

Anderson County Planning Commission

Wesley Grant, Chair, At Large
Scott Junkins, District #1
Brad Burdette, District #2
Steven Gilreath, District #3
Michael Burns, At Large

Will Moore, Vice-Chair, District #4
David Cothran, District #5
Jane Jones, District #6
Dan Harvell, District #7

AMENDED AGENDA

December 09, 2025
Regularly Scheduled Meeting
6:00 PM

AGENDA

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Approval of Agenda
5. Approval of Minutes – October 14, 2025, and November 10, 2025
6. Public Hearings:
 - A. Rezoning Request: Request to Rezone from C-1R to R-A. Located at Old Dobbins Bridge Road & Glenn Ferry Road. / TMS 6-00-03-001 **(Council District 4)**
 1. Staff Presentation
 2. Developer Presentation
 3. Public Hearing - Citizen Comments
 - B. Rezoning Request: Request to Rezone from R-A to R-20. Located at Old Dobbins Bridge Road. / TMS 6-00-04-002, -009 **(Council District 4)**
 1. Staff Presentation
 2. Developer Presentation
 3. Public Hearing - Citizen Comments
 - C. Land Use: Luminary Holdings Solar; Solar Farm. Located at Big Creek Road & Rector Road. / TMS 247-00-06-030, 248-00-03-001, -005, -026, -094, 248-00-04-003, 262-00-04-009, and -014 **(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
 - B. *Presentation of the Comprehensive Plan 2026, Phase I Elements to include population housing, priority investment, land use, community facilities along with maps and descriptive matters / Public In-put Session
 - C. Adoption of the Resolution to recommend to Anderson County Council Part I of the 2026 Anderson Comprehensive Plan
 - D. Approval of the 2026 Planning Commission Meeting Schedule
8. Old Business: None
9. Public Comments, non-agenda items – 3 minutes limit per speaker
10. Adjournment

*Due to the size of the 2026 Comprehensive Plan, please refer to the website. It will be available after 2pm on December 02, 2025.

STATE OF SOUTH CAROLINA)
COUNTY OF ANDERSON)

ANDERSON COUNTY
PLANNING COMMISSION MEETING
OCTOBER 14, 2025

PRESENT:
WESLEY GRANT, CHAIRMAN
SCOTT JUNKINS
BRAD BURDETTE
STEVEN GILREATH
JANE JONES
DAN HARVELL
MICHAEL BURNS

ALSO PRESENT:
ALESIA HUNTER
HENRY YOUMANS
BRITTANY MCABEE
QUANESHIA HAMMOND
TODD FLIPPEN

1 that.

2 DAN HARVELL: Did you
3 mention that? Okay, my apologies then.

4 WESLEY GRANT: No worries.

5 DAN HARVELL: Thank you.

6 WESLEY GRANT: Item 6-A, land
7 use application, Anderson County residential treatment
8 facility, located at 2335 Snow Road. Tax map number
9 1740002018, County Council District One.

10 I'll turn it over to staff for their presentation
11 at this time.

12 ALESIA HUNTER: Yes, sir.
13 Thank you, Mr. Chairman. Our regular stenographer is
14 not here this evening, so our IT people ask that you
15 all speak in your microphone so we can pick up for
16 transcribing.

17 WESLEY GRANT: Okay.

18 ALESIA HUNTER: Thank you,
19 sir. Our first application is a land use application.
20 It's Anderson County. We are presenting on behalf of
21 the County. Again, as you mentioned this is a
22 residential treatment center here. 146 property owners
23 were notified via postcards. This is within 2000 feet
24 of the affected property. Property location is 2335
25 Snow Road, Anderson. This is an existing building
26 there. Council District One. Surrounding land use is
27 commercial. There's some industrial use there.
28 There's a recycling center. And of course, there's
29 some manufactured homes surrounding this property. The
30 property is currently unzoned. Here's the tax map
31 number for your reference. The number of acres is a
32 little over 4.53 acres. There's no variances that are
33 requested. The existing access road is Snow Road.

34 The role of the government in each county is to
35 make sure that its citizens are provided with public
36 education and public health and awareness. So this is
37 the reason that we are actually here to see if we can
38 get this land use application approved. The
39 implementation of a treatment and recovery program is
40 desperately needed in our county due to the increase in
41 high rate of overdoses and uses of the fentanyl opioid
42 that's in our county. The county is faced with this,
43 with this dilemma, and this is what we've been working
44 to try to see if we can get some assistance for our
45 citizens here.

46 The first step, of course, is trying to get this
47 treatment and recovery center implemented. The details
48 of the development. We were awarded in 2005, Anderson
49 County was awarded a grant under the opiate settlement
50 agreement to open a residential Addiction Treatment

1 Center for women. And as we mentioned, this is for
2 women. This is not for men.

3 The services that will be provided in this
4 treatment center will be a comprehensive intake
5 assessment. This will be clinical treatments that will
6 be private, and group therapy private, as well. There
7 will be faith-based recovery and support, health
8 wellness and life support will be provided, and also
9 relapse prevention in a safe and structural
10 environment. This facility is a six bedroom. It's
11 about 4700 square feet. It's an existing permitted
12 utilities with sufficient spaces for offices and
13 meeting areas and treatment center services to
14 accommodate approximately 12 to 20 women on this
15 parcel. So you can see the pictures that we'll provide
16 in just a minute. We'll show you that this -- the
17 structure is tucked off of the main road. We also
18 included a floor plan for your view and photographs of
19 the structure so that you can see what the structure
20 will look like. The center will be operated by trained
21 professional, licensed professional staff. Again, this
22 will be in a controlled environment.

23 Again, here's the layout, six bedrooms, five
24 bathrooms, 4775 square feet, existing utilities, and
25 there's acres there. Again, this will be a licensed
26 staff professional facility that will be treating women
27 here.

28 Okay, the center will also be -- adhere to strict
29 licensing guidelines and will be monitored by South
30 Carolina DHEC and will be subject to inspections in
31 accordance with state law.

32 Here's some photographs of the site. You can see
33 it's tucked behind a lot of buffer in there, off of the
34 main road. This is an overview of the -- of this
35 facility there. Here's another picture. You can see
36 the front of the facility. This is an overview of the
37 property. You can see there's buffering all the way
38 around the property there. Here's some outdoor
39 photography for outdoor recreational. Here's some
40 outdoor pictures again here. Outdoor setting again
41 here. This is inside of the facility. These are some
42 of the bedrooms. There's some pictures provided so you
43 can see what the inside of the structure looks like.
44 Again, some other bedrooms there for your view. Here's
45 what the bathroom facilities look like. Again, that's
46 the bathroom facilities. Here's some pictures of the
47 laundry area there. And again, this is a floor plan
48 that shows the layout of how the bedrooms are situated,
49 laundry, bath, dining area, and there's offices there
50 for administrative assistants there.

1 Here is the land use review public hearing sign
2 that we're required to post.

3 In conclusion, Anderson County understands that
4 addiction is a disease, and that our citizens are most
5 valuable when they are able to obtain treatment, and
6 also that the treatment will provide the best possible
7 care to our citizens. We feel that this is desperately
8 needed in our county, and we ask the Planning
9 Commission for your support. If this facility is
10 approved, we feel that this will get the patients back
11 on the road of recovery and be able to be productive
12 citizens back into our county.

13 In that section 24-150, it does require a distance
14 requirement. It has met that requirement. It has to
15 be 2500 feet away from any church, school or
16 playground. This facility does meet that requirement,
17 and we're asking for your support. And the other
18 requirements have been met.

19 There will be fire life safety inspections that
20 will be conducted on the facility if this is approved
21 in order to move forward.

22 So Mr. Chairman and Commission, this concludes the
23 report, and we're happy to answer any questions that
24 the Commission may have.

25 WESLEY GRANT: Okay. Thank
26 you, Ms. Hunter.

27 No one signed up to speak on the project, so I
28 guess I'll ask the Commissioners if you have any
29 questions of the staff? Hearing none, we'll entertain
30 a motion.

31 SCOTT JUNKINS: Make a motion
32 to pass.

33 WESLEY GRANT: We got a
34 motion for Mr. Junkins to pass the land use
35 application. Do we have a second?

36 STEVEN GILREATH: I'll second.

37 WESLEY GRANT: We got a
38 second by Mr. Gilreath. Any discussion? All those in
39 favor of approval, please raise your hand. And it's
40 unanimous. Thank you.

41 ALESIA HUNTER: Okay. The
42 next item for discussion is another land use review.
43 This is for Hurricane Creek. This is an industrial
44 warehouse that's being proposed. 257 property owners
45 within 2000 feet were notified of this proposed
46 development via postcard. Hurricane Creek North 300 is
47 the name of the proposed preliminary project name.
48 Again, this is an industrial warehouse. The existing
49 access road there is Hurricane Creek and Lacannon Road,
50 which is county.

1 work in Anderson County for commercial, residential,
2 industrial, warehouse. We've worked with VanTrust,
3 who's doing the project here and for a couple other
4 projects in Anderson. They've all gone well, and they
5 filled the buildings.

6 This one in particular, I know Anderson County
7 just recently changed their standards when it comes to
8 land use in terms of buffers and setbacks. So these --
9 this development does meet all the new standards in
10 terms of slope requirements, buffers, landscaping,
11 setbacks. So this is meeting all of the updated
12 standards.

13 WESLEY GRANT: Okay.

14 JANE JONES: Do you know --
15 excuse me -- do you know yet who will -- what will be
16 in the building, who's going to occupy it? Or is it
17 just ---

18 AUSTIN HORVAT: Right now it's
19 just speculative. So not, not at this moment.

20 JANE JONES: I went to the
21 volunteer fire department, Wren Fire Department. They
22 were not aware of this project being presented tonight,
23 and they questioned me about that since they were
24 concerned, you know, if there should be something that
25 they needed to be really aware of. So I know it'll be
26 on down -- if this is approved, it'll be on down the
27 road before it's built and occupied, but I'm just
28 putting in the pipeline, it'd be good to touch base
29 with them and let them know, because this is volunteer
30 firemen.

31 AUSTIN HORVAT: Yes, ma'am.

32 JANE JONES: So they could
33 be prepared for anything in particular that they need
34 to have special for something that's stored there.
35 Somebody did tell me there would be a sprinkler system,
36 didn't they?

37 AUSTIN HORVAT: There will be,
38 yes, ma'am. It's the building size that requires the
39 sprinkler. So there will be a fire line that services
40 specifically the sprinkler system. And then we will
41 contact the fire marshal as well to make sure they're
42 good with everything.

43 JANE JONES: The local
44 volunteer firemen are the ones that need to be -- you
45 need to be sure you reach. Thank you.

46 WESLEY GRANT: Any other
47 questions from the commissioners while we've got our
48 developer here?

49 DAN HARVELL: Yeah, just one
50 quick thing. Just to get an idea of the scope or the

1 size of this, how many loading bays will this involve
2 in this warehouse?

3 AUSTIN HORVAT: I don't know
4 off the top of my head. I'm not sure if it was listed
5 on the exhibit. I would have to look at the, at the
6 plan. Somewhere along the lines of -- I could work out
7 some math for you real quick if you want.

8 **INAUDIBLE COMMENT FROM AUDIENCE**

9 AUSTIN HORVAT: That sounds
10 right. Yeah, somewhere between probably 25 to 30.

11 DAN HARVELL: Okay, thank
12 you.

13 WESLEY GRANT: Any other
14 questions? Thank you. We may call you back.

15 We had a few citizens to sign up. First to speak
16 is Ms. Sandra McDuffie. If you will please state your
17 name and address, and we're allowing each person three
18 minutes.

19 SANDRA MCDUFFIE: I have
20 handouts for you.

21 WESLEY GRANT: Ma'am?

22 SANDRA MCDUFFIE: I have
23 handouts for you.

24 WESLEY GRANT: Okay. Mr. B.

25 SANDRA MCDUFFIE: My name is
26 Sandy McDuffie. I'm representing my mother, who is
27 unable to attend. She lives at 232 Hurricane Creek
28 Road. That property is right across where -- from
29 where the entrance is to this warehouse for the cars,
30 off of Hurricane Creek Road.

31 I'm a little confused about this property, because
32 the owner of this property, a year and a half, two
33 years ago, presented to you and got approved for an
34 industrial complex. But there was an issue because of
35 the water being supplied to that complex, so nothing
36 has been built.

37 Then I noticed a couple of months ago -- I don't
38 come from that direction. I come from the other
39 direction on Hurricane Creek Road, that there was a
40 sign -- for sale sign up. All right. Then we got a
41 notice that there was a land use request by the same
42 owner that put in for the original permit for the
43 industrial complex.

44 So I'm a little confused as to what's going on.
45 So I did my research. It's still the same owner. It
46 is for land use. But when I did the research and
47 looked, I was speechless to see that they wanted to put
48 a 308,000 square foot building on a 26 acre lot.

49 All right. If you look at page one on your
50 handout and just humor me a little bit, I want to talk

1 about where this is. It's actually one mile off of
 2 exit 35 which is Highway 86 off of I-85. If you go to
 3 east of that, that has a Pilot truck stop, and there's
 4 four subdivisions that you've approved and one
 5 townhouse within two miles of that exit.

6 Woodland subdivision, you denied their permit for
 7 an additional 553 houses due to traffic and congestion.
 8 On the east side -- excuse me -- on the west side of
 9 exit 35 you have Budweiser -- Budweiser and Coca Cola
 10 distribution plants, two gas stations, fast food and
 11 the new AnMed complex, which has an emergency room and
 12 doctor's office. This is one mile off of that.

13 If you will -- on the land use review document
 14 that they submitted, they said, is the proposed use
 15 consistent with other uses in the area, or general
 16 development patterns occurring in the area? They
 17 answered, yes. Many of the surrounding properties are
 18 water -- excuse me -- are warehouse and industrial with
 19 some residential properties nearby. Technically,
 20 that's true. But if you will look at page two, at the
 21 corner of Shiloh, there is an industrial complex. It's
 22 what I call low impact complex. And the reason I call
 23 it low is that it has low visibility, noise, lighting,
 24 traffic, both car and truck, and impact to property
 25 value.

26 HENRY YOUMANS: Time.

27 WESLEY GRANT: I'm sorry.

28 Thank you for providing this. We'll continue to look
 29 at it.

30 SANDRA MCDUFFIE: Would you just
 31 look at the impact of this building?

32 WESLEY GRANT: Okay, thank
 33 you.

34 Next, we have someone signed up that struck
 35 through their name, but I'll call just to make sure.
 36 Ms. Brasher.

37 Okay, and then Amanda Cass.

38 AMANDA CASS: Hi, I'm Amanda
 39 Cass. I live at 904 Shiloh Church Road, which is just
 40 across the I-85 bridge from where this proposed
 41 development is.

42 I'm going to sound like a broken record. I'm a
 43 little ill prepared because I didn't get this pamphlet
 44 in the mail until last night. I feel like this is a
 45 safety hazard, safety risk for the area. Although this
 46 location seems to be just off I-85, it is one mile off
 47 85 and these surrounding roads are narrow and
 48 deteriorating. There's a lot of congestion in the
 49 85/86 corridor there because of Budweiser, Coca Cola
 50 plant and the Pilot truck stop. If you've ever driven

1 through there, you will sit through those lights for a
2 long amount of time waiting for these tractor trailer
3 transfer trucks to get through those -- get through
4 that intersection.

5 There is a sports complex on Shiloh Road down, you
6 know, another main which these trucks would have to
7 take if this ends up being a trucking place. Those
8 roads are also very deteriorating and congested. It's
9 very hard for a standard size car to pass through there
10 on, you know, as they're passing just regular driving.

11 Shiloh Church Road does not receive state
12 maintenance assistance. So on the Piedmont side, it's
13 already a deteriorating road. And we haven't even seen
14 the full effects of all the subdivisions that are being
15 built on the other end of it, Shiloh Church Road,
16 Highway 86, Old River Road, etc.

17 Hurricane Creek Road is a very deteriorating road
18 as well; very narrow, hard to pass, already existing
19 concrete trucks from a business down there that -- I
20 mean, they come right on into your lane. You have to
21 practically come to a stop sometimes to get down these
22 roads.

23 These roads are already a challenge to navigate
24 passing traffic in standard size cars, let alone an
25 increase of upwards of 100 or more transfer trucks per
26 day through these areas and on these deteriorating
27 roads.

28 This does not support growth for our area, I don't
29 think. A grocery store would serve us better, in my
30 opinion. Thank you.

31 WESLEY GRANT: Thank you.

32 Last we have Ms. Pressley.

33 LAQUITA PRESSLEY: I'm very
34 nervous. My name is LaQuita Pressley, 218 Hurricane
35 Creek Road directly across the street from this
36 proposed building.

37 It is larger than the Budweiser plant, if you've
38 driven by there. There is not enough space for this.
39 The other plants on the other side of Hurricane Creek
40 Road where there is more industry, like Watson, they
41 use box trucks. We're talking 20, 30 transfer trucks.
42 Is this a day? Or are we running three shifts? The
43 thing that they posted that they were going to be 200
44 employees. This is 200 employees per shift, or total?
45 Are we running third shift? I'm across the street.
46 How many lights are we going to have? Am I going to be
47 awake all night long? The roads just cannot handle
48 this much traffic where we are.

49 Like the previous lady mentioned, the concrete
50 trucks, they're having wrecks constantly. They're

1 tearing up the roads. And that's just a concrete
2 truck, not a transfer truck, and we're talking 30 more
3 with parking for an additional 70. This is not the
4 space for that.

5 WESLEY GRANT: Thank you.
6 That ends our public hearing section. Do we have any
7 questions of staff or the developer, Commissioners?

8 JANE JONES: I don't
9 suppose the developer has any plans for anything as far
10 as the road is concerned. I should have made that a
11 question. I'm sorry.

12 AUSTIN HORVAT: So we do have
13 proposed plans for Lacannon. We've already talked to
14 Bill Rutledge for Roads and Bridges on what he wants to
15 see for this. And originally we did have a single
16 entrance off of Hurricane Creek. He wanted the primary
17 truck entrance off of Lacannon road and the employee
18 entrance off of Hurricane Creek to separate that
19 traffic. And Lacannon Road will be widened to make
20 that happen.

21 JANE JONES: But you, as --
22 your development company is not doing anything with the
23 roads on your own?

24 AUSTIN HORVAT: The existing
25 roads?

26 JANE JONES: Yeah.

27 AUSTIN HORVAT: Other than
28 widening like Lacannon Road, no. No, ma'am.

29 JANE JONES: Okay, thank
30 you.

31 MICHAEL BURNS: It was stated
32 that the traffic study was not required. What, what is
33 the -- what triggers the requirement?

34 ALESIA HUNTER: We'll ask
35 Roads and Bridges representative to come up and speak
36 about the traffic.

37 BRITTANY MCABEE: So the
38 requirement for a traffic study is triggered at 75
39 trips during the peak hour. That's either the a.m.
40 peak hour, the p.m. peak hour, or a.m. or p.m. adjacent
41 streets. So if either of those meet -- should meet 75
42 trips within that hour, it triggers the traffic study.

43 I did go ahead and run some numbers to give you
44 what the peak hours would be for this. It would be in
45 the a.m. 44 to 52. P.m. would be 54 to 57ish trips
46 during the hour. A day would be 384 to 426. IT
47 recently updated, which they now have a little bit of a
48 discrepancy in how they do their numbers, so there's
49 now like a bigger range than there was before.

50 MICHAEL BURNS: So is that

1 based off of just a speculative amount of employees?

2 BRITTANY MCABEE: So for
3 warehousing it is based on the square footage. Of
4 course, this is a nationwide average of other
5 facilities that are studied.

6 MICHAEL BURNS: I guess my
7 point in asking all that is, on the plan there's quite
8 a few future automobile parking spots proposed, and
9 then quite a few trailer storage spots proposed. I
10 guess, depending on the end user, it could really vary
11 the amount of trips in and out of there?

12 BRITTANY MCABEE: So for
13 speculative use, we go by the most intensive use.
14 Warehousing is the most intensive use when it comes to
15 an industry because of the end and out of moving
16 product.

17 So these numbers are the most intensive use, but
18 you are correct, speculative. We have to default to
19 the just most intense.

20 **INAUDIBLE COMMENT**

21 ALESIA HUNTER: Yes. It was
22 an only in use requirement. Due to the number of
23 parking spaces, 100 or more parking spaces triggers
24 this as a large scale project. So this was approved
25 back in March, I believe.

26 WESLEY GRANT: Thank you, Ms.
27 McAbee. Any other questions?

28 DAN HARVELL: I will just
29 state, Mr. Chairman, that I understand the nature of
30 the speculative building, but you know, you approve
31 this and you just don't know what kind of materials are
32 going to be handled in that, in that warehouse once
33 it's occupied.

34 I have a close family member that manages one of
35 the, one of the warehouses that contains very volatile
36 lithium ion batteries. And there's an incredible
37 amount of safety precaution taken up because of the
38 potential of that.

39 You know, of course, when that was built, they
40 knew exactly what it was going to be, and they've made,
41 they've made preparations for that.

42 But here, again, we're kind of giving the
43 community an unknown, and that does concern me. Thank
44 you.

45 WESLEY GRANT: Any other
46 comments, questions?

47 SCOTT JUNKINS: Who is -- I
48 see that there's a lift station on here. Who is the
49 sanitary, the sanitary treatment facility?

50 AUSTIN HORVAT: It's REWA.

1 SCOTT JUNKINS: There wasn't a
2 letter from REWA in our packet. Have they taken a look
3 at -- to see if they can handle this flow?
4 AUSTIN HORVAT: Yes, sir,
5 we've had a couple meetings with REWA at their office.
6 And I think that was probably one of the reasons that
7 the previous development was shot down. In this case,
8 we're tying to a REWA force main, and it's, it's up to
9 their discretion on when they allow that to happen.
10 I'm not -- I wasn't involved on the previous
11 development. But we have had discussions on this one.
12 They are open to it, and that's why we're moving
13 forward.

14 SCOTT JUNKINS: So we've got a
15 force main tie into another force main?
16 AUSTIN HORVAT: Yes, sir.
17 WESLEY GRANT: Any other
18 comments? If not, we'll entertain a motion.
19 **INAUDIBLE COMMENT FROM AUDIENCE**
20 AUSTIN HORVAT: Correct.
21 **INAUDIBLE COMMENT FROM AUDIENCE**
22 AUSTIN HORVAT: So the force
23 main we're tying to is the lift station for that,
24 maintained by REWA, as well. Correct, yeah. So the
25 overall pump station that's managing the force main
26 that we're tying to, that is a REWA pump station.
27 We are -- we have, we have our own private pump
28 station purely for this building to pump to that force
29 main and to Emily's point. So that is the point, and
30 this is the reason that they're allowing this to
31 happen, or leaning that way, is because this is at the
32 high point. Typically you have to overcome the
33 pressure of a force main to tie into it. Because we're
34 at the high point and it immediately goes to gravity,
35 it's basically being treated as a gravity line in this
36 situation. So it'd be the same as tying to a regular
37 gravity sewer main.

38 SCOTT JUNKINS: Well, not
39 exactly.

40 WESLEY GRANT: All right,
41 we'll entertain a motion on the land use application
42 for Hurricane Creek Road.

43 JANE JONES: Motion to
44 approve.

45 WESLEY GRANT: We have a
46 motion to approve by Ms. Jones. Do we have a second?
47 STEVEN GILREATH: Second.
48 WESLEY GRANT: We have a
49 second by Mr. Gilreath. All those in favor of the
50 motion to approve, please raise your hand. All those

1 opposed. We have one opposed, Mr. Harvell. Motion is
2 approved.

3 6-C is precinct zoning application, Neals Creek
4 zoning designations and preliminary zoning maps.
5 County Council Districts Two and Three.

6 I'll turn it over to staff for their presentation.

7 ALESIA HUNTER: Yes, sir.
8 Thank you, Mr. Chairman.

9 As you mentioned, the District -- Council District
10 Two and Council District Three has went through some
11 intensive zoning through their preliminary precincts.
12 So they will be voting on November 4 to see if this
13 zoning will be allowed to move forward.

14 So as a requirement, 15% of the property owners
15 within those zoning precincts, Neals Creek, Shirley
16 Store and Rock Spring have to have those signatures.
17 So they did meet that criteria, the 15%, to get on the
18 ballot. So during this time, we've had a series of
19 meetings. Some of the Commissioners have participated
20 in those meetings where we are actually creating a
21 zoning map.

22 So in your packet, we'll start with the first one
23 there, this is ordinance 2025-025. This is the Neals
24 Creek precinct. This is your actual ordinance that
25 will be, if approved, will be moved forward to County
26 Council. This is a preliminary map of what we -- of
27 what the citizens and our Planning staff and our
28 Council members came up with that suit -- suited the
29 area for that zoning.

30 We also included the current land use maps, the
31 future land use maps, and of course, the proposed land
32 use maps. So we do need to vote on these individually.

33 And if approved, this will be submitted to Council
34 meeting at their October 21 meeting for first reading.
35 Again, here's the -- go back to that. Here's the map
36 here.

37 WESLEY GRANT: So Ms. Hunter,
38 is this consistent with the future land use map? How
39 is it different?

40 ALESIA HUNTER: The future
41 land use map calls for the areas there that you see in
42 a light color area there, that's residential -- single
43 family residential, which is R-20. The green areas are
44 residential, agricultural. The red areas are
45 commercial. And the little pink area is commercial.
46 So this is what is actually on the ground out there,
47 and is actually what the citizens in that precinct met
48 with us through a series of meetings, and we came up
49 together with this map.

50 WESLEY GRANT: And just to

1 remind everybody, the idea, if it gets approved, it's
2 just to get it on the ballot in November, let the
3 people vote on it.

4 ALESIA HUNTER: Well, it's --
5 yeah, right, the collection of the signatures got it on
6 the ballot.

7 WESLEY GRANT: Right.

8 ALESIA HUNTER: So they'll be
9 voting on November 4 to decide if they want zoning in
10 their precinct. If it doesn't pass, all of this goes
11 away.

12 WESLEY GRANT: Yeah. Okay.

13 DAN HARVELL: Just one more
14 time, Ms. Hunter. Could you repeat those colors that
15 -- we just can't see this on our ---

16 ALESIA HUNTER: Yeah, the
17 green area there is agricultural. Red is commercial.
18 The light yellow is R-20, which is residential, single
19 family. Those are your subdivision and individual lots
20 that are 20,000 square feet or less. And then the
21 little red area there is your commercial.

22 DAN HARVELL: What about the
23 pink?

24 ALESIA HUNTER: That's --
25 we've got that -- well, that's commercial too. That's
26 C-1. It's a less stringent commercial area there.

27 DAN HARVELL: Thank you.

28 WESLEY GRANT: No one signed
29 up to speak, so I'll ask the Commissioners if you have
30 any questions of staff. Hearing none ---

31 MICHAEL BURNS: I do have one.

32 WESLEY GRANT: Mr. Burns,
33 okay.

34 MICHAEL BURNS: There may not
35 be a good answer to this, but it looks like the future
36 land use map has kind of a commercial corridor through
37 there which the proposed zoning map does not really
38 have.

39 ALESIA HUNTER: That's
40 correct. These maps were done in 2016 so they're going
41 on 10 years. So that's why we're doing our 10 year
42 Comprehensive Plan update. So it's -- again, it's what
43 the citizens out there wanted at that time. That's
44 what they wanted in 2016. So it has since changed to
45 to allow them to, to change that.

46 MICHAEL BURNS: Understood.

47 ALESIA HUNTER: Okay.

48 STEVEN GILREATH: And it will
49 stay like this until those citizens decide to change
50 it?

1 ALESIA HUNTER: Well, if it's
2 -- if it doesn't pass on November 4, it stays the same,
3 unzoned.

4 STEVEN GILREATH: But if it
5 does pass at that point, it is changed again when the
6 voters -- if they ever decided to change it again.

7 ALESIA HUNTER: Well, I mean,
8 you can apply for rezoning if there's a parcel in there
9 that we've inadvertently not -- don't have correctly.
10 A property owner has the right to request a rezoning
11 for a parcel, just like we do right now.

12 WESLEY GRANT: But the term,
13 if the voters approve this, the term length is for how
14 long?

15 ALESIA HUNTER: Well, it's the
16 duration.

17 WESLEY GRANT: Oh, okay.

18 ALESIA HUNTER: Yes.

19 WESLEY GRANT: So until they
20 decide to choose something different?

21 ALESIA HUNTER: Yes.

22 WESLEY GRANT: I love the
23 fact, giving the people the voice to decide on how they
24 want to use the land personally.

25 ALESIA HUNTER: Yes, zoning is
26 done by precincts in this county.

27 DAN HARVELL: I'll add to
28 that, Mr. Chairman. I think it's a, I think it's a
29 great thing for the citizens who are concerned about
30 what might be happening down the road to get involved.
31 I know I'm -- I initiated this in my -- where I was
32 living at the time, back many, many, many years ago,
33 and it was quite an effort to make this happen.

34 And so I just -- I commend the communities that,
35 that took the initiative to do this.

36 WESLEY GRANT: Absolutely.
37 Well, Commissioners, let's entertain a motion here.

38 DAN HARVELL: Are we doing
39 them ---

40 WESLEY GRANT: We're doing
41 them individually.

42 ALESIA HUNTER: You have to do
43 them individually. Yes, sir.

44 WESLEY GRANT: So it's item
45 6-C, Neals Creek zoning.

46 STEVEN GILREATH: I'll make a
47 motion to approve.

48 WESLEY GRANT: We've got a
49 motion by Mr. Gilreath to approve. Do we have a
50 second?

1 DAN HARVELL: Second.
2 WESLEY GRANT: Second by Mr.
3 Harvell. Any discussion? All those in favor of the
4 motion to approve. It's unanimous. Thank you.
5 Item 6-D precinct zoning adoption Rock Spring
6 zoning designations and preliminary zoning map, County
7 Council District Three. I'll turn it over to staff.
8 ALESIA HUNTER: Yes, sir, thank
9 you, Mr. Chair. This is ordinance number in your
10 packet, 2025-026. This is for Rock Spring voting
11 precinct. Again, the citizens in that precinct
12 received the number of signatures to get on the ballot,
13 15%. We've had a series of meetings, and some of the
14 Commissioners have participated, again, in the Rock
15 Spring's area to help us come up with a preliminary
16 map.
17 This is what the map looks like. Again, there's
18 green there for agricultural use. R-20, the yellow, is
19 single family. There's not a whole lot of commercial
20 in the Rock Spring area there. There's probably three,
21 three parcels there that we've designated as
22 commercial. All the other parcels are designated as
23 agricultural.
24 Again, this is what the citizens in that precinct
25 requested. We worked with the Council person of that
26 precinct, as well, and came up with this map here for
27 your review.
28 Again, here's the current land use map and future
29 land use map. We include it there so you can see the
30 difference of what changed from 2016 to the, to the
31 present.
32 WESLEY GRANT: Okay. Mr.
33 Cothran.
34 I'm sorry, Ms. Hunter, I was looking at my paper.
35 I'm sorry, Ms. Hunter. Thank you.
36 We didn't have anyone sign up to speak on this
37 particular item. So Commissioners, do we have
38 questions here for this particular one? Hearing none,
39 we'll entertain a motion.
40 DAN HARVELL: Motion to
41 approve.
42 WESLEY GRANT: We got a
43 motion to approve by Mr. Harvell. Do we have a second?
44 MICHAEL BURNS: Second.
45 WESLEY GRANT: Second by Mr.
46 Burns. Any discussion? All those in favor to approve,
47 please raise your right hand. It's unanimous. Thank
48 you.
49 Next on the agenda is Item 6-E, precinct zoning
50 application, Shirley Store zoning designations and

1 preliminary zoning map, County Council District Three.
2 I'll turn it over to staff for their presentation.
3 ALESIA HUNTER: Thank you.
4 Thank you, Mr. Chair. This is the last precinct zoning
5 request. This is Shirley Store. This in Council
6 District Three. Here's the zoning map. That's the
7 proposed zoning map that we came up with with the
8 citizens in that precinct. Again, some of the
9 Commissioners worked with us, with Council members to
10 come up with this map with the citizens in this area
11 there. You can see there's only one commercial area
12 there. Everything else is large agricultural
13 properties there. And one, possibly two, pieces of
14 property there that's single family. Other than that,
15 everything is residential/agricultural in the district
16 there.
17 WESLEY GRANT: Okay.
18 ALESIA HUNTER: Again, we
19 included the current land use map and the future land
20 use map in the packet, so you can see what the
21 differences are from 2016 to the present here.
22 WESLEY GRANT: Okay.
23 ALESIA HUNTER: Yes, sir,
24 thank you.
25 WESLEY GRANT: Thank you.
26 Any questions from the Commission similar to the ones
27 before us. I think they helped us answer on the first
28 one. But I want to give everyone an opportunity.
29 Hearing none, I will entertain a motion on the project
30 of Shirley Store zoning designations and preliminary
31 zoning map.
32 MICHAEL BURNS: Motion to
33 approve.
34 WESLEY GRANT: We got a
35 motion to approve by Mr. Burns. Do we have a second?
36 STEVEN GILREATH: Second.
37 WESLEY GRANT: Second by Mr.
38 Gilreath. Any discussion? All those in favor of
39 approving, please raise your hand. And it's unanimous.
40 Thank you.
41 Next on our agenda we have new business. We have
42 a single family subdivision, Haskell Heights, Highway
43 29 North and Hillview Circle. Tax map number
44 1740601004 and 022, County Council District One.
45 I'll turn it over to staff for their presentation.
46 ALESIA HUNTER: Yes, sir.
47 Thank you, Mr. Chairman.
48 As you mentioned, this is Haskell Heights
49 preliminary subdivision. Intended development is
50 single family. 271 property owners within 2000 feet,

1 we did notify them via postcard. The applicant is Kyle
2 Haskell. Site design is the engineer of record here.
3 Here's the access road, Hillview Circle, which is
4 County and US 29 which is state. Council District One,
5 as mentioned. And this is -- surrounding land use is
6 residential.

7 Property is unzoned there. Tax map for your
8 references, is 004 and 022. Number of acres is 26
9 acres. Number of lots, there'll be 26 off of Hillview
10 Circle, and then lots A and B will be -- have access
11 off of Highway 29, giving a total of 28 lots. Due to
12 the number of lots proposed, the traffic impact
13 analysis is not required.

14 Here is the layout of the proposed subdivision for
15 your review. Here is the aerial photography so you can
16 see the property and adjacent land uses. Here's the
17 proposed subdivision sign that we're required to post.

18 That concludes the staff report, Mr. Chairman and
19 Commission. The project has met the requirements of
20 Chapter 24.

21 WESLEY GRANT: Okay, thank
22 you.

23 Do we have a developer here? Okay, perfect. If
24 you'll just make your way to the microphone.

25 KYLE HASKELL: Kyle Haskell.
26 Doing a first subdivision with you guys over three lots
27 at one time. What can I answer for you? I got this
28 approved twice with Roads and Bridges, so I've gone
29 through that route. I know previously with the other
30 guy, he had an entrance situation with people. So we
31 figured that out through eliminating the entrance off
32 of 29 completely. And so all traffic goes off
33 Hillview, or comes, you know, through Hillview to
34 Highway 29.

35 WESLEY GRANT: Is it safe to
36 say that the development will be roughly an acre per
37 lot?

38 KYLE HASKELL: No, with the
39 50 foot road, you know, you got a 20 foot road, and
40 then the easement on each side, and then the detention
41 pond is taking a heap of that.

42 So frankly, you're looking at point six to one
43 acre lots. And the lot A and B is not going to be part
44 of the subdivision. This is going to be purchased by
45 DRB. They're going to be putting 2800 to 4000 square
46 foot homes, and probably ranging from 375 to 650, I
47 don't know, whatever it calls for at the time.

48 STEVEN GILREATH: I don't see a
49 school district there. What school district is this
50 in?

1 HAL HASKELL: This is
2 District Five. It should be in the packet. So this is
3 -- I got an email. So I sent the email to Tim Cartee.
4 And essentially they told me there's no packet that
5 they give you anymore. And they just simply say, we
6 can accommodate -- through this email, we can
7 accommodate these many -- this many homes with the idea
8 of two kids or whatnot, you know, at each home. That's
9 how they came up ---

10 JANE JONES: What school
11 district is that?

12 KYLE HASKELL: This is by
13 T.L. Hanna. Right behind Cobb's Glen. It's the last
14 of -- I believe it's the last of the parcels in that
15 district, because everything else is pretty well
16 developed.

17 WESLEY GRANT: Okay.

18 JANE JONES: Is there gas
19 to this property?

20 KYLE HASKELL: Yes, ma'am.

21 JANE JONES: There was a
22 conflict of information in my packet about what was
23 available.

24 KYLE HASKELL: No, gas is
25 good to go. Jason Thrasher and I have been talking
26 about it back and forth a lot. Good to go on it.

27 JANE JONES: Has the fire
28 department been contacted? There was ---

29 KYLE HASKELL: Yeah, they
30 were contacted. I didn't get a letter, though, from
31 them.

32 ALESIA HUNTER: Ms. Jones,
33 they don't, they don't give us any letter. We send
34 them a notification, and they don't respond back, fire
35 departments.

36 JANE JONES: The word
37 doesn't get to the individual fire stations. That's
38 what they're telling me, the chiefs are telling me.

39 ALESIA HUNTER: Yeah, we've,
40 we've reached out to them, and they don't respond to
41 us.

42 WESLEY GRANT: And I think
43 the same thing applies, in some cases, with school
44 districts.

45 ALESIA HUNTER: Yeah, there
46 is, there is an email from the School District Five,
47 that's in here, in the packet.

48 STEVEN GILREATH: I can't -- I'm
49 probably blind.

50 ALESIA HUNTER: That's okay.

1 WESLEY GRANT: All right, any
2 other questions for our developer here?
3 MICHAEL BURNS: Does Anderson
4 County permit flag lots?
5 ALESIA HUNTER: Yes, we do.
6 WESLEY GRANT: Any other
7 questions. I think we're good. Thank you.
8 We didn't have anyone sign up to speak on the
9 particular project. Do we have any questions for
10 staff? Hearing none, we'll entertain a motion to
11 approve the single family subdivision, Haskell Heights.
12 STEVEN GILREATH: I'll make a
13 motion to approve.
14 WESLEY GRANT: We got a
15 motion to approve by Mr. Gilreath. Do we have a
16 second? We got a second by Mr. Burdette. Any
17 discussion? All those in favor of the motion to
18 approve, please raise your hand. Any opposed? Ms.
19 Jones, you're opposed? And the project's approved.
20 Thank you.
21 Ms. Hunter, next we have item 7-B, single family
22 subdivision, Turn River, Evergreen Road. Tax map
23 1440005013 and 014.
24 I'll turn it over to you for staff presentation.
25 HENRY YOUMANS: Yes, Mr.
26 Chair. 42 property owners within 2000 feet of the
27 proposed development were notified via postcard. This
28 parcel was brought before the Commission in February,
29 and it was rezoned to R-10 from I-2. By ordinance, as
30 it was approved by County Council on March the 4, 2025,
31 ordinance number 2025-003.
32 The proposed subdivision name is Turn River. It
33 is going to be a single family development. Applicant
34 name is Dany Holtzman. Josh Baker is the engineer.
35 It's accesses on Evergreen Road. It's Council District
36 Four. The surrounding land use is R-10, R-20 and some
37 I-2 industrial properties. It is 16.76 acres. The
38 proposed lots are 40. There's no variance at this
39 time. The road analysis for Roads and Bridges can be
40 discussed by their representative. And I can turn it
41 over to her.
42 BRITTANY MCABEE: This didn't
43 require a traffic study. It's only 40 lots. The
44 trigger, at least under the old ITE, was 70 lots. It
45 doesn't come close to 75 during the peak hour, and it's
46 on the state portion.
47 HENRY YOUMANS: This is the
48 proposed layout for the subdivision, showing the lots
49 and the drainage for the subdivision. This is a plat
50 of the area showing it was a combination of two

1 parcels. The orange looking section is what it has
2 been rezoned to, which is R-10 off -- just off of
3 Evergreen Road. And this is the aerial for the tax map
4 reference for your viewing. The sign was placed as
5 notification for the property. And as to the
6 assessment, it meets the requirements listed in Chapter
7 48. This is your report.

8 WESLEY GRANT: All right.
9 Thank you, Mr. B. Do we have a developer here with us
10 that would like to speak?

11 JOSH BAKER: I'm Josh Baker
12 with Gray Engineering. Also have Dany Holtzman, the
13 developer here if you have any questions for him.

14 We are presenting a 40 lot subdivision off of
15 Evergreen Road on 16.76 acres. That equals about 2.39
16 density units per acre. It's zoned R-10. It was just
17 approved by you guys in January to be the R-10 zoning,
18 and then went through three, three Council readings to
19 rezone it. So this has been looked at pretty recently
20 by both you guys and Council to rezone to a higher
21 density residential district in order to do what we're
22 proposing to do right now, which is 10,000 square foot
23 lots.

24 We've reached out to Hammond Water, Anderson
25 Sewer, AT&T, Fort Hill Natural Gas and Duke Energy, and
26 all have said that they have ample services available.
27 And this one will go through an Anderson County
28 stormwater review, as well as DHEC stormwater review
29 and a DOT road review in order to keep compliance with
30 all of the state regulations.

31 I can answer any questions you guys have.

32 WESLEY GRANT: Okay. Any
33 questions?

34 JANE JONES: Have you had
35 any contact with the fire department, other than what
36 was sent out from the office?

37 JOSH BAKER: Not other than
38 what was sent out from Anderson County.

39 JANE JONES: Okay. That's
40 a pretty important factor, especially ...

41 MICHAEL BURNS: Are any road
42 improvements planned for Evergreen?

43 JOSH BAKER: That would be
44 up to the DOT. The DOT has not indicated any would be
45 required. So not as of right now. But again, they
46 have to review it and they have to take into account
47 all the homes and the state of the road before they
48 approve.

49 STEVEN GILREATH: And I'm
50 probably being blind again, but I don't see a school

1 letter on this one.

2 WESLEY GRANT: I've got

3 District One right here. I believe that's School

4 District One, right, Mr. B?

5 JANE JONES: School

6 District One. I talked with ---

7 ALESIA HUNTER: Yeah. Mr.

8 Chairman, the school district just sent us this email

9 on October the 9th. And basically what it says is that

10 we are in the process of updating our district facility

11 plans, which includes reassessing our student

12 enrollment numbers based on projected growth and the

13 construction of the new elementary school in the

14 Powdersville attendance. At this time we cannot commit

15 to any representation regarding capacity in our

16 schools.

17 So that's, that's what they've -- this is from Dr.

18 Seth Young, October 9.

19 DAN HARVELL: And is that --

20 that is not in our packet, correct? Ms. Hunter?

21 WESLEY GRANT: Ms. Hunter,

22 did you hear Mr. Harvell's question?

23 ALESIA HUNTER: (Inaudible.)

24 DAN HARVELL: Okay, thank

25 you.

26 ALESIA HUNTER: (Inaudible.)

27 DAN HARVELL: Sure.

28 WESLEY GRANT: Okay. Do we

29 have any other questions, Commissioners?

30 Thank you. We may call you back.

31 We do not have anyone signed up to speak on this

32 particular project, so I'll turn it over to our

33 Commissioners as to whether or not you have any

34 questions. If not, we'll entertain a motion on the

35 project of Turn River at Evergreen Road, single family

36 subdivision.

37 I'll make a motion we approve, just so we can

38 perhaps take action on it.

39 SCOTT JUNKINS: I'll second.

40 WESLEY GRANT: We got a

41 second by Mr. Junkins. All those in favor of the

42 approval, please raise your right hand. All those

43 opposed. And the project is approved.

44 Next on the agenda is item 7-C, single family

45 subdivision, Cascadia, River Road, ax map 2360007009,

46 County Council District Six.

47 I'll turn it over to staff for presentation.

48 ALESIA HUNTER: Yes, sir.

49 Thank you, Mr. Chairman. As mentioned, this is

50 Cascadia. This is a proposed preliminary subdivision.

1 This is single family. 225 property owners were
2 notified via postcard within 2000 feet of the property.
3 Applicant is Bethesda Land Holdings LLC, and the
4 engineer of record is Wesley White with Ridgewater
5 Engineering Company. Access Road is River Road, which
6 is a state road. This is in Council District Six.
7 Surrounding land use is commercial and residential.

8 Of course, the property is unzoned. Here's the
9 tax map number for your reference. Number of acres is
10 49.99 acres. Number of lots 37. There's no variances
11 requested.

12 Traffic impact analysis. River Road is classified
13 as a collector road with no maximum average vehicle
14 trips per day and does not require a traffic impact
15 study.

16 Here's the layout of the subdivision for your
17 review. Here's an aerial picture of the site here, and
18 then the adjacent land use is there. Here's the
19 proposed subdivision sign that was posted on the
20 property, as required.

21 That concludes staff report, Mr. Chairman,
22 Commission. The project has met the requirements of
23 Chapter 24. Also, you should still have the same
24 letter from the school district regarding the schools.
25 Thank you, Mr. Chair.

26 WESLEY GRANT: Thank you, Ms.
27 Hunter. Do we have a developer represented tonight
28 that would like to speak?

29 WESLEY WHITE: Thank you,
30 Commission. Wesley White with Ridgewater Engineering.
31 We've got a couple other members of the development
32 team with us, and I'll have them introduce themselves
33 in a minute.

34 Excited about this project, bringing it to you
35 guys. We've just for technical reasons, like I said,
36 we've gone through and got the subdivision road name
37 approvals, utility availability letters. We've also
38 done some preliminary inspections with this being a
39 state road for sight distance, to make sure we had
40 adequate sight distance in both directions. We've
41 checked that, and there's plenty of sight distance.
42 The stormwater, we've reviewed this with them.
43 Obviously, we've got some creeks and wetlands on site
44 that we'll protect. We've got those shown here. Also,
45 we're on the Saluda River, and you can see where the
46 natural buffers and flood zones are there. Those will
47 be protected, as well.

48 Couple things about this particular layout that
49 kind of makes it unique. The property is around 50
50 acres. It kind of is sandwiched between Waterford

1 Pointe, which we -- was approved by you guys a couple
2 years ago. And to the south is Leader Drive, which is
3 an industrial development, lot of commercial tracts
4 down there. Little bit further to the south than that
5 is McNeely Road, and then even a little bit further is
6 a commercial area along 153.

7 So this tract is -- what we're trying to do is
8 kind of serve as that final transition between the
9 development, the industrial/commercial areas that are
10 there, and of course, the residential that's further
11 down River Road. We feel like this serves as a great
12 transition area between that. We've also got the Duke
13 Energy power line. We've buffered that. We've also
14 done a substantial buffer along River Road, such that
15 other than the entrance going in, that'll be the only
16 impact along River Road that you'll see. So once
17 that's cut in, we'll landscape that similar to what
18 we've done out at Waterford Pointe. And that'll
19 protect not only River Road and that corridor, but also
20 the internal houses here, serve to protect those guys.

21 There's also substantial buffer along the Duke
22 right-of-way to allow for the road and then additional
23 landscaping to protect the subdivision and kind of
24 close it off a little bit, to protect it from some of
25 the industrial down through there. So we're excited
26 for that.

27 Happy to answer any technical questions. I'll let
28 some of the other guys go over some of the stuff, but
29 like -- just reiterating that we've addressed all the
30 Chapter 24 requirements, and so, looking for you guys'
31 support. Thank you.

32 MARK WISE: So my name is
33 Mark Wise, and I'm representing the buyer for the
34 purchase of the property to build Cascadia. I also
35 live in the district. I live at 105 Melanie Drive at
36 Piedmont. Also work at Wren High School, teaching
37 social studies. So I'd ask that you approve this.
38 I've been to several of these meetings, been to several
39 County Council meetings, and what I hear consistently
40 from the citizenry are, I'm not opposed to growth, but
41 it should be smart growth. Well, it's amazing how we
42 tend to think that we know what that buzz word means.

43 So in asking some of the citizenry, here are the
44 responses that I get: Homes should not be built on top
45 of one another. No clear cutting vegetation or trees.
46 No cookie cutter homes. Good buffer zones.

47 Well, I would argue, if you look at the plan, this
48 meets the definition of what citizenry calls smart
49 growth. So I think it's important to recognize that in
50 attempting to put this together, it's about meeting the

1 expectations of the community and making your job as
2 easy as possible to say this is what we hope the future
3 of development looks like.

4 Additionally, we've tried to be proactive with
5 both neighbors and the school system, and initially
6 both have responded positively. So with lot density
7 being less than one home per acre, it's one of the
8 least dense subdivisions in Anderson County. When you
9 look at the impact on schools, the TischlerBise study,
10 which was approved by District One, says that
11 basically, according to the numbers on 37 lots, you're
12 talking 16 students total, seven for an elementary
13 school, four for middle, five for high school, at full
14 build-out. Now, these numbers might be a little
15 smaller because the subdivision starts probably in the
16 900,000, so typically you'll see some private school
17 usage. You'll see some who won't have children. So
18 that's probably a high number.

19 It's also important to remember that just a month
20 ago, this very Commission, over the publicly voiced
21 opposition of Anderson District One, approved a
22 subdivision that's expected to generate 437 students.

23 So I would humbly request that you all consider
24 approving this subdivision.

25 CARTER MASSENGILL: Good evening.
26 Carter Massengill. I'm an attorney here with the
27 development team. Just wanted to reiterate
28 respectfully that we request and trust this application
29 will be evaluated on its own merits, and as we
30 transition from the developer presentation over to the
31 public comments, if there are any, and the
32 Commissioners' comments, to the extent there are any
33 concerns regarding this application, we would just ask
34 that the Planning Commission please considers those
35 concerns alongside the data and information that's
36 provided by the development team.

37 And just as one example, the application,
38 application packet included Mr. Cartee's email to Dr.
39 Seth Young, as we just heard in the last presentation,
40 requesting input from the school, but did not include a
41 response. The materials that the developer provided to
42 the Planning Commission did include that email that Ms.
43 Hunter just referenced and passed up from Dr. Young
44 stating that at this time, we cannot commit to any
45 representations regarding capacity to our schools.

46 So just to the extent there are any concerns or
47 comments about school capacity, we think that those
48 remarks should be weighed alongside the
49 superintendent's explicit statement that the school
50 district is not taking a position one way or the other

1 at this time.
2 So we would just ask that you consider this on its
3 own merits. We thank y'all for your service and
4 evaluation of this application. We think that you will
5 see this is a very thoughtfully designed and low
6 density project, and I would expect that may be a
7 welcome alternative to some of the other projects that
8 this Commission has reviewed in the past. With this
9 application, you really do see what you get. So we're
10 not asking the public to accept any unknowns with this
11 one.

12 And similarly, to the extent there's any concerns
13 about fire or EMS, I believe Mr. Cartee's email going
14 out was included in the packet, but there was no
15 response there. But as Ms. Hunter stated earlier,
16 apparently staff's been reaching out to those
17 individual departments but have not been getting a
18 response for whatever reason. But we're not aware of
19 any concerns on that regard either. So I think we may
20 have ...

21 JOEY BEESON: Good evening.
22 I'm Joey Beeson. I'm the applicant, and I'm really
23 just here to make myself available to answer any
24 questions that y'all might have. I think the
25 presentation we sent out on Friday, between that and
26 Mark and Wesley and Carter, I think they've hit on all
27 the basics.

28 I will add, too, the fact that I've met with half
29 a dozen or so neighbors, or I've spoken with them in
30 the past 24 hours again, and they're all very on board
31 with the project. I'll be honest, I didn't ask them to
32 come. They're all elderly, and I wouldn't want to have
33 somebody drive all the way down here and sit here. But
34 I believe a lot of them sent letters in to Mr. Cartee.
35 But they did want me to make sure that I told you that
36 I spoke with them, and then they're all behind it.

37 So any questions, we'd be happy to answer.
38 WESLEY GRANT: Thank you. Do
39 we have any questions of the developer, Commissioners,
40 before we let them off the hook. We do have a few
41 people that signed up, but a few have already spoken.
42 I assume that means you've already spoken. Mr. Mark
43 Wise, Mr. Beeson, Mr. Massengill. There was Ms. Susan
44 Wise. Okay. She's the only one that didn't already
45 speak.

46 SUSAN WISE: Promise to be
47 short and sweet because I'm freezing right now. I
48 don't know how you guys do this for as long as you do.
49 But thank you so much for letting me speak. My name is
50 Susan Wise, and I live at 105 Melanie Drive in

1 Piedmont, South Carolina.

2 I'm here to express my strong support for the
3 Cascadia subdivision because I believe it does
4 represent the kind of thoughtful and high quality
5 residential growth that many of us who live in the
6 northern area of Anderson County would choose, if given
7 the choice. As a resident and a teacher in that area,
8 I also want to share concern about what happens or
9 appears to be an inconsistency in how the Commission
10 considers school impacts.

11 At a meeting just a few months ago, I listened as
12 the commission spent much of its discussion focused on
13 how a relatively small subdivision might affect
14 Anderson School District One, despite having received a
15 letter from the district confirming both support for
16 the project and adequate capacity to serve the students
17 it would generate.

18 Yet, a month later, this same Commission approved
19 a subdivision with over 1000 homes, even after the
20 hearing -- after hearing direct opposition from the
21 school district at that meeting.

22 Cascadia, by contrast, is expected to generate 28
23 times fewer students and has not been opposed by the
24 district. With all due respect, that kind of
25 inconsistency makes it difficult for residents to
26 understand the standards being applied. It also makes
27 it harder to explain to our young citizens what
28 fairness and consistency in government decision making
29 really mean.

30 Again, thank you for allowing me to speak.

31 WESLEY GRANT: That concludes
32 everyone that is signed up to speak. Does anyone have
33 questions of staff? Hearing none, we'll entertain a
34 motion on the project of single family subdivision
35 Cascadia on River Road.

36 JANE JONES: I make the
37 motion to deny the project. And these are my reasons.
38 The infrastructure is insufficient. That includes the
39 road, and I'm going to describe that in detail in just
40 a minute, the roads there and the school system. I
41 talked with Dr. Wilson yesterday. He's assistant
42 superintendent, and he said he did not receive -- I
43 know we're going back and forth about this, but he said
44 he hadn't received anything about this project. He
45 didn't know about it. And so I don't know where the --
46 that's not for me to solve that problem. But anyway,
47 that's what he told me.

48 You know, of course, if you look at this whole --
49 our agenda for tonight, that's not the only school that
50 feeds into School District One. I counted them up. If

1 all the projects were approved, that'd be 93 houses
2 that would feed into School District One. We have to
3 realize these things are accumulating. And it takes a
4 long time to add to schools and all that.

5 Anyway, my other reason for asking for denial is
6 this residential subdivision is just not, not
7 consistent with what's in the area. And I know most of
8 y'all should be familiar with Highway 153, it goes from
9 85 into Easley, and it's just, you know, bumper to
10 bumper, night and day. And River Road and McNeely
11 Road, which is the corner where this property is,
12 McNeely Road is a little side road that runs parallel
13 to 153, and River Road crosses that. And this
14 subdivision is going to be in that corner. McNeely
15 Road turns off 81 at Walmart. And there's mostly
16 commercial stuff down that road. There are four, four
17 or five houses that were there before the commercial
18 came, and so they're still there. But there's two
19 businesses on one side of the road behind Walmart.
20 There's actually a chiropractor's office in one of the
21 houses that's there.

22 But at this corner where the subdivision is
23 proposed, there's a church on one corner, and there's I
24 guess a steel -- I guess they fabricate something
25 there. I passed there this morning. There was smoke
26 and stuff coming out of the building. But what you see
27 all the time is a big stockpile of steel beams.
28 They're just piled up. Then I guess trucks come and I
29 guess they sell them. I don't know what the business
30 is, but that's what's directly across the street from
31 this property.

32 And the other corner is vacant. Has a for sale
33 sign that says warehouse site, so I guess it's being
34 marketed for a warehouse.

35 But I just don't feel like this is the place to
36 put a residential subdivision. Now, if you go down
37 River Road toward the river, there are some houses down
38 there in a subdivision, and it gets, you know, looking
39 like more a place for residences when you get off of
40 the -- but, as y'all know, Powdersville is not a town,
41 and it's not -- doesn't have any zoning. But if it
42 did, this area right here would be commercial. I mean,
43 it's right on 153, right off -- parallel to 153 and
44 it's, it's where you would expect the commercial
45 development to be. There are, like I said, two
46 businesses on that little McNeely Road there behind
47 Walmart.

48 But I just, I just strongly feel like this is not
49 a place to continue residential development, and that's
50 my reason for my motion to deny.

1 WESLEY GRANT: So we've got a
2 motion to deny. Do we have a second?
3 STEVEN GILREATH: May I ---
4 WESLEY GRANT: Yeah. Well,
5 we've got some discussion. If we can get a second on
6 here, Mr. Gilreath. Do we have a second for the
7 motion.
8 DAN HARVELL: I'll second to
9 move forward.
10 WESLEY GRANT: We've got Mr.
11 Harvell. I'm sorry, Mr. Gilreath, now we'll open it up
12 for discussion.
13 STEVEN GILREATH: Thank you. So
14 I voted no against 1000 homes, and I hadn't talked to
15 anybody in that school district. Board members that
16 have said anything that anything has changed. I would
17 imagine somebody got pressured into this one. So I
18 still feel the same. I feel like the school's
19 overloaded, all of them in that district. I think
20 we're asking the tax -- the residents of that district
21 to foot the bill whenever they are going to have to
22 grow, and they are going to have to expand, and they
23 are going to be paying for the schools. That's my take
24 on it.
25 WESLEY GRANT: Any other
26 comments, discussion?
27 MICHAEL BURNS: My comment is
28 basically that if the school district is washing their
29 hands of it and not making a determination one way or
30 the other, then we can't consider it in what, in what
31 we're doing. It's just like, if the fire department
32 doesn't give us a letter saying that they can monitor
33 the site or not, then we -- then that's not something
34 that we consider. I mean, and basically, they've given
35 us autonomy to make the decision without their input.
36 So ...
37 JANE JONES: I talked to
38 the assistant superintendent ---
39 MICHAEL BURNS: But we don't
40 have that on record.
41 JANE JONES: But he said he
42 didn't know about this. I don't know whether ---
43 **INAUDIBLE COMMENT FROM AUDIENCE**
44 WESLEY GRANT: I'm sorry,
45 sir, the Commission is talking.
46 ALESIA HUNTER: Yes, it is.
47 It's in the body. It's got Cascadia.
48 JANE JONES: Okay, okay,
49 well, I'm just telling you what he said. But I did
50 talk to the fire chief at Powdersville Fire Department,

1 Corey McDowell yesterday, and he said he did not know
2 about this project. And when we were talking about it,
3 he said that -- asked me if I knew that there were
4 already two warehouses that were going to be built on
5 this little McNeely Road that I described to you, and
6 they are 500,000 square feet each. I can't even
7 picture that even going there, but that's what he said
8 he had been -- he had talked to the developer on that,
9 and he just wanted me -- wanted to know if I knew about
10 it. And I said no. But he said that was -- they had
11 approached him.

12 WESLEY GRANT: I'll add, Mr.
13 Burns, in agreeing with you, and in terms of the school
14 district's position, if they aren't taking a position
15 that, you know, I'm like you we shouldn't -- I
16 shouldn't consider it. That's my position on it.

17 And honestly, I think it's a fresh look at the
18 sizable lots that's being presented tonight. I commend
19 these guys for doing that. I think those are sizable
20 lots. It is quite different from some of the ones we
21 have seen, and I appreciate that.

22 **INAUDIBLE COMMENT FROM AUDIENCE**

23 WESLEY GRANT: Sure. We'll
24 give you a couple more minutes. Yeah.

25 JOEY BEESON: Our parcel is
26 65 acres. If you look to the left side there, there's
27 a Duke Power transmission line, and if you drive down
28 River Road, that's a natural transition from the
29 industrial, commercial to the south. (Inaudible.) The
30 idea would be -- the parcel Ms. Jones is referring to,
31 which is 15 acres to the south, which is not shown
32 here, would be, you know, we would try to pursue
33 something that would be consistent with the commercial
34 to the south. That transmission line is -- basically
35 kind of bisects the property there. So we're -- we're
36 not accessing it off McNeely. You are correct that at
37 McNeely there is more commercial up there.
38 (Inaudible.)

39 I mean, I was here at the meeting when the
40 (inaudible) square feet was approved on McNeely, and if
41 it was approved unanimously (inaudible). Again, what
42 we're proposing is consistent. I've had this actual
43 conversation with all the residents (inaudible). I've
44 spoken with them. Every single one of them is scared
45 to death of having a big industrial warehouse built
46 next door to them. This was denied because that's
47 (inaudible) property is still for sale. I wouldn't
48 blame the owner for going to the next option, and that
49 would just be industrial creeping up further and
50 further to the neighbors that are there. And again,

1 that's (inaudible).
2 WESLEY GRANT: Well, thank
3 you, Mr. Beeson. We appreciate your time.
4 JANE JONES: Well, we're
5 voting on this project, the one that's ---
6 WESLEY GRANT: So the motion
7 on the table is to deny. We have a second. Anymore
8 discussion?
9 DAN HARVELL: Well, yes, Mr.
10 Chairman. I will remain consistent in what I've always
11 said. There is an inconsistency concerning School
12 District One, because for months and months, if not
13 years, we were getting letters from District One that
14 they could not, and then all of a sudden we had one or
15 two incidences where they said they could and then they
16 went back to where they couldn't.
17 And based on that, I will stay consistent with
18 what I've said about increasing, increasing the school
19 population in District One, because I am not going to
20 be responsible for any kids going out in portables.
21 And that's indicative of what my vote will be.
22 WESLEY GRANT: Okay, any
23 other discussion? If not, we'll take a vote. The
24 motion is to deny the project. All those in favor to
25 deny, please raise your hand. All those opposed to the
26 motion to deny, please raise your hand. And the
27 project's approved.
28 Ms. Hunter, would you like to address item 7-D and
29 E on the agenda? Or would you like me to address that,
30 about the meeting dates?
31 ALESIA HUNTER: Sorry, Mr.
32 Chairman. Let's see. Okay. Thanks to Quaneshia's
33 site looking at the map, we have determined that your
34 regular schedule meeting that was scheduled for
35 November the 11th falls on a county holiday, so we're
36 asking the Commission to reschedule your November
37 meeting to that Monday, November the 10th, due to the
38 Veterans Day holiday.
39 WESLEY GRANT: Okay. Do we
40 need to take action on that?
41 ALESIA HUNTER: You need to
42 vote on it.
43 WESLEY GRANT: Okay. So
44 we'll entertain a motion to change the meeting date
45 from November 11 instead to November the 10th, due to
46 it being a holiday.
47 ALESIA HUNTER: Yes, sir.
48 WESLEY GRANT: Anybody?
49 STEVEN GILREATH: I'll make a
50 motion to move the date to November 10.

1 20 and I-2 industrial. The zoning for the lots is R-
2 10. It is 5.39 acres. The number of lots is 16.
3 These are road frontage lots. There's no variance at
4 this time, and no traffic study was required for this
5 particular project.

6 This is the diagram layout for the 16 lots along
7 Evergreen Road. That's the R-10 zoning represented on
8 the map and the sign that was placed for notification
9 to the public.

10 This project meets the requirements in Chapter 48
11 Zoning. This is your report.

12 WESLEY GRANT: Thank you,
13 sir. Do we have developer here to speak on the
14 project?

15 JOSH BAKER: Good evening,
16 Commission. Josh Baker, Gray Engineering. We
17 presented for the Turn River subdivision just across
18 the street. It's the exact same zoning, proposing the
19 exact same lot size, just requesting you guys to
20 approve this one. We've also got Calhoun Pruitt and
21 Dany Holtzman, the developers on this one, who can
22 speak to anything further?

23 CALHOUN PRUITT: Calhoun
24 Pruitt. I'm an attorney here in Anderson.

25 This matter -- I hate to sound like a broken
26 record, but this particular subdivision was denied at a
27 previous meeting. Currently, it's on appeal to the
28 circuit court.

29 Now the basis probably for the appeal is that
30 School District Number One said in an email, please
31 don't approve anymore subdivisions, because we're full.
32 We have no more (inaudible) reasoning than that.

33 And of course, you know, it reminds me of days of
34 my career when there used to be public approval for
35 liquor licenses. And every time there was one
36 proposed, a lot of people would come out and oppose it.
37 Mainly (inaudible) which is fine. The rationale was
38 not that they didn't like the location. The rationale
39 was that they didn't like beer and liquor anywhere in
40 any town. Well, back then (inaudible) it really isn't
41 a reason. I think part of the reason that School
42 District One vacillated (inaudible) their position is
43 because they find -- they found themselves against the
44 system's position of having approved 996 lots for
45 Anderson Reservoir, and then flip-flopped a time or
46 two. But now have decided that the best thing to do is
47 for them to make no representation. (Inaudible)
48 record, I think it's the same (inaudible). If they're
49 going to take a stand, they need to take a stand,
50 whether against it or whatever. You can't stand in the

1 way of a development just because you say that you
2 don't want anymore subdivisions.

3 WESLEY GRANT: Okay. Thank
4 you for those comments. We appreciate that. No one
5 signed up to speak from a public comments perspective.

6 Do we have any questions of the developer or staff
7 from the Commission? Hearing none, would someone be
8 interested in entertaining a motion on the project of
9 Evergreen Heights at Evergreen Road?

10 SCOTT JUNKINS: I make a
11 motion to approve.

12 WESLEY GRANT: We got a
13 motion to approve by Mr. Junkins. Do we have a second?

14 BRAD BURDETTE: Second.

15 WESLEY GRANT: We got a
16 second by Mr. Burdette. Any discussion?

17 MICHAEL BURNS: My concern
18 with this subdivision and the one adjacent to it, and I
19 realize that they don't qualify for traffic analysis.
20 And I also realize that this is a state road, and that
21 DOT will determine whether or not any improvements are
22 warranted for that road.

23 But is the traffic not -- not the amount of trips
24 that are generated by the subdivision, but just the
25 state and the width of that current road, it's not
26 good. Just that's out there for the record.

27 STEVEN GILREATH: I still stay
28 with the school. I disagree. I feel like that
29 somebody is going to end up paying for new schools, and
30 it's going to be the taxpayers. And if they're full,
31 they're full. All you got to do is ride by one and go
32 look at it, walk inside, talk to them. But they're
33 full. So I still hold to my stance that schools are
34 full and until we come up with some way to build
35 schools and not, not burden it on the citizens that
36 have lived here their entire life. That's my stance.

37 JANE JONES: I agree with
38 you. And on tonight's agenda, there were a total of 93
39 houses in School District One. You have to -- all this
40 accumulates.

41 DAN HARVELL: Mr. Chairman,
42 my vote will remain consistent.

43 WESLEY GRANT: Any other
44 comments? The motion on the table is to approve. All
45 those in favor of approval please raise your hand. All
46 those opposed. And the project is approved.

47 Next on the agenda is Item 9, public comments. We
48 do have one individual signed up. I don't know if this
49 person's still here. Ms. Nellie Jenkins. I think
50 that's everybody. I guess she's left.

1 Ms. Hunter, any business we need to tend to?
2 ALESIA HUNTER: No, sir. This
3 is it.
4 WESLEY GRANT: That being
5 said, if all hearts and minds are clear, we'll
6 entertain a motion to adjourn.
7 MICHAEL BURNS: So moved.
8 WESLEY GRANT: We got a
9 motion by Mr. Burns. A second?
10 DAN HARVELL: Second.
11 WESLEY GRANT: By Mr.
12 Harvell. All those in favor will stand up. Thank
13 y'all.

14
15

MEETING ADJOURNED AT 7:39 P.M.

STATE OF SOUTH CAROLINA)

COUNTY OF ANDERSON)

ANDERSON COUNTY
PLANNING COMMISSION MEETING
NOVEMBER 10, 2025

PRESENT:
WESLEY GRANT, CHAIRMAN
SCOTT JUNKINS
BRAD BURDETTE
STEVEN GILREATH
WILL MOORE
DAVID COTHRAN
JANE JONES
DAN HARVELL
MICHAEL BURNS

ALSO PRESENT:
ALESIA HUNTER
TIM CARTEE
QUANESHIA HAMMOND
TODD FLIPPEN

1 WESLEY GRANT: Good
2 evening. I'd like to call the November 10 Planning
3 Commission meeting to order. Welcome. We're glad to
4 have you with us. If you're able to stand, I'd ask
5 that you please stand and join us as Mr. Cothran
6 leads us in the invocation and the pledge of
7 allegiance.

8 **PLEDGE OF ALLEGIANCE AND INVOCATION BY DAVID COTHRAN**

9 DAVID COTHRAN: Let us pray.

10 WESLEY GRANT: Thank you.

11 Next on our agenda is the approval of the
12 agenda. I would like to mention to the Commission,
13 we did have the applicant, or an applicant call our
14 staffing office this -- late this afternoon, I'm told
15 near 4:30, and asked to pull their particular item
16 from the agenda, and that's item 7-A, single family
17 subdivision, Station Place. So that item has been
18 removed from the agenda as you see it printed.

19 But other than that change everything else is in
20 place, and I'll entertain a motion to approve the
21 agenda with that one change.

22 Had a motion by Mr. Junkins.

23 MICHAEL BURNS: Second.

24 WESLEY GRANT: Got a second
25 by Mr. Burns. All those in favor. And it's
26 unanimous. Thank you.

27 Hopefully you had the opportunity to see the
28 minutes from last month's meeting, October 14. With
29 that being said, we'll entertain a motion to approve
30 the minutes from last month. Did you guys not get
31 that copy for the minutes?

32 ALESIA HUNTER: No, sir, I
33 don't believe we have the October 14 meeting minutes
34 yet.

35 WESLEY GRANT: Okay, so
36 we'll see those ---

37 WILLIAM MOORE: They're
38 forthcoming.

39 WESLEY GRANT: That's
40 right. I'm sorry. It says on the agenda
41 forthcoming. I didn't catch that. Sorry about that.

42 Now we'll move into the public hearings. First,
43 on the public hearing, we have a variance request,
44 item 6-A, for the Bon Secours waiver on a right of
45 way located at Three Bridges Road and Roe Road, tax
46 map 2360001003, County Council District Six. And
47 we'll turn it over to staff for their presentation.

48 TIM CARTEE: Thank you,
49 Mr. Chairman. 254 property owners within 2000 feet
50 of the proposed development were notified via the

1 postcard. And this land use project was approved on
2 August 12, 2025. And again, this is Bon Secours
3 Mercy Health of Powdersville.

4 Authorized representative is Michael Johnston.
5 And as you had indicated, the location and access for
6 this is Three Bridges Road and Roe Road, Council
7 District Six.

8 The variance, they're requesting a waiver for
9 this intersection. The following land use
10 development was approved on August 12, 2025 as part
11 of the approval of the traffic impact study required
12 right turn lanes on Roe Road at Three Bridges Road,
13 the developer was unable to secure the right of way
14 due to landowner denial of any offers on the property
15 at 5 Roe Road, parcel number 212-00-04-017.

16 And we've got Ms. McAbee, who's with Roads and
17 Bridges. She has a little more information on the
18 traffic study and wants to expound on that.

19 BRITTANY MCABEE: Thank you,
20 Mr. Chairman. There is an updated memo that I would
21 like you guys to receive that has more information
22 regarding what we are discussing for the variance
23 tonight. I would like to remind the Commission what
24 the original approval was for.

25 On August 12 this year, the Commission voted to
26 approve a 40,036 square foot medical clinic building
27 and a 12,000 square foot freestanding emergency
28 department.

29 The proposed accesses were two driveways on Roe
30 Road, which is county maintained, and a one ride in
31 ride out on South Carolina 153, which is state
32 maintained.

33 The traffic impact study was conducted by
34 Infrastructure Consulting and Engineering LLC, and it
35 was dated May 16, 2025. Existing counts were taken
36 April 15 of this year. The study was conducted per
37 the requirements of Anderson County, and these are
38 the findings of the study in our review. So the
39 study addressed Roe Road at 153, Roe Road at Three
40 Bridges, and Roe Road at the side accesses. The
41 level of services for all movements at the study
42 intersect were acceptable after mitigation. We will
43 be going back to that, because this is a variance on
44 one of the mitigations.

45 Build volumes did warrant a right turn lane on
46 Roe Road at Three Bridges. This is the variance in
47 question tonight. And build volumes did warrant a
48 right turn lane at the southern proposed access on
49 Roe Road. No other turn lanes were warranted at the
50 site accesses.

1 So this is the turn lane on Roe Road at Three
2 Bridges intersection. Roe Road is a county road, and
3 we can only control what happens on county roads.
4 Three Bridges is a state maintained road. This
5 intersection is an all-way stop.

6 This is not about eminent domain. There were
7 some concerns that this was a decision on eminent
8 domain. Eminent domain is not in question in this
9 variance. It is about the level of service at that
10 Roe Road and Three Bridges intersection during peak
11 hours. So peak hours are your seven to nine a.m. in
12 the morning and four to six p.m. in the afternoon on
13 weekdays.

14 Level of service is how we determine how an
15 intersection or a segment of road operates. These
16 can range from A to F, with A being free flowing,
17 typically in rural areas. An E is getting to
18 failing. Most drivers are not happy with the
19 congestion that they experience at E. F is an
20 intersection that is failing. Most drivers are very,
21 very not happy with an F rating.

22 These are also preset numbers, so they -- ITE
23 has the definitions of what -- how many seconds of
24 delay a motorist experiences, and that determines the
25 rating, whether it's an A or an F, there's an entire
26 range. These are also determined by inputting
27 numbers that are taken during counts and then build-
28 out volumes are determined by the rate of growth on
29 the road. That model then generates what that level
30 of service is expected to be.

31 Anderson County, the lowest that we will accept
32 a level of service to be is a D, although, say, for
33 example, in this one Roe Road's approach on Three
34 Bridges is at an E already. Roe Road and Three
35 Bridges intersection is an off-site impact from the
36 proposed development, so they have no control of the
37 land. But of course, things that are built elsewhere
38 do affect off-site intersections. So that is why we
39 are here today.

40 On the second or the first -- on the second page
41 of that new memo, the intersection of Roe and Three
42 Bridges is an all-way stop currently. Mid day peak
43 remained at a level of service C throughout the no-
44 build and build scenarios. The peak and peaked
45 dropped to an LOSD in the build scenario. But this,
46 of course, is allowed under Anderson County
47 standards.

48 In the a.m. the LOS drops, or level of service,
49 drops from an E of 41.4 seconds to an F of 55.4
50 seconds. Our standards currently do require them to

1 do some sort of mitigation, since they did make it
2 drop an extra level. The LOS of F is categorized as
3 over 50 seconds.

4 The addition of a right turn lane on Roe Road
5 increased it to a level of service E of 40.6 seconds.
6 So the discussion is whether the development can move
7 forward without this right turn lane on Roe Road at
8 this all-way stop for an additional five seconds that
9 they go over into the level of service F.

10 In Chapter 24 it does state, if additional right
11 of way not under the control of the developer is
12 required to be implemented, required roadway
13 improvements, the developer shall make a reasonable
14 effort to obtain the necessary right of way to
15 perform the recommended improvements, including an
16 amount as appraised by a licensed South Carolina Real
17 Estate appraiser, or fair market value. If the right
18 of way cannot be obtained, the developer is required
19 to make a written request to the county and go back
20 to the Planning Commission for a waiver if the
21 requirement was part of the Planning Commission
22 approval.

23 The Commission will consider the waiver if the
24 developer provides written document -- documentation
25 that a fair market value offer was offered and not
26 accepted. In your packet, you do have the offer that
27 was made and the rejection via email. The developer
28 has reached out to the property owner with an
29 official offer and the offer was rejected.

30 The Planning Commission must either grant or
31 deny a variance that will decide whether the
32 development can move forward without the required
33 turn lane on Roe Road at Three Bridges Road. The
34 developer has completed the requirements for the
35 variance.

36 I'm happy to answer any questions.

37 WESLEY GRANT: Okay, thank
38 you.

39 **INAUDIBLE COMMENT**

40 BRITTANY MCABEE: Okay, yes.

41 So this is the plan that the developer had come up
42 with for the right turn lane. It did extend into the
43 individual property owners' property. So that was
44 what they were trying to acquire, was that .065
45 acres, or 2800, roughly, square foot. And that was
46 rejected by the property owner, which is why we're
47 here.

48 And this is the property in question and where
49 the right turn lane would have gone. And this is the
50 required sign. And the project has met the

1 requirements of Chapter 24 to this point.
2 WESLEY GRANT: Okay, we may
3 call you back, Ms. McAbee. Thank you.
4 Do we have a representative here with the
5 applicant? Okay, thank you.
6 CHRIS PRICE: Thank you,
7 Commissioners. I'm Chris Price, Bluewater Civil
8 Design, 718 Lowndesville Road in Greenville, 29607.
9 The presentation's accurate. We had a -- we
10 developed a plan. We had a survey done, developed a
11 plan, determined right of way that would be required
12 from a private landowner, an offer was made, and that
13 offer was denied or rejected. And that's why we are
14 here today.
15 But if there's any questions for me on that, I'd
16 certainly be here to answer them.
17 WESLEY GRANT: Okay.
18 JANE JONES: Well, the
19 first question is she referred to that four-way stop.
20 There are no stop signs on Three Bridges Road there.
21 CHRIS PRICE: Yeah, it's
22 a, it's a two -- it's a stop from Roe Road onto Three
23 Bridges.
24 JANE JONES: Right. But
25 she said it was an all-way stop.
26 CHRIS PRICE: I'm sorry,
27 yeah, the next intersection to the east is the four-
28 way stop.
29 JANE JONES: Is
30 Powdersville Main.
31 CHRIS PRICE: Yeah.
32 **INAUDIBLE COMMENT FROM AUDIENCE**
33 CHRIS PRICE: That's
34 correct.
35 JANE JONES: I just think
36 it's imperative that we have a turning lane there
37 because of the traffic volume.
38 CHRIS PRICE: Understood.
39 The actual landowner is here, and they can certainly
40 speak on their behalf. But yeah, that -- acquiring
41 the property needed to make it happen was not
42 possible for -- in this case.
43 Additionally, I'll just add, there's also
44 utility issues through there, as well, that we didn't
45 even hatch out. There's some Duke Power poles that
46 are in, the in the way of a turn lane at a T -- at
47 the intersection. And there's also a Powdersville
48 Water main that was just put in the shoulder several
49 years ago in that same location, as well. That again
50 -- that we didn't really get to the point of

1 discussing those items once the landowner denied the
2 LOI.

3 WESLEY GRANT: Okay, we may
4 call you back.

5 CHRIS PRICE: Okay.
6 WESLEY GRANT: Thank you.

7 We have a couple citizens signed up to address this
8 particular project. I'm sorry, I'm going to probably
9 not be able to pronounce -- I can't really read the
10 first name, the first one's Caldwell. And if you'll
11 state your name, address, and we're giving each
12 person three minutes.

13 STEVE CALDWELL: Good
14 evening. I'm Steve Caldwell. Address is 5 Roe Road,
15 the property in question, Greenville, South Carolina,
16 29611.

17 Once again, it's not an all-way stop. But
18 anyway, besides that, there is some backup there.
19 And it's due to -- if you pull that plat or that
20 intersection back up, there is a huge oak tree right
21 there on the corner that you really have to pull out
22 almost onto Three Bridges Road to see around, because
23 it's so thick. And that's one, one reason why a lot
24 of backup is there.

25 Number two, you put a turning lane right there,
26 the people that's turning are not only going to have
27 the block from the big oak tree, they're going to
28 have a block from cars turning -- trying to turn left
29 there, as well. So you're just opening up a can of
30 worms for major accidents, because people speed
31 through there. Police do not patrol it like they
32 should, because we sit out on the front porch and see
33 them driving 75, 80 miles an hour right there in
34 front of the house.

35 So that's, that's some of the major concerns.

36 Number two, if you were to install the lane
37 there, you have not only the Duke Energy issue with
38 the power poles that would be a major mess and the
39 water lines, but you've got a ditch there too that
40 you would have to encroach and put a ditch in, in
41 addition to the turning lane, for the water flow.
42 And that you're getting into oak trees that's on the
43 property that's bigger than the ones that -- that's
44 out there at the road that, you know, may kill them.
45 I don't know. I'm not a professional, but you're
46 going to get into the root system, and you're going
47 to kill the trees.

48 And you know, there's -- mother-in-law lives
49 there. She's 93 years old. And she's not happy
50 about it. But that's the grievance that we had, and

1 why we said no. It wasn't about the money. It was
2 about the safety there. Because we've seen wrecks.
3 We've seen what the tree there -- and I don't know
4 why they don't take out that tree. If you take out
5 the tree, then when you come up to the stop sign,
6 you'll have clear visibility both ways. Right now
7 you don't have that.

8 So that's what I wanted to speak about.

9 WESLEY GRANT: Okay.

10 STEVE CALDWELL: Thank you.

11 WESLEY GRANT: Thank you,

12 sir. Next, we have Ms. Amy Caldwell.

13 AMY CALDWELL: Well, I'm
14 the daughter of the owner of the property, which is
15 my mother, who has lived in that property and built
16 that house 60 something years ago.

17 This encroachment, and what you're doing to
18 take, if you personally ride out there and see where
19 this is going to be marked off, plus the setbacks
20 from the power company, the setbacks from the water
21 company, we're going to have to reroute a complete
22 driveway. She will not be able to pull her car out
23 of the garage. If there's a wreck from where this
24 comes in, from this turning lane that's coming in
25 with all the setbacks and there's an accident at that
26 traffic light, you're in her garage.

27 So we have a serious issue with this turning
28 lane coming onto this property. I feel there's other
29 ways that can be controlled about this, about this
30 area. We live -- we see this every day. Why
31 Anderson County will not allow roundabouts put in --
32 there's two intersections down the road that are
33 complete hazards of three-way stops that y'all have
34 spent money after money after money on them, and it
35 doesn't move the school traffic at all on Three
36 Bridges Road. Zero. You've got two schools in this
37 area.

38 You've got Concrete and you've got Powdersville,
39 and the traffic backs up on Three Bridges Road for
40 miles in front of here to get to these two schools.
41 Not Roe Road. It's Three Bridges Road because you've
42 got three-way stops. And it's not all stops at the
43 intersection you're talking about, it's one, to turn
44 onto Three Bridges off of Roe Road.

45 So there's just a big concern here of this
46 property and what is going to have to be done, and
47 the offer that was submitted is not even going to
48 cover a cent of what's going to have to be rerouted
49 for a brick ranch home with a garage and oak trees
50 and everything. So you're going to destroy a piece

1 of property that was -- I'm going to mention this,
2 which doesn't mean nothing -- but was a land grant
3 from the King of England that is Powdersville; that
4 is a Powdersville property, and it's the history of
5 Powdersville.

6 WESLEY GRANT: Okay, thank
7 you. That's all that signed up to speak.

8 Do we have any questions, Commissioners? I
9 think Ms. McAbee has something else.

10 BRITTANY MCABEE: Yes, I would
11 like to say that I may have gotten confused from the
12 property owners' email. But if this is not an all-
13 way stop, those numbers still apply. It is just the
14 delay on Roe Road to get to Three Bridges Road.
15 Again, it's an LOS by over five seconds of what the
16 standard. So the variance, to clarify, is whether
17 development can move forward without the right turn
18 lane on Roe Road. That is what you guys are voting
19 on.

20 WESLEY GRANT: Right.
21 Yeah, it's the project, can it move forward without
22 the turn lane? That's what we're considering.

23 BRITTANY MCABEE: The way the
24 ordinance is currently written is that if you deny
25 the variance, the project cannot move forward. They
26 can redesign at this intersection to try to figure
27 out a way to make it work. But of course, Three
28 Bridges being a State Road complicates things. DOT
29 did approve the study without the turn lane on Roe
30 Road because it's our road, not theirs. They can
31 also appeal, as per usual.

32 WESLEY GRANT: So Ms.
33 McAbee, DOT approved it originally without the turn
34 lane?

35 BRITTANY MCABEE: Because the
36 turn lane is on Roe Road and it's county maintained,
37 DOT allows us to make those calls.

38 WESLEY GRANT: Okay. It
39 was approved?

40 BRITTANY MCABEE: Right.

41 WESLEY GRANT: At that
42 time, okay, without the turning lane?

43 BRITTANY MCABEE: Correct.

44 WESLEY GRANT: Okay.

45 Any questions?

46 JANE JONES: If I
47 understood what she said, they didn't rule on it
48 because it's not a state road, and they couldn't make
49 a decision on the state road.

50 WESLEY GRANT: DOT did not

1 rule on it, right. DOT ruled -- county Roads and
2 Bridges ruled on it?

3 JANE JONES: It's more
4 about who has a say-so of the road and not ---

5 WESLEY GRANT: Right.
6 JANE JONES: --- the
7 variance -- not the turn lane.

8 WESLEY GRANT: Right. In
9 this case, it was the county because it was a county
10 road. Yeah.

11 DAVID COTHRAN: Remind me
12 where the -- where this is going, exactly. I mean,
13 you've got the Powdersville Medical Park and then
14 some mulch -- where exactly on this map is that
15 project?

16 CHRIS PRICE: So it is --
17 it's basically north. You can call it a block north.
18 It's north at Roe Road and 153. So it's at the
19 northeast quadrant of Roe Road and 153.

20 DAVID COTHRAN: Northeast.
21 Okay. Okay, I got you now.

22 CHRIS PRICE: If I could
23 add that we did, as Brittany noted, we had looked at
24 all alternatives within the actual existing right of
25 way of -- that Anderson County has to see if we could
26 fit this in. Unfortunately, I think this is a ditch
27 to ditch right of way through here. So it's, it's a
28 -- reasonably narrow for what's through there. So
29 it's not a, not an easy way to add on without --
30 there is no way to add on without getting private
31 property, and that's why we're here.

32 JANE JONES: You don't
33 think your main flow of traffic will be to 153?

34 CHRIS PRICE: I'm sorry?
35 JANE JONES: Your main
36 flow of traffic, won't that be to 153?

37 CHRIS PRICE: Yeah. I
38 mean, for this Medical Center, obviously, this is an
39 emergency department. It is a -- you know, that is
40 going to be your, your traffic -- or people are going
41 to know that traffic generation. And then you have
42 your medical office, which it'll also have a medical
43 office associated with this site.

44 But, yeah, most of your traffic, you know, is
45 going to be 153 inbound. It'll -- you know, it's the
46 outbound -- this is an outbound traffic issue from
47 the site that just shows up on the TIA. I'll just
48 note, the school is the, is the largest impact on
49 traffic at the peak times. Adding the medical center
50 or adding anything in there along Roe Road has the

1 same impact, whether it's, you know, a subdivision,
2 or another development down Roe Road probably would
3 have that same exact calculation about a turn lane.
4 Just because it's a, it's a two lane road that tees
5 into Three Bridges, which gets pretty busy during
6 the, during the school.

7 JANE JONES: The traffic
8 volume at about five o'clock is the same as the
9 school traffic, just so you'll know. It's not just
10 one time a day or twice a day.

11 CHRIS PRICE: Yeah, twice
12 a day.

13 JANE JONES: There's a
14 lot of -- at five o'clock in the afternoon it's ---

15 CHRIS PRICE: Okay, going
16 home, yeah, from people leaving work.

17 WESLEY GRANT: Thank you.

18 CHRIS PRICE: Thank you.

19 WESLEY GRANT: Any

20 questions from the Commissioners of staff?

21 MICHAEL BURNS: Help me
22 understand, because it sounds like that what the
23 developer wants, the owner of this property also
24 wants. That's what I'm hearing, that nobody wants
25 the turn lane to be there. And I don't know, that's
26 not, that's not the usual -- that's not our usual
27 conundrum that we're in. So if the turn lane is
28 there, the LOI goes from a level F to a level E?

29 BRITTANY MCABEE: That is
30 correct. It goes back to the original level of
31 service, which is at an E. So it's, it's not a huge
32 jump. I think it's 10 seconds total. But again, the
33 standard is we are talking about five seconds over a
34 level of service F. If it weren't for those
35 additional five seconds, it would be in the level of
36 service E and we would never have requested the turn
37 lane to be there.

38 MICHAEL BURNS: Does the
39 county have any kind of -- are the trees in question
40 that are blocking site triangle, are they in the
41 state right of way?

42 BRITTANY MCABEE: They could
43 be. I haven't looked to see if sight distance is an
44 issue there. DOT could potentially look at the sight
45 distance and they would make it into a three way
46 stop, possibly, possibly. But that would be up to
47 DOT to make it an all-way stop to try to solve that
48 sight distance issue.

49 DAN HARVELL: Mr.
50 Chairman, it seems to me like what's really happened

1 here is a lack of due diligence on the up-front part
2 of this, where this should have been considered by
3 the, by the developer and engineers. Is that not the
4 case?

5 WESLEY GRANT: Would staff
6 like to take that question, comment?

7 BRITTANY MCABEE: So of
8 course, these developments do impact off-site
9 intersections. Whether or not the developer should
10 have looked at that, I can't say. It was just
11 brought up during the traffic impact study. And of
12 course, the traffic impact study recommended that
13 they add that turn lane, and here we are, because the
14 property owner, of course, has property rights and
15 does not want to sell, and the development now is
16 relying on a variance to continue its approval.

17 Did that answer your question?

18 DAN HARVELL: Somewhat.

19 DAVID COTHRAN: I agree. I
20 mean, I was thinking the same thing. I mean, I
21 understand that the developer is not going to go out
22 and buy a piece of property before we give approval.
23 But at the same time, we're giving approval based on
24 assumptions that are present -- or a presentation
25 that's given to us. And we just thought that, well,
26 there's going to be a turn lane there, and that's why
27 it went through.

28 So I agree. I'm not throwing rocks at the
29 engineer, at Bon Secours or anybody. But it does
30 seem like something's a little askew in the process,
31 because we put the cart before the horse, assuming
32 that there was going to be a turn lane there, which
33 is going to make our decision difficult tonight, I
34 guess.

35 CHRIS PRICE: May I note
36 that in the report, it does note if the right of way
37 could be acquired in the turn -- for the turn lane.
38 So when we do a project, as you guys know, you see
39 it, we've done work plenty of time -- you know, a
40 long time before. So just to get this process going,
41 we have to do the due diligence. And the traffic
42 study was done as part of that.

43 And there was some discussion back and forth
44 about this, this right turn lane, and some of the
45 concerns with it. But it is -- in the report, it
46 does note that if the right of way can be acquired.
47 So we knew -- we had this -- you know, we couldn't
48 get that process started until we went through the
49 first land use hearing that, that the land use would
50 be allowed. So then we could approach the land

1 owners about the off site turn lane, because this is
2 a block away. So then we have something that we can
3 legitimately say is going to happen.

4 So the -- obviously, the landowners, they don't
5 want to sell. So we're kind of in a situation where,
6 you know, this, this right turn lane, which, as Ms.
7 McAbee has noted, is that, you know, it's, it's a
8 very small amount that changes it in the study to a
9 level F.

10 And again, I would just like to emphasize that a
11 lot of these traffic concerns are really around
12 school traffic. There's not a lot of commercial
13 development around the area, like driving -- like a
14 shopping center or something like that driving this
15 intersection.

16 In discussions with the landowners, they would
17 tell me about traffic backing up and when it backs
18 up, and when it, when it recedes, and those kind of
19 things.

20 So again, this, this project is an emergency
21 department. It's going to serve the community. It
22 is an MOB. It's going to serve it, I believe, and I
23 hope that the Commissioners agree that the project is
24 good for Anderson.

25 And again, I don't, I don't take lightly the
26 recommendations of a traffic study and everything,
27 but I would just say from our perspective this not
28 happening or not being approved as a variance would
29 be sort of a, you know, a really hard thing to sell
30 to Bon Secours and what they're trying to do out
31 there in trying to serve the community.

32 DAVID COTHRAN: Mr.
33 Chairman, like I say, I don't, I don't cast any
34 aspersions on, on any of this. I understand. I
35 mean, I certainly support the homeowner or whoever's
36 decision not to sell. I mean, and I also understand
37 the position you come from. I'm just speaking that,
38 you know, well, anything we deal with up in this area
39 of the county is hard, because we know the traffic
40 situation is terrible.

41 But also in looking at it, you know, it looks
42 like -- I agree with Ms. Jones. Looks like 153 would
43 be a big mitigator in this. It looks like most
44 traffic would be coming off that major road versus --
45 I'm sure there is going to be some traffic increase
46 on Three Bridges and Roe Road in both directions,
47 potentially.

48 But I just say, I just made my comments, because
49 I guess it's something we need to kind of think about
50 a little deeper, because I understand glitches

1 happen. Maybe this is just a one off kind of thing,
2 but it certainly threw a monkey wrench for everybody,
3 you know, us as well as you guys.

4 WESLEY GRANT: Well, I'll
5 just add -- if we're -- I guess right now we're
6 looking at questions for the staff or the developers.
7 If there's no more questions of these guys, then
8 we'll just entertain a motion. Then we can discuss
9 things if that suits the Commission. So if we don't
10 have questions of these guys, let's entertain a
11 motion, then we can talk about things.

12 JANE JONES: I'll make a
13 motion to deny the variance based on the inability of
14 the roads as they are to handle the traffic and -- of
15 this proposed -- traffic increase from this proposed
16 development.

17 WESLEY GRANT: We have a
18 motion to deny by Ms. Jones. Do we have a second?

19 DAN HARVELL: Second.

20 WESLEY GRANT: Second by
21 Mr. Harvell. Any discussion?

22 DAN HARVELL: Just an
23 observation on my part. I mean, I don't, I don't
24 know if this is where we -- it would even think about
25 going here, but I'm going to go ahead and say it
26 anyway. Knowing what the value of land is in
27 Powersville, and seeing that they have assessed that
28 at about 150,000 an acre, I realize this is just a
29 little slice of that, but I would wonder if there's
30 any price that would be suitable for the landowner to
31 cause this to possibly go forward? Or is it just a
32 no, no matter what.

33 WESLEY GRANT: I think the
34 impression I had from the material we received, it's
35 not for sale.

36 DAN HARVELL: I just would
37 kind of like that underscored if it would be
38 possible.

39 WESLEY GRANT: I mean, all
40 I can speak to is the information we received. And
41 I'll say this, I'll just add to the comments. You
42 know, it is a difficult decision, no question. But
43 we've got Bon Secours medical facility health care
44 system that's willing to come and invest in our
45 community. We're talking about, it was a borderline
46 going from D to F according to the Roads and Bridges,
47 we're talking about five seconds is what I'm hearing.

48 We've got all these expanded developments in
49 this facility. We hear concerns about access to
50 health care, emergency services being able to get to

1 us. I think this is a wonderful opportunity to
2 potentially overcome some of those things by allowing
3 Bon Secours to come in and invest into this facility,
4 into this area, which I think would be a tremendous
5 value to that community. But that's my take on it.

6 JANE JONES: Well, I
7 agree with what you said about the facility.

8 I probably shouldn't put you on the spot like
9 this, but doesn't Bon Secours own some property on
10 153 not far from there. There's a sign that says,
11 and I thought that's probably where you were going to
12 build this, but there's a big sign that makes you
13 think they own that property.

14 CHRIS PRICE: They own the
15 property at 153 and Roe Road. It's ---

16 JANE JONES: It faces
17 right on 153 on down. It's not where this is. It's
18 another piece closer to the direction of Easley.

19 CHRIS PRICE: Not that I'm
20 aware of.

21 JANE JONES: There's a
22 big sign that says Bon Secours.

23 CHRIS PRICE: Not that I
24 know of.

25 JANE JONES: Okay.

26 WESLEY GRANT: Any other
27 comments?

28 JANE JONES: In reference
29 to my motion to deny, that traffic is just getting
30 really heavy there in this section that we're talking
31 about. It's not just the school. At five o'clock
32 you get the rush hour traffic. But I just think that
33 there's so many accidents and that we can't do
34 anything to cut corners about safety when we -- on
35 these little back roads.

36 And one thing that we don't talk much about is
37 real close to there is the Pickens County line. And
38 they're building and have built a lot of apartments
39 close to the Anderson/Pickens line. And I live in
40 that general area close to Pickens County. We're
41 getting a lot of traffic that's crossed through from
42 85. It's not just traffic that we are generating
43 here in Anderson County. They're coming -- going to
44 work and from work through -- on our roads. And so
45 at various times of the day it gets really heavy.

46 And since I live there, I've tried to figure out
47 what this increase was, and that -- those apartments
48 along the Pickens County line are where these people
49 are going. So we have to account for that traffic on
50 our roads. There's a lot of things that we have to

1 consider here. And I just think that little Roe
2 Road, even though it's only two or three blocks long,
3 it's -- a lot of traffic gets backed up there.

4 WESLEY GRANT: Any other
5 comments before we vote?

6 MICHAEL BURNS: I've got one
7 more question for staff, if you don't mind. Is there
8 any other solutions that would help mitigate the
9 property here? I mean, if we -- could you do an
10 entrance only, and then force the outbound traffic to
11 153 in anyway.

12 BRITTANY MCABEE: So the way
13 the traffic study is done is, it really is a
14 subjective call of how -- what the percentage of the
15 daily traffic is going to use certain roads. As Ms.
16 Jones pointed out, 153 is the arterial road, so most
17 people are going to go that way. I believe it's like
18 22% like leaving trips were going to use the Roe
19 Road.

20 So that's where the off-site impact is being
21 considered. As far as -- I'm not the engineer of
22 record, so I can't say what other mitigations there
23 are. But keeping in mind that Three Bridges Road is
24 a state road, so a lot of other mitigations involve
25 the state.

26 MICHAEL BURNS: Thank you.

27 WESLEY GRANT: Any other
28 questions, comments? So we have a motion by Ms.
29 Jones to deny the variance request. It's been
30 seconded by Mr. Harvell. All those in favor to deny
31 the variance request, please raise your hand. We got
32 -- okay, all those opposed to denying the request.
33 That's just me and Brad. Okay, it is denied.

34 CHRIS PRICE: May I
35 request the process going forward, since this is a
36 development that's ---

37 WESLEY GRANT: Mr. Cartee,
38 do you want to take that?

39 TIM CARTEE: Since this
40 development was approved prior and he's requesting a
41 variance for that, that was part of the approval the
42 first time was to ensure that he could obtain all
43 permits required for this development. And with him
44 not being able to obtain all the permits, then his
45 project would be rejected by the Planning Commission
46 based off this action tonight.

47 WESLEY GRANT: Okay. Okay,
48 thank you.

49 Next on our agenda, we have item 6-B land use
50 Legacy Tattoo, tattoo facility located at 101 Cromer

1 Road, tax map number 1970004003, County Council
2 District Seven. I'll turn it over to staff.

3 TIM CARTEE: Thank you,
4 Mr. Chairman. 140 property owners within 2000 feet
5 of the proposed development were notified via the
6 postcard. As you indicated, this is Legacy Tattoo.
7 It's an existing building, and the area for this is
8 called Standing Stone Plaza. And Justin Ashley is
9 the applicant, and it's at 101 Cromer Road.

10 The area is unzoned. And existing access is
11 Highway 29. No variance is requested. And details,
12 Mr. Ashley proposes operating a tattoo shop. DHEC
13 has conducted a field inspection of the proposed
14 site. Certification measurement was conducted on
15 September 15, 2025, related to the proposed facility,
16 located at 101 Cromer Road, suites 115 and 117 in
17 Williamson, South Carolina, 29697.

18 The area around the location was thoroughly
19 traversed. No churches, schools or playgrounds were
20 observed to be within 1000 feet of the location, and
21 permits from all necessary agencies must be obtained
22 before occupation and operation.

23 Here is the aerial overview, and you can see on
24 the right front, close to Highway 29, is the proposed
25 location. Sign posting for the public.

26 This project has met the requirements of Chapter
27 24. This is your report.

28 WESLEY GRANT: Thank you,
29 sir. Do we have a representative here from the
30 developer that would like to speak?

31 JUSTIN ASHLEY: Hello. I'm
32 Justin Ashley, 9 Beaver Dam Road, Williamson, South
33 Carolina.

34 I've been a resident of Anderson my whole life.
35 I was born down here at Anderson Memorial. Been
36 tattooing for 10 years this year in February,
37 following a pretty long term two year apprenticeship.
38 So now it's time to -- this is -- what I'm trying to
39 do is go out on my own and create a great experience
40 for other artists trying to learn.

41 This year, I just finished up with my first
42 apprentice, so she'll also be going with me. This
43 has been a very long process, but I'm very excited to
44 hopefully get this rolling. It's not going to be
45 just a tattoo shop. It's also going to be an art
46 gallery. Myself and her both are painters, so we
47 kind of focus on all forms of art. And I think this
48 will be a great opportunity for the area. And
49 there's nothing really like it around. And I think
50 we're trying to do something a little different here.

1 Thank you so much for your time.

2 WESLEY GRANT: Thank you.

3 We may call you back. Thank you.

4 Any questions -- I'm sorry. Nobody had signed
5 up to speak on the project on the sheet, so I'll open
6 it up to the Commission for any questions or a
7 motion. No discussion? Do we have a motion?

8 DAN HARVELL: Mr.

9 Chairman, this is my, this is my Council district.
10 So seeing that, seeing that everything, as far as the
11 rules and regulations up to this point have been met,
12 I will make a motion that this be approved.

13 DAVID COTHRAN: Second.

14 WESLEY GRANT: We had a
15 motion to approve by Mr. Harvell, second by Mr.
16 Cothran. Any discussion? All those in favor of the
17 approval, please raise your hand. It's unanimous.
18 Thank you.

19 Next on the agenda is item 8-A, consent agenda,
20 Beckman Creek subdivision amendment, informational
21 purposes only. Development will be single family
22 homes instead of twin homes. Located at Beckman
23 Drive, tax map number 1510006003, County Council
24 District Two.

25 And I'll turn it over to staff for their
26 presentation.

27 TIM CARTEE: Thank you,

28 Mr. Chairman. I think you done a good job on the
29 presentation there. They are reducing from 212
30 family twin homes to 106 single family lots.
31 Everything is the same, and it complies with Anderson
32 County subdivision regulations.

33 This is your staff report.

34 WESLEY GRANT: Thank you.

35 Do we have a developer here to represent the project
36 that would like to speak?

37 KEVIN TUMBLIN: Kevin
38 Tumblin, Freeland and Associates. I'm the engineer
39 on the project, and really don't have much else to
40 add. Like you say, we're going from 212 twin homes
41 to 106 single family detached. And everything else
42 has stayed exactly the same.

43 Happy to answer any questions.

44 WESLEY GRANT: Okay, we may
45 call you back.

46 I'll turn it over -- we did not have anybody to
47 sign up to speak on this project, either. So I'll
48 turn it over to the Commission for any questions you
49 may have of staff or the developer.

50 DAN HARVELL: Well, I will

1 ask one question. Any particular reason you've kind
2 of changed horses here?

3 KEVIN TUMBLIN: The site has
4 a new developer who's just decided to do a different
5 product.

6 DAN HARVELL: Okay.
7 WESLEY GRANT: It's
8 unusual. We see projects go the other way, in terms
9 of reduction -- in terms of occupants.

10 DAN HARVELL: This is,
11 this is a night for different things, apparently.

12 WESLEY GRANT: I agree. I
13 agree. Any comments or questions of the Commission?
14 If not, we'll entertain a motion.

15 DAVID COTHRAN: Motion to
16 approve.

17 WESLEY GRANT: I'm sorry, I
18 didn't catch that. Motion to approve?

19 WILLIAM MOORE: I second,
20 Mr. Chairman.

21 WESLEY GRANT: The motion
22 was by Mr. Cochran. Second by Mr. Moore. Any
23 discussion? All those in favor to approve, please
24 raise your hand. It's unanimous. Thank you. The
25 project is approved.

26 Next we'll move to item 9, public comments, non-
27 agenda items, three minutes for each speaker. No one
28 signed up for that, as well.

29 So with that ---

30 DAVID COTHRAN: I think we
31 have one.

32 ALESIA HUNTER: Mr.
33 Chairman?

34 WESLEY GRANT: Did I missed
35 that.

36 ALESIA HUNTER: We have one.
37 WESLEY GRANT: Oh, I'm
38 sorry. Okay. I missed it. Sorry about that.

39 SETH YOUNG: No problem.
40 Thank you. I apologize. My name is Seth Young. I'm
41 the superintendent, Anderson School District One.
42 And I know that the growth in our area of the
43 county has been a topic of discussion during some of
44 these meetings over the last few months. So I have a
45 statement on behalf of our board that I'd like to
46 share with you all.

47 Anderson School District One is known for its
48 tradition of excellence, as one of the top performing
49 school districts in South Carolina with nearly 11,000
50 students across 14 schools. The Anderson One board

1 of trustees is deeply committed to maintaining this
2 high quality education while responsibly addressing
3 growth in our community. However, due to the rapid
4 pace of home approvals in our district, our school
5 board is concerned about the impact this growth will
6 have on our school, students and staff.

7 We recently requested information from the
8 Planning Commission and the county on approved
9 developments for the past few years, and we only
10 received numbers for the past nine months. According
11 to the information provided, more than 1900 new
12 residential lots have been approved in Anderson
13 County since January 1. This data shows that more
14 than 1600 of those lots, which is about 85%, have
15 been in Anderson School District One.

16 A 2020 study, referenced by many developers
17 during a Planning Commission presentation states
18 that there's one child per three housing units on
19 average. This equates to about 500 new students
20 resulting from the developments that have been
21 approved so far this year. Other studies suggest our
22 community could see a much greater increase in
23 enrollment.

24 The rapid growth presents challenges for our
25 district, which has already seen an 8% increase in
26 enrollment since 2017. To date, several of our
27 schools are at capacity. Some of these schools are
28 already using portables to accommodate the increased
29 enrollment. We also anticipate the need for
30 additional portables at schools in the Wren feeder
31 system. However, this is not a sustainable solution
32 due to the large number of residential lots recently
33 approved in these attendance zones.

34 Additionally, the potential impact of this rapid
35 growth on class sizes and teacher recruitment is a
36 critical concern. Anderson One strives to maintain
37 manageable class sizes to best support its students
38 and teachers. While we will continue to prioritize
39 the standard of excellence our community expects,
40 increasing these class sizes could potentially
41 jeopardize the high quality education our district is
42 known for.

43 For several years, Anderson One has been
44 proactive in planning for reasonable growth that
45 prioritizes students and limits the impact on
46 taxpayers. Our school board used local option sales
47 tax to help fund the construction of a new \$40
48 million elementary school without asking residents
49 for a bond referendum.

50 Anderson One has worked with the Planning

1 Commission to provide valuable input and ideas to
2 address growth over the last few years. We recently
3 proposed a local impact fee to help fund capital
4 improvements with a minimal impact on long time
5 Anderson One taxpayers. However, as you know, this
6 measure was not passed.

7 In addition, we have communicated our ability to
8 support increased enrollment in areas of our district
9 where we were confident we had the capacity, while
10 being transparent about our capacity concerns in
11 other attendance zones.

12 While we welcome responsible growth and the
13 opportunity to impact more students in our community,
14 we respectfully ask the Planning Commission to reject
15 future development within the Anderson School
16 District One attendance zone until a responsible
17 comprehensive plan to address growth is developed in
18 partnership with our school board and district
19 administrators.

20 This request is made in the best interests of
21 our students and staff to ensure we uphold the
22 standard of excellence Anderson One provides.

23 Thank you.

24 WESLEY GRANT: Thank you.

25 Well, Commissioners, I'd like to thank everyone
26 for being here tonight. Certainly thank those in the
27 audience for being here as well.

28 With that being said, we'll entertain a motion
29 to adjourn. We have a motion to adjourn. Do we have
30 a second?

31 WILLIAM MOORE: Absolutely.

32 I second.

33 WESLEY GRANT: All those in
34 favor, raise your hand. Thank you. Have a good
35 night.

36

37

MEETING ADJOURNED AT 6:50 P.M.

**Anderson County Planning Commission
Staff Report-Rezoning December 9, 2025**

Applicant: CAULDRICK LAND AND TIMBER LLC

Current Owner: Same as noted

Precinct: Fork No.2 Precinct

Council District: Four (4)

TMS#: 6-00-03-001

Acreage: +/- 30.97 acres

Zoning History: Ordinance # 2023-022 rezoned the entire Fork No. #2 Precinct. This portion of the precinct was rezoned from Unzoned to C-1R.

Current Zoning: C-1R (Commercial Rural)

Requested Zoning: R-A (Residential Agricultural)

The purpose of this district is to provide for a full range of agricultural activities. This district also provides for spacious residential development for those who choose this environment and prevents untimely scattering of more dense urban uses that should be confined to areas planned for efficient extension of public services.

Surrounding Zoning: North: R-A and C-1R
South: R-20
East: C-1R, and R-A
West: C-1R and R-A

Current Land Use: Fork No. 2 Use Map indicates Agriculture use.

Future Land Use: Fork No. 2 Use Map indicates Commercial use.

Evaluation: To rezone to match the R-A Zoning on adjacent parcels.

Public Outreach: Staff hereby certifies that the required public notification actions have been completed on November 21, 2025 as follows:

Rezoning notification postcards were sent to 88 property owners within 2,000' of the subject property.

Rezoning notification signs posted on subject property.

Planning commission public hearing advertisement published in the Independent Mail.

Staff Assessment: At the Planning Commission Meeting during which the rezoning is scheduled to be discussed, staff will present their report for consideration by the Planning Commission and their findings will be forwarded to County Council for consideration.

Rezoning Application

RZ-25-2

Submitted On: Jun 23, 2025

Applicant

 David Patrick
 864-506-0416
 jpatrick@reedypg.com

Primary Location

Point Location: 34.5002, -82.9599

Applicant/Owner Information

Is applicant the same as the owner?

Yes

Project Information

County Council District

4

Total Acreage

10

Current Zoning

C-1R: Rural Commercial District

Purpose of Rezoning

Move Property to Residential from commercial

Are there any Private Covenants or Deed Restrictions on the Property?

No

School District

4

Please check the previous location page (step 2) or see the list of Zoning Districts ([https://viewpointcloud.blob.core.windows.net/profile-pictures/Zoning_Districts_Wed_Jan_31_2024_00:49:43_GMT+0000_\(Coordinated_Universal_Time\).pdf](https://viewpointcloud.blob.core.windows.net/profile-pictures/Zoning_Districts_Wed_Jan_31_2024_00:49:43_GMT+0000_(Coordinated_Universal_Time).pdf)) for more information.

Requested Zoning

R-A: One acre minimum lot area

Additional Information or Comments

Owner is Cauldrick Land and Timber, LLC David J Patrick is Manager.

If you indicated no, your digital signature is required.

true

Public Hearing Schedule

Verification of Acknowledgement

true

Planning Commission Meetings

Verification of Acknowledgement

true

For Office Use Only

Planning Commission Public Hearing

--

Planning Commission Decision

--

County Council Public Hearing - 1st Reading

--

County Council Public Hearing - 2nd Reading

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County Council Public Hearing - Final Reading and Adoption

--

County Council 1st Reading Decision

--

County Council 2nd Hearing Decision

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County Council Final Reading and Adoption Decision

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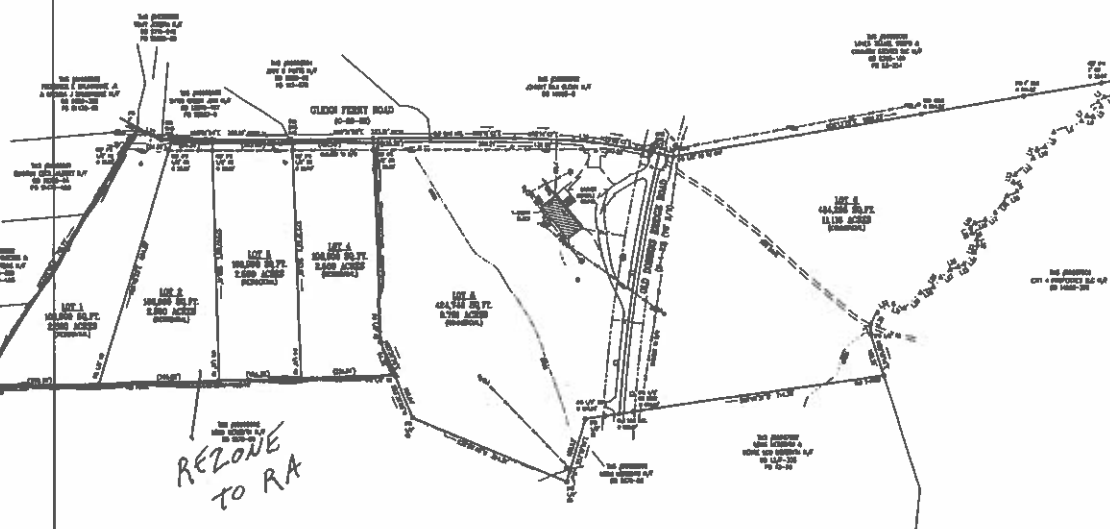


REMARKS: * PLANNED BY: 2017-14-04

DATE OF SURVEY: 11/14/17
 BY: J. DANIEL
 FOR: CAULDRICK LAND AND TIMBER LLC



THIS PLAN IS A REPRESENTATION OF THE SURVEYED AND CALCULATED DATA AND IS NOT A GUARANTEE OF THE ACCURACY OF THE SURVEY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL STANDARD OF CARE AND DOES NOT EXTEND TO THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN OR FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS PLAN. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL STANDARD OF CARE AND DOES NOT EXTEND TO THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT.



REZONE TO RA

THIS IS NOT A GUARANTEE AS TO THE ACCURACY OF THE SURVEY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL STANDARD OF CARE AND DOES NOT EXTEND TO THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT.

LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
1	S 89° 59' 59" W	100.00	11	S 89° 59' 59" W	100.00	21	S 89° 59' 59" W	100.00	31	S 89° 59' 59" W	100.00
2	S 89° 59' 59" W	100.00	12	S 89° 59' 59" W	100.00	22	S 89° 59' 59" W	100.00	32	S 89° 59' 59" W	100.00
3	S 89° 59' 59" W	100.00	13	S 89° 59' 59" W	100.00	23	S 89° 59' 59" W	100.00	33	S 89° 59' 59" W	100.00
4	S 89° 59' 59" W	100.00	14	S 89° 59' 59" W	100.00	24	S 89° 59' 59" W	100.00	34	S 89° 59' 59" W	100.00
5	S 89° 59' 59" W	100.00	15	S 89° 59' 59" W	100.00	25	S 89° 59' 59" W	100.00	35	S 89° 59' 59" W	100.00
6	S 89° 59' 59" W	100.00	16	S 89° 59' 59" W	100.00	26	S 89° 59' 59" W	100.00	36	S 89° 59' 59" W	100.00
7	S 89° 59' 59" W	100.00	17	S 89° 59' 59" W	100.00	27	S 89° 59' 59" W	100.00	37	S 89° 59' 59" W	100.00
8	S 89° 59' 59" W	100.00	18	S 89° 59' 59" W	100.00	28	S 89° 59' 59" W	100.00	38	S 89° 59' 59" W	100.00
9	S 89° 59' 59" W	100.00	19	S 89° 59' 59" W	100.00	29	S 89° 59' 59" W	100.00	39	S 89° 59' 59" W	100.00
10	S 89° 59' 59" W	100.00	20	S 89° 59' 59" W	100.00	30	S 89° 59' 59" W	100.00	40	S 89° 59' 59" W	100.00

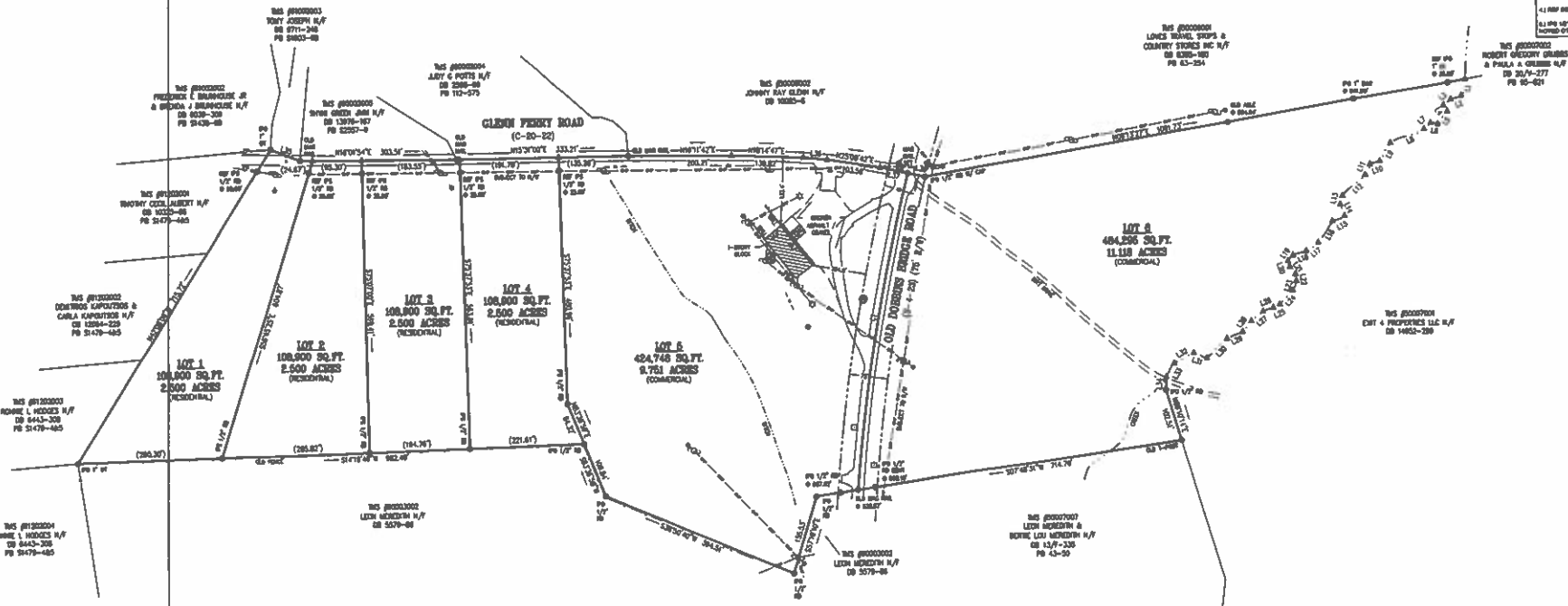
ANDERSON COUNTY, SOUTH CAROLINA
 SURVEY FOR
 CAULDRICK LAND AND TIMBER LLC
 BY: J. DANIEL
 MCDANIEL LAND SURVEYING LLC
 100 S. 10th Street, Anderson, SC 29626
 (864) 745-1111

77010377 4/24/2023 9:11 SCALE: P.S. 1"=40'



THIS SURVEY IS SPECIALLY ORDERED BY THE CLIENT AND IS SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS: 1. THE SURVEYOR'S RESPONSIBILITY IS LIMITED TO THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT. 2. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DATA PROVIDED BY THE CLIENT. 3. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DATA PROVIDED BY THE CLIENT.

1. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DATA PROVIDED BY THE CLIENT. 2. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DATA PROVIDED BY THE CLIENT. 3. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DATA PROVIDED BY THE CLIENT.



THIS IS NOT A SUBDIVISION AS DEFINED BY ANANDSON COUNTY SUBDIVISION REGULATIONS. DATE: 4/24/2023

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	624.05	379.45	S84°47'29"E	623.32

LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	S07°53'34"E	33.01	L11	S24°00'00"E	22.76	L21	N89°11'21"E	18.22	L31	S37°29'07"W	27.23
L2	S04°08'24"E	22.04	L12	S28°14'30"E	38.40	L22	S79°46'29"E	13.82	L32	S11°27'50"E	43.50
L3	S21°51'41"E	18.32	L13	S20°46'48"E	17.89	L23	S52°27'26"E	18.54	L33	S43°39'33"E	30.32
L4	S7°08'04"E	13.89	L14	N85°00'30"E	23.55	L24	S39°50'15"E	26.88	L34	S71°27'26"E	25.11
L5	S27°21'23"E	20.83	L15	S27°04'48"E	25.49	L25	S09°56'00"E	14.68	L35	N37°08'21"E	61.68
L6	S25°17'24"W	14.28	L16	S38°12'07"E	48.88	L26	S22°57'49"E	21.40	L36	N25°44'39"E	46.45
L7	S7°08'04"E	17.37	L17	S38°27'04"E	28.82	L27	S23°29'15"E	28.46	L37	N28°18'29"E	54.70
L8	S04°14'00"E	71.10	L18	S22°00'28"E	28.88	L28	S28°00'28"E	28.85	L38	N28°49'21"E	34.29
L9	S47°03'27"E	40.32	L19	S33°54'43"E	13.02	L29	S28°44'17"E	33.26			
L10	S07°38'17"E	18.34	L20	N88°08'15"E	11.55	L30	S27°38'17"E	33.88			

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY ACCURACIES AND THE DATA ACCORDS WITH THE REQUIREMENTS OF THE STATUTES OF PRACTICE, HONOR, AND ETHICS IN THE STATE OF SOUTH CAROLINA, AND THERE IS NO UNLAWFUL OR UNETHICAL CONDUCT INVOLVED IN THIS SURVEY.

AMANDSON COUNTY, SOUTH CAROLINA
SURVEY FOR
CAULDRICK LAND AND TIMBER LLC

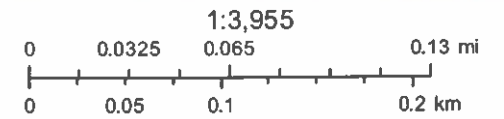


MCDANIEL
LAND SURVEYING LLC
P.O. BOX 677, TAYLOR, S.C. 29686
TEL: 803-781-1111

Anderson County



July 25, 2025

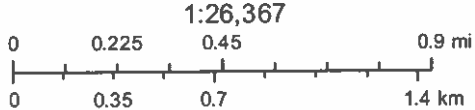


ESRI, HighLand Mapping, and Anderson County GIS

Anderson County

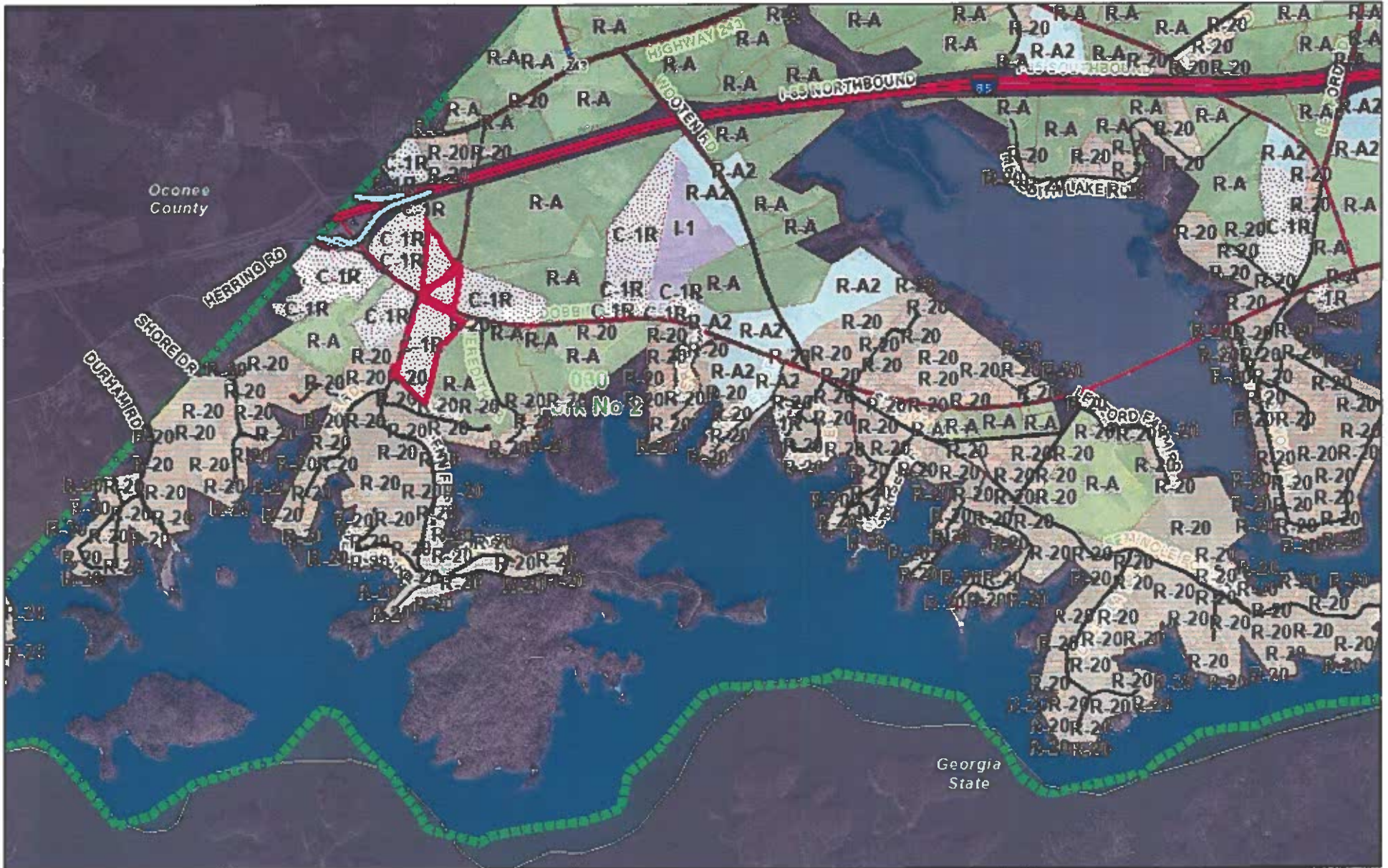


July 25, 2025



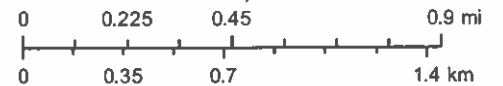
ESRI, Highland Mapping, and Anderson County GIS

Anderson County



July 25, 2025

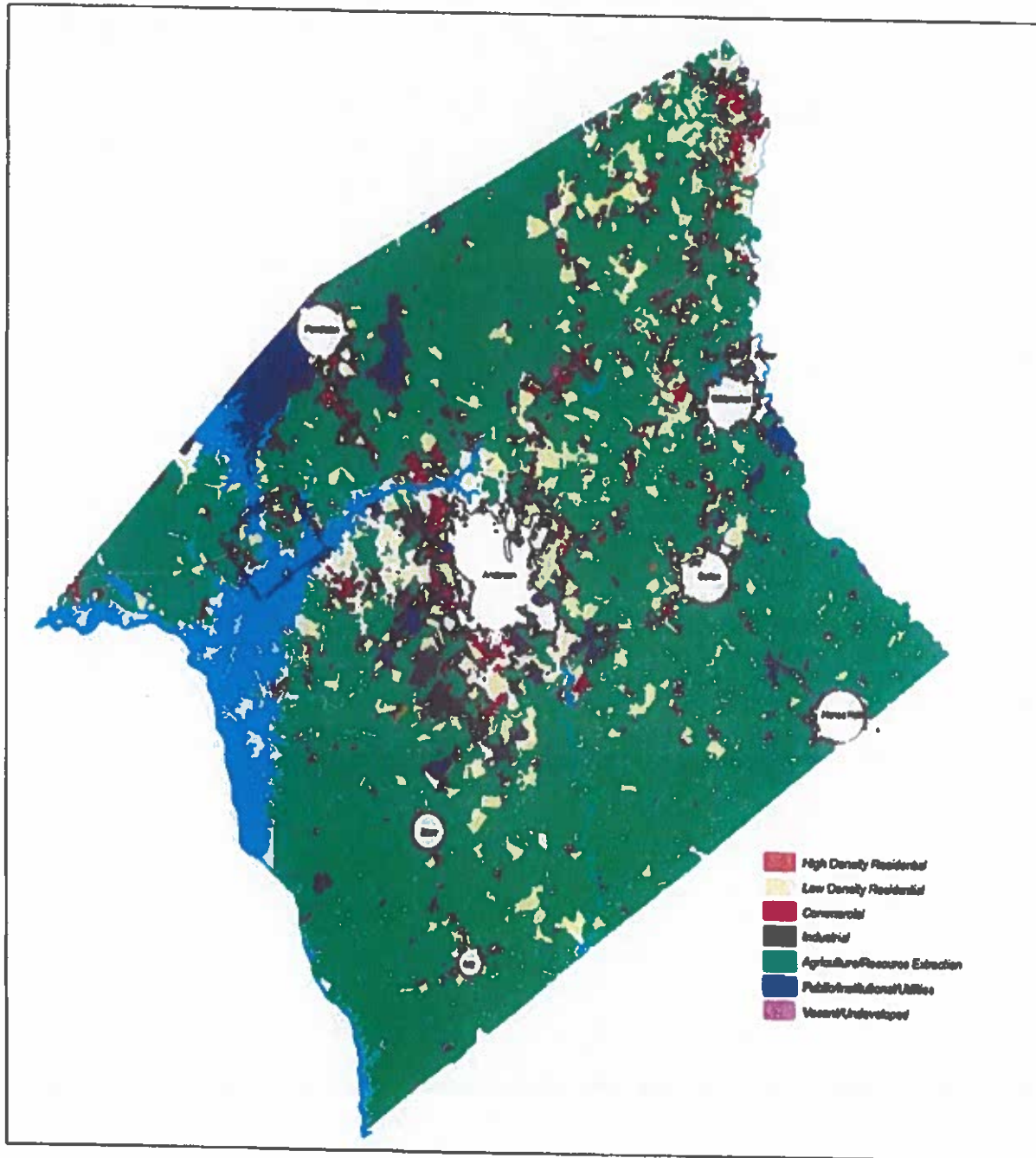
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ESRI, Highland Mapping, and Anderson County GIS

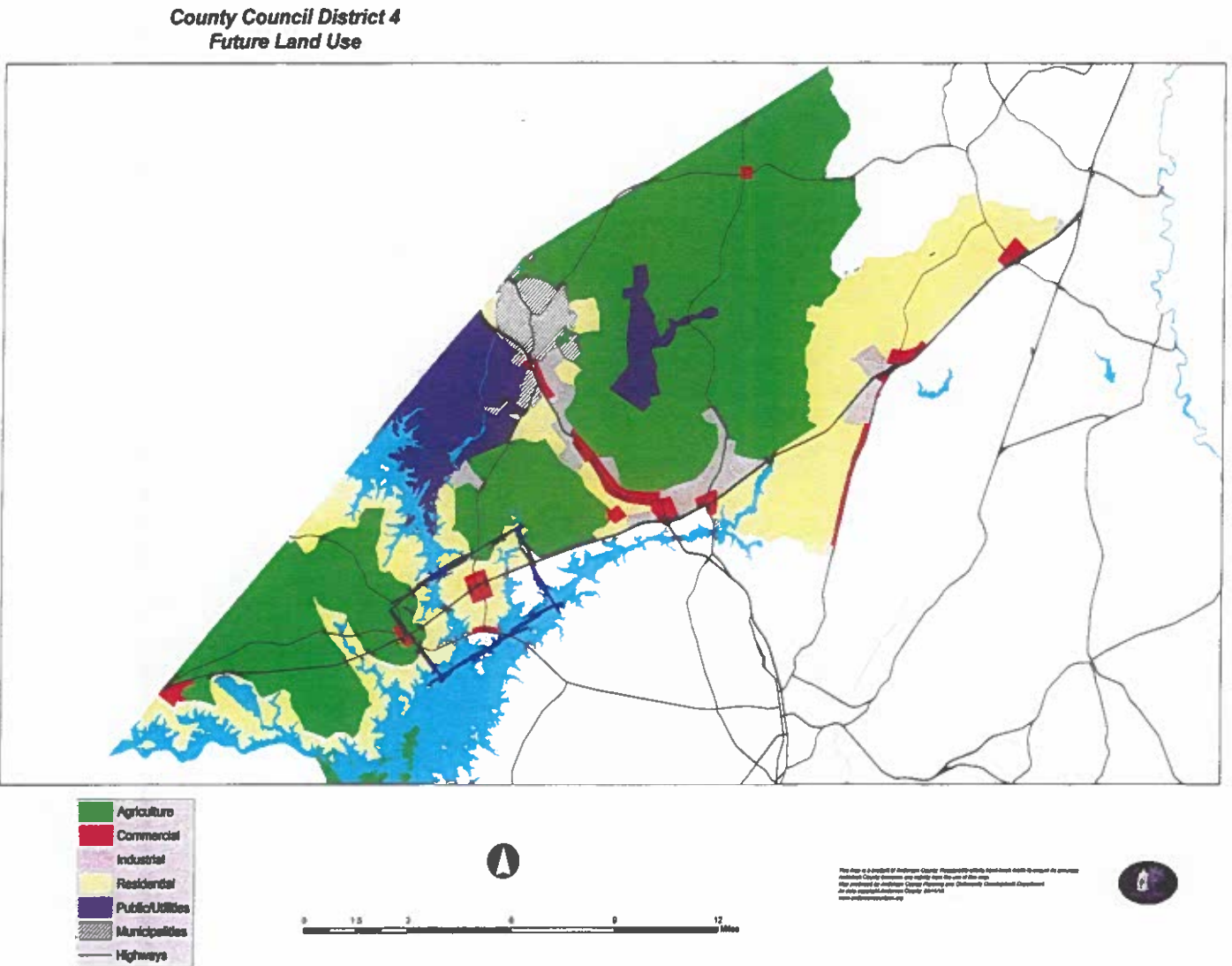


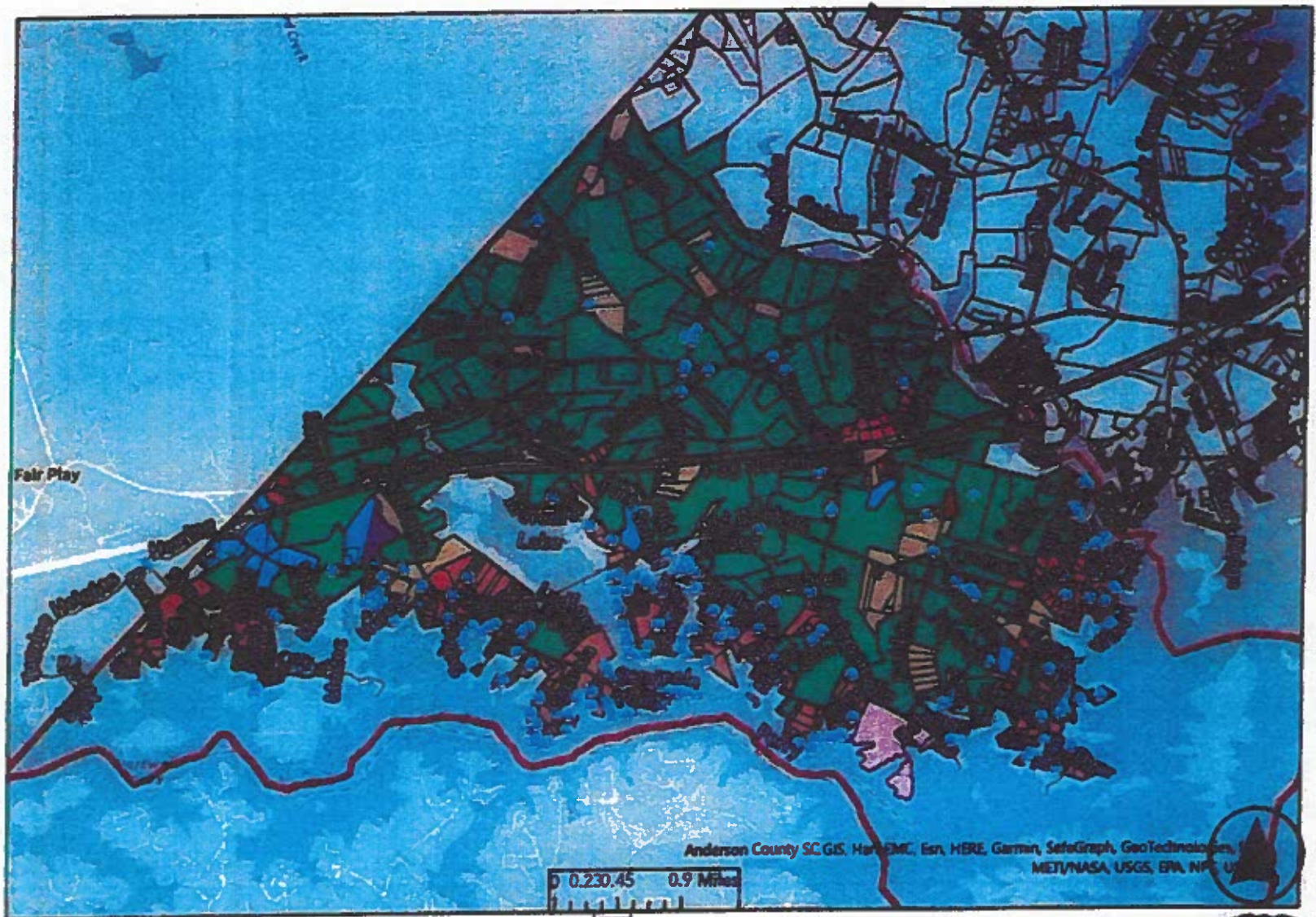
Map 7.1 Current Land Use, Anderson County





Map 7.13 Future Land Use, Council District 4





This map is a product of the Late Howard High School and Anderson Park South Voting District #2 and created by the County of Anderson. Reasonable efforts have been made to ensure its accuracy. Anderson County disclaims any liability from the use of this map.

Lot Type
 R-A
 C-1-R

I-1
 H-M
 R-20

RA 1 (Institutional)
 MA-2
 Vacant Lot

<All other values>
 highways
 parcel lines

AddressPointLocator

Anderson County SC GIS, MapInfo, Esri, HERE, Garmin, SafeGraph, GeoTechnology, MET/NASA, USGS, EPA, NPS, US



ANDERSON COUNTY
PLANNING & COMMUNITY DEVELOPMENT
**REZONING PUBLIC
HEARING NOTICE**
 864-260-4720

**Anderson County Planning Commission
Staff Report-Rezoning December 9, 2025**

Applicant: Lisa McAdams Duckett/Samual Glenn Duckett
Current Owner: Lisa McAdams
Precinct: Fork No.2 Precinct
Council District: Four (4)
TMS#: 6-00-04-002 and 6-00-04-009
Acreage: +/- 45 acres
Zoning History: Ordinance # 2023-022 rezoned the entire Fork No. #2 Precinct. This portion of the precinct was rezoned to R-A and R-20.
Current Zoning: R-A (Residential Agricultural)
Requested Zoning: R-20 (Residential Single-Family)

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

Surrounding Zoning: North: R-A and C-1R
South: R-20
East: R-20
West: R-A and R-20

Current Land Use Map: Fork No. 2 Use Map indicates Agriculture and Residential use.
Future Land Use Map: Fork No. 2. Use Map indicates Residential and Commercial use.

Evaluation: To rezone to develop Single-Family Residential Housing Subdivision.

Public Outreach: Staff hereby certifies existing parcel that the required public notification actions have been completed on November 21, 2025 as follows:

Rezoning notification postcards were sent to 120 property owners within 2,000' of the subject property.

Rezoning notification signs posted on subject property.

Planning commission public hearing advertisement published in the Independent Mail.



Rezoning Application

Anderson County Planning & Development

Mar 18, 2025
Date of Submission

Approved/Denied

Applicant's Information

Applicant Name: Lisa McAdams Duckett Samuel Glenn Duckett
Mailing Address: 3445 Old Dobbins Bridge Rd Fair Play SC 29643
Telephone: 864 760 8984
Email: knuckthead0602@gmail.com

Owner's Information (If Different from Applicant)

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

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

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

Lisa M. Duckett _____ 3/18/25 _____
Owner's Signature Date

Project Information

Property Location: 3445 Old Dobbins Bridge Rd Fair Play SC 29643
Parcel Number(s)/TMS: 6000 4002 006-00-04-009
County/Council District: 04 School District: 04
Total Acreage: 45 Current Land Use: ag/residential
Requested Zoning: R-20 Current Zoning: ag R-A
Purpose of Rezoning: Development of an industrial
Proposal for future projects

Are there any Private Covenants or Deed Restrictions on the Yes No

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

USAM Ductett Samuel Ductett
Applicant's Signature

Mar. 18, 25
Date

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

Additional Information or Comments: _____

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

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

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

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

USAM Ductett Samuel Ductett
Applicant's Signature

Mar 18, 25
Date

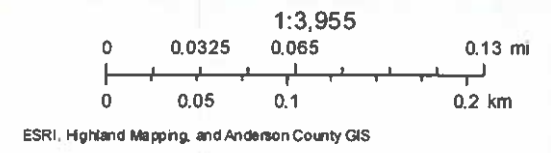
* A zoning map amendment may be initiated by the property owner(s), Planning Commission, Zoning Administrator or County Council. *

For Office Use Only:
Application Received By: _____ Complete Submission Date: _____
Commission Public Hearing: _____ Council Public Hearing: _____

Anderson County



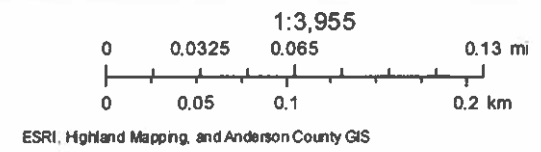
April 10, 2025



Anderson County

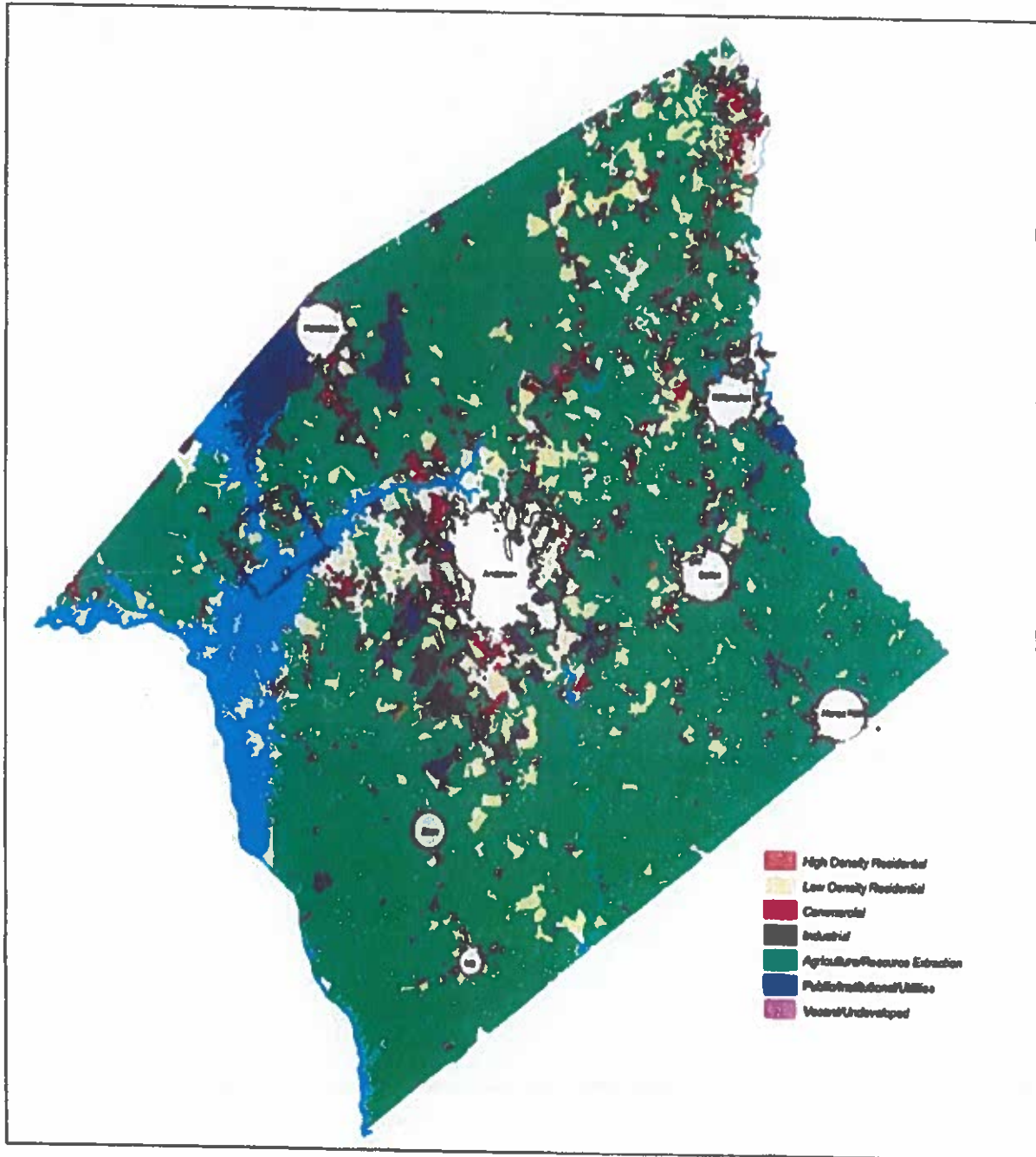


April 10, 2025



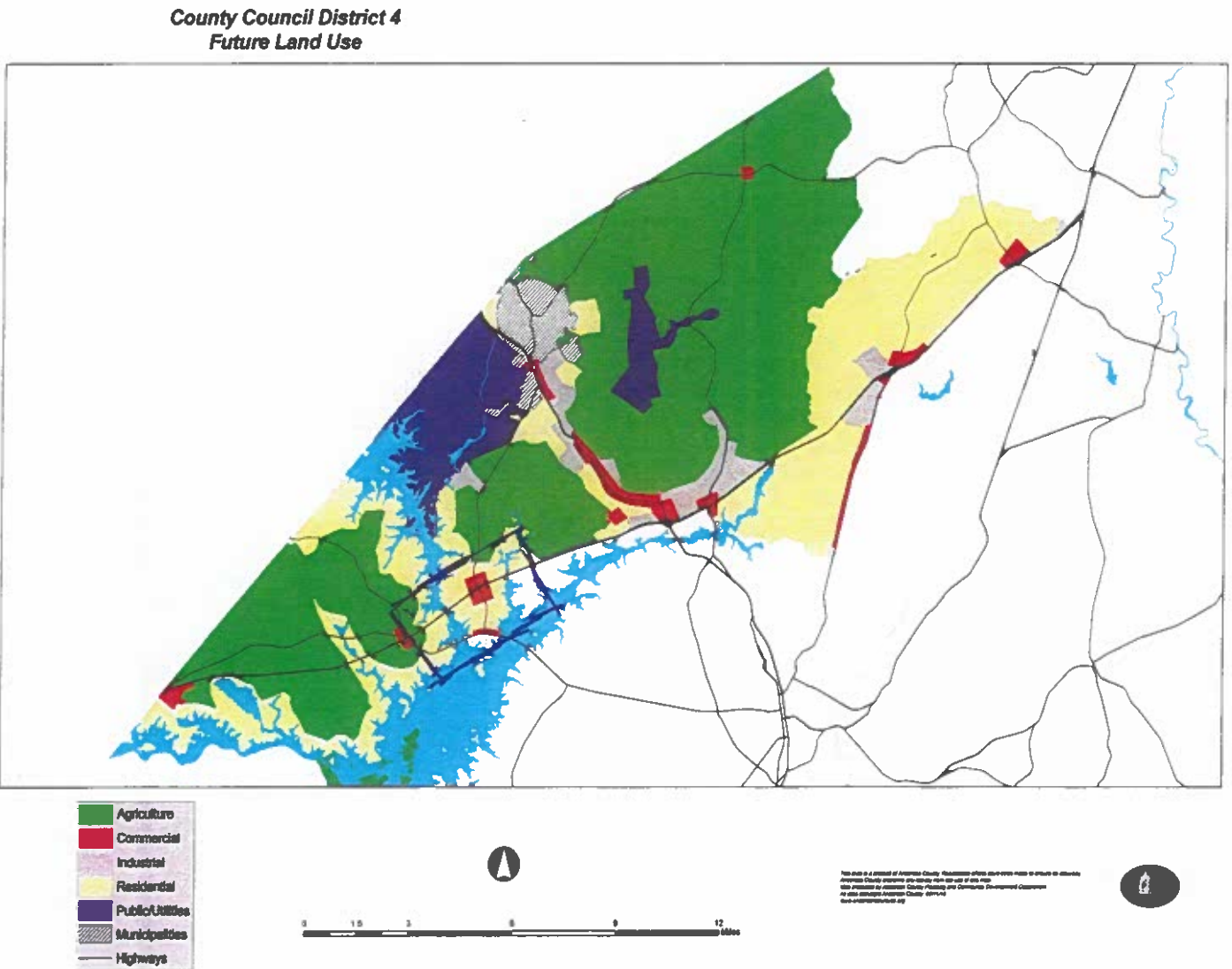


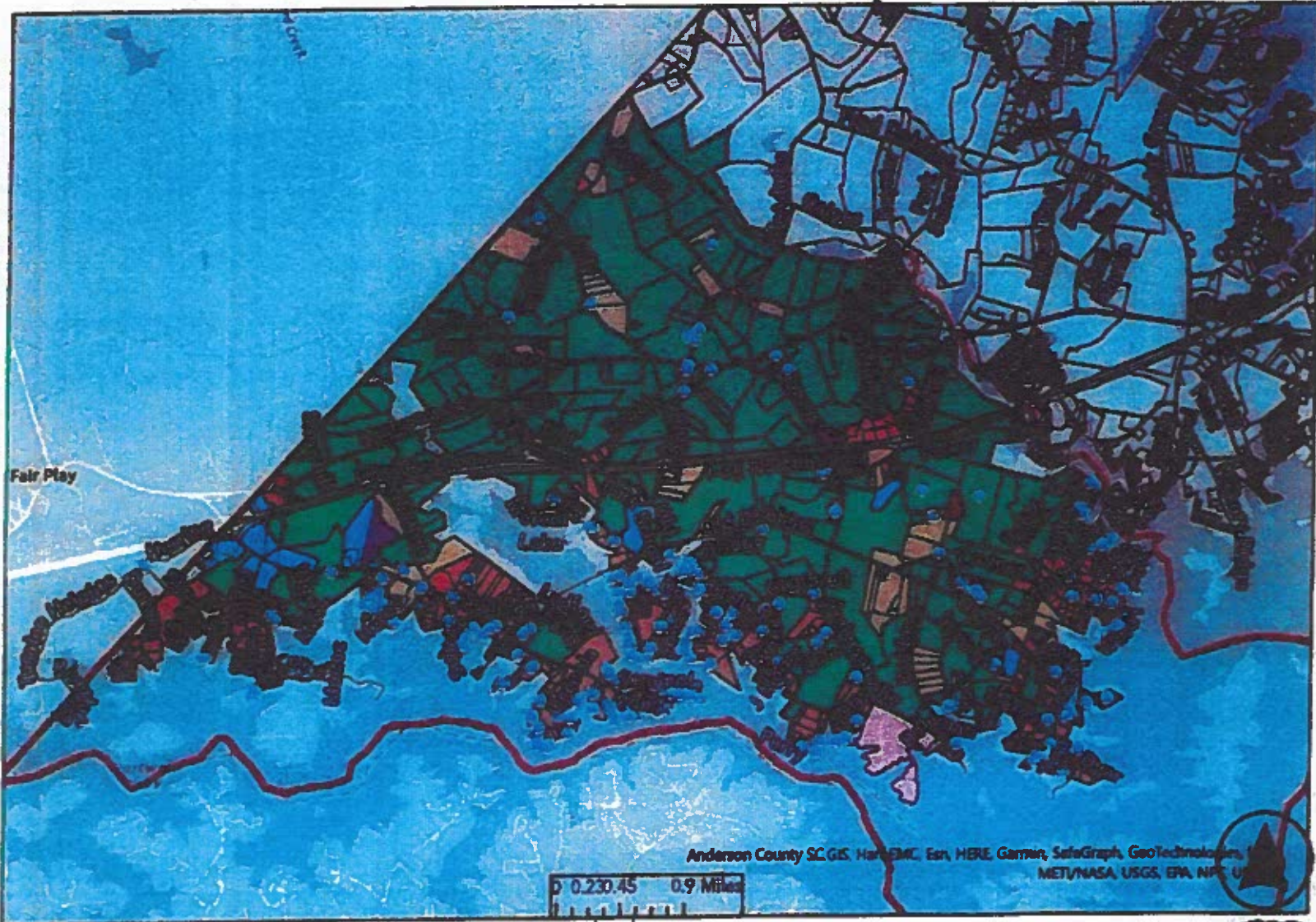
Map 7.1 Current Land Use, Anderson County





Map 7.13 Future Land Use, Council District 4





Anderson County SC GIS. Hardware: EMC, Esri, HERE, Garmin, SafeGraph, GeoTechnology, MET/NASA, USGS, EPA, NPS, US

This map is a product of the Lake Hartwell Neighborhood Association, Clark Shanks Valley District #2, and created by the County of Anderson. Responsibility efforts have been made to ensure its accuracy. Anderson County disclaims any liability from the use of this map.

Lot Type
 RA
 C-1-R

I-1
 I-2
 B-20

RA-1 (Institutional)
 MA-2
 Vacant-Cot

Call other values
 highways
 parcel lines

AddressPoint/lot or





ANDERSON COUNTY
PLANNING & COMMUNITY DEVELOPMENT
REZONING PUBLIC
HEARING NOTICE
864-260-4720

Anderson County Planning Commission Meeting

December 9, 2025

6:00 PM

Land Use Review

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

Preliminary Project Name: Luminary Holdings Solar

Property Owner of Record: Luminary Heights LLC

Authorized Representative: Same

Intended Development: Solar Farm

Location/Access: Big Creek Rd. (State) & Rector Rd. (County)

Details of Development: This solar project will be sited on approximately 348 acres of privately-owned property, spanning nine (9) tax parcels on which the applicant has entered a lease and/or easement agreement (the "Property"), a 35-megawatt (MW), alternating current (AC), photovoltaic (PV), utility-scale solar energy facility. This Project will be a ground-mounted solar energy system comprised of solar PV modules, a racking system, inverters, and underground electrical conduits connecting PV array blocks with inverters to a project substation and utility owned interconnection switchyard.

Surrounding Land Use: Agriculture, Forested Land

Total Site Area: +/- 348 acres

County Council District: 7

Zoning: Un-Zoned

Tax Map Number: 248-00-03-094, 248-00-03-001, 248-00-03-026, 248-00-04-003, 247-00-06-030, 248-00-03-005, 262-00-04-009, 262-00-04-014

Variance: None requested

Traffic Impact Analysis: Not required.

The applicant is required to obtain an encroachment permit from SCDOT/Anderson County Roads & Bridges prior to construction.

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



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: _____

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 _____

Mailing Address _____

Telephone _____ E-mail _____

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

Property Owner(s) of Record _____

Mailing Address _____

Telephone _____ E-mail _____

Authorized Representative _____

Mailing Address _____

Telephone _____ E-mail _____

Address/Location of Property _____

Existing Land Use _____

Proposed Land Use _____

Tax Map Number(s) _____

Total Size of Project (acres) _____

REQUEST FOR VARIANCE (IF APPLICABLE):

Is there a variance request?

Yes

No

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

SCDOT/ Roads & Bridges must be contacted for this development prior to Planning Commission review, please attach conformation letters. A traffic impact study shall be required along the County road-network when a development will generate 100 or more trips per hour during the peak hour of the adjacent street, see section 24 - 115 Intensity Standards in the Anderson County Code of Ordinances. This traffic study must be submitted with the application.

RESTRICTIVE COVENANT STATEMENT

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

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

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

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

1. Hazardous Waste and Nuclear Waste Disposal Site Fee **\$750.00**
2. Motorsports facilities and testing track Fee **\$750.00**
3. Mining and Extraction Operation Fee **\$750.00**
4. Gun Clubs, Skeet Ranges, Outdoor Firing Range Fee **\$750.00**
5. Stockyards, Slaughterhouses, Animal Auction House Fee **\$750.00**
6. Certain Public Service Uses Fee **\$750.00**
 - a. Land Fills
 - b. Water and Sewage Treatment facilities
 - c. Electrical Substations
 - d. Prisons
 - e. Recycling Stations
 - f. Transfer Stations
 - g. Schools
 - h. Water and Sewer Lines
7. Large Scale Projects Fee **\$450.00**
 - a. Any project that is capable of generating 100 or more off-road parking spaces, as determined by section 38-210, excluding single-family subdivisions.
 - b. A truck or bus terminal, including service facilities designed principally for such uses.
 - c. Outdoor sports or recreational facilities that encompass one (1) or more acres in parking and facilities.
8. Tattoo Facilities Fee **\$450.00**
9. Mobile Home Parks/Manufactured Home Parks/RV Parks Fee **\$450.00**
10. Sexually Oriented Business Fee **\$750.00**
11. Salvage, junk, and scrap yards Fee **\$750.00**
12. Cell Towers **\$600.00**

APPLICATION PROCESS

- 1) An application is submitted, along with any required filing fee, to the Development Standards Department according to the set deadline schedule, **\$450.00** legal advertisement & posting. **Site plan revision Fee \$105.00.**
- 2) The Development Standards Department shall review the application for completeness within 5 business days of submission. Incomplete or improper applications will not be accepted at the time of submittal.
- 3) If the application is considered complete and proper then the Development Standards staff will further review the application and may make a written recommendation.
- 4) Legal notice is required to be printed in a newspaper of general circulation in Anderson Independent Mail at least 15 days before public hearings in the legal notice section.
- 5) A public hearing sign is erected on the property at least 15 days before the public hearing. This sign will be erected and removed by staff.
- 6) The Planning Commission reviews the proposed land use request and takes action on the request following the public hearing. The Planning Commission meets the second Tuesday of each month. Meetings are held at 6:00 P.M. in the County Council Chambers, second floor of the Historic Courthouse.
- 7) The Commission shall review and evaluate each application with respect to all applicable standards contained within the Development Standards Ordinance (DSO). At the conclusion of its review, the Planning Commission may approve the proposal as presented, approve it with specified modifications, or disapprove it.
- 8) 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.
- 9) A decision of the Planning Commission may be appealed as provided for in Title 6, Chapter 29 of the South Carolina Code.
- 14) Within 15 days of the Planning Commission taking action on the request, planning staff will send the applicant a Notice of Action.
- 15) 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.
- 16) All associated fees are non-refundable. If a case is withdrawn or postponed at the request of the applicant, after the notice has been placed with the newspaper, the applicant is responsible for all associated cost of processing and advertising the application.

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

Completed application form

Letter of intent

Sketch Plan one (1) copy 8 ½" x 11"

Attachment "A"

REQUIRED ITEMS

1) APPLICATION FORM:

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

2) LETTER OF INTENT:

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

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

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

1. Proposed name of the development	2. Acreage of the entire development	3. Location map
4. Proposed building(s) location(s)	5. Anticipated property density states as a FAR (Floor Area Ratio)	6. Setbacks, with front setbacks shown, side and rear may be stated.
7. Proposed parking areas.	8. Proposed 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?

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

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

- (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?

- (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?

Land Use Review Standards

As reflected in the responses below and the materials submitted in support of the LUR Application, the Applicant has provided extensive evidence that the proposed Project satisfies each standard for approval of the Application.

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

The proposed use is consistent with other uses in the area and the general development patterns occurring in the area. Adjacent property uses are primarily undeveloped wooded land, silviculture, agricultural, rural residential, and the Anderson Regional Landfill. The Project is a low-intensity development use that will not create any emissions, odors, dust, or traffic, once operational, which is consistent with the agricultural and rural residential uses.

The Project is designed to fully integrate with the area's current uses and will meet the Land Use Ordinance development standards. The setbacks will meet or exceed the requirements under Land Use Ordinance § 24-117, and sufficient vegetative buffers will be used to screen the view of the Project from adjacent properties. The vegetative buffers, including existing and new vegetation, will be strategically located around the exterior of the Project to maximize screening. With the proposed screening, vegetative buffering, riparian buffers, and setbacks, the development of the solar facility is suitable and consistent with the uses on adjacent properties.

As part of the Priority Investment Section of the County's 2016 Comprehensive Plan, the County recommended capitalizing green infrastructure and emerging energy opportunities, including preparing for solar energy opportunities (*Priority Investment Section pp. 14-15*). The Project would satisfy this goal and provide additional green infrastructure in the County.

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

The Project will be constructed and operated in accordance with established local, state, and federal regulatory standards and will not adversely affect the existing use or usability of adjacent and nearby properties. The Project is a low-intensity development that will not create any emissions, odors, dust, or traffic once operational that would adversely affect the use of adjacent or nearby property.

The Project will comply with all applicable County, state, and federal permitting and development requirements and is designed using best management practices (BMPs) to ensure that the Project will not adversely affect the existing use or usability of adjacent or nearby properties.

The Project meets or exceeds all requirements, such as lot size, setbacks, and buffers. The Project design locates inverters and other potential low noise generating components internal to the site and a substantial distance from the perimeter of the Project to contain noise to within the Project boundary. Inverters produce a low-level humming only during daylight hours when the system is generating energy. The noise level is equivalent to that of a typical dishwasher. Vegetative buffers around the Project perimeter also work to ensure that noise generated by the Project is contained within the Project area. In addition, the extensive vegetative buffers, which consist primarily of existing dense vegetation, ensure the installation remains visually unobtrusive from offsite locations and preserves the visual integrity of the rural landscape.

The Project will adhere to applicable county, state, and federal stormwater regulations and to requirement in stormwater permits obtained for the Project, which enforce stringent erosion and sediment control measures and require the implementation of a comprehensive Stormwater Pollution Prevention Plan (SWPPP). These regulatory requirements are protective measures that

the Project must adhere to in order to avoid adverse impacts from runoff onto neighboring 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 Project is a passive operation that will not generate any burden on schools, water, or sewer utilities. During construction, the Project will temporarily increase local traffic; however, this will be comprehensively managed through the implementation of a construction traffic management plan and coordination with the County and South Carolina Department of Transportation (“SCDOT”), as needed. Access points will be evaluated to ensure traffic volumes during the construction phase will not unduly burden local transportation infrastructure. The Applicant has reached out to SCDOT Roads & Bridges office to confirm a traffic impact study was not required for this development per Section 24 - 115 of the Land Use Ordinance. This confirmation is included in **Appendix D**.

Once operational, 1-3 full-time employees will perform operational activities and routine maintenance on the Project. The limited number of daily visits will not impose burdensome demands on public infrastructure or adversely impact the surrounding areas.

Prior to commencement of operations, the Applicant will develop an Emergency Response Plan (“ERP”) in coordination with the local fire departments and emergency response personnel to address potential emergency response needs during both construction and operations of the Project. As part of this emergency management preparation, appropriate local fire and EMS personnel will be provided with training on emergency response protocols for solar energy facilities.

Furthermore, while utilizing little public services and infrastructure, the Project is anticipated to generate significant new revenue for the County. The Project is estimated to generate significant local property tax revenue over a 30-year operational life, far exceeding the revenue generated by the current use of the property. During peak construction, the Project is expected to employ over 100 full-time equivalent workers, providing an additional economic boost to the County. In its operational phase, the Project is expected to create 1-3 permanent, full-time jobs.

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

The Project exceeds the setbacks identified in the Land Use Ordinance. The proposed setbacks are greater than the requirements of 20-feet from the right-of-way (ROW) and 15 feet from the sides and rear of the property. The proposed access points for the Project are from Big Creek Road, Browning Road, Rector Road, and Toney Creek Road, as reflected on the **Site Plan**, and will be in compliance with all applicable County and SCDOT rules and regulations. The Project will have best management practices in place during construction to reduce dust generation and other potential nuisances to neighboring properties. The need for parking will primarily be during construction and is located off-street at access points and the temporary staging areas. During operations, parking will be at the operational area off Murphy Road.

The Project design complies with Anderson County Ordinance No. 2025-018 for Riparian Buffers that requires a 100’ setback from Water of the State watersheds that are greater than 50 acres which is the case for all wetland/stream/pond features on site. On the eastern portion of the project site, an existing access road south of an earthen dam embankment within a 100’ riparian buffer will be utilized and re-graveled as allowable under Ordinance No. 2025-018 and depicted on **Figure 3**.

As discussed above and in the Letter of Intent, the buffer will be in compliance with Land Use Ordinance Chapter 24-119: Bufferyards. The buffers will utilize existing vegetation where adequate to satisfy the Bufferyard requirements. Where existing vegetation is not adequate, supplemental

vegetation will be planted and the Project will utilize two landscape buffer types that are compliant with the County's Bufferyard types.

Appendix C is a Landscaping Plan which includes a high-level cross-section of the two buffer types. Vegetation will only be supplemented in upland areas and no supplemental vegetation will be planted within 50 feet of waters of the United States (commonly referred to as wetlands). Fencing and landscaping buffers will be monitored, maintained, and repaired as needed. The maintenance of the vegetative buffers are described further in the Tetra Tech memorandum included as **Appendix C**.

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

Once operational, the Project will generate electricity without producing pollutants or greenhouse gases and will not have any significant adverse impact on the environment or health of the surrounding community while balancing the landowner's right to unrestricted use of their property. The [2023 Carolinas Resources Plan \(CRP\)](#) approved by South Carolina Public Service Commission addresses renewable expansion in Duke Energy's South Carolina service area and reflects meeting the crucial capacity needs over the next 15 years (2024-2038). The CRP states:

Renewables like solar can reduce the Companies' reliance on volatile fuel supplies, which is especially important during times of grid stress. Accounting for the recent growth in the Carolinas and the imperative to maintain or improve reliability for our customers, the Companies' Plan must set achievable planning targets for both coal unit retirements and commercial operation dates for equally reliable replacement resources prior to retirements ... Including approximately 17.6 GW of new solar by 2038, Portfolio P3 reflects the Companies' long-term, substantial commitment to resource diversity, customer affordability and protection from commodity price risk as the Companies' Portfolio P3 is designed to meet customers' demands during the ongoing energy transition and changing energy landscape. (See page 21).

The Project is an opportunity for Anderson County to bring a low land use impact development that represents significant economic development and new tax revenue to the County, while helping to address the need for new diverse, reliable, and clean electricity for the citizens of the county and across the state.

The Project will promote public health and welfare by serving as a suitable buffer from the surrounding area. Through proper siting, the Project is being developed to minimize visibility to the surrounding area. Prior to final design, any impacts to natural or cultural resources will be approved and permitted through the appropriate regulatory agency.

The Applicant has conducted field site evaluations with the support of environmental consultants, Pilot Environmental and Tetra Tech, Inc. Initial site evaluations indicate that the site is suitable for a solar energy facility. Wetland and stream boundaries were confirmed by the US Army of Corps Engineers Charleston District by a delineation concurrence issued December 11, 2024. The Project design avoids wetland and stream channels to the extent practicable, which minimizes impacts to species. There are no FEMA designated floodplains located within the Project area. Per Section 24-91 of the Land Use Ordinance, the Applicant evaluated the soils located within the Project Area and soils that are considered severe limitations to development by Anderson County were identified on site: the Pacolet sandy loam (1.2% of the leased acreage), Cartecay-Chewacla complex (2.5% of the leased acreage), and Toccoa-Cartecay complex (2.8% of the leased acreage). These soil types are located outside the current proposed fence lines. If impacts to these soil types are required, the Applicant will submit a plan to the Planning and Zoning Department on mitigating this soil risk prior to building permit issuance.

The Applicant has entered into lease and/or easement agreements with six Anderson County landowners. The landowners have exercised their individual land use rights to not only gain passive income throughout the project's life but also helping achieve market needs for reliable, clean energy.




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.


Digitally signed by matt hooper
Date: 2025.02.25 11:45:21 -0500
Signature of Applicant

February 25, 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**



Anderson County, South Carolina
LAND USE REVIEW

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W. S. Billings

Signature of Owner(s)

Date

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

Date: _____

Site Plan Revision Fee **\$105.00**

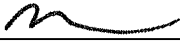


Anderson County, South Carolina
LAND USE REVIEW

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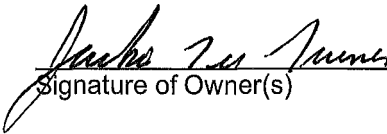
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Digitally signed by matt.hooper
Date: 2025.02.25 11:43:21 -05'00'
Signature of Applicant

February 25, 2025
Date

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Signature of Owner(s)

March 12, 2025
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



Anderson County, South Carolina
LAND USE REVIEW

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Signature of Owner(s)

8-19-2025
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



Anderson County, South Carolina
LAND USE REVIEW

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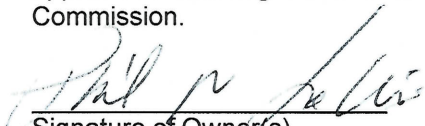
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3/19/25
Date

Staff Use Only:
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Date: _____

Site Plan Revision Fee **\$105.00**




Anderson County, South Carolina
LAND USE REVIEW

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Anderson County, South Carolina
LAND USE REVIEW

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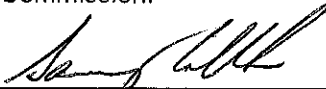
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8-19-2025

Date

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Planning Commission Date: _____
Planning Commission Decision: _____
Fee Paid Yes No Credit Card/Check# _____

Date: _____

Site Plan Revision Fee \$105.00

Luminary Holdings Land Use Review Application Property Owner and Parcel Table

Parcel ID	Owner	Mailing Address	Phone/Email	Acreage		Approximate Leased Acreage	Lease Category
				ALTA	GIS*		
2480003094	Roxie Barnette	Ms. Melissa Butler (POA), 4038 Chapra Drive, Wilmington NC 28412	910-620-2183/melissa@ableautoinsurance.com	18.92	18.94	18.92	Ground Lease
2480003001	M.C. Callaham	MC Callaham, Jr., 107 Lovette Ct, Goose Creek, SC 29445	864-933-1234/cllhmr@yahoo.com	N/A	104.90	26.4	Ground Lease W/Restrictions
2480003026	M.C. Callaham	MC Callaham, Jr., 107 Lovette Ct, Goose Creek, SC 29445	864-933-1234/cllhmr@yahoo.com	70.72	70.75	56.0	Ground Lease W/Restrictions
2480004003	Larry Rogers	Jackie Turner, 689 Rogers Road, Pelzer, SC 29669	864-617-2760/cowboy283376@aol.com	18.48	18.33	18.48	Ground Lease
2470006030-001	Phil Lollis	Phil Lollis, 1035 Smith Circle, Belton, SC 29627	864-933-2505/No email	29.56	25.50	29.56	Ground Lease
2470006030-102	Phil Lollis	Phil Lollis, 1035 Smith Circle, Belton, SC 29627	864-933-2505/No email	43.43	47.50	43.43	Ground Lease
2480003005	Samuel Callaham	Samuel A. Callaham, 131 Callaham Road, Belton, SC 29627	864-304-2038/sscallaham@icloud.com	N/A	206.67	13.71	Ground Lease
2480003005	Samuel Callaham	Samuel A. Callaham, 131 Callaham Road, Belton, SC 29627	864-304-2038/sscallaham@icloud.com	N/A	206.67	5.9	Easement
2620004009-001	Jack & Ann Holiday Life Estate	Wes Holliday, 335 Toney Creek Rd, Belton, SC 29627	864-940-9027/samholliday1@live.com	93.44	92.20	79.4	Ground Lease W/Restrictions
2620004014	Jack & Ann Holiday Life Estate	Wes Holliday, 335 Toney Creek Rd, Belton, SC 29627	864-940-9027/samholliday1@live.com	79.44	78.00	57.5	Ground Lease W/Restrictions

*Acreage from the Anderson County GIS website

August 20, 2025

Mr. Tim Cartee
Anderson County Planning & Zoning Department
401 East River Street
Anderson, SC 29624

Re: Letter of Intent - Land Use Review (“**LUR**”) Application for Luminary Holdings Solar

Dear Mr. Cartee,

Luminary Holdings, LLC (the “**Applicant**”) is pleased to submit this Letter of Intent in support of its LUR Application for the construction, operation, and maintenance of the Luminary Holdings Solar Project, a 35-megawatt (MW), alternating current (AC), photovoltaic (PV), utility-scale solar energy facility in the unincorporated eastern portion of Anderson County, South Carolina (the “**Project**”). No variance to the land use regulations is being requested for the Project. The Project design is reflected on the Site Plan submitted with the Land Use Review application for the Project.

Project Location

The Project will be sited on approximately 348 acres of privately-owned property, spanning nine (9) tax parcels on which the Applicant has entered a lease and/or easement agreement (the “**Property**”). The Project is located approximately 2.4 miles northeast of the city of Belton. The Project site is transected by Rector Road, located southeast of Big Creek Road, east of Murphy Road, and northwest of Highway 247 - as shown on the locational map enclosed as **Figure 1**. The Property is in the unincorporated portion of Anderson County and is un-zoned pursuant to the current County zoning map. The Project is located within the Agriculture/Resource Extraction Area according to the 2016 Anderson County Comprehensive Plan and is in the Agricultural area on the Future Land Use Map.

The Project fenced footprint is approximately 224 acres. A portion of parcel 2480003005 will be used for access and overhead electric cables, and therefore, that acreage is not included in the total Project fenced footprint acreage. The total Project fenced footprint would occupy approximately 32.9 percent of the total Project boundary. The acreages are based on the deeds, legal descriptions, and the current design reflected on the Site Plan. The project substation and utility switchyard are located on the northwest portion of the Project site, adjacent to the existing Duke Energy transmission lines.

The property on which the Project will be constructed has historically been used for agriculture and silviculture. The area surrounding the Project site consists of pastures, row crops, silviculture, residential properties, undeveloped forested land, and the Anderson County Regional Landfill. The Project will not impact neighboring land uses in the area and supports a finding by the County that the five development standards required by the Land Use Ordinance have been met.

Project Description

The Project will be a ground-mounted solar energy system comprised of solar PV modules, a racking system, inverters, and underground electrical conduits connecting PV array blocks with inverters to a project substation and utility owned interconnection switchyard. Access roads with gated entrances will be located throughout the site for access and maintenance of equipment during construction and operation of the site. A series of internal roads will be used to access the facility equipment for future maintenance. The Project’s solar array areas, project substation, and interconnection switchyard will be enclosed with a security fence for safety and restrict unauthorized access. The project substation will be constructed as part of the Project and land will be provided to Duke Energy for construction of the utility switchyard as shown on **Figure 3: Site Plan**. The substation will be owned and operated by the Applicant. The switchyard will interconnect

the solar energy facility to the existing transmission grid and will be owned and operated by Duke Energy, the interconnecting utility. There will be no permanent buildings, and a storage Conex container will be used to store on-site materials and shown on the Site Plan, the exact location of the Conex container will be determined closer to construction.

The Project area will be enclosed by security fencing not less than seven feet in height and installed on the interior of the landscape buffer and maintained throughout the life of the Project. The landscape buffer will be in compliance with Land Use Ordinance Chapter 24-119: Bufferyards. The landscape buffers will utilize existing vegetation where adequate to satisfy the Bufferyard requirements. Where existing vegetation is not adequate to attain sufficient visual coverage, supplemental vegetation will be planted, and the Project will utilize two landscape buffer types that are compliant with the County's Bufferyard types. The landscape buffer will consist of a mixture of non-invasive plant species, pollinator-friendly and wildlife-friendly native plants, shrubs, trees grasses, forbs, and wildflowers. All areas on the interior of the Project that are cleared will be stabilized with vegetation. Vegetative stabilization of the site will help prevent erosion and sediment transport as well as create habitat for small mammals and ground nesting birds.

Appendix C is a Landscaping Plan which includes a high-level cross-section of the two buffer types and supporting narrative. Vegetation will only be supplemented in upland areas and no supplemental vegetation will be planted within 50 feet of waters of the United States (commonly referred to as wetlands). Fencing and landscaping buffers will be monitored, maintained, and repaired as needed. The maintenance of the vegetative buffers are described further in enclosed memorandum prepared by Tetra Tech. The Project design complies with all setbacks established within the Land Use Ordinance. The Project design complies with Anderson County Ordinance No. 2025-018 for Riparian Buffers that requires a 100' setback from Water of the State watersheds that are greater than 50 acres which is the case for all wetland/stream/pond features on site. On the eastern portion of the project site, an existing access road south of an earthen dam embankment within a 100' riparian buffer will be utilized and re-graveled as allowable under Ordinance No. 2025-018 and depicted on **Figure 3**.

The Project is currently in the design phase and will be finalized after additional field surveys are completed and in continued coordination with County, state, and federal agencies. Once design and engineering are completed, construction plans will be submitted to the County for a building permit. The current solar panel array layout, while subject to adjustment as a result of continued design and field conditions, reflects the system size, general location of the equipment to be installed, and the Applicant's commitment to, among others noted, avoided wetlands, maintain approved perimeter buffers, incorporate wildlife corridors and other wildlife friendly strategies throughout the site.

Project Decommissioning and Site Restoration

The proposed utility scale solar energy producing system is expected to be capable of operation for a minimum of 30 years, with decommissioning at a time to be agreed upon by the Project owner and the landowners. The Project will comply with S.C. Code Regs. 61-107.20, which includes decommissioning and restoration requirements.

As required by SC regulation, five (5) years prior to a large solar energy system's projected end-of-life, the Project owner will submit a decommissioning plan to the South Carolina Department of Environmental Services for review and approval. Decommissioning activities will be based on current procedures and experience, which will likely improve in the coming years as technology, construction processes, and recycling infrastructures continue to advance. Decommissioning activities consist of the physical removal of all solar energy system structures and equipment from the site to a reasonable depth, disposal of all waste in accordance with local, state, and federal disposal regulations, and stabilization/re-vegetation of the site. Decommissioning plans are designed to outline specific activities and how they are to be carried out according to applicable regulations and industry best management practices, after obtaining any necessary permits for the decommissioning. The Decommissioning plan will include cost estimates and address financial assurance in compliance with the applicable South Carolina regulations.

Should you require clarification, or need further information, please feel free to reach out to Will Vesely at (404) 862-5629 or via email at will.vesely@aes.com. We value your continued support and collaboration as we work towards the shared goal of meeting the energy needs of the state of South Carolina, advancing sustainable energy solutions, and developing infrastructure in the Anderson County community.

Regards,

Will Vesely
Senior Analyst, Permitting

Attachments:

LUR Standards Narrative
Landowner Signature Forms
Figure 1: Location Overview Map
Figure 2: Soil Map
Figure 3: Site Plan
Appendix A – LUR Application Form
Appendix B – Parcel Table
Appendix C – Landscaping Plan
Appendix D – SCDOT Confirmation Letter

Will Vesely

From: Bill Rutledge <brutledge@andersoncountysc.org>
Sent: Monday, July 21, 2025 11:09 AM
To: Will Vesely; Tim Cartee
Subject: Re: [External]RE: [External]RE: [External]RE: Riparian Buffer Question

CAUTION: This email originated from outside AES. Do not click links or open attachments unless you recognize the sender.

Will,
Okay the general plan layout is acceptable for Roads & Bridges.
Thanks,
Bill

From: Will Vesely <will.vesely@AES.COM>
Sent: Friday, July 11, 2025 11:26 AM
To: Bill Rutledge <brutledge@andersoncountysc.org>; Tim Cartee <tcartee@andersoncountysc.org>
Subject: [External]RE: [External]RE: [External]RE: Riparian Buffer Question

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

Good morning.

Currently, construction would start in January 2028. The interconnection process can be a long lead item for solar projects since the grid has to be studied & evaluated for its ability to handle the new electric generation and this date could shift pending how that process develops.

We would apply for encroachment permits closer to construction and currently looking for general approval of the site plan as it relates to the land use review process.

Let me know if you need any additional information. Thanks.

To: Will Vesely, PG (AES Clean Energy)
From: Steve Thompson, PLA (Tetra Tech)
Cc: Élise Cormier, PLA and Megan Buckalew, M.S. (Tetra Tech)
Date: May 22, 2025
Subject: Luminary Solar Project – Conceptual Vegetative Buffer Plan

Luminary Holdings, LLC (Luminary) is proposing to develop the Luminary Solar Project (Project). The Project is located in Anderson County, South Carolina and will consist of a 35 mega-watt solar energy generating facility. Tetra Tech, Inc. (Tetra Tech) prepared the attached Site Plan and Conceptual Vegetative Buffer Plan to satisfy land use requirements in Chapter 24 of the Anderson County Code or Ordinances.

1.0 LANDSCAPE SETTING

The Project is located within Piedmont physiographic province of northwestern South Carolina. While the region generally sits at higher elevations than the Coastal Plain province to the southeast, landforms are relatively flat and characterized by moderately rolling hills rising between wetland systems, streams, creeks, and rivers that form the Savannah River watershed. Past and present agricultural practices have shaped much of the vegetative characteristics of the region's landscapes. In the immediate surrounding vicinity abutting the Project, the landscape is defined by agricultural fields and increasing low-density rural residential development situated amongst fields and medium to large tracts of forested lands. Utility corridors and easements also exist in the vicinity of the project.

Existing forests are largely made up of mixed hardwoods and pine species, with some areas planted with southern yellow pine species managed for timber operations. Non-managed forests typically comprise of native tree species, with some of the most common including White Oak, Water Oak, Southern Red Oak, Red Maple, Hickory, and Sweetgum. Intermixed with the hardwood species are softwoods including Loblolly, Longleaf, and Shortleaf pine species, as well as Eastern Red Cedar and American Holly; typically located along woodland ecotones and roadside edge environments. Common understory trees and shrubs include Dogwoods, Eastern Redbud, Serviceberry, Viburnums, Witch-Hazel, and Native Azaleas among others.

2.0 BUFFERYARD DEVELOPMENT

Tetra Tech Landscape Architects prepared a series of documents including an updated Project Site Plan showing the geographic locations of proposed bufferyards and a Conceptual Vegetative Buffer Plan providing typical layouts, cross sections, recommended species, and other useful notes and information. Bufferyard development was guided by Land Use requirements in Chapter 24 of the Anderson County Code of

Ordinances, and the associated *Anderson County Bufferyard Requirements*¹ document that provides detailed information on the establishment and applicability of various types of bufferyard mitigation measures.

2.1 Project Site Plan

The Site Plan depicts Project parcels, surrounding ownership context, Project development envelopes and features, and identifies existing and proposed bufferyard areas and areas where bufferyard requirements may be exempted based on existing site conditions. Bufferyards were proposed in areas where no existing/sufficient vegetation is currently present. Based on constraints related to siting and setbacks, Project-wide depth allowances for proposed bufferyard strips generally ranged from 20-30 feet. Areas identified where existing vegetation was deemed sufficient for visual Project mitigation were generally 20-30 feet in depth and/or abutted larger areas of mature forest vegetation. Bufferyards were not proposed where underground or overhead utilities were present. Both existing and proposed buffers are proposed to be set back 10 feet from the Project fence line. An overall 50-foot setback from roadways and property lines is assumed for all bufferyard scenarios. The setbacks and widths are presented in the conceptual plan drawing.

2.2 Conceptual Vegetative Buffer Plan

In order to provide additional guidance and detail for the establishment of proposed bufferyards, a conceptual vegetative buffer plan was prepared. Development of the plan first involved studying current land uses and zoning. The entirety of the proposed Project site and much of the surrounding area is currently unzoned, with Residential Agricultural (RA) District zoning beginning northwest of the site beyond Big Creek Road. Though the site is currently unzoned, existing land uses include low-density/rural residential and agricultural that are similar to that of Anderson County Residential Agricultural (RA) districts.

Based on initial conversations between Anderson County and Luminary Tetra Tech referenced the 2020 *Anderson County Bufferyard Requirements* document, utilizing the 'Type 2' bufferyard parameters to develop two typical layouts applicable to 20 foot and 30-foot deep bufferyards. In addition to the typical layouts provided, the buffer plan also includes diagrammatic cross sections illustrating the intent and proposed and setbacks (see Conceptual Vegetative Buffer Plan attached to this memo). Recommended planting species include a native mix of deciduous and evergreen trees, shrubs, and groundcover seed mixes. Luminary typically incorporates red clover into its groundcover seed mix for buffer areas to support groundcover establishment and soil stabilization. The list of species serves as a subset of potential species identified for use in the bufferyards. An expanded list of suitable species is attached to this memo to provide flexibility and additional variety. Placement of plantings within the buffer zones shown in the typical layouts was designed to mimic and replicate the existing mixed vegetative landscape fabric. In accordance with Section 24-119(e)(2) of the ordinance, evergreen species were grouped together where applicable.

¹ Available Online at: <https://www.andersoncountysc.org/wp-content/uploads/2021/02/New-Bufferyard-Requirements-2020.pdf>

Proposed installation heights and sizes for plant materials were based on County guidance, however, it is recommended planting materials do not exceed heights of 6 feet at installation in order to prevent plant shock, decrease initial maintenance needs, and increase chances of survival and establishment.

2.2.1 List of Suitable Species for Luminary Site - Note: * denotes an evergreen species

Large / Canopy Trees

- Red Maple (*Acer rubrum*)
- American Sweetgum (*Liquidambar styraciflua*)
- Tulip Poplar (Tulip Tree, Yellow-Poplar) (*Liriodendron tulipifera*)
- Southern Red Oak (*Quercus falcata*)
- Black Oak (*Quercus vellutina*)
- White Oak (*Quercus alba*)
- Post Oak (*Quercus stellata*)
- Water Oak (*Quercus nigra*)
- Pignut Hickory (*Carya glabra*)
- Mockernut Hickory (*Carya tomentosa*)
- Eastern Red Cedar* (*Juniperus virginiana*)
- Loblolly Pine* (*Pinus taeda*)
- Slash Pine* (*Pinus elliottii*)
- Longleaf Pine* (*Pinus palustris*)
- Shortleaf Pine* (*Pinus echinata*)
- Pin Oak (*Quercus palustris*)
- Shumard Oak (*Quercus shumardii*)
- Southern Magnolia* (*Magnolia grandiflora*)

Medium / Midstory Trees

- Sassafras (*Sassafras albidum*)
- Black gum (*Nyssa sylvatica*)
- Sourwood (*Oxydendron arboreum*)
- American Holly* (*Ilex opaca*)
- Persimmon (*Diospyros virginiana*)

Small / Understory Trees

- Flowering Dogwood (*Cornus florida*)
- Eastern Redbud (*Cercis canadensis*)
- Serviceberry (*Amelanchier canadensis*)
- Blackhaw viburnum (*Viburnum prunifolium*)
- Fringetree (Old man's beard) (*Chionanthus virginicus*)
- Hawthorn (*Crataegus sp.*)

Seed Mixes

Assumptions: full sun for all locations; soil moisture expected to vary from medium / moist to dry / medium. Elevation is about 500-1000 ft above sea level.

Seed mixes:

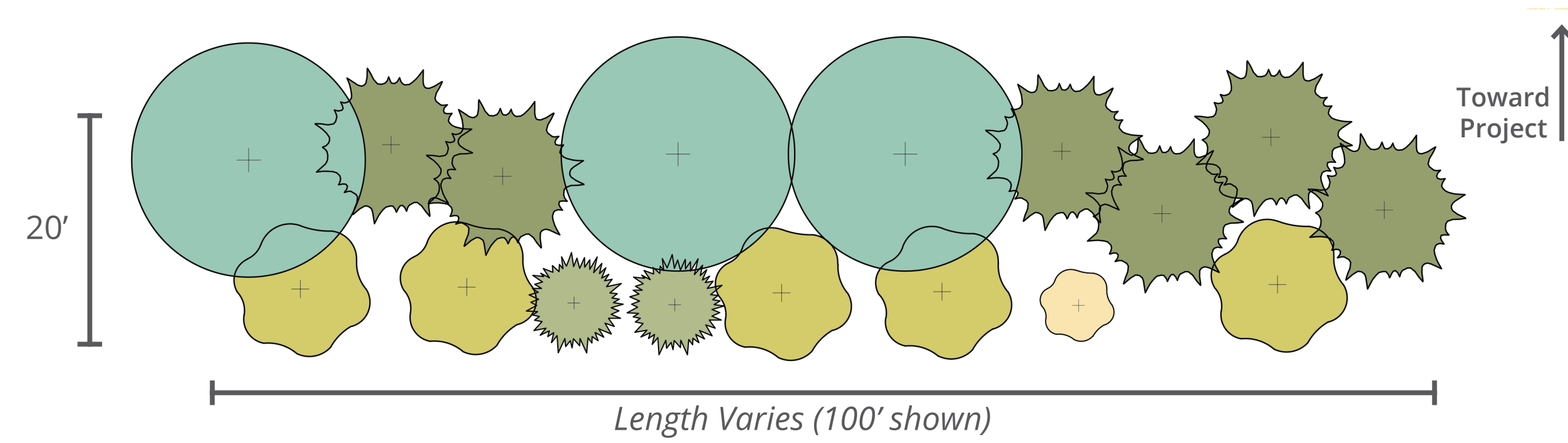
- For roadsides - all soils (dry to medium moisture):
 - Roundstone Seed Mix 197 – Southern Low Growing Native Roadside Mix
 - \$52 / pound. Seeding rate: 6.7-9.7 PLS lbs/acre
 - [Mix 197 - Southern Low Growing Native Roadside Mix - Roundstone Native Seed Company](#)
- Dry to Medium Soils:
 - Roundstone Seed Mix SS-D1 Southern Pollinator Conservation Mix
 - \$153 / pound. Seeding rate: 7.0-10.25 PLS lbs/acre
 - [Mix SS-D1 - Southern Pollinator Conservation Mix - Roundstone Native Seed Company](#)
- Medium to Moist Soils:
 - Roundstone Seed Mix SS-W1 Southern Pollinator Conservation Mix
 - \$193 / pound. Seeding rate: 5.75-8.25 PLS lbs/acre
 - [Mix SS-W1 - Southern Pollinator Conservation Mix - Roundstone Native Seed Company](#)

Suggested species to include in a seed mix selection, along with red clover for cover crop establishment:

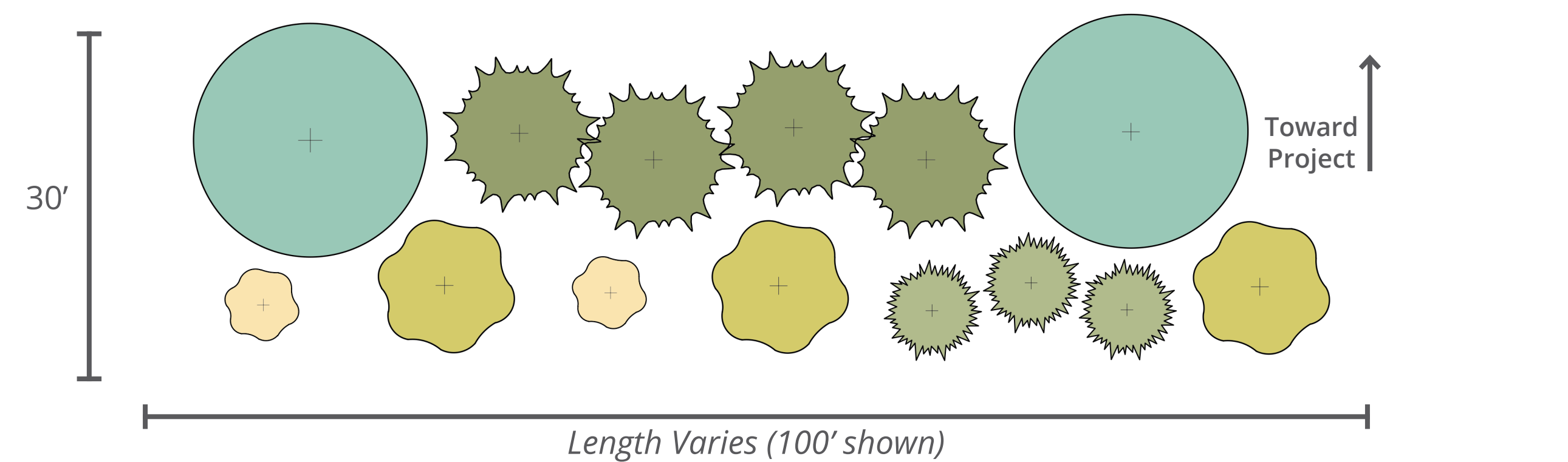
- Suggested native grass species – a selection of **five species** from this list
 - **Indian Grass *Sorghastrum nutans***
 - **Broomsedge *Andropogon virginicus***
 - **Little Bluestem *Schizachyrium scoparium***
 - **Switchgrass *Panicum virgatum***
 - **Virginia Wild Rye *Elymus virginicus***
 - Upland Bentgrass *Agrostis perennans*
 - Big Bluestem *Andropogon gerardii*
 - River Oats *Uniola latifolia (Chasmanthium latifolium)*
 - Deer Tongue Grass *Panicum clandestinum*
 - Tall Dropseed *Sporobolus compositus*
 - Splitbeard Bluestem *Andropogon ternarius*
- Suggested native perennial species - a selection of **five** species from this list:
 - **Lance leaved coreopsis *Coreopsis lanceolata***
 - **Bergamot *Monarda fistulosa***
 - **Ohio Spiderwort *Tradescantia ohiensis***
 - **Butterfly Milkweed *Asclepias tuberosa***
 - **Spiked Blazing Star *Liastris spicata***
 - Gray Goldenrod *Solidago nemoralis*
 - Purple Coneflower *Echinacea purpurea*
 - Spotted Beebalm *Monarda punctata*

- Hairy Mountain Mint *Pycnanthemum pilosum*
- Lupine *Lupinus perennis*
- Partridge Pea *Cassia fasciculata*
- Blackeyed Susan *Rudbeckia hirta*
- Smooth Beardtongue *Penstemon digitalis*
- Common Milkweed *Asclepias syriaca*
- New England Aster *Aster novae-angliae*
- Rigid Goldenrod *Solidago rigid*

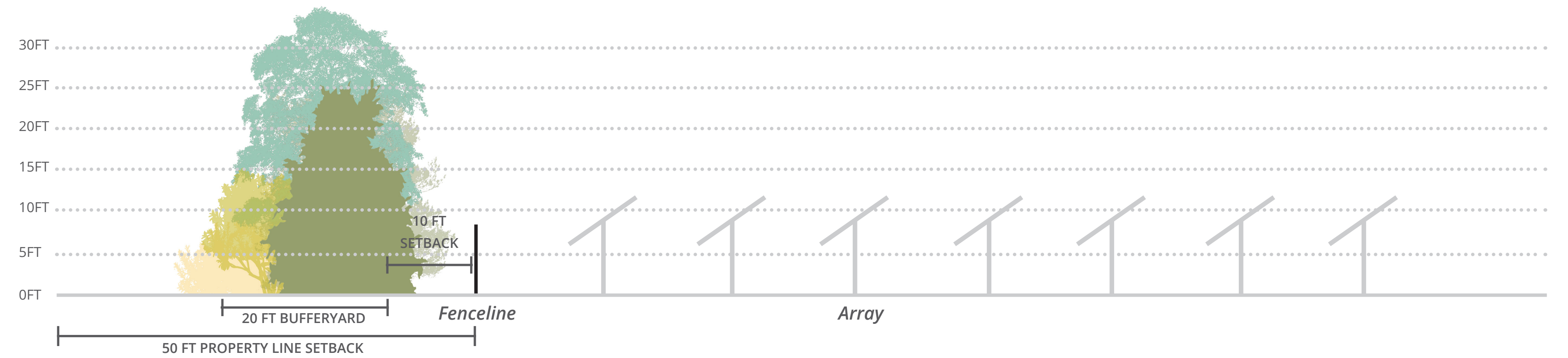
TYPICAL TYPE 2 BUFFERYARD - 20 FOOT DEPTH



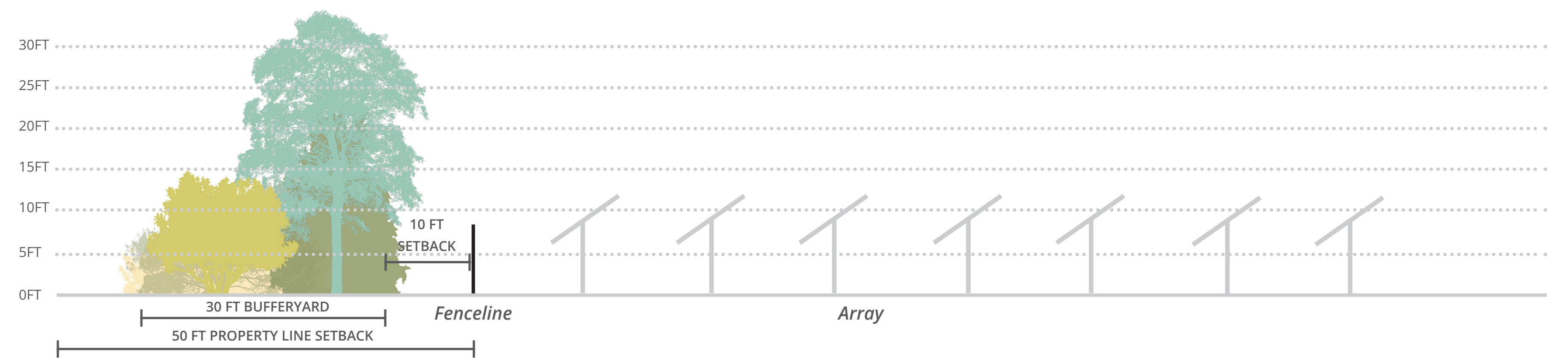
TYPICAL TYPE 2 BUFFERYARD - 30 FOOT DEPTH



TYPICAL CROSS SECTION - 20 FOOT DEPTH



TYPICAL CROSS SECTION - 30 FOOT DEPTH



RECOMMENDED SPECIES LIST

Key	Scientific Name	Common Name	Foliage	Typical Height	Typical Spread	Spacing	Install Height	Typical Growth Rate
NATIVE CANOPY TREES								
	<i>Acer rubrum</i>	Red Maple	Deciduous	40-60 Feet	30-50 Feet	15-20 Feet	6 Feet	1.5 Feet/Year
	<i>Liriodendron tulipifera</i>	Tulip Tree		60-90 Feet	30-50 Feet			2 Feet/Year
	<i>Liquidambar styraciflua</i>	American Sweetgum		60-80 Feet	50-70 Feet			2 Feet/Year
	<i>Quercus falcata</i>	Southern Red Oak		50-70 Feet	30-50 Feet			2 Feet/Year
NATIVE EVERGREEN TREES								
	<i>Juniperus virginiana</i>	Eastern Red Cedar	Evergreen	25-35 Feet	10-20 Feet	8-12 Feet	6 Feet	1.5 Feet/Year
	<i>Magnolia grandiflora</i>	Southern Magnolia		60-80 Feet	25-35 Feet			1 Foot/Year
	<i>Pinus echinata</i>	Shortleaf Pine		60-100 Feet	20-35 Feet			1 Foot/Year
	<i>Pinus palustris</i>	Longleaf Pine		60-100 Feet	30-40 Feet			2-3 Feet/Year
	<i>Pinus taeda</i>	Loblolly Pine		60-90 Feet	20-35 Feet			2-3 Feet/Year
NATIVE UNDERSTORY TREES								
	<i>Amelanchier canadensis</i>	Serviceberry	Deciduous	15-25 Feet	10-20 Feet	10-15 Feet	4-6 Feet	1 Foot/Year
	<i>Cercis canadensis</i>	Eastern Redbud		20-30 Feet	25-35 Feet			2 Feet/Year
	<i>Chionanthus virginicus</i>	Fringetree		10-20 Feet	10-15 Feet			1 Foot/Year
	<i>Cornus florida</i>	Flowering Dogwood		15-30 Feet	15-30 Feet			1 Foot/Year
	<i>Ilex opaca</i>	American Holly		Evergreen	15-30 Feet			10-20 Feet
NATIVE SHRUBS								
	<i>Myrica cerifera</i>	Southern Wax Myrtle	Deciduous	10-15 Feet	10-15 Feet	3-10 Feet	3-4 Gal.	1 Foot/Year
	<i>Lindera benzoin</i>	Spicebush		6-12 Feet	6-12 Feet			1 Foot/Year
	<i>Hamamelis virginiana</i>	Witch-Hazel		15-20 Feet	15-20 Feet			2 Feet/Year
	<i>Viburnum dentatum</i>	Arrowwood Viburnum		6-10 Feet	6-10 Feet			1-2 Feet/Year
	<i>Viburnum prunifolium</i>	Blackhaw Viburnum		6-10 Feet	6-10 Feet			1-2 Feet/Year
GROUND COVER SEED MIXES								
ROUNDSTONE SEED: Mix 197 - Southern Low Growing Native Roadside Mix Dry to Medium Moisture Soils								
ROUNDSTONE SEED: Mix SS-W1 - Southern Pollinator Conservation Mix Medium to Moist Soils								
ROUNDSTONE SEED: Mix SS-D1 - Southern Pollinator Conservation Mix Dry to Medium Moisture Soils								

PLAN NOTES AND INTENT

Intent: This conceptual vegetative buffer plan has been prepared as a guide for visual mitigation of the Luminary Solar Project.

Using the concepts from the 2020 Anderson County Bufferyard Requirements document, the plan provides typical layouts and recommended planting species that have been selected to establish a mixed, native, and natural appearing vegetative bufferyard that will screen Project views, while remaining visually consistent with existing vegetation native to rural Anderson County landscapes.

Bufferyards have been developed for 20 foot and 30 foot depth allowances and were guided by County parameters provided for 'Type 2' requirements.

Notes: This plan is meant to guide Project-wide visual mitigation decisions, and is not meant to address views from one single viewpoint. Final plant locations and quantities are subject to final site plan layout, field verification and all applicable local, county, and state guidelines and requirements.

To provide for maximum variation and chance of success, planted areas should use the full mix of species listed. However, the variety of recommended species in the list provides for a suitable number of options/alternatives in cases where certain species may be regionally in short supply.

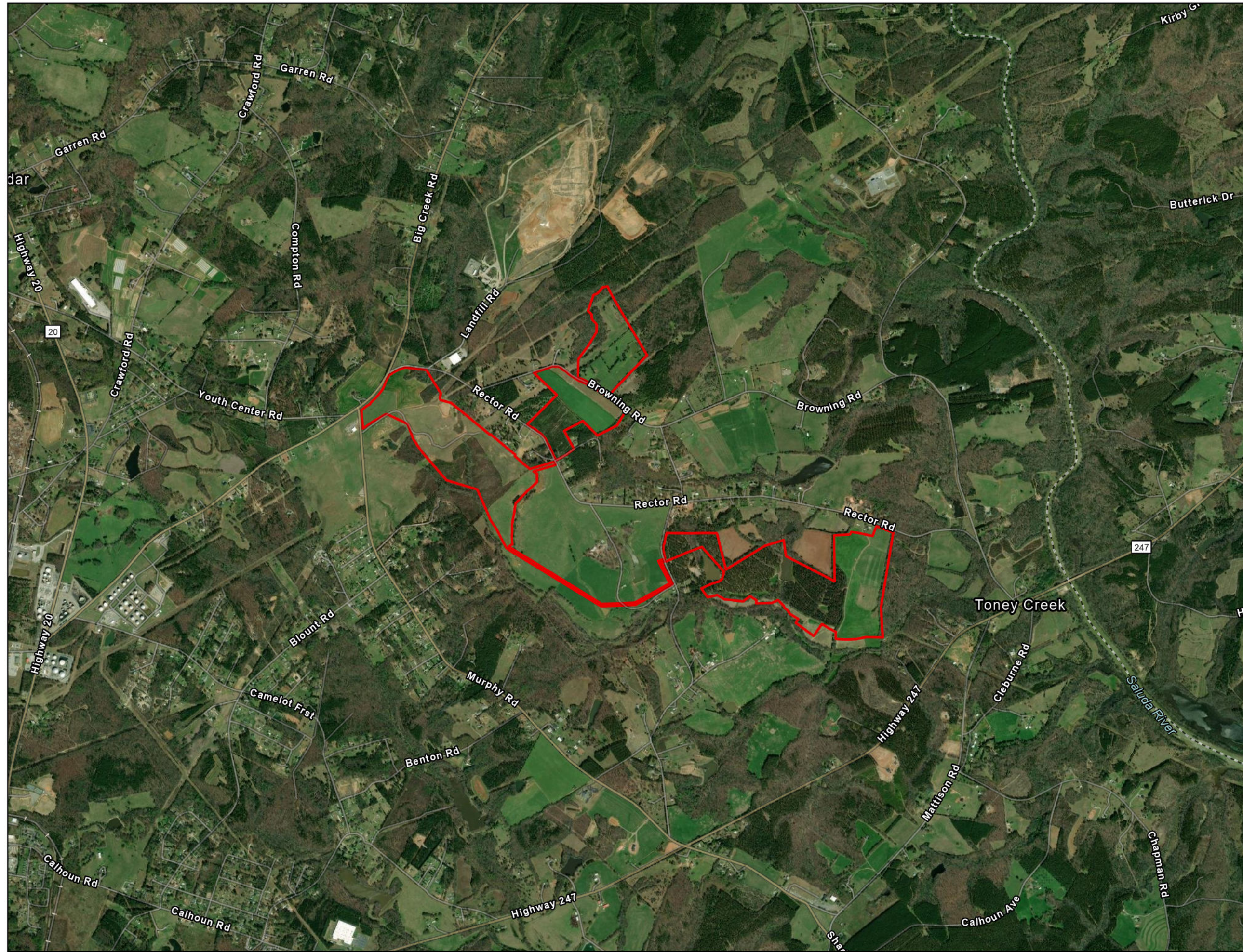
Planting at sizes greater than those listed is not recommended in order to prevent shock, increase growth, and chances of successful establishment.

Plant species shown the typical layouts and elevations are shown at 50 to 75 percent of anticipated height and spread.

All new planting to adhere to appropriate setback distances from roads and overhead and underground utilities.

RECOMMENDED SPECIES IMAGERY





Luminary Holdings Solar
Anderson County, SC

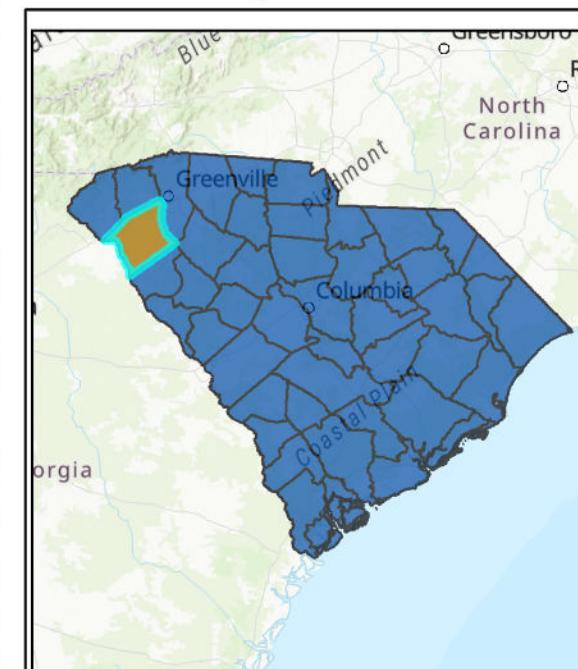
Fig. 1: Location Overview Map



LEGEND

- County Lines
- Luminary - Boundary

Project Location



Sources: ESRI Imagery 2022

Updated: 4/3/2025 Prepared By: WV



Spatial Reference
NAD 1983 2011 StatePlane South Carolina FIPS 3900 Ft Intl

Path: C:\Users\will_vesely\OneDrive - AES Corporation\Documents\ArcGIS\ERDC_SC_Luminary\MapDocs\MitZion_StorageLayout_20241203\Luminary.aprx

Luminary Holdings Solar
Anderson County, SC

Fig. 2: Soils Map



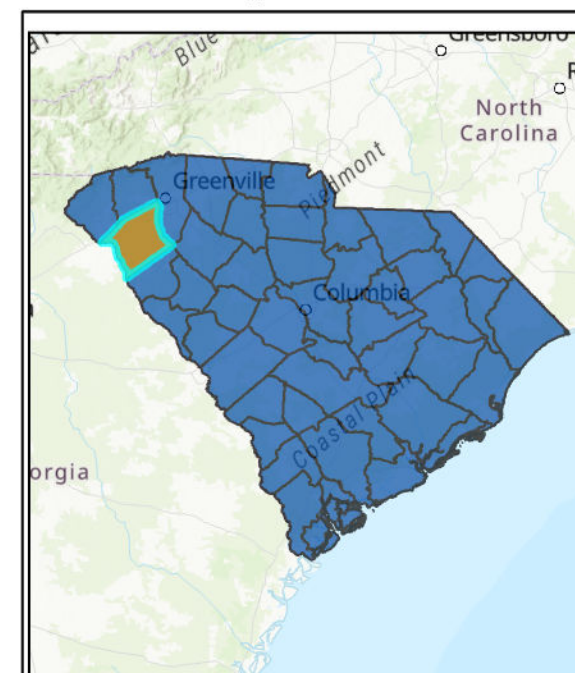
LEGEND

- County Lines
- Luminary - Boundary

MUSYM

- ApB
- Ca
- CbB
- CdB
- CdC
- CdD
- HaB
- HaC
- MaB
- PaE
- Tc
- W

Project Location

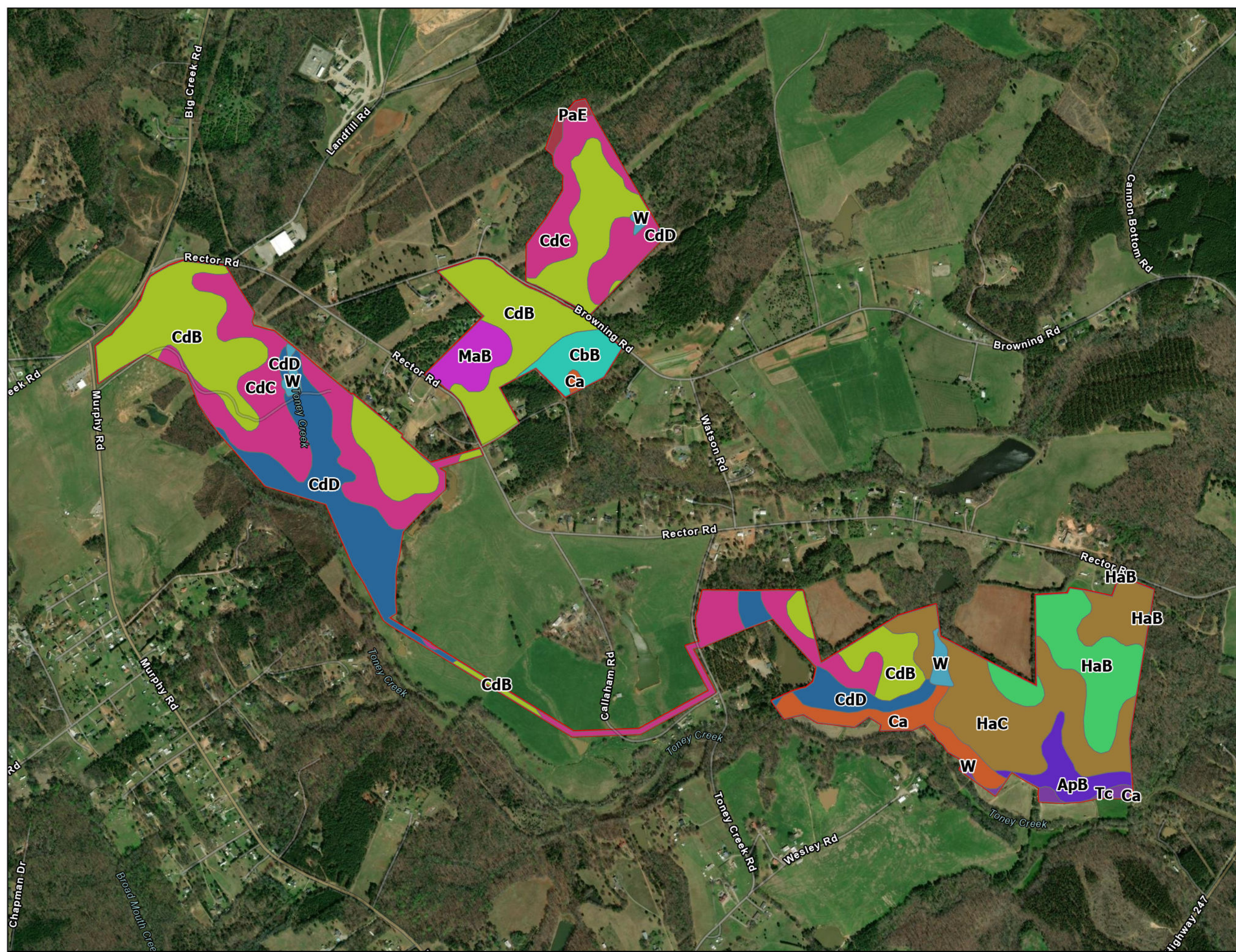


Sources: ESRI Imagery 2022

Updated: 8/19/2025 Prepared By: WV

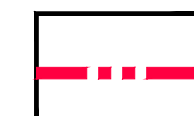
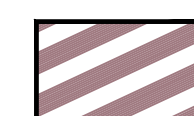
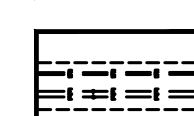
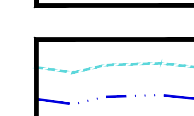

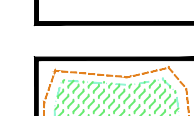
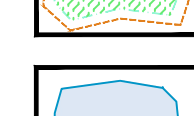

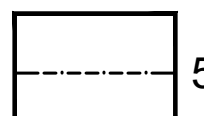
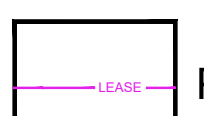
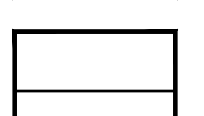











Spatial Reference
NAD 1983 2011 StatePlane South Carolina FIPS 3900 Ft Intl



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Legend

-  Project Subject Parcel Area
-  Solar Panel & Equipment Envelope Area
-  Existing Transmission Line
-  Perennial Channel with 100' County Riparian Buffer
-  Intermittent Channel
-  Wetland Area with 100' County Wetland Buffer
-  Pond
-  FEMA Flood Hazard Area
-  50' Setback
-  Project Lease Line
-  Perimeter Fence
-  Proposed Driveway Location
-  Internal Access Drive
-  Proposed Vegetation Buffer Planting Area
-  Existing Vegetation to Serve as Vegetation Buffer
-  No Vegetation Buffer Based on Existing Conditions
-  1 PROJECT SUBSTATION
-  2 UTILITY SWITCHYARD
-  3 GRAVEL ACCESS DRIVE
-  4 TEMPORARY STAGING, PARKING AND OPERATION YARD

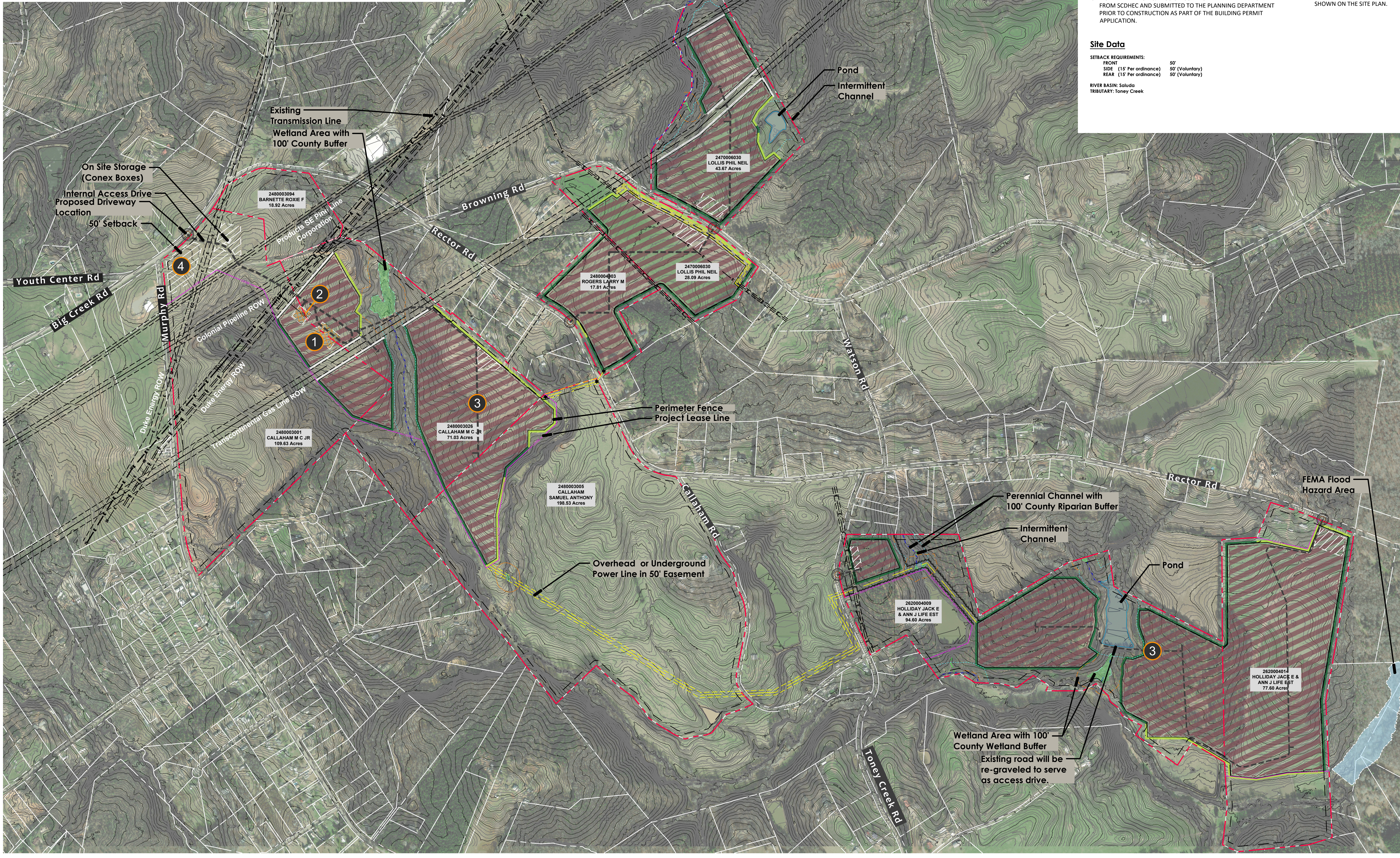
NOTES

1. APPLICANT LUMINARY HOLDINGS, LLC ("APPLICANT") REQUESTS APPROVAL OF ITS APPLICATION FOR A COMMERCIAL LAND USE PERMIT TO ALLOW THE DEVELOPMENT OF REAL PROPERTY IDENTIFIED AS ALL OR PORTIONS OF ANDERSON COUNTY PARCEL IDENTIFICATION NUMBERS 2480003001, 2480003026, 2480004003, 2470006030, 2470006030, 2480003005, 2620004009, 2620004014 (THE "SITE") FOR THE FOLLOWING USES:
 - a. AS A GROUND MOUNTED SOLAR ENERGY SYSTEM ("SOLAR ENERGY SYSTEM") DEVELOPED IN ACCORDANCE WITH THIS SITE PLAN;
 - b. ANY AND ALL ACCESSORIES USES RELATED TO PERMITTED PRINCIPAL USES.
2. THE PURPOSE OF THIS SITE SPECIFIC DEVELOPMENT PLAN IS TO DEPICT THE LAYOUT OF THE SOLAR ENERGY SYSTEM AND ITS INTERCONNECTION TO THE EXISTING POWER INFRASTRUCTURE, ("SITE PLAN"). THE ZONING ADMINISTRATOR MAY APPROVE MINOR MODIFICATIONS TO THE SITE PLAN REGARDING THE LOCATIONS AND QUANTITY OF RACKING, NUMBER AND LOCATION OF INVERTERS, FENCING, ACCESS AISLES, DRIVEWAYS, AND UNDERGROUND ELECTRIC INTERCONNECTION ROUTING UPON THE COMPLETION OF FINAL ENGINEERING DRAWINGS FOR THE FACILITY. HOWEVER, ALL SUCH MINOR MODIFICATIONS TO THE FINAL SITE PLAN SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF THE ANDERSON COUNTY ZONING ORDINANCE AS VERIFIED BY THE ZONING ADMINISTRATOR PRIOR TO ISSUING A BUILDING PERMIT.
3. TOPOGRAPHIC DATA & EXISTING IMPROVEMENTS SHOWN ON THIS PLAN IS PER PUBLICLY AVAILABLE DATA SOURCES.
4. THE PROPERTY SHOWN HEREON DOES NOT CONTAIN SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (I.E. 100-YR. EVENT) PER FEMA FIRM MAP NO. 45007C0290E, 45007C0279E & 45007C0291E DATED SEPT 29, 2011.
5. UTILITY LINES AND SERVICES SHOWN HEREON ARE APPROXIMATE PER AERIAL PHOTOGRAPHY OR AS REPORTED BY VARIOUS RESPONSIBLE PARTIES. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED. CALL SC ONE CALL CENTER BEFORE DIGGING AT 811.
6. A SEDIMENTATION & EROSION CONTROL PERMIT WILL BE OBTAINED FROM SCDHEC AND SUBMITTED TO THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION AS PART OF THE BUILDING PERMIT APPLICATION.
7. A DRIVEWAY PERMIT WILL BE APPROVED BY SCDOT PRIOR TO BEGINNING CONSTRUCTION. FINAL DRIVEWAY LOCATION(S) & REQUIREMENTS ARE SUBJECT TO PERMIT REVIEW AND APPROVAL.
8. AN EMERGENCY SHUT-OFF MECHANISM IS REQUIRED AND NOTICE OF ITS LOCATION SHOULD BE SUBMITTED TO ANDERSON COUNTY EMERGENCY MANAGEMENT. THE MECHANISM SHALL BE CLEARLY IDENTIFIED AND UNOBSTRUCTED.
9. SOLAR COLLECTION DEVICES SHALL BE DESIGNED AND LOCATED TO AVOID GLARE OR REFLECTION ONTO ADJACENT PROPERTIES AND ADJACENT ROADWAYS AND SHALL NOT INTERFERE WITH TRAFFIC OR CREATE A SAFETY HAZARD.
10. THE LOCATION OF DRIVEWAYS, FENCING, INTERNAL ROADS, ARRAY RACKING, INVERTERS, AND INTERCONNECTION EQUIPMENT ARE SHOWN CONCEPTUALLY ON THIS PLAN AND ARE SUBJECT TO CHANGE AS PART OF THE PROJECT'S FINAL CONSTRUCTION DESIGN PHASE HOWEVER ANY SUCH CHANGES SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE. ALL BUFFERS AND SETBACKS WILL BE LOCATED AS SHOWN. ALL RACKING AND INVERTERS SHALL BE LOCATED WITHIN THE ENVELOPE SHOWN ON THE PLAN. THE RACKING SYSTEMS WILL BE EITHER FIXED TILT OR TRACKING SYSTEMS. ADDITIONAL REQUIREMENTS OF ORDINANCE WILL BE PROVIDED AT SUCH TIME THE BUILDING PERMIT IS APPLIED FOR PRIOR TO CONSTRUCTION COMMENCING.
11. PROPOSED ACCESS GATE(S) AND FENCING ARE MINIMUM 7 FOOT TALL WILDLIFE-PERMEABLE FENCING. OPTIONAL DESIGN WITH 6' TALL WILDLIFE-PERMEABLE FENCING WITH 3 STRANDS OF BARBED WIRE FOR TOTAL HEIGHT OF 7'. PERIMETER FENCING SHALL HAVE WARNING SIGNS SPACED UNIFORMLY AROUND THE PERIMETER. PROVIDE KNOX BOX AT EACH VEHICULAR GATE FOR USE BY COUNTY EMERGENCY / FIRE DEPARTMENT.
12. APPLICANT RESERVES THE RIGHT TO CONSTRUCT THE SOLAR ENERGY SYSTEM ON LESS THAN THE ENTIRE SITE SUBJECT TO COMPLIANCE WITH APPLICABLE SET BACK AND BUFFER REQUIREMENTS.
13. INVERTERS SHALL BE LOCATED AT LEAST 150' INSIDE THE ARRAY ENVELOPE AREA.
14. APPLICANT WILL PROVIDE A MINIMUM 20 FOOT BUFFER OF EXISTING VEGETATION AND/OR PLANTED BUFFER TO SCREEN AS GENERALLY SHOWN ON THE SITE PLAN.

Site Data

SETBACK REQUIREMENTS:
 FRONT: 50'
 SIDE (15' Per ordinance) 50' (Voluntary)
 REAR (15' Per ordinance) 50' (Voluntary)

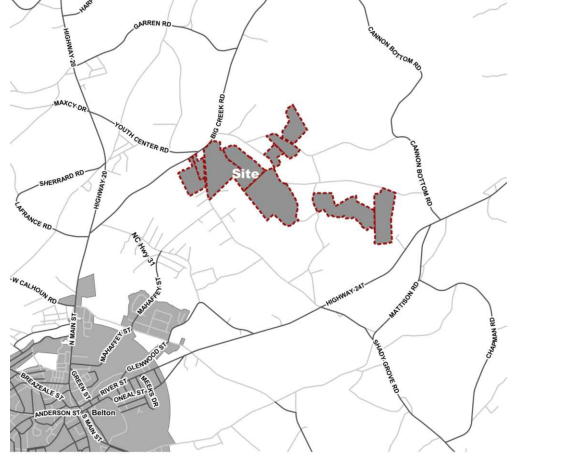
RIVER BASIN: Saluda
 TRIBUTARY: Toney Creek



SEAL:



VICINITY MAP



REVISIONS:

NO	DATE	DESCRIPTION

PROJECT TITLE:
 Luminary Holdings, LLC

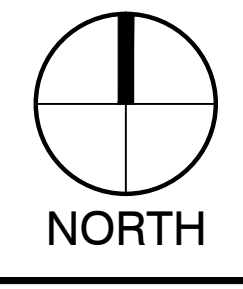
PROJECT LOCATION:
 Anderson County
 South Carolina

SHEET TITLE & DESCRIPTION:
 Site Plan - Overall

Site Plan



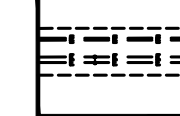
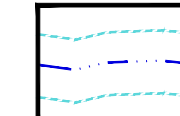
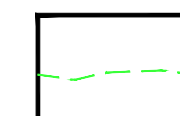
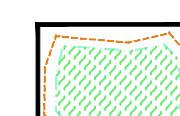


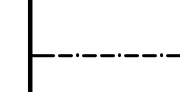
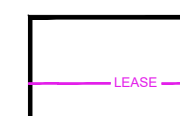


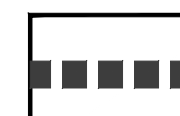







PROJ NUM:	
DES:	AES
DWN:	E. CORMIER
CHK:	S. THOMPSON
APV:	
DATE:	18 August 2025
SCALE:	

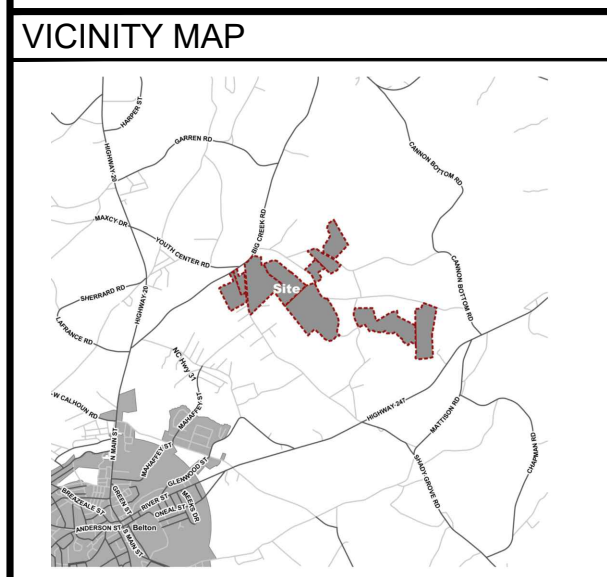
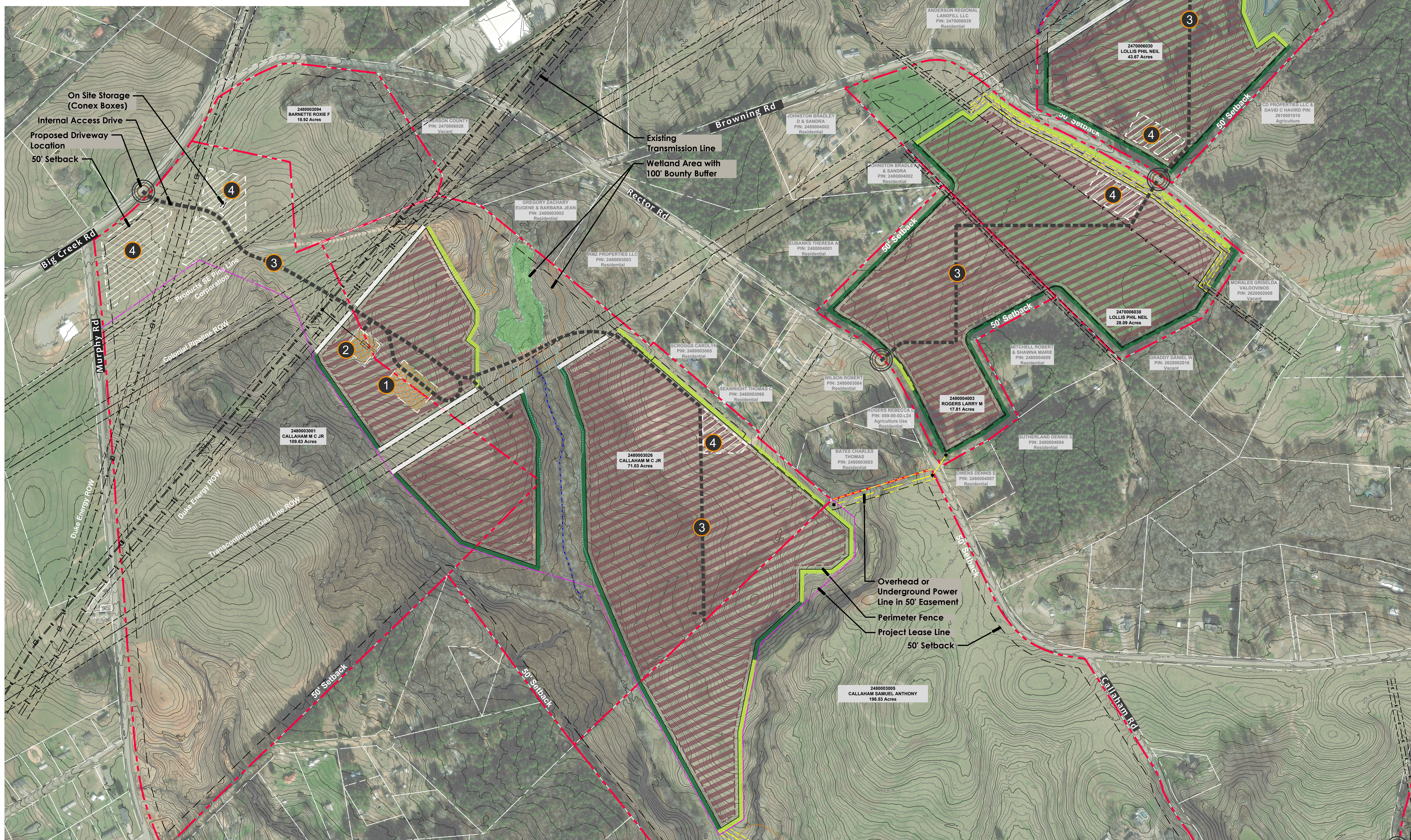
SHEET NO:	SP-1	REV:	
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Legend

-  Project Subject Parcel Area
-  Solar Panel & Equipment Envelope Area
-  Existing Transmission Line
-  Perennial Channel with 100' County Riparian Buffer
-  Intermittent Channel
-  Wetland Area with 100' County Wetland Buffer
-  Pond
-  FEMA Flood Hazard Area
-  50' Setback
-  Project Lease Line
-  Perimeter Fence
-  Proposed Driveway Location
-  Internal Access Drive
-  Proposed Vegetation Buffer Planting Area
-  Existing Vegetation to Serve as Vegetation Buffer
-  No Vegetation Buffer Based on Existing Conditions
-  1 PROJECT SUBSTATION
-  2 UTILITY SWITCHYARD
-  3 GRAVEL ACCESS DRIVE
-  4 TEMPORARY STAGING, PARKING AND OPERATION YARD



REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT TITLE:
 Luminary Holdings, LLC

PROJECT LOCATION:
 Anderson County
 South Carolina

SHEET TITLE & DESCRIPTION:
 Site Plan - North

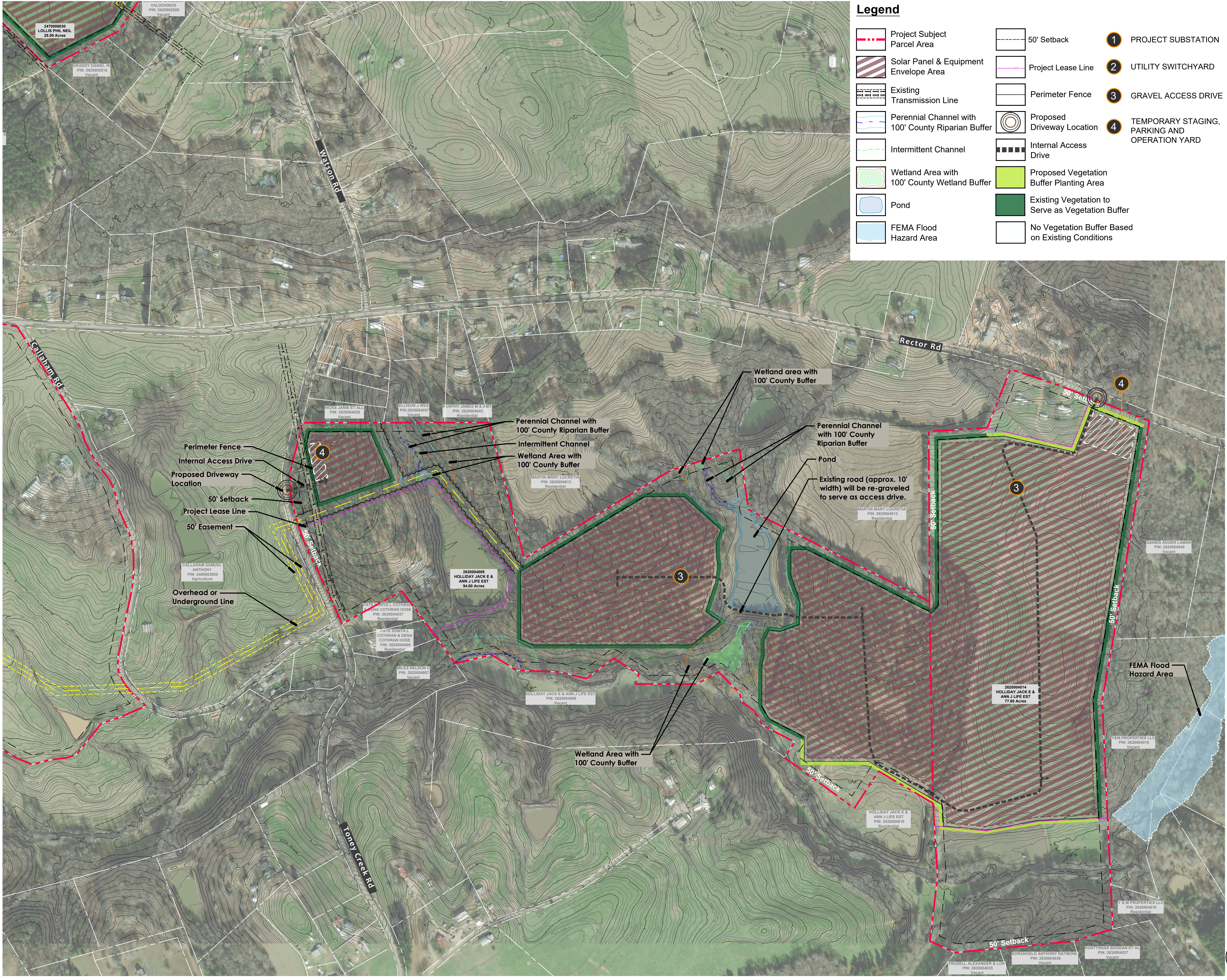
Site Plan

PROJ. NUM:	
DES:	AES
DWN:	E. CORMIER
CHK:	S. THOMPSON
APV:	
DATE:	18 August 2025
SCALE:	

SHEET NO:	SP-2	REV:	
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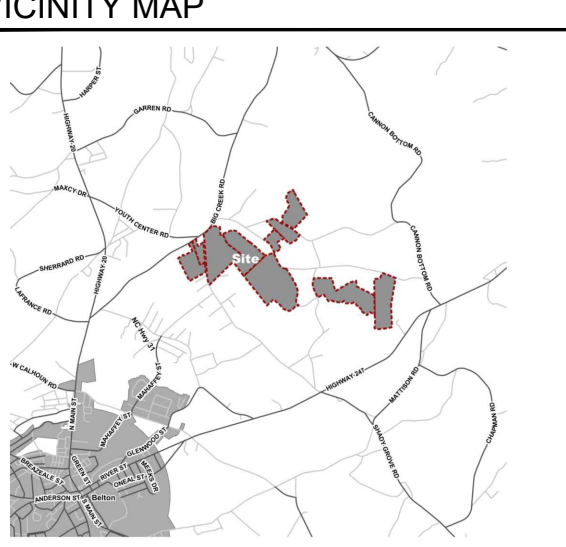
Legend

- Project Subject Parcel Area
- Solar Panel & Equipment Envelope Area
- Existing Transmission Line
- Perennial Channel with 100' County Riparian Buffer
- Intermittent Channel
- Wetland Area with 100' County Wetland Buffer
- Pond
- FEMA Flood Hazard Area
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- No Vegetation Buffer Based on Existing Conditions
- PROJECT SUBSTATION
- UTILITY SWITCHYARD
- GRAVEL ACCESS DRIVE
- TEMPORARY STAGING, PARKING AND OPERATION YARD

925 Tuckaseegee Road, Suite 100
Charlotte, NC 28208
(704) 574 - 7631

117 HEARTHSTONE DRIVE
Aiken, SC 29803
PHONE: (803) 641-6620

SEAL:



REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT TITLE:
Luminary Holdings, LLC

PROJECT LOCATION:
Anderson County
South Carolina

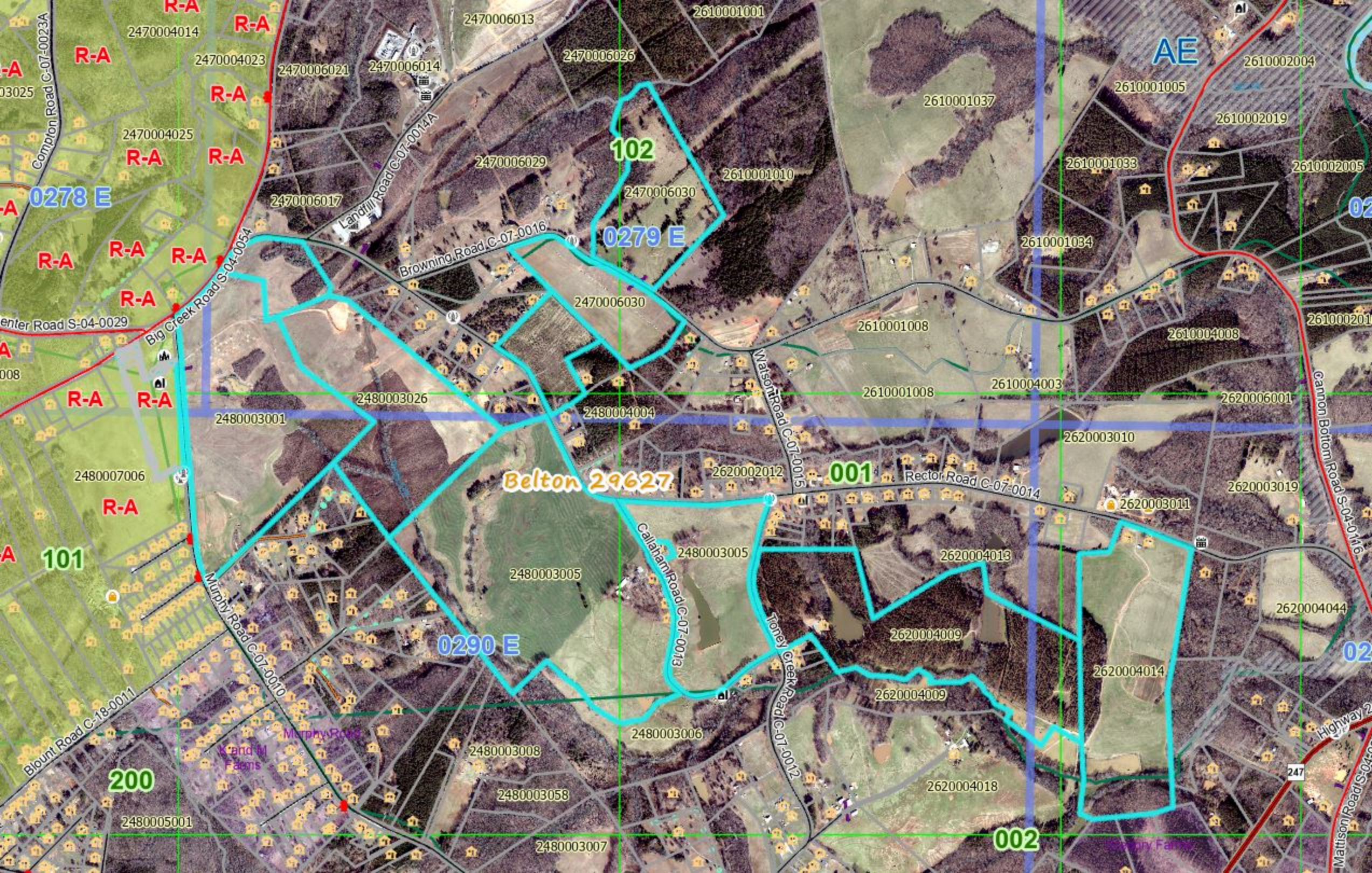
SHEET TITLE & DESCRIPTION:
Site Plan - South

Site Plan

PROJ. NUM:	
DES:	AES
DWN:	E. CORMIER
CHK:	S. THOMPSON
APV:	
DATE:	18 August 2025
SCALE:	SCALE: 1" = 200'
	0 100' 200' 400'
SHEET NO:	SP-3
REV:	

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Belton 29627

102

0279 E

0290 E

001

002

101

200

Murphy Farms

AE

0278 E

02

02

247

Compton Road C-07-0023A

Big Creek Road S-04-0054

Landmill Road C-07-0014A

Browning Road C-07-0016

Watson Road C-07-0015

Callahan Road C-07-0013

Toney Creek Road C-07-0012

Blount Road C-18-0011

Murphy Road C-07-0010

Rector Road C-07-0014

Cannon Bottom Road S-04-0116

Mattison Road S-04-0110

Highway 2

Center Road S-04-0029

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Center Road S-04-0029

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Center Road S-04-0029

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Compton Road C-07-0023A

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008

**LAND USE REVIEW
PUBLIC HEARING**

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

864-260-4719

Anderson County Planning Commission

December 9, 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

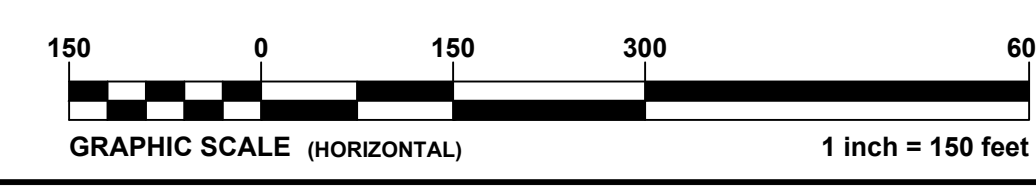
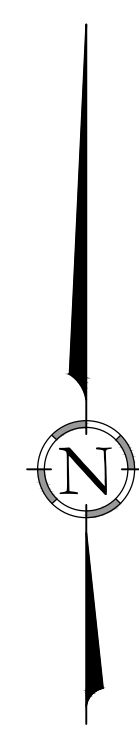
PROPOSED LEGEND

- 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@lpa-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_Cat.dwg | Layout: C-103 PRELIM PLAN
 Sep 26, 2025 at 16:45 by MKY





**Anderson
29625**

005

0236 F

R-20

R-20

R-20

I-1

I-1

Cortland Lane C-09-01288

Old Denver Road S-04-0062

Green Tree Road S-04-0151

Old Pearman Dairy Road S-04-0971

5542 5548 Apt B
5536 5532 Apt B
5528 Apt B
5538 Apt A
5532 Apt A
5540 538 5536 5530 528 Apt A
5530 5526 Apt A

940008006
Mergon

5301 #B Concrete Supply



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: [Steve Kelly](#)
To: [Tim Cartee](#)
Subject: RE: Station Place Subdivision
Date: Wednesday, October 1, 2025 12:33:33 PM
Attachments: [image001.png](#)

No Issues noted

From: Tim Cartee <tcartee@andersoncountysc.org>
Sent: Tuesday, September 30, 2025 2:04 PM
To: Steve Kelly <askelly@andersoncountysc.org>; ahamby@acfd.org
Subject: Station Place Subdivision

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

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

Thanks,

Tim Cartee

Land Development Administrator

O: 864-260-4719

F: 864-260-4795

tcartee@andersoncountysc.org

Development Standards

401 E. River Street

Anderson, SC 29624





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:
<u>DEPOT LANE</u>	<u>NAME APPROVED</u>
<u>WHISTLE WAY</u>	<u>NAME APPROVED</u>
<u>IRON HORSE LANE</u>	<u>NAME APPROVED</u>
<u>FLAG STOP LANE</u>	<u>NAME APPROVED</u>



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 TOTAL ENROLLMENT

	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
PK	399	456	463	472	472	472	472	472	472	472	472	472	472	472
K	851	857	880	843	869	855	843	849	866	876	882	891	900	909
1	940	904	889	906	888	903	889	876	882	892	902	908	917	926
2	986	906	892	888	910	882	897	884	871	877	891	904	910	919
3	984	985	892	900	897	921	887	902	893	880	885	899	911	917
4	960	987	987	904	903	900	918	884	896	887	877	882	895	907
5	931	967	985	1003	912	899	894	915	882	894	885	875	880	893
Total PK-5	6051	6062	5988	5916	5851	5832	5800	5782	5762	5778	5794	5831	5885	5943
6	1005	911	920	959	1032	921	916	911	934	913	927	921	910	916
7	1032	1011	919	909	962	1036	922	917	912	939	918	932	926	915
8	1020	1017	983	926	915	967	1043	927	922	920	948	927	941	935
Total: 6-8	3057	2939	2822	2794	2909	2924	2881	2755	2768	2772	2793	2780	2777	2766
9	1126	1137	1139	1148	1058	1047	1102	1188	1058	1056	1048	1086	1061	1077
10	957	1029	1002	974	1020	937	928	976	1053	942	941	933	968	946
11	836	802	910	839	878	922	844	837	878	949	850	850	840	874
12	743	733	700	817	800	839	879	807	800	841	907	814	813	806
Total: 9-12	3662	3701	3751	3778	3756	3745	3753	3808	3789	3788	3746	3683	3682	3703
Total PK-12	12770	12702	12561	12488	12516	12501	12434	12345	12319	12338	12333	12294	12344	12412
Total PK-12	12770	12702	12561	12488	12516	12501	12434	12345	12319	12338	12333	12294	12344	12412
Change		-68	-141	-73	28	-15	-67	-89	-26	19	-5	-39	50	68
%-Change		-0.5%	-1.1%	-0.6%	0.2%	-0.1%	-0.5%	-0.7%	-0.2%	0.2%	0.0%	-0.3%	0.4%	0.6%
Total: PK-5	6051	6062	5988	5916	5851	5832	5800	5782	5762	5778	5794	5831	5885	5943
Change		11	-74	-72	-65	-19	-32	-18	-20	16	16	37	54	58
%-Change		0.2%	-1.2%	-1.2%	-1.1%	-0.3%	-0.5%	-0.3%	-0.3%	0.3%	0.3%	0.6%	0.9%	1.0%
Total: 6-8	3057	2939	2822	2794	2909	2924	2881	2755	2768	2772	2793	2780	2777	2766
Change		-118	-117	-28	115	15	-43	-126	13	4	21	-13	-3	-11
%-Change		-3.9%	-4.0%	-1.0%	4.1%	0.5%	-1.5%	-4.4%	0.5%	0.1%	0.8%	-0.5%	-0.1%	-0.4%
Total: 9-12	3662	3701	3751	3778	3756	3745	3753	3808	3789	3788	3746	3683	3682	3703
Change		39	50	27	-22	-11	8	55	-19	-1	-42	-63	-1	21
%-Change		1.1%	1.4%	0.7%	-0.6%	-0.3%	0.2%	1.5%	-0.5%	0.0%	-1.1%	-1.7%	0.0%	0.6%

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

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 (Number of Students)	Forecasted Enrollment at 135-Day Enrollment (FY 2033-2034)	% of Target Capacity	Enrollment Number vs. Target Capacity (Number of Students)

Current Facilities - ELEMENTARY SCHOOLS

School	Building Size (Gross SF)	Grade Levels	Theoretical Capacity	Maximum Capacity	Target Capacity	Current Year Enrollment (FY 2024-2025)	% of Target Capacity	Current Year Enrollment Number vs. Target Capacity	Baseline 5-Year Forecast (FY 2028-2029)	% of Target Capacity	Enrollment Number vs. Target Capacity (Number of Students)	Baseline 10-Year Forecast (FY2033-2034)	% of Target Capacity	Enrollment Number vs. Target Capacity (Number of Students)
Calhoun Academy of the Arts	115,556	4k- 5th	840	739	702	416	59%	-286	456	65%	-246	474	67%	-228
Centerville Elementary School	92,945	4k- 5th	942	827	786	539	69%	-247	542	69%	-244	586	75%	-200
Concord Elementary School	92,945	4k- 5th	900	791	751	620	83%	-131	650	87%	-101	663	88%	-88
Homeland Park Primary School	70,758	4k- 2nd	446	396	376	405	107%	29	431	115%	55	444	118%	68
McLees Elementary School	128,900	4k- 5th	1,070	957	909	551	61%	-358	522	57%	-387	534	59%	-375
Midway Elementary School	151,730	4k- 5th	1,437	1,270	1,206	687	57%	-519	681	56%	-525	690	57%	-516
New Prospect Elementary	81,041	4k- 5th	733	653	620	422	68%	-198	441	71%	-179	465	75%	-155
Nevitt Forest Elementary School	80,194	4k- 5th	668	587	558	541	97%	-17	543	97%	-15	562	101%	4
North Pointe Elementary School	134,038	4k- 5th	784	698	663	505	76%	-158	440	66%	-223	453	68%	-210
Varenes Elementary School	95,566	3rd- 5th	727	646	614	387	63%	-227	359	58%	-255	377	61%	-237
Whitehall Elementary School	97,566	4k- 5th	670	601	571	508	89%	-63	527	92%	-44	543	95%	-28
Subtotal	1,141,239				7,756	5,581	72%	-2,175	5,592	72%	-2,164	5,791	75%	-1,965

Calculating Campus Capacity

School	Building Size (Gross SF)	Grade Levels	CAPACITY		
			Theoretical Capacity	Maximum Capacity	Target Capacity

Comparative Analysis

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

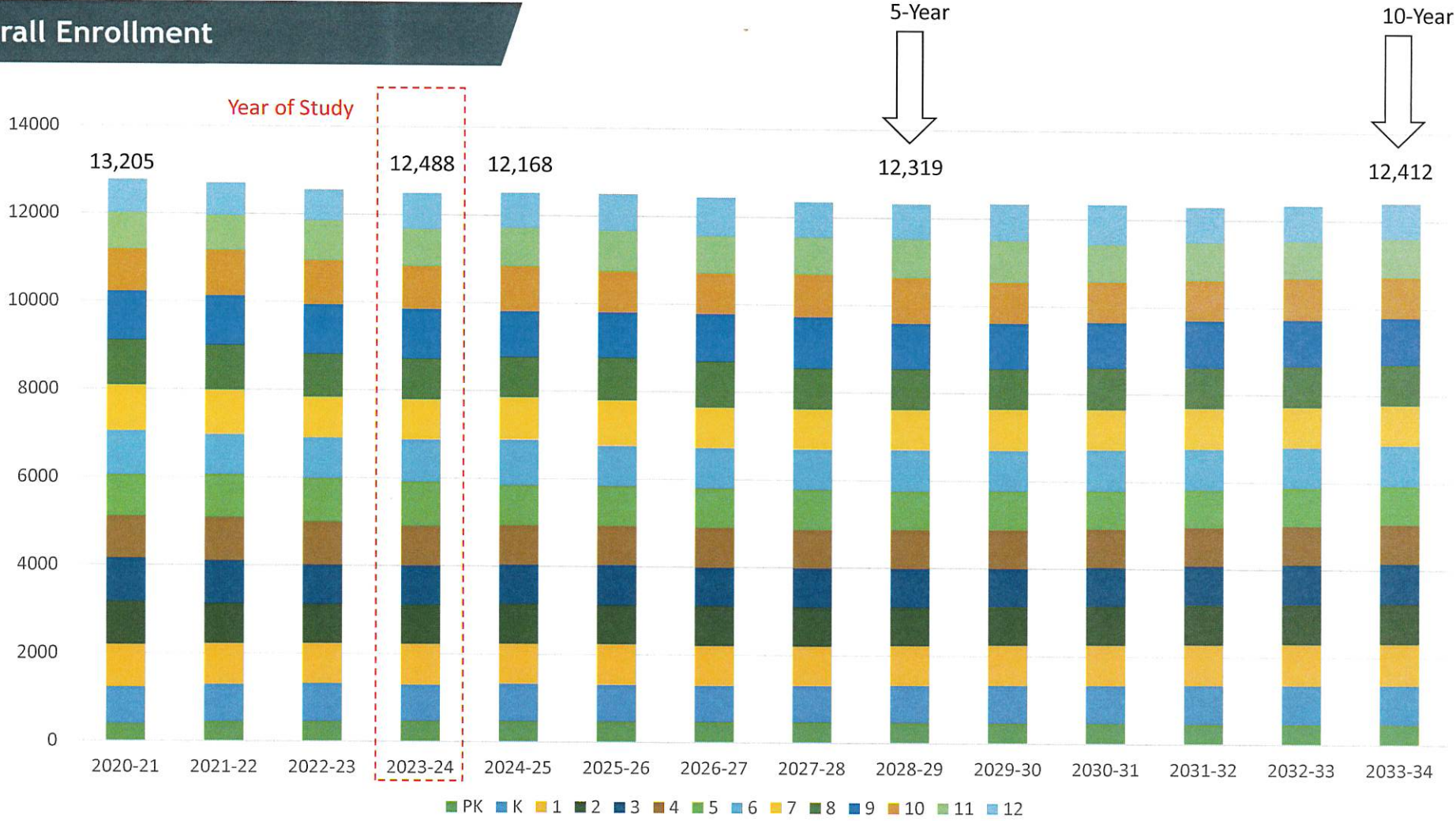
Current Facilities - MIDDLE SCHOOLS

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



PLANNING COMMISSION PUBLIC HEARINGS MEETING SCHEDULE 2026

Due to the necessity of running advertisements and placing signs, below are strict deadlines for application submission. If an applicant does not meet the required deadline, the application will still be accepted but may not be heard at the next month's meeting.

DEADLINE FOR REZONING APPLICATIONS DUE BY 3PM CONTACT DEVELOPMENT STANDARDS AT (864)260-4719	DEADLINE FOR SUBDIVISION & LAND USE REVIEW APPLICATIONS. APPLICATIONS DUE BY 3PM CONTACT DEVELOPMENT STANDARDS AT (864)260-4719	LEGAL AD SUBMITAL DATES FOR THE INDEPENDENT MAIL, SEND BEFORE 12PM	AD PUBLISHED, SIGNS PLACED, POSTCARDS SENT OUT OT RESIDENTS WITHIN 2,000 FEET	PLANNING COMMISSION MEETING DATES 6PM HISTORIC COURTHOUSE 101 S MAIN ST ANDERSON, SC 29624
DECEMBER 01, 2025	NOVEMBER 20, 2025	DECEMBER 17, 2025	DECEMBER 23, 2025	JANUARY 13, 2026
JANUARY 02, 2026	DECEMBER 20, 2025	JANUARY 21, 2026	JANUARY 27, 2026	FEBUARY 10, 2026
FEBUARY 02, 2026	JANUARY 20, 2026	FEBUARY 18, 2026	FEBUARY 24, 2026	MARCH 10, 2026
MARCH 02, 2026	FEBUARY 20, 2026	MARCH 25, 2026	MARCH 31, 2026	APRIL 14, 2026
APRIL 01, 2026	MARCH 20, 2026	APRIL 22, 2026	APRIL 28, 2026	MAY 12, 2026
MAY 01, 2026	APRIL 20, 2026	MAY 19, 2026	MAY 25, 2026	JUNE 09, 2026
JUNE 01, 2026	MAY 20, 2026	JUNE 24, 2026	JUNE 30, 2026	JULY 14, 2026
JULY 01, 2026	JUNE 20, 2026	JULY 22, 2026	JULY 28, 2026	AUGUST 11, 2026
AUGUST 03, 2026	JULY 20, 2026	AUGUST 19, 2026	AUGUST 25, 2026	SEPTEMBER 08, 2026
SEPTEMBER 01, 2026	AUGUST 20, 2026	SEPTEMBER 23, 2026	SEPTEMBER 29, 2026	OCTOBER 13, 2026
OCTOBER 01, 2026	SEPTEMBER 20, 2026	OCTOBER 21, 2026	OCTOBER 27, 2026	NOVEMBER 10, 2026
NOVEMBER 02, 2026	OCTOBER 20, 2026	NOVEMBER 18, 2026	NOVEMBER 24, 2026	DECEMBER 08, 2026
DECEMBER 01, 2026	NOVEMBER 20, 2026	DECEMBER 23, 2026	DECEMBER 29, 2026	JANUARY 12, 2027