

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

November 10, 2025
Regularly Scheduled Meeting
6:00 PM

AGENDA

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Approval of Agenda
5. Approval of Minutes – October 14, 2025, Forthcoming
6. Public Hearings:
 - A. Variance Request: Bon Secours; waiver on Right-of-Way improvements. Located at Three Bridges Road and Roe Road. / TMS 236-00-01-003
(Council District 6)
 1. Staff Presentation
 2. Developer Presentation
 3. Public Hearing - Citizen Comments
 - B. Land Use: Legacy Tattoo; Tattoo Facility. Located at 101 Cromer Road. / TMS 197-00-04-003 **(Council District 7)**
 1. Staff Presentation
 2. Developer Presentation
 3. Public Hearing - Citizen Comments
7. New Business:
 - A. Single-Family Subdivision: Station Place. Located at Old Denver Road. / TMS 94-00-02-002 **(Council District 5)**
 1. Staff Presentation
 2. Developer Presentation
 3. Public Hearing – Citizen Comments
8. Old Business:
 - A. Consent Agenda: Beckman Creek; Subdivision Amendment / Informational purposes only / Development will be Single-Family Homes instead of Twin Homes. Located at Beckman Drive. / TMS 151-00-06-003
(Council District 2)
 1. Staff Presentation
 2. Developer Presentation
 3. Public Hearing – Citizen Comments
9. Public Comments, non-agenda items – 3 minutes limit per speaker
10. Adjournment

Anderson County Planning Commission

November 10, 2025

6:00 PM

Staff Report

Wavier: Bon Secours Mercy Health of Powdersville

The following land use development was approved on August 12, 2025, as part of the approval, the traffic impact study required right turn lanes on Roe Rd. at Three Bridges Rd. The developer was unable to secure the right of way due to landowner denial of any offers on the property at 5 Roe Rd. Parcel 212-00-04-017.

Anderson County Ordinance No. 2023-007

Section 24-115

If additional right-of-way not under the control of the developer is required to implement required roadway improvements, the developer shall make a reasonable effort to obtain the necessary right-of-way to perform the recommended improvements, including offering an amount as appraised by a licensed SC real estate appraiser (fair market value). If right-of-way cannot be obtained, the developer is required to make a written request to the County and go back to the Planning Commission for a waiver if the requirement was part of a Planning Commission approval. The Commission will consider the waiver if the developer provides written documentation that a fair market value offer was offered and not accepted.

BON SECOURS MERCY HEALTH

September 30, 2025

Amy Burnett Caldwell
Trustee Burnett Living Trust
5 Roe Road
Greenville, SC 29611

LETTER OF INTENT re 5 Roe Road

THIS LETTER is offered by **Bon Secours St Francis Health System, LLC, including its affiliates successors and/or its assigns** ("Purchaser") to **Burnett Living Trust** ("Seller") for a 0.065 acre portion of land located in Anderson County, South Carolina.

THE FOLLOWING provisions are offered for the purchase of the above referenced property:

1. **PROPERTY:** A portion of the parcel containing +/- 0.065-acres of land (the "Property"), as further highlighted within Exhibit A, located along Roe Rd in the County of Anderson, and State of South Carolina.

The Property is further identified as Anderson County Tax Map # **2120004017** and more particularly shown on Exhibit A. The Property to be conveyed by Seller (net acreage, metes and bounds) shall be determined by Purchaser's final survey.

2. **PRICE: \$150,000 per Acre as determined by Purchaser's final survey**
3. **EARNEST MONEY DEPOSIT:** Purchaser shall deposit **One THOUSAND and 00/100 DOLLARS (\$1,000.00)** in an escrow account held by Purchaser's Title Agent ("Escrow Account") within five (5) days after execution of a purchase contract. Upon expiration of the Due Diligence Period (and any extension periods), the Earnest Money will become non-refundable to Purchaser unless Seller defaults under the purchase contract. All Earnest Money deposits shall be applicable to the Purchase Price.
4. **TITLE:** Title to the Property shall be conveyed by general warranty deed and shall be good, marketable and free of all encumbrances other than customary utility easements that do not adversely impact the value or use of the Property.
5. **SELLER'S DELIVERIES:** Within five (5) business days after the execution of a purchase contract (and where applicable), Seller will deliver to Purchaser all information and documents relating to the Property which are within Seller's possession or control, including, not limited to, the follow: (a) environmental or engineering reports, soil tests, studies or other reports (including all drafts) relating to the Premises and the center; (b) existing title commitments, title policies and underlying documents, including REA's, existing site plans or surveys; (c) real

estate tax bills, any protests in progress, and governmental notices in general; (d) existing contracts, Agreements, licenses, or agreements which will be binding upon the Premises or upon Purchaser from and after Agreement execution; (e) any governmentally approved civil engineering plans for the Premises or related governmental approvals affecting the Premises.

6. **DUE DILIGENCE PERIOD:** Purchaser shall have One Hundred Eighty (180) days after receipt of a fully executed purchase contract to examine the Property. Should Purchaser, in its sole discretion, determine that the Property is not suitable for Purchaser for any reason whatsoever during the inspection period, then Purchaser shall have the right to terminate the purchase contract and have no further liability with regard to this transaction, and the Earnest Money will be refunded in full to Purchaser.
7. **OPTION(S) TO EXTEND INSPECTION PERIOD:** Purchaser shall have the option(s) to extend the Due Diligence Period for two (2) additional periods of Sixty (60) days by sending written notice to Seller prior to the expiration of the initial Inspection Period. Seller shall deposit an additional deposit, per extension, of **FIVE HUNDRED AND 00/100 DOLLARS (\$500.00)** (the "Extension Earnest Money Deposit") in the Escrow Account held by Purchaser's Attorney within five (5) days after Purchaser notifies Seller of the extension of the Due Diligence Period. Extension Earnest Money Deposits shall remain refundable until expiration of the Due Diligence Period and shall be applicable to the Purchase Price
8. **CONTINGENCIES:** Purchaser's obligations under the contract will be contingent upon the following:
 - a. Purchaser's receipt of all necessary permits and external and internal approvals for the construction of the Property for Purchaser's proposed use.
 - b. Seller has obtained any necessary rezoning to permit the redevelopment and/or Purchaser's intended use. Purchaser is willing to assist in this effort.
 - c. Purchaser obtaining all necessary corporate approvals to purchase the Property, along with any other corporate approvals required to provide the authority for Purchaser to acquire an ownership interest in the accompanying entity.
 - d. Purchaser has approved the Declaration, and the Declaration has been recorded in the land records prior to any sale of a portion of the Parent Parcel to any third parties.
 - e. The Property Owners' Association has been formed, and a representative of Purchaser has been appointed to the Board of Directors.
 - f. Purchaser determining that the site due diligence for the Property is acceptable for its use.
 - g. Site plan and all construction required for the redevelopment of the Property, of which has been approved by the applicable authorities.
 - h. The Property is fully unencumbered from lease or lender obligations. This includes the land where the retention pond sits.
 - i. Full understanding of any shared access agreements or easements.

9. **Non-Negotiation Period:** Seller agrees that for a period commencing on the date it signs this Letter of Intent, and continuing through the Closing or earlier termination of this transaction (the "Non-Negotiation Period"), Seller shall not:
- a. negotiate, discuss or otherwise communicate with any other potential buyers or lessee of the Property;
 - b. solicit or encourage submission of any proposal or offer to acquire or lease all or any portion of the Property;
 - c. participate in any discussion or negotiation regarding any proposal or offer to sell or lease all or any portion of the Property;
 - d. furnish to any person other than Buyer and its representatives any information regarding the Property; or
 - e. cooperate in any way with, or assist or participate in any proposal or offer from any person other than Buyer to acquire or lease all or any portion of the Property.

If, during the Non-Negotiation Period, Seller receives any unsolicited offer or proposal from any person other than Buyer to acquire or lease all or any portion of the Premises, Seller shall promptly notify Buyer of such offer or proposal and provide Buyer with copies of any written materials received by Seller that relate to such offer or proposal.

10. **REPRESENTATIONS AND WARRANTIES:** Seller shall make such warranties and representations as are customary, including but not limited to:
- a. Standard title representations and warranties regarding ownership, authority and title defects.
 - b. A representation to the authenticity of documents and the accuracy of reports provided by Seller.
 - c. A representation to the condition of the Property and, to the best of Seller's knowledge, the absence of hazardous waste and carcinogenic materials.
11. **ASSIGNABILITY:** Purchaser may freely assign the purchase contract.
12. **CLOSING:** Closing will take place Thirty (30) days the conclusion of the Inspection Period and any extensions. Closing will be held in the office of Purchaser's attorney.
13. **ADJUSTMENTS & PRORATIONS:** Customary prorations would be made at Closing (real estate taxes, special assessments, etc.). Purchaser shall pay all documentary stamp taxes and deed preparation. Purchaser shall pay for the survey and the fees attributable to Purchaser's attorney's fees for escrow and closing.
14. **CONFIDENTIALITY:** Purchaser and Seller hereby agree to preserve and maintain the confidentiality of any and all information (including, but not limited to, information gathered or exchanged during due diligence, except to the extent such information is already in the public domain) and negotiations relative to the transactions contemplated herein, including the existence of this Letter, and the fact that due diligence and negotiations are taking

place. Neither party hereto shall issue any press releases, nor disclose such information, without the prior written consent of the other party except (i) where a party is required by applicable law or regulatory requirements to make a disclosure concerning the information or the proposed transactions (including a copy of this Letter of Intent), or (ii) where a party makes disclosure to its employees, legal counsel, accountants, and agents who have a need to know such information. Purchaser's Broker and Seller's Broker shall not discuss the terms of this contract or use of Premises with any adjacent prospects looking at parcels owned by the Seller. All parties agree to keep the terms of this agreement and the parties to this agreement strictly confidential and in accordance with the Confidentiality Agreement executed in conjunction with this Letter of Intent.

15. **KNOWN DOCUMENTS:** As indicated by the Confidentiality language above, Purchaser is requesting any and all pertinent property documents (i.e. environmental reports, surveys, site plans, etc.) as soon as possible upon submittal of this form.
16. **OTHER TERMS:** The purchase contract shall be drafted on Purchaser's standard purchase and sale agreement form and shall contain other provisions dealing with matters associated with Purchaser's development of the Property, including, without limitation, easements, if any, to be granted by Seller, allocation of entitlements, allocation of infrastructure capacity, allocation of future offsite improvements to accommodate development on the Property, and architectural review issues, to the extent applicable and reasonably necessary.

It is understood and agreed that the foregoing constitutes a Letter of Intent setting forth the major business points of the Purchaser's offer to purchase the Property. It is further understood that neither party intends to create any contractual rights or obligations as a result of entering into this Letter of Intent, except for the Confidentiality and Non-Negotiation Period provision above. Except for those provisions above, no binding agreement or rights or obligations shall arise as a result of executing this letter unless and until the parties hereto fully execute a Purchase and Sale Agreement.

The proposed contract to be delivered to Seller within a reasonable period of time of the acceptance and execution of this Letter of Intent would contain such other terms and conditions not inconsistent with the foregoing as Purchaser's attorney consider reasonable and appropriate to the transaction contemplated.

If the foregoing is acceptable to you, please acknowledge your acceptance by returning a signed counterpart of this letter. Once received and approved by Seller, we will prepare the Purchase and Sale Agreement and deliver to you. Until a Purchase and Sale Agreement is approved and executed by all parties, no binding agreement, rights or obligations shall arise with respect to the proposed transaction, except for the standstill provision above. **If not signed by Seller, this Letter of Intent shall expire at 5:00 p.m. EST on October 10, 2025.**

I HEREBY AGREE TO THE ABOVE MENTIONED TERMS AND CONDITIONS AND OFFER THESE PROVISIONS AS A LETTER OF INTENT TO PURCHASE THE PROPERTY.

PURCHASER: **Bon Secours St Francis Health System, LLC
and/or Assigns**

WITNESS

Authorized Signature

Please Print Name and Title

Date

I HEREBY AGREE TO THE ABOVE MENTIONED TERMS AND CONDITIONS AND OFFER THESE PROVISIONS AS A LETTER OF INTENT TO PURCHASE THE PROPERTY.

SELLER: **Burnett Living Trust**

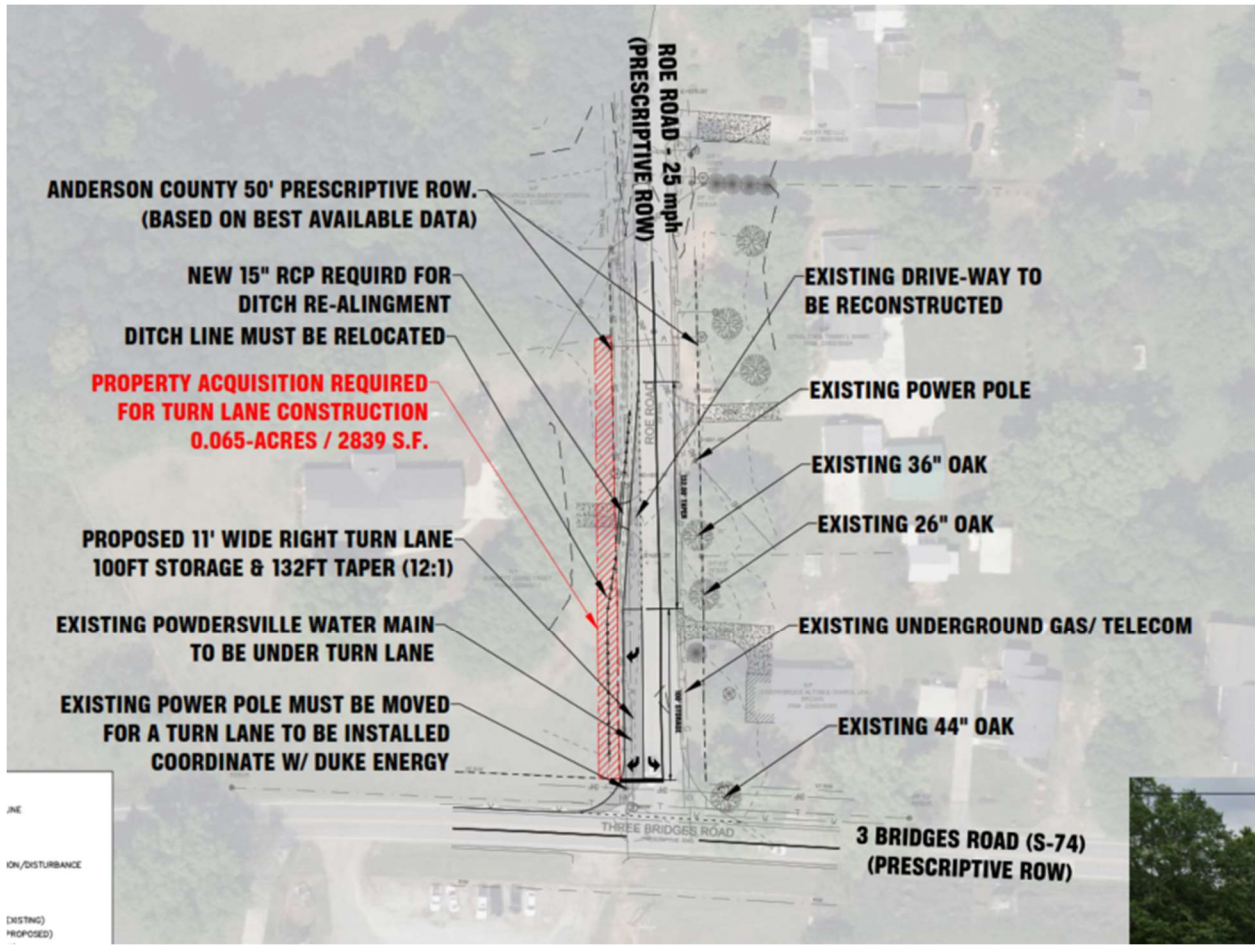
WITNESS

Authorized Signature

Please Print Name and Title

Date

Exhibit A



From: caldwella6@aol.com
To: [Johnston, Michael P](#)
Cc: [Christopher L. Price](#); brenda.cox@fundlhc.com
Subject: Re: 5 Roe Rd - Right of Way Expansion - Bon Secours Powdersville Medical Campus
Date: Wednesday, October 1, 2025 2:28:35 PM
Attachments: [image001.png](#)

WARNING: The sender of this email could not be validated and may not match the person in the "From" field.

CAUTION: This email originated from outside of the Bon Secours Mercy Health organization. **DO NOT CLICK** on any links or attachments unless you recognize the sender and you know that the content is safe.

We are not interested in ANY offers on the property at 5 Roe Road. This property is not for sale.

On Tuesday, September 30, 2025 at 11:03:02 AM EDT, Johnston, Michael P <mjohnston2@mercy.com> wrote:

Amy,

Hope you are having a great week!

Anderson County has advised that we need to make a formal offer to you before they can accept your below denial to sell the ROW adjacent to the house on Roe Rd. As such, please find attached Letter of Intent to purchase 0.065 acres of the land located at 5 Roe Rd, Greenville SC.

Bon Secours is offering \$150,000 per acre of land purchased which comes out to a purchase price of \$9,750 (Nine Thousand Seven Hundred Fifty Dollars). This price is reflective of fair market value for raw land located in the Powdersville area.

Please respond to this email indicating your acceptance or denial of the attached offer.

Thank you,

Michael Johnston

Director, Real Estate Development
4600 McAuley Place | Cincinnati | Ohio | 45242
614.546.9850 | mjohnston2@mercy.com

-----Original Message-----

From: caldwella6@aol.com <caldwella6@aol.com>

Sent: Monday, September 22, 2025 11:09 AM

To: mjohnston@mercy.com

Cc: Christopher L. Price <chris@bluewatercivil.com>; Brenda.cox@fundlhc.com

Subject: 5 Roe Rd - Right of Way Expansion

Good morning,

Regarding the Right of Way Expansion at 5 Roe Roe property, we are not in favor of any land being sold or taken on this property for the use of a turning lane. We feel that there are other solutions that could be looked at to help the flow of traffic.

We would suggest looking into placing traffic roundabouts at the 2 three way stop signs that are located on Three Bridges Road within a half mile of each other. This is the reason the traffic backups due to the close proximity of 2 three way stops. The backups only happen during school drop offs and pickup times.

This property is one of the original pieces of land from a land grant from the King of England. Which my mother of age 93 lives in the house. We would like to keep it that way and preserve the meaning and history of the word POWDERSVILLE.

CONFIDENTIALITY NOTICE: This message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.



MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES

DATE: July 29, 2025

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

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

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

SUBJECT: **Bon Secours Powdersville Medical**

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

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

Please call if you have any questions.

ANDERSON COUNTY
SOUTH CAROLINA



2120004018

2360010002

14 Roe Road
10 Roe Road # A
4000039474 000

2360016001

2360016015

10 Roe Road
2360016003

Greenville
29611

6 Roe Road
2360016004

2360016014
314 Three Bridges Road
4000028974 000

2360016010

2120004042

404 Three Bridges Road

5 Roe Road

2120004017
0061 E

2360016004

304 Three Bridges Road
Davis Park

318 Three Bridges Road

316 Three Bridges Road

310 Three Bridges Road

302 Three Bridges Road
4000003500 000

312 Three Bridges Road

2360016012

2360016008

412 Three Bridges Road

2120004041

Three Bridges Road S-04-0074

Easley 29642

405 Three Bridges Road

403 Three Bridges Road

100 Powdersville Main

2360015003

Powdersville Mobile Home Park

2360015001

104 Powdersville Main
4000033925 002

106 Powdersville Main
4000034735 000

2360015001

109 Powdersville Main

108 Powdersville Main

Powdersville Main S-04-0052

2120006039

2120006014

2120006032

2120006013

**VARIANCE
REQUEST**
FOR INFORMATION CALL:
ANDERSON COUNTY
DEVELOPMENT STANDARDS
864-260-4719

Tony's Drywall &
Painting LLC
Interior & Exterior Work
• Hanging & Finishing
• Pressure Washing
• Repairs & Removal
• Wood Staining
864-376-8520
FREE
Estimates

Anderson County Planning Commission

November 10, 2025

6:00 PM

Staff Report – Land Use Application

140 property owners within 2000’ of the proposed development were notified via postcard

Preliminary Project Name:	Legacy Tattoo Company
Applicant:	Justin Ashley
Intended Development:	Existing building for a tattoo shop (Standing Stone Plaza)
Location:	101 Cromer Rd. Suite 115-117
Details of Development:	Mr. Ashley proposes operating a tattoo shop. DHEC conducted a field inspection of the proposed site. A certification measurement was conducted on September 15, 2025, related to a proposed facility location at 101 Cromer Rd Suites 117&115, Williamston, SC 29697. The area around the location was thoroughly traversed. No Churches, schools, or playgrounds were observed to be within 1,000 feet of the location.
Total Site Area:	N/A
County Council District:	7
Zoning:	Not Zoned
Tax Map Number:	197-00-04-003
Existing Access Roads:	Hwy 29 N.
Variance:	None requested




- Permits from all necessary agencies must be obtained before occupancy and operation.

Land Use Review

LU-25-13

Submitted On: Sep 17, 2025

Applicant

 JUSTIN ASHLEY
 8649401478
 @tattoosbyjustinashley@gmail.com

Primary Location

101 CROMER RD
Unit 117-115
Williamston, SC 29697

Project Information

Project Name

Legacy Tattoo Company

Is the applicant the property owner?

No

Existing Land Use

Other/Unzoned

If other, please explain

It is currently a shopping center

Proposed Land Use

Tattoo Facility

Tax Map Numbers

NA

Total Size of Projects (acres)

0

Is there a variance request?

No

Project Address? Insert TBD (To Be Determined) if an address is not assigned.

101 Cromer Rd Suite 117-115

SCDOT/Roads & Bridges

Digital Signature

true

Restrictive Covenant Statement

IS subject to recorded restrictive covenants and that the applicable request(s) is permitted, or not otherwise in violation, of the same recorded restrictive covenants.

true

IS subject to recorded restrictive covenants and that the applicable request(s) was not permitted, however a waiver has been granted as provided for in the applicable covenants. (Applicant will be asked to provide an original of the applicable issued waiver)

true

IS NOT subject to recorded restrictive covenants

true

Standards of Land Use Approval Consideration

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

Yes. The shopping center has other small businesses in it as well. Nothing like this is currently in the area.

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

It should not affect anything/anyone.

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?

I will not cause an excessive burden on any of the listed above services/responders.

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

Yes! This is the perfect style building for this particular artistic endeavor and art gallery.

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.

Verification of Acknowledgement

Digital Signature

true

Letter Of Intent

Justin Ashley
Tattoo Artist
9 Beaverdam Rd
Williamston SC, 29697
(864)940-1478

To whom it may concern,

I am Justin Ashley and I have lived in Anderson County for my entire life. I have been professionally tattooing for 10 years as of this past February. I have made the decision to pursue my dream of owning my own tattoo shop in this county I love so much. I have already been working Tattooing in Anderson for 9 of the 10 years Ive been in the business. Its my passion.

I found this beautiful spot located at 101 Cromer Rd suite 117&115 Williamston SC, 29697. I have contacted SC Department of Public Health and had them come do a Zoning measurement to make sure this is the perfect location. As of 9/15/2025 they approved me to move forward. With that I am trying to open Legacy Tattoo Co. and make this dream a reality. The booths were already in place from a previous renter in these two suites and this makes a cost efficient space for us to start my first business.

In this facility I will have enough space for 5 booths. I will be tattooing alongside my apprentice who just graduated this past year. She is very promising and I look forward to having a studio of my own so we can continue the tattooing mentorship for many many months too come. I will eventually add artists as they pass my rigorous guidelines and sterile practices.

Over the years I have have worked in many shops and learned the incorrect things to do and definitely the things that I should make a priority in my own business. Sterile environments and great, clean tattoos will be our top priority. We wont settle for less and will drive to

This shop will contain two bathrooms, two industrial grade wash sinks, its very own sterile room, and a lobby area for the clientele. We are currently booked out for about two months and we will be mostly appointment only. Until I find staff to fill the booths that I can confidently say will provide the top-notch criteria we are looking for it will be just me and my former apprentice.

I would Love to hopefully get this Approval from you so I can start this process with the Department of Public Health to get an inspection within the next 30 to 60 days.

I thank you for your time and consideration. Attached will be my Rough sketch layout for the building based on the measurements the owner gave me. Any questions please don't hesitate to email or preferably call me at (864)940-1478.

-Justin L. Ashley

INSPECTION RESULTS

Facility Information		Audit Information	
Permit:	TF-0580	Audit Name:	Tattoo Certification ROV 20140627
Facility Name:	LEGACY TATTOO COMPANY	Type:	L15g Tattoo Measurement
Address:	101 CROMER RD STE 115 & 117	Start Date:	15 Sep 2025 01:00 PM
City/State/Zip:	WILLIAMSTON, SC 29697 Anderson	End Date:	15 Sep 2025 02:30 PM
Phone 2:	864-940-1478	Inspector:	Brandi Price
Fax:			
Email:			
Contact Name:	JUSTIN ASHLEY		
Contact Email:	null		

Notice

Question	Answer
Bureau of Healthcare Quality 2100 Bull St Columbia SC 29201-1708 NOTICE: This Distance Certification visit of a proposed tattoo facility was conducted in compliance with Sections 44-34-110 (A)(1) and (A)(2) of the S.C. Code of Laws, 1976, as amended, and is not to be construed as an inspection audit. This visit was conducted solely to determine if the location of the proposed tattoo facility is within one thousand feet of a church, school, or playground, as described in Sections 44-34-110 (A)(1) and (A)(2) of the S.C. Code of Laws, 1976, as amended. This Distance Certification visit may be performed independently by an authorized representative of the Department of Health and Environmental Control. If this Distance Certification visit is required by regulation to be made available in a conspicuous place in a public area within the facility, redaction of the names of those individuals in the report is required as provided by Sections 44-7-310 and 44-7-315 of the S.C. Code of Laws, 1976, as amended.	Report Notice

Proposed Facility Information

Comments:	
<i>A certification measurement was conducted on September 15, 2025, related to a proposed facility location at 101 Cromer Rd Suites 117&115, Williamston, SC 29697. The area around the location was thoroughly traversed. No Churches, schools, or playgrounds were observed to be within 1,000 feet of the location.</i>	
Question	Answer
Are there any other individuals accompanying the auditor for this visit?	NO

Certification Details

Question	Answer
Is the location of the proposed tattoo facility within one thousand feet from a church? ('Church' means an establishment, other than a private dwelling, where religious services are usually conducted.)	NO
Was the distance computed by following the shortest route of ordinary pedestrian or vehicular travel along the public thoroughfare from the nearest point of the grounds in use as part of the church?	YES
Is the location of the proposed tattoo facility within one thousand feet from a school? ('School' means an establishment, other than a private dwelling where the usual processes of education are usually conducted.)	NO
Was the distance computed by following the shortest route of ordinary pedestrian or vehicular travel along the public thoroughfare from the nearest point of the grounds in use as part of the school?	YES
Is the location of the proposed tattoo facility within one thousand feet from a playground? ('Playground' means a place, other than grounds at a private dwelling that is provided by the public or members of a community for recreation.)	NO
Was the distance computed by following the shortest route of ordinary pedestrian or vehicular travel along the public thoroughfare from the nearest point of the grounds in use as part of the playground?	YES

Record Retention

Question	Answer
DHEC 0282 (05/2010) AUDIT - [Records Retention Schedule #SBH-F&S-17]	Retention

Auditor Signature: Brandi Price	Account Signature:

Brand 12:

Measurement

**HWY 29 MINI-STORAGE, LLC
P.O. BOX 427
PIEDMONT, SC 29673
864-965-8585**

September 18, 2025

Anderson County
401 E River Street
Anderson, SC 29624

Re: Anderson County TMS# 197-00-04-003

To Whom It May Concern:

My name is Keith Gray. I am the Chief Financial Officer for Hwy 29 Mini-Storage, LLC. There are no covenant restrictions on the property with Anderson County TMS# 197-00-04-003 in regard to the operation of an establishment that offers tattoo services.

Please feel free to contact me at the number above with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Keith Gray", with a stylized flourish at the end.

Keith Gray
Hwy 29 Mini-Storage, LLC
Chief Financial Officer



1960009023

1960007006

1960007007

1960007016

1960007002

1960007015

1970003002

1970004003

1970005018

1970003001

Williamston
29697

George Wilson Road C-06-0013

Highway 29 North US-04-0029

Highway 29 North US-04-0029
Anderson Highway US-04-0029

0256 E

R-20

C-2

1970006008

R-A

1970006008

29

29

4975

229

60009006

241

5047

237

5045

126

120

118

127

112

108

5045

5043

104

302

302e

26

103

101

113

117

115

119

111

114

2647

H I Taylor Road C-07-0013

**LAND USE REVIEW
PUBLIC HEARING**
FOR INFORMATION CALL:
ANDERSON COUNTY
DEVELOPMENT STANDARDS
864-260-4719



Anderson County Planning Commission
November 10, 2025
6:00 PM
Staff Report – Preliminary Subdivision

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

Preliminary Subdivision Name: Station Place

Intended Development: Single Family

Applicant: Richard Bennett

Surveyor/Engineer: Land Planning Associates, Inc

Location/Access: Old Pearman Dairy Rd. (State)

County Council District: 5

School District: 5

Surrounding Land Use: Residential & Commercial

Zoning: Un-zoned

Tax Map Number: 94-00-02-002

Total Number of Acres: 66.96

Number of Lots: 57

Variance: No

Traffic Impact Analysis: Old Pearman Dairy Rd. is classified as an Arterial 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.

Subdivision Plat

SPR-25-9

Submitted On: Sep 2, 2025

Applicant

 Richard Bennett
 864-642-8655
@ rich@bennettrealty.net

Primary Location

Old Denver Rd
Anderson, SC 29625

Property Owner(s)

Name	Phone Number
Rock Salt, LLC	864 642 8655
Street Address	City
6004 Hwy 24	Townville
State	Zip Code
SC	29689
Email	
permits6004@gmail.com	

Engineers/Surveyors

Name	Email
Land Planning Associates, Inc.	patrick@lpa-inc.net

Project Information

Proposed Subdivision Name

Denver Plantation

Parcel/TMS#

940002002

County Council District

5

School District

5

Total Acreage

66.96

Number of Lots

57

Intended Variance

NA

Current Zoning

None

Surrounding Land Uses

Residential

Is there a request for variance?

No

Are there any current Covenants in effect for this proposed development?

No

Has this project been to Planning Commission before?

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)

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.

Digital Signature

true

Signature of Applicant

Digital Signature

true

SITE INFORMATION

TOTAL ACREAGE: 66.95 ACRES
PROPOSED USE: RESIDENTIAL, SINGLE FAMILY HOMES

PROPOSED LOTS

NUMBER OF LOTS: 57
MINIMUM LOT SIZE: 25,000 SF
MAXIMUM LOT SIZE: 52,236.65 SF

PROPOSED ROADS

ROAD RIGHT OF WAY: 50'
TOTAL LENGTH: ~ 3,610 LF

PROPOSED LOT SETBACKS

FRONT SETBACKS: 30'
SIDE SETBACKS: 15'
REAR SETBACKS: 15'

EXISTING ROAD SETBACKS

40' SETBACK ON OLD DENVER ROAD
50' SETBACK ON OLD PEARMAN DAIRY ROAD

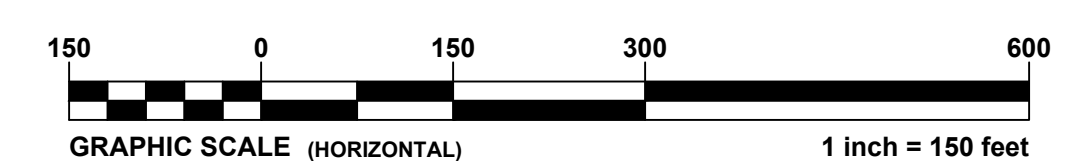
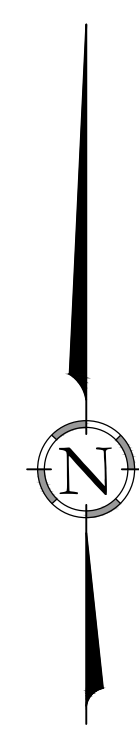
PROPOSED LEGEND

- PROPERTY LINE
- PROPOSED 50' RIGHT-OF-WAY
- PROPOSED ROAD CENTERLINE
- SETBACK LINE
- PROPOSED LOT LINE
- EXISTING ADJACENT PROPERTY LINES
- UGE PROPOSED UNDERGROUND ELECTRIC
- W W PROPOSED WATER
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED STORMWATER AREA
- EXISTING ROAD



Line Table		
Line	Bearing	Distance
L11	S88° 17' 33" W	85.41'
L12	S48° 38' 07" E	64.22'
L13	S68° 19' 29" W	32.92'
L14	S33° 34' 04" W	104.14'
L15	S16° 28' 41" E	33.00'

Curve Table			
Curve	Bearing	Radius	Chord
C5	N66° 51' 23" W	40.00'	56.59'
C6	S61° 31' 31" E	40.00'	56.61'



BOUNDARY SURVEY PROVIDED BY:
NU SOUTH SURVEYING
 115 E. MAULDIN ST.
 ANDERSON, SC 29621
 (864) 224-2754
 NUSOUTHSC@GMAIL.COM

REVISIONS:

NO.	DATE	DESCRIPTION	BY

SEAL:

PRELIMINARY
(NOT FOR CONSTRUCTION)

CORPORATE SEAL

LAND PLANNING ASSOCIATES, INC.
 110 WEST 1ST AVENUE - SUITE A
 EASLEY, SC 29640
 864.242.6072
 design@pa-inc.net

STATION PLACE

PROPERTY INFORMATION:
 TAX MAP NUMBER: 940002002
 REFERENCE D.B. & PG:
 ADDITIONAL INFO:
 XXX
 XXX

ISSUE FOR CONSTRUCTION:
 PERMIT DATE:
 BID DATE:

DRAWN BY: KCW
DESIGN BY: KCW
CHECKED BY: PMR
DATE: 9/26/25
SCALE: HORIZ. 1"= 150' VERT.
JOB NUMBER:

PRELIMINARY PLAN

STATION PLACE
 ANDERSON
 SC

P:\Client\Barratt - Old Denver Road\DWG\Civil Drawings\Old Denver Road South\Civil.dwg | Layout: C-103 PRELIM PLAN
 Sep 26, 2025 at 16:45 by MKY





MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES

DATE: October 3, 2025

TO: **Tim Cartee**
Land Development Administrator

FROM: **Bill Rutledge**
Assistant Principal Engineer

Cc: **Bee Baker**
Principal Engineer

SUBJECT: **Station Place Subdivision preliminary plat review #1**

The preliminary plat for Station Place 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


JB


Jonathan A. Batson

To: Tim Cartee; Bill Rutledge; Timothy Haynes



Tue 9/30/2025 3:19 PM

 Flag for follow up. Completed on 10/2/2025.

 You forwarded this message on Tue 9/30/2025 3:31 PM

They need to be aware that stormwater conveyances not in road rights of way need to run through common property rather than easements through lots.

Jon



Tim Cartee

To: Timothy Haynes



Tue 9/30/2025 3:15 PM

Thanks.




TH

Timothy Haynes

To: Tim Cartee



Tue 9/30/2025 3:14 PM

 You replied on Tue 9/30/2025 3:15 PM

It will be a septic subdivision



From: [Tim Cartee](#)
To: [Steve Kelly](#); "ahamby@acfd.org"
Subject: Station Place Subdivision
Date: Tuesday, September 30, 2025 2:03:00 PM
Attachments: [Station Place PRELIM PLAN Tue Sep 30 2025.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





Anthony Hamby <ahamby@acfd.org>

To: Tim Cartee

Reply Reply all Forward

Tue 9/30/2025 4:28 PM

Flag for follow up. Completed on 10/1/2025.

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

Good afternoon. The only input from the Fire Marshal's office we would like to offer in this and all subdivision proposals is fire access and water supply. It helps our county taxpayers save on insurance and is a major help for the fire department if we have a hydrant every 1000 feet. We have seen some subdivisions going into areas with small water lines and other issues that have very limited water supply have little to no hydrants. On the commercial side we enforce a minimum of 20 foot roadway/firelane and if roadside parking is planned we would even like to see a wider path. If anything else is needed from me please let me know.

On Tue, Sep 30, 2025 at 2:04PM Tim Cartee <tcartee@andersoncountysc.org> wrote:

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



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: 09/25/2025 Expires : 09/25/2028

Developer: RICHARD BENNETT

Contact Info: 6004 HWY 24, TOWNVILLE, SC 29689 864-642-8655

Email: rich@bennettrealty.net

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: STATION PLACE NAME APPROVED Parent TMS: 940002002

Zip Code: ANDERSON 29625 ESN: 135

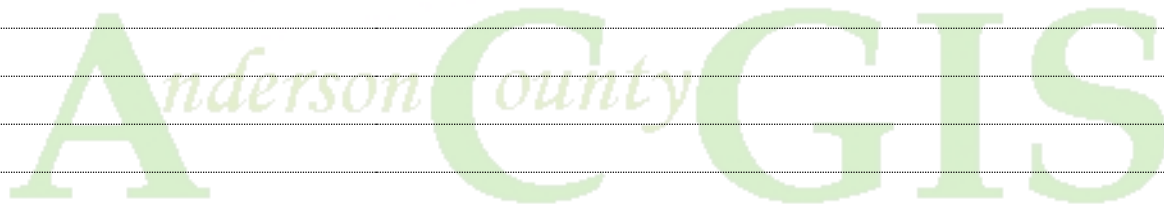
Road Name: Status:

DEPOT LANE NAME APPROVED

WHISTLE WAY NAME APPROVED

IRON HORSE LANE NAME APPROVED

FLAG STOP 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



October 2, 2025

Rich Bennet
McCoy Wright Inc
Anderson, SC

Re: Old Pearman Dairy Rd at Old Denver Rd, Anderson, SC

Mr. Bennett,

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

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

Sincerely,

Shaun Shearer



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

Email: shaun.shearer@charter.com

1511 S. Batesville Rd | Greer, SC 29650



September 25, 2025

Via E-Mail

Morganne Whatley
McCoy Wright

**RE: Availability of water service for:
TMS # 0940002002**

Dear Mr. Richardson:

This letter is for your use only and may not be used for SCDHEC construction permit purposes. Actual availability is contingent upon payment of capacity fees.

Please be advised that Electric City Utilities/City of Anderson is willing and able to provide water service to the above-referenced properties. Service can be provided from the following existing service(s): **an 8" main located along Old Denver Road**. Please consider that an extension will be necessary to serve the property and would be at the expense of the developer.

Said service will be provided in accordance with Electric City Utilities/City of Anderson policies and procedures, and our prevailing Rules, Regulations and Rates. Following a final inspection and SCDHEC permit to operate (if applicable), Electric City Utilities/City of Anderson will own, operate, and maintain the water system.

Should you have any questions, please give me a call at (864) 231-5230. We appreciate the opportunity to be of service to you.

Sincerely,

City of Anderson

A handwritten signature in cursive script that reads "T. Scott Banks".

T. Scott Banks, P.E.
Utilities Director

314 Tribble Street
Anderson, SC 29625
(864) 231-5230



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

September 4, 2025

Morganne Whatley
McCoy Wright
109 S. McDuffie Street
Anderson, SC 29624

RE: Property located on Old Denver Rd. in Anderson, SC

Dear Ms. Whatley:

This letter confirms that Duke Energy can provide electric service to the proposed site located on Old Denver Rd. in Anderson, SC (Anderson County Tax Map #940002002) 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



9/2/25

Rich Bennett
McCoy Wright, Inc.
Parcel ID: 940002002

Rich,

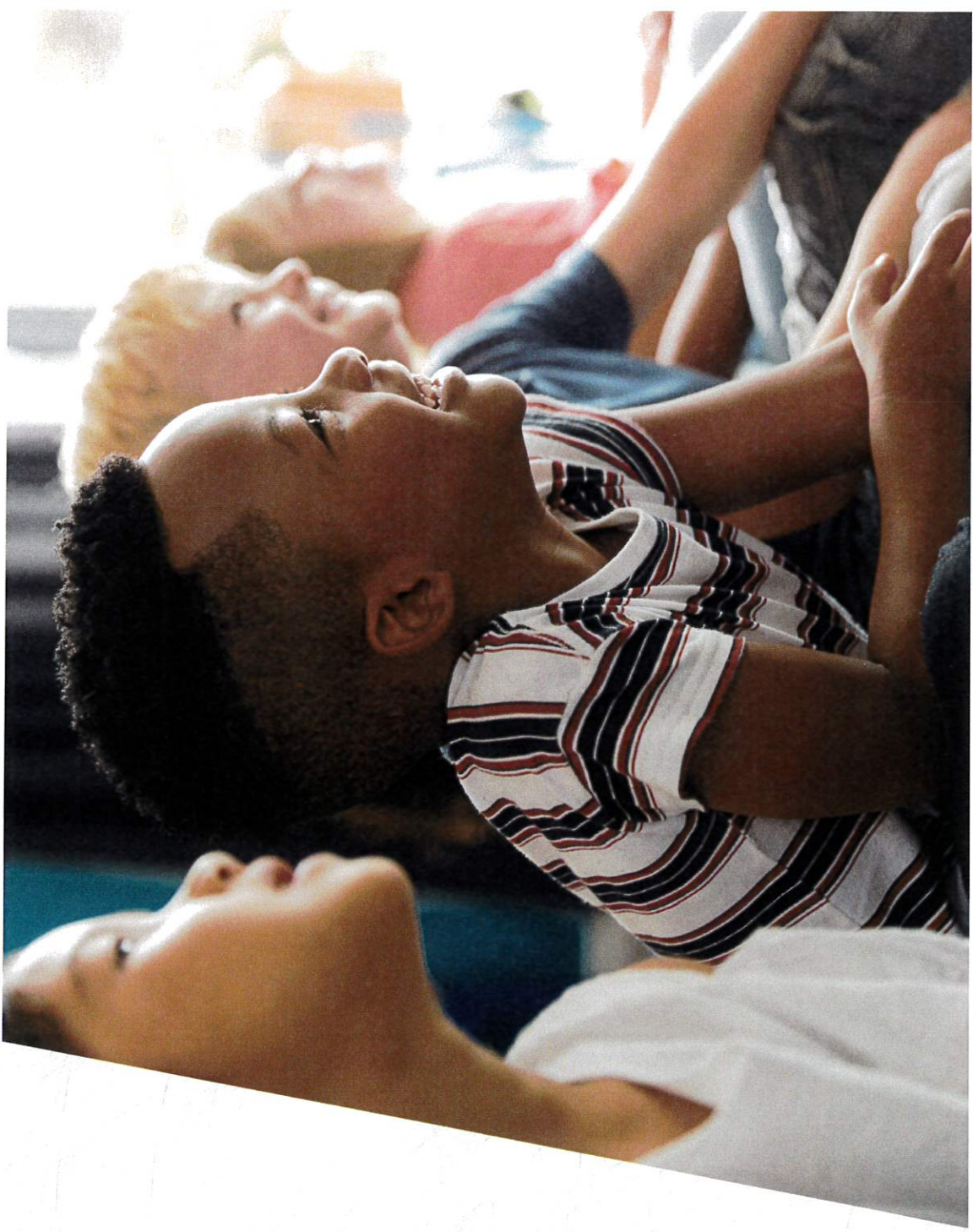
This letter is to confirm that Piedmont Natural Gas does have natural gas main with available service at these parcels. Please note, the capability to provide natural gas service to any site or customer(s) on our system will require an engineering analysis that is based on the specific needs of each individual customer(s). As such, the absence of a natural gas line near a particular site does not necessarily mean that Piedmont is unable to serve that site. On the other hand, a gas line located near a particular site does not necessarily mean that service is readily available to that site without additional infrastructure and/or investment. 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, number of new homes, and required delivery pressure to determine extension and any cost to provide service.

We appreciate your considering natural gas for your 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



Committed to Excellence

Planning & Advisory Services

April 10, 2025

ANDERSON SCHOOL DISTRICT 5 SUPPLEMENTAL TABLES

Table 5: Elementary Enrollment (K-5), 2023, 2028, 2033

	2023	2028	2023-2028 Change	2033	2028-2033 Change	2020-2033 Change
Calhoun	421	436	3.6%	454	4.1%	7.8%
Centerville	578	540	-6.6%	566	4.8%	-2.1%
Concord	596	630	5.7%	643	2.1%	7.9%
McLees	527	482	-8.5%	494	2.5%	-6.3%
Midway	699	661	-5.4%	670	1.4%	-4.1%
Nevitt Forest	535	503	-6.0%	522	3.8%	-2.4%
New Prospect	401	401	0.0%	425	6.0%	6.0%
North Pointe	434	400	-7.8%	413	3.3%	-4.8%
Varenes/Homeland	767	750	-2.2%	781	4.1%	1.8%
Whitehall	486	487	0.2%	503	3.3%	3.5%
District Total	5,444	5,290	-2.8%	5,471	3.4%	0.5%

Calculating Campus Capacity

Capacity Analysis. Building capacity is a planning tool only. There are three values that it produces:

Theoretical Capacity: The value of the number of enrollment generating spaces with an expected/maximum number of students in those enrollment generating spaces. This is a baseline value and does not account for how it's used.

Maximum Capacity: Accounts for, in aggregate, the typical daily usage by spaces, by the scheduling of learning activities, for enrollment generating spaces. It can differ by student age or school grade level because of how learning activities occur. It can also differ by how the space is scheduled for non-learning activities.

Target Capacity: Assumes some level of uncertainty in cohorts, year-to-year. Target and Maximum Capacity forms a range.

Capacity Analysis is based on its current use. Some spaces that may have been previously used as enrollment generating spaces but that are currently used for support/itinerate activities will not be counted in the analysis.

Calculating Campus Capacity

School	Building Size (Gross SF)	Grade Levels

CAPACITY		
Theoretical Capacity	Maximum Capacity	Target Capacity

Current Facilities - ELEMENTARY SCHOOLS

Calhoun Academy of the Arts	115,556	4k- 5th	840	735	702
Centerville Elementary School	92,945	4k- 5th	942	827	786
Concord Elementary School	92,945	4k- 5th	900	791	751
Homeland Park Primary School	70,758	4k- 2nd	446	396	376
McLees Elementary School	128,900	4k- 5th	1,070	957	909
Midway Elementary School	151,730	4k- 5th	1,437	1,270	1,206
New Prospect Elementary	81,041	4k- 5th	733	653	620
Nevitt Forest Elementary School	80,194	4k- 5th	668	587	558
North Pointe Elementary School	134,038	4k- 5th	784	698	663
Varenes Elementary School	95,566	3rd- 5th	727	646	614
Whitehall Elementary School	97,566	4k- 5th	670	601	571
<i>Subtotal</i>	1,141,239				7,756

Comparative Analysis

	Current Enrollment			Baseline 5-Year Forecast (FY 2028-2029)			Baseline 10-Year Forecast (FY2033-2034)		
	Current Year Enrollment (FY 2024-2025)	% of Target Capacity	Current Year Enrollment Number vs. Target Capacity	Forecasted Enrollment at 135-Day Enrollment (FY 2028-2029)	% of Target Capacity	Enrollment Number vs. Target Capacity	Forecasted Enrollment at 135-Day Enrollment (FY 2033-2034)	% of Target Capacity	Enrollment Number vs. Target Capacity

	416	59%	-286	456	65%	-246	474	67%	-228
	539	69%	-247	542	69%	-244	586	75%	-200
	620	83%	-131	650	87%	-101	663	88%	-88
	405	107%	29	431	115%	55	444	118%	68
	551	61%	-358	522	57%	-387	534	59%	-375
	687	57%	-519	681	56%	-525	690	57%	-516
	422	68%	-198	441	71%	-179	465	75%	-155
	541	97%	-17	543	97%	-15	562	101%	4
	505	76%	-158	440	66%	-223	453	68%	-210
	387	63%	-227	359	58%	-255	377	61%	-237
	508	89%	-63	527	92%	-44	543	95%	-28
<i>Subtotal</i>	5,581	72%	-2,175	5,592	72%	-2,164	5,791	75%	-1,965

Calculating Campus Capacity

Comparative Analysis

School	Building Size (Gross SF)	Grade Levels	CAPACITY			Current Enrollment		Baseline 5-Year Forecast (FY 2028-2029)		Baseline 10-Year Forecast (FY2033-2034)	
			Theoretical Capacity	Maximum Capacity	Target Capacity	Current Year Enrollment (FY 2023-2024)	% of Target Capacity	Current Year Enrollment Number vs. Target Capacity	Forecasted Enrollment at 135-Day Enrollment (FY 2028-2029)	% of Target Capacity	Forecasted Enrollment at 135-Day Enrollment (FY 2033-2034)

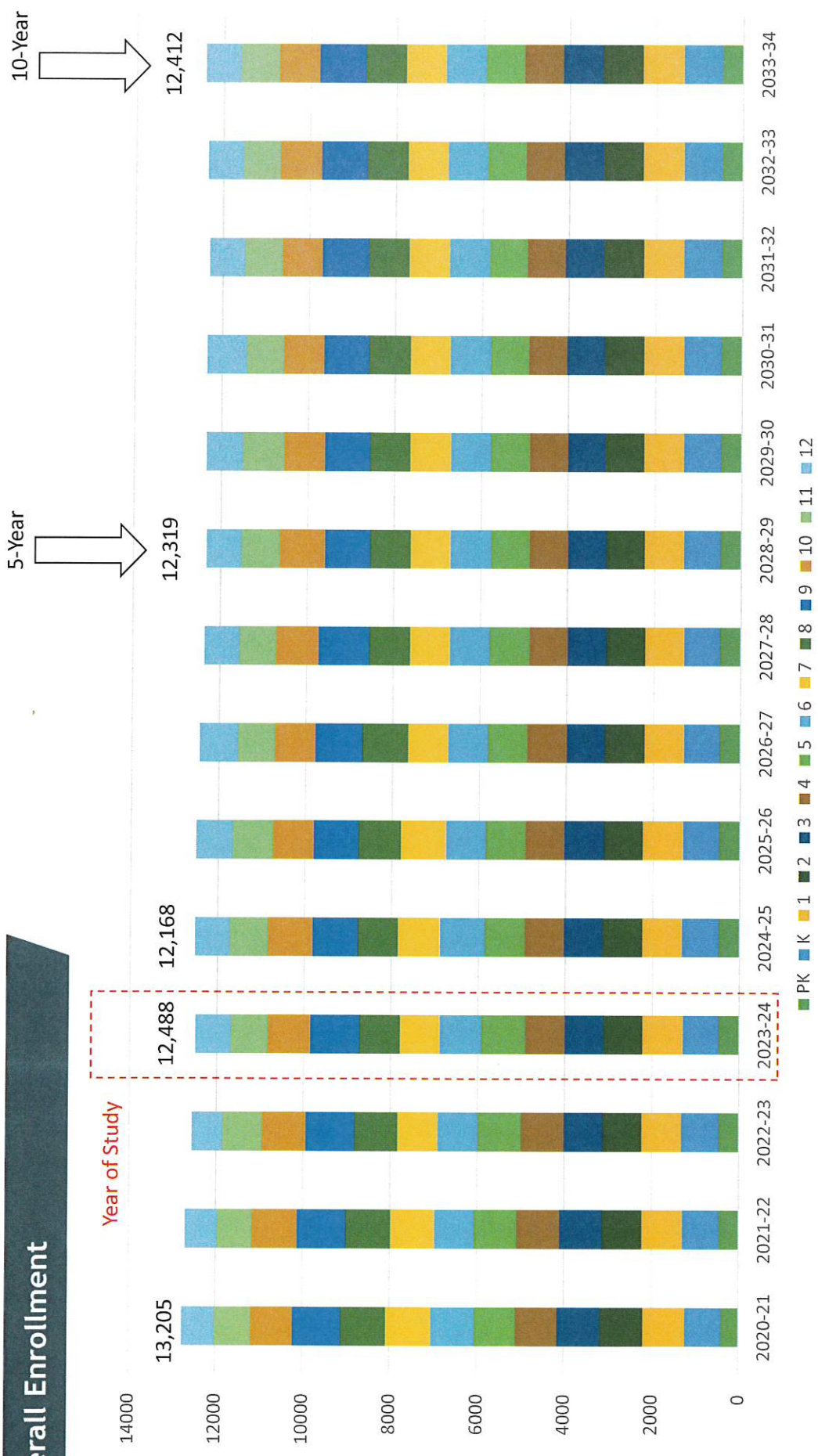
Current Facilities - MIDDLE SCHOOLS

Glenview Middle School	135,273	6th- 8th	1,080	811	771	667	87%	-104	637	83%	-134	652	85%	-119
McCants Middle School	194,585	6th- 8th	1,422	1,060	1,007	577	57%	-430	561	56%	-446	551	55%	-456
Robert Anderson Middle School	193,745	6th- 8th	1,616	1,204	1,143	1,154	101%	11	1,147	100%	4	1,143	100%	0
Southwood Academy of the Arts	137,413	6th- 8th	1,350	988	938	389	41%	-549	423	45%	-515	420	45%	-518
<i>Subtotal</i>	661,016				3,859	2,787	72%	-1,072	2,768	72%	-1,091	2,766	72%	-1,093

Current Facilities - HIGH SCHOOLS

TL Hanna High School	291,278	9th- 12	2,400	1,800	1,710	1,813	106%	103	1,835	107%	125	1,791	105%	81
TL Hanna High School, Athletics	--	9th- 12			--									
Westside High School	316,900	9th- 12	2,408	1,804	1,713	1,646	96%	67	1,887	110%	174	1,845	108%	132
Westside High School, Athletics	--	9th- 12			--									
<i>Subtotal</i>	732,267				3,423	3,459	101%	36	3,789	111%	366	3,703	108%	280

Overall Enrollment





**PROPOSED
SUBDIVISION**

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

864-260-4719

Anderson County Planning Commission

November 10, 2025

6:00 PM

Staff Report

Consent Agenda:

The following subdivision named Beckman Creek (conservation development) was approved for 212 single family twin homes on June 11, 2024. They are reducing the amount to 106 single family lots. This subdivision complies with Anderson County Subdivision Regulations.

Parcel Line Table

Line #	Length	Direction
L4	84.44	S9° 24' 31.96"E
L15	145.04	N28° 35' 05.96"E
L16	159.60	N29° 19' 52.99"E
L17	111.57	N37° 24' 02.53"E
L18	85.56	N42° 45' 30.35"E
L19	88.37	N46° 53' 46.19"E
L21	145.81	N48° 14' 59.34"E
L22	91.56	N43° 59' 50.41"E
L23	93.15	N37° 13' 36.85"E
L24	76.17	N54° 06' 12.85"E
L25	32.94	N0° 19' 22.15"W
L26	68.51	N54° 53' 28.85"E
L1	115.21	S56° 17' 39.00"W
L27	151.21	N30° 24' 12.64"W
L5	14.09	S0° 54' 46.51"E
L6	8.43	S23° 40' 50.29"W
L7	7.82	N85° 08' 23.96"W
L8	25.68	N58° 10' 59.74"W
L9	31.16	S86° 52' 10.05"W
L10	54.46	S69° 30' 43.52"W
L11	37.76	S25° 39' 37.32"W
L12	47.58	S63° 44' 22.85"W
L13	53.52	S3° 16' 36.44"E
L14	43.32	S17° 41' 00.26"W
L3	95.00	S56° 44' 36.45"E
L2	94.97	S56° 54' 55.03"E
L20	50.39	N28° 30' 48.62"E



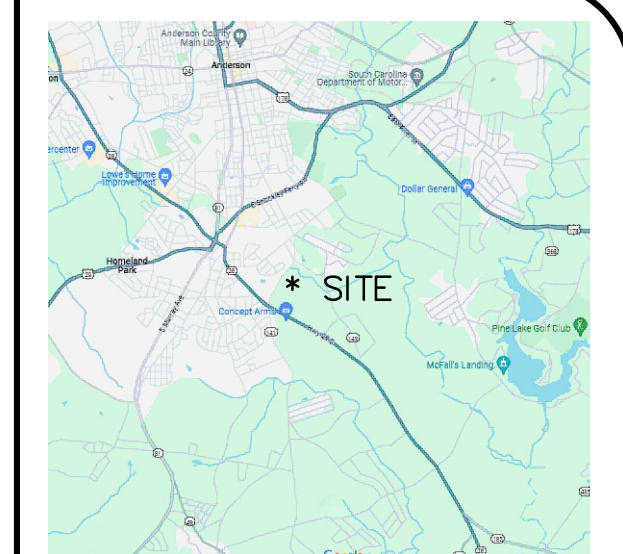
CONSERVATION SUBDIVISION

TOTAL AREA: 65.60 ACRES
 TOTAL # OF LOTS: 106
 DENSITY: 1.62 LOTS/ACRE

 OPEN SPACE REQUIRED: 65.60 x 25% = 16.40 ACRES
 OPEN SPACE PROVIDED: 26.82 ACRES (41%)

HATCH LEGEND

- ASPHALT
- OPEN SPACE
- 50' PERIMETER BUFFER
- 50' RIPARIAN BUFFER

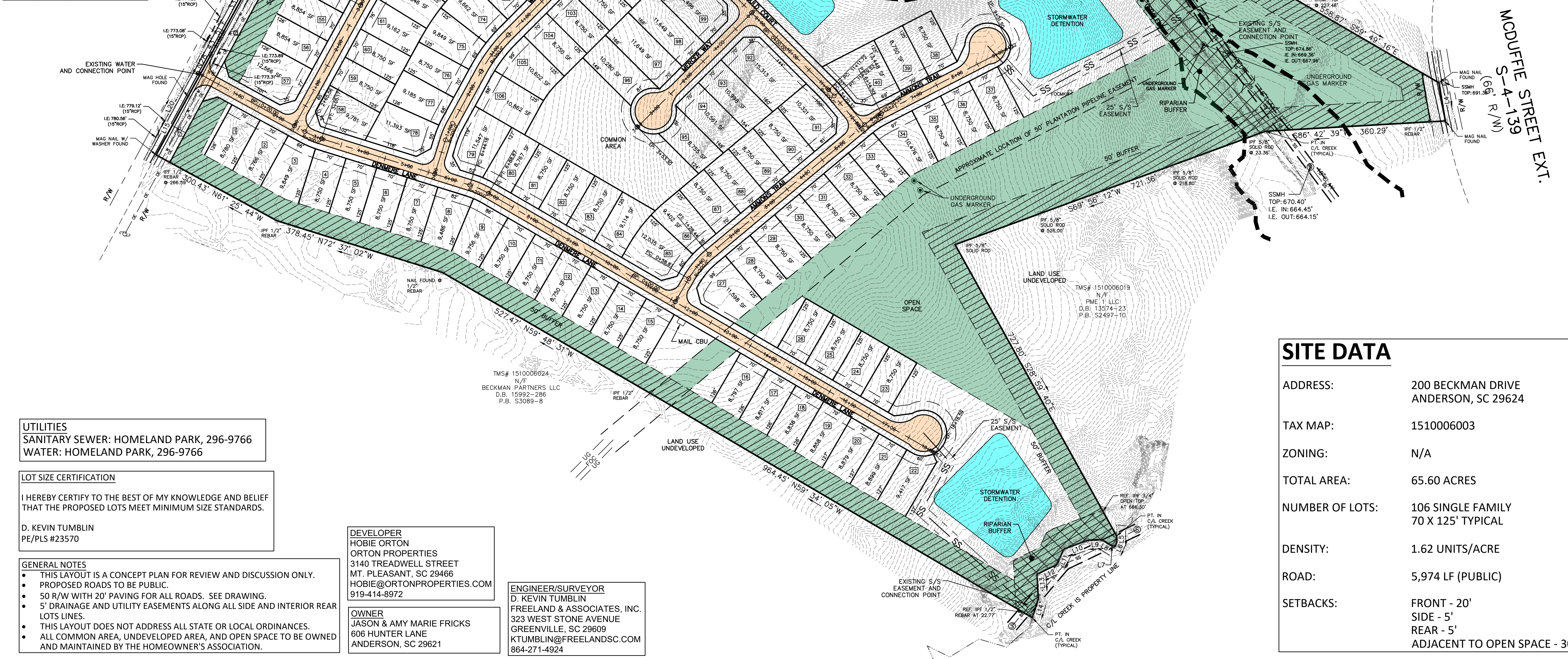
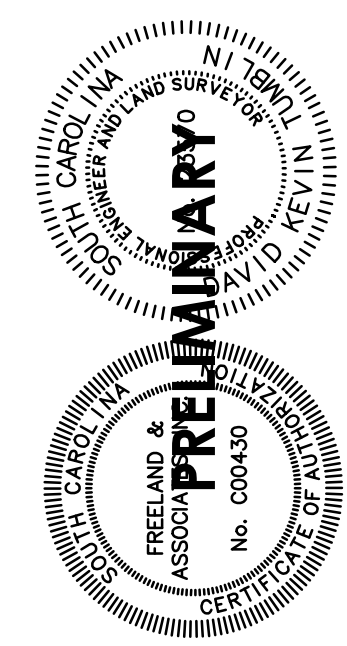


LOCATION MAP



FREELAND & ASSOCIATES, INC.

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



UTILITIES
 SANITARY SEWER: HOMELAND PARK, 296-9766
 WATER: HOMELAND PARK, 296-9766

LOT SIZE CERTIFICATION
 I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE PROPOSED LOTS MEET MINIMUM SIZE STANDARDS.

D. KEVIN TUMBLIN
 PE/PLS #23570

GENERAL NOTES

- THIS LAYOUT IS A CONCEPT PLAN FOR REVIEW AND DISCUSSION ONLY.
- PROPOSED ROADS TO BE PUBLIC.
- 50 R/W WITH 20' PAVING FOR ALL ROADS. SEE DRAWING.
- 5' DRAINAGE AND UTILITY EASEMENTS ALONG ALL SIDE AND INTERIOR REAR LOTS LINES.
- THIS LAYOUT DOES NOT ADDRESS ALL STATE OR LOCAL ORDINANCES.
- ALL COMMON AREA, UNDEVELOPED AREA, AND OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

DEVELOPER
 HOBIE ORTON
 ORTON PROPERTIES
 3140 TREADWELL STREET
 MT. PLEASANT, SC 29466
 HOBIE@ORTONPROPERTIES.COM
 919-414-8972

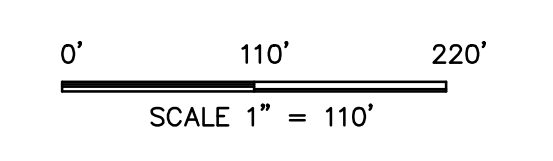
OWNER
 JASON & AMY MARIE FRICKS
 606 HUNTER LANE
 ANDERSON, SC 29621

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

SITE DATA

ADDRESS:	200 BECKMAN DRIVE ANDERSON, SC 29624
TAX MAP:	1510006003
ZONING:	N/A
TOTAL AREA:	65.60 ACRES
NUMBER OF LOTS:	106 SINGLE FAMILY 70 X 125' TYPICAL
DENSITY:	1.62 UNITS/ACRE
ROAD:	5,974 LF (PUBLIC)
SETBACKS:	FRONT - 20' SIDE - 5' REAR - 5' ADJACENT TO OPEN SPACE - 30'

NO	DATE	DESCRIPTION	BY
1	10-21-21	CHANGED TO SFD	DKT



REF PLAT	PLAT
TAX MAP	1510006003
DESIGN	DKT
DATE	10-21-25
DWG. NO.	81185-PP

STATE OF SOUTH CAROLINA
 ANDERSON COUNTY

**BECKMAN CREEK
 PRELIMINARY PLAT**

PP