT: Okay, so it's  
23 currently R-A and they want to change it to R-20?  
24 HENRY YOUMANS: That is  
25 correct.  
26 WESLEY GRANT: Yeah. Okay.  
27 I just wanted to make sure I understood that.  
28 JANE JONES: And that would  
29 make about a half acre of difference in the size of the  
30 lots.  
31 WESLEY GRANT: Any other  
32 questions or comments from the Commission? We have a  
33 motion to deny from Ms. Jones; a second by Mr. Harvell.  
34 All those in favor of the denial to rezone, please  
35 raise your hand. All those opposed to the denial.  
36 Okay, it's denied. Thank you.  
37 Next on our agenda is item 7(b) on the agenda, The  
38 Summit at Covered Bridge, Shackleburg Road. Tax map  
39 number 1440003001. Call on the staff for presentation.  
40 HENRY YOUMANS: Thank you, Mr.  
41 Chair. This property was recently rezoned by County  
42 Council from R-20 zoning to R-A2 and R-12 zoning. Three  
43 hundred seventy-one property owners within 2000 feet of  
44 the proposed development were notified by postcard.  
45 The subdivision's name is The Summit at Covered Bridge.  
46 Its intended development is single family. The  
47 applicant is Blue Print Development LLC. The engineer/  
48 surveyor is Ridgewater Engineering and Surveying. The  
49 location access is Shackleburg Road and Covered Bridge  
50 Parkway. It's Council District Four. Surrounding land

1 use is residential and vacant.

2 Zoning for the area for the original part is R-A2,  
3 R-12, R-15 and PD. Tax map number is there for your  
4 reference.

5 The total acreage for the complete acreage of the  
6 property is 194.139 acres. What is going -- what is  
7 proposed to be developed is 176.23 acres. The PD and  
8 R-15 areas located within the conservation areas will  
9 not be developed in this submission. The number of  
10 lots are 125; R-12 is 120 lots and R-A2 is five.  
11 There's no variance requested at this time.

12 The traffic impact, I will refer to the Roads and  
13 Bridges staff that here -- is here in place.

14 This is a site plan of the proposed development  
15 showing the R-12 properties within that -- in that area  
16 and the R-A2 surrounding that -- those R-12 lots.

17 This is the tax map representation of that, and  
18 this is the new zoning map per the rezoning of this  
19 area, showing R-12 in green and R-A2 surrounding the  
20 remainder of the parcel, PD to the left and R-15 to the  
21 existing subdivision that is in place. This is the  
22 sign posting the proposed subdivision.

23 This project has met the requirements in Chapter  
24 48.

25 This is -- we turn it over to Roads and Bridges  
26 for their traffic analysis.

27 WESLEY GRANT: Thank you.

28 BRITTANY MCABEE: Good evening.

29 This study was for 125 single family detached houses.  
30 This study was a little bit different, because it is an  
31 existing subdivision. Existing subdivision consists of  
32 40 developed lots and nine undeveloped lots. A second  
33 access is being proposed to the north of the existing  
34 access to the existing subdivision. Both accesses are  
35 located on Shackleburg Road. A traffic impact study  
36 was conducted by Infrastructure Consulting and  
37 Engineering LLC and dated February 2025. Existing  
38 counts were taken December 19, 2024. The study was  
39 conducted per our requirements. The study addressed  
40 the Shackleburg Road and Scotts Bridge Road  
41 intersection, as well as the Shackleburg Road and the  
42 two site accesses. The level of service for all  
43 movements at all study intersections were acceptable.

44 Build volumes do warrant a left turn lane at the  
45 proposed new access on Shackleburg Road. No other turn  
46 lanes are warranted.

47 This concludes the report.

48 WESLEY GRANT: Okay, thank  
49 you for that. Do we have representation from the  
50 developer that would like to speak?

1                   WESLEY WHITE:                   Thank you,  
2 Commissioners. Wesley White with Ridgewater  
3 Engineering, 211 Society Street here in Anderson. Also  
4 present is James Curtis, the developer, and the owner's  
5 representative, Freddie Taylor, if you have any  
6 questions directly related to them.

7           As you recall, and as staff mentioned, this  
8 project did come before y'all for the rezoning. It  
9 went through successfully there, and before Council.  
10 At that we showed you guys this plan that we've  
11 presented now as the preliminary plat. So it's in line  
12 with what we showed you there. One hundred twenty of  
13 the lots are the R-12. Those are going to be -- allows  
14 for 60 foot widths, but we've had them all laid in at  
15 80 foot, so there's extra width. And the average is a  
16 little over 12,500 square feet on each one of those.  
17 What that allows us to do is minimize the disturbance  
18 on the site. And the large portion of R-A is made up  
19 of the five additional lots, as well as a lot of the  
20 conservation area that will be turned over and handled  
21 through the HOA is also part of that R-A, along with  
22 the PD and the R-15 that's already there.

23           As mentioned in the traffic study, the left turn  
24 lane will be required. We've met with HOA  
25 representatives for Crossroads at Covered Bridge, as  
26 they will be directly impacted by the addition of the  
27 left turn lane requirement. And so we'll be working  
28 with them through the design process, along with the  
29 staff going forward for that. A lot of their concerns  
30 were related to design questions, and we've assured  
31 them that we'll make sure that they're involved going  
32 forward with those. They also had some concerns about  
33 the current HOA restrictions, which I think have been  
34 mentioned. There's different aspects of the HOA  
35 restrictions that our developer has no issue with  
36 complying with, and they're going to work those out and  
37 make it a single cohesive subdivision.

38           This is the next phase, as it always has been.  
39 We've got all the accessibility letters that are  
40 requested now. We've also reached out to Roads and  
41 Bridges about the access into and over Jones Creek, and  
42 they're happy with our proposed approach there. So  
43 going forward, we feel like access will be more than  
44 adequate.

45           One of the big issues in this area is this is in  
46 School District One. We've got -- I'll ask staff if  
47 they would pass these out. This is an email that we  
48 did receive yesterday from -- thank you -- School  
49 District One in support of this project or not opposed  
50 to it, however they wanted to word it. And that was

1 largely due to the fact -- if you'll go back one slide  
2 -- this property has always been deemed phase two, or  
3 the next phase of Covered Bridge, and since that time  
4 has been taxed as such. You can't read it real well  
5 here, but the property on the left is ours. It has --  
6 last year alone, the '24 taxes were over 18,000  
7 directly to the school district. A similar property  
8 across I-85 that's also zoned R-20 -- it's a little bit  
9 smaller, it's only 60 acres, but to give you a scale --  
10 they paid \$100 to the school as R-20 zoning versus the  
11 amount that this property has been posting. So I think  
12 that is what kind of has worked in -- the school  
13 district realized that this is -- property has always  
14 been set up to be developed this way.

15 So with that, we're -- like I said the developer  
16 is here, and we're here to answer any questions going  
17 forward. We appreciate you guys' support and time.  
18 Thank you.

19 WESLEY GRANT: All right,  
20 thank you.

21 We have two people signed up. First is Phillip  
22 Cluley. I think I said that right. I'm sorry if I  
23 didn't.

24 PHILLIP CLULEY: Good evening.

25 WESLEY GRANT: If you could  
26 state your name and address, please.

27 PHILLIP CLULEY: Phillip  
28 Cooley, 100 Jones Creek Circle. I am the Vice  
29 President of Jones Creek HOA. I am the property  
30 actually closest to the new development. And I  
31 represent, with our president, the existing 40 units  
32 plus nine lots.

33 And as has already been alluded to, we've had to  
34 work through some restrictions. As you know, the  
35 covenants for Covered Bridge was added to your docket,  
36 so you have that as well, when in prior it may have  
37 been omitted. And in discussions with the developer  
38 and the owner, we're going to work together to have a  
39 positive development environment going forward.

40 It's not -- I can't represent all 40 homeowners,  
41 but we are going to advocate that we work together to  
42 make this development work within the construct of what  
43 they have proposed, and within our covenants. And if  
44 we have to have any amendments to the covenants, we're  
45 open to that with the developer. Thank you.

46 WESLEY GRANT: Thank you.  
47 Next we have Chris Anklam.

48 CHRIS ANKLAM: Good evening,  
49 everyone. Chris Anklam, 143 Jones Creek Circle. I am  
50 the current president of Cover Bridge HOA. Just

1 echoing -- going on the record echoing everything that  
2 Phil just said. So we're not opposed to this  
3 development in any shape or form. We look forward to  
4 working with them on this. We'll get through any  
5 restrictions that our current covenants have with our  
6 Council and their legal counsel. That's it. Thank  
7 you.

8 WESLEY GRANT: Thank you so  
9 much.

10 That concludes our public hearing for citizen  
11 comments. Do we have any questions from the Commission  
12 for the staff or the developer, before we entertain a  
13 motion?

14 MICHAEL BURNS: I have a  
15 couple, Mr. Chairman.

16 WESLEY GRANT: Okay. Mr.  
17 Burns.

18 MICHAEL BURNS: There's a  
19 primary existing entrance that is located there. And  
20 then one is labeled secondary. And that's the one that  
21 we're talking about is requiring the turning lane, the  
22 left turn lane.

23 WESLEY GRANT: If someone can  
24 clarify that, that would be great.

25 DAN HARVELL: Ms. McAbee,  
26 are you able to make that larger?

27 BRITTANY MCABEE: I am not. It  
28 is in a PowerPoint, so I cannot. Okay, so let me see  
29 if I can talk you guys through this.

30 So this map is true north. If you look to the  
31 west, you'll see the existing entrance to the south,  
32 and you'll see the secondary entrance that Mr. Burns  
33 pointed out to the north. The new entrance is the one  
34 to the north, the new -- the secondary entrance, and it  
35 says proposed beside it. That is the one that's going  
36 to require the left turn lane, because people who are  
37 returning from the north will take -- probably take the  
38 first entrance that they see, which will be that  
39 northern one.

40 MICHAEL BURNS: Does the  
41 current entrance have a turn lane?

42 BRITTANY MCABEE: No.

43 MICHAEL BURNS: And most of  
44 the traffic approaches from the north?

45 BRITTANY MCABEE: It was a  
46 split. I can give you the exact split, but I do  
47 believe over 50% was from -- like the distribution was  
48 to the north.

49 DAN HARVELL: If I might  
50 ask, those two -- the two entrances, how far apart are

1 those?  
2 BRITTANY MCABEE: I believe  
3 they're about 600 feet maybe. They're pretty close.  
4 Or Wesley -- okay.  
5 WESLEY WHITE: Six hundred  
6 and eighty-five feet, I think is ...  
7 JANE JONES: I don't like  
8 anything about the entrances.  
9 MICHAEL BURNS: By default,  
10 would the -- would the new entrance become the primary  
11 entrance?  
12 WESLEY WHITE: That's what  
13 the traffic study says, so -- because they feel like  
14 the majority of the traffic is going to be coming from  
15 Scotts Bridge. But that's part of what we've had some  
16 discussions with the HOA and the owner of those nine  
17 lots to kind of figure out the best approach to how  
18 that works. But yeah, for now, this is the -- that's  
19 the two entrances.  
20 MICHAEL BURNS: Is it  
21 required?  
22 WESLEY WHITE: Yes, over 100  
23 lots requires two entrances. If we default to a single  
24 entrance, we'd have to come back and ask for a variance  
25 from you guys.  
26 MICHAEL BURNS: I guess what  
27 I'm getting at is suddenly these houses that have been  
28 here without an entrance adjacent to them are now  
29 suddenly going to have this primary entrance that's  
30 adjacent to these houses.  
31 WESLEY WHITE: And that's --  
32 and we'll work with them on the design and the exact  
33 buffering there. But yes, we're aware of that, and  
34 Phil is one of those lots, so he's directly impacted,  
35 as well. But yeah. Do what?  
36 JAMES CURTIS: Thank you  
37 again. Yeah, the second egress we have now for the  
38 nine lots is just that, it's single lane egress for the  
39 back side of the nine lots. So there's another area  
40 we're going to have to work with, is the nine lots and  
41 how we're going to have those developed. And that's  
42 something we're also working with. But yes, what it  
43 does is it puts three lots where they're -- basically  
44 their backyards will then be a primary entrance/exit.  
45 So that's something that'll have to be addressed with  
46 some type of appropriate buffer.  
47 STEVEN GILREATH: I can't read  
48 the tax statement, but how long have they been paying  
49 taxes on this parcel?  
50 WESLEY WHITE: Since, I

1 believe, '05.  
2 STEVEN GILREATH: And the tax,  
3 what is that? I can't read it, what --  
4 WESLEY WHITE: It's 18  
5 thousand and like 500 and something dollars, and that's  
6 just the portion that goes to the school. That's just  
7 the school portion. Yes.  
8 STEVEN GILREATH: Okay.  
9 WILLIAM MOORE: So that's been  
10 going on 20 years.  
11 WESLEY WHITE: I mean, yeah.  
12 I mean, obviously they haven't paid 18,000 a year, but  
13 it's -- as it's gone up, that's just that -- you can  
14 only go back two years, and that's the most recent tax  
15 bill. And the school district was, as you can tell in  
16 their email response, was very aware of that.  
17 WESLEY GRANT: And I'll just  
18 add to that, Mr. Cartee, I guess, it's my understanding  
19 this has come before Planning before, and it was  
20 approved, the zoning changes, all that was approved,  
21 went to County Council, and all that was approved, and  
22 they're just now presenting the preliminary plat, just  
23 to comply with the zoning that's already been  
24 previously approved.  
25 TIM CARTEE: That's  
26 correct.  
27 WESLEY GRANT: Yeah. Thank  
28 you.  
29 JANE JONES: Who is going  
30 to pay for that turning lane that you referenced?  
31 WESLEY WHITE: The developer  
32 will pay for all of that.  
33 DAN HARVELL: I may have  
34 missed this, but is a lot of the -- I mean, will there  
35 be further build-out on this property, based on this  
36 plat and what we see now?  
37 WESLEY WHITE: No, this is  
38 it, the 125 that we're proposing, and then the nine  
39 that are not built on yet that Ms. McAbee referenced,  
40 that are on the front there. That's the extent of  
41 everything that can be built.  
42 DAN HARVELL: All right.  
43 So, and why could it not be built out further?  
44 WESLEY WHITE: Access. And  
45 so when we met with the Roads and Bridges at the very  
46 beginning, there's -- the only access is across that  
47 Jones Creek in that one spot. The only other access  
48 would be from I-85 and obviously that won't happen. So  
49 with that limited access, the -- that was the extent of  
50 what they would allow there.

1 DAN HARVELL: All right.  
2 And just in case I missed it, how much of this is --  
3 would be classified wetlands.  
4 WESLEY WHITE: That's the  
5 large portion of the R-A2, and I think it's right  
6 around 60 acres.  
7 DAN HARVELL: Okay, so  
8 that's non-buildable?  
9 WESLEY WHITE: That's  
10 correct. It's also in what was referred to as  
11 conservation easement that Mr. Youmans referred to.  
12 DAN HARVELL: Okay, thank  
13 you.  
14 WESLEY WHITE: Thank you.  
15 WESLEY GRANT: Any other  
16 questions or comments? If not, I'll entertain a  
17 motion.  
18 WILLIAM MOORE: Mr. Chairman,  
19 this is my district. We're, you know, we're to  
20 preliminary plat. We approved the rezoning. I feel  
21 like it's conducive. I feel like they've done  
22 everything they could do to offer as much free space.  
23 For that reason, I make a motion to approve.  
24 WESLEY GRANT: We have a  
25 motion to approve. Do we have a second?  
26 SCOTT JUNKINS: Second.  
27 WESLEY GRANT: We have a  
28 second by Mr. Junkins. Any discussion? All those in  
29 favor ---  
30 MICHAEL BURNS: For the  
31 record, I would just like to say that with our approval  
32 in January and Council's approval, they told us exactly  
33 what they were going to do in the rezoning. So I'd  
34 have a hard time denying this at that point.  
35 WESLEY GRANT: I agree with  
36 you, Mr. Burns, that's my position as well. Any other  
37 discussion? All those in favor of approval, please  
38 raise your hand. It's unanimous. Thank you so much.  
39 Next on the agenda is old business. We have none.  
40 As part of the modified agenda, we added public  
41 comments. Did we have anybody signed up to speak at  
42 the public comment section?  
43 Hearing none, I'll entertain a motion to adjourn.  
44 DAN HARVELL: So move.  
45 WESLEY GRANT: Have a motion  
46 by Mr. Harvell. Second?  
47 WILLIAM MOORE: Second.  
48 WESLEY GRANT: Second by Mr.  
49 Moore. We're adjourned.  
50

1

**ADJOURNED AT 6:33 P.M.**

**Anderson County Planning Commission  
Staff Report-Rezoning May 13, 2025**

Applicant: Lisa McAdams Duckett/Samual Glenn Duckett

Current Owner: Lisa McAdams

Precinct: Fork No.2 Precinct

Council District: Four (4)

TMS#: 6-00-04-002 and 6-00-04-009

Acreage: +/- 45 acres

Zoning History: Ordinance # 2023-022 rezoned the entire Fork No. #2 Precinct. This portion of the precinct was rezoned to R-A and R-20.

Current Zoning: R-A (Residential Agricultural)

Requested Zoning: R-20 (Residential Single-Family)

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

Surrounding Zoning: North: R-A and C-1R  
South: R-20  
East: R-20  
West: R-A and R-20

Current Land Use Map: Fork No. 2 Use Map indicates Agriculture and Residential use.  
Future Land Use Map: Fork No. 2. Use Map indicates Residential and Commercial use.

Evaluation: To rezone to develop Single-Family Residential Housing Subdivision.

Public Outreach: Staff hereby certifies existing parcel that the required public notification actions have been completed on April 25, 2025 as follows:

Rezoning notification postcards were sent to 121 property owners within 2,000' of the subject property.

Rezoning notification signs posted on subject property.

Planning commission public hearing advertisement published in the Independent Mail.

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



# Rezoning Application

Anderson County Planning & Development

Mar 18, 2025

Date of Submission

Approved/Denied

### Applicant's Information

Applicant Name: Lisa McAdams Duckett Samuel Glenn Duckett  
Mailing Address: 3945 Old Dobbins Bridge Rd Fair Play SC 29643  
Telephone: 864 760 8984  
Email: knucklehead0602@gmail.com

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

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

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

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

Lisa M. Duckett

Owner's Signature

3/18/25

Date

### Project Information

Property Location: 3945 Old Dobbins Bridge Rd Fair Play SC 29643  
Parcel Number(s)/TMS: 6000 4002 006-00-04-009  
County Council District: 04 School District: 04  
Total Acreage: 45 Current Land Use: ag/residential  
Requested Zoning: R-20 Current Zoning: ag R-A  
Purpose of Rezoning: Development of new subdivision

Are there any Private Covenants or Deed Restrictions on the

Yes

No

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

Usam Duddett Samuel Duddett  
Applicant's Signature

Mar. 18, 25  
Date

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

Additional Information or Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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

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

Usam Duddett Samuel Duddett  
Applicant's Signature

Mar 18, 25  
Date

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

**For Office Use Only:**

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

Complete Submission Date: \_\_\_\_\_

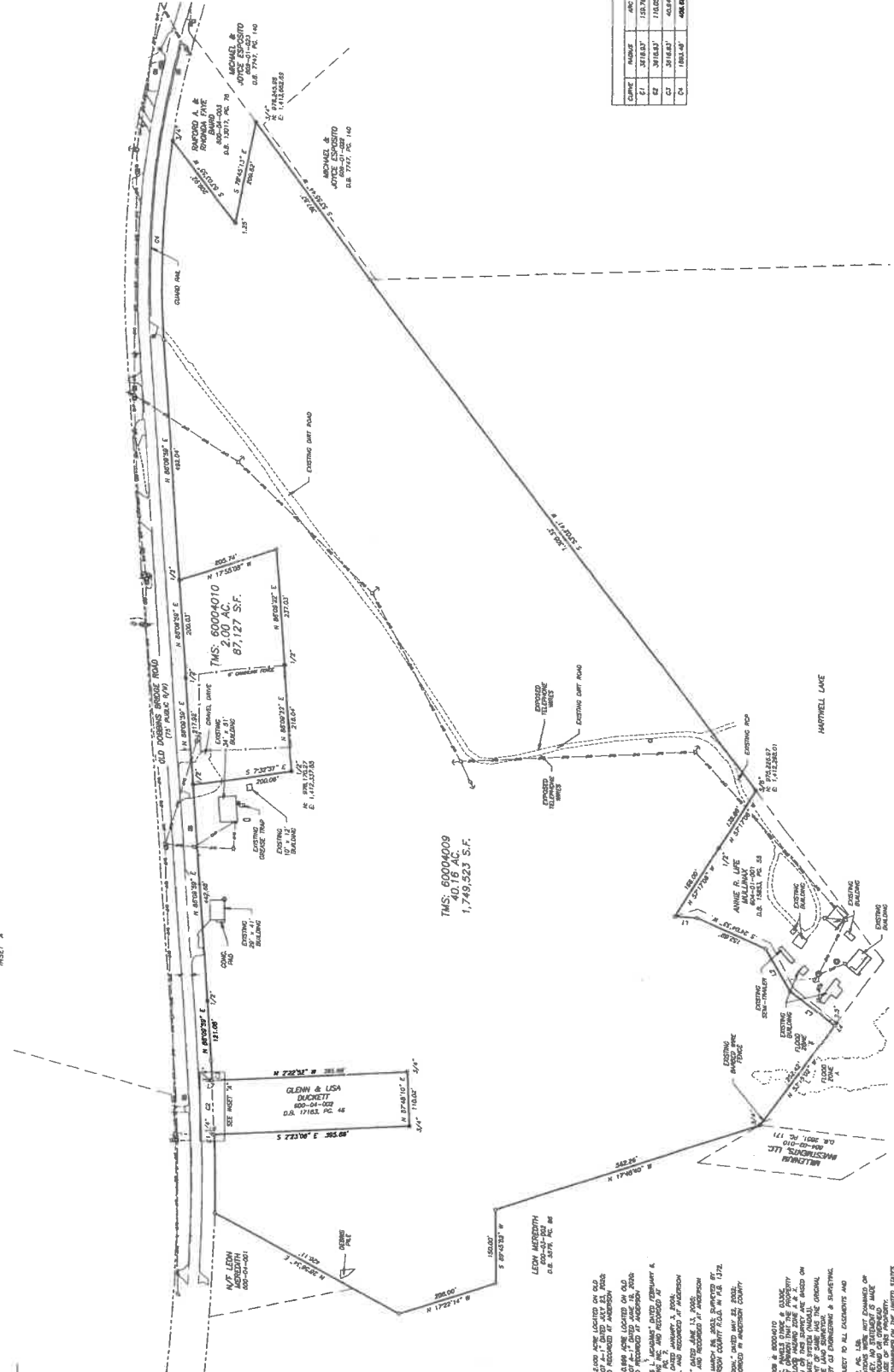
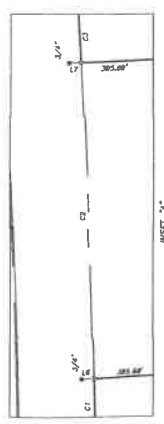
Commission Public Hearing: \_\_\_\_\_

Council Public Hearing: \_\_\_\_\_

THIS IS NOT A SUBDIVISION AS REQUIRED BY THE ANTI-SUBDIVISION ACT AND REGULATIONS OF THE SOUTH CAROLINA DEPARTMENT OF REVENUE. THIS IS A SURVEY OF AN UNDIVIDED PARCEL OF LAND AS SHOWN HEREIN. SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR LICENSE NO. 21127



DATE: \_\_\_\_\_  
 TMS# 60004009



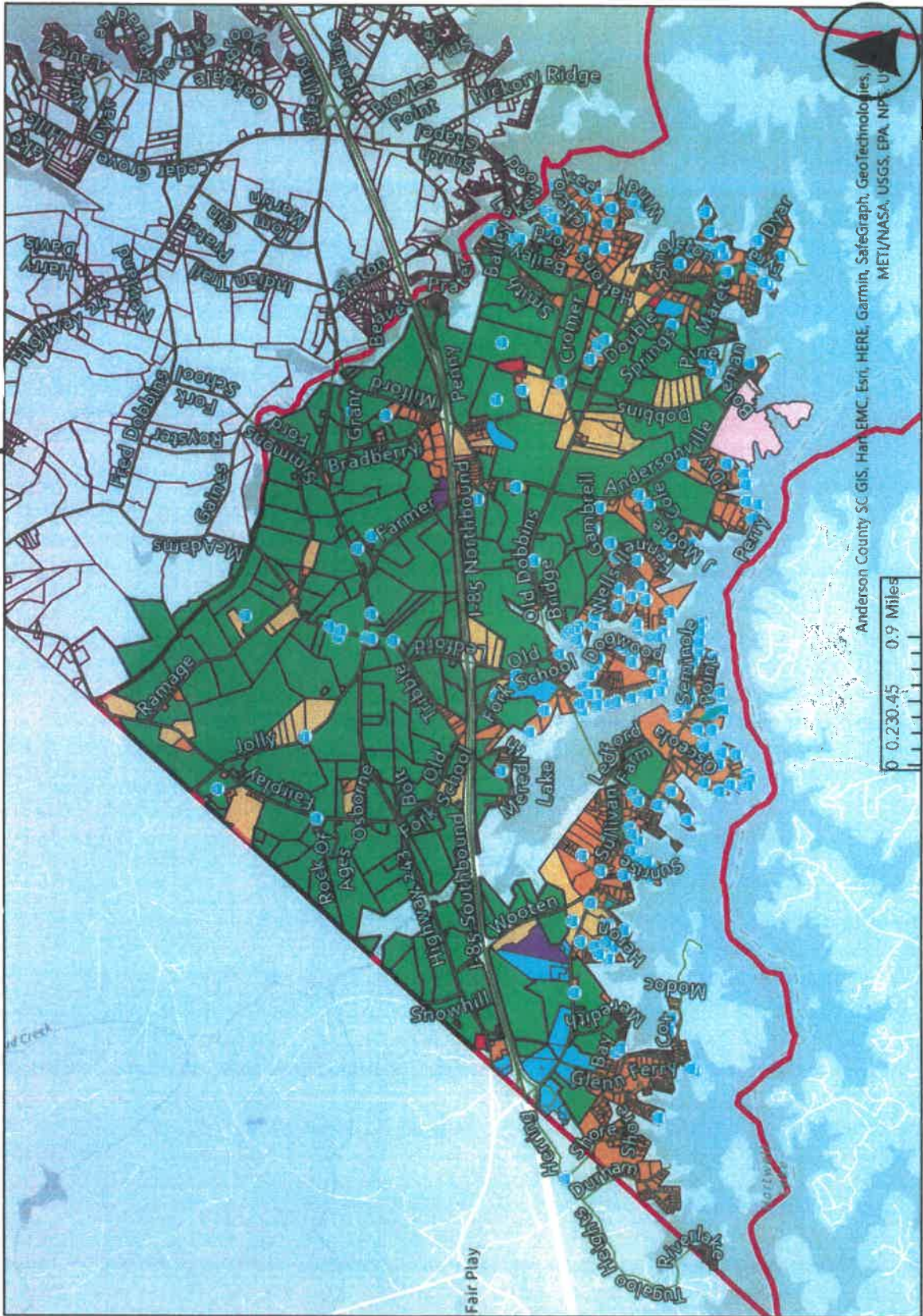
LINE	BEARING	DISTANCE
1	S 87°15'30" W	44.63'
2	S 80°04'42" W	100.17'
3	S 75°00'00" W	14.12'
4	S 89°52'30" W	4.00'
5	S 88°21'00" E	4.48'
6	S 87°02'30" E	4.85'

CURVE	ARC	CHORD	CHORD BEARING	DELTA ANGLE
C1	307.633'	152.79'	S 89°01'18" E	100° 21' 48"
C2	307.633'	116.02'	S 87°11'18" E	100° 44' 24"
C3	307.633'	62.84'	S 85°01'18" E	100° 30' 24"
C4	100.170'	400.00'	S 87°18'00" E	101° 18' 24"

BOUNDARY SURVEY OF  
**CLARK COUNTY ROAD**  
 TMS# 60004009  
 PREPARED FOR  
**BLS DEVELOPMENT, LLC.**  
 ANDERSON COUNTY, SOUTH CAROLINA

ENGINEERING & SURVEYING  
 P.O. BOX 2908  
 PICKENS, SOUTH CAROLINA 29685  
 PHONE: 864.232.1001  
 FAX: 864.232.1002  
 EMAIL: info@bbsurvey.com  
 LICENSE NO. 20222  
 PARTY CHIEF: \_\_\_\_\_

NOTES:  
 1) TO BE USED IN CONJUNCTION WITH THE SURVEY INSTRUMENT RECORDS AND RECORDS IN ANDERSON COUNTY.  
 2) ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.  
 3) ALL BEARINGS ARE TRUE BEARINGS.  
 4) ALL CURVES ARE CIRCULAR.  
 5) ALL EASEMENTS ARE AS SHOWN.  
 6) ALL RIGHTS ARE RESERVED.  
 7) ALL RIGHTS ARE RESERVED.  
 8) ALL RIGHTS ARE RESERVED.  
 9) ALL RIGHTS ARE RESERVED.  
 10) ALL RIGHTS ARE RESERVED.  
 11) TO BE USED IN CONJUNCTION WITH THE SURVEY INSTRUMENT RECORDS AND RECORDS IN ANDERSON COUNTY.



Anderson County SC GIS, Har EMC, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, METI/NASA, USGS, EPA, NPS, US

**Legend**

 Lot_Type R-A	 I 1	 RA 1 (Institutional)	 AddressPointsFor
 R-M	 RA-2	 highways	 parcel_lines
 R-20	 Vacant CoE		
 C1-R			

0 0.2 0.4 0.8 Miles

This map is a product of the City of Anderson, South Carolina, created by the County of Anderson. Reasonable efforts have been made to ensure its accuracy. Anderson County disclaims any liability from the use of this map.

# Anderson County

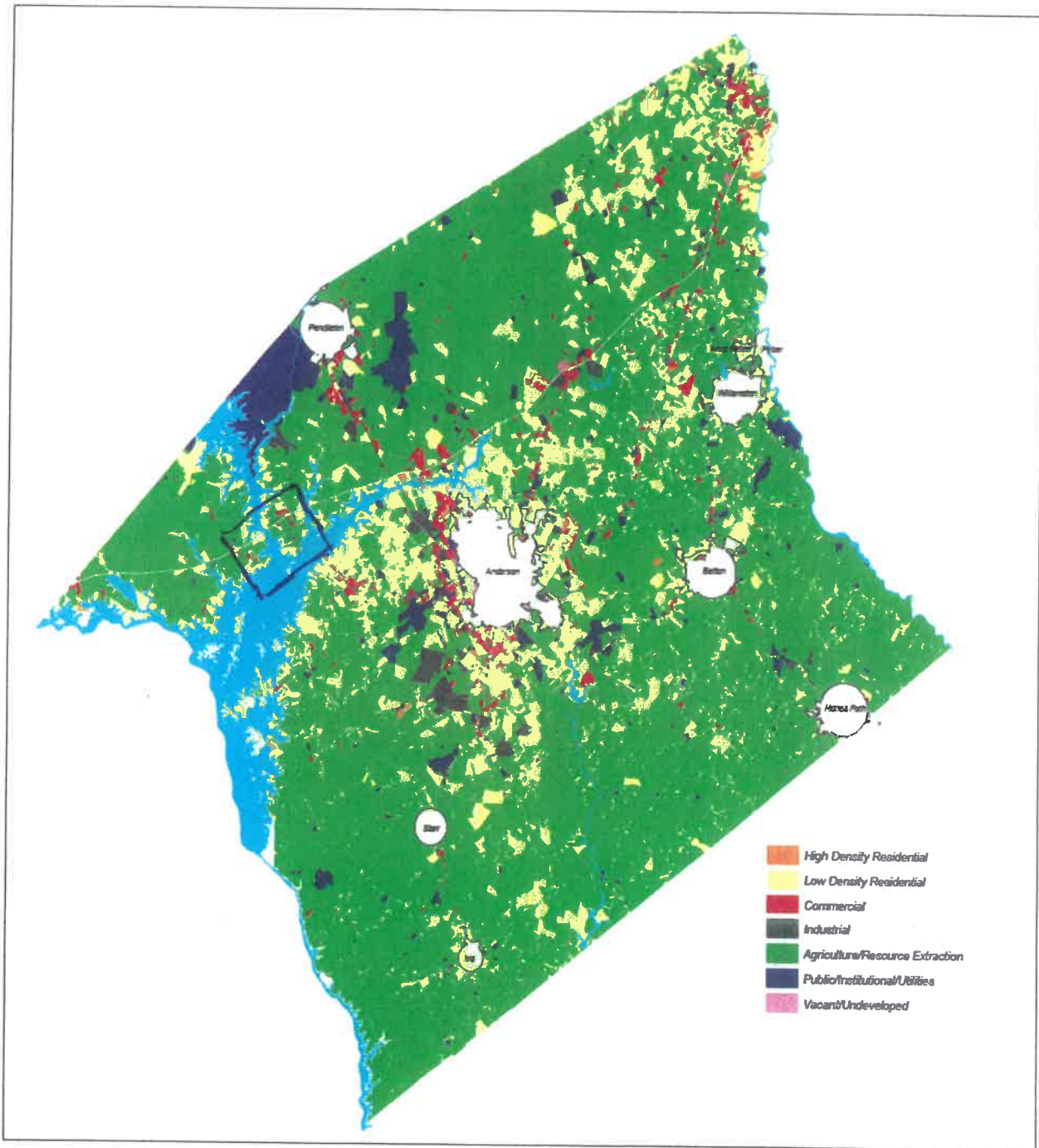


March 27, 2025

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



Map 7.1 Current Land Use, Anderson County



**Anderson County Planning Commission  
Staff Report-Rezoning May 13, 2025**

Applicant: Clemson LLC

Current Owner: Same as noted

Precinct: Fork No.2 Precinct

Council District: Four (4)

TMS#: 5-00-07-006

Acreage: +/- 36.5 acres

Zoning History: Ordinance # 2023-022 rezoned the entire Fork No. #2 Precinct. This portion of the precinct was rezoned from Unzoned to R-A and C-1R.

Current Zoning: R-A (Residential Agricultural)

Requested Zoning: C-1R (Commercial Rural)

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

Surrounding Zoning: North: R-A  
South: R-A and R-20  
East: C-1R, R-A, and R-A2  
West: C-1R and R-A

Current Land Use: Fork No. 2 Use Map indicates Agriculture use.

Future Land Use: Fork No. 2 Use Map indicates Commercial use.

Evaluation: To rezone to match the C-1R Zoning on adjacent parcels.

Public Outreach: Staff hereby certifies that the required public notification actions have been completed on April 25, 2025 as follows:

Rezoning notification postcards were sent to 88 property owners within 2,000' of the subject property.

Rezoning notification signs posted on subject property.

Planning commission public hearing advertisement published in the Independent Mail.

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



# Rezoning Application

## Anderson County Planning & Development

Date of Submission

Approved/Denied

### Applicant's Information

Applicant Name: Clemson, LLC  
Mailing Address: 6004 Hwy 24 Townville SC 29689  
Telephone: 864 642 8655  
Email: permits6004@gmail.com

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

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

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

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

Owner's Signature

Date

### Project Information

Property Location: 4026 Old Dobbins Bridge Rd Fair Play, SC 29643  
Parcel Number(s)/TMS: 50007006  
County Council District: 4 School District: 04  
Total Acreage: 36.5 Current Land Use: Vacant Land  
Requested Zoning: C-1R Current Zoning: R-A  
Purpose of Rezoning: Rezoning to match zoning of neighboring property.

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

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

Applicant's Signature \_\_\_\_\_ Date 3/25/2025

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

Additional Information or Comments: Rezoning to match zoning of neighboring property.

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

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

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

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

Applicant's Signature \_\_\_\_\_ Date 3/25/2025

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

**For Office Use Only:**

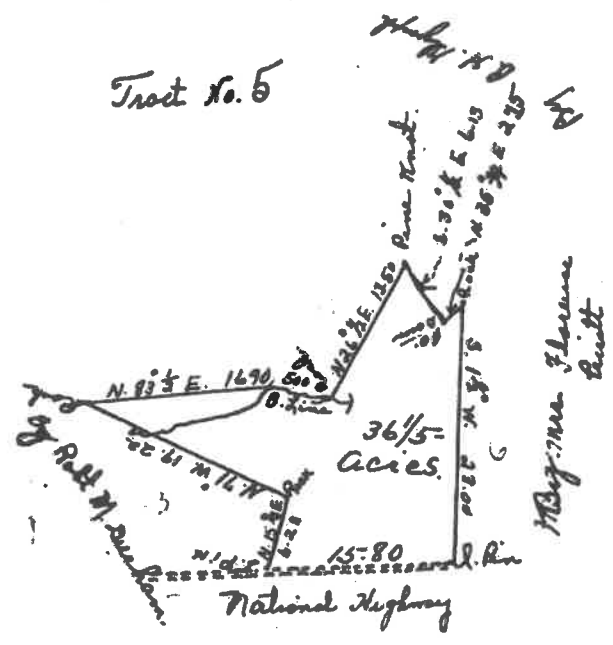
Application Received By: \_\_\_\_\_ Complete Submission Date: \_\_\_\_\_

Commission Public Hearing: \_\_\_\_\_ Council Public Hearing: \_\_\_\_\_

Recorded Sept. 27th 1954 - Carrie M. Martin, Deputy Cass

35/16

Treat No. 5

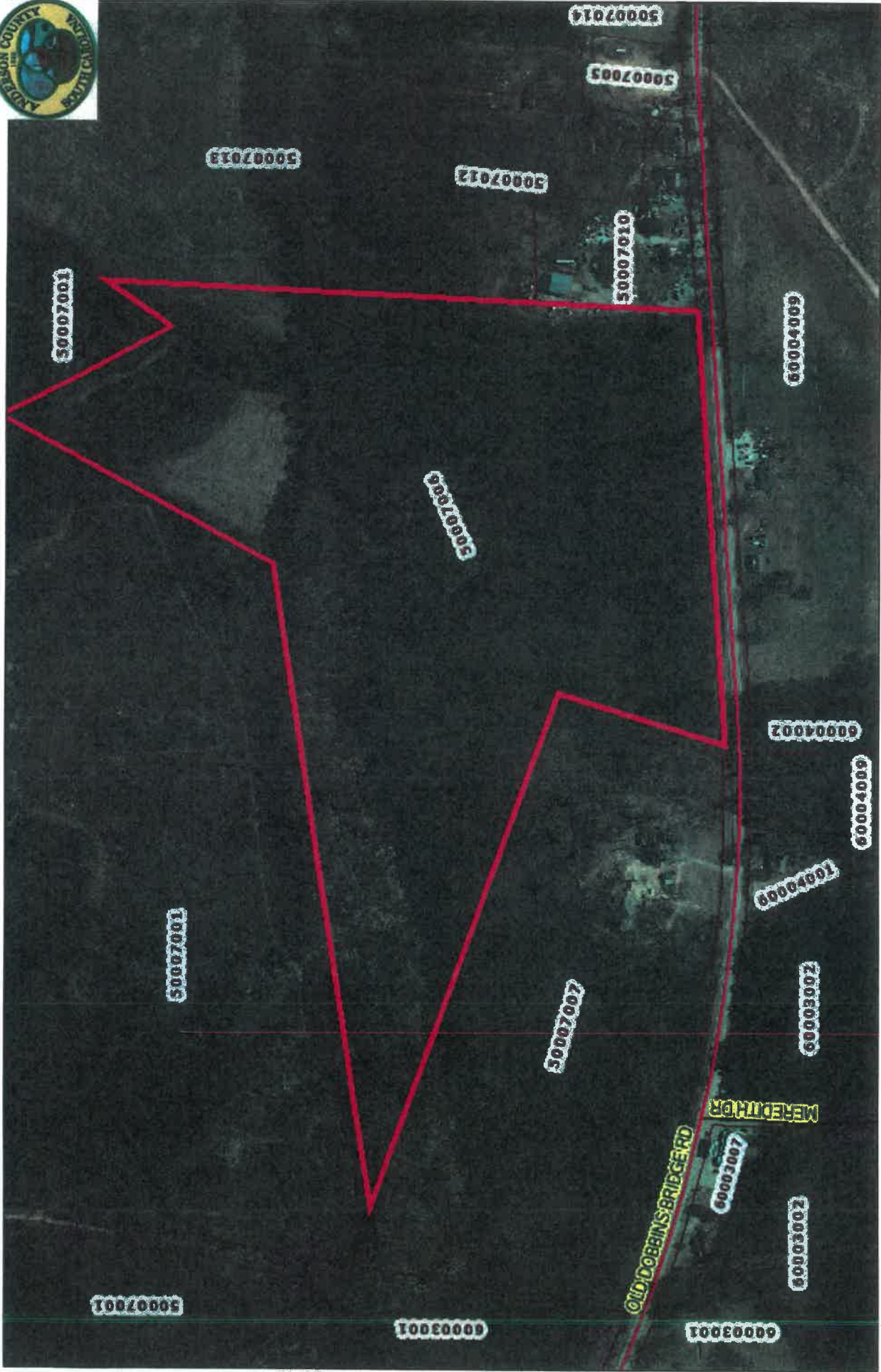


South Carolina  
 Anderson County  
 The above plat  
 represents a tract  
 of land surveyed  
 at the request of  
 R. H. Waret and  
 Lee H. Holloman  
 Executors of the  
 Will of E. C. Durham  
 dec'd and contain  
 thirty six and  
 1/5 acres for  
 S. D. Durham July  
 28th 1916-

Recorded October  
 21st 1954  
 Carrie M. Martin  
 Deputy Cass

Rab. L. B. Shirley, Sur.

# Anderson County

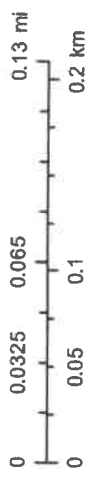


March 27, 2025 Disclaimer accepted.

TMS:	50007006
Owner:	CLEMONSON LLC + LATHAN BENNETT PRACHT FARM
Owner Address:	6004 HIGHWAY 24
City/State:	TOWNVILLE SC
Deed Book:	17073
Tax District:	4
Sale Year:	2023
Deed Page:	270
Current Plat:	CP 035/016
Description:	OLD DOBBINS BRIDGE RD 36.20 AC
Sale Price:	\$390,000
Market Value:	\$386,070

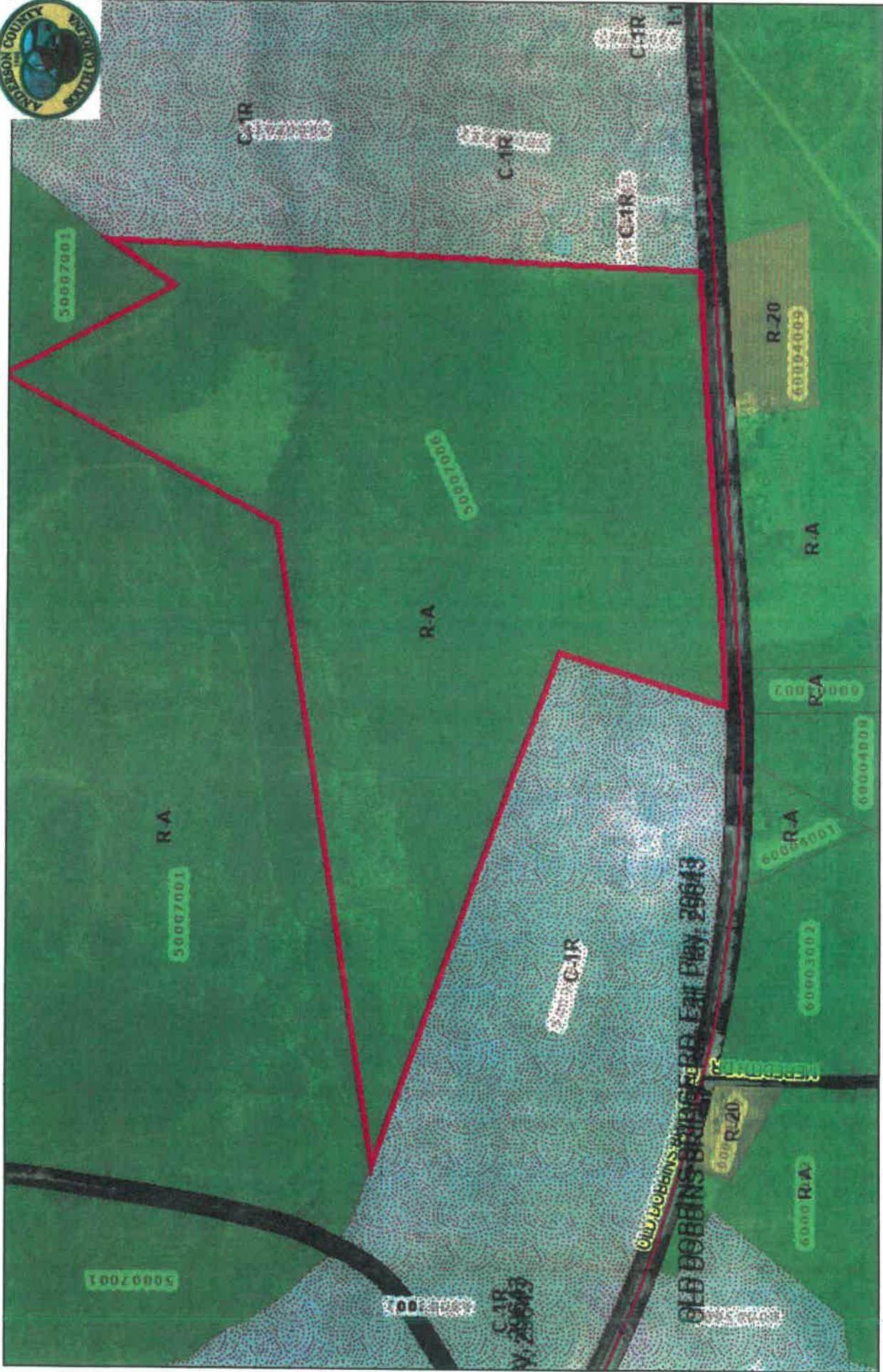


1 in = 330 ft



ESRI, HighEnd Mapping, and Anderson County GIS

# Anderson County



March 27, 2025 Disclaimer accepted.

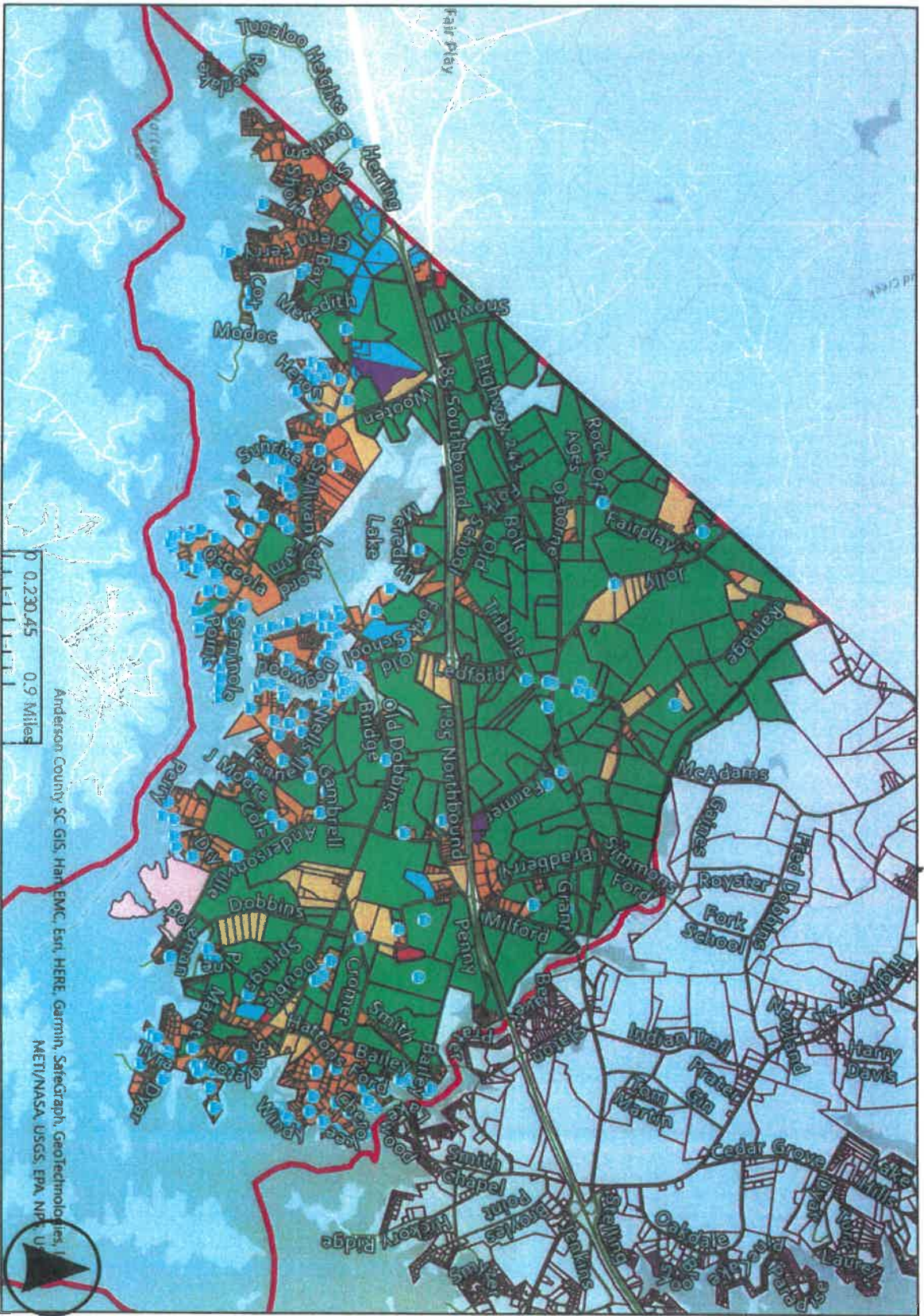
TMS:	50007006
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Deed Page:	270
Current Plat:	CP 035/016
Description:	OLD DOBBINS BRIDGE RD 36.20 AC
Sale Price:	\$390,000
Market Value:	\$386,070
Zip Code:	29689



1 in = 330 ft  
 0 0.0325 0.065 0.13 mi  
 0 0.05 0.1 0.2 km

ESRI, Highland Mapping, and Anderson County GIS





This map is a product of the Lake...  
 Fair Play Neighborhood Association,  
 Fair Play, SC. The map was  
 created by the County of Anderson.  
 Responsible efforts have been made  
 to ensure its accuracy. Anderson  
 County disclaims any liability from the  
 use of this map.

Lot Type  
 R-A  
 C-1-R

I-1  
 R-M  
 R-20

VA-1 (Institutional)  
 VA-2  
 Vacant Code

Call other values  
 Highways  
 parcel lines

Address Points for

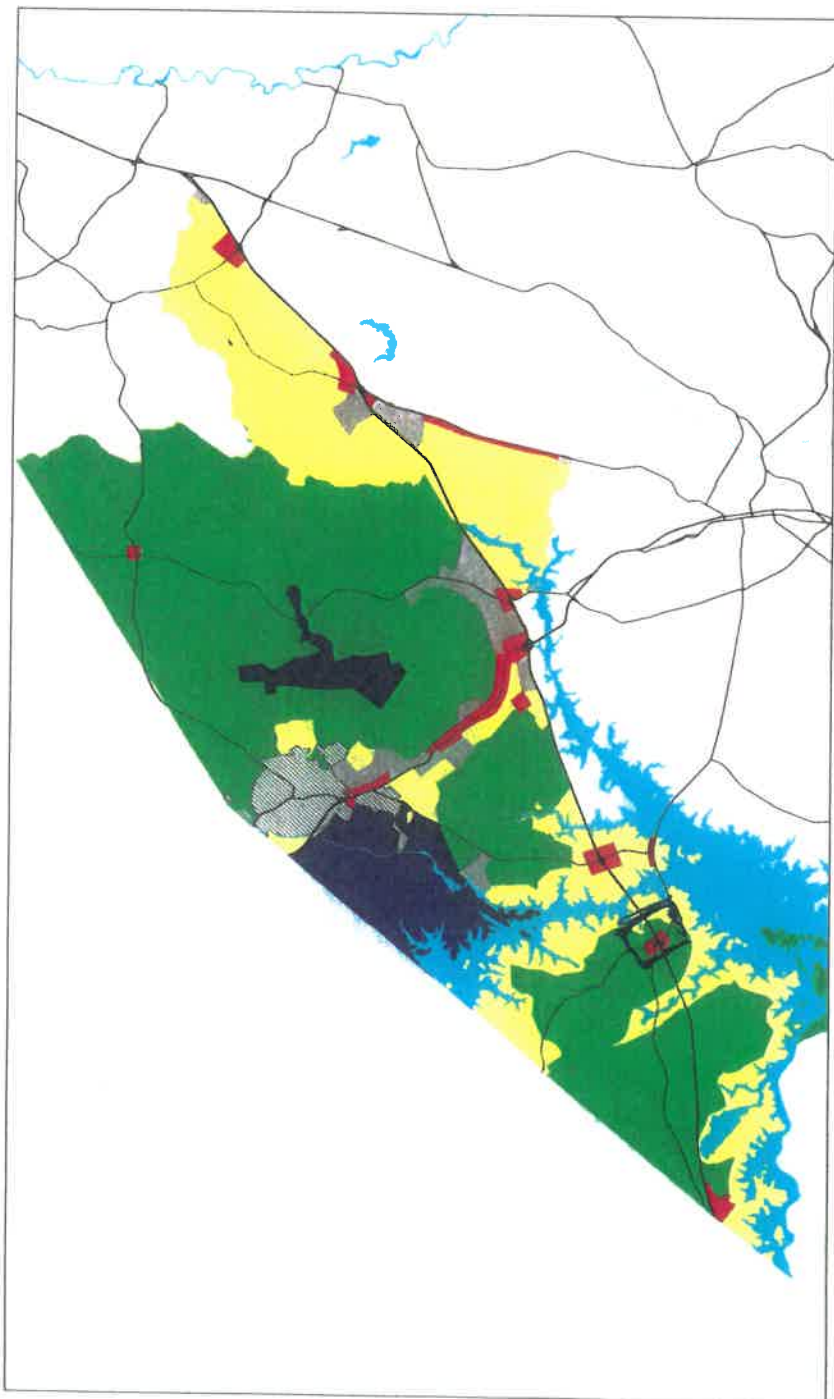


Anderson County SC GIS, Har EMC, Est, HERE, Garmin, SafeGraph, Geotechnologies, I  
 METI/NASA, USGS, EPA, NPS, U



Map 7.13 Future Land Use, Council District 4

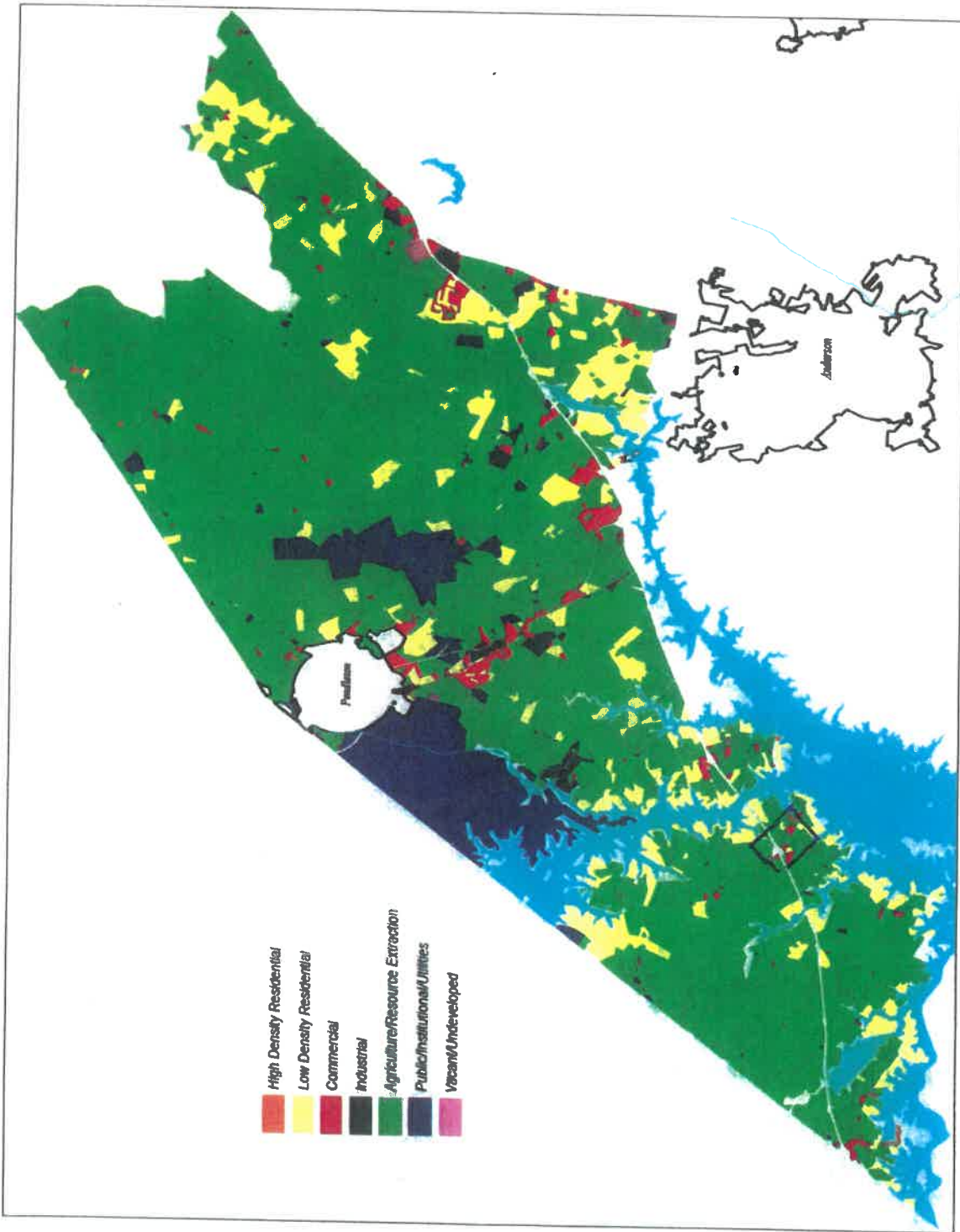
County Council District 4  
Future Land Use



Approved by Council of Anderson County, Tennessee on 08/08/2011. Prepared by Anderson County Planning Department, 2011. All rights reserved. Anderson County, Tennessee. www.andersoncountyttn.gov



Map 7.5 Current Land Use, Council District 4



## Staff Report

Application for a Variance

Subdivide Three (3) Residential Lots under the 1- acre requirement

Anderson County Planning Commission Meeting

May 13, 2025

77 property owners within 2000' of the proposed variance were notified via postcards.

Applicant: Frano Buhovac

Owner: Frano Buhovac (GnB Investment Group)

Intended Development: Construction of Two (2) Residential Single-Family Homes

Current Land Use of Lot: Single Family

Property Location: Ballard Rd. Pelzer

Council District: 7

Tax Map Number: 219-00-04-029

Acreage of Property: 2.80 acres

Current Zoning: The property is un-zoned

Surrounding Properties: Residential Single-Family Homesites, Solar Farm at the rear of property.

Requested Variance: The applicant is requesting a variance amendment to be able to subdivide two (2) residential lots under the 1-acre minimum requirement. The proposed lots would yield a size of Parcel A +/-31,093sf(0.71ac), Parcel B +/-30,740sf (0.71), and Parcel C +/-59,982sf(1.31ac) would meet the current ordinance where the existing house is located. The plat is attached for your reference.

The applicant purchased the 2.80-acre parcel on January 7, 2025. After purchasing the property, the property owner hired a surveyor to complete a surveyor to split the lots into three (3) parcels, under the assumption he thought that the parcels could still be less than one (1) acre in size. The plat is dated January 28, 2025.

The 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. The applicant has included the back ground, overview, and justification for his request.



RECEIVED  
03/14/25

# Variance Application

Processing Fee: 325.00

Please submit applications and processing fees simultaneously to avoid delay in processing. Applications can be submitted by email, or if supporting documents (reference page 3) is greater than 10 pages, applications should be mailed or brought in person. For payment cash (in-person only), check (in-person or by mail), and cards (call to pay over phone) are accepted.

Date Application Received

Application Status (Approved or Denied)

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

### Applicant's Information

Name: Frano Buhovac  
Mailing Address: 81 Main St Pelzer Sc, 29669  
Telephone and Fax: 864 704 0774 E-Mail: buhovac22@gmail.com

### Property Owner's Information

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

Name: Frano Buhovac (GnB Investment group LLC)  
Mailing Address: 81 Main St Pelzer SC, 29669  
Telephone and Fax: 8647040774 Email: buhovac22@gmail.com

Designated Agent Name (Representative of Property Owner): Frano Buhovac

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

[Signature]  
Owner's or Designated Agent Signature

3/13/2025  
Date

### Project Information

Please Indicate Current Use of Property: Commercial  or Residential

Property Location: 116 Ballard Rd SC, 29669

Parcel Number(s)/TMS: 2190004029

County Council District: 7 School District: 1

Total Acreage: 1.42 Current Zoning: Unzoned

Requested Variance: To allow for less then 1-acre lots  
Please check to indicate if setback variance  sign variance  or minimum lot size variance .

Purpose of Variance: To Subdivide into two equal lots

Have you researched your Private Covenants/Deed restrictions at the Anderson County Register of Deeds?  
Yes: X No:      Date visited ROD or Date searched online: november 2024

Private Covenants or Deed Restrictions on the Property: Yes  No

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

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

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

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

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

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

**There is no specific conditions to the properly, Its a flat 1.42 ac without trees.**

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

Reasons why property is prohibited or limited in its uses:

**New ordinance section 24-338**

**New ordinance section 24-338**

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

**No it would not, It would halp the community and add two more great famalies.**

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

**Forms will be attached.**

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

For Office Use Only:

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

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

Scheduled Board Hearing Date: \_\_\_\_\_ Land Use Board of Zoning Appeals Division \_\_\_\_\_

# Variance Application Checklist

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

### Section 9.5. Powers and Duties

Section 9.5.1 Review: The board shall hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the zoning administrator in the enforcement of this chapter.

Section 9.5.2 Variances: The board of zoning appeals may authorize upon written appeal in specific cases such variance from the terms of this chapter as will not be contrary to the public interest where owing to special conditions, a literal enforcement of the provisions of this chapter would result in unnecessary hardship or peculiar and exceptional practical difficulties.

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

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

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

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

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

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


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

#### Application Submittal Requirements

- \*Completed and Signed Variance Application
- \$303 Processing Fee
- One (1) Accurate, Legible Plot Plan with Dimensions and Locations of Structures and Improvements of the Property
- Clear Statement of why the variance is being requested
- One (1) Copy of all Private Covenants and Deed Restrictions Related to the property, if applicable (Can be obtained from Anderson County Register of Deeds)
- Written statement from property owner granting permission to allow variance (only needed if applicant and property owner or not the same).

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

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

  
\_\_\_\_\_  
Applicant's Signature

3/13/2015

\_\_\_\_\_  
Date

Page 3 of 3

# Request for Zoning and Planning Approval

Proposal for Subdivision of Property at 116 Ballard Rd, Pelzer, SC 29669

## Introduction

We, the undersigned, respectfully submit this request for zoning and planning approval to subdivide the property located at 116 Ballard Rd, Pelzer, SC 29669 into three lots. The property, which encompasses 2.7 acres, was recently purchased by three best friends who share a long-standing history and mutual interest in living close to one another. We do apologize for our oversight of the new zoning regulations; we were unable to find the new regulation online while doing our research. We were under the assumption that the minimum building lot was still 0.5 acre, as it states online. We are praying that our oversight in the new regulation does not cause us to be unable to build on these lots, which would cause us financial loss. We deeply appreciate your time in reviewing this Request for Approval.

## Background

Our friendship traces back to our time at the University of South Carolina, where we all played soccer together. Over the years, we have cultivated a deep bond and have always envisioned living near each other, forging a community that reflects our shared values and experiences. Our friend group consists of three young married couples, two of which are expecting their first children to be born mid-2025. It would be extremely comforting to have the support of friends nearby.

## Proposal Overview

Our proposal involves the following key points:

- **Subdivision of Property:** We plan to divide the existing 2.4-acre property into three lots, approximately one 1.3 acre lot, and two 0.71, acre lots.
- **Construction of Additional Houses:** Out of the three lots, one will contain the existing house, and we propose to build two additional houses, one on each of the remaining lots, so that each of us can have our own residence.

## Justification

We believe that our proposal has several benefits, including:

- **Community Enhancement:** We will be fostering a close-knit community of longstanding friends who are committed to maintaining and enhancing the neighborhood's character and raising their children together.
- **Efficient Land Use:** Subdividing the property into three lots and building two additional houses is an efficient use of the land, ensuring that it is utilized to its fullest potential without compromising the area's aesthetics.

## Conclusion

We sincerely hope that the committee will consider our request favorably. Our goal is to create a harmonious and vibrant community where we can all live together, supporting and enriching each other's lives. We are more than willing to provide any additional information or address any concerns the committee may have regarding our proposal.

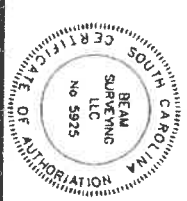
Thank you for your time and consideration.

Respectfully submitted,

Frano and Kendal Buhovac

Kyle and Nicole Gurrieri

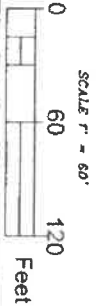
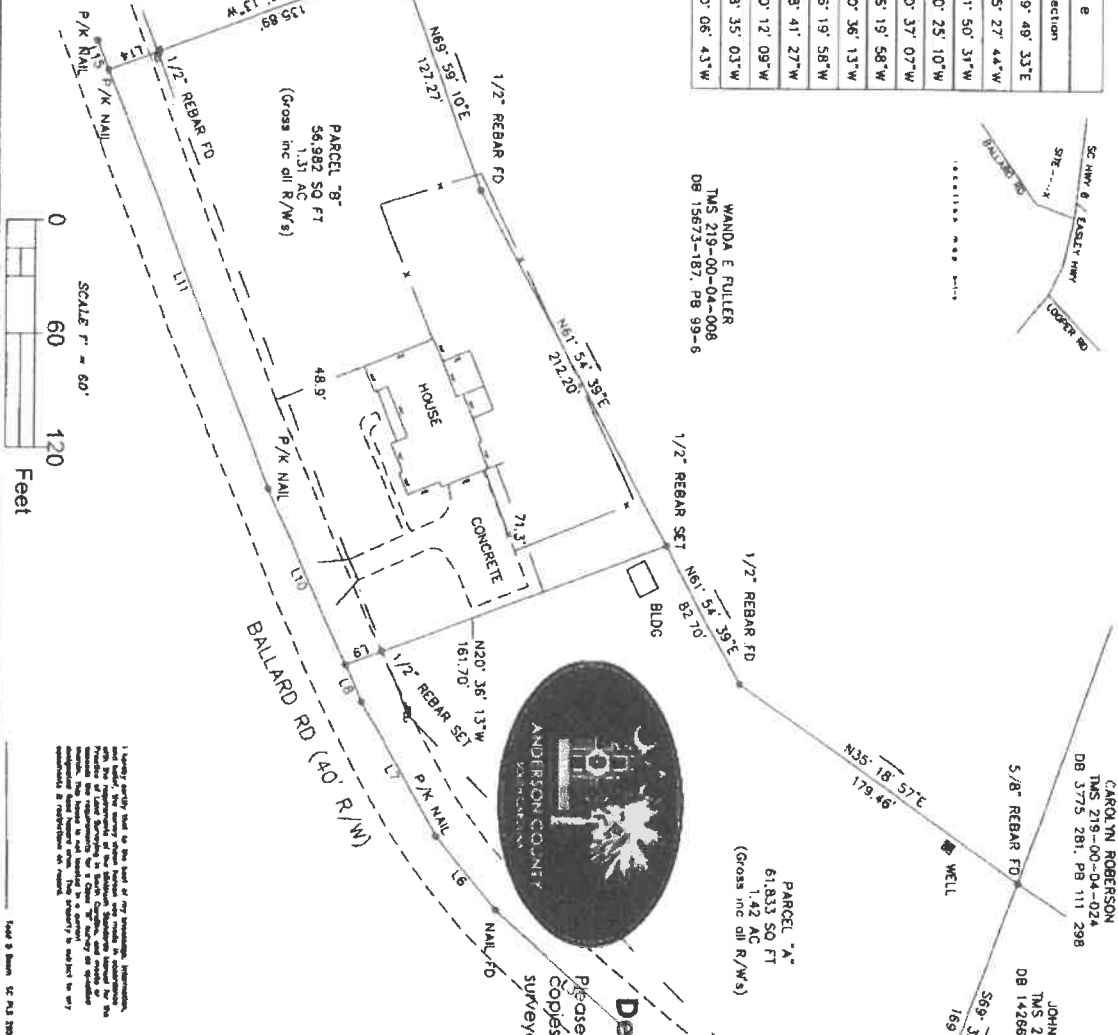
Bradley and Cailey Kurtz



TRIER HAWLEY  
EMERY RICHARDSON  
TMS 219-00-04-030  
DB 16680-41, PB 52914-9

Line #	Length	Direction
L1	22.88	S69° 49' 33"E
L2	153.72	S35° 27' 44"W
L3	112.15	S41° 50' 31"W
L6	50.01	S50° 25' 10"W
L7	80.88	S60° 37' 07"W
L8	21.51	S66° 19' 58"W
L9	20.21	N20° 36' 13"W
L10	101.31	S66° 19' 58"W
L11	236.70	S68° 41' 27"W
L14	28.02	N20° 12' 09"W
L15	16.62	S66° 35' 03"W
L16	19.12	S70° 06' 43"W

Line #	Length	Direction
L1	22.88	S69° 49' 33"E
L2	153.72	S35° 27' 44"W
L3	112.15	S41° 50' 31"W
L6	50.01	S50° 25' 10"W
L7	80.88	S60° 37' 07"W
L8	21.51	S66° 19' 58"W
L9	20.21	N20° 36' 13"W
L10	101.31	S66° 19' 58"W
L11	236.70	S68° 41' 27"W
L14	28.02	N20° 12' 09"W
L15	16.62	S66° 35' 03"W
L16	19.12	S70° 06' 43"W



1. Surveyor certifies that to the best of my knowledge, information, and belief, the surveying was done in accordance with the standards and practices of the Surveying and Mapping Board of the State of South Carolina, and that I am duly licensed and qualified to perform the services herein. The Surveyor's seal must be stamped on the plat and the Surveyor's name must be printed thereon.

Scale 3 Bars, 12 PLS 2008

**BUILT RIGHT**  
**HOMES LLC**

ANDERSON COUNTY SOUTH CAROLINA  
NEAR FELTZER JANUARY 28, 2025  
SCALE 1" = 60'  
BEAM SURVEYING LLC  
Registered Land Surveyor  
No. 29506  
108 23-0012 LUGN RD  
ANDERSON, SC 29920  
SURVEYING - JOB CONTROL - PLANNING

PARCELS "A & B"  
TMS 219-00-04-029  
DB 15510-174, & PB 52786-6

**Anderson County**  
**Development Standards**  
Final Plat Pre-Approval  
Please bring this copy with you along with 3 copies or more signed and stamped by the surveyor.  
Summary Plat Fee: \$20

WANDA E FULLER  
TMS 219-00-04-008  
DB 15673-187, PB 99-6

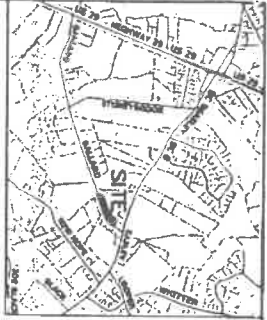
CAROLYN ROBERSON  
TMS 219-00-04-024  
DB 3775 281, PB 111 298

JOHN STEVEN HICE  
TMS 219-00-04-010  
DB 14266-21, PB 52604-3

Approved and attested to on this 28th day of January 2025  
TODD B. BEAM (TS) - Registered Land Surveyor



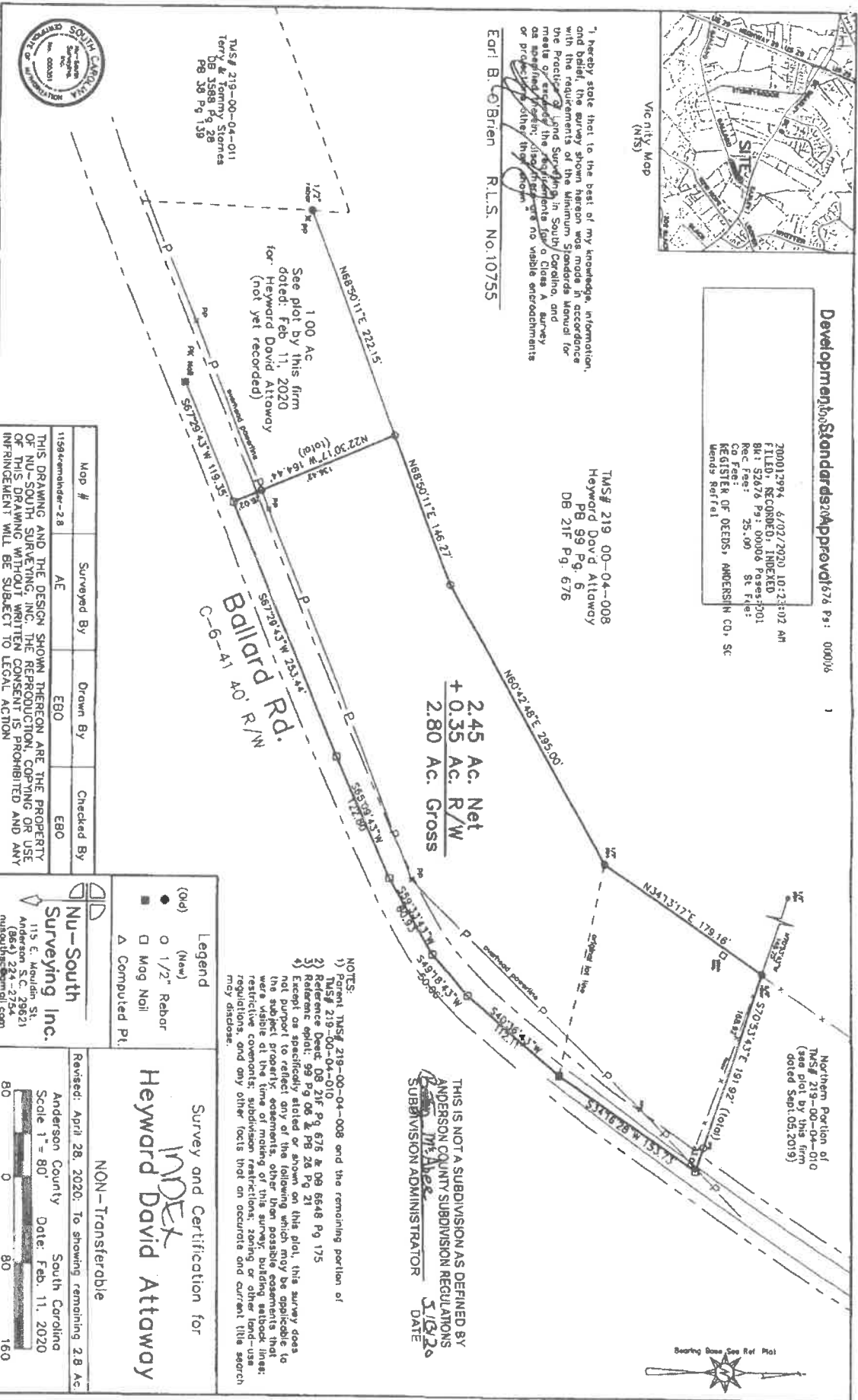




Development Standards Approved  
 200012994 4/02/2020 10:23:02 AM  
 FILED, RECORDED, INDEXED  
 BK: 51676 Pg. 0006 St File:  
 Ccr Fees: 25.00  
 REGISTER OF DEEDS, ANDERSON CO, SC  
 Mends Refral

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 defined therein; also, there are no visible encroachments or projections other than those shown.

Earl B. O'Brien R.L.S. No. 10755



TMS# 219 00-04-008  
 Heyward David Attaway  
 PB 99 Pg. 6  
 DB 21F Pg. 676

2.45 Ac. Net  
 + 0.35 Ac. R/W  
 2.80 Ac. Gross

Northern Portion of  
 TMS# 219-00-04-010  
 (see plot by this firm  
 dated Sept. 05, 2019)

THIS IS NOT A SUBDIVISION AS DEFINED BY  
 ANDERSON COUNTY SUBDIVISION REGULATIONS  
 THE ABOVE  
 SUBDIVISION ADMINISTRATOR  
 DATE 5/19/20

NOTES:  
 1) Parent TMS# 219-00-04-008 and the remaining portion of  
 2) TMS# 219-00-04-010  
 3) Reference Deed DB 21F Pg. 676 & DB 6548 Pg. 175  
 4) Reference deed DB 21F Pg. 28 Pg. 21  
 Easement is specifically stated in the following which may be applicable to the subject property; easements, other than possible easements that were visible at the time of making of this survey, building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; and any other facts that an accurate and current title search may disclose.

Legend

(old)	(New)
●	○
○	○
■	□
▲	▲

(old) 1/2" Rebor  
 (New) 1/2" Rebor  
 (old) Mag Nail  
 (New) Mag Nail  
 (old) Computed Pt.  
 (New) Computed Pt.

Map #	Surveyed By	Drawn By	Checked By
11504remover-28	AE	EBO	EBO

THIS DRAWING AND THE DESIGN SHOWN THEREON ARE THE PROPERTY OF NU-SOUTH SURVEYING, INC. THE REPRODUCTION, COPYING OR USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED AND ANY INFRIINGEMENT WILL BE SUBJECT TO LEGAL ACTION

Survey and Certification for  
**INDEX**  
**Heyward David Attaway**

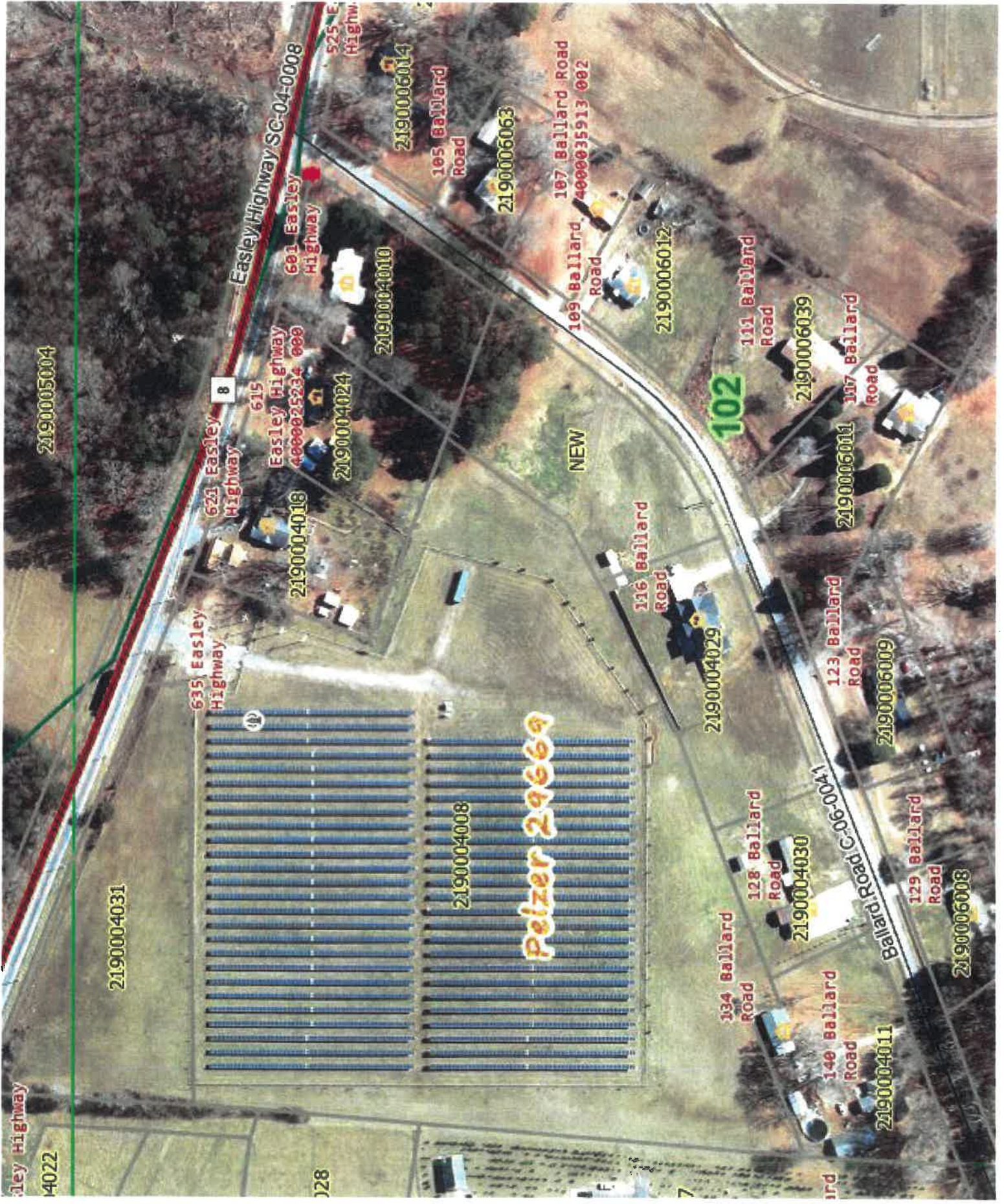
NON-Transferable

Revised: April 28, 2020. To showing remaining 2.8 Ac.

Anderson County South Carolina  
 Scale 1" = 80'  
 Date: Feb. 11, 2020

160





2190005004

Easley Highway SC-04-0008

8

621 Easley Highway

615

Easley Highway 4000025234 000

2190004018

2190004024

2190004010

2190006014

105 Ballard Road

2190006063

107 Ballard Road 4000035913 002

109 Ballard Road

2190006012

111 Ballard Road

2190006039

107 Ballard Road

2190006011

123 Ballard Road

2190006009

102

116 Ballard Road

2190004029

128 Ballard Road

2190004030

134 Ballard Road

Ballard Road C-06-0041

140 Ballard Road

2190004011

129 Ballard Road

2190006008

2190004031

2190004008

Pelzer 29669

Easley Highway

4022

028

7

ard

# Anderson County Planning Commission

May 13, 2025

6:00 PM

## Staff Report – Preliminary Subdivision

---

This subdivision consists of 8 Road Frontage Lots. Per Ordinance #2024-031, any proposal greater than four (4) lots, would be presented to the Planning Commission for Approval. Proposals that consist of four (4) lots or less can be approved by the Land Administrator per Ordinance #2024-031 passed by County Council on October 15, 2024.

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

**Preliminary Subdivision Name:** Waxwing Cove

**Intended Development:** Single Family

**Applicant:** SC Anderson Little Creek, LLC

**Surveyor/Engineer:** Scott Richey Land Survey

**Location/Access:** Little Creek Road

**County Council District:** 1

**School District:** 5

**Surrounding Land Use:** Residential (R-20)

**Zoning:** R-20

**Tax Map Number:** 120-00-02-005

**Total Number of Acres:** 16.8 +/-

**Number of Lots:** 8

**Variance:** No

**Traffic Impact Analysis:** N/A based on the number of lots.

**Staff Assessment: Sec. 24-335.**

**At the planning commission meeting during which the plat is scheduled to be discussed, the subdivision administrator shall present his recommendation to the planning commission. (Ord. No. 03-007, § 1, 4-15-03)**



# Development Standards Subdivision Plat Application

Anderson County Code of Ordinance  
Chapter 24 Land Use

Scheduled Public Hearing Date: 5-13-25

Application Received By: TS

Date: 3-20-25

25-12 DS Number:

RECEIVED  
3-20-25

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

1. Name of Applicant: SC Anderson Little Creek, LLC  
Address of Applicant: 5 Norman Place Greenville, SC 29615  
Telephone Number(s): 910-712-1081 Email: cprice@633dev.com

2. Property Owner(s): cprice@633dev.com  
Address: 687 Boat Landing Alley Mt. Pleasant, SC 29464  
Telephone Number(s): 843-408-9568 Email: N/A

3. Engineer/Surveyor(s): Scott Richey Land Survey Email: tsrichey@charter.net

**Project Information**  
4. Project Location: Little Creek Road  
Parcel Number/TMS: 1200002005 County Council District: 51 School District: 5  
Total Acreage: 16.8 Number of Lots: 8 Intended Development: Single Family Homes  
Current Zoning: R-20 Surrounding Land Uses: R-20

5. **Utility Agreement Services Letter of Approval**, Please attach to application.  
Water Supplier: Big Creek/Hammond Sewer Supplier: N/A Septic: DHEC  
Electric Company: Duke Gas Company: Fort Hill Telecommunication Company: Multiple

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

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

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

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

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

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

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

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

---

## Subdivision Plat Application Check List

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

• **Application Submittal Requirements and Process**

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

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

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

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

The preliminary plat shall contain the following information:

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

---

SIGNATURE OF APPLICANT & Property Owner:

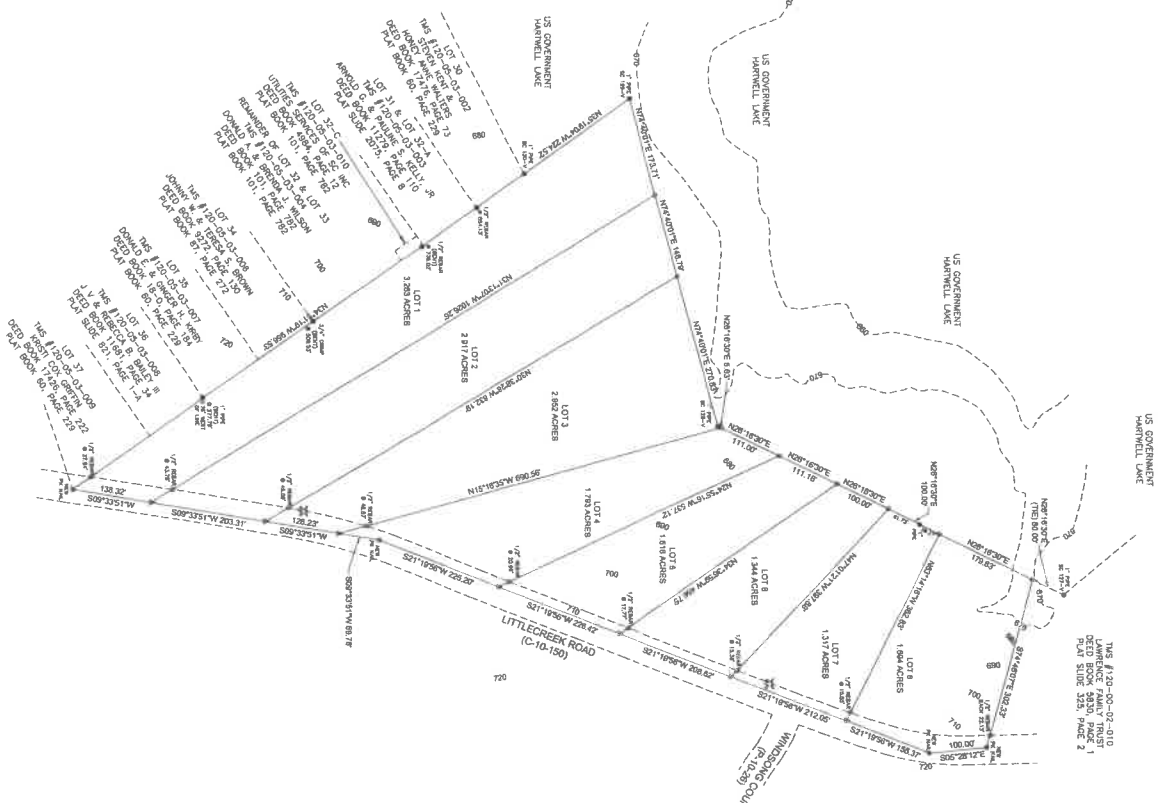
I (we) certify as property owners or authorized representative that the information shown on and any attachment to this application is accurate to the best of my (our) knowledge, I (we) understand that any inaccuracies may be considered just cause for postponement of action on the request and/or invalidation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

Signature of Applicant \_\_\_\_\_

Date 3/18/25

Signature of Owner \_\_\_\_\_

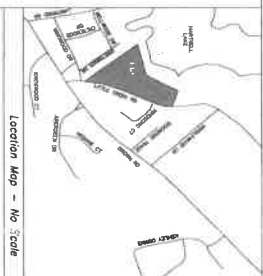
Date 3/18/25



THIS PLAT IS A PRELIMINARY PLAT AND SHOULD NOT BE USED FOR ANY PURPOSES OTHER THAN AS SHOWN. THE DEVELOPER ASSUMES ALL LIABILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN AND ACCEPTS ALL LIABILITY THEREFOR.



- NOTES:
1. ALL LOTS FOR REMAINING DEVELOPMENT
  2. THIS IS A PRELIMINARY PLAT AND SHOULD NOT BE USED FOR ANY PURPOSES OTHER THAN AS SHOWN
  3. THE DEVELOPER ASSUMES ALL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN AND ACCEPTS ALL LIABILITY THEREFOR
  4. THE DEVELOPER ASSUMES ALL LIABILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN AND ACCEPTS ALL LIABILITY THEREFOR



# PRELIMINARY PLAT

## CERTIFICATE OF OWNERSHIP AND DEDICATION

The undersigned hereby acknowledge that I am (we and) the owner(s) of the property shown and described herein and that I have (we and) the authority to execute this plat and that I have (we and) the authority to dedicate the property shown and described herein to the public use of the community as shown and described herein.

## DESIGN PROFESSIONAL CERTIFICATION

I, the undersigned, certify that this preliminary plat was prepared using a survey conducted in accordance with the provisions of the Professional Land Surveyor Act, Chapter 54, R.S. and dated 03/17/2023, and further, that the proposed development standards shown are applicable to the property shown and described herein.



DATE: 2/23/24  
 PROFESSIONAL LAND SURVEYOR  
 S.C. Registration No. 5334

## WAXWING COVE

633 DEVELOPMENT LLC  
 43 NORMAN PLACE  
 GREENVILLE, SC 29615  
 OWNER

SCOTT RICKETS, PLS  
 43 NORMAN PLACE  
 GREENVILLE, SC 29615  
 SURVEYOR

NO. OF ACRES: 1.8892 MILES OF NEW ROADS: .0102  
 NO. OF LOTS: 8 DATES: MARCH 11, 2023  
 ZONE: R-20



REGISTRATION NO. 1100-00-02-005  
 PLAT BOOK 313, PAGE 2  
 DEED BOOK 10715, PAGE 144

Scott Ricketts, PLS  
 1238 Cox Lane Rd  
 Greenville, SC 29615

SCOTT RICKETS  
 LAND SURVEYING  
 1647-10-0334  
 ricketts@scsurvey.com  
 www.scallsurveying.com

# Anderson County



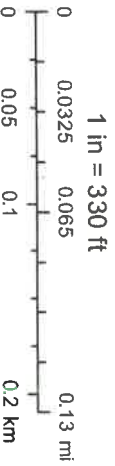
March 27, 2025 Disclaimer accepted.

**TMS:** 1200002005  
**Owner:** HAMMETT PRUE MCGEE JR  
**Owner Address:** 687 BOAT LANDING ALLEY  
**City/State:** MT PLEASANT SC  
**Deed Book:** 16719  
**Tax District:** 5  
**Sale Year:** 2023

**Zip Code:** 29464  
**Current Plat:** CP S 325/02  
**Description:** TRA A LITTLE CREEK RD 16.80 AC  
**Market Value:** \$723,860



Address Quality  
**CGIS**



ESRI, Highland Mapping, and Anderson County GIS

# Anderson County



TMS: 12000002005  
 Owner: HAMMETT PRUE MCGEE JR  
 Owner Address: 687 BOAT LANDING ALLEY  
 City/State: MT PLEASANT SC  
 Deed Book: 16719  
 Tax District: 5  
 Sale Year: 2023  
 Zip Code: 29464  
 Current Plat: CP S 325/02  
 Description: TRA LITTLE CREEK RD 16.80 AC  
 Market Value:

March 27, 2025 Disclaimer accepted.

1 in = 330 ft  
 0 0.0325 0.065 0.1 0.13 mi  
 0 0.05 0.1 0.2 km  
 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: 03/28/2025 Expires : 03/28/2028

Developer: COLBY PRICE

Contact Info: 105 GRAYMOSS LANE ANDERSON SC 2961

Email: [cprice@633dev.com](mailto:cprice@633dev.com) 9107121081

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

Subdivision Name: WAXWING COVE NAME APPROVED Parent TMS: 1200002005

Zip Code: ANDERSON 29621 ESN: 137

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

**NO NEW ROAD NAMES NEEDED**

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

## Henry B. Youmans

---

**From:** Newton, Kyle <KyleNewton@anderson5.net>  
**Sent:** Monday, March 24, 2025 11:18 AM  
**To:** Henry B. Youmans  
**Subject:** [External]RE: [EXTERNAL]Subdivision Impact Review

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

Good morning Mr. Youmans,

Thank you for passing along the proposed development information. Waxwing Cove would be in Anderson School District Five, and students would attend North Pointe Elementary School, McCants Middle School and T.L. Hanna High School.

In particular, the school district is very excited to see the large lot sizes. With only 8 homes being proposed on the 17 acres, the school district definitely understands that this proposed development is not at all dense. Thank you for the opportunity to review, and please let me know if we can assist in any other way.



**Kyle L. Newton**  
Chief Communications Officer

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

**From:** Henry B. Youmans <hbyoumans@andersoncountysc.org>  
**Sent:** Friday, March 21, 2025 3:11 PM  
**To:** Newton, Kyle <KyleNewton@anderson5.net>  
**Subject:** [EXTERNAL]Subdivision Impact Review

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 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

## Henry B. Youmans

---

**From:** Steve Kelly  
**Sent:** Monday, March 24, 2025 9:20 AM  
**To:** Rebovich, Nicholas, S.; Henry B. Youmans; Subdivision Team; Jonathan A. Batson; Burriss Nelson  
**Cc:** Lybrand, Billy; Balentine, Ryan; Vickery, Eric, A.  
**Subject:** RE: [External]RE: Subdivision Review- Waxwing Cove

I believe this area currently has good EMS coverage and this proposed development would not change that. We will monitor response times in that area and future developments.

### ***Steven Kelly / Director***

Anderson County Emergency Medical Services  
200 Bleckley St  
Anderson SC 29625  
Cell# 864-844-4131



**From:** Rebovich, Nicholas, S. <RebovichNS@scdot.org>  
**Sent:** Friday, March 21, 2025 3:39 PM  
**To:** Henry B. Youmans <hbyoumans@andersoncountysc.org>; Subdivision Team <SubdivisionTeam@andersoncountysc.org>; Jonathan A. Batson <jabatson@andersoncountysc.org>; Burriss Nelson <bnelson@andersoncountysc.org>; Steve Kelly <askelly@andersoncountysc.org>  
**Cc:** Lybrand, Billy <LybrandJW@scdot.org>; Balentine, Ryan <BalentinDR@scdot.org>; Vickery, Eric, A. <VickeryEA@scdot.org>  
**Subject:** [External]RE: Subdivision Review- Waxwing Cove

**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.

Henry,

Thank you very kindly for the email and heads up. For SCDOT please plan to send these to the four team members listed below. I've also CC'd them on this email. For the attached plat, the impacted road is an Anderson County road so we won't have any comments.



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

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

Date: 3/22/2025

**RE: WAXWING COVE**  
**Anderson County, TAXMAP# 1200002005**

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 in an area served by AT&T.

This letter confirms that the above referenced land parcel is 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 864-243-7192 or lb0014@att.com.

Thank you for contacting AT&T.

Sincerely,

*Larry Black*

GEO Manager  
C&E South Carolina



Mailing Address:  
9700 David Taylor Drive  
Charlotte, NC 28262-0557

o: 800.777.9898  
f: 800.943.6910

March 11, 2025

COLBY PRICE  
910-712-1081  
[CPRICE@633DEV.COM](mailto:CPRICE@633DEV.COM)

Subject: Letter of Electric Availability

Dear Colby:

This letter confirms that Duke Energy can provide electric service to the proposed site at Little Creek Rd Anderson, provided all necessary easements, permits and rights-of-way can be obtained. Please call Duke Energy at 1-800-777-9898 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,

Christie VanGieson

Engineering Design Associate

864-533-0059

[Christie.vangieson@duke-energy.com](mailto:Christie.vangieson@duke-energy.com)

March 18, 2025

Attn: Colby Price  
Principal and Chief development Officer  
105 Graymoss Ln  
Anderson SC 29621  
Cell 910-712-1081  
cpiice@633dev.com

RE: Gas Available for: TMS #1200002005

Dear Mr Price,

Thank you for requesting information for natural gas availability for the proposed development in Anderson SC.. This property is identified by Anderson County parcel number 1200002005. 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)



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

19 March, 2025

633 Development, LLC.

Colby Price

5 Norman Place

Greenville, SC 29615

**RE: Hammond Water District Availability Letter. Waxwing Cove, 8 Lots. Single Family S/D.**

**TMS #120-00-02-005**

To Whom it May Concern,

Hammond Water District is the potable water provider for this area. We currently have an existing water main along Little Creek Rd. 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". The signature is written in a cursive style.

Matt Ruff

General Manager

## Henry B. Youmans

---

**From:** Jonathan A. Batson  
**Sent:** Tuesday, April 1, 2025 9:32 AM  
**To:** Henry B. Youmans; Subdivision Team; Burriss Nelson; Steve Kelly; RebovichNS@scdot.org  
**Subject:** RE: Subdivision Review- Waxwing Cove

No stormwater comments.  
Thanks  
Jon

**From:** Henry B. Youmans <hbyoumans@andersoncountysc.org>  
**Sent:** Friday, March 21, 2025 3:23 PM  
**To:** Subdivision Team <SubdivisionTeam@andersoncountysc.org>; Jonathan A. Batson <jabatson@andersoncountysc.org>; Burriss Nelson <bnelson@andersoncountysc.org>; Steve Kelly <askelly@andersoncountysc.org>; RebovichNS@scdot.org  
**Subject:** Subdivision Review- Waxwing Cove

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 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 forward to your comments, if possible, I would like to have your comments back by April 4, 2025.



## Henry B. Youmans

---

**From:** Derrick B. Singleton  
**Sent:** Tuesday, April 1, 2025 8:36 AM  
**To:** Henry B. Youmans  
**Subject:** RE: Subdivision Review(Sewer) Waxwing Cove

Henry,  
We do not have any sewer in this area. Assuming they will apply for septic.  
Thanks

**From:** Henry B. Youmans <[hbyoumans@andersoncountysc.org](mailto:hbyoumans@andersoncountysc.org)>  
**Sent:** Monday, March 31, 2025 3:47 PM  
**To:** Derrick B. Singleton <[dbsingleton@andersoncountysc.org](mailto:dbsingleton@andersoncountysc.org)>  
**Subject:** Subdivision Review(Sewer) Waxwing Cove

For your review.

Thank you

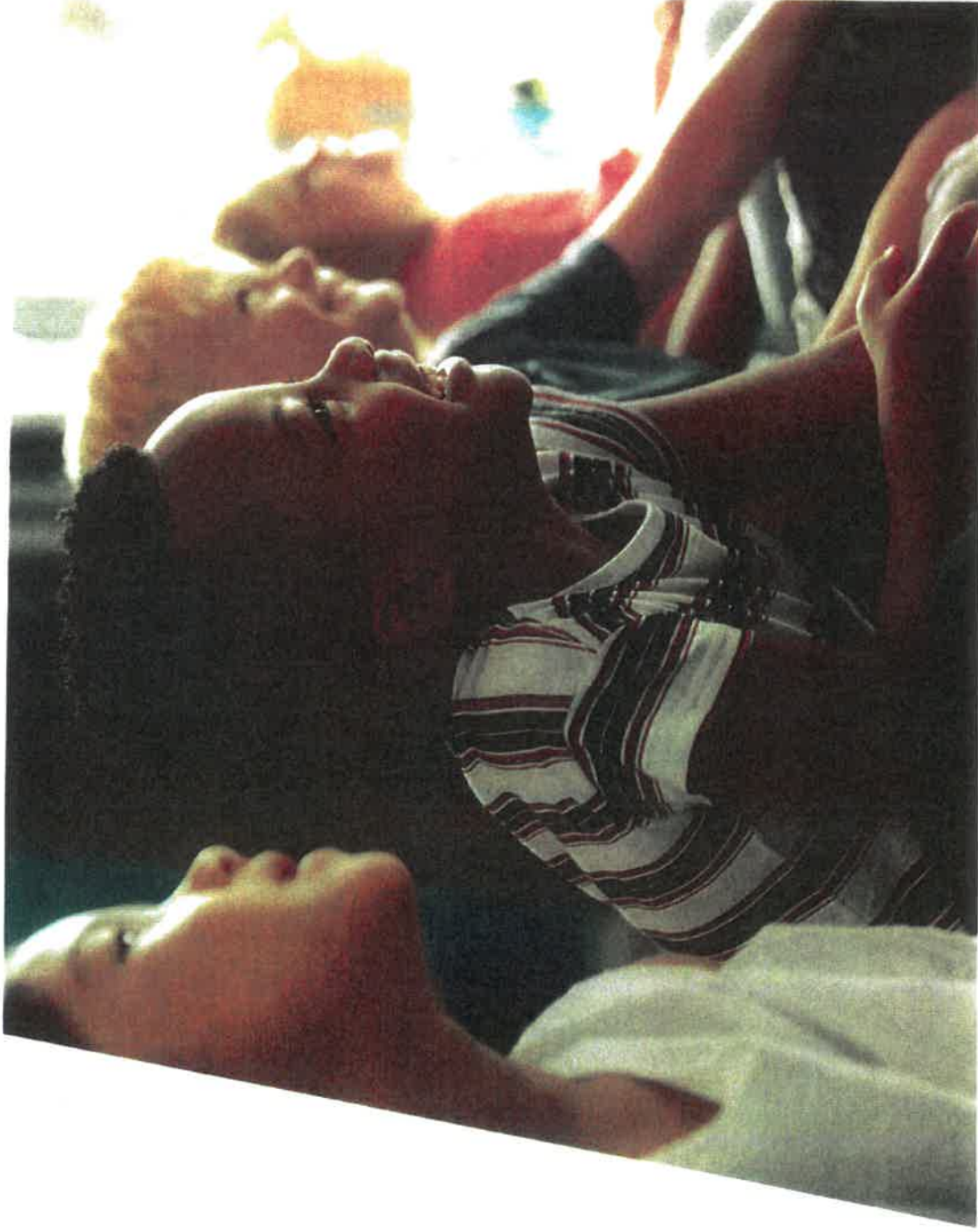


**ANDERSON COUNTY**  
SOUTH CAROLINA

**Henry B. Youmans, Jr.**  
**Zoning Administrator**  
Anderson County Planning and Development  
**Title VI Coordinator**  
Anderson County

Office: 864.964.6631  
Cell: 864.245.8712  
Fax: 864.260.4795  
Email: [hbyoumans@andersoncountysc.org](mailto:hbyoumans@andersoncountysc.org)

**Physical Address**  
Development Standards  
401 East River Street  
Anderson, SC 29624



Committed to Excellence

## Planning & Advisory Services

April 10, 2025

# ANDERSON SCHOOL DISTRICT 5 TOTAL ENROLLMENT

	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
PK	399	456	463	472	472	472	472	472	472	472	472	472	472	472
K	851	857	880	843	869	855	843	849	866	876	882	891	900	909
1	940	904	889	906	888	903	889	876	882	892	902	908	917	926
2	986	906	892	888	910	882	897	884	871	877	891	904	919	919
3	984	985	892	900	897	911	887	902	893	880	885	899	911	917
4	960	987	987	904	903	900	918	884	896	887	877	882	895	907
5	931	967	985	1003	912	899	894	915	882	894	885	875	880	893
<b>Total PK-5</b>	<b>6051</b>	<b>6062</b>	<b>5988</b>	<b>5916</b>	<b>5851</b>	<b>5832</b>	<b>5800</b>	<b>5782</b>	<b>5762</b>	<b>5778</b>	<b>5794</b>	<b>5831</b>	<b>5885</b>	<b>5943</b>
6	1005	911	920	959	1032	921	916	911	934	913	927	921	910	916
7	1032	1011	919	909	962	1036	922	917	912	939	918	932	916	915
8	1020	1017	943	976	915	967	1043	927	922	920	948	927	941	935
<b>Total: 6-8</b>	<b>3057</b>	<b>2939</b>	<b>2822</b>	<b>2794</b>	<b>2909</b>	<b>2924</b>	<b>2881</b>	<b>2755</b>	<b>2768</b>	<b>2772</b>	<b>2793</b>	<b>2780</b>	<b>2777</b>	<b>2766</b>
9	1126	1137	1199	1148	1058	1047	1102	1188	1058	1056	1048	1086	1061	1077
10	957	1029	1002	974	1020	937	928	976	1053	942	941	933	968	946
11	836	902	910	839	878	922	844	837	878	949	850	850	840	874
12	743	733	700	817	800	839	879	807	800	841	907	814	813	806
<b>Total: 9-12</b>	<b>3662</b>	<b>3701</b>	<b>3751</b>	<b>3778</b>	<b>3756</b>	<b>3745</b>	<b>3753</b>	<b>3808</b>	<b>3789</b>	<b>3788</b>	<b>3746</b>	<b>3683</b>	<b>3682</b>	<b>3703</b>
<b>Total PK-12</b>	<b>12770</b>	<b>12702</b>	<b>12561</b>	<b>12488</b>	<b>12516</b>	<b>12501</b>	<b>12434</b>	<b>12345</b>	<b>12319</b>	<b>12338</b>	<b>12333</b>	<b>12294</b>	<b>12344</b>	<b>12412</b>
<b>Total PK-12</b>	<b>12770</b>	<b>12702</b>	<b>12561</b>	<b>12488</b>	<b>12516</b>	<b>12501</b>	<b>12434</b>	<b>12345</b>	<b>12319</b>	<b>12338</b>	<b>12333</b>	<b>12294</b>	<b>12344</b>	<b>12412</b>
<b>Change</b>	<b>-68</b>	<b>-141</b>	<b>-73</b>	<b>-73</b>	<b>28</b>	<b>-15</b>	<b>-67</b>	<b>-89</b>	<b>-26</b>	<b>19</b>	<b>-5</b>	<b>-39</b>	<b>50</b>	<b>68</b>
<b>%-Change</b>	<b>-0.5%</b>	<b>-1.1%</b>	<b>-0.6%</b>	<b>-0.6%</b>	<b>0.2%</b>	<b>-0.1%</b>	<b>-0.5%</b>	<b>-0.7%</b>	<b>-0.2%</b>	<b>0.2%</b>	<b>0.0%</b>	<b>-0.3%</b>	<b>0.4%</b>	<b>0.6%</b>
<b>Total: PK-5</b>	<b>6051</b>	<b>6062</b>	<b>5988</b>	<b>5916</b>	<b>5851</b>	<b>5832</b>	<b>5800</b>	<b>5782</b>	<b>5762</b>	<b>5778</b>	<b>5794</b>	<b>5831</b>	<b>5885</b>	<b>5943</b>
<b>Change</b>	<b>11</b>	<b>-74</b>	<b>-72</b>	<b>-65</b>	<b>-19</b>	<b>-32</b>	<b>-18</b>	<b>-20</b>	<b>16</b>	<b>16</b>	<b>37</b>	<b>54</b>	<b>58</b>	<b>58</b>
<b>%-Change</b>	<b>0.2%</b>	<b>-1.2%</b>	<b>-1.2%</b>	<b>-1.1%</b>	<b>-0.3%</b>	<b>-0.5%</b>	<b>-0.3%</b>	<b>-0.3%</b>	<b>0.3%</b>	<b>0.3%</b>	<b>0.6%</b>	<b>0.9%</b>	<b>1.0%</b>	<b>1.0%</b>
<b>Total: 6-8</b>	<b>3057</b>	<b>2939</b>	<b>2822</b>	<b>2794</b>	<b>2909</b>	<b>2924</b>	<b>2881</b>	<b>2755</b>	<b>2768</b>	<b>2772</b>	<b>2793</b>	<b>2780</b>	<b>2777</b>	<b>2766</b>
<b>Change</b>	<b>-118</b>	<b>-117</b>	<b>-29</b>	<b>-29</b>	<b>115</b>	<b>15</b>	<b>-43</b>	<b>-126</b>	<b>13</b>	<b>4</b>	<b>21</b>	<b>-13</b>	<b>-3</b>	<b>-11</b>
<b>%-Change</b>	<b>-3.9%</b>	<b>-4.0%</b>	<b>-1.0%</b>	<b>-1.0%</b>	<b>4.1%</b>	<b>0.5%</b>	<b>-1.5%</b>	<b>-4.4%</b>	<b>0.5%</b>	<b>0.1%</b>	<b>0.8%</b>	<b>-0.5%</b>	<b>-0.1%</b>	<b>-0.4%</b>
<b>Total: 9-12</b>	<b>3662</b>	<b>3701</b>	<b>3751</b>	<b>3778</b>	<b>3756</b>	<b>3745</b>	<b>3753</b>	<b>3808</b>	<b>3789</b>	<b>3788</b>	<b>3746</b>	<b>3683</b>	<b>3682</b>	<b>3703</b>
<b>Change</b>	<b>39</b>	<b>50</b>	<b>27</b>	<b>27</b>	<b>-22</b>	<b>-11</b>	<b>8</b>	<b>55</b>	<b>-19</b>	<b>-1</b>	<b>-42</b>	<b>-63</b>	<b>-1</b>	<b>21</b>
<b>%-Change</b>	<b>1.1%</b>	<b>1.4%</b>	<b>0.7%</b>	<b>0.7%</b>	<b>-0.6%</b>	<b>-0.3%</b>	<b>0.2%</b>	<b>1.5%</b>	<b>-0.5%</b>	<b>0.0%</b>	<b>-1.1%</b>	<b>-1.7%</b>	<b>0.0%</b>	<b>0.6%</b>

# ANDERSON SCHOOL DISTRICT 5 SUPPLEMENTAL TABLES

Table 5: Elementary Enrollment (K-5), 2023, 2028, 2033, 2038, 2043

	2023	2028	2023-2028 Change	2033	2028-2033 Change	2038	2033-2038 Change	2043	2038-2043 Change
Calhoun	421	436	3.6%	454	4.1%	472	3.9%	490	4.0%
Centerville	578	540	-6.6%	566	4.8%	554	-2.1%	542	-2.1%
Concord	596	630	5.7%	643	2.1%	656	1.9%	669	1.9%
McLees	527	482	-8.5%	494	2.5%	480	-2.8%	466	-2.8%
Midway	699	661	-5.4%	670	1.4%	656	-2.1%	642	-2.1%
Nevitt Forest	535	503	-6.0%	522	3.8%	510	-2.3%	496	-2.7%
New Prospect	401	401	0.0%	425	6.0%	425	0.0%	449	5.6%
North Pointe	434	400	-7.8%	413	3.3%	399	-3.1%	385	-3.5%
Varennes/Homeland	767	750	-2.2%	781	4.1%	767	-1.8%	753	-1.0%
Whitehall	486	487	0.2%	503	3.3%	503	0.0%	519	3.2%
<b>District Total</b>	<b>5,444</b>	<b>5,290</b>	<b>-2.8%</b>	<b>5,471</b>	<b>3.4%</b>	<b>5,317</b>	<b>-2.8%</b>	<b>5,163</b>	<b>-4.5%</b>

## Calculating Campus Capacity

**Capacity Analysis.** Building capacity is a planning tool only. There are three values that it produces:

**Theoretical Capacity:** The value of the number of enrollment generating spaces with an expected/maximum number of students in those enrollment generating spaces. This is a baseline value and does not account for how it's used.

**Maximum Capacity:** Accounts for, in aggregate, the typical daily usage by spaces, by the scheduling of learning activities, for enrollment generating spaces. It can differ by student age or school grade level because of how learning activities occur. It can also differ by how the space is scheduled for non-learning activities.

**Target Capacity:** Assumes some level of uncertainty in cohorts, year-to-year. Target and Maximum Capacity forms a range.

Capacity Analysis is based on its current use. Some spaces that may have been previously used as enrollment generating spaces but that are currently used for support/itinerate activities will not be counted in the analysis.

# Calculating Campus Capacity

## Comparative Analysis

School	Building Size (Gross SF)	Grade Levels	CAPACITY			Current Enrollment		Baseline 5-Year Forecast (FY 2028-2029)			Baseline 10-Year Forecast (FY2033-2034)		
			Theoretical Capacity	Maximum Capacity	Target Capacity	Current Year Enrollment (FY 2024-2025)	% of Target Capacity	Current Year Enrollment Number vs. Target Capacity	Forecasted Enrollment at 135-Day Enrollment (FY 2028-2029)	% of Target Capacity	Enrollment Number vs. Target Capacity	Forecasted Enrollment at 135-Day Enrollment (FY 2033-2034)	% of Target Capacity

### Current Facilities - ELEMENTARY SCHOOLS

Calhoun Academy of the Arts	115,556	4k- 5th	840	735	702	416	59%	-286	456	65%	-246	474	67%	-228
Centerville Elementary School	92,945	4k- 5th	942	827	786	539	69%	-247	542	69%	-244	586	75%	-200
Concord Elementary School	92,945	4k- 5th	901	791	751	620	83%	-131	650	87%	-101	663	88%	-88
Homeland Park Primary School	70,758	4k- 2nd	446	396	376	405	107%	29	431	115%	55	444	118%	68
McLees Elementary School	128,900	4k- 5th	1,070	957	909	551	61%	-358	522	57%	-387	534	59%	-375
Midway Elementary School	151,730	4k- 5th	1,437	1,270	1,206	687	57%	-519	681	56%	-525	690	57%	-516
New Prospect Elementary	81,041	4k- 5th	733	653	620	422	68%	-198	441	71%	-179	465	75%	-155
Nevitt Forest Elementary School	80,194	4k- 5th	668	587	558	541	97%	-17	543	97%	-15	562	101%	4
North Pointe Elementary School	134,038	4k- 5th	784	698	663	505	76%	-158	440	66%	-223	453	68%	-210
Varenes Elementary School	95,566	3rd- 5th	727	646	614	387	63%	-227	359	58%	-255	377	61%	-237
Whitehall Elementary School	97,566	4k- 5th	676	601	571	508	89%	-63	527	92%	-44	543	95%	-28
<b>Subtotal</b>	1,141,239				<b>7,756</b>	<b>5,581</b>	72%	<b>-2,175</b>	<b>5,592</b>	72%	<b>-2,164</b>	<b>5,791</b>	75%	<b>-1,965</b>

# Calculating Campus Capacity

## Comparative Analysis

School	Building Size (Gross SF)	Grade Levels	CAPACITY			Current Enrollment			Baseline 5-Year Forecast (FY 2028-2029)			Baseline 10-Year Forecast (FY 2033-2034)		
			Theoretical Capacity	Maximum Capacity	Target Capacity	Current Year Enrollment (FY 2023-2024)	% of Target Capacity	Current Year Enrollment Number vs. Target Capacity	Forecasted Enrollment at 135-Day Enrollment (FY 2028-2029)	% of Target Capacity	Enrollment Number vs. Target Capacity	Forecasted Enrollment at 135-Day Enrollment (FY 2033-2034)	% of Target Capacity	Enrollment Number vs. Target Capacity

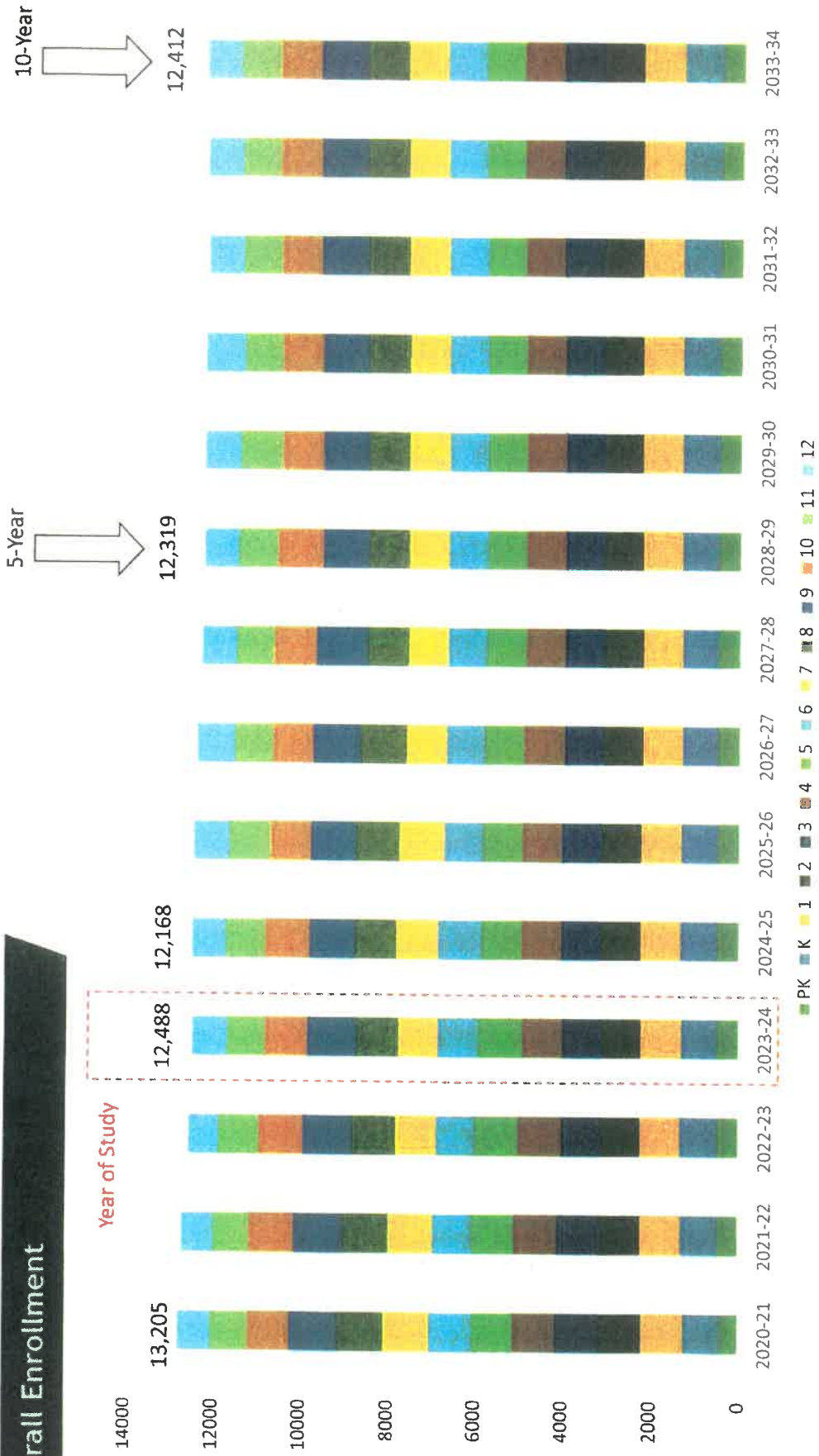
### Current Facilities - MIDDLE SCHOOLS

Glenview Middle School	135,273	6th- 8th	1,080	811	771	667	87%	-104	637	83%	-134	652	85%	-119
McCants Middle School	194,585	6th- 8th	1,422	1,060	1,007	577	57%	-430	561	56%	-446	551	55%	-456
Robert Anderson Middle School	193,745	6th- 8th	1,616	1,204	1,143	1,154	101%	11	1,147	100%	4	1,143	100%	0
Southwood Academy of the Arts	137,413	6th- 8th	1,350	988	938	389	41%	-549	423	45%	-515	420	45%	-518
<b>Subtotal</b>	661,016				<b>3,859</b>	<b>2,787</b>	72%	<b>-1,072</b>	<b>2,768</b>	72%	<b>-1,091</b>	<b>2,766</b>	72%	<b>-1,093</b>

### Current Facilities - HIGH SCHOOLS

TL Hanna High School	291,278	9th- 12	2,400	1,800	1,710	1,813	106%	103	1,835	107%	125	1,791	105%	81
TL Hanna High School, Athletics	--	9th- 12			--									
Westside High School	316,900	9th- 12	2,406	1,804	1,713	1,646	96%	67	1,887	110%	174	1,845	108%	132
Westside High School, Athletics	--	9th- 12			--									
<b>Subtotal</b>	732,267				<b>3,423</b>	<b>3,459</b>	101%	36	<b>3,789</b>	111%	366	<b>3,703</b>	108%	280

# Overall Enrollment



Anderson County Planning Commission

May 13, 2025

6:00 PM

Staff Report – Preliminary Subdivision

---

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

**Preliminary Subdivision Name:** Cedar Hollow

**Intended Development:** Single Family

**Applicant:** Kidco Land Co, LLC

**Surveyor/Engineer:** Wesley White, PE- Ridgewater

**Location/Access:** Broadway Lake Rd. (State)

**County Council District:** 2

**School District:** 5

**Surrounding Land Use:** Residential

**Zoning:** Un-zoned

**Tax Map Number:** 177-02-01-001

**Total Number of Acres:** 24.47 +/-

**Number of Lots:** 28

**Variance:** No

**Traffic Impact Analysis:** Broadway Lake Road is classified as a collector road with no maximum trips per day and does not require a TIS.

Staff Assessment: Sec. 24-335.

At the planning commission meeting during which the plat is scheduled to be discussed, the subdivision administrator shall present his recommendation to the planning commission. (Ord. No. 03-007, § 1, 4-15-03)



# Development Standards Subdivision Plat Application

Anderson County Code of Ordinance  
Chapter 24 Land Use

Scheduled Public Hearing Date: 5-13-25

Application Received By: P

Date: 3-20-25

25-16 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/SUBMITAL IS COMPLETE AND WILL BE PLACED ON THE NEXT REGULAR SCHEDULED AGENDA MEETING.**

Proposed Subdivision Name: Cedar Hollow

1. Name of Applicant: Kidco Land Co, LLC - Attn: Ted Brashier

Address of Applicant: 25 Brendan Way Greenville, SC 29615

Telephone Number(s): 864-906-0363

Email: mbrashier@windsoraughtry.com

2. Property Owner(s): Kidco Land Co, LLC - Attn: Ted Brashier

Address: 25 Brendan Way Greenville, SC 29615

Telephone Number(s): 864-906-0363

Email: mbrashier@windsoraughtry.com

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

Email: wesley@ridgewatereng.com

### Project Information

4. Project Location: northeast side of Broadway Lake Rd across from Boxwood Ln

Parcel Number/TMS: 1770201001 County Council District: 2 School District: 5

Total Acreage: 24.47 Number of Lots: 28 Intended Development: single-family residential

Current Zoning: BA un-zoned Surrounding Land Uses: North-E. River St; East/South-single-family res; West-Commercial/Broadway Lake Rd

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

Water Supplier: Broadway Water & Sewer Sewer Supplier: n/a Septic: Yes

Electric Company: Duke Energy Gas Company: PNG 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 28 lots = \$1,060**

The preliminary plat shall contain the following information:

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

*Jo Jet Duhig*

Date 3-19-25

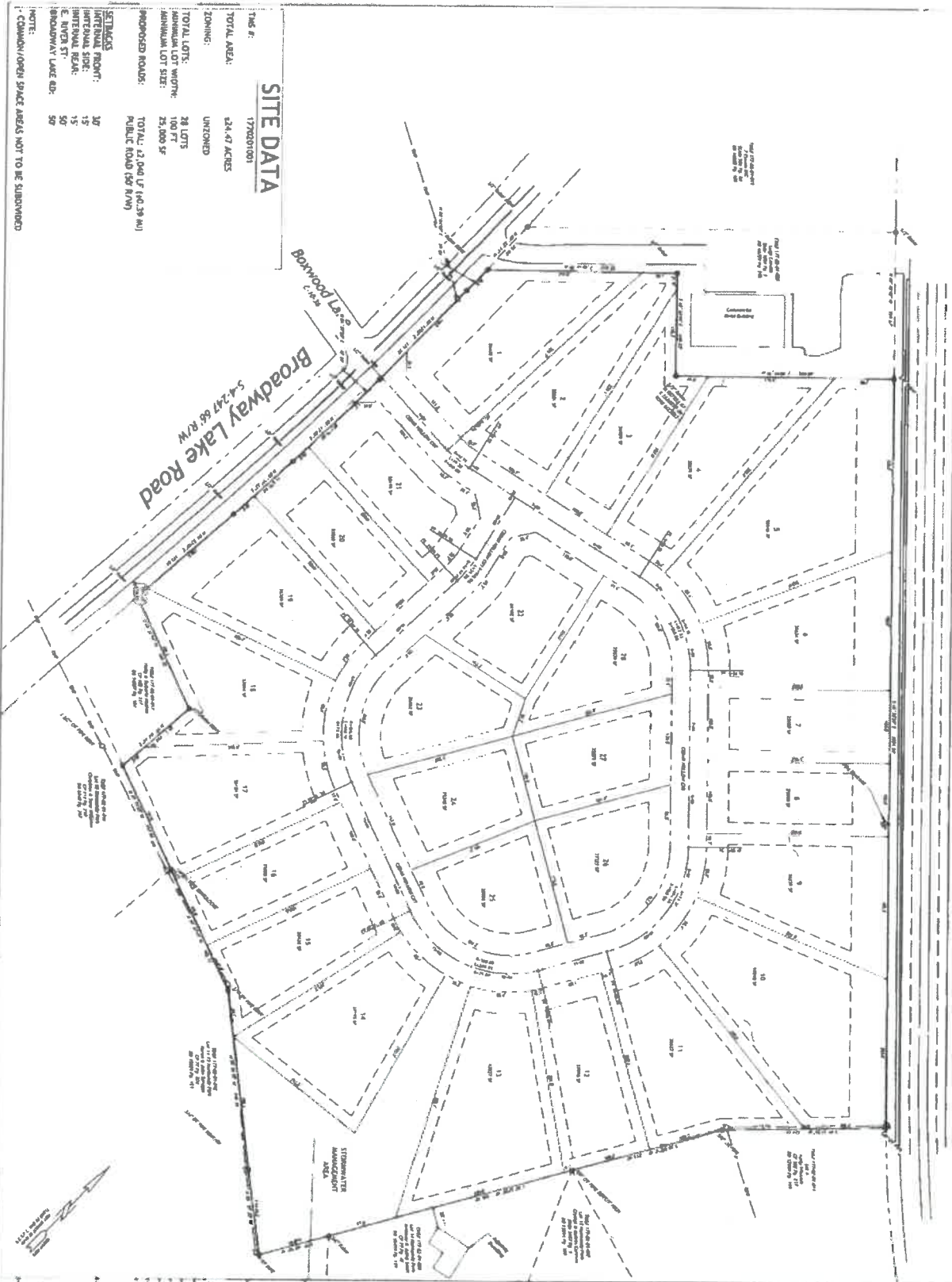
Signature of Owner

*Jo Jet Duhig*

Date 3-19-25

Estes Drive

East River Street  
US-76 100' R/W



### SITE DATA

TRAC #:  
177001001

TOTAL AREA:  
24.47 ACRES

USING:  
UNZONED

TOTAL LOTS:  
28 LOTS

MINIMUM LOT WIDTH:  
100 FT

MINIMUM LOT SIZE:  
25,000 SF

PROPOSED ROADS:  
TOTAL: 23,040 LF (140.29 MI)  
PUBLIC ROAD (50' R/W)

SETBACKS

INTERNAL FRONT:  
30'

INTERNAL SIDE:  
15'

INTERNAL REAR:  
15'

E. RIVER ST.  
50'

BROADWAY LAKE RD:  
50'

NOTE:  
COMMON/OPEN SPACE AREAS NOT TO BE SUBDIVIDED

SITE

LOCATION MAP

## PRELIMINARY PLAT

OWNER'S CERTIFICATION

I, the undersigned, being the owner of the above described property, do hereby certify that the information furnished herein is true and correct and that the same is in accordance with the laws, ordinances, and regulations of the State of North Carolina and the County of Johnston, and that the same are in accordance with the laws, ordinances, and regulations of the State of North Carolina and the County of Johnston, and that the same are in accordance with the laws, ordinances, and regulations of the State of North Carolina and the County of Johnston.

Date: 3/2/21

Signature: [Signature]

Print Name: [Name]

### DESIGN PROFESSIONAL CERTIFICATION

I, the undersigned, being a duly licensed professional engineer or architect, do hereby certify that the information furnished herein is true and correct and that the same are in accordance with the laws, ordinances, and regulations of the State of North Carolina and the County of Johnston, and that the same are in accordance with the laws, ordinances, and regulations of the State of North Carolina and the County of Johnston.

Date: 3/2/21

Signature: [Signature]

Print Name: [Name]

### CERTIFICATE OF SUBJECT JURISDICTION

I, the undersigned, being a duly licensed professional engineer or architect, do hereby certify that the information furnished herein is true and correct and that the same are in accordance with the laws, ordinances, and regulations of the State of North Carolina and the County of Johnston, and that the same are in accordance with the laws, ordinances, and regulations of the State of North Carolina and the County of Johnston.

Date: 3/2/21

Signature: [Signature]

Print Name: [Name]

## CEDAR HOLLOW SUBDIVISION

TRAC # 177001001

2020 Land Use, LLC  
50 Brandon Way, Greenville, SC 29615  
(864) 699-6243

Subdivider: [Name]

APPLICANT: [Name]

Engineer or Surveyor: [Name]



Professional Engineer License No. 48990  
Professional Surveyor License No. 48990  
Professional Engineer License No. 48990  
Professional Surveyor License No. 48990



March 18, 2025

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

RE: Cedar Hollow Subdivision

Dear Sirs,

Anderson County does not have sewer infrastructure capable of serving the proposed development.

Anderson County is providing this sewer infrastructure information for planning purposes only.

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

**Chris Sullivan**  
Council District 1

**Greg Elgin**  
Council District 3

**Cindy Wilson**  
Council District 7

**ANDERSON COUNTY**  
SOUTH CAROLINA

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

**Glenn Davis**  
Council District 2

**Jimmy Davis**  
Council District 6

**Renee D. Watts**  
Clerk to Council

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



# MEMORANDUM

## ANDERSON COUNTY ROADS AND BRIDGES

**DATE:** March 24, 2025

**TO:** Tim Cartee  
Land Development Administrator

**FROM:** Bill Rutledge  
Assistant Principal Engineer

**Cc:** Bee Baker  
Principal Engineer

**SUBJECT:** Cedar Hollow Preliminary Review #1

The preliminary plat for Cedar Hollow is acceptable.

**Tommy Dunn**  
Chairman, District 5

**Chris Sullivan**  
Council District 1

**Greg Elgin**  
Council District 3

**Cindy Wilson**  
Council District 7

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

**Glenn Davis**  
Council District 2

**Jimmy Davis**  
Council District 6

**Renee Watts**  
Clerk to Council

**ANDERSON COUNTY**  
SOUTH CAROLINA

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



**ANDERSON COUNTY 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: 03/18/2025 Expires : 03/18/2028  
 Developer: TED BRASHIER  
 Contact Info: 25 BRENDAN WAY GREENVILLE, SC 29615 864-906-0363  
 Email: MBRASHIER@WINDSORAUGHTRY.COM

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

Subdivision Name: **CEDAR HOLLOW NAME APPROVED** Parent TMS: 1770201001  
 Zip Code: ANDERSON 29621 ESN: 138

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

MEADOWBROOK DR NAME DENIED

CEDAR HOLLOW CT NAME 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



**March 3, 2025**

**Wesley White**  
**Ridgewater**  
**Parcel ID: 1770201001**

Wesley,

This letter is to confirm that Piedmont Natural Gas does have natural gas main with readily available service at this parcel. It is Piedmont Natural Gas policy to extend gas service to potential customers at company expense whenever possible. We will need to review site plans to evaluate *exact* load requirements and *exact* service lengths to determine if this is feasible.

An engineering analysis can be conducted by Piedmont upon the prospective customer furnishing; the connected gas load, projected usage profile, and required delivery pressure to determine extension and any cost to provide service.

We appreciate your considering natural gas for your client's energy needs and look forward to working with you to promote economic development in our service area.

Sincerely,

Jason Thrasher  
Residential/Commercial Sales Specialist  
p 864-304-1999  
[Jason.thrasher@duke-energy.com](mailto:Jason.thrasher@duke-energy.com)

**Broadway Water and Sewerage District**  
2514 EAST RIVER STREET  
ANDERSON, SOUTH CAROLINA 29621  
TELEPHONE: 864-225-3821  
FAX: 864-260-9513  
ksimpson@broadwaywaterdistrict.com

March 19, 2025

**RE: Broadway Water & Sewerage District Availability Letter  
Cedar Hollow Subdivision (28 Lots off Broadway Lake Rd.)**

To Whom it may concern,

Broadway Water & Sewerage District is the potable water provider for this area. We currently have the existing capacity in our overall system to serve the proposed development and have the willingness to do so. Please see the attached Policies and Procedures for Installing New Water Mains and Appurtenances.

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

Sincerely,

Kevin Simpson  
Manager, Broadway Water & Sewerage District



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

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

Date: 3/18/2025

**RE: CEDAR HOLLOW SUBDIVISION**  
**Anderson County, TAXMAP# 1770201001**

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 in an area served by AT&T.

This letter confirms that the above referenced land parcel is 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 864-243-7192 or lb0014@att.com.

Thank you for contacting AT&T.

Sincerely,

*Larry Black*

GEO Manager  
C&E South Carolina



Mailing Address  
664 Issaqueena Trail  
Clemson, SC 29630  
☎ 864.234.4405

March 18, 2025

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

RE: Property located on Broadway Lake Rd. in Anderson, SC

Dear Mr. White:

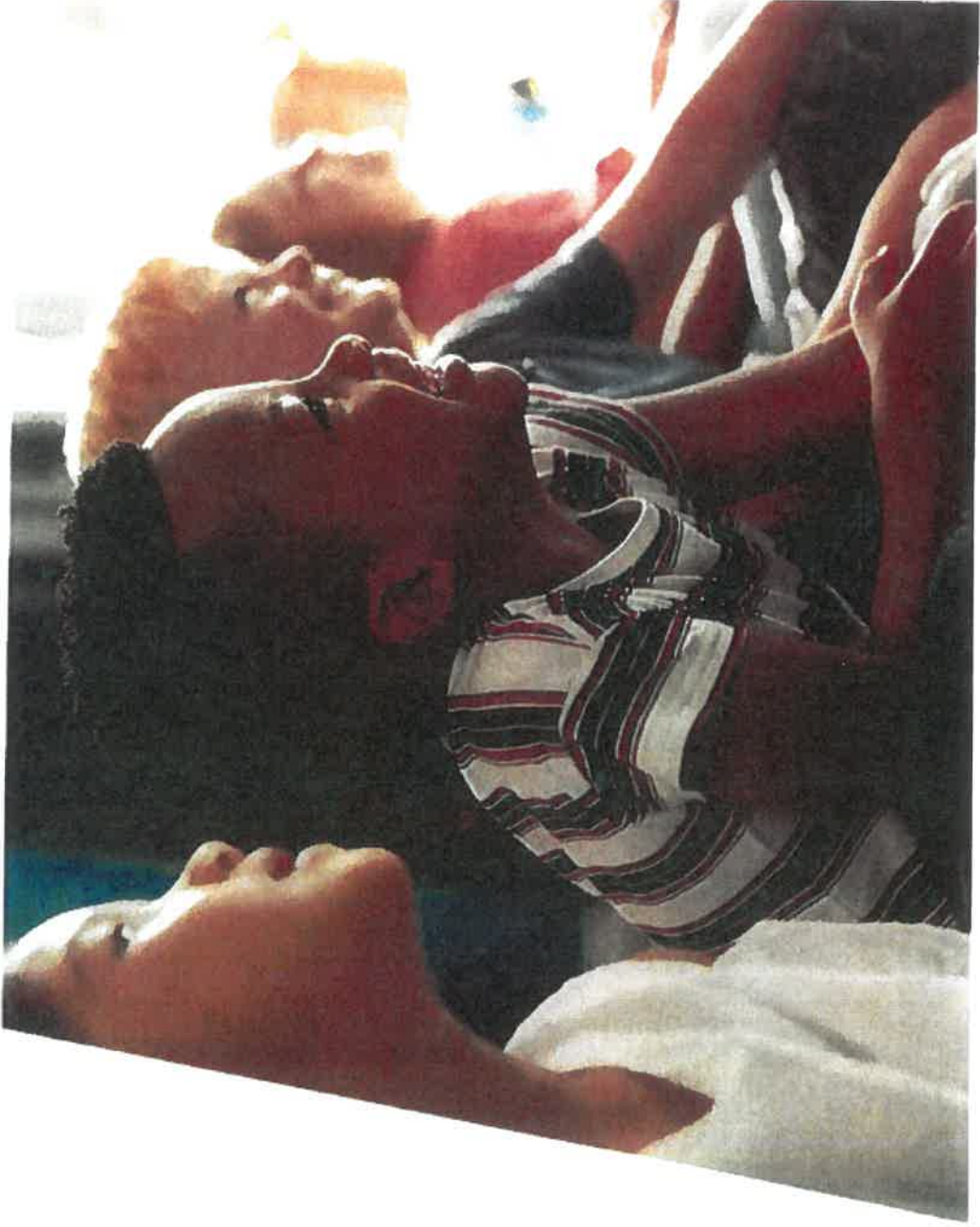
This letter confirms that Duke Energy can provide electric service to the proposed site located on Broadway Lake Rd. in Anderson, SC (Anderson County Tax Map #1770201001) provided all necessary easements, permits and rights-of-way can be obtained. Please contact Kim Ball at Duke Energy at (864) 234-4405 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



Committed to Excellence

Planning & Advisory Services

April 10, 2025

# ANDERSON SCHOOL DISTRICT 5 TOTAL ENROLLMENT

	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
PK	399	456	463	472	472	472	472	472	472	472	472	472	472	472
K	851	857	880	843	869	855	843	849	866	876	882	891	900	909
1	940	904	889	906	888	903	889	876	882	892	902	908	917	926
2	886	906	892	888	910	882	897	884	871	877	891	904	910	919
3	984	985	892	900	897	921	887	902	893	880	885	899	911	917
4	960	987	987	904	903	900	918	884	896	887	877	882	895	907
5	931	957	985	1003	912	899	894	915	882	894	885	875	880	883
Total PK-5	6051	6062	5988	5916	5851	5832	5800	5782	5762	5778	5794	5831	5885	5943
6	1005	911	920	959	1032	921	916	911	934	913	927	921	910	916
7	1032	1011	919	909	962	1036	922	917	912	939	918	932	926	915
8	1020	1017	983	975	915	967	1043	927	922	920	948	927	941	935
Total: 6-8	3057	2839	2822	2794	2909	2824	2881	2755	2768	2772	2793	2780	2777	2766
9	1126	1137	1139	1148	1058	1047	1102	1188	1058	1056	1048	1086	1061	1077
10	957	1029	1002	974	1020	937	928	976	1053	942	941	933	968	946
11	836	802	910	839	878	922	844	837	878	949	850	850	840	874
12	743	733	700	817	800	839	879	807	800	841	907	814	813	806
Total: 9-12	3662	3701	3751	3778	3756	3745	3753	3808	3789	3788	3746	3683	3682	3703
Total PK-12	12770	12702	12561	12488	12516	12501	12494	12345	12319	12338	12333	12294	12344	12412
Total PK-12	12770	12702	12561	12488	12516	12501	12494	12345	12319	12338	12333	12294	12344	12412
Change	-68	-141	-73	-73	28	-15	-67	-69	-26	19	-5	-39	50	68
%-Change	-0.5%	-1.1%	-0.6%	-0.6%	0.2%	-0.1%	-0.5%	-0.7%	-0.2%	0.2%	0.0%	-0.3%	0.4%	0.6%
Total: PK-5	6051	6062	5988	5916	5851	5832	5800	5782	5762	5778	5794	5831	5885	5943
Change	11	-74	72	-65	-19	-32	-18	-20	16	16	16	37	54	58
%-Change	0.2%	-1.2%	1.2%	-1.1%	-0.3%	-0.5%	-0.3%	-0.3%	0.3%	0.3%	0.3%	0.6%	0.9%	1.0%
Total: 6-8	3057	2839	2822	2794	2909	2824	2881	2755	2768	2772	2793	2780	2777	2766
Change	-118	-117	-28	-115	115	-43	-43	-126	13	4	21	-13	-3	-11
%-Change	-3.9%	-4.0%	-1.0%	-4.1%	4.1%	-1.5%	-1.5%	-4.4%	0.5%	0.1%	0.8%	-0.5%	-0.1%	-0.4%
Total: 9-12	3662	3701	3751	3778	3756	3745	3753	3808	3789	3788	3746	3683	3682	3703
Change	39	50	27	27	-22	-11	8	55	-19	-1	-42	-63	-1	21
%-Change	1.1%	1.4%	0.7%	0.7%	-0.6%	-0.3%	0.2%	1.5%	-0.5%	0.0%	-1.1%	-1.7%	0.0%	0.6%

## ANDERSON SCHOOL DISTRICT 5 SUPPLEMENTAL TABLES

**Table 5: Elementary Enrollment (K-5), 2023, 2028, 2033**

	2023	2028	2023-2028 Change	2033	2028-2033 Change	2020-2033 Change
Calhoun	421	436	3.6%	454	4.1%	7.8%
Centerville	578	540	-6.6%	566	4.8%	-2.1%
Concord	596	630	5.7%	643	2.1%	7.9%
McLees	527	482	-8.5%	494	2.5%	-6.3%
Midway	699	661	-5.4%	670	1.4%	-4.1%
Nevitt Forest	535	503	-6.0%	522	3.8%	-2.4%
New Prospect	401	401	0.0%	425	6.0%	6.0%
North Pointe	434	400	-7.8%	413	3.3%	-4.8%
Varennes/Homeland	767	750	-2.2%	781	4.1%	1.8%
Whitehall	486	487	0.2%	503	3.3%	3.5%
<b>District Total</b>	<b>5,444</b>	<b>5,290</b>	<b>-2.8%</b>	<b>5,471</b>	<b>3.4%</b>	<b>0.5%</b>

## Calculating Campus Capacity

**Capacity Analysis.** Building capacity is a planning tool only. There are three values that it produces:

**Theoretical Capacity:** The value of the number of enrollment generating spaces with an expected/maximum number of students in those enrollment generating spaces. This is a baseline value and does not account for how it's used.

**Maximum Capacity:** Accounts for, in aggregate, the typical daily usage by spaces, by the scheduling of learning activities, for enrollment generating spaces. It can differ by student age or school grade level because of how learning activities occur. It can also differ by how the space is scheduled for non-learning activities.

**Target Capacity:** Assumes some level of uncertainty in cohorts, year-to-year. Target and Maximum Capacity forms a range.

Capacity Analysis is based on its current use. Some spaces that may have been previously used as enrollment generating spaces but that are currently used for support/itinerate activities will not be counted in the analysis.

# Calculating Campus Capacity

## Comparative Analysis

School	Building Size (Gross SF)	Grade Levels	CAPACITY			Current Enrollment		Baseline 5-Year Forecast (FY 2028-2029)			Baseline 10-Year Forecast (FY2033-2034)			
			Physical Capacity	Maximum Capacity	Target Capacity	Current Year Enrollment (FY 2024-2025)	% of Target Capacity	Enrollment Number vs. Target Capacity	Forecasted Enrollment at 135-Day Enrollment (FY 2028-2029)	% of Target Capacity	Enrollment Number vs. Target Capacity	Forecasted Enrollment at 135-Day Enrollment (FY 2033-2034)	% of Target Capacity	Enrollment Number vs. Target Capacity
<b>Current Facilities - ELEMENTARY SCHOOLS</b>														
Calhoun Academy of the Arts	115,556	4k- 5th	840	735	702	416	59%	-286	456	65%	-246	474	67%	-228
Centerville Elementary School	92,945	4k- 5th	942	822	786	539	69%	-247	542	69%	-244	586	75%	-200
Concord Elementary School	92,945	4k- 5th	900	791	751	620	83%	-131	650	87%	-101	663	88%	-88
Homeland Park Primary School	70,758	4k- 2nd	440	396	376	405	107%	29	431	115%	55	444	118%	68
McLees Elementary School	128,900	4k- 5th	1,070	957	909	551	61%	-358	522	57%	-387	534	59%	-375
Midway Elementary School	151,730	4k- 5th	1,437	1,270	1,206	687	57%	-519	681	56%	-525	690	57%	-516
New Prospect Elementary	81,041	4k- 5th	733	653	620	422	68%	-198	441	71%	-179	465	75%	-155
Nevitt Forest Elementary School	80,194	4k- 5th	668	587	558	541	97%	-17	543	97%	-15	562	101%	4
North Pointe Elementary School	134,038	4k- 5th	782	699	663	505	76%	-158	440	66%	-223	453	68%	-210
Varences Elementary School	95,566	3rd- 5th	727	648	614	387	63%	-227	359	58%	-255	377	61%	-237
Whitehall Elementary School	97,566	4k- 5th	670	601	571	508	89%	-63	527	92%	-44	543	95%	-28
<b>Subtotal</b>	1,141,239				<b>7,756</b>	<b>5,581</b>	72%	<b>-2,175</b>	<b>5,592</b>	72%	<b>-2,164</b>	<b>5,791</b>	75%	<b>-1,965</b>

# Calculating Campus Capacity

## Comparative Analysis

School	Current Enrollment		Baseline 5-Year Forecast (FY 2028-2029)		Baseline 10-Year Forecast (FY 2033-2034)	
	Current Year Enrollment (FY 2023-2024)	% of Target Capacity	Forecasted Enrollment at 135-Day Enrollment (FY 2028-2029)	% of Target Capacity	Forecasted Enrollment at 135-Day Enrollment (FY 2033-2034)	% of Target Capacity
	667	87%	637	83%	652	85%
	577	57%	561	56%	551	55%
	1,154	101%	1,147	100%	1,143	100%
	389	41%	423	45%	420	45%
	2,787	72%	2,768	72%	2,766	72%

School	Current Enrollment		CAPACITY	
	Current Year Enrollment (FY 2023-2024)	% of Target Capacity	Theoretical Capacity	Maximum Capacity
	667	87%	1,080	811
	577	57%	1,422	1,060
	1,154	101%	1,616	1,204
	389	41%	1,350	988
	2,787	72%	3,859	2,859

### Current Facilities - MIDDLE SCHOOLS

School	Grade Levels	Building Size (Gross SF)	Theoretical Capacity	Maximum Capacity
Glenview Middle School	6th- 8th	135,273	1,080	811
McCants Middle School	6th- 8th	194,585	1,422	1,060
Robert Anderson Middle School	6th- 8th	193,745	1,616	1,204
Southwood Academy of the Arts	6th- 8th	137,413	1,350	988
<b>Subtotal</b>		661,016	<b>3,859</b>	<b>2,859</b>

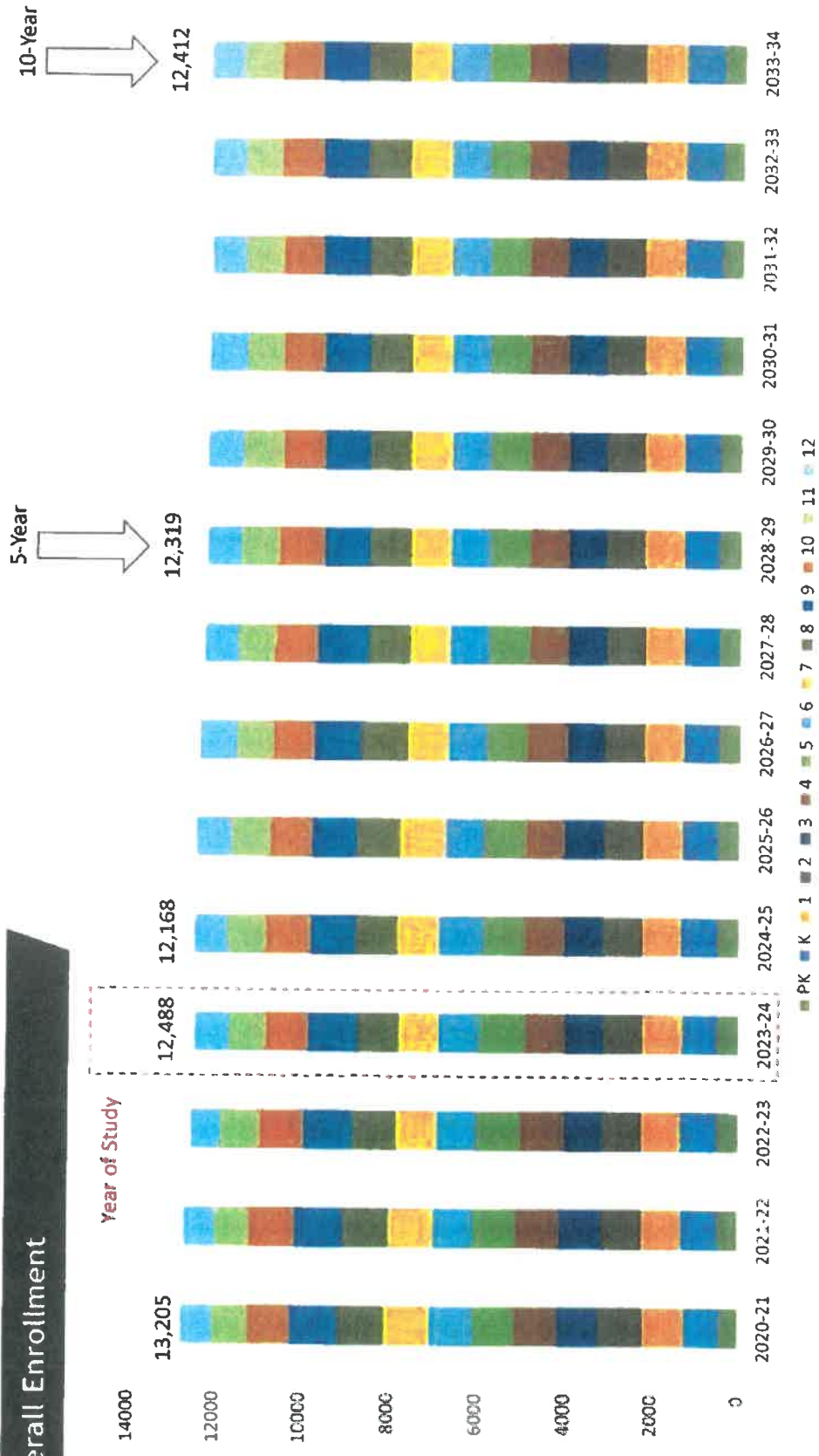
School	Current Year Enrollment (FY 2023-2024)	% of Target Capacity	Forecasted Enrollment at 135-Day Enrollment (FY 2028-2029)	% of Target Capacity	Forecasted Enrollment at 135-Day Enrollment (FY 2033-2034)	% of Target Capacity
Glenview Middle School	667	87%	637	83%	652	85%
McCants Middle School	577	57%	561	56%	551	55%
Robert Anderson Middle School	1,154	101%	1,147	100%	1,143	100%
Southwood Academy of the Arts	389	41%	423	45%	420	45%
<b>Subtotal</b>	<b>2,787</b>	<b>72%</b>	<b>2,768</b>	<b>72%</b>	<b>2,766</b>	<b>72%</b>

### Current Facilities - HIGH SCHOOLS

School	Grade Levels	Building Size (Gross SF)	Theoretical Capacity	Maximum Capacity
TL Hanna High School	9th- 12	291,278	2,400	1,800
TL Hanna High School, Athletics	9th- 12	-	-	-
Westside High School	9th- 12	316,900	2,408	1,804
Westside High School, Athletics	9th- 12	-	-	-
<b>Subtotal</b>		732,267	<b>3,423</b>	<b>2,604</b>

School	Current Year Enrollment (FY 2023-2024)	% of Target Capacity	Forecasted Enrollment at 135-Day Enrollment (FY 2028-2029)	% of Target Capacity	Forecasted Enrollment at 135-Day Enrollment (FY 2033-2034)	% of Target Capacity
TL Hanna High School	1,813	106%	1,835	107%	1,791	105%
TL Hanna High School, Athletics	-	-	-	-	-	-
Westside High School	1,646	96%	1,887	110%	1,845	108%
Westside High School, Athletics	-	-	-	-	-	-
<b>Subtotal</b>	<b>3,459</b>	<b>101%</b>	<b>3,789</b>	<b>111%</b>	<b>3,703</b>	<b>108%</b>

# Overall Enrollment



# Anderson County Planning Commission

May 13, 2025

6:00 PM

## Staff Report – Preliminary Subdivision

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

**Preliminary Subdivision Name:** Bentgrass Woods

**Intended Development:** Single Family

**Applicant:** Mungo Homes Properties, LLC

**Surveyor/Engineer:** Wesley White, PE- Ridgewater

**Location/Access:** Southside of Scotts Bridge Rd. across from Garden Park Dr.

**County Council District:** 4

**School District:** 1

**Surrounding Land Use:** PD (Brookstone Golf Course and Tennis Club)

**Zoning:** R-20

**Tax Map Number:** 177-02-01-001

**Total Number of Acres:** 23.60 +/-

**Number of Lots:** 35

**Variance:** No

**Traffic Impact Analysis:** Roads and Bridges Analysis attached.

**Staff Assessment: Sec. 24-335.**

**At the planning commission meeting during which the plat is scheduled to be discussed, the subdivision administrator shall present his recommendation to the planning commission. (Ord. No. 03-007, § 1, 4-15-03)**



# Development Standards Subdivision Plat Application

Anderson County Code of Ordinance  
Chapter 24 Land Use

Scheduled Public Hearing Date: 5-13-25

Application Received By: Q

Date: 3/20/25

2513 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: Bentgrass Woods

1. Name of Applicant: Mungo Homes Properties, LLC - Attn: Pat Ingram

Address of Applicant: 535 Brookshire Rd, Ste A, Greer, SC 29651

Telephone Number(s): 864-580-8574 Email: pingram@mungo.com

2. Property Owner(s): Mungo Homes Properties, LLC - Attn: Pat Ingram

Address: 535 Brookshire Rd, Ste A, Greer, SC 29651

Telephone Number(s): 864-580-8574 Email: pingram@mungo.com

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

### Project Information

4. Project Location: south side of Scotts Bridge Rd. across from Garden Park Dr.

Parcel Number/TMS: 1430008002 & 1430008008 County Council District: 4 School District: 1

Total Acreage: 23.60 Number of Lots: 35 Intended Development: single-family residential

Current Zoning: R-20 Surrounding Land Uses: North-Scotts Bridge Rd; East/South/West-Brookstone Golf/Tennis Club

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

Water Supplier: Powdersville Water Sewer Supplier: Anderson County Septic: n/a

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.

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## Subdivision Plat Application Check List

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

• **Application Submittal Requirements and Process**

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

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

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

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

**\$500 + \$20/lot x 35 lots = \$1,200**

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.

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SIGNATURE OF APPLICANT & Property Owner:

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

Signature of Applicant \_\_\_\_\_

Date 3-13-25

Signature of Owner \_\_\_\_\_

Date 3-13-25





LOCATION MAP

# PRELIMINARY PLAT

**OWNERS CERTIFICATION**  
 I, the owner of this land, hereby certify that this drawing was made from an actual survey and that the same is a true and correct representation of the actual survey and that the same is a true and correct representation of the actual survey and that the same is a true and correct representation of the actual survey and that the same is a true and correct representation of the actual survey.

Date: 3-13-25  
 Owner: [Signature] Pat Ingram, Alanya Home Properties, LLC  
 Signature: [Signature]

### DESIGN PROFESSIONAL CERTIFICATION

I, the undersigned, hereby certify that this preliminary plat was prepared using a survey of the property prepared by Carson Engineering Services, P.C., and dated 10/16/24, and that the same is a true and correct representation of the actual survey and that the same is a true and correct representation of the actual survey and that the same is a true and correct representation of the actual survey.

By Name: J. Wesley White, PE  
 Registered Professional No.: 28267  
 Address: 211 S. 20th St., Hickory, NC 28601  
 Telephone No.: 866-282-6900  
 Date: 3-13-25

### CERTIFICATE OF PROJECT APPROVAL

All applicable requirements of the Anderson County Development Standards Ordinance relating to Project Approval have been fulfilled, approval of this preliminary plat is hereby granted, subject to further compliance with all provisions of said Ordinance and all other applicable laws, rules, regulations and standards.

Manager or Subdivision Administrator: \_\_\_\_\_  
 Date: \_\_\_\_\_

## BENTGRASS WOODS SUBDIVISION

TMS # 1430008002 E 1430008008

Alanya Home Properties, LLC  
 535 Providence Rd., Ste. A  
 Hickory, NC 28601  
 Phone: 866-282-6900

OWNER: \_\_\_\_\_  
 ENGINEER OR SURVEYOR: \_\_\_\_\_

Date: 3-13-25

Drawn By: [Signature]

Job Number: 24083

Revisions: 0

Scale: 1" = 40'

North Arrow

Professional Seal



**RIDGEWATER ENGINEERING & SURVEYING**  
 P.O. Box 606, Hickory, NC 28602  
 Phone: 866-282-6900

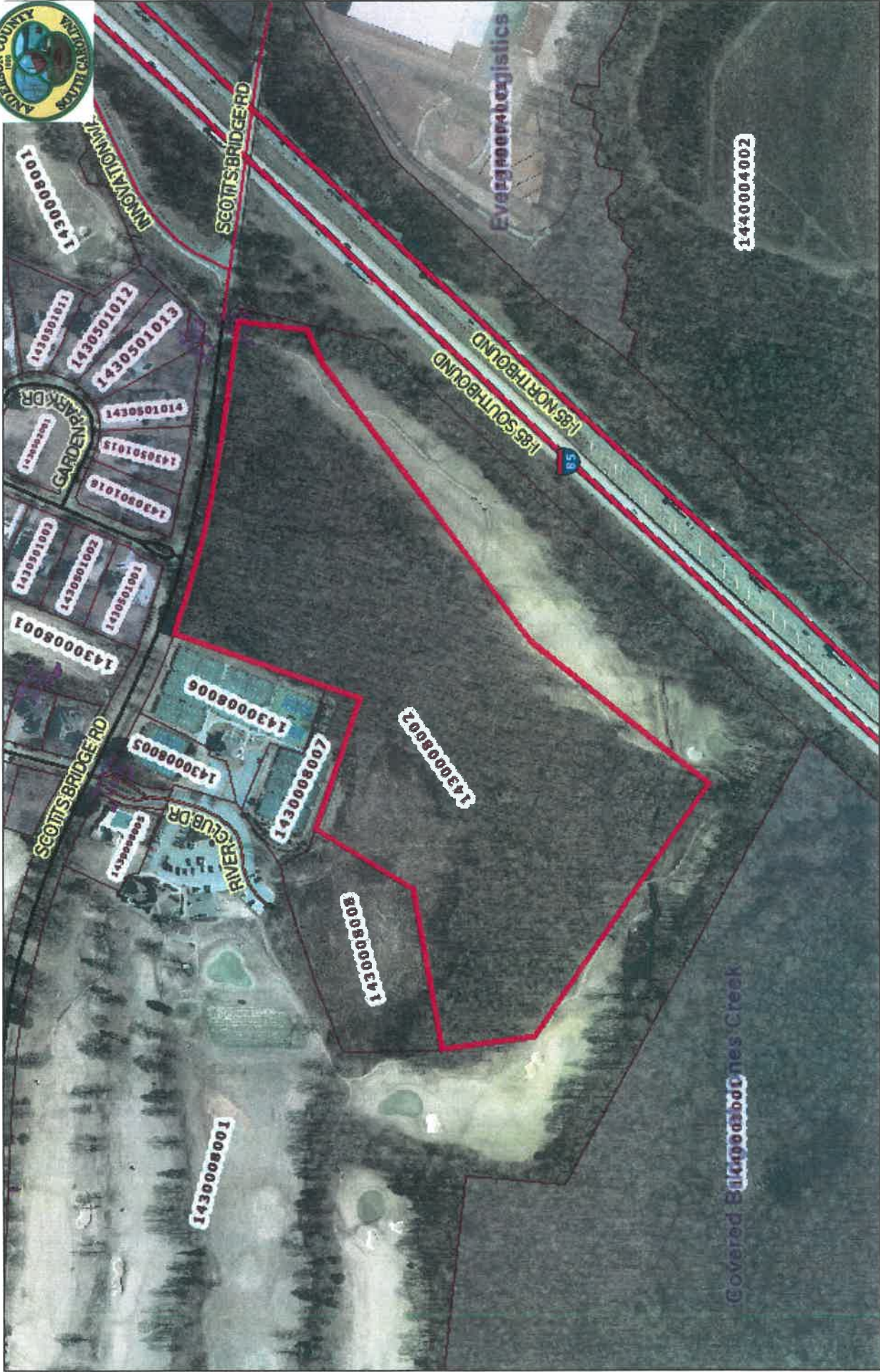
This plat is subject to the provisions of the Anderson County Development Standards Ordinance and all other applicable laws, rules, regulations and standards. The undersigned certifies that this plat is a true and correct representation of the actual survey and that the same is a true and correct representation of the actual survey.



## SITE DATA

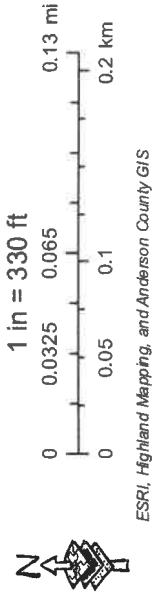
TMS #: 1430008002 E 1430008008  
 TOTAL AREA: 23.60 ACRES  
 ZONING: R-20  
 TOTAL LOTS: 35 LOTS  
 TOTAL LOT AREA: 20,000 SF  
 MINIMUM LOT SIZE: 500 SF  
 PROPOSED ROADS: TOTAL: 22,200 LF (40.42 MI)  
 PUBLIC ROAD (50' R/W)  
 SETBACKS: 20'  
 INTERNAL FRONT: 10% OF LOT WIDTH OR 10'  
 INTERNAL SIDE: WHICHEVER IS GREATER  
 INTERNAL REAR: 10'  
 SCOTTS BRIDGE RD: 40'  
 NOTE:  
 - COMMON/OPEN SPACE AREAS NOT TO BE SUBDIVIDED

# Anderson County



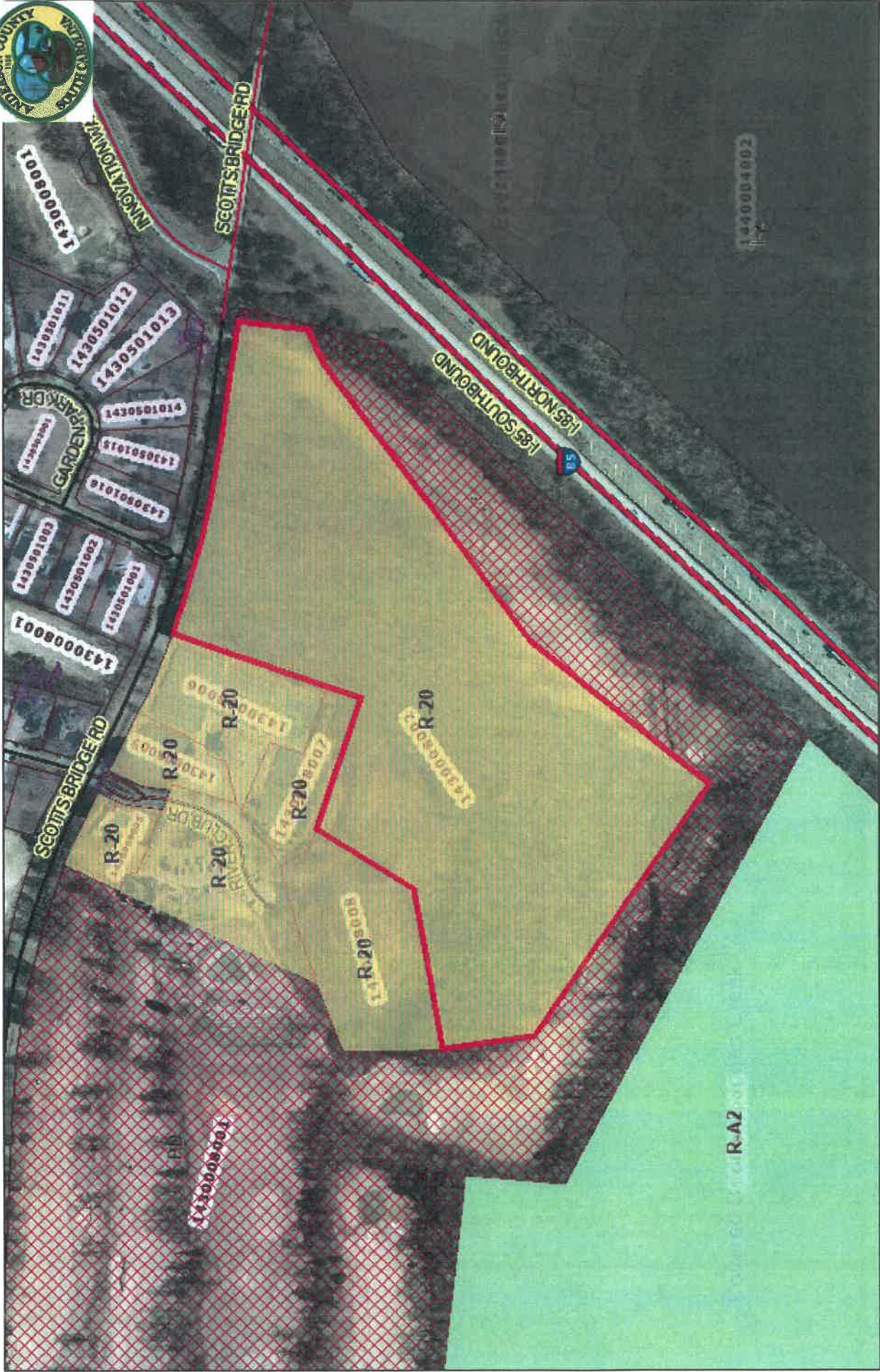
March 28, 2025 Disclaimer accepted.

TMS: 1430008002  
 Owner: BROOKSTONE DEVELOPERS LLC  
 Owner Address: 602-5 COLLEGE AVE  
 City/State: CLEMSON SC  
 Zip Code: 29631  
 Deed Page: 24  
 Deed Book: 3347  
 Tax District: 1  
 Sale Year: 1999  
 Current Plat: CP 000/000  
 Description: SCOTTS BRIDGE RD 20.09 AC  
 Market Value:



ESRI, Highland Mapping, and Anderson County GIS

# Anderson County



March 28, 2025 Disclaimer accepted.

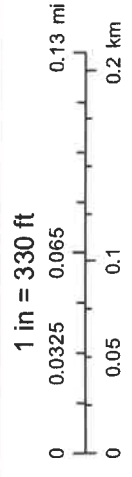
**TMS:** 1430008002  
**Owner:** BROOKSTONE DEVELOPERS LLC  
**Owner Address:** 602-5 COLLEGE AVE  
**City/State:** CLEMSON SC  
**Deed Book:** 3347  
**Tax District:** 1  
**Sale Year:** 1999

**Zip Code:** 29631  
**Current Plat:** CP 000/000  
**Description:** SCOTTS BRIDGE RD 20.09 AC  
**Market Value:** \$502,250



PP S 1494/5A

Anderson County  
**AGIS**



ESRI, Highland Mapping, and Anderson County GIS



March 18, 2025

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

RE: Bentgrass Woods Subdivision

Dear Sirs,

Anderson County does have sewer infrastructure capable of serving the proposed development.

Anderson County is providing this sewer infrastructure information for planning purposes only. Anderson County does not guarantee sewer access.

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

**Chris Sullivan**  
Council District 1

**Greg Elgin**  
Council District 3

**Cindy Wilson**  
Council District 7

**ANDERSON COUNTY**  
SOUTH CAROLINA

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

**Glenn Davis**  
Council District 2

**Jimmy Davis**  
Council District 6

**Renee D. Watts**  
Clerk to Council

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



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

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

Date: 3/14/2025

**RE: BENTGRASS WOODS SUBDIVISION**  
**Anderson County, TAXMAP# 1430008002, 1430008008**

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 in an area served by AT&T.

This letter confirms that the above referenced land parcel is 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 send 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



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

March 17, 2025

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

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

Dear Mr. White:

This letter confirms that Duke Energy can provide electric service to the proposed site located on Scotts Bridge Rd. in Anderson, SC (Anderson County Tax Map #1430008002 & #1430008008) 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



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



Know what's below.  
Call before you dig.

March 17, 2025

RE: Gas Available request for: Parcel #1430008008 and #1430008002 in Anderson County, SC

Dear Mr. White:

Thank you for inquiring about natural gas availability for parcel #1430008008 and #1430008002 located off Scotts Bridge Rd. near the intersection of Garden Park Dr, in Anderson County, SC. Fort Hill Natural Gas Authority is the designated natural gas provider for this area of Anderson County.

We are pleased to confirm that natural gas services are readily available at the site through a 4-inch medium pressure line. Fort Hill Natural Gas Authority looks forward to supporting the development of this new residential project in Anderson County.

Please let us know if you require any additional information.

Sincerely,

*Robby Waldrop*

Robby Waldrop  
VP of Corporate Services

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



... other offices in Seneca and Williamston, S.C.

---

Address:  
1719 Circle Road  
Powdersville, SC 29642



---

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

March 14, 2025

Mr. J. Wesley White, PE  
Ridgewater Engineering & Surveying  
P O Box 806  
Anderson, SC 29622

Re: Bentgrass Woods S/D  
Anderson County Tax Parcel 1430008002, 8008

Dear Mr. White,

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 Scotts Bridge Road. 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".

Chris Rasco  
Project Engineer

Cc: Project File



# MEMORANDUM

## ANDERSON COUNTY ROADS AND BRIDGES

**DATE:** March 24, 2025

**TO:** Tim Cartee  
Land Development Administrator

**FROM:** Bill Rutledge  
Assistant Principal Engineer

**Cc:** Bee Baker  
Principal Engineer

**SUBJECT:** Bentgrass Woods Preliminary Review #1

The preliminary plat for Bentgrass Woods is acceptable.

**Tommy Dunn**  
Chairman, District 5

**Chris Sullivan**  
Council District 1

**Greg Elgin**  
Council District 3

**Cindy Wilson**  
Council District 7

**ANDERSON COUNTY**  
SOUTH CAROLINA

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

**Glenn Davis**  
Council District 2

**Jimmy Davis**  
Council District 6

**Renee Watts**  
Clerk to Council

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

## Henry B. Youmans

---

**From:** Seth Young <youngs@apps.anderson1.org>  
**Sent:** Tuesday, March 25, 2025 3:46 PM  
**To:** Henry B. Youmans  
**Subject:** [External]Re: [EXTERNAL]Subdivision Review

**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.

I appreciate you reaching out. Based on the location and size of this development, I do not anticipate Anderson One having any issues handling the anticipated increased enrollment from this neighborhood.



**DR. SETH YOUNG**  
*Superintendent*

☎ 864-847-7344, ext. 22100  
✉ youngs@apps.anderson1.org  
📍 801 N. Hamilton Street  
Williamston, SC 29697  
🌐 www.anderson1.org

On Tue, Mar 25, 2025 at 9:22 AM Henry B. Youmans <[hbyoumans@andersoncountysc.org](mailto:hbyoumans@andersoncountysc.org)> wrote:

Warning: This email originated from outside of the school district. Do not click links, open attachments or provide personal information unless you recognize the sender and know the content is safe.

Good morning:

This is a site plan for a proposed subdivision for your district to be presented to the Planning Commission in May. Based on your previous statement, I wanted to confirm that it is still your opinion that the school system cannot handle any new development.

Thank you for your cooperation and consideration.

Respectfully,

**Henry B. Youmans**

---

**From:** Henry B. Youmans  
**Sent:** Friday, April 18, 2025 9:09 AM  
**To:** youngs@apps.anderson1.org  
**Subject:** FW: Subdivision Review- Bentgrass Subdivision  
**Attachments:** 3-13-25 Bentgrass Woods Subdivision - PP - sealed.pdf

Just a follow-up regarding your assessment for the May 13<sup>th</sup> Planning Commission.



**Henry B. Youmans, Jr.**  
**Zoning Administrator**  
Anderson County Planning and Development  
**Title VI Coordinator**  
Anderson County

Office: 864.964.6631  
Cell: 864.245.8712  
Fax: 864.260.4795  
Email: [hbyoumans@andersoncountysc.org](mailto:hbyoumans@andersoncountysc.org)

**Physical Address**  
Development Standards  
401 East River Street  
Anderson, SC 29624

**Mailing Address**  
Anderson County  
P.O. Box 8002  
Anderson, SC 29624

**CONFIDENTIAL & PRIVILEGED**

**Unless otherwise indicated or obvious from the nature of the above communication, the information contained herein may be privileged and confidential information/work product and shall not be disseminated. This communication is intended for the use of the individual or entity named above for personal reference and review. If the reader of this transmission is not the intended**

# Anderson County Planning Commission

May 13, 2025

6:00 PM

## Staff Report – Preliminary Subdivision

---

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

**Preliminary Subdivision Name:** Lake Highlands

**Intended Development:** Single Family

**Applicant:** Falcon Real Estate Lending LLC

**Surveyor/Engineer:** Wesley White, PE- Ridgewater

**Location/Access:** West Side of Nunnally Rd. near Hwy 187

**County Council District:** 4

**School District:** 4

**Surrounding Land Use:** Residential (R-20) and some Commercial (C-2)

**Zoning:** R-20

**Tax Map Number:** 270-00-10-31 and 270-00-10-21

**Total Number of Acres:** 74.18 +/-

**Number of Lots:** 100

**Variance:** No

**Traffic Impact Analysis:** Roads and Bridges Analysis attached to be discussed by Roads and Bridges.

**Staff Assessment: Sec. 24-335.**

**At the planning commission meeting during which the plat is scheduled to be discussed, the subdivision administrator shall present his recommendation to the planning commission. (Ord. No. 03-007, § 1, 4-15-03)**



# Development Standards Subdivision Plat Application

Anderson County Code of Ordinance  
Chapter 24 Land Use

Scheduled Public Hearing Date: 5-13-25

Application Received By: Q

Date: 3-20-25

25-14 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: Lake Highlands

1. Name of Applicant: Falcon Real Estate Lending, LLC - Attn: Phillip Day

Address of Applicant: 7 Hindman Dr, Greenville, SC 29609

Telephone Number(s): 864-907-6509

Email: phillip@falconsouthcarolina.com

2. Property Owner(s): Falcon Real Estate Lending, LLC - Attn: Phillip Day

Address: 7 Hindman Dr, Greenville, SC 29609

Telephone Number(s): 864-907-6509

Email: phillip@falconsouthcarolina.com

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

Email: wesley@ridgewatereng.com

### Project Information

4. Project Location: west side of Nunnally Rd. near Highway 187/I-85 interchange

Parcel Number/TMS: 270001031 & 270001021 County Council District: 4 School District: 4

Total Acreage: 74.18 Number of Lots: 100 Intended Development: single-family residential

Current Zoning: R-20 Surrounding Land Uses: South-I85; East-vacant C2 zoning; north/west-single-family res

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

Water Supplier: Sandy Springs Sewer Supplier: Anderson County Septic: n/a

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 100 lots = \$2,500**

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 3-13-25

Signature of Owner 

Date 3-13-25



LOCATION MAP

# PRELIMINARY PLAT

**OWNER'S CERTIFICATION**  
 I, the owner of this land, hereby certify that this drawing was made from an actual survey and accurately reflects the location and its features and the proposed developments and improvements shown.

Date: 11/17/23  
 Owner: [Signature] Lake Highlands Subdivision, LLC  
 Surveyor: [Signature] J. W. Wray, P.E.

## DESIGN PROFESSIONAL CERTIFICATION

I, a duly certified land surveyor, certify that this preliminary plat was prepared using a survey of the land shown hereon made by me or under my direct supervision and that I am a duly licensed land surveyor in the State of North Carolina. I am duly licensed in the State of North Carolina under License No. 27001031 & 270001021. My expiration date is 11/17/24.

By Name: J. W. Wray, P.E.  
 Registered Professional No.: 27001031  
 Address: 31125001 Rd., Henderson, NC 27621  
 Telephone No.: 867-2820990  
 Date: 11/17/23

## CERTIFICATE OF PROJECT APPROVAL

All applicable requirements of the Anderson County Development Standards, as they apply to this project, have been reviewed by the Planning and Zoning Administrator. It is hereby approved for the subdivision of this land, subject to further compliance with all provisions of said Development Standards.

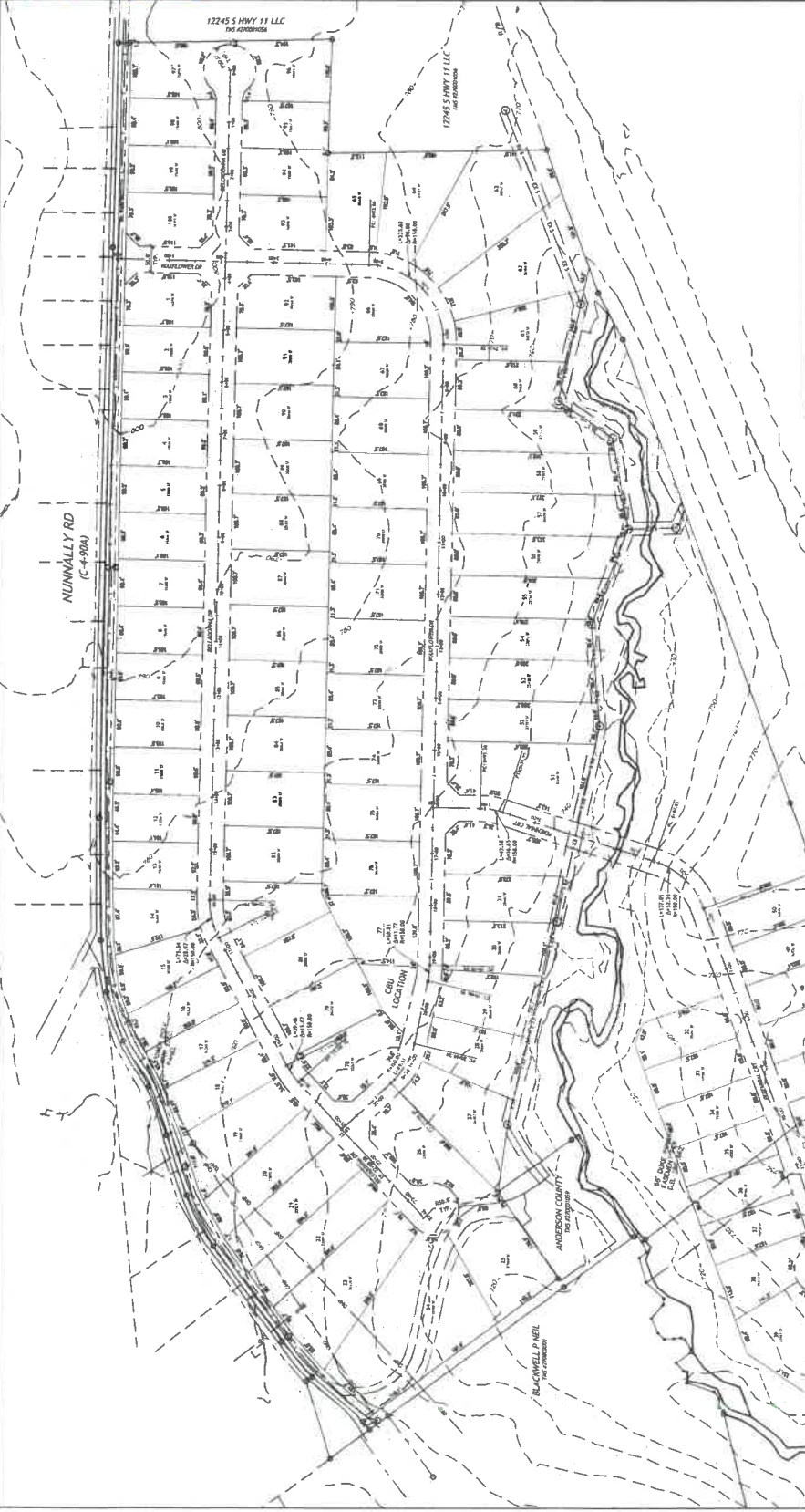
Manager or Subdivision Administrator: \_\_\_\_\_  
 Date: \_\_\_\_\_

**LAKE HIGHLANDS SUBDIVISION**

RidgeWater Engineering & Surveying, LLC  
 7111 Highway 20  
 Henderson, NC 27621  
 Phone: 867-2820990  
 Fax: 867-2820990

**OWNER**  
 Lake Highlands Subdivision, LLC  
 12245 S HWY 11 LLC  
 12245 S HWY 11 LLC  
 12245 S HWY 11 LLC

Scale: 1" = 100' FT



SITE DATA	
TMS #:	270001031 & 270001021
TOTAL AREA:	±74.18 ACRES
ZONING:	R-20
TOTAL LOTS:	100 LOTS
ALLOWED MINIMUM LOT WIDTH:	60 FT
PROVIDED MINIMUM LOT WIDTH:	80 FT
ALLOWED MINIMUM LOT SIZE:	20,000 SF
PROVIDED MINIMUM LOT SIZE W/ AVE:	15,000 SF
AVERAGE LOT SIZE:	20,206.04 SF
PROPOSED ROADS:	TOTAL: ±5,940 LF (±1.13 MI) PUBLIC ROAD (50' R/W)
SETBACKS:	
INTERNAL FRONT:	20'
INTERNAL SIDE:	10% OF LOT WIDTH OR 10' WHICHEVER IS GREATER
INTERNAL REAR:	20'
NUNNALLY RD:	30'
NOTE:	- COMMON/OPEN SPACE AREAS NOT TO BE SUBDIVIDED

**RIDGEWATER ENGINEERING & SURVEYING**  
 P.O. Box 1000, Henderson, NC 27621  
 Phone: 867-2820990  
 Fax: 867-2820990  
 www.ridgewater-engineering.com

# Anderson County

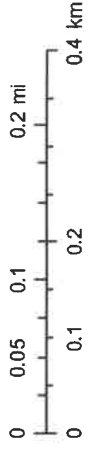


March 28, 2025 Disclaimer accepted.

**TMS:** 270001031  
**Owner:** WERMAGER LOLA B TRUSTEE  
**Owner Address:** 12 CORONADO DR  
**City/State:** ENGLEWOOD FL  
**Deed Book:** 12185  
**Tax District:** 4  
**Sale Year:** 2016  
**Deed Page:** 266  
**Description:** NUNNALLY RD 60.94AC  
**Market Value:**



1 in = 659 ft

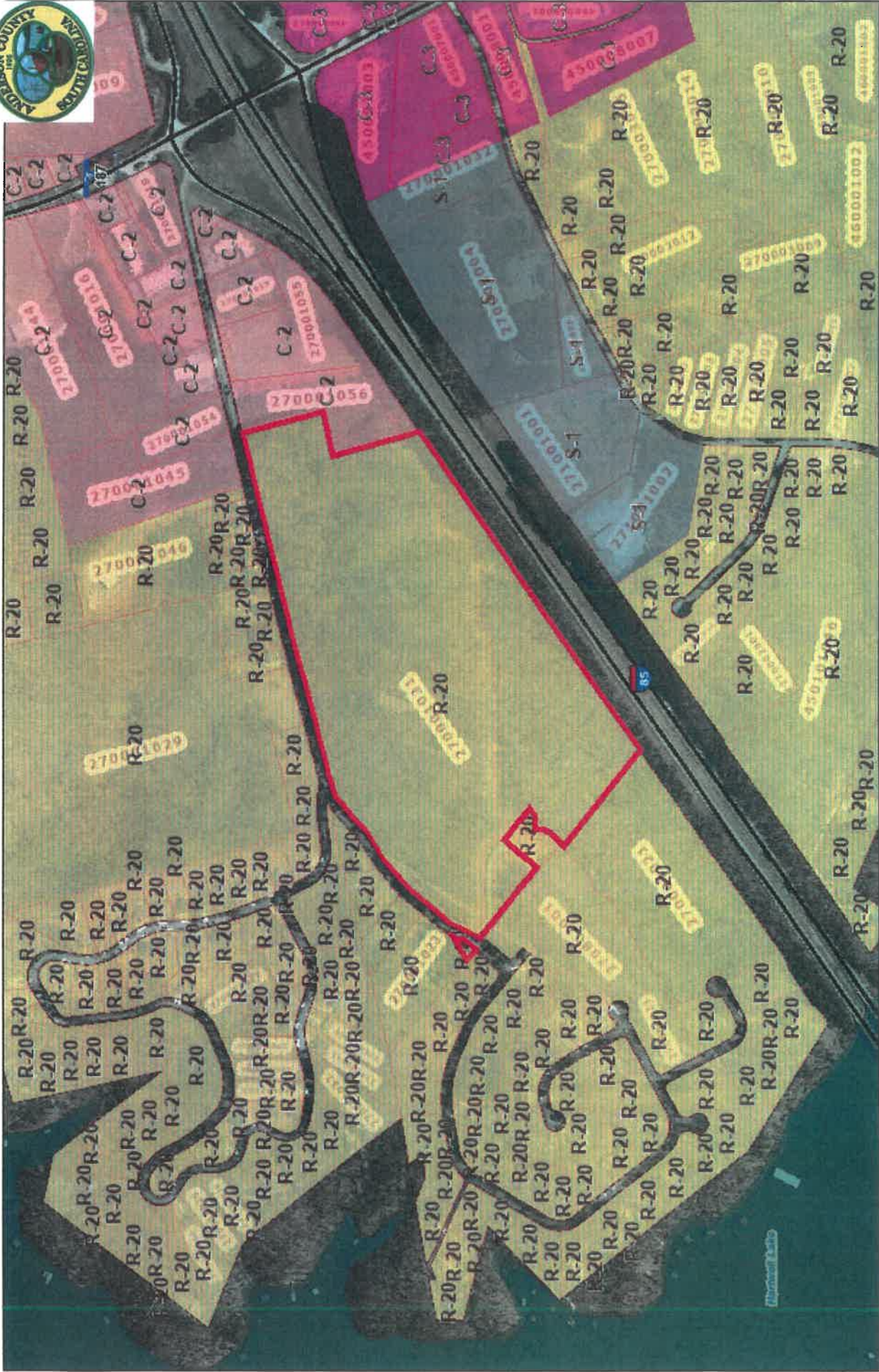


ESRI, Highland Mapping, and Anderson County GIS

PP S 13/08

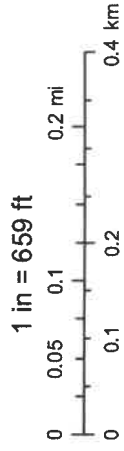


# Anderson County



March 28, 2025 Disclaimer accepted.

TMS: 270001031  
 Owner: WERMAGER LOLA B TRUSTEE  
 Owner Address: 12 CORONADO DR  
 City/State: ENGLEWOOD FL  
 Deed Book: 12185  
 Tax District: 4  
 Sale Year: 2016  
 Sale Price: \$10  
 Description: NUNNALLY RD 60.94AC  
 Market Value: \$426,580  
 Zip Code: 34223  
 Current Plat: CP 000/000  
 Deed Page: 266



ESRI, Highland Mapping, and Anderson County GIS

PP S 13/08





# 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: 03/05/2025 Expires : 03/05/2028

Developer: FALCON REAL ESTATE LENDING, LLC

Contact Info: 7 HINDMAN DR, GREENVILLE, SC 29609

Email: phillip@falconsouthcarolina.com 864-907-6509

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

Subdivision Name: LAKE HIGHLANDS NAME APPROVED Parent TMS: 270001031 + 270001021

Zip Code: ANDERSON 29625 ESN: 188

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

WAXFLOWER DR NAME APPROVED

BELLADONNA DR NAME APPROVED

PERENNIAL CT NAME APPROVED

LAVENDER LN NAME APPROVED

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

Respectfully,

Anderson County GIS & E911 Addressing Dept

Revised 12/01/2023



# MEMORANDUM

## ANDERSON COUNTY ROADS AND BRIDGES

**DATE:** March 28, 2025

**TO:** Josh Mitchell, PE  
Stantec Consulting Services, Inc.

**FROM:** Brittany McAbee  
Anderson County Roads & Bridges

**Cc:** Bee Baker, PE, Principal Engineer, Bill Rutledge, PE, Assistant Principal Engineer, Jonathan Fox, Roads & Bridges Manager, Tim Carree, Land Development Administrator

**SUBJECT:** Lake Highlands

This development is planned with up to 103 single family houses. The proposed access is located on Nunnally Rd. The Traffic Impact Study (TIS) was conducted by Stantec Consulting Services, Inc. and dated March 21, 2025. Existing counts were taken on August 15, 2024. The study was conducted per the requirements of Anderson County, and these are the findings of the study and our review:

- The study addressed Nunnally Rd/ I-85 On-Ramp and Nunnally Rd/ site access.
- The LOS for all movements at the study intersections are acceptable.
- Build volumes do warrant a left turn lane at the proposed access on Nunnally Rd.
- Build volumes do warrant a right turn lane on the I-85 on Ramp at Nunnally. However, due to Nunnally's proximity to Hwy 187, the required length of a turn lane plus taper is not provided. Additionally, the presence of a right turn lane may cause more confusion for motorists. The project is required to improve the right-turn radius to allow for appropriate turning radius and greater free flow of right turns. SCDOT concurs with the engineer's recommendations.
- Nunnally Rd is classified as a major local road with a maximum ADT of 1600. The build conditions exceed the 1600 maximum ADT. Therefore, the development is required to improve Nunnally Rd to collector road design standards along their frontage and on their side of the road.

Please call if you have any questions.

**ANDERSON COUNTY**  
SOUTH CAROLINA



March 18, 2025

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

RE: Lake Highlands Subdivision

Dear Sirs,

Anderson County does have sewer infrastructure capable of serving the proposed development.

Anderson County is providing this sewer infrastructure information for planning purposes only. Anderson County does not guarantee sewer access.

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

**Chris Sullivan**  
Council District 1

**Greg Elgin**  
Council District 3

**Cindy Wilson**  
Council District 7

**ANDERSON COUNTY**  
SOUTH CAROLINA

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

**Glenn Davis**  
Council District 2

**Jimmy Davis**  
Council District 6

**Renee D. Watts**  
Clerk to Council

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



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

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

Date: 3/14/2025

**RE: LAKE HIGHLANDS SUBDIVISION  
Anderson County, TAXMAP# 270001031, 270001021**

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 in an area served by AT&T.

This letter confirms that the above referenced land parcel is 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 send 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



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

March 17, 2025

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

RE: Property located on Nunnally Rd. in Anderson, SC

Dear Mr. White:

This letter confirms that Duke Energy can provide electric service to the proposed site located on Nunnally Rd. in Anderson, SC (Anderson County Tax Map #270001031 & #270001021) 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



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



Know what's below.  
Call before you dig.

March 19, 2025

RE: Gas Available request for: Parcel #270001031 and 270001021 in Anderson County, SC

Dear Mr. White:

Thank you for inquiring about natural gas availability for parcel #270001031 and 270001021 located off Nunnally Rd. in Anderson County, SC. Fort Hill Natural Gas Authority is the designated natural gas provider for this area of Anderson County.

We are pleased to confirm that natural gas services are readily available at the site through a 4-inch medium pressure line. Fort Hill Natural Gas Authority looks forward to supporting the development of this new residential project in Anderson County.

Please let us know if you require any additional information.

Sincerely,

*Robby Waldrop*

Robby Waldrop  
VP of Corporate Services

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



... other offices in Seneca and Williamston, S.C.



March 19, 2025

Wesley White

RE: Water Availability Letter

Sandy Springs Water District will have the ability and willingness to serve the Nunnally Road site. TMS #270001031 and 270001021.

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

Sincerely,

Chris Brown  
Operations Superintendent

*PO Box 730  
Sandy Springs, SC 29677*

*Phone: (864) 646-7729  
Fax: (864) 646-6188*

## Henry B. Youmans

---

**From:** Steve Kelly  
**Sent:** Wednesday, March 26, 2025 1:45 PM  
**To:** Henry B. Youmans  
**Subject:** RE: Subdivision Review

Only 1 access point?

Located in an area that is considered rural for EMS and we will have to monitor for any increases in 911 requests.

**From:** Henry B. Youmans <hbyoumans@andersoncountysc.org>  
**Sent:** Tuesday, March 25, 2025 10:19 AM  
**To:** Steve Kelly <askelly@andersoncountysc.org>  
**Subject:** Subdivision Review

Please review the attached site plan and inform me of your department's service availability . The proposed will be presented in May before the planning commission.

Thank you,



**Henry B. Youmans, Jr.**  
**Zoning Administrator**  
Anderson County Planning and Development  
**Title VI Coordinator**  
Anderson County

Office: 864.964.6631  
Cell: 864.245.8712  
Fax: 864.260.4795  
Email: [hbyoumans@andersoncountysc.org](mailto:hbyoumans@andersoncountysc.org)

**Physical Address**  
Development Standards  
401 East River Street  
Anderson, SC 29624

## Henry B. Youmans

---

**From:** Dee Christopher <dchristopher@anderson4.org>  
**Sent:** Thursday, March 27, 2025 8:22 AM  
**To:** Henry B. Youmans  
**Subject:** [External]Re: Subdivision Review - District 4

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

Anderson 4 will be around 75% school capacity at the schools zoned for this subdivision beginning in August, 2026. Grade bands in August, 2026 will be K-5, 6-8, 9-12. However, the developer should know there is a possibility that portions of our district elementary schools could be rezoned before homes are built. This subdivision's current zoned schools are La France Elementary, Riverside Middle, and Pendleton High.

*M. Dee Christopher*  
*Superintendent*



On Tue, Mar 25, 2025 at 10:04 AM Henry B. Youmans <[hbyoumans@andersoncountysc.org](mailto:hbyoumans@andersoncountysc.org)> wrote:

Good morning:

As per our new county ordinance, new subdivision proposals are sent to each corresponding school district, where the proposed subdivision is to be located. This proposal will be heard by the planning commission in May.

Please review the attached site plan layout and let me know if your district has the capacity to service this newly proposed development. Please forward your response via email.



# LAKE HIGHLANDS

**2025**  
March

Project No:  
**171003143**

FINAL

PREPARED FOR:

**FALCON REAL ESTATE  
DEVELOPMENT**

7 HINDMAN DRIVE, GREENVILLE, SC 29609

## TRAFFIC IMPACT ANALYSIS

ALONG NUNNALLY ROAD  
IN ANDERSON COUNTY, SOUTH CAROLINA





# LAKE HIGHLANDS TRAFFIC IMPACT ANALYSIS

The conclusions in the Report titled "Lake Highlands Traffic Impact Analysis" are Stantec Consulting Services Inc. ("Stantec") professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient's own risk.

Stantec has assumed all information received from Falcon Real Estate Development (the "Client") and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Report is intended solely for use by the Client in accordance with Stantec's contract with the Client. While the Report may be provided to applicable authorities having jurisdiction and others for whom the Client is responsible, Stantec does not warrant the services to any third party. The report may not be relied upon by any other party without the express written consent of Stantec, which may be withheld at Stantec's discretion.

Prepared by:

**Devesh Kumar, PE**

Reviewed by:

**Stuart Day, PE, PTOE**

Approved by:

**Josh Mitchell, PE**

**March 2025**



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## EXECUTIVE SUMMARY

A traffic impact analysis was conducted for the Lake Highlands development in accordance with SCDOT and Anderson County guidelines. The proposed Lake Highlands development (which is anticipated to be constructed by 2028) is located along Nunnally Road north of I-85 and will consist of up to 103 Single Family Detached Housing units.

Access to the development is proposed to be provided via one full access driveway (Project Driveway #1) along Nunnally Road:

- ❖ Project Driveway #1 is proposed to be located along Nunnally Road, approximately 1,150 feet east of the intersection of Nunnally Road & Inlet Pointe Drive, and approximately 260 feet west of the Lathan Bennet Pracht Farm Trust Driveway & Nunnally Road, which meets the spacing criteria.

The extent of the roadway network analyzed consisted of the two intersections of:

1. Nunnally Road & Project Driveway #1; and
2. Nunnally Road & I-85 Southbound On-Ramp.

### Intersection Level of Service

The operation of each of these intersections (in terms of average vehicular delay and level of service) was analyzed with and without the project traffic anticipated to be generated by the Lake Highlands development. The results of the analysis indicate that the study intersections currently operate and are expected to continue to operate at an acceptable level of service with the proposed Lake Highlands development.

### Anderson County Roadway Classification

Based on Section 24-115 (Intensity Standards) of Anderson County's Ordinance No. 2023-007, roads are classified into three main classifications: "Local", "Collector", and "Arterial" each with varying maximum Average Daily Traffic (ADT) trips allowed. For a minor local road with one access point, 500 ADT is allowed, for a minor local road with 2 access points, and for a major local road, 1,600 ADT is allowed. Beyond 1,600 ADT, the roadway classification changes to Collector Road and Arterial Road based on other criteria.

Therefore, a review of Existing, No Build, and Build ADT at the proposed driveway location was also reviewed to determine if roadway classification ADT thresholds are anticipated to change with the proposed Lake Highlands development. This review indicated Nunnally Road ADTs fall within the "minor local road" threshold without the proposed Lake Highlands at the proposed driveway location. However, with the Lake Highlands development, **Nunnally Road ADTs are projected to require a change in roadway classification to "Collector Road" at and east of Project Driveway #1.**

### Turn Lanes

Based on SCDOT's *Roadway Design Manual* considerations, an exclusive westbound left-turn lane is not warranted at the Project Driveway #1. However, in addition to SCDOT requirements, since Nunnally Road is an Anderson County maintained roadway, the turning movements at the project driveway intersection was also checked against warrants in the Anderson County Ordinance. This review indicated that Project Driveway #1 warrants a left turn lane (with greater than 300 left turning vehicles per day anticipated at Project Driveway #1 along Nunnally Road) according to Anderson County guidelines. **Therefore, it is recommended to install an exclusive westbound left-turn lane at the Project Driveway #1. Based upon Section 5D-4 of SCDOT's Access and Roadside Management Standards (ARMS, 2008), it is recommended that the exclusive westbound left-turn lane have 200 feet of storage.**

Based on SCDOT's *Roadway Design Manual* considerations, an exclusive westbound right-turn lane along I-85 Southbound On-Ramp at Nunnally Road meets the volume warrants for a right-turn lane. Given the proximity of Nunnally Road to SC 187 (only approximately 100 feet), it is not recommended to install a right-turn lane along the ramp as it's efficacy may be limited, and it may increase driver confusion. **However, it is recommended to improve the right-turning radius with additional pavement to allow for appropriate turning radius and free-flow of the right-turning movement.**



## 1.0 INTRODUCTION

### 1.1 PROJECT BACKGROUND

The purpose of this report is to document the procedures and findings of a traffic impact analysis for the proposed Lake Highlands development in accordance with SCDOT and Anderson County guidelines. The proposed Lake Highlands development is located North of I-85 and west of US 187, as shown in **Exhibit 1.1**, and will consist of up to 103 units of Single-Family Detached Housing, with anticipated completion in 2028.

Access to the development will be provided through one (1) proposed full access driveway along Nunnally Road, as shown in the site plan in **Exhibit 1.2**.

The traffic impact analysis considers the weekday AM peak hour (between 7:00 AM and 9:00 AM) and the weekday PM peak hour (between 4:00 PM and 6:00 PM) as the study time frames. The extent of the existing roadway network to be studied consists of the four intersections of:

1. Nunnally Road & Project Driveway #1; and
2. Nunnally Road & I-85 Southbound On-Ramp.

### 1.2 EXISTING ROADWAY CONDITIONS

Nunnally Road is a two-lane local road that primarily serves commercial and residential land uses. The posted speed limit is 35 mph. Based upon existing turning movement counts, the percentage of heavy vehicles along Nunnally Road is approximately 5% and 7% in the eastbound and westbound direction, respectively, in the AM peak hour and approximately and less than 2% and 8% in the eastbound and westbound direction, respectively, in the PM peak hour.



Exhibit 1.1 – Lake Highlands Location Map

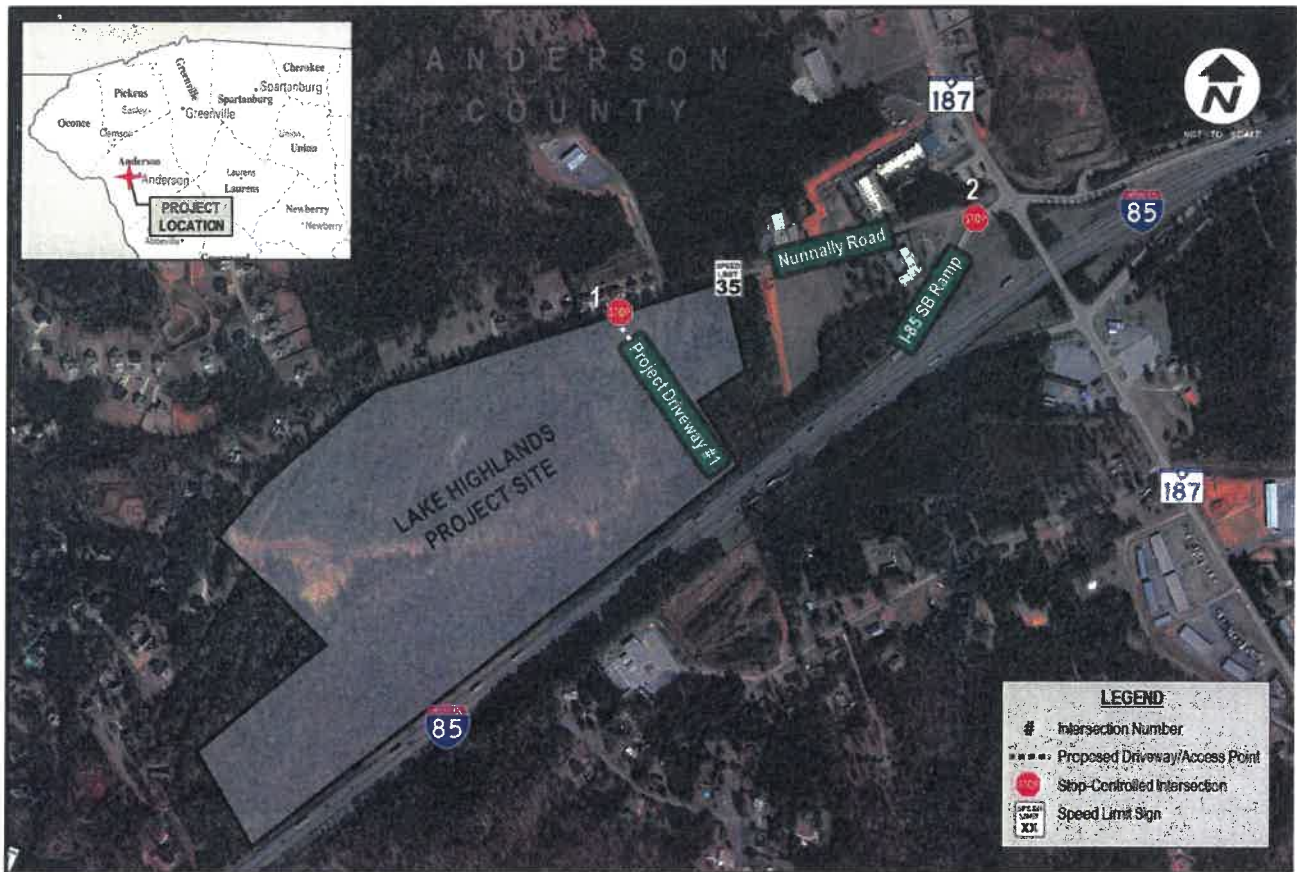
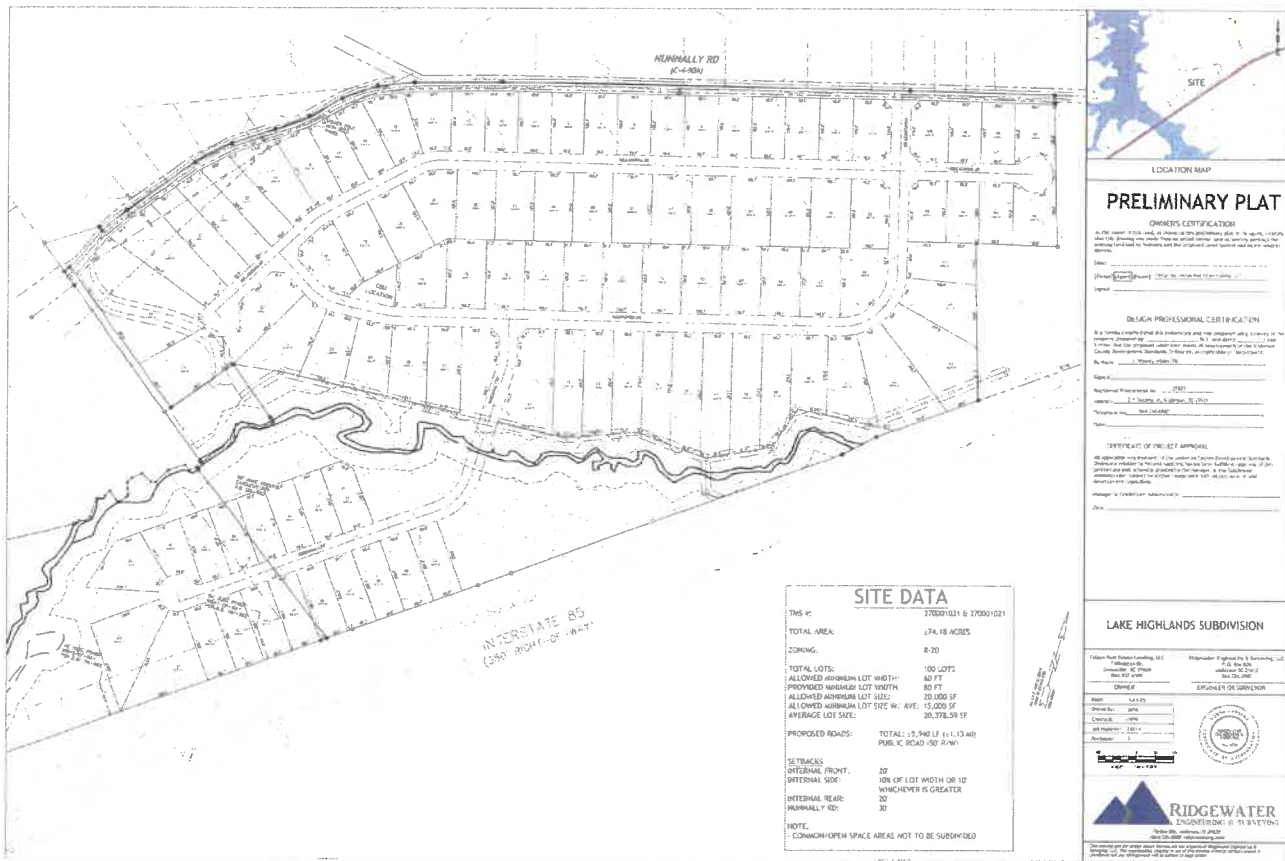




Exhibit 1.2 – Lake Highlands Site Plan



**PRELIMINARY PLAT**

**OWNER'S CERTIFICATION**  
I, the undersigned, being the owner of the above described property, do hereby certify that the plat is a true and correct copy of the original plat as recorded in the public records of the State of Texas, and that the same is a true and correct copy of the original plat as recorded in the public records of the State of Texas.

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

**DESIGN PROFESSIONAL CERTIFICATION**  
I, the undersigned, being a duly licensed and registered professional engineer in the State of Texas, do hereby certify that the plat is a true and correct copy of the original plat as recorded in the public records of the State of Texas, and that the same is a true and correct copy of the original plat as recorded in the public records of the State of Texas.

Date: \_\_\_\_\_  
Professional Engineer: \_\_\_\_\_  
Title: \_\_\_\_\_  
Firm: \_\_\_\_\_

**CERTIFICATE OF PROJECT APPROVAL**  
This plat is hereby approved by the undersigned, being a duly licensed and registered professional engineer in the State of Texas, and that the same is a true and correct copy of the original plat as recorded in the public records of the State of Texas, and that the same is a true and correct copy of the original plat as recorded in the public records of the State of Texas.

Date: \_\_\_\_\_  
Professional Engineer: \_\_\_\_\_  
Title: \_\_\_\_\_  
Firm: \_\_\_\_\_

**LAKE HIGHLANDS SUBDIVISION**

Robert Neal Estate Land, LLC  
174.18 ACRES  
174.18 ACRES  
174.18 ACRES

Robert Neal Estate Land, LLC  
174.18 ACRES  
174.18 ACRES  
174.18 ACRES





## 2.0 DRIVEWAY SPACING REVIEW

Access to the development will be provided through one (1) proposed full access driveway along Nunnally Road.

A review of the driveway spacing of the proposed driveways was completed based on information contained in SCDOT's *Access & Roadside Management Standards (ARMS)* manual (2008), shown in the adapted **Table 2.1**.

**Project Driveway #1** is proposed to be located along Nunnally Road, approximately 1,150 feet east of the intersection of Nunnally Road & Inlet Pointe Drive, and approximately 260 feet west of the intersection of Lathan Bennet Pracht Farm Trust Driveway & Nunnally Road, which meets the spacing criteria.

**Table 2.1 – Minimum Full Access Driveway Spacing**

Posted Speed Limit (mph)	AADT $\geq$ 2000; or Driveways Generating $>$ 50 Peak Hour Trips	AADT $<$ 2000
30	160 ft	75 ft
35	220 ft	125 ft
40	275 ft	175 ft
45	325 ft	225 ft
$\geq$ 50	400 ft	275 ft

*\*Figure 3-7 of Access & Roadside Management Standards, 2008, SCDOT*

Based upon the 35-mph speed limit and the driveway spacing criteria of *ARMS*, a **minimum of 220 feet** is required for full access.



### 3.0 PROJECT TRAFFIC

#### 3.1 PROPOSED LAND USES

Project Traffic in this analysis is defined as the vehicle trips anticipated to be generated by the proposed Lake Highlands development. These trips were distributed and assigned throughout the study roadway network.

The Lake Highlands development is proposed to consist of up to 103 single family detached housing units.

#### 3.2 TRIP GENERATION ESTIMATES

The trip generation potential for the development was estimated using information contained in ITE's *Trip Generation Manual*, 11<sup>th</sup> Edition (2021) reference. The estimates utilized land use code 210 for Single Family Detached Housing.

Due to the nature of the proposed Lake Highlands development, internal capture trips, pass-by trips, and multimodal reduction were not considered in the trip generation estimates.

The trip generation estimates for the development are shown below in **Table 3.1** and documented in **Appendix A**.

**Table 3.1 – Trip Generation Estimates**

Land Use	ITE LUC	Scale	Daily	Weekday AM Peak Period		Weekday PM Peak Period	
				Enter	Exit	Enter	Exit
Single-Family Detached Housing	210	103 Units	1,037	19	58	64	38
<b>New, External Trips</b>			<b>1,037</b>	<b>19</b>	<b>58</b>	<b>64</b>	<b>38</b>

#### 3.3 TRIP DISTRIBUTION & ASSIGNMENT

##### 3.3.1 New External Traffic

New external traffic expected to be generated by the Lake Highlands development was distributed and assigned to the roadway network based upon existing travel patterns in the area. The general distribution of project trips was assumed to be:

- ❖ 85% to/from the east via I-85 Southbound On-Ramp; and
- ❖ 15% to/from the west via I-85 Southbound On-Ramp.

The assignment of new external project traffic anticipated to be generated by the Lake Highlands development is illustrated in **Exhibit 3.1** and the AM and PM peak hour project traffic volumes are illustrated in **Exhibit 3.2**, respectively.



Exhibit 3.1 – Project Traffic Distribution and Assignment

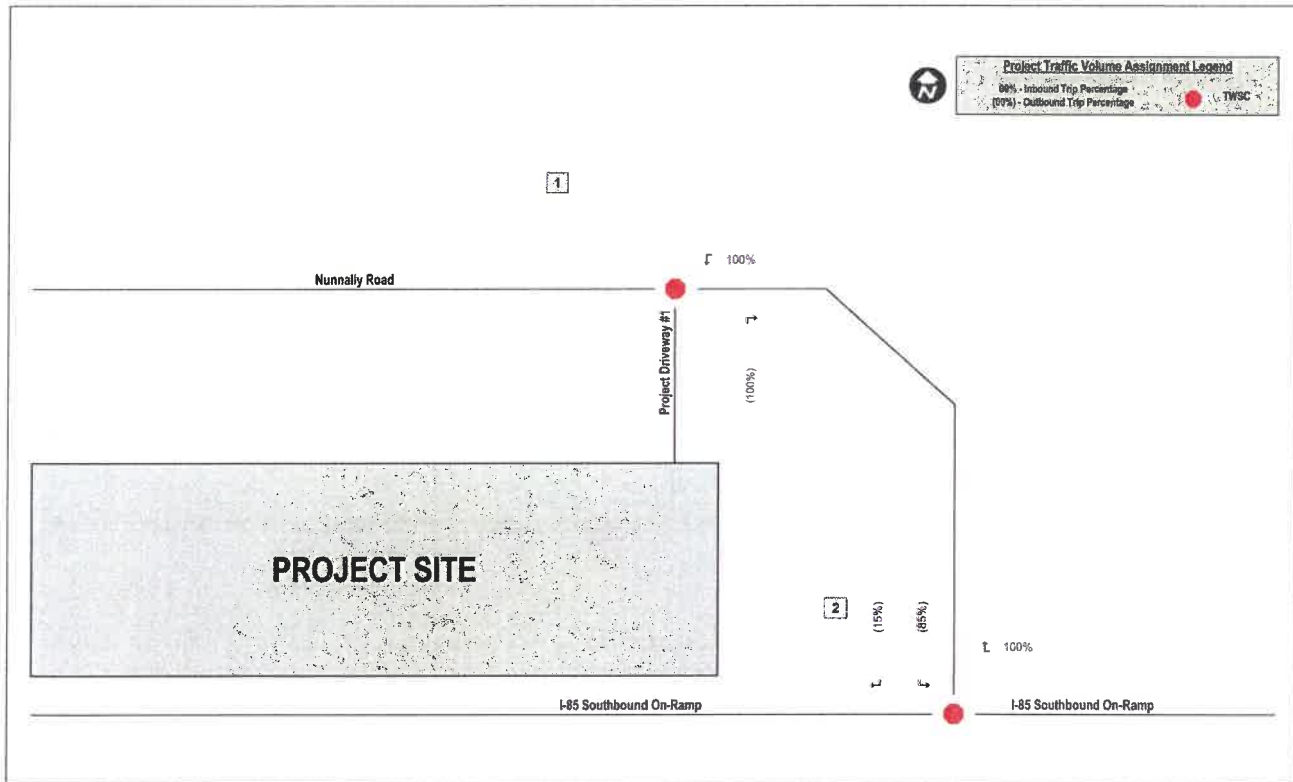
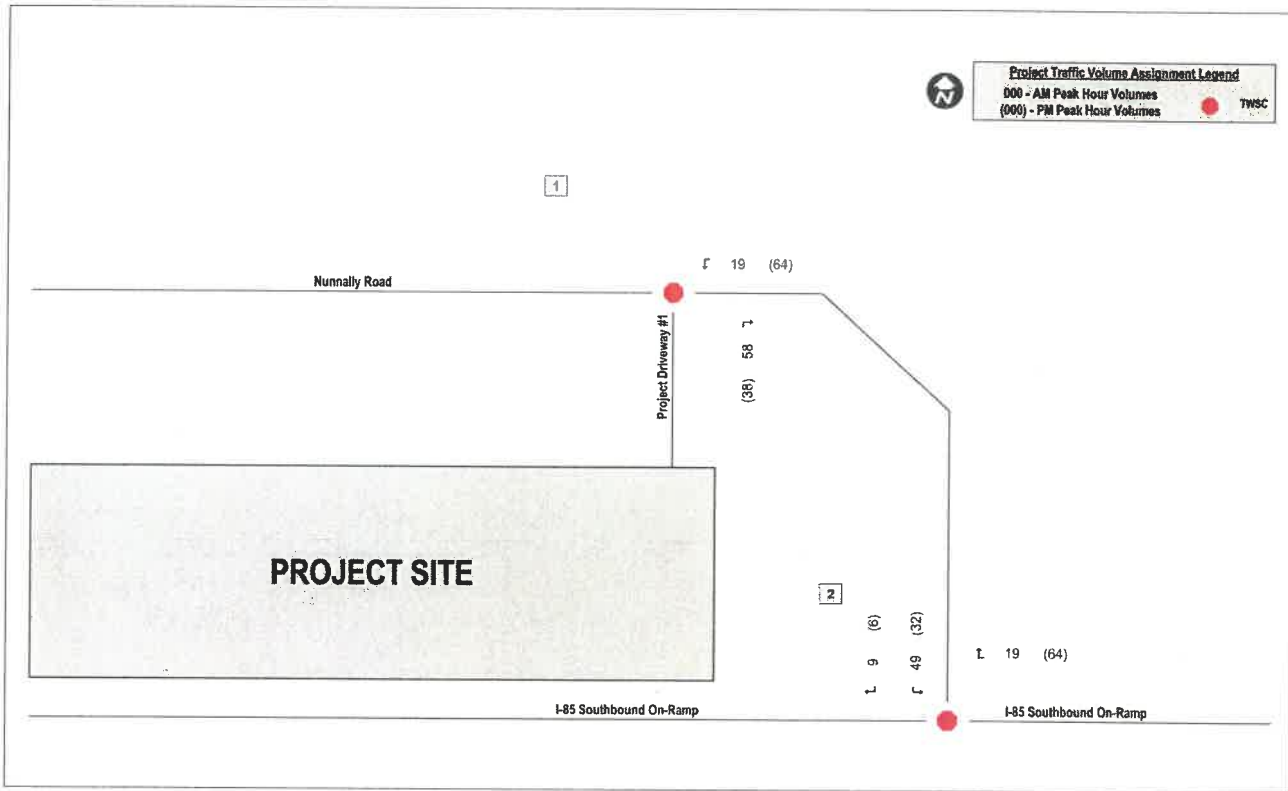




Exhibit 3.2 – Peak Hour Project Traffic Volumes





## 4.0 TRAFFIC VOLUME DEVELOPMENT

### 4.1 EXISTING TRAFFIC VOLUMES

The traffic impact analysis considers the weekday AM peak hour (between 7:00 AM and 9:00 AM) and the weekday PM peak hour (between 4:00 PM and 6:00 PM) as the study time frames. The extent of the existing roadway network to be studied consists of the four intersections of:

1. Nunnally Road & Project Driveway #1; and
2. Nunnally Road & I-85 Southbound On-Ramp.

Existing 2025 AM and PM peak hour traffic volumes were collected at the intersection of Nunnally Road & I-85 Southbound On-Ramp. Additionally, 24-hour daily traffic volumes were collected along Nunnally Road at each of the proposed driveway locations.

The raw traffic volume counts are provided in **Appendix B** and the 2025 existing AM and PM peak hour traffic volumes are illustrated in **Exhibit 4.1**.

### 4.2 FUTURE TRAFFIC PROJECTIONS

Future 2028 No Build traffic volumes were developed by adding *background traffic growth* and *vested traffic* to the collected existing study area peak hour volumes. *Background traffic growth* is growth anticipated to occur in the study area regardless of the proposed Lake Highlands development.

To develop an annual background growth rate for use in the analysis, historical count data along US 187, US 76, US 24, and I-85 (SCDOT count stations #2269, #2271, #169, #235, and #125) was reviewed over the past 10 years. It was determined that the roadways have experienced a collective annual growth of 2.53%. Therefore, a 3.0% annual growth rate was utilized to develop anticipated *background traffic growth* through the anticipated 2028 buildout year.

Future 2028 No Build AM and PM peak hour traffic volumes, illustrated in **Exhibit 4.2**, were developed by adding the *background traffic growth* (assuming 3.0% annual growth of the existing traffic volumes) to the 2025 existing AM and PM peak hour traffic volumes.

Future 2028 Build AM and PM peak hour traffic volumes, illustrated in **Exhibit 4.3**, were developed by adding the Lake Highlands project traffic volumes (shown in **Exhibit 3.2**) to the 2028 No Build traffic volumes (shown in **Exhibit 4.2**).

Volume development worksheets for each intersection are documented in **Appendix C**.



Exhibit 4.1 – 2025 Existing Peak Hour Traffic Volumes

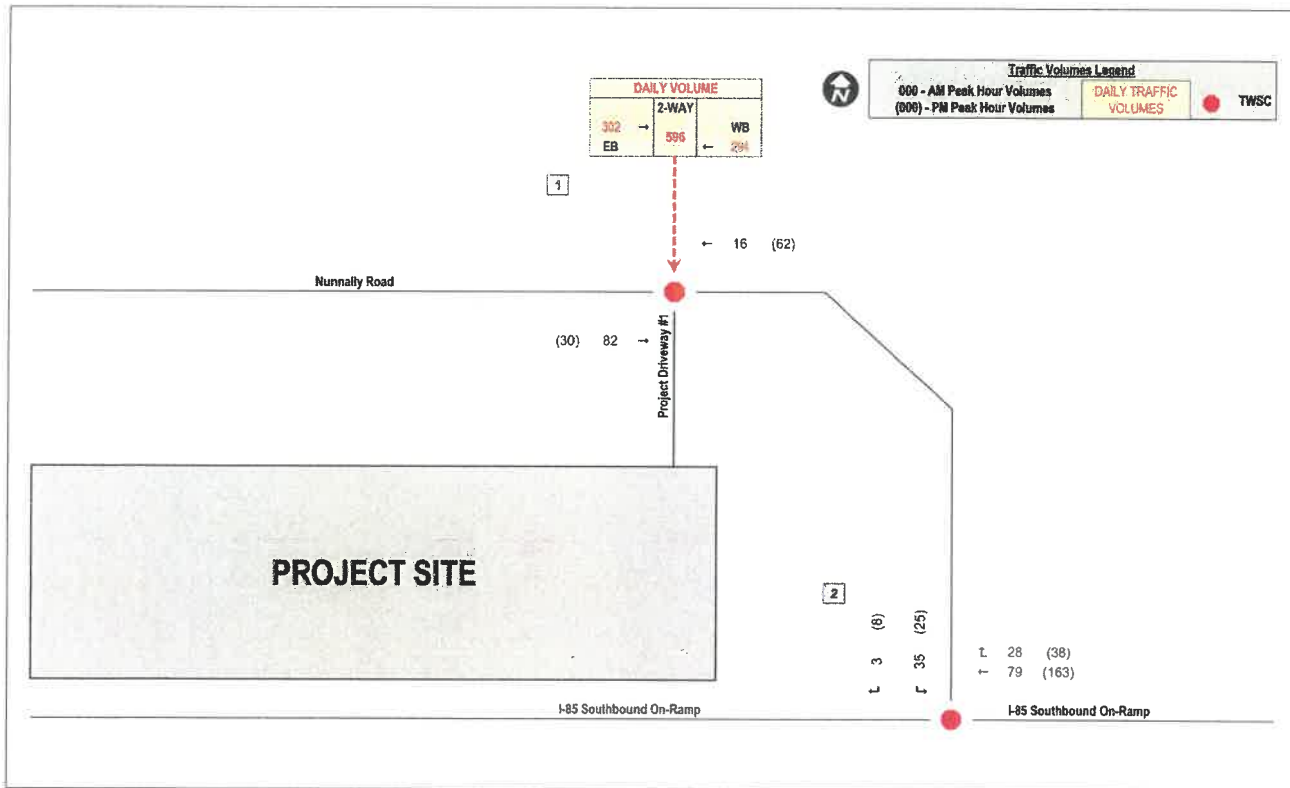




Exhibit 4.2 – 2028 No Build Peak Hour Traffic Volumes

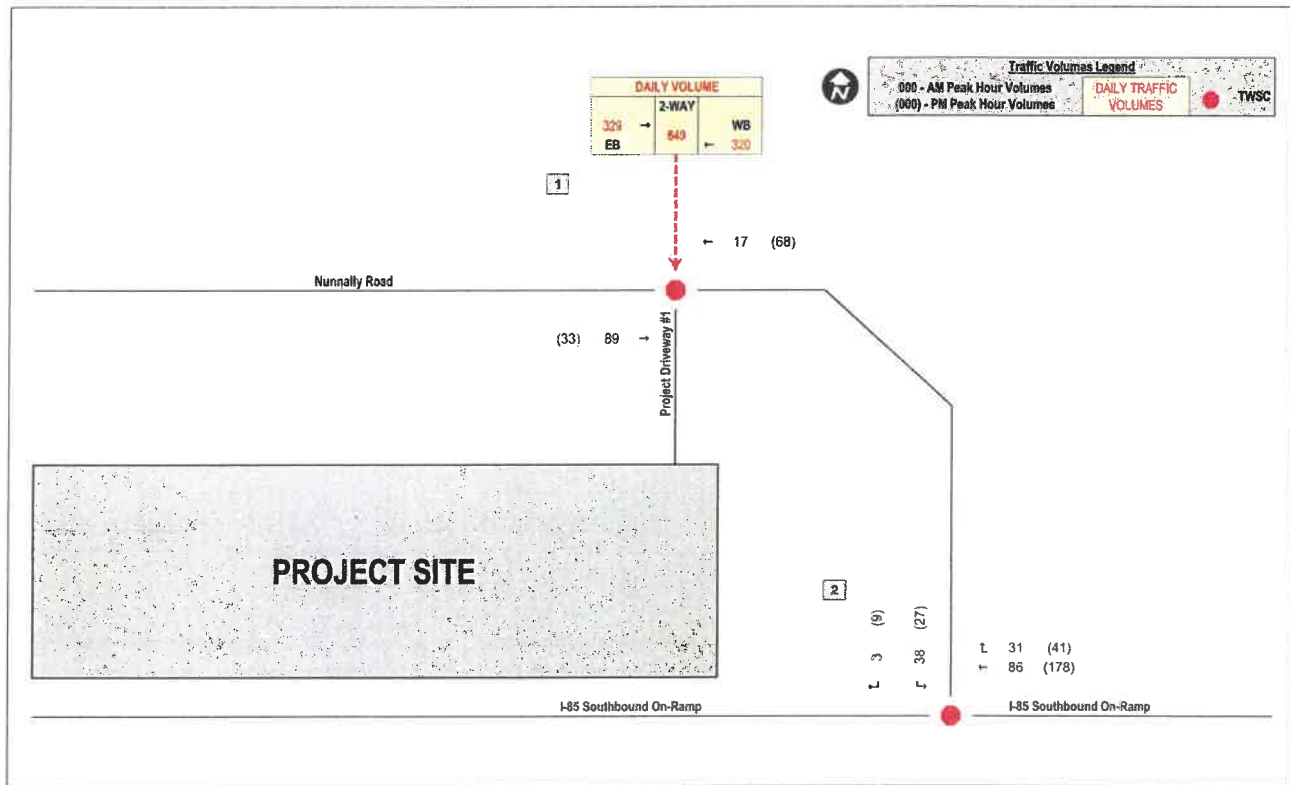
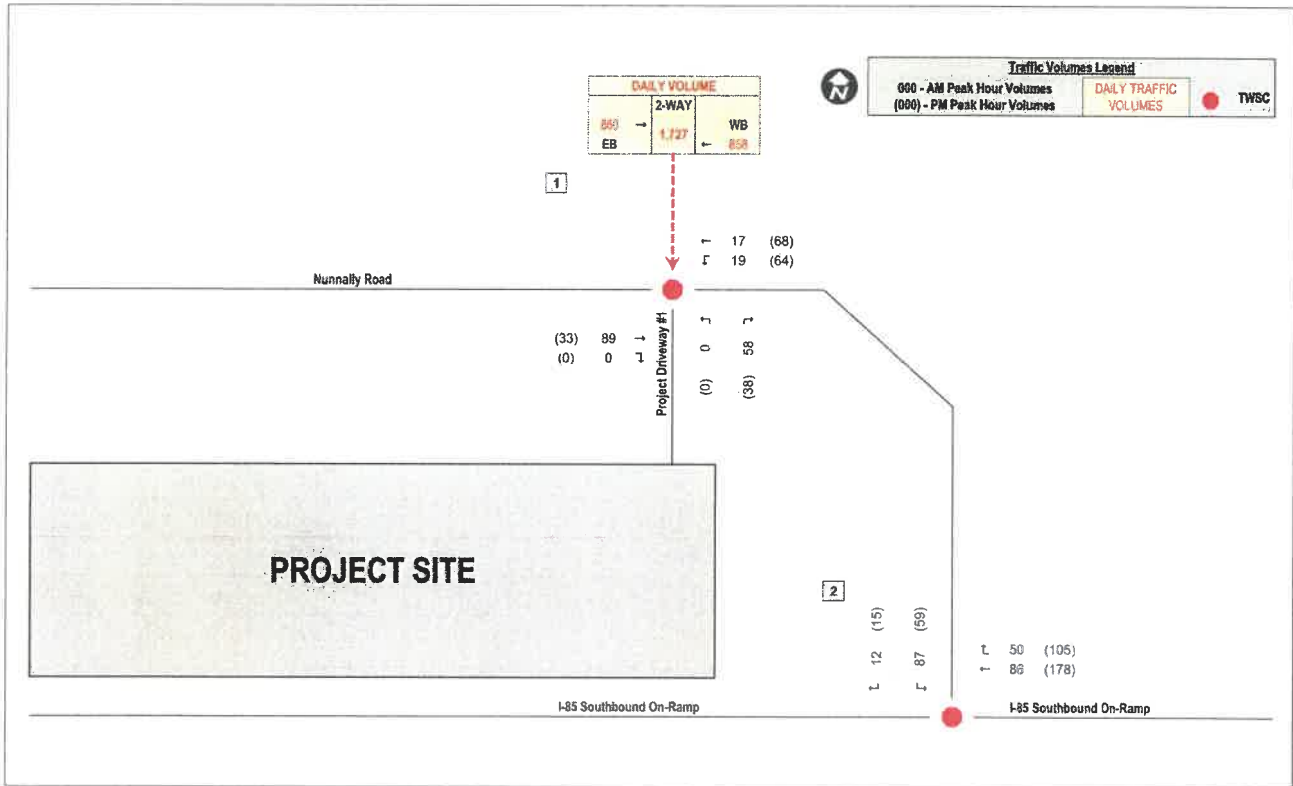




Exhibit 4.3 – 2028 Build Peak Hour Traffic Volumes





## 5.0 TRAFFIC IMPACT ANALYSIS

A traffic impact analysis was conducted for the Lake Highlands development which analyzed the need for turn lanes at the project driveway as well as the operation of study area intersections according to *Highway Capacity Manual (HCM) 7<sup>th</sup> Edition* methodologies.

### 5.1 TURN LANE ANALYSIS

#### 5.1.1 Right-Turn Lanes

The need for exclusive right-turn lanes is based upon the criteria documented in *Section 9.5.1.1* of SCDOT's *Roadway Design Manual* (2021), which consists of nine considerations, listed below:

1. At a free-flowing leg of any unsignalized intersection on a two-lane urban or rural highway which satisfies the criteria in Figure 9.5-A;
2. at a free-flowing leg of any unsignalized intersection on a high-speed (50 mph or greater), four-lane urban or rural highway which satisfies the criteria in Figure 9.5-B;
3. at the free-flowing leg of any unsignalized intersection on a six-lane urban or rural highway;
4. at any intersection where a capacity analysis determines a right-turn lane is necessary to meet the overall level-of-service criteria;
5. as a general rule, at any signalized intersection where the projected right-turning volume is greater than 300 vehicles per hour and where there are greater than 300 vehicles per hour per lane on the mainline (A traffic analysis will be required if the turning volumes are greater than 300 vehicles per hour);
6. for uniformity of intersection design along the highway if other intersections have right-turn lanes;
7. at any intersection where the mainline is curved to the left and where the mainline curve requires superelevation;
8. at railroad crossings where the railroad is paralleled to the facility and is located close to the intersection and where a right-turn lane would be desirable to store queued vehicles avoiding interference with the movement of through traffic; or
9. at any intersection where the crash experience, existing traffic operations, sight distance restrictions (e.g., intersection beyond a crest vertical curve), or engineering judgement indicates a significant conflict related to right-turning vehicles;

**Table 5.1** below details whether the previously mentioned criteria for exclusive right-turn lanes are satisfied for each driveway. An "×" indicates that the criteria is not met or is not applicable, and a "✓" indicates that it is applicable and met.

**Table 5.1 – Right-Turn Lane Criteria Warrants**

Criteria	Project Driveway #1	Nunnally Road & I-85 On Ramp	Reference/Note
1	×	✓	Appendix G.
2	×	×	Not a four-lane highway.
3	×	×	Not a six-lane highway.
4	×	×	Acceptable LOS.
5	×	×	Exhibit 4.3.
6	×	×	No uniformity.
7	×	×	No superelevation.
8	×	×	No railroad crossings.
9	N/A	N/A	Crash data not analyzed.

Based on SCDOT's *Roadway Design Manual* considerations, an exclusive eastbound right-turn lane along Nunnally Road is not warranted at the Project Driveway #1.

Based on SCDOT's *Roadway Design Manual* considerations, an exclusive southbound right-turn lane along I-85 Southbound On-Ramp at Nunnally Road meets the volume warrants for a right-turn lane. Given the proximity of Nunnally Road to SC 187 (only approximately 100 feet), it is not recommended to install a right-turn lane along the ramp as it's efficacy may be limited, and it may increase driver confusion. However, it is recommended to improve the right-turning radius with additional pavement to allow for appropriate turning radius and free-flow of the right-turning movement.

Anderson County right-turn warrants were not reviewed as there is no projected right-turning volume into the Project Driveway #1 along Nunnally Road.



### 5.1.2 Left-Turn Lanes

The need for exclusive left-turn lanes is based upon the criteria documented in Section 9.5.1.2 of SCDOT's *Roadway Design Manual* (2021), which consists of nine considerations, listed below:

1. *At any unsignalized intersection on principal, high-speed rural highways with other arterials or collectors;*
2. *at any unsignalized intersection on a two-lane urban or rural highway that satisfies the criteria in Figures 9.5-C, 9.5-D, 9.5-E, 9.5-F, or 9.5-G;*
3. *at any intersection where a capacity analysis determines a left-turn lane is necessary to meet the level of service criteria;*
4. *at any signalized intersection where the left-turn volume is 300 vehicles per hour or more, conduct a traffic review to determine if dual left-turn lanes are required;*
5. *as a general rule, at any intersection where the left-turning volume is 100 vehicles per hour (for a single turn lane) or 300 vehicles per hour (for a dual turn lane);*
6. *at all entrances to major residential, commercial, and industrial developments;*
7. *at all median crossovers;*
8. *for uniformity of intersection design along the highway if other intersections have left-turn lanes (i.e., to satisfy driver expectancy); or*
9. *at any intersection where the crash experience, existing traffic operations, sight distance restrictions (e.g., intersection beyond a crest vertical curve), or engineering judgement indicates a significant conflict related to left-turning vehicles;*

**Table 5.2** below details whether the previously mentioned criteria for exclusive left-turn lanes are satisfied for each driveway. An "x" indicates that the criteria is not met or is not applicable, and a "✓" indicates that it is applicable and met.

**Table 5.2 – Left-Turn Lane Criteria Warrants**

Criteria	Project Driveway #1	Nunnally Road & I-85 On Ramp	Reference/Note
1	x	x	Not a high-speed highway.
2	x	x	<b>Appendix G.</b>
3	x	x	Acceptable LOS.
4	x	x	Intersection not signalized.
5	x	x	<b>Exhibit 4.3.</b>
6	x	x	Not a major residential development.
7	x	x	No median.
8	x	x	No uniformity.
9	N/A	N/A	Crash data not analyzed.

Based on SCDOT's *Roadway Design Manual* considerations, an exclusive westbound left-turn lane is not warranted at the Project Driveway #1.

However, in addition to SCDOT requirements, since Nunnally Road is an Anderson County maintained roadway, the turning movements at the project driveway intersection were also checked against warrants in the Anderson County Ordinance. This review indicated that Project Driveway #1 warrants a left turn lane at the project driveway (with greater than 300 left turning vehicles per day) along Nunnally Road according to Anderson County guidelines as documented in **Appendix G** and is therefore recommended to be installed. Per the criteria documented in Section 5D-4 of SCDOT's *Access and Roadside Management Standards (ARMS, 2008)*, it is recommended that the exclusive westbound left-turn lane have 200 feet of storage.



## 5.2 INTERSECTION LOS ANALYSIS

Using the existing and projected peak hour traffic volumes previously discussed, intersection analysis was conducted for the study and project driveway intersections considering 2025 Existing Conditions, 2028 No Build Conditions, and 2028 Build Conditions. The analysis was conducted using the Transportation Research Board's *Highway Capacity Manual (HCM) 7<sup>th</sup> Edition* methodologies of the *Synchro*, Version 12 software for stop-controlled intersection analysis.

Intersection level of service (LOS) grades range from LOS A to LOS F, which are directly related to the level of control delay at the intersection and characterize the operational conditions of the intersection traffic flow. LOS A operations typically represent ideal, free-flow conditions where vehicles experience little to no delays, and LOS F operations typically represent poor, forced-flow (bumper-to-bumper) conditions with high vehicular delays, and are generally considered undesirable. **Table 5.3** summarizes the HCM 7<sup>th</sup> Edition control delay thresholds associated with each LOS grade for unsignalized and signalized intersections. Level of service A through D is considered to be acceptable LOS, while LOS E and F is considered to be undesirable.

**Table 5.3 – HCM 7<sup>th</sup> Edition Intersection LOS Criteria**

LOS	Control Delay per Vehicle (s)
	Unsignalized
A	≤ 10
B	> 10 and ≤ 15
C	> 15 and ≤ 25
D	> 25 and ≤ 35
E	> 35 and ≤ 50
F	> 50

As part of the intersection analysis, SCDOT's default *Synchro* parameters were utilized. The existing 2025 traffic counts' peak hour factors (PHF) were utilized in the analysis of existing conditions as well as future conditions. The existing 2025 heavy vehicle percentages, as previously discussed, were utilized in the analysis, with a minimum percentage of 2% considered.

Existing lane geometry was utilized for the analysis of 2025 Existing Conditions and 2028 No Build Conditions. The 2028 Build Conditions were analyzed both with any proposed improvements resulting from this impact analysis (including any proposed exclusive turn lanes per the results of **Section 5.1**) to illustrate their anticipated impact on traffic operations.

The results of the intersection analysis for existing and future-year conditions for the weekday AM and PM peak hour time periods are summarized in **Table 5.4**. For both study intersections, the LOS and delay results are evaluated and presented for each movement.

As shown in **Table 5.4**, the results of the analysis indicate that the study intersections currently operate and are expected to continue to operate at an acceptable LOS with the proposed Lake Highlands development.

Worksheets documenting the intersection analyses are provided in **Appendix D** for 2025 Existing Conditions, **Appendix E** for 2028 No Build Conditions, and in **Appendix F** for 2028 Build Conditions.



Table 5.4 – 2024 Existing Peak Hour Intersection Analysis Results

Intersection	Control	LOS/Delay (seconds/vehicle)																							
		AM Peak Hour									PM Peak Hour														
		EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
<b>2025 Existing Conditions</b>																									
1	PD #1 & Nunnally Road	TWSC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2	Nunnally Road & I-85 On Ramp	TWSC	-	-	-	-	-	-	-	-	-	A 9.3	-	-	-	-	-	-	-	-	-	-	-	A 9.7	-
<b>2028 No Build Conditions</b>																									
1	PD #1 & Nunnally Road	TWSC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2	Nunnally Road & I-85 On Ramp	TWSC	-	-	-	-	-	-	-	-	-	A 9.4	-	-	-	-	-	-	-	-	-	-	-	A 9.9	-
<b>2028 Build Conditions</b>																									
1	PD #1 & Nunnally Road	TWSC	-	-	-	A 7.5	-	-	A 9.1	-	-	-	-	-	-	A 7.4	-	-	A 8.6	-	-	-	-	-	-
2	Nunnally Road & I-85 On Ramp	TWSC	-	-	-	-	-	-	-	-	-	A 9.9	-	-	-	-	-	-	-	-	-	-	-	B 10.5	-



### 5.3 DAILY TRAFFIC VOLUME REVIEW

Based on Section 24-115 (Intensity Standards) of Anderson County's Ordinance No. 2023-007, roads are classified into three main classifications: "Local", "Collector", and "Arterial" each with varying maximum Average Daily Traffic (ADT trips) allowed, as indicated in **Table 5.5**. For a minor local road with one access point, 500 ADT is allowed, for a minor local road with 2 access points, 1,600 ADT is allowed. Beyond 1,600 ADT, the roadway classification changes to Collector Road and Arterial Road based on other criteria.

Therefore, a review of Existing, No Build, and Build ADTs at each driveway location was also reviewed to determine if roadway classification ADT thresholds are anticipated to change with the proposed Lake Highlands development.

This review, as summarized in **Table 5.6**, indicates Nunnally Road ADTs fall within the "minor local road" threshold without the proposed Lake Highlands development at the proposed driveway location. **However, with the proposed Lake Highlands development, Nunnally Road ADTs at and east of Project Driveway #1 are projected to exceed the 1,600 vehicle/day minimum and will require a change in roadway classification to "Collector Road".**

**Table 5.5 – Anderson County Design Capacity Standards**

Road Classification	Maximum ADT*
Minor local road (one access point)	500
Minor local road (two access points)	1,000
Major local road	1,600
Collector road	No maximum
Arterial road	No maximum
*ADT=Average Daily Traffic (trips)	

**Table 5.6 – Nunnally Road Classifications**

Analysis Conditions	Project Driveway #1
2024 Existing	Minor Local Road (<1000 ADT)
2028 No Build	Minor Local Road (<1000 ADT)
2028 Build	Collector Road (>1600 ADT)



## 6.0 SUMMARY OF FINDINGS AND RECOMMENDATIONS

A traffic impact analysis was conducted for the Lake Highlands development in accordance with SCDOT and Anderson County guidelines. The proposed Lake Highlands development (which is anticipated to be constructed by 2028) is located along Nunnally Road north of I-85 and will consist of up to 103 Single Family Detached Housing units.

Access to the development is proposed to be provided via one full access driveway (Project Driveway #1) along Nunnally Road:

- ❖ Project Driveway #1 is proposed to be located along Nunnally Road, approximately 1,150 feet east of the intersection of Nunnally Road & Inlet Pointe Drive, and approximately 260 feet west of the Lathan Bennet Pracht Farm Trust Driveway & Nunnally Road, which meets the spacing criteria.

The extent of the roadway network analyzed consisted of the two intersections of:

1. Nunnally Road & Project Driveway #1; and
2. Nunnally Road & I-85 Southbound On-Ramp.

### Intersection Level of Service

The operation of each of these intersections (in terms of average vehicular delay and level of service) was analyzed with and without the project traffic anticipated to be generated by the Lake Highlands development. The results of the analysis indicate that the study intersections currently operate and are expected to continue to operate at an acceptable level of service with the proposed Lake Highlands development.

### Anderson County Roadway Classification

Based on Section 24-115 (Intensity Standards) of Anderson County's Ordinance No. 2023-007, roads are classified into three main classifications: "Local", "Collector", and "Arterial" each with varying maximum Average Daily Traffic (ADT) trips allowed. For a minor local road with one access point, 500 ADT is allowed, for a minor local road with 2 access points, and for a major local road, 1,600 ADT is allowed. Beyond 1,600 ADT, the roadway classification changes to Collector Road and Arterial Road based on other criteria.

Therefore, a review of Existing, No Build, and Build ADT at the proposed driveway location was also reviewed to determine if roadway classification ADT thresholds are anticipated to change with the proposed Lake Highlands development. This review indicated Nunnally Road ADTs fall within the "minor local road" threshold without the proposed Lake Highlands at the proposed driveway location. However, with the Lake Highlands development, **Nunnally Road ADTs are projected to require a change in roadway classification to "Collector Road" at and east of Project Driveway #1.**

### Turn Lanes

Based on SCDOT's *Roadway Design Manual* considerations, an exclusive westbound left-turn lane is not warranted at the Project Driveway #1. However, in addition to SCDOT requirements, since Nunnally Road is an Anderson County maintained roadway, the turning movements at the project driveway intersection was also checked against warrants in the Anderson County Ordinance. This review indicated that Project Driveway #1 warrants a left turn lane (with greater than 300 left turning vehicles per day anticipated at Project Driveway #1 along Nunnally Road) according to Anderson County guidelines. **Therefore, it is recommended to install an exclusive westbound left-turn lane at the Project Driveway #1. Based upon Section 5D-4 of SCDOT's Access and Roadside Management Standards (ARMS, 2008), it is recommended that the exclusive westbound left-turn lane have 200 feet of storage.**

Based on SCDOT's *Roadway Design Manual* considerations, an exclusive westbound right-turn lane along I-85 Southbound On-Ramp at Nunnally Road meets the volume warrants for a right-turn lane. Given the proximity of Nunnally Road to SC 187 (only approximately 100 feet), it is not recommended to install a right-turn lane along the ramp as it's efficacy may be limited, and it may increase driver confusion. **However, it is recommended to improve the right-turning radius with additional pavement to allow for appropriate turning radius and free-flow of the right-turning movement.**



# LAKE HIGHLANDS TRAFFIC IMPACT ANALYSIS APPENDICES



## Appendix A TRIP GENERATION WORKSHEETS

**TRIP GENERATION ESTIMATES  
LAKE HIGHLANDS TIA**

**Weekday Daily**

TRIP GENERATION CHARACTERISTICS						DIRECT. DISTRIB.		GROSS TRIPS			NEW EXTERNAL TRIPS		
Land Use	Ed.	LUC	Scale	Unit	Equation/Rate	In	Out	In	Out	Total	In	Out	Total
Single-Family Detached Housing	11th	210	103	Units	$\ln(T) = 0.92 \ln(X) + 2.68$	50%	50%	518	519	1,037	518	519	1,037
Total:								518	519	1,037	518	519	1,037

**Weekday AM Peak Hour**

TRIP GENERATION CHARACTERISTICS						DIRECT. DISTRIB.		GROSS TRIPS			NEW EXTERNAL TRIPS		
Land Use	Ed.	LUC	Scale	Unit	Equation/Rate	In	Out	In	Out	Total	In	Out	Total
Single-Family Detached Housing	11th	210	103	Units	$\ln(T) = 0.91 \ln(X) + 0.12$	25%	75%	19	58	77	19	58	77
Total:								19	58	77	19	58	77

**Weekday PM Peak Hour**

TRIP GENERATION CHARACTERISTICS						DIRECT. DISTRIB.		GROSS TRIPS			NEW EXTERNAL TRIPS		
Land Use	Ed.	LUC	Scale	Unit	Equation/Rate	In	Out	In	Out	Total	In	Out	Total
Single-Family Detached Housing	11th	210	103	Units	$\ln(T) = 0.94 \ln(X) + 0.27$	63%	37%	64	38	102	64	38	102
Total:								64	38	102	64	38	102



---

## Appendix B TRAFFIC VOLUME DATA

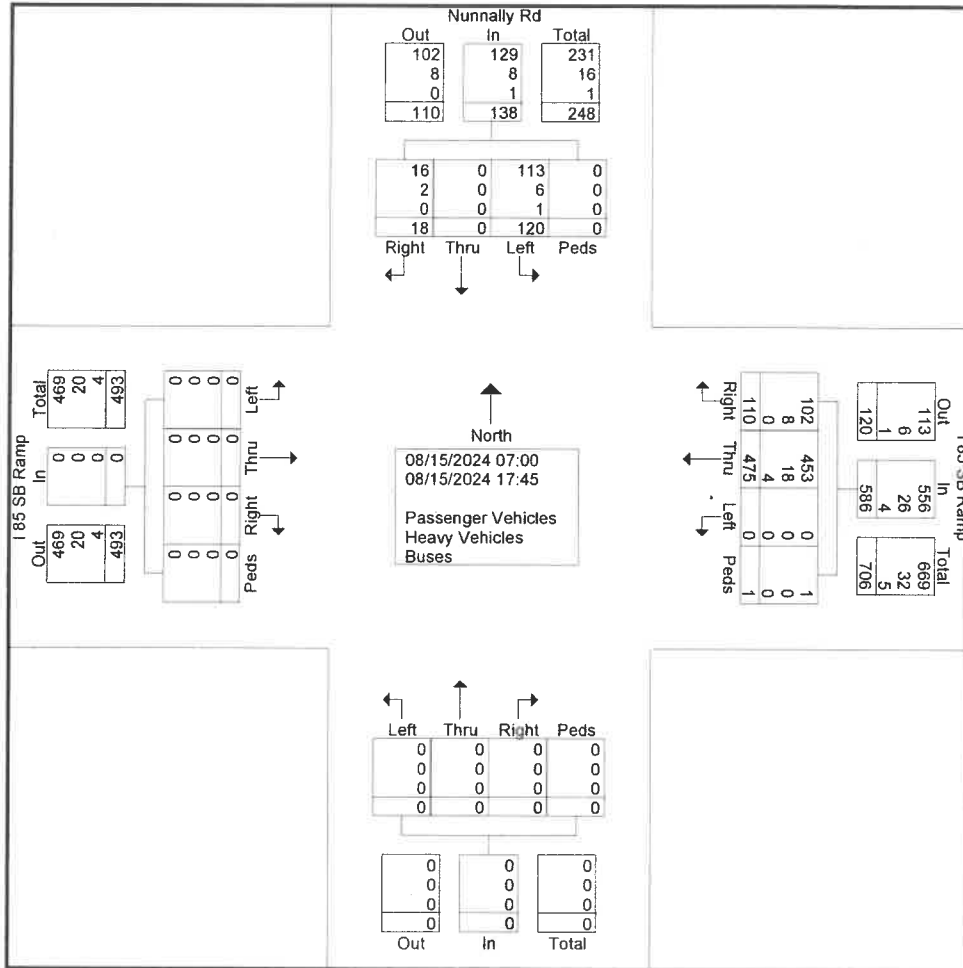


# SHORT COUNTS

## Traffic Data Specialists

735 Maryland St  
 Columbia, SC 29201  
 We Can't say we're the Best, but you Can!

File Name : Nunnally Rd @ I 85 SB Ramp  
 Site Code :  
 Start Date : 08/15/2024  
 Page No : 2



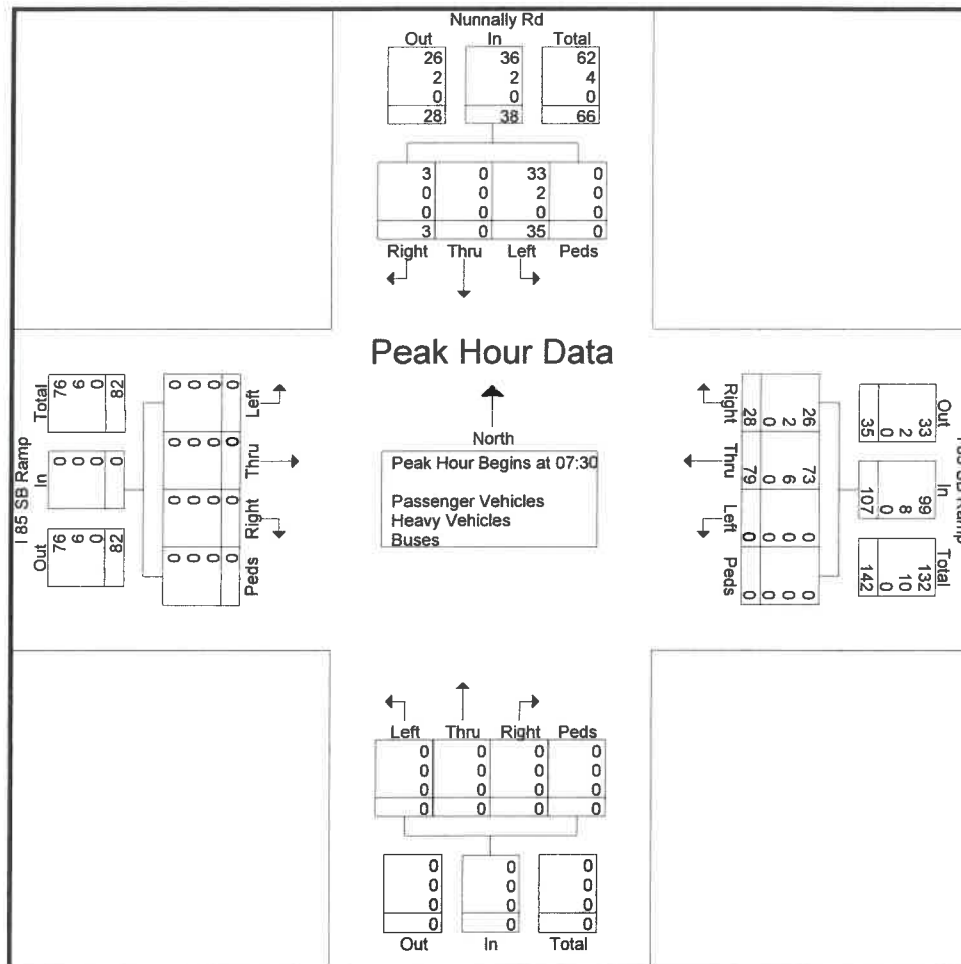
# SHORT COUNTS

## Traffic Data Specialists

735 Maryland St  
Columbia, SC 29201  
We Can't say we're the Best, but you Can!

File Name : Nunnally Rd @ I 85 SB Ramp  
Site Code :  
Start Date : 08/15/2024  
Page No : 3

Start Time	Nunnally Rd Southbound					I 85 SB Ramp Westbound					Northbound					I 85 SB Ramp Eastbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30																					
07:30	15	0	2	0	17	0	20	8	0	28	0	0	0	0	0	0	0	0	0	0	45
07:45	5	0	1	0	6	0	14	8	0	22	0	0	0	0	0	0	0	0	0	0	28
08:00	8	0	0	0	8	0	19	3	0	22	0	0	0	0	0	0	0	0	0	0	30
08:15	7	0	0	0	7	0	26	9	0	35	0	0	0	0	0	0	0	0	0	0	42
Total Volume	35	0	3	0	38	0	79	28	0	107	0	0	0	0	0	0	0	0	0	0	145
% App. Total	92.1	0	7.9	0	0	0	73.8	26.2	0	0	0	0	0	0	0	0	0	0	0	0	0
PHF	.583	.000	.375	.000	.559	.000	.760	.778	.000	.764	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.806
Passenger Vehicles	33	0	3	0	36	0	73	26	0	99	0	0	0	0	0	0	0	0	0	0	135
% Passenger Vehicles																					
Heavy Vehicles	2	0	0	0	2	0	6	2	0	8	0	0	0	0	0	0	0	0	0	0	10
% Heavy Vehicles	5.7	0	0	0	5.3	0	7.6	7.1	0	7.5	0	0	0	0	0	0	0	0	0	0	6.9
Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



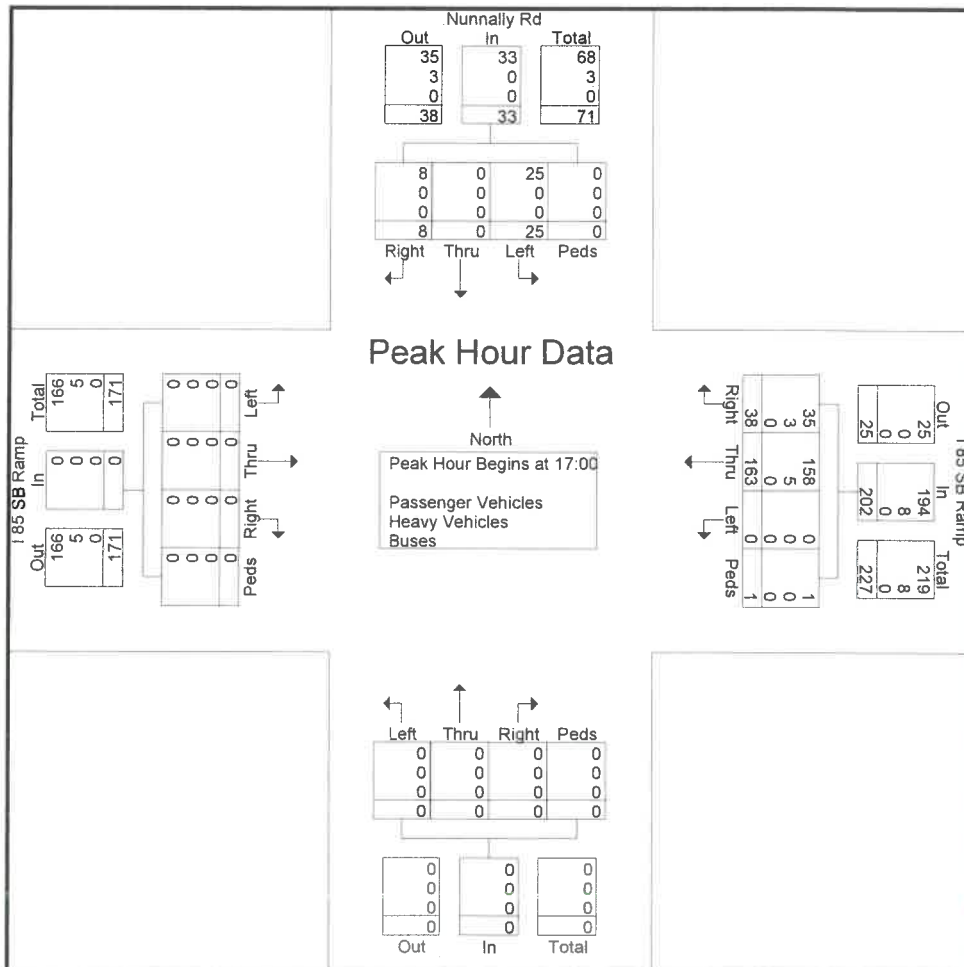
# SHORT COUNTS

## Traffic Data Specialists

735 Maryland St  
 Columbia, SC 29201  
 We Can't say we're the Best, but you Can!

File Name : Nunnally Rd @ I 85 SB Ramp  
 Site Code :  
 Start Date : 08/15/2024  
 Page No : 4

Start Time	Nunnally Rd Southbound					I 85 SB Ramp Westbound					Northbound					I 85 SB Ramp Eastbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 17:00																					
17:00	9	0	2	0	11	0	41	13	0	54	0	0	0	0	0	0	0	0	0	0	65
17:15	3	0	4	0	7	0	49	9	0	58	0	0	0	0	0	0	0	0	0	0	65
17:30	7	0	1	0	8	0	33	6	1	40	0	0	0	0	0	0	0	0	0	0	48
17:45	6	0	1	0	7	0	40	10	0	50	0	0	0	0	0	0	0	0	0	0	57
Total Volume	25	0	8	0	33	0	163	38	1	202	0	0	0	0	0	0	0	0	0	0	235
% App. Total	75.8	0	24.2	0		0	80.7	18.8	0.5		0	0	0	0	0	0	0	0	0	0	
PHF	.694	.000	.500	.000	.750	.000	.832	.731	.250	.871	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.904
Passenger Vehicles	25	0	8	0	33	0	158	35	1	194	0	0	0	0	0	0	0	0	0	0	227
% Passenger Vehicles																					
Heavy Vehicles	0	0	0	0	0	0	5	3	0	8	0	0	0	0	0	0	0	0	0	0	8
% Heavy Vehicles	0	0	0	0	0	0	3.1	7.9	0	4.0	0	0	0	0	0	0	0	0	0	0	3.4
Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



---

# SHORT COUNTS



# COUNTS

**Traffic Data Specialists**

735 Maryland St  
Columbia, SC 29201

We Can't say we're the Best, but you Can!

# Short Counts, LLC

735 Maryland St  
Columbia, SC 29201

Site Code: Nunnally Rd  
Station ID: EB & WB Traffic  
East Location  
Anderson, SC  
Latitude: 0' 0.0000 Undefined

EB

Start Time	Bikes	Cars & Trailer	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Not Classe	Total
08/15/24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
00:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
00:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
00:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
03:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
04:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:30	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
04:45	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
05:00	0	1	0	0	0	1	0	0	0	0	0	0	0	0	2
05:15	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
05:30	0	0	3	0	0	1	0	0	0	0	0	0	0	0	4
05:45	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
06:00	0	4	3	0	0	1	0	0	0	0	0	0	0	0	8
06:15	0	0	1	1	2	0	0	0	0	0	0	0	0	0	4
06:30	0	2	0	0	2	0	0	0	0	0	0	0	0	0	4
06:45	0	2	1	0	0	0	0	0	0	0	0	0	0	0	3
07:00	0	3	1	1	2	0	0	0	0	0	0	0	0	0	7
07:15	0	7	3	2	6	0	0	0	0	0	0	0	0	0	18
07:30	0	6	3	0	1	2	0	0	0	0	0	0	0	0	12
07:45	0	4	1	0	4	0	0	0	0	0	0	0	0	0	9
08:00	0	6	1	2	5	0	0	0	0	0	0	0	0	0	14
08:15	0	3	3	0	0	0	0	0	0	0	0	0	0	0	6
08:30	0	19	8	2	10	2	0	0	0	0	0	0	0	0	41
08:45	0	4	2	0	0	0	0	0	0	0	0	0	0	0	6
09:00	0	5	1	0	2	0	0	0	0	0	0	0	0	0	8
09:15	0	5	4	0	2	0	0	0	0	0	0	0	0	0	11
09:30	0	3	1	0	3	0	0	0	0	0	0	0	0	0	7
09:45	0	3	1	0	1	0	0	0	0	0	0	0	0	0	7
10:00	0	13	2	0	7	1	0	0	0	0	0	0	0	0	23
10:15	0	2	1	0	0	0	0	0	0	0	0	0	0	0	3
10:30	0	1	2	0	0	0	0	0	0	0	0	0	0	0	3
10:45	0	2	2	0	2	0	0	1	0	0	0	0	0	0	7
11:00	0	4	2	0	2	0	0	0	0	0	0	0	0	0	8
11:15	0	9	7	0	4	0	0	1	0	0	0	0	0	0	21
11:30	0	1	1	0	2	0	0	0	0	0	0	0	0	0	4
11:45	0	2	1	0	0	0	0	0	0	0	0	0	0	0	3
Total	0	6	8	0	3	0	0	1	0	0	0	0	0	0	18
Percent	0.0%	76	39	4	40	3	0	2	0	0	0	0	0	0	164
		0.0%	46.3%	23.8%	2.4%	24.4%	1.8%	0.0%	1.2%	0.0%	0.0%	0.0%	0.0%	0.0%	









# Short Counts, LLC

735 Maryland St  
Columbia, SC 29201

Site Code: Nunnally Rd  
Station ID: EB & WB Traffic  
East Location  
Anderson, SC  
Latitude: 0' 0.0000 Undefined

EB, WB

Start Time	Bikes	Cars & Trailer	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Not Classe	Total
12 PM	1	4	2	0	2	0	0	1	0	0	0	0	0	0	10
12:15	0	6	2	0	1	0	0	0	0	0	0	0	0	0	9
12:30	0	0	2	0	2	0	0	1	0	0	0	0	0	0	5
12:45	1	4	5	0	2	0	0	0	0	0	0	0	0	0	12
13:00	2	14	11	0	7	0	0	2	0	0	0	0	0	0	36
13:15	0	8	3	0	3	0	0	1	0	0	0	0	0	0	15
13:30	0	2	3	0	4	0	0	0	0	0	0	0	0	0	9
13:45	0	2	4	0	3	0	0	0	0	0	0	0	0	0	9
14:00	0	6	4	0	5	0	0	0	0	0	0	0	0	0	15
14:15	0	18	14	0	15	0	0	1	0	0	0	0	0	0	48
14:30	0	5	3	0	2	0	0	0	0	0	0	0	0	0	10
14:45	0	6	6	0	0	0	0	0	0	0	0	0	0	0	12
15:00	0	8	1	0	2	0	0	0	0	0	0	0	0	0	11
15:15	0	3	4	0	3	0	0	0	0	0	0	0	0	1	11
15:30	0	22	14	0	7	0	0	0	0	0	0	0	0	1	44
15:45	0	4	2	0	4	0	0	0	0	0	0	0	0	0	10
16:00	0	9	4	2	3	0	0	0	0	0	0	0	0	0	18
16:15	0	8	4	0	1	0	0	0	0	0	0	0	0	0	13
16:30	0	7	2	1	2	0	0	1	0	0	0	0	0	0	13
16:45	0	28	12	3	10	0	0	1	0	0	0	0	0	0	54
17:00	0	1	3	1	0	0	0	1	0	0	0	0	0	0	6
17:15	0	2	3	0	2	0	0	0	0	0	0	0	0	0	7
17:30	0	3	3	1	1	0	0	0	0	0	0	0	0	0	8
17:45	0	7	3	1	3	0	0	0	0	0	0	0	0	0	14
18:00	0	13	12	3	6	0	0	1	0	0	0	0	0	0	35
18:15	0	5	4	0	1	0	0	0	0	0	0	0	0	0	10
18:30	0	3	5	0	5	0	0	0	0	0	0	0	0	0	13
18:45	0	4	2	0	3	0	0	0	0	0	0	0	0	0	9
19:00	0	3	1	0	4	2	0	0	0	0	0	0	0	1	11
19:15	0	15	12	0	13	2	0	0	0	0	0	0	0	1	43
19:30	0	5	3	0	2	0	0	0	0	0	0	0	0	0	10
19:45	0	3	6	0	1	0	0	0	0	0	0	0	0	0	10
20:00	0	4	3	0	2	0	0	0	0	0	0	0	0	0	9
20:15	0	7	1	0	2	0	0	0	0	0	0	0	0	0	10
20:30	0	19	13	0	7	0	0	0	0	0	0	0	0	0	39
20:45	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2
21:00	0	7	6	0	2	0	0	0	0	0	0	0	0	0	15
21:15	0	3	2	0	0	0	0	0	0	0	0	0	0	0	5
21:30	0	2	3	0	2	0	0	0	0	0	0	0	0	0	7
21:45	0	1	2	0	0	0	0	0	0	0	0	0	0	0	3
22:00	0	1	4	0	0	0	0	0	0	0	0	0	0	0	5
22:15	0	7	11	0	2	0	0	0	0	0	0	0	0	0	20
22:30	0	3	1	0	0	0	0	0	0	0	0	0	0	0	4
22:45	0	1	3	0	1	0	0	0	0	0	0	0	0	0	5
23:00	0	1	1	0	3	0	0	0	0	0	0	0	0	0	5
23:15	0	3	1	0	1	0	0	0	0	0	0	0	0	0	5
23:30	0	8	6	0	5	0	0	0	0	0	0	0	0	0	19
23:45	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
24:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
24:15	0	1	1	0	0	0	0	0	0	0	0	0	0	0	2
24:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
24:45	0	1	1	0	1	0	0	0	0	0	0	0	0	0	4
25:00	0	1	1	0	0	0	0	0	0	0	0	0	0	0	2
25:15	0	1	1	0	0	0	0	0	0	0	0	0	0	0	2
25:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
25:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
26:00	0	2	2	0	0	0	0	0	0	0	0	0	0	0	4
<b>Total</b>	<b>2</b>	<b>154</b>	<b>115</b>	<b>6</b>	<b>75</b>	<b>2</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>361</b>
<b>Percent</b>	<b>0.6%</b>	<b>42.7%</b>	<b>31.9%</b>	<b>1.7%</b>	<b>20.8%</b>	<b>0.6%</b>	<b>0.0%</b>	<b>1.4%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.6%</b>	
<b>Grand Total</b>	<b>2</b>	<b>250</b>	<b>176</b>	<b>14</b>	<b>137</b>	<b>6</b>	<b>0</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>596</b>
<b>Percent</b>	<b>0.3%</b>	<b>41.9%</b>	<b>29.5%</b>	<b>2.3%</b>	<b>23.0%</b>	<b>1.0%</b>	<b>0.0%</b>	<b>1.5%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.3%</b>	



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## Appendix C TRAFFIC VOLUME DEVELOPMENT WORKSHEETS

**1 - Nunnally Road & Project Driveway #1**

Traffic Control: TWSC  
Date Counted: 8/15/2024

TOTAL PROJECT TRAFFIC

IN    OUT            IN    OUT  
AM    19   58    PM    64   38

<b>AM PEAK HOUR 7:00 AM - 8:00 AM</b>	<b>EBL</b>	<b>EBT</b>	<b>EBR</b>	<b>WBL</b>	<b>WBT</b>	<b>WBR</b>	<b>NBL</b>	<b>NBT</b>	<b>NBR</b>	<b>SBL</b>	<b>SBT</b>	<b>SBR</b>
<b>2025 Existing Traffic Volumes</b>	<b>0</b>	<b>82</b>	<b>0</b>	<b>0</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Years to Buildout	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
Background Traffic	0	7	0	0	1	0	0	0	0	0	0	0
<b>2028 No Build Traffic Volumes</b>	<b>0</b>	<b>89</b>	<b>0</b>	<b>0</b>	<b>17</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Inbound Project Traffic %				100%								
Outbound Project Traffic %							100%					
2028 Project Traffic	0	0	0	19	0	0	0	0	58	0	0	0
<b>2028 Build Traffic Volumes</b>	<b>0</b>	<b>89</b>	<b>0</b>	<b>19</b>	<b>17</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>58</b>	<b>0</b>	<b>0</b>	<b>0</b>

<b>PM PEAK HOUR 3:00 PM - 4:00 PM</b>	<b>EBL</b>	<b>EBT</b>	<b>EBR</b>	<b>WBL</b>	<b>WBT</b>	<b>WBR</b>	<b>NBL</b>	<b>NBT</b>	<b>NBR</b>	<b>SBL</b>	<b>SBT</b>	<b>SBR</b>
<b>2025 Existing Traffic Volumes</b>	<b>0</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>62</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Years to Buildout	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
Background Traffic	0	3	0	0	6	0	0	0	0	0	0	0
<b>2028 No Build Traffic Volumes</b>	<b>0</b>	<b>33</b>	<b>0</b>	<b>0</b>	<b>68</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Inbound Project Traffic %				100%								
Outbound Project Traffic %							100%					
2028 Project Traffic	0	0	0	64	0	0	0	0	38	0	0	0
<b>2028 Build Traffic Volumes</b>	<b>0</b>	<b>33</b>	<b>0</b>	<b>64</b>	<b>68</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>38</b>	<b>0</b>	<b>0</b>	<b>0</b>

**2 - I 85 Onramp & Nunnally Road**

Traffic Control: TWSC  
Date Counted: 8/15/2024

TOTAL PROJECT TRAFFIC  
IN    OUT            IN    OUT  
AM    19    58    PM    64    38

<b>AM PEAK HOUR 7:30 AM - 8:30 AM</b>	<b>EBL</b>	<b>EBT</b>	<b>EBR</b>	<b>WBL</b>	<b>WBT</b>	<b>WBR</b>	<b>NBL</b>	<b>NBT</b>	<b>NBR</b>	<b>SBL</b>	<b>SBT</b>	<b>SBR</b>
<b>2025 Existing Traffic Volumes</b>	0	0	0	0	79	28	0	0	0	35	0	3
Years to Buildout	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
Background Traffic	0	0	0	0	7	3	0	0	0	3	0	0
<b>2028 No Build Traffic Volumes</b>	0	0	0	0	86	31	0	0	0	38	0	3
Inbound Project Traffic %						100%						
Outbound Project Traffic %										85%		15%
2028 Project Traffic	0	0	0	0	0	19	0	0	0	49	0	9
<b>2028 Build Traffic Volumes</b>	0	0	0	0	86	50	0	0	0	87	0	12

<b>PM PEAK HOUR 5:00 PM - 6:00 PM</b>	<b>EBL</b>	<b>EBT</b>	<b>EBR</b>	<b>WBL</b>	<b>WBT</b>	<b>WBR</b>	<b>NBL</b>	<b>NBT</b>	<b>NBR</b>	<b>SBL</b>	<b>SBT</b>	<b>SBR</b>
<b>2025 Existing Traffic Volumes</b>	0	0	0	0	163	38	0	0	0	25	0	8
Years to Buildout	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
Background Traffic	0	0	0	0	15	3	0	0	0	2	0	1
<b>2028 No Build Traffic Volumes</b>	0	0	0	0	178	41	0	0	0	27	0	9
Inbound Project Traffic %						100%						
Outbound Project Traffic %										85%		15%
2028 Project Traffic	0	0	0	0	0	64	0	0	0	32	0	6
<b>2028 Build Traffic Volumes</b>	0	0	0	0	178	105	0	0	0	59	0	15



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## Appendix D ANALYSIS WORKSHEETS: 2025 EXISTING CONDITIONS

Intersection						
Int Delay, s/veh	2.4					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations			<b>T</b>		<b>T</b>	
Traffic Vol, veh/h	0	0	79	28	35	3
Future Vol, veh/h	0	0	79	28	35	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	81	81	81	81	81	81
Heavy Vehicles, %	2	2	8	7	6	2
Mvmt Flow	0	0	98	35	43	4

Major/Minor	Major2	Minor2
Conflicting Flow All	-	0 115 115
Stage 1	-	- 115 -
Stage 2	-	- 0 -
Critical Hdwy	-	- 6.46 6.22
Critical Hdwy Stg 1	-	- 5.46 -
Critical Hdwy Stg 2	-	- - -
Follow-up Hdwy	-	- 3.554 3.318
Pot Cap-1 Maneuver	-	- 872 938
Stage 1	-	- 900 -
Stage 2	-	- - -
Platoon blocked, %	-	- - -
Mov Cap-1 Maneuver	-	- 872 938
Mov Cap-2 Maneuver	-	- 872 -
Stage 1	-	- 900 -
Stage 2	-	- - -

Approach	WB	SB
HCM Ctrl Dly, s/v	0	9.34
HCM LOS		A

Minor Lane/Major Mvmt	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	877
HCM Lane V/C Ratio	-	-	0.054
HCM Ctrl Dly (s/v)	-	-	9.3
HCM Lane LOS	-	-	A
HCM 95th %tile Q(veh)	-	-	0.2

HCM 7th TWSC  
2: I 85 On Ramp & Nunnally Road

2025 Existing Conditions  
PM Peak Hour

Intersection						
Int Delay, s/veh	1.4					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations			↑		↑	
Traffic Vol, veh/h	0	0	163	38	25	8
Future Vol, veh/h	0	0	163	38	25	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	3	8	2	2
Mvmt Flow	0	0	181	42	28	9
Major/Minor	Major2		Minor2			
Conflicting Flow All	-	0	202	202		
Stage 1	-	-	202	-		
Stage 2	-	-	0	-		
Critical Hdwy	-	-	6.42	6.22		
Critical Hdwy Stg 1	-	-	5.42	-		
Critical Hdwy Stg 2	-	-	-	-		
Follow-up Hdwy	-	-	3.518	3.318		
Pot Cap-1 Maneuver	-	-	786	839		
Stage 1	-	-	832	-		
Stage 2	-	-	-	-		
Platoon blocked, %	-	-	-	-		
Mov Cap-1 Maneuver	-	-	786	839		
Mov Cap-2 Maneuver	-	-	786	-		
Stage 1	-	-	832	-		
Stage 2	-	-	-	-		
Approach	WB		SB			
HCM Ctrl Dly, s/v	0		9.73			
HCM LOS			A			
Minor Lane/Major Mvmt	WBT	WBR	SBLn1			
Capacity (veh/h)	-	-	798			
HCM Lane V/C Ratio	-	-	0.046			
HCM Ctrl Dly (s/v)	-	-	9.7			
HCM Lane LOS	-	-	A			
HCM 95th %tile Q(veh)	-	-	0.1			



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## Appendix E ANALYSIS WORKSHEETS: 2028 NO BUILD CONDITIONS

Intersection

Int Delay, s/veh 2.4

Movement EBL EBT WBT WBR SBL SBR

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations			↑		↑	
Traffic Vol, veh/h	0	0	86	31	38	3
Future Vol, veh/h	0	0	86	31	38	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	81	81	81	81	81	81
Heavy Vehicles, %	2	2	8	7	6	2
Mvmt Flow	0	0	106	38	47	4

Major/Minor Major2 Minor2

Conflicting Flow All	-	0	125	125
Stage 1	-	-	125	-
Stage 2	-	-	0	-
Critical Hdwy	-	-	6.46	6.22
Critical Hdwy Stg 1	-	-	5.46	-
Critical Hdwy Stg 2	-	-	-	-
Follow-up Hdwy	-	-	3.554	3.318
Pot Cap-1 Maneuver	-	-	860	925
Stage 1	-	-	890	-
Stage 2	-	-	-	-
Platoon blocked, %	-	-	-	-
Mov Cap-1 Maneuver	-	-	860	925
Mov Cap-2 Maneuver	-	-	860	-
Stage 1	-	-	890	-
Stage 2	-	-	-	-

Approach WB SB

HCM Ctrl Dly, s/v	0	9.42
HCM LOS		A

Minor Lane/Major Mvmt WBT WBR SBLn1

Capacity (veh/h)	-	-	864
HCM Lane V/C Ratio	-	-	0.059
HCM Ctrl Dly (s/v)	-	-	9.4
HCM Lane LOS	-	-	A
HCM 95th %tile Q(veh)	-	-	0.2

Intersection						
Int Delay, s/veh	1.4					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations			↶		↷	
Traffic Vol, veh/h	0	0	178	41	27	9
Future Vol, veh/h	0	0	178	41	27	9
Conflicting Peds. #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	3	8	2	2
Mvmt Flow	0	0	198	46	30	10

Major/Minor	Major2	Minor2		
Conflicting Flow All	-	0	221	221
Stage 1	-	-	221	-
Stage 2	-	-	0	-
Critical Hdwy	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-
Follow-up Hdwy	-	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	768	819
Stage 1	-	-	816	-
Stage 2	-	-	-	-
Platoon blocked, %	-	-	-	-
Mov Cap-1 Maneuver	-	-	768	819
Mov Cap-2 Maneuver	-	-	768	-
Stage 1	-	-	816	-
Stage 2	-	-	-	-

Approach	WB	SB
HCM Ctrl Dly, s/v	0	9.87
HCM LOS		A

Minor Lane/Major Mvmt	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	780
HCM Lane V/C Ratio	-	-	0.051
HCM Ctrl Dly (s/v)	-	-	9.9
HCM Lane LOS	-	-	A
HCM 95th %tile Q(veh)	-	-	0.2



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## Appendix F ANALYSIS WORKSHEETS: 2028 BUILD CONDITIONS

**Intersection**

Int Delay, s/veh 3.7

**Movement** EBT EBR WBL WBT NBL NBR

Lane Configurations	↶			↷	↶	↷
Traffic Vol, veh/h	89	0	19	17	0	58
Future Vol, veh/h	89	0	19	17	0	58
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	81	81	81	81	81	81
Heavy Vehicles, %	5	2	2	7	2	2
Mvmt Flow	110	0	23	21	0	72

**Major/Minor** Major1 Major2 Minor1

Conflicting Flow All	0	0	110	0	178	110
Stage 1	-	-	-	-	110	-
Stage 2	-	-	-	-	68	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1480	-	812	944
Stage 1	-	-	-	-	915	-
Stage 2	-	-	-	-	965	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1480	-	799	944
Mov Cap-2 Maneuver	-	-	-	-	799	-
Stage 1	-	-	-	-	915	-
Stage 2	-	-	-	-	940	-

**Approach** EB WB NB

HCM Ctrl Dly, s/v	0	3.94	9.13
HCM LOS			A

**Minor Lane/Major Mvmt** NBLn1 EBT EBR WBL WBT

Capacity (veh/h)	944	-	-	950	-
HCM Lane V/C Ratio	0.076	-	-	0.016	-
HCM Ctrl Dly (s/v)	9.1	-	-	7.5	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0	-

Intersection						
Int Delay, s/veh	4.2					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations			↕		↕	
Traffic Vol, veh/h	0	0	86	50	87	12
Future Vol, veh/h	0	0	86	50	87	12
Conflicting Peds. #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	81	81	81	81	81	81
Heavy Vehicles, %	2	2	8	7	6	2
Mvmt Flow	0	0	106	62	107	15

Major/Minor	Major2	Minor2		
Conflicting Flow All	-	0	137	137
Stage 1	-	-	137	-
Stage 2	-	-	0	-
Critical Hdwy	-	-	6.46	6.22
Critical Hdwy Stg 1	-	-	5.46	-
Critical Hdwy Stg 2	-	-	-	-
Follow-up Hdwy	-	-	3.554	3.318
Pot Cap-1 Maneuver	-	-	847	911
Stage 1	-	-	880	-
Stage 2	-	-	-	-
Platoon blocked, %	-	-	-	-
Mov Cap-1 Maneuver	-	-	847	911
Mov Cap-2 Maneuver	-	-	847	-
Stage 1	-	-	880	-
Stage 2	-	-	-	-

Approach	WB	SB
HCM Ctrl Dly, s/v	0	9.92
HCM LOS		A

Minor Lane/Major Mvmt	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	854
HCM Lane V/C Ratio	-	-	0.143
HCM Ctrl Dly (s/v)	-	-	9.9
HCM Lane LOS	-	-	A
HCM 95th %tile Q(veh)	-	-	0.5

Intersection						
Int Delay, s/veh	3.9					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↔			↕	↕	
Traffic Vol, veh/h	33	0	64	68	0	38
Future Vol, veh/h	33	0	64	68	0	38
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	8	2	2
Mvmt Flow	37	0	71	76	0	42

Major/Minor	Major1	Major2	Minor1	Minor2	Minor3
Conflicting Flow All	0	0	37	0	254
Stage 1	-	-	-	-	37
Stage 2	-	-	-	-	218
Critical Hdwy	-	-	4.12	-	6.42
Critical Hdwy Stg 1	-	-	-	-	5.42
Critical Hdwy Stg 2	-	-	-	-	5.42
Follow-up Hdwy	-	-	2.218	-	3.518
Pot Cap-1 Maneuver	-	-	1574	-	734
Stage 1	-	-	-	-	986
Stage 2	-	-	-	-	818
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1574	-	700
Mov Cap-2 Maneuver	-	-	-	-	700
Stage 1	-	-	-	-	986
Stage 2	-	-	-	-	780

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	3.59	8.62
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	1036	-	-	873	-
HCM Lane V/C Ratio	0.041	-	-	0.045	-
HCM Ctrl Dly (s/v)	8.6	-	-	7.4	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0.1	-

**Intersection**

Int Delay, s/veh 2.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations			↶		↷	
Traffic Vol, veh/h	0	0	178	105	59	15
Future Vol, veh/h	0	0	178	105	59	15
Conflicting Peds. #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	3	8	2	2
Mvmt Flow	0	0	198	117	66	17

Major/Minor	Major2	Minor2
Conflicting Flow All	-	0 256 256
Stage 1	-	- 256 -
Stage 2	-	- - 0 -
Critical Hdwy	-	- 6.42 6.22
Critical Hdwy Stg 1	-	- 5.42 -
Critical Hdwy Stg 2	-	- - -
Follow-up Hdwy	-	- 3.518 3.318
Pot Cap-1 Maneuver	-	- 733 783
Stage 1	-	- 787 -
Stage 2	-	- - -
Platoon blocked, %	-	-
Mov Cap-1 Maneuver	-	- 733 783
Mov Cap-2 Maneuver	-	- 733 -
Stage 1	-	- 787 -
Stage 2	-	- - -

Approach	WB	SB
HCM Ctrl Dly, s/v	0	10.45
HCM LOS		B

Minor Lane/Major Mvmt	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	742
HCM Lane V/C Ratio	-	-	0.111
HCM Ctrl Dly (s/v)	-	-	10.5
HCM Lane LOS	-	-	B
HCM 95th %tile Q(veh)	-	-	0.4



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## Appendix G TURN LANE ANALYSIS WORKSHEETS

**ANDERSON COUNTY REQUIREMENTS FOR TRAFFIC IMPACT STUDIES (TIS)  
Revised June 9, 2023, to reflect TIS ordinance revision adopted June 6, 2023)**

Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	AADT		AADT	
	< 6,000	>=6,000	<10,000	>+10,000
35 MPH or less	200 RTV a day	100 RTV a day	200 RTV a day	100 RTV a day
40 to 50 MPH	150 RTV a day	75 RTV a day	150 RTV a day	75 RTV a day
55 to 60 MPH	100 RTV a day	50 RTV a day	100 RTV a day	50 RTV a day
>=65	Always	Always	Always	Always

**Minimum Volumes Requiring Right Turn Lanes**

Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	ADT		ADT	
	<6,000	>=6,000	<10,000	>+10,000
35 MPH or Less	300 LTV a day	200 LTV a day	400 LTV a day	300 LTV a day
40 to 50 MPH	250 LTV a day	175 LTV a day	325 LTV a day	250 LTV a day
>= 55 MPH	200 LTV a day	150 LTV a day	250 LTV a day	200 LTV a day

**Minimum Volumes Requiring Left Turn Lanes**



**Project Traffic Volume Assignment Legend**

000 - Project Traffic Assignment Percentage  
(000) - Project Traffic Volume

 TWSC

1

└ 100% (538)

Project Driveway #3

(539) 100% ↑

**PROJECT SITE**  
**1,037 Daily Trips**  
**(538 Entering, 539 Exiting)**

### Study Area Information

County:	Anderson County	Date:	3/5/2025
SCDOT Engineering District:	District 2	Analyst:	DK
Analysis Year:	2025	Agency:	Stantec Consulting Services Inc.
Intersection:	Nunnally Road & Project Driveway #1		
Left Turn Movement:	Westbound Left-Turn Lane		
Right Turn Movement:	Eastbound Right-Turn Lane		
Posted Speed Limit:	35 mph	Median:	Undivided
# of Approach Lanes:	1	Urban or Rural?	Rural

### Volume Information & Calculations

#### Left Turn Lane Volume Calculations

Movement		Volume (vph)	
		AM	PM
Advancing	Left	19	64
	Through	17	68
	Right	0	0
Opposing	Left	0	0
	Through	89	33
	Right	0	0

	AM	PM
Advancing Volume:	36	132
Opposing Volume:	89	33
Left Turn Volume:	19	64

% Left Turns in Advancing Volume: 52.8% 48.5%

#### Right Turn Lane Volume Calculations

Movement		Volume (vph)	
		AM	PM
Advancing	Left	0	0
	Through	89	33
	Right	0	0

Adjustment to Right Turn Volume:  Include?  No

	AM	PM
Advancing Volume:	89	33
Right Turn Volume:	0	0

### Turn Lane Warrant Met?

Left Turn Lane Warrant	
Applicable Warrant Chart:	<b>Fig 9.5-G</b>
Warrant Satisfied:	<b>No</b>

Right Turn Lane Warrant	
Applicable Warrant Chart:	<b>Fig 9.5-A</b>
Warrant Satisfied:	<b>No</b>

### Recommended Turn Lane Length

Turning Truck%: **2%**

Turning Truck%: **2%**

Left Turn Lane	
Storage Length (ft):	<b>N/A</b> ft
Taper Length (ft):	<b>N/A</b> ft
Total Left Turn Lane (ft):	<b>N/A</b> ft

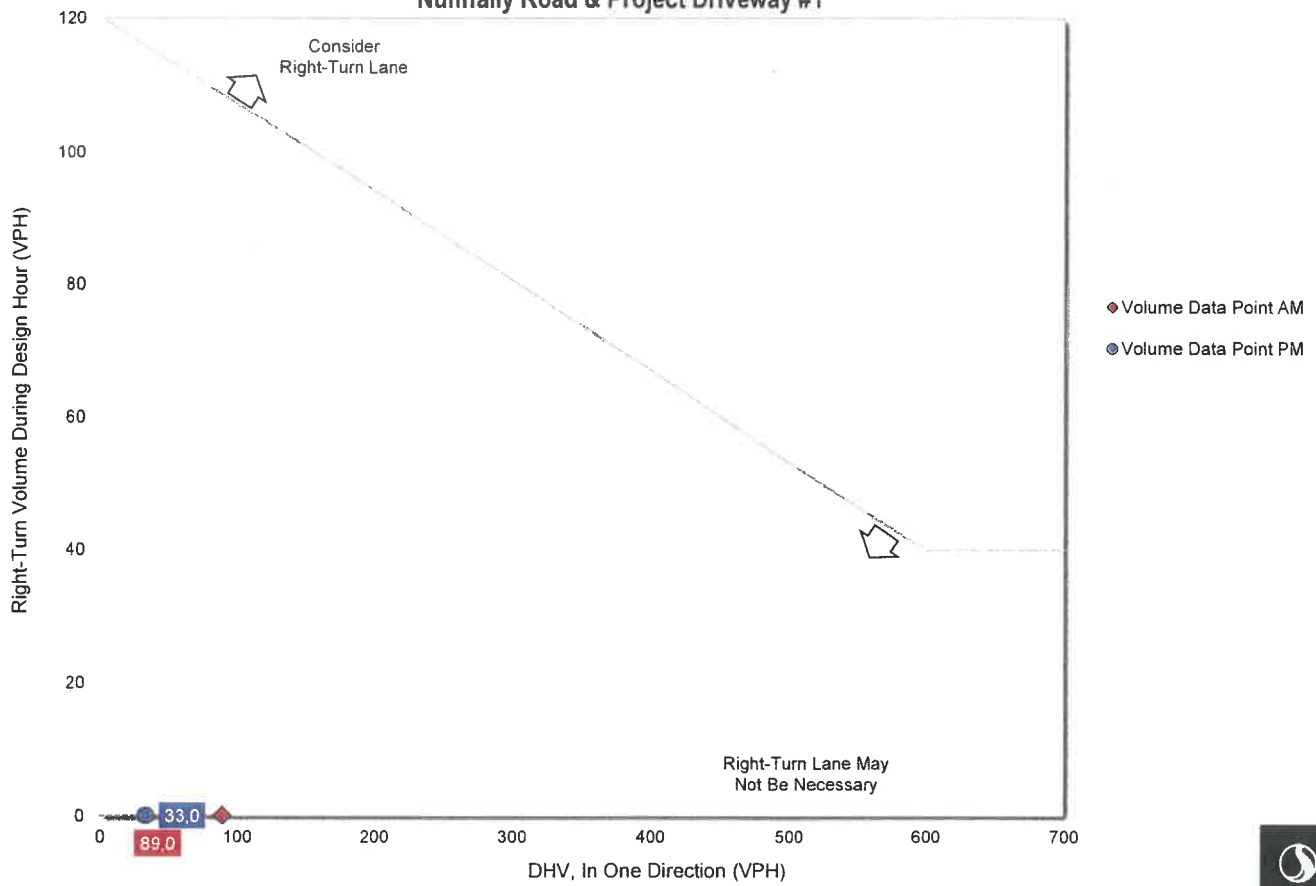
Right Turn Lane	
Storage Length:	<b>N/A</b> ft
Taper Length:	<b>N/A</b> ft
Total Left Turn Lane:	<b>N/A</b> ft

Consider providing dual-turn lanes if the turning volumes are greater than 300 vehicles per hour. A traffic analysis will be required if the turning volumes are greater than 300 vehicles per hour.

The traffic designer should review the design to determine if longer turn lane lengths are required.

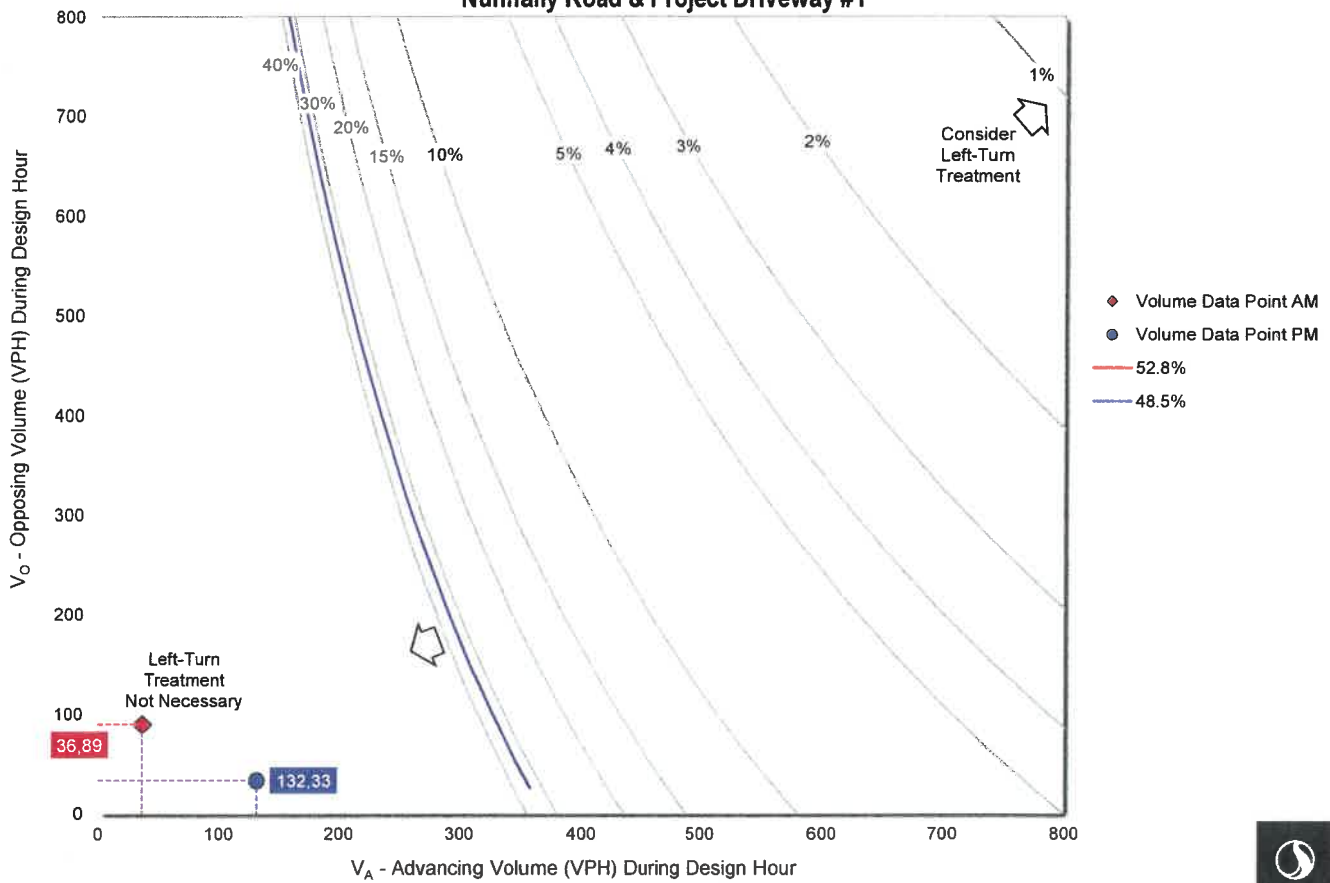
GUIDELINES FOR RIGHT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS *Figure 9.5-A, (SCDOT ROADWAY DESIGN MANUAL 2021)*

Nunnally Road & Project Driveway #1



VOLUME GUIDELINES FOR LEFT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS (40 mph) Figure 9.5-G, (SCDOT ROADWAY DESIGN MANUAL 2021)

Nunnally Road & Project Driveway #1





### Study Area Information

County:	Anderson County	Date:	3/5/2025
SCDOT Engineering District:	District 2	Analyst:	DK
Analysis Year:	2024	Agency:	Stantec Consulting Services Inc.
Intersection:	Nunnally Road & I-85 On Ramp		
Left Turn Movement:	Eastbound Left-Turn Lane		
Right Turn Movement:	Westbound Right-Turn Lane		
Posted Speed Limit:	35 mph	Median:	Undivided
# of Approach Lanes:	1	Urban or Rural?	Rural

### Volume Information & Calculations

#### Left Turn Lane Volume Calculations

Movement		Volume (vph)	
		AM	PM
Advancing	Left	0	0
	Through	0	0
	Right	0	0
Opposing	Left	0	0
	Through	86	178
	Right	50	105

	AM	PM
Advancing Volume:	0	0
Opposing Volume:	136	283
Left Turn Volume:	0	0

% Left Turns in Advancing Volume: 0.0% 0.0%

#### Right Turn Lane Volume Calculations

Movement		Volume (vph)	
		AM	PM
Advancing	Left	0	0
	Through	86	178
	Right	50	105

Adjustment to Right Turn Volume<sup>1</sup> Include? No

	AM	PM
Advancing Volume:	136	283
Right Turn Volume:	50	105

### Turn Lane Warrant Met?

Left Turn Lane Warrant	
Applicable Warrant Chart:	Fig 9.5-G
Warrant Satisfied:	N/A

Right Turn Lane Warrant	
Applicable Warrant Chart:	Fig 9.5-A
Warrant Satisfied:	Yes

### Recommended Turn Lane Length

Turning Truck%: 2%

Turning Truck%: 2%

Left Turn Lane	
Storage Length (ft):	N/A ft
Taper Length (ft):	N/A ft
Total Left Turn Lane (ft):	N/A ft

Right Turn Lane	
Storage Length:	100 ft
Taper Length:	150 ft
Total Left Turn Lane:	250 ft

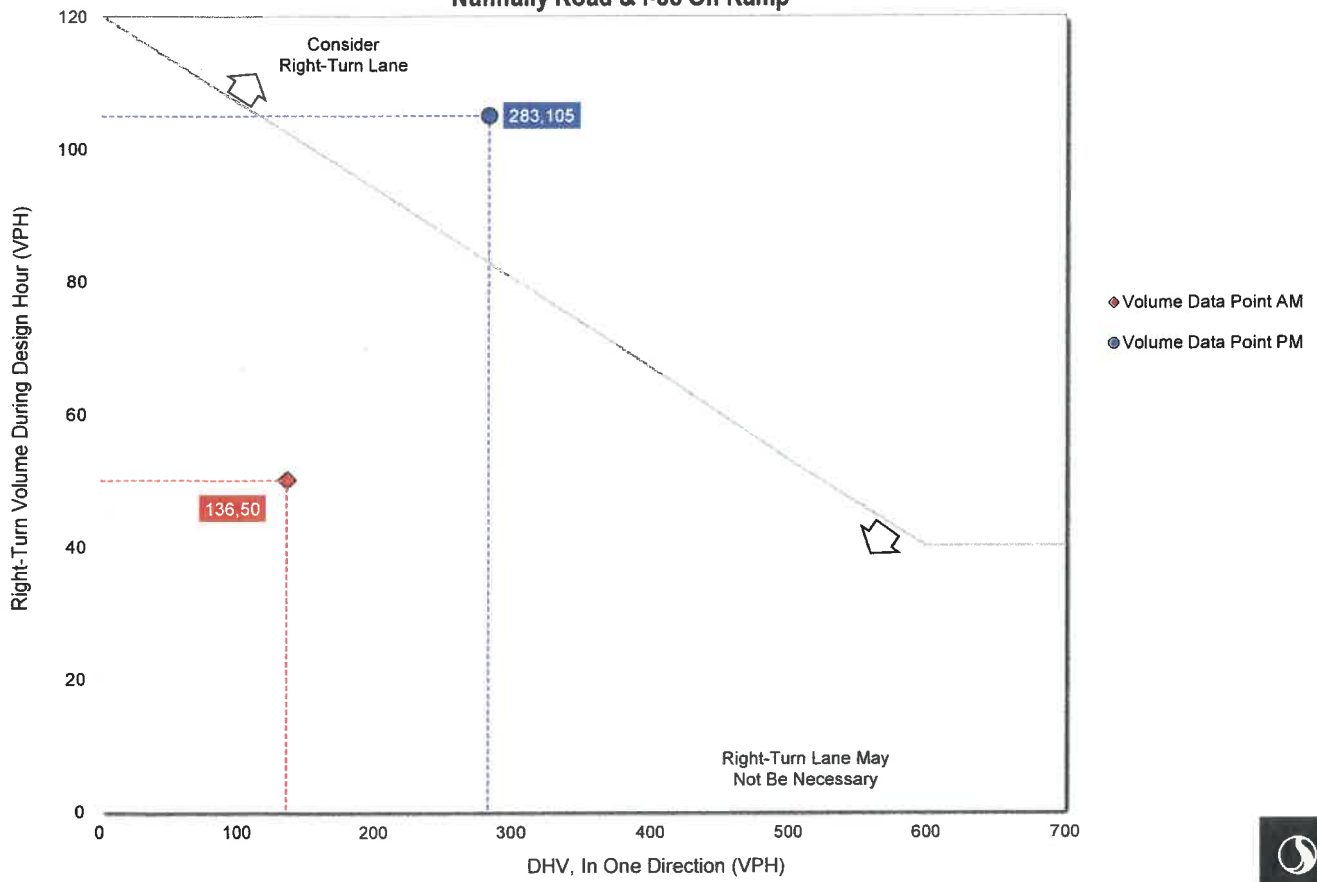
Consider providing dual-turn lanes if the turning volumes are greater than 300 vehicles per hour. A traffic analysis will be required if the turning volumes are greater than 300 vehicles per hour.

The traffic designer should review the design to determine if longer turn lane lengths are required.

<sup>1</sup> For highways with a design speed below 50 miles per hour with a DHV < 300 and where right turns > 40, an adjustment should be used. To read the vertical axis of the chart, actual number of right turns was reduced by 20.

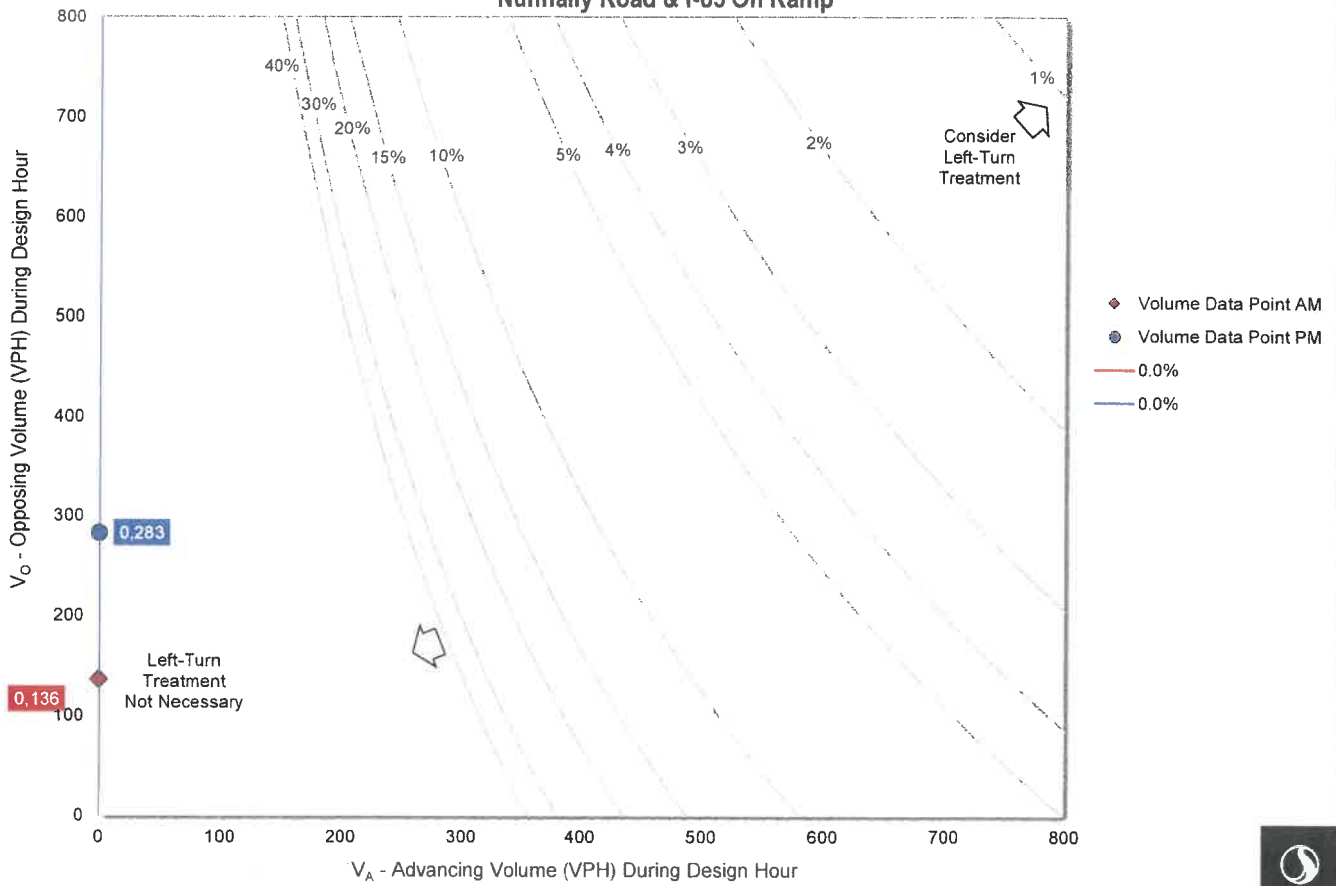
Source: SCDOT Roadway Design Manual (2021), SCDOT Access and Roadside Management Standards (2008), and TRB Highway Research Record 211, Volume Warrants for Left Turn Storage Lanes at Unsignalized Grade Intersections.

**GUIDELINES FOR RIGHT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS** *Figure 9.5-A, (SCDOT ROADWAY DESIGN MANUAL 2021)*  
**Nunnally Road & I-85 On Ramp**



VOLUME GUIDELINES FOR LEFT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS (40 mph) Figure 9.5-G, (SCDOT ROADWAY DESIGN MANUAL 2021)

Nunnally Road & I-85 On Ramp





# Anderson County Planning Commission

May 13, 2025

6:00 PM

## Staff Report – Preliminary Subdivision

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

**Preliminary Subdivision Name:** Kay Ridge at Double Pond

**Intended Development:** Single Family

**Applicant:** Double Pond Farm LLC

**Surveyor/Engineer:** Chris Eberhart

**Location/Access:** 201 Pine Land Meadows Rd, Belton, SC

**County Council District:** 7

**School District:** 5

**Surrounding Land Use:** Residential (R-20)

**Zoning:** R-20

**Tax Map Number:** 172-00-03-031

**Total Number of Acres:** 15.86 +/-

**Number of Lots:** 17

**Variance:** No

**Traffic Impact Analysis:** N/A based on the number of lots.

**Staff Assessment: Sec. 24-335.**

**At the planning commission meeting during which the plat is scheduled to be discussed, the subdivision administrator shall present his recommendation to the planning commission. (Ord. No. 03-007, § 1, 4-15-03)**



# Development Standards Subdivision Plat Application

Anderson County Code of Ordinance  
Chapter 24 Land Use

Scheduled Public Hearing Date: May

Application Received By: Q

Date: 3/6/25

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: KAY RIDGE at Double Pond

1. Name of Applicant: Double Pond Farm, LLC CO. DANIEL DRAISEN  
Address of Applicant: 2006 North MAIN STREET, ANDERSON, SC 29621  
Telephone Number(s): (864) 888-8887 Email: danielle@insuredsc.com

2. Property Owner(s): Double Pond Farm, LLC  
Address: 2006 N. MAIN STREET, ANDERSON, SC 29621  
Telephone Number(s): (864) 888-8887 Email: danielle@insuredsc.com

3. Engineer/Surveyor(s): CHRIS EBERHART Email: chriseceps@gmail.com

### Project Information

4. Project Location: 201 PINELAND MEADOWS Rd., Belton, SC 29621

Parcel Number/TMS: 172-00-03-031 County Council District: 7 School District: 5

Total Acreage: 15.86 Number of Lots: 17 Intended Development: SINGLE Family Residential

Current Zoning: R-20 Surrounding Land Uses: Residential UNZONED

### 5. Utility Agreement Services Letter of Approval

Please attach to application. Water Supplier: HAMMOND/Big Creek Sewer Supplier: None (County) Septic: All lots will be Septic Tank

Electric Company: Duke Energy Gas Company: Fort Hill Telecommunication Company: CHARTR

6. Have any changes been made since this plat was last before the Planning Commission?  
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. County Roads  
A traffic impact study shall be required for access approval through the state and county encroachment permit process when a development will generate 100 or more trips during the peak hour of the traffic generator or the peak hour of the adjacent street., see section 24 - 115(f) Traffic Impact Studies in the Anderson County Code of Ordinances.

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

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

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

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

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

### **Subdivision Plat Application Check List**

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

**• Application Submittal Requirements and Process**

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

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

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

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

The preliminary plat shall contain the following information:

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

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

SIGNATURE OF APPLICANT & Property Owner:

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

Signature of Applicant



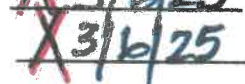
Date



Signature of Owner



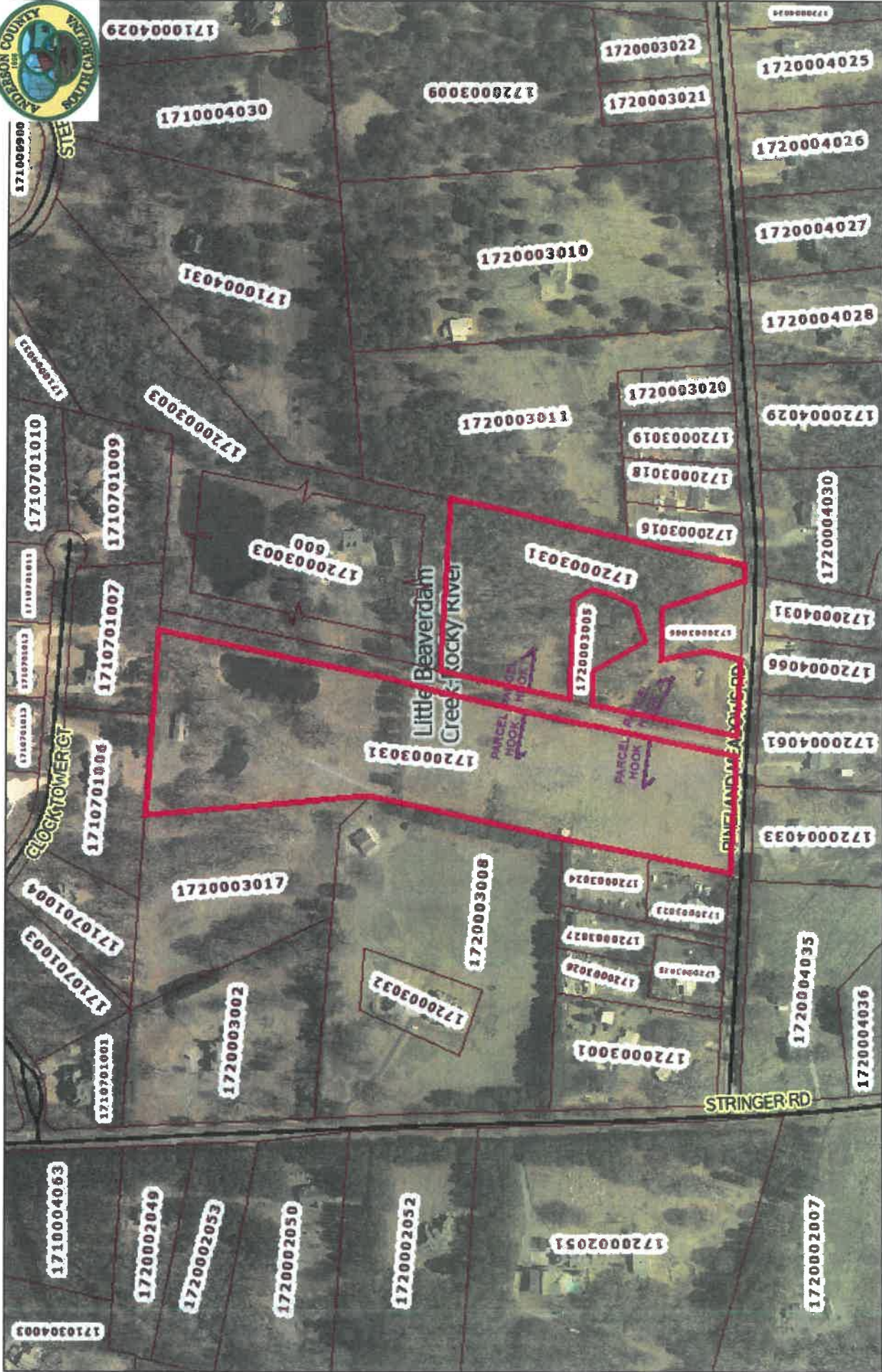
Date







# Anderson County



March 27, 2025 Disclaimer accepted.

TMS: 1720003031  
 Owner: DOUBLE POND FARM LLC  
 Owner Address: 2006 N MAIN ST  
 City/State: ANDERSON SC  
 Deed Page: 15  
 Deed Book: 5  
 Tax District: LTS 2+5+8+1B+2B+AC  
 Sale Year: 2021  
 Sale Price: 16.77 AC  
 Market Value:



1 in = 330 ft  
 0 0.0325 0.065 0.1 0.13 mi  
 0 0.05 0.1 0.2 km



ESRI, Highland Mapping, and Anderson County GIS

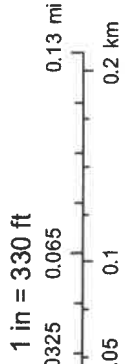
# Anderson County



March 27, 2025 Disclaimer accepted.

TMS: 1720003031  
 Owner: DOUBLE POND FARM LLC  
 Owner Address: 2006 N MAIN ST  
 City/State: ANDERSON SC  
 Deed Book: 15757  
 Tax District: 5  
 Sale Year: 2021

Zip Code: 29621  
 Current Plat: CP 000/000  
 Description: LTS 2+5+8+1B+2B+AC 16.77 AC  
 Market Value: \$186,140



ESRI, Highland Mapping, and Anderson County GIS

PP S 2520/09





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

3 March, 2025

Daniel Draisen  
2006 N. Main St.  
Anderson, SC 29621

**RE: Hammond Water District Availability Letter. Pineland Meadows 16 Lots. Single Family S/D.  
TMS #172-00-03-031**

To Whom it May Concern,

Hammond Water District is the potable water provider for this area. We currently have an existing water main along Pineland Meadows Rd. 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

General Manager



March 31, 2025

RE: Gas Available request for: Parcel #172-00-03-031 in Anderson County, SC

Dear Mr Eberhart:

Thank you for inquiring about natural gas availability for parcel #172-00-03-031, located off Pineland Meadows Rd in Anderson County, SC. Fort Hill Natural Gas Authority is the designated natural gas provider for this area of Anderson County.

We are pleased to confirm that natural gas service is readily available at the site. Fort Hill Natural Gas Authority looks forward to supporting the development of this new residential project in Anderson County.

Please let us know if you require any additional information.

Sincerely,

Jordan Hunt  
Business Development Representative

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



Chris Eberhart <chriseceps@gmail.com>

---

## Request for sewer availability letter for Anderson County Planning

---

Timothy Haynes <thaynes@andersoncountysc.org>  
To: Chris Eberhart <chriseceps@gmail.com>

Thu, Feb 27, 2025 at 11:04 AM

Chris,

Anderson county does not have sewer in the area. The 12 lots will need to be served by septic systems

**From:** Chris Eberhart <chriseceps@gmail.com>  
**Sent:** Thursday, February 27, 2025 9:59 AM  
**To:** Timothy Haynes <thaynes@andersoncountysc.org>  
**Subject:** [External]Request for sewer availability letter for Anderson County Planning

**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.

Hello Tim. I hope your doing well. I am working on a job located on Pineland Meadow Road. See tax map attached. This involves several parcels having tax map number 172-00-03-031. This is a new single family residential project with about 12 lots. I dont think you all have any sewer in this location so these lots have to be on septic tank. Could you send a letter or email indicating what you have or don't have in this area. We have to turn in the email or letter with our Preliminary Plat.

Thanks for your help with this.

Chris Eberhart, PE, PLS, CFM

[Quoted text hidden]

[Quoted text hidden]

## Henry B. Youmans

---

**From:** Tim Cartee  
**Sent:** Tuesday, March 18, 2025 10:25 AM  
**To:** Chris Eberhart  
**Cc:** Daniel Draisen; Henry B. Youmans  
**Subject:** RE: [External]Kay Ridge at Double Pond - Revised Preliminary Plat

Preliminary plat needs the location of utilities and utility easements on and adjacent to the tract, showing proposed connections to existing utility systems, proposed road names pre-approved by E-911 Addressing Office for the county and certification by licensed surveyor stating that all lot sizes meet minimum size standards. Please revise application and plat.

**From:** Chris Eberhart <chriseceps@gmail.com>  
**Sent:** Tuesday, March 18, 2025 9:59 AM  
**To:** Tim Cartee <tcartee@andersoncountysc.org>  
**Cc:** Daniel Draisen <daniel@injuredsc.com>  
**Subject:** [External]Kay Ridge at Double Pond - Revised Preliminary Plat

**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.

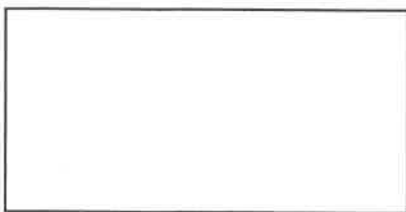
Tim,

We have revised the preliminary plat with the intent to not have to request a variance. Can you look at this plat attached and let us know if this works and avoids the need for a variance. We removed two lots and all lots will access the new road for ingress and egress.

Assuming this is acceptable do we need to revise the application form from 19 to 17?

Thanks

**Chris Eberhart, PE, PLS, CFM**



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## Henry B. Youmans

---

**From:** Steve Kelly  
**Sent:** Monday, March 24, 2025 9:19 AM  
**To:** Henry B. Youmans; Jonathan A. Batson; Burriss Nelson; RebovichNS@scdot.org; Subdivision Team  
**Subject:** RE: Subdivision Review- Kay Ridge at Double Pond

I believe this area currently has good EMS coverage and this proposed development would not change that. We will monitor response times in that area and future developments.

### ***Steven Kelly / Director***

Anderson County Emergency Medical Services  
200 Bleckley St  
Anderson SC 29625  
Cell# 864-844-4131



**From:** Henry B. Youmans <hbyoumans@andersoncountysc.org>  
**Sent:** Friday, March 21, 2025 3:44 PM  
**To:** Jonathan A. Batson <jabatson@andersoncountysc.org>; Burriss Nelson <bnelson@andersoncountysc.org>; Steve Kelly <askelly@andersoncountysc.org>; RebovichNS@scdot.org; Subdivision Team <SubdivisionTeam@andersoncountysc.org>  
**Subject:** Subdivision Review- Kay Ridge at Double Pond

Good afternoon:

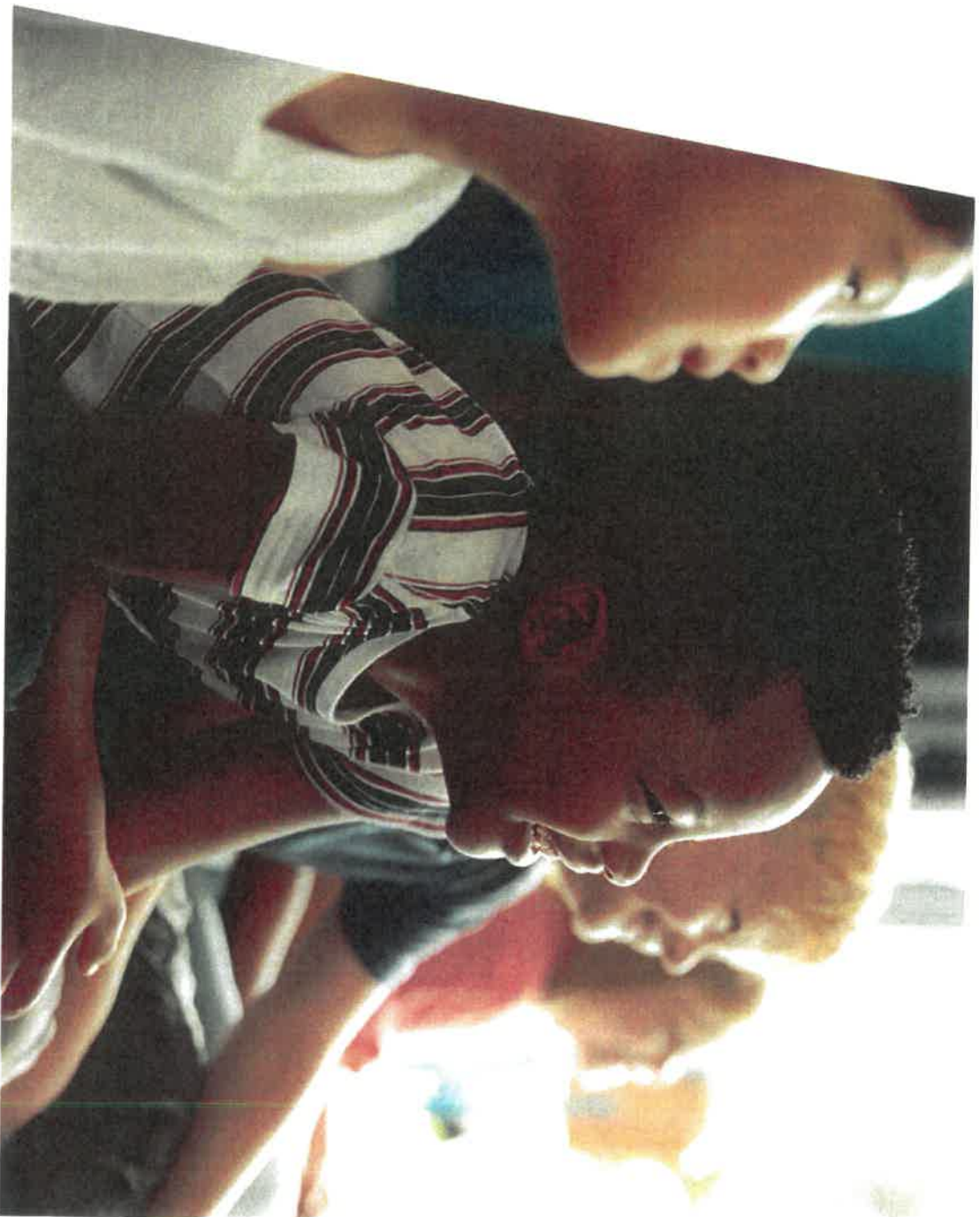
Anderson County Council has amended land use ordinance 24-335 with ordinance number 2024-042. The amendment requires the Land Development Administrator send copies of the preliminary plat for your review and comments to all appropriate school districts, fire marshal, EMS, utility providers and SCOOT,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



Committed to Excellence

## Planning & Advisory Services

April 10, 2025



# ANDERSON SCHOOL DISTRICT 5 TOTAL ENROLLMENT

	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
PK	399	456	463	472	472	472	472	472	472	472	472	472	472	472
K	851	857	880	843	869	855	843	849	866	876	882	891	900	909
1	940	904	889	906	888	903	889	876	882	877	902	908	917	926
2	985	905	892	882	910	882	897	884	871	877	891	904	910	919
3	984	985	892	900	897	921	887	902	893	880	885	899	911	917
4	960	987	987	904	903	900	918	884	896	887	877	882	895	907
5	931	967	985	1003	912	899	894	915	882	894	885	875	880	893
Total PK-5	6051	6062	5988	5916	5851	5832	5800	5782	5762	5778	5794	5831	5885	5943
6	1005	911	920	959	1032	921	916	911	934	913	927	921	910	916
7	1032	1011	919	909	962	1036	922	917	912	959	918	932	926	915
8	1020	1017	983	926	915	967	1043	927	922	920	948	927	941	935
Total: 6-8	3057	2939	2832	2794	2909	2924	2881	2755	2768	2772	2793	2780	2777	2766
9	1126	1137	1139	1148	1058	1047	1102	1188	1058	1056	1048	1086	1061	1077
10	957	1029	1002	974	1020	997	928	976	1053	942	941	933	968	946
11	836	802	910	839	878	922	844	837	878	949	850	850	840	874
12	743	733	700	817	800	839	879	807	800	841	907	814	813	806
Total: 9-12	3662	3701	3751	3778	3756	3745	3753	3808	3789	3788	3746	3683	3682	3703
Total PK-12	12770	12702	12561	12488	12516	12501	12434	12345	12319	12338	12333	12294	12344	12412
Total PK-12 Change	12770	12702	12561	12488	12516	12501	12434	12345	12319	12338	12333	12294	12344	12412
%-Change		-.68	-1.41	-.73	.28	-.15	-.67	-.89	-.26	.19	-.5	-.39	.50	.68
Total: PK-5 Change	6051	6062	5988	5916	5851	5832	5800	5782	5762	5778	5794	5831	5885	5943
%-Change		.2%	-1.2%	-1.2%	-.65	-.19	-.32	-.18	-.20	.3%	.3%	0.6%	0.9%	1.0%
Total: 6-8 Change	3057	2939	2822	2794	2909	2924	2881	2755	2768	2772	2793	2780	2777	2766
%-Change		-1.8	-4.0%	-1.0%	4.1%	0.5%	-1.5%	-4.4%	0.5%	0.1%	0.8%	-0.5%	-0.1%	-0.4%
Total: 9-12 Change	3662	3701	3751	3778	3756	3745	3753	3808	3789	3788	3746	3683	3682	3703
%-Change		1.1%	1.4%	0.7%	-0.6%	-0.3%	0.2%	1.5%	-0.5%	0.0%	-1.1%	-1.7%	0.0%	0.6%

## ANDERSON SCHOOL DISTRICT 5 SUPPLEMENTAL TABLES

**Table 5: Elementary Enrollment (K-5), 2023, 2028, 2033**

	2023	2028	2023-2028 Change	2033	2028-2033 Change	2020-2033 Change
Calhoun	421	436	3.6%	454	4.1%	7.8%
Centerville	578	540	-6.6%	566	4.8%	-2.1%
Concord	596	630	5.7%	643	2.1%	7.9%
McLees	527	482	-8.5%	494	2.5%	-6.3%
Midway	699	661	-5.4%	670	1.4%	-4.1%
Nevitt Forest	535	503	-6.0%	522	3.8%	-2.4%
New Prospect	401	401	0.0%	425	6.0%	6.0%
North Pointe	434	400	-7.8%	413	3.3%	-4.8%
Varenes/Homeland	767	750	-2.2%	781	4.1%	1.8%
Whitehall	486	487	0.2%	503	3.3%	3.5%
<b>District Total</b>	<b>5,444</b>	<b>5,290</b>	<b>-2.8%</b>	<b>5,471</b>	<b>3.4%</b>	<b>0.5%</b>

## Calculating Campus Capacity

**Capacity Analysis.** Building capacity is a planning tool only. There are three values that it produces:

**Theoretical Capacity:** The value of the number of enrollment generating spaces with an expected/maximum number of students in those enrollment generating spaces. This is a baseline value and does not account for how it's used.

**Maximum Capacity:** Accounts for, in aggregate, the typical daily usage by spaces, by the scheduling of learning activities, for enrollment generating spaces. It can differ by student age or school grade level because of how learning activities occur. It can also differ by how the space is scheduled for non-learning activities.

**Target Capacity:** Assumes some level of uncertainty in cohorts, year-to-year. Target and Maximum Capacity forms a range.

Capacity Analysis is based on its current use. Some spaces that may have been previously used as enrollment generating spaces but that are currently used for support/itinerate activities will not be counted in the analysis.

# Calculating Campus Capacity

School	Building Size (Gross SF)	Grade Levels	Theoretical Capacity	Maximum Capacity	Target Capacity
--------	--------------------------	--------------	----------------------	------------------	-----------------

## CAPACITY

Current Year Enrollment (FY 2024-2025)	% of Target Capacity	Current Year Enrollment Number vs. Target Capacity
--	----------------------	--

## Current Enrollment

Forecasted Enrollment at 135-Day Enrollment (FY 2028-2029)	% of Target Capacity	Enrollment Number vs. Target Capacity (Number of Students)
--	----------------------	--

## Baseline 5-Year Forecast (FY 2028-2029)

Forecasted Enrollment at 135-Day Enrollment (FY 2033-2034)	% of Target Capacity	Enrollment Number vs. Target Capacity (Number of Students)
--	----------------------	--

## Baseline 10-Year Forecast (FY2033-2034)

### Current Facilities - ELEMENTARY SCHOOLS

School	Building Size (Gross SF)	Grade Levels	Theoretical Capacity	Maximum Capacity	Target Capacity	Current Year Enrollment (FY 2024-2025)	% of Target Capacity	Current Year Enrollment Number vs. Target Capacity	Forecasted Enrollment at 135-Day Enrollment (FY 2028-2029)	% of Target Capacity	Enrollment Number vs. Target Capacity (Number of Students)	Forecasted Enrollment at 135-Day Enrollment (FY 2033-2034)	% of Target Capacity	Enrollment Number vs. Target Capacity (Number of Students)
Calhoun Academy of the Arts	115,556	4k- 5th	840	730	<b>702</b>	416	59%	<b>-286</b>	456	65%	<b>-246</b>	474	67%	<b>-228</b>
Centerville Elementary School	92,945	4k- 5th	940	820	<b>786</b>	539	69%	<b>-247</b>	542	69%	<b>-244</b>	586	75%	<b>-200</b>
Concord Elementary School	92,945	4k- 5th	900	790	<b>751</b>	620	83%	<b>-131</b>	650	87%	<b>-101</b>	663	88%	<b>-88</b>
Homeland Park Primary School	70,758	4k- 2nd	440	396	<b>376</b>	405	107%	29	431	115%	55	444	118%	68
McLees Elementary School	128,900	4k- 5th	1,070	950	<b>909</b>	551	61%	<b>-358</b>	522	57%	<b>-387</b>	534	59%	<b>-375</b>
Midway Elementary School	151,730	4k- 5th	1,430	1,270	<b>1,206</b>	687	57%	<b>-519</b>	681	56%	<b>-525</b>	690	57%	<b>-516</b>
New Prospect Elementary	81,041	4k- 5th	730	650	<b>620</b>	422	68%	<b>-198</b>	441	71%	<b>-179</b>	465	75%	<b>-155</b>
Newitt Forest Elementary School	80,194	4k- 5th	660	580	<b>558</b>	541	97%	<b>-17</b>	543	97%	<b>-15</b>	562	101%	4
North Pointe Elementary School	134,038	4k- 5th	780	690	<b>663</b>	505	76%	<b>-158</b>	440	66%	<b>-223</b>	453	68%	<b>-210</b>
Varenes Elementary School	95,566	3rd- 5th	720	640	<b>614</b>	387	63%	<b>-227</b>	359	58%	<b>-255</b>	377	61%	<b>-237</b>
Whitehall Elementary School	97,566	4k- 5th	670	600	<b>571</b>	508	89%	<b>-63</b>	527	92%	<b>-44</b>	543	95%	<b>-28</b>

Subtotal 1,141,239

**7,756**

5,581 72% **-2,175**

5,592 72% **-2,164**

5,791 75% **-1,965**

# Calculating Campus Capacity

School	Building Size (Gross SF)	Grade Levels	Theoretical Capacity	Maximum Capacity	Target Capacity
--------	--------------------------	--------------	----------------------	------------------	-----------------

## CAPACITY

Current Year Enrollment (FY 2023-2024)	% of Target Capacity	Current Year Enrollment Number vs. Target Capacity
--	----------------------	--

## Current Enrollment

Forecasted Enrollment at 135-Day Enrollment (FY 2028-2029)	% of Target Capacity	Enrollment Number vs. Target Capacity (Number of Students)
--	----------------------	--

## Baseline 5-Year Forecast (FY 2028-2029)

Forecasted Enrollment at 135-Day Enrollment (FY 2033-2034)	% of Target Capacity	Enrollment Number vs. Target Capacity (Number of Students)
--	----------------------	--

## Baseline 10-Year Forecast (FY2033-2034)

### Current Facilities - MIDDLE SCHOOLS

Glenview Middle School	135,273	6th- 8th	1,087	811	771
McCants Middle School	194,585	6th- 8th	1,427	1,060	1,007
Robert Anderson Middle School	193,745	6th- 8th	1,616	1,204	1,143
Southwood Academy of the Arts	137,413	6th- 8th	1,350	988	938
<i>Subtotal</i>	661,016				3,859

667	87%	-104
577	57%	-430
1,154	101%	11
389	41%	-549
2,787	72%	-1,072

637	83%	-134
561	56%	-446
1,147	100%	4
423	45%	-515
2,768	72%	-1,091

652	85%	-119
551	55%	-456
1,143	100%	0
420	45%	-518
2,766	72%	-1,093

### Current Facilities - HIGH SCHOOLS

TL Hanna High School	291,278	9th- 12	2,400	1,800	1,710
TL Hanna High School, Athletics	--	9th- 12			--
Westside High School	316,900	9th- 12	2,408	1,804	1,713
Westside High School, Athletics	--	9th- 12			--
<i>Subtotal</i>	732,267				3,423

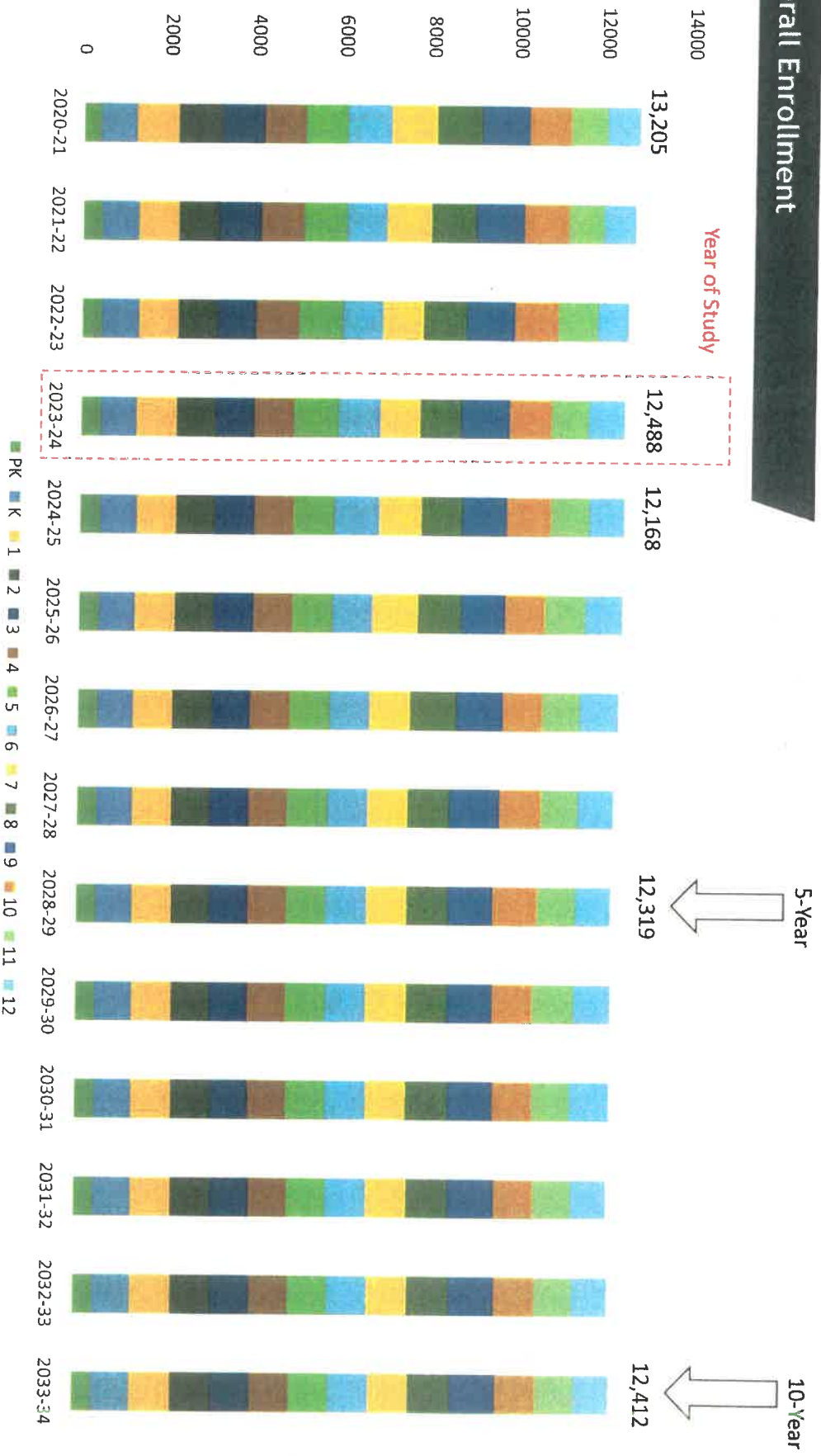
1,813	106%	103
1,646	96%	67
3,459	101%	36

1,835	107%	125
1,887	110%	174
3,789	111%	366

1,791	105%	81
1,845	108%	132
3,703	108%	280

## Comparative Analysis

# Overall Enrollment



# Anderson County Planning Commission

May 13, 2025

6:00 PM

## Staff Report – Preliminary Subdivision

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

**Preliminary Subdivision Name:** Fox Creek

**Intended Development:** Single Family

**Applicant:** Craft Homes, Inc.

**Surveyor/Engineer:** Wesley White, PE- Ridgewater

**Location/Access:** intersection of SC 20 and Harper St

**County Council District:** 7

**School District:** 1

**Surrounding Land Use:** Residential (R-A)

**Zoning:** R-A

**Tax Map Number:** 222-00-09-010 and 222-00-09-011

**Total Number of Acres:** 39.03 +/-

**Number of Lots:** 22

**Variance:** No

**Traffic Impact Analysis:** Roads and Bridges Analysis attached.

**Staff Assessment: Sec. 24-335.**

**At the planning commission meeting during which the plat is scheduled to be discussed, the subdivision administrator shall present his recommendation to the planning commission. (Ord. No. 03-007, § 1, 4-15-03)**



# Development Standards Subdivision Plat Application

Anderson County Code of Ordinance  
Chapter 24 Land Use

Scheduled Public Hearing Date: 5-13-25

Application Received By: A

Date: 3-20-25

25-15 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: Fox Creek

1. Name of Applicant: Craft Homes, Inc. - Attn: Alex Cholak

Address of Applicant: 1217 Hembree Rd, Williamston, SC 29697

Telephone Number(s): 864-958-1134 Email: crafthomesinc@gmail.com

2. Property Owner(s): Craft Homes, Inc. - Attn: Alex Cholak

Address: 1217 Hembree Rd, Williamston, SC 29697

Telephone Number(s): 864-958-1134 Email: crafthomesinc@gmail.com

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

### Project Information

4. Project Location: northeast intersection of SC 20 and Harper St

Parcel Number/TMS: 2220009010 & 2220009011 County Council District: 7 School District: 1

Total Acreage: 39.03 Number of Lots: 22 Intended Development: single-family residential

Current Zoning: R-A Surrounding Land Uses: Southeast-Harper St; West-SC 20; north-single-family res

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

Water Supplier: Big Creek Water & Sewer Sewer Supplier: n/a Septic: Yes

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 22 lots = \$940**

The preliminary plat shall contain the following information:

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

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

**SIGNATURE OF APPLICANT & Property Owner:**

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

Signature of Applicant 

Date 3-20-25

Signature of Owner 

Date 3-20-25



AS SHOWN ON SHEET 2 OF 2  
DATE: 11/15/2023

PROJECT: FOX CREEK SUBDIVISION  
TMS #222009010, 222009011

OWNER: FOX CREEK SUBDIVISION

DESIGNED BY: [Signature]

DATE: 11/15/2023

SCALE: 1" = 100'

PROJECT: FOX CREEK SUBDIVISION

TMS #222009010, 222009011

OWNER: FOX CREEK SUBDIVISION

DESIGNED BY: [Signature]

DATE: 11/15/2023

SCALE: 1" = 100'

PROJECT: FOX CREEK SUBDIVISION

TMS #222009010, 222009011

OWNER: FOX CREEK SUBDIVISION

DESIGNED BY: [Signature]

DATE: 11/15/2023

SCALE: 1" = 100'

PROJECT: FOX CREEK SUBDIVISION

TMS #222009010, 222009011

OWNER: FOX CREEK SUBDIVISION

DESIGNED BY: [Signature]

DATE: 11/15/2023

SCALE: 1" = 100'

PROJECT: FOX CREEK SUBDIVISION

TMS #222009010, 222009011

OWNER: FOX CREEK SUBDIVISION

DESIGNED BY: [Signature]

DATE: 11/15/2023

SCALE: 1" = 100'

PROJECT: FOX CREEK SUBDIVISION

TMS #222009010, 222009011

OWNER: FOX CREEK SUBDIVISION

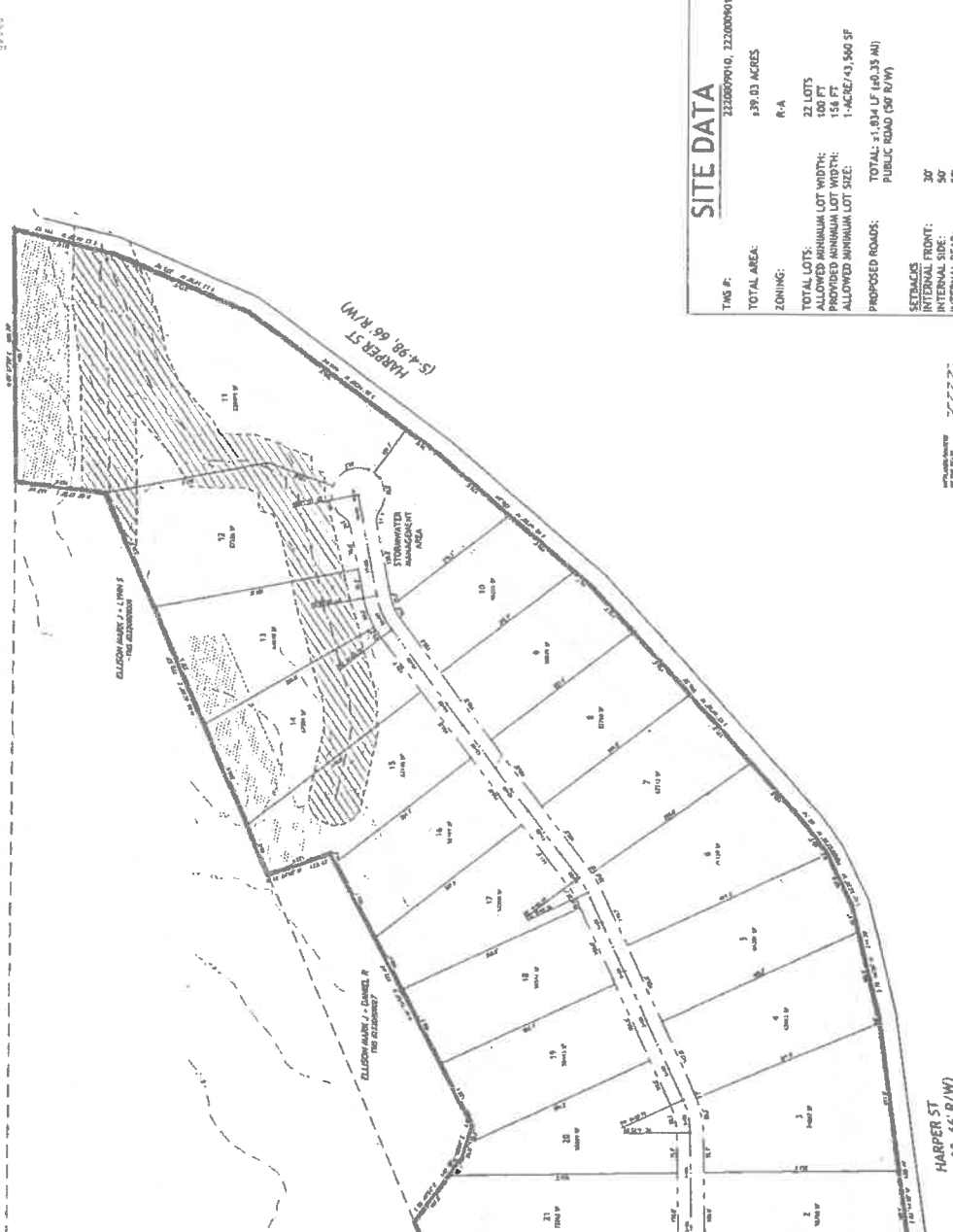
DESIGNED BY: [Signature]

DATE: 11/15/2023

SCALE: 1" = 100'

PROJECT: FOX CREEK SUBDIVISION

TMS #222009010, 222009011



STORMWATER MANAGEMENT AREA

LOT 1: 100' x 100' (10,000 SF)

LOT 2: 100' x 100' (10,000 SF)

LOT 3: 100' x 100' (10,000 SF)

LOT 4: 100' x 100' (10,000 SF)

LOT 5: 100' x 100' (10,000 SF)

LOT 6: 100' x 100' (10,000 SF)

LOT 7: 100' x 100' (10,000 SF)

LOT 8: 100' x 100' (10,000 SF)

LOT 9: 100' x 100' (10,000 SF)

LOT 10: 100' x 100' (10,000 SF)

LOT 11: 100' x 100' (10,000 SF)

LOT 12: 100' x 100' (10,000 SF)

LOT 13: 100' x 100' (10,000 SF)

LOT 14: 100' x 100' (10,000 SF)

LOT 15: 100' x 100' (10,000 SF)

LOT 16: 100' x 100' (10,000 SF)

LOT 17: 100' x 100' (10,000 SF)

LOT 18: 100' x 100' (10,000 SF)

LOT 19: 100' x 100' (10,000 SF)

LOT 20: 100' x 100' (10,000 SF)

LOT 21: 100' x 100' (10,000 SF)

LOT 22: 100' x 100' (10,000 SF)

LOT 1: 100' x 100' (10,000 SF)

LOT 2: 100' x 100' (10,000 SF)

LOT 3: 100' x 100' (10,000 SF)

LOT 4: 100' x 100' (10,000 SF)

LOT 5: 100' x 100' (10,000 SF)

LOT 6: 100' x 100' (10,000 SF)

LOT 7: 100' x 100' (10,000 SF)

LOT 8: 100' x 100' (10,000 SF)

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LOT 14: 100' x 100' (10,000 SF)

LOT 15: 100' x 100' (10,000 SF)

LOT 16: 100' x 100' (10,000 SF)

LOT 17: 100' x 100' (10,000 SF)

LOT 18: 100' x 100' (10,000 SF)

LOT 19: 100' x 100' (10,000 SF)

LOT 20: 100' x 100' (10,000 SF)

LOT 21: 100' x 100' (10,000 SF)

LOT 22: 100' x 100' (10,000 SF)

LOT 1: 100' x 100' (10,000 SF)

LOT 2: 100' x 100' (10,000 SF)

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LOT 16: 100' x 100' (10,000 SF)

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LOT 18: 100' x 100' (10,000 SF)

LOT 19: 100' x 100' (10,000 SF)

LOT 20: 100' x 100' (10,000 SF)

LOT 21: 100' x 100' (10,000 SF)

LOT 22: 100' x 100' (10,000 SF)

LOT 1: 100' x 100' (10,000 SF)

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LOT 19: 100' x 100' (10,000 SF)

LOT 20: 100' x 100' (10,000 SF)

LOT 21: 100' x 100' (10,000 SF)

LOT 22: 100' x 100' (10,000 SF)

### PRELIMINARY PLAT

**OWNERS CERTIFICATION**

I, the owner of this land, do hereby certify that the preliminary plat is true and correct, and that I have no other interest in the land shown on this preliminary plat, and that I have no other interest in the land shown on this preliminary plat, and that I have no other interest in the land shown on this preliminary plat.

Date: 11/15/2023

Signature: [Signature]

Print Name: [Name]

Address: [Address]

City: [City]

State: [State]

Zip: [Zip]

**DESIGN PROFESSIONAL CERTIFICATION**

I am hereby certifying that the preliminary plat was prepared with a knowledge of the laws and regulations of the State of North Carolina, and that I am a duly licensed Professional Engineer in the State of North Carolina, and that I have no other interest in the land shown on this preliminary plat, and that I have no other interest in the land shown on this preliminary plat, and that I have no other interest in the land shown on this preliminary plat.

Date: 11/15/2023

Signature: [Signature]

Print Name: [Name]

Address: [Address]

City: [City]

State: [State]

Zip: [Zip]

**CERTIFICATE OF PROJECT APPROVAL**

I hereby certify that the preliminary plat is in compliance with the laws and regulations of the State of North Carolina, and that I am a duly licensed Professional Engineer in the State of North Carolina, and that I have no other interest in the land shown on this preliminary plat, and that I have no other interest in the land shown on this preliminary plat, and that I have no other interest in the land shown on this preliminary plat.

Date: 11/15/2023

Signature: [Signature]

Print Name: [Name]

Address: [Address]

City: [City]

State: [State]

Zip: [Zip]

**LOCATION MAP**

**FOX CREEK SUBDIVISION**  
TMS #222009010, 222009011

Engineer: Fox Creek Subdivision, LLC  
1111 Fox Creek Drive  
Raleigh, NC 27605

**DESIGNED BY SUPERVISOR**

Date: 11/15/23  
Owner: Fox Creek Subdivision  
Checked: [Signature]  
Date: 11/15/23  
Approved: [Signature]  
Date: 11/15/23

**RIDGE WATER ENGINEERING & SURVEYING**  
1111 Fox Creek Drive  
Raleigh, NC 27605

### SITE DATA

TMS #: 222009010, 222009011

TOTAL AREA: 439.03 ACRES

ZONING: R-A

TOTAL LOTS: 22 LOTS

PROPOSED MINIMUM LOT WIDTH: 100 FT

PROPOSED MINIMUM LOT WIDTH: 100 FT

ALLOWED MINIMUM LOT SIZE: 1-ACRE/43,560 SF

PROPOSED ROADS: TOTAL: 1,834 LF (40.35 MI)

PUBLIC ROAD (50' R/W)

SECTANGULAR INTERNAL FRONT: 30'

INTERNAL SIDE: 50'

INTERNAL REAR: 50'

BELTON HWY/SC 20: 50'

HARPER ST: 40'

BUFFER/VAAD PERIMETER: 100' UNDISTURBED

NOTE: COMMON/OPEN SPACE AREAS NOT TO BE SUBDIVIDED

**LOCATION MAP**

**FOX CREEK SUBDIVISION**  
TMS #222009010, 222009011

Engineer: Fox Creek Subdivision, LLC  
1111 Fox Creek Drive  
Raleigh, NC 27605

**DESIGNED BY SUPERVISOR**

Date: 11/15/23  
Owner: Fox Creek Subdivision  
Checked: [Signature]  
Date: 11/15/23  
Approved: [Signature]  
Date: 11/15/23

**RIDGE WATER ENGINEERING & SURVEYING**  
1111 Fox Creek Drive  
Raleigh, NC 27605

**OWNER'S CERTIFICATION**

I, the owner of this land, do hereby certify that the preliminary plat is true and correct, and that I have no other interest in the land shown on this preliminary plat, and that I have no other interest in the land shown on this preliminary plat, and that I have no other interest in the land shown on this preliminary plat.

Date: 11/15/2023

Signature: [Signature]

Print Name: [Name]

Address: [Address]

City: [City]

State: [State]

Zip: [Zip]

**DESIGN PROFESSIONAL CERTIFICATION**

I am hereby certifying that the preliminary plat was prepared with a knowledge of the laws and regulations of the State of North Carolina, and that I am a duly licensed Professional Engineer in the State of North Carolina, and that I have no other interest in the land shown on this preliminary plat, and that I have no other interest in the land shown on this preliminary plat, and that I have no other interest in the land shown on this preliminary plat.

Date: 11/15/2023

Signature: [Signature]

Print Name: [Name]

Address: [Address]

City: [City]

State: [State]

Zip: [Zip]

**CERTIFICATE OF PROJECT APPROVAL**

I hereby certify that the preliminary plat is in compliance with the laws and regulations of the State of North Carolina, and that I am a duly licensed Professional Engineer in the State of North Carolina, and that I have no other interest in the land shown on this preliminary plat, and that I have no other interest in the land shown on this preliminary plat, and that I have no other interest in the land shown on this preliminary plat.

Date: 11/15/2023

Signature: [Signature]

Print Name: [Name]

Address: [Address]

City: [City]

State: [State]

Zip: [Zip]

**LOCATION MAP**

**FOX CREEK SUBDIVISION**  
TMS #222009010, 222009011

Engineer: Fox Creek Subdivision, LLC  
1111 Fox Creek Drive  
Raleigh, NC 27605

**DESIGNED BY SUPERVISOR**

Date: 11/15/23  
Owner: Fox Creek Subdivision  
Checked: [Signature]  
Date: 11/15/23  
Approved: [Signature]  
Date: 11/15/23

**RIDGE WATER ENGINEERING & SURVEYING**  
1111 Fox Creek Drive  
Raleigh, NC 27605

**OWNER'S CERTIFICATION**

I, the owner of this land, do hereby certify that the preliminary plat is true and correct, and that I have no other interest in the land shown on this preliminary plat, and that I have no other interest in the land shown on this preliminary plat, and that I have no other interest in the land shown on this preliminary plat.

Date: 11/15/2023

Signature: [Signature]

Print Name: [Name]

Address: [Address]

City: [City]

State: [State]

Zip: [Zip]

**DESIGN PROFESSIONAL CERTIFICATION**

I am hereby certifying that the preliminary plat was prepared with a knowledge of the laws and regulations of the State of North Carolina, and that I am a duly licensed Professional Engineer in the State of North Carolina, and that I have no other interest in the land shown on this preliminary plat, and that I have no other interest in the land shown on this preliminary plat, and that I have no other interest in the land shown on this preliminary plat.

Date: 11/15/2023

Signature: [Signature]

Print Name: [Name]

Address: [Address]

City: [City]

State: [State]

Zip: [Zip]

**CERTIFICATE OF PROJECT APPROVAL**

I hereby certify that the preliminary plat is in compliance with the laws and regulations of the State of North Carolina, and that I am a duly licensed Professional Engineer in the State of North Carolina, and that I have no other interest in the land shown on this preliminary plat, and that I have no other interest in the land shown on this preliminary plat, and that I have no other interest in the land shown on this preliminary plat.

Date: 11/15/2023

Signature: [Signature]

Print Name: [Name]

Address: [Address]

City: [City]

State: [State]

Zip: [Zip]

**LOCATION MAP**

**FOX CREEK SUBDIVISION**  
TMS #222009010, 222009011

Engineer: Fox Creek Subdivision, LLC  
1111 Fox Creek Drive  
Raleigh, NC 27605

**DESIGNED BY SUPERVISOR**

Date: 11/15/23  
Owner: Fox Creek Subdivision  
Checked: [Signature]  
Date: 11/15/23  
Approved: [Signature]  
Date: 11/15/23

**RIDGE WATER ENGINEERING & SURVEYING**  
1111 Fox Creek Drive  
Raleigh, NC 27605



**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: 03/12/2025 Expires : 03/12/2028  
 Developer: CRAFT HOMES, INC.  
 Contact Info: 1217 HEMBREE RD., WILLIAMSTON, SC 29697 864-958-1135  
 Email: CRAFTHOMESINC@GMAIL.COM

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

Subdivision Name: Fox Creek Subdivision **NAME APPROVED** Parent TMS: 2220009010, 011 PO  
 Zip Code: WILLIAMSTON 29697 ESN: 130

Road Name: FOX CREEK LN Status: **NAME APPROVED**

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

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



# MEMORANDUM

## ANDERSON COUNTY ROADS AND BRIDGES

**DATE:** March 24, 2025

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

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

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

**SUBJECT:** **Fox Creek Preliminary Review #1**

The preliminary plat for Fox Creek Subdivision is acceptable.

**Tommy Dunn**  
Chairman, District 5

**Chris Sullivan**  
Council District 1

**Greg Elgin**  
Council District 3

**Cindy Wilson**  
Council District 7

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

**Glenn Davis**  
Council District 2

**Jimmy Davis**  
Council District 6

**Renee Watts**  
Clerk to Council

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

**From:** [Jonathan A. Batson](#)  
**To:** [Tim Cartee](#)  
**Subject:** RE: Cedar Hollow , Fox Creek  
**Date:** Tuesday, April 1, 2025 8:40:35 AM  
**Attachments:** [image001.png](#)

---

Fox Creek will need US Army Corps approvals to impact wetlands on lots 12-14 and possibly 11.

**From:** Tim Cartee <[tcartee@andersoncountysc.org](mailto:tcartee@andersoncountysc.org)>  
**Sent:** Monday, March 31, 2025 3:55 PM  
**To:** Jonathan A. Batson <[jabatson@andersoncountysc.org](mailto:jabatson@andersoncountysc.org)>  
**Subject:** Cedar Hollow , Fox Creek

Jon, any thoughts on these two proposed developments?

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:** [Timothy Haynes](#)  
**To:** [Tim Cartee](#)  
**Subject:** RE: Fox Creek  
**Date:** Tuesday, April 1, 2025 10:16:23 AM  
**Attachments:** [image001.png](#)

---

We don't have sewer in the area

**From:** Tim Cartee <[tcartee@andersoncountysc.org](mailto:tcartee@andersoncountysc.org)>  
**Sent:** Monday, March 31, 2025 3:57 PM  
**To:** Timothy Haynes <[thaynes@andersoncountysc.org](mailto:thaynes@andersoncountysc.org)>  
**Subject:** Fox Creek

Tim, any comments on this proposed development?

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



## Henry B. Youmans

---

**From:** Steve Kelly  
**Sent:** Wednesday, March 26, 2025 1:46 PM  
**To:** Henry B. Youmans  
**Subject:** RE: Subdivision Review

I do not think this addition will change anything for EMS  
Area has currently good coverage  
Will have to monitor future call requests in the area

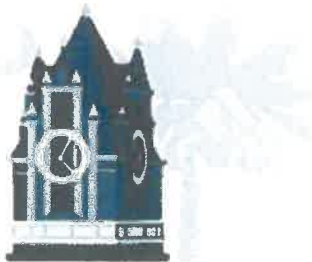
**From:** Henry B. Youmans <hbyoumans@andersoncountysc.org>  
**Sent:** Tuesday, March 25, 2025 9:27 AM  
**To:** Steve Kelly <askelly@andersoncountysc.org>  
**Subject:** Subdivision Review

Good morning:

The attached is a proposed subdivision to be heard by the planning commission in May. Please inform me of your department's availability to service this proposed project.

Thank you for your cooperation. It is greatly appreciated.

Respectfully,



**ANDERSON COUNTY**  
SOUTH CAROLINA

**Henry B. Youmans, Jr.**  
**Zoning Administrator**  
Anderson County Planning and Development  
**Title VI Coordinator**  
Anderson County

Office: 864.964.6631  
Cell: 864.245.8712  
Fax: 864.260.4795  
Email: [hbyoumans@andersoncountysc.org](mailto:hbyoumans@andersoncountysc.org)

wesley@ridgewatereng.com

---

**From:** Vickery, Eric, A. <VickeryEA@scdot.org>  
**Sent:** Monday, March 17, 2025 10:09 AM  
**To:** wesley@ridgewatereng.com; Balentine, Ryan  
**Cc:** Robertson, Chad, H.  
**Subject:** RE: Fox Creek Subdivision - Preliminary Plat Notification

10-4. Assuming sight distance is adequate, that is the most logical placement for the driveway.

Thank you!



**E. Andrew Vickery, P.E.**

*Assistant District Permits Engineer (District 2)*

**P** 864-889-8019 **M** 864-669-8608 **E** [VickeryEA@scdot.org](mailto:VickeryEA@scdot.org)

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

**From:** wesley@ridgewatereng.com <wesley@ridgewatereng.com>  
**Sent:** Monday, March 17, 2025 8:52 AM  
**To:** Vickery, Eric, A. <VickeryEA@scdot.org>; Balentine, Ryan <BalentinDR@scdot.org>  
**Cc:** Robertson, Chad, H. <RobertsonCR@scdot.org>  
**Subject:** RE: Fox Creek Subdivision - Preliminary Plat Notification

**\*\*\* 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. \*\*\***

That's correct. We plan to align with Richard Chapman Rd. where the existing residential driveway is located.

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

**From:** Vickery, Eric, A. <[VickeryEA@scdot.org](mailto:VickeryEA@scdot.org)>  
**Sent:** Monday, March 17, 2025 8:25 AM  
**To:** [wesley@ridgewatereng.com](mailto:wesley@ridgewatereng.com); Balentine, Ryan <[BalentinDR@scdot.org](mailto:BalentinDR@scdot.org)>  
**Cc:** Robertson, Chad, H. <[RobertsonCR@scdot.org](mailto:RobertsonCR@scdot.org)>  
**Subject:** RE: Fox Creek Subdivision - Preliminary Plat Notification

Wesley,

It looks like there is an existing single residential drive directly across from Richard Chapman Rd. Is that the intended location for this access? Just wanted to make sure we were looking at the right location before we responded.

# Anderson County



TMS: 2220009010  
 Owner: ELLISON MARK J + DANIEL R  
 Owner Address: 106 MELVIN LN  
 City/State: WILLIAMSTON SC  
 Deed Book: 12534  
 Tax District: 102  
 Sale Year: 2015  
 Disclaimers accepted.

Zip Code: 29697  
 Current Plat: CP 000/000  
 Description: HARPER ST 36.24 AC  
 Market Value: \$174,580

PP 60/001

1 in = 659 ft  
 0 0.05 0.1 0.2 0.2 mi 0.4 km

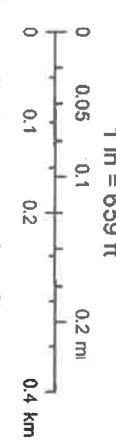
ESRI, Highland Mapping, and Anderson County GIS

# Anderson County



March 27, 2025 Disclaimer accepted.

TMS: 2220009010  
 Owner: ELLISON MARK J + DANIEL R  
 Owner Address: 106 MELVIN LN  
 City/State: WILLIAMSTON SC  
 Deed Book: 12534  
 Tax District: 102  
 Sale Year: 2015  
 Zip Code: 29697  
 Current Plat: CP 000/000  
 Description: HARPER ST 36.24 AC  
 Market Value:



PP 60/001  
 Aerial GIS

ESRI, Mapband Mapping, and Anderson County GIS



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

19 March 2025

**Ridgewater Engineering & Surveying**

c/o J. Wesley White

211 Society St.

Anderson, SC 29621

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

**Single Family Subdivision (22 Lots)**

**Anderson County TMS #222-00-09-010; 011**

To Whom it May Concern,

Big Creek Water District is the potable water provider for this area along SC Hwy. 20 & Harper Street. We currently have an existing water main along each road and have the ability to provide potable water service to this parcel of land.

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

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

Sincerely,

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

**Matt Ruff**

**Manager**



Mailing Address  
664 Issaqueena Trail  
Clemson, SC 29630  
☎ 864.234.4405

March 17, 2025

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

RE: Property located at 504 Harper St. in Williamston, SC

Dear Mr. White:

This letter confirms that Duke Energy can provide electric service to the proposed site located at 504 Harper St. in Williamston, SC (Anderson County Tax Map #2220009010 & #2220009011) 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



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



Know what's below.  
Call before you dig.

March 17, 2025

RE: Gas Available request for: Parcel #2220009011 and #2220009010 in Anderson County, SC

Dear Mr. White:

Thank you for inquiring about natural gas availability for parcel #2220009011 and #2220009010 located off Belton Hwy. near the intersection of Harper St., in Anderson County, SC. Fort Hill Natural Gas Authority is the designated natural gas provider for this area of Anderson County.

We are pleased to confirm that natural gas services are readily available at the site through a 4-inch medium pressure line. Fort Hill Natural Gas Authority looks forward to supporting the development of this new residential project in Anderson County.

Please let us know if you require any additional information.

Sincerely,

*Robby Waldrop*

Robby Waldrop  
VP of Corporate Services

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



... other offices in Seneca and Williamston, S.C.

**Henry B. Youmans**

---

**From:** Seth Young <youngs@apps.anderson1.org>  
**Sent:** Tuesday, March 25, 2025 3:46 PM  
**To:** Henry B. Youmans  
**Subject:** [External]Re: [EXTERNAL]Subdivision Review

**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.

I appreciate you reaching out. Based on the location and size of this development, I do not anticipate Anderson One having any issues handling the anticipated increased enrollment from this neighborhood.



**DR. SETH YOUNG**  
*Superintendent*

- ☎ 864-847-7344, ext. 22100
- ✉ [youngs@apps.anderson1.org](mailto:youngs@apps.anderson1.org)
- 📍 801 N. Hamilton Street  
Williamston, SC 29697
- 🌐 [www.anderson1.org](http://www.anderson1.org)

On Tue, Mar 25, 2025 at 9:22 AM Henry B. Youmans <[hbyoumans@andersoncountysc.org](mailto:hbyoumans@andersoncountysc.org)> wrote:

Warning: This email originated from outside of the school district. Do not click links, open attachments or provide personal information unless you recognize the sender and know the content is safe.

Good morning:

This is a site plan for a proposed subdivision for your district to be presented to the Planning Commission in May. Based on your previous statement, I wanted to confirm that it is still your opinion that the school system cannot handle any new development.

Thank you for your cooperation and consideration.

Respectfully,

# Anderson County Planning Commission

May 13, 2025

6:00 PM

## Staff Report – Preliminary Subdivision

---

Previous planning commission 2-11-2025, the vote was a tie and must be placed on the 3-11-2025 agenda for a decision from planning commission. March 11, 2025 planning commission denied the proposed development. 129 property owners within 2000' of the proposed development were notified via postcard.

<b>Preliminary Subdivision Name:</b>	Thomas Crossing
<b>Intended Development:</b>	Single Family
<b>Applicant:</b>	Secret Properties, LLC
<b>Surveyor/Engineer:</b>	Ridgewater
<b>Location/Access:</b>	SC-81 (State), Campbell Rd. Pine Circle (County)
<b>County Council District:</b>	4
<b>Surrounding Land Use:</b>	Residential
<b>Zoning:</b>	Un-zoned
<b>Tax Map Number:</b>	193-00-05-015
<b>Number of Acres:</b>	7.80
<b>Number of Lots:</b>	12
<b>Variance:</b>	No
<b>Traffic Impact Analysis:</b>	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: 5-13-2025

Application Received By: TC

Date: 4-21-2025

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/SUBMITAL 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

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

### Project Information

4. Project Location: SE intersection of Highway 81 N and Campbell Rd, Peter, 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? NO  
If so, please describe.

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

4-21-25

Signature of Owner

 \_\_\_\_\_

Date

4-21-25



**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 <sbaker@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 than it is to convert common area into a lot. Hope this helps with our planned design approach.

Thanks,  
Wesley

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

**From:** Tim Cartee <[tcartee@andersoncountysc.org](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 locations are required for corner lots.**

Subdivision Name: THOMAS CROSSING APPROVED Parent TMS: 1930005015  
Zip Code: PELZER 29669 ESN: 117

Road Name: \_\_\_\_\_ Status: \_\_\_\_\_  
N/A N/A

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

Respectfully,  
Anderson County GIS & E911 Addressing Dept



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



Anderson, SC 29622-8002

GIS: Tel: 864-260-4687 • Fax: 864-260-4099  
E911 Addressing: Tel 864-260-4392 • Fax: 260-4099  
Physical Address: 401 E River St, Anderson, SC 29624  
Property viewer: [www.andersoncountysc.org](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. **Plot Plans or drawings with driveway and structure locations are required for corner lots.**

Subdivision Name: CAMPBELL CROSSING DENIED Parent TMS: 1930005015  
Zip Code: PELZER 29669 ESN: 117

Road Name: \_\_\_\_\_ Status: \_\_\_\_\_  
N/A N/A

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

Respectfully,

Anderson County GIS & E911 Addressing Dept



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

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

Date: 12/7/2024

**J. Wesley White, PE**  
**RE: Anderson County, Campbell Crossing Subdivision, TAXMAP# 1930005015**

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

This letter confirms that the above referenced land parcel is located in an area served by AT&T. Any service arrangements for this development will be subject, 20 lot to later discussions and agreements between the developer and AT&T. Please be advised this letter is not a commitment by AT&T to provide all AT&T service offerings to this location.

Please sent final plat when available and addresses when assigned.

General information regarding AT&T's service to commercial buildings can be obtained from AT&T's Building Industry Consulting Service (BICS) and at [www.bellsouth.com/bics](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 "CRASCO", is written over a light blue circular stamp.

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 cursive script 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](mailto: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

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# Anderson County Planning Commission

May 13, 2025

6:00 PM

## Staff Report – Preliminary Subdivision

---

January 14, 2025 planning commission denied the proposed development. A perimeter buffer has been added to the proposed development.

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

**Preliminary Subdivision Name:** Holliday Springs

**Intended Development:** Single Family

**Applicant:** BFCI Partners, LLC

**Surveyor/Engineer:** Ridgewater

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

**County Council District:** 6

**Surrounding Land Use:** Residential, Vacant

**Zoning:** Un-zoned

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

**Number of Acres:** 18.19

**Number of Lots:** 22

**Variance:** No

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

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



# Development Standards Subdivision Plat Application

Anderson County Code of Ordinance  
Chapter 24 Land Use

Scheduled Public Hearing Date: 5-8-2025

Application Received By: TC

Date: 4-21-2025

DS Number: 25-04

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

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

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

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

Proposed Subdivision Name: Holliday Springs Subdivision

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

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

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

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

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

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

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

### Project Information

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

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

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

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

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

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

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

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

If so, please describe.

A perimeter vegetation protection note has been added to the preliminary plat.

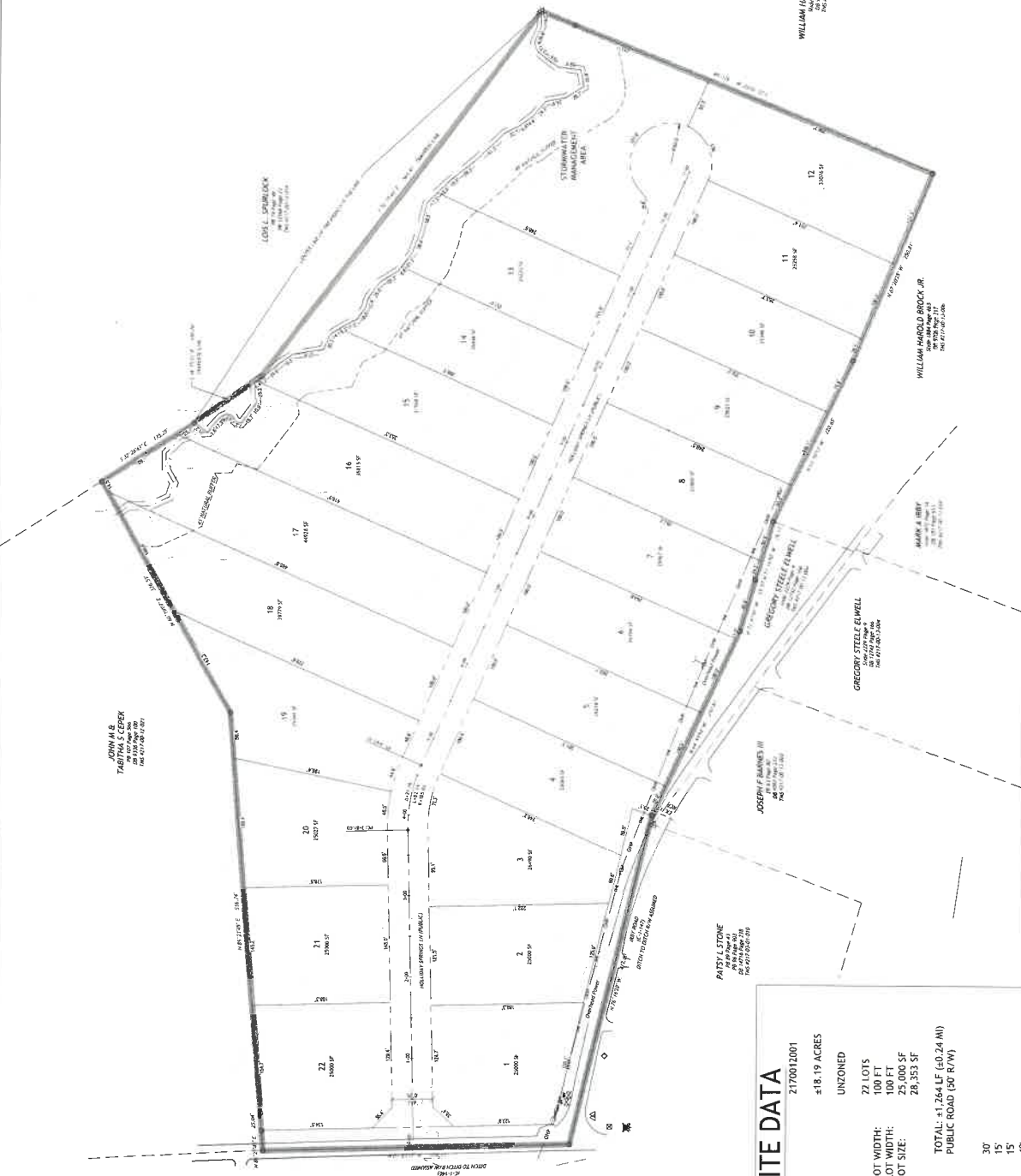
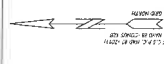
7. Is there a request for a variance? No if so, please attach the description to this application. **(Variance Fee \$325.00)**

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.





**PRELIMINARY PLAT**

**OWNERS CERTIFICATION**

As the owner of this land, as shown on this preliminary plat or this agent, I certify that the information furnished to you is true and correct, and that I have not and will not receive any other offer or offer of purchase or lease for the property shown on this plat. I further certify that the proposed development and improvements thereon are in accordance with the applicable zoning and subdivision regulations.

Date: 4-21-25  
 Signed: [Signature] Babbs Barrow, BEU Partners, LLC

**DESIGN PROFESSIONAL CERTIFICATION**

It is hereby certified that this preliminary plat was prepared using a survey of the property shown on this plat, and that the same is true and correct, and that the design professional has not and will not receive any other offer or offer of purchase or lease for the property shown on this plat. I further certify that the proposed development and improvements thereon are in accordance with the applicable zoning and subdivision regulations.

By Name: J. Henry White, P.E.  
 Registered Professional No.: 23837  
 Address: 211 S. 56th St., Anderson, SC 29621  
 Telephone No.: 864-235-0100  
 Date: 4-21-25

**CERTIFICATE OF PROJECT APPROVAL**

It is hereby certified that the proposed development and improvements shown on this preliminary plat is hereby granted by the manager of the subdivision development regulations.

Manager of Subdivision Administration:  
 Date:

**HOLIDAY SPRINGS  
 SUBDIVISION  
 TMS #2170012001**

BEU Partners, LLC  
 4500 Highway 101  
 Greenville, SC 29615  
 864-531-8051

RidgeWater Engineering & Surveying, LLC  
 1000 Highway 101  
 Anderson, SC 29622  
 864-235-0789

APPLICANT: BEU Partners, LLC  
 ENGINEER OR SURVEYOR: RidgeWater Engineering & Surveying, LLC

Date: 4-21-25  
 Drawn by: JHW  
 Checked: JHW  
 Job Number: 24273  
 Revision: 1

SCALE: 1" = 40.00'



**SITE DATA**

TMS #:	2170012001
TOTAL AREA:	±18.19 ACRES
ZONING:	UNZONED
TOTAL LOTS:	22 LOTS
ALLOWED MINIMUM LOT WIDTH:	100 FT
ALLOWED MINIMUM LOT DEPTH:	75 FT
ALLOWED MINIMUM LOT SIZE:	215,000 SF
AVERAGE LOT SIZE:	28,353 SF
PROPOSED ROADS:	TOTAL: ±1.264 LF (±0.24 MI) PUBLIC ROAD (50' R/W)
SETBACKS:	
FRONT:	30'
INTERNAL SIDE:	15'
INTERNAL REAR:	40'
SHLOH RD:	30'
RRBY RD:	30'

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

**PERIMETER LANDSCAPING:  
 NATURAL PERIMETER VEGETATION WITHIN 15 FT. OF OVERALL  
 PROPERTY BOUNDARY/RIGHT-OF-WAY TO REMAIN EXCEPT  
 FOR REQUIRED DRAINAGE/UTILITY/ACCESS CONVEYANCES  
 AND MAINTENANCE**





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

20 November 2024

Ridgewater Engineering & Surveying  
c/o J. Wesley White  
211 Society St.  
Anderson, SC 29621

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

**Single Family Subdivision (22 Lots)**

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

To Whom it May Concern,

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

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

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

Sincerely,

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

Matt Ruff

Manager

**From:** [James Clardy](#)  
**To:** [Tim Cartee](#)  
**Subject:** [External]FW: Proposed Developments  
**Date:** Friday, December 6, 2024 8:26:53 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[AVENDELL ESTATES PLM.pdf](#)  
[11-20-24 Holliday Springs Subdivision - PP - Rel 0 - sealed.pdf](#)  
[Preliminary Plat Carrie Cove.pdf](#)  
[INQ2024-195 Signed Septic Ltr Carrie Cove.pdf](#)  
[INQ2024-195 Signed Septic Ltr Carrie Cove.pdf](#)

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

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

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

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

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



**James Clardy**

Planning and Development Manager

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

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

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

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

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

**Subject:** Proposed Developments

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

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



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

November 19, 2024

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

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

Dear Mr. White:

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

Duke Energy appreciates the opportunity to provide your electric service.

Sincerely,

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

Kim Ball  
Engineering Design Associate



November 19, 2024

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

Dear Mr. White:

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

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

Sincerely,

*Robby Waldrop*  
Robby Waldrop  
VP of Corporate Services

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



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

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

11/15/24

Ridgewater Engineering & Surveying  
PO Box 806  
Anderson, SC 29622

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

To Whom It May Concern:

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

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

Thank you for contacting AT&T.

Sincerely,

*Courtney Alston*

Courtney Alston  
AT&T



ANDERSON COUNTY GIS AND  
E911 ADDRESSING DEPARTMENT  
P O BOX 8002



Anderson, SC 29622-8002

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

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

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

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

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

HOLLIDAY SPRINGS LN **APPROVED**

BIG OAK WAY **APPROVED**

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

Respectfully,

Anderson County GIS & E911 Addressing Dept



# MEMORANDUM

## ANDERSON COUNTY ROADS AND BRIDGES

**DATE:** December 6, 2024

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

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

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

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

The preliminary plat for Holiday Springs Subdivision is acceptable.

**Tommy Dunn**  
Chairman, District 5

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

**Greg Elgin**  
Council District 3

**Cindy Wilson**  
Council District 7

**ANDERSON COUNTY**  
SOUTH CAROLINA

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

**Glenn Davis**  
Council District 2

**Jimmy Davis**  
Council District 6

**Renee Watts**  
Clerk to Council

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