

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 AGENDA

August 12, 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. Land Use Application: Bon Secours Mercy Health, Highway 153 and Roe Road. / TMS 236-00-01-003 **(Council District 6)**
 1. Staff Presentation
 2. Developer Presentation
 3. Public Hearing – Citizen Comments
 - B. Land Use Application: Wren Market Square / Neighborhood Grocery/Retail, Highway 81 and Highway 86. / TMS 190-00-04-035 **(Council District 6)**
 1. Staff Presentation
 2. Developer Presentation
 3. Public Hearing – Citizen Comments
 - C. Rezoning Request: Request to rezone from C-2 to R-15. Located at Hurricane Road. / TMS 93-00-07-004, -005 **(Council District 5)**
 1. Staff Presentation
 2. Developer Presentation
 3. Public Hearing – Citizen Comments
7. New Business: None
8. Old Business: None
9. Public Comments, non-agenda items – 3 minutes limit per speaker
10. Adjournment

Anderson County Planning Commission Meeting

August 12, 2025

6:00 PM

Land Use Review

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

Preliminary Project Name:	Bon Secours Mercy Health of Powdersville
Property Owner of Record:	Bon Secours St. France Health System, Inc
Authorized Representative:	Matthew Crawford
Intended Development:	Medical Office and Free-Standing Emergency Department
Location/Access:	Hwy 153 (State), Roe Rd. (County)
Details of Development:	The proposed development will be subdivided into two commercial lots, each containing a medical use building, one (1) ±40,036 SF medical office building (2-stories), and one (1) ±12,000 SF free-standing emergency department (future development). There are approximately 266 spaces to serve patients and staff (including approximately 20 physicians).
Surrounding Land Use:	Commercial
Total Site Area:	+/- 11.95 acres
County Council District:	6
Zoning:	Un-Zoned
Tax Map Number:	236-00-01-003
Variance:	None requested
Traffic Impact Analysis:	See Memo

The applicant is required to obtain an encroachment permit from SCDOT prior to construction.

The preliminary plat has been reviewed by county staff and meets the requirements in chapter 24 land use.

Land Use Review

Applicant

Primary Location

LU-25-1

 Christopher L. Price
 864-735-5376
 chris@bluewatercivil.com

Point Location: 34.7925, -82.4920

Submitted On: May 19, 2025

Project Information

Project Name

Bon Secours Mercy Health of Powdersville

Is the applicant the property owner?

No

Existing Land Use

Other/Unzoned

If other, please explain

unzoned - vacant parcel

Proposed Land Use

Large Scale Project

Tax Map Numbers

2360001003

Total Size of Projects (acres)

11.98

Is there a variance request?

No

SCDOT/Roads & Bridges

Digital Signature

true

Restrictive Covenant Statement

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.

true

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 will be asked to provide an original of the applicable issued waiver)

true

IS NOT subject to recorded restrictive covenants

true

Standards of Land Use Approval Consideration

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

Yes. The proposed medical office and emergency room will be adjacent to other commercial uses in the Powdersville area and will be accessible from the nearby school

Will the proposed use not adversely affect the existing use or usability of adjacent or nearby property?

The proposed use will not adversely affect the usability of adjacent or nearby properties.

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 use will not cause an excessive or burdensome use of public facilities or services.

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?

Yes, this property allows for the proposed development and meets the requirements set forth in the Anderson County development standards.

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?

Yes, the proposed medical office and emergency room will actively service the public.

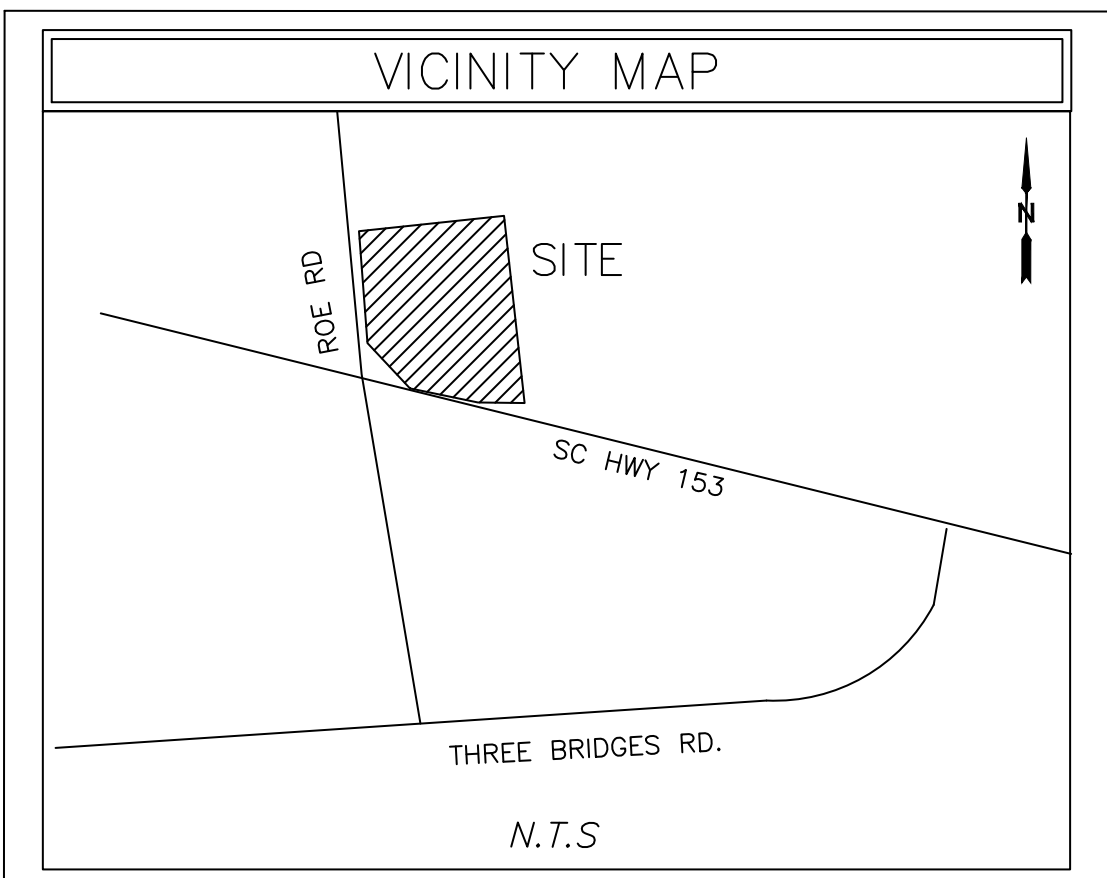
Verification of Acknowledgement

Digital Signature

true







SITE DATA	
NAME OF DEVELOPMENT:	BSMH Powdersville MOB
NAME OF DEVELOPER:	Bon Secours St Francis Health Sys, Inc 1701 Mercy Health Pl Cincinnati, OH 45237 614-546-9850
NAME OF ENGINEER:	Bluewater Civil Design, LLC 718 Lowndes Hill Road Greenville, SC 29607 864-326-4209 Christopher L. Price, P.E.
TAX MAP NUMBERS:	2360001003
ADDRESS:	T.B.D. - Undeveloped Parcel
ZONING:	Unzoned
LAND AREA:	11.98± acres 521,988± SF
EXISTING BUILDINGS:	0
NEW BUILDINGS:	(2) - 52,036 ± s.f. total
BUILDING HEIGHT:	39' - 2"
LAND USE:	Undeveloped
% IMPERVIOUS:	71.4%
% PERVIOUS:	28.6%
PARKING REQ'D:	10 spaces per doctor 20 doctors = 200 spaces min.
PARKING PROV'D:	263 SPACES
ADA PARKING REQ'D:	7 SPACES (1 VAN)
ADA PARKING PROV'D:	18 SPACES (18 VAN Accessible)

CURBING NOTE:
 ALL CURBING ON PRIVATE PROPERTY SHALL BE 18" CURB AND GUTTER (REFER TO DETAIL) UNLESS OTHERWISE NOTED. ALL CURBING IN SCDOT RIGHT-OF-WAY SHALL MATCH EXISTING CURB & GUTTER.

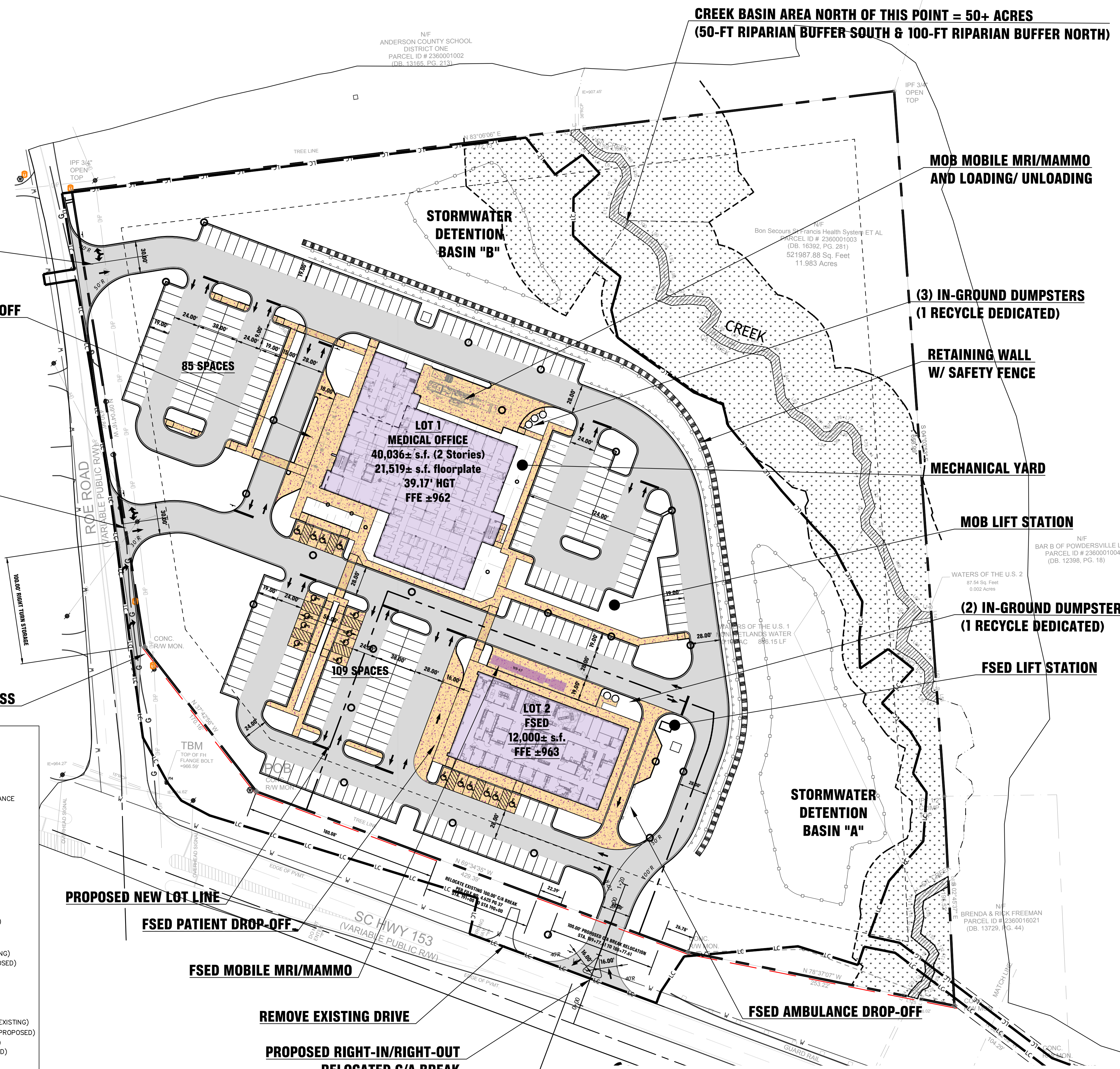
A.D.A. RAMP NOTE:
 TACTILE WARNING MATS ARE TO BE INSTALLED ON ALL WHEELCHAIR RAMPS.

STRIPING NOTE:
 ALL STRIPING IN SCDOT RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND INSTALLED TO SCDOT STANDARD DRAWINGS AND SPECIFICATIONS. ALL OTHER PAINTED.

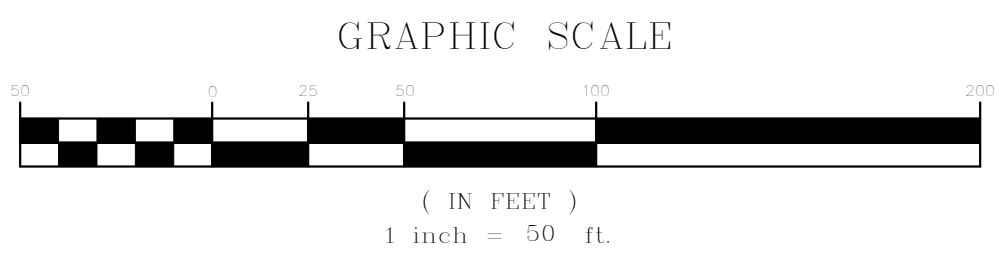
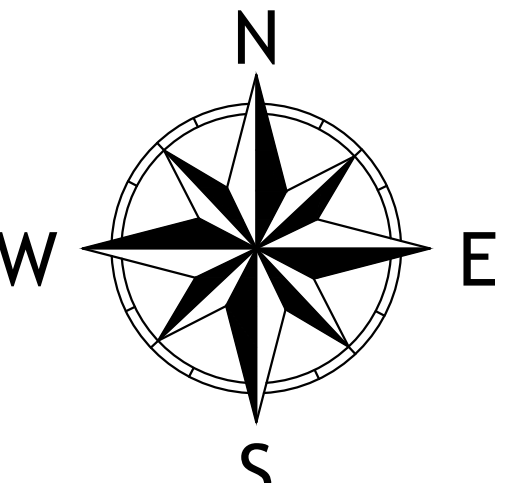
BUILDING NOTE:
 THE CONTRACTOR SHALL SEE THE ARCHITECTURAL BUILDING PLANS FOR EXACT BUILDING DIMENSIONS, COLUMN LINES, WALL DIMENSIONS, DOOR LOCATIONS, STOOP/STEP LOCATIONS, ETC. ANY CONFLICTS SHALL BE BROUGHT TO ATTENTION OF ENGINEER.

BUILDING FOOTING NOTE:
 IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE BETWEEN THE CIVIL PLANS / ARCHITECTURAL PLANS / STRUCTURAL PLANS REGARDING THE GROUND ELEVATIONS DIRECTLY EXTERNAL OF THE BUILDING IN RELATION TO THE STRUCTURAL BUILDING FOOTINGS.

SITE LIGHTING NOTE:
 REFER TO ARCHITECTURAL/MEP PLANS FOR SITE LIGHTING ELECTRICAL PLAN.



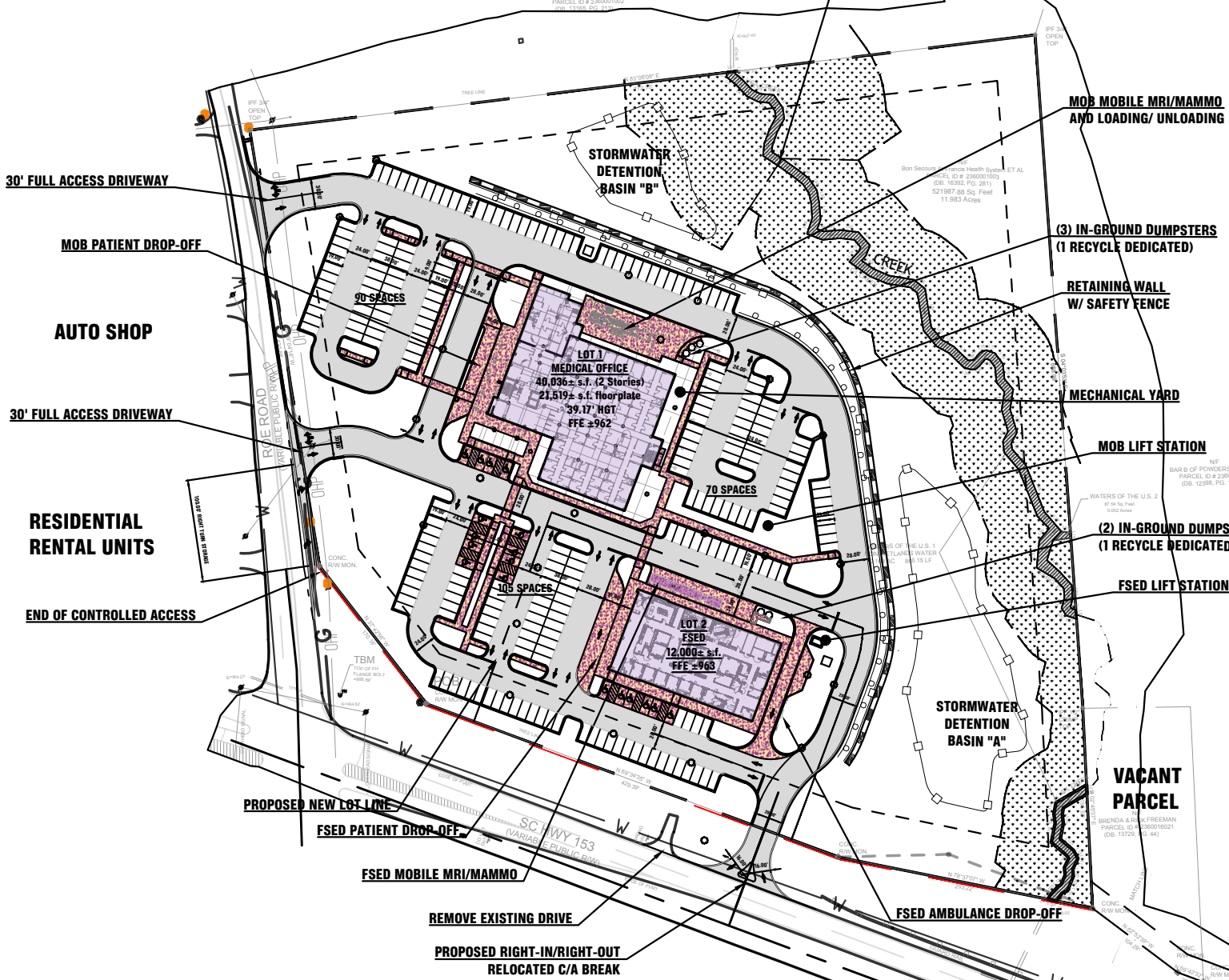
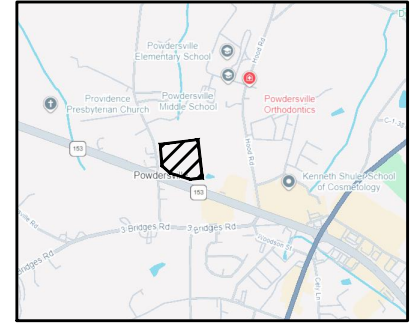
LEGEND	
---	PROPERTY LINE
---	ADJOINER PROPERTY LINE
---	EASEMENT LINE
SB	STREAM BANK
WB	WETLAND BUFFER
LC	LIMITS OF CONSTRUCTION/DISTURBANCE
1000	EXISTING CONTOUR
1000	PROPOSED CONTOUR
○	WATER MANHOLE (EXISTING)
○	DRAINAGE MANHOLE (EXISTING)
○	DRAINAGE MANHOLE (PROPOSED)
○	CATCH BASIN (EXISTING)
○	CATCH BASIN (PROPOSED)
○	HEADWALL (PROPOSED)
○	FLARED END PIPE (PROPOSED)
○	STORM DRAINAGE PIPE (EXISTING)
○	STORM DRAINAGE PIPE (PROPOSED)
○	SANITARY SEWER LINE (EXISTING)
○	SANITARY SEWER LINE (PROPOSED)
○	SANITARY SEWER MANHOLE (EXISTING)
○	SANITARY SEWER MANHOLE (PROPOSED)
○	WATER LINE (EXISTING)
○	WATER LINE (PROPOSED)
○	GAS LINE (EXISTING)
○	GAS LINE (PROPOSED)
○	UNDERGROUND TELEPHONE
○	UNDERGROUND FIBER OPTIC LINE (EXISTING)
○	UNDERGROUND FIBER OPTIC LINE (PROPOSED)
○	UNDERGROUND ELECTRIC (EXISTING)
○	UNDERGROUND ELECTRIC (PROPOSED)
○	OVERHEAD POWER (EXISTING)
○	OVERHEAD POWER (PROPOSED)
○	WATER METER
○	WATER VALVE
○	HYDRANT (EXISTING)
○	HYDRANT (PROPOSED)
○	LIGHT POLE (EXISTING)
○	UTILITY POLE (EXISTING)
○	TRAFFIC SIGNAL POLE SIGN
○	TELEPHONE PEDESTAL
○	TRAFFIC SIGNAL BOX
○	IRON PIN-REBAR FOUND



POWDERSVILLE MIDDLE SCHOOL

**CREEK BASIN AREA NORTH OF THIS POINT = 50+ ACRES
(50-FT RIPARIAN BUFFER SOUTH & 100-FT RIPARIAN BUFFER NORTH)**

VICINITY MAP



**BON SECOURS MERCY HEALTH
POWDERSVILLE MOB & FSED**

NOTES:

TOTAL SITE AREA:	11.98± ACRES
	521,988± S.F.
PROPOSED BUILDING AREA:	52,036± S.F.
PROPOSED SITE DENSITY (FAR):	0.10
DOCTORS:	±20 MDs
FTE:	±50 STAFF
PARKING:	265 SPACES

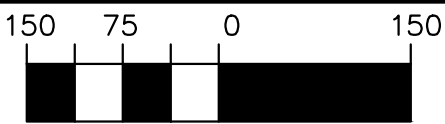
VACANT PARCEL

VACANT PARCEL



Bluewater Civil Design, LLC
718 Lowndes Hill Road
Greenville, SC 29607
www.bluewatercivil.com
info@bluewatercivil.com

date:7/28/25



scale: 1" = 150'

Sketch Plan

May 19, 2025

Anderson County Planning Commission
401 East River Street
Anderson, SC 29624

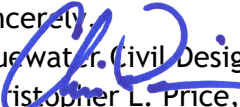
RE: **Letter of Intent**
Bon Secours Mercy Health of Powdersville - MOB and FSED
Land Use Review Application

To Whom it May Concern:

The purpose of this letter is to serve as a letter of intent submitted with the Land Use Review Application as required by the Anderson County Planning Commission.

1. The proposed development is located at the intersection of SC Highway 153 and Roe Rd, Greenville, SC 29611. The Anderson County parcel number is 2360001003, and the total site area is 11.98 acres.
2. The total parcel area is 11.98 acres
3. The proposed development will be subdivided into two commercial lots, each containing a medical use building.
4. The proposed buildings will be one (1) ±40,036 SF medical office building (2-stories), and one (1) ±12,000 SF free-standing emergency department (future development).
5. There are approximately 266 spaces to serve patients and staff (including approximately 20 physicians).
6. A TIA has been completed for 2025 and is provided in this submittal per the current shown driveway locations on Roe Road and SC-153. Recommendations per the TIA have been incorporated into this plan.
7. We have reviewed the right-in/right-out along SC-153 with Ryan Balentine at SCDOT District 2 and we have been informed that they agree with the right-in/ right-out movement as shown. Due to the existing break in controlled access needing to be relocated at SCDOT District 2's recommendation to accommodate the shown drive location, we are currently awaiting approval from Columbia to finalize the plan.

If you have any questions or comments, please call 864-326-4205 or email me at chris@bluewatercivil.com.

Sincerely,

Bluewater Civil Design, LLC
Christopher L. Price, P.E.
Partner



MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES

DATE: July 29, 2025

TO: **Craig D. Nelson, PE**
Infrastructure Consulting & Engineering, LLC

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

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

SUBJECT: **Bon Secours Powdersville Medical**

This development is planned with a 40,036 square feet medical clinic building and a 12,000 square feet free-standing emergency department. The proposed accesses are two driveways on Roe Rd (county) and one right in, right out driveway on SC Highway 153 (state). The Traffic Impact Study (TIS) was conducted by Infrastructure Consulting & Engineering, LLC. and dated May 16, 2025. Existing counts were taken on April 15, 2025. The study was conducted per the requirements of Anderson County, and these are the findings of the study and our review:

- The study addressed Roe Rd/ Hwy 153, Roe Rd/ Three Bridges Rd, and site accesses.
- The LOS for all movements at the study intersections are acceptable after mitigation.
- Build volumes do warrant a right turn lane on Roe Rd at Three Bridges Rd.
- Build volumes do warrant a right turn lane at the northern proposed access on Roe Rd. No other turn lanes are warranted at site accesses.

Please call if you have any questions.

ANDERSON COUNTY
SOUTH CAROLINA

From: Christopher L. Price
Sent: Monday, May 19, 2025 11:00 AM
To: Rick Rettberg
Subject: FW: New Bon Secours MOB at Roe Road and SC 153

From: Balentine, Ryan <BalentinDR@scdot.org>
Sent: Thursday, April 24, 2025 5:02 PM
To: Christopher L. Price <chris@bluewatercivil.com>
Cc: Rick Rettberg <rick@bluewatercivil.com>; Vickery, Eric, A. <VickeryEA@scdot.org>
Subject: RE: New Bon Secours MOB at Roe Road and SC 153

Sorry for the delay. We had some things come up early this week. The driveway will need to be located within the break in controlled access along your frontage. That break appears to be at the existing driveway, but you will need to verify. If you would like to move the break there is a potential process. It is costly and there are no guarantees. Let me know how you would like to proceed.



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: Christopher L. Price <chris@bluewatercivil.com>
Sent: Friday, April 18, 2025 5:08 PM
To: Balentine, Ryan <BalentinDR@scdot.org>
Cc: Rick Rettberg <rick@bluewatercivil.com>; Vickery, Eric, A. <VickeryEA@scdot.org>
Subject: Re: New Bon Secours MOB at Roe Road and SC 153

*** 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

To be clear you are noting we must align with that existing drive about 20' to the west? Thanks. C

Get [Outlook for iOS](#)

From: Balentine, Ryan <BalentinDR@scdot.org>
Sent: Friday, April 18, 2025 5:02 PM

To: Christopher L. Price <chris@bluewatercivil.com>
Cc: Rick Rettberg <rick@bluewatercivil.com>; Vickery, Eric, A. <VickeryEA@scdot.org>
Subject: RE: New Bon Secours MOB at Roe Road and SC 153

Christopher,

SC 153 is controlled access. Driveways can only be installed at locations where there are breaks in the controlled access. According to our plans, it appears that there is a break along on your frontage where the existing driveway is located. That is the only location where a driveway can be installed. Let me know how you would like to proceed. If that location does not work give me a call to discuss further.



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: Christopher L. Price <chris@bluewatercivil.com>
Sent: Thursday, April 17, 2025 2:43 PM
To: Balentine, Ryan <BalentinDR@scdot.org>
Cc: Rick Rettberg <rick@bluewatercivil.com>
Subject: New Bon Secours MOB at Roe Road and SC 153
Importance: High

***** 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

I hope you are well. This is a project Bon Secours had reached out to your district about in 2021/2022. Eric Dillon with ICE had completed a traffic study in 2022 (see attached) and has received confirmation from the new Anderson Co. traffic engineer that we need to update the traffic counts to 2025. Those counts and that updated TIA are in process. Bon Secours does own the property, but the plan has changed somewhat from 2022 (see attached 2022 plan and latest 2025 plan). The site will have a medical office building and a free-standing emergency

department. Included in the plan is a right-in/right-out that the hospital feels is integral for ambulatory access. Please confirm we are good to proceed with the right-in/right-out to SC 153 in our conceptual plans for Anderson County Planning Commission to review. If you have any question or comments for us, please let me know. We expect to have all the data to submit for encroachment permit in May. Thanks. C

ShareFile files

213711 Bon Secours Powdersville Medical TIA - Draft Report #1 corr...

24
MB

[Open](#)

Link expires on May 17, 2025

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Christopher L. Price, PE
Partner - Bluewater Civil Design, LLC
Cell: 864-735-5376



2120005010

2120005025

0061 E

Bridges In Park
Horse Park

2120005013

001

Greenville
29621

2360001003

2360001004

2360001006

2120004018

153

153

2360016001

Highway 153 SC-04-0153
Highway 153 SC-04-0153

2120004042

Roe Road C-01-0031

2120004017

2360016010

Davis Park

2360016018

2360001

**LAND USE REVIEW
PUBLIC HEARING**

**FOR INFORMATION CALL:
ANDERSON COUNTY
DEVELOPMENT STANDARDS**

864-260-4719

AC

4

Anderson County Planning Commission Meeting

August 12, 2025

6:00 PM

Land Use Review

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

Preliminary Project Name: Wren Market Square

Property Owner of Record: Suntreko LLC

Authorized Representative: Michael Gault

Intended Development: Neighborhood Grocery/ Retail

Location/Access: Hwy 81 & 86 (State)

Details of Development: Grocery anchored shopping center with retail and medical components. The core shopping center will include the Food Lion grocery store along with 8 small shop spaces that will be leased to different retail and service uses that will serve the nearby community. Potential examples being pharmacy, hair or nail salon, restaurant, tax office, or a clothing boutique. The outparcel will include a medical facility with a practice run by local physicians.

Surrounding Land Use: Residential, Vacant

Total Site Area: +/- 7.37 acres

County Council District: 6

Zoning: Un-Zoned

Tax Map Number: 190-00-04-035

Variance: None requested

Traffic Impact Analysis: See Memo

The applicant is required to obtain an encroachment permit from SCDOT prior to construction.

The preliminary plat has been reviewed by county staff and meets the requirements in chapter 24 land use.



LU-25-3

Land Use Review

Status: Active

Submitted On: 6/12/2025

Primary Location

34.736916, -82.546668

Owner

No owner information

Applicant

Michael Gault

864-270-3808

michael@reliance-advisors.com

204 S Main St
Fountain Inn, SC 29644

Project Information

Project Name*

Wren Market Square

Is the applicant the property owner?*

Yes

Existing Land Use*

Other/Unzoned

If other, please explain*

Raw Land

Proposed Land Use*

Large Scale Project

Tax Map Numbers*

1900004035

Total Size of Projects (acres)*

7.37

Is there a variance request?*

No

SCDOT/Roads & Bridges

Digital Signature*

Michael Gault Jr
Jun 12, 2025

Restrictive Covenant Statement

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.*

Michael Gault Jr
Jun 12, 2025

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 will be asked to provide an original of the applicable issued waiver)*

IS NOT subject to recorded restrictive covenants*

Michael Gault Jr
Jun 12, 2025

Standards of Land Use Approval Consideration

Is the proposed use consistent with other uses in the area or the general development patterns occurring in the area?*

Yes, this development will be a neighborhood retail / grocery center serving the surrounding residential community

Will the proposed use not adversely affect the existing use or usability of adjacent or nearby property?*

The use will not adversely affect the adjacent properties.

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 use will not cause excessive or burdensome use of public facilities or services

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?*

Yes, the future development has been designed to meet all code requirements

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?*

Yes, the use intends to serve the community

Verification of Acknowledgement

Digital Signature*

✓ Michael Gault Jr
Jun 12, 2025

For Office Use Only

🔒 Planning Commission Date

08/12/2025

🔒 Planning Commission Decision

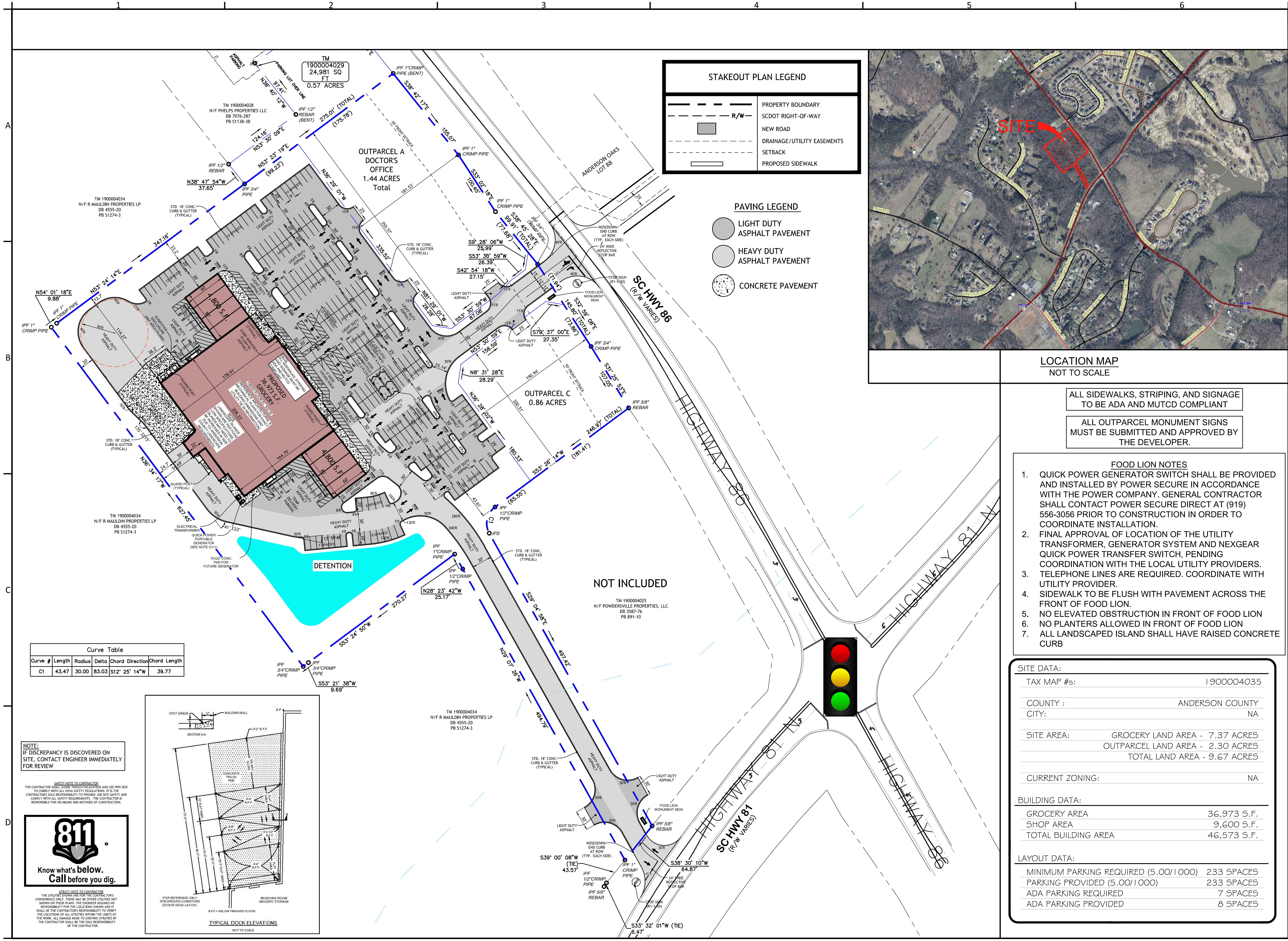
—

🔒 Decision Comments

Letter of Intent

WREN MARKET SQUARE

We intend to construct a grocery anchored shopping center with retail and medical components. The core shopping center will include the Food Lion grocery store along with 8 small shop spaces that will be leased to different retail and service uses that will serve the nearby community. Potential examples being pharmacy, hair or nail salon, restaurant, tax office, or a clothing boutique. The outparcel will include a medical facility with a practice run by local physicians.



STAKEOUT PLAN LEGEND

	PROPERTY BOUNDARY
	SCDOT RIGHT-OF-WAY
	NEW ROAD
	DRAINAGE/UTILITY EASEMENTS
	SETBACK
	PROPOSED SIDEWALK

PAVING LEGEND

	LIGHT DUTY ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT



LOCATION MAP
NOT TO SCALE

ALL SIDEWALKS, STRIPING, AND SIGNAGE TO BE ADA AND MUTCD COMPLIANT

ALL OUTPARCEL MONUMENT SIGNS MUST BE SUBMITTED AND APPROVED BY THE DEVELOPER.

- FOOD LION NOTES**
1. QUICK POWER GENERATOR SWITCH SHALL BE PROVIDED AND INSTALLED BY POWER SECURE IN ACCORDANCE WITH THE POWER COMPANY. GENERAL CONTRACTOR SHALL CONTACT POWER SECURE DIRECT AT (919) 556-3056 PRIOR TO CONSTRUCTION IN ORDER TO COORDINATE INSTALLATION.
 2. FINAL APPROVAL OF LOCATION OF THE UTILITY TRANSFORMER, GENERATOR SYSTEM AND NEXGEAR QUICK POWER TRANSFER SWITCH, PENDING COORDINATION WITH THE LOCAL UTILITY PROVIDERS.
 3. TELEPHONE LINES ARE REQUIRED. COORDINATE WITH UTILITY PROVIDER.
 4. SIDEWALK TO BE FLUSH WITH PAVEMENT ACROSS THE FRONT OF FOOD LION.
 5. NO ELEVATED OBSTRUCTION IN FRONT OF FOOD LION
 6. NO PLANTERS ALLOWED IN FRONT OF FOOD LION
 7. ALL LANDSCAPED ISLAND SHALL HAVE RAISED CONCRETE CURB

SITE DATA:

TAX MAP #s: 1900004035

COUNTY: ANDERSON COUNTY
CITY: NA

SITE AREA: GROCERY LAND AREA - 7.37 ACRES
OUTPARCEL LAND AREA - 2.30 ACRES
TOTAL LAND AREA - 9.67 ACRES

CURRENT ZONING: NA

BUILDING DATA:

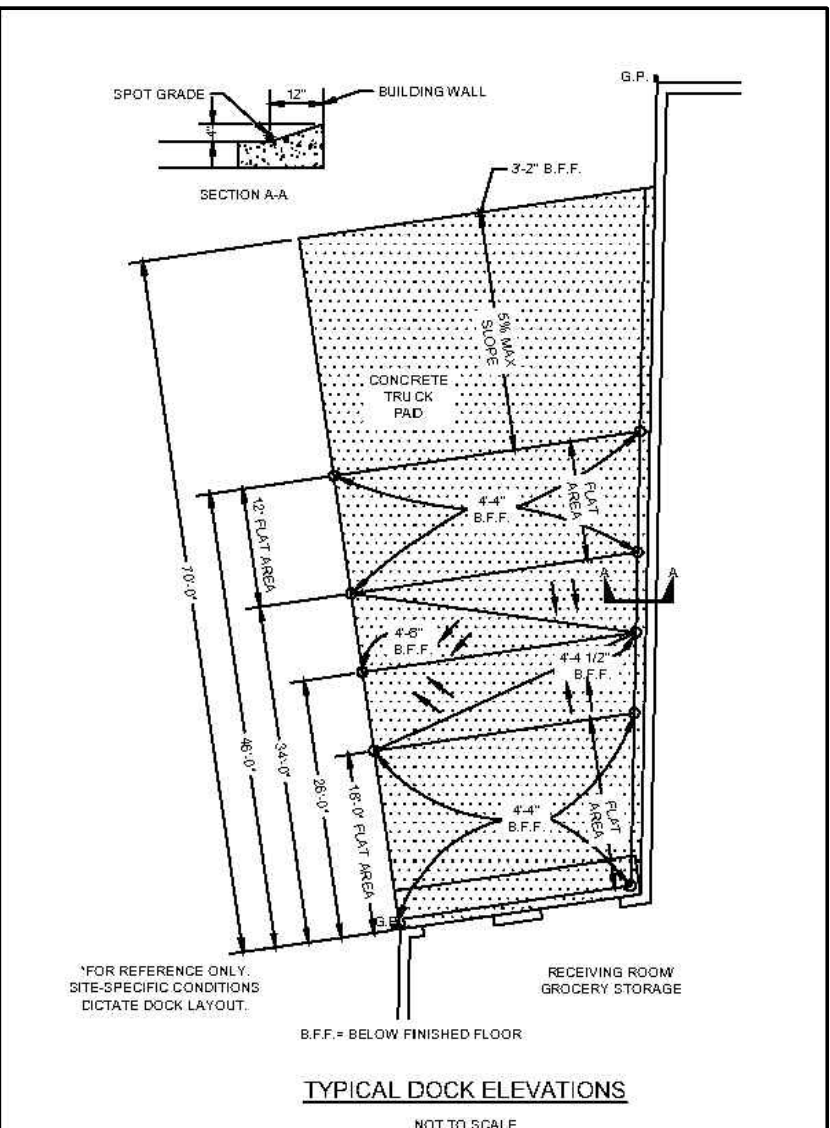
GROCERY AREA 36,973 S.F.
SHOP AREA 9,600 S.F.
TOTAL BUILDING AREA 46,573 S.F.

LAYOUT DATA:

MINIMUM PARKING REQUIRED (5.00/1 000) 233 SPACES
PARKING PROVIDED (5.00/1 000) 233 SPACES
ADA PARKING REQUIRED 7 SPACES
ADA PARKING PROVIDED 8 SPACES

Curve Table

Curve #	Length	Radius	Delta	Chord	Direction	Chord Length
C1	43.47	30.00	83.03	S12° 25' 14"W		39.77



NOTE:
IF DISCREPANCY IS DISCOVERED ON SITE, CONTACT ENGINEER IMMEDIATELY FOR REVIEW



UTILITY NOTE TO CONTRACTOR:
THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IF SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

NO. DATE BY REVISION

A.	5/21/25	MSG	PRELIMINARY PLAN SET
----	---------	-----	----------------------

Gray Engineering

132 PILGRIM ROAD - GREENVILLE, SC 29607
PH: (864) 297-3027, FAX: (864) 729-8247
WWW.GRAYENGINEERING.COM

THIS DRAWING AND ASSOCIATED CAD FILES ARE AN INSTRUMENT OF SERVICE PROVIDED TO THE CLIENT BY GRAY ENGINEERING CONSULTANTS, INC. IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERING CONTRACT AGREEMENT. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN AUTHORIZATION OF GRAY ENGINEERING CONSULTANTS, INC. IS PROHIBITED.

ANDERSON COUNTY SOUTH CAROLINA

PROPOSED GROCERY DEVELOPMENT

SC HIGHWAY 86 & SC HIGHWAY 81 NORTH

STAKEOUT PLAN

SCALE: 1" = 60'

PROJECT MANAGER: ZDI

DRAWN BY: MSG

PROJECT DATE: 5/22/2024

JOB No.: 2024092

PLOT DATE: 5/28/25

SHEET **CV-1**



MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES

DATE: June 19, 2025

TO: Michael Dennis, PE
Access Engineering

FROM: Brittany McAbee
Anderson County Roads & Bridges

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

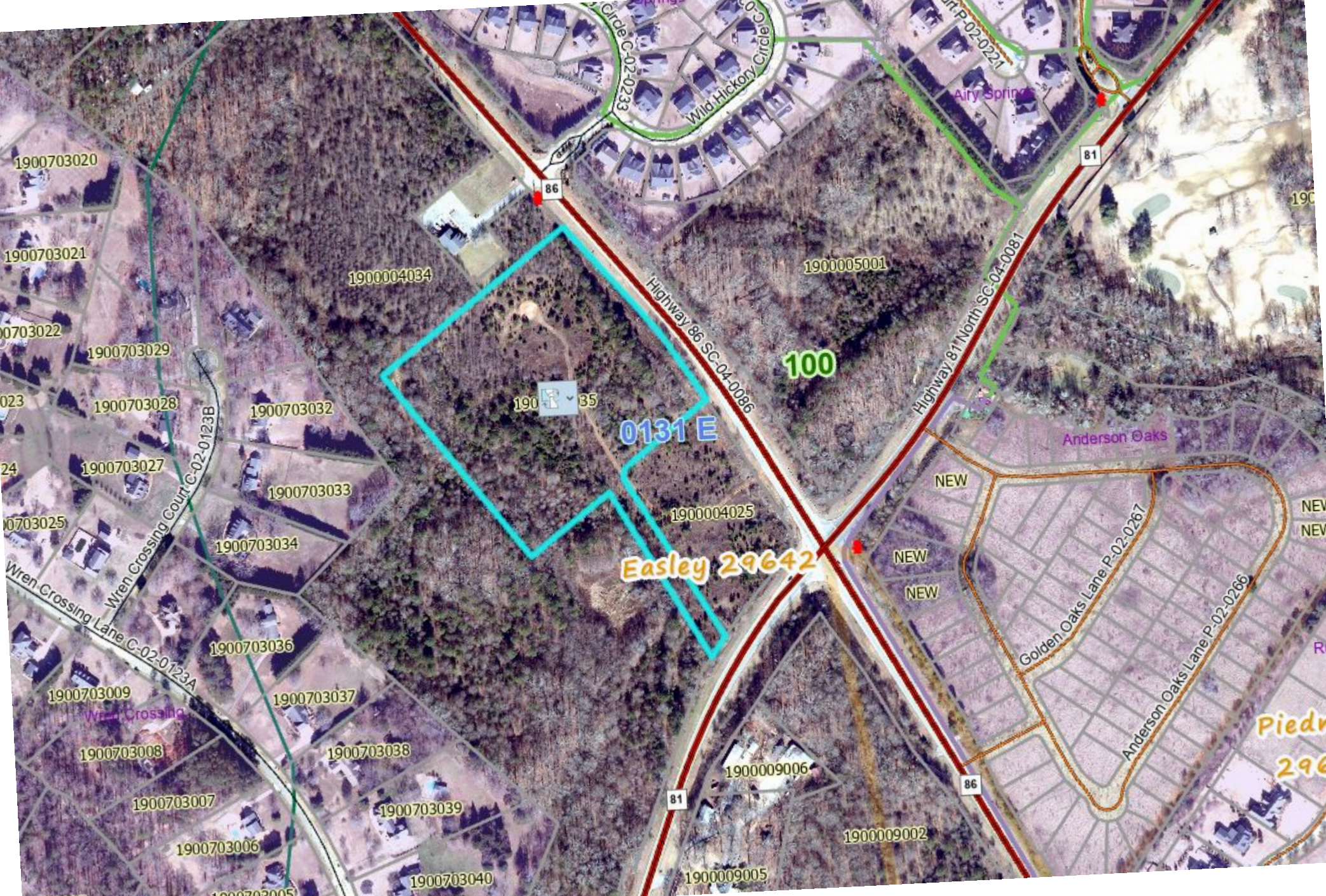
SUBJECT: Anderson County Grocery Development

This development is planned with a 46,600 square feet and two outparcels with two 3,500 square feet medical offices and a 5,000 square feet office. The proposed accesses are Highway 86 (state) at the approved Anderson Oaks entrance and Highway 81 (state). The Traffic Impact Study (TIS) was conducted by Access Engineering and dated June 5, 2025. Existing counts were taken on November 21, 2025. The study was conducted per the requirements of Anderson County, and these are the findings of the study and our review:

- The study addressed Hwy 86/ Hwy 81 and site accesses.
- The LOS for all movements at the study intersections are acceptable after mitigation.
- Build volumes do warrant a left turn lane on Hwy 86 at the site access.
- Build volumes do warrant a right turn lane and left turn lane on Hwy 81 at the site access.

Please call if you have any questions.

ANDERSON COUNTY
SOUTH CAROLINA



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86

81

86

81

Highway 86 SC-04-0086

Highway 81 North SC-04-0081

Wren Crossing Court C-02-0123B

Wren Crossing Lane C-02-0123A

Wild Hickory Circle C-02-0233

Airy Springs P-02-0221

Golden Oaks Lane P-02-0267

Anderson Oaks Lane P-02-0266

Anderson Oaks

Piedmont 296

**LAND USE REVIEW
PUBLIC HEARING**

**FOR INFORMATION CALL:
ANDERSON COUNTY
DEVELOPMENT STANDARDS**

864-260-4719

**Anderson County Planning Commission
Staff Report- Request from C-2 zoning to R-15 zoning
August 12, 2025**

Applicant: Hurricane Creek LLC
Current Owner: Hurricane Creek LLC
Precinct: Denver-Sandy Springs Precinct
Location: Intersection for Hurricane Road and Pine Lane
Council District: Five (5)
TMS#: 93-00-07-004 and 93-00-07-005
Acreage: +/- 35.1 acres
Zoning History: Precinct was zoned in 2012 during zoning referendum (9/2012) unzoned
Current Zoning: C-2 (Highway Commercial District)
Requested Zoning: R-15 (Residential Single-Family)
Current Land Use: Vacant

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

Surrounding Zoning: North: S-1
South: R-15 and R-20
East: R-20 and C-2
West: S-1

Current Land Use Map: District 5 (Denver-Sandy Springs) Use Map indicates Agriculture and Residential use.
Future Land Use Map: District 5 (Denver-Sandy Springs) Use Map indicates Residential use.

Evaluation: To rezone for future Single-Family Residential Development.

Public Outreach: Staff hereby certifies existing parcel that the required public notification actions have been completed on July 28, 2025 as follows:

Rezoning notification postcards were sent to 266 property owners within 2,000' of the subject property.

Rezoning notification signs posted on subject property.

Planning commission public hearing advertisement published in the Independent Mail.

Community Outreach:

A community meeting was held on Monday, July 14, 2025, at the Centerville Fire Department to hear the concerns of the general public in the area. The overall consensus was that the proposal residential rezoning would be a better fit for the community. Citizens also wanted to make certain that design standards would meet all state and county ordinances involving Stormwater at the appropriate time.

The main issue that came up was access. The development will only be able to access the property off Hurricane Road, if approved for rezoning. No other access will be allowed for ingress and egress.



Rezoning Application

Anderson County Planning & Development

Date of Submission

Approved/Denied

Applicant's Information

Applicant Name: HURRICANE CREEK LLC
Mailing Address: 4136 CLEMSON BLVD ANDERSON, SC 29621
Telephone: 864-934-0643
Email: SUNSHINE 109 @ Charter . Net

Owner's Information (If Different from Applicant)

Owner Name: _____
Mailing Address: _____
Telephone: _____
Email: _____

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

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

Owner's Signature

Date

Project Information

Property Location: AT THE INTERSECTION OF HURRICANE ROAD AND LINE LANE
Parcel Number(s)/TMS: 930007004 & 930007005
County Council District: FIVE (5) School District: FOUR (4)
Total Acreage: 35.136 Current Land Use: VACANT
Requested Zoning: R-15 Current Zoning: C-2
Purpose of Rezoning: RESIDENTIAL SUBDIVISION

Are there any Private Covenants or Deed Restrictions on the

Yes

No

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

John Deed
Applicant's Signature

5-21-25

Date

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

Additional Information or Comments: _____

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

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

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

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

John Deed
Applicant's Signature

5-21-25

Date

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

For Office Use Only:

Application Received By: _____

Complete Submission Date: _____

Commission Public Hearing: _____

Council Public Hearing: _____



SITE DATA:	
TAX MAP #s:	930007004 & 930007005
COUNTY / MUNICIPALITY:	ANDERSON COUNTY
SITE ACREAGE:	+/- 35.1 AC.
CURRENT ZONING:	C-2 (ASSUMED REZONE TO R-15)
LAYOUT DATA:	
NEW LOTS / UNITS:	61 (USING LOT AVERAGING)
LOT / UNIT SIZE:	60'-WIDE/15,000 SF AVERAGE
NEW ROAD / DRIVE:	2,945 L.F.

This for reference purposes only as a concept design and should not be considered in the rezoning process for for approval. Any site design or proposed project will be considered at a later date before the Planning Commission if an ordinance is passed and the rezoning request is approved by County Council.

NO.	DATE	BY	REVISION

Gray Engineering
 132 PILGRIM ROAD - GREENVILLE, SC 29607
 PH: 864.636.7477
 WWW.GRAYENGINEERING.COM

STAKEOUT PLAN
HURRICANE ROAD SUBDIVISION
 HURRICANE ROAD ANDERSON COUNTY, SC

SCALE: 1" = 100'
 PROJECT MANAGER: JB
 DRAWN BY: CJR
 PROJECT DATE: 2/20/25
 JOB No.: 2025XXX
 PLOT DATE: 2/25/25

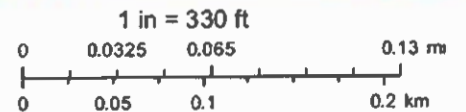
SHIELD
CV-1

Anderson County



May 21, 2025 Disclaimer accepted.

TMS:	930007004	Zip Code:	29621
Owner:	HURRICANE CREEK LLC	Current Plat:	CP S 2014/05
Owner Address:	4136 CLEMSON BLVD	Description:	PINE RD 23.56 AC
City/State:	ANDERSON SC	Sale Price:	
Deed Book:	6985	Deed Page:	37
Tax District:	4	Market Value:	
Sale Year:	2005		



PP S 1563/01

A-CGIS

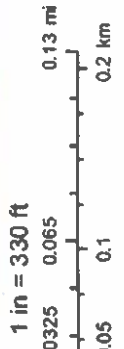
ESRI, Highland Mapping, and Anderson County GIS

Anderson County



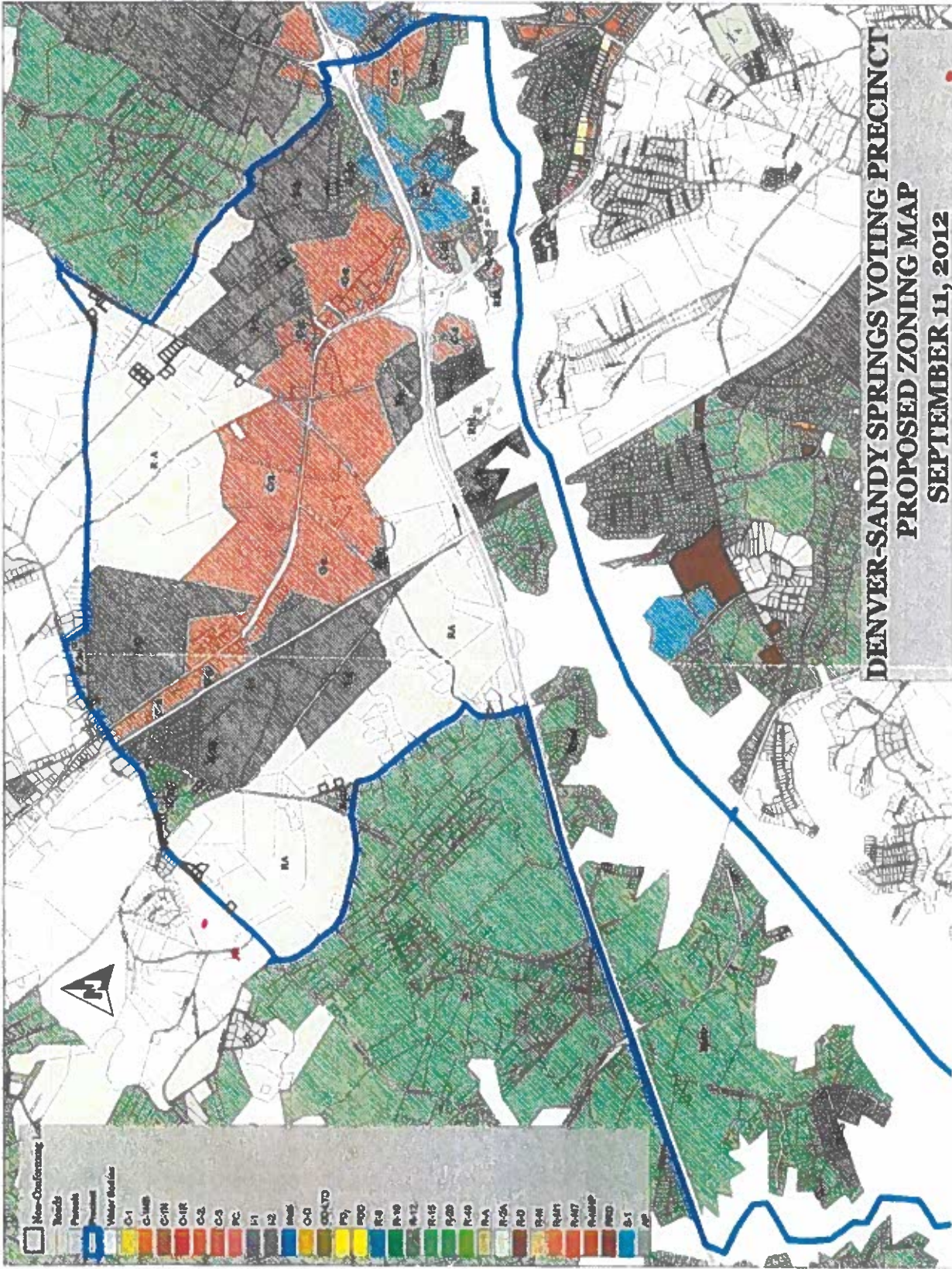
May 21, 2025 Disclaimer accepted.

TMS:	930007004
Owner:	HURRICANE CREEK LLC
Owner Address:	4136 CLEMSON BLVD
City/State:	ANDERSON SC
Deed Book:	6985
Tax District:	4
Sale Year:	2005
Zip Code:	29621
Current Plat:	CP S 2014/05
Description:	PINE RD 23.56 AC
Sale Price:	\$500,000
Market Value:	\$1,653,910



ESRI, Midland Mapping, and Anderson County GIS

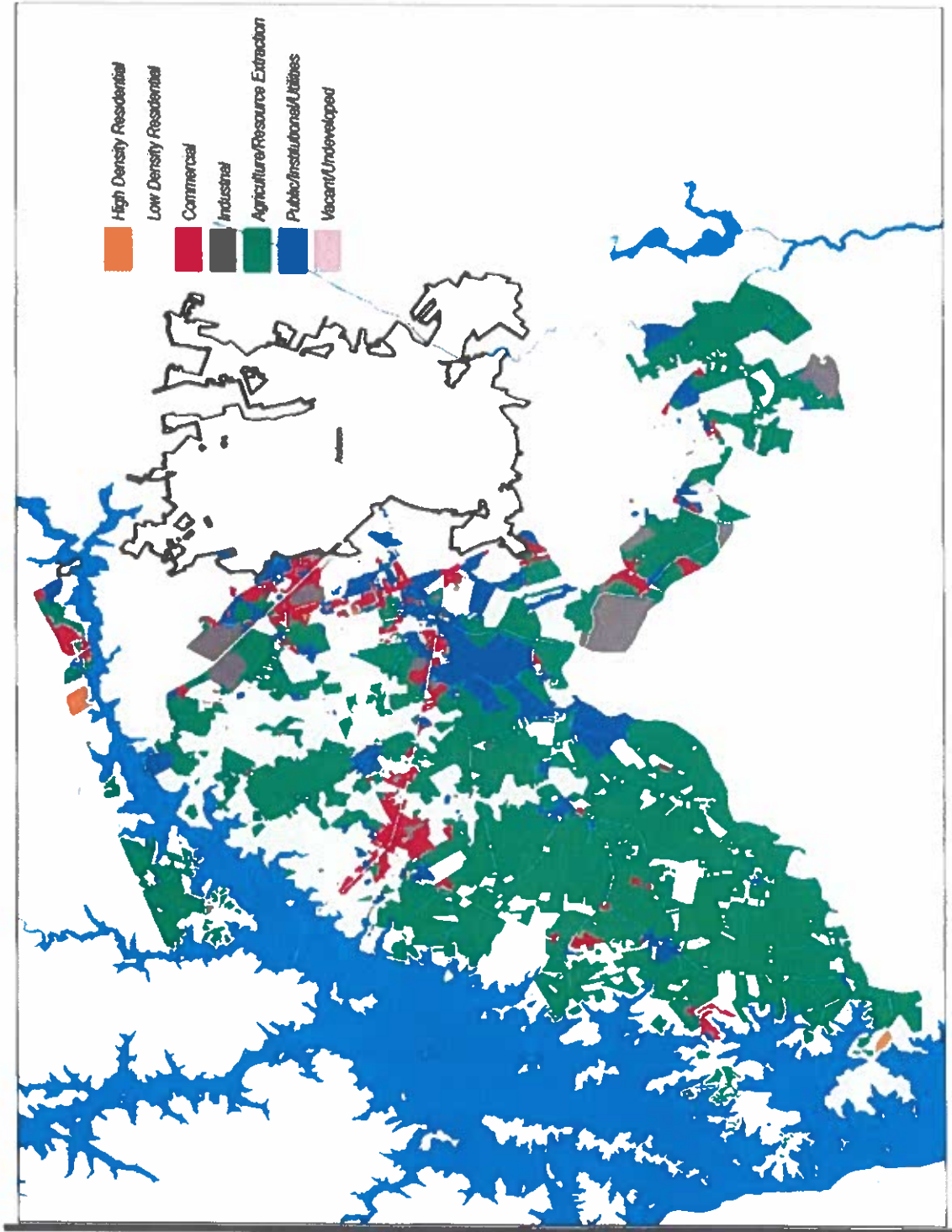
PP S 1563/01



**DENVER-SANDY SPRINGS VOTING PRECINCT
PROPOSED ZONING MAP
SEPTEMBER 11, 2012**

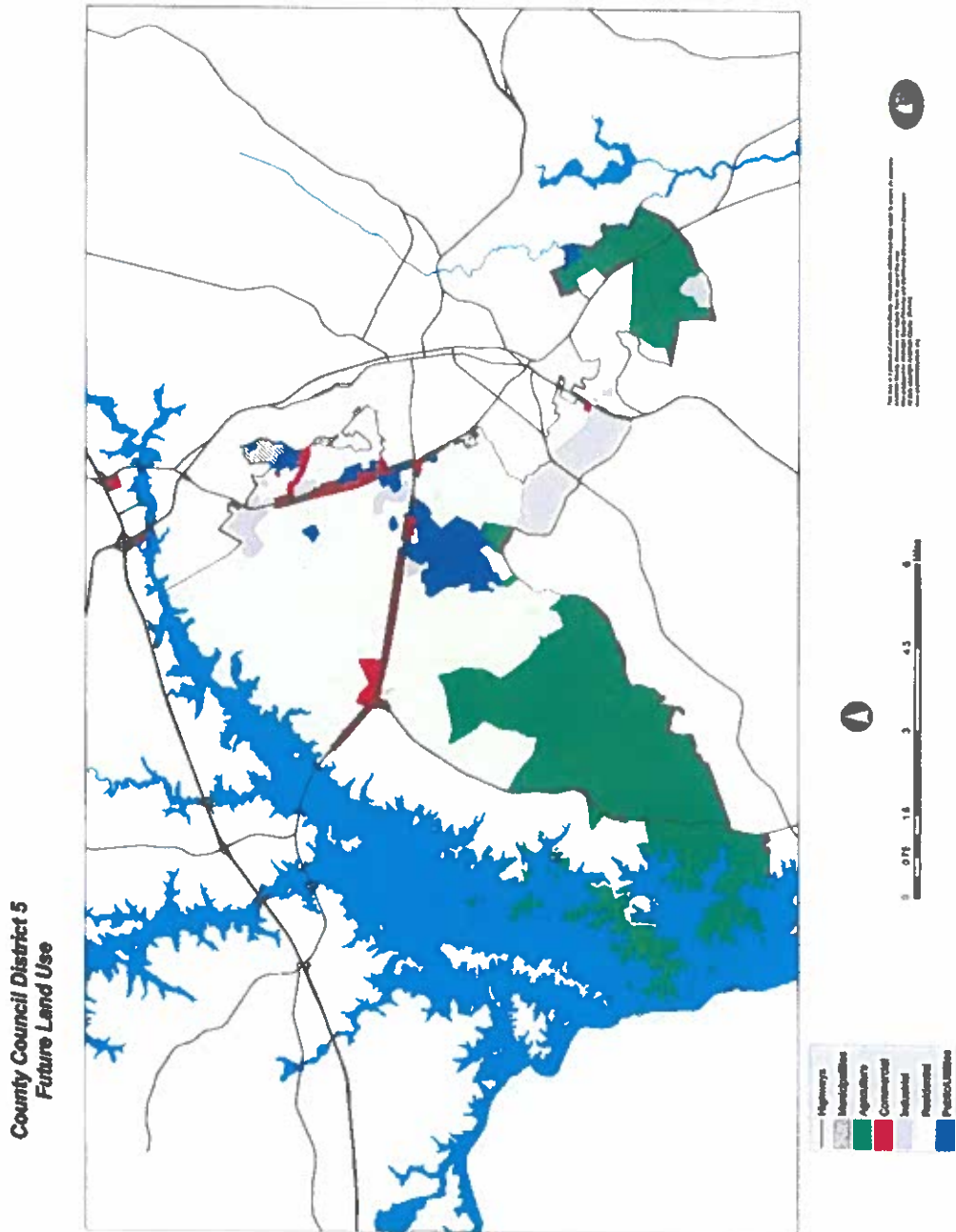


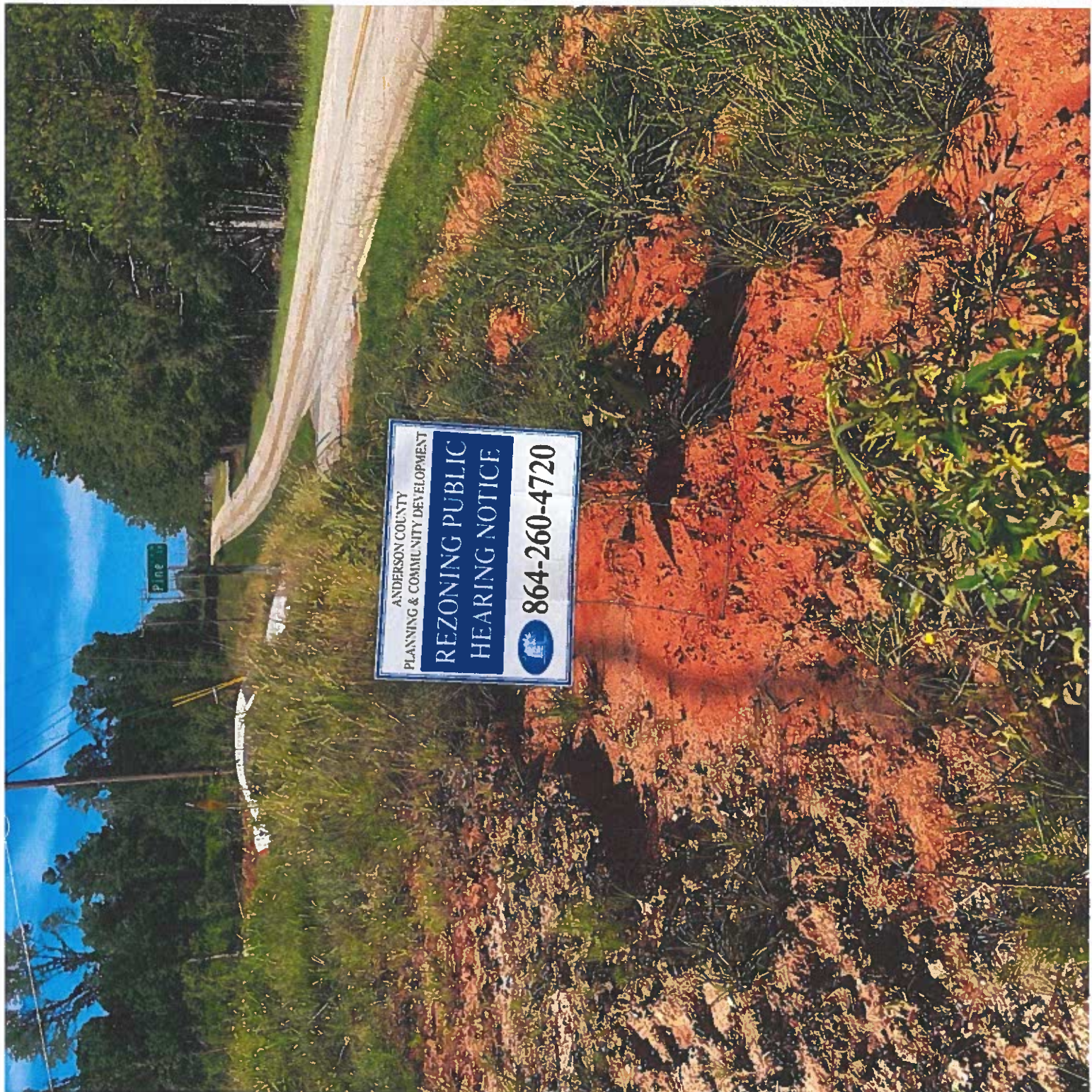
Map 7.6 Current Land Use, Council District 5





Map 7.14 Future Land Use, Council District 5





ANDERSON COUNTY
PLANNING & COMMUNITY DEVELOPMENT

**REZONING PUBLIC
HEARING NOTICE**



864-260-4720