

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

AGENDA

July 08, 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: None
7. New Business:
 - A. Subdivision Development: Anderson Reservoir; Single-Family / Conservation, Industrial and Mixed Commercial / Institutional. Located on Hampton and Welcome Road / 169-00-12-001, -009 (**Council District 7**).
 1. Staff Presentation
 2. Developer Presentation
 3. Public Hearing – Citizen Comments
8. Old Business:
 - A. Continuing Education Training – Dates of Availability
9. Public Comments, non-agenda items – 3 minutes limit per speaker
10. Adjournment

Anderson County Planning Commission

July 8, 2025

6:00 PM

Staff Report – Preliminary Subdivision/Land Use Large Scale

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

Preliminary Subdivision Name: Anderson Reservoir

Intended Development: Single Family (Conservation), Single Family, Industrial and Mixed Commercial/Institutional

Applicant: Gaston Albergotti, Dunean Capital Management

Surveyor/Engineer: Seamon Whiteside

Location/Access: Hampton Rd. (County), Welcome Rd. (State)

County Council District: 7

Surrounding Land Use: Residential, Industrial, Commercial

Zoning: Un-zoned

Tax Map Number: 169-00-12-001, 169-00-11-009, 170-00-07-001, -002, -003, -004, -005, 195-00-10-009, 195-00-01-003, -196-00-09-049

Number of Acres: 1,219.86

Number of Lots: 996

Variance: Yes, requesting septic sewer on estate lots fronting the reservoir, site conditions and topography limit gravity sewer availability. The estate lots vary from 1.5 acres to 12 acres.

Details of Large Scale Mixed- Use Development:

Industrial (including but not limited to manufacturing, warehousing, storage, & flex uses)
Commercial (including but not limited to retail, office, grocery, storage, and restaurant/QSR uses)
Institutional (including but not limited to medical, school, and church uses)

Traffic Impact Analysis: See memo.



Development Standards Subdivision Plat Application

Anderson County Code of Ordinance
Chapter 24 Land Use

Scheduled Public Hearing Date: 07/08/25

Application Received By: _____

Date: 05/20/2025

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: Anderson Reservoir Master Plan (individual development names to be submitted for approval at time of permitting)

1. Name of Applicant: Gaston Albergotti (Dunean Capital Management)
Address of Applicant: 301 North Main Street, Suite 501, Greenville, SC 29601
Telephone Number(s): 864-276-7458 Email: gaston@duneancap.com

2. Property Owner(s): (See attached sheet for property owner information)
Address: _____
Telephone Number(s): _____ Email: _____

3. Engineer/Surveyor(s): Charles Greer, PE (SeamonWhiteside) Email: cgreer@seamonwhiteside.com

Project Information

4. Project Location: 410 Hampton Road, Williamston, SC 29697
Parcel Number/TMS: (See attached sheet for TMS list) County Council District: 7 School District: 1
Total Acreage: 1,219.86 AC Number of Lots: 1,031 Intended Development: Single Family Residential, Industrial, Institutional, and Mixed-Use Commercial
Current Zoning: Unzoned Surrounding Land Uses: Industrial, Residential, Commercial

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

Water Supplier: Hammond & Big Creek Sewer Supplier: Anderson County Sewer Septic: Requested on lakefront estate lots
Electric Company: Duke Energy Gas Company: FHNGA Telecommunication Company: ATT/Charter

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

7. Is there a request for a variance? Yes. if so, please attach the description to this application. **(Variance Fee \$325.00)**
(see variance explanation on attached page)

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	<u>Charles Escher</u> (licensed engineer on behalf of Dunean Capital)	Date	<u>05/20/2025</u>
Signature of Owner	(see attached page for owner signatures)	Date	<u>05/20/2025</u>

Property Owner(s) of Record Hampton G Anderson III, Et al (HGA Associates, L.P.)

Mailing Address PO Box 767, Anderson SC 29622

Telephone _____ E-mail _____

Property Owner(s) of Record Dr William Anderson Cemetery

Mailing Address Unlisted

Telephone _____ E-mail _____

Property Owner(s) of Record Charles R. Anderson

Mailing Address 410 Hampton Road, Williamston SC 29697

Telephone _____ E-mail _____

Property Owner(s) of Record Elsie & Richard Anderson Sr

Mailing Address 340 Hampton Road, Williamston SC 29667

Telephone _____ E-mail _____

Property Owner(s) of Record Cole Investments Properties LLC, Et al

Mailing Address 114 Stonehaven Drive, Greenville SC 29607

Telephone _____ E-mail _____

Property Owner(s) of Record Frederick Gilmer Jr, Et al

Mailing Address 114 Stonehaven Drive, Greenville SC 29607

Telephone _____ E-mail _____

Property Owner(s) of Record Mary L Anderson

Mailing Address 360 Hampton Road, Williamston SC 29697

Telephone _____ E-mail _____

Tax Map Number(s) 1950001003, 1690011009, 1700007005, 1950010009, 1690012001

1700007004, 1700007003, 1700007002, 1700007001, 1960009049

Signature of Owner *Vicki Anderson* Date 05/20/2025
Vicki Anderson

Signature of Owner *J. Cole* Marita Trust
as Co-Trustee Date 05/20/2025
Richard H. Anderson

Signature of Owner Charles Robert Anderson Date 05/20/2025
Charles R. Anderson

Signature of Owner *Joanne Cole* Date 05/20/2025
Joanne Cole (May 19, 2025 20:54 EDT) Cole Investment Properties, LLC

Signature of Owner *James E. Anderson* Date 05/20/2025
HGA Associates, L.P.

Signature of Owner *Fred Gilmer, III* Date 05/20/2025
Fred Gilmer, III (May 19, 2025 18:31 EDT)

Signature of Owner *D. Gilmer* Date 05/20/2025
Dave Gilmer (May 19, 2025 19:10 EDT)

Signature of Owner *Mary Lewis Anderson* Date 05/20/2025
Mary Lewis Anderson

Signature of Owner *Alice Lee Andreottola* Date 05/20/2025
Alice Lee Andreottola (May 19, 2025 17:50 EDT)
Robert A. Andreottola

Signature of Owner *Alice Lee Andreottola* Date 05/20/2025
Alice Lee Andreottola (May 19, 2025 17:50 EDT)
Alice L. Andreottola

Signature of Owner *J. Clark Anderson* Date 05/20/2025
R.H.A., Sr. Associates, L.P.
(J. Clark Anderson, Secretary and Director)



Development Standards Land Use Review Application

Thank you for your interest in Anderson County, South Carolina. This packet includes the necessary documents for Land Use Reviews to be heard by the Anderson County Planning Commission.

APPLICATION FOR: Land Use Review Project Name: Anderson Reservoir

Is this a County project? Yes No **If Yes, no fees required.**

Note to Applicant: All applications must be typed or legibly printed and all entries must be completed on all the required application forms and submitted by 3:00pm. Incomplete applications or applications submitted after the posted deadlines will be delayed due to advertisement submittal date.

Name of Applicant Gaston Albergotti - Dunean Capital Management

Mailing Address _____

Telephone 864-276-7458 E-mail gaston@duneancap.com

Applicant is the: Owner's Agent Property Owner _____

Property Owner(s) of Record See next page

Mailing Address _____

Telephone _____ E-mail _____

Authorized Representative Gaston Albergotti

Mailing Address _____

Telephone 864-276-7458 E-mail gaston@duneancap.com

Address/Location of Property In between Hampton Road, Midway Road, and Welcome Road

Existing Land Use Undeveloped

Proposed Land Use Single Family Residential, Industrial, and Mixed-use commercial

Tax Map Number(s) See next page

Total Size of Project (acres) 1,219.86 AC

REQUEST FOR VARIANCE (IF APPLICABLE):

Is there a variance request? Yes No

If YES, applicant must include explanation of request and give appropriate justifications.

Septic sewer on estate lots fronting the reservoir

Site conditions and topography limit gravity sewer availability

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 along the County road-network when a development will generate 100 or more trips per hour during the peak hour of the adjacent street, see section 24 - 115 Intensity Standards in the Anderson County Code of Ordinances. This traffic study must be submitted with the application.

Property Owner(s) of Record Hampton G Anderson III, Et al

Mailing Address PO Box 767, Anderson SC 29622

Telephone _____ E-mail _____

Property Owner(s) of Record Dr William Anderson Cemetery

Mailing Address Unlisted

Telephone _____ E-mail _____

Property Owner(s) of Record Charles R. Anderson

Mailing Address 410 Hampton Road, Williamston SC 29697

Telephone _____ E-mail _____

Property Owner(s) of Record Elsie & Richard Anderson Sr

Mailing Address 340 Hampton Road, Williamston SC 29667

Telephone _____ E-mail _____

Property Owner(s) of Record Cole Investments Properties LLC, Et al

Mailing Address 114 Stonehaven Drive, Greenville SC 29607

Telephone _____ E-mail _____

Property Owner(s) of Record Frederick Gilmer Jr, Et al

Mailing Address 114 Stonehaven Drive, Greenville SC 29607

Telephone _____ E-mail _____

Property Owner(s) of Record Mary L Anderson

Mailing Address 360 Hampton Road, Williamston SC 29697

Telephone _____ E-mail _____

Tax Map Number(s) 1950001003, 1690011009, 1700007005, 1950010009, 1690012001

1700007004, 1700007003, 1700007002, 1700007001, 1960009049

RESTRICTIVE COVENANT STATEMENT

Pursuant to South Carolina Code of Laws 6-29-1145:

I (we) certify as property owner(s) or as authorized representative for this request that the referenced property:

- IS** subject to recorded restrictive covenants and that the applicable request(s) is permitted, or not otherwise in violation, of the same recorded restrictive covenants.
- IS** subject to recorded restrictive covenants and that the applicable request(s) was not permitted, however a waiver has been granted as provided for in the applicable covenants. *(Applicant must provide an original of the applicable issued waiver)*
- IS NOT** subject to recorded restrictive covenants

This application applies to the following uses when proposed in the unincorporated areas of the county:

1. Hazardous Waste and Nuclear Waste Disposal Site Fee **\$750.00**
2. Motorsports facilities and testing track Fee **\$750.00**
3. Mining and Extraction Operation Fee **\$750.00**
4. Gun Clubs, Skeet Ranges, Outdoor Firing Range Fee **\$750.00**
5. Stockyards, Slaughterhouses, Animal Auction House Fee **\$750.00**
6. Certain Public Service Uses Fee **\$750.00**
 - a. Land Fills
 - b. Water and Sewage Treatment facilities
 - c. Electrical Substations
 - d. Prisons
 - e. Recycling Stations
 - f. Transfer Stations
 - g. Schools
 - h. Water and Sewer Lines
7. Large Scale Projects Fee **\$500.00**
 - a. Any project that is capable of generating 100 or more off-road parking spaces, as determined by
 - b. section 38-210, excluding single-family subdivisions.
 - c. A truck or bus terminal, including service facilities designed principally for such uses. Outdoor sports or recreational facilities that encompass one (1) or more acres in parking and facilities.
8. Tattoo Facilities Fee **\$450.00**
9. Mobile Home Parks/Manufactured Home Parks/RV Parks Fee **\$450.00**
10. Sexually Oriented Business Fee **\$750.00**
11. Salvage, junk, and scrap yards Fee **\$750.00**
12. Cell Towers **\$750.00**

APPLICATION PROCESS

- 1) An application is submitted, along with any required filing fee, to the Development Standards Department according to the set deadline schedule, legal advertisement & posting. **Site plan revision Fee \$105.00.**
- 2) The Development Standards Department shall review the application for completeness within 5 business days of submission. Incomplete or improper applications will not be accepted at the time of submittal.
- 3) If the application is considered complete and proper then the Development Standards staff will further review the application and may make a written recommendation.
- 4) Legal notice is required to be printed in a newspaper of general circulation in Anderson Independent Mail at least 15 days before public hearings in the legal notice section.
- 5) A public hearing sign is erected on the property at least 15 days before the public hearing. This sign will be erected and removed by staff.
- 6) The Planning Commission reviews the proposed land use request and takes action on the request following the public hearing. The Planning Commission meets the second Tuesday of each month. Meetings are held at 6:00 P.M. in the County Council Chambers, second floor of the Historic Courthouse.
The Commission shall review and evaluate each application with respect to all applicable standards contained within the Development Standards Ordinance (DSO). At the conclusion of its review, the Planning Commission may approve the proposal as presented, approve it with specified modifications, or disapprove it.
- 7) In consideration of a land use permit, the Planning Commission shall consider factors relevant in balancing the interest in promoting the public health, safety, or general welfare against the right of the individual to the unrestricted use of property and shall consider specific, objective criteria. Due weight or priority shall be given to those factors that are appropriate to the circumstances of each proposal. A decision of the Planning Commission may be appealed as provided for in Title 6, Chapter 29 of the South Carolina Code.
- 8) Within 15 days of the Planning Commission taking action on the request, planning staff will send the applicant a Notice of Action.
- 9) Any applicant wishing to withdraw a proposed land use permit prior to final action by the Planning Commission shall file a written request for withdrawal with the Development Standards Department.
- 10) All associated fees are non-refundable. If a case is withdrawn or postponed at the request of the applicant, after the notice has been placed with the newspaper, the applicant is responsible for all associated cost of processing and advertising the application.
- 11) 14) Any applicant wishing to withdraw a proposed land use permit prior to final action by the Planning Commission shall file a written request for withdrawal with the Development Standards Department.
- 12) 15) All associated fees are non-refundable. If a case is withdrawn or postponed at the request of the applicant, after the notice has been placed with the newspaper, the applicant is responsible for all associated cost of processing and advertising the application.
- 13) 16) All associated fees are non-refundable. If a case is withdrawn or postponed at the request of the applicant, after the notice has been placed with the newspaper, the applicant is responsible for all associated cost of processing and advertising the application.

The following is a checklist of information required for submission of a Land Use Review application. Incomplete applications or applications submitted after the deadline **may be delayed.**

Completed application form

Letter of intent

Sketch Plan one (1) copy 8 ½" x 11"

Attachment "A"

REQUIRED ITEMS

- 1) **APPLICATION FORM:** One (1) copy of the appropriate Application form with all required attachments and additional information must be submitted.

- 2) **LETTER OF INTENT:**
 - a. One (1) copy of a Letter of Intent (must be typed or legibly printed).
 - b. The Letter of Intent must give details of the proposed use of the property and should include at least the following information:
 - 1.A statement as to what the property is to be used for;
 - 2.The acreage or size of the tract;
 - 3.The land use requested;
 - 4.The number of lots and number of dwelling units or number of buildings proposed;
 - 5.Building size(s) proposed;
 - 6.If a variance of the regulations is also being requested, a brief explanation must also be included.

3) **SKETCH PLAN (multi-family and non-residential):** Site Plan Information Guide Form

- a. An application for a land use permit for a multi-family project or a non-residential project shall be accompanied by a sketch plan.
- b. A sketch plan must be prepared by a professional engineer, a registered land surveyor or a landscape architect.
- c. The sketch plan shall be drawn to approximate scale on a boundary survey of the tract or on a property map showing the approximate location of the boundaries and dimensions of the tract.
- d. The sketch plan shall show, at a minimum, the following:

1. Proposed name of the development	2. Acreage of the entire development	3. Location map
4. Proposed building(s) location(s)	5. Anticipated property density states as a FAR (Floor Area Ratio)	6. Setbacks, with front setbacks shown, side and rear may be stated.
7. Proposed parking areas.	8. Proposed property access locations.	9. Natural features located on the property.
10. Man-made features both within and adjacent to the property including <ul style="list-style-type: none"> a) Existing streets and names (with ROW shown) b) City and County boundary lines c) Existing buildings to remain. 		

- a) Existing streets and names (with ROW shown)
- b) City and County boundary lines
- c) Existing buildings to remain

- 11. Required and proposed buffers and landscaping
- 12. Flood Plains and areas prone to flooding
- 13. Such additional information as may be useful to permit an understanding of the proposed use and development of the property.

4) **ATTACHEMENTS:** All attachments must be included in order for the application to be considered complete



Anderson County, South Carolina
LAND USE REVIEW

SIGNATURE(S) OF APPLICANTS(S):

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, and 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. I (we) further authorize staff of Anderson County to inspect the premises of the above-described property at a time which is agreeable to the applicant/property owner.

Charles Isaac

(Licensed Engineer on
behalf of Dunean Capital)

05/20/2025

Signature of Applicant

Date

PROPERTY OWNER'S CERTIFICATION

The undersigned below, or as attached, is the owner of the property considered in this application and understands that an application affecting the use of the property has been submitted for consideration by the Anderson County Planning Commission.

See next page for Owner Signatures

Signature of Owner(s)

Date

Staff Use Only:

Application Received By: _____

Date: _____

Planning Commission Date: _____

Planning Commission Decision: _____

Fee Paid Yes No Credit Card/Check# _____

Site Plan Revision Fee \$ **105.00**



Anderson County, South Carolina
LAND USE REVIEW

PROPERTY OWNER'S CERTIFICATION

The undersigned below, or as attached, is the owner of the property considered in this application and understands that an application affecting the use of the property has been submitted for consideration by the Anderson County Planning Commission.

Vicki Anderson

Signature of Owner(s) Vicki Anderson

05/20/2025

Date

J. Anderson Marital Trust
as Co-Trustee

Signature of Owner(s) Richard H. Anderson

05/20/2025

Date

Charles Robert Anderson

Signature of Owner(s) Charles R. Anderson

05/20/2025

Date

Joanne Cole

Joanne Cole (May 19, 2025 20:54 EDT)

Signature of Owner(s)

Cole Investment Properties, LLC

05/20/2025

Date

- signature pending - HGA Associates, L.P.

Signature of Owner(s)

05/20/2025

Date

Fred Gilmer, III

Fred Gilmer, III (May 19, 2025 18:31 EDT)

Signature of Owner(s)

05/20/2025

Date

D. Gilmer

Dave Gilmer (May 19, 2025 19:10 EDT)

Signature of Owner(s)

05/20/2025

Date

Mary Lewis Anderson

Signature of Owner(s) Mary Lewis Anderson

05/20/2025

Date

Alice Lee Andreottola

Alice Lee Andreottola (May 19, 2025 17:50 EDT)

Signature of Owner(s)

05/20/2025

Date

Alice Lee Andreottola

Alice Lee Andreottola (May 19, 2025 17:50 EDT)

Signature of Owner(s)

05/20/2025

Date

J. Clark Anderson

R.H.A., Sr. Associates, L.P.
(J. Clark Anderson, Secretary and Director)

Signature of Owner(s)

05/20/2025

Date



Anderson County, South Carolina
Attachment A
LAND USE REVIEW
Standards of Land Use Approval Consideration

In consideration of a land use permit, the Planning Commission shall consider factors relevant in balancing the interest in promoting the public health, safety, and general welfare against the right of the individual to the unrestricted use of property and shall specifically consider the following objective criteria. Due weight or priority shall be given to those factors that are appropriate to the circumstances of each proposal.

Please respond to the following standards in the space provided or you may use an attachment as necessary:

- (A) Is the proposed use consistent with other uses in the area or the general development patterns occurring in the area?

The proposed mixed-use development is consistent with other uses in the area which consist primarily of industrial, commercial, and residential uses. This area has shown increased development with new industrial job centers nearby. This development will provide residential opportunities to support surrounding growth. The overall layout, appearance, setbacks, and building scale/character oriented such that higher intensity uses are located nearest major corridors and less sensitive areas which transitions to lower intensity uses as development moves further from major corridors and closer to sensitive areas. This is considered good urban planning and is consistent with the surrounding context.

- (B) Will the proposed use not adversely affect the existing use or usability of adjacent or nearby property?

The proposed mixed-use development will not adversely affect the existing use or usability of adjacent or nearby property. This development is consistent with and will be mutually beneficial to other adjacent uses which consist primarily of industrial, commercial, and residential. The development intentionally locates higher intensity nearest major corridors and less sensitive areas and transitions to lower intensity uses as development moves further from major corridors and closer to sensitive areas. This development embraces and respects the unique natural environment of the site and seeks to develop in a responsible way utilizing extensive buffers, conservation subdivisions, and low-density (estate) lots in sensitive areas. Additionally, several new roadways are being proposed which will help to improve the overall connectivity and circulation of the area.

- (C) Will the proposed use not cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?

The proposed mixed-use development will not cause excessive or burdensome use of public facilities or services as evidenced by our Traffic Impact Analysis. New roadways are proposed to provide access to residential areas which will help to improve the overall connectivity and circulation of the area. The developer has contacted the appropriate agencies including schools, water, sewer, and fire and confirmed they have adequate service capacity.

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

These properties are suitable for the proposed mixed-use development. Through careful planning and design, there will not be any issues adhering to the requirements set forth in the development ordinance. As noted above, this development embraces and respects the unique natural environment of the site and seeks to develop in a responsible way utilizing extensive buffers, conservation subdivisions, and low-density (estate) lots in sensitive areas.

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

The proposed mixed-use development reflects a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property. Providing new residential opportunities in close proximity to the surrounding industrial, commercial, and recreational uses, in addition to enhanced vehicular and pedestrian connectivity, will be mutually beneficial to all in the surrounding area and beyond.



LETTER OF INTENT

DATE: 5.20.2025

SUBJECT: **ANDERSON RESERVOIR MIXED-USE-DEVELOPMENT**
Dunean Capital Management

To Whom it May Concern:

Please see below for the Letter of Intent ("LOI") and attached supporting documentation for The Anderson Reservoir Mixed-Use Development:

Property Information:

The tax parcel number is as follows:

- 1950001003
- 1690011009
- 1700007005
- 1950010009
- 1690012001
- 1700007004
- 1700007003
- 1700007002
- 1700007001
- 1960009049

1. *Statement as to what the property is to be used for:*

- The applicant's intent is to develop a multi-phase, mixed-use development.

2. *Acreage or size of the tract:*

- This development tract consists of 1,219.86 acres.

3. *Land use requested:*

- **Industrial** (including but not limited to manufacturing, warehousing, storage, & flex uses)
- **Commercial** (including but not limited to retail, office, grocery, storage, and restaurant/QSR uses)
- **Institutional** (including but not limited to medical, school, and church uses)
- **Single-Family Detached Residential** (conservation subdivisions and large estate lots)
- **Open Space** (including but not limited to passive, active, and preserved spaces)
- **Associated Appurtenances** (including but not limited to roads, parking areas, utilities, and stormwater management facilities)

701 Easley Bridge Road, Judson Mills Building 6000, Suite 6060, Greenville, SC 29611 | (864) 298-0534

SeamonWhiteside.com

Mount Pleasant | Greenville | Summerville | Spartanburg | Charlotte | Raleigh

Elevating the site design experience.

4. *Number of lots and number of dwelling units or number of buildings proposed:*
- Conservation Subdivisions: Up to 896 lots ranging from $\pm 6,500$ SF to $\pm 10,000$ SF
 - Large Estate/Farm Lots: Up to 135 lots ranging from $\pm 65,340$ SF (1.5 AC) to $\pm 653,400$ SF (15 AC)
 - Industrial Buildings: Up to 6 Buildings (4 currently anticipated) pending final development agreements based on market conditions.
 - Commercial/Institutional Buildings: Up to 21 buildings (16 currently anticipated) pending final development agreements based on market conditions.
5. *Building size(s) proposed:*
- Conservation Subdivisions: Up to 896 lots ranging from $\pm 6,500$ SF to $\pm 10,000$ SF
 - Large Estate Lots: Up to 135 lots ranging from $\pm 65,340$ SF (1.5 AC) to $\pm 653,400$ SF (15 AC)
 - Industrial Buildings: 4 buildings currently anticipated (see below). Final building count and SF distribution subject to change based on final development agreements based on market conditions.
 - i. Building Pad A: $\pm 97,200$ SF
 - ii. Building Pad B: $\pm 97,200$ SF
 - iii. Building Pad C: $\pm 77,760$ SF
 - iv. Building Pad D: $\pm 77,760$ SF
 - Commercial Buildings: 12 buildings currently anticipated (see below). Final building count and SF distribution subject to change based on final development agreements based on market conditions.
 - i. Building Pad A: $\pm 28,000$ SF per floor ($\pm 56,000$ SF total)
 - ii. Building Pad B: $\pm 9,100$ SF
 - iii. Building Pad C: $\pm 7,700$ SF
 - iv. Building Pad D: $\pm 7,700$ SF
 - v. Building Pad E: $\pm 6,000$ SF
 - vi. Building Pad F: $\pm 9,100$ SF
 - vii. Building Pad G: $\pm 9,100$ SF
 - viii. Building Pad H: $\pm 9,100$ SF
 - ix. Building Pad I: $\pm 4,800$ SF
 - x. Building Pad J: $\pm 20,000$ SF
 - xi. Building Pad K: $\pm 15,000$ SF
 - xii. Building Pad L: $\pm 6,000$ SF
 - Institutional Buildings: 4 currently anticipated (see below). Final building count and SF distribution subject to change based on final development agreements based on market conditions.
 - i. Building Pad A: $\pm 67,350$ SF
 - ii. Building Pad B: $\pm 13,000$ SF
 - iii. Building Pad C: $\pm 30,000$ per floor ($\pm 60,000$ SF total)



iv. Building Pad D: ±9,500 SF

6. *If a variance of the subdivision regulations is also being requested, a brief explanation must also be included:*

- **Septic Use on Large Estate Lots:** Septic sewer is proposed on all large estate lots (1.5 acres or greater). These large lots have extensive undisturbed sections in order to maintain environmentally sensitive areas surrounding the reservoir. The site conditions and variable topography limit gravity sewer availability in these areas.
- **Shared Parking:** Due to the mixed-use nature of the commercial development, shared parking agreements may be sought where appropriate to allow up to 50% of the required parking for uses with limited hours of operation (church, medical office, school, etc.) to share parking where uses are adjacent.

Additional information:

- Utilities are available to serve the site through these service providers:
 - Sewer – Anderson County Wastewater Management
 - Water – Hammond / Big Creek
 - Power – Duke Energy/Blue Ridge Electric
 - Natural Gas – Fort Hill Natural Gas
 - Fiber Optic – AT&T/Charter
- The development will meet the requirements of Anderson County and SCDHEC for stormwater.
- Any signage related to the proposed development will meet the requirements of Anderson County's sign ordinance.
- The development will meet the requirements of Anderson County for buffering and landscaping.
- The development will meet the requirements of the Subdivision Ordinance as it applies to large lots and conservation lots and the accompanying buffering/open space requirements.





May 20, 2025

**Anderson Reservoir
Preliminary Plat + Land Use Plan Submittal**

Septic Variance Request

Septic sewer is proposed on all large estate lots (>1.5 acres). These large lots have extensive undisturbed sections in order to maintain environmentally sensitive areas surrounding the reservoir (streams, wetlands, floodplain). The site conditions and variable topography limit gravity sewer availability in these areas.

Sincerely,

Charlie Greer

Seamon Whiteside and Associates, Inc.
Charlie Greer, PE
Civil Engineer Team Leader, Greenville Office



MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES

DATE: June 24, 2025

TO: **Tim Cartee**
Land Development Administrator

FROM: **Bill Rutledge**
Assistant Principal Engineer

Cc: **Bee Baker**
Principal Engineer

SUBJECT: **Anderson Reservoir Preliminary Review #1**

1. I need a traffic study that includes the estimated ADT's on the proposed roads to determine if some of the roads will need to be designed to collector standards.
2. All of the proposed roads have a proposed 50' right of way that is only acceptable for local roads. Some roads may be required to have 66' right of way for collector standards.
3. Road A intersection with Hampton Road sight distance triangle needs to be drawn with 390' legs in both directions for vehicles approaching from the left and the right. Note needs to be revised for 390' in both directions.
4. Road B&G intersection with Hampton Road sight distance triangle needs to be drawn with 390' legs in both directions for vehicles approaching from the left and the right. Note needs to be revised for 390' in both directions.
5. Road J intersection with Paulan Road sight distance triangle needs to be drawn with 390' legs in both directions for vehicles approaching from the left and the right. Note needs to be revised for 390' in both directions.
6. Road L&X intersection with Hampton Road note needs to be revised for 390' in both directions.
7. Road M&S intersection with Hampton Road note needs to be revised for 390' in both directions.
8. Road P&Q intersection with Hampton Road note needs to be revised for 390' in both directions.

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



MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES | PAGE 2

9. Road Y intersection with Welcome Road no sight triangles on the plan.
10. Road Q intersection with Welcome Road sight distance triangle needs to be drawn with 445' legs in both directions for vehicles approaching from the left and the right.
11. Road Z intersection with Welcome Road sight distance triangle needs to be drawn with 445' legs in both directions for vehicles approaching from the left and the right.
12. Road Z intersection angle with Welcome Road scales about 68° minimum angle is 70°
13. Road Z and Road Q offset less than 500' recommended by the SCDOT ARMS Manual.
14. Road Q from Road X to Welcome Road 60' ROW. If this is required to be a collector road it will need to have 66' ROW.
15. Flag lots on Road Q must be spaced 250' if it is required to be a collector road.

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



April 30, 2025

Dan Kotula
Project Manager
Seamon Whiteside

RE: Anderson Reserve

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,

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

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

From: [Kayla Joiner](#)
To: tcartee@andersoncountysc.org; [Alesia Hunter](#)
Cc: [Nick Myers](#); [Charlie Greer](#); [Steve Glover](#)
Subject: FW: [External]FW: Anderson Reservoir Road Names - Preliminary Plat
Date: Monday, May 19, 2025 10:11:00 AM
Attachments: [image001.png](#)
[Outlook-Design-Pro.png](#)

Tim and Alesia –

We are finalizing our plat and land use submittal package for tomorrow and wanted to let you know that we have been unable to get final road name sign-offs from E911. It sounds like both Zee and Kevin are out of the office this week so we will be submitting placeholder names with the plat and will include the preliminary list of road names to be added following E911 approval.

We expect approval in the next week or so and can provide an updated version of the plat with road names prior to Planning Commission.

Thank you!



Kayla Joiner
LA | Project Coordinator
Greenville Office
o: (864) 298-0534 ext. 562
e: kjoiner@seamonwhiteside.com
SeamonWhiteside.com

From: Elizabeth F. Dyar <efdylar@andersoncountysc.org>
Sent: Monday, May 19, 2025 10:03 AM
To: Kayla Joiner <kjoiner@seamonwhiteside.com>
Cc: Charlie Greer <CGreer@seamonwhiteside.com>; Nick Myers <nmyers@seamonwhiteside.com>; Steve Glover <sglover@seamonwhiteside.com>
Subject: Re: [External]FW: Anderson Reservoir Road Names - Preliminary Plat

CAUTION: EXTERNAL EMAIL

I have received your message. I was able to speak with Kevin very briefly after we spoke this morning. Unfortunately, we will not be able to provide any road names before tomorrow.

Sincerely,
Elizabeth



Elizabeth Dyar

GIS/E911 Addressing

O: 864.260.4028

F: 864-260-4099

efdyar@andersoncountysc.org

Anderson County Courthouse Annex

401 E. River St.

Anderson, SC 29624

PO Box 8002

Anderson, SC 29622

From: Kayla Joiner <kjoiner@seamonwhiteside.com>

Sent: Monday, May 19, 2025 9:38 AM

To: Elizabeth F. Dyar <efdyar@andersoncountysc.org>

Cc: Charlie Greer <CGreer@seamonwhiteside.com>; Nick Myers <nmyers@seamonwhiteside.com>;
Steve Glover <sglover@seamonwhiteside.com>

Subject: [External]FW: Anderson Reservoir Road Names - Preliminary Plat

You don't often get email from kjoiner@seamonwhiteside.com. [Learn why this is important](#)

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

Good Morning,

Thank you for taking a look at the road names request below! If Kevin is able to review today that is helpful – if not we will talk with the planning department about placeholder names for tomorrow's submittal while your team reviews.

We are open to applying any suffix type (Drive, Lane, Court, etc.) that your department prefers to the proposed names below.

Thank you,



Kayla Joiner
LA | Project Coordinator
Greenville Office
o: (864) 298-0534 ext. 562
e: kjoiner@seamonwhiteside.com
SeamonWhiteside.com

From: Charlie Greer <CGreer@seamonwhiteside.com>
To: zastone@andersoncountysc.org
Cc: Nick Myers <nmyers@seamonwhiteside.com>; Steve Glover <sglover@seamonwhiteside.com>; Kayla Joiner <kjoiner@seamonwhiteside.com>
Subject: Anderson Reservoir Road Names - Preliminary Plat

Good morning Zee,

We are working on a masterplan for the Anderson Reservoir site and need to get some preliminary road names approved. We are shooting to submit for land use and preliminary plat on Tuesday, May 20th. Please see the plat attached and the list below. These don't have suffixes on them yet, but will you let me know if any of these work?

A) Azure Lake

- B) Bayview
- C) Crystal Shore
- D) Dockside
- E) Echo Lake
- F) Fisherman's
- G) Gull Point
- H) Harborview
- I) Island Mist
- J) Jetty Cove
- K) Kayak Point
- L) Lakeshore
- M) Marina View
- N) Nautical
- O) Osprey
- P) Pinewater
- Q) Quarry Lake
- R) Ripple Creek
- S) Sunset Bay
- T) Turtle Cove
- U) Umbrella Lake
- V) Vista Shores
- W) Waterlilly
- X) Xebec
- Y) Yacht Club
- Z) Zephyr Lake

Thanks!

SW40
SEAMONWHITESIDE
Charlie Greer, PE
Civil Engineering Team Lead
Greenville Office
c: (864) 979-6548
e: cgreer@seamonwhiteside.com
www.SeamonWhiteside.com

From: [Seth Young](#)
To: [Tim Cartee](#)
Subject: [External]Re: [EXTERNAL]Proposed Development in Anderson County
Date: Monday, May 26, 2025 2:42:46 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.

Good Afternoon,

Based on the location and the size of this proposed development, our schools would lack the ability to accommodate the increased enrollment at Spearman Elementary for the next couple of years. We are in the beginning stages of planning to construct another elementary school on that end of the district, but at this time we would struggle to accommodate the increased student population. We already have portables at Spearman Elementary and will need to add more in order to provide classroom space for increased enrollment.



On Tue, May 20, 2025 at 3:34 PM Tim Cartee <tcartee@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 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.

Thanks,

Tim Cartee

Land Development Administrator

O: 864-260-4719

F: 864-260-4795

tcartee@andersoncountysc.org

Development Standards

401 E. River Street

Anderson, SC 29624



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



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

17 April 2025

Dan Kotula
Seamon Whiteside
Greenville Office

RE: Big Creek Water District Availability Letter. Anderson Reservoir – Dunean Capital

Anderson Co. TMS #195-00-10-009, #195-00-01-003 & Portion of #169-00-11-009. Located on the north side of Hampton Rd.

To Whom it May Concern,

Big Creek Water District is the potable water provider for this area along Welcome Rd. and Midway Rd. We currently have an existing 8-inch water main along Welcome Rd. and Midway Rd. We have the ability to provide potable water service to these parcels.

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

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

Sincerely,

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

Matt Ruff

Manager, Big Creek Water District.



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

17 April 2025

Dan Kotula
Seamon Whiteside
Greenville Office

RE: Hammond Water District Availability Letter. Anderson Reservoir – Dunean Capital

Anderson Co. TMS Portion of #169-00-11-009. Located on the south side of Hampton Rd.

To Whom it May Concern,

Hammond Water District is the potable water provider for this area along Hampton Road. We currently have an existing 6-inch water main along Hampton Rd. and Paulan Rd. We have the ability to provide potable water service to this parcel.

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

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

Sincerely,

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

Matt Ruff

Manager, Hammond Water District.



AT&T
C&E South Carolina

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

Date: 5/22/2025

RE: Anderson Reservoir
Anderson County, TAXMAP#1690011009

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-mentioned 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.

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



April 30, 2025

Dan Kotula
Seamon Whiteside
Greenville, SC

Re: Anderson Reservoir, Anderson SC

Mr. Kotula,

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

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

Sincerely,

Shaun Shearer



Shaun Shearer | Business Development Specialist | [864.347.0455](tel:864.347.0455)

Email: shaun.shearer@charter.com

1511 S. Batesville Rd | Greer, SC 29650



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

May 20th, 2025

Address- Hampton Rd, Williamston, SC 29697

Tax parcel# – Near 1690011009

To Whom it may concern,

Regarding the electric power and fiber installation at parcel# 1690011009 in Williamston, SC. Blue Ridge Electric Cooperative will be the power provider for the section north of the Anderson County Reservoir. Blue Ridge Fiber will be able to supply fiber throughout the entire subdivision. Blue Ridge Electric Cooperative and Blue Ridge Fiber will coordinate with the property owner/ builder about installation and facilities placements, upon receiving time frames, dates, site plans, etc. Please let me know if you have any questions or concerns.

Thanks,

A handwritten signature in black ink that reads "Justin Trotter".

Justin Trotter

Field Design Engineer

Office- 864-898-2247

Mobile- 864-270-3824

Email- justin.trotter@blueridge.coop



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

May 20th, 2025

Address- Hampton Rd, Williamston, SC 29697

Tax parcel# – Near 1690011009

To Whom it may concern,

Regarding the electric power and fiber installation at parcel# 1690011009 in Williamston, SC. Blue Ridge Electric Cooperative will be the power provider for the section north of the Anderson County Reservoir. Blue Ridge Fiber will be able to supply fiber throughout the entire subdivision. Blue Ridge Electric Cooperative and Blue Ridge Fiber will coordinate with the property owner/ builder about installation and facilities placements, upon receiving time frames, dates, site plans, etc. Please let me know if you have any questions or concerns.

Thanks,

A handwritten signature in black ink that reads "Justin Trotter".

Justin Trotter

Field Design Engineer

Office- 864-898-2247

Mobile- 864-270-3824

Email- justin.trotter@blueridge.coop



Mailing Address:
664 Issaqueena Trail
Clemson, SC 29630

☎ 864.234.4405

May 14, 2025

Dan Kotula
Seamon Whiteside

RE: Property located at 520 Hampton Rd. in Williamston, SC

Dear Mr. Kotula:

This letter confirms that Duke Energy can provide electric service to portions of the parcels at the proposed site located at 520 Hampton Rd. in Williamston, SC (Anderson County Tax Map #1690011003, #1690011009, #1690012001, #1700007001, #1700007002, #1700007003, #1700007004, #1700007005, #1950010009, & #1960009049) provided all necessary easements, permits and rights-of-way can be obtained. There is a territory split with Blue Ridge Electric on these parcels. 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



May 22, 2025

Dear Mr. Kotula:

Fort Hill Gas Company is the designated natural gas utility provider for this area of Anderson, SC. This letter serves to confirm that Fort Hill has the capacity and infrastructure necessary to provide natural gas service to the proposed development located at Anderson Reservoir.

We have reviewed the preliminary details of the project and, based on the information provided to date, we anticipate being able to meet the natural gas requirements for the development, subject to the completion of standard engineering assessments, service agreements, and any applicable regulatory approvals.

We welcome continued collaboration with the project stakeholders to ensure timely coordination and delivery of service. Please do not hesitate to contact our office with any questions.

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



5/13/2025

Dan Kotula

SeamonWhiteside

Anderson Reservoir

Parcel ID: 1690011009, 1690001003, 1700007003, 1700007001, 1700007002, 1700007005, 1950010009, 1690012001, 1700007004, 1960009049

Dan,

This letter is to confirm that Piedmont Natural Gas does not have natural gas main with readily available service at these parcels. 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

METROLINA
LAND SURVEYING, INC.
SURVEYING • MAPPING • PLANNING

8521 CROWN CRESCENT CT.
CHARLOTTE, NC 28227

P (704) 341-1700
C (919) 721-2353
NC 8C-0594 & 8C-404780

Job No. 001-22-002
Date 6/20/02
Project ART I GLE
Client COF
Scale 2=16

Legal Description By Deed

THE FOLLOWING IS A LEGAL DESCRIPTION OF THE PROPERTY DESCRIBED IN THE DEED DATED 06/20/02, AS RECORDED IN PUBLIC RECORDS OF THE COUNTY OF MECKLENBURG, NORTH CAROLINA, BOOK 4010, PAGE 101.

TO HAVE AND TO HOLD unto the heirs, assigns and assigns forever of the County of Mecklenburg, North Carolina, the following described land, to wit:

That certain parcel of land, more or less, bounded by the following:

North by the line of the property of the County of Mecklenburg, North Carolina, containing 1.00 acre, more or less, as shown on the plat of the same, recorded in Public Records of the County of Mecklenburg, North Carolina, Book 4010, Page 101.

South by the line of the property of the County of Mecklenburg, North Carolina, containing 1.00 acre, more or less, as shown on the plat of the same, recorded in Public Records of the County of Mecklenburg, North Carolina, Book 4010, Page 101.

East by the line of the property of the County of Mecklenburg, North Carolina, containing 1.00 acre, more or less, as shown on the plat of the same, recorded in Public Records of the County of Mecklenburg, North Carolina, Book 4010, Page 101.

West by the line of the property of the County of Mecklenburg, North Carolina, containing 1.00 acre, more or less, as shown on the plat of the same, recorded in Public Records of the County of Mecklenburg, North Carolina, Book 4010, Page 101.

TO HAVE AND TO HOLD unto the heirs, assigns and assigns forever of the County of Mecklenburg, North Carolina, the following described land, to wit:

That certain parcel of land, more or less, bounded by the following:

North by the line of the property of the County of Mecklenburg, North Carolina, containing 1.00 acre, more or less, as shown on the plat of the same, recorded in Public Records of the County of Mecklenburg, North Carolina, Book 4010, Page 101.

South by the line of the property of the County of Mecklenburg, North Carolina, containing 1.00 acre, more or less, as shown on the plat of the same, recorded in Public Records of the County of Mecklenburg, North Carolina, Book 4010, Page 101.

East by the line of the property of the County of Mecklenburg, North Carolina, containing 1.00 acre, more or less, as shown on the plat of the same, recorded in Public Records of the County of Mecklenburg, North Carolina, Book 4010, Page 101.

West by the line of the property of the County of Mecklenburg, North Carolina, containing 1.00 acre, more or less, as shown on the plat of the same, recorded in Public Records of the County of Mecklenburg, North Carolina, Book 4010, Page 101.

Legal Description As Surveyed

THE FOLLOWING IS A LEGAL DESCRIPTION OF THE PROPERTY DESCRIBED IN THE DEED DATED 06/20/02, AS SURVEYED BY METROLINA LAND SURVEYING, INC. ON 06/20/02.

Zoning Information

Survey Notes

Utility Notes

NO UTILITIES WERE OBSERVED OR LOCATED DURING THIS SURVEY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO UTILITIES TO BE PRESENT ON THE PROPERTY.

Encroachment Statement

NO ENCROACHMENTS WERE OBSERVED OR LOCATED DURING THIS SURVEY.

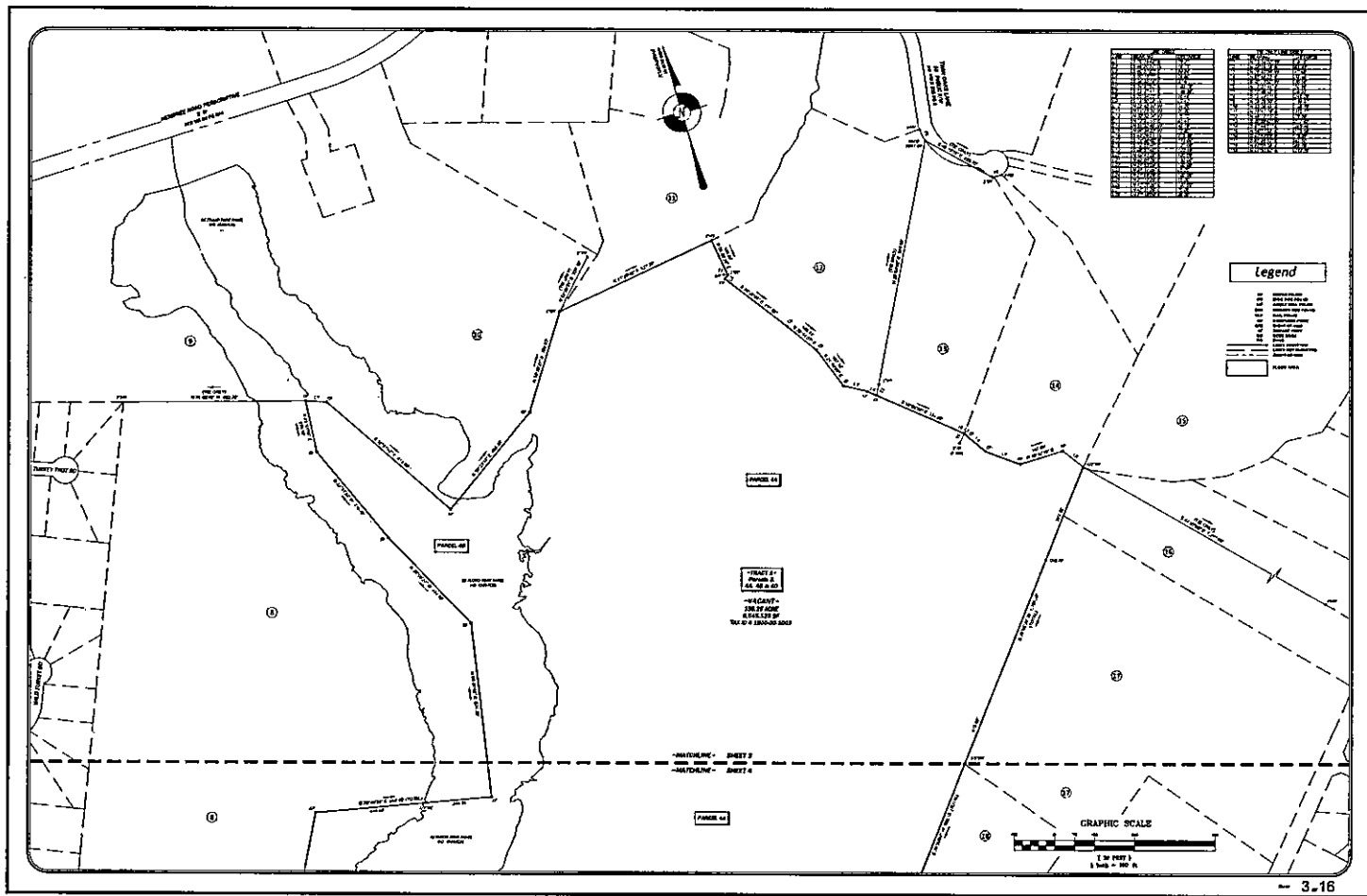
PROPERTY EXCLUDED

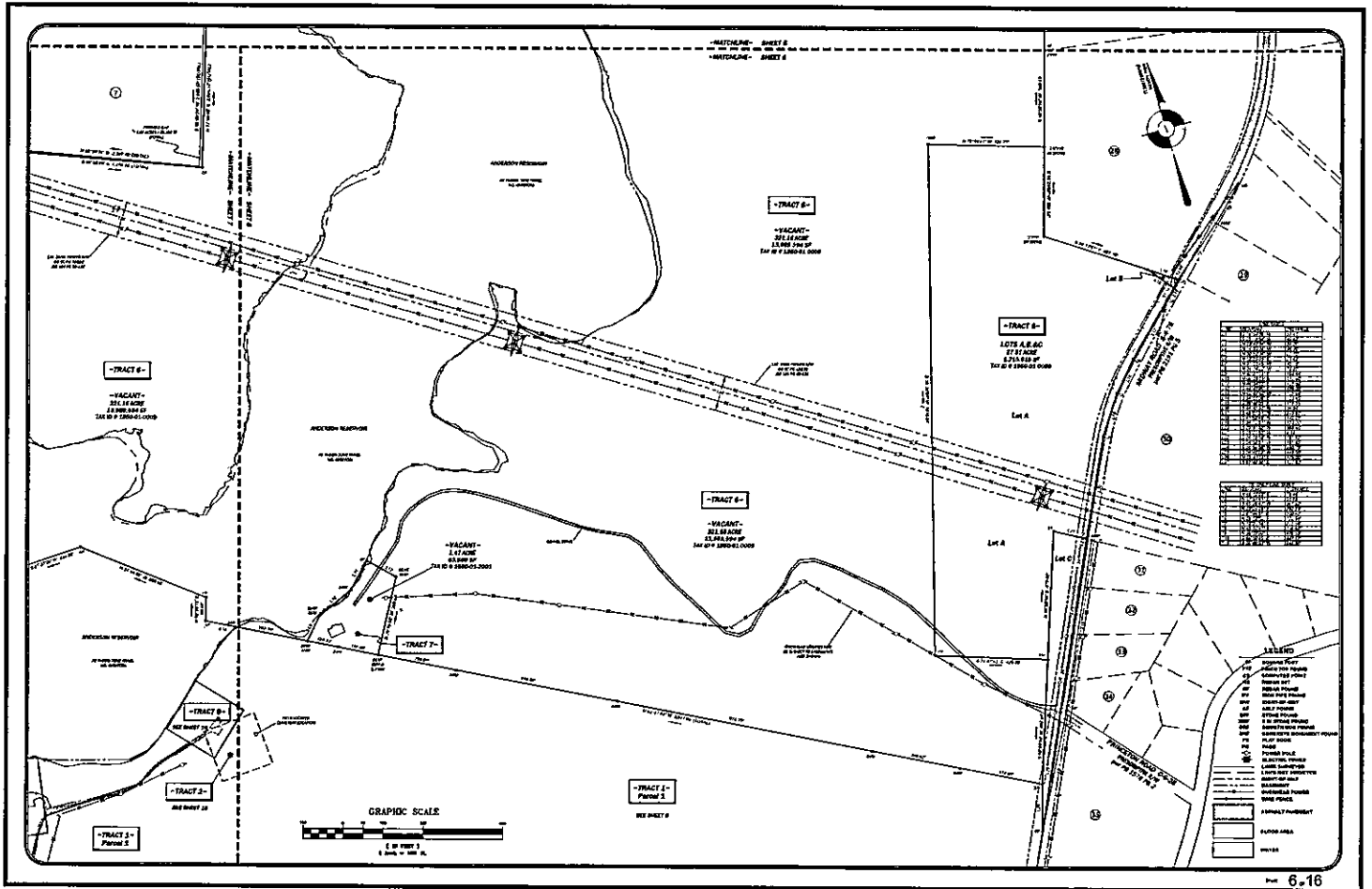
ADDRESS	AREA (SQ FT)	AREA (AC)	REASON FOR EXCLUSION	DATE
10101 WILSON ROAD, SUITE 100	10,000	0.23	NOT SURVEYED	06/20/02
10101 WILSON ROAD, SUITE 200	10,000	0.23	NOT SURVEYED	06/20/02
10101 WILSON ROAD, SUITE 300	10,000	0.23	NOT SURVEYED	06/20/02
10101 WILSON ROAD, SUITE 400	10,000	0.23	NOT SURVEYED	06/20/02
10101 WILSON ROAD, SUITE 500	10,000	0.23	NOT SURVEYED	06/20/02
10101 WILSON ROAD, SUITE 600	10,000	0.23	NOT SURVEYED	06/20/02
10101 WILSON ROAD, SUITE 700	10,000	0.23	NOT SURVEYED	06/20/02
10101 WILSON ROAD, SUITE 800	10,000	0.23	NOT SURVEYED	06/20/02
10101 WILSON ROAD, SUITE 900	10,000	0.23	NOT SURVEYED	06/20/02

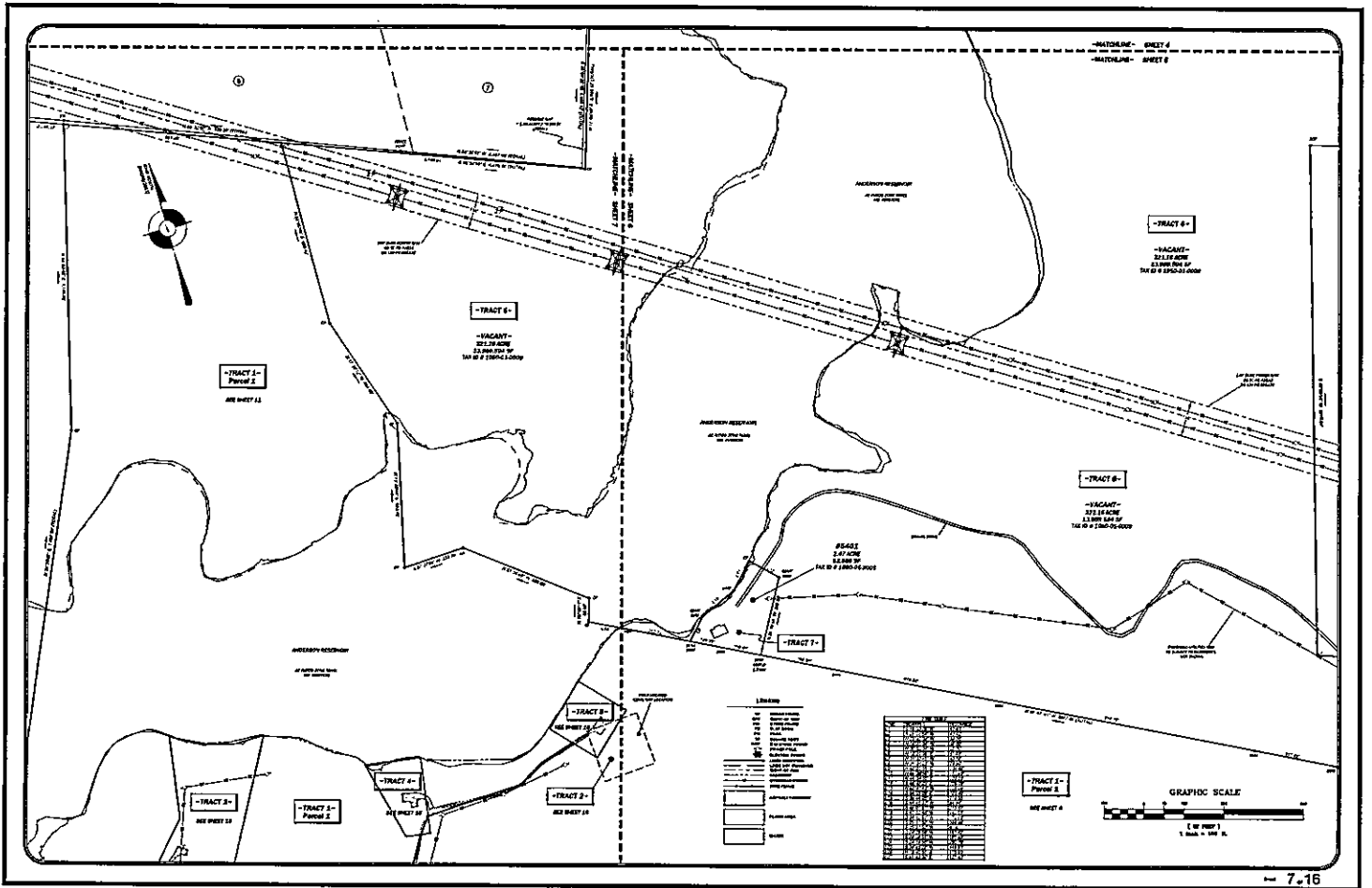
Legal Description

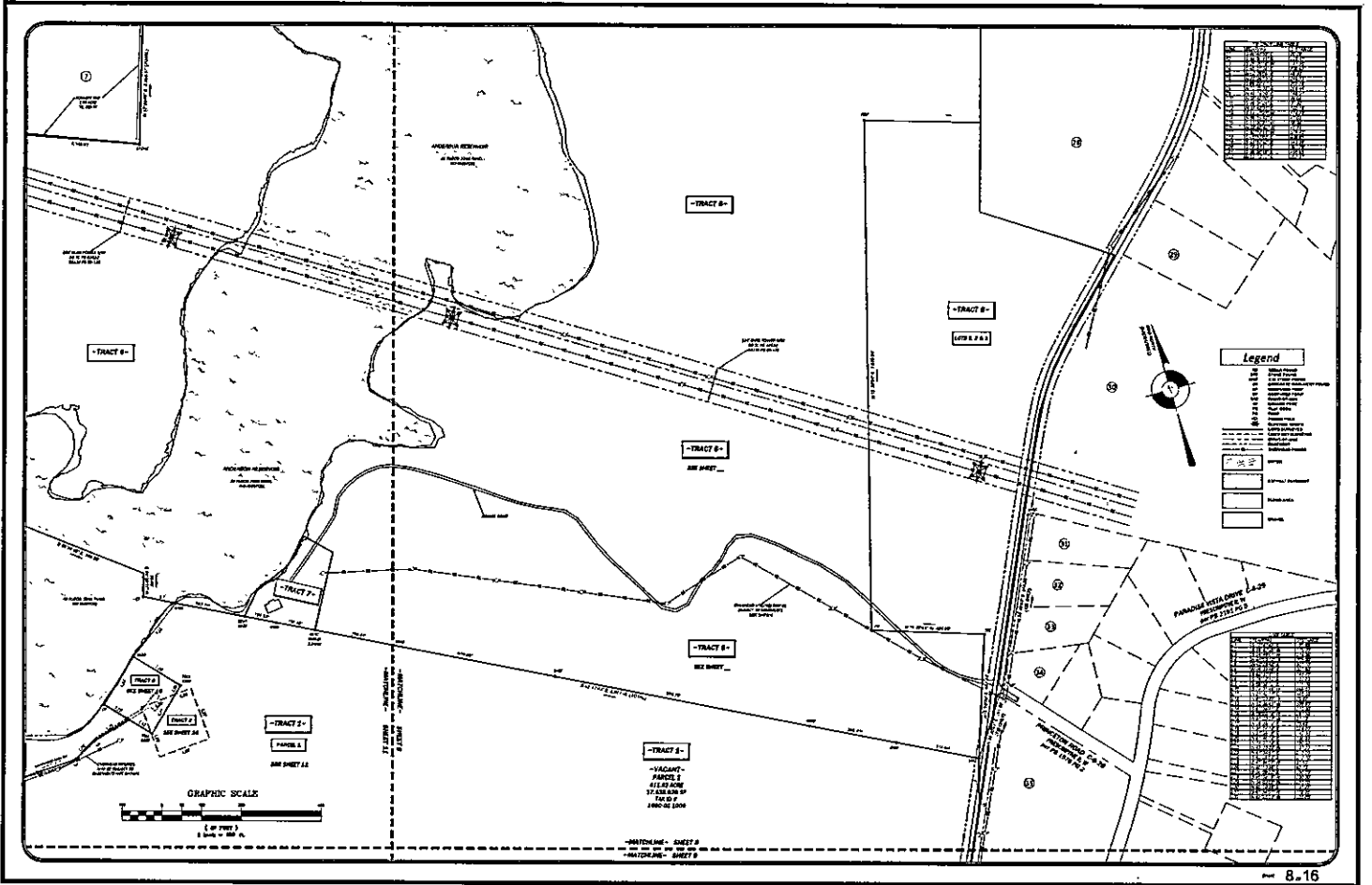
I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original of the plat of the same, as shown on the plat of the same, recorded in Public Records of the County of Mecklenburg, North Carolina, Book 4010, Page 101.

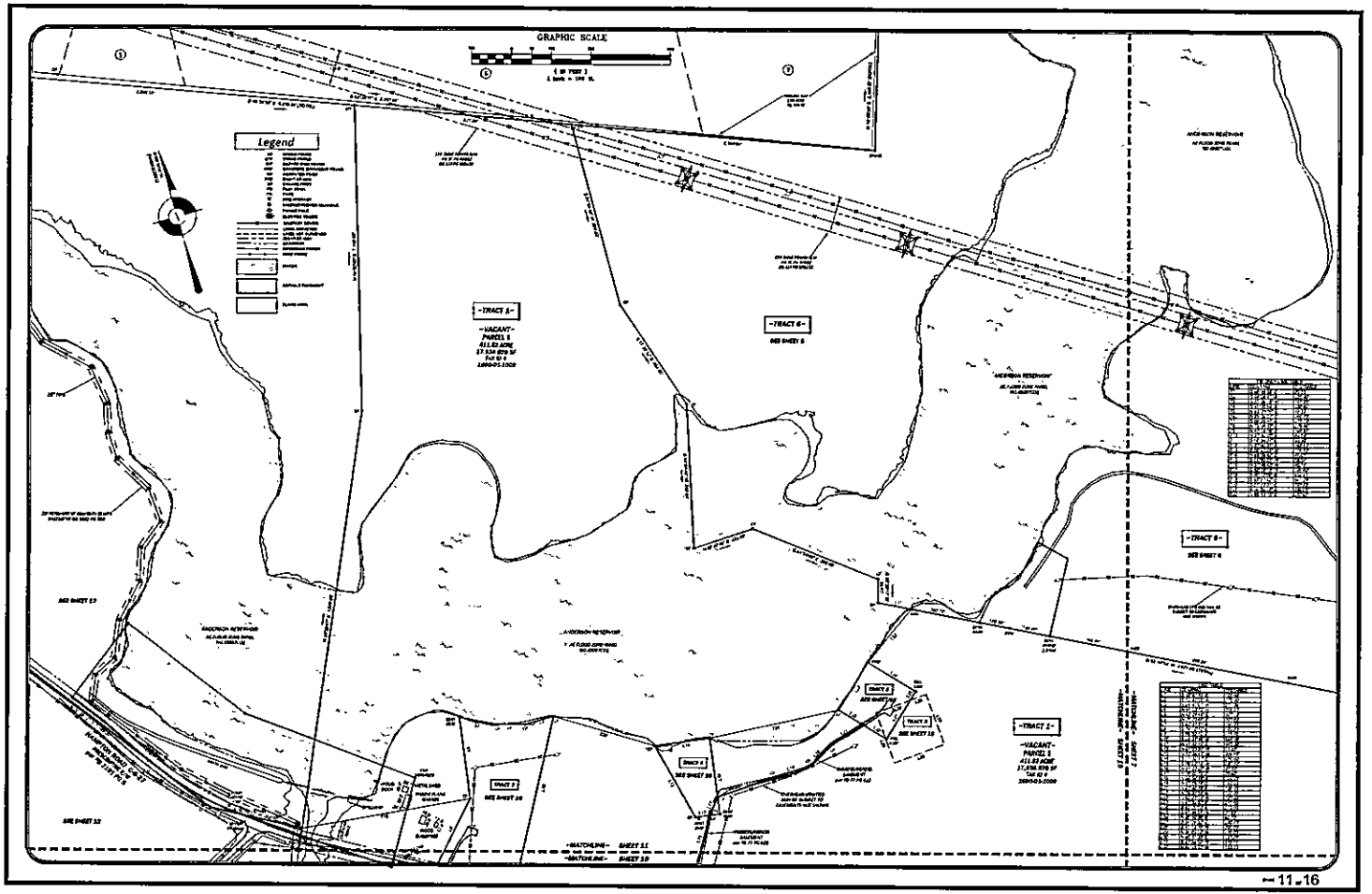
METROLINA LAND SURVEYING, INC.
JASON DRISCOLL
Surveyor









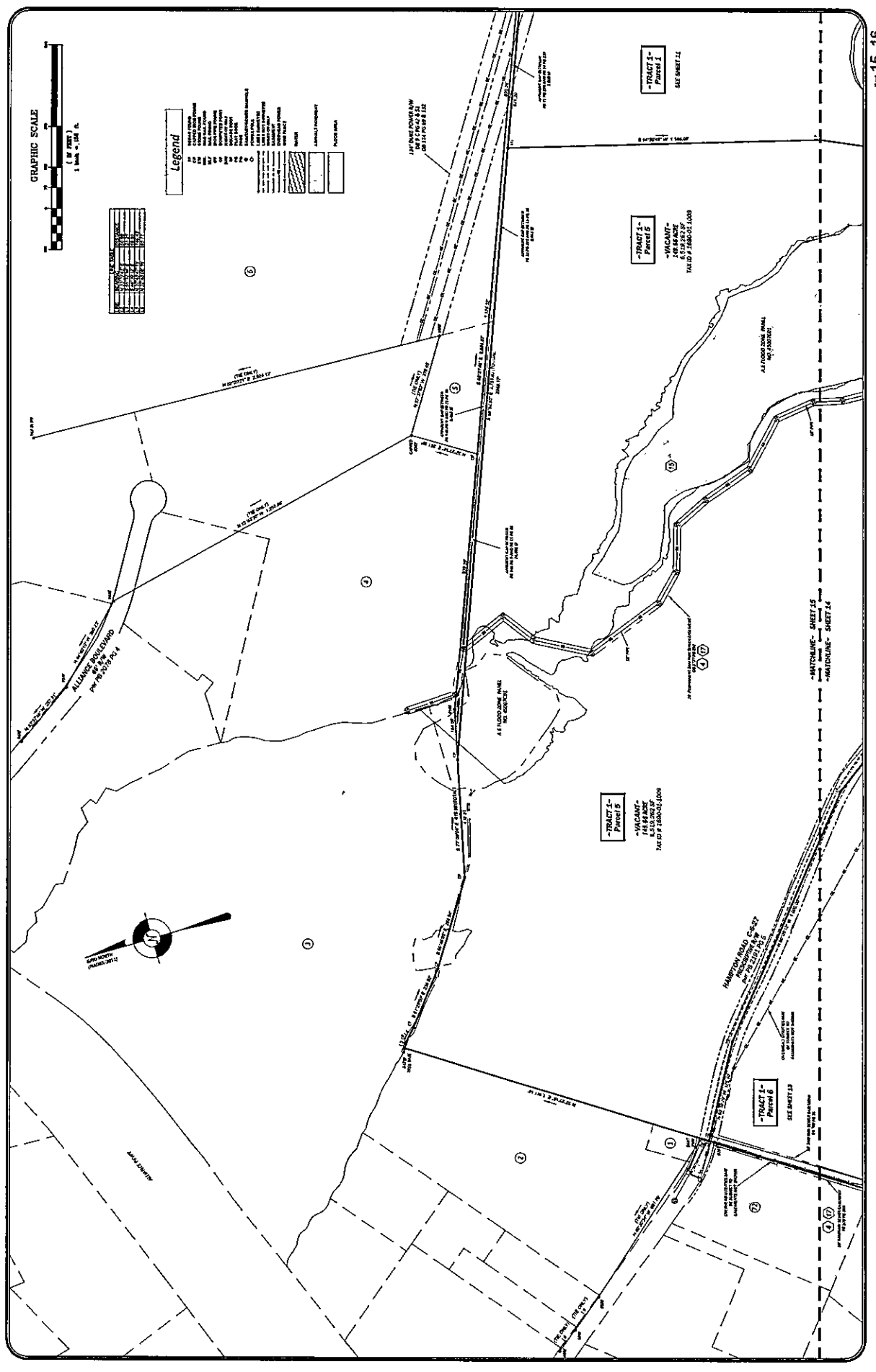


GRAPHIC SCALE
(1 IN. FEET)
1 inch = 100 ft.

1	Proposed
2	Existing
3	Proposed
4	Existing
5	Proposed
6	Existing
7	Proposed
8	Existing
9	Proposed
10	Existing
11	Proposed
12	Existing
13	Proposed
14	Existing
15	Proposed
16	Existing
17	Proposed
18	Existing
19	Proposed
20	Existing
21	Proposed
22	Existing
23	Proposed
24	Existing
25	Proposed
26	Existing
27	Proposed
28	Existing
29	Proposed
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31	Proposed
32	Existing
33	Proposed
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35	Proposed
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37	Proposed
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43	Proposed
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55	Proposed
56	Existing
57	Proposed
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95	Proposed
96	Existing
97	Proposed
98	Existing
99	Proposed
100	Existing

Legend

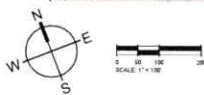
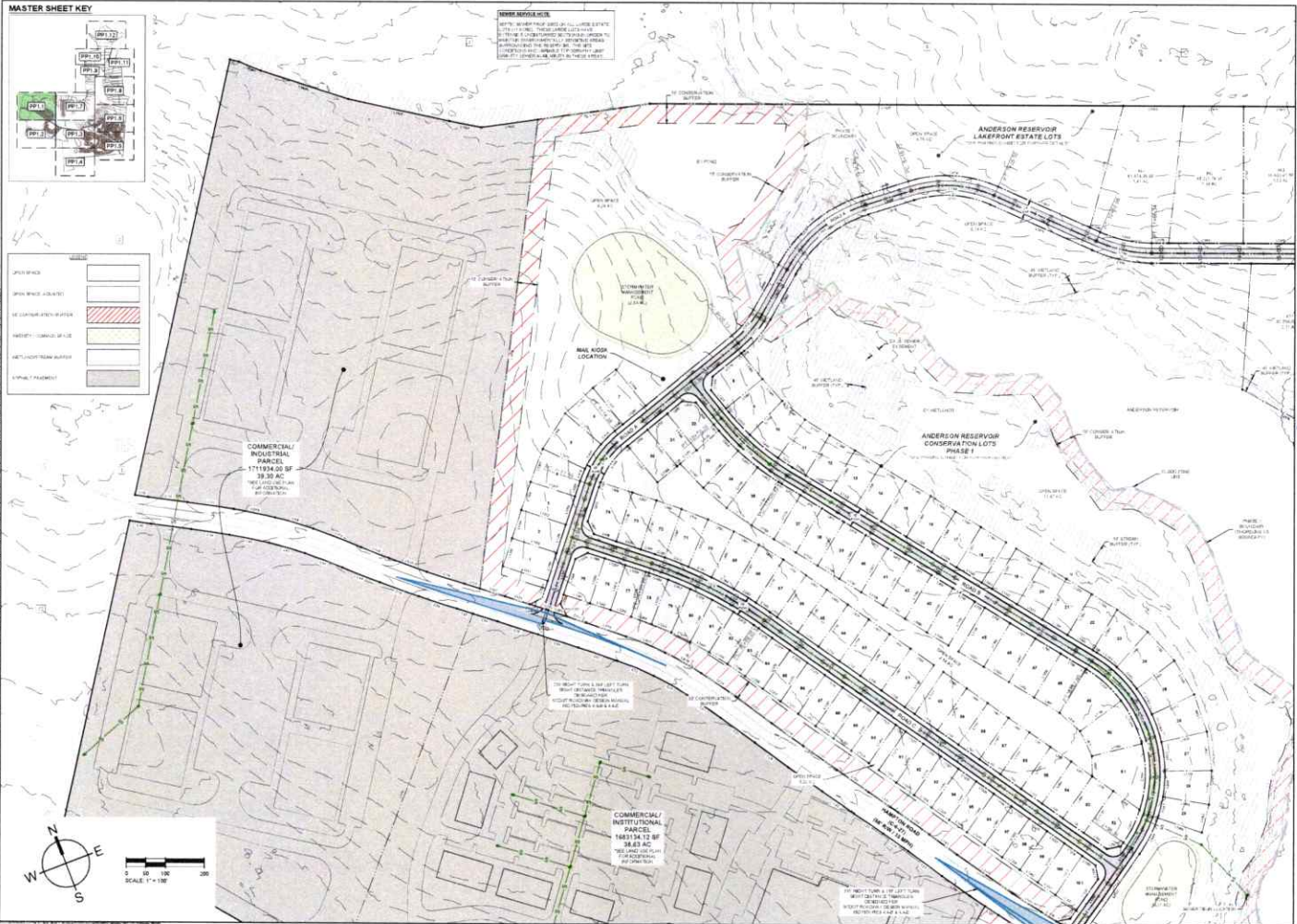
1. Proposed
2. Existing
3. Proposed
4. Existing
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6. Existing
7. Proposed
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9. Proposed
10. Existing
11. Proposed
12. Existing
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94. Existing
95. Proposed
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97. Proposed
98. Existing
99. Proposed
100. Existing



MASTER SHEET KEY



SEWER INFRASTRUCTURE
 ALL SEWER LINES SHALL BE 12" DIA. VITRIFIED CLAY PIPE WITH 2" THICK WALLS. ALL SEWER LINES SHALL BE 10' DEEP AT ALL POINTS. ALL SEWER LINES SHALL BE 10' DEEP AT ALL POINTS. ALL SEWER LINES SHALL BE 10' DEEP AT ALL POINTS.

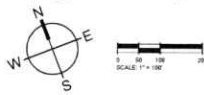
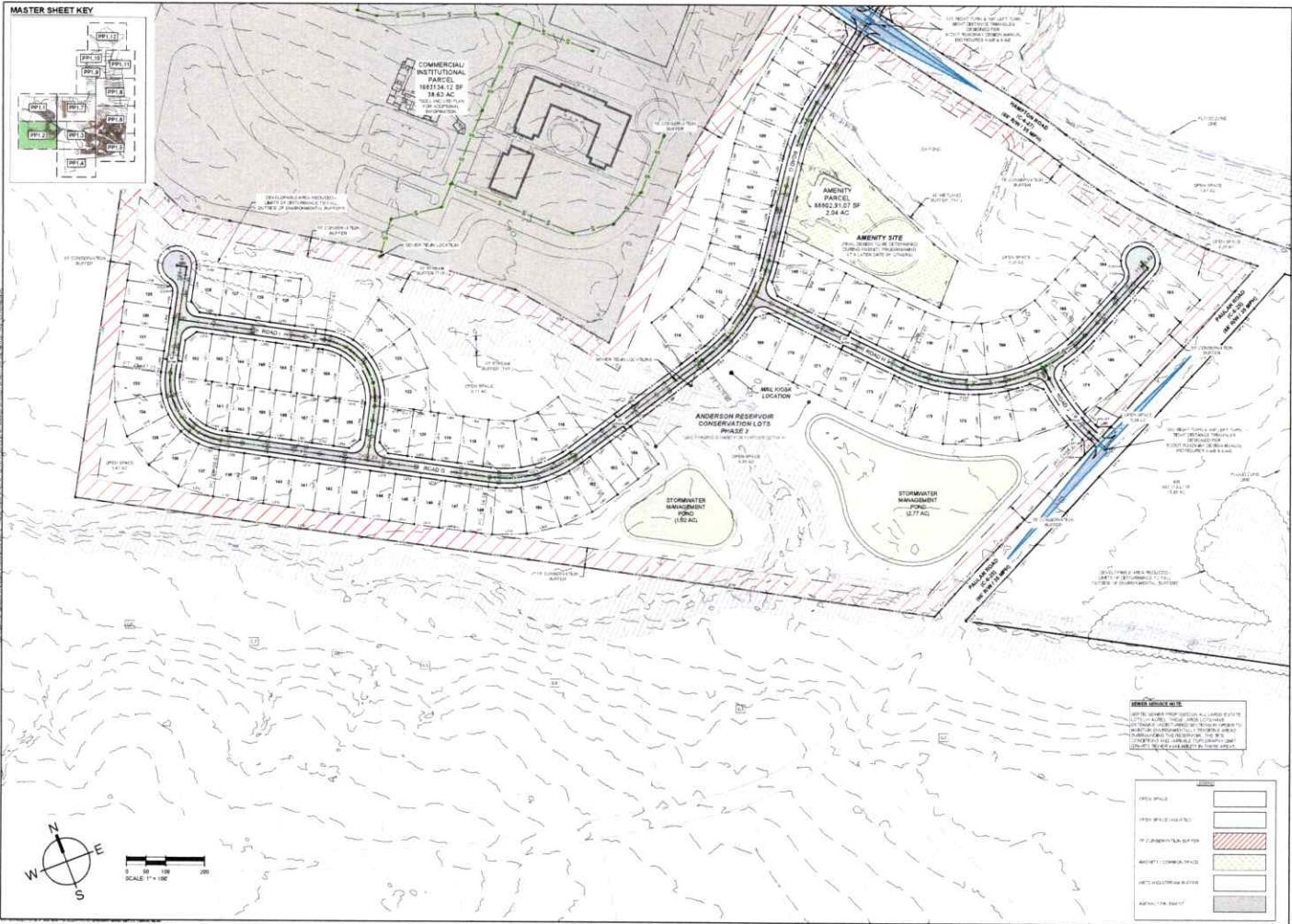
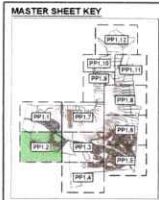


ANDERSON RESERVOIR
 DUNSMAN COASTAL
 ANDERSON COUNTY, SOUTH CAROLINA

NO.	DATE	DESCRIPTION
1	11/28/20	ISSUED FOR PERMITTING

PRELIMINARY
 PLAN

PP.1



NOTES:
 1. SEE ALL NOTES ON ALL SHEETS OF THIS SET.
 2. THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION OR RECORDING.
 3. THE DESIGNER ASSUMES RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED.
 4. THE DESIGNER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED.

SYMBOL	DESCRIPTION
[White box]	OPEN SPACE
[Light gray box]	PAVED SPACE
[Red hatched box]	CONCRETE PAVEMENT
[Green hatched box]	ASPHALT PAVEMENT
[Blue hatched box]	WATERWAY
[Dark gray box]	ADJACENT TO SITE



MOUNT PLEASANT, SC
 GREENVILLE, SC
 SUMMERVILLE, SC
 SPARTANBURG, SC
 CHARLOTTE, NC
 RALEIGH, NC

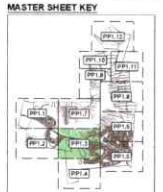


ANDERSON RESERVOIR
 DUNEDAN CAPITAL
 ANDERSON COUNTY, SOUTH CAROLINA

NO SET
 DATE: 11/20/2014

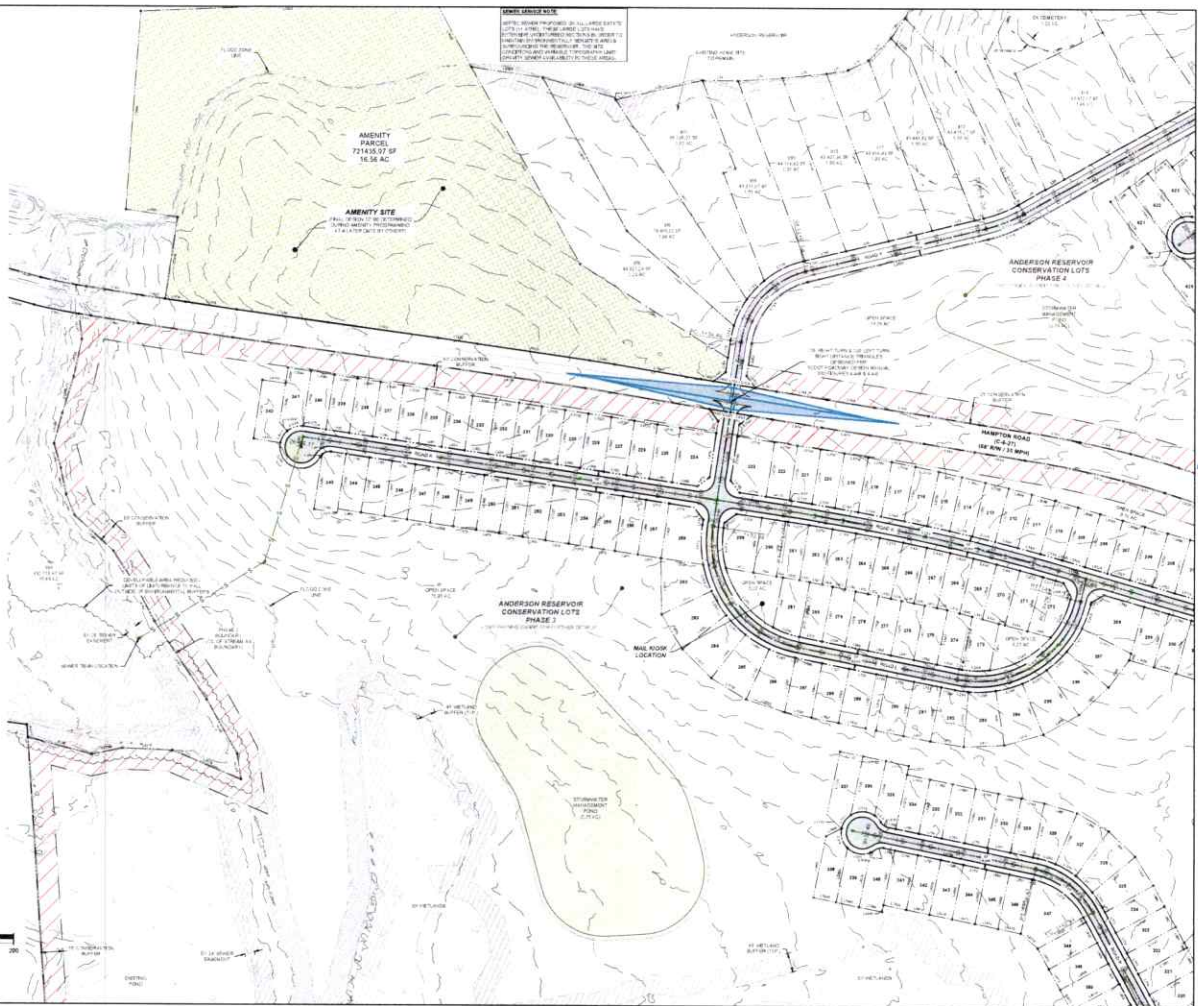
NO.	DATE	DESCRIPTION
1	11/20/2014	PRELIMINARY PLAT

PP1.2



LEGEND	
[Symbol]	OPEN SPACE
[Symbol]	OPEN SPACE - UTILITY
[Symbol]	10' BUFFER ADJACENT BUFFER
[Symbol]	AMENITY COURSE BUFFER
[Symbol]	40' BUFFER ADJACENT BUFFER
[Symbol]	ADJACENT BUFFER

NOTICE
 THESE LOTS ARE PROVIDED AS UNIMPROVED LOTS. THE BUYER SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND REGULATORY REQUIREMENTS. THE BUYER SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND REGULATORY REQUIREMENTS. THE BUYER SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND REGULATORY REQUIREMENTS.



SCALE 1" = 100'

SW SEAMON WHITESIDE
 MOUNT PLEASANT, SC
 GREENVILLE, SC
 SUMNERVILLE, SC
 SPARTANBURG, SC
 CHARLOTTE, NC
 RALPHAH, NC

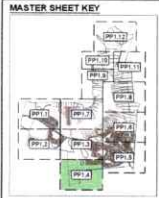


ANDERSON RESERVOIR
 DUNEAN CAPITAL
 ANDERSON COUNTY, SOUTH CAROLINA

NO.	DATE	DESCRIPTION
1	11/28/20	ISSUED FOR PERMITTING
2	06/05/21	ISSUED FOR PERMITTING
3	06/05/21	ISSUED FOR PERMITTING

PRELIMINARY PLAT

PP1.3



AREA	SYMBOL
OFFICE	[White box]
OFFICE BUILDING	[White box]
OFFICE BUILDING	[Hatched box]
OFFICE BUILDING	[White box]
OFFICE BUILDING	[White box]
OFFICE BUILDING	[White box]

SW SEASON WHITESIDE

MOUNT PLEASANT, SC
 GREENVILLE, SC
 SUMMERVILLE, SC
 SPARTANBURG, SC
 DUNEDAN, SC
 FAYETTEVILLE, SC
 FAYETTEVILLE, SC
 FAYETTEVILLE, SC

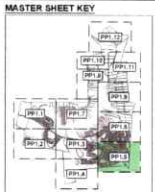
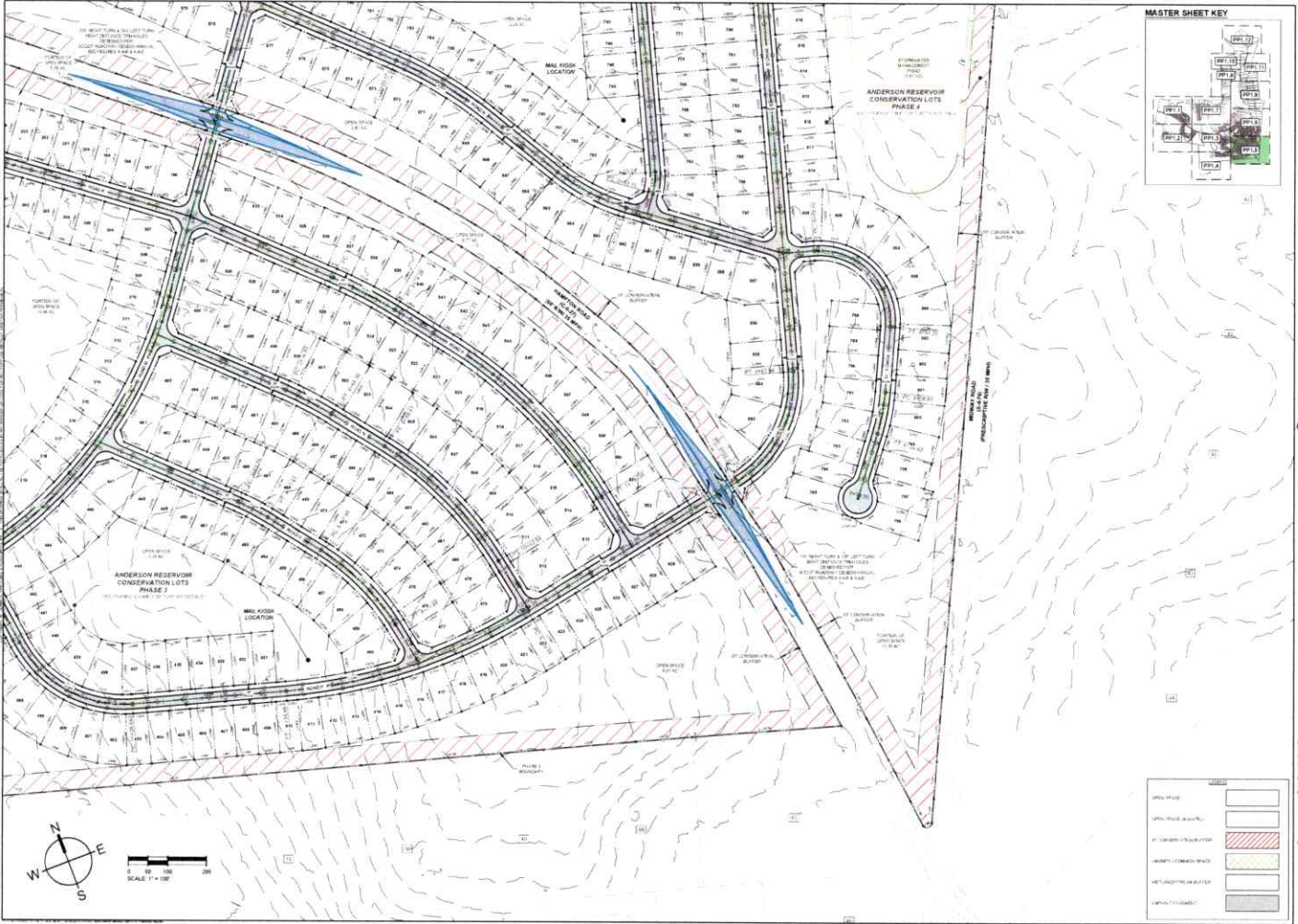


ANDERSON RESERVOIR
 DUNEDAN CAPITAL
 ANDERSON COUNTY, SOUTH CAROLINA

NO.	DATE	DESCRIPTION

PRELIMINARY
 PLAN

PP1.4



SW SEASON WHITESIDE

MOUNT PLEASANT, SC
 GREENVILLE, SC
 SUMMERVILLE, SC
 SPARTANBURG, SC
 CHARLOTTE, NC
 RALPHAH, NC
 WASHINGTON, DC



ANDERSON RESERVOIR
 DUNEAN CAPITAL
 ANDERSON COUNTY, SOUTH CAROLINA

NO SET

DATE PROJECT: 11/20/18
 DATE: 11/20/18
 DRAWN BY: JG
 CHECKED BY: AJ

REVISION HISTORY	

SYMBOL	DESCRIPTION
[White box]	OPEN SPACE
[Red hatched box]	PHASE 1 CONSERVATION
[Green hatched box]	PHASE 2 CONSERVATION
[Blue hatched box]	WATERWAY BUFFER
[Grey hatched box]	UTILITY CORRIDOR

PP1.5



MOUNT PLEASANT, SC
 GREENVILLE, SC
 SUMMERVILLE, SC
 SPARTANBURG, SC
 CHARLOTTE, NC
 RALPHAH, NC

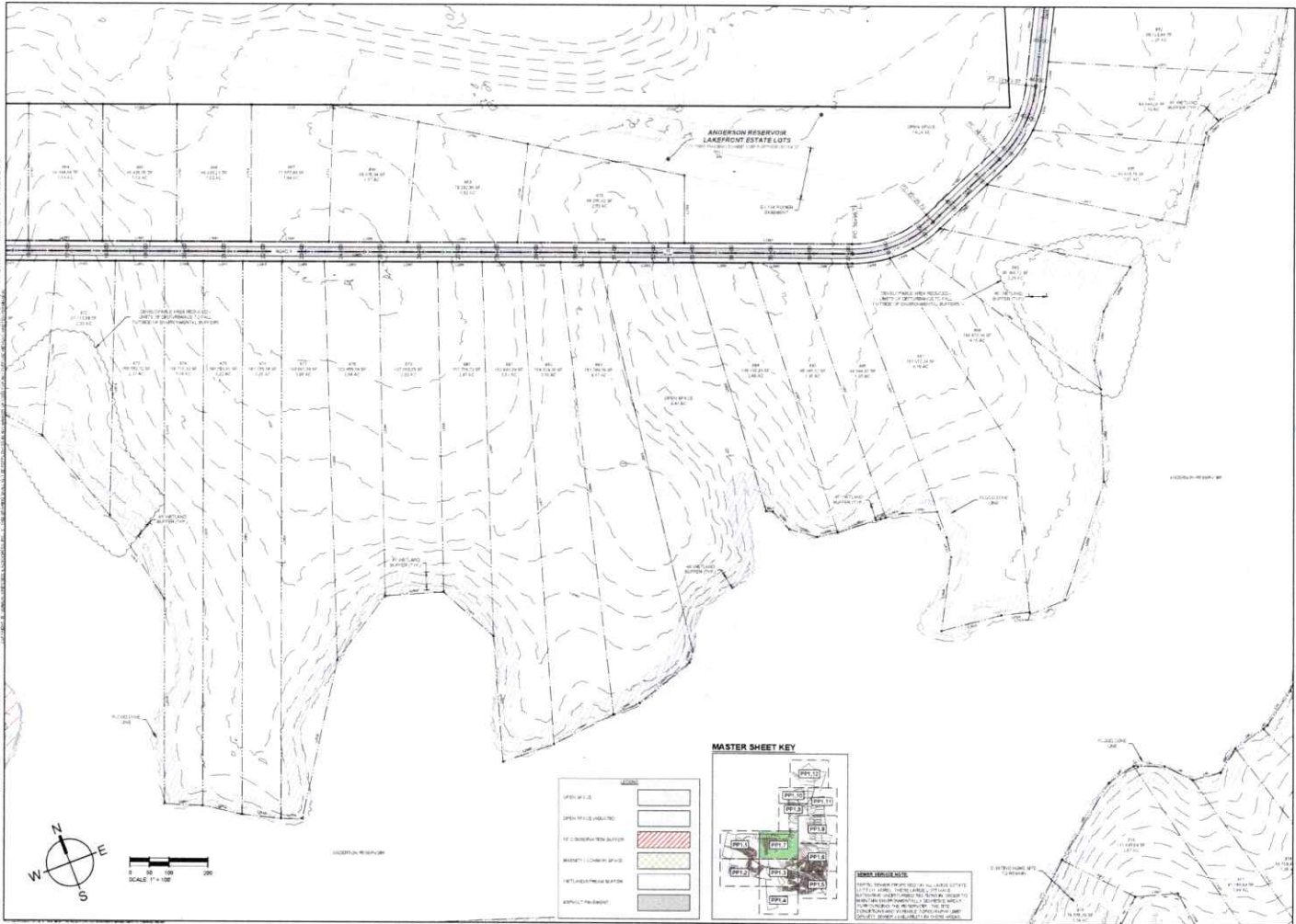


ANDERSON RESERVOIR
 DUNSMAN CAPITAL
 ANDERSON COUNTY, SOUTH CAROLINA

60 SET
 SWN PROJECT 1128
 DATE 8/20
 DRAWN BY 90
 CHECKED BY KJ
 REVISION HISTORY

PRELIMINARY PLAT

PP1.6



SW
SEAMONWHITESIDE

MOUNT PLEASANT, SC
GREENVILLE, SC
SUMMERVILLE, SC
SPARTANBURG, SC
CHARLOTTE, NC
RALEIGH, NC



ANDERSON RESERVOIR
DUNGAN CAPITAL
ANDERSON COUNTY, SOUTH CAROLINA

NO SET
DATE: 11/28/18
DRAWN BY: SG
CHECKED BY: AJ

REVISION HISTORY

PRELIMINARY PLAT

PP1.7



SW
SEASONWHITESIDE

MOUNT PLEASANT, SC
GREENVILLE, SC
SUMMERVILLE, SC
SPARTANBURG, SC
CHARLOTTE, SC
RALEIGH, NC



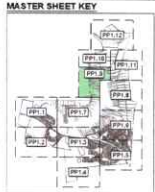
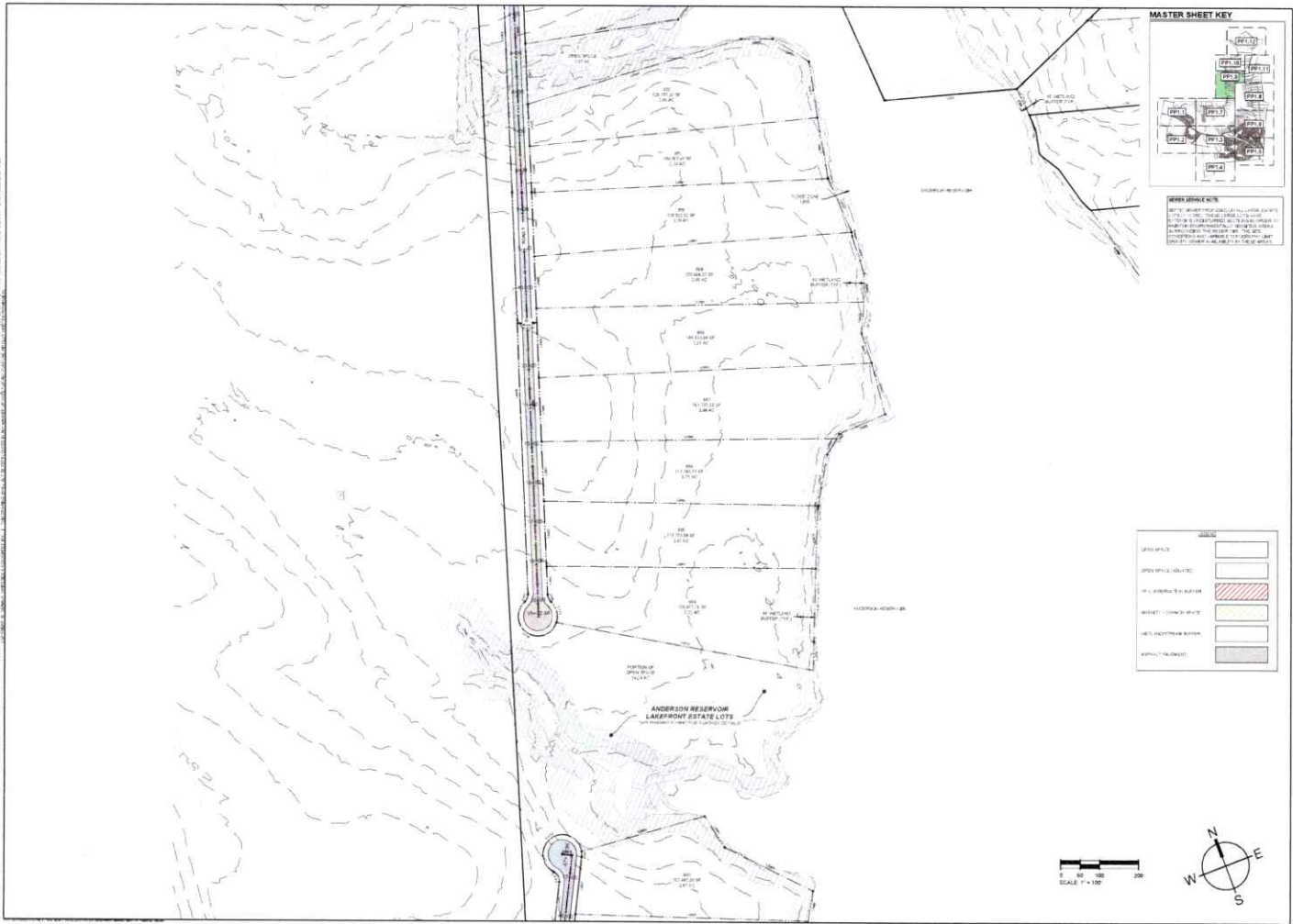
ANDERSON RESERVOIR
DUNNAN CAPITAL
ANDERSON COUNTY, SOUTH CAROLINA

30 SET

DATE	11/28
BY	SC
REVISION HISTORY	

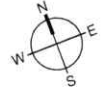
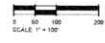
PRELIMINARY
PLAN

PP1.8



GENERAL NOTES
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

SYMBOL	DESCRIPTION
[Symbol]	OPEN SPACE
[Symbol]	OPEN SPACE (EXISTING)
[Symbol]	EXISTING CONCRETE PAVEMENT
[Symbol]	EXISTING ASPHALT PAVEMENT
[Symbol]	EXISTING GRAVEL PAVEMENT
[Symbol]	EXISTING GRAVEL DRIVEWAY
[Symbol]	EXISTING GRAVEL DRIVEWAY
[Symbol]	EXISTING GRAVEL DRIVEWAY



SW SEASON WHITESIDE
 MOUNT PLEASANT, SC
 GREENVILLE, SC
 SUMMERVILLE, SC
 SPARTANBURG, SC
 CHARLOTTE, NC
 RALPHAH, NC



ANDERSON RESERVOIR
 DUNGAN CAPITAL
 ANDERSON COUNTY, SOUTH CAROLINA

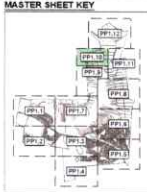
30 SET

NO.	PROJECT	DATE	BY	CHKD BY
1	ANDERSON RESERVOIR	11/26/19	WJS	WJS
2				
3				
4				
5				
6				
7				
8				
9				
10				

PRELIMINARY PLAT

PP1.9

ALL RIGHTS RESERVED. THIS PLAN IS THE PROPERTY OF SW SEASON WHITESIDE AND SHALL REMAIN THE PROPERTY OF SW SEASON WHITESIDE. NO PART OF THIS PLAN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SW SEASON WHITESIDE.



OTHER SHEETS:
 SEE THE 2018-2019 PLANS FOR ALL SHEETS IN THIS PROJECT. THESE SHEETS WILL BE PROVIDED TO THE CLIENT AS PART OF THE PROJECT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

SYMBOL	DESCRIPTION
[White box]	OPEN SPACE
[Hatched box]	OPEN SPACE (HATCHED)
[Red hatched box]	OPEN SPACE (RED HATCHED)
[Blue hatched box]	OPEN SPACE (BLUE HATCHED)
[Grey hatched box]	OPEN SPACE (GREY HATCHED)
[Black hatched box]	OPEN SPACE (BLACK HATCHED)



SW SEASON WHITESIDE
 MOUNT PLEASANT, SC
 GREENVILLE, SC
 SUMMERVILLE, SC
 SPARTANBURG, SC
 CHARLOTTE, NC
 RALPHAH, NC
 WETZEL, VA
 MOUNTAIN VIEW, VA

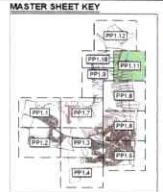


ANDERSON RESERVOIR
 DUNSMAN CAPITAL
 ANDERSON COUNTY, SOUTH CAROLINA

NO.	DATE	BY	REVISION
1	11/28/20	WJG	ISSUED FOR PERMIT
2	09/30/21	WJG	ISSUED FOR PERMIT

PRELIMINARY PLAT

PP1.10



GENERAL NOTES

DATE: 08/15/2018
 TIME: 10:00 AM
 PROJECT: ANDERSON RESERVOIR LAKEFRONT ESTATE LOTS
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 REVISION HISTORY:

SYMBOL	DESCRIPTION
[Symbol]	PROPERTY LINE
[Symbol]	EXISTING ROADWAY
[Symbol]	PROPOSED ROADWAY
[Symbol]	EXISTING UTILITY
[Symbol]	PROPOSED UTILITY
[Symbol]	PROPERTY EASEMENT



SW SEAMONWHITESIDE

MOUNT PLEASANT, SC
 GREENVILLE, SC
 SUMMERVILLE, SC
 SPARTANBURG, SC
 CHARLOTTE, NC
 RALEIGH, NC



ANDERSON RESERVOIR
 DUNEAN CAPITAL
 ANDERSON COUNTY, SOUTH CAROLINA

NO SET

NO PROJECT: 1188

DATE: 08/15/2018

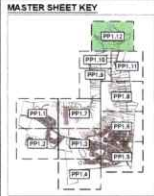
DRAWN BY: [Name]

CHECKED BY: [Name]

REVISION HISTORY:

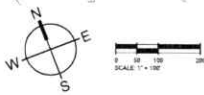
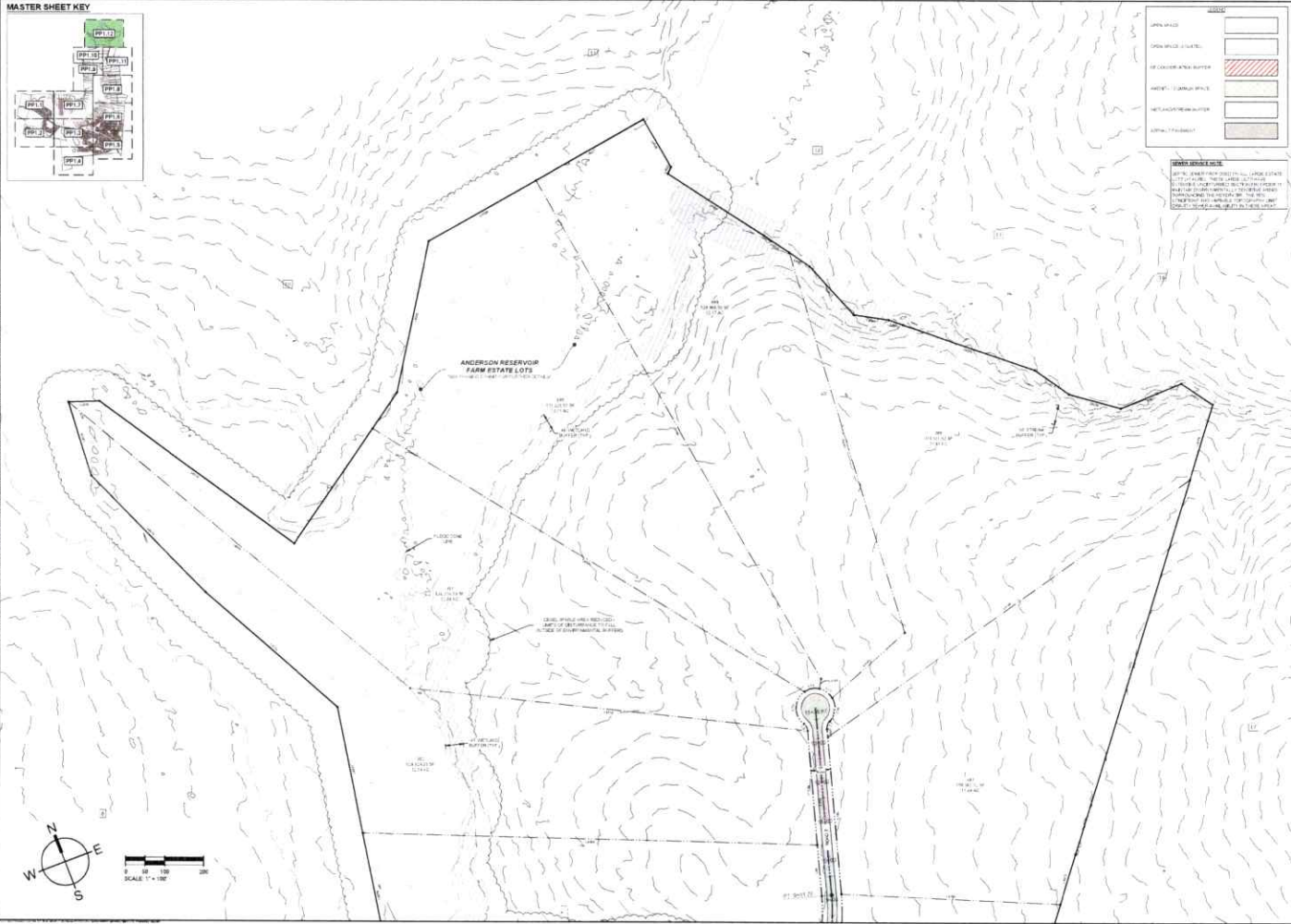
PRELIMINARY PLAT

PP1.11



LEGEND	
[Symbol]	OPEN WELLS
[Symbol]	OPEN WELLS - GATED
[Symbol]	OPEN WELLS - NEW WELLS
[Symbol]	WELLS - EXISTING WELLS
[Symbol]	WELLS - PROPOSED WELLS
[Symbol]	WELLS - PROPOSED WELLS

GENERAL NOTES
 1. SEE SHEET PP1.1 FOR THE LOCATION OF THE ANDERSON RESERVOIR.
 2. THE PROPOSED WELLS ARE TO BE INSTALLED IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION SPECIFICATIONS FOR WELLS IN THE STATE OF SOUTH CAROLINA.
 3. THE PROPOSED WELLS ARE TO BE INSTALLED IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION SPECIFICATIONS FOR WELLS IN THE STATE OF SOUTH CAROLINA.



SW SEASONWHITESIDE
 MOUNT PLEASANT, SC
 GREENVILLE, SC
 SUMMERVILLE, SC
 SPARTANBURG, SC
 CHARLOTTE, NC
 RALEIGH, NC



ANDERSON RESERVOIR
 DUNSMAN CAPITAL
 ANDERSON COUNTY, SOUTH CAROLINA

NO.	DATE	BY	REVISION

PRELIMINARY PLAT

PP1.12

Parcel Line Table	Parcel Line Table	Parcel Line Table	Parcel Line Table	Parcel Line Table	Parcel Line Table	Parcel Line Table	Parcel Line Table	Parcel Line Table	Parcel Line Table																																																					
Line #	Bearing	Length	Line #	Bearing	Length	Line #	Bearing	Length	Line #	Bearing	Length	Line #	Bearing	Length	Line #	Bearing	Length	Line #	Bearing	Length																																										
1301	N45°01'17"W	65.00	1311	N45°01'17"W	65.00	1321	N45°01'17"W	65.00	1331	N45°01'17"W	65.00	1341	N45°01'17"W	65.00	1351	N45°01'17"W	65.00	1361	N45°01'17"W	65.00	1371	N45°01'17"W	65.00	1381	N45°01'17"W	65.00	1391	N45°01'17"W	65.00	1401	N45°01'17"W	65.00	1411	N45°01'17"W	65.00	1421	N45°01'17"W	65.00	1431	N45°01'17"W	65.00	1441	N45°01'17"W	65.00	1451	N45°01'17"W	65.00	1461	N45°01'17"W	65.00	1471	N45°01'17"W	65.00	1481	N45°01'17"W	65.00	1491	N45°01'17"W	65.00	1501	N45°01'17"W	65.00



MOUNT PLEASANT, NC
 GREENVILLE, NC
 SUMMITTOWN, NC
 SPARTANBURG, NC
 CHARLOTTE, NC
 RALEIGH, NC
 WASHINGTON, NC




ANDERSON RESERVOIR
 DUNEAN CAPITAL
 ANDERSON COUNTY, SOUTH CAROLINA

SD SET
 DATE: 11/11/2024
 DRAWN BY: J. BROWN
 CHECKED BY: J. BROWN
 REVISION HISTORY:

PRELIMINARY
 PLAT TABLES

PP2.4

PARCEL CURVE TABLE					PARCEL CURVE TABLE					PARCEL CURVE TABLE					PARCEL CURVE TABLE					PARCEL CURVE TABLE					PARCEL CURVE TABLE				
Curve #	Length	Radius	Delta	Chord Distance	Chord Length	Curve #	Length	Radius	Delta	Chord Distance	Chord Length	Curve #	Length	Radius	Delta	Chord Distance	Chord Length	Curve #	Length	Radius	Delta	Chord Distance	Chord Length	Curve #	Length	Radius	Delta	Chord Distance	Chord Length
C1	20.12	47.00	90.000	50.000	20.12	C2	18.00	47.00	90.000	50.000	18.00	C3	18.00	47.00	90.000	50.000	18.00	C4	18.00	47.00	90.000	50.000	18.00	C5	18.00	47.00	90.000	50.000	18.00

SW
SECTION WHITESIDE

MOUNTAIN PLANNING
INCORPORATED
1000 W. HUNTER AVE. SUITE 100
DALLAS, TEXAS 75207
TEL: 972.443.1111
WWW.MOUNTAINPLANNING.COM

ANDERSON RESERVOIR
DUNBAR CAPITAL
ANDERSON COUNTY, SOUTH CAROLINA

80 SET
80% PROJECT
DATE
DRAWN BY
CHECKED BY
REVISION HISTORY

PRELIMINARY
PLAT TABLE

PARCEL CURVE TABLE					PARCEL CURVE TABLE					PARCEL CURVE TABLE					PARCEL CURVE TABLE					PARCEL CURVE TABLE									
Curve #	Length	Radius	Chord	Chord Distance	Chord Length	Curve #	Length	Radius	Chord	Chord Distance	Chord Length	Curve #	Length	Radius	Chord	Chord Distance	Chord Length	Curve #	Length	Radius	Chord	Chord Distance	Chord Length	Curve #	Length	Radius	Chord	Chord Distance	Chord Length
C046	144.33	475.00	306.510	N73°01'2"E	144.33	C051	152.17	1375.00	366.400	S77°18'1"E	152.17	C056	177.21	1200.00	396.410	S41°14'4"E	177.21	C061	154.02	1215.00	364.200	S52°15'4"E	154.02	C066	144.33	475.00	306.510	N73°01'2"E	144.33
C047	144.33	475.00	306.510	N73°01'2"E	144.33	C052	152.17	1375.00	366.400	S77°18'1"E	152.17	C057	152.17	1375.00	366.400	S77°18'1"E	152.17	C062	154.02	1215.00	364.200	S52°15'4"E	154.02	C067	144.33	475.00	306.510	N73°01'2"E	144.33
C048	144.33	475.00	306.510	N73°01'2"E	144.33	C053	152.17	1375.00	366.400	S77°18'1"E	152.17	C058	152.17	1375.00	366.400	S77°18'1"E	152.17	C063	154.02	1215.00	364.200	S52°15'4"E	154.02	C068	144.33	475.00	306.510	N73°01'2"E	144.33
C049	144.33	475.00	306.510	N73°01'2"E	144.33	C054	152.17	1375.00	366.400	S77°18'1"E	152.17	C059	152.17	1375.00	366.400	S77°18'1"E	152.17	C064	154.02	1215.00	364.200	S52°15'4"E	154.02	C069	144.33	475.00	306.510	N73°01'2"E	144.33
C050	144.33	475.00	306.510	N73°01'2"E	144.33	C055	152.17	1375.00	366.400	S77°18'1"E	152.17	C060	152.17	1375.00	366.400	S77°18'1"E	152.17	C065	154.02	1215.00	364.200	S52°15'4"E	154.02	C070	144.33	475.00	306.510	N73°01'2"E	144.33



30 SET
 PRELIMINARY
 PLAT TABLES



PROJECT SUMMARY TABLE

PROJECT NAME	ANDERSON RESERVOIR CONSERVATION LOTS PHASE 1 OPEN SPACE
DATE	11/20/2018
DESIGNED BY	SWA GROUP
CHECKED BY	SWA GROUP
DATE OF PREVIOUS EDITION	11/20/2018
PROJECT LOCATION	ANDERSON RESERVOIR, DUNEDAN CAPITAL, ANDERSON COUNTY, SOUTH CAROLINA
SCALE	1" = 100'



REVISION HISTORY

NO.	DATE	DESCRIPTION
1	11/20/2018	ISSUED FOR PERMIT

NOTES

- THIS PLAN IS BASED ON THE PREVIOUS EDITION AND THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING CONDITIONS.
- THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS FOUND THEM TO BE AS SHOWN ON THIS PLAN.
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- THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS FOUND THEM TO BE AS SHOWN ON THIS PLAN.



SWA GROUP
SEASONWHITESIDE
1001 W. WILSON ST.
DUNEDAN, SC 29528
TEL: 843.737.1111
WWW.SWAGROUP.COM



ANDERSON RESERVOIR
DUNEDAN CAPITAL
ANDERSON COUNTY, SOUTH CAROLINA

ISSUED FOR PERMIT
DATE: 11/20/2018
DRAWN BY: SWA GROUP
CHECKED BY: SWA GROUP
REVISION HISTORY

CONSERVATION LOTS PHASE 1
OPEN SPACE



PROPOSED PROJECT TABLE

LOT AREA	1.00 AC
CONSTRUCTION PERMIT AREA	1.00 AC
STORMWATER POND	0.59 AC
AMENITY SITE	0.10 AC
STORMWATER MANAGEMENT POND	0.27 AC
STORMWATER MANAGEMENT POND	0.32 AC
TOTAL	2.28 AC

PROPOSED LOT TABLE

LOT NO.	AREA (AC)
101	0.10
102	0.10
103	0.10
104	0.10
105	0.10
106	0.10
107	0.10
108	0.10
109	0.10
110	0.10
111	0.10
112	0.10
113	0.10
114	0.10
115	0.10
116	0.10
117	0.10
118	0.10
119	0.10
120	0.10
121	0.10
122	0.10
123	0.10
124	0.10
125	0.10
126	0.10
127	0.10
128	0.10
129	0.10
130	0.10
131	0.10
132	0.10
133	0.10
134	0.10
135	0.10
136	0.10
137	0.10
138	0.10
139	0.10
140	0.10
141	0.10
142	0.10
143	0.10
144	0.10
145	0.10
146	0.10
147	0.10
148	0.10
149	0.10
150	0.10
151	0.10
152	0.10
153	0.10
154	0.10
155	0.10
156	0.10
157	0.10
158	0.10
159	0.10
160	0.10
161	0.10
162	0.10
163	0.10
164	0.10
165	0.10
166	0.10
167	0.10
168	0.10
169	0.10
170	0.10
171	0.10
172	0.10
173	0.10
174	0.10
175	0.10
176	0.10
177	0.10
178	0.10
179	0.10
180	0.10
181	0.10
182	0.10
183	0.10
184	0.10
185	0.10
186	0.10
187	0.10
188	0.10
189	0.10
190	0.10
191	0.10
192	0.10
193	0.10
194	0.10
195	0.10
196	0.10
197	0.10
198	0.10
199	0.10
200	0.10

SW SEASON WHITESIDE

MOUNT PLEASANT, SC
 GREENVILLE, SC
 SUMMERVILLE, SC
 SPARTANBURG, SC
 CHARLOTTE, NC
 RALPHAH, NC

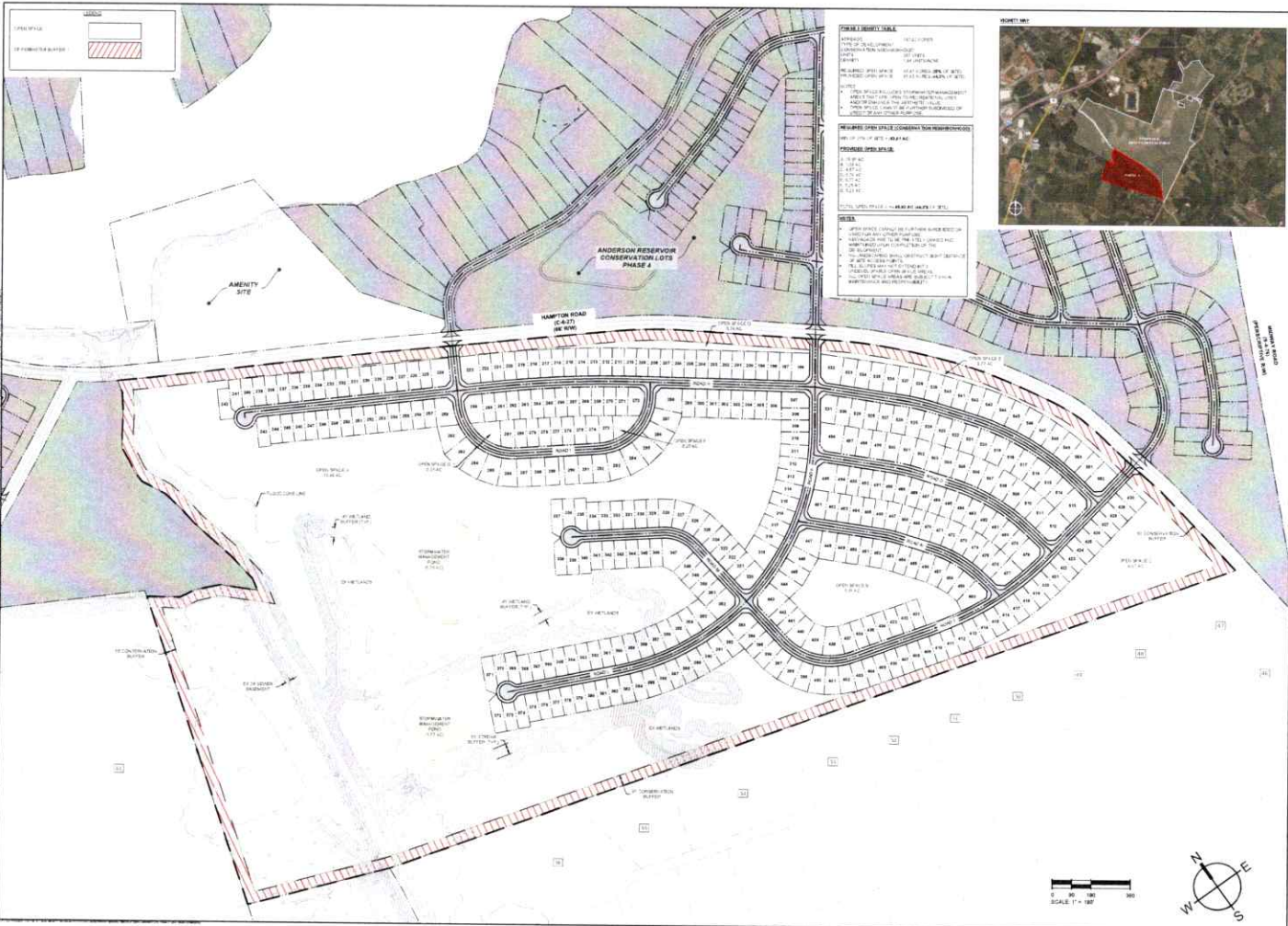


ANDERSON RESERVOIR
 DUNEAN CAPITAL
 ANDERSON COUNTY, SOUTH CAROLINA

NO. 887

DATE PROJECT	11/28
DATE	8/20/20
DRAWN BY	SG
CHECKED BY	AG
REVISION HISTORY	

CONSERVATION
 LOTS PHASE 2
 OPEN SPACE



PHASE 3 LEGEND TABLE

DATE: 11/21/2023
 TITLE: PHASE 3 CONSERVATION LOTS PHASE 3
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

REVISIONS

1. THIS PLAN IS A REVISION OF PHASE 2 AND SHOULD BE USED IN CONJUNCTION WITH PHASE 2 PLANS.
 2. THIS PLAN IS A REVISION OF PHASE 2 AND SHOULD BE USED IN CONJUNCTION WITH PHASE 2 PLANS.
 3. THIS PLAN IS A REVISION OF PHASE 2 AND SHOULD BE USED IN CONJUNCTION WITH PHASE 2 PLANS.



SW SEASONWHITESIDE

MOUNT PLEASANT, SC
 GREENVILLE, SC
 SUMMERVILLE, SC
 SPARTANBURG, SC
 CHARLOTTE, NC
 RALEIGH, NC

ANDERSON RESERVOIR
 DUNEAN CAPITAL
 ANDERSON COUNTY, SOUTH CAROLINA

NO SET
 SW PROJECT: 11208
 DATE: 11/21/23
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 REVISION HISTORY

CONSERVATION LOTS PHASE 3
 OPEN SPACE

PP5.3



SW
SEAMONWHITESIDE

MOUNT PLAZANT, SC
1444 7th
GREENVILLE, SC
29615-1212
SPARTANBURG, SC
29176-1212
CHARLOTTE, NC
28213-1212
Raleigh, NC
27613-1212



ANDERSON RESERVOIR
DUNEAN CAPITAL
ANDERSON COUNTY, SOUTH CAROLINA

DATE: 11/26/2018
DRAWN BY: JSC
CHECKED BY: JSC
REVISION HISTORY:

CONSERVATION LOTS PHASE 4 OPEN SPACE

PP5.4