

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

October 14, 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 – May 13, 2025, and September 09, 2025
6. Public Hearings:
 - A. Land Use Application: Anderson County Residential Treatment Facility (existing building). Located at 2335 Snow Road. / TMS 174-00-02-018
(Council District 1)
 1. Staff Presentation
 2. Public Hearing – Citizen Comments
 - B. Land Use Application: Hurricane Creek North 300; Industrial / Warehouse. Located at Hurricane Creek Road and Lacannon Road. / TMS 217-00-16-002 **(Council District 6)**
 1. Staff Presentation
 2. Developer Presentation
 3. Public Hearing – Citizen Comments
 - C. Precinct Zoning Adoption: Neal's Creek Zoning Designations & Preliminary Zoning Maps. **(Council Districts 2 & 3)**
 1. Staff Presentation
 2. Public Hearing - Citizen Comments
 - D. Precinct Zoning Adoption: Rock Spring Zoning Designations & Preliminary Zoning Map. **(Council District 3)**
 1. Staff Presentation
 2. Public Hearing - Citizen Comments
 - E. Precinct Zoning Adoption: Shirley Store Zoning Designations & Preliminary Zoning Map. **(Council District 3)**
 1. Staff Presentation
 2. Public Hearing - Citizen Comments

Continue...

7. New Business:
 - A. Single-Family Subdivision: Haskell Heights, Highway 29 North and Hillview Circle. / TMS 174-06-01-004 and -022 **(Council District 1)**
 1. Staff Presentation
 2. Developer Presentation
 3. Public Hearing – Citizen Comments
 - B. Single-Family Subdivision: Turn River, Evergreen Road. / TMS 144-00-05-013 and -014 **(Council District 4)**
 1. Staff Presentation
 2. Developer Presentation
 3. Public Hearing – Citizen Comments
 - C. Single-Family Subdivision: Cascadia, River Road. / TMS 236-00-07-009 **(Council District 6)**
 1. Staff Presentation
 2. Developer Presentation
 3. Public Hearing – Citizen Comments
 - D. November 11, 2025 Planning Commission Meeting: Rescheduled for November 10, 2025 due to Veteran's Day (Holiday).
 - E. Save The Date: October 27, 2025 / 6:00pm – 8:00pm. Located at 1428 Pearman Dairy Road, Anderson / Code Wright Consultants; Update to Code Amendments / Planning Commission Training.
8. 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
9. Public Comments, non-agenda items – 3 minutes limit per speaker
10. Adjournment

STATE OF SOUTH CAROLINA)
COUNTY OF ANDERSON)

ANDERSON COUNTY
PLANNING COMMISSION MEETING
MAY 13, 2025

PRESENT:
WILL MOORE, VICE CHAIRMAN
BRAD BURDETTE
STEVEN GILREATH
JANE JONES
DAN HARVELL
MICHAEL BURNS
SCOTT JUNKINS

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

1 WILLIAM MOORE: --- order the
2 May 13 meeting. Wes isn't here tonight, so I'm going to
3 fill in his position.

4 At this time, let's stand for the invocation by
5 Mr. Gilreath and also the pledge. Thank you.

6 STEVEN GILREATH: Let us pray.

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

8 WILLIAM MOORE: All right. At
9 this time, I'm going to move on to the approval of the
10 minutes. Do I have a motion?

11 DAN HARVELL: Motion to
12 approve as written, Mr. Chairman.

13 WILLIAM MOORE: Thank you,
14 sir. Do we have a second?

15 BRAD BURDETTE: Second.
16 WILLIAM MOORE: Thank you,
17 Mr. Burdette. All in favor?

18 All right. At this time, I'm going to move on to
19 line item seven, new business. It's a single-family
20 subdivision, Waxwing Cove, Little Creek Road.

21 TIM CARTEE: Mr. Chairman,
22 would you back up to C? I have a C, variance.

23 WILLIAM MOORE: I don't have
24 one on this agenda. I apologize. I had the wrong
25 agenda.

26 Yeah, okay. All right. At this time, I need to
27 take a step back and make approval for the minutes.

28 STEVEN GILREATH: Mr. Chairman, I
29 make a motion to approve the minutes.

30 DAN HARVELL: We've approved
31 the minutes, and we were --

32 WILLIAM MOORE: I'm sorry. I
33 think the agenda -- the changes we made to the agenda,
34 we had to approve that by the Commission. And I
35 apologize.

36 So we have a first and a second on the agenda. All
37 in favor, raise your right hand.

38 All right. At this time, I'm going to turn it over
39 to staff. I apologize. It's been a while. Y'all bear
40 with me.

41 TIM CARTEE: Thank you, Mr.
42 Chairman. On the staff report tonight for a variance
43 to subdivide three residential lots under the one-acre
44 requirement for Anderson County. Seventy-seven
45 property owners within 2000 feet of the proposed
46 variance were notified via postcards. The applicant is
47 Frano Buhovac -- I think I'm pronouncing that right --
48 and the owner is the same. The intended development is
49 construction of two residential single-family homes.
50 Current use of the lot is single family. The location

1 is Ballard Road in Pelzer. It's in Council District
2 Seven. And the tax map number is there for your
3 viewing, and the acres of property is 2.8. The
4 property is unzoned. The surrounded properties are
5 residential single-family home sites. There is a solar
6 farm that's at the rear of the property. Requested
7 variance: The applicant is requesting variance to be
8 able to subdivide two residential lots under the
9 one-acre minimum requirements.

10 The proposed lots would yield a size of parcel A
11 would be 31,093 square feet, approximately .71 acres.
12 Parcel B would be 30,740 square feet, which would be
13 .71 acres, and parcel C would be 59,982 which would be
14 1.31 acres. It would meet the current ordinance where
15 the existing house is located. The plat is attached
16 for your reference.

17 The applicant purchased the 2.80 acres parcel on
18 January 7, 2025. After purchasing the property, the
19 property owner hired a surveyor to complete the survey
20 to split the lots into three parcels under the
21 assumption he thought that the parcel could still be
22 less than one acre. The plat is dated 28 January 2025.
23 And the new ordinance adopted, Anderson County
24 ordinance 2024-031, states that the lots are required
25 to be a minimum of one acre. See copy of ordinance and
26 map exhibit for your reference.

27 The applicant has included the background overview
28 and justification for his request. Here you can see
29 the pre-approval of the lot. When it was parcel A, it
30 was over two acres, I believe it was. There's another
31 one -- there's one at 1.42 where two lots were split,
32 parcel A and parcel B. And this was prior to that. If
33 you see the date back in '20, it equals 2.80 acre lot.
34 Here's an aerial overview. And where it says new, that
35 is the proposed splitting the lot. There's the sign
36 posted for the variance request.

37 And this is your report.

38 WILLIAM MOORE: Thank you, sir.
39 Do we have anybody representing this for the variance?
40 Please come forward and state your name and address,
41 please, sir.

42 FRANCO BUHOVAC: My name is
43 Frano Buhovac, and I live 81 Main Street, and I applied
44 for the variance.

45 WILLIAM MOORE: Come to the
46 microphone, please, sir.

47 FRANCO BUHOVAC: My name is
48 Franco -- first of all, thank you guys for hearing me
49 out. My name is Franco Buhovac, and I came here with
50 my wife Kendal. I live on 81 Main Street, and we

1 purchased the lot presented in this case.
2 So the intent with the lot was to have three of the
3 best friends live next to each other. We play
4 University of South Carolina soccer, and then we wanted
5 to build our houses next to each other because all of
6 our wives are pregnant. So after we found out --
7 actually, we looked it up online before we purchased
8 the property. I made that judgment. And it said
9 online that it was still 25,000 square feet to actually
10 build a house on if it's unzoned. And then after we
11 hired a surveyor, he got denied and told us the County
12 actually denied it because there's a new law that came
13 from October 2024 to actually have a minimum of one
14 acre.

15 WILLIAM MOORE: All right.
16 Thank you, sir.

17 Okay. I'm moving on to the public hearing.
18 There's no one signed up to speak on this matter. So
19 at this time, I'll open the floor up amongst the
20 Commission for a discussion or a motion.

21 DAN HARVELL: Mr. Chairman,
22 this is my district, and based on the circumstances of
23 this, I would make a move that we grant the variance.

24 WILLIAM MOORE: I second, Mr.
25 Chairman (verbatim).

26 All in favor of the motion, please raise your right
27 hand. Unanimous. All right.

28 Now, moving on to new business, a single-family
29 subdivision. And I'm going to turn it over to Mr.
30 Cartee for the staff presentation.

31 HENRY YOUMANS: Thank you, Mr.
32 Chair. Just a brief explanation of this particular
33 subdivision. This subdivision consists of eight
34 road-frontage lots. Per ordinance 2024-031, any
35 proposal greater than four lots would be presented to
36 the Planning Commission for approval. Proposals
37 consisting of four lots or less can be approved by the
38 land administrator per the ordinance 2024-031 passed by
39 County Council on October 15, 2024.

40 Three hundred and fifty-five (355) property owners
41 within 2000 feet of the proposed development were
42 notified by postcard.

43 The subdivision's name is Waxwing Cove. Its
44 intended development is single family. The applicant
45 is SC Anderson Little Creek, LLC. The surveyor
46 engineer is Scott Richie Land Survey. The access is
47 Little Creek Road. It's Council District 1, School
48 District 5. The surrounding land use is R-20. The
49 current zoning for this lot is R-20. Tax map number is
50 there for your reference.

1 It is 16.8 acres consisting of eight lots. No
2 variance is required, and no traffic study would be
3 required because of the number of lots.

4 This is a layout of the eight proposed road
5 frontage lots. This is the overall tax map
6 representation of the property. This is the zoning map
7 representation showing that it is zoned R-20. This is
8 a letter from the school district for your review. And
9 this is also from EMS stating that they have good
10 coverage in the area for response times and future
11 developments. This is your sign of notification on the
12 property.

13 The project has met the requirements in Chapter 48
14 for zoned properties. And this is your staff report.

15 WILLIAM MOORE: Thank you, Mr.
16 Henry.

17 At this time, I'm going to turn it over to the
18 developer for a presentation. Do I have anybody that
19 wants to speak in regards to this project?

20 COLBY PRICE: I'm happy to
21 ...

22 WILLIAM MOORE: Yeah, I mean,
23 if you want to come forward and elaborate on what
24 you're trying to do here, we appreciate it.

25 COLBY PRICE: Commissioners,
26 thanks for hearing me out. My name is Colby Price.
27 I'm with 633 Development. We are the SC Anderson
28 Little Creek, LLC. Not only am I the applicant on the
29 property, I actually live about a mile away, so I'm
30 going to talk to you both as kind of the applicant but
31 also as a neighbor.

32 As Henry has touched on, we're looking to develop a
33 R-20 piece of property that could, by zoning, I think,
34 could have 36 to 37 lots on it. With eight lots we
35 feel like not only as a developer but as a neighbor,
36 it's the highest and best use for the surrounding
37 property. Maybe not from a profitability standpoint,
38 but it's the right thing to do in the area.

39 So I'm happy to answer any questions. I don't have
40 a whole lot to elaborate on. That's that.

41 WILLIAM MOORE: Commission,
42 anybody have anything else for us?

43 JANE JONES: These are
44 septic lots, aren't they?

45 COLBY PRICE: Yes, ma'am.

46 WILLIAM MOORE: Anybody else?

47 STEVEN GILREATH: Is Little
48 Creek Road county or DOT?

49 COLBY PRICE: It's a county
50 road. And I think Roads and Bridges, Henry wrote all

1 that. I think it's all in the report.
2 WILLIAM MOORE: Is that the
3 email from Mr. Batson?
4 COLBY PRICE: Yes.
5 WILLIAM MOORE: Anybody else?
6 Mr. Henry, are you looking for that email? You
7 good?
8 All right. Seeing none, hearing none, at this
9 time, I'll move on to the public hearing.
10 Thank you, sir.
11 COLBY PRICE: Thank you.
12 WILLIAM MOORE: All right. If
13 there's no one to speak on this, Commission, comments,
14 concerns? I'll leave the floor open for a motion or a
15 comment.
16 STEVEN GILREATH: I'll make a
17 motion to approve it.
18 WILLIAM MOORE: We've got a
19 motion to approve from Mr. Gilreath.
20 SCOTT JUNKINS: Second.
21 WILLIAM MOORE: Now I have a
22 second from Mr. Junkins. All in favor of the motion,
23 please raise your right hand. The project moves
24 forward.
25 All right. Moving on to the next project,
26 single-family subdivision, Cedar Hollow, Broadway Lake
27 Road. And I'll turn this over to staff for the report.
28 TIM CARTEE: Thank you, Mr.
29 Chairman. Three hundred and ninety-nine property
30 owners within 2,000 feet of the proposed development
31 was notified via postcards. This is Cedar Hollow. The
32 intended development is single family. The applicant
33 is Kidco Land Company, LLC. The engineer of record is
34 Wesley White with Ridgewater. The location's access is
35 Broadway Lake Road which is state maintained. And this
36 is in Council District 2, School District 5, and the
37 surrounding land use is residential. This area is
38 unzoned. The tax map is there for your viewing. This
39 is 24.47 acres with 28 lots. No variance is requested.
40 Broadway Lake Road is classified as a collector road
41 with no maximum average trips per day and does not
42 require a traffic impact analysis study.
43 Here's the layout of the subdivision. Here's the
44 aerial overview. Here's the proposed subdivision
45 notification sign for the public.
46 This project has met the requirements in Chapter
47 24. This is your staff report.
48 WILLIAM MOORE: Thank you, sir.
49 At this time, do we have somebody representing this
50 project? Developer. Thank you. Please come forward.

1 State your name and address, please, sir.
2 WESLEY WHITE: I'm Wesley
3 White with Ridgewater Engineering here on behalf of the
4 applicant. Also here (inaudible).
5 This project, Cedar Hollow, it's in an unzoned
6 area. What we've submitted is 28 lots, a minimum
7 25,000 square feet, so they will be septic lots. That
8 matches heavily the surrounding area which is also
9 similar lot size, so we're not going to have to do any
10 different density there.
11 The plan, as we've laid it out, all the lots will
12 obviously face internal roads. There's commercial to
13 the sides and a lot of roadway as well as some
14 perimeter residential. Our goal is to attempt to leave
15 as much of that natural vegetation around the perimeter
16 to buffer off of River Road, as well as the Dollar
17 General that's there and Broadway Lake, so to maintain
18 as much of a natural look as you're driving by as
19 possible.
20 We've got utility letters from everyone; water,
21 power, gas, and electric. Sewer is not available.
22 Like I said, these would be septic. DOT has no issues.
23 A traffic study, as mentioned, is not required. We did
24 get positive feedback from School District 5 with no
25 concerns there. So it's our -- since this is compliant
26 with Chapter 24, we appreciate you guys' support and
27 happy to answer any questions. Thank y'all.
28 WILLIAM MOORE: Thank you, sir.
29 Anybody have comments, concerns from the
30 Commission?
31 SCOTT JUNKINS: Is that an
32 existing utility easement right across ---
33 WESLEY WHITE: It is. We've
34 already coordinated with Duke to reroute that, so it's
35 -- (inaudible).
36 WILLIAM MOORE: Anybody else?
37 JANE JONES: I just always
38 have a problem with these subdivisions that are
39 congested and just have one way in and out. It creates
40 so many problems on the inside and makes emergency
41 service hard to (inaudible).
42 WILLIAM MOORE: Anybody else?
43 All right. Thank you, sir.
44 At this time, I'm going to move on to the public
45 hearing for the citizens' comments. And I've got one
46 person here signed up to speak, and that would be
47 Celand Comperanton (phonetic).
48 I did the best I could. Bear with me.
49 CECELIA COMPERATORE: It's Cecelia
50 Comperatore. Where am I supposed to go? Over there?

1 WILLIAM MOORE: No, ma'am.
2 Come to the microphone and state your name and address,
3 please, ma'am. No, no, no, ma'am. Yeah, right there.

4 CECELIA COMPERATORE: Okay. My name
5 is the Cecelia Comperatore. I live at 131 Boxwood
6 Lane, which is not far from this proposed development.

7 I have issues with this development for a lot of
8 reasons. We've got a lot of development going on in
9 our area. Behind me, there is a 185-acre first phase
10 up to 660-unit attached dwellings going in. On Clark
11 Road, there are 89 townhouses going in, 13 of which are
12 completed at this time. Down the road from that,
13 Lennar Homes has a number of homes going, and I think
14 six to seven of those are finished at this time. And
15 then there's the large, large, over 320-acre
16 development going in not far down Plantation Road.

17 This road is our only way in and out. Okay, unless
18 we want to go all the way around the lake to get back
19 to East River Road. Okay. It's hard enough sometimes
20 to get in and out during the day with all the traffic
21 and the trucks on East River going into the proposed
22 development that they're building there. And now we're
23 at the point they're doing underground, they're
24 bringing pipe in, et cetera, et cetera, so there is a
25 lot of traffic. And like I said, that is our only way
26 in and out.

27 There's going to be a lot of problems with this,
28 with all these developments, as they go through. One
29 of the things is that they're displacing a ton of
30 wildlife. My husband and I are avid deer watchers. We
31 have regular deer that come to our house, which has
32 increased tenfold since these developments started
33 going in. And the problem with that is that they are
34 going throughout the road. And they're going to get
35 hit by cars. People are going to have accidents and
36 run into one another because of these deer. It's
37 just -- it's too much.

38 You know, I worry about the infrastructure. I'm
39 sure you all realize that the roads in this county are
40 not that good. They're not going to get any better
41 with increasing traffic from all these little
42 subdivisions and big subdivisions, plus all the big
43 trucks running over them. Those -- those are my main
44 concerns at this time. Thank you.

45 WILLIAM MOORE: Thank you,
46 ma'am.

47 All right. At this time, that's all the public
48 comments. At this time, I'll open it up for discussion
49 amongst the Planning Commission. Any comments or
50 concerns?

1 DAN HARVELL: Yes, Mr.
2 Chairman. And this will be a question for staff. I've
3 noticed that coming out from Anderson going toward
4 Belton, there's a lot of new grading that's going on
5 past where the water office used to be or is. Is that
6 -- has the city annexed out to there? Now, this is not
7 what's going on at the Nutty Sweet Shop. This is out
8 beyond there before you come to Broadway Lake Road.
9 TIM CARTEE: I'm not
10 exactly sure, but it probably would be the city because
11 we have no projects out there.
12 DAN HARVELL: All right. Do
13 you all know where I'm talking about?
14 WILLIAM MOORE: Yes, sir.
15 DAN HARVELL: All right. So
16 we don't have any idea how many -- what's being done
17 there, how many units?
18 TIM CARTEE: No, sir. Only
19 the city would have that information.
20 DAN HARVELL: Okay. Thank
21 you.
22 WILLIAM MOORE: Anybody else?
23 JANE JONES: Well, I just
24 think we need to respect the wishes of the people that
25 live in the area. They know better than anybody what
26 the situation is. And this development that's coming,
27 according to our speaker, that's a large number of
28 houses. And I know this is only 28, but you just keep
29 adding and adding. It's got to stop somewhere. We're
30 not prepared for it.
31 DAN HARVELL: I just -- I
32 have concerns about the density that's building up in
33 this area because Plantation -- there's more going on
34 on Plantation too. Is that -- is that us, or is that
35 the city on Plantation? Do you know that, Mr. Cartee?
36 TIM CARTEE: That would be
37 the city, also.
38 WILLIAM MOORE: All right. At
39 this time, I'm going to open the floor up for a motion.
40 BRAD BURDETTE: I make a motion
41 to approve.
42 WILLIAM MOORE: Okay. I got a
43 motion for approval from Mr. Burdette. Do I have a
44 second?
45 MICHAEL BURNS: I'll second.
46 WILLIAM MOORE: All right.
47 I've got a second from Mr. Burns. All in favor of the
48 motion, please raise your right hand. Five to two.
49 The motion passes.
50 At this time, I'm going to turn it over to staff

1 for 7C, single-family subdivision, Bentgrass Woods and
2 Scotts Bridge Road.

3 HENRY YOUMANS: Thank you, Mr.
4 Chair. A hundred and forty-five (145) property owners
5 within 2000 feet of this proposed development were
6 notified via postcards. The subdivision's name is
7 Bentgrass Woods. It is single-family development. The
8 applicant is Mungo Home Properties, LLC. The survey
9 engineer is Wesley White, PE, with Ridgewater.

10 The access location is south of Scotts Bridge Road
11 across from Garden Park Drive. It's Council District
12 4, School District One. The surrounding land use is
13 PD, which includes the Brookstone Golf Course and
14 Tennis Club. It is zoned R-20. The tax map number is
15 there for your reference. It's 23.6 acres. They're
16 proposing 35 lots. There's no variance requested, and
17 the Roads and Bridges analysis was attached in your
18 packet.

19 This is a layout of the preliminary plat for these
20 ---

21 TIM CARTEE: Excuse me,
22 Henry. Let's let Roads and Bridges do their traffic
23 analysis.

24 HENRY YOUMANS: Okay. All
25 right.

26 BRITTANY MCABEE: This is only
27 35 lots. It didn't require a traffic study because the
28 minimum requirement for a traffic study is 75 trips in
29 the peak hour, and this did not meet that threshold.
30 I'm giving you the daily traffic volume projections in
31 the AM and the PM and peak hours of the adjacent
32 street, but it does not require a traffic study, so
33 there was no traffic study done.

34 WILLIAM MOORE: Okay. Thank
35 you, ma'am.

36 HENRY YOUMANS: This is a
37 preliminary plat of the proposed subdivision. This is
38 a tax map aerial of the parcel surrounded by the golf
39 course, and to the left is the tennis courts for the
40 Brookstone Tennis Club. This is the R-20 zoning
41 reference. The surrounding property is PD as shown on
42 the zoning map. The school district letter is there
43 for your -- for your reference. This is the proposed
44 notification subdivision sign for the property.

45 This project has met the requirements for Chapter
46 48 for zoned properties. This is your report.

47 WILLIAM MOORE: Thank you, Mr.
48 Henry. And at this time, I'm going to ask the
49 developer to come forward for a presentation.

50 WESLEY WHITE: Thank you,

1 Commission. I'm Wesley White with Ridgewater
2 Engineering here in Anderson. With me is the
3 applicant's representative, Willie Poole.

4 What we presented is a layout that's compliant with
5 the zoning of R-20. This property has been marked for
6 residential development for quite some time. The
7 current property owners paid residential taxes for
8 20-plus years, so it's not been agricultural for any
9 reason. It's been intended for residential development
10 for the last 20-plus years.

11 We've obtained the necessary utility letters;
12 water, sewer for this one, power, electrical, gas. All
13 the subdivision road names have been approved. As
14 mentioned, School District One has no issues with the
15 proposed size of this development and they're accepting
16 the growth. Anticipates no issues with stormwater, as
17 Roads and Bridges, as mentioned.

18 This project is currently surrounded by the golf
19 course, so we have the golf course on the east and west
20 and south, and then the tennis courts to the north. So
21 we're land-locked by those amenities. We're looking
22 forward to maximizing that benefit to the property
23 owners here. I think it'd be a good relationship going
24 forward.

25 The proposed lots are 20,000 square foot minimum.
26 That is kind of larger for sewer lots in the area.
27 There's some 9,000 square foot, 13,000 square foot,
28 other lots that are sewer. There's some lots
29 directly across from us that are 30,000; those are on
30 septic. So we're right at that area for that size lots
31 in this area.

32 This subdivision obviously will not be part of the
33 HO -- or the Brookstone Country Club, but will have its
34 own dedicated HOA covenants and restrictions that will
35 -- are already on the property to cover that. So like
36 I said, this was -- using it as is as opposed to
37 attempting to merge it in with the PD that's there or
38 change the zoning. We feel it's the best use.

39 I'm happy to answer any questions.

40 WILLIAM MOORE: Thank you, sir.

41 Any questions, Commission, of the developer?

42 DAN HARVELL: Yes. Mr.

43 White, you said it was bordered by the golf course.

44 Are those fairways I'm looking at on two ---

45 WESLEY WHITE: That's correct.

46 DAN HARVELL: --- on two

47 sides?

48 WESLEY WHITE: That's correct.

49 DAN HARVELL: As well as a

50 number of them on what would be the ---

1 WILLIAM MOORE: Mr. Harvell,
2 that would be toward the longer running -- parallel to
3 85 there. That's the fairway. Correct?

4 WESLEY WHITE: That's correct.
5 Then the tennis courts obviously are the northwest
6 point. And it's our goal to maintain the natural
7 vegetation along those, protect peoples' houses from
8 balls as much as possible.

9 DAN HARVELL: If I may ask,
10 was this the -- was this originally part of the golf
11 course major purchase? Do you know? I mean ...

12 WILLIE POOLE: Yes. I think
13 so. To my knowledge, it was. It's always been
14 proposed to be developed like this. It's just for some
15 reason never pursued it.

16 FEMALE: We can't hear
17 you.

18 WILLIAM MOORE: Yes, sir. If
19 you could step to the microphone and state your name
20 and address, please, sir.

21 WILLIE POOLE: Yeah, my name
22 is Willie Poole. I'm with Mungo Homes. I live at 405
23 Cattail Hollow Way.

24 WILLIAM MOORE: Thank you, sir.
25 FEMALE: And what did
26 you say?

27 WILLIE POOLE: I don't have
28 exact knowledge. I know that it -- you know, obviously
29 there was drawings that we saw before we went to this,
30 and it was more of a -- they were going to rezone it,
31 put a bunch of townhomes. And it just made perfect
32 sense just to leave it like it was, leave the integrity
33 of the golf community like it is. I mean, we're --
34 we're going to build a very -- much higher in price
35 point. The only way we could do -- the only way we
36 could make this project work was to be at a higher
37 price point, so we're excited to have this project.

38 DAN HARVELL: Will these --
39 will this be slab on grade or raised foundation? Crawl
40 spaces?

41 WILLIE POOLE: We're going to
42 probably put these on crawl spaces just to maintain
43 integrity of the ---

44 FEMALE: What is the
45 price point?

46 WILLIAM MOORE: Ma'am, I'm
47 sorry. We're not going to get into a question and
48 answer with the crowd. I apologize.

49 DAN HARVELL: I will ask that
50 question though. Do you have a price point for what

1 you anticipate here?
2 WILLIE POOLE: Our sales
3 manager -- I think in order to make our numbers work,
4 it had to be -- and I don't have the exact number, but
5 it had to be anywhere from 550 to 700,000.
6 WILLIAM MOORE: Thank you, sir.
7 WILLIE POOLE: Thank you.
8 WILLIAM MOORE: Anybody else?
9 Any other comments?
10 JANE JONES: Anybody by
11 chance know about the schools? I see it's District One
12 even though it's a different County Council district.
13 I guess that's Wren High School?
14 WILLIAM MOORE: Ms. Jane,
15 that's Council District 4.
16 WESLEY WHITE: It's still
17 School District One.
18 JANE JONES: I'm still
19 not --
20 WILLIAM MOORE: Sorry for the
21 confusion.
22 WESLEY WHITE: That's correct.
23 And like I said, the school district didn't have any
24 issues with it.
25 JANE JONES: Well, I'll
26 just take this opportunity to put this in on the
27 record. The schools, apparently for some reason, have
28 stopped making recommendations. And that's been going
29 on for -- they've been doing that for years, but now
30 all of a sudden they're not doing that anymore. And I
31 was told that -- a recommendation, they're not making
32 recommendations. And I was told that we're going to be
33 given information about what's going on in the
34 district, and we would make our own recommendation.
35 And I have a serious problem with that. But in
36 this packet this month is -- we don't have the same
37 information we've been getting from schools for the
38 past years, so we don't have that information. I was
39 just asking.
40 WESLEY WHITE: Just to
41 reiterate, the email we got from the school district
42 said they had no issue with this density. And as I
43 mentioned before ---
44 JANE JONES: That's what I
45 said.
46 WESLEY WHITE: --- this
47 particular property has paid significant property taxes
48 over the last 20 years, so it's not like it's just been
49 sitting agriculture paying \$100 a year. It's closer to
50 three or four thousand last year in property taxes. So

1 this was the full intent of the project or the
2 property, to go back to your original question. Thank
3 you, sir.

4 DAN HARVELL: So we do not
5 have an email showing here from the school. Correct?

6 WESLEY WHITE: Yes, there
7 should be something in there from the school district.

8 HENRY YOUNG: Mr. Chairman?
9 Mr. Chair? The email is dated March 25, 2025. I
10 received it at 3:46 PM. It is from Dr. Seth Young who
11 is the superintendent of School District One. His
12 words: I appreciate you reaching out. Based on the
13 location and size of the development, I do not
14 anticipate Anderson One having any issues handling the
15 anticipated increase of enrollment for this
16 neighborhood. Those are his words that were received
17 in our office, and that's the same information that's
18 in your packet.

19 DAN HARVELL: Okay. I see it
20 here now. I overlooked that.

21 WILLIAM MOORE: All right.
22 Anything else?

23 Thank you, sir.

24 WESLEY WHITE: Thank you.

25 WILLIAM MOORE: We'll move on
26 to public comments. Let's start with Harold Hyte.
27 If you would come forward and state your name and
28 address, please, sir.

29 HAROLD HYTE: Harold Hyte,
30 121 Turnberry Road.

31 WILLIAM MOORE: Thank you, sir.

32 HAROLD HYTE: We've been
33 there 15 years. And from the presentation of the
34 developer, in my mind, I find single family homes to be
35 an asset to the Brookstone Meadows area. I don't
36 foresee any issues with traffic or anything like that,
37 and the ingress and egress from either property is
38 wooded vacant land now.

39 I was on the board seven years, and our board has
40 kept it as residential. I don't know anything about
41 Mungo Homes, but single-family homes in this
42 subdivision at that price point, to me, I was always
43 worried about townhouses. And this is, I think, a
44 great thing for Brookstone, in my opinion. But the way
45 he's presented it, I've lived there 15 years. It's
46 going to increase my property value. I think it's a
47 great thing.

48 WILLIAM MOORE: Thank you, sir.

49 All right. Mr. Mike Morris. If you would, come
50 forward, state your name and address, please, sir.

1 MIKE MORRIS: Thank you, Mr.
2 Chair. My name is Mike Morris. I live in 129 Garden
3 Park Drive. My house will back up to this neighborhood
4 on the road access side. I'm a 20-year resident of
5 Brookstone Meadows. I'm a member of the Brookstone
6 Meadows Homeowners Association Board and the
7 Architectural Review Board.

8 There's been among our membership a lot of
9 questions and concerns as soon as the sign went up on
10 the road. We're just confused as how this is
11 considered a new subdivision, first of all. Brookstone
12 Meadows is our subdivision, and the 10 roads within the
13 original land plat and all the homes that are in there
14 that are in that space, are all in the HOA and abide by
15 restrictive covenants. To have a new development come
16 in with a different set of restrictive covenants
17 concerns us because our homes embody, you know, the
18 quality of homes that we have now.

19 The roads -- all the homes and lots on these roads
20 around the golf course are in the HOA. There are 261
21 lots, about 840 cars, I know within a certain space.
22 But we have 261 lots, and 231 of those are homes.
23 Thirty of those -- 30 vacant lots. Homes for
24 (inaudible) process currently. All the homes are
25 within the original land plat. I think that was a
26 question. And they have a golf course in the
27 neighborhood.

28 All the homes and the lots are members of the HOA,
29 like I said. Our 234 -- 231 homes had a market value
30 of \$121 million, so we care about the property values
31 of our homes in our neighborhood. The restricted
32 covenants help us maintain that high value of our
33 homes.

34 I'm pleased to hear the developer say the price
35 range of 550 to 700, but we're really concerned more
36 about the quality and construction of the homes that
37 stay the way that our homes are built now currently.

38 So the HOA and the board would be more than welcome
39 to talk to the developer so we -- you know, so we can
40 do this in agreement. Will the new development
41 maintain our existing standards is the question and
42 maintain our high home values? We would like to
43 understand more how it will affect our home values.

44 At the very, very front entrance of the
45 neighborhood by Innovation Way, there are two very
46 large monuments at the east entrance of the
47 neighborhood that say Brookstone Meadows. You can't --
48 you can't go past without seeing them. One of them is
49 on the corner of this property, you know. So how is a
50 new subdivision sign going to be when it's beside our

1 primary sign? So that's a little concerning that this
2 is considered a new subdivision when we already have a
3 subdivision.

4 The proposed development, like I said, each road
5 entranceway on Scotts Bridge Road maintains a cohesive
6 Brookstone Meadows esthetic. The HOA maintains the
7 landscaping along Scotts Bridge Road beside every home
8 there and in front of this ---

9 HENRY YOUMANS: Time.

10 WILLIAM MOORE: Sir, I'm sorry.
11 Your time is up. I apologize.

12 MIKE MORRIS: That's fine.
13 Thank you.

14 WILLIAM MOORE: Yes, sir.

15 Sean, is that ---

16 SEAN FAULKNER: Sean Faulkner.

17 Yeah. Sorry. My writing's not the greatest.

18 Mr. Chairman, Commission members, thank you for
19 hearing me. I'm here on behalf of the owners of the
20 Brookstone Golf Course. He couldn't make it tonight,
21 and he asked me to come in. I'm Sean Faulkner. I'm an
22 attorney in Greenville. I do some legal work for him.

23 Anyway, he called me this afternoon and said he
24 couldn't be here and asked me to come over. Not for or
25 against the development. He'll leave that up to the
26 County Council and the landowner, but he did want to,
27 you know, let the county know that he was willing to
28 work with the owners, you know, should you approve the
29 subdivision plat to try to make sure things run well
30 out there.

31 I think somebody had mentioned making sure they
32 keep landscaping along the boundary of the golf course
33 to help, you know, from stray balls from all of us that
34 golf that don't always hit it straight. You know,
35 there needs to be some serious thought in how the homes
36 are laid out on some of those lots on down from the --
37 from the tee boxes and that sort of thing. But that's
38 -- he just wanted me to come and let you guys know
39 that. Thank you.

40 WILLIAM MOORE: Thank you, sir.

41 All right. At this time, I'm going to open it up
42 for a discussion amongst the Planning Commission. Any
43 comments, concerns?

44 DAN HARVELL: Mr. Chairman,
45 I'll just make a comment here. I think it would be --
46 I think it would be a very prudent thing for the HOA of
47 the existing golf course -- golf course community to,
48 you know, to have some sit downs with this, especially
49 concerning the architectural -- architectural quality
50 of what's going to be built based on what we know is

1 already in Brookstone.

2 I guess I say this on behalf of the investment of
3 the people that have built million-dollar homes in --
4 within that neighborhood. It's a very nice golf
5 course, and I believe it would be a good idea to have a
6 -- to have a recommended consultation or exchange
7 between the current developer and the people that live
8 there now.

9 STEVEN GILREATH: I'd like to say
10 I agree with that, Mr. Harvell. I think that it sounds
11 like everybody's willing, but it sounds like there
12 needs to be a little bit of legwork before -- before
13 that happens with the property owners up front.

14 WILLIAM MOORE: Yes, sir?

15 WESLEY WHITE: We're happy to
16 do that. There have been ---

17 WILLIAM MOORE: Mr. White, come
18 forward. Come forward so we can all ...

19 WESLEY WHITE: Yeah.

20 WILLIAM MOORE: Yeah, we don't
21 want to get into one of those yelling things, that's
22 for sure. Thank you so much.

23 WESLEY WHITE: Wesley White
24 again. Yeah, we're happy to do that. There's just
25 certain limitations that the applicant can negotiate in
26 good faith. One of those is having the preliminary
27 plat approval. That doesn't prevent us from going
28 forward with the discussions with the HOA and things
29 like that. The landscaping along Scotts Bridge, the
30 monument sign, that will all stay. We actually, in
31 applying for the name, weren't allowed to use
32 Brookstone in our name. They said there are already
33 too many Brookstone this or Brookstone that. So it
34 would be too confusing for 9-1-1, so we had to come up
35 with something that did not include the name Brookstone
36 in it.

37 But, yeah, we're more than happy to do that. It's
38 just I know for -- there's some limitations that they
39 can do this in good faith without preliminary plat
40 approval. I just wanted y'all to ---

41 WILLIAM MOORE: So y'all are
42 willing to have that meeting with the community?

43 WESLEY WHITE: Yeah, we are.

44 And, like I said, we -- Mr. Poole has already had that
45 discussion with several individuals already on how to
46 absorb this particular product and project into and
47 make sure it's compliant.

48 Additionally, the current property owner has owned
49 it for 20-plus years and has no intention of -- he
50 lives right down the street and has no intention of

1 letting them have covenants and restrictions that
2 aren't better than or at what's currently there, so we
3 have faith in that.

4 WILLIAM MOORE: Thank you, sir.
5 Anybody else?

6 MICHAEL BURNS: Yeah, I have a
7 question.

8 WILLIAM MOORE: Yes, sir.
9 MICHAEL BURNS: As far as --
10 you say as far as vegetation and keeping what is
11 natural as possible, is there an actual plan as to
12 what's kept along the golf course?

13 WESLEY WHITE: There is not
14 right now. I mean, we will -- we usually try to stay
15 within a 15 to 20 foot natural buffer. This project is
16 proposed to be sewerred, so that will allow us to
17 conserve more vegetation than having to clear for
18 septic systems. So just keep in mind, there's --
19 there's the possibility to be able to keep a lot of
20 that in vegetation.

21 MICHAEL BURNS: So is there any
22 HOA ordinances that have been written as far as the FP
23 for homes along the golf course that have been separate
24 from Brookstone?

25 WESLEY WHITE: No. There's --
26 this one doesn't have any restrictions in place
27 currently.

28 STEVEN GILREATH: And I'm sure
29 the roads in Brookstone are county roads. Right?
30 Those are not ---

31 WESLEY WHITE: That's correct.
32 Scotts Bridge is a county road.

33 MICHAEL BURNS: Yeah, I just --
34 I mean, just the houses that face the fairways.

35 WESLEY WHITE: Yeah.
36 MICHAEL BURNS: They back up to
37 the fairways. Correct?

38 WESLEY WHITE: They -- yeah,
39 they would. And, like I said, that's, you know,
40 they'll be closer to the roadside with plenty of
41 vegetation.

42 WILLIAM MOORE: Anybody else?
43 JANE JONES: The same
44 concern as before about this one way in and out, and
45 this one is even larger. You can just look at the plat
46 and picture what the congestion is going to be at
47 certain times of the day when everybody's trying to get
48 out and in. And people will park on the street even if
49 they're supposed to park in their driveway. We all
50 know -- we drive cars. We know what -- we know people

1 don't -- it's just I hate to see us keep approving
2 these -- this type subdivision when we can see the
3 problems ahead of time.

4 And I don't -- I didn't see a letter in here from
5 -- about the fire coverage. Do you know if that's
6 volunteer out there or if that's -- I didn't see
7 anything. Do you know who serves --

8 WESLEY WHITE: We didn't have
9 any issues when we talked to them about the adjacent
10 one that we did recently, Covered Bridge.

11 JANE JONES: Who serves
12 that?

13 WESLEY WHITE: I'm not
14 entirely sure of that.

15 JANE JONES: Okay. It's
16 ...

17 WESLEY WHITE: I don't know
18 who serves it.

19 JANE JONES: They're
20 just -- you know, if a fire breaks out in there, one
21 way out and in, disaster.

22 WESLEY WHITE: Appreciate
23 y'all.

24 WILLIAM MOORE: Thank you,
25 sir.

26 WILLIE POOLE: Thank you,
27 guys.

28 WILLIAM MOORE: All right. At
29 this time, I'm going to open the floor up for a motion.

30 BRAD BURDETTE: I make a
31 motion to approve.

32 WILLIAM MOORE: Mr. Brad
33 Burdette makes a motion to approve. Do I have a
34 second? Do I have a second?

35 STEVEN GILREATH: I'll make a
36 second.

37 WILLIAM MOORE: So I've got --
38 so I've got a -- I've got a second from Mr. Gilreath
39 for approval. All in favor of approval, please raise
40 your right hand.

41 DAN HARVELL: Mr. Chairman,
42 during the -- during the discussion period, I would
43 like -- I will move that we amend this to require some
44 serious and ardent consultation between the developer
45 and the existing hierarchy that exists within the golf
46 course community. I'm not sure exactly how to word
47 that. Maybe the staff can help us.

48 ALESIA HUNTER: Mr. Burdette
49 would have to agree to amend his motion because he's
50 got a second, so it's ready for approval.

1 DAN HARVELL: Well, Mr.
2 Burdette, would you agree to an amendment to your
3 motion to approve?
4 You would? Okay. All right. Thank you.
5 In that case, I make a motion to amend -- to amend
6 the motion to approve to include required consultation
7 and ardent discussions between the developer and the
8 existing homeowners and/or HOA.
9 JANE JONES: Should we just
10 postpone the vote on this? I don't know ---
11 WILLIAM MOORE: If we put this
12 in the minutes ---
13 ALESIA HUNTER: It's in the
14 minutes for the record, so you need to vote on it.
15 WILLIAM MOORE: We have to
16 vote.
17 JANE JONES: Okay.
18 WILLIAM MOORE: All right. At
19 this time, everybody ---
20 DAN HARVELL: Voting on the
21 amendment?
22 WILLIAM MOORE: -- in favor of
23 the amendment, please raise your right hand. All
24 right. Now we're going to vote on the ---
25 JANE JONES: One no-vote.
26 DAN HARVELL: One no-vote.
27 WILLIAM MOORE: So the project
28 passes. It's unanimous.
29 ALESIA HUNTER: We need to
30 call for the vote.
31 WILLIAM MOORE: All right.
32 Call for the final vote. Sorry for the confusion. All
33 right. Final vote, in favor of the amended motion to
34 meet with the community, for approval, please raise
35 your right hand. The project passes six to one.
36 All right. At this time I'm going to turn it over
37 to staff.
38 HENRY YOUMANS: Mr. Chair, ---
39 WILLIAM MOORE: You want to
40 give them another minute to get out?
41 HENRY YOUMANS: Yeah.
42 WILLIAM MOORE: Mr. Henry.
43 HENRY YOUMANS: Yes, sir.
44 WILLIAM MOORE: If you want to
45 go ahead with that presentation.
46 Okay. Mr. Burns is recusing himself from this
47 project.
48 HENRY YOUMANS: Mr. Chairman,
49 just to give a little background to this particular
50 parcel. This originally came before the Planning

1 Commission November 12th of 2024 as a rezoning,
2 rezoning from R-20 to IZD. The rezoning was withdrawn
3 at that time after the consideration of the comments
4 from the public and the decision of the Planning
5 Commission. Before it went to -- before it went to
6 Council, it was withdrawn.

7 So tonight it is before you as a subdivision. Two
8 hundred and seventy-one property owners within 2000
9 feet of the proposed development were notified via
10 postcard. The preliminary subdivision's name is Lake
11 Highlands. It is a single-family development developed
12 for R-20 zoning. The applicant is Falcon Real Estate
13 Lending, LLC. The survey engineer is Wesley White, PE,
14 Ridgewater.

15 The access is the west side of Nunnally Road near
16 Highway 187, Council District 4, School District Four.
17 It is -- the surrounding property is zoned as R-20
18 residential and C-2, some commercial. The parcel is
19 R-20 zoned. The tax map numbers are there for your
20 reference. It is referenced as 74.18 acres, and the
21 number of lots proposed for the subdivision is 100.
22 There's no variance.

23 And Roads and Bridges has an analysis, and now I
24 will give them an opportunity to discuss that at this
25 time.

26 BRITTANY MCABEE: Thank you, Mr.
27 Chairman. We received a traffic impact analysis for
28 103 single-family detached homes. The proposed access
29 is located on Nunnally Road, which is a county road,
30 and I will discuss that in more depth in a moment. The
31 traffic impact study was conducted by Stantec and dated
32 in March 2025. The existing counts for the road were
33 taken August 15, 2024.

34 The study was conducted per our requirements. The
35 study addressed Nunnally Road and the I-85 on-ramp and
36 Nunnally Road at the site access. The level of service
37 for all movements at the site intersections were
38 acceptable. Build volumes do warrant a left turn lane
39 on Nunnally Road into the site access. The volumes do
40 warrant a right turn lane on the I-85 ramp at Nunnally;
41 however, Nunnally comes onto the I-85 southbound ramp,
42 so DOT agreed to not install that right turn lane
43 because it can create confusion for motorists on which
44 is the on-ramp and which one turns in to Nunnally. So
45 that is not required despite that it is warranted, and
46 DOT did agree to that.

47 Nunnally Road is a county road, and it's currently
48 classified as a major local road. That means that it
49 is maximum 1600 trips per day. This development with
50 the build volumes went over that 1600 trips per day.

1 Nunnally right now, I believe, the current count was
2 for a minor local, but it is classified as a major
3 local, so it can handle up to 1600 trips per day. The
4 ordinance does require them to upgrade Nunnally Road on
5 their side along their frontage to collector road
6 standards to be able to handle the traffic.

7 If you have any questions, I'm available, but this
8 concludes the analysis and our summary of the study.

9 WILLIAM MOORE: Thank you,
10 ma'am.

11 Mr. Henry?

12 HENRY YOUMANS: This is the
13 proposed layout of the subdivision. It is consisting
14 of a hundred lots, that is fitting the R-20 zoning
15 description. This is the tax map aerial of the
16 property, and this is the zoning map showing the R-20
17 designations and the C-2 immediately to your right.
18 This is the proposed subdivision notification sign.

19 And this project has met the requirements for
20 Chapter 48 zoning for zoned properties. This is your
21 report.

22 WILLIAM MOORE: Thank you, sir.

23 At this time, do we have anybody to represent the
24 project from the developer?

25 WESLEY WHITE: Wesley White
26 with Ridgewater Engineering, 211 Society Street, and
27 Phillip Day representing Falcon Development Group is
28 also here with me.

29 What's being presented is a layout that's compliant
30 with the property's by-right zone of R-20. We've
31 obtained utility letters from water, power, electrical,
32 gas, sewer. They anticipate no issues there. The
33 subdivision, everything has all been approved. School
34 District Four has sent their notice that they have no
35 issues with the proposed subdivision and the
36 encroachment tax, so they're good with that.

37 Emergency services did comment on this one just
38 simply to question the single entrance. I did call and
39 talk to Steve Kelly, and he advised that was just
40 simply a question. We did talk through the process of
41 potentially adding an emergency access only. It's
42 something that Anderson County's ordinances do not yet
43 require. I think they will probably in the future.
44 But for now, it's required to have a single access for
45 100 lots, which is what this is. So they're -- we'll
46 work with emergency services during the design phase to
47 possibly add an emergency access only for them just for
48 their concerns.

49 He also highlighted that this is considered a rural
50 area. He just said he just wants that in the -- it has

1 no meaning there. They still have adequate coverage.
2 He just wanted to note that it's considered a rural
3 area.

4 The prior attempts to rezone this property was not
5 our applicant, so we didn't have anything to do with
6 that. So it's a different owner. It would have
7 yielded 250 percent more density than what we're
8 proposing with the R-20.

9 One of the concerns previously at that rezoning
10 hearing was similar lot sizes of R-20. And that's what
11 we've got here. The lot size for R-20 allows for
12 60-foot widths. We're going with minimum 80-foot, so
13 that's beyond what the minimum R-20 requires.

14 Additionally, this does have sewer. The county has
15 a pump station that they just put in. It's on this
16 property with a new gravity that goes up through the
17 property, so it's set up for sewer, which, again, will
18 minimize our required impacts by not having to do
19 septic on R-20 lots.

20 There were some concerns with school impacts that
21 were brought up at the last meeting. As mentioned,
22 School District Four, they've planned for this growth,
23 and they have no issue with the 100 lots.

24 The existing conditions of Nunnally Road were
25 brought up. As mentioned in the traffic study
26 analysis, our project will include improvements to
27 Nunnally Road as highlighted in that memo, and we're
28 prepared to make those improvements including what the
29 DOT requires out at the -- where Nunnally ties in.
30 There'll be some improvements to that. I know we
31 talked about not doing the actual right turn lane, but
32 there will be some improvements to the curve coming in
33 and out of there to make it kind of more clear where
34 people would be turning. So that would be part of the
35 design phase of the project. It was part of the
36 traffic impact study.

37 Additionally, we propose the entrance as far as we
38 can get it to the -- for the exit. This will help
39 minimize the concerns that everyone had for -- I think
40 the previous one had multiple layout -- multiple
41 entrances all the way further down towards some of the
42 existing entrances. We're alleviating that issue by
43 having our entrance as close to the exit as we can --
44 as we can get it.

45 There were some concerns last time about on-site --
46 on-site streams. This property has had those
47 delineated and identified. What our plan shows is a
48 45-foot natural buffer off of those, so those will be
49 protected per the requirements. So no concerns there.

50 There were some concerns that conflicted with the

1 land development regulations. This project, like I
2 said, is by the right R-20 zoning. We meet all the
3 Chapter 48 regulations that are required, so there
4 should be no conflicts.

5 Back to the mass clearing and grading, I know
6 there's some concerns with obviously clearing trees
7 period, but with the sewer on site, the wider 80-foot
8 lots, this should minimize that impact to this area.
9 We've also -- there's quite a few areas between I-85 to
10 the -- to the west and then along I-85 it will stay
11 natural vegetation. We're not crossing the creek over
12 to that side, so that'll act as a natural buffer
13 between those residential units. That will just be
14 part of the HOA. Again, along I-85, there will be
15 plenty of vegetation there to buffer any noise concerns
16 that taking trees down would require.

17 But anyway, we appreciate you guys' support.

18 PHILLIP DAY: We -- excuse
19 me. My name is Phillip Day, 7 Hindman Drive. We
20 are -- we will be the developer on this project, and
21 we wanted to make really certain before we came before
22 you today that -- that we tried to be really sensitive
23 to what people wanted to see in the area and to make
24 sure that we complied in every aspect with the R-20
25 zoning and that we were trying -- we're trying very --
26 really hard to be good neighbors about this project and
27 to build something with homes that will exceed the
28 \$700,000 range and will be really good for this area.

29 So we're pleased to bring this before you, and we'd
30 ask that you respectfully give it good consideration.
31 Thank you.

32 WILLIAM MOORE: Thank you, sir.

33 MICHAEL BURNS: Excuse me.

34 Will this be a (inaudible)?

35 WESLEY WHITE: We're going to
36 attempt to minimize that with the sewer. We can put
37 the sewer in the roads and that will minimize the
38 impact. But the perimeter, we will attempt -- along
39 the creek, that will not be touched. Along the west
40 side, that will not be touched. So there will be
41 probably around 15 to 20 percent that will be
42 untouched.

43 WILLIAM MOORE: Anybody else?
44 Any other comments for the developers?

45 JANE JONES: I believe it's
46 a left-hand turn lane that you're going to -- are you
47 paying for that?

48 WESLEY WHITE: Yes. Yeah,
49 that'll be all at the developer's expense for sure.

50 JANE JONES: Just looking at

1 what you've got here, it's very concerning about the
2 exit ramp down 85 and how all that's going to come
3 together. This is up to (inaudible).
4 WESLEY WHITE: Yeah.
5 JANE JONES: And with one
6 exit?
7 WESLEY WHITE: Yep.
8 JANE JONES: But the
9 congestion is just very concerning. I mean, we've got
10 so many of these subdivisions that you just can't get
11 in and out of. And that's just an ongoing concern.
12 There's also a comment here from the school. This
13 feeds into, I believe, Pendleton High School. Is that
14 correct?
15 WESLEY WHITE: Yes.
16 JANE JONES: Mr. Harvell's
17 got ---
18 DAN HARVELL: Yeah. In this
19 letter from the superintendent of the school district,
20 he says: However, the developer should know that
21 there's a possibility that portions of our district
22 elementary schools could be rezoned before the homes
23 are built. So I guess that will call attention to how
24 fast you'd be moving with this. And are there -- are
25 there petitions being -- being circulated for rezoning
26 this or any adjacent precincts here? Do you all know
27 of that, staff?
28 ALESIA HUNTER: There's not
29 any. We're not aware of any.
30 DAN HARVELL: Okay. I just
31 wondered why the superintendent would have made that --
32 ALESIA HUNTER: He's means
33 zoning for the schools, but we haven't received any
34 petitions for any zoning in that area.
35 JANE JONES: He could mean
36 ---
37 DAN HARVELL: Okay. I
38 understand.
39 WILLIAM MOORE: The drawing of
40 the lines for the school district for the elementary
41 schools.
42 ALESIA HUNTER: Exactly.
43 DAN HARVELL: I see that. I
44 stand corrected. I understand that now. I
45 misunderstood.
46 ALESIA HUNTER: Yes, sir.
47 JANE JONES: But even so, if
48 there's a possibility we're drawing those lines and we
49 don't know where these kids will be -- what schools
50 they'll be feeding into, what is the capacity there. I

1 mean, a lot of this is being put on the Planning
2 Commission to make decisions about things that are
3 going on with the school. And we don't have nearly the
4 information that would be required to do that. I have
5 -- continue to be concerned about all that.

6 WILLIAM MOORE: Anybody else?
7 STEVEN GILREATH: I have a
8 question for Roads and Bridges. How many over the 1600
9 per day are we?

10 BRITTANY MCABEE: So they will be
11 generating -- and this is according to the ITE, which
12 is the national standard and formula based on the
13 amount of homes. They will be generating 1,037 trips
14 per day on, like, a normal weekday. So they -- let me
15 see if I can find what the bill is projecting. Forgive
16 me as I do math on the site.

17 STEVEN GILREATH: Sorry.
18 BRITTANY MCABEE: It would be
19 about 700 to 1800 trips per day, so they're about 200
20 over the max. But our ordinance does allow them to
21 upgrade it to collector standards. But, again, it is
22 on their frontage on their side.

23 STEVEN GILREATH: Just the
24 frontage in front of the development?

25 BRITTANY MCABEE: Yes.
26 WESLEY WHITE: But that -- for
27 the record, that doesn't preclude us from working with
28 the other neighbors to obtain right-of-way.

29 BRITTANY MCABEE: Correct. They
30 will have to -- and Wesley can correct me if he's
31 referring to something else. But they will have to
32 obtain right-of-way for the left turn lane, possibly.

33 WESLEY WHITE: Right.
34 BRITTANY MCABEE: Yes. Okay.
35 WESLEY WHITE: Yeah, there's
36 some -- leading up on the left turn lane, there's two
37 different options to do a left turn lane. You can do
38 symmetrical or asymmetrical. We could fit the majority
39 of it on our property, but there will be some
40 negotiations with the (inaudible) up there.

41 It doesn't -- what I was getting at, it doesn't
42 preclude us from -- I know there's concerns about if we
43 only fix our half of the road, you know, that doesn't
44 preclude us from enlarging our (inaudible).

45 WILLIAM MOORE: Anybody else?
46 Seeing none, hearing none ---

47 JANE JONES: Well, I wanted
48 to ask you, you mentioned a possible emergency access
49 to, I guess, the back side of the subdivision. That's
50 not shown on the plat, so that's nothing we have till

1 later on. Am I correct?

2 WESLEY WHITE: That's correct.

3 Yeah. I mean, there's an existing access there for the
4 pump station that's got to be relocated. We may work
5 with emergency services if it's adequate to leave it
6 there as a -- like I said, it would only be for -- it'd
7 be gated with the first -- not locked -- for their
8 access only if for some reason the primary entrance was
9 blocked. Thank you.

10 WILLIAM MOORE: Thank you, sir.

11 WESLEY WHITE: Thank you.

12 WILLIAM MOORE: All right. At

13 this time, I'm opening it up for public comments. Mr.
14 Garland Perkins? Ms. Garland Perkins.

15 GARLAND PERKINS: No worries. My
16 name's Garland Perkins, and I live at 103 Crepe Myrtle
17 Lane. I told all my neighbors to oppose this
18 development. I live there with my husband and two
19 sons. In an effort to be considerate of your time, we
20 each divided up to speak on specific topics regarding
21 this development proposal. We also spoke last November
22 regarding the previous development proposed for this
23 land, and I would like to politely remind the Council
24 that you all rejected that development, noting the
25 immense amount of development that's already taking
26 place along 187 with still more to come. This
27 situation has not changed.

28 Practically, I understand the landowner wants to
29 sell their property. However, a large home development
30 is impractical and infeasible for many reasons. The
31 biggest is Nunnally Road itself, which my neighbor will
32 elaborate on. Furthermore, any development on this
33 property will require construction of a huge sound
34 barrier on I-85. The current noise from the interstate
35 is already increasing and impacting quality of life for
36 residents, your constituents.

37 Lastly, this proposal is in direct conflict with
38 the county's land development plan, specifically in
39 regards to preserving natural and scenic features,
40 promoting the public's health and safety, and
41 preventing overcrowding of land and avoiding undue
42 concentration of population in schools. I'm very
43 surprised to hear that there was a letter from School
44 District Four, as my son is in kindergarten, and we
45 were very close to him not getting in because they were
46 at capacity this year.

47 I also understand that we want to be fair for all
48 concerned when we think about property developments.
49 If the development does go through, we need to have one
50 that preserves at least a third, if not more, of this

1 property as a tree buffer. Updating Nunnally to make
2 it safe, including sidewalks and fixing the
3 intersection. And, lastly, I cannot underscore the
4 need for a sound barrier on the interstate.

5 For these reasons, I urge you to please carefully
6 consider the complexity of this proposed development
7 and its impact on the current residents and quality of
8 life for many in the communities. Thank you very much.

9 WILLIAM MOORE: Thank you,
10 ma'am.

11 Christine Chrissley?

12 CHRISTINE CHRISTENSEN: Christensen.

13 WILLIAM MOORE: Please come
14 forward, state your name and address, please, ma'am.

15 CHRISTINE CHRISTENSEN: Christine
16 Christensen, 102 Crepe Myrtle Lane, Anderson. I'm a
17 resident of the Royal Oak Shore Development which is
18 adjacent to the proposed development. I am speaking on
19 behalf of the residents of Nunnally Road, Royal Oaks,
20 and Inlet Point. Our communities do not support the
21 development for several reasons.

22 Nunnally Road is approximately 18 feet wide, less
23 in some spots because the road has already crumbled.
24 There is no berm to pull over in many places alongside
25 Nunnally. An average first responder vehicle, school
26 bus, or cement truck's width is between eight and eight
27 and a half feet wide. That leaves only a little over
28 one foot between two passing vehicles. Add adrenaline
29 to the first responder's driving or a distracted cement
30 truck driver or a school bus driver, and this could be
31 a recipe for disaster. A loaded cement truck can weigh
32 over 66,000 pounds. Try stopping a loaded vehicle
33 weighing that with only a limited time to react.

34 The number of vehicles that will make multiple
35 trips in and out of the planned community will also
36 cause further deterioration of Nunnally. We have no
37 guarantees really from the developer that Nunnally will
38 be widened and repaved to repair the damage that will
39 occur during the construction of these 103 homes. Once
40 again, the developer takes its profits back to the
41 corporate headquarters while we, as taxpayers, are
42 required to fix the roads they broke.

43 Noise levels will increase exponentially during the
44 construction phase and beyond. Noise barrier
45 installation should be addressed prior to allowing this
46 development to proceed.

47 On May 6, the Anderson County Council passed the
48 second reading of the ordinance on riparian barriers.
49 The 72-acre development should require a 100 foot
50 riparian barrier on each side of the creek. The buffer

1 zone requires that the area remain undisturbed.

2 The developer plans to construct a bridge over the
3 creek that runs through the property, which could
4 disturb the buffer zone. I feel that the developer
5 will have little regard for the surrounding area while
6 the bridge is constructed, and their actions could
7 change this area forever.

8 Remediation of any damage to neighbors' wetland
9 properties could be an expensive venture, not only for
10 the developer, but for the -- but for Anderson County.
11 Please consider the Council's recent vote as an
12 indicator of the Council's acknowledgment of the need
13 for robust riparian buffers.

14 Thank you for allowing me to speak.

15 WILLIAM MOORE: Yes, ma'am.

16 Thank you.

17 Catherine, is that -- I'm going to let you say it.

18 CATHERINE MUSACCHIA: That's okay.

19 Good evening.

20 WILLIAM MOORE: Good evening.

21 State your name and address, please, ma'am.

22 CATHERINE MUSACCHIA: Certainly.

23 Catherine Berber Musacchia. I live at ---

24 WILLIAM MOORE: See, I told you

25 guys.

26 CATHERINE MUSACCHIA: Seriously. I
27 live 129 Inlet Point Drive, Anderson. My husband and I
28 bought the property that we live in in that subdivision
29 on the lake in 1999, so I would venture to say I'm the
30 original owner of that property with my neighbors.
31 There were probably a dozen to two dozen homes at that
32 point. And it's been really a dream to live there. It
33 is rural or I would call suburban since I grew up in a
34 large city. And love it. The wildlife, the privacy,
35 the integrity of the neighborhood. I think a lot of my
36 neighbors would agree. And I'm only speaking for
37 myself. And I was here for the last hearing a few
38 months ago when the same developer -- and by the way,
39 it is the same entities involved with different names
40 that want to push this through. But having said that,
41 the zoning change that was requested, this board,
42 thankfully, in my opinion, shot that down and didn't
43 allow that zoning change.

44 But I think this will drastically change
45 irreparably and harmfully that subdivision and the
46 neighboring ones that -- the neighbors you've already
47 heard from. Not only the wildlife, but the burden on
48 services. There is one ingress and egress, and that
49 will continue until the builder or whoever is going to
50 get -- get it together on that. There is so much

1 traffic on that road right now.

2 And as Ms. Christensen said, Nunnally is only so
3 wide. You can barely get a car in each direction going
4 down that road to get to your home. If you're walking
5 a dog, good luck. Lots of dogs and animals in the
6 neighborhood. And the increased traffic is
7 unbelievable.

8 Now, where this (inaudible) in the center, I would
9 call them starter homes. That's what this same builder
10 was proposing when you shot it down. Starter homes.
11 Nothing wrong with a starter home. We all start with
12 them in our first venture in that. But I have a fear
13 that property values will diminish, services on the
14 county, fire, police, ingress, egress, everything the
15 Board has addressed as concerns, will be negatively
16 impacted.

17 I implore you not to allow this. We are so overrun
18 with building, it's unbelievable. We present a strong
19 tax base where we are, don't want to burden the
20 community any longer. And I would venture to say
21 there's no one on this Board that lives in that
22 community. You need to visit it before it disappears
23 forever. Thank you.

24 WILLIAM MOORE: Thank you,
25 ma'am.

26 All right. Moving on to Carol Mercer.

27 CAROL MERCER: Chairman, my
28 name is Carol Mercer, 118 Balmoral Road. I'm also a
29 Lake Hartwell Association board member. My concern is
30 for the 45-foot buffer, the riparian buffer, out there.
31 With the approval on May 16th of the second reading,
32 the minimum is 50. For a lot or a development that
33 size, the minimum would be 100. I'm concerned that
34 these lots would not fit into the R-20 if they have to
35 do 100 feet on each side of the stream. The proximity
36 to Lake Hartwell is very close. We're having problems
37 with pollution and silt in the lake. That is our
38 drinking water. We need to protect our drinking water.
39 Thank you.

40 WILLIAM MOORE: Thank you,
41 ma'am.

42 Joe Capello. Please come forward, state your name
43 and address, please, sir.

44 JOE CAPELLO: Joe Capello,
45 100 Charter Oak Drive. And I ask staff's help to
46 provide these handouts to each of you. I'll be
47 referencing these during ...

48 WILLIAM MOORE: Sure.

49 JOE CAPELLO: I appreciate
50 your help.

1 WILLIAM MOORE: Thank you, Mr.
2 Cartee.

3 JOE CAPELLO: My name is Joe
4 Capello, and I am a resident of Royal Oak Shores, and
5 I'm here to voice concerns about the proposed Lake
6 Highlands development, particularly its impact on
7 safety and quality of life for current residents.

8 Lake Highlands will double the number of homes
9 relying on Nunnally Road, a minor local road in severe
10 disrepair as shown in page one of your handout.

11 Despite this, the proposal does not include a full
12 upgrade. It only widens part of the road for turn
13 lanes, leaving the rest unaddressed. As seen on page
14 two, the road is barely suitable for two-way traffic.

15 Additionally, Anderson County is managing a \$350
16 million backlog in road and bridge repairs with limited
17 funding available. As a result, there is no clear time
18 line for full repairs on Nunnally Road.

19 Lake Highlands is a single entrance, project
20 driveway number one, will severely impact residents at
21 170 through 178 Nunnally Road as shown on page three.
22 In both morning and evening hours, headlights from
23 existing vehicles will shine directly into these homes,
24 disrupting residents. The increased traffic will bring
25 congestion and noise, further diminishing quality of
26 life.

27 The traffic impact analysis dated March 2025 is
28 based on outdated August 2024 data collected before the
29 new traffic signals were installed on Highway 187 and
30 the I-85 exit 14 ramp. The analysis is misleading. It
31 estimates a nearly 100 percent increase in left turn
32 traffic at the Nunnally Road stop sign during morning
33 and evening peak hours. However, it assumes that the
34 traffic is evenly spread across those windows.

35 In reality, congestion will likely spike at
36 specific times, making delays far worse than recorded.
37 The two-hour peak interval masks the true impact in
38 estimating traffic backups. The analysis is
39 incomplete. It only suggests widening the intersection
40 for right turning vehicles onto I-85, but it fails to
41 assess the impact of left-turning traffic. As shown on
42 pages four and five of the handout ---

43 HENRY YOUNG: Time.

44 JOE CAPELLO: --- there's
45 only 100 feet separating the stop sign ---

46 WILLIAM MOORE: Mr. Capello,
47 I'm sorry. Your time is up.

48 JOE CAPELLO: Thank you for
49 listening, and I appreciate your referencing the
50 handouts. Thank you.

1 WILLIAM MOORE: Yes, sir.
2 Liesel Anderson?
3 LIESEL ANDERSON: Good job. It's
4 a tough one.
5 WILLIAM MOORE: All right.
6 Thank you.
7 LIESEL ANDERSON: No problem.
8 WILLIAM MOORE: State your name
9 and address, please, ma'am.
10 LIESEL ANDERSON: Certainly. My
11 name is Liesel Anderson. My husband Jeff and I have
12 lived at our home at 139 Royal Oaks Drive for 13 years.
13 After lots of searching, we were excited to find a home
14 that met the needs in an excellent neighborhood with a
15 strong sense of community. We value the fact that our
16 neighborhood was built with houses of similar lot sizes
17 surrounded by an area clearly designated with the same
18 R-20 expectations as our community here. We did not
19 want to live in an area filled with lots of houses on
20 small lots as we knew this would negatively impact our
21 home value by increasing traffic, decreasing road
22 safety, and creating infrastructure problems that the
23 city was likely not ready to address.
24 Many planned developments have been approved for
25 Anderson District Four but have yet to be built. We do
26 not yet know how those developments will impact
27 traffic, utilities, or education once they're completed
28 and occupied. To approve yet another new neighborhood
29 before we've actually seen the impact on what's already
30 on the books is not only premature; it's irresponsible
31 planning.
32 According to US News, in Anderson District Four,
33 three out of every five kids lack the basic math skills
34 deemed necessary to graduate high school. These
35 children are our future. They are who we are relying
36 on to build the businesses of tomorrow, to be the
37 change in healthcare we need to see, and to create the
38 beautiful masterpieces that will astound us.
39 Introducing more children into classrooms will increase
40 student/teacher ratios, giving children even less
41 attention and care than they're getting today. Using
42 the budget information found on District Four's
43 website, the 2025 budget is set for \$35 million,
44 equating to 13,000 per student.
45 District Four needs to be prepared to allocate
46 additional funding, millions of dollars, to properly
47 educate these students should this housing development
48 pass. These kids will need librarians, custodians, bus
49 drivers, and resource officers to properly support
50 their education. That need will not wait for the

1 10-year expansion of growing forward to be complete.

2 District Four deserves thoughtful, measured growth
3 that considers a long-term sustainability, not a rush
4 to approve every proposal that comes along. We urge
5 you to press pause, evaluate the real world impact of
6 what's already in the pipeline and make decisions based
7 on data, not speculation. We ask you to vote no on the
8 proposed development for Nunnally to ensure high
9 quality of life for our future communities. Thank you.

10 WILLIAM MOORE: Thank you,
11 ma'am.

12 All right. Dave Shalaby. Come forward and state
13 your name and address, please, sir.

14 DAVE SHALABY: I'm Dave

15 Shalaby. I'm at 6275 Highway 187, and my family owns
16 property right across the street from this -- from this
17 development proposed.

18 A couple of things. If you've ever been down
19 there, those kids if they actually ever did move there
20 would never be able to get to school because there's no
21 way to make a left on that road with the amount of
22 traffic that's already there.

23 We've got 800 homes that are already planned on
24 being built on 187. Most of those folks planning to
25 head out, at least half of them are going to head out
26 to 85. Now that we have lights there, the congestion
27 there is going to be ridiculous.

28 Across the other side of the highway, across from
29 Nunnally, is another set of homes that will be built
30 there as well. So you're going to have an issue with a
31 single -- double layer bridge going across 85 which is
32 already not enough for that spot. I just sat on that
33 bridge for five minutes waiting to get through that new
34 light we've got there. Anybody who wants to go north
35 on 85 is going to have a hell of a time trying to get
36 out of Nunnally Road. Whether it's a single road or if
37 it was a four-lane highway, you still have to get
38 across that single lane bridge to get to 85 North. So,
39 you know, that infrastructure there would not support
40 100 homes, let alone the 800 homes that we haven't yet
41 built on 187. Half of those are probably going to be
42 traveling up towards 85 to go north or south.

43 So we would ask you that maybe if you're going to
44 approve this development, maybe you put one-acre homes
45 on there instead of four houses on an acre kind of
46 thing. It's just way too dense for that area. So I
47 think most of the people there -- that live there are
48 also concerned about it, as am I. It's already very
49 congested there now without those homes. Now you're
50 talking another 100 homes on top of that.

1 We've probably got 1000 homes that are going to be
2 going up in that area. And we'll see -- we'll see --
3 we'll be having problems like they do at exit 21 when
4 there's really no way to get off the highway and no way
5 to get on the highway during rush hour times. And it's
6 going to be that way on exit 14, I promise.

7 So please vote no on this one. Thank you.

8 WILLIAM MOORE: Thanks.

9 Kris Yon? Please come forward and state your name
10 and address, please, ma'am.

11 KRIS YON: Good evening.

12 I'm Kris Yon. I live at 203 Jim Smith Road. Actually,
13 I'm in the Five Forks Precinct. And I'm here today to
14 represent concerned citizens.

15 Twenty-five years ago, I was the chairwoman for
16 Citizens for Concerned Development. And so we tried to
17 make plans with Imagine Anderson, and everyone was
18 concerned about growth, preparing for this time we're
19 facing. Zoning, comprehensive plans, and -- are not
20 working. We're losing our special places, our
21 vernacular landscape.

22 Twenty-five years ago, all my tax have gone up.
23 We've had to have more money to build some schools, and
24 we're very concerned about this rapid development. And
25 I too would like to propose that one house per one acre
26 instead of R-20. It's just -- it's too -- this cluster
27 development is not working for our district board.

28 So our quote is: Our current economic systems
29 require infinite growth in a finite system. In
30 cellular biology, this is known as cancer, but I'm
31 hearing the citizens in District Four. We're very
32 concerned about the rapid growth and losing our special
33 places. Thank you.

34 WILLIAM MOORE: Thank you,
35 ma'am.

36 All right, that concludes the public hearing. At
37 this time -- we need to go get Mr. Burns.

38 ALESIA HUNTER: You've got to
39 wait until after.

40 WILLIAM MOORE: Oh, okay. So
41 at this time, I'm going to open it up for a discussion
42 among the Planning Commission. Any comments?
43 Concerns? All right. I'll leave the floor open for a
44 vote.

45 JANE JONES: I make a motion
46 to deny the project. My reasons being that the people
47 that live there, I respect their concerns and
48 understand their concerns about the rapid development,
49 and I just want them to feel like the integrity of
50 their neighborhood is being protected.

1 WILLIAM MOORE: All right. I
2 have a motion for denial. Do I have a second?
3 SCOTT JUNKINS: I second.
4 WILLIAM MOORE: Mr. Junkins
5 seconds. All in favor of the denial, please raise your
6 right hand. Unanimous.

7 **APPLAUSE**

8 All right. At this time -- please exit quietly, if
9 you don't mind.

10 At this time, I'm going to turn it over to staff
11 for a staff presentation for Kay Ridge at Double Pond,
12 Pine Land Meadows.

13 HENRY YOUMANS: Mr. Chair, 193
14 property owners within 2000 feet of this proposed
15 development were notified via postcard. The
16 preliminary subdivision's name is Kay Ridge at Double
17 Pond. It's intended single-family development. The
18 applicant is Double Pond Farm, LLC. The surveyor
19 engineer is Chris Everhart. The location access is 102
20 Pine Land Meadows Road in Belton. This is Council
21 District 7, School District 5. The surrounding land is
22 R-20. The zoning for the parcel is R-20. It is 15.86
23 acres. There are -- number of lots are proposed are
24 17. There's no variance requested, and no traffic
25 impact analysis was needed based on the number of lots.

26 This is a layout of the subdivision with the
27 internal road connecting all the proposed lots in
28 question. This is the tax map aerial representation of
29 the parcel. This is the R-20 zoning of the parcel in
30 question. This is the proposed notification sign that
31 was placed on the property.

32 This project has met the requirements of Chapter 48
33 in regards to zoned properties. And this is your
34 report.

35 WILLIAM MOORE: Thank you, sir.
36 Do we have anybody representing this project that
37 would like to make a presentation or make some
38 comments? Please come forward and state your name and
39 address, please, sir.

40 CHRIS EVERHART: My name is
41 Chris Everhart. I'm the engineer representing the
42 developer who couldn't make it tonight.

43 WILLIAM MOORE: Yes, sir.

44 CHRIS EVERHART: I'll be glad to
45 answer any questions you may have. I think the staff
46 did a pretty good job on presenting it.

47 WILLIAM MOORE: Yes, sir.

48 Does anybody have any questions or concerns for the
49 engineer?

50 SCOTT JUNKINS: Is there a

1 house on this, like, interior existing lot?
2 CHRIS EVERHART: There is a
3 building at the back. You're talking about at the back
4 of the property?
5 SCOTT JUNKINS: No, sir. It
6 would be on the right-hand side of the road as you go
7 in.
8 CHRIS EVERHART: Let me see.
9 SCOTT JUNKINS: (Inaudible).
10 CHRIS EVERHART: If you could
11 put the plat back up. Yes, there is an existing house
12 there. You talking about the lot to the right about
13 100 feet into the neighborhood?
14 SCOTT JUNKINS: Correct.
15 CHRIS EVERHART: Yes. There is.
16 And I believe the developer/owner of this has the first
17 right of refusal for that when that -- I believe she
18 has that -- that estate, a life estate, for that.
19 WILLIAM MOORE: Anybody else?
20 Seeing none and hearing none, we may call you back
21 up if we need something.
22 CHRIS EVERHART: Okay.
23 WILLIAM MOORE: Thank you, sir.
24 CHRIS EVERHART: Thank you.
25 WILLIAM MOORE: All right. At
26 this time, I'm going to open up the public hearing.
27 Kyrin Staggs, please come forward and state your
28 name and address, please, ma'am. And that would be
29 Kyrin?
30 KYRIN STAGGS: Yes, it is. My
31 name is Kyrin Staggs. I live at 113 Pine Land Meadows
32 Road. My family has lived there for 31 years. I've
33 been there for 24. I remember when I was little,
34 Mr. Kay, he had gardens, you know. And then it got
35 sold to farm land. So the majority of people that live
36 there now, they've been there forever.
37 And the traffic on that road is horrible. I'm
38 scared for my child to play out in the yard. They
39 speed. They don't look. It's horrible. Adding more,
40 it would just be a crap show.
41 The wildlife, they're always in that field.
42 They're in our yard. They're in the other yards.
43 Then five minutes down the road, you've got Midway
44 and Crestview, and they've got five subdivisions
45 already. Not done. And there's no one -- there's --
46 there's a couple of people living in there but not all.
47 So I don't understand why we need another subdivision
48 right there at this site.
49 People hunt out there. That will ruin their way of
50 living. It floods really bad on that road. Let's see.

1 And I used to walk up and down, like, we would go
2 exercise, walk up and down. You can't even do that
3 anymore. People don't watch. There's a bad curve.
4 You can't walk around there because they'll hit you.
5 There's people that flipped. And adding more people,
6 it would just -- it wouldn't be good.

7 But that's all I've got. Thank you.

8 WILLIAM MOORE: Thank you,
9 ma'am.

10 All right. And then I have Jason McConnell.
11 Please come forward and state your name and address,
12 please, sir.

13 JASON MCCONNELL: My name is
14 Jason McConnell. I reside at 207 Pine Land Meadows. I
15 represent myself as well as the Kay family, which the
16 house that the engineer was in question of and the
17 mobile homes throughout there.

18 My number one concern is every time it rains, it
19 floods the bottom two lots and our front yard. It
20 flooded last night with that minimum amount of rain
21 compared to what we've been having. Has there been any
22 kind of drawing, since we have an engineer present, to
23 be concerned about that? Has anybody looked into the
24 flooding that happens every time it rains? I mean,
25 it's -- how are you going to put that many units on a
26 one-acre -- I mean on 15 acres? I mean, you want to
27 rezone something? We elected y'all to make the laws
28 the whole -- not to change them. But some developers
29 will. I don't understand this.

30 The way of life that these people has had for over
31 50 years on that property is going to be just tore
32 apart. For the sake of what? Future tax dollars. I
33 don't understand this. I've sat here and watched y'all
34 approve subdivision after subdivision after subdivision
35 for the sake of what? You're ruining why people move
36 to Anderson to start off with.

37 And I'm so disgusted with this Board siding with
38 these developers. I'm so disgusted with the
39 money-hungry people that they don't see the lives
40 that's being impacted. All they see is the future
41 profits and the future tax dollars.

42 How can you put that many -- we have no city sewer
43 out there. We're on volunteer fire department. How
44 are we supposed to depend on our people -- on our
45 emergency responders with this load going up and down
46 Midway with all the development in our area? How can
47 we depend on -- our lives, our very lives are at stake
48 with it being a volunteer basis to start off with. I
49 just don't understand this. And these are my concerns.

50 Thank you for your time.

1 WILLIAM MOORE: Thank you, sir.
2 All right. That's all on the public comments.
3 I'll open the floor up for any comments, concerns
4 amongst the Planning Commission. Anybody have anything
5 they want to add?
6 STEVEN GILREATH: I have one for
7 the engineer, Mr. Everhart. The average lot size, it
8 looks like half of them are close to an acre or right
9 at an acre?
10 CHRIS EVERHART: Yeah. Several
11 of them are in the back, and the pie-shaped lots, they
12 are closer to an acre just due to the geometry of the
13 layout. And then some of the ones on the south side of
14 the road or what would be the east side -- I'm sorry --
15 those, due to the geometry of the property and where
16 the road is going to be -- we're putting the road where
17 there's already a gravel road there. So they're going
18 to end up being larger than the minimum size, as well.
19 JANE JONES: So 17 houses
20 on 15.86 acres. That doesn't leave you much room.
21 You've got to have roads and everything else out of
22 that 15.86.
23 MIKE MILLER: Anything else?
24 Anybody else? Mr. Burns.
25 MICHAEL BURNS: I don't have a
26 question. I just have a couple of comments.
27 This was not rezoned. Correct? It's always been
28 R-20?
29 ALESIA HUNTER: That's correct.
30 They're not requesting a rezoning.
31 WILLIAM MOORE: Mr. Burns?
32 MICHAEL BURNS: Just looking at
33 it, it looks like that you had a tough time getting
34 houses on some of these lots: 12, 11, 16 especially.
35 17 is labeled as a lot, but it's also labeled as a
36 detention common area, so that couldn't be a lot.
37 That's going to be a preliminary ...
38 WILLIAM MOORE: Mr. Everhart,
39 is any of those lots under 100-foot lot?
40 MICHAEL BURNS: I don't think
41 ---
42 CHRIS EVERHART: I don't think
43 they are.
44 WILLIAM MOORE: Okay. I'm
45 sorry. Mr. Burns.
46 MICHAEL BURNS: I understand.
47 WILLIAM MOORE: Anybody else?
48 MICHAEL BURNS: I guess -- I
49 guess my comment would be that just because you own an
50 open parcel in the county and you want to put a

1 subdivision on it, it's not necessarily meant for that.

2 **APPLAUSE**

3 MICHAEL BURNS: And this one --
4 this one seems to be one of those that we're trying to
5 shoehorn some in there, and it's really not meant to
6 be.

7 FEMALE: Thank you,
8 Jesus.

9 WILLIAM MOORE: Thank you, Mr.
10 Burns.

11 Anybody else?

12 DAN HARVELL: Yes, Mr.
13 Chairman. I have a little concern about all the
14 contour lines on this. Maybe the engineer can explain
15 what the falloff is from the highest part of this
16 property down to the lowest. We don't see this many
17 contour lines often on a plat this size. Could you ...

18 CHRIS EVERHART: It would seem
19 when you have a general slope and a high spot on about
20 the middle part of the road on the left side, the water
21 that -- the stormwater that would be generated would go
22 to the existing -- either split, go to the north or to
23 the south. We did reserve a lot down there to handle
24 the stormwater that we labeled as detention.

25 Just due to the geometry of this property, there
26 was -- there's a little bit of odd shape to some of the
27 lots, as you mentioned. Just bigger than the existing
28 lot lines that are already there.

29 I don't -- does that answer your question?

30 DAN HARVELL: Somewhat.

31 MICHAEL BURNS: Are the two
32 shaded areas, are those -- are those wet ponds?

33 CHRIS EVERHART: Those are
34 existing ponds.

35 MICHAEL BURNS: Are those still
36 remaining?

37 CHRIS EVERHART: Yes.

38 MICHAEL BURNS: Would they be
39 used for detention?

40 CHRIS EVERHART: We probably
41 would use them for water quantity, but not quality
42 requirements.

43 MICHAEL BURNS: So Anderson
44 County requires that any detention area being put in a
45 common area ---

46 CHRIS EVERHART: Well, those are
47 going to remain ---

48 MICHAEL BURNS: --- can remain
49 on the lot.

50 CHRIS EVERHART: Some of those

1 -- those two ponds may end up being private with the
2 lot. We haven't finalized any of the final design to
3 figure out where we'd put a pond over in that area if
4 we need it for stormwater control. We may just use one
5 of these proposed lots as detention.

6 JANE JONES: Well, we have
7 heard about the plat that we're given here, is that not
8 binding to the developer? He just said he might move
9 something around.

10 CHRIS EVERHART: I mean, we may
11 could use one of the lots for detention if we need it.

12 JANE JONES: That's what I
13 just said, you're going to move it around?

14 CHRIS EVERHART: We wouldn't
15 shift anything. We would just get the same layout.

16 JANE JONES: Use it for
17 something that's not designated as on this plat that we
18 have here tonight.

19 CHRIS EVERHART: Well, we don't
20 plan to do that. I mean, I guess that could be an
21 option to use a lot, and that would mean you'd have 16
22 houses versus 17.

23 JANE JONES: My question
24 was, do you have options after this plat is approved?

25 CHRIS EVERHART: I believe --

26 JANE JONES: Ms. Hunter will
27 have to answer ---

28 ALESIA HUNTER: Ms. Jones,
29 that's common. Sometimes when they get in there and
30 start doing the design work -- because you've got to
31 remember there's no design work up front. So that
32 that's common practice. Sometimes they lose lots.
33 They don't increase any -- any lots. To answer your
34 question, they sometimes have to lose lots.

35 WILLIAM MOORE: So, Ms. Alesia,
36 they still go through the normal stormwater process?

37 ALESIA HUNTER: Yes, they'll
38 still submit ---

39 WILLIAM MOORE: Okay.

40 ALESIA HUNTER: -- for water
41 quality and water quantity through our stormwater
42 department.

43 WILLIAM MOORE: That should be
44 addressed, Ms. Jones.

45 ALESIA HUNTER: And, also, Mr.
46 Chairman, the lots that -- he's under what the
47 ordinance allows him to do at 20,000 square feet, and
48 he could actually do a lot averaging to have lots at
49 15,000 square feet. So he's not maximizing the number
50 of lots here.

1 WILLIAM MOORE: All right. At
2 this time, I'll open it up ---
3 CHRIS EVERHART: Thank you.
4 WILLIAM MOORE: Thank you, sir.
5 --- I'll open it up for a motion.
6 JANE JONES: I'll make a
7 motion to deny the project based on the fact that it
8 just doesn't seem that -- the topography doesn't seem
9 to match the plan.
10 WILLIAM MOORE: I have a motion
11 for denial. Does anybody have a second?
12 MICHAEL BURNS: I'll second.
13 WILLIAM MOORE: Mr. Burns,
14 we've got a second. All in favor of the motion, please
15 raise your right hand.
16 **APPLAUSE**
17 WILLIAM MOORE: All right. At
18 this time, I'm going to turn it over to staff for the
19 presentation of single-family subdivision, Fox Creek,
20 SC 20 and Harper Street.
21 TIM CARTEE: Thank you, Mr.
22 Chairman. Eighty property owners within 2000 feet were
23 notified via the postcards. Again, this is Fox Creek.
24 The intended development is single-family. The
25 applicant is Craft Homes. The engineer of record is
26 Wesley White with Ridgewater. The location and access
27 is the intersection of SC 20 and Harper Street. This
28 is Council District 7. This is School District 1.
29 Surrounding land use is residential R-A. The zoning is
30 R-A. The tax map is there for your viewing. 39.3
31 acres with 22 lots. No variance is requested. And
32 this does not require a traffic study.
33 Here's your preliminary plat showing the lot coming
34 off of Highway 20. This is your aerial view. This is
35 the R-A zoned area. Here's the sign posted for this
36 proposed development.
37 This project has met the requirements of Chapter
38 48. This is your staff report, Mr. Chairman.
39 WILLIAM MOORE: Thank you, sir.
40 Do we have a developer presentation? Mr. Wesley
41 White.
42 WESLEY WHITE: Wesley White,
43 Ridgewater Engineering and Surveying on behalf of the
44 applicant, Craft Homes and Alex Cholak.
45 This property we submitted is by right zoned for
46 R-A, which is one-acre minimum lots. Portions of the
47 property have already been used for residential
48 previously, so it's not -- it's not like it's been used
49 for anything other than residential previously as far
50 as commercial.

1 We've obtained utility availability letters from
2 water, power, electric, gas. No issues anticipated
3 there. All the subdivision road names have been
4 approved. School District One provided their
5 acknowledgment that the size and location of this would
6 not have any impact to their schools, so we appreciated
7 that.

8 Just as a reminder for zoned areas for R-A, they do
9 have a 50-foot side setback requirement; however, they
10 do allow for 100-foot minimum lot width. Well, that
11 doesn't add up. So we've done 156-foot wide minimum,
12 so that allows for very large lots with a 56-foot
13 building pad in the middle to accommodate. So at a
14 minimum, you're going to have 100-foot spacing between
15 the lots as shown with obviously the minimum. Most of
16 the lots are over -- well over the acre requirement.

17 The rough density is about 1.8 lots per acre, so
18 we're -- we're not asking for anything other than what
19 the zoning allows. We're also protecting the wetland
20 buffers and natural areas on there with the proper
21 permits and proper buffers there of 45 feet.

22 So we appreciate you guys' time, and be happy to
23 answer any questions.

24 WILLIAM MOORE: Anybody have
25 any questions?

26 STEVEN GILREATH: So the shaded
27 area is a wetland?

28 WESLEY WHITE: Correct. The
29 wetlands part of the estate. Correct. There was an
30 old pond to the west that was drained, but the creek
31 itself or the water body stays. So there's an active
32 spring offsite that comes through the property in
33 multiple locations.

34 JANE JONES: This is
35 showing five lots on the wetlands?

36 WESLEY WHITE: We would be --
37 those would be required to obtain Corps of Engineer
38 permits for access across those. They're not all the
39 wetlands. They're on the other side of them. They're
40 split by the wetlands which is acceptable.

41 JANE JONES: That's just not
42 the way this looks.

43 WESLEY WHITE: Yeah, that's
44 hard to see on there.

45 JANE JONES: Well, the
46 wetlands are shaded in going across the middle of the
47 lot.

48 WESLEY WHITE: Correct.
49 There's adequate buildable area, and that is the lot
50 sizes on the back side of those.

1 MICHAEL BURNS: Does the new
2 riparian buffer ordinance apply to that?
3 ALESIA HUNTER: No. We haven't
4 received third reading on that, so this was prior to.
5 WESLEY WHITE: And I don't
6 know that this drainage area, the -- this is at the top
7 of the old drainage area, so I don't know that -- and
8 that's based on acreage draining to it, so I don't know
9 that it would affect 45 foot (inaudible).
10 WILLIAM MOORE: Anybody else?
11 DAN HARVELL: Mr. Chairman, I
12 might ask, do you know what the intent of the build on
13 these homes will be?
14 WESLEY WHITE: Craft Homes,
15 Alex, he builds a really nice kind of a craft home
16 style. It just so happens to be his last name as well,
17 or his company name. But, yeah, high end product. He
18 builds similar products across the -- there's Broadway
19 School Road has quite a few of them right now.
20 Dorchester. So it's a very nice product that he
21 builds. We've worked with him over the last two years
22 on several of his projects. Stone Creek is one of his
23 that y'all approved. That's two-acre lots.
24 DAN HARVELL: Yeah, I'm
25 familiar with those on Dorchester. I'm actually
26 concerned about the stormwater runoff situation on the
27 elevation of those three houses that are one downhill
28 from another. So I'm assuming -- even though these are
29 up-size houses, I'm assuming these are still
30 slab-on-grade homes because that's what all of those
31 are.
32 WESLEY WHITE: Yeah. For
33 large lots like this, they have the opportunity and
34 ability to do built-up slabs as well as the crawl
35 spaces, just depending on the topography.
36 DAN HARVELL: Thank you.
37 WILLIAM MOORE: Thank you, sir.
38 WESLEY WHITE: Thank y'all.
39 WILLIAM MOORE: All right. At
40 this time, public comments.
41 Mr. David Ledbetter. Come forward, state your name
42 and address, please, sir.
43 DAVID LEDBETTER: I'm David
44 Ledbetter. And my son and I own property across the
45 street from this development, proposed development. We
46 understand the growth. We're all in the county and
47 understand what's going on. I think a lot of this is
48 inevitable.
49 Our concern is that it's developed properly. Y'all
50 asked some good questions, and that's what we're

1 concerned about. This property has been in our family
2 -- it's part of the tract that was in our family for
3 three generations. And we understand development's
4 going to happen. We just want it to be done correctly.

5 We have a concern about the entrance, the main
6 entrance. We hope it can be on Highway 20. On Harper
7 Road, cars come in to go to Cedar Grove School every
8 the morning and afternoon, and that creates a real
9 traffic problem. So if this opened onto Harper, that's
10 going to make the traffic problem worse. So according
11 to the plan, it does open on Highway 20. We hope it's
12 maintained that way.

13 We are concerned about stormwater drain runoff
14 because it does go to Highway -- down the street and
15 into eventually Saluda River. It looks like there's
16 sufficient arrangements for stormwater runoff. And
17 those lots that you've mentioned, we hope the
18 information indicates whether it be cleared by the Army
19 Corps of Engineers -- I don't know how that works, but
20 I hope it's handled properly.

21 Sewage, I assume that's septic tanks. We hope that
22 will be handled properly.

23 And just in summary, we do have a vest -- vested
24 interest, and we just want to make sure it's done
25 properly. Thank you.

26 WILLIAM MOORE: Thank you, sir.

27 Mr. Mike Ledbetter, please come forward and state
28 your name and address, please, sir.

29 MIKE LEDBETTER: I'm Mike
30 Ledbetter. I live across the street on 515 Harper
31 Street, and I support everything my dad just said.
32 I've been living there since 2006, for almost 20 years.
33 I grew up visiting there. This was my grandparents'
34 property. And my wife has moved here. And, you know,
35 this is a historically rural community, and my wife
36 couldn't be here due to health ailments. She wanted me
37 to speak on her behalf to relay that the natural
38 environment has been conducive to her well-being.

39 And so I'm fourth generation. We have a lot of
40 family history there. And, again, this is a
41 historically agricultural community. We understand
42 that change is inevitable.

43 And like my dad mentioned a minute ago, traffic
44 management and control, even since the Cedar Grove
45 school has been there, I have to get out to go to
46 work -- I have to leave by 7:20 AM. I'm usually gone
47 well before then, but I have to leave pretty early to
48 be able to get out effectively due to the morning
49 traffic going to the school and then traffic from the
50 school.

1 We just want to ensure that this is a good,
2 respectable neighborhood and community without
3 overwhelming infrastructure. We hope to avoid
4 scenarios of money-making enterprises who come and go
5 while the rest of us are left to deal with the possible
6 repercussions. We hope to adapt to a better fit for
7 all rather than a benefit for just a few. We hope this
8 community can maintain the harmony that it has always
9 cherished, that has always been there, and we hope that
10 it can continue for many generations to come. Thank
11 you.

12 WILLIAM MOORE: Thank you, sir.
13 Valerie Kasten?

14 VALERIE KASTEN: You got it.

15 WILLIAM MOORE: I'm on a roll.

16 VALERIE KASTEN: My name is
17 Valerie Kasten. I live at 401 Harper Street. I live
18 in the property that Tolbert drains directly into.
19 And, therefore, I do -- I want to express my current
20 concerns to make sure that the stormwater runoff is
21 handled properly because I do understand that
22 development is going to come. I just want to ensure
23 that those concerns are addressed up front. Thank you.

24 WILLIAM MOORE: Thank you,
25 ma'am.

26 All right. That's the -- that's the end of the
27 public comments. At this time, I'll open it up for
28 discussion amongst the Planning Commission. Does
29 anybody have anything they would like to add or
30 suggest?

31 JANE JONES: I will make a
32 motion to deny the project. I'm concerned about the
33 wetlands there and how that water is going to be
34 handled. And these are septic-type lots, so I have to
35 consider all that drainage.

36 I realize at this point in the process, the
37 developer doesn't have to have a plan for water runoff,
38 but we still have to be concerned about it, because
39 water is going to go downhill. My motion is to deny.

40 WILLIAM MOORE: Do we have a
41 second?

42 DAN HARVELL: I second.

43 WILLIAM MOORE: All right. The
44 motion is for denial. So everybody in favor of the
45 denial, please raise your right hand.

46 The motion does not pass. The project moves
47 forward. Yeah, I mean they voted -- the motion was to
48 deny. We had a second by Mr. Harvell for denial.

49 DAN HARVELL: That's correct.

50 WILLIAM MOORE: Nobody else

1 voted in favor of the denial, so the project moves
2 forward.

3 ALESIA HUNTER: Five to two.

4 WILLIAM MOORE: Yes, five to
5 two.

6 All right, at this time, I'm turning it over to
7 staff to go into executive session, a legal matter,
8 Secret Property One, LLC, Planning Commission appeal.

9 ALESIA HUNTER: Yes, sir.

10 We'll break into executive session, so we'll have to
11 recess the actual meeting, and then we'll come back.

12 We'll be in the administrative conference room.

13 WILLIAM MOORE: Yes, ma'am. We

14 have two executive sessions here. Are we going to do
15 those at the same time?

16 ALESIA HUNTER: Yes, sir.

17 We're going to do two at the same time, so you'll have
18 to go and come back in to the session.

19 WILLIAM MOORE: Okay.

20 **EXECUTIVE SESSION**

21 **END OF AUDIO**

22

23

MEETING ADJOURNED AT 9:14 PM

STATE OF SOUTH CAROLINA)
COUNTY OF ANDERSON)

ANDERSON COUNTY
PLANNING COMMISSION MEETING
SEPTEMBER 9, 2025

PRESENT:
WILL MOORE, VICE CHAIRMAN
BRAD BURDETTE
STEVEN GILREATH
DAVID COTHRAN
JANE JONES
DAN HARVELL
MICHAEL BURNS

ALSO PRESENT:
ALESIA HUNTER
TODD FLIPPIN, ATTORNEY
TIM CARTEE
HENRY YOUMANS
JOAN HOLLIDAY
BRITTANY MCABEE
SARAH LYONS
QUANESHIA HAMMOND

1 WILLIAM MOORE: Good
2 afternoon, Anderson County. I'd like to welcome
3 everybody to the, to the Planning Commission tonight.
4 At this time, I'm going to call the meeting to
5 order and go ahead and turn it over to Mr. Gilreath for
6 our invocation and then our pledge following. Please
7 stand.

8 STEVEN GILREATH: Let us pray.

9 **INVOCATION AND PLEDGE OF ALLEGIANCE BY STEPHEN GILREATH**

10 WILLIAM MOORE: All right, at
11 this time, I'd like to go ahead and -- do I have a
12 motion on the floor for the approval of, approval of
13 the agenda?

14 DAVID COTHRAN: Motion.
15 WILLIAM MOORE: I got a motion
16 from Mr. Cothran. Do I have a second?

17 STEVEN GILREATH: I'll second.
18 WILLIAM MOORE: Mr. Gilreath.
19 All in favor, please raise your right hand. Unanimous.
20 All right. The approval of the minutes. Minutes
21 will be forthcoming.

22 ALESIA HUNTER: Mr. Chair,
23 you should have July minutes, August minutes. And
24 we're still working on May. The audio cut off for May.
25 So you should have received June, July and August.

26 WILLIAM MOORE: Thank you so
27 much for that update.
28 All right, I'll move on to public hearings.

29 ALESIA HUNTER: Mr. Chair,
30 you've got a vote on the minutes.

31 WILLIAM MOORE: Well, I'm not
32 seeing it on my agenda. I apologize.

33 ALESIA HUNTER: We got the
34 minutes late after the agenda went out.

35 WILLIAM MOORE: I apologize.
36 MICHAEL BURNS: Motion to
37 approve June, July, August minutes.

38 WILLIAM MOORE: Do we have a
39 second for that motion?

40 STEVEN GILREATH: I'll second.
41 WILLIAM MOORE: All in favor
42 please raise your right hand. I apologize for that
43 confusion.

44 All right, moving on to public hearings. At this
45 time I'll turn it over to staff for the Anderson County
46 landfill solid waste expansion located at 203 Landfill
47 Road.

48 ALESIA HUNTER: Yes, sir,
49 thank you, Mr. Chairman.

50 As you mentioned, this is a land use application

1 for Anderson County landfill, and this is a solid waste
2 expansion.

3 In your report, you'll see that there were 97
4 property owners that were notified within the 2000 foot
5 radius that's required. We did have a community
6 meeting that was held back in June, June 19 at Cedar
7 Grove Elementary School for the public to talk to a
8 representative from the Wasteco and also our Solid
9 Waste Department Director was there as well. And our
10 Council representative for District Seven as well.
11 Just wanted the Commission to know that.

12 Project name is Anderson Regional Landfill. This
13 is expansion. This is a class three lateral expansion.
14 Property owners, Anderson Regional Landfill LLC. The
15 authorized representative to submit the application is
16 Dustin Towne. The access is 203 Landfill Road. The
17 actual landfill is located off of Big Creek Road and
18 Rector Road, which is off of Highway 20. Again, this
19 is in Council District Number Seven.

20 Surrounding land use is an actual landfill. We
21 consider that as an industrial use. The property is
22 unzoned. Here's the tax map numbers for your
23 references. And the actual extension will extend
24 slightly onto the parcel 001 in your packet. Number of
25 acres is a little over 23 acres. Existing access road,
26 Big Creek Road, Landfill Road.

27 Here is a site plan of the actual expansion for
28 your review. Here's highlighted in yellow, the actual
29 property for the landfill. This is an aerial of the
30 existing landfill. Here's the actual sign that's
31 required to be posted for the actual land use review.

32 That concludes the report. The project has met
33 the requirements of Chapter 24 Land Use requirements.

34 Mr. Chairman, we will have a representative from
35 Wasteco that will be doing some presenting. I believe
36 his name is Brady, he's the engineer, for any questions
37 if the Commission has any questions regarding the
38 actual application.

39 We do have some additional documentation to
40 provide once they've completed their application
41 review.

42 WILLIAM MOORE: Okay. Is he
43 here to speak on behalf of the project?

44 ALESIA HUNTER: Yes.

45 WILLIAM MOORE: Okay. Hey,
46 Brady, if you would come forward and just tell us a
47 little bit about it, please, sir. I'd appreciate that.
48 State your name and address, please, sir.

49 BRADY STEWART: Brady Stewart,
50 I live in Fort Mill.

1 A bit of housekeeping. So, as it was stated, I'm
2 the engineer for Anderson Regional Landfill. I'm
3 actually the engineer for both Carolinas and Virginia
4 and Alabama. But today we're here to talk about
5 Anderson.

6 So just a little bit of history, and I hope I
7 don't deep dive too much, but I do kind of want to
8 explain what we do. Waste Connections bought Anderson
9 Landfill through a divestiture in 2019 -- or 2009. It
10 was a republic divestiture. I know there was a lot of
11 confusion in our last meeting on who bought the
12 landfill back in -- prior to that. But I just wanted
13 to point out that we've owned it since 2009.

14 Obviously we're here because we're looking at
15 expansion. Just some fun landfill stats. Permitted
16 acreage for waste placement, we have 115 acres. Of
17 that we've only built about 100 so far. At the end of
18 this year, it'll be 104. Total airspace is 15 million
19 cubic yards. I know a lot of the numbers we throw out
20 as engineers are kind of like it's hard to understand.
21 I know we're close to Clemson. So I did like a little
22 fact finding. And if you took the Clemson football
23 stadium, 15 of them would fit inside 15 million cubic
24 yards, if you, if you line them up side by side. Just
25 so people can wrap their head around that.

26 To date, we've consumed 12 million cubic yards.
27 So you know, we're looking at about five years of
28 airspace left as we have.

29 The last bullet is a bit confusing, because I was
30 kind of -- I was rushing a little bit. I apologize for
31 that. The reason we're here is the tonnage that comes
32 to us from Anderson County and surrounding counties has
33 increased by 40 percent in the last seven years. The
34 last three years, it's actually outpaced that. It's
35 100 tons per day per year. We measure everything in
36 tons per day. If you think about it, we get about a
37 half a million tons a year. Per day we're looking --
38 now we're about 2000 tons a day. So we're increasing
39 every single year. I assume that's because of the
40 population growth. The last meeting we were at, I
41 can't remember the stat. I wish I'd have memorized it,
42 but I saw that the population has doubled, and I can't
43 remember the amount of years, but it was in the last 50
44 years or so.

45 So it might be a little difficult to see this, but
46 they already threw up on the screen where Anderson
47 Region Landfill is at. That's the ARL. Just to show
48 you -- and I hope you don't mind using a pointer. So
49 Big Creek Road is down this -- down the west side.
50 Rector Road is down the south. And Browning is down

1 the left -- or, excuse me, the east. So Belton is down
2 here to the south.

3 This is very hard to read. It actually kind of
4 mimics the drawing that was shown earlier. We do own
5 the parcel to the north. I don't think that was shown
6 on that drawing. But this is everything we own in
7 green. I apologize. It's probably not the easiest to
8 see on a white background. Oops, wrong one. This is a
9 little bit of a zoomed, zoomed-in version of that.

10 Our expansion -- so we -- this is our current
11 footprint. We're expanding just to the north, so it
12 looks like a little head of a squid. We're just giving
13 it ears, and I'll show you that here in a second.
14 Okay, yeah, this is again on a white background. So
15 this is the expansion area to the north. It's 23
16 acres. That's just -- this is what we call the sub
17 base of it. So we will, we will build up. This is a
18 subtitle D landfill. Again, a lot of engineering
19 words. What that means is we have to have a liner
20 system. We have to have two foot of clay, a 60 mil
21 HDPE liner, which that's a fancy way of saying, a
22 really thick plastic liner, and then two foot of sand,
23 which we call a leachate collection system.

24 So that's where we will build it. We'll build it
25 in sections. We will not build 23 acres at a time.
26 We'll probably build four or five acres per event, and
27 it will piggyback onto the old landfill. What I mean
28 by that is we'll build this, and then the trash will be
29 filled back on the old landfill -- the current
30 landfill, which is also subtitle D, so it has a
31 complete liner system.

32 Some of the facts for the expansion, I already
33 mentioned, is 23 acres extra. We're looking at seven
34 million cubic yards, and that's anywhere from 10 to 15
35 years more airspace. I have traffic increase on there.
36 Probably, if I'd have thought about that, I wouldn't
37 have wrote it that way. It was supposed to be a
38 question mark. As of right now, we're not looking at
39 any traffic increase. That completely depends on the
40 tonnage coming in. If Anderson keeps growing at the
41 rate of -- Anderson County keeps growing at the rate
42 it's growing, you know, there's only one way to get it
43 there, and that's, that's via truck. So I just wanted
44 to be very up-front and honest about that.

45 So again, some of the environmental stuff, because
46 I know a lot gets thrown out, both in the news and
47 social media. So we do have an active gas collection
48 system. We have 116 wells. I mentioned earlier we
49 have 100 acres open. Rule of thumb for the engineering
50 nerds like myself, a well per acre is good density. So

1 we're slightly above that. We're at 800 standard cubic
2 feet a minute of gas. And the one month thing, again,
3 if we go back to the Clemson football stadium, it would
4 take us -- we take out enough gas if we fill that --
5 you know, as consistently we take it out, it would take
6 26 days to fill that stadium. So we take out an entire
7 stadium worth of gas each month. Just again, just
8 trying to give everyone a frame of reference.

9 One exciting thing we're looking at doing -- we're
10 not looking at doing, we've already signed the legal
11 documents -- is we're going to put an RNG plant there.
12 There used to be a Santee Cooper electric plant there.
13 I don't have the background to know why it's not there
14 anymore, but we're looking at putting an RNG, so it's
15 renewable natural gas. So we take our gas -- landfill
16 gas is 50 percent methane, 50 percent carbon dioxide,
17 and then some trace elements, or trace compounds. Both
18 methane and carbon dioxide are odorless. So if you
19 smell landfill gas, you're not actually -- you're not
20 smelling those two, you're smelling the little stuff
21 that's in there with it. So we scrub all that out,
22 take the carbon dioxide out. We use the methane, which
23 is flammable, it's natural gas. It's just same thing
24 you would get if you drill. And we put it into a
25 pipeline. So this one is going to -- it's a, it's a --
26 it can, roughly, I think it can heat 800 homes,
27 equivalent of 800 homes, just to give, again, give you
28 something to wrap your head around.

29 So again, we -- I'm not saying we're doing this
30 voluntarily. We are required to do all these things.
31 Just kind of walking you through each one.

32 Leachate. I've mentioned that before. I should
33 have defined it. That's any water that comes in
34 contact with trash, whether it's already in the trash,
35 or if it rains on top while we're filling it, that's
36 leachate; trash water, if you will.

37 One of our challenges is a lot of small, publicly
38 owned treatment works around us, and they're small
39 enough that any volume we send them after it rains,
40 kind of, they'll, they'll be like, Hey, we can't take
41 your leachate today. So something we're looking at
42 doing is building -- or leasing, but we're actually
43 thinking about buying it, an evaporator on site. I'll
44 show you a picture what that looks like here in a
45 minute. But that gives us -- that makes us the master
46 of our own ship, right? We have complete disposal.
47 That's only probably going to be a 12 to 18 month
48 ordeal. Not ordeal; the use. And then we're going to
49 -- the idea right now is to build kind of a treatment
50 plant, basically clean the leachate up almost to

1 drinking water standards, and send it to the local
2 POTW. So we will be diluting their sewage at that
3 point in time.

4 I don't know if you all -- again, I think in the
5 world of landfill, because that's what I do. But I
6 don't know if anyone has heard or read about PFAS. It
7 is a chemical that's basically in everything. It's
8 probably in the clothes I'm wearing. Any anti-stick,
9 Gore-Tex, anything you're looking at, it's got it.
10 There are no rules, federal or South Carolina rules
11 right now to take it out. We're looking -- we've
12 already signed an agreement with a company to put one
13 of these in. We do not have a timeline yet. I would
14 hope within two or three years. But we're going to
15 voluntarily put this one in. So that's just when the
16 regs come, we're already ready for it.

17 And then gas monitoring, we have 12 probes.
18 Again, we have to have them all the way around the
19 landfill. They're spaced evenly. Groundwater
20 monitoring, that's a little different. It's not spaced
21 evenly. It depends on the groundwater flow. But we
22 have 10 monitoring wells. The question came up in the
23 last one, so I did want to answer it on this one, there
24 has been no groundwater protection exceedances. I've
25 been here for two years. I should have probably said
26 that, for the last two years, and I couldn't find any
27 prior to that, all the way back to '09.

28 So here's just some pictures. I've been throwing
29 a lot of words and stats at you. So this is a flare
30 that I was -- that I mentioned -- I don't know if I
31 mentioned that all of our gas goes to a flare
32 currently. We want it to go to beneficial reuse. So
33 this is a flare. This is the pipe pulling the gas in.
34 It goes through a knockout pot, so we take the liquids
35 out of it. This is the blower system. It puts vacuum
36 on the whole landfill. And it goes up the stack, and
37 we burn it; right? And what that means is we're taking
38 the methane, we're converting it to carbon dioxide.
39 Yes, carbon dioxide is a greenhouse gas, but depending
40 on which way the EPA winds are blowing, they're saying
41 it's 30 to 32 times less of a greenhouse gas, or less
42 potent than methane. This is just a cool thing,
43 because at night you can see the flame. It's usually a
44 blue flame. Sometimes it could be an orange. That
45 doesn't mean anything's wrong. It's just, if there
46 were any neighbors in the room, if you see an orange
47 flame or a blue flame, the same exact thing is
48 happening. It's just a little different content of the
49 methane.

50 This is how we install landfill gas. So this is

1 kind of one of my favorite parts of the job. So we
2 drill these usually about once a year. So that's a
3 drill rig. Drill the hole into the landfill. We stop
4 above the liner. We put a pipe in it. It's got, it's
5 got holes in it so it can, it can pull gas through it.
6 We backfill it with rock and cap it off with soil.
7 When we're done, it looks like kind of a mess over
8 here, but when we're done, this is what it looks like.
9 This is the actual well. This is a hose that connects
10 a vacuum riser to it. And what the -- what is
11 happening is gas is getting brought up and getting sent
12 out. All this up here, our gas technician, that's
13 where he tunes the well field. He's monitoring the
14 quality of the gas.

15 This is what -- this slide is dedicated to
16 leachate, basically. So this is what an evaporator
17 looks like. And I did want to show this picture
18 because an evaporator has, like, a little choo-choo
19 stream -- steam coming out of it. We're putting a unit
20 in that has new technology on it that it's supposed to
21 have a much smaller one. So I did want to point out
22 again, if anyone ever gets any calls or any neighbors
23 ever ask, this is by design, and that's just, that's
24 just steam. That's not anything else coming out of it.
25 It's not like -- we're actually burning off the bad
26 stuff and just, just water vapors coming out.

27 And then eventually, like I said, 18, 24 months
28 later, we're going to have a little POTW. These are
29 all stock photos, by the way. I didn't have time to go
30 to the landfill or go to other landfills and pull of
31 what we got. But this actually looks like what the
32 Ducworth Belton plant has. And we're kind of mimicking
33 their exact, their exact setup.

34 And then I mentioned PFAS. This is what that unit
35 will look like. We've got two of these -- three of
36 these built in our company; one in Pennsylvania, a
37 fourth one will be in North Carolina next year, and
38 then hopefully South Carolina the year after. And the
39 trick of this is the PFAS compounds love bubbles. It's
40 a chemical thing going on. I'm not a chemist, but they
41 get attached to it so we run bubbles through the
42 leachate. It comes to the top. You can actually see
43 the foam over there, and it overtops into another tank
44 and that's, that's what we -- we solidify it after
45 that.

46 And again, I mentioned gas wells and groundwater
47 walls. This is just what one would look like. All
48 the, all the magic is happening under the ground. But
49 this is what you -- if you ever took a tour of the
50 landfill and you saw that you're looking at one of

1 those two, a probe or a well.

2 And that's it for the nerdy engineering stuff.

3 Dustin, take away the daily stuff.

4 DUSTIN TOWNE: Good evening.

5 I'm Dustin Towne from Simpsonville, South Carolina.

6 I'm the site manager for Anderson Regional Landfill.

7 I've been there since July of 2023.

8 Couple of things I wanted to really talk about and
9 touch base, especially with the need of our neighbors
10 in the room here. These are some of the big things
11 that over the past couple years that we've been trying
12 to fight and touch base with. We have an agreement
13 with the county for traffic patterns that were settled
14 back in 2002. So we're constantly fighting that fight
15 with state roads. And what we can control on the
16 county roads are folks that are going down undesignated
17 roads. The main culprit access points are usually like
18 Youth Center Road, the upper part or northern part of
19 Big Creek Road, and down through Rector, which I know a
20 lot of tanker trucks from the tank farm are going down
21 that way too. So I think at times we've had some
22 confusion there. But always trying to do our due
23 diligence there, and just making sure that we're
24 talking to those folks who are going down the wrong
25 way, and trying to put an end to that. We usually
26 educate them with a map, saying, Hey, these are the
27 designated routes you can take. These are the ones you
28 can't. We have a good partnership with Greg Smith too.
29 He's helped us out with some of the county accounts for
30 the folks that are offenders there, and just the
31 education side of it, in the event that we can't
32 personally reach out to them.

33 Hours are another big thing for our site, too. We
34 -- right now we spend quite a bit of time just with
35 projects going on out there, daily cover, things of
36 that that matter too, in that nature. So we have a
37 very strict timeline that we're trying to adhere to,
38 being finished no later than eight o'clock in the
39 evening at the latest, if we absolutely have to, and
40 not resuming any activities until 5am the following
41 morning. Sometimes we do go past that eight o'clock
42 window, just because, if it's daily cover in an
43 absolute emergency, we just want to make sure that
44 we're covering some things up there and squaring that
45 away too.

46 Historically, the landfills had issues with
47 tracking, I think, as well, just based on my short time
48 there, as well as just talking to former managers that
49 have spent time there and had to deal with that too.
50 So we have a well wash that's built, roughly about

1 \$750,000 of an investment into that. We're pretty
2 close to getting this online. There's a little bit of
3 a delay just with dealing with Duke Energy, though, but
4 we're, we're looking probably another month or so at
5 the latest, I think, of getting this online just based
6 on, based on the time frame that they've given us. And
7 again, Greg Smith has kind of came in clutch there too
8 to help us out to see if we have any, any way to
9 expedite that process too.

10 And then daily cover is another thing that I want
11 to talk about. Historically, this site has had odor
12 issues and concerns there. So that's something that,
13 too, that I want to touch base on with August of -- or
14 this past August, should I say? We had a lot of
15 adversity due to weather, a lot of equipment problems,
16 things of that nature. So we kind of looked at
17 everything through a microscope there and what we can
18 do better. So we have a plan in place with, yet again,
19 Greg, any opportunities that we can take if we're in
20 dire straits, we don't have equipment for whatever
21 reason, or something just catastrophic has happened.
22 We actually have a third party group of contractors
23 that we can go through the county with there. And just
24 started stock piling tarps. We try not to use those a
25 lot. We want to cover with dirt at the end of the day
26 and nothing else. But in the event, you know, you just
27 have something crazy happening there, that's, that's
28 our plan.

29 So, yeah, I'll just say I think that's covering
30 everything.

31 Yeah, I was going say these are actually photos we
32 did take last night too. We had a pretty good area
33 that was uncovered for about a week or so there in, in
34 August that we -- once we actually had our tools that
35 we could do, we had that, I think, recovered and taken
36 care of within about a 24 hour period. So again, that
37 was last night. We got another photo too that we had
38 taken too.

39 Yeah, and that's actually in that bottom corner --
40 thank you for pointing that out -- is our well wash
41 right there too, as well. And then that's actually up
42 on the landfill itself. That is the southwestern
43 portion of, of the site that's actually visible from
44 Big Creek. There's a -- I always call it this house
45 number there, but won't do that for the sake of
46 tonight, but we have one of our neighbors that has,
47 like, a clear access view straight there of that part
48 of the landfill. So again, eyesore whenever it's not
49 covered up. We made sure to get that squared away as
50 quickly as possible. Thank you.

1 WILLIAM MOORE: Anybody on the
2 Commission have any questions for these guys before we
3 move into the public hearing?

4 JANE JONES: Do you have
5 any idea how long this expansion will last? We're
6 growing so fast.

7 BRADY STEWART: How long it
8 takes to get or how long it takes to ---

9 JANE JONES: How long this
10 will be all you need, and then you'll need more.

11 BRADY STEWART: Yeah, 10 to 15
12 years. It depends on ---

13 JANE JONES: You said 10 to
14 15?

15 BRADY STEWART: Ten to 15.
16 Ideally 15. But if the tons keep coming in, I can't
17 ---

18 JANE JONES: I know.

19 DAN HARVELL: And
20 everything that we're -- everything we would be doing
21 with this expansion is already permitted, correct?

22 BRADY STEWART: No, this
23 expansion is not permitted yet. It's still got to go
24 ---

25 DAN HARVELL: None of the
26 expansion is permitted yet?

27 BRADY STEWART: Correct. This
28 is the first step. We have to go through hydro geo
29 just to make sure that there's nothing like a seismic
30 issue over there. I mean, we've got a lot of work to
31 do past today.

32 DAN HARVELL: Okay, thank
33 you.

34 MICHAEL BURNS: What's the
35 buffer distance off of the creek?

36 BRADY STEWART: It's 200 feet.

37 MICHAEL BURNS: That's to the
38 base of your slope?

39 BRADY STEWART: Yes.

40 WILLIAM MOORE: All right,
41 anybody else before we move into public hearing, public
42 comments? Okay. All right, thank you, sir.

43 At this time I'm going to open it up for the
44 public comments.

45 Ms. Iza Ward. Please come forward and state your
46 name and address, please, ma'am.

47 IZA WARD: My name is Iza
48 ward. My address is 141 Compton Road. I live
49 approximately one mile from the landfill.

50 The landfill in its current location, there has

1 been a class three landfill put into the, into the
2 residential area, and people can look and see across
3 the road to the landfill, and they can smell it. Of
4 course, they can smell it for miles. I don't live
5 right there on the edge, but I live it where I can --
6 within spelling distance.

7 Now, the Anderson County does have an alternative
8 for taking their trash somewhere if this landfill were
9 to ever close. And it is due to be closed soon, but
10 I'll go over that in just a second. The Twin Chimneys
11 landfill on Highway 24 owned by Greenville County, I
12 have contacted them by email and, and I asked them, Do
13 they take out of county trash? And their answer was
14 yes. And they said yes, because of where -- their
15 location, they do take the neighboring counties, which
16 is and I have it in, in hard copy, which is Anderson
17 County and Laurens County, both of those two counties,
18 they take the trash. The Twin Chimney landfill is a
19 state of the art landfill. It is actually located on
20 1155 acres. There is maybe two homes anywhere near
21 there. And they don't have the problems with their
22 landfill like we do have problems with the Anderson
23 Regional Landfill.

24 And I'll go ahead and go into a couple of things
25 regarding that. First off, let me just say this.
26 Landfills are hazardous to everything around them; the
27 environment, which includes air, water, soil,
28 vegetation, animals, both wild and domestic animals, as
29 well as human health. They are hazardous. And this
30 landfill, not sure about when they started. What he
31 said, the year didn't kind of match. But the landfill
32 has been there for 27 years. And the people have been
33 looking forward to the time that it's closed and that
34 they can get their lives back, because they have to
35 smell it, they have to look at it, they have to hear
36 all these trucks flying down Big Creek Road, one right
37 after another, one right after another, constantly and
38 coming back the other way to go back, back wherever
39 they're coming from. This is what these people go
40 through.

41 Okay, the landfill is not intended to be
42 indefinitely. Instead, they are designed to be closed
43 and then managed through a post closure care period.

44 HENRY YOUMANS: Time.
45 WILLIAM MOORE: I'm sorry, Ms.
46 Ward, your time is up. Thank you, ma'am.
47 Kim Johnson.

48 KIM JOHNSON: Hello, I'm Kim
49 Johnson. I live at 1199 Big Creek Road. I've been
50 there for 36 years.

1 Back when we built our home, the landfill was run
2 by Anderson County. It was scheduled to be closed, but
3 of course, we all know the story on that. It was sold.
4 And it has just grown and grown and grown. I've been
5 to so many meetings trying to stop the landfill from
6 expanding and getting bigger. But now, any window in
7 my house, on the front of my house, you look out, all I
8 see is a mountain of trash. I see the trucks dumping
9 the trash. I hear the trucks dumping the trash. I
10 constantly hear beeping noises. We smell the trash.
11 We have buzzards. I mean, when does our rights get
12 considered on this?

13 I mean, it has -- we have spent our whole entire
14 life paying for our home not to be able to enjoy it. I
15 can't sit out on my front porch and have coffee. I
16 can't -- my grandkids come over, we smell the trash,
17 they get nauseated. We have to go in. We can't have
18 cookouts, picnics in our backyard like we would like
19 to, because we hear a dump, we hear the trash, we see
20 the trash, we smell the trash. We do not get to use
21 our home the way that it was intended. We cannot be
22 happy. It has caused me lots of stress. I've cried
23 over it. I've been to all these meetings trying to get
24 people to look at this -- and I mean, and we're not
25 even talking about our air quality, our water quality.
26 I mean, I'm just asking, please take the citizens that
27 are around this landfill that are dealing with this
28 every day; I see this every day, I hear it every day, I
29 smell it every day. Every day. There's not one day
30 that goes by that I don't know that that landfill is
31 across the street.

32 So I'm just asking that you take that into
33 consideration. Thank you.

34 WILLIAM MOORE: Yes, ma'am,
35 thank you.

36 All right, at this time, I'll open it up for
37 discussion amongst the Planning Commission. Does
38 anybody have any questions, concerns? Ms. Jane, you
39 got something you want to mention?

40 JANE JONES: To the
41 manager from the landfill, is there any consideration
42 of using the Greenville County site, as she mentioned,
43 is that any kind of possibility for the future? You
44 know, I don't know a lot about the details.

45 GREG SMITH: Good evening.
46 I'm Greg Smith, the Solid Waste Director for the
47 county.

48 We have looked at that particular site. Also,
49 basically Anderson County would have to build a
50 transfer station somewhere in the county. You're

1 talking 11 to \$15 million to get it all built, buy the
2 property, start from square one. And the rates,
3 basically, with the transporting and all that, I'll
4 tell you right now, we pay a little over 24 bucks a
5 ton. But if we were to haul it like that, it would
6 cost us probably around 54 bucks a ton to transfer it
7 up there and pay the tipping fees.

8 JANE JONES: So that's not
9 been considered?

10 GREG SMITH: Like I said,
11 we've looked at it. We actually bid it out the last
12 time trying to get something closer to the county, and
13 those were two that bid on it. But when we talk about
14 the cities, municipalities and all that, we have 29
15 private haulers that do household residential. They
16 would be looking to go further up the road, up to 25,
17 so they would be looking for us to have a place closer
18 for them to -- in their business, because it would be a
19 major loss.

20 The city of Anderson, when I spoke with them about
21 it a while back, they would have to add on about four
22 more routes to make that happen.

23 DAN HARVELL: While you're
24 here, Mr. Smith, do you have any idea of how much it
25 would raise the solid waste fee to have to haul.

26 GREG SMITH: Haven't
27 figured out exactly. Right now, we're at 110, but I
28 would say probably close to 150, 160 bucks a year.
29 Because you're basically overly doubling what you were
30 paying for -- between the hauling and tipping fees.

31 DAN HARVELL: Okay.

32 STEVEN GILREATH: I had a
33 question as far as the -- I hear water quality is the
34 -- is that being impacted off site, as far as
35 underground water? Is that, is that part of the
36 mitigation which you're trying to deal with?

37 WILLIAM MOORE: Yes, sir, just
38 come to the microphone so everybody can hear what
39 you're saying, please, sir.

40 BRADY STEWART: No, no, we're
41 required to monitor on site. I couldn't -- I can't
42 speak intelligently off site. But we've been -- like I
43 said, I've been doing it for two years. I look back at
44 all the old material, and we haven't had a groundwater
45 protection standard exceedance that I've, that I've
46 ever seen.

47 I could go in real big detail on that, but it's
48 ---

49 STEVEN GILREATH: You're saying
50 there's nothing leaching outside of your ---

1 BRADY STEWART: Correct.
2 STEVEN GILREATH: --- your
3 system?
4 BRADY STEWART: I think I
5 broke this. Correct.
6 DAN HARVELL: The smell that
7 makes it all the way into Belton, because I've
8 experienced that quite a few times, is that pure
9 methane? Is that what that is, or is that just a
10 combination of other byproducts?
11 BRADY STEWART: I'd have to
12 smell it myself, to be honest. There's a -- there are
13 so many different smells in a landfill. So more like a
14 sewage plant type smell, that would be the landfill
15 gas. If it's just -- if you left your vegetables too
16 long in the trash can, which I've done on numerous
17 occasions, that's the trash smell. So that's just
18 what's coming in the gate. Those are basically the
19 only two you'd ever get off site.
20 DAN HARVELL: This was the
21 consistent smell that you get, you know, on a very
22 periodic, periodic schedule based on which way the
23 wind's blowing, I guess.
24 BRADY STEWART: Based on the
25 distance you're telling me, more than likely landfill
26 gas.
27 DAN HARVELL: Okay.
28 WILLIAM MOORE: All right.
29 Anybody else?
30 MICHAEL BURNS: I saw where
31 daily cover was a consideration for fixing an issue.
32 Is that something that's done currently?
33 BRADY STEWART: Yes.
34 MICHAEL BURNS: And what is
35 the thickness of that cover?
36 BRADY STEWART: Yours is six,
37 right?
38 DUSTIN TOWNE: So for daily
39 cover, based on state regulation, six inches. So we
40 generally go a little bit thicker just due to
41 composition of soil on site, so sandy clay. So it, as
42 you can imagine, anything that's sand, more porous, we
43 want to make sure that we're locking it in the best we
44 can, like so we have something a little bit thicker.
45 And when you track walk it in with the bulldozer,
46 you're just packing it in that much better.
47 MICHAEL BURNS: So six inches
48 is the thickness?
49 DUSTIN TOWNE: Yes, that's
50 minimum based on state requirements for us. We're

1 probably closer to about nine.

2 WILLIAM MOORE: Anybody else?

3 Mr. Harvell, do you have something you want ---

4 DAN HARVELL: No, no, sir.

5 WILLIAM MOORE: All right.

6 Anybody else? All right, at this time -- thank you,

7 guys.

8 At this time, I'm going to leave the floor open

9 for a motion or more discussion if needed. Do I have a

10 motion?

11 DAN HARVELL: Well, Mr.

12 Chairman, this is my, this is my Council district, and

13 I will say I've talked to Ms. Wilson on numerous

14 occasions. In fact, we go all the way back to the

15 history of this thing, all the way to Joey Preston when

16 it was sold. And it has been an Achilles heel for the

17 county for many, many years.

18 But Ms. Wilson also feels, at the same time, that

19 now it's managed better than it ever has been. So this

20 is a real rock in a hard place, because the trash has

21 to go somewhere, and it's a matter of the greater good,

22 I guess you would say, because either this is granted,

23 and it continues to be a problem for the neighbors that

24 live close by, or everyone's fees countywide are going

25 to go up all the way from Iva to Powdersville to Honea

26 Path to Townville.

27 So that being the situation, and after all the

28 discussion I've had with Ms. Wilson and some others,

29 just for the sake of procedure, I will go ahead and

30 make a motion that this be approved and ask for further

31 discussion after the second is made, if it's made.

32 WILLIAM MOORE: Do I have a

33 second?

34 MICHAEL BURNS: I second.

35 WILLIAM MOORE: I got a second

36 by Mr. Burns. Okay. Any other discussion before we

37 move into a final vote? Any last comments or anything

38 you would like to discuss?

39 STEVEN GILREATH: When we talk

40 about cover up, y'all are saying you cover six inches

41 over the active landfill every afternoon?

42 MICHAEL BURNS: I would just

43 urge the owners to please work with or continue to be a

44 good neighbor and try to work with those around you. I

45 mean, everybody stands to benefit or not from the

46 presence of this. And it's -- and I think, to echo

47 what Mr. Harvell said, for the greater good. So that

48 would be my plead.

49 WILLIAM MOORE: All right, at

50 this time, I'm going to move forward with the final

1 vote. Please raise your right hand if you're in favor
2 of the motion for approval. Unanimous.

3 All right. Moving on to the next project, new
4 business, single family subdivision, Saluda Ridge,
5 Highway 153 and Cooper Road. At this time I'm going to
6 turn it over for a staff presentation. Mr. Cartee.

7 TIM CARTEE: Thank you,
8 Mr. Chairman.

9 This development is a single family proposed
10 development. 1068 property owners within 2000 feet of
11 the proposed development was notified via the postcard.
12 The name of the development is Saluda Ridge. The
13 applicant is Crestline Developers, and the engineer of
14 record is Bluewater Civil Design. And the location and
15 access is Highway 153 and Cooper Road, which these are
16 state maintained roads. It's in Council District Six.

17 Surrounding land use is commercial, residential
18 and some vacant land. This area is unzoned. The tax
19 map number is there for your reference. The number of
20 acres are approximately 23, and the number of lots are
21 40. No variance is requested. And the traffic impact
22 analysis, Highway 153 is classified as arterial, and
23 Cooper Road is classified as collected with no maximum
24 trips per day, and does not require a traffic impact
25 analysis.

26 This is the boundary survey of the proposal. And
27 here are the internal lots. Here's the aerial of the
28 proposed property. Here's the sign that was posted for
29 the public.

30 This project has met the requirements of Chapter
31 24. That's all I have, Mr. Chairman.

32 WILLIAM MOORE: Thank you, Mr.
33 Cartee.

34 All right, at this time, I'm going to ask the
35 developer to come forward for their presentation.
36 Please come forward and state your name and address,
37 please, sir.

38 PAUL HARRISON: Good evening.
39 My name is Paul Harrison with Bluewater Civil Design.
40 I'm here tonight on, on behalf of the applicant,
41 Crestline Developers.

42 I also wanted to kind of dive right into the fact
43 that what we're going to be -- what I want to propose
44 to Planning Commission tonight is an amendment to the,
45 to the previous layout that's currently in your packet.
46 The site plan that's in your packet, it has 40 detached
47 lots, and the amended site plan, which I'm going to
48 share with you on the screen, is basically a reduction
49 in 10 residential lots. So the total number of lots
50 being proposed on the site would be 30 residential

1 homes.

2 So like I said, we're the -- I'm the civil
3 engineer that's working on the project, and the
4 developer or the applicant is Crestline Developers.
5 They're a local developer in Greenville and Spartanburg
6 and Anderson County. And they would propose to put the
7 lots on the ground and just sell single family lots to
8 a, to a regional builder.

9 This is just a quick notation of where the site's
10 located in relation to 85 and Cooper Lake Road and
11 Highway 153. So we're right on the corner. We're kind
12 of bound by, I think it's called Cane Creek -- Craven
13 Creek. Sorry.

14 So the site plan that you see on your screen is
15 the amended site plan that I would like to request
16 Planning Commission to take action upon, as opposed to
17 the current site plan in your packet. The difference
18 is, and the reason this came about, and I do apologize,
19 but we -- when we submitted the application to Anderson
20 County, there was a, there was a slight posting snafu,
21 so we had to wait. We waited a month. Somewhere in
22 the meantime, and shame on us for not realizing this,
23 but the buffer requirements for Anderson County were,
24 were changed, and that could have been prior to the
25 original application submittal too. But the buffer --
26 the riparian buffers basically doubled in size. So I
27 had to -- we had to change the original site plan. And
28 this was brought up by staff by the Stormwater
29 Department.

30 So this site plan that you see has the correct 100
31 foot buffers along Craven Creek. In doing that we had
32 to adjust the site plan. I still feel like this is a
33 much better site plan. It's got, it's got way more
34 open space. I think the original, the original
35 application had 25 percent open space. This has
36 roughly 45 percent open space. Most of that's captured
37 along Craven Creek, with the, with the new buffer. We
38 still have the two access points, one on Highway 153
39 and then the one on Cooper Lake Road. But we did -- we
40 were able to incorporate some other open space, pocket
41 open spaces along, along Cooper Lake Road. We have two
42 proposed stormwater ponds. And like I said, just --
43 it's a reduction in 10 lots, as well.

44 I just threw this in there because this would be
45 more of a, more of a custom, custom home community.
46 These would be pretty expensive lots based on the
47 purchase -- based on the purchase price on the property
48 and based on what they're looking to build. So this is
49 -- Keystone Builders is the builder right now that
50 we're talking with. And these are some elevations for

1 another similar community that they're doing off of
2 Woodruff Road in Greenville County. And they're
3 looking to do that same type product here, as well.

4 So another thing that I would like to bring to
5 your attention is, I don't know -- I wasn't familiar
6 with some of the original approvals on the site, but it
7 was our understanding that this site was currently
8 approved for 250 plus multi family units on the
9 property. So this is a, this is a much -- as far as
10 less intense, a lot less density, and much more
11 meaningful, I guess, a more desirable type development
12 than what's currently approved on the property.

13 I mentioned the open space. We have a lot more
14 meaningful open space on this new amended site plan.
15 Still have two stormwater ponds, public roads, public
16 water, public sewer.

17 So hopefully you can act upon the amended site
18 plan if that's, if that's available to do. But that,
19 that was obviously our desires, and we put that forth
20 before you tonight.

21 But I'll be glad to answer any questions that the
22 Planning Commission has for the developer. I'm the
23 only one here tonight, to my knowledge, so glad to
24 answer any questions now or come back up and answer
25 questions later, if there are any.

26 WILLIAM MOORE: Yes sir, if we
27 need you, we'll ask you to come back. Or ---

28 STEVEN GILREATH: I have a
29 question. I'm not sure if it's the county or -- so, if
30 the site was already approved for the apartments. If
31 they don't do this, can they come back and do the
32 apartments?

33 PAUL HARRISON: Well, I just
34 wanted to point out one thing that -- that was a whole
35 different developer. It's not the same developer that
36 is putting forth this plan. So the developer I'm
37 currently working with, he only does single family
38 detached homes.

39 WILLIAM MOORE: Thank you, Mr.
40 Harrison. And Ms. Alesia, could you elaborate on that?

41 ALESIA HUNTER: Yes, sir, Mr.
42 Chairman. If the original developer is not proceeding
43 with the multifamily and Mr. Harrison has been hired to
44 proceed with this plan, then that plan just dies.

45 WILLIAM MOORE: Got you.
46 Thank you, ma'am.

47 STEVEN GILREATH: I guess my
48 question is that, if this does not get approved if they
49 decide to go back in with a multi housing apartment,
50 can they ---

1 ALESIA HUNTER: Yes. Because
2 that approval is still valid.

3 DAN HARVELL: May I ask, is
4 this a different landowner from the first project?

5 PAUL HARRISON: I think -- I
6 mean, it's the same landowner. This is a different
7 applicant and a different developer.

8 WILLIAM MOORE: And a total
9 different deal, correct?

10 PAUL HARRISON: Total separate
11 deal.

12 WILLIAM MOORE: Not that it
13 matters. But he asked ---

14 PAUL HARRISON: Yeah.

15 WILLIAM MOORE: I mean, I'm
16 just saying ---

17 PAUL HARRISON: And for the
18 record, I didn't -- we didn't have any -- we were not
19 involved in the multi family application submittal to
20 the county.

21 WILLIAM MOORE: Thank you for
22 clarifying. Anybody else?

23 JANE JONES: The houses
24 that you eliminated, they're on this back side next to
25 the wetlands, correct?

26 PAUL HARRISON: We basically
27 moved that whole road up. That's correct.

28 JANE JONES: And the
29 entrance and exit is on to 153? These plats are so
30 little. That's where your entrance is, is on 153; not
31 on Cooper Road.

32 PAUL HARRISON: It's two
33 entrances. There's an entrance on Cooper Lake Road, as
34 well.

35 JANE JONES: Okay.
36 Regarding the sewer, the letter that's in here is a
37 little bit vague. Have you got that all worked out?
38 Is it available?

39 PAUL HARRISON: The public
40 sewer is available up on 153. We have to, we have to
41 put in a lift station to pump it back up to 153.

42 JANE JONES: And you're
43 prepared to do whatever?

44 PAUL HARRISON: Yes, ma'am.

45 JANE JONES: Okay.

46 WILLIAM MOORE: Anybody else?
47 Thank you, Mr. Harrison.

48 And we'll move on to the public hearing. Bob
49 Yanniello. I hope I said that correctly. I don't want
50 to butcher anybody's name up here, so I apologize.

1 BOB YANNIELLO: Bob Yanniello.
2 We live at 116 Reedy Drive in Piedmont, and we're
3 within, we're within the 2000 foot radius of the
4 proposed development.
5 And just to break the suspense, we fully support
6 putting this, putting this subdivision in. There are
7 three -- currently three custom home subdivisions in
8 the area. We've got Acadia, we got the Enclave and
9 River Reserve. This would fit in very, very well with
10 that.
11 Very pleased to see the reduction in number of
12 lots, especially with the, with the buffer that they
13 put in, because that was certainly a concern. The
14 number of homes should not contribute a lot to traffic,
15 which was a concern of the original proposal, with the,
16 with the apartments.
17 So for what it's worth, we really support this,
18 because, again, it fits in very well with the other
19 developments in the area. Thank you.
20 WILLIAM MOORE: Thank you,
21 sir.
22 Okay, so what we just received is a copy of the
23 old plan, correct, Mr. Harrison? That's the new one?
24 Okay, I apologize. I don't have that right in front of
25 me.
26 All right. Next on the list is Mr. Paul Harrison.
27 Do you want to come back? Is there anything you would
28 like to add? Thank you, sir.
29 All right, that's all we have on the public
30 hearing. Discussion amongst the commission.
31 Mr. Gilreath, do you have anything you'd like to
32 add?
33 All right, at this time, I'll entertain a motion.
34 JANE JONES: I'll make the
35 motion that the project be approved. My reason being
36 that it's more compatible with the current subdivisions
37 that are in the area. They're concerned that, you
38 know, not being zoned, that it might, you know, be
39 commercial or multi family. And this is more
40 compatible with ---
41 WILLIAM MOORE: I'm going to
42 second you, Ms. Jane. I'm going to second that motion.
43 Any more discussion?
44 At this time, we'll move forward with a final vote
45 for a motion of approval by Ms. Jane Jones. All in
46 favor, please raise your right hand. Unanimous.
47 All right. Moving on to number 8, Executive
48 Session regarding a legal matter. 24 Properties,
49 Evergreen Partners, Planning Commission appeal.
50 So at this time we'll move into Executive Session.

1 Thank you.

2 **EXECUTIVE SESSION**

3 WILLIAM MOORE: Give us just
4 one more minute. We're waiting on another Commission
5 member.

6 Good afternoon. At this time I'm going to call
7 the Planning Commission meeting back to order.

8 At this time we're going to move forward with old
9 business, single family subdivision, Evergreen Heights,
10 Evergreen Road. At this time, I'm going to turn it
11 over to staff for the staff presentation. Alesia or
12 Mr. Cartee? Mr. Henry B.

13 HENRY YOUMANS: Thank you,
14 sir. Mr. Chair, this is the staff report for the
15 preliminary subdivision of Evergreen Heights. The
16 Planning Commission on March 11, 2025, denied the
17 preliminary subdivision plat. 28 property owners
18 within 2000 square feet of the proposed -- 2000 feet of
19 the proposed development were notified via postcard.

20 Subdivision's name, of course, is Evergreen
21 Heights. This is a single family development. The
22 applicant is 24 Properties, LLC. The engineer is Gray
23 Engineering. The local access is Evergreen Road in
24 Anderson. This is Council District Four.

25 Surrounding land use is R-20 and industrial, I-2.
26 The current zoning for what's proposed is R-10. Tax
27 map number is there for your reference. It is
28 approximately a little over five acres. The number of
29 lots is 16. There's no variance. And it does not
30 require a traffic study.

31 This is the layout that was proposed showing the
32 road frontage lots on Evergreen Road. This is the
33 zoning aerial map showing the R-10 designation for the
34 proposed lots. This is the subdivision sign that was
35 posted on the property.

36 This is your staff report as the project has met
37 the requirements for Chapter 48. Thank you, Mr. Chair.

38 WILLIAM MOORE: Thank you, Mr.
39 Henry.

40 At this time, do we have a developer for the
41 presentation, or anything they would like to say from
42 the developer?

43 All right. At this time, seeing none here, I'm
44 going to move on to the public hearing for citizen
45 comments. First one up is Robert Jaeger. Please come
46 forward and state your name and address, please, sir.

47 **INAUDIBLE COMMENT FROM AUDIENCE**

48 WILLIAM MOORE: Okay. I'm
49 sorry. That's the wrong one? Linda Symborski, please
50 come forward and state your name and address, please,

1 ma'am.

2 LINDA SYMBORSKI: Hello. My
3 name is Linda Symborski, and I live at 1200 Cherry
4 Street Extension in Pendleton.

5 I have to say that I'm pretty tired of standing
6 here in front of all of you once again. Just asking
7 you to review. And I'm sure you're just as tired of
8 hearing the public saying the same thing over and over.

9 Citizens here tonight and in previous nights, ask
10 you to stand firm and strong in your previous
11 convictions concerning these items and this Evergreen
12 items on tonight's agenda. Sadly, developers
13 prioritize their profits over the welfare of our
14 county. They possess large financial means to employ
15 lawyers who expand -- who are expertly navigating
16 jargon and processing -- processes to their benefit.

17 Anderson County, along with the Planning
18 Commission, must be our first line of defense,
19 prioritizing the needs and welfare of our residents
20 over those of the developers. It is essential that you
21 interpret and adhere to the framework of the
22 Comprehensive Plan as was intended for the maximum
23 protection of our public.

24 Additionally, you must consider that any new or
25 modified changes to an old application that was
26 previously denied should be regarded as a completely
27 new application. Consequently, then these new
28 applications should fall under the recently approved
29 moratorium, since no permit has been issued yet.

30 So we ask you to reconsider and don't fall victim
31 to the developers. Thank you.

32 WILLIAM MOORE: Thank you,
33 ma'am.

34 All right, that was our, that was our -- that's
35 all for the public hearing citizen comments. At this
36 time, I'm going to open it up for discussion amongst
37 the Planning Commission. Does anybody have any
38 comments or concerns they would like to add?

39 DAN HARVELL: Well, Mr.
40 Chairman, I'll reiterate, I believe the vote that was
41 taken, which was -- at the time was that a six to one?
42 What was the vote on this previously for denial? Six
43 to one? Was that it? Okay. Well, Mr. Flippin, do you
44 have that?

45 TODD FLIPPIN: (Inaudible.)

46 DAN HARVELL: But anyway, if
47 I -- as I recall, the main reason for this was the
48 school population situation, and in School District
49 One. I believe that's what, what a lot of the vote was
50 based on. Eight to zero. Okay, all right, thank you.

1 WILLIAM MOORE: Anyone else?
2 Is that all you have, Mr. Harvell?
3 DAN HARVELL: That's all I
4 have, yeah.
5 WILLIAM MOORE: Thank you,
6 sir. All right, at this time, I'm going to open the
7 floor up for a motion.
8 JANE JONES: I'm sorry,
9 are you ---
10 STEVEN GILREATH: I'll make a
11 motion for denial.
12 WILLIAM MOORE: We have a
13 motion for a denial. Do we have a second?
14 JANE JONES: Second.
15 WILLIAM MOORE: Second for
16 denial. Any more discussion amongst the Planning
17 Commission? Do we have a second? I mean, we have a
18 second. Do we have any more discussion before we move
19 into a final vote? Seeing none and hearing none, if
20 you're in favor of the denial, please raise your right
21 hand. The motion carries. It is denied. He didn't
22 raise his hand. Okay. So it was Mr. Burns, Mr.
23 Gilreath, you, Dan and Jane, correct, for denial. I
24 voted against the denial.
25 All right, so it is denied.
26 All right. Moving on to single family
27 subdivision, Lake Highlands, West Side of Nunnally
28 Road, Highway 187 and 85, Council District Four.
29 I'll turn it over to staff for their presentation.
30 MICHAEL BURNS: Mr. Chairman,
31 I recused myself the last time that this came through.
32 WILLIAM MOORE: Okay, thank
33 you, Mr. Burns. If you'll excuse yourself, I'd
34 appreciate it.
35 HENRY YOUMANS: Mr. Chair,
36 this was originally presented to the Planning
37 Commission on May 13, 2025, and denied the preliminary
38 subdivision plat.
39 271 property owners within 2000 feet of the
40 proposed development were notified via postcard. Well,
41 439, excuse me. The subdivision's name is Lake
42 Highlands, single family development. The applicant is
43 Falcon Real Estate Lending LLC. The engineer is Wesley
44 White with Ridgewater. The access is the west side of
45 Nunnally Road, Highway 187, Council District Four.
46 The surrounding land use is R-20 and some
47 commercial C-2. The zoning for the proposed parcel is
48 R-20. Number of acres is 74.18 acres. The proposed
49 lots are 100 lots. There's no variance. And Roads and
50 Bridges can discuss the traffic impact analysis for you

1 at this time.

2 BRITTANY MCABEE: Thank you.
3 This is the original traffic study. At the time when
4 the traffic study was submitted, they submitted it for
5 103 single family homes. So this is the same traffic
6 study that was presented to y'all before. I'll go
7 through it briefly for you.

8 It addressed Nunnally Road and I-85's on-ramp, and
9 Nunnally Road at the site access. The level of service
10 for all movements at the study intersections were
11 acceptable. The build volumes did warrant a left turn
12 lane at the proposed access on Nunnally Road. The
13 build volumes do warrant a right turn lane on I-85 on-
14 ramp at Nunnally. But as you are aware, Nunnally comes
15 out on the on-ramp, which is not typical to today's
16 design standards.

17 So due to the proximity to Highway 187, the
18 required length of a turn lane plus taper is not
19 provided. Additionally, the presence of a right turn
20 lane may cause more confusion for motorists. The
21 project is required to improve the right turn radius to
22 allow the appropriate turning radius and a greater free
23 flow of right turns. South Carolina DOT concurred with
24 this, to avoid confusion of having a right turn lane on
25 an on-ramp.

26 Nunnally Road is classified currently as a major
27 local road with a maximum average daily trips of 1600.
28 Build conditions did exceed that 1600 maximum average
29 daily trips, therefore the developer is required to
30 improve Nunnally Road to a collector road design
31 standards along their frontage and on their side of the
32 road.

33 This concludes the memo.

34 WILLIAM MOORE: Thank you,
35 ma'am.

36 HENRY YOUMANS: This is the
37 proposed layout for the subdivision. This is the tax
38 map aerial of the parcel itself. And this is the
39 zoning part -- of aerial showing the R-20 zoning. And
40 the sign posted showing the proposed subdivision
41 posting notification.

42 This project has met requirements in Chapter 48.
43 This is the staff assessment.

44 WILLIAM MOORE: Thank you, Mr.
45 Henry.

46 At this time, I'm going to ask the developer to
47 come forward for any questions, concerns, or anything
48 he may have.

49 PHILLIP DAY: Thank you, Mr.
50 Chairman, and thank you members of the Commission. My

1 name is Phillip Day. I'm here representing the
2 applicant. I'm a part of Falcon Real Estate
3 Development, and I do have some remarks that I'd like
4 to make to the Council.

5 The history of this application, I wanted to
6 direct the Council back to a year ago. This property
7 is owned by Mrs. Lola Wermager. Last year, as I'm sure
8 you recall, a national home builder applied to rezone
9 this same land from R-20 to an innovative design
10 district, and it was designed to try and increase the
11 density beyond what R-20 would allow. The Planning
12 Commission denied the application last year.

13 And when we got into this and we contracted to
14 purchase the land this year, one of the things that I
15 did was I went back and I read the minutes of the prior
16 meeting, because I wanted to see what the Commission
17 had to say about what they wanted for this land.

18 When I read the meeting's minutes from last year,
19 I was struck by the fact that the reasons voiced by the
20 Commissioners for the denial were entirely focused on
21 protecting the existing R-20 zoning. One Commissioner
22 said, I think it is incumbent upon us to respect the
23 original zoning. Another gave the following reason for
24 the denial, the surrounding families invested in their
25 homes and communities based upon this being R-20. A
26 third Commissioner denied the rezoning application,
27 saying, I am personally not in favor of changing zoning
28 that has been in effect all these years. The zoning
29 was determined by the taxpayers according to what they
30 wanted to see here.

31 This year, we contracted to purchase this property
32 to develop the Lake Highlands neighborhood. Our goal,
33 and what I instructed Mr. White to do, was to make sure
34 that Lake Highlands complied in every single respect
35 with the county zoning laws. The Planning Department
36 has, I believe, verified to you that our application
37 complies in every way.

38 After the last hearing on our application,
39 Commissioner Jones moved to deny the application and
40 said that she believed the Planning Commission needed
41 to protect the surrounding property owners. My
42 question today is, respectfully, protect them from
43 what? Are schools a problem? No, you've been
44 previously notified in writing by District Four school
45 district saying that it was easily able to accommodate
46 any Lake Highland students. In fact, the affected
47 schools are only 75 percent occupied, according to
48 their own memo that they sent to you.

49 Are roads a problem? We just heard about Nunnally
50 Road, and I would be the first to agree, along with

1 everybody, that Nunnally Road certainly needs work.
2 But as far as what I understand, the county is not
3 prepared to spend any more money on Nunnally Road right
4 now. Certainly the neighbors aren't coming forward to
5 spend money on Nunnally Road, and they're using it
6 every day. The only people that are willing to spend
7 money to improve Nunnally Road is us. And we have
8 committed to spend three quarters of a million dollars
9 to help with those improvements.

10 Are we building rows of dense tract homes?
11 Because that's been one of the complaints. Absolutely
12 not. I told Council the last -- the Commission the
13 last time I was here, the homes that are going to be
14 built in this neighborhood will be in excess of
15 \$750,000 homes. So it's not going to be a tract home
16 neighborhood. We're limiting it to only the 100 lots
17 that R-20 allows.

18 Will we cause noise problems for existing
19 neighbors? The answer to that is also no. In support
20 of that, we sent you last week the results of a recent
21 noise study that we commissioned from Stantec, a
22 traffic engineering firm. I'll talk about the results
23 of that study more in recent details. And I hope, by
24 the way, that you received the copies of that that we
25 sent to the Planning Commission last week.

26 As a practical matter, there are several other
27 things that you need to consider about this
28 application. According to the Anderson County Tax
29 Assessor collector, Mrs. Wermager's two parcels last
30 year generated the combined property tax in 2024 of
31 \$158.37. That was what was paid to the County last
32 year for this land. If approved, Lake Highlands will
33 contain 100 homes, each priced over \$750,000.
34 According to Anderson County's online property -- Real
35 Property Tax estimator, annual county property taxes in
36 District Four for a \$750,000 homestead would be
37 \$4,231.60. Meaning that the Lake Highlands
38 neighborhood would yield approximately \$402,000 in new
39 tax revenue annually to the county.

40 The Planning Commission's refusal to allow this
41 property to be developed according to its R-20 zoning
42 will cost the county an estimated \$8 million in new
43 property tax revenues over the next 20 years.

44 The second practical reason, Anderson County
45 recently constructed a nine and a half million dollar
46 sewer main designed to service the expected development
47 of land throughout District Four. In fact, I don't
48 know whether you're aware of this, but the county
49 actually took part of Mrs. Wermager's property that
50 we're talking about here tonight for that very purpose.

1 To recover the nine and a half million dollars spent on
2 the sewer main, the county predicts and counts on new
3 revenue created by the homes and businesses -- the new
4 homes and businesses that the sewer main will serve.

5 The denial of just our application means that the
6 county will not, will not receive \$600,000 in new tap
7 fees that were specifically earmarked to pay for this
8 sewer expansion that has already been made. If you
9 deny our application, how is that going to be paid for?
10 If it's not paid for by things like this, the only ones
11 who are going to get to pay for it are the existing
12 taxpayers.

13 Excuse me. The third practical reason. In the
14 prior hearing and without any supporting evidence, at
15 least one neighbor told you that she feared Lake
16 Highlands would eliminate a sound barrier that she
17 claimed Mrs. Wermager's raw land provided to their
18 homes. After the last hearing, we asked Stantec to
19 complete the noise impact study to determine whether
20 the development of Lake Highlands would negatively
21 affect existing neighborhoods. You've been provided
22 with a report. If you've read it, you found out what
23 he, what he said, and that is that existing noise
24 levels in the surrounding neighborhoods are well before
25 -- below the Federal Highway Administration's threshold
26 for residential land use, which is 66 decibels.

27 Lake Highlands will preserve almost 9000 feet of
28 existing tree coverage across the property. Lake
29 Highlands will also include 100 two-story homes. These
30 structures, coupled with the rows of undisturbed trees,
31 will maintain the existing buffers and will actually
32 create new buffers from the interstate noise. The
33 report found that Lake Highlands will not materially
34 impact existing noise levels for existing neighbors.

35 Finally, I want to address the county zoning of
36 this property. In 2016 Anderson County adopted a
37 comprehensive zoning plan which serves as the guiding
38 document for the county's future development and
39 preservation. The county did this by enacting an
40 ordinance which, in part, zoned the property we're
41 discussing here tonight that is owned by Mrs. Wermager.
42 By definition, an ordinance is, of course, a law
43 created by the county. Mrs. Wermager wasn't given a
44 choice about this. The county enacted the law, and
45 Mrs. Wermager is now bound to abide by it.

46 The law the county enacted did two things to Mrs.
47 Wermager's property. It implemented R-20 development,
48 which requires that a low density neighborhood with lot
49 sizes of one half acre or larger be built on her
50 property. But the important thing is it precluded any

1 other type of development on her land.
 2 Because the county zoned Mrs. Wermager's land to
 3 R-20, they left her with only one development option
 4 for her land, and that is to build the R-20
 5 neighborhood that we have applied for in this
 6 application. What she cannot do is file an application
 7 to develop something that does not comply with R-20
 8 zoning. Because if she did, the Planning Commission
 9 would be legally required to deny it because it doesn't
 10 comply with the zoning.

11 A denial of this application means that Mrs.
 12 Wermager cannot, by law, develop anything on her land,
 13 nothing. If you deny her right to develop her land
 14 according to the county's existing laws, and the
 15 county's laws won't allow for anything else to be
 16 developed there, you will have taken her land from her
 17 and not paid for it.

18 It seems to me that, based upon Commissioner
 19 Jones' comment about protecting the neighbors' property
 20 rights in the last meeting, you will have determined
 21 that, while Mrs. Wermager's neighbors' property rights
 22 might be worth protecting, hers are not. You will have
 23 decided that Mrs. Wermager's private land should be
 24 used for public purposes. You will have taken her land
 25 without paying for it.

26 I ask you tonight to simply follow Anderson
 27 County's laws, enforce your own comprehensive plan,
 28 abide by the same zoning laws you said last year that
 29 you were so committed to protecting, approve what your
 30 Planning Department has told you is a model application
 31 for an R-20 neighborhood, accept our financial help
 32 with needed improvements to Nunnally Road, and increase
 33 your tax revenues by at least \$400,000 a year and
 34 certainly a million dollars in the year that we start
 35 work on Lake Highlands.

36 But most of all, affirm to everyone in Anderson
 37 County that Mrs. Wermager's property rights are just as
 38 worthy of your protection as those of any of the
 39 neighbors.

40 Thank you. And I'm happy to answer any questions.

41 WILLIAM MOORE: Any questions
 42 or concerns from the Commission to the developer.

43 JANE JONES: There's just
 44 one entrance. Is that correct?

45 WESLEY WHITE: That's
 46 correct.

47 PHILLIP DAY: Yeah.

48 JANE JONES: Okay, and it's
 49 on Nunnally Road?

50 PHILLIP DAY: That's

1 correct.

2 STEVEN GILREATH: And while
3 y'all are there, at the last one y'all were talking
4 about widening just in front of the subdivision. Is
5 that still your intention?

6 PHILLIP DAY: Yes, nothing's
7 changed on the plans that were approved by Roads and
8 Bridges.

9 STEVEN GILREATH: I've just
10 heard some concerns about the, the two intersections at
11 185 -- 187 and ---

12 WESLEY WHITE: Yeah, with the
13 exception of the intersection out there, there will be
14 some improvements that were mentioned in the traffic
15 study to the turn lane, the right turning ability
16 there.

17 STEVEN GILREATH: The state, the
18 state is doing that, or that's part of this permit?

19 WESLEY WHITE: We're
20 responsible for that's, as well. That's part of the
21 the upgrades.

22 WILLIAM MOORE: Anybody else?
23 Mr. Harvell?

24 DAN HARVELL: Not at this
25 time.

26 WILLIAM MOORE: All right,
27 thank you, sir. We may call you back.

28 All right. At this time, I'm going to move on to
29 public hearing, citizen comments. The first one on the
30 list is Robert Jaeger.

31 ROBERT JAEGER: Jaeger.
32 WILLIAM MOORE: Jaeger, okay.
33 ROBERT JAEGER: So I live at
34 303 Princess Grace Avenue in Clemson. I'm here tonight
35 representing my daughter, Garland Perkins, who has
36 addressed you all before. They have a little covid
37 event going on at home. She asked me to step up.
38 Could I ask all the neighbors who are here to
39 express their concerns. So thank you.

40 I was in the real estate appraisal business for 33
41 years. I owned an appraisal company in Georgia,
42 substantial appraisal company. I was certified in
43 South Carolina, did a lot of work here. So my daughter
44 has talked to me about this project since it was
45 proposed for 200 lots, so I'm familiar with it. I've
46 looked at the property. I think the developer did a
47 terrific job of his explanation.

48 There's one hurdle left, and that is, I, in all of
49 my appraisal experience have never seen the DOT allow a
50 side street to intersect an on-ramp of the interstate.

1 This would, if you come out on Nunnally Road, you have
2 to cross the traffic that's going down to the
3 interstate, turn left, go up to the Highway 187
4 intersection and stop at the light. The visibility
5 over the freeway is poor. It's already chaotic there.

6 From my count on the satellite, there's around 110
7 homes existing on all of Nunnally Road and the
8 subdivisions on the lake back there. It's already
9 chaos at this -- at that mega intersection you've got
10 there. This is a very unusual engineering feat to
11 drive uphill on an entrance ramp. If you double the
12 number of cars that are going to come out of that same
13 thing, even though the developer's point about the
14 zoning is right on target, you have a health, safety
15 and welfare issue to consider, in my opinion. It's bad
16 now, and you're going to double it.

17 That's what I have to say. Thank you.

18 WILLIAM MOORE: Thank you,
19 sir. Joe Cappello.

20 JOE CAPPELLO: My name is Joe
21 Cappello of 100 Charter Oak Drive. I spoke before you
22 in November 2024, and again in May 2025, about the
23 serious safety issues and poor road conditions on
24 Nunnally Road.

25 At both of those meetings, I provided this
26 Commission with handouts illustrating the catastrophic
27 state of Nunnally Road, along with photographs and
28 illustrations entered into the record. I also
29 demonstrated that the traffic impact analysis was
30 outdated and misleading. That information remains true
31 today. Nothing has changed since your unanimous
32 decision on May 13, 2025 to deny the Lake Highlands
33 development.

34 The only new development since May is Falcon Real
35 Estate's legal filing, which contains inaccuracy,
36 suggesting that safety and welfare concerns were not
37 part of the record. That is simply not true. Those
38 concerns were raised, documented, and formed the basis
39 of your unanimous vote to reject this project.

40 Lake Highlands would double the number of homes
41 relying on Nunnally Road, a narrow, deteriorating local
42 road that is already unsafe. The developer proposes
43 only partial widening for turn lanes, leaving the rest
44 of the road dangerously inaccurate for two way traffic.

45 Meanwhile, Anderson County faces \$350 million of a
46 backlog in road and bridge repairs with no plan on or
47 funding to fix Nunnally Road anytime soon.

48 This project also creates direct negative impacts
49 on current residents. The only entrance, project
50 driveway number one, would funnel headlights, noise and

1 congestion directly into the homes at 170 through 178
2 Nunnally Road, degrading their quality of life. The
3 traffic impact analysis dated March 2025, is based on
4 August 2024 data collected before the installation of
5 the new traffic light at Highway 187 and I-85. It is
6 flawed and incomplete. It masks congestion by
7 spreading traffic across two hour windows instead of
8 showing real world peaks. It ignores the severe
9 bottleneck created by left turning traffic at Nunnally
10 Road stop sign, where only four cars can cue between
11 the stop sign and the Highway 187 light. It fails to
12 account for traffic merging from 187 on to the I-85
13 entrance ramp, which will further back up left turning
14 vehicles.

15 At a minimum, the commission should review a new
16 accurate traffic impact analysis that reflects current
17 conditions and prioritize critical safety improvements
18 to Nunnally Road.

19 I urge you, once again, to reject the Lake
20 Highlands development and prioritize safety, quality of
21 life and responsible planning over unchecked
22 development.

23 Thank you for your time and commitment to public
24 service.

25 WILLIAM MOORE: Thank you,
26 sir. Scott Hodges, please come forward and state your
27 name and address, please, sir.

28 SCOTT HODGES: Thank you. My
29 name is -- good evening, Council members. My name is
30 Scott Hodges with my beautiful wife, Sherry. We live
31 at 300 Royal Oaks Drive in South Carolina. I'm a
32 recovering general contractor, after 42 years. We
33 bought her house in 2019. Our daughter graduated from
34 Anderson 20 years ago. So we've been here ever since,
35 and Anderson is our home, and we love it.

36 We quickly realized that Nunnally Road seemed to
37 be very narrow. I pull a trailer quite often, driving
38 back and forth, Nunnally was a real concern. We
39 measured the road and found it to just be over 16 feet,
40 and in many areas, under 17 feet. Jerry and I both
41 went to the County Council meeting almost three and a
42 half years ago to report our findings, to see what they
43 could do about it. It was about that time that Inlet
44 Point was just getting going. Nothing came of it.

45 This was said -- this was, this was and is a
46 safety concern for sure. I believe that the DOT report
47 is not accurate, and they did not do their homework.
48 These 100 houses will create over 250 passes on this
49 road, including school buses, delivery trucks, etc. I
50 would like to -- a quick show of hands of those that

1 have ever been on Nunnally Road, including staff and
2 members.

3 Okay, the reason why I want to do that is it's
4 obviously to see, if you've been on a road, you can see
5 the existing issues. Each morning, you'll have people
6 going to work, school, starting usually at seven, eight
7 or 9am. If you break it up into 100 homes, a third of
8 that is over 30 cars will be trying to get on the road
9 at the same time, within a three hour period. That's a
10 lot. It's the same problem at the end of the day when
11 they're trying to come home.

12 Going south on 85, that exit right there, if you
13 take 14 exit backs up onto the 85 typically. Nothing
14 in the DOT. Going on 187 turning onto 85 south, or the
15 entry to Nunnally Drive gets jammed up on the bridge.
16 And if a large truck, an 18 wheeler, is coming off 85
17 and going 187 east, you have to back up to make that
18 truck work. Otherwise, your front end is coming off
19 the -- that's not a turning lane on a bridge. The
20 bridge needs to be redone for the traffic on 187 in
21 general. And now you're going to add 250 cars going on
22 to it.

23 Currently, J. Davis Construction on Nunnally Road
24 has 50 plus employees that come in there every day.
25 Once a month they have a divisional meeting. That is
26 another 50 cars in the morning. There's also 30
27 apartments across the way across the street. If a UPS
28 or FedEx delivers, it has to block one lane, then you
29 have to drive into the oncoming lane.

30 This property should have never been rezoned with
31 this level due to the road access and safety concerns
32 on the large property development. There is only one
33 way out of this entire project, Nunnally Road. This is
34 why ---

35 HENRY YOUMANS: Time.

36 SCOTT HODGES: --- you passed
37 the 90 day ---

38 WILLIAM MOORE: I'm sorry, Mr.
39 Hodges, your time is up.

40 SCOTT HODGES: --- taken into
41 consideration. Thank you for your time.

42 WILLIAM MOORE: Thank you,
43 sir. Chris Christensen, please come forward and state
44 your name and address, please, ma'am.

45 CHRIS CHRISTENSEN: Chris
46 Christensen, 102 Crepe Myrtle Lane.

47 We have repeatedly requested minutes from the May
48 13 Planning Commission meeting, and the response from
49 the Planning Commission has been that the minutes are
50 forthcoming. Because of the lack of access to these

1 minutes, you have made it impossible for our group to
2 accurately defend our positions because we do not have
3 all the facts. The lawyers involved in this case can
4 argue points, but those points cannot be verified
5 because they are not part of the public record. The
6 lack of the public minutes from the May 13 meeting
7 alone should be cause for the Planning Commission to
8 table this vote.

9 A 90 day moratorium on the new development was
10 passed on September the 2nd. The Lake Highlands
11 development was not approved before the moratorium, and
12 because of the unanimous denial of the development by
13 the Planning Commission on May 13, the Lake Highlands
14 development should not be exempt from the moratorium.

15 As cited on the Planning Commission website today,
16 under exemptions, pending litigation cases involving
17 approved residential subdivisions and developments.
18 Lake Highlands is not an approved development.

19 During this pause in development, both the
20 Planning Commission and Falcon Real Estate should take
21 time to thoroughly investigate the development,
22 addressing safety, noise, environmental and traffic
23 issues with respect to the surrounding properties. The
24 Lake Highlands development was mediated on July the
25 9th, and the public does not have access to the minutes
26 from the mediation. Mediation minutes cannot be found
27 on the Planning Commission website, nor the South
28 Carolina Public Index.

29 Additionally, under South Carolina dispute
30 alternate rules, the mediation process could have
31 included others and experts, but such experts, or those
32 involved in speaking out against Lake Highlands
33 development were not invited to mediation.

34 Site map shows 103 homes are to be built on -- but
35 the application states 100 homes. Under Section 24-
36 408, if 103 homes are constructed, another entrance
37 into the development would be warranted, and therefore
38 changes would be required to the already compromised
39 Nunnally infrastructure. The number of homes on the
40 application versus the site map is incorrect
41 information.

42 Under Section 24-369, in the event that approval
43 of the plat was based on false or inaccurate
44 information submitted by the subdivider or its agents,
45 including, but not limited to the engineer or surveyor,
46 the Planning Commission has the right to rescind the
47 approval of the plat. This should be considered.

48 Thank you.

49 WILLIAM MOORE:
50 ma'am. Derrick Bridges.

Thank you,

1 DERRICK BRIDGES: Hello, my name
2 is Derrick Bridges. My wife, Anna and I, we live at
3 105 Royal Oaks Drive, which kind of looks straight up
4 Nunnally.

5 Some of the issues that we have, first of all, the
6 emergency response concerns, a letter from EMS
7 submitted with application raised concerns about
8 Nunnally being the only way in, the only way out. So
9 basically, with its narrow deteriorating condition,
10 delay in emergency response, one of our biggest
11 concerns. How are we going to get in? How are we
12 going to get out? We hear they're going to make
13 improvements of three quarters of a million dollars,
14 but it looks like we're only widening one small
15 section. You know, if you've never driven up and down
16 Nunnally, you should try it. It's it's not, it's not
17 good. You know, the site map shows 103 homes to be
18 built. The application says only 100 homes. So, you
19 know, Falcon cited the wrong school district in their
20 appeal. That needs to be further investigated.

21 So, you know, as far as environmental goes, I'm
22 sure all of you know this property is home to wetlands
23 and a stream feeding Lake Hartwell. Any development on
24 this property, I don't have to tell you guys what
25 that's going to do to it.

26 In the appeal Falcon Real Estate mentions they
27 have a significant amount of money invested. What do
28 you think Royal Oaks and the other communities have?
29 Lot more than they do.

30 So in closing, I just ask you guys just to drive
31 down Nunnally. Before you decide, before you close
32 this out, drive down Nunnally, drive through Royal
33 Oaks. Come back out. See if you feel safe driving
34 that every day.

35 Thank you for your time.

36 WILLIAM MOORE: Beth Cappello.

37 BETH CAPPELLO: Good evening.
38 I'm Beth Cappello, 100 Charter Oak Drive, Anderson.
39 You've already heard from my husband.

40 But I want to emphasize a few things that have
41 been mentioned. This is a statement for the record
42 opposing the current Lake Highlands proposal. As a
43 resident, I'm pretty confident, though, that this
44 Commission is going to uphold its legal and ethical
45 duty to protect our safety. This proposed development
46 of 103 homes off Nunnally Road, it's not just ill
47 advised, it's dangerous. You've heard about how
48 Nunnally Road is narrow, it's aging, but I think that
49 the piece that's really critical here that you have to
50 understand is that exit onto the I-85 southbound ramp

1 is dangerous. I have almost gotten hit at least three
 2 times now. My kid has almost gotten hit. And it is
 3 not safe. And you double the amount of traffic, you
 4 are doubling the amount of risks. Somebody is going to
 5 get hurt.

6 Adding this development, doubling the things, you
 7 increase the number of conflicts. So you're adding to
 8 the risks, and you're assuming the liability associated
 9 with that risk if you allow this to go through.
 10 Nunnally cannot safely absorb the projected traffic
 11 load. You know, the congestion, there's collision
 12 risks, emergency access failures has been noted. And
 13 by the way, there are people who walk on Nunnally Road.
 14 They're braver than I am. But adding more traffic, you
 15 know, there is going to be an accident. You can
 16 guarantee it. This is a foreseeable tragedy.

17 When the first child gets hurt, or when the first
 18 emergency vehicle can't get back into the neighborhood
 19 because there's development going on, or there's a
 20 dually and a trailer both trying to come down the road
 21 at the same time and can't get in because there's only
 22 one entrance and one exit, somebody's going to get
 23 seriously hurt. We saw during Helene, there was a
 24 number of trees that were down in the road. Nobody
 25 could get in or out. You know, we got together as
 26 neighbors and chainsaws and cleared the road. But
 27 magnify that by doubling the number of homes in the
 28 neighborhood. It's insane. It doesn't make any sense
 29 to add this kind of liability, because when this
 30 happens, the developers aren't going to be the ones
 31 held accountable. It's going to be the county, it's
 32 going to be the taxpayers, it's going to be the
 33 families that have those small children that are going
 34 to have to deal with these tragedies that are
 35 foreseeable. They're predictable. This is a risk
 36 management scenario.

37 All you have to do is look at the qualitative
 38 data, and if you double the number of homes, you're
 39 increasing the amount of risk. So I'm asking you
 40 please fix Nunnally Road, create a secondary access
 41 onto I -- 187 so that we're not crossing over a
 42 southbound entrance ramp to a highway. It doesn't make
 43 any sense that we're ---

44 HENRY YOUMANS: Time.
 45 BETH CAPPELLO: --- we're way
 46 beyond that. Thank you.

47 WILLIAM MOORE: Ma'am, I'm
 48 sorry, your time is up.

49 At this time, Rob Wohlers.

50 ROB WOHLERS: Hello. I'm

1 Rob Wohlers, 34 Royal Oaks Drive, Royal Oaks Shores.
2 I recently asked the Planning Commission to
3 carefully adhere to Anderson County Ordinance 2025-036
4 as Highlands -- heightened the official website, the
5 ordinance established the 90 day moratorium, effective
6 September 2, 2025 which paused the acceptance and
7 issues of any new development permits in unincorporated
8 areas of Anderson County. This includes residential
9 subdivision and more than four lots as well as
10 residential living units, such as townhomes,
11 apartments, duplexes and other multiple -- multi unit
12 developments.

13 It's important to note that, per the website,
14 exceptions to ordinance do not apply to the Lake
15 Highlands development as it was never approved by the
16 Planning Commission. In fact, the Commission
17 previously voted unanimously to deny this development
18 at the May 13, 2025 meeting.

19 The moratorium on new developments took effect
20 upon first reading, September 2, in accordance with the
21 state law considering the safety concerns raised by
22 residents this evening.

23 I encourage the Planning Commission to once again
24 deny the approval of the Highlands development in
25 adherence of Anderson County Ordinance 2025-36 as
26 outlined on your website.

27 And just to follow up on some of the other things
28 that we learned tonight. You know, this was
29 established in 1989. We've been paying taxes -- this
30 community has been paying taxes since 1989 for Royal
31 Oaks Shores and Inlet Point and stuff. So just another
32 thought on that. And the safety situation is just
33 chaotic over there anyway.

34 So thank you for your attention to this matter and
35 continued committee and public safety. Thank you very
36 much.

37 WILLIAM MOORE: Thank you,
38 sir. Fay Whipky. I hope I said that right. Please
39 bear with me if I mess your name up. Some of the
40 writing is hard to read too.

41 FAYE WHIPKY: Good evening. My
42 name is Fay Whipky, 221 Inlet Point.

43 And I am here to ask you to again vote no to the
44 new proposed subdivision. I'm not opposed to growth,
45 but it has to be smart growth. And the current
46 development proposal of the land on Nunnally has
47 numerous issues, many which you've heard.

48 My three concerns are the neighborhood entrance,
49 the bridge and, of course, the road infrastructure.
50 This wasn't mentioned much, but a pressing issue is the

1 bridge that they're proposing to go over the new
2 riparian buffer zone so that they can get more lots in.

3 After the developer gets their money from these
4 houses, supposedly \$750,000 houses to live right up to
5 I-85, they're going to wash their hands of the
6 neighborhood. And then the Anderson County taxpayers
7 are going to have to foot the bill for repairs on a
8 bridge that serves 21 lots. It seems like a lot of
9 future bills and expenses for the county to help only a
10 handful of lots, plus the impact it will have on the
11 ecosystem for any repairs. In addition, if an issue
12 persists to the bridge, the families living there are
13 going to be stuck until the bridge is repaired.

14 My second concern is one entrance in and out of
15 that neighborhood. Can you imagine the constant
16 shining of headlights into the houses? I think they
17 said, even though that there are over 100 homes, that's
18 1000 more trips in and out of a neighborhood. It's not
19 ideal or fair to those families that currently live on
20 Nunnally.

21 My third issue, which has been mentioned numerous
22 times, is Nunnally itself. The road, even with the
23 developer enlarging it on one side near their property
24 would not -- is not meant to handle this kind of
25 traffic. As I'm -- I don't know where she came from,
26 but as she mentioned, it does warrant a left and a
27 right near the on-ramp. But because of how Nunnally is
28 designed, it can't be done. And I think because it
29 should be done correctly and it can't be, that that's
30 reason enough that we can't have this amount of houses
31 on -- being built on Nunnally.

32 I understand land will be developed, and I welcome
33 new neighbors and a growing county, but it has to be
34 done smartly and within a vision of the county
35 planners. And this is not that.

36 Thank you for your consideration.

37 WILLIAM MOORE: Thank you,
38 ma'am. Carol Mercer, please come forward and state
39 your name and address.

40 CAROL MERCER: Good evening.
41 My name is Carol Mercer, District Four, 118 Balmoral
42 Road.

43 As a board member of the Lake Hartwell
44 Association, my concerns are the proximity of the
45 development to Lake Hartwell, the amount of land
46 disturbed, and the related stormwater management plan.
47 At just over 74 acres, with the new ordinance in place,
48 the buffer should be 100 feet and not 50 feet proposed
49 to reduce the risk to Lake Hartwell and our drinking
50 water.

1 I have heard this development is grandfathered,
2 but with the denial on May 13, I would like to see that
3 negate any grandfathering and be considered a new
4 application requiring them to increase the buffer
5 zones. Thank you.

6 WILLIAM MOORE: Thank you,
7 ma'am.

8 All right, at this time, I'm going to turn to the
9 Planning Commission for discussion. Does anybody have
10 anything they would like to add or mention?

11 DAN HARVELL: Well, Mr.
12 Chairman, I'll have to reiterate my thoughts on this
13 last time -- from last time. The density is a concern.
14 And density equates traffic. In my opinion, the fixes
15 that are proposed for this intersection, obviously,
16 from what we've heard, is not going to be sufficient
17 for -- to alleviate the problems that this appears to be
18 ready to cause.

19 I believe Mr. Day made a huge point about the
20 zoning. Well, yes, it is R-20. R-20 sets
21 ramifications on how many that you can have on this
22 property, but it doesn't mean you have to have that
23 many. So you could easily cut down the density of this
24 neighborhood and perhaps alleviate some of the problems
25 and concerns that we've heard.

26 So for now, that's all I have to say, Mr.
27 Chairman.

28 WILLIAM MOORE: Okay. Anybody
29 else?

30 JANE JONES: Well, I'd
31 just like to say there's a long list of things here
32 that need to be done to the roads. And we're all aware
33 that with the county and the state roads that we drive
34 on every day, there's a lot of other repairs that need
35 to be done. And one of the reasons that we've been
36 given that things are so slow is there's not enough
37 companies out there that even do this work. So you
38 know, I have to question, how long would it take to do
39 these -- all these -- make all these changes to
40 Nunnally and all the different -- you know, there's a
41 quarter of a page here of the things that they said
42 would have to be done.

43 And the subdivision is very dense. I'm all -- I'm
44 concerned about any of these. You can't -- how you
45 would get in and out of an emergency without any --
46 just the one exit? All these things are just concerns
47 that I have. And I don't -- like was said, it's an R-
48 20, but you don't have to put 100 houses in there to
49 still have -- that's just -- this plan won't handle it,
50 in my opinion.

1 And do you want me to make a motion or what?
2 WILLIAM MOORE: If everybody's
3 done with comments, we'll move into a motion in just a
4 minute. Anybody else?
5 All right, at this time, I'm going to entertain a
6 motion.
7 JANE JONES: I'll make a
8 motion to deny the project based on the inability of
9 the infrastructure to sustain this many houses.
10 WILLIAM MOORE: Do I have a
11 second?
12 DAN HARVELL: Second, Mr.
13 Chairman.
14 WILLIAM MOORE: Okay. Any
15 other discussion before we move into a final vote?
16 Seeing none, hearing none, if you're in favor, favor of
17 the denial, please raise your right hand. Four to two.
18 It is denied. Were you in favor of the denial?
19 DAVID COTHRAN: Yeah.
20 WILLIAM MOORE: Okay, so one
21 to -- Brad was the only one that voted against the
22 denial.
23 All right. At this time, we're going to move on
24 to the single family subdivision, Riverdale, Von Hollen
25 Drive, Council District Six.
26 If y'all could please exit quietly.
27 At this time, I'm going to turn it over to the
28 staff for presentation. Mr. Cartee.
29 TIM CARTEE: Thank you,
30 Mr. Chairman. 1220 property owners within 2000 feet of
31 this proposed development was notified via postcard.
32 Previously, preliminary plat was denied on 3/11/2025.
33 And again, this is Riverdale subdivision, proposed
34 name.
35 It's a single family development. Applicant is
36 Von Hollen Investments. Engineer of record is Freeland
37 & Associates. And the location and access is Von
38 Hollen Drive, which is county maintained, and Three
39 Bridges Road, which is state maintained. It's in
40 Council District Six.
41 Surrounding land use is residential. This area is
42 unzoned. Tax map is there for your reference. It's
43 approximately 82.79 acres, 52 lots, no variance is
44 requested. And this development does not require a
45 traffic study.
46 Here is the proposed layout. This map shows the
47 undisturbed area. This is your aerial photo. This is
48 your sign posted for the public.
49 This project has met the requirements in Chapter
50 24. This is your staff report, Mr. Chairman.

1 WILLIAM MOORE: Thank you,
2 sir. Do I have anybody as far as a developer
3 representing the project for a presentation? Please
4 come forward and state your name and address, please,
5 sir.

6 CLAY DRIGGERS: Thank you.
7 Good evening. My name is Clay Driggers. I live at 125
8 Applewood in Greenville. I'm with the land advisors
9 organization representing the property owner in the
10 submittal, who is here this evening. We also have an
11 individual from Freeland & Associates, the civil
12 engineer.

13 Just like to thank you for this opportunity to
14 present this second submission of Riverdale. You'll
15 note in the submittal packet and in the preliminary
16 plat that you just saw that we have made some
17 significant improvements to the plan since the public
18 hearing in March. I would like to point those out very
19 quickly. I know it's getting late, so we'll run
20 through this.

21 First thing we looked at on the plan was an
22 improvement to the road layout of the community in
23 response to a concern from one of the property owners
24 on Von Hollen. We removed one of the access points to
25 Von Hollen Drive, so that reduces the number of
26 entrances to two for the community. And you'll see
27 that that road was replaced with a cul de sac closest
28 to Cely Road.

29 Second, to prevent any potential concerns about
30 stormwater runoff, we added a 20 foot drainage easement
31 along the rear of lots one through 12, which are
32 adjacent to the Hornbuckle community. The purpose of
33 this drainage easement will -- to direct any stormwater
34 runoff to the proposed detention pond, which you see
35 there highlighted in blue. So that's currently shown,
36 like I said, on easement on the back of those lots from
37 Cely Road down to the detention pond.

38 The third thing, the open space exhibit, we added
39 that, just to address some comments about the
40 requirement, or the necessity, the preference for open
41 space in the Powdersville area. That exhibit shows
42 that there are 42 acres of the 82 that are not being
43 developed. So just over half the property.
44 Approximately 43 percent of the site is in the open
45 space, which is completely set aside for no impact, no
46 development, no land disturbance. The resulting
47 density of the neighborhood is .6 houses per acre.
48 That's less than one house per acre, which I would
49 point out is less than the density of some previously
50 approved subdivisions, namely Saluda Ridge and

1 Kennebec. So we feel like the open space, the set
2 aside of the buffer reduces density to less than one
3 house per acre. This open space, primarily along
4 Hornbuckle Creek, it's obviously undisturbed open
5 space, so that will be left undeveloped as a buffer for
6 stormwater, water quality, keeping the existing trees
7 and vegetation and also protecting the natural habitat
8 along the Hornbuckle Creek, there you see to the south
9 or southeast.

10 And then lastly, just to comment back on the
11 density. These home sites, again, are over half an
12 acre, similar in size to the adjacent Hornbuckle
13 community. The density, like I said, is very
14 consistent with some of the surrounding development.
15 Suter Estates just east of here on Cely Road would be a
16 comparable community as far as the home size and the
17 home sites in terms of the acreage. So we feel like
18 it's in keeping with the current and proposed
19 development in the area.

20 Those are the highlights to the improvements to
21 the plan. And we thank you for your consideration and
22 we'll answer any questions.

23 WILLIAM MOORE: Thank you,
24 sir.

25 All right, at this time, I'm going to move on to
26 the public hearing and citizen comments. First one to
27 sign up is Anthony Burns. Please come forward and
28 state your name and address, please, sir.

29 ANTHONY BURNS: Good evening.
30 Yes, I'm Anthony Burns. I live at 247 Sassafras Drive
31 in the Hornbuckle subdivision. And as a member of the
32 architectural committee, we reviewed the plans and had
33 a couple comments if we could.

34 According to the South Carolina Department of
35 Health and Environmental Control, wetlands reduce the
36 impact of storms and flooding. Wetlands filter
37 pollutants. And we're concerned that this substation
38 will destroy the wetlands on the site. Admittedly, the
39 engineer's drawing does show wetlands area A and
40 wetlands area B and wetlands area C and wetlands area
41 D, wetlands area E, F, G, H, J and K. These are all
42 the wetlands areas shown on the drawing, in addition to
43 three tributaries. It leads you to think that perhaps
44 there would be a better place to build these homes.

45 The buffer zone of 100 feet is not shown. And all
46 the rivers and creeks flow down to actually a flood
47 plain where there's the Hollen, the Hollen pond dam.
48 It's South Carolina dam number D-3138. It's not shown
49 on any of these drawings. The SCDOT has already
50 expressed concern that there should be no stormwater

1 detention on SCDOT roadways, and it does appear that
 2 the one pond is too close to Three Bridges Road. The
 3 toe of the slope for the pond must be off the roadway.

4 Well, you've heard that the engineer says only 43
 5 percent of this land will not be used at all. It will
 6 be left open. But why is that? Because it's a
 7 floodplain. You can't build on a flood plain. The
 8 wetlands and the flood plain are 43 percent. That's
 9 the reason why they're leaving it open. And trust me,
 10 we do see a lot of flooding there.

11 On the other side of the Hornbuckle subdivision
 12 Suter Estates was put in. And the wetlands were pretty
 13 much destroyed, and we've gotten a lot of flooding on
 14 that site and all around Hornbuckle. So I expect to
 15 see even more. The proposed drainage easement, well,
 16 we've seen that that was ineffective on the other side
 17 of Sassafras and on the other side of Hornbuckle
 18 subdivision. We still get flooded out when they run
 19 over the wetlands.

20 Von Hollen itself is a very narrow, crumbling
 21 trail of a road. If you can have a look at it -- Jane,
 22 I'm sure you've seen it, but if you should really see
 23 it. There's not much to this road, and it's certainly
 24 not in a good shape to handle more.

25 But the entrance that's proposed would not really
 26 be visible, because as Von Hollen Drive hits Three
 27 Bridges, you can't look to the left to see if there's
 28 traffic coming, because the road goes further around
 29 than that. And at 45 miles an hour, you must have a
 30 500 foot sight distance, according to SCDOT. And I
 31 don't think we have that. So it's not particularly
 32 safe.

33 Easley Combined Utilities cannot provide sewer
 34 service there. And Dr. Jeff Wilson, the Assistant
 35 Superintendent of Schools for Anderson County District
 36 One, he's written to indicate his serious concerns
 37 regarding this development. With the number of homes
 38 already approved in this area and not built ---

39 HENRY YOUMANS: Time.
 40 ANTHONY BURNS: --- another 50
 41 homes ---

42 WILLIAM MOORE: I'm sorry,
 43 sir. Your time is up, Mr. Burns.

44 ANTHONY BURNS: Thanks a lot
 45 for your time. We appreciate it.

46 WILLIAM MOORE: Yes, sir,
 47 thank you. Next one on the list is Shannon McCombs.
 48 Please come forward and state your name and address.

49 SHANNON MCCOMBS: My name is
 50 Shannon McCombs and I live at 131 Von Hollen Drive.

1 At our last meeting I shared why this subdivision
2 should not move forward. Serious safety concerns,
3 overcrowded schools and long term harm to our
4 community. Those facts remain the same, so therefore
5 my stance remains the same.

6 I do want to acknowledge and give thanks for
7 removing the proposed entrance that was originally
8 directly in front of my home. That adjustment is
9 appreciated. But while that detail has improved, the
10 larger issues have not. Von Hollen Drive is still not
11 a proper road. It's narrow, and the steep hill makes
12 it nearly impossible to see oncoming traffic. Pulling
13 out of my own driveway is already really unsafe. More
14 cars will only make this worse.

15 I'm asking you to specifically consider the
16 residents of Van Hollen and Three Bridges where
17 speeding and cut-through traffic are already ignored
18 and dangerous. Meanwhile, our emergency services
19 remain stretched thin with limited fire and police
20 coverage. Our schools are also beyond capacity. As a
21 former educator in this district, I know the reality of
22 this firsthand. I live just one and a half mile from
23 Concrete Primary, and yet it takes me 25 minutes to get
24 my child to school, and at least, at least an hour for
25 pickup due to the amount of cars.

26 Many schools already rely on portable classrooms,
27 an unacceptable and unsafe solution. There's an
28 immense amount of homes already approved, and plenty of
29 homes are currently on the market in the area. Despite
30 building a new elementary school, I've already heard
31 it's at capacity before opening. Continuing to add
32 more subdivisions under these conditions is reckless.
33 And safety is -- it just cannot be overlooked. As
34 mentioned before, a car has already lost control and
35 crashed into my yard just feet from my daughter's
36 bedroom. Thankfully, no one was hurt, but luck is not
37 a safety plan.

38 I also think it's worth saying that once land is
39 developed, it's gone forever. I urge you to protect
40 our safety, our schools and the character of
41 Powdersville by voting to deny this subdivision again.

42 Thank you.

43 WILLIAM MOORE: Thank you,
44 ma'am. And that concludes the public hearing.

45 At this time, I'm going to open it up for
46 discussion amongst the Planning Commission.

47 Mr. Cartee, did you have something you wanted to
48 say? Okay.

49 JANE JONES: Since I'm
50 very familiar with it and I don't want to repeat what

1 everybody else has said. It's getting -- I know it's
2 getting late. But one of my big concerns is the
3 traffic. The road -- Von Hollen is not really a road.
4 And Three Bridges Road is extremely heavily traveled
5 now, and the visibility coming out of this entrance
6 there onto Three Bridges Road is very short. You look
7 back to your left, you'd be looking into what my
8 grandkids call the tree tunnel. And as it curves and
9 it goes down to the creek and back the other way,
10 there's a hill and the cars, you know, we all drive
11 fast now. But it's just a real concern there with the
12 traffic on Three Bridges Road. And I guess enough has
13 been said about that.

14 Another one of my concerns is this business with
15 the water runoff. The property slopes both sides. It
16 slopes down to the creek that you can see on the plat
17 there. And I know the developer said they were going
18 to try to route that water over to a retention pond,
19 but I think water still is going to run downhill. No
20 matter what you do when it rains, the water is going to
21 run to that creek bed from both sides. And this is not
22 -- I can't imagine how you would manage that within a
23 subdivision.

24 And also, you've got 51 septic tanks that the
25 drainage from those septic tanks is going to go
26 downhill. I'm just very concerned about putting houses
27 on property with the slope as it is. When you scrape
28 all the grass off and cut down most of the trees, it's
29 just going to -- the problem is going to get worse.
30 And that's a big concern, is the traffic.

31 And also, I want to point out there are two very
32 large subdivisions across the road from this, and one
33 beside it. And putting more traffic on these roads, I
34 just can't imagine.

35 And another thing that's happening is over in
36 Pickens County, which is very close on the edge of
37 Easley there, they've built a lot of apartments, and I
38 figured out recently that a lot of our traffic is
39 coming across on our little back roads, as if we didn't
40 have enough people, off 85 trying to get to Pickens
41 County. So it's -- the traffic issue is really getting
42 serious. And I don't, don't know what can be done to
43 relieve that.

44 And of course, she's already mentioned the schools
45 and the other issues that just make this not a good
46 place to put 52 houses.

47 I make the motion to deny.

48 WILLIAM MOORE: We're not
49 finished with the ---

50 **INAUDIBLE COMMENT FROM AUDIENCE**

1 WILLIAM MOORE: Give me just
2 one minute. Let me finish the discussion amongst the
3 Planning Commission. Okay? Anybody else?

4 Sir, I'm going to let you come forward to address
5 those concerns. Okay.

6 KEVIN TUMBLIN: I appreciate
7 that. I'm accused of talking too fast anyway, so I
8 will talk fast, but let me address all these issues.

9 I will tell you, as a former civil engineer, I do
10 know what I'm talking about. So let me just run
11 through these very, very quickly. The detention pond
12 next to the road obviously cannot be built in the road
13 right of way. Anderson County, SCDOT will not let that
14 happen in the process of designing a subdivision. I
15 can assure you, Freeland & Associates have already done
16 a grading plan. The detention will not be placed in
17 any public right of ways. It cannot be placed in any
18 public right of ways.

19 As far as the wetlands go, you are correct. There
20 are wetlands on the properties. They have been
21 delineated by BlueLine Environmental. We are not
22 impacting any of the wetlands, so we are not going to
23 be permitting any impacts. That's why you see a 50
24 foot buffer around the wetlands. That 50 foot buffer
25 there is to protect the wetlands and provide a
26 stormwater buffer.

27 As far as the storm drain easement, you're
28 correct, water does flow downhill. And if you look at
29 the topography from lot one to lot 12, that is
30 downhill. From lot 12 to the road to the detention
31 pond is downhill. You can convey stormwater going
32 downhill; swales, pipes, catch basins. It can be
33 engineered. It will be engineered to Anderson County
34 standards, which your staff will have an opportunity to
35 review or approve that.

36 As far as visibility and site lines, we will have
37 to get encroachment permits from Anderson County, from
38 SCDOT. They have site distance requirements. If we
39 don't meet those, we won't get an encroachment permit.
40 So your engineering staff, the state and the county
41 will be able to review those curb cuts. The trees
42 along Von Hollen, if they're in the site line at the
43 curb cut, they'll obviously have to be removed. So
44 there's no concerns on that issue.

45 You're correct, there is no sewer to the property.
46 It's not cost -- it's cost prohibitive to put sewer on
47 the property, and the result would be over 160 home
48 sites, which I don't think anybody wants.

49 As far as the septic is concerned, we have done a
50 soil survey on all 52 lots. The septic soil survey

1 came back that the soils are approved. They can handle
2 septic. Our survey team has already laid out a septic
3 plan. The septic plans will be designed by a licensed
4 engineer, and they will be designed and, excuse me,
5 reviewed and approved by South Carolina DES. So again,
6 there is a governing authority that will ensure that
7 our plans meet all the requirements. And again, you're
8 correct, poop flows downhill. That's where the septic
9 tanks will be located.

10 Last question, I can't control -- the landowner/
11 developer cannot control speeding on our roads.
12 Obviously, we're all concerned about that. We all are
13 affected by that. Can't really do anything about that.

14 As far as EMS, fire, police, there were no letters
15 of concern or denial or comment on this community. So
16 we have to assume -- they were given opportunity to
17 weigh in on this. No concerns were raised from those
18 perspectives.

19 And the last and the biggest issue in Anderson
20 County is the schools. I can assure you, we have spent
21 six months trying to figure out what the school
22 district is and is not doing. I can show you about 11
23 pages of very conflicting decisions of the school
24 district on the projects they have approved and have
25 not approved. They have approved over 1000 home sites
26 in District One since January. They have approved
27 projects before ours. They have denied projects before
28 ours. They have approved projects after ours. They
29 have denied projects after ours. It's hard to
30 determine exactly what the school district's position
31 is. Are we all concerned about schools? Absolutely.
32 But that is a problem that this property owner and this
33 developer is not going to solve or be able to address
34 on this 82 acres. That is a systemic, larger issue.

35 Last comment, and I promise. As far as traffic
36 goes, if you're concerned about traffic on Three
37 Bridges Road, you and Pickens County and Oconee County
38 need to stop all residential, commercial, health care,
39 any traffic generators that could put traffic on Three
40 Bridges Road. I can assure you that is a monumental
41 task. If you're concerned about Von Hollen Drive, that
42 is an Anderson County Road. They should fix the road.

43 If you have a \$350 million backlog of Anderson
44 County road projects, I don't think Riverdale is your
45 problem. Your problem is your Anderson County Roads
46 and Bridges Department and the budget that is in place
47 to maintain the roads. They have an obligation and a,
48 and a absolute jurisdiction of providing safe roads for
49 Anderson County. That's not in our purview.

50 I think I've addressed all of the points. Thank

1 you for letting me speak.
2 WILLIAM MOORE: Yes, sir.
3 Anybody else amongst the Planning Commission, any
4 comments?
5 JANE JONES: Mr. Chairman,
6 I have a letter here that was given to me by the fire
7 chief at the Powdersville Volunteer Fire Department. I
8 was about to overlook it. Could I mention what he said
9 about this project?
10 WILLIAM MOORE: That's up to
11 you.
12 JANE JONES: Okay. He just
13 said that this Von Hollen Drive that we talked about,
14 that he was concerned about it being able to travel --
15 the fire truck to be able to get down that road. As it
16 is now, you have to -- somebody has to pull over if you
17 meet a car. I know that from personal experience. And
18 he was concerned about being able to get his fire
19 equipment into this subdivision. The fire department
20 is very close by, but you know, the access is limited.
21 And this is signed by Chief Corey McDowell,
22 Powdersville Volunteer Fire Department.
23 WILLIAM MOORE: All right.
24 Thank you, ma'am. Anybody else like to come in on
25 this?
26 DAN HARVELL: Yes, Mr.
27 Chairman, I'll say one thing. The developer just
28 mentioned that the road situation is not within her --
29 his purvey. It is within ours, because we're the quasi
30 judicial body that makes decisions between what is
31 applied for for development in the county based on the
32 ordinances and the general safety concern and welfare
33 of the citizens, along with the population of the
34 schools. So I'll just make that as a statement.
35 WILLIAM MOORE: Thank you,
36 sir. Anybody else? At this time I'm going to move
37 forward with a motion.
38 I'm going to go ahead and make a motion for
39 approval to this project. I feel like they've done
40 everything to address what they needed in order to move
41 forward. So that's my reason for approval.
42 Do I have a second? I got a second from Mr. Brad.
43 Any discussion before we move forward with a final vote
44 amongst the Planning Commission?
45 All right, if you're in favor of the approval,
46 please raise your right hand. If you're in favor of
47 the -- if you're not in favor of the approval, please
48 raise your right hand. It is denied. What was that?
49 Four to two.
50 All right, at this time, I'm going to move on to

1 public comments, non-agenda items. Seeing none,
2 hearing none ...

3 Ms. Alesia, do you have something you'd like to
4 add?

5 ALESIA HUNTER: I do, Mr.
6 Chairman. We've got Ms. Joan Holliday here. She's on
7 our staff, and she's going to be speaking with you
8 about the Comprehensive Plan, where she's at in the
9 process, what upcoming meetings that will be held, and
10 I'm going to turn it over to her to -- it's just real
11 informal. No handouts, just brief information about
12 where we are in the process.

13 WILLIAM MOORE: Thank you,
14 ma'am. Ma'am, if you could grab that microphone so we
15 can hear you.

16 JOAN HOLLIDAY: That helps.

17 WILLIAM MOORE: Thank you.

18 ALESIA HUNTER: Mr. Chairman,
19 I didn't give you her title. She's our Planning and
20 Community Development Administrator.

21 WILLIAM MOORE: Okay.

22 JOAN HOLLIDAY: Just want to
23 give you a quick status report of the comp plan and the
24 update of the zoning and land use regulations.

25 The goal of the planning effort is to provide
26 deliberate and meaningful planning for Anderson County
27 at this time of unprecedented population growth and
28 economic development.

29 CodeRight Planners, our planning consultant, and I
30 think several of you have met with them, will be
31 working on regulations that are tentatively being
32 called the land use development ordinance. The idea is
33 to look at combining the ordinance -- ordinances, the
34 zoning and the development standards ordinance, and
35 bringing some consistency and clarity to those
36 ordinances.

37 There have been no decisions yet as to exactly
38 what they're going to do, because first they have to
39 work on a couple of issues with the Comprehensive Plan.
40 The focus to this point has been community engagement
41 and visioning. There have been several meetings in the
42 communities, and I think again, some of you have
43 attended some of those.

44 There is an important community survey out there,
45 and you guys were sent an email to take that. I hope
46 you've taken it. If you haven't, you can find it
47 online or in your email, on the Facebook page, or we
48 have some paper here that has the QR code on it, if
49 that's helpful.

50 There is a website coming soon. The website will

1 have all of the status reports. It will have the
2 meetings, the public meetings and what's going on.
3 Probably some power points and drafts at the proper
4 time. I mentioned before the regs can be developed,
5 there has to be certain elements of the Comprehensive
6 Plan adopted.

7 So CodeRight is working on the land use and
8 community facilities elements. Those have to be done
9 before zoning is changed or updated. And the housing
10 and priority investment elements have to be completed
11 prior to any land development regulation changes. So
12 staff is working on these two items.

13 We would like to, along with those, maybe even
14 prior to those being completed, have our population
15 element, because we need to know where things are
16 growing, how much they're growing, that kind of
17 information, before we put a lot of effort into the
18 other elements. Well, we have put a lot of effort into
19 the elements, and we have looked at how much we're
20 growing. But we really need to pin down where the
21 county is growing, where it's expected to grow. That
22 kind of information.

23 The state statute allows for the elements to be
24 adopted separately or together. Of course, we will
25 bring the drafts to the Planning Commission for input
26 and a recommendation to County Council before any of
27 this stuff is adopted.

28 The remaining five elements -- there are 10
29 elements required by the state statute. The remaining
30 five elements are cultural resources, natural
31 resources, economic development, resiliency and
32 transportation. And the staff will be working on
33 these, and we hope to have those adopted as a bundle
34 prior to the end of the year. And of course, those
35 will also come to you, as well.

36 And you guys are probably familiar with the
37 requirements. All the planning elements must include,
38 but not be limited to, an inventory of existing
39 conditions, a statement of needs and goals and
40 implementation strategies with time frames. So we want
41 to identify community partners that can help us
42 implement the goals of these elements of the comp plan.

43 It's a huge undertaking, and it's going to require
44 all hands on deck. CodeRight Planners will be here at
45 the end of October and will hold an informational
46 meeting with you guys. And that meeting is October the
47 22nd -- the 27th, October 27 at six o'clock at the
48 Pearman Dairy Road executive board conference room.
49 The next day -- let me look at Sarah. October 27 or
50 28th. October 28 from three to seven o'clock, there

1 will be a public forum at the Civic Center, an open
2 public forum at the Civic Center.

3 DAN HARVELL: What date was
4 that?

5 JOAN HOLLIDAY: October 28.

6 DAN HARVELL: The next day?

7 JOAN HOLLIDAY: The next day.

8 Yeah, the meeting with you guys is the 27th.

9 And that's about all I know about what's going on,
10 but if you have questions, I'll try to answer them.

11 WILLIAM MOORE: Do we have any
12 questions for her? I think at this time we're about
13 cashed out. It's been a late night. So we'll
14 definitely get in touch with you if we do have any
15 questions, how about that?

16 All right, is there any anything else?

17 DAN HARVELL: Motion to
18 adjourn.

19 WILLIAM MOORE: I second.

20 All in favor, please stand up.

21

22

MEETING ADJOURNED AT 9:15 P.M.

County Ordinance No. 2019-004-Established Guidelines for Substance Abuse Treatment Facilities -Chapter 24 Sec. 24-150 Substance Abuse Treatment Facilities. To enhance compatibility between substance abuse treatment facilities and other uses and areas around them, the location of such uses in the county shall be subject to the supplemental siting criteria of this section require a public hearing.

Page 2 of 2

Anderson County Planning Commission Meeting

October 14, 2025

6:00 PM

Staff Report – Anderson County Residential Addiction Treatment Center

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

Project Name:	Anderson County
Property Owner of Record:	Daniela Fabian
Applicant:	Anderson County
Authorized Representative:	Anderson County
Intended Development:	Residential Addiction Treatment Center
Location:	2335 Snow Road, Anderson. (Existing Building)
Surrounding Land Use:	Commercial/Industrial Use, a Recycling Center and Manufactured Homes
Total Site Area:	4.53
County Council District:	1
Zoning:	Un-Zoned
Tax Map Number:	174-00-02-018
Existing Access Roads:	Snow Road
Variance:	None Request

Role of Government:

Government agencies play a major role in public health to aid and promote public education and awareness to improve the lives of its citizens. The implementation of a treatment and recovery program is the first step needed for our citizens who are battling alcohol and substance abuse. Due to the high increase and high levels of overdose deaths not only in the State of South Carolina, but right here in Anderson County, the county is faced with providing immediate treatment and counseling for our citizens from substance abuse especially dangerous synthetic opioids like fentanyl.

Details of Development: As part of the opioid settlement agreement of 2025 Anderson County was awarded and received a grant to assist with the cost of a residential addiction treatment center. The county is proposing a full time safe structured addiction treatment

center in an existing structure to comprehensively address substance abuse and addiction for women.

The services that will be provided are the following.

1. Comprehensive Intake Assessment
2. Clinical treatment and case management, private and group therapy.
3. Faith based recovery, and support.
4. Health, wellness, and life support.
5. Relapse prevention in a safe structural environment.

The existing structure has 6 bedrooms, 5 baths, and is 4,775 square feet with existing permitted utilities with sufficient space for offices, meeting areas, and treatment services to accommodate 12 to 20 women on a 4.53-acre parcel of land tucked off the main road. Enclosed is the floor plan and photographs of the structure, that include administrative offices, kitchen, dining, laundry, outdoor space for recreation, wellness areas, and a site analysis for your review.

The center will be operated by trained licensed staff professionals in a safe and controlled environment. In addition, the center will adhere to strict licensing guidelines and monitoring by the State of South Carolina DES and will be subject to inspection in accordance with state law.

Under Sec 24-150, in the county ordinance, it requires 2500' from a church, school or playground. The existing site meets the distance requirement. The nearest church(s) is more than 2500' from proposed use. Any substance abuse facility shall meet all applicable requirements relating to setbacks, bufferyards, and parking standards. These requirements have been met. There is a natural bufferyard that surrounds the entire property border that will remain on site and is counted as meeting the bufferyard requirement.

Conclusion: In conclusion, Anderson County understands that addiction is a disease and our citizens with addiction are our most valuable when their health care needs are met. To assist our citizens with addiction, we must be able to provide a treatment center that will provide the best possible care to ensure that our citizens can focus on obtaining sustainable and long-term care that will put them on the road of recovery, with Planning Commission support. Through a road of recovery, our citizens can transition back into our community, maintain their recovery journey, and be productive citizens of Anderson County.

The proposed use has met the requirements of Anderson County Chapter 24, Section 24-150.

All fire life safety and building codes standard requirements will be inspected and will meet all applicable codes relating to an existing structure.



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 County

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 County

Mailing Address 401 E. River Street, Anderson SC 29624

Telephone 864-260-4719 E-mail ahunter@andersoncountysc.org

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

Property Owner(s) of Record Same

Mailing Address _____

Telephone _____ E-mail _____

Authorized Representative Anderson County

Mailing Address _____

Telephone _____ E-mail _____

Address/Location of Property 2335 Snow Road, Anderson SC 29621

Existing Land Use Residential

Proposed Land Use Residential Treatment Facility housing up to 20 women with on-site employees

Tax Map Number(s) 174-00-02-018

Total Size of Project (acres) 4.53

REQUEST FOR VARIANCE (IF APPLICABLE):

Is there a variance request? Yes No

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

None Requested

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
 - b. section 38-210, excluding single-family subdivisions.
 - c. A truck or bus terminal, including service facilities designed principally for such uses. Outdoor sports or recreational facilities that encompass one (1) or more acres in parking and facilities.
8. Tattoo Facilities Fee \$450.00
9. Mobile Home Parks/Manufactured Home Parks/RV Parks Fee \$450.00
10. Sexually Oriented Business Fee \$750.00
11. Salvage, junk, and scrap yards Fee \$750.00
12. Cell Towers \$750.00

APPLICATION PROCESS

- 1) An application is submitted, along with any required filing fee, to the Development Standards Department according to the set deadline schedule, legal advertisement & posting. Site plan revision Fee \$105.00.
- 2) The Development Standards Department shall review the application for completeness within 5 business days of submission. Incomplete or improper applications will not be accepted at the time of submittal.
- 3) If the application is considered complete and proper then the Development Standards staff will further review the application and may make a written recommendation.
- 4) Legal notice is required to be printed in a newspaper of general circulation in Anderson Independent Mail at least 15 days before public hearings in the legal notice section.
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.
- 5) The Planning Commission reviews the proposed land use request and takes action on the request following the public hearing. The Planning Commission meets the second Tuesday of each month. Meetings are held at 6:00 P.M. in the County Council Chambers, second floor of the Historic Courthouse.
The Commission shall review and evaluate each application with respect to all applicable standards contained within the Development Standards Ordinance (DSO). At the conclusion of its review, the Planning Commission may approve the proposal as presented, approve it with specified modifications, or disapprove it.
- 6) 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.
- 7) Within 15 days of the Planning Commission taking action on the request, planning staff will send the applicant a Notice of Action.
- 8) 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. 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.
- 9) 14) 15) 16)

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 properly access locations.	9. Natural features located on the property.
10. Man-made features both within and adjacent to the property including <ul style="list-style-type: none"> a) Existing streets and names (with ROW shown) b) City and County boundary lines c) Existing buildings to remain. 		

- a) Existing streets and names (with ROW shown)
- b) City and County boundary lines
- c) Existing buildings to remain
- 11. Required and proposed buffers and landscaping
- 12. Flood Plains and areas prone to flooding
- 13. Such additional information as may be useful to permit an understanding of the proposed use and development of the property.

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



Anderson County, South Carolina
LAND USE REVIEW
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?

Yes. Adjacent property uses are primarily commercial, industrial, and residential manufactured home uses. The project is considered low density use that will not create any traffic concerns and will remain consistent with existing uses and traffic patterns.

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

The project will be operated in accordance with established local, state, and federal regulations to ensure that neighboring properties can continue with their quality of life and their properties will not be impacted due to the distance that separate all properties and the variety of land uses that are present.

(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?

No. The proposed use will not cause an excessive burdensome on existing facilities. There is no impact in that the

structure is existing and will utilize existing public utilities and infrastructure that has been permitted.

There is not an impact to the schools in that individuals are of adult age. All fire, building codes standards and security will be met.

(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?

Yes. The structures sits hundreds of feet back from the main road and buffers itself on a 4.53 acre parcel for privacy

Parking will be provided to employees to meet off-street parking standards as provided by ordinance. There will be no residential parking for individuals in the treatment program.

(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?

Yes, This is an opportunity for Anderson County to provide a transitional residential facility for women recovering from Drug and Alcohol Abuse using funds allocated and granted under the opioid settlement agreement. to ensure the public health and general welfare is met for the citizens of Anderson County.



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

9.23.25

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.

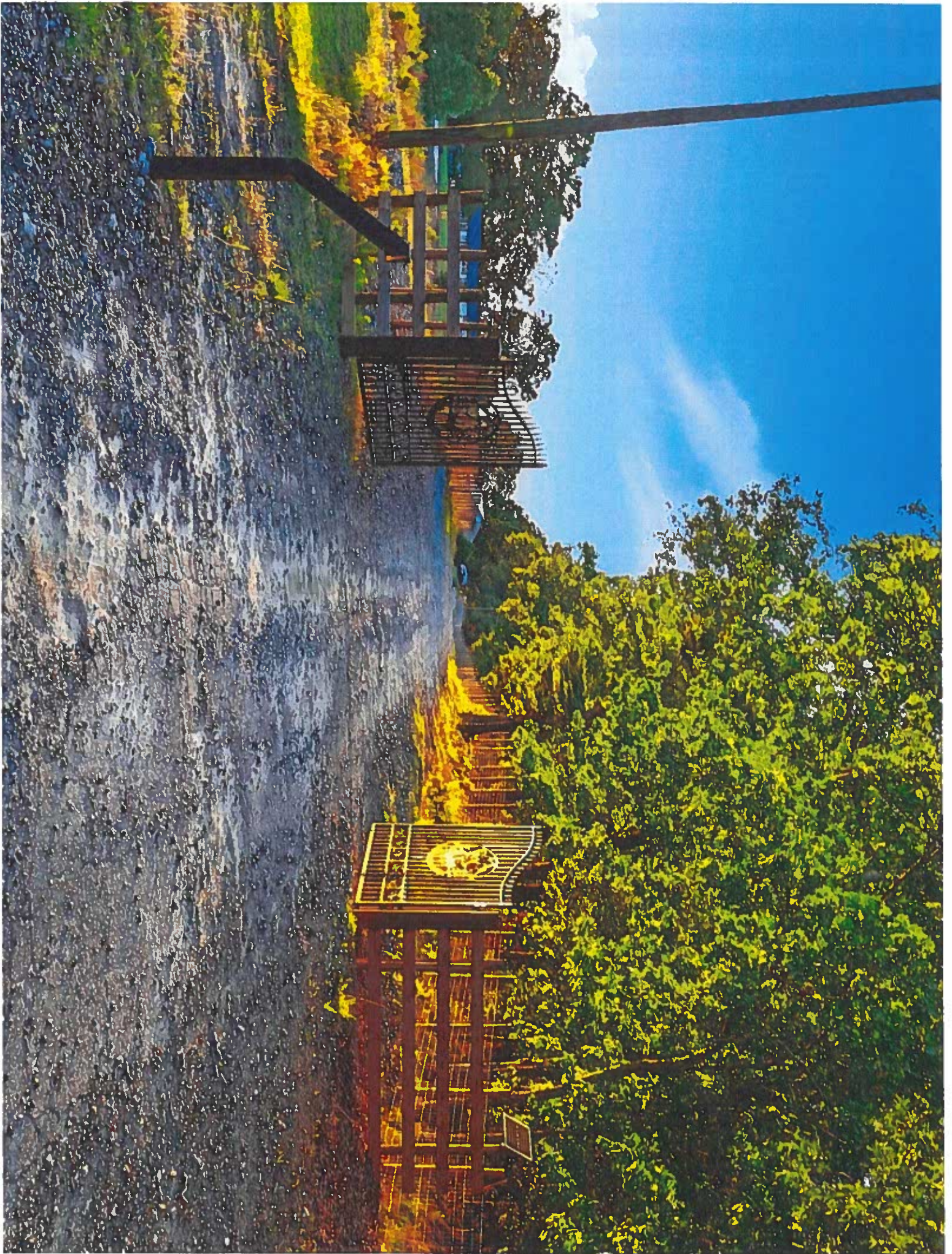
Signature of Owner(s)

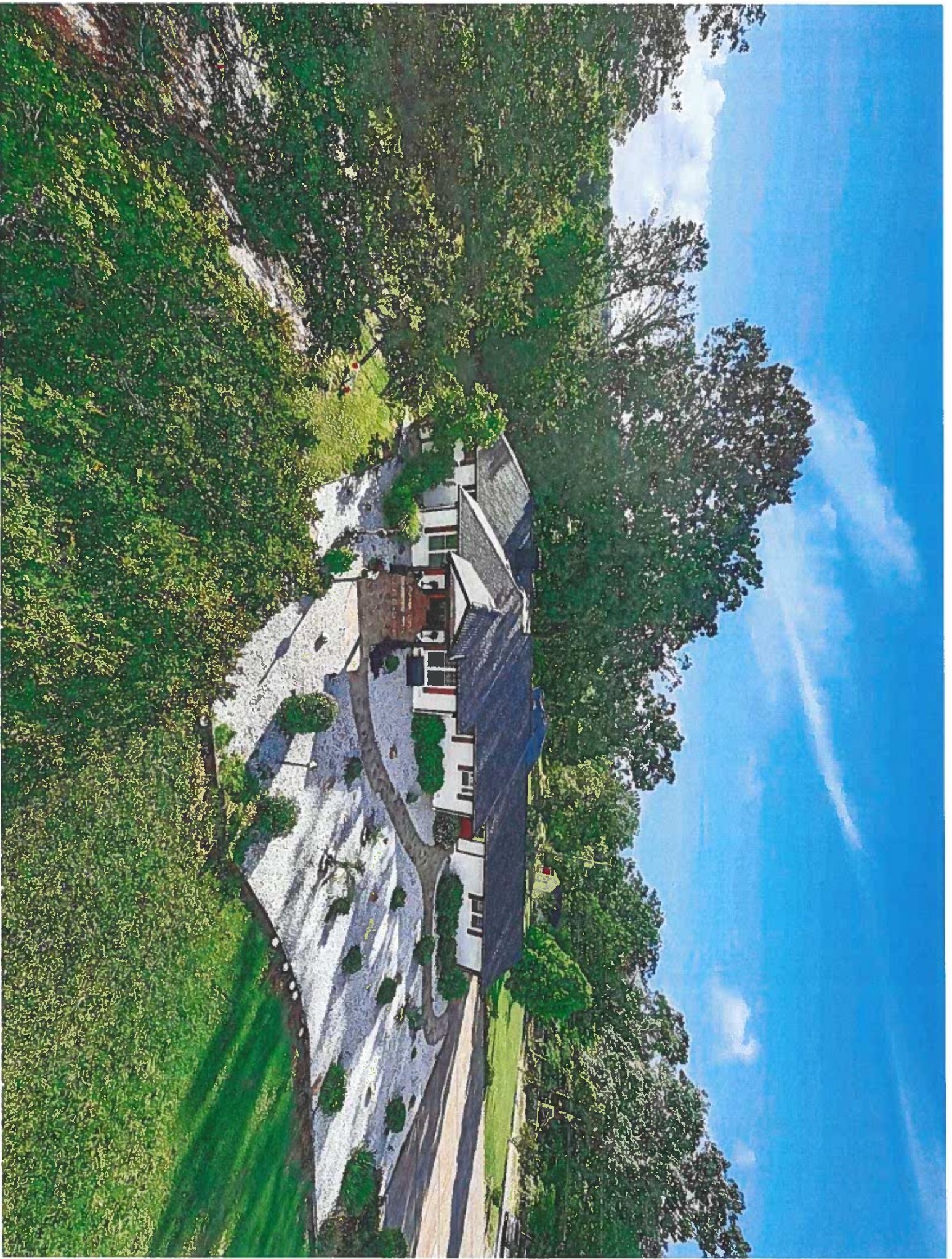
Date

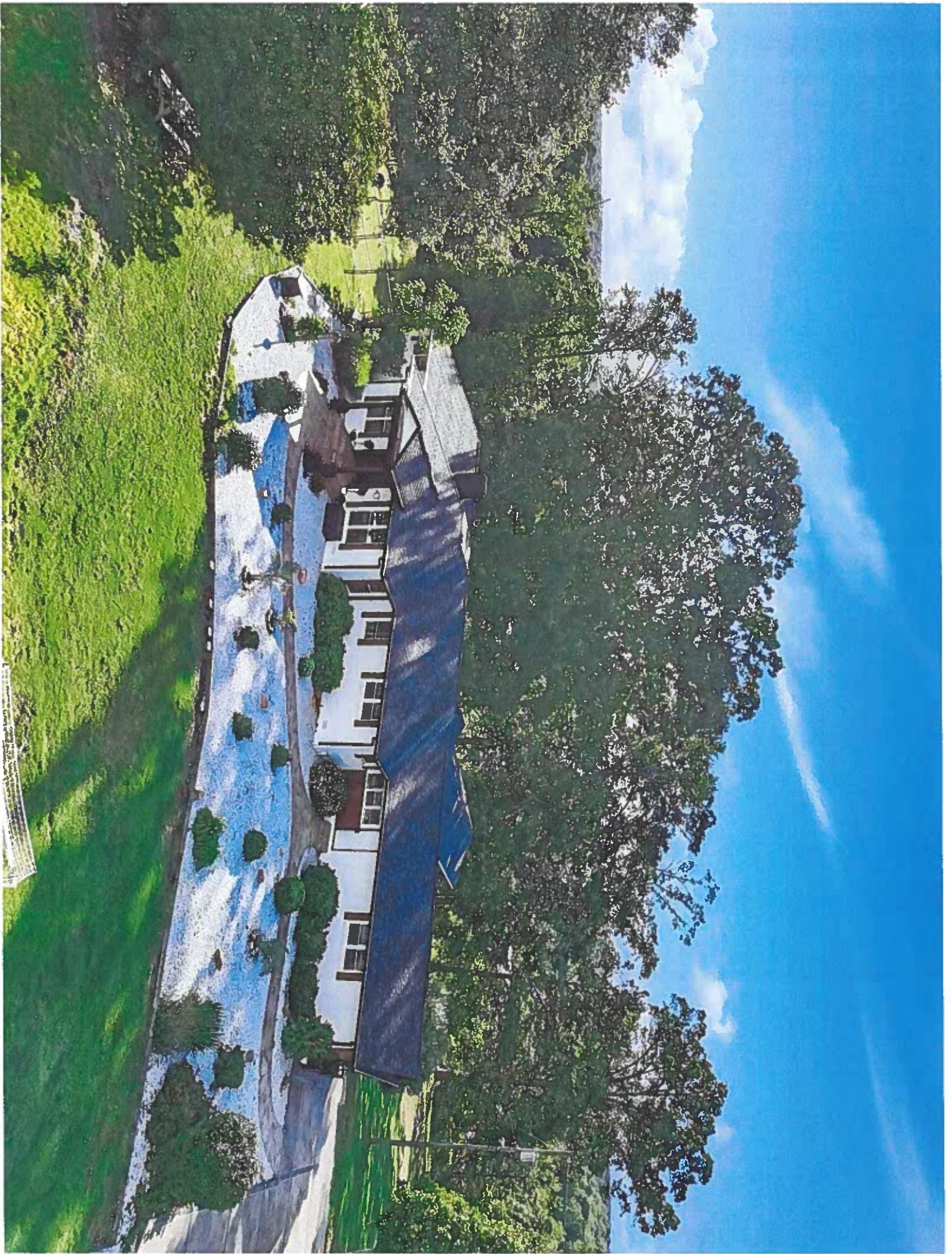
Staff Use Only:
Application Received By: _____
Planning Commission Date: _____
Planning Commission Decision: _____
Fee Paid Yes No Credit Card/Check# _____

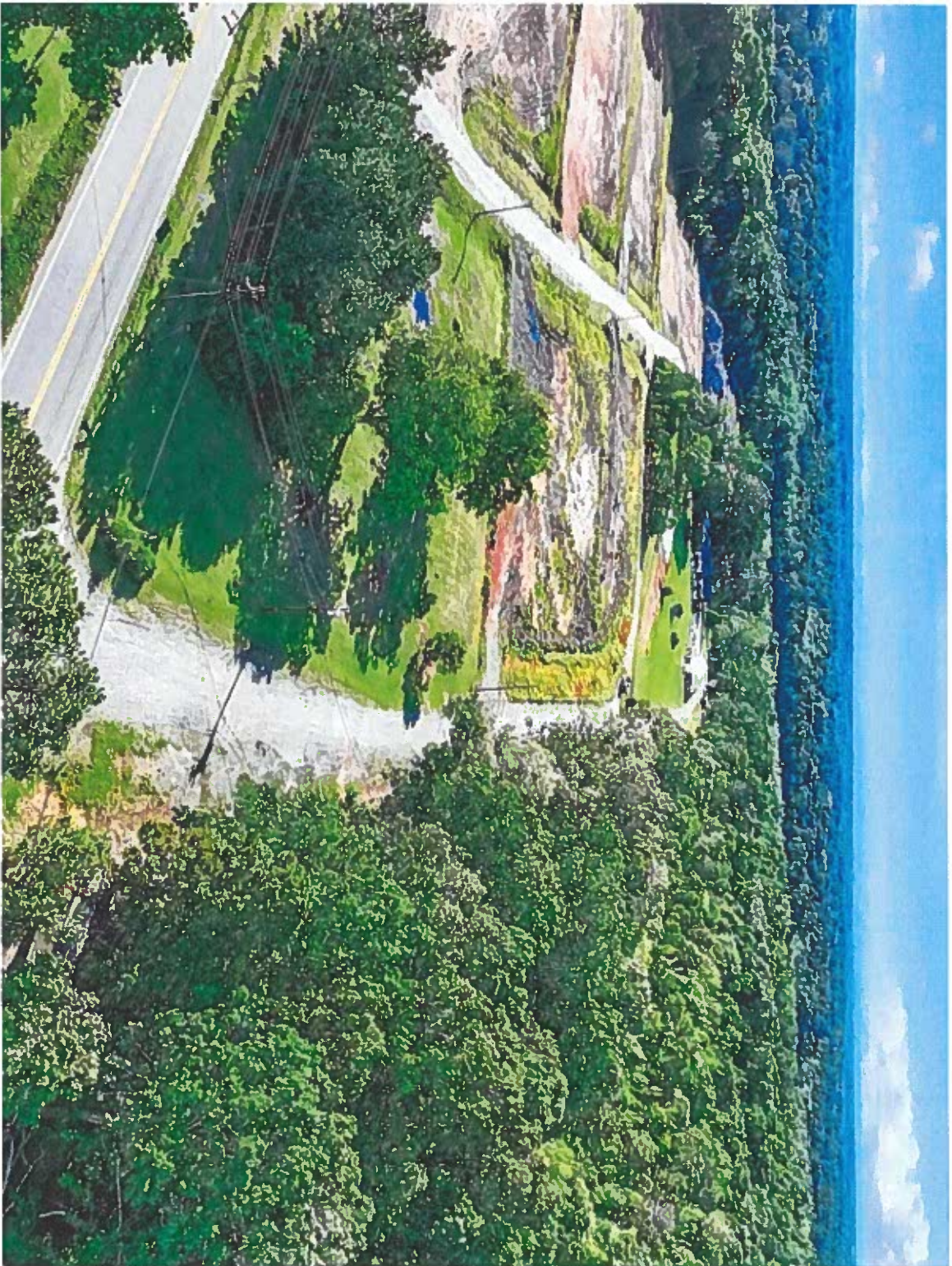
Date: _____

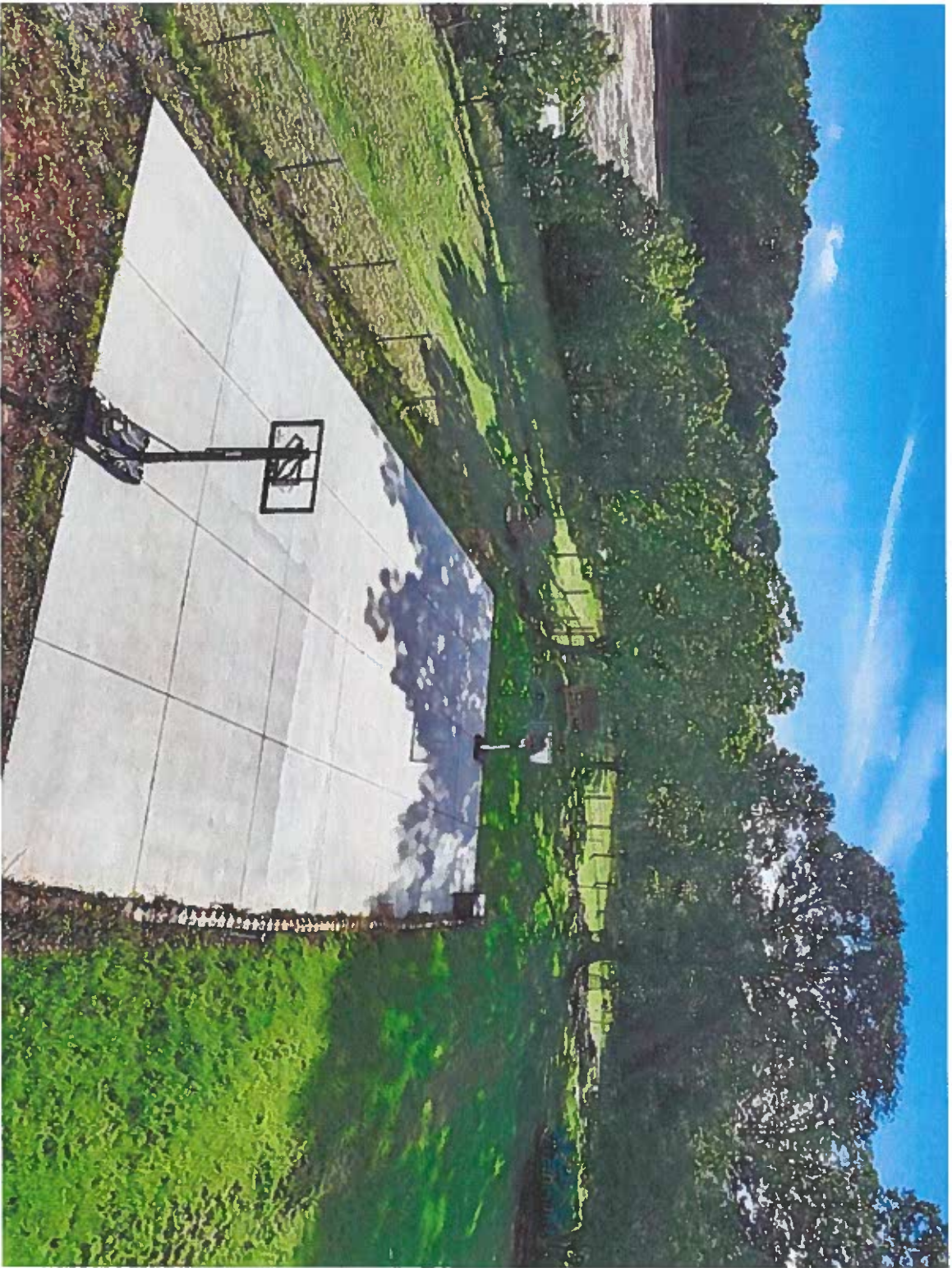
Site Plan Revision Fee \$ **105.00**



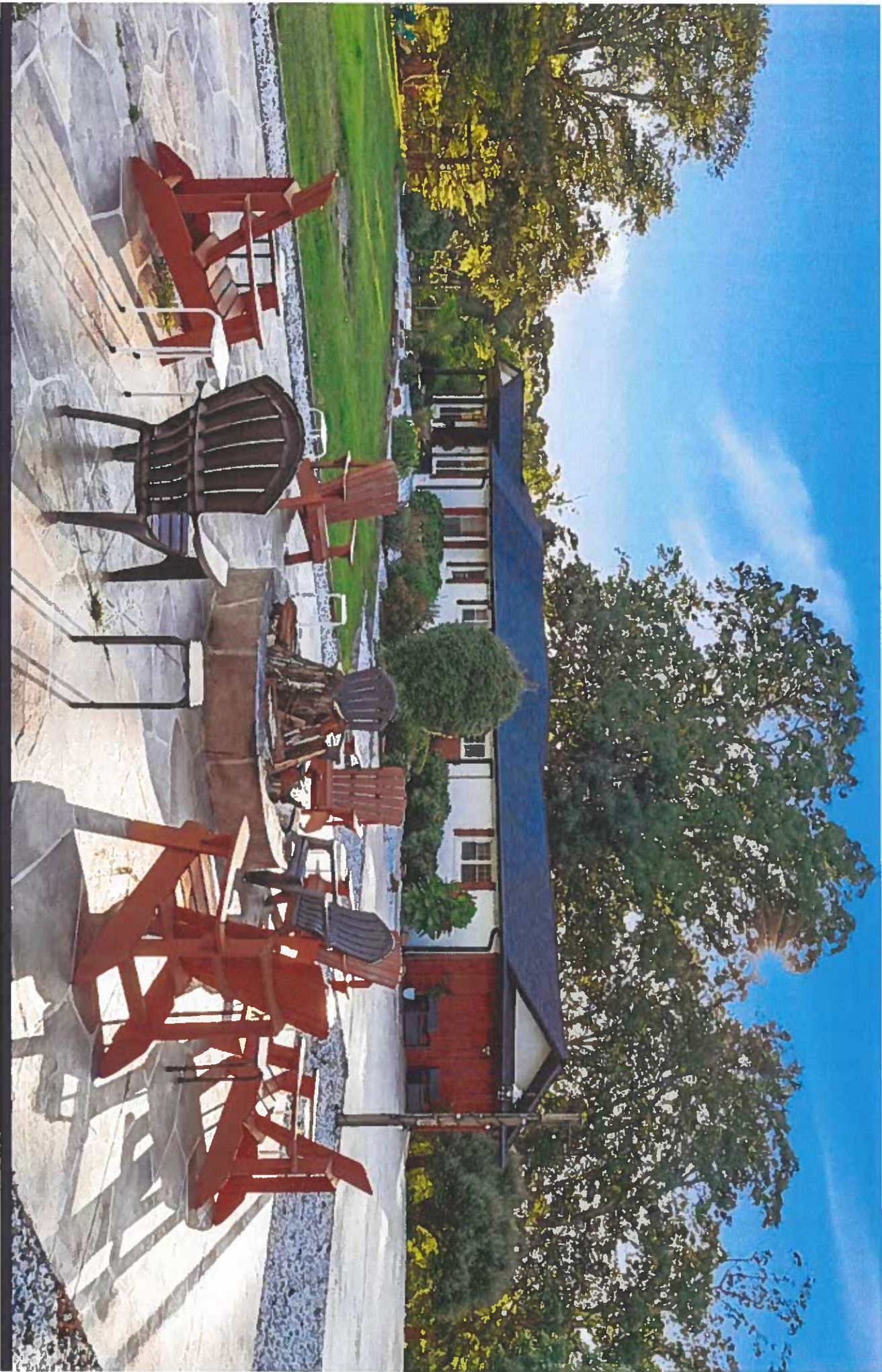




















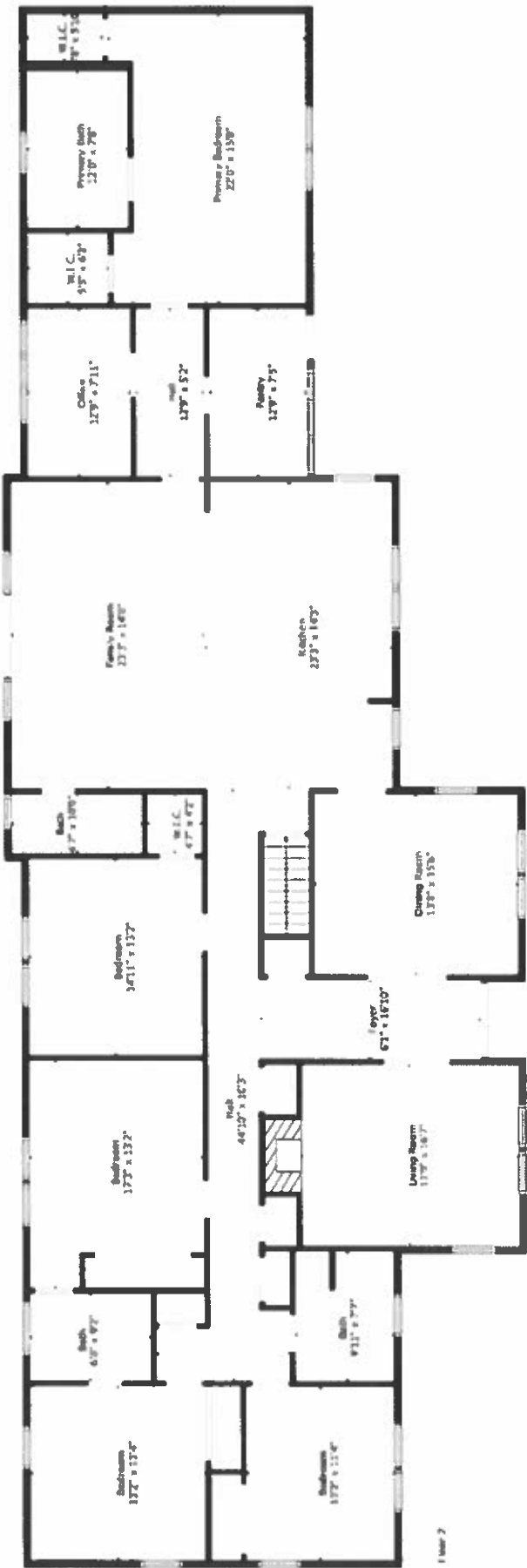




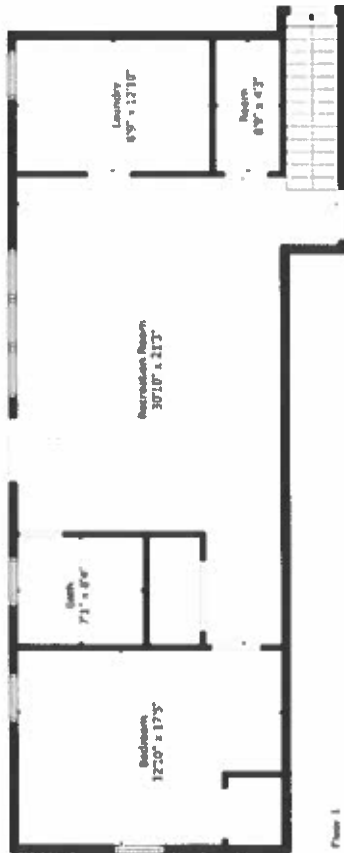








Page 2



Page 1



FOR SALE
ONE GOAL
ONE PASSION
YOUR HOME
Keller Williams
VICTORIA
ORZHEKHOVSKY
864-7...

**LAND USE REVIEW
PUBLIC HEARING**
FOR INFORMATION CALL:
ANDERSON COUNTY
DEVELOPMENT STANDARDS
864-260-4719

Anderson County Planning Commission Meeting

October 14, 2025

6:00 PM

Staff Report – Large Scale Project- Any project that generates a need for 100 or more off street parking spaces requires a public hearing.

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

Preliminary Project Name: Hurricane Creek North 300

Property Owner of Record: Van Trust Real Estate, LLC

Authorized Representative: Emily Wieringa

Intended Development: Industrial/Warehouse

Location/Access: Hurricane Creek Rd. & Lacannon Rd. (County)

Details of Development: This project involves the development of an approximately 308,880 square foot rear load facility, the scope of work includes the construction of one warehouse building and the associated parking lots, as well as a stormwater management pond and utilities required to support the facilities. The total improvements will disturb approximately 26 acres of land. The requested land use for this facility is industrial/warehouse.

Surrounding Land Use: Industrial/Warehouse, Residential, Vacant

Total Site Area: 26 Acres, Parcel +/- 32.35 Acres

County Council District: 6

Zoning: Un-Zoned

Tax Map Number: 217-00-16-002

Variance: None requested

Traffic Impact Analysis: Does not require TIS



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: Hurricane Creek North 300

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 Emily Wieringa

Mailing Address 955 Yard Street, Suite 100 Columbus OH, 43212

Telephone (614) 745-0615

E-mail emily.wieringa@vantrustre.com

Applicant is the: Owner's Agent X

Property Owner _____

Property Owner(s) of Record VanTrust Real Estate, LLC

Mailing Address 955 Yard Street, Suite 100 Columbus OH, 43212

Telephone (614) 745-0615

E-mail emily.wieringa@vantrustre.com

Authorized Representative Emily Wieringa

Mailing Address 701 Easley Bridge Road, Unit 6060 Greenville, SC 29611

Telephone (843) 333-5962

E-mail rhall@seamonwhiteside.com

Address/Location of Property 122 Lacannon Rd, Piedmont, SC 29673

Existing Land Use Undeveloped

Proposed Land Use Warehouse

Tax Map Number(s) 2170016002

Total Size of Project (acres) 26

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
 - b. section 38-210, excluding single-family subdivisions.
 - c. A truck or bus terminal, including service facilities designed principally for such uses. Outdoor sports or recreational facilities that encompass one (1) or more acres in parking and facilities.
8. Tattoo Facilities Fee **\$450.00**
9. Mobile Home Parks/Manufactured Home Parks/RV Parks Fee **\$450.00**
10. Sexually Oriented Business Fee **\$750.00**
11. Salvage, junk, and scrap yards Fee **\$750.00**
12. Cell Towers **\$750.00**

APPLICATION PROCESS

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

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 properly access locations.	9. Natural features located on the property.
10. Man-made features both within and adjacent to the property including <ul style="list-style-type: none"> a) Existing streets and names (with ROW shown) b) City and County boundary lines c) Existing buildings to remain. 		

- a) Existing streets and names (with ROW shown)
- b) City and County boundary lines
- c) Existing buildings to remain
- 11. Required and proposed buffers and landscaping
- 12. Flood Plains and areas prone to flooding
- 13. Such additional information as may be useful to permit an understanding of the proposed use and development of the property.

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



Anderson County, South Carolina
LAND USE REVIEW
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?

Yes, many of the surrounding properties are warehouse/industrial with some residential properties nearby as well.

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

No, the proposed use will not adversely affect the use of any of the surrounding properties.

- (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 use may include minor use of streets, water and sewer utilities. Working with roads and bridges for road improvement as needed.

- (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?

Yes, all requirements set forth in the development ordinance have been met for this property.

- (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?

Yes.



Anderson County, South Carolina
LAND USE REVIEW

SIGNATURE(S) OF APPLICANTS(S):

I (we) certify as property owners or authorized representative that the information shown on and any attachment to this application is accurate to the best of my (our) knowledge, and I (we) understand that any inaccuracies may be considered just cause for postponement of action on the request and/or invalidation of this application or any action taken on this application. I (we) further authorize staff of Anderson County to inspect the premises of the above-described property at a time which is agreeable to the applicant/property owner.

Emily E. Wieringa, as agent for VTRE Development, LLC
Signature of Applicant

09.05.2025
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)

Date

Staff Use Only:

Application Received By: _____

Planning Commission Date: _____

Planning Commission Decision: _____

Fee Paid Yes No Credit Card/Check# _____

Date: _____

Site Plan Revision Fee \$ **105.00**



September 08, 2025

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

Hurricane Creek
Anderson County, South Carolina
SW+ Project No. 12551

To Whom it May Concern,

The purpose of this letter is to provide clarification regarding the proposed construction activities associated with the referenced project. The project involves the development of an approximately 308,880 square foot rear load facility, located in Anderson County on parcel TMS No. 2170016002. The scope of work includes the construction of one warehouse building and the associated parking lots, as well as a stormwater management pond and utilities required to support the facilities. The total improvements will disturb approximately 26 acres of land. The requested land use for this facility is industrial/warehouse.

Included in this submittal is a plot of the Site Plan, the Land Use Review Application form, grading permit application, and the register of deeds.

Should you have any questions regarding this matter, please do not hesitate to call us at 843-333-5962.

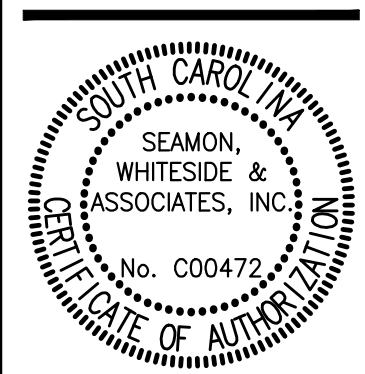
Thank you,

Seamon, Whiteside & Associates, Inc.

A handwritten signature in black ink, appearing to read 'Ryan Hall', written in a cursive style.

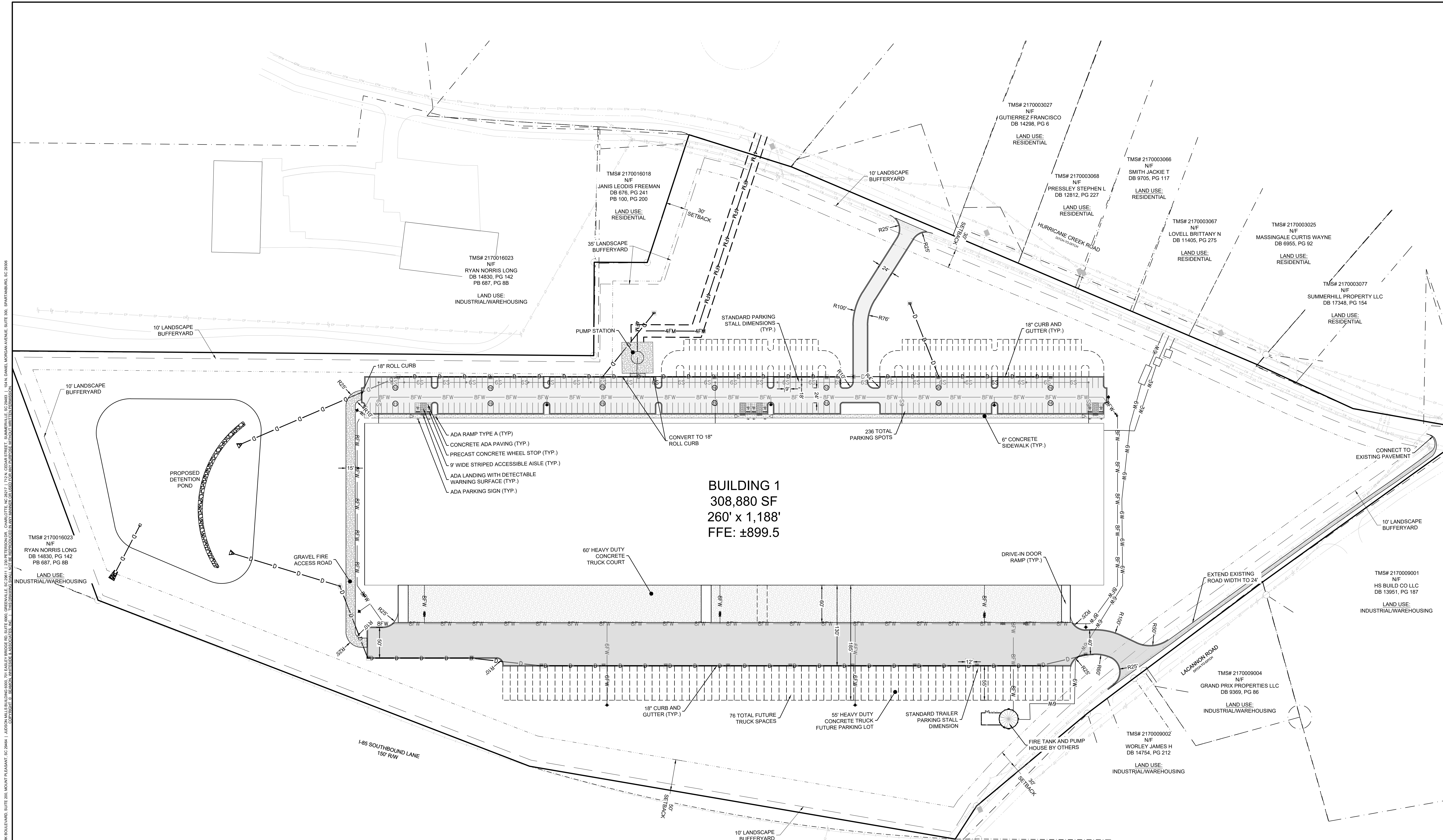
Ryan Hall, PE
Director, Greenville Office





NOT FOR CONSTRUCTION
 05/14/25

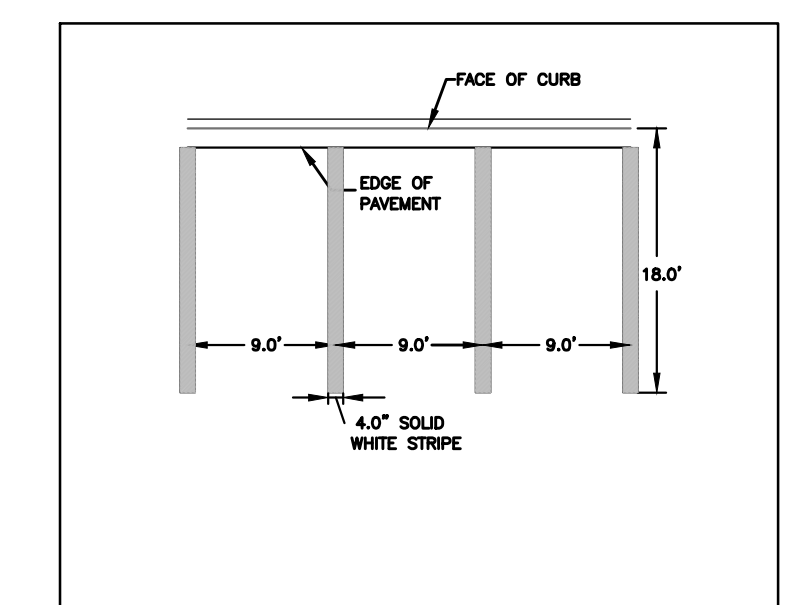
HURRICANE CREEK
 INTERSECTION OF HURRICANE CREEK RD AND LACANNON RD
 ANDERSON COUNTY, SC



PLANNING & ZONING INFORMATION:
 TAX MAP NUMBER(S): 2170016002
 PARCEL AREA: 32.35 ACRES DISTURBED AREA: 26.00 ACRES
 BUILDINGS SETBACKS: AS NOTED SITE BUFFERS: AS NOTED
 ZONING: NOT ZONED
 PROPOSED WAREHOUSE AND DISTRIBUTION FACILITY ±308,880 SF
 OFF-STREET PARKING:
 (PER SECTION 24-210 REQUIREMENTS)
 1 PARKING SPACES PER 5,000 SQUARE FEET OF GROSS FLOOR AREA
 308,880 USE x 5,000 PARKING SPACES/USE = 62 PARKING SPACES
 TOTAL REQUIRED PARKING SPACES = 62
 TOTAL PROPOSED PARKING SPACES = 236
 STANDARD PARKING SPACES = 225
 ADA PARKING SPACES = 7
 (7 ADA SPACES REQUIRED PER THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN § 208, TABLE 200.2 PARKING SPACES)
 NO OFF SITE PARKING SPACES

LEGEND

	STANDARD DUTY ASPHALT PAVING
	HEAVY DUTY ASPHALT PAVING
	HEAVY DUTY CONCRETE
	CONCRETE SIDEWALK
	GRAVEL



PERCENTAGE OF IMPERVIOUS AREA:

TOTAL IMPERVIOUS AREA:	12.41 AC
TOTAL AREA:	32.35 AC
PERCENTAGE: 38.36%	

PERCENTAGE OF OPEN SPACE:

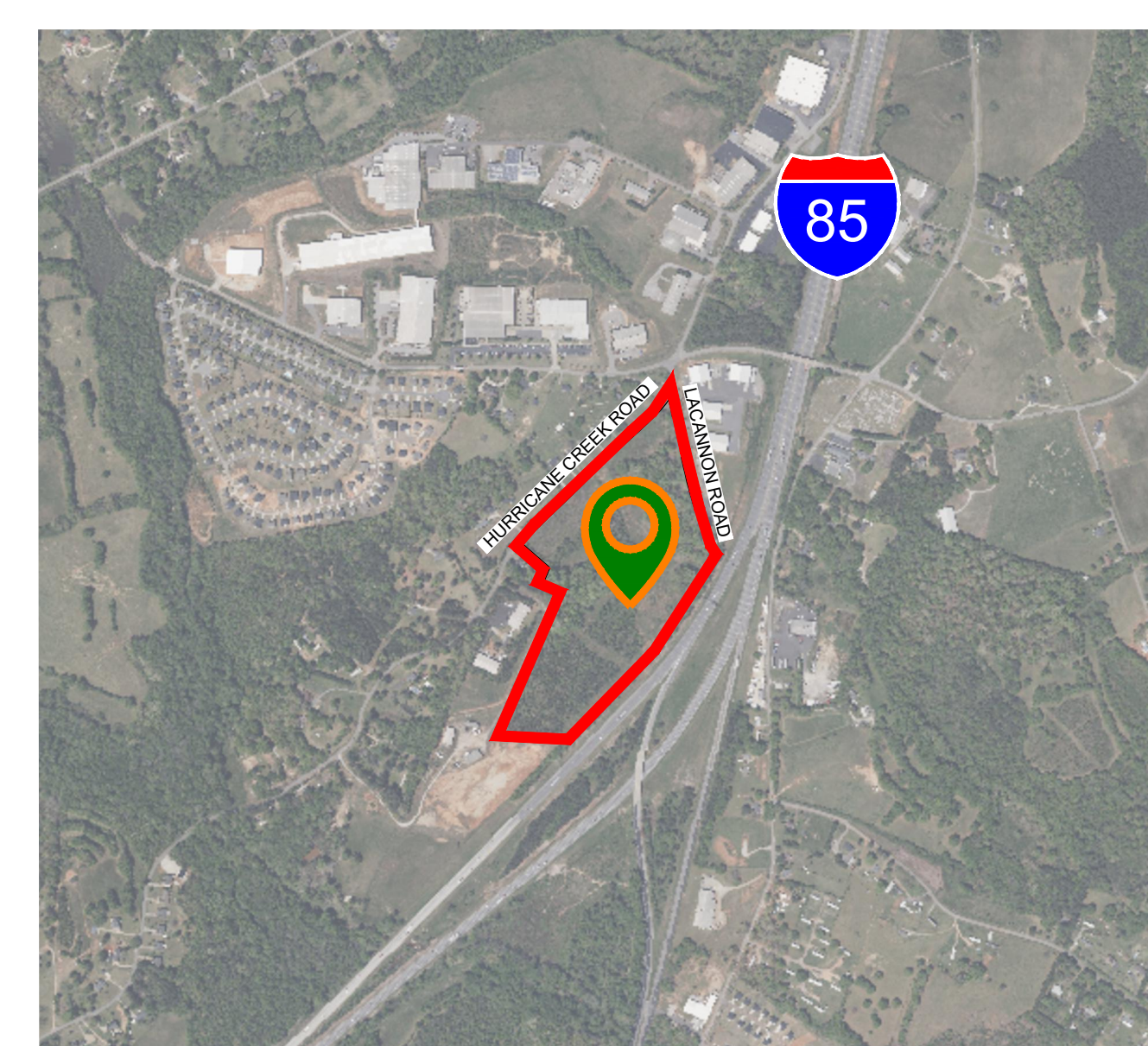
TOTAL OPEN SPACE:	19.94 AC
TOTAL AREA:	32.35 AC
PERCENTAGE: 61.64%	

NOTES:

- LAND USE: GENERAL WAREHOUSING
- FLOODPLAIN: SITE NOT IN FLOODPLAIN
- EXISTING BUILDINGS: NO EXISTING BUILDINGS ON SITE
- CORNER LOT: SITE SITUATED AT THE CORNER INTERSECTION OF LACANNON RD AND HURRICANE CREEK ROAD

NOTES:

BUILDING 1 HEIGHT: 40'-0"
 FRONT SETBACK = 50'
 SIDE SETBACK = 30'
 REAR SETBACK = 30'



811
 Know what's below.
 Call before you dig.

SCALE: 1" = 60'

0 30 60 120

PRICING SET
 (NOT FOR CONSTRUCTION)

SW# PROJECT: 12551
 DATE: 05/14/25
 DRAWN BY: HC
 CHECKED BY: RH

REVISION HISTORY

A	09/05/25	
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Upstate Industrial Park

2160011016

2170007006

2160011013

Shiloh Church Road SB-04-0140

Shiloh Church Road C-01-0140

85

2170010001

Shiloh Creek

2170008007

2170009006

2170009001

Hurricane Creek Road C-06-0058

Lacannon Road C-09-0095

I-85 Southbound I-01-0095

Reid Bagwell Lane

2170003028

001

0135 E

2170016002

EXIT 34

2170012006

589 # B

589

2170012024

511

3438

613

2170012026

601 # B

601

605

2170012022

609

601 # A

615

2170012021

2170003030

2170003029

2170016026

2170016027

2170016003

2170016035

2170016023

Pelzer 29669

Highway 29 North R-8390

I-85 Northbound I-01-0085

Highway 29 North US-04-0029

2170012000

2170014010

**LAND USE REVIEW
PUBLIC HEARING**
FOR INFORMATION CALL:
ANDERSON COUNTY
DEVELOPMENT STANDARDS
864-260-4719

TRINITY
PARTNERS
21
for sale
WALT ROBINSON, CCIM SIGN
864.616.1035
CHRISTOPHER NICHOLSON, CCIM SIGN
864.260.8419

MEMORANDUM

To: Planning Commission Members

From: Alesia Hunter, Planning Development Building Director, CZA, CFM, CI,

Subject: Proposed Zoning Referendum in Neal's Creek, Rock Spring, and Shirley Store
Voting Precinct-Council Districts 2 & 3

Date: October 3, 2025

Please be advised that citizens located within the Neal's Creek,(Council Districts 2 & 3) and Rock Spring, (Council District 3), and Shirley Store, (Council District 3) collected the 15% required signatures to be placed on the ballot for November 4, 2025 voting referendum.

Through this action, county ordinance requires county council to conduct two (2) readings. These readings will be held on October 21, 2025 and also on November 4, 2025. With that said, the statute requires the Planning Commission to review the proposed zoning maps prior to the voting referendum. I have enclosed the Proposed Zoning Maps as well as the county's adopted 2016 Current and Future Land Use Map for reference.

If the zoning referendum passes, Anderson County Council will have its third (3rd) and Final Reading on November 18, 2025 and zoning will become official in the Neal's Creek, Rock Spring, and Shirley Store Precinct.

If you have any questions, please let me know.

ORDINANCE #2025-025

AN ORDINANCE AMENDING ORDINANCE No. 99-004, THE ANDERSON COUNTY ZONING ORDINANCE, AS ADOPTED JULY 20, 1999, BY AMENDING THE ANDERSON COUNTY OFFICIAL ZONING MAP TO ADOPT A ZONING MAP IN THE NEAL’S CREEK VOTING PRECINCT, ANDERSON COUNTY, SOUTH CAROLINA; AND OTHER MATTERS PERTAINING THERETO.

WHEREAS, Anderson County, South Carolina, a body politic and corporate and political subdivision of the State of South Carolina (the “County”), acting by and through its County Council (the “County Council”), previously adopted Anderson County Ordinance No. 99-004, the Anderson County Zoning Ordinance (the “Ordinance”), which Ordinance contains the Anderson County Official Zoning Map (the “Map”); and,

WHEREAS, County Council desires to amend the Map by adopting a zoning map for the Neals Creek voting precinct, subsequent to the referendum in the Neal’s Creek voting precinct requesting County Council to impose zoning in that precinct; and,

WHEREAS, the Anderson County Planning Commission held a duly advertised Public Hearing on October 14, 2025 at which time it reviewed the Anderson County Future Land Use Plan, as well as, the proposed Official Zoning Map of the Neal’s Creek voting precinct and made recommendations to County Council regarding amendment to the Anderson County Official Zoning Map in order to reflect zoning recommendations in the Neal’s Creek voting precinct; and,

WHEREAS, County Council will hold a duly advertised Public Hearing on November 18, 2025 regarding said amendment of the Anderson County Comprehensive Plan and Official Zoning Map; and,

WHEREAS, The registered voters of the Neal’s Creek voting precinct, in a duly advertised and conducted referendum, to be held on November 4, 2025, to express their desires with respect to zoning on and in the Neal’s Creek voting precinct;

NOW, THEREFORE, be it ordained by Anderson County Council, in meeting duly assembled, that:

1. The Anderson County Council hereby adopts the attached Official Zoning Map of the Neal’s Creek voting precinct as an amendment of the Anderson County Official Zoning Map as previously adopted July 20, 1999, by Anderson County Ordinance No. 99-004.

2. Should any portion of this resolution be deemed unconstitutional or otherwise unenforceable by any court of competent jurisdiction, such determination shall not affect the remaining terms and provisions of this ordinance, all of which is hereby deemed separable.
3. All orders, resolutions, and enactments of Anderson County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded.
4. This ordinance shall take effect and be in force from and after third reading and enactment by Anderson County Council.

ORDAINED in meeting duly assembled this 18th day of November 2025

ATTEST:

Rusty Burns
Anderson County Administrator

Tommy Dunn, District 5, Chairman

Renee D. Watts
Clerk to Council

APPROVED AS TO FORM

Leon Harmon, County Attorney

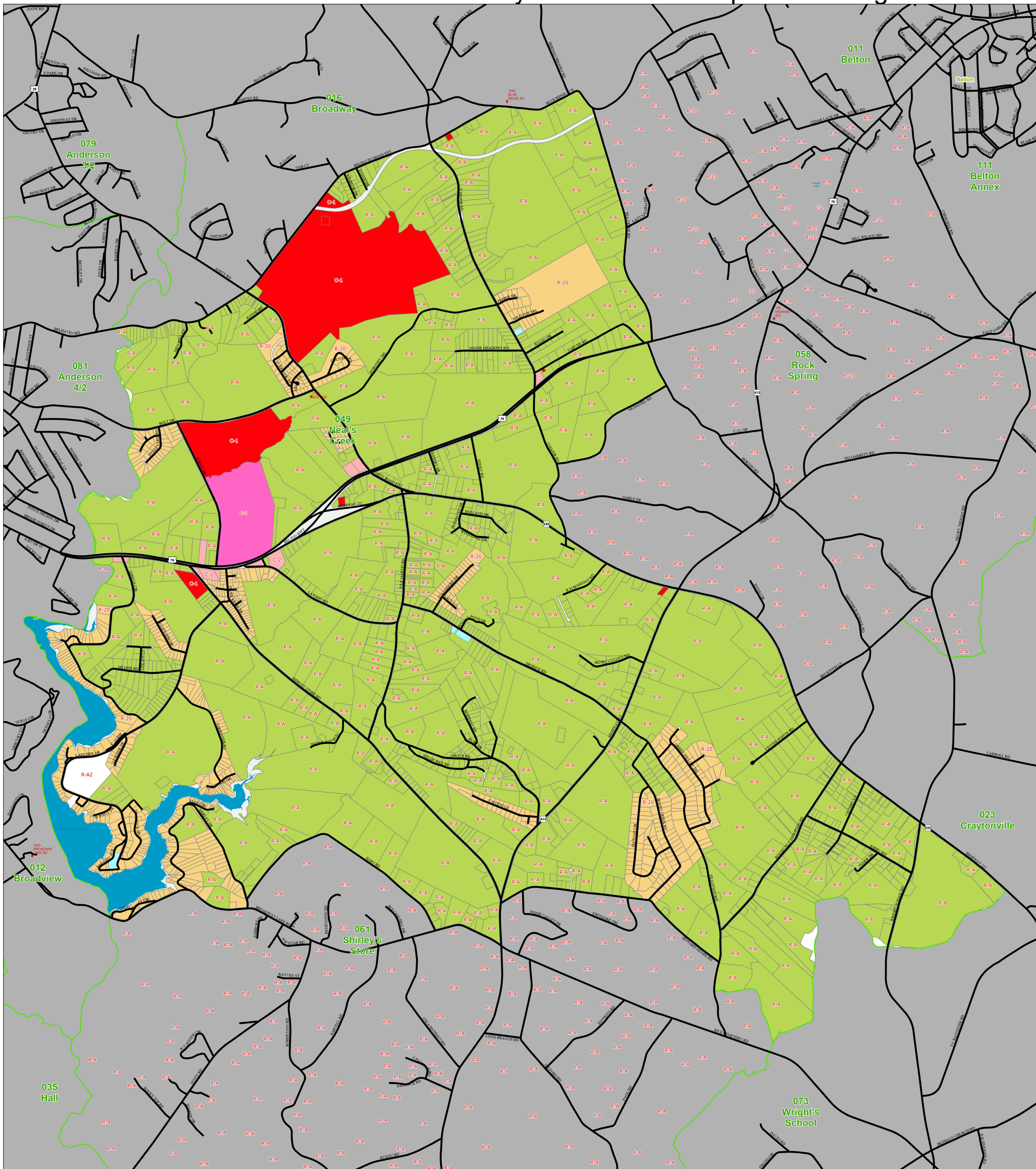
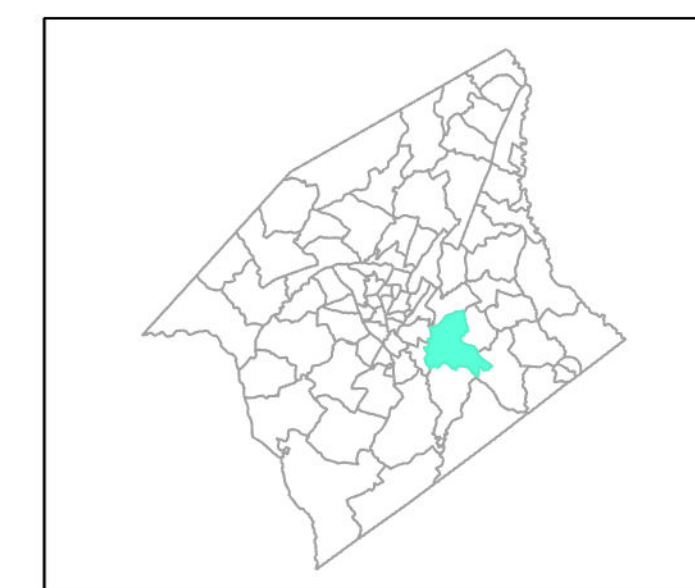
1st Reading: October 21, 2025

2nd Reading: November 4, 2025

3rd Reading: November 18, 2025** **pending approval of referendum**

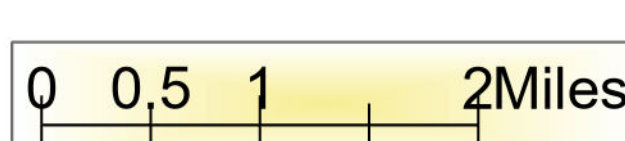
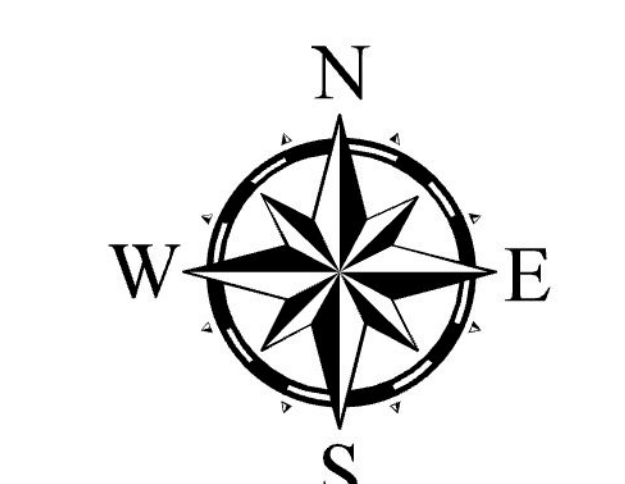
Public Hearing: November 18, 2025 ** **pending approval of referendum**

Anderson County Neal's Creek Proposed Zoning



Legend

Red square	Posting Point
Black line	Out of County Road
Blue line	Water
Yellow line	Highways
Blue line	Lakes
Green line	Intersecting
Orange line	Intersecting
Light green	R-1A
Light orange	R-20
Light blue	C-1
Light purple	C-2
Light pink	C-3
Light yellow	C-4
Light green	C-5
Light orange	C-6
Light blue	C-7
Light purple	C-8
Light pink	C-9
Light yellow	C-10
Light green	C-11
Light orange	C-12
Light blue	C-13
Light purple	C-14
Light pink	C-15
Light yellow	C-16
Light green	C-17
Light orange	C-18
Light blue	C-19
Light purple	C-20
Light pink	C-21
Light yellow	C-22
Light green	C-23
Light orange	C-24
Light blue	C-25
Light purple	C-26
Light pink	C-27
Light yellow	C-28
Light green	C-29
Light orange	C-30
Light blue	C-31
Light purple	C-32
Light pink	C-33
Light yellow	C-34
Light green	C-35
Light orange	C-36
Light blue	C-37
Light purple	C-38
Light pink	C-39
Light yellow	C-40
Light green	C-41
Light orange	C-42
Light blue	C-43
Light purple	C-44
Light pink	C-45
Light yellow	C-46
Light green	C-47
Light orange	C-48
Light blue	C-49
Light purple	C-50
Light pink	C-51
Light yellow	C-52
Light green	C-53
Light orange	C-54
Light blue	C-55
Light purple	C-56
Light pink	C-57
Light yellow	C-58
Light green	C-59
Light orange	C-60
Light blue	C-61
Light purple	C-62
Light pink	C-63
Light yellow	C-64
Light green	C-65
Light orange	C-66
Light blue	C-67
Light purple	C-68
Light pink	C-69
Light yellow	C-70
Light green	C-71
Light orange	C-72
Light blue	C-73
Light purple	C-74
Light pink	C-75
Light yellow	C-76
Light green	C-77
Light orange	C-78
Light blue	C-79
Light purple	C-80
Light pink	C-81
Light yellow	C-82
Light green	C-83
Light orange	C-84
Light blue	C-85
Light purple	C-86
Light pink	C-87
Light yellow	C-88
Light green	C-89
Light orange	C-90
Light blue	C-91
Light purple	C-92
Light pink	C-93
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Light orange	C-96
Light blue	C-97
Light purple	C-98
Light pink	C-99
Light yellow	C-100

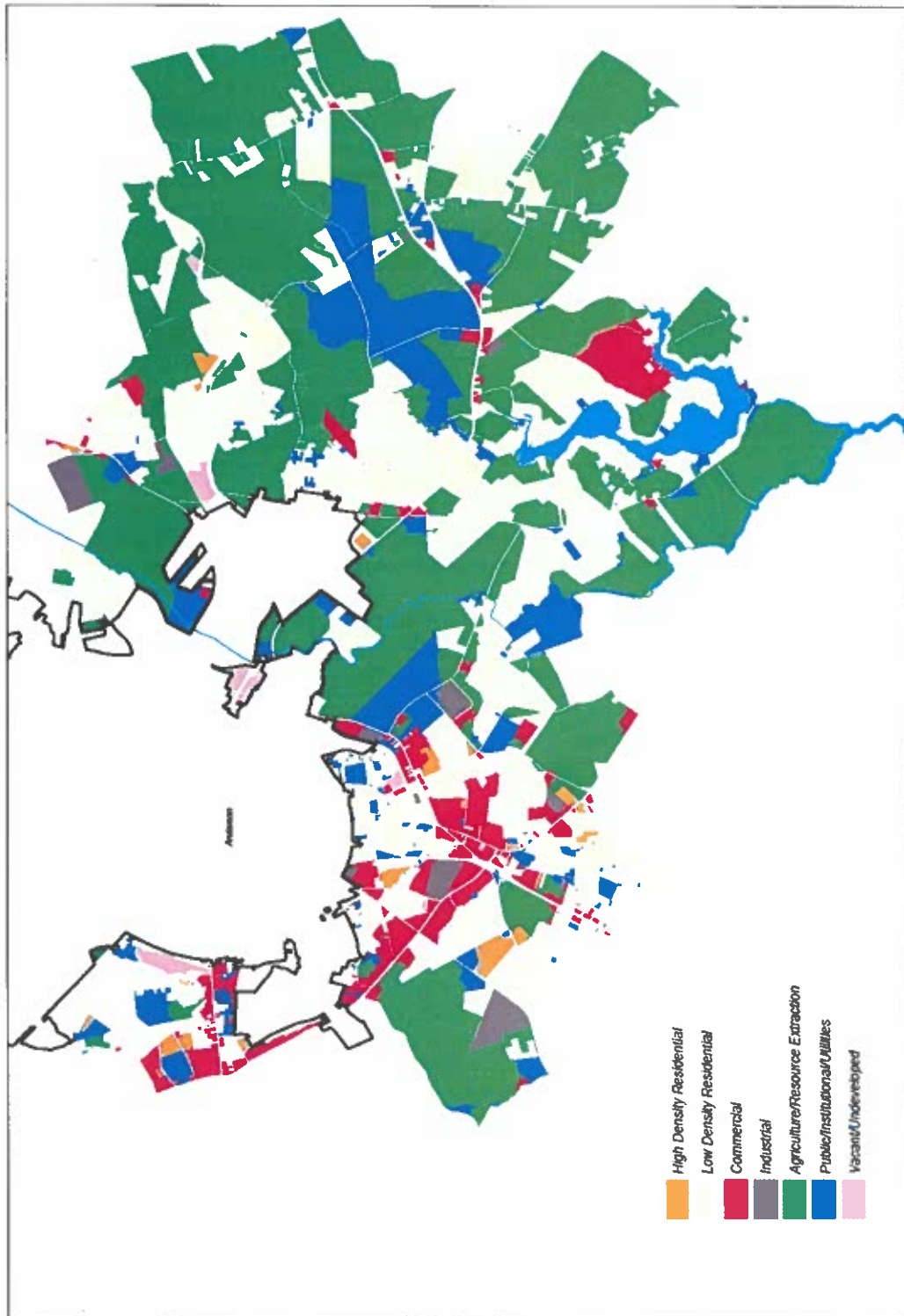


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www.andersoncountysc.org





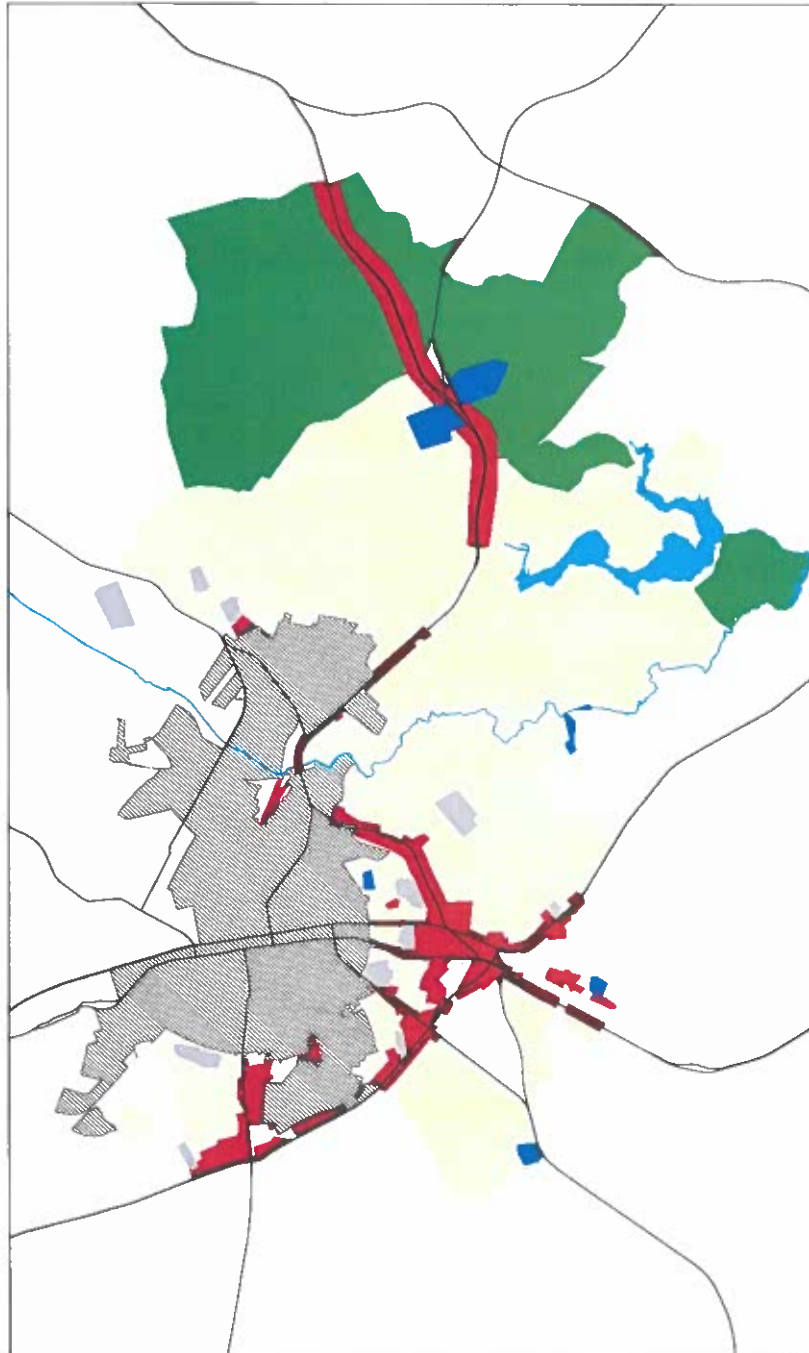
Map 7.3 Current Land Use, Council District 2





Map 7.11 Future Land Use, Council District 2

County Council District 2
Future Land Use



- Highways
- Municipalities
- Agriculture
- Commercial
- Industrial
- Residential
- Public Utilities

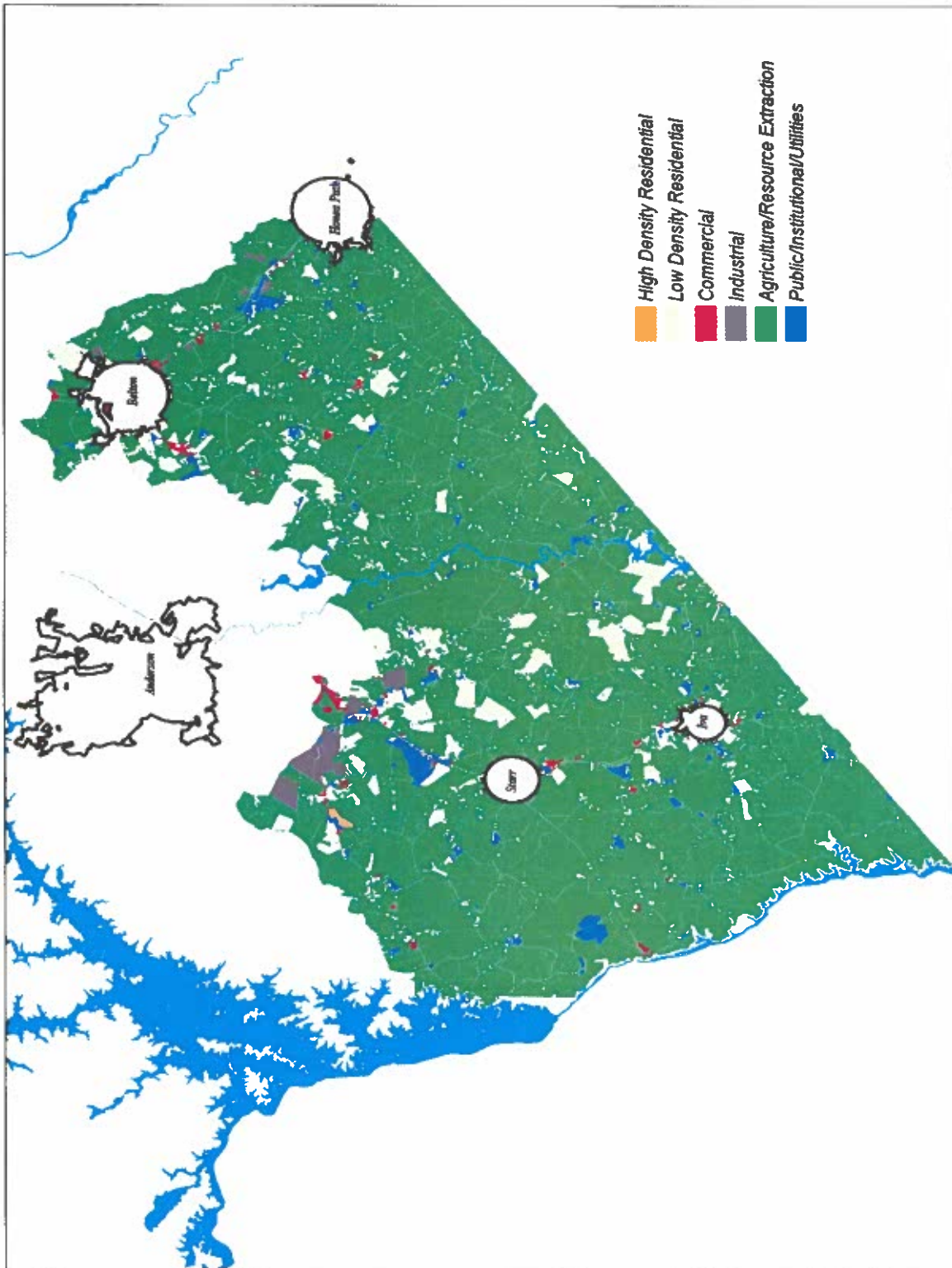


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www.andersoncounty.org



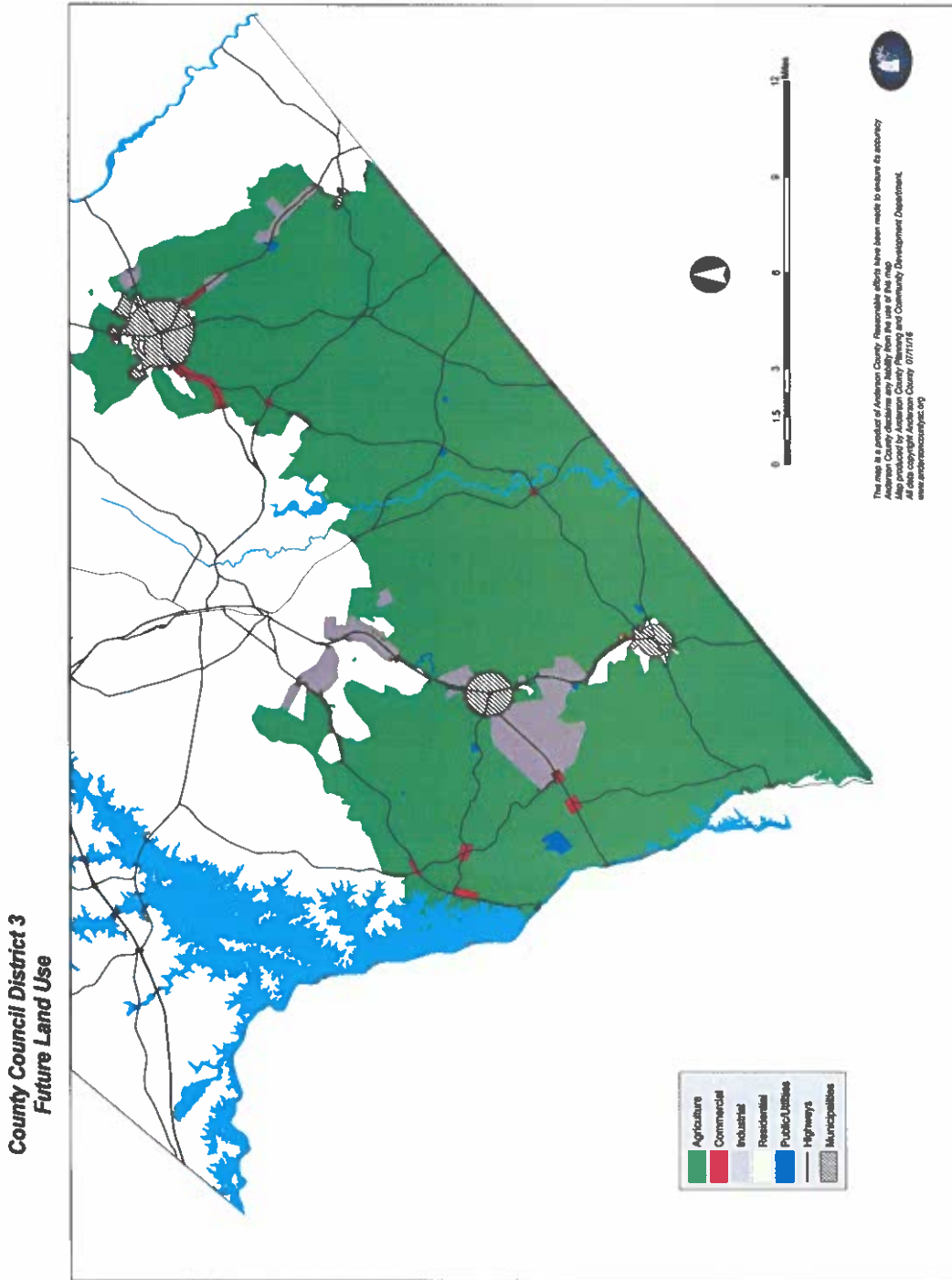


Map 7.4 Current Land Use, Council District 3





Map 7.12 Future Land Use, Council District 3



ORDINANCE #2025-026

AN ORDINANCE AMENDING ORDINANCE No. 99-004, THE ANDERSON COUNTY ZONING ORDINANCE, AS ADOPTED JULY 20, 1999, BY AMENDING THE ANDERSON COUNTY OFFICIAL ZONING MAP TO ADOPT A ZONING MAP IN THE ROCK SPRING VOTING PRECINCT, ANDERSON COUNTY, SOUTH CAROLINA; AND OTHER MATTERS PERTAINING THERETO.

WHEREAS, Anderson County, South Carolina, a body politic and corporate and political subdivision of the State of South Carolina (the “County”), acting by and through its County Council (the “County Council”), previously adopted Anderson County Ordinance No. 99-004, the Anderson County Zoning Ordinance (the “Ordinance”), which Ordinance contains the Anderson County Official Zoning Map (the “Map”); and,

WHEREAS, County Council desires to amend the Map by adopting a zoning map for the Rock Spring voting precinct, subsequent to the referendum in the Rock Spring voting precinct requesting County Council to impose zoning in that precinct; and,

WHEREAS, the Anderson County Planning Commission will hold a duly advertised Public Hearing on October 14, 2025 at which time it will reviewe the Anderson County Future Land Use Plan, as well as, the proposed Official Zoning Map of the Rock Spring voting precinct and make recommendations to County Council regarding amendment to the Anderson County Official Zoning Map; and,

WHEREAS, County Council will hold a duly advertised Public Hearing on November 18, 2025 regarding said amendment of the Anderson County Comprehensive Plan and Official Zoning Map; and,

WHEREAS, The registered voters of the Rock Spring voting precinct, in a duly advertised will conduct a referendum on November 4, 2025, to express their desires with respect to zoning on and in the Rock Spring voting precinct;

NOW, THEREFORE, be it ordained by Anderson County Council, in meeting duly assembled, that:

1. The Anderson County Council hereby adopts the attached Official Zoning Map of the Rock Spring voting precinct as an amendment of the Anderson County Official Zoning Map as previously adopted July 20, 1999, by Anderson County Ordinance No. 99-004.

2. Should any portion of this resolution be deemed unconstitutional or otherwise unenforceable by any court of competent jurisdiction, such determination shall not affect the remaining terms and provisions of this ordinance, all of which is hereby deemed separable.
3. All orders, resolutions, and enactments of Anderson County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded.
4. This ordinance shall take effect and be in force from and after third reading and enactment by Anderson County Council.

ORDAINED in meeting duly assembled this 18th day of November 2025

ATTEST:

Rusty Burns
Anderson County Administrator

Tommy Dunn, District 5, Chairman

Renee D. Watts
Clerk to Council

APPROVED AS TO FORM

Leon Harmon, County Attorney

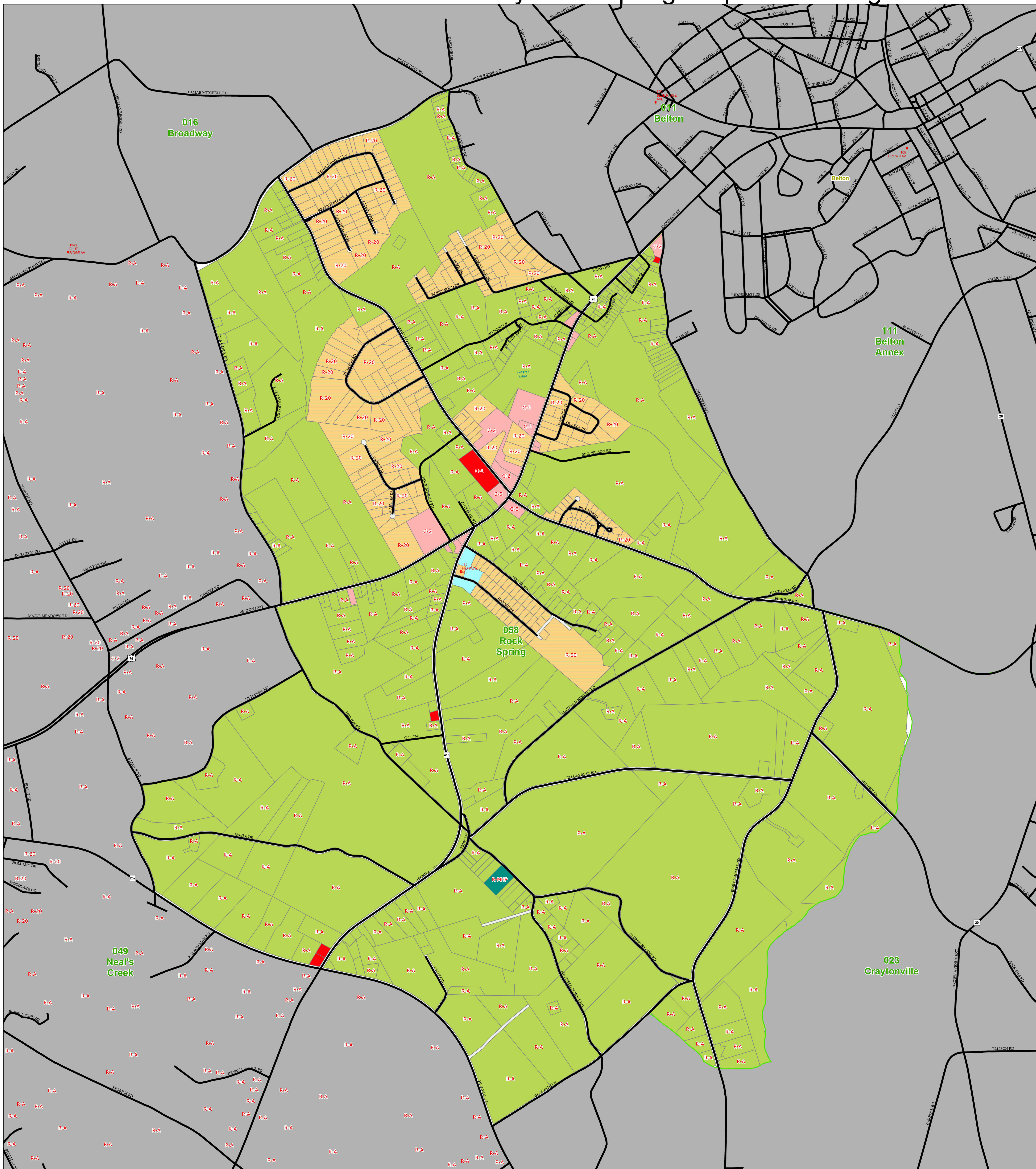
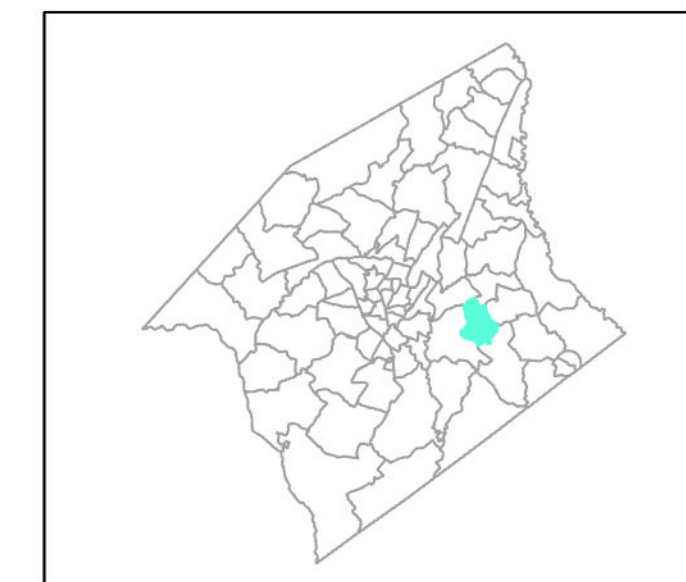
1st Reading: October 21, 2025

2nd Reading: November 4, 2025

3rd Reading: November 18, 2025 ** pending approval of referendum

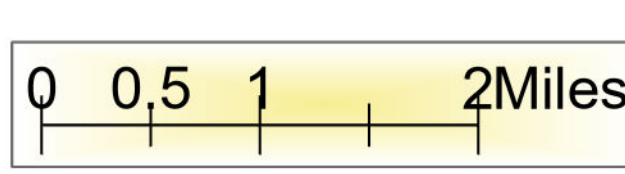
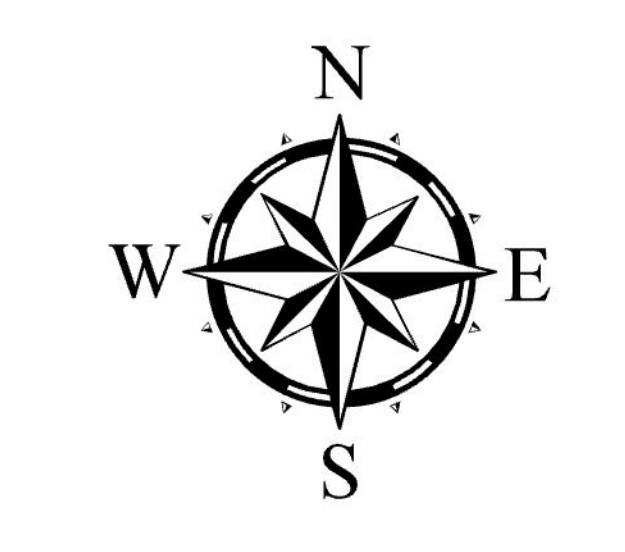
Public Hearing: November 18, 2025 ** pending approval of referendum

Anderson County Rock Spring Proposed Zoning



Legend

Red square	Parking Places	Light green square	R-1A
Black line	Out of County Road	Yellow square	R-20
Blue line	Water	Orange square	R-20
Blue line	Highways	Pink square	C-2
Blue line	Lakes	Red square	C-4
Blue line	Streams	Light blue square	R-MP
Blue line	Canals	Dark blue square	Water
Blue line	Other Water	Light green square	R-1A
Blue line	Other Water	Yellow square	R-20
Blue line	Other Water	Orange square	R-20
Blue line	Other Water	Pink square	C-2
Blue line	Other Water	Red square	C-4
Blue line	Other Water	Light blue square	R-MP
Blue line	Other Water	Dark blue square	Water
Blue line	Other Water	Light green square	R-1A
Blue line	Other Water	Yellow square	R-20
Blue line	Other Water	Orange square	R-20
Blue line	Other Water	Pink square	C-2
Blue line	Other Water	Red square	C-4
Blue line	Other Water	Light blue square	R-MP
Blue line	Other Water	Dark blue square	Water



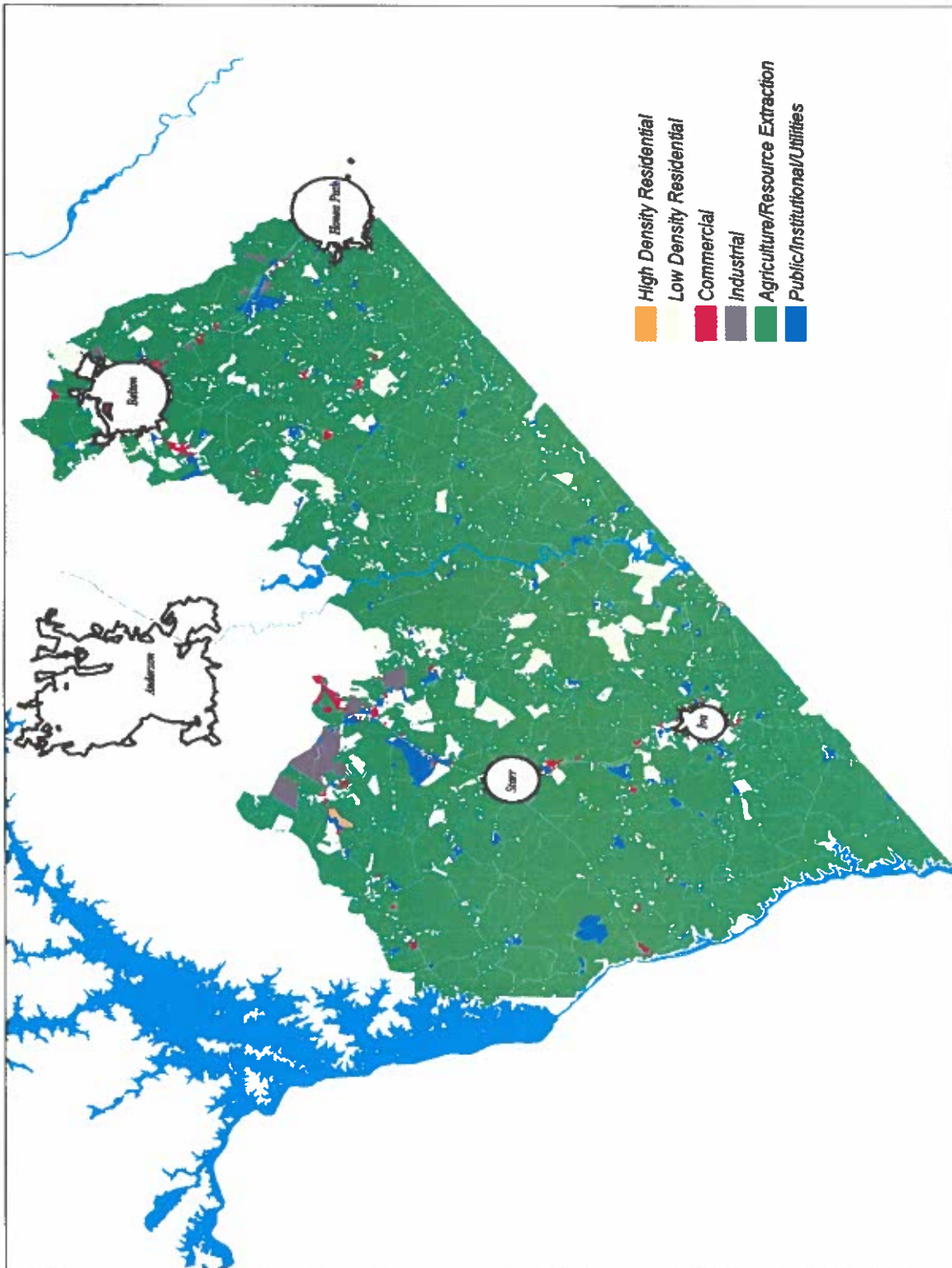
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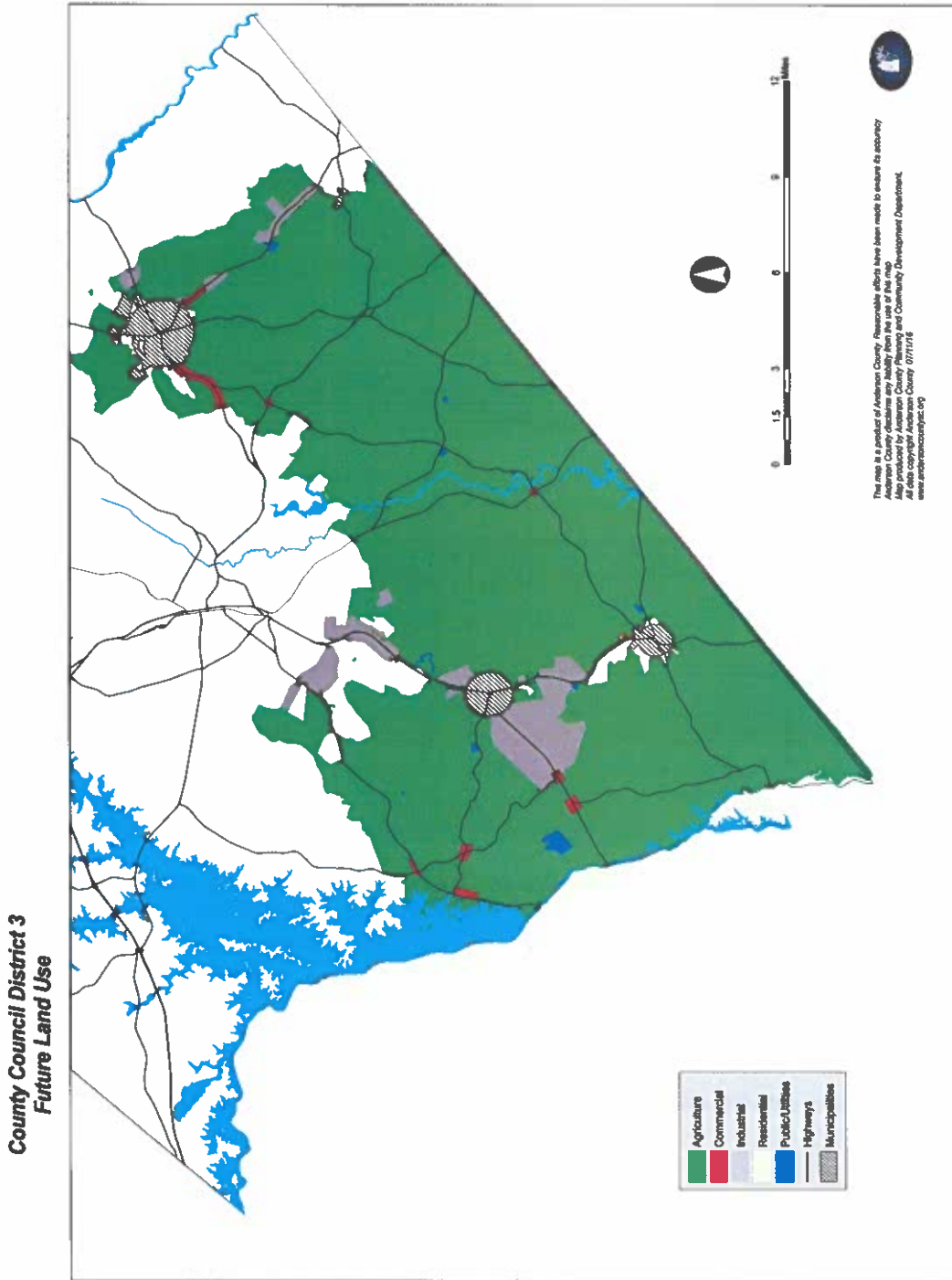


Map 7.4 Current Land Use, Council District 3





Map 7.12 Future Land Use, Council District 3



ORDINANCE #2025-024

AN ORDINANCE AMENDING ORDINANCE No. 99-004, THE ANDERSON COUNTY ZONING ORDINANCE, AS ADOPTED JULY 20, 1999, BY AMENDING THE ANDERSON COUNTY OFFICIAL ZONING MAP TO ADOPT A ZONING MAP IN THE SHIRLEY STORE VOTING PRECINCT, ANDERSON COUNTY, SOUTH CAROLINA; AND OTHER MATTERS PERTAINING THERETO.

WHEREAS, Anderson County, South Carolina, a body politic and corporate and political subdivision of the State of South Carolina (the “County”), acting by and through its County Council (the “County Council”), previously adopted Anderson County Ordinance No. 99-004, the Anderson County Zoning Ordinance (the “Ordinance”), which Ordinance contains the Anderson County Official Zoning Map (the “Map”); and,

WHEREAS, County Council desires to amend the Map by adopting a zoning map for the Shirley Store voting precinct, subsequent to the referendum in the Shirley Store voting precinct requesting County Council to impose zoning in that precinct; and,

WHEREAS, the Anderson County Planning Commission will hold a duly advertised Public Hearing on October 14, 2025 at which time it will review the Anderson County Future Land Use Plan, as well as, the proposed Official Zoning Map of the Shirley Store voting precinct and make recommendations to County Council regarding amendment to the Anderson County Official Zoning Map; and,

WHEREAS, County Council will hold a duly advertised Public Hearing on November 18, 2025 regarding said amendment of the Anderson County Comprehensive Plan and Official Zoning Map; and,

WHEREAS, The registered voters of the Shirley Store voting precinct, in a duly advertised will conduct a referendum on November 4, 2025, to express their desires with respect to zoning on and in the Shirley Store voting precinct;

NOW, THEREFORE, be it ordained by Anderson County Council, in meeting duly assembled, that:

1. The Anderson County Council hereby adopts the attached Official Zoning Map of the Shirley Store voting precinct as an amendment of the Anderson County Official Zoning Map as previously adopted July 20, 1999, by Anderson County Ordinance No. 99-004.

2. Should any portion of this resolution be deemed unconstitutional or otherwise unenforceable by any court of competent jurisdiction, such determination shall not affect the remaining terms and provisions of this ordinance, all of which is hereby deemed separable.
3. All orders, resolutions, and enactments of Anderson County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded.
4. This ordinance shall take effect and be in force from and after third reading and enactment by Anderson County Council.

ORDAINED in meeting duly assembled this 18th day of November 2025

ATTEST:

Rusty Burns
Anderson County Administrator

Tommy Dunn, District 5, Chairman

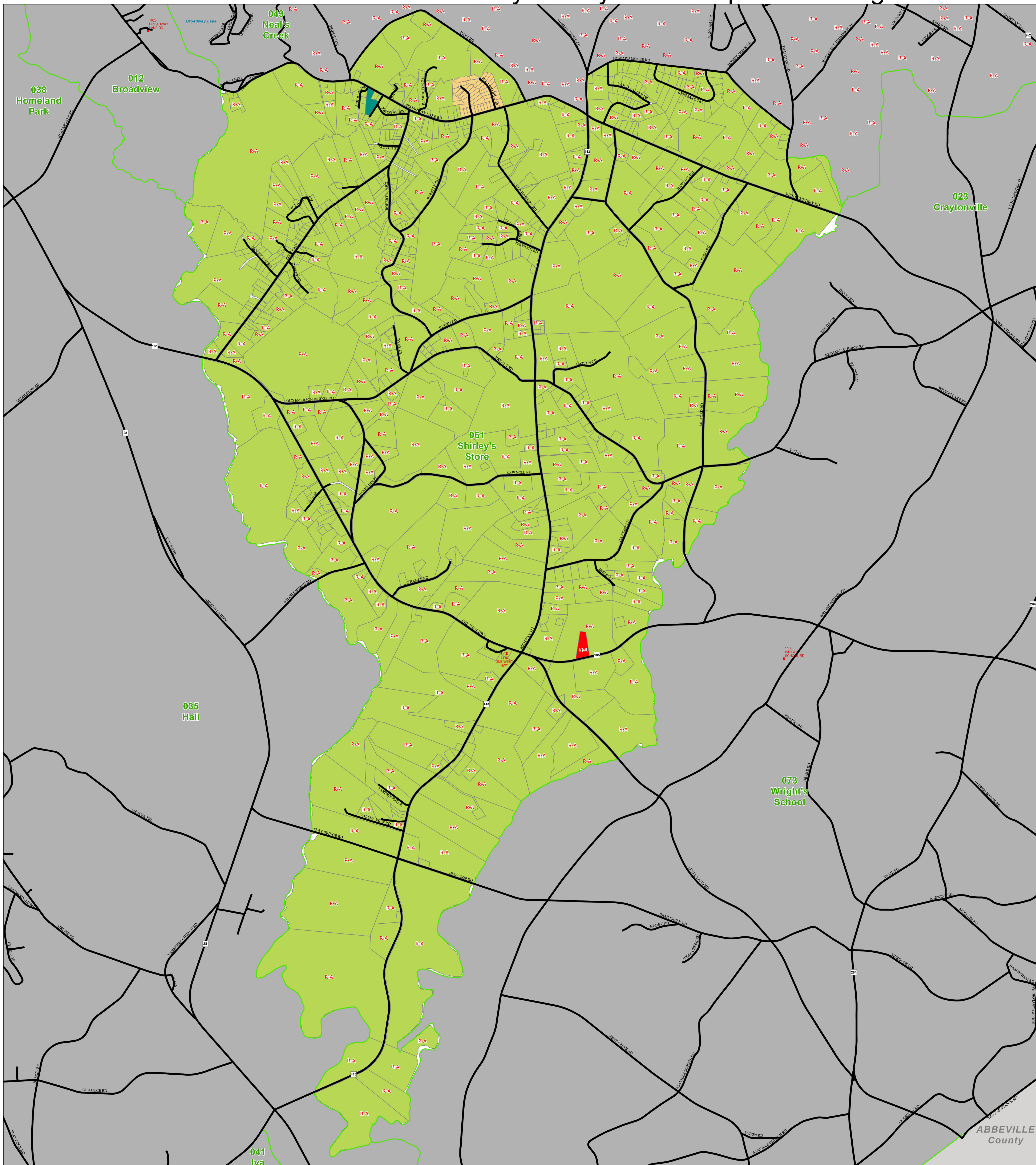
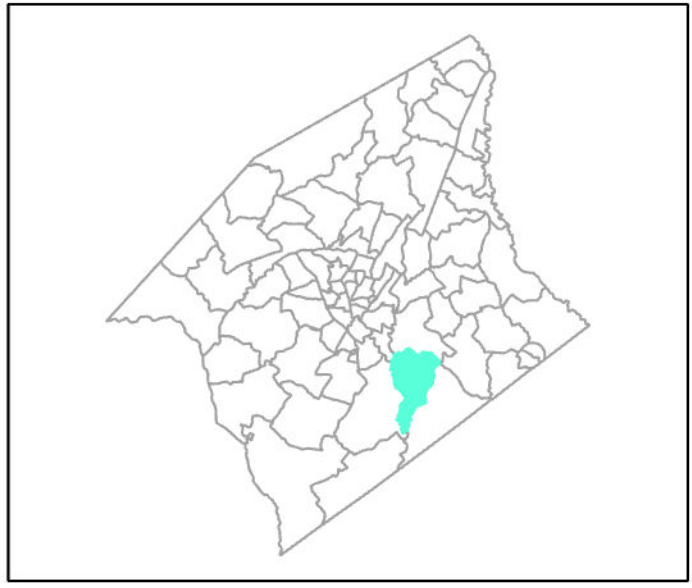
Renee D. Watts
Clerk to Council

APPROVED AS TO FORM

Leon Harmon, County Attorney

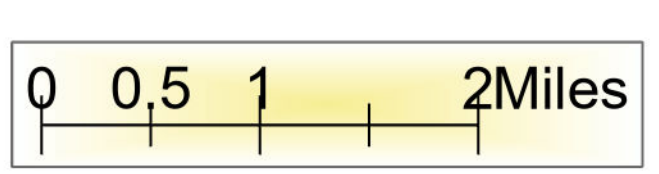
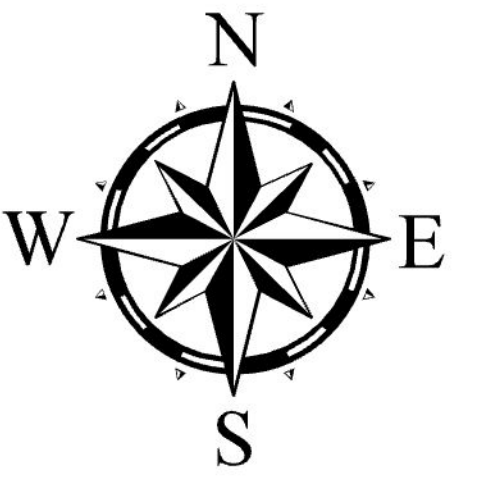
- 1st Reading: October 21, 2025
- 2nd Reading: November 4, 2025
- 3rd Reading: November 18, 2025 **pending approval of referendum
- Public Hearing: November 18, 2025 **pending approval of referendum

Anderson County Shirley Store Proposed Zoning



Legend

Red Triangle	Posting/Sign	Light Green	R-1A
Black Line	Out of County Road	Yellow	R-2A
Blue Line	Water	Orange	R-3A
Blue Area	Lakes	Red	R-4A
Green Area	Wetlands	Purple	R-5A
Blue Dotted Area	Administrative	Light Blue	R-6A
Orange Area	Highways	Dark Blue	R-7A
Yellow Area	Local Roads	Light Purple	R-8A
Light Green Area	Local Roads	Dark Purple	R-9A
Light Blue Area	Local Roads	Light Green	R-10A
Light Orange Area	Local Roads	Light Blue	R-11A
Light Red Area	Local Roads	Light Orange	R-12A
Light Purple Area	Local Roads	Light Red	R-13A
Light Blue Area	Local Roads	Light Purple	R-14A
Light Orange Area	Local Roads	Light Blue	R-15A
Light Red Area	Local Roads	Light Orange	R-16A
Light Purple Area	Local Roads	Light Red	R-17A
Light Blue Area	Local Roads	Light Purple	R-18A
Light Orange Area	Local Roads	Light Blue	R-19A
Light Red Area	Local Roads	Light Orange	R-20A
Light Purple Area	Local Roads	Light Red	R-21A
Light Blue Area	Local Roads	Light Purple	R-22A
Light Orange Area	Local Roads	Light Blue	R-23A
Light Red Area	Local Roads	Light Orange	R-24A
Light Purple Area	Local Roads	Light Red	R-25A
Light Blue Area	Local Roads	Light Purple	R-26A
Light Orange Area	Local Roads	Light Blue	R-27A
Light Red Area	Local Roads	Light Orange	R-28A
Light Purple Area	Local Roads	Light Red	R-29A
Light Blue Area	Local Roads	Light Purple	R-30A



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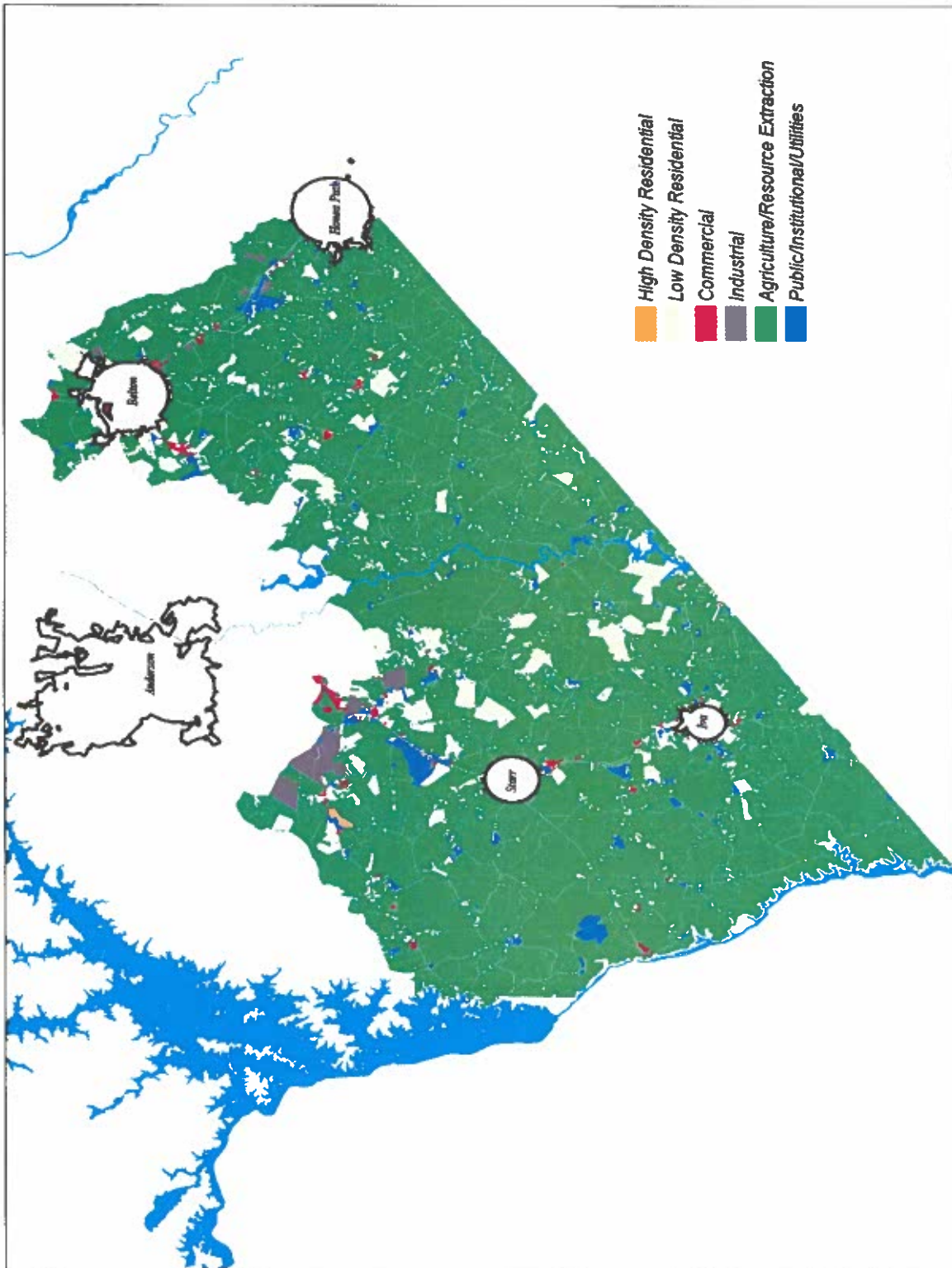
ABBEVILLE County



Anderson County CGIS

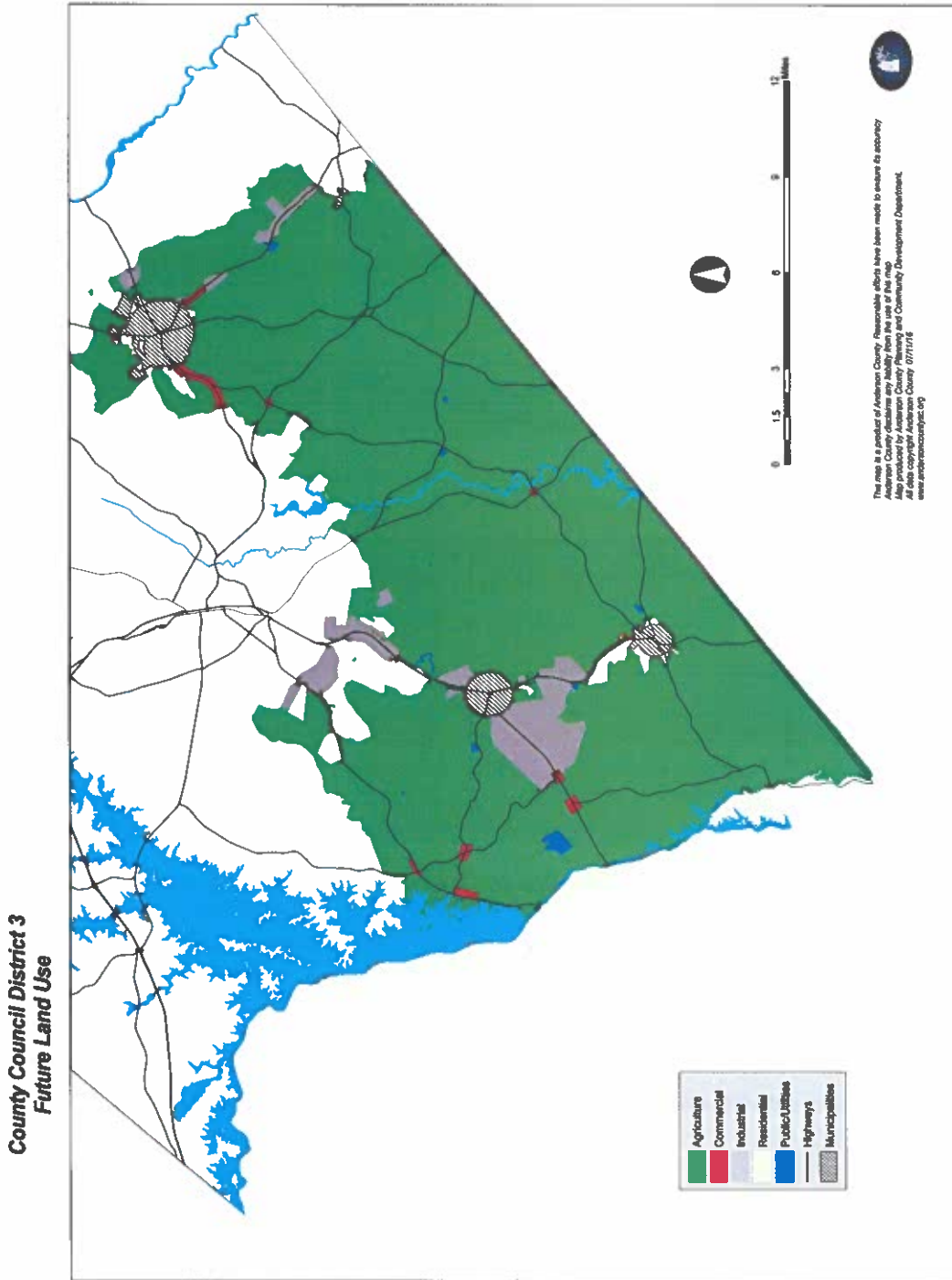


Map 7.4 Current Land Use, Council District 3





Map 7.12 Future Land Use, Council District 3



Anderson County Planning Commission

October 14, 2025

6:00 PM

Staff Report – Preliminary Subdivision

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

Preliminary Subdivision Name:	Haskell Heights
Intended Development:	Single Family
Applicant:	Kyle Haskell
Surveyor/Engineer:	Site Design
Location/Access:	Hillview Circle (County), US-29 (State)
County Council District:	1
Surrounding Land Use:	Residential
Zoning:	Un-zoned
Tax Map Number:	174-06-01-022, -004
Number of Acres:	+/- 26.00
Number of Lots:	26 off Hillview Circle + Lots A & B Off Hwy 29 Total lots 28
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: 9-9-25

Application Received By: TC

Date: 8-11-25

DS Number: 25-21 SPR-25-4

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: HASKELL HEIGHTS

1. Name of Applicant: KYLE HASKELL

Address of Applicant: 125 LAUREL OAK DR

Telephone Number(s): 8646087797 Email: SYNERGYNOW2019@GMAIL.COM

2. Property Owner(s): RON AND SUSAN HASKELL & FOREST LAWN CEMETARY

Address: 302 N MAIN ST ANDERSON SC 29621

Telephone Number(s): 8643146388 Email: _____

3. Engineer/Surveyor(s): SITE DESIGN, INC Email: _____

Project Information

4. Project Location: 2517 HWY 29 N ANDERSON SC 29621 & 233 HILLVIEW ANDERSON 29621

Parcel Number/TMS: 1740601022/1740601004 County Council District: 1 School District: 5

Total Acreage +-.26 Number of Lots: 26 + Lots A & B 28T Intended Development: RESIDENTIAL

Current Zoning: NON REST Surrounding Land Uses: RESIDENTIAL HOMES

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

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

7. 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.

8. 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:

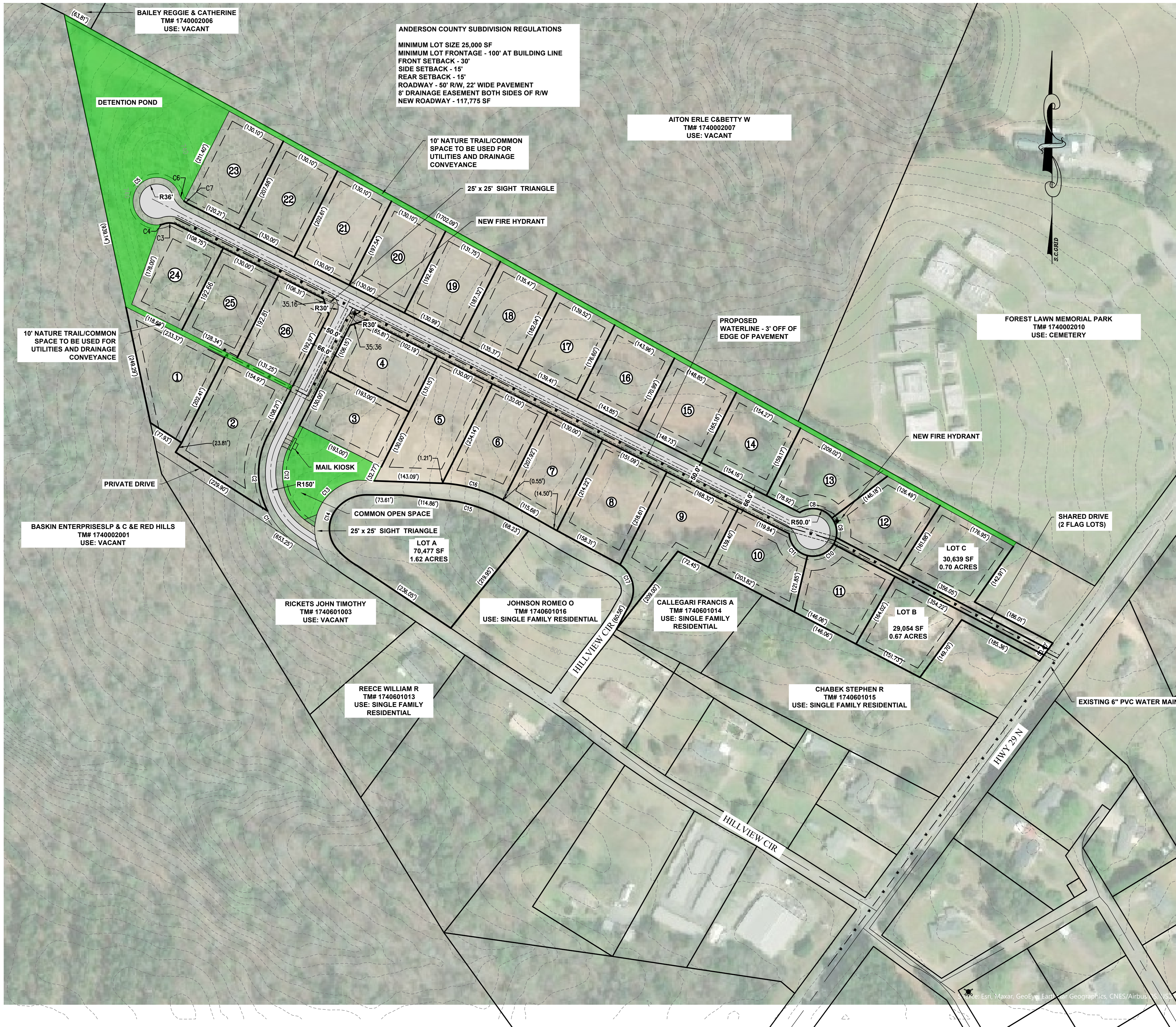
- (1) Location of subdivision on a map indicating surrounding areas at an appropriate scale sufficient to locate the subdivision.
- (2) Map of development at a scale of not less than one inch equals 200 feet and not more than one inch equals 50 feet.
- (3) Name of subdivision, name and address of the 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.

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	06/19/2025
Signature of Owner		Date	06/19/2025



ANDERSON COUNTY SUBDIVISION REGULATIONS
 MINIMUM LOT SIZE 25,000 SF
 MINIMUM LOT FRONTAGE - 100' AT BUILDING LINE
 FRONT SETBACK - 30'
 SIDE SETBACK - 15'
 REAR SETBACK - 15'
 ROADWAY - 50' R/W, 22' WIDE PAVEMENT
 8" DRAINAGE EASEMENT BOTH SIDES OF R/W
 NEW ROADWAY - 117,775 SF

AITON ERLE C & BETTY W
 TM# 1740002007
 USE: VACANT

FOREST LAWN MEMORIAL PARK
 TM# 1740002010
 USE: CEMETERY

BASKIN ENTERPRISES L P & C & E RED HILLS
 TM# 1740002001
 USE: VACANT

RICKETS JOHN TIMOTHY
 TM# 1740601003
 USE: VACANT

REECE WILLIAM R
 TM# 1740601013
 USE: SINGLE FAMILY RESIDENTIAL

JOHNSON ROMEO O
 TM# 1740601016
 USE: SINGLE FAMILY RESIDENTIAL

CALLEGARI FRANCIS A
 TM# 1740601014
 USE: SINGLE FAMILY RESIDENTIAL

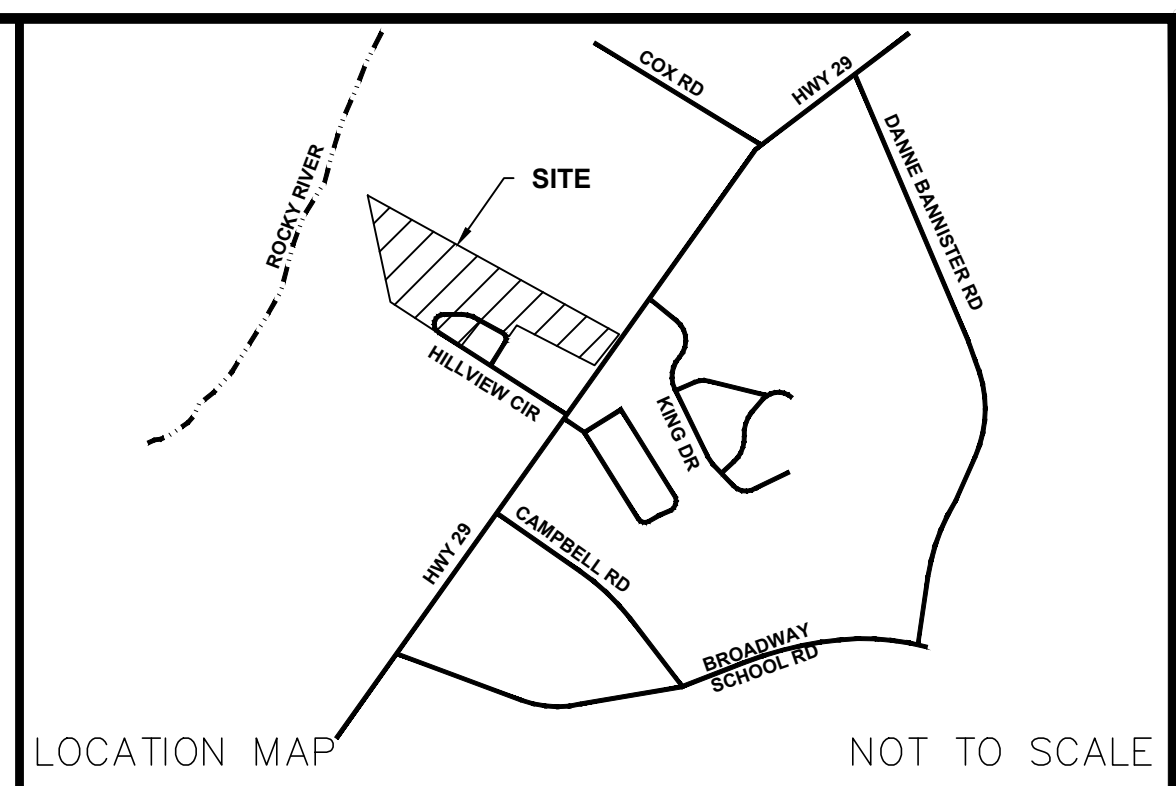
CHABEK STEPHEN R
 TM# 1740601015
 USE: SINGLE FAMILY RESIDENTIAL

MAIL KIOSK
 R150.0'

LOT A
 70,477 SF
 1.62 ACRES

LOT C
 30,639 SF
 0.70 ACRES

LOT B
 29,054 SF
 0.67 ACRES



SITE DATA	
SITE ADDRESS	HWY 29 N AND 233 HILLCREST CIRCLE
TAX MAP NUMBER	174-06-01-022-000 174-06-01-004-000
DEVELOPER	SYNERGY INSURANCE & INVESTMENTS KYLE HASKELL 88 VILLA RD GREENVILLE, SC 29615 PHONE # 864-274-0007 SYNERGYNOW2019@GMAIL.COM
OWNER	HASKELL RONALD L + SUSAN D 302 N MAIN ST ANDERSON SC 29621
CIVIL ENGINEER	SITE DESIGN, INC. 225 ROCKY CREEK ROAD GREENVILLE, SC 29615 CONTACT 864-271-0496 SGATES@SITEDESIGN-INC.COM
ZONING	UNZONED
CURRENT USE	VACANT
PROPOSED USE	SINGLE FAMILY DETACHED SEPTIC, PUBLIC WATER
PROPOSED LOTS	26 LOTS
PARCEL AREA	+/- 26 ACRES
SETBACKS	FRONT: 30' SIDES: 15' REAR: 15'

PARCEL TABLE		
PARCEL #	SQ.FT.	ACRES
1	30,552	0.701
2	39,090	0.897
3	25,090	0.576
4	25,000	0.574
5	34,324	0.788
6	28,101	0.645
7	27,460	0.630
8	32,670	0.750
9	32,670	0.750
10	25,228	0.579
11	26,514	0.609
12	25,059	0.575
13	25,594	0.588
14	25,000	0.574
15	25,000	0.574
16	25,000	0.574
17	25,000	0.574
18	25,000	0.574
19	25,000	0.574
20	25,350	0.582

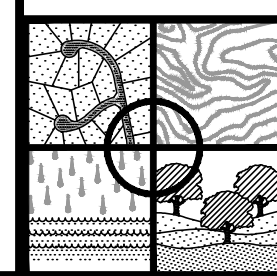
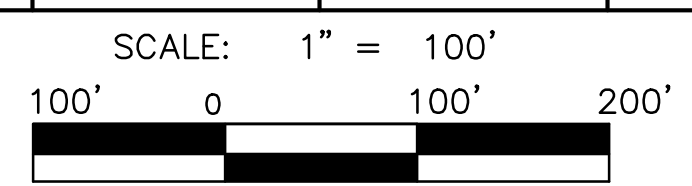
PARCEL TABLE		
PARCEL #	SQ.FT.	ACRES
21	26,009	0.597
22	26,669	0.612
23	27,324	0.627
24	25,003	0.574
25	25,055	0.575
26	25,000	0.574

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	90.96	175.00	N41°46'16"W	89.94
C2	163.92	175.00	N00°02'48"W	157.99
C3	28.16	36.00	N85°37'25"W	27.45
C4	8.72	50.00	N76°57'37"E	8.71
C5	226.59	50.00	S31°46'56"W	76.80
C6	18.24	36.00	N32°54'32"W	18.05
C7	9.92	36.00	N55°19'11"W	9.89
C8	75.23	50.00	N80°06'32"W	68.33
C9	42.95	50.00	N122°34'42"W	41.64
C10	64.04	50.00	N66°24'21"E	59.75
C11	64.30	50.00	S40°03'24"E	59.96
C12	182.06	125.00	N14°56'14"W	166.39
C13	145.25	104.03	S43°01'19"W	133.73
C14	97.40	65.96	S00°57'37"W	88.79
C15	97.08	339.08	N70°57'09"W	96.75
C16	131.88	312.50	S74°33'23"E	130.90
C17	92.87	64.47	S14°4'34"E	85.05

PRELIMINARY PLAN

HASKELL HEIGHTS SUBDIVISION

JOB #	DATE	DRAWN BY	CHECKED BY
S250513	06/14/2025	AGB	SJG



SITE DESIGN, INC.
 CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

225 ROCKY CREEK ROAD GREENVILLE, SC 29615
 PH: (864)271-0496
 www.sitedesign-inc.com

UNDERSIGNED ENGINEER/SURVEYOR ACKNOWLEDGES THAT THE BOUNDARY IS A COMBINATION OF GIS-BASED INFORMATION AND PARTIAL SURVEYED BOUNDARIES. SURVEY DONE BY H & M SURVEYING LLC, DATED 8-15-2023. ENTIRE SITE WILL BE FULLY SURVEYED USING STATE PLANE COORDINATES AT FINAL PLAT.



MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES

DATE: September 12, 2025

TO: **Tim Cartee**
Land Development Administrator

FROM: **Bill Rutledge**
Assistant Principal Engineer

Cc: **Bee Baker**
Principal Engineer

SUBJECT: **Haskell Heights Subdivision preliminary plat review #3**

The preliminary plat for Haskell Heights 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](#); [Bill Rutledge](#)
Subject: RE: [External]Haskell Heights Plat
Date: Friday, August 22, 2025 4:49:09 PM

I don't have anything.
Jon

From: Tim Cartee <tcartee@andersoncountysc.org>
Sent: Thursday, August 21, 2025 1:23 PM
To: Bill Rutledge <brutledge@andersoncountysc.org>; Jonathan A. Batson <jabatson@andersoncountysc.org>
Subject: FW: [External]Haskell Heights Plat

Revised plat, your thoughts?

From: Kyle Haskell <synergynow2019@gmail.com>
Sent: Thursday, August 21, 2025 12:50 PM
To: Tim Cartee <tcartee@andersoncountysc.org>
Subject: [External]Haskell Heights Plat

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

See attached below

From: [Steve Kelly](#)
To: [Tim Cartee](#)
Subject: RE: The Haskell Subdivision
Date: Thursday, July 31, 2025 12:00:37 PM
Attachments: [image001.png](#)

No issues noted from the EMS side

From: Tim Cartee <tcartee@andersoncountysc.org>
Sent: Thursday, July 31, 2025 11:17 AM
To: Terry Vaughan - Assistant Fire Marshal <tvaughan@acfd.org>; Steve Kelly <askelly@andersoncountysc.org>
Subject: The Haskell Subdivision

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

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

Thanks,

Tim Cartee

Land Development Administrator

O: 864-260-4719

F: 864-260-4795

tcartee@andersoncountysc.org

Development Standards

401 E. River Street

Anderson, SC 29624



From: [Kyle Haskell](#)
To: [Tim Cartee](#)
Subject: [External]SCDOT COMMENTS
Date: Wednesday, August 6, 2025 8:06:59 AM
Attachments: [image001.jpg](#)

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.

Morning Tim, see below from SCDOT... Do I need to do all the application stuff or can they send an email based on plat?

Kyle Haskell

Synergy Insurance & Investments
88 Villa Rd
Greenville SC 29615
8646087797

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

From: Vickery, E.Andrew <VickeryEA@scdot.org>
Date: Tue, Aug 5, 2025 at 3:19 PM
Subject: RE: See attached
To: Kyle Haskell <synergynow2019@gmail.com>
CC: Robertson, Chad, H. <RobertsonCR@scdot.org>, Balentine, Ryan <BalentinDR@scdot.org>

Kyle,

Thanks for forwarding the site plan over to me. My comments would be the same as what Ryan sent you. It sounds like you also own the property at the corner of Hwy 29 and the "new road" that you are proposing? We would like to see that property access off of your "new road" rather than directly to US 29. All SCDOT Encroachment Permits are handled electronically. You can access the permitting system here: <https://www.scdot.org/business/permits.html>. Or just Google "SCDOT Encroachment Permit" and it should take you right to it. Select "multiple residential/subdivision" for the permit type. That will route it directly to us in the system. We don't really do "preliminary" or "conditional" approvals, but generally speaking, we can say in an email like this one that, provided sight distance is adequate and all other checklist items are satisfied, we do not see any issues with approving an encroachment permit for a development like the one proposed in your preliminary plan at this location. Does that answer your questions?

A list of what you need for your hearing would be a question better answered by the Anderson

County Planning Commission.

Feel free to reach out via email – I know your other services are currently limited. Enjoy the cruise!

Thank you!



E. Andrew Vickery, P.E.

Assistant District Permits Engineer (District 2)

P 864-889-8019 **M** 864-669-8608 **E** VickeryEA@scdot.org

South Carolina Department of Transportation

[510 W. Alexander Ave., Greenwood, SC 29646](#)

From: Kyle Haskell <synergynow2019@gmail.com>
Sent: Tuesday, August 5, 2025 10:56 AM
To: Vickery, E.Andrew <VickeryEA@scdot.org>
Subject: See attached

***** 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. *****

Kyle Haskell

Synergy Insurance & Investments
[88 Villa Rd](#)
[Greenville SC 29615](#)
8646087797

From: [Tim Cartee](#)
To: brendakelly@anderson5.net
Subject: The Haskell Subdivision
Date: Thursday, July 31, 2025 11:38:00 AM
Attachments: [Preliminary Plat The Haskell.pdf](#)
[image001.png](#)

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

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

Thanks,

Tim Cartee

Land Development Administrator

O: 864-260-4719

F: 864-260-4795

tcartee@andersoncountysc.org

Development Standards

401 E. River Street

Anderson, SC 29624





August 7, 2025

Kyle Haskell
Synergy Insurance & Investments
88 Villa Rd
Greenville, SC

Re: Development near 2517 Hwy 29, Anderson, SC

Mr. Haskell,

I received your request regarding Charter/Spectrum being able to service the area near 2517 Hwy 29 in Anderson, SC. This site is well within of our current service area for high speed internet, cable television and home and cell phone services. The purpose of this letter is to confirm that the Property is within an area that Charter may lawfully serve. However, it is not a commitment to provide service to the Property. Prior to any determination as to whether service can or will be provided to the Property, Charter will conduct a survey of the Property and provide an estimate, if needed. Please keep me updated on the progress for this job. Thank you for your time and we look forward to working with you on this and future projects.

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

Sincerely,

Shaun Shearer



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

Email: shaun.shearer@charter.com

1511 S. Batesville Rd | Greer, SC 29650



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

July 31, 2025

Mr. Kyle Haskell
Synergy Insurance & Investments
88 Villa Rd.
Greenville, SC 29615

RE: Property located at 2517 Highway 29 N. in Anderson, SC

Dear Mr. Haskell:

This letter confirms that Duke Energy can provide electric service to the proposed site located at 2517 Highway 29 N. in Anderson, SC (Anderson County Tax Map #1740601022 & #1740601004) 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



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

20 June 2025

Synergy Insurance & Investments

Kyle Haskell

88 Villa Rd.

Greenville, SC 29615

RE: Hammond Water District Availability Letter. Hillcrest Cir. S/D, 27 Lots. Single Family S/D.

TMS #174-06-01-022; 174-06-01-004

To Whom it May Concern,

Hammond Water District is the potable water provider for this area. We currently have an existing water main along U.S. 29. We have the ability to provide potable water service for this residential development.

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

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

Sincerely,

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

Matt Ruff

General Manager



7/21/25

Kyle Haskell

Parcel ID: 1740601004

Kyle,

This letter is to confirm that Piedmont Natural Gas does not have natural gas main with readily available service at this parcel. It is Piedmont Natural Gas policy to extend gas service to potential customers at company expense whenever possible. We will need to review site plans to evaluate *exact* load requirements and *exact* service lengths to determine if this is feasible.

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

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

Sincerely,

Jason Thrasher
Residential/Commercial Sales Specialist
p 864-304-1999
Jason.thrasher@duke-energy.com



7/21/25

Kyle Haskell

Parcel ID: 1740601022

Kyle,

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

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

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

Sincerely,

Jason Thrasher
Residential/Commercial Sales Specialist
p 864-304-1999
Jason.thrasher@duke-energy.com



1740002006

1740002007

1740002010

1740002011

AE

AE

Anderson
29621

PD

Highway 29 North US-04-0029

1740601004

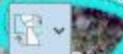
1740601022

1740002010

0262

Hillview Circle

King Drive C-10-009



241

233

264

265

2517

Unit B

2519

5002

2542

5004

5006

5008

5010

205

119

118

114

2511

2515

5006

813

5008

5011

3005

3007

3011

103 Bldg B

2501

125

103 Bldg A

822

809

725

005

005

29

1740002011

1740002001

2405

2417

2403

2404

485

483

705

628

614

5016

5019

2004

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532

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5030

5032

**PROPOSED
SUBDIVISION**

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

864-260-4719

Anderson County Planning Commission

October 14, 2025

6:00 PM

Staff Report – Preliminary Subdivision

The parcels were rezoned to R-10 by County Council on March 4, 2025, Ordinance #2025-003.

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

Preliminary Subdivision Name: Turn River Subdivision

Intended Development: Single Family

Applicant: Dany Holtzman

Surveyor/Engineer: Josh Baker, PE

Location/Access: Evergreen Road, Anderson

County Council District: 4

School District: 1

Surrounding Land Use: Residential (R-10), (R-20) and some Industrial (I-2)

Zoning: R-10

Tax Map Number: 270144-00-05-013 and -014

Total Number of Acres: 16.76 +/-

Number of Lots: 40

Variance: No

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

Subdivision Plat**SPR-25-7**

Submitted On: Jul 16, 2025

Applicant

 Josh Baker
 864-297-3027 ext. 125
 jbaker@grayengineering.com

Primary Location

Point Location: 34.6148, -82.6224

Property Owner(s)

Name	Phone Number
Danny Holtzman	8643041181
Street Address	City
101 N Murray Ave	Anderson
State	Zip Code
SC	29625
Email	
falconfx2355@gmail.com	

Engineers/Surveyors

Name	Email
Josh Baker	jbaker@grayengineering.com

Project Information

Proposed Subdivision Name	Parcel/TMS#
Turn River	144-00-05-013, 144-00-05-014
County Council District	School District
4	1
Total Acreage	Number of Lots
16.76	40
Intended Variance	Current Zoning
N/A	R-10: Single-Family Residential - Min. 10,000 sf
Surrounding Land Uses	Is there a request for variance?
Residential/Church	No
Are there any current Covenants in effect for this proposed development?	Has this project been to Planning Commission before?
No	No

Verification of Acknowledgement

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)

Digital Signature

true

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.

Signature of Applicant

Digital Signature

true

Parcel #	Area (sq-ft)	Area (Ac)
1	10070	0.23
2	10080	0.23
3	10090	0.23
4	10100	0.23
5	10110	0.23
6	10120	0.23
7	10130	0.23
8	10140	0.23
9	10150	0.23
10	10160	0.23
11	10170	0.23
12	10180	0.23
13	10190	0.23
14	10200	0.23
15	10210	0.23
16	10220	0.23
17	10230	0.23
18	10240	0.23
19	10250	0.23
20	10260	0.23

Parcel #	Area (sq-ft)	Area (Ac)
21	10270	0.23
22	10280	0.23
23	10290	0.23
24	10300	0.23
25	10310	0.23
26	10320	0.23
27	10330	0.23
28	10340	0.23
29	10350	0.23
30	10360	0.23
31	10370	0.23
32	10380	0.23
33	10390	0.23
34	10400	0.23
35	10410	0.23
36	10420	0.23
37	10430	0.23
38	10440	0.23
39	10450	0.23
40	10460	0.23



Line	Bearing	Distance
L1	S73°21'59"W	79.82'
L2	N83°07'39"W	46.80'
L3	S54°15'00"W	23.93'
L4	S81°47'28"W	48.20'
L5	S89°36'39"W	45.95'
L6	S53°36'39"W	45.95'
L7	S45°27'17"W	105.32'
L8	S10°48'02"W	36.33'
L9	S56°47'29"W	56.42'
L10	S53°23'18"W	44.81'
L11	S39°13'39"W	80.73'
L12	S37°57'55"W	45.36'
L13	N83°12'35"W	66.01'
L14	N54°29'01"W	79.94'
L15	N65°09'35"W	58.24'
L16	N32°39'51"E	29.94'

TURN RIVER
(PRELIMINARY PLAT)

PROJECT NUMBER: 202201
PROJECT DATE: 11/2022
SCALE: 1" = 40'

DESIGNED BY: [Name]
CHECKED BY: [Name]
DATE: 11/2022

PREPARED BY: [Name]
DATE: 11/2022

NOTICE TO CONTRACTORS

THIS PLAT IS A PRELIMINARY PLAT AND IS NOT TO BE USED FOR CONSTRUCTION. THE FINAL PLAT WILL BE FILED WITH THE CLERK OF COURT, ANDERSON COUNTY, SOUTH CAROLINA.

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

ALL BEARINGS ARE TRUE BEARINGS.

ALL CORNERS ARE TO BE MARKED WITH IRON PIPES OR STEEL PIPES.

ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD.

STAKEOUT PLAN

TURN RIVER SUBDIVISION

ANDERSON COUNTY, SC

DATE: 11/2022

Gray Engineering

112 PINEHURST ROAD, GREENVILLE, SC 29607
PH: 864.637.1111 FAX: 864.637.1112
WWW.GRAYENGINEERING.COM

LOCATION MAP (N.T.S.)

CV-1

DATE: 11/2022
SCALE: 1" = 40'

STAKEOUT PLAN

TURN RIVER SUBDIVISION

ANDERSON COUNTY, SC

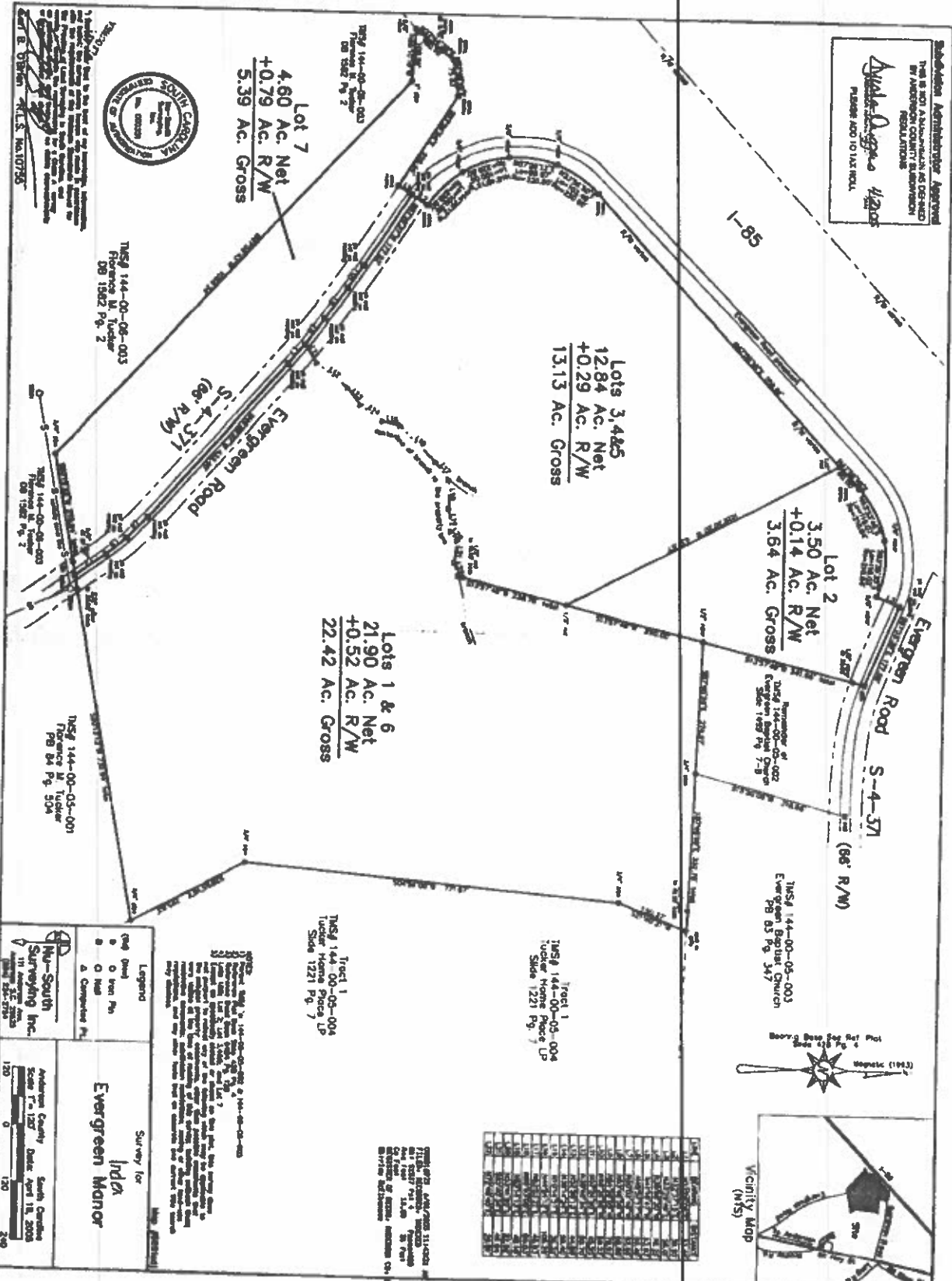
Professional Engineer Seal
[Seal of Gray Engineering, Anderson County, SC]

Gray Engineering

112 PINEHURST ROAD, GREENVILLE, SC 29607
PH: 864.637.1111 FAX: 864.637.1112
WWW.GRAYENGINEERING.COM

NO.	DATE	REVISION

Subdivision Administrator Approved
 This is NOT a Subdivision as defined
 by ARIZONA COUNTY RESUBDIVISION
 REGULATIONS
Walter Duggins 4/20/08
 PLEASE ADD TO TAX ROLL.



1. This map is a preliminary subdivision map and is not a final subdivision map. It is subject to change without notice. The subdivision administrator is not responsible for the accuracy of the information shown on this map. The subdivision administrator is not responsible for the accuracy of the information shown on this map. The subdivision administrator is not responsible for the accuracy of the information shown on this map.



TMS# 144-00-03-003
 Florence M. Tucker
 DB 1962 Pg. 2

TMS# 144-00-03-000
 Florence M. Tucker
 DB 1962 Pg. 2

TMS# 144-00-03-001
 Florence M. Tucker
 PB 84 Pg. 324

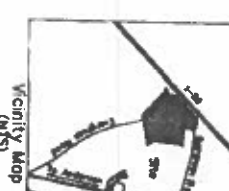
TMS# 144-00-03-002
 Evergreen Baptist Church
 PB 83 Pg. 347

TMS# 144-00-03-004
 TMS# 144-00-03-005
 TMS# 144-00-03-006
 TMS# 144-00-03-007
 TMS# 144-00-03-008
 TMS# 144-00-03-009
 TMS# 144-00-03-010
 TMS# 144-00-03-011
 TMS# 144-00-03-012
 TMS# 144-00-03-013
 TMS# 144-00-03-014
 TMS# 144-00-03-015
 TMS# 144-00-03-016
 TMS# 144-00-03-017
 TMS# 144-00-03-018
 TMS# 144-00-03-019
 TMS# 144-00-03-020
 TMS# 144-00-03-021
 TMS# 144-00-03-022
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Legend
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Survey for
Evergreen Manor
India

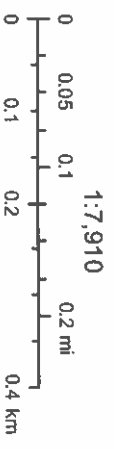
Anderson County South Carolina
 Scale 1"=120'
 Date April 18, 2008
 120 0 120 240



Anderson County



September 18, 2025



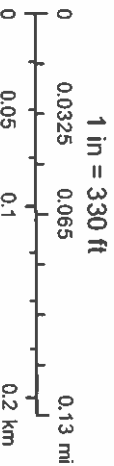
ESRI, Highland Mapping, and Anderson County GIS

Anderson County



September 18, 2025 Disclaimer accepted.

TMS: 1440005014
Owner: EVERGREEN PARTNERS
Owner Address: 101 N MURRAY AVE
City/State: ANDERSON SC
Deed Book: 17721
Tax District: 1
Sale Year: 2024
Zip Code: 29625
Current Plat: CP S 1537/4
Description: LTS 3+4+5 EVERGREEN RD 12.84AC
Market Value: \$240,110
Deed Page: 242
Sale Price: \$5



ESRI, HighEnd Mapping, and Anderson County GIS



ANDERSON COUNTY GIS AND E911 ADDRESSING DEPARTMENT

P O BOX 8002

Anderson, SC 29622-8002

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



Subdivision/Development Name and Road Name Approval Form

Date: 07/14/2025 Expires : 07/14/2028
Developer: DANNY HOLTZMAN - DEVELOPER
Contact Info: 132 PILGRIM ROAD, GREENVILLE, SC 29607 (864)-297-3027 (GRAY ENGINEERING)
Email: falconfox2355@gmail.com (Danny) jbaker@grayeengineering.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.** Only the Anderson County GIS & E911 Addressing department can edit or change this document.

Subdivision Name: TURN RIVER NAME APPROVED Parent TMS: 1440005013-014
Zip Code: ANDERSON 29621 ESN: 174

Road Name: _____ Status: _____
GABBY STREET NAME APPROVED
ARBORIST COURT NAME APPROVED
LADY LANE NAME APPROVED



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

Respectfully,

Anderson County GIS & E911 Addressing Dept



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

July 8, 2025

Josh Baker, PE
Gray Engineering
132 Pilgrim Road
Greenville, SC 29607

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

Dear Mr. Baker:

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 #1440005013 & #1440005014) 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

July 16, 2025

Attn: Josh baker, PE
Gray Engineering
123 Pilgrim Road
Greenville SC 29607
jbaker@grayengineering

RE: Gas Available for: TMS #1440005014&1440005013

Dear Mr Baker,

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 1440005014&1440005013. 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



July 8, 2025

Josh Baker, PE
Gray Engineering

RE: Evergreen Road Subdivision

Dear Sirs,

Anderson County does have sewer infrastructure capable of serving the proposed development. The County has a gravity sewer line approximately 700 LF from the proposed project and the subdivision will be required to connect to that sewer line.

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

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

Sincerely,

Timothy A Haynes
Engineer

Tommy Dunn
Chairman, District 5

Chris Sullivan
Council District 1

Greg Elgin
Council District 3

Cindy Wilson
Council District 7

ANDERSON COUNTY
SOUTH CAROLINA

Brett Sanders
V. Chairman, District 4

Glenn Davis
Council District 2

Jimmy Davis
Council District 6

Renee D. Watts
Clerk to Council

Rusty Burns | County Administrator
rburns@andersoncountysc.org



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

14 July 2025

Gray Engineering
Josh Baker
132 Pilgrim Road
Greenville, SC 29607

**RE: Hammond Water District Availability Letter. Evergreen Road S/D, 40 Lots. Single Family S/D.
TMS #144-00-05-014 & 144-00-05-013**

To Whom it May Concern,

Hammond Water District is the potable water provider for this area, and we do have the ability to provide potable water service for this residential development. There is no existing water main along this area of Evergreen Road and the nearest connection is approximately 2,500' east along Evergreen Road.

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

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

Sincerely,

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

Matt Ruff

General Manager

Ordinance #2025-003

An Ordinance to amend Ordinance #99-004, the Anderson County Zoning Ordinance, as adopted July 20, 1999, by amending the Anderson County Official Map to rezone +/- 16.77 acres from Industrial District (I-2) to R-10 (Single-Family Residential) on a parcel of land identified in the Hopewell Precinct as shown in Deed Book 17721 at page 242. The parcels are further identified as TMS #144-00-05-013 and #144-00-05-014.

Whereas, Anderson County, a body politic and corporate and a political subdivision of the State of South Carolina (the "County"), acting by and through its County Council (the "County Council") has previously adopted Anderson County Ordinance #99-004, the Anderson County Zoning Ordinance (the "Ordinance"), which Ordinance contains the Anderson County Official Zoning Map (the "Map"); and,

Whereas, the Ordinance contains provisions providing for amendment of the map; and,

Whereas, County Council desires to amend the Map by adopting a zoning map amendment from I-2 to R-10 for +/- 16.77 acres of TMS#: 144-00-05-013 and #144-00-05-014.

Whereas, the Anderson County Planning Commission has held a duly advertised Public Hearing on January 14, 2025, during which it reviewed the proposed rezoning from I-2 to R-10 for +/- 16.77 acres of TMS#: 144-00-05-013 and #144-00-05-014 and recommended approval.

Whereas, the Anderson County Council will hold a duly advertised Public Hearing on February 18, 2025, regarding said amendment of the Anderson County Official Zoning Map.

REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK

NOW, THEREFORE, be it ordained by Anderson County Council, in meeting duly assembled, that:

1. The Anderson County Council hereby finds that this proposed rezoning is consistent with the Anderson County Comprehensive Plan in accordance with requirements of the South Carolina Code of Laws Title 6, Chapter 29, Article 5.
2. The Anderson County Council hereby amends The Anderson County Official Zoning Map to rezone 16.77+/- acres from Industrial District (I-2) to Single-Family Residential District (R-10) as previously adopted July 20, 1999, by Anderson County Ordinance #99-004 to amend the I-2 Zoning for Anderson County TMS# 144-00-05-023 and 144-00-05-014.
3. Should any portion of this Ordinance be deemed unconstitutional or otherwise unenforceable by any court of competent jurisdiction, such determination shall not affect the remaining terms and provisions of this ordinance, all of which are hereby deemed separable.
4. All orders, resolutions, and enactments of Anderson County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded.
5. This ordinance shall take effect and be in full force and effect from and after third reading and enactment by Anderson County Council.

REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK

ATTEST: Ordinance 2025-003



Rusty Burns
Anderson County Administrator



Tommy Dunn, District #5, Chairman



Renee D. Watts
Clerk to Council

APPROVED AS TO FORM:



Anderson County Attorney

1 st Reading:	January 21, 2025
2 nd Reading:	February 4, 2025
3 rd Reading:	March 4, 2025
Public Hearing:	February 18, 2025



Planning Commission

January 14, 2025

Agenda Item: 6A

Project Information

Subdivision Variance Land Use Rezoning

NAME OF APPLICANT/PROJECT: Danny Holtzman

PROPERTY LOCATION: Evergreen Road

COUNTY COUNCIL DISTRICT: 4

SCHOOL DISTRICT: 1

TOTAL ACREAGE: +/- 16.77

NUMBER OF LOTS: N/A

CURRENT ZONING: I-2

REQUESTED ZONING: R-10

PURPOSE: Single-Family

RECOMMENDATION/DECISION RENDERED

APPROVAL DENIAL TIED TABLED VOTE 6 TO 2

Compatibility with Future Land Use Map

The recommendation of staff

Compatibility with Traffic Levels

Compatibility with Surrounding Properties

Compatibility with Density Levels

Use and value of surrounding properties

Concerns for public, health, safety, convenience, prosperity and general welfare.

Concerns for the balance of the interest of sub-dividers, homeowners and public.

Concerns for the effects of the proposed development on the local tax base.

Concerns for the ability of existing or planned infrastructure and transportation system to serve the proposed development.

Other (please elaborate): _____

Planning Commission Chairman: _____

Date: 1-14-25

Anderson County Planning & Development
401 East River Street
Anderson, SC 29624 | Phone: (864) 260-4720

(Revised July 2024)

**PROPOSED
SUBDIVISION**

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

864-260-4719

Anderson County Planning Commission
October 14, 2025
6:00 PM
Staff Report – Preliminary Subdivision

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

Preliminary Subdivision Name: Cascadia

Intended Development: Single Family

Applicant: Bethesda Land Holdings LLC

Surveyor/Engineer: Wesley White, PE- Ridgewater

Location/Access: River Rd. (State)

County Council District: 6

School District: 1

Surrounding Land Use: Commercial

Zoning: Un-zoned

Tax Map Number: 236-00-07-009

Total Number of Acres: 49.99

Number of Lots: 37

Variance: No

Traffic Impact Analysis: River Rd. is classified as a collector road with no maximum trips per day and does not require a TIS.

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: 10-14-25

Application Received By: TC

Date: 8-20-2025

25-22 SPR-25-8 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: Cascadia

1. Name of Applicant: Bethesda Land Holdings LLC, Attn: Joseph A Beeson
Address of Applicant: 400 N. Main St, Unit 204, Greenville, SC 29601
Telephone Number(s): 864-704-4415 Email: beesondevelopment@gmail.com

2. Property Owner(s): Bethesda Land Holdings, LLC
Address: 400 N. Main St, Unit 204, Greenville, SC 29601
Telephone Number(s): 864-704-4415 Email: beesondevelopment@gmail.com

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

Project Information

4. Project Location: Along east side of River Rd. north of McNeely Rd.
Parcel Number/TMS: 236-00-07-009 County Council District: 6 School District: 1
Total Acreage: 49.99 Number of Lots: 37 Intended Development: single-family residential
Current Zoning: Unzoned Surrounding Land Uses: North-single-family res; East-Saluda River; South-Commercial; West-River Rd

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

Water Supplier: Powdersville Water Sewer Supplier: N/A Septic: X
Electric Company: Duke Energy Gas Company: Fort Hill Telecommunication Company: AT&T

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

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

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

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

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

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

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

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

Subdivision Plat Application Check List

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

• **Application Submittal Requirements and Process**

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

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

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

Sec. 24-336. - Preliminary plat.

\$500 + \$20/lot x 37 lots = \$1,240

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 8-19-25

Signature of Owner _____

Date 8-19-25

SITE DATA

TMS #: 2360007009

TOTAL AREA: ±49.99ACRES

ZONING: UNZONED

TOTAL LOTS: 37 SINGLE-FAMILY

MINIMUM R'QED LOT SIZE: 25,000 SF

AVERAGE LOT SIZE: 41,409.27 SF/0.95 ACRES

MINIMUM R'QED LOT WIDTH: 100'

PROPOSED ROADS: TOTAL: ±3,639 LF (±0.69 MI)
PUBLIC ROADS

SETBACKS

INTERNAL FRONT: 30'

INTERNAL SIDES: 15'

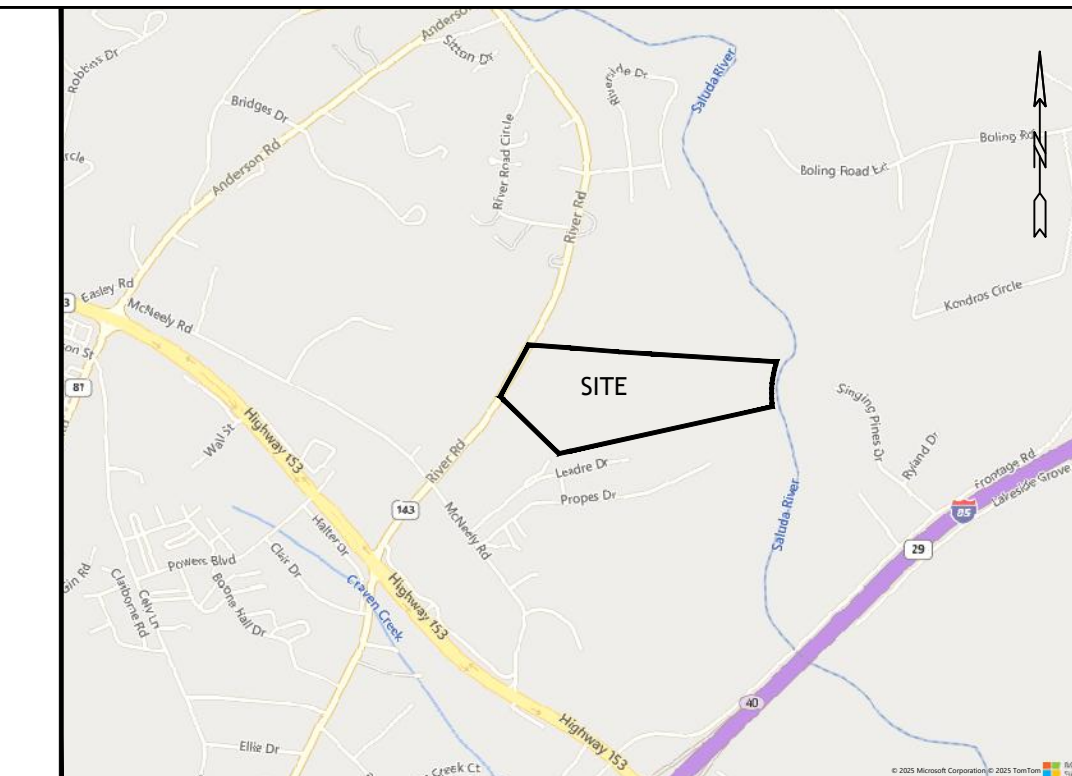
INTERNAL REAR: 15'

RIVER RD: 40'

NOTE:
- COMMON AREAS NOT TO BE SUBDIVIDED

WATER COMPANY: POWERSVILLE WATER

SEWER COMPANY: INDIVIDUAL SEPTIC SYSTEMS



LOCATION MAP

PRELIMINARY PLAT

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: 8-19-25

[Owner][Agent][Name]: Joseph A Beeson, Bethesda Land Holdings, LLC

Signed: *[Signature]*

DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this preliminary plat was prepared using a survey of the property prepared by Jay Dunn Land Surveyor, RLS, and dated 12-27-05 and Horizon Surveying, LLC, and dated 6/11/18; And further that the proposed subdivision meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property.

By Name: J. Wesley White, PE

Signed: *[Signature]*

Registered Professional No. 25827

Address: 211 Society St, Anderson, SC 29621

Telephone No. 864-260-0980

Date: 8-19-25

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 provision of said development regulations.

Manager or Subdivision Administrator: _____

Date: _____

CASCADIA TMS #2360007009

Bethesda Land Holdings LLC
400 N Main St, Unit 204
Greenville, SC 29601
864-704-4415

APPLICANT

Ridgewater Engineering & Surveying, LLC
P.O. Box 806
Anderson SC 29622
864-226-0980

ENGINEER OR SURVEYOR

Date: 8-19-25

Drawn By: JWW

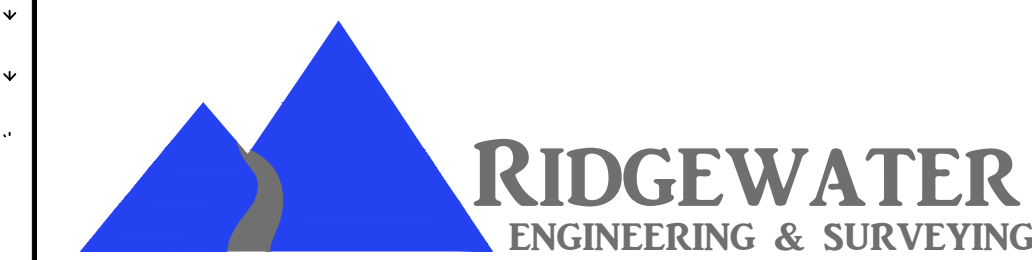
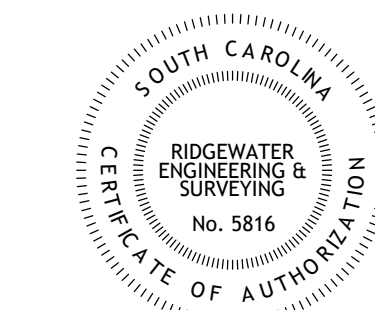
Checked: JWW

Job Number: 25143

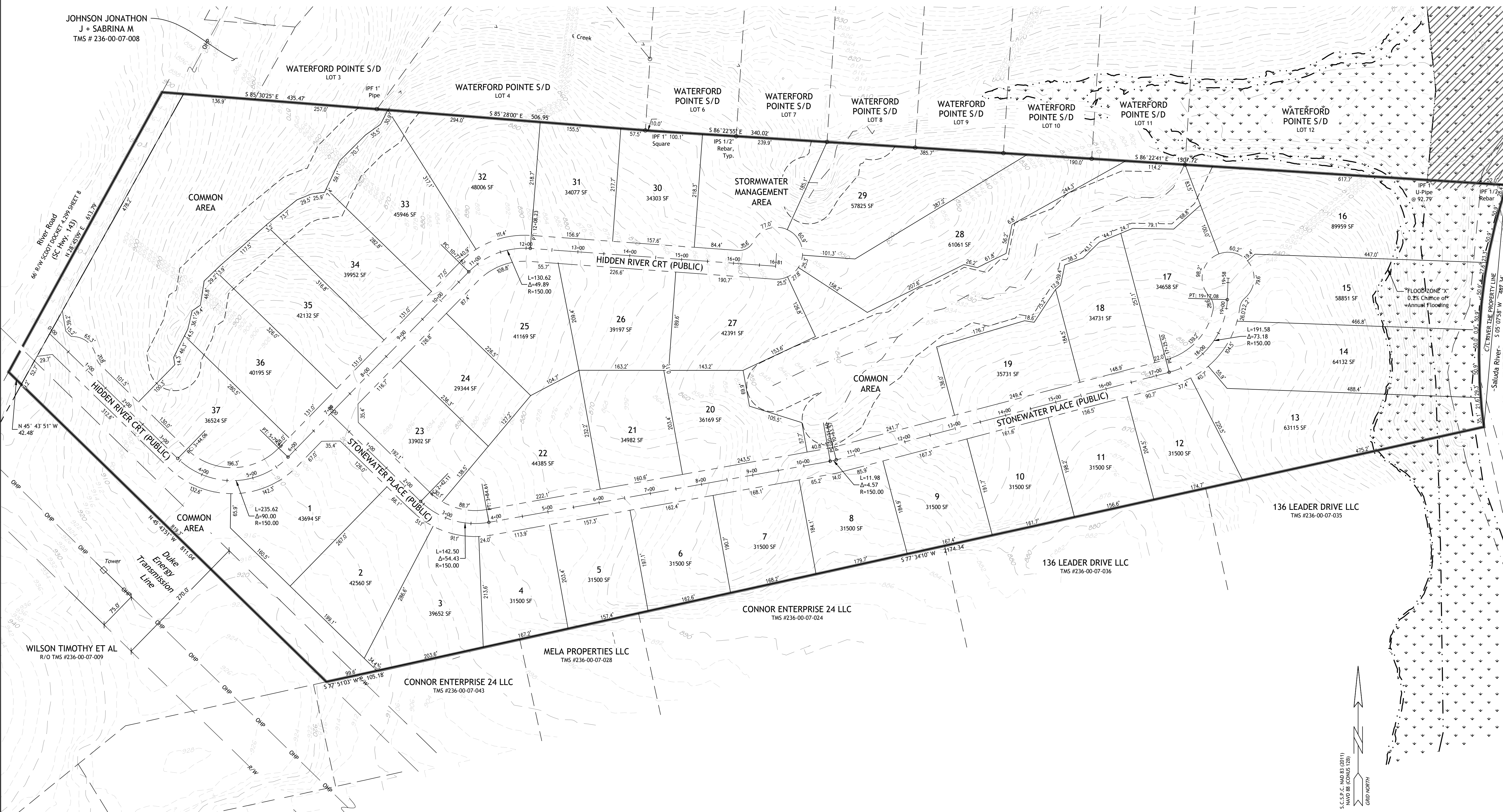
Revisions: 0



SCALE: 1 in = 100 ft.



This drawing and the design shown thereon are the property of Ridgewater Engineering & Surveying, LLC. The reproduction, copying or use of this drawing without written consent is prohibited and any infringement will be subject to legal action.



From: [Bill Rutledge](#)
To: [Tim Cartee](#); [Jonathan A. Batson](#); [Timothy Haynes](#)
Cc: [Derrick B. Singleton](#)
Subject: Re: Proposed Development in Anderson County
Date: Friday, August 22, 2025 1:45:52 PM
Attachments: [image001.png](#)

Okay with me
Bill

From: Tim Cartee <tcartee@andersoncountysc.org>
Sent: Wednesday, August 20, 2025 3:12 PM
To: Bill Rutledge <brutledge@andersoncountysc.org>; Jonathan A. Batson <jabatson@andersoncountysc.org>; Timothy Haynes <thaynes@andersoncountysc.org>
Cc: Derrick B. Singleton <dbsingleton@andersoncountysc.org>
Subject: Proposed Development in Anderson County

Your thoughts?

Thanks,

Tim Cartee

Land Development Administrator

O: 864-260-4719

F: 864-260-4795

tcartee@andersoncountysc.org

Development Standards

401 E. River Street

Anderson, SC 29624



From: [Jonathan A. Batson](#)
To: [Tim Cartee](#); [Bill Rutledge](#); [Timothy Haynes](#)
Cc: [Derrick B. Singleton](#)
Subject: RE: Proposed Development in Anderson County
Date: Friday, August 22, 2025 9:56:46 AM
Attachments: [image001.png](#)

Stormwater conveyances that are not in road rights-of-way will need to be in common area, and ensure riparian buffers are measured from top of bank rather than centerline.
Jon

From: Tim Cartee <tcartee@andersoncountysc.org>
Sent: Wednesday, August 20, 2025 3:13 PM
To: Bill Rutledge <brutledge@andersoncountysc.org>; Jonathan A. Batson <jabatson@andersoncountysc.org>; Timothy Haynes <thaynes@andersoncountysc.org>
Cc: Derrick B. Singleton <dbsingleton@andersoncountysc.org>
Subject: Proposed Development in Anderson County

Your thoughts?

Thanks,

Tim Cartee

Land Development Administrator

O: 864-260-4719

F: 864-260-4795

tcartee@andersoncountysc.org

Development Standards

401 E. River Street

Anderson, SC 29624



From: wesley@ridgewatereng.com
To: [Tim Cartee](#)
Subject: [External]FW: Cascadia Subdivision - Availability Letter
Date: Wednesday, August 20, 2025 3:19:53 PM
Attachments: 8-13-25 Cascadia - PP.pdf

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

Tim,
See notice below sent to ReWa.
Thanks,
Wesley

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

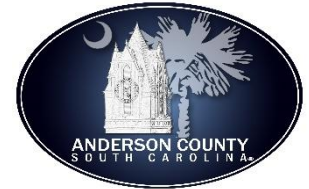
From: wesley@ridgewatereng.com <wesley@ridgewatereng.com>
Sent: Thursday, August 14, 2025 7:21 AM
To: 'Development' <development@re-wa.org>; jenniferb@re-wa.org; angiep@re-wa.org; 'Nancy Barrett' <nancyb@re-wa.org>
Subject: Cascadia Subdivision - Availability Letter

To Whom it May Concern:
Attached is the PDF of a preliminary plat for a 37-lot subdivision off of River Rd. in Anderson County. The county is now requesting we receive an availability letter from utility companies. It's our understanding sewer is not available but want to confirm. Call or email with any questions.
Thanks,
Wesley

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



ANDERSON COUNTY GIS AND
E911 ADDRESSING DEPARTMENT
P O BOX 8002



Anderson, SC 29622-8002

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

Subdivision/Development Name and Road Name Approval Form

Date: 08/13/2025 Expires : 08/13/2028

Developer: BETHESDA LAND HOLDINGS LLC

Contact Info: 400 N MAIN ST. UNIT 204, GREENVILLE, SC 29601 864-704-4415

Email: beesondevelopment@gmail.com

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

Subdivision Name: CASCADIA NAME APPROVED Parent TMS: 2360007009

Zip Code: PIEDMONT 29673 ESN: 171

Road Name: _____ Status: _____

HIDDEN RIVER CT **NAME APPROVED**

STONEWATER PL **NAME APPROVED**

ROCKVIEW TERRACE **NAME APPROVED**



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

Respectfully,

Anderson County GIS & E911 Addressing Dept

From: [Tim Cartee](#)
To: [Seth Young](#)
Subject: Proposed Development in Anderson County
Date: Wednesday, August 20, 2025 3:14:00 PM
Attachments: [8-19-25 Cascadia - PP-signed.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: [Terry Vaughan - Assistant Fire Marshal](#); [Steve Kelly](#)
Subject: Proposed Development in Anderson County
Date: Wednesday, August 20, 2025 3:13:00 PM
Attachments: [8-19-25 Cascadia - PP-signed.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





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

August 14, 2025

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

RE: Property located on River Rd. in Piedmont, SC

Dear Mr. White:

This letter confirms that Duke Energy can provide electric service to the proposed site located on River Rd. in Piedmont, SC (Anderson County Tax Map #2360007009) 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

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

8/19/2025

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

RE: Cascadia Subdivision

Dear Mr. White,

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

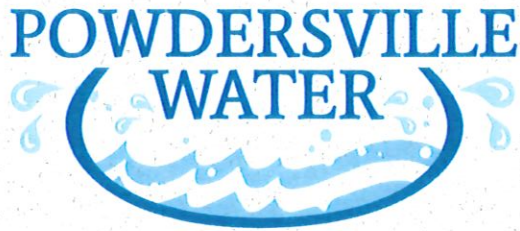
Prior to confirming service availability to this project, AT&T requires information such as proposed land use, density, site plans, and agreements with respect to service arrangements for the project. Please contact me at the telephone number or email address shown above to arrange for providing any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

Thank you for contacting AT&T.

Sincerely,

Mark A. Frazier

Mark Frazier
AT&T



Address:
1719 Circle Road
Powdersville, SC 29642

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

August 15, 2025

Bethesda Land Holdings, LLC
Mr. Joseph A Beeson
400 N Main St Unit 204
Greenville, SC 29601

Re: Cascadia, 37 Single Family Residential Lots
Anderson County Tax Parcel 2360007009

Dear Mr. Beeson:

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 SCDES #0420002.

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

Sincerely,

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

Chris Rasco
Project Engineer

Cc: Project File



August 18, 2025

RE: Gas Available request for: Parcel #2360007009 in Anderson County, SC

Dear Mr. White:

Thank you for inquiring about natural gas availability for parcel #2360007009, located near River Rd. and McNeely Rd in Anderson County, SC. Fort Hill Natural Gas Authority is the designated natural gas provider for this area of Anderson County.

We are pleased to confirm that natural gas service is readily available at the site through a 2-inch plastic line. Fort Hill Natural Gas Authority looks forward to supporting the development of this new residential project in Anderson County.

Please let us know if you require any additional information.

Sincerely,

Jordan Hunt
Business Development Representative

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

wesley@ridgewatereng.com

From: Balentine, Ryan <BalentinDR@scdot.org>
Sent: Friday, August 15, 2025 11:27 AM
To: wesley@ridgewatereng.com; Vickery, E.Andrew; Robertson, Chad, H.
Subject: RE: Cascadia Subdivision

Wesley,

I don't have any major concerns as long as the proposed driveway can meet sight distance requirements.



Ryan Balentine

District 2 Permit Engineer

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

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

From: wesley@ridgewatereng.com <wesley@ridgewatereng.com>
Sent: Thursday, August 14, 2025 7:28 AM
To: Vickery, E.Andrew <VickeryEA@scdot.org>; Robertson, Chad, H. <RobertsonCR@scdot.org>; Balentine, Ryan <BalentinDR@scdot.org>
Subject: Cascadia Subdivision

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

Ryan,

This email is to serve as notification of the attached preliminary plat submittal for a 37 lot subdivision on River Rd. in Anderson County. Please confirm receipt and let me know if you have any questions.

Thanks,
Wesley

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

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

Anderson County Planning Commission
October 14, 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

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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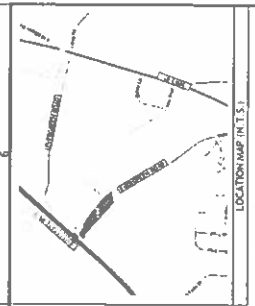
Gray Engineering
137 MICHIGAN AVE. SUITE 200
ANN ARBOR, MI 48106
TEL: 734.769.1000
WWW.GRAYENGINEERING.COM

DAVID B. GRAY
STATE OF MICHIGAN
LICENSE NO. 94122
CIVIL ENGINEER

EVERGREEN HEIGHTS
STAR COURT PLAY
ANDERSON, SC

SCALE: 1" = 400'
DRAWN BY: [Name]
PROJECT MANAGER: [Name]
DATE: 12/10/24
JOB NO.: 2024024
SHEET: 12/12/24

CV-1



REQUIREMENTS:

1. THE PROJECT SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MICHIGAN ZONING ACT AND THE ANN ARBOR ZONING ORDINANCES.
2. THE PROJECT SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MICHIGAN ZONING ACT AND THE ANN ARBOR ZONING ORDINANCES.
3. THE PROJECT SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MICHIGAN ZONING ACT AND THE ANN ARBOR ZONING ORDINANCES.
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10. THE PROJECT SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MICHIGAN ZONING ACT AND THE ANN ARBOR ZONING ORDINANCES.

EVERGREEN HEIGHTS (PRELIMINARY PLAN)

TYPE OF DEVELOPMENT: RESIDENTIAL (SINGLE-FAMILY)

NO. OF UNITS: 328 UNITS

DATE: 12/10/24

PROJECT MANAGER: [Name]

DESIGNER: [Name]

DATE: 12/10/24

JOB NO.: 2024024

SHEET: 12/12/24

EVERGREEN HEIGHTS (PRELIMINARY PLAN)

TYPE OF DEVELOPMENT: RESIDENTIAL (SINGLE-FAMILY)

NO. OF UNITS: 328 UNITS

DATE: 12/10/24

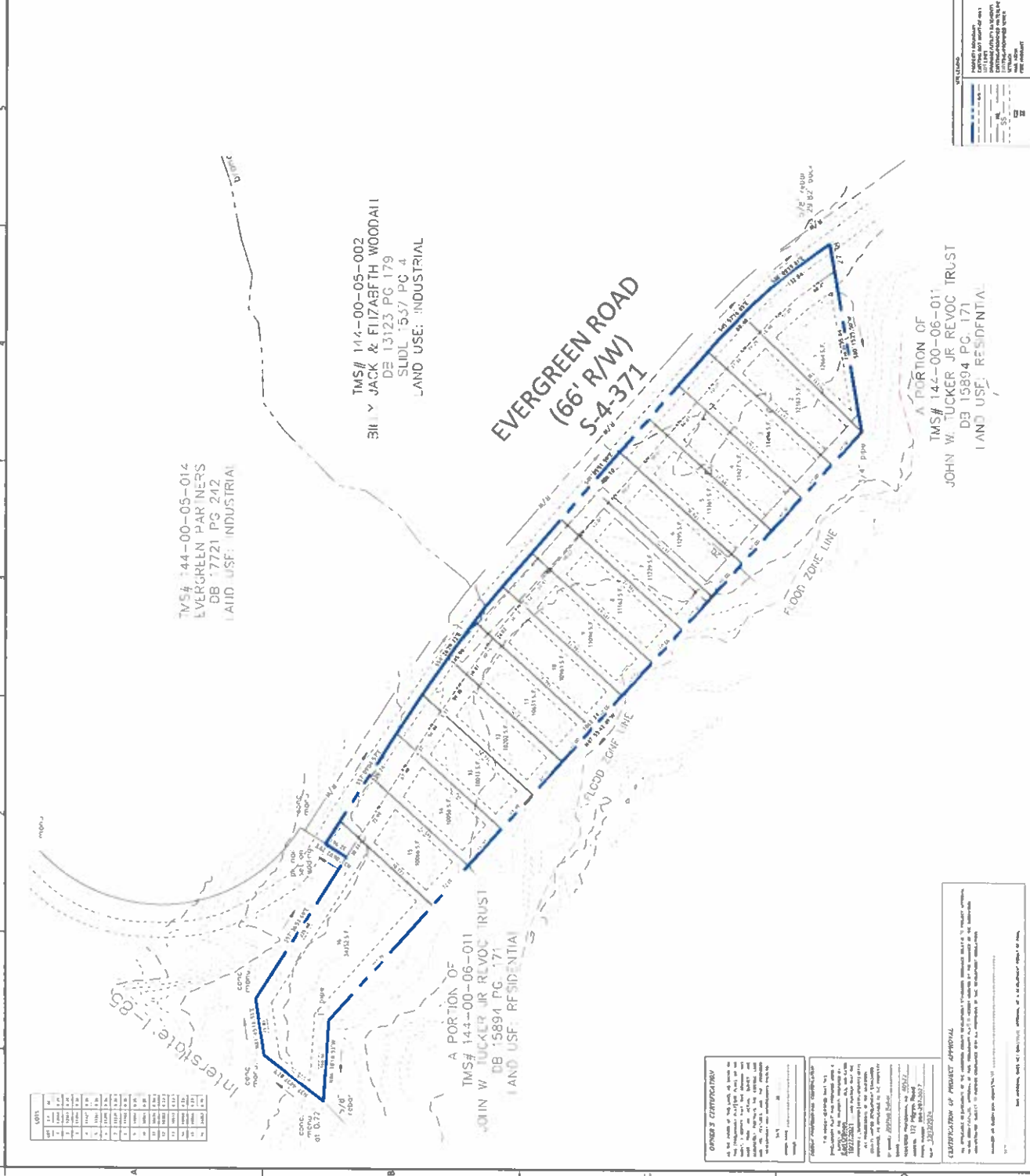
PROJECT MANAGER: [Name]

DESIGNER: [Name]

DATE: 12/10/24

JOB NO.: 2024024

SHEET: 12/12/24



UNIT	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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OWNER'S CERTIFICATION

I, the undersigned, being duly qualified, do hereby certify that the information furnished herein is true and correct, and that the same has been prepared in accordance with the requirements of the Michigan Zoning Act and the Ann Arbor Zoning Ordinance.

SIGNED: [Name]
DATE: [Date]

CERTIFICATION OF PROJECT APPROVAL

I, the undersigned, being duly qualified, do hereby certify that the information furnished herein is true and correct, and that the same has been prepared in accordance with the requirements of the Michigan Zoning Act and the Ann Arbor Zoning Ordinance.

SIGNED: [Name]
DATE: [Date]

EVERGREEN HEIGHTS (PRELIMINARY PLAN)

TYPE OF DEVELOPMENT: RESIDENTIAL (SINGLE-FAMILY)

NO. OF UNITS: 328 UNITS

DATE: 12/10/24

PROJECT MANAGER: [Name]

DESIGNER: [Name]

DATE: 12/10/24

JOB NO.: 2024024

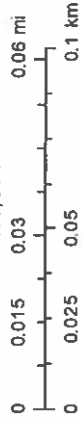
SHEET: 12/12/24

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 black ink 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

