

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

September 09, 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. Anderson County Landfill: Solid Waste Expansion. Located at 203 Landfill Road. / TMS 247-00-06-013 and 261-00-01-001 **(Council District 7)**
 1. Staff Presentation
 2. Developer Presentation
 3. Public Hearing – Citizen Comments
7. New Business:
 - A. Single-Family Subdivision: Saluda Ridge, Highway 153 and Cooper Road. / TMS 237-00-07-088, 237-00-08-005, -011, -012 **(Council District 6)**
 1. Staff Presentation
 2. Developer Presentation
 3. Public Hearing – Citizen Comment
8. Executive Session: Legal Matter-24 Properties/Evergreen Partners, Planning Commission Appeal
9. Executive Session: Legal Matter-Falcon Real-Estate Lending, LLC, Planning Commission Appeal
10. Executive Session: Legal Matter-Vollen Hollen Investments, Planning Commission Appeal
11. Action Following Executive Session
12. Old Business:
 - A. Single-Family Subdivision: Evergreen Heights, Evergreen Road. / TMS 144-00-06-005 **(Council District 4)**
 1. Staff Presentation
 2. Developer Presentation
 3. Public Hearing – Citizen Comments

- B. Single-Family Subdivision: Lake Highlands, West side of Nunnally Road, Highway 187 and I-85. / TMS 27-00-01-031, -021 **(Council District 4)**
 - 1. Staff Presentation
 - 2. Developer Presentation
 - 3. Public Hearing – Citizen Comments
- C. Single-Family Subdivision: Riverdale, Von Hollen Drive. / TMS 213-00-07-001, -012 **(Council District 6)**
 - 1. Staff Presentation
 - 2. Developer Presentation
 - 3. Public Hearing – Citizen Comments

13. Public Comments, non-agenda items – 3 minutes limit per speaker

14. Adjournment

Anderson County Planning Commission Meeting

September 9, 2025

6:00 PM

Staff Report – Anderson Regional Landfill Expansion-Class 3 Lateral Landfill Expansion (SCDES Permitted Class 3 Landfill)

A community meeting was held on June 19, 2025, at Cedar Grove Elementary School in Williamston to discuss the project and receive input from the public. Representatives from Anderson County Solid Waste as well as Waste Connections were in attendance.

97 postcards were sent out to property owners within 2000 feet of the proposed development.

Project Name: Anderson Regional Landfill Expansion
Property Owner of Record: Anderson Regional Landfill LLC

Applicant: Anderson Regional Landfill LLC
Authorized Representative: Dustin Towne

Intended Development: Class 3 Lateral Landfill Expansion

Location: 203 Landfill Road, Belton.
The landfill is located off Big Creek Road and Rector Road off SC Highway 20

Details of Development:

Anderson Regional Landfill Lateral Expansion located on Rector Road off SC Highway 20 in Belton. The physical address is 213 Landfill Road. The applicant (Anderson Regional Landfill, LLC) is proposing to expand due to the recent increase in waste disposal from households, development, and increase population in Anderson County. The landfill requires the immediate need for more waste disposal space before they reach capacity. The expansion of the landfill will increase the size of the existing landfill by 23.3 acres. The current existing site is 206 acres. A site plan is submitted for your review.

Additionally, space will be needed in the future for disposal and will need to be obtained approval due to the longevity of securing permits.

SCDES (South Carolina Department of Environmental Services) and Anderson County Solid Waste Department, OSHA are involved with the proposed project review and permitting to ensure that the expansion meets all health and safety standards as well as all state and federal requirements.

Surrounding Land Use: Landfill/Industrial Use

Total Site Area: 23.2

County Council District: 7

Zoning:	Un-Zoned
Tax Map Number:	247-00-06013 and extend slightly into parcel 261-00-01-001
Existing Access Roads:	Big Creek Road/Landfill Road
Variance:	None Request



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 Regional Landfill Expansion

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 Anderson Regional Landfill LLC

Mailing Address 203 Landfill Road, Belton, S.C., 29627

Telephone (864) 338-1815

E-mail dustin.towne@wasteconnections.com

Applicant is the: Owner's Agent _____ Property Owner Yes

Property Owner(s) of Record Anderson Regional Landfill LLC

Mailing Address 203 Landfill Road, Belton, S.C., 29627

Telephone (864) 338-1815

E-mail dustin.towne@wasteconnections.com

Authorized Representative Dustin Towne

Mailing Address 203 Landfill Road, Belton, S.C., 29627

Telephone (864) 338-1815

dustin.towne@wasteconnections.com

Address/Location of Property 203 Landfill Road, Belton, S.C., 29627/ The landfill is located on Rector Road off of SC Highway 20 in Belton, Anderson County, SC.

Existing Land Use SCDES Permitted Class 3 Landfill

Proposed Land Use Expansion of SCDES Permitted Class 3 Landfill

Tax Map Number(s) 2470006014, 2470006021, 2470006013, 2610001001, 2610006012, 2470006029, and 2470006002; however, the proposed expansion would remain in parcel 2470006013 and extend slightly into parcel 2610001001.

Total Size of Project (acres) Approximately 23.2 acres

REQUEST FOR VARIANCE (IF APPLICABLE):

Is there a variance request?

Yes

No

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

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.

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 section 38-210, excluding single-family subdivisions.
 - b. A truck or bus terminal, including service facilities designed principally for such uses.
 - c. 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.
- 7) 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.
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) 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.
- 12) 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) 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.
- 14) 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.
- 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.
- 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		
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
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 land use would be to allow for a landfill expansion to Anderson Regional Landfill, and existing Class 3 landfill located on the property. Therefore, the proposed land use is consistent with the current land use in the area.

- (B) 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 existing use or usability of the nearby properties, as the proposed landfill expansion would be tied into the already existing Class 3 Anderson Regional Landfill located on the property.

- (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 land use will not cause any additional burden on the use of public facilities or services, as the proposed land use is to expand an already existing landfill. Therefore, the infrastructure for a landfill is already in place and maintained.

- (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?

The proposed landfill expansion is located in a "no zoning" area within Anderson County; therefore, there are no specific requirements set forth for this development ordinance. It should be noted, however, that all buffer requirements for a Class 3 Lateral Landfill Expansion at Anderson Regional Landfill, pursuant to S.C. Code of Regulations Section 61-107.17, will be met.

- (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 landfill expansion will be constructed and monitored in accordance with S.C. Code of Regulations Section 61-107.19, to ensure public health, safety, morality, and general welfare.



Anderson County, South Carolina
LAND USE REVIEW

SIGNATURE(S) OF APPLICANT(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.

Signature of Applicant

7-9-25

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.

Signature of Owner(s)

7-9-25

Date

Staff Use Only:

Application Received By: _____

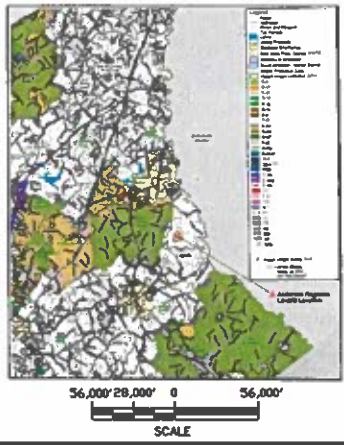
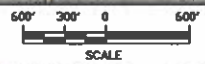
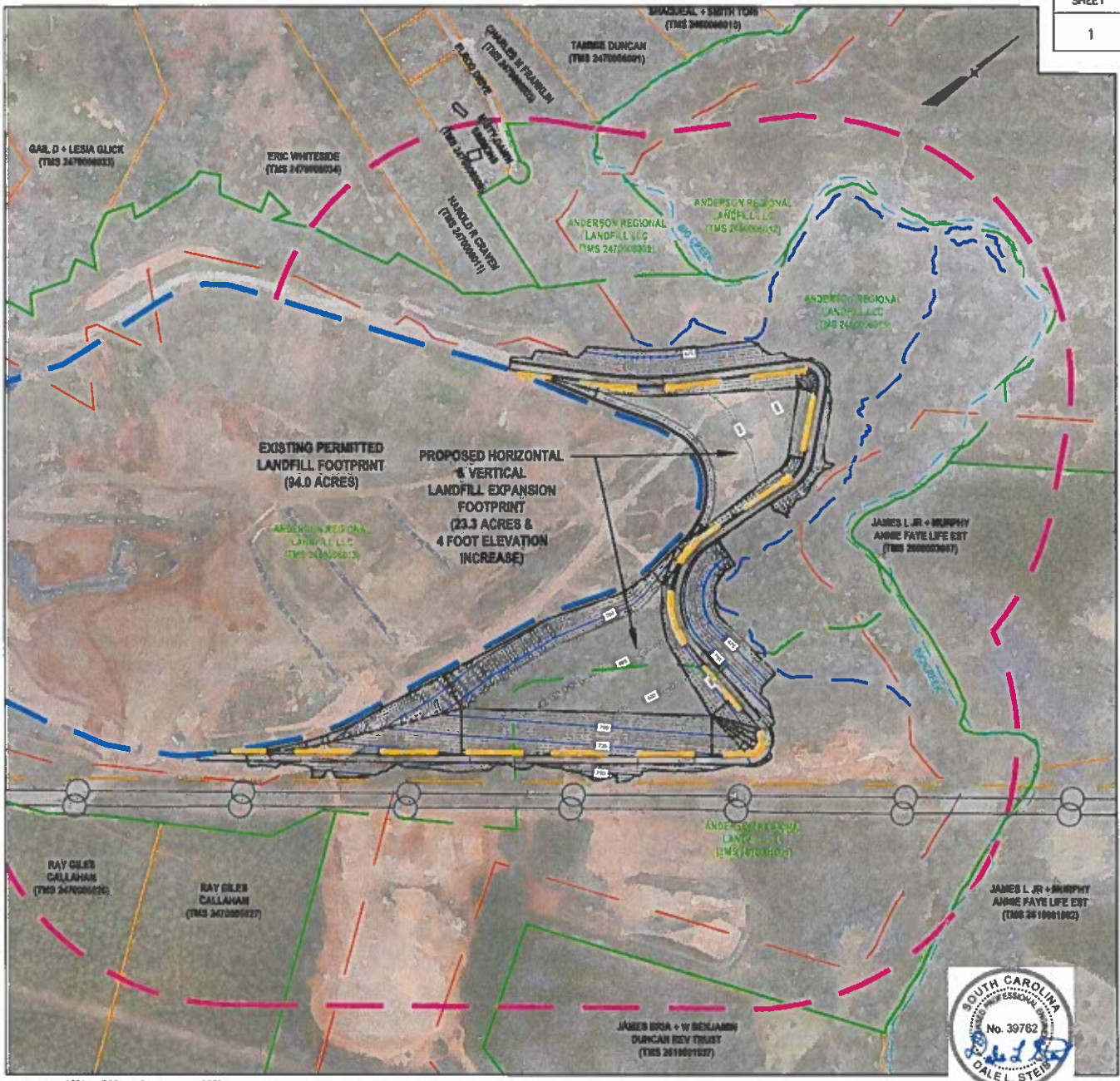
Date: _____

Planning Commission Date: _____

Planning Commission Decision: _____

Fee Paid Yes No Credit Card/Check# _____

Site Plan Revision Fee \$ **105.00**



LEGEND:

- WCI OUTER PROPERTY LINE
- WCI INNER PARCEL PROPERTY LINE
- ADJACENT PARCEL PROPERTY LINE
- CURRENT PERMITTED LIMITS OF WASTE
- PROPOSED HORIZONTAL EXPANSION LIMITS OF WASTE
- PROPOSED HORIZONTAL EXPANSION 1000' BUFFER ZONE EXTENTS
- PROPOSED HORIZONTAL EXPANSION 200' BUFFER ZONE EXTENTS
- 100 YEAR FLOOD PLANE LIMITS
- 50' POWER LINE SERVITUDE
- POWER LINES
- GRADE CONTOUR LINE (MAJOR)
- GRADE CONTOUR LINE (MINOR)
- RESIDENCE

NOTES:

1. THE EXISTING ORTHOIMAGE AERIAL PHOTOGRAPH SHOWN WAS COMPLETED BY FIRMATEK ON MARCH 8, 2024.
2. THERE ARE NO CHURCHES, HOSPITALS, PUBLIC PARKS, OR DAY CARES WITHIN THE 1,000' BUFFER AREA. ONLY TWO RESIDENCES ARE LOCATED WITHIN THE 1,000' BUFFER AREA. THE CLOSEST BEING APPROXIMATELY 860' FROM THE PROPOSED HORIZONTAL EXPANSION LIMITS OF WASTE.

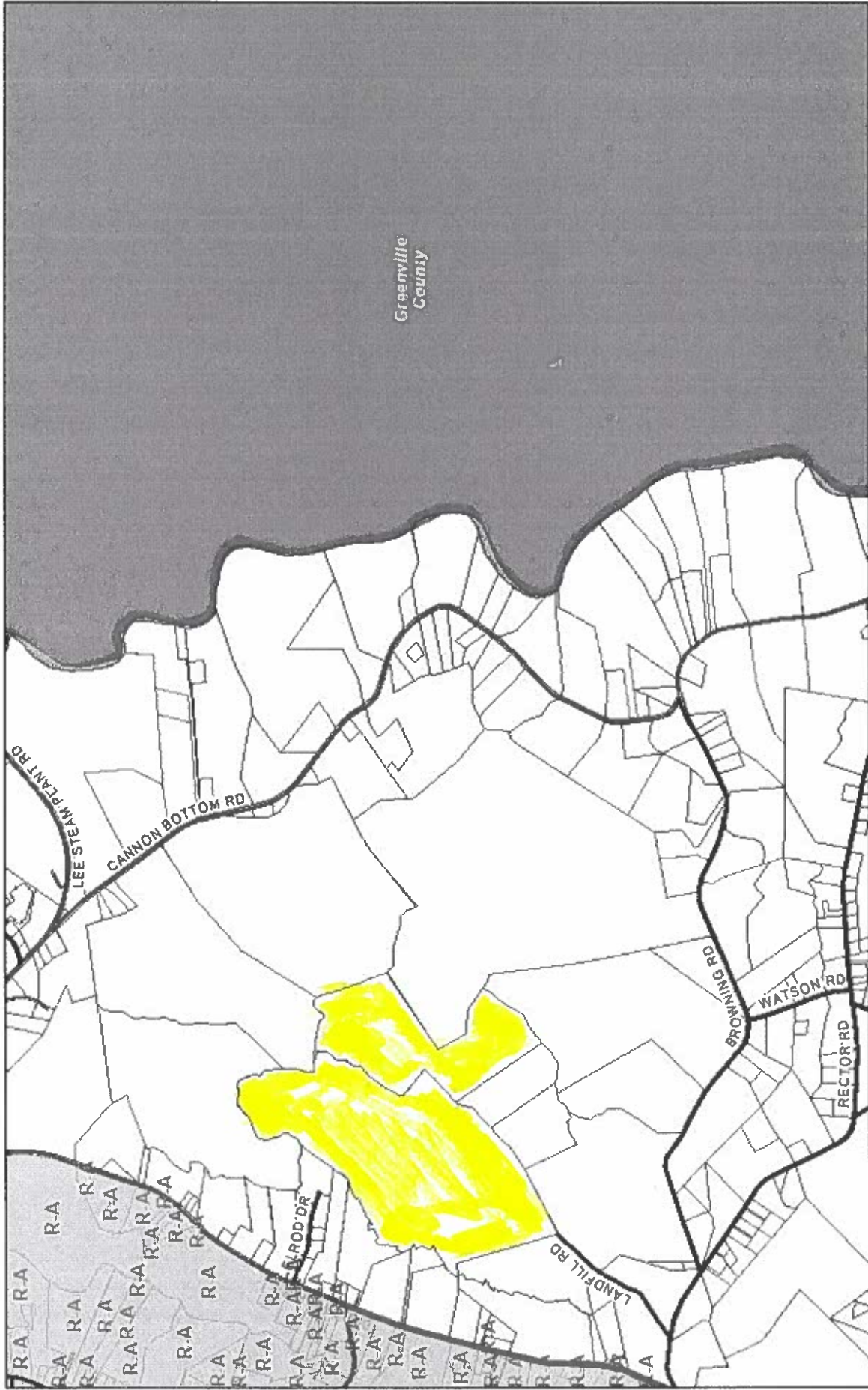
PROPOSED CLASS 3 LANDFILL EXPANSION
ANDERSON REGIONAL LANDFILL
LAND USE APPLICATION SKETCH PLAN
 BELTON, SOUTH CAROLINA MARCH 2025



DATE	DESCRIPTION / REVISIONS	BY

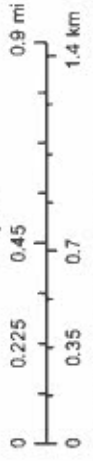
DESIGNED	DRAWN	CHECKED	APPROVED
DLS	DLS	DLS	DLS

Anderson County



August 28, 2025

1:26,367



ESRI, Highland Mapping, and Anderson County GIS

Anderson County, South Carolina

Geographic Information Systems

Search Results Layers

Results List

Details

Zoom To

ROADS

L_FullName	BIG CREEK RD
ATT_TYP	STATE_ROAD
ROADNUM	54
NUMBER_	S-04-0054
EXIT_NO	Null
RAMP_TYPE	Null
COMMENTS	Null
LINE_TYPE	Null
ONEWAY	Null
CLASS	Major Collector
SURFACE	Impervious
Shape.STLength()	5493.518973
MODIFIEDBY	RPHILLIPS
L_CCD	Seven
R_CCD	Seven
L_STATE	SC
DT STATE	SC



July 9th, 2025

Alesia Hunter, Planning Development and Building Director
Anderson County
401 East River Street
Anderson, SC 29624

RE: Letter of Intent
Development Standards Land Use Review Application
Proposed Class 3 Horizontal and Vertical Landfill Expansion
Anderson Regional Landfill
Municipal Solid Waste Permit #042651-1101

Dear Ms. Hunter,

Anderson Regional Landfill is looking to propose a Class 3 Lateral Landfill Expansion to the South Carolina Department of Environmental Services (DES). Pursuant to S.C. Code of Regulations Section 61-107.17, a Determination of Need (DON) request must be made to SCDES. Provided within the DON request, a letter must be obtained from the Anderson County Zoning Department which states the following information: all properties the letter concerns, their zoning designation, and whether a landfill is an outright use within the zoning or a special use. If the landfill requires special use Board Approval, then the process/ documentation of the approval is needed. If there are more stringent buffer requirements for Anderson County than the state requirements, this would also need to be stated within the letter.

The following parcels are owned by Anderson Regional Landfill: 2470006014 (37.04 acres), 2470006021 (31.90 acres), 2470006013 (206.36 acres), 2610001001 (91.26 acres), 2610006012 (122.50 acres), 2470006029 (99.73 acres), and 2470006002 (8.06 acres); however, the current approved landfill footprint is all located with parcel 2470006013 (206.36 acres). The proposed expansion would remain in parcel 2470006013 (206.36 acres) and extend slightly into parcel 2610001001 (91.26 acres). The landfill expansion would increase the size of the landfill by approximately 23.3 acres. The location and configuration of the proposed landfill expansion is shown on the attached Figure for your reference. These figures include both the Land Use Review Application and the DON requirements which include the adjacent property owners with tax map numbers and buffer locations.

Due to the recent increases in waste disposed at Anderson Regional Landfill, additional space will be needed in the future for disposal. Over the last few years, the tonnage of waste disposed of at Anderson Regional Landfill has increased, so much so, that a tonnage increase from 438,000 tons per year to 588,000 tons per year was approved by the SCDES on August 31, 2020. While the immediate need for more waste disposal space may not seem urgent, the process of constructing and permitting a landfill expansion can take extensive time. Anderson Regional Landfill would like to begin preparation to ensure proper care and time is taken for a thorough investigation of the proposed area and for systematic planning and constructing of the landfill expansion.

Should you have any further questions or require additional information, please contact me at (865) 314-2678.

Sincerely,

WASTE CONNECTIONS



Dustin Towne
Landfill Manager

attachments

cc: Brady Stewart, Eastern Region Engineer (Waste Connections – Colonial Division)
Susan Reid, P.E., Environmental Compliance Specialist (Waste Connections – Colonial Division)
Dale Steib, P.E., Vice President and Engineering Manager (Fourrier & de Abreu, Engineers, LLC)

**LAND USE REVIEW
PUBLIC HEARING**

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

864-260-4719

Anderson County Planning Commission
September 9, 2025
6:00 PM
Staff Report – Preliminary Subdivision

1,068 property owners within 2000' of the proposed development were notified via postcard.

Preliminary Subdivision Name: Saluda Ridge

Intended Development: Single Family

Applicant: Crestline Developers Inc.

Surveyor/Engineer: Bluewater Civil Design, LLC

Location/Access: Hwy 153 & Cooper Rd. (State)

County Council District: 6

School District: 1

Surrounding Land Use: Commercial, Residential, Vacant

Zoning: Un-zoned

Tax Map Number: 237-00-07-088, 237-00-08-005, -011, -012

Total Number of Acres: 23.00

Number of Lots: 40

Variance: No

Traffic Impact Analysis: Hwy 153 is classified as Arterial Road and Cooper Road is classified as Collector with no maximum trips per day and does not require a TIS.



Development Standards Subdivision Plat Application

Anderson County Code of Ordinance
Chapter 24 Land Use

Scheduled Public Hearing Date: 5-12-25
Application Received By: JC
Date: 6-20-25

2579 DS Number:

Thank you for your interest in Anderson County, South Carolina. This packet includes the necessary documents for review of subdivision development plans to be reviewed by county staff. **Meeting attendance is mandatory by applicant or authorized representative.**

Should you need further assistance, please feel free to contact Development Standards between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday at (864) 260-4719

DEVELOPMENT STANDARDS REVIEW APPLICATION Note: All plats must first be submitted to Development Standards. After submittal, plats will be distributed to the proper departments for review.

APPLICATIONS MUST BE SUBMITTED BY THE POSTED DEADLINE AND PRIOR TO 3:00 PM. INCOMPLETE APPLICATIONS OR APPLICATIONS SUBMITTED AFTER THE POSTED DEADLINE WILL NOT BE PROCESSED. THE SUBMITTED PLANS WILL NOT BE REVIEWED UNTIL THE APPLICATION/SUBMITAL IS COMPLETE AND WILL BE PLACED ON THE NEXT REGULAR SCHEDULED AGENDA MEETING.

Proposed Subdivision Name: Saluda Ridge

1. Name of Applicant: Crestline Developers Inc. - Mark Nyblom

Address of Applicant: Bluewater Civil Design, LLC - Paul Harrison

Telephone Number(s): 864-430-4365 Email: mnyblom@gmail.com

2. Property Owner(s): Crittenden-Dunlap Landscaping, Inc. / Catherine Maenza Crittenden

Address: 310 Cooper Rd, Piedmont, SC 29673

Telephone Number(s): _____ Email: _____

3. Engineer/Surveyor(s): Bluewater Civil Design, LLC - Paul Harrison Email: paul@bluewatercivil.com

Project Information

4. Project Location: Highway 153 & Cooper Road
2370007088, 2370008011,

Parcel Number/TMS: 2370008005, & 2370008012 County Council District: 6 School District: 1

Total Acreage: +/- 23.00 AC Number of Lots: 40 Intended Development: Single Family Residential

Current Zoning: Unzoned Surrounding Land Uses: Commercial/Education (Welding School) & Vacant

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

Water Supplier: Powdersville Water Sewer Supplier: ReWa Septic: -

Electric Company: Duke Energy Gas Company: Fort Hill Natural Gas Telecommunication Company: Charter

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

7. Is there a request for a variance? N/A if so, please attach the description to this application. **(Variance Fee \$325.00)**

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

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

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

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

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

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

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

Subdivision Plat Application Check List

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

• **Application Submittal Requirements and Process**

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

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

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

Sec. 24-336. - Preliminary plat.

The preliminary plat shall contain the following information:

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

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

SIGNATURE OF APPLICANT & Property Owner:

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

Signature of Applicant

↑ ↓

Date

6-20-25

Signature of Owner

Date

06/20/2025

SITE DATA

TAX MAP NO.: 2370008005, 2370008011, 2370008012 & 2370007088

DEED REFERENCES: 17966 61, 17966 67, & 8012 211

SITE AREA: ±23.00 AC

ZONING: *UNZONED

SETBACKS:
 HIGHWAY 153: 50'
 COOPER ROAD: 40'
 FRONT: 30'
 SIDE: 15'
 SECONDARY SIDE: 15'
 REAR: 15'

PROPOSED ROADWAY: ±2,199 LF (50' PUBLIC ROW)

PROPOSED LOTS: 40 DETACHED SFR LOTS (80'X135' TYP.)

PROPOSED DENSITY: 1.74 LOTS/AC

REQUIRED OPEN SPACE: 25% (±5.75 AC)
 PROVIDED OPEN SPACE: 25% (±5.81 AC)

*LAYOUT IS SUBJECT TO P.C. APPROVAL.

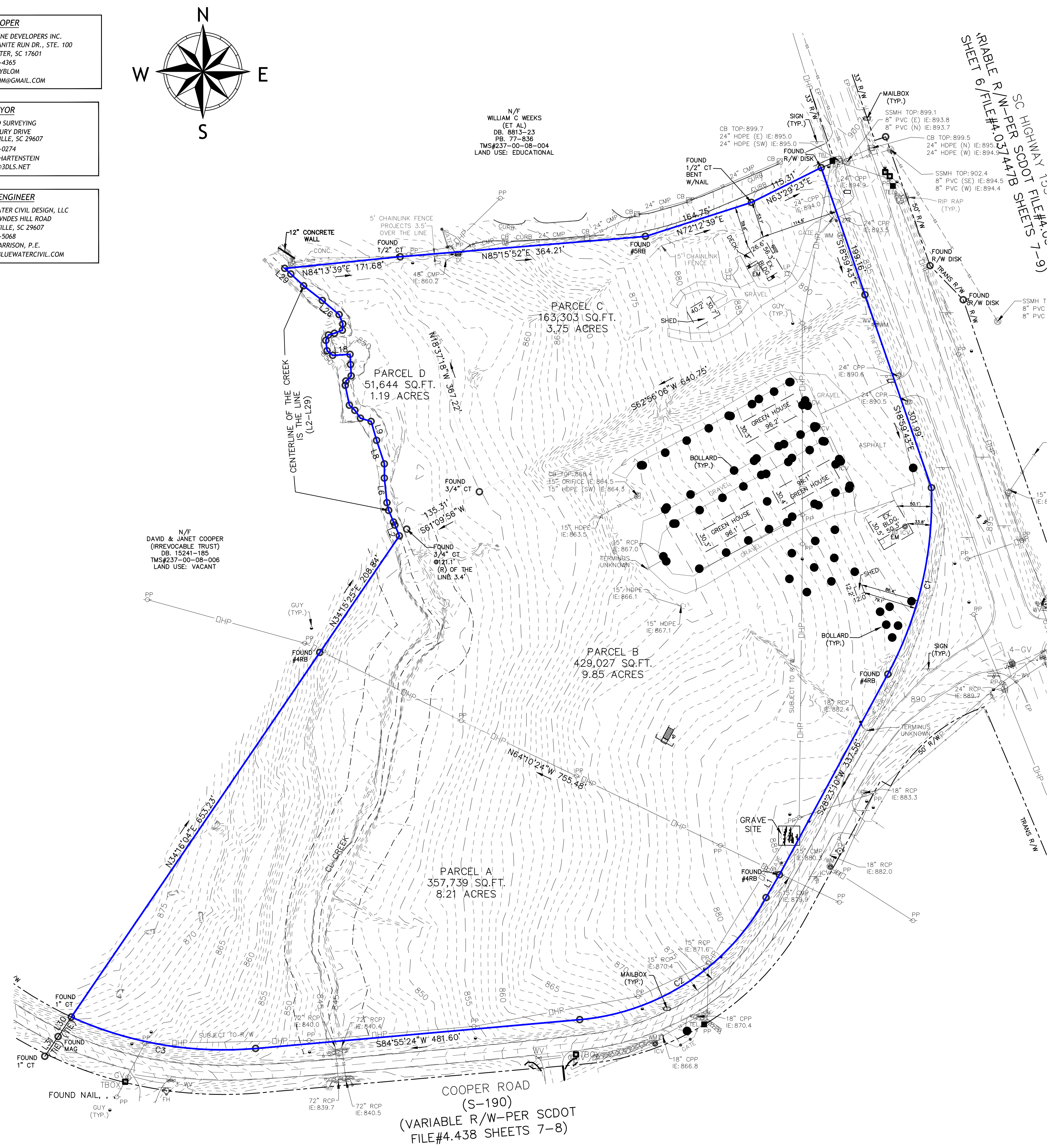
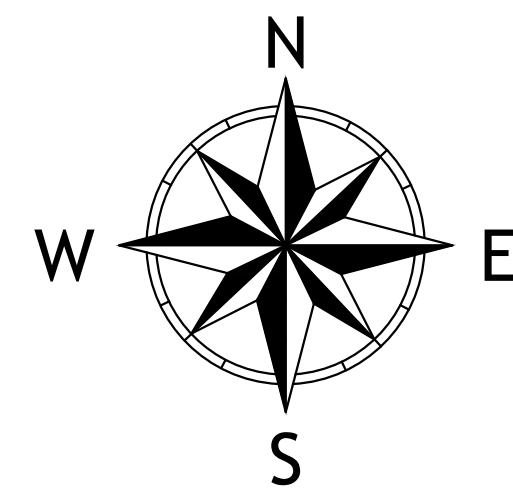
SITE LEGEND

— PROPERTY LINE/R.O.W.

DEVELOPER
 COMPANY: CRESTLINE DEVELOPERS INC.
 ADDRESS: 227 GRANITE RUN DR., STE. 100 LANCASTER, SC 17601
 PHONE: 864-430-4365
 CONTACT: MARK NYBLOM
 EMAIL: MNYBLOM@GMAIL.COM

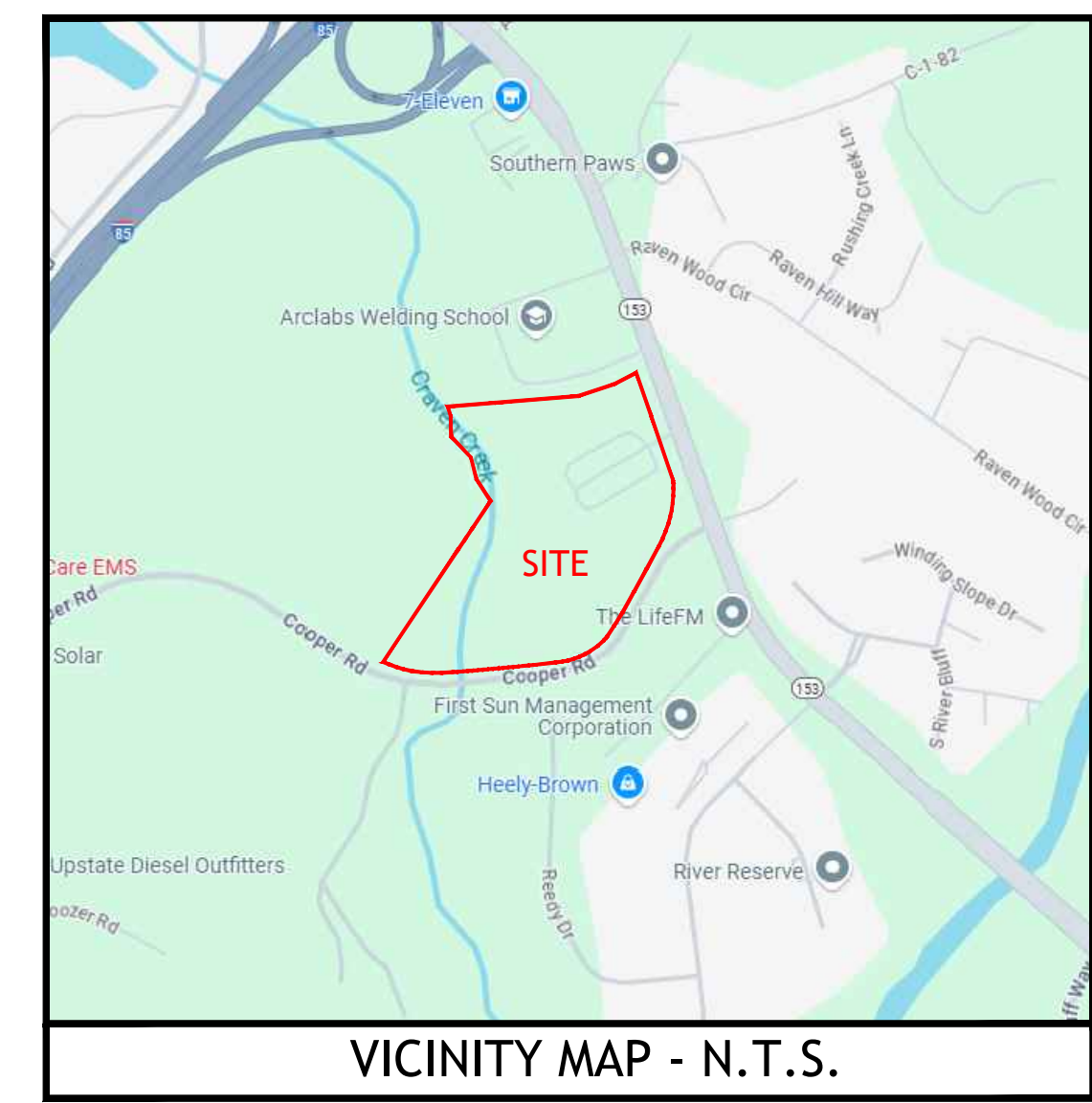
SURVEYOR
 COMPANY: 3D LAND SURVEYING
 ADDRESS: 10 CENTURY DRIVE GREENVILLE, SC 29607
 PHONE: 864-272-0274
 CONTACT: TRAVIS HARTENSTEIN
 EMAIL: TRAVIS@3DLS.NET

CIVIL ENGINEER
 COMPANY: BLUEWATER CIVIL DESIGN, LLC
 ADDRESS: 718 LOWMEDES HILL ROAD GREENVILLE, SC 29607
 PHONE: 864-735-5068
 CONTACT: PAUL HARRISON, P.E.
 EMAIL: PAUL@BLUEWATERCIVIL.COM



LINE	BEARING	DISTANCE
L1	N30°17'12"E	39.17'
L2	N22°29'19"W	17.25'
L3	N23°19'37"W	4.87'
L4	N22°38'50"W	18.65'
L5	N12°54'04"W	11.68'
L6	N05°55'34"W	36.59'
L7	N00°05'57"W	21.08'
L8	N18°10'37"W	36.73'
L9	N16°18'30"W	29.06'
L10	N72°47'32"W	16.53'
L11	N35°07'52"W	14.18'
L12	N46°54'29"W	11.16'
L13	N11°55'44"W	30.02'
L14	N09°29'01"E	6.49'
L15	N45°39'32"E	10.92'
L16	N03°03'47"W	16.86'
L17	N03°06'36"W	15.09'
L18	S86°41'14"W	25.63'
L19	N51°21'22"W	10.82'
L20	N06°36'49"W	15.46'
L21	N25°49'02"E	8.86'
L22	N73°31'29"E	9.29'
L23	N68°46'22"E	12.46'
L24	N04°32'18"E	9.38'
L25	N21°57'39"W	14.79'
L26	N49°53'46"W	32.39'
L27	N51°52'20"W	35.27'
L28	N47°10'26"W	25.71'
L29	N47°14'45"W	12.30'
L30	S34°02'31"W	34.86'
L31	S34°11'08"W	35.24'

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA	TANGENT
C1	541.64'	286.79'	283.45'	S13°08'49"W	30°20'15"	146.84'
C2	348.97'	343.31'	329.63'	S56°44'24"W	56°22'00"	186.99'
C3	545.93'	279.72'	276.67'	N80°19'21"W	29°21'23"	143.00'



OWNER'S CERTIFICATION

As the owner of this land, as shown on this [preliminary plat] or his agent, I certify that this drawing was made from an actual survey, and accurately portrays the existing land and its features and the proposed development and improvements thereto.

Date: 6-20-25

[Owner][Agent][Name]: Mark Nyblom

Signed: [Signature]

DESIGN PROFESSIONAL CERTIFICATION:
 IT IS HEREBY CERTIFIED THAT THIS PRELIMINARY PLAT WAS PREPARED USING A SURVEY OF THE PROPERTY PREPARED BY RIDDLE SURVEYING COMPANY, RLS, AND DATED 09/18/2024 ; AND FURTHER THAT THE PROPOSED SUBDIVISION MEETS ALL REQUIREMENTS OF THE ANDERSON COUNTY DEVELOPMENT STANDARDS ORDINANCE, AS APPLICABLE TO THE PROPERTY.

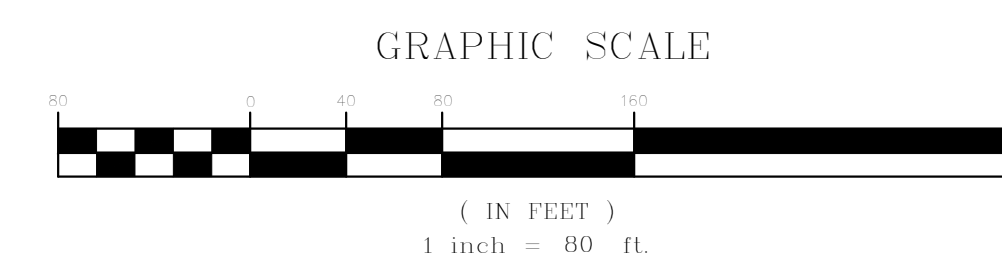
BY NAME: PAUL J. HARRISON, PE

SIGNED: [Signature]
 REGISTERED PROFESSIONAL NO.: 24224
 ADDRESS: 718 LOWMEDES HILL ROAD, GREENVILLE, SC 29607
 TELEPHONE NUMBER: 864-735-5068
 DATE: 07/17/2025

CERTIFICATE OF PROJECT APPROVAL:
 ALL APPLICABLE REQUIREMENTS OF THE ANDERSON COUNTY DEVELOPMENT STANDARDS ORDINANCE RELATIVE TO PROJECT APPROVAL HAVING BEEN FULFILLED, APPROVAL OF THIS PRELIMINARY PLAT IS HEREBY GRANTED BY THE MANAGER OR THE SUBDIVISION ADMINISTRATOR, SUBJECT TO FURTHER COMPLIANCE WITH ALL PROVISIONS OF SAID DEVELOPMENT REGULATIONS.

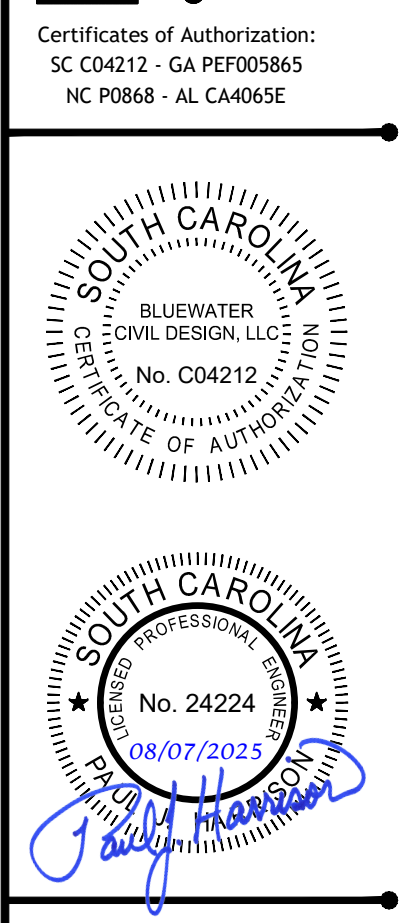
MANAGER OR SUBDIVISION ADMINISTRATOR: _____

DATE: _____



Project Number: 2025-065
 DWG Name: Saluda Ridge PP-4.dwg
 Drawing Scale: AS NOTED
 Date of Project: 06/2025
 Engineer of Record:
 Paul J. Harrison, P.E.
 South Carolina P.E.# 24224
 North Carolina P.E.# 03871

bluewater
 civil design
 bluewater.civil.design, LLC
 718 Lowmedes Hill Road • Greenville, SC 29607
 www.bluewatercivil.com • info@bluewatercivil.com



SALUDA RIDGE
 Single-Family Res. Subdivision(s)
 Highway 153 & Cooper Road
 Anderson County, SC 29673

PLAT REVISION	ISSUE DATE	ISSUE COMMENT
A	06/20/2025	Issued Preliminary Plat
B	07/17/2025	Revised Preliminary Plat
C	08/05/2025	Revised Preliminary Plat
D	08/07/2025	Revised Preliminary Plat

PRELIMINARY PLAT (EXISTING CONDITIONS)

EX-4



85

2370008009

2883

Jackson Drive

110

2370007057

2370008003

2703

2781

101

103

107

109

111

113

115

117

119

121

123

125

127

129

131

133

135

137

139

2615 Ste B1
2615 Ste C1
2615 Ste B2
2615 Ste B3
2615 Ste B4
2615 Ste B5

Saluda Park

2370008004

2617

2612

2610

2609

Ravenwood

108

110

112

114

116

118

120

122

124

126

128

130

132

134

136

138

140

142

144

2370008006

Piedmont
29673

001

0064 E

2370008005

2609

2370007078

2370101025

153

Highway 153
SC-04-0153

Connector Park

2370007077

2370007065

2370007076

2370008011

2605

2370007050

2600

529

2370008006

Cooper Road S-04-0190

2370007088

105

2370007070

Koywa Professional Park

2380601123

2380601124

P-01-0306

2370007071

259

Koywa Lane P-01-0280

101

103

105

107

109

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117

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MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES

DATE: July 9, 2025

TO: **Tim Cartee**
Land Development Administrator

FROM: **Bill Rutledge**
Assistant Principal Engineer

Cc: **Bee Baker**
Principal Engineer

SUBJECT: **Saluda Ridge Preliminary Review #1**

The preliminary plat for Saluda Ridge Subdivision is acceptable.

Tommy Dunn
Chairman, District 5

Chris Sullivan
Council District 1

Greg Elgin
Council District 3

Cindy Wilson
Council District 7

ANDERSON COUNTY
SOUTH CAROLINA

Brett Sanders
V. Chairman, District 4

Glenn Davis
Council District 2

Jimmy Davis
Council District 6

Renee Watts
Clerk to Council

Rusty Burns | County Administrator
rburns@andersoncountysc.org

From: [Jonathan A. Batson](#)
To: [Tim Cartee](#)
Subject: RE: Saluda Ridge Subdivision
Date: Tuesday, August 19, 2025 11:48:40 AM
Attachments: [image001.png](#)

The riparian buffer should be 100' rather than the 50' currently shown. Also, there are indications of storms overtopping Cooper Rd at the Craven Creek crossing suggesting proposed lots 1-7 could be susceptible to flooding. The flood risks for these lots may be exacerbated by the proposed stormwater detention ponds reducing the available floodplain.

From: Tim Cartee <tcartee@andersoncountysc.org>
Sent: Tuesday, August 19, 2025 11:01 AM
To: Jonathan A. Batson <jabatson@andersoncountysc.org>
Subject: Saluda Ridge Subdivision

Jon, couldn't remember if I sent this one to you last month? I need asap if you have time?
Sorry.

Thanks,

Tim Cartee

Land Development Administrator

O: 864-260-4719

F: 864-260-4795

tcartee@andersoncountysc.org

Development Standards

401 E. River Street

Anderson, SC 29624



From: [Steve Kelly](#)
To: [Tim Cartee](#)
Subject: RE: Saluda Ridge Subdivision
Date: Tuesday, July 1, 2025 12:40:24 PM
Attachments: [image001.png](#)

No current issue

From: Tim Cartee <tcartee@andersoncountysc.org>
Sent: Monday, June 30, 2025 4:44 PM
To: Terry Vaughan - Assistant Fire Marshal <tvaughan@acfd.org>; Steve Kelly <askelly@andersoncountysc.org>
Subject: Saluda Ridge Subdivision

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



From: [Tim Cartee](#)
To: [Terry Vaughan - Assistant Fire Marshal](#); [Steve Kelly](#)
Subject: Saluda Ridge Subdivision
Date: Monday, June 30, 2025 4:44:00 PM
Attachments: [Saluda Ridge PP-1 signed Fri Jun 20 2025 11-57-22.pdf](#)
[image001.png](#)

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



From: [Tim Cartee](#)
To: youngs@apps.anderson1.org
Subject: Saluda Ridge Subdivision
Date: Monday, June 30, 2025 4:43:00 PM
Attachments: [Saluda Ridge PP-1 signed Fri Jun 20 2025 11-57-22.pdf](#)
[image001.png](#)

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





search...


Select Departments


**DR. SETH YOUNG**
Superintendent
Administration
864-847-7344
[Send Message](#)


**HEATHER GAMBRELL**
Executive Assistant
Administration
864-847-7344
[Send Message](#)

**ERIN SAYLERS**
Administrative Assistant
Administration
864-847-7344
[Send Message](#)

**MELISSA TOLLISON**
Director of Personnel
Personnel
864-847-7344
[Send Message](#)

**DAWN NICHOLS**
Administrative Assistant
Personnel
864-847-7344
[Send Message](#)

**SISSY SWING**
Administrative Assistant
Instruction and Curriculum
864-847-7344
[Send Message](#)

**DR. CHRISTIE SHEALY**
Director of Student Services
Student Services
864-847-7344
[Send Message](#)

**KRISTEN HEARNE**
Director of Digital Learning

Send message to Dr. Seth Young

Your Name *

Your Email *

Message *

Dr. Young,

I work for a civil engineering firm, Bluewater Civil Design, located in Greenville County and have a client proposing a subdivision in your district off HWY 153 and Cooper Road. We plan to submit to the county here in a few days and hope to be on next month's planning commission agenda. Our subdivision will have no more than 41 lots (that's what we currently have designed but may lose 1 or 2). Just wanted to reach out to give you a head's up and wanted to know if you had any input on more housing in your district.

Thanks,

Drew Smith

Drew Smith

From: Balentine, Ryan <BalentinDR@scdot.org>
Sent: Thursday, May 15, 2025 5:00 PM
To: Drew Smith; Rebovich, Nicholas, S.
Cc: Paul Harrison
Subject: RE: [External]RE: [External]New Development on HWY 153 & Cooper Road

Drew,

I don't have any major issues with the proposed driveway locations as long as sight distance can be met. Please keep in mind that there must be a net zero increase in discharge rate to SCDOT R/W for the 2, 10, 25, and 50 year storms. The sight easement will need to be recorded before the driveway can be permitted. All other requirements will need to be addressed during the permit process. Let me know if you have any questions.



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: Drew Smith <drew@bluewatercivil.com>
Sent: Wednesday, May 14, 2025 8:14 AM
To: Balentine, Ryan <BalentinDR@scdot.org>; Rebovich, Nicholas, S. <RebovichNS@scdot.org>
Cc: Paul Harrison <paul@bluewatercivil.com>
Subject: FW: [External]RE: [External]New Development on HWY 153 & Cooper Road

***** 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/Nick,

Please see the below thread and provide any input you have. We are proposing a subdivision off HWY 153 and Cooper Road in Anderson County with an entrance off each road. The sight easement off Cooper Road will be quite tricky. We don't necessarily need that entrance either with the amount of lots we're proposing.

Thanks,

Drew R. Smith

blueWATER Civil Design, LLC - Project Engineer
5 Century Drive - Suite 230
Greenville, SC 29607

Mailing Address:
718 Lowndes Hill Road
Greenville, SC 29607

Cell: 864-823-8487

Email: drew@bluewatercivil.com

Please visit our website at: www.bluewatercivil.com

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Bluewater Civil Design, LLC has Professionals Licensed in SC, NC, GA, FL, AL, LA, TX, TN, KY, VA, MI, IN, WI, ID, MT, CO, NV, AZ

From: Bill Rutledge <brutledge@andersoncountysc.org>

Sent: Tuesday, May 13, 2025 9:39 AM

To: Drew Smith <drew@bluewatercivil.com>; Brittany D. McAbee <bdmcabee@andersoncountysc.org>

Cc: Paul Harrison <paul@bluewatercivil.com>

Subject: RE: [External]RE: [External]New Development on HWY 153 & Cooper Road

Drew,

I've looked at it for the internal road right of way and it's okay with me.

But the SCDOT needs to review it as well because they will have to approve the encroachment permits.

I suggest you send it to Ryan Balentine and Nick Rebovich with SCDOT to get their input.

Thanks

Bill

From: Drew Smith <drew@bluewatercivil.com>

Sent: Monday, May 12, 2025 2:55 PM

To: Bill Rutledge <brutledge@andersoncountysc.org>; Brittany D. McAbee <bdmcabee@andersoncountysc.org>

Cc: Paul Harrison <paul@bluewatercivil.com>

Subject: [External]RE: [External]New Development on HWY 153 & Cooper Road

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Bill,

I have not, I wanted to get your thoughts on it first. We could potentially cul-de-sac the road instead of tying into Cooper Road, however your ordinance states that entrances off arterial roads aren't preferred. Do you think that would be the better route?

Thanks,

Drew R. Smith

blueWATER Civil Design, LLC - Project Engineer

5 Century Drive - Suite 230

Greenville, SC 29607

Mailing Address:

718 Lowndes Hill Road

Greenville, SC 29607

Cell: 864-823-8487

Email: drew@bluewatercivil.com

Please visit our website at: www.bluewatercivil.com

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Drew Smith

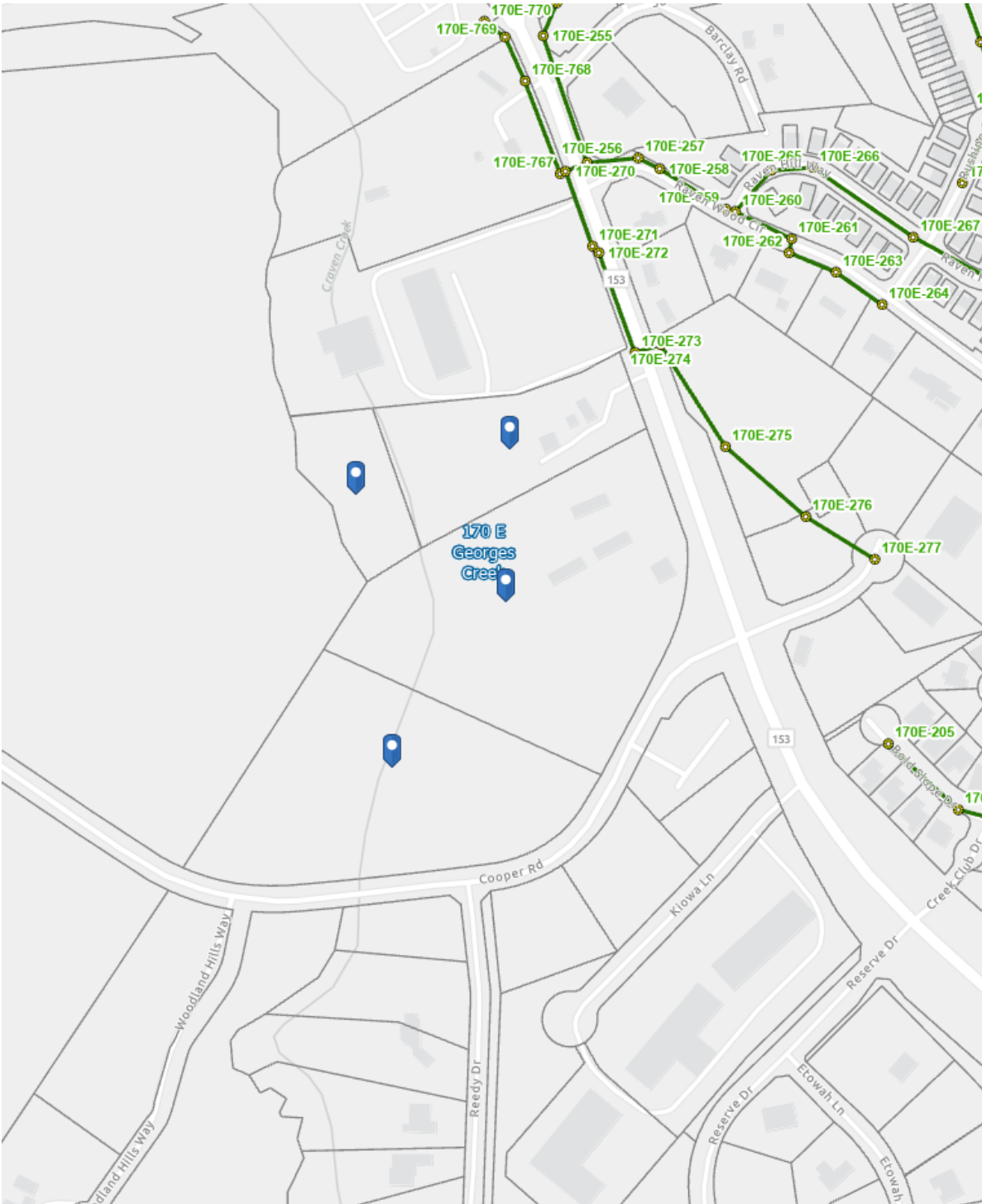
From: Daniel Gleason <danielg@re-wa.org>
Sent: Tuesday, April 22, 2025 8:39 AM
To: Drew Smith
Cc: Kimberly Volek; Development
Subject: RE: Sewer Map Request

Good morning,

Attached is a sewer map of our lines in the available area. There are no lines south or west of the TMS's that are close by.

Also, please CC development@re-wa.org whenever it relates to a development project or question. We are trying to have all the emails go to there.

Please reach out if you have any questions.



Thank you,



Daniel Gleason
 Engineering Co-Op
danielg@re-wa.org | rewaonline.org

561 Mauldin Road
Greenville, SC 29607



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From: Drew Smith <drew@bluewatercivil.com>
Sent: Monday, April 21, 2025 4:22 PM
To: Kimberly Volek <kimberlyv@re-wa.org>
Subject: Sewer Map Request

***** CAUTION! EXTERNAL SENDER *** STOP & THINK!** Do you know and trust this sender? Were you expecting this email? Are grammar and spelling correct? Does the content make sense? If suspicious, then do not click links, open attachments or enter your ID or password.

Kim,

Could you provide me with a sewer map of y'all's lines around these pieces of property just over the county line in Anderson County. TMS #s are 2370007088, 2370008011, 2370008005, & 2370008012.

Thanks,

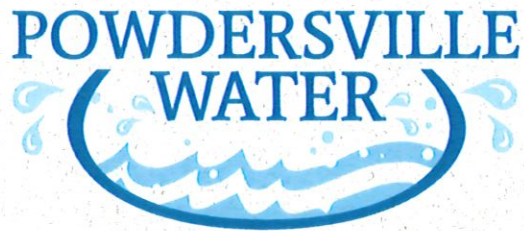
Drew R. Smith
blueWATER Civil Design, LLC - Project Engineer
5 Century Drive - Suite 230
Greenville, SC 29607

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Cell: 864-823-8487
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Address:
1719 Circle Road
Powdersville, SC 29642

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

May 6, 2025

Crestline Developers, Inc.
227 Granite Run Drive, Suite 100
Lancaster, PA 17601

Re: Hwy 153 & Cooper Rd Single Family, 41 lots
Anderson County Tax Parcels 2370008005, 8011, 8012, 7088

Dear Crestline Developers, Inc.,

Please be advised that Powdersville Water (PW) has adequate water capacity to serve the referenced project. Once the water improvements have been constructed to our satisfaction, PW will accept ownership and operation/maintenance responsibilities for the dedicated infrastructure. The new facilities dedicated to PW will become a part of our regional water system SCDHEC #0420002.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "CRASCO", is placed above the printed name of the sender.

Chris Rasco
Project Engineer

Cc: Project File



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

June 19, 2025

Drew R. Smith
Bluewater Civil Design, LLC
718 Lowndes Hill Road
Greenville, SC 29607

RE: Property located at 2605 Highway 153 in Piedmont, SC

Dear Mr. Smith:

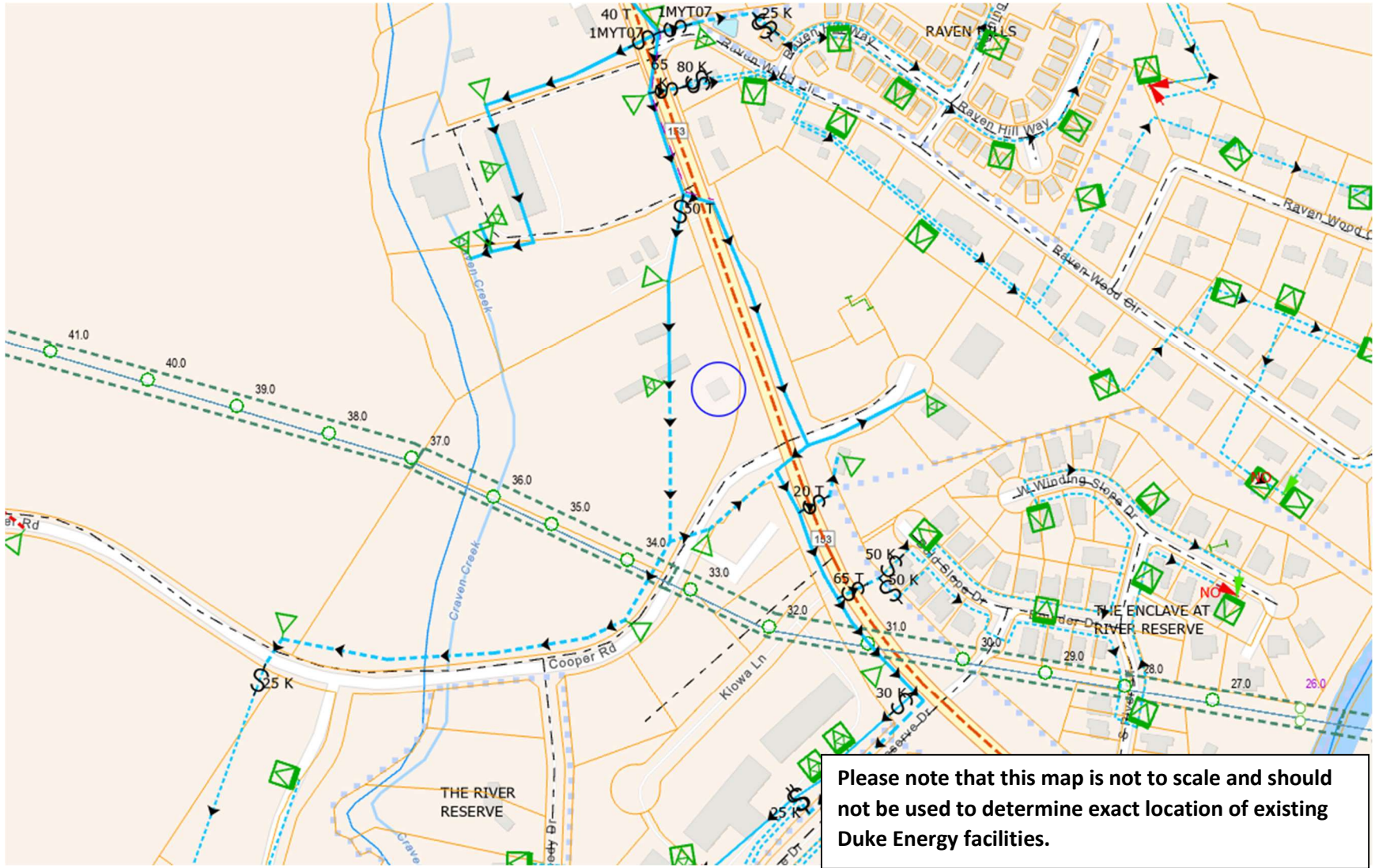
This letter confirms that Duke Energy can provide electric service to the proposed site located at 2605 Highway 153 in Piedmont, SC (Anderson County Tax Map #2370008005, #2370008011, #2370008012, & #2370007088) provided all necessary easements, permits and rights-of-way can be obtained. Please contact Kim Ball at Duke Energy at (864) 234-4405 when your construction plans are complete so we can discuss your electrical service requirements.

Duke Energy appreciates the opportunity to provide your electric service.

Sincerely,

A handwritten signature in black ink that reads "Kim Ball".

Kim Ball
Engineering Design Associate



May 21, 2025

Attn: Paul Harrison
Blue Water Civil Design LLC
718 Lowndes Hill Road
Greenville SC 29607
864-735-5068

RE: Gas Available for: TMS #2370008005,2370008011,2370008012,2370007088 (Anderson County

Dear Mr Harrison,

Thank you for requesting information for natural gas availability for the proposed development in Anderson SC.. This property is identified by Anderson County parcel number 2370008005. Fort Hill Natural Gas Authority is the natural gas supplier for this area. The existing natural gas main has sufficient volume and pressure to support the proposed development.

If you have any questions, please do not hesitate to give me a call.

Sincerely,

Joe Wilson
Business Development Representative
864-859-6375 office
864-423-9006 mobile
1-800-573-5556
joe.wilson@fhnga.com



May 6, 2025

Drew Smith
BlueWater Civil
5 Century Dr
Greenville, SC 29607

Re: Hwy 153 and Cooper Rd, Piedmont, SC

Mr. Smith,

I received your request regarding Charter/Spectrum being able to service the area near Hwy 153 and Cooper Rd in Piedmont, 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

**PROPOSED
SUBDIVISION**
FOR INFORMATION CALL:
ANDERSON COUNTY
DEVELOPMENT STANDARDS
864-260-4719

land for sale
864-616-1035
864-210-8419



Anderson County Planning Commission
September 9, 2025
6:00 PM
Staff Report – Preliminary Subdivision

The Planning Commission on March 11, 2025, denied the Preliminary Subdivision Plat.

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

Preliminary Subdivision Name:	Evergreen Heights
Intended Development:	Single Family Detached
Applicant:	24 Properties LLC
Surveyor/Engineer:	Gray Engineering
Location/Access:	Evergreen Road, Anderson
County Council District:	4
Surrounding Land Use:	Residential (R-20) and Industrial (I-2)
Zoning:	R-10
Tax Map Number:	144-00-06-005
Number of Acres:	+/- 5.39
Number of Lots:	16
Variance:	No
Traffic Impact Analysis:	Does not require a traffic study.



Development Standards Subdivision Plat Application

Anderson County Code of Ordinance
Chapter 24 Land Use

Scheduled Public Hearing Date: _____

Application Received By: _____

Date: _____

DS Number: _____

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

Should you need further assistance, please feel free to contact Development Standards between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday at (864) 260-4719

DEVELOPMENT STANDARDS REVIEW APPLICATION Note: All plats must first be submitted to Development Standards. After submittal, plats will be distributed to the proper departments for review.

APPLICATIONS MUST BE SUBMITTED BY THE POSTED DEADLINE AND PRIOR TO 3:00 PM. INCOMPLETE APPLICATIONS OR APPLICATIONS SUBMITTED AFTER THE POSTED DEADLINE WILL NOT BE PROCESSED. THE SUBMITTED PLANS WILL NOT BE REVIEWED UNTIL THE APPLICATION/SUBMITTAL IS COMPLETE AND WILL BE PLACED ON THE NEXT REGULAR SCHEDULED AGENDA MEETING.

Proposed Subdivision Name: Evergreen Heights

1. Name of Applicant: Danny Holtzman

Address of Applicant: 508 Coneross Park Road - Townville, SC 29689

Telephone Number(s): 864-304-1181 Email: falconfox2355@gmail.com

2. Property Owner(s): 24 Properties, LLC

Address: 508 Coneross Park Road - Townville, SC 29689

Telephone Number(s): 864-304-1181 Email: falconfox2355@gmail.com

3. Engineer/Surveyor(s): Gray Engineering (Josh Baker)

Email: jbaker@grayengineering.com

Project Information

4. Project Location: Evergreen Road, Anderson, SC

Parcel Number/TMS: 1440006005 County Council District: CCD 4 School District: 01

Total Acreage: 5.39 AC Number of Lots: 16 Intended Development: Single Family Detached

Current Zoning: R-10 Surrounding Land Uses: R-10 (residential)

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

Water Supplier: Hammond Water Sewer Supplier: Anderson County Septic: N/A

Electric Company: Duke Energy Gas Company: N/A Telecommunication Company: AT&T

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

If so, please describe.

7. Is there a request for a variance? N/A if so, please attach the description to this application. **(Variance Fee \$325.00)**

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

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

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

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

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

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

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

Subdivision Plat Application Check List

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

• **Application Submittal Requirements and Process**

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

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

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

Sec. 24-336. - Preliminary plat.

The preliminary plat shall contain the following information:

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

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

SIGNATURE OF APPLICANT & Property Owner:

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

Signature of Applicant _____

Date 12/20/2024

Signature of Owner _____

Date 12/20/2024



**ANDERSON COUNTY GIS AND
E911 ADDRESSING DEPARTMENT
P O BOX 8002**



Anderson, SC 29622-8002

GIS Tel 864-260-4687 • Fax 864-260-4099
E911 Addressing Tel 864-260-4392 • Fax 260-4099
Physical Address 401 E River St, Anderson, SC 29624
Property viewer: www.andersoncounty.sc.org

Date: 12/12/2024 Expires : 12/12/2027

Developer: DANNY HOLTZMAN - DEVELOPER

Contact Info: 132 PILGRIM ROAD, GREENVILLE, SC 29607

Email: FALCONFOX2355@GMAIL.COM (DANNY) JBAKER@GRAYENGINEERING.COM (JOSH)

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

Subdivision Name EVERGREEN HEIGHTS APPROVED Parent TMS 1440006005 PO

Zip Code ANDERSON 29621 ESN 174

Road Name _____ Status _____
N/A N/A

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

Respectfully,

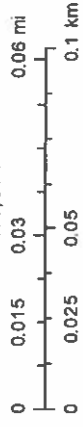
Anderson County GIS & E911 Addressing Dept

Anderson County



January 23, 2025

1:1,977



ESRI, Highland Mapping, and Anderson County GIS



December 6, 2024

RE: TMS# 1440006005

Dear Sirs,

Anderson County does currently have sewer infrastructure in this area with sufficient capacity for the proposed project.

This letter does not guarantee access to sewer or that the capacity will be available when requested. Anderson County sets aside capacity in its system on a "first come first served basis" as determined when all fees are paid and all paperwork for the construction permit are submitted. All lines must be inspected and approved.

If you have any questions or need any additional information, give me a call at (864) 260-4023.

Sincerely,

Timothy A Haynes
Engineer

Tommy Dunn
Chairman, District 5

Craig Woolen
Council District 1

Tom Allen
Council District 4

Cindy Wilson
Council District 7

Ray Graham
V. Chairman, District 3

Gracie Floyd
Council District 2

Ken Waters
Council District 6

Lacey Croegaert
Clerk to Council

ANDERSON COUNTY
SOUTH CAROLINA

Rusty Burns | County Administrator
rburns@andersoncountysc.org



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

9 December 2024

Josh Garrison
Gray Engineering
123 Pilgrim Road
Greenville, SC 29607

RE: Hammond Water District Availability Letter. Evergreen Road Subdivision. 16 Lots

Anderson Co. TMS #144-00-06-005

To Whom it May Concern,

Hammond Water District is the potable water provider for this area. We currently do not have an existing water main in this location of Evergreen Road. However, we do have the ability to provide potable water to this parcel of property.

Please understand there will be offsite water main extensions that will be required in order to provide adequate fire protection availability to this development. The minimum size of water main will be 6-inch ductile iron pipe, however this size may increase depending on hydraulic calculations of the site demand. All costs associated with the water main installation will be at the expense of the owner/developer.

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

Sincerely,

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

Matt Ruff

Manager, Hammond Water District.

Henry B. Youmans

From: Jonathan A. Batson
Sent: Monday, January 6, 2025 3:56 PM
To: Tim Cartee; Bill Rutledge; Derrick B. Singleton; Timothy Haynes
Cc: Henry B. Youmans
Subject: RE: Proposed Subdivisions for PC Meeting February

Tim,

The Thomas Crossing Subdivision and Evergreen Heights plats do not show any common property, only lots. The Anderson County Stormwater Design Manual states the following: "Adequate access to perform maintenance and repair to stormwater management facilities, structures, conveyances, and storm sewers must be provided. Within residential developments these practices shall be placed within common property rather than on lots within easements."

Thanks,
Jon

Jon Batson
Stormwater Manager



864.716.3620
jabatson@andersoncountysc.org

Anderson County Stormwater Management
P.O. Box 8002
Anderson, SC 29622

From: Tim Cartee <tcartee@andersoncountysc.org>
Sent: Monday, January 6, 2025 1:32 PM
To: Bill Rutledge <brutledge@andersoncountysc.org>; Jonathan A. Batson <jabatson@andersoncountysc.org>; Derrick B. Singleton <dbsingleton@andersoncountysc.org>; Timothy Haynes <thaynes@andersoncountysc.org>
Cc: Henry B. Youmans <hbyoumans@andersoncountysc.org>
Subject: Proposed Subdivisions for PC Meeting February

Please review, your comments will be in the packets for the PC to review.

Thanks,

Tim Cartee
Land Development Administrator
O: 864-260-4719
F: 864-260-4795
tcartee@andersoncountysc.org

Tim Cartee

From: Timothy Haynes
Sent: Tuesday, January 7, 2025 7:56 AM
To: Tim Cartee
Subject: RE: Proposed Subdivisions for PC Meeting February

Follow Up Flag: Follow up
Flag Status: Flagged

Thomas Crossing - will not be required to connect to sewer (no sewer in the area)
Greystone - will not be required to connect to sewer (no sewer in the area)
Evergreen Heights - will be required to connect to sewer (sewer appears to be at the proposed property line of the subdivision)
Thornbury Heights - will not be required to connect to sewer (no sewer in the area)

From: Tim Cartee <tcartee@andersoncountysc.org>
Sent: Monday, January 6, 2025 1:32 PM
To: Bill Rutledge <brutledge@andersoncountysc.org>; Jonathan A. Batson <jabatson@andersoncountysc.org>; Derrick B. Singleton <dbsingleton@andersoncountysc.org>; Timothy Haynes <thaynes@andersoncountysc.org>
Cc: Henry B. Youmans <hbyoumans@andersoncountysc.org>
Subject: Proposed Subdivisions for PC Meeting February

Please review, your comments will be in the packets for the PC to review.

Thanks,

Tim Cartee

Land Development Administrator

O: 864-260-4719

F: 864-260-4795

tcartee@andersoncountysc.org

Development Standards

401 E River Street

Anderson, SC 29624



ANDERSON COUNTY
SOUTH CAROLINA



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

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

Date: 12/7/2024

Josh Garrison, Gray Engineering

RE: Anderson County, Evergreen Rd Subdivision, TAXMAP# 144-00-06-005

This letter is in response to your request for confirmation of service availability for your proposed project. The land parcel located on the tax map referenced above is located in an area served by AT&T.

This letter confirms that the above referenced land parcel is located in an area served by AT&T. Any service arrangements for this development will be subject, 20 lot to later discussions and agreements between the developer and AT&T. Please be advised this letter is not a commitment by AT&T to provide all AT&T service offerings to this location.

Please sent final plat when available and addresses when assigned.

General information regarding AT&T's service to commercial buildings can be obtained from AT&T's Building Industry Consulting Service (BICS) and at www.bellsouth.com/bics.

Please contact Larry Black– AT&T GEO Manager, who will be managing the design for your development at 864-243-7192 or lb0014@att.com.

Thank you for contacting AT&T.

Sincerely,

Larry Black

GEO Manager
C&E South Carolina



Mailing Address
664 Issaqueena Trail
Clemson, SC 29630
☎ 864.234.4405

December 9, 2024

Josh Garrison
Gray Engineering
132 Pilgrim Road
Greenville, SC 29607

RE: Property located at 1321 Evergreen Rd. in Anderson, SC

Dear Mr. Garrison:

This letter confirms that Duke Energy can provide electric service to the proposed site located at 1321 Evergreen Rd. in Anderson, SC (Anderson County Tax Map #1440006005) provided all necessary easements, permits and rights-of-way can be obtained. Please contact Kim Ball at Duke Energy at (864) 234-4405 when your construction plans are complete so we can discuss your electrical service requirements.

Duke Energy appreciates the opportunity to provide your electric service.

Sincerely,

A handwritten signature in cursive script that reads "Kim Ball".

Kim Ball
Engineering Design Associate

Henry B. Youmans

From: Heather Gambrell <gambrellh@apps.anderson1.org>
Sent: Tuesday, March 4, 2025 11:51 AM
To: Henry B. Youmans
Cc: Young, Seth - WREN HIGH SCHOO Administration
Subject: [External]Re: [EXTERNAL]RE: [External]Re: [EXTERNAL]Subdivision response Letter

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

Mr. Youmans,
Dr. Young said a response was sent back in January. Please see below. If this doesn't clear up what you need, please reach back out to Dr. Young.
Thank you!

----- Forwarded message -----

From: Jeffrey Wilson <wilsonj@apps.anderson1.org>
Date: Tue, Jan 7, 2025 at 12:48 PM
Subject: Land Use Ordinance
To: <tcartee@andersoncountysc.org>, Seth Young <youngs@apps.anderson1.org>

Tim,
Thank you for the information. Anderson School District One is opposed to any new subdivisions in our area until we have had a chance to work with the county and developers to develop a "plan for growth" for the Anderson School District One attendance zone. We currently have over 1,000 homes that have already been approved for construction in our school district and our schools do not currently have the capacity to take any more students. We have added classrooms at existing schools and have added portables to accommodate the population that we already have in place. The construction of Oak Hill Elementary in the Powdersville area will allow us to keep up with the current growth trends, but will not accommodate future growth in the Powdersville area. Our school board is hoping to build another elementary school in the Wren area in the next ten years if funds become available. The roads and other infrastructure are issues throughout the school district. We are looking forward to working with the county and developers to find solutions to these problems so we will be able continue to provide the best education in the state to our children.

Respectfully,
Jeff

**PROPOSED
SUBDIVISION**

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

864-260-4719

Anderson County Planning Commission
September 9, 2025
6:00 PM
Staff Report – Preliminary Subdivision

This was originally presented to the Planning Commission on May 13, 2025, and denied the Preliminary Subdivision Plat.

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

Preliminary Subdivision Name: Lake Highlands
Intended Development: Single Family
Applicant: Falcon Real Estate Lending LLC
Surveyor/Engineer: Wesley White, PE- Ridgewater
Location/Access: West Side of Nunnally Rd. near Hwy 187
County Council District: 4
School District: 4
Surrounding Land Use: Residential (R-20) and some Commercial (C-2)
Zoning: R-20
Tax Map Number: 270-00-10-31 and 270-00-10-21
Total Number of Acres: 74.18 +/-
Number of Lots: 100
Variance: No

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



Development Standards Subdivision Plat Application

Anderson County Code of Ordinance
Chapter 24 Land Use

Scheduled Public Hearing Date: 5-13-25

Application Received By: [Signature]

Date: 3-20-25

25-14 DS Number:

Thank you for your interest in Anderson County, South Carolina. This packet includes the necessary documents for review of subdivision development plans to be reviewed by county staff. **Meeting attendance is mandatory by applicant or authorized representative.**

Should you need further assistance, please feel free to contact Development Standards between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday at (864) 260-4719

DEVELOPMENT STANDARDS REVIEW APPLICATION Note: All plats must first be submitted to Development Standards. After submittal, plats will be distributed to the proper departments for review.

APPLICATIONS MUST BE SUBMITTED BY THE POSTED DEADLINE AND PRIOR TO 3:00 PM. INCOMPLETE APPLICATIONS OR APPLICATIONS SUBMITTED AFTER THE POSTED DEADLINE WILL NOT BE PROCESSED. THE SUBMITTED PLANS WILL NOT BE REVIEWED UNTIL THE APPLICATION/SUBMITTAL IS COMPLETE AND WILL BE PLACED ON THE NEXT REGULAR SCHEDULED AGENDA MEETING.

Proposed Subdivision Name: Lake Highlands

1. Name of Applicant: Falcon Real Estate Lending, LLC - Attn: Phillip Day
Address of Applicant: 7 Hindman Dr, Greenville, SC 29609
Telephone Number(s): 864-907-6509 Email: phillip@falconsouthcarolina.com

2. Property Owner(s): Falcon Real Estate Lending, LLC - Attn: Phillip Day
Address: 7 Hindman Dr, Greenville, SC 29609
Telephone Number(s): 864-907-6509 Email: phillip@falconsouthcarolina.com

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

Project Information

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Subdivision Plat Application Check List

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

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

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2. Completed Subdivision Application
3. Check made payable to Anderson County Development Standards for Preliminary Plat Review.

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

Sec. 24-336. - Preliminary plat.

\$500 + \$20/lot x 100 lots = \$2,500

The preliminary plat shall contain the following information:

- (1) Location of subdivision on a map indicating surrounding areas on 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 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 decimal thereof.
- (5) Present land use of land to be subdivided and of the abutting property and/or properties.
- (6) Acreage of land to be subdivided.
- (7) Contour maps of the proposed subdivision, with maximum contour intervals of ten feet or three meters.
- (8) Tax map number of original parcel or parcels prior to subdivision.
- (9) Location of existing and proposed easements with their location, widths and distances.
- (10) Location of existing water courses, culverts, railroads, roads, bridges, dams, and other similar structures or features.
- (11) Location of utilities and utility easements on and adjacent to the tract, showing proposed connections to existing utility systems.
- (12) Proposed lot lines, lot numbers, lot dimensions and lot acreages.
- (13) North arrow.
- (14) Proposed road names pre-approved by E-911 Addressing Office for the county.
- (15) Certification by licensed surveyor stating that all lot sizes meet minimum size standards.
- (16) Designation of any areas that fall within any flood plain indicating the high water mark for same.
- (17) For conservation subdivisions: Density table showing the total land area (acres), number of lots total, number of lots per acre, open space (acres and percent of total)
- (18) For Conservation subdivisions: Clear delineation of open space on plat.

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

SIGNATURE OF APPLICANT & Property Owner:

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

Signature of Applicant 

Date 3-13-25

Signature of Owner 

Date 3-13-25



PRELIMINARY PLAT

OWNER'S CERTIFICATION
 I, the undersigned, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that the same has been prepared in accordance with the provisions of the laws of the State of Florida, and that the same has been prepared in accordance with the provisions of the laws of the State of Florida, and that the same has been prepared in accordance with the provisions of the laws of the State of Florida.

DESIGN PROFESSIONAL CERTIFICATION
 I, the undersigned, do hereby certify that I am a duly licensed Professional Engineer in the State of Florida, and that I am duly qualified to prepare and certify the preliminary plat herein, and that the same has been prepared in accordance with the provisions of the laws of the State of Florida, and that the same has been prepared in accordance with the provisions of the laws of the State of Florida.

CERTIFICATE OF PROJECT APPROVAL
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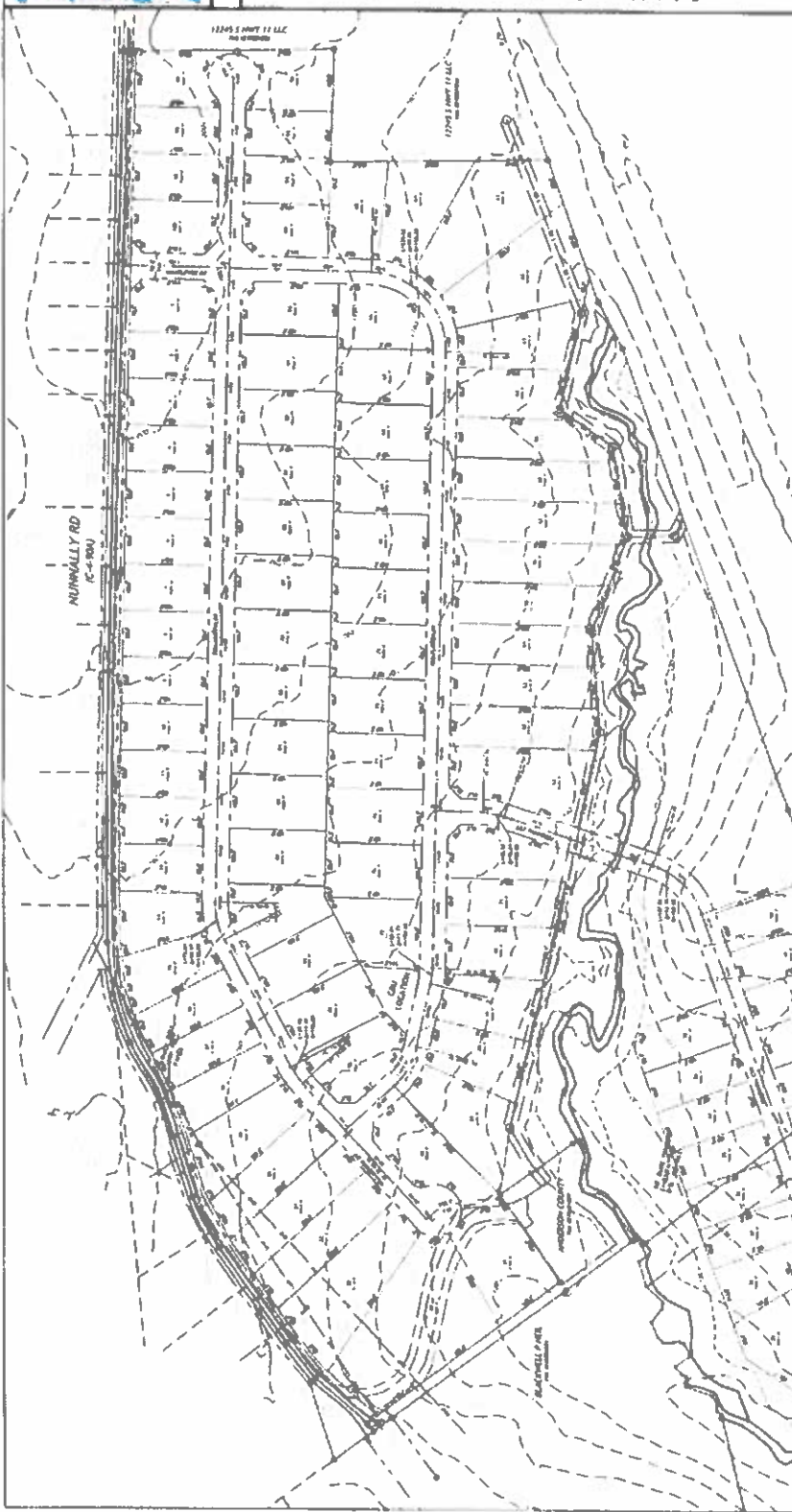
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SITE DATA	
TAX ID:	270001031 & 270001011
TOTAL AREA:	174.18 ACRES
ZONING:	R-20
TOTAL LOTS:	100 LOTS
ALLOWED MINIMUM LOT WIDTH:	60 FT
PROVIDED MINIMUM LOT WIDTH:	80 FT
ALLOWED MINIMUM LOT AREA:	15,000 SF
PROVIDED MINIMUM LOT AREA:	20,206.04 SF
AVERAGE LOT SIZE:	TOTAL: 15,940 SF (61,113 SQ FT) PUBLIC ROAD (50' D/W)
PROPOSED ROADS:	20'
SETBACKS:	10% OF LOT WIDTH OR 10' WHICHEVER IS GREATER
INTERNAL FRONT:	20'
INTERNAL SIDE:	20'
INTERNAL REAR:	20'
INTERNAL RD:	20'
NOTE:	COMMON/OPEN SPACE AREAS NOT TO BE SUBDIVIDED



INTERSTATE 85
 I-75 RAMP OF WAY

LAKE HIGHLANDS SUBDIVISION

Florida Lake Group, LLC
 Registered Engineer & Surveyor, LLC
 10000 N. US HWY 1
 Suite 100
 Jacksonville, FL 32217
 Phone: 904.241.1111
 Fax: 904.241.1112
 Website: www.floridalakegroup.com



RIDGEWATER
 ENGINEERING & SURVEYING
 10000 N. US HWY 1
 Suite 100
 Jacksonville, FL 32217
 Phone: 904.241.1111
 Fax: 904.241.1112
 Website: www.ridgewatereng.com

Anderson County



March 28, 2025 Disclaimer accepted.

TMS: 270001031
Owner: WERMAGER LOLA B TRUSTEE
Owner Address: 12 CORONADO DR
City/State: ENGLEWOOD FL
Deed Book: 12185
Tax District: 4
Sale Year: 2016

Zip Code: 34223
Current Plat: CP 000/000
Description: NUNNALLY RD 60.94AC
Market Value:

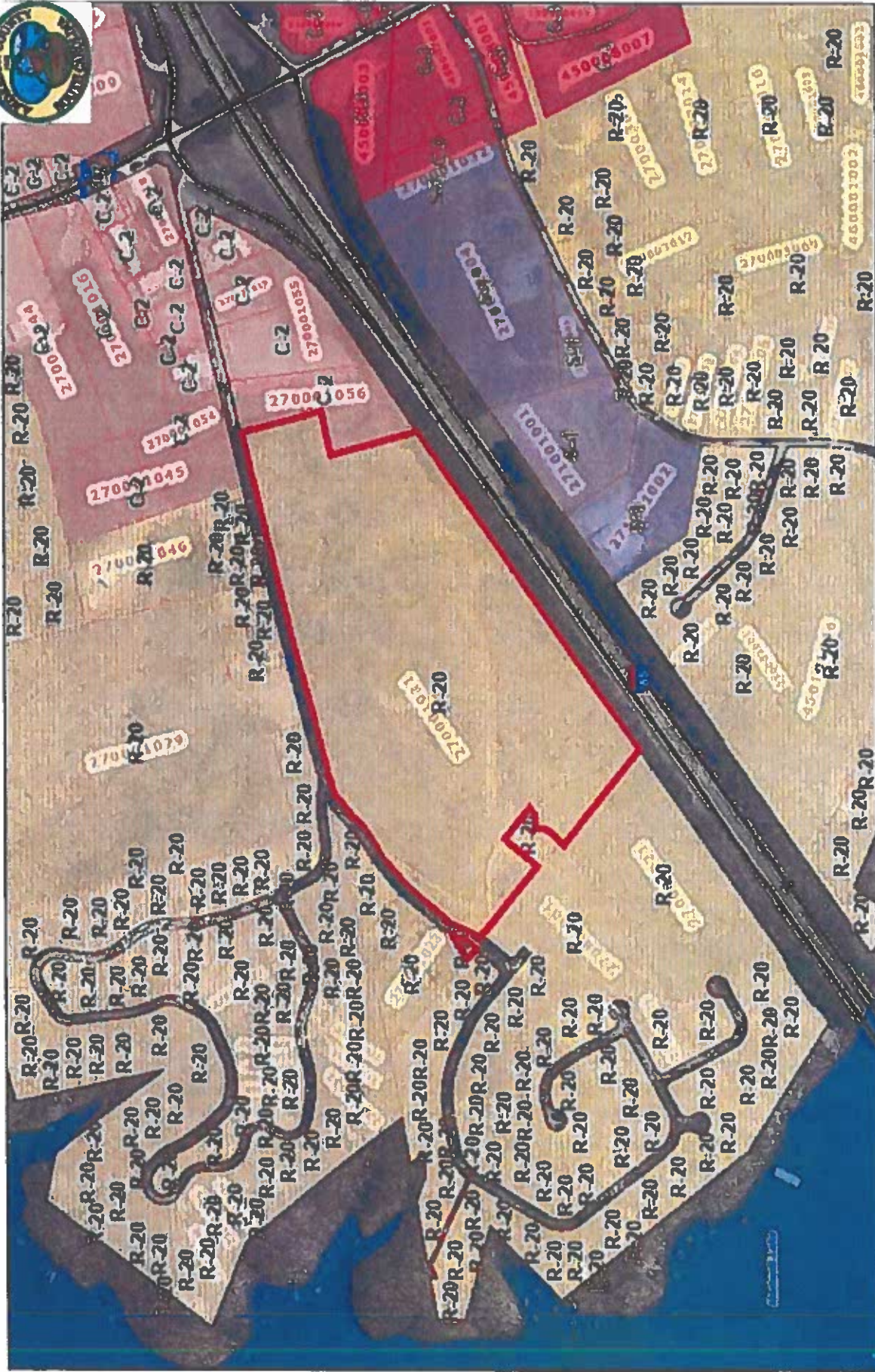


ESRI, Highland Mapping, and Anderson County GIS

PP S 13/08



Anderson County



March 28, 2025 Disclaimer accepted.

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



1 in = 659 ft
 0 0.05 0.1 0.2 0.4 km
 0 0.1 0.2 0.4 m

ESRI, HighLand Mapping, and Anderson County GIS

PPS 13/08





MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES

DATE: March 28, 2025

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

FROM: Brittany McAbee
Anderson County Roads & Bridges

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

SUBJECT: Lake Highlands

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

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

Please call if you have any questions.

ANDERSON COUNTY
SOUTH CAROLINA



March 18, 2025

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

RE: Lake Highlands Subdivision

Dear Sirs,

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

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

If you have any questions or need any additional information, give me a call at (864) 260-4023.

Sincerely,

Timothy A Haynes
Engineer

Tommy Dunn
Chairman, District 5

Chris Sullivan
Council District 1

Greg Elgin
Council District 3

Cindy Wilson
Council District 7

ANDERSON COUNTY
SOUTH CAROLINA

Brett Sanders
V. Chairman, District 4

Glenn Davis
Council District 2

Jimmy Davis
Council District 6

Renee D. Walts
Clerk to Council

Rusty Burns | County Administrator
rburns@andersoncountysc.org



March 19, 2025

Wesley White

RE: Water Availability Letter

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

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

Sincerely,

Chris Brown
Operations Superintendent

*PO Box 730
Sandy Springs, SC 29677*

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

Henry B. Youmans

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

Only 1 access point?
Located in an area that is considered rural for EMS and we will have to monitor for any increases in 911 requests.

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

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

Thank you,



ANDERSON COUNTY
SOUTH CAROLINA

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

Office: 864.964.6631
Cell: 864.245.8712
Fax: 864.260.4795
Email: hbyoumans@andersoncountysc.org

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



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



Know what's below.
Call before you dig.

March 19, 2025

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

Dear Mr. White:

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

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

Please let us know if you require any additional information.

Sincerely,

Robby Waldrop

Robby Waldrop
VP of Corporate Services

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



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



AT&T
C&E South Carolina

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

Date: 3/14/2025

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

This letter is in response to your request for confirmation of service availability for your proposed project. The land parcel located on the tax map referenced above is in an area served by AT&T.

This letter confirms that the above referenced land parcel is in an area served by AT&T. Any service arrangements for this development will be subject to later discussions and agreements between the developer and AT&T. Please be advised this letter is not a commitment by AT&T to provide all AT&T service offerings to this location.

Please sent final plat when available and addresses when assigned.

General information regarding AT&T's service to commercial buildings can be obtained from AT&T's Building Industry Consulting Service (BICS) and at www.bellsouth.com/bics.

Please contact Larry Black– AT&T GEO Manager, who will be managing the design for your development at 864-243-7192 or lb0014@att.com.

Thank you for contacting AT&T.

Sincerely,

Larry Black

GEO Manager
C&E South Carolina



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

March 17, 2025

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

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

Dear Mr. White:

This letter confirms that Duke Energy can provide electric service to the proposed site located on Nunnally Rd. in Anderson, SC (Anderson County Tax Map #270001031 & #270001021) provided all necessary easements, permits and rights-of-way can be obtained. Please contact Kim Ball at Duke Energy at (864) 234-4405 when your construction plans are complete so we can discuss your electrical service requirements.

Duke Energy appreciates the opportunity to provide your electric service.

Sincerely,

A handwritten signature in black ink that reads "Kim Ball". The signature is written in a cursive, flowing style.

Kim Ball
Engineering Design Associate

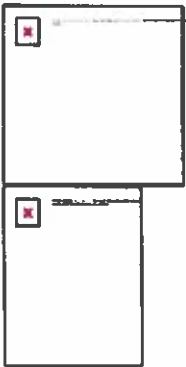
Henry B. Youmans

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

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

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

M. Dee Christopher
Superintendent



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

Good morning:

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

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

**PROPOSED
SUBDIVISION**

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

864-260-4719

Anderson County Planning Commission
September 9, 2025
6:00 PM
Staff Report – Preliminary Subdivision

Previous preliminary plat was denied on 3-11-2025
1,220 property owners within 2000' of the proposed development were notified via postcard.

Preliminary Subdivision Name: Riverdale

Intended Development: Single Family

Applicant: Von Hollen Investments, LLC

Surveyor/Engineer: **Freeland & Associates**

Location/Access: Von Hollen Dr. (County) & Three Bridges Rd. (State)

County Council District: 6

Surrounding Land Use: Residential

Zoning: Un-zoned

Tax Map Number: 213-00-07-001, -012

Number of Acres: 82.79

Number of Lots: 52

Variance: No

Traffic Impact Analysis: Does not require a traffic study.

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



Development Standards Subdivision Plat Application

Anderson County Code of Ordinance
Chapter 24 Land Use

Scheduled Public Hearing Date: 8-12-2025

Application Received By: TC

Date: 7-18-2025

DS Number: 25-09

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

Should you need further assistance, please feel free to contact Development Standards between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday at (864) 260-4719

DEVELOPMENT STANDARDS REVIEW APPLICATION Note: All plats must first be submitted to Development Standards. After submittal, plats will be distributed to the proper departments for review.

APPLICATIONS MUST BE SUBMITTED BY THE POSTED DEADLINE AND PRIOR TO 3:00 PM. INCOMPLETE APPLICATIONS OR APPLICATIONS SUBMITTED AFTER THE POSTED DEADLINE WILL NOT BE PROCESSED. THE SUBMITTED PLANS WILL NOT BE REVIEWED UNTIL THE APPLICATION/SUBMITAL IS COMPLETE AND WILL BE PLACED ON THE NEXT REGULAR SCHEDULED AGENDA MEETING.

Proposed Subdivision Name: Riverdale

1. Name of Applicant: Von Hollen Investments, LLC
Address of Applicant: 219 Andrea Circle, Easley SC 29642
Telephone Number(s): 917-842-3626 Email: dweisz@summitgmtllc.com

2. Property Owner(s): same as Applicant
Address: _____
Telephone Number(s): _____ Email: _____

3. Engineer/Surveyor(s): Freeland & Associates Email: ktumblin@freelandsc.com

Project Information

4. Project Location: 116 & 126 Von Hollen Drive, Easley, SC 29642
Parcel Number/TMS: 2130007001 & 2130007012 County Council District: 6 School District: 1
Total Acreage: 82.79 Number of Lots: 52 Intended Development: single-family residential
Current Zoning: unzoned Surrounding Land Uses: single-family residential

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

Water Supplier: Powdersville Water Sewer Supplier: n/a Septic: SCDES
Electric Company: Duke Energy Gas Company: Fort Hill Telecommunication Company: AT&T/Spectrum

6. Have any changes been made since this plat was last before the Planning Commission? not applicable
If so, please describe.

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

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

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

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

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

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

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

Subdivision Plat Application Check List

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

• **Application Submittal Requirements and Process**

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

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

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

Sec. 24-336. - Preliminary plat.

The preliminary plat shall contain the following information:

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

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

SIGNATURE OF APPLICANT & Property Owner:

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

Signature of Applicant

David Weisz
 DocuSigned by:
 726BFF54E4DB463...

David Weisz
 DocuSigned by:
 726BFF54E4DB463...

Date 7-16-25

Signature of Owner

Date 7-16-25



July 16, 2025

Anderson County Planning & Development
401 East River Street
Anderson, SC 29624

Re: **Riverdale**

To Whom It May Concern:

Based on review and recommendations from the Planning Commission, the following items have been addressed:

- The southernmost access point to Von Hollen Drive has been removed. It is directly across from the existing parcel that had concerns about that connection. That house and driveway have been labeled.
- A 20' drainage easement has been added along the rear lot lines of lots 1 through 12. This easement will be used to intercept development runoff and redirect it to an onsite stormwater detention pond before it reaches the Hornbuckle Subdivision.
- Also included in this package is a sketch that shows the open space area that is not being disturbed. This area is 43% of the total site.
- All the other required documents have been included in this submittal.

Thank you for your time and input on this matter. Please feel free to contact us with any comments or questions.

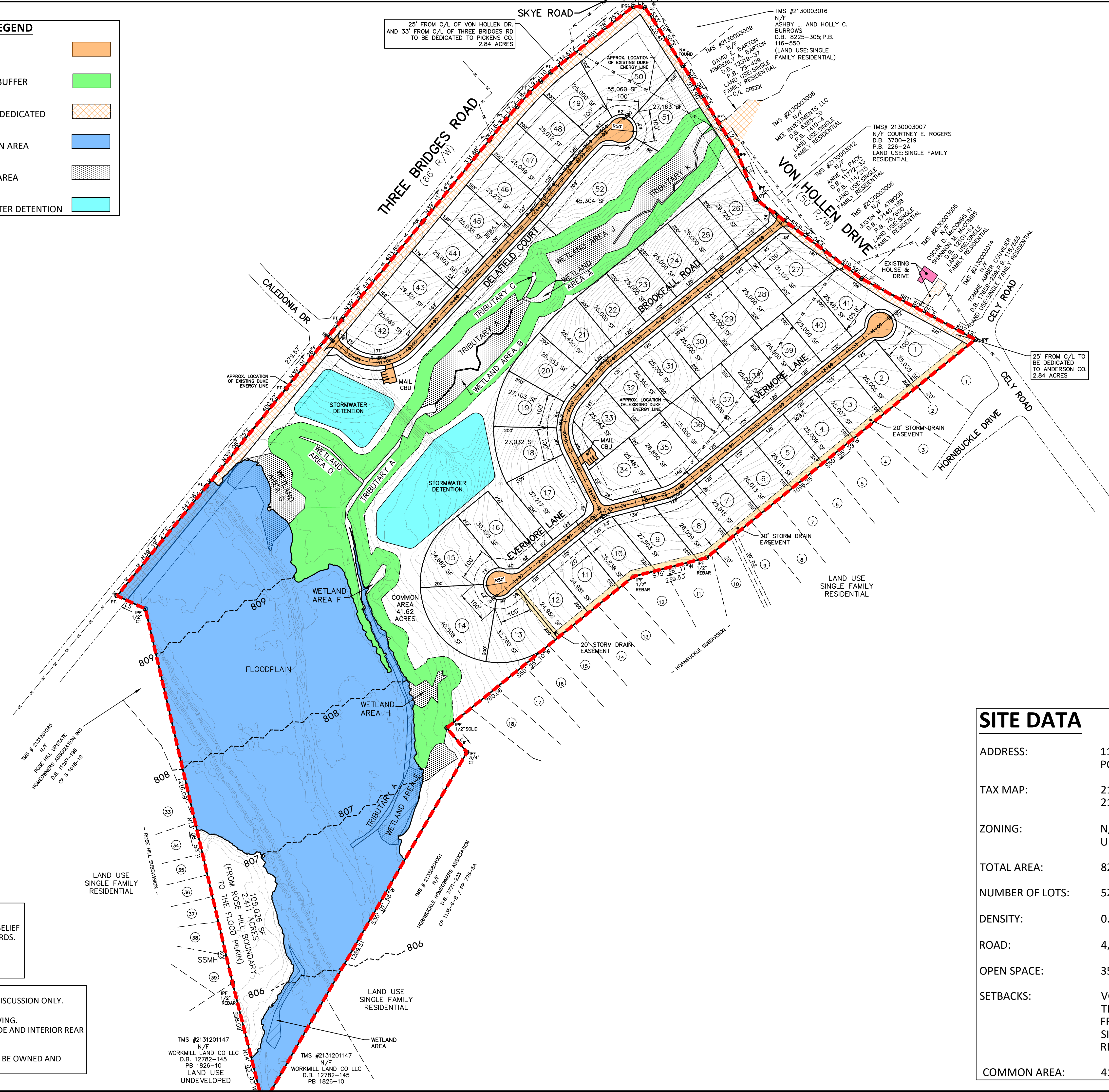
Sincerely,
Freeland & Associates, Inc.

A handwritten signature in black ink that reads "D. Kevin Tumblin".

D. Kevin Tumblin, PE, PLS
Partner

Line #	Length	Direction
L1	35.89	S84° 23' 40"E
L2	105.48	S32° 19' 51"E
L3	164.86	S21° 39' 00"E
L4	100.06	S39° 13' 50"E
L5	98.94	N65° 08' 27"W
L6	85.43	N39° 11' 21"E
L7	53.08	N40° 15' 26"E
L8	59.61	N42° 23' 55"E
L9	49.42	N44° 50' 00"E
L10	43.67	N46° 46' 22"E

HATCH LEGEND	
ASPHALT	
WETLAND BUFFER	
ROAD R/W DEDICATED	
FLOODPLAIN AREA	
WETLAND AREA	
STORMWATER DETENTION	



OWNER
 VON HOLLEN
 INVESTMENTS LLC
 219 ANDREA CIR
 EASLEY, SC 29642

ENGINEER/SURVEYOR
 D. KEVIN TUMBLIN
 FREELAND & ASSOCIATES, INC.
 323 WEST STONE AVENUE
 GREENVILLE, SC 29609
 KTUMBLIN@FREELANDSC.COM
 864-271-4924

UTILITIES
 SEPTIC TANKS: SCDHEC, 864-260-5569
 WATER: POWERSVILLE WATER, 864-269-5440

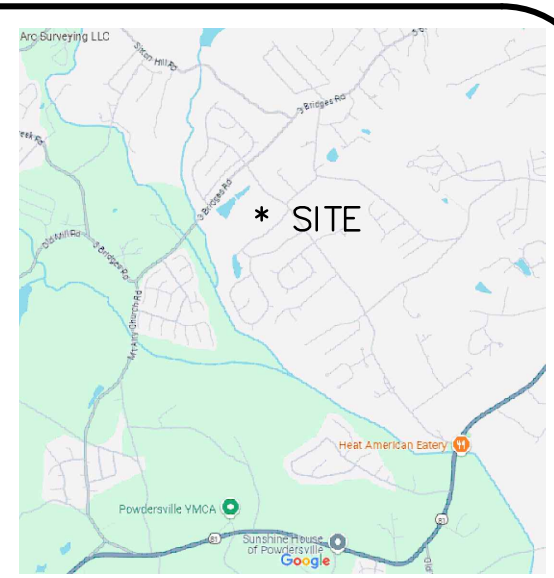
FLOOD INFORMATION:
 THIS PROPERTY IS LOCATED IN FLOOD ZONE "AE" (BASE FLOOD ELEVATIONS DETERMINED) AND ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
 THE LOCATION OF THE 100 YEAR FLOOD PER NFIP FIRM COMMUNITY PANEL NO. 45007C0044E, EFFECTIVE DATE: SEPTEMBER 29, 2011

LOT SIZE CERTIFICATION
 I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE PROPOSED LOTS MEET MINIMUM SIZE STANDARDS.
 D. KEVIN TUMBLIN
 PE/PLS #23570

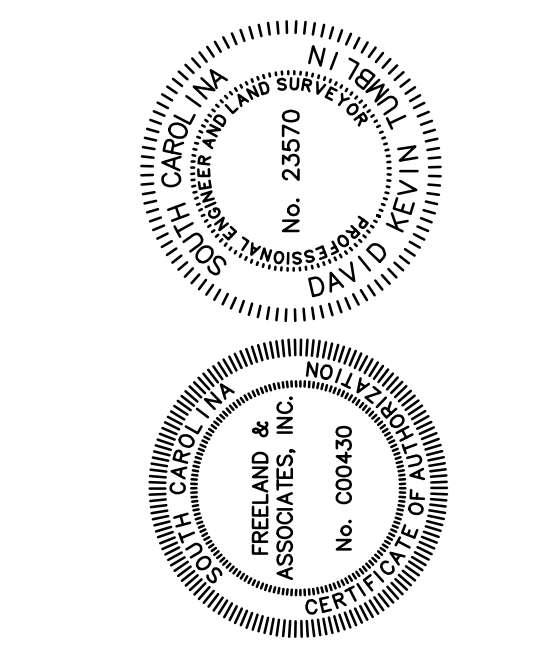
GENERAL NOTES

- THIS LAYOUT IS A CONCEPT PLAN FOR REVIEW AND DISCUSSION ONLY.
- PROPOSED ROADS TO BE PUBLIC.
- 50 R/W WITH 24' PAVING FOR ALL ROADS. SEE DRAWING.
- 5' DRAINAGE AND UTILITY EASEMENTS ALONG ALL SIDE AND INTERIOR REAR LOTS LINES.
- THE TOPOGRAPHIC DATA WAS OBTAINED FROM GIS.
- ALL COMMON AREA AND UNDEVELOPED AREA TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

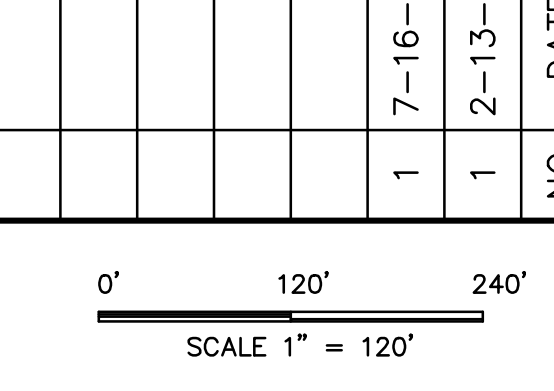
SITE DATA	
ADDRESS:	116 VON HOLLEN DRIVE POWERSVILLE, SC 29642
TAX MAP:	2130007001 2130007012
ZONING:	N/A (CURRENT LAND USE: UNDEVELOPED)
TOTAL AREA:	82.59 ACRES
NUMBER OF LOTS:	52 SINGLE FAMILY DETACHED
DENSITY:	0.63 UNITS/ACRE
ROAD:	4,187 LF (PUBLIC)
OPEN SPACE:	35 ACRES (43% OF TOTAL)
SETBACKS:	VON HOLLEN - 40' THREE BRIDGES - 40' FRONT - 30' SIDE - 15' REAR - 15'
COMMON AREA:	41.62 ACRES



FREELAND & ASSOCIATES, INC.
 ENGINEERS * SURVEYORS
 323 WEST STONE AVENUE
 GREENVILLE, SC 29609
 PHONE: (864) 271-4924
 FAX: (864) 233-0315



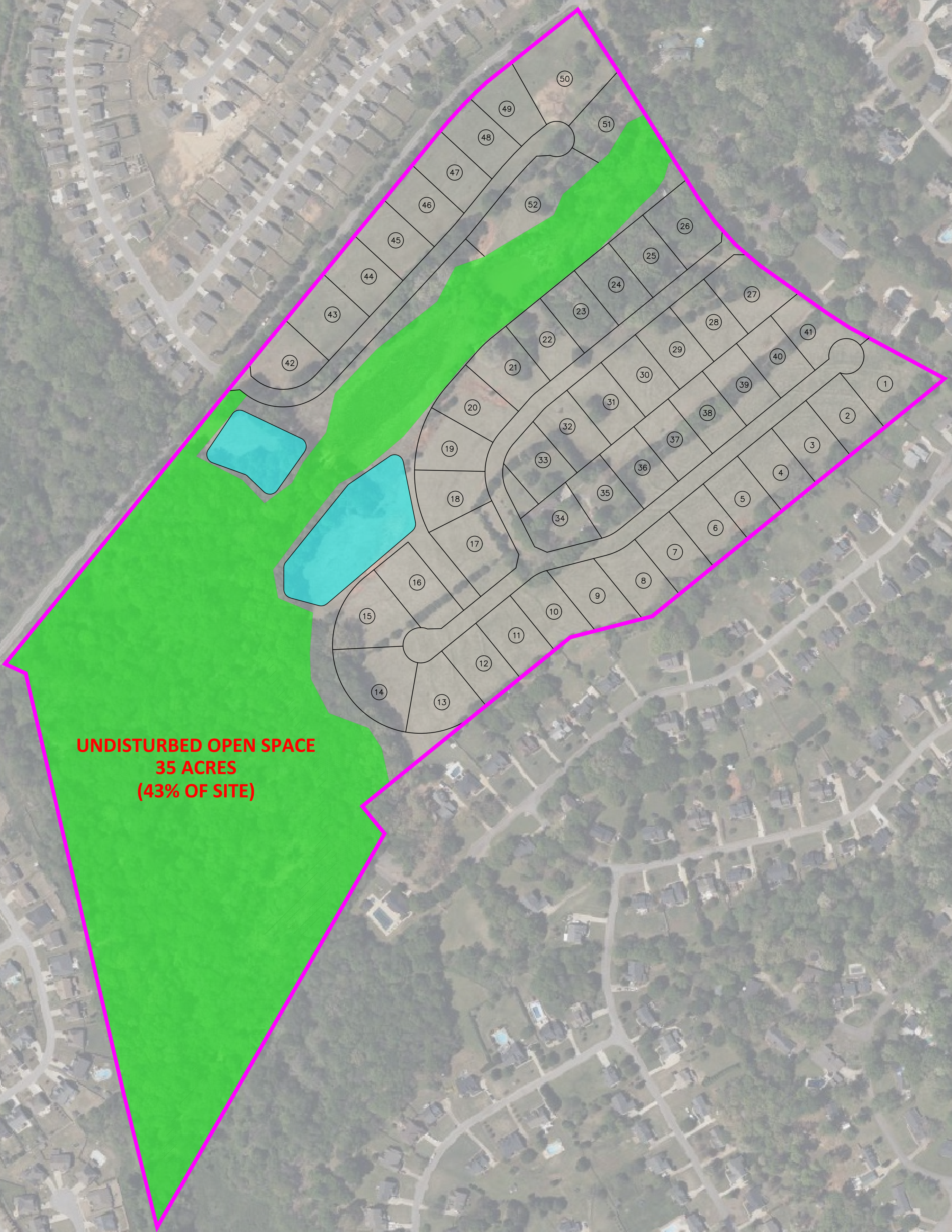
NO	DATE	DESCRIPTION
1	7-16-25	REVISED PER PC COMMENTS
1	2-13-25	REVISED BOUNDARY



REF PLAT	764-9&10
TAX MAP	2130007001; 2130007012
DESIGN	DKT
DATE	7-16-25
DWG. NO.	82255-PRE

**STATE OF SOUTH CAROLINA
 ANDERSON COUNTY**

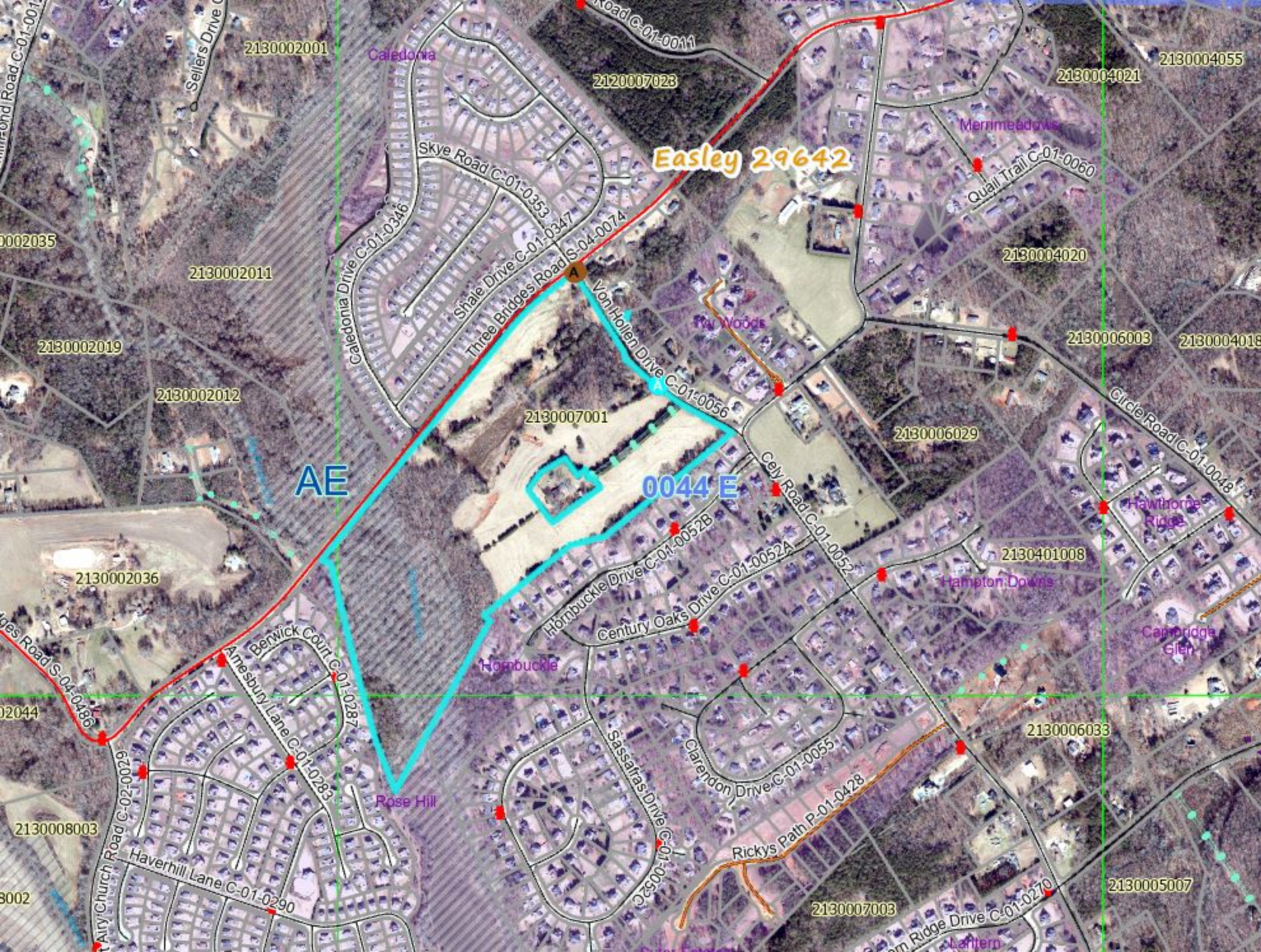
**RIVERDALE
 PRELIMINARY PLAT**



**UNDISTURBED OPEN SPACE
35 ACRES
(43% OF SITE)**

RIVERDALE OPEN SPACE PLAT

0' 150' 300'
SCALE 1" = 150'



Easley 29642

AE

0044 E

2130002001

2120007023

2130004021

2130004055

2130002011

2130004020

2130002019

2130002012

2130007001

2130006003

2130004018

2130002036

2130006029

2130401008

20244

Hornbuckle

Hampton Downs

Cambridge Glen

2130008003

Rose Hill

2130006033

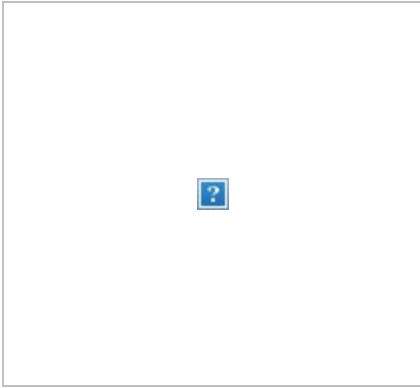
8002

2130007003

2130005007

From: [Bill Rutledge](#)
To: [Tim Cartee](#); [Jonathan A. Batson](#); [Timothy Haynes](#)
Subject: RE: Riverdale Subdivision
Date: Thursday, January 23, 2025 9:44:07 AM
Attachments: [image002.png](#)
[image003.png](#)

Okay with me



Bill Rutledge, PE
Asst. Principal Engineer
O: 864.260.4190
C: 864.617.5076
brutledge@andersoncountysc.org

Roads & Bridges Department
1428 Pearman Dairy Road
Anderson, SC 29625

From: Tim Cartee <tcartee@andersoncountysc.org>
Sent: Thursday, January 23, 2025 9:36 AM
To: Bill Rutledge <brutledge@andersoncountysc.org>; Jonathan A. Batson <jabatson@andersoncountysc.org>; Timothy Haynes <thaynes@andersoncountysc.org>
Subject: Riverdale Subdivision

Your thoughts please?

Thanks,

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

From: [Jonathan A. Batson](#)
To: [Tim Cartee](#); [Bill Rutledge](#); [Timothy Haynes](#)
Subject: RE: Riverdale Subdivision
Date: Thursday, January 23, 2025 11:10:50 AM
Attachments: [image001.png](#)

They just need to be aware that stormwater conveyances, sewer or swales, must be in right of way or common area and not across lots.

Thanks,
Jon

From: Tim Cartee <tcartee@andersoncountysc.org>
Sent: Thursday, January 23, 2025 9:36 AM
To: Bill Rutledge <brutledge@andersoncountysc.org>; Jonathan A. Batson <jabatson@andersoncountysc.org>; Timothy Haynes <thaynes@andersoncountysc.org>
Subject: Riverdale Subdivision

Your thoughts please?

Thanks,

Tim Cartee

Land Development Administrator

O: 864-260-4719

F: 864-260-4795

tcartee@andersoncountysc.org

Development Standards

401 E. River Street

Anderson, SC 29624





Dr. Jeff Wilson, Assistant Superintendent
P. O. Box 99 - Williamston, SC 29697
Telephone: 864-847-7344
Fax 864-847-3543
www.anderson1.org

March 10, 2025

Anderson County Planning Commission

To Whom It May Concern,

Anderson School District One has concerns related to the proposed subdivision at Cely Road, Hornbuckle Drive and Von Hollen Drive (known as Riverdale). The concerns include the impact on the roads and traffic. Furthermore, with the number of homes already approved but not yet built, another subdivision with over 50 homes would have a negative impact on class sizes in our schools. Anderson School District One requests that the county works with the schools, law enforcement, fire departments, health care providers, roads and bridges and builders to develop a long range plan for growth in Anderson County before we continue to add housing developments in the Anderson School District One attendance zones.

As one of the highest performing and most desirable school districts in the state, we appreciate your consideration of the impact of further housing develops in our district.

Regards,

Dr. Jeff Wilson
Assistant Superintendent of Schools

From: [Balentine, D. Ryan](#)
To: [Tim Cartee](#)
Cc: [Vickery, E. Andrew](#); [Robertson, Chad R](#)
Subject: [External]RE: Proposed Riverdale Subdivision S-04-0074
Date: Tuesday, January 28, 2025 11:04:33 AM
Attachments: [image003.jpg](#)
[image004.png](#)

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

Tim,

Thank you for the opportunity to review the plans. We have not been able to visit the site to verify anything in the field, but I do have some comments shown below.

- There aren't any major issues with the driveway location as long as the sight distance requirement can be met.
 - o For 45 mph the required sight distance is 500'.
- The minimum driveway dimensions are 24' wide driveway throat width with 30' radii.
- There can be no storm water detention on SCDOT R/W it appears that the pond is close to the road. The toe of the slope for the pond must be off R/W.

Let me know if you need anything further.



Ryan Balentine

District 2 Permit Engineer

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

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

From: Tim Cartee <tcartee@andersoncountysc.org>
Sent: Thursday, January 23, 2025 9:43 AM
To: Balentine, D. Ryan <BalentinDR@scdot.org>
Subject: Proposed Riverdale Subdivision S-04-0074

***** This is an EXTERNAL email. Please do not click on a link or open any attachments unless you are confident it is from a trusted source. *****

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

providers and SCDOT , if state roads are impacted.

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

Thanks,

Tim Cartee

Land Development Administrator

O: 864-260-4719

F: 864-260-4795

tcartee@andersoncountysc.org

Development Standards

401 E. River Street

Anderson, SC 29624





EASLEY COMBINED UTILITIES

A Community Tradition

January 30, 2025

Re: Von Hollen property
Parcel ID #2130007001
Von Hollen Dr & Three Bridges Rd, Easley, SC
Sanitary Sewer

To Whom It May Concern:

Easley Combined Utilities does not have the capacity to serve the above-referenced parcel with sanitary sewer service.

If you have any questions or need any additional information, please feel free to contact me by email at adye@easleyutilities.com or by phone at 864-644-8165.

Sincerely,

Alex C. Dye
Operations Manager



Mailing Address:
664 Issaqueena Trail
Clemson, SC 29630

o: 864.234.4405

October 22, 2024

D. Kevin Tumblin, PE
Freeland & Associates, Inc.
323 West Stone Avenue
Greenville, SC 29609

RE: Property located at 116 Von Hollen Dr. in Easley, SC

Dear Mr. Tumblin:

This letter confirms that Duke Energy can provide electric service to the proposed site located at 116 Von Hollen Dr. in Easley, SC (Anderson County Tax Map #2130007001 & #2130007012) provided all necessary easements, permits and rights-of-way can be obtained. Please contact Kim Ball at Duke Energy at (864) 234-4405 when your construction plans are complete so we can discuss your electrical service requirements.

Duke Energy appreciates the opportunity to provide your electric service.

Sincerely,

A handwritten signature in black ink that reads "Kim Ball". The signature is written in a cursive, flowing style.

Kim Ball
Engineering Design Associate



AT&T
South Carolina

Courtney Alston
218 College St
Greenville, SC 29601
864.243.7351
courtney.wade@att.com

01/31/2025

Aline Capital
204 Westfield St., Ste 100
Greenville, SC 29601

RE: Von Hollen Dr in Easley, SC; Tax Map 2130007001 and 2130007012

To Whom It May Concern:

This is in response to your request for confirmation of service availability by AT&T. The above referenced project/development is located in an area served by AT&T.

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

Thank you for contacting AT&T.

Sincerely,

Courtney Alston

Courtney Alston
AT&T

October 31, 2024

Attn: Kevin Tumblin
Freeland and Asso
Cell 864-918-9874
ktumblin@freelandsc.com

RE: Gas Available for: intersection of Von Hollen Drive and Three bridges Road

Dear MR Tumblin,

Thank you for requesting information for natural gas availability for the proposed development Von Hollen Rd tract in Anderson SC.. This property is identified by Anderson County parcel number 2130007001 and 2130007012. Fort Hill Natural Gas Authority is the natural gas supplier for this area. The existing natural gas main has sufficient volume and pressure to support the proposed development.

If you have any questions, please do not hesitate to give me a call.

Sincerely,

Joe Wilson
Business Development Representative
864-859-6375 office
864-423-9006 mobile
1-800-573-5556
joe.wilson@fhnga.com



Address:
1719 Circle Road
Powdersville, SC 29642

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

November 11, 2024

Von Hollen Investments, LLC
219 Andrea Circle
Easley, SC 29642

Re: Von Hollen Subdivision, 54 Single Family Lots
Anderson County Tax Parcels 2130007001, 7012

Dear Von Hollen Investments, LLC,

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read "CHR", is written over a light blue circular watermark or background.

Chris Rasco
Project Engineer

Cc: Project File

advisors
IZATION
DRIGGERS
304.0472
83 ACRES

**PROPOSED
SUBDIVISION**
FOR INFORMATION CALL:
ANDERSON COUNTY
DEVELOPMENT STANDARDS
864-260-4719

