

Anderson County Planning Commission

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

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

Amended
June 10, 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 – Minutes will be forthcoming
6. Public Hearings:
 - A. None
7. New Business:
 - A. Single- Family Subdivision: Kennebec. Located on Powdersville Main / 213-00-04-003, 237-00-01-011 (**Council District 6**).
 1. Staff Presentation
 2. Developer Presentation
 3. Public Hearing – Citizen Comments
 - B. Continuing Education Training – Dates of Availability
8. Old Business:
 - A. Consent Agenda: The Preserves of Lake Hartwell Subdivision – Renewal
9. Public Comments, non-agenda items – 3 minutes limit per speaker
10. Adjournment



Development Standards Subdivision Plat Application

Anderson County Code of Ordinance
Chapter 24 Land Use

Scheduled Public Hearing Date: 6-10-2025

Application Received By: TC

Date: 4-21-2025

25-17 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: Kennebec

1. Name of Applicant: Bethesda Land Holdings LLC, Attn: Mark Wise

Address of Applicant: 105 Melonie Dr, Piedmont, SC 29673

Telephone Number(s): 864-940-5430 Email: mark@teamwisechoice.com

2. Property Owner(s): Bethesda Land Holdings, LLC / Elrod Kay C & Elisabeth W Life Estates

Address: 105 Melonie Dr, Piedmont, SC 29673 / Po Box 51152, Piedmont, SC 29673

Telephone Number(s): 864-940-5430 / 704-516-2710 Email: mark@teamwisechoice.com / elrodclark@gmail.com

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

Project Information

4. Project Location: Along west side of Powdersville Main across from Siloam Rd.

Parcel Number/IMS: 213-00-04-003 & 237-00-01-011 County Council District: 6 School District: 1

Total Acreage: 73.43 Number of Lots: 69 Intended Development: single-family residential

Current Zoning: Unzoned Surrounding Land Uses: South/West/North-single-family res; East-cemetery/church/road

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

Water Supplier: Powdersville Water Sewer Supplier: N/A Septic: X

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

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

If so, please describe:

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

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

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

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

Sec. 24-336. - Review procedure; recommendations; approval.

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

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

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

Subdivision Plat Application Check List

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

Application Submittal Requirements and Process

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

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

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

Sec. 24-336. - Preliminary plat.

\$500 + \$20/lot x 69 lots = \$1,880

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 of a scale of not less than one inch equals 200 feet and not more than one inch equals 60 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, railroad, roads, bridges, dams, and other similar structures or features.
- (11) Location of visible 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: [Signature] Assignee, Bethesda Land Holdings LLC Date: 4/14/2025

Signature of Owner: [Signature] for Bethesda Land Holdings LLC Date: 4-14-2025



MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES

DATE: April 24, 2025

TO: Tim Cartee
Land Development Administrator

FROM: Bill Rutledge
Assistant Principal Engineer

Cc: Bee Baker
Principal Engineer

SUBJECT: Kennebec Subdivision Preliminary Review #1

The preliminary plat for Kennebec 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](#); [Bill Rutledge](#); [Timothy Haynes](#)
Cc: [Henry B. Youmans](#)
Subject: RE: Kennebec Subdivision
Date: Thursday, April 24, 2025 11:35:01 AM
Attachments: [image001.png](#)

No stormwater commentary.

From: Tim Cartee <tcartee@andersoncountysc.org>
Sent: Tuesday, April 22, 2025 9:16 AM
To: Bill Rutledge <brutledge@andersoncountysc.org>; Timothy Haynes <thaynes@andersoncountysc.org>; Jonathan A. Batson <jabatson@andersoncountysc.org>
Subject: Kennebec Subdivision

Your Thoughts?

Thanks,

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



From: [Timothy Haynes](#)
To: [Tim Cartee](#)
Subject: RE: Kennebec Subdivision
Date: Tuesday, April 22, 2025 1:34:26 PM
Attachments: [image001.png](#)

Tim,

That would be in ReWa's service area

From: Tim Cartee <tcartee@andersoncountysc.org>
Sent: Tuesday, April 22, 2025 9:16 AM
To: Bill Rutledge <brutledge@andersoncountysc.org>; Timothy Haynes <thaynes@andersoncountysc.org>; Jonathan A. Batson <jabatson@andersoncountysc.org>
Subject: Kennebec Subdivision

Your Thoughts?

Thanks,

Tim Cartee

Land Development Administrator

O 864-260-4719

F 864 260-4795

tcartee@andersoncountysc.org

Development Standards

401 E. River Street

Anderson, SC 29624



ANDERSON COUNTY
SOUTH CAROLINA

wesley@ridgewatereng.com

From: Balentine, Ryan <BalentinDR@scdot.org>
Sent: Friday, April 18, 2025 5:01 PM
To: wesley@ridgewatereng.com; Vickery, Eric, A.; Robertson, Chad, H.
Subject: RE: Kennebec Subdivision - Preliminary Plat Notice

Wesley,

As long as the driveway can meet sight distance, there shouldn't be much of an issue. Nick may want to make some changes to the existing lines. We will determine that when the time comes.



Ryan Balentine

District 2 Permit Engineer

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

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

From: wesley@ridgewatereng.com <wesley@ridgewatereng.com>
Sent: Monday, April 14, 2025 3:42 PM
To: Balentine, Ryan <BalentinDR@scdot.org>; Vickery, Eric, A. <VickeryEA@scdot.org>; Robertson, Chad, H. <RobertsonCR@scdot.org>
Subject: Kennebec Subdivision - Preliminary Plat Notice

*** 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,

Attached is a PP for a 69 lot subdivision located on a state road, Powdersville Main. The project should not require a TIS but let us know if there are any other questions. For the record, several previous preliminary plats have been submitted in regards to this property, however, none at this few of lots.

Thanks,
Wesley

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



**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

Subdivision/Development Name and Road Name Approval Form

Date: 04/10/2025 Expires: 04/10/2028
 Developer: BETHESDA LAND HOLDINGS LLC
 Contact Info: 105 MELONIE DR, PIEDMONT, SC 29673
 Email: mark@teamwisechoice.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.** Only the Anderson County GIS & E911 Addressing department can edit or change this document.

Subdivision Name: Kennebec **NAME APPROVED** Parent TMS: 2370001011
 Zip Code: EASLEY 29642 FSN: 171

Road Name	Status:
<u>KENNEBEC TRAIL</u>	<u>NAME APPROVED</u>
<u>PENOBSCOT COURT</u>	<u>NAME APPROVED</u>
<u>CUYAHOGA WAY</u>	<u>NAME APPROVED</u>
<u>YUKON COURT</u>	<u>NAME APPROVED</u>

According to the Anderson County Addressing Policy road names may be reserved for three years from the date of this letter. If the final recording of the preliminary subdivision plan does not occur within three 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

From: [Steve Kelly](#)
To: [Tim Cartee](#)
Cc: [Terry Vaughan - Assistant Fire Marshal](#)
Subject: RE: Proposed Kennebec Subd vision
Date: Wednesday, April 30, 2025 12:31:17 PM
Attachments: [image001.png](#)

I have been in previous meetings about this proposed subdivision that fire personal were present.
They were concerned that the already present traffic congestion from the school would be multiplied even more by the placement of the entrance to this subdivision.
I would have Mr. Vaughn follow up with the Administration at Powdersville Fire and provide their input.

Steven Kelly / Director

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



From: Tim Cartee <tcartee@andersoncountysc.org>
Sent: Wednesday, April 30, 2025 11:06 AM
To: Terry Vaughan - Assistant Fire Marshal <Tvaughan@acfd.org>; Steve Kelly <askelly@andersoncountysc.org>
Subject: RE: Proposed Kennebec Subdivision

Forgot to send pdf. Sorry.

From: Tim Cartee
Sent: Wednesday, April 30, 2025 11:00 AM
To: Terry Vaughan - Assistant Fire Marshal <Tvaughan@acfd.org>; Steve Kelly <askelly@andersoncountysc.org>
Subject: Proposed Kennebec Subdivision

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

Administrator send copies of the preliminary plat for your review and comments to all appropriate school districts, fire marshal, EMS, utility providers and SCDOT , if state roads are impacted.

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

Thanks.

Tim Carlee

Land Development Administrator

O: 864-260-4719

F: 864-260-4795

tcarlee@andersoncountysc.org

Development Standards

401 E. River Street

Anderson, SC 29624



ANDERSON COUNTY
SOUTH CAROLINA

From: [Terry Vaughan](#)
To: [Tim Cartee](#)
Subject: [External]Re: Proposed Kennebec Subdivision
Date: Wednesday, April 30, 2025 1:47:26 PM
Attachments: [image001.png](#)

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

The Fire Dept states this is going to cause a big traffic issue with trying to get emergency vehicles around in this area.

This area is growing so much it is already congested in this area.

On Wed, Apr 30, 2025 at 11:05 AM Tim Cartee <tcartee@andersoncountysc.org> wrote:

Forgot to send pdf. Sorry.

From: Tim Cartee
Sent: Wednesday, April 30, 2025 11:00 AM
To: Terry Vaughan Assistant Fire Marshal <Tvaughan@acfd.org>; Steve Kelly <askelly@andersoncountysc.org>
Subject: Proposed Kennebec Subdivision

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

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

Thanks,

Tim Cartee

Land Development Administrator

April 4, 2025

To Whom It May Concern:

As Anderson School District One completes the construction of a new elementary school in the Powdersville community, we do not anticipate any issues meeting the needs for any anticipated increase in enrollment due to the new proposed subdivision, Kennebec. I have met with the developers of this subdivision and the proposal represents a well-planned and responsible approach to growth, aligning with the district's long-term goals and ensuring that residential development remains sustainable for both our schools and the community.

A key feature of Kennebec is its low-density design of less than one home per acre, complemented by ample green space. This design significantly minimizes potential impacts on our district's schools. Compared to the previous proposal for this site, both traffic and the number of homes have been reduced by 53.7%. Based on our student generation rate, we estimate that Kennebec will eventually add 30 new students to Anderson One. However, given the expected price point of homes starting just under \$1 million, the actual number of students is likely to be even lower, further alleviating concerns about school capacity while also contributing significantly to the tax base.

Moreover, the developers of Kennebec have demonstrated a strong commitment to collaborating with the school district to address any potential impacts. Their proactive engagement with district officials, exploration of mitigation strategies, and provision of accurate student enrollment projections reflect a responsible, community-oriented approach to development.

As our district continues to balance growth with the need for adequate educational resources, we greatly appreciate projects like Kennebec that prioritize thoughtful planning and collaboration.

Thank you for your time and consideration.

Sincerely,

Dr. Seth Young, Superintendent
Anderson School District One



AT&T
South Carolina

Mark Frazier
218 College St
Greenville, SC 29601
864.354.5430
mark.frazier@att.com

4/21/2025

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

RE: Kennebec Subdivision

Dear Mr. White,

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.

Prior to confirming service availability to this project, AT&T requires information such as proposed land use, density, site plans, and agreements with respect to service arrangements for the project. Please contact me at the telephone number or email address shown above to arrange for providing any information that you may not have included in this request for service availability. No preparatory work towards providing service will begin at this time.

Thank you for contacting AT&T.

Sincerely,

Mark A. Frazier

Mark Frazier
AT&T



Mailing Address
664 Issaqueena Trail
Clemson, SC 29630
864.234.4405

April 15, 2025

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

RE: Property located at 155 Elrod Farm Dr. Easley, SC

Dear Mr. White:

This letter confirms that Duke Energy can provide electric service to the proposed site located at 155 Elrod Farm Dr. in Easley, SC (Anderson County Tax Map #2130004003 & #2370001011) 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



April 15, 2025

RE: Gas Available request for: Parcel #213-00-04-003 & 237-00-01-011 in Anderson County, SC

Dear Mr. White:

Thank you for inquiring about natural gas availability for parcel #213-00-04-003 & 237-00-01-011, located near Powdersville Main and Siloam 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 through a 2-inch plastic 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,

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

Address:
1719 Circle Road
Powdersville, SC 29642



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

April 15, 2025

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

Re: Kennebec Subdivision, 69 Single Family Lots
Anderson County Tax Parcels 2130004003 & 2370001011

Dear Mr. White,

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Rasco".

Chris Rasco
Project Engineer

Cc: Project File