

# Anderson County Planning Commission

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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

January 13, 2026  
Regularly Scheduled Meeting  
6:00 PM

## AGENDA

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Approval of Agenda
5. Approval of Minutes – Minutes will be forthcoming
6. Public Hearings:
  - A. Rezoning Request: Request to rezone from R-20 to IZD. Located at Oak Hill Drive. / TMS 147-00-04-010 **(Council District 1)**
    1. Staff Presentation
    2. Developer Presentation
    3. Public Hearing – Citizen Comments
  - B. Land Use: Rainey Road Retail Substation; for the use of an Electrical Substation. Located at Highway 29 South. / TMS 52-00-04-030 and -056 **(Council District 3)**
    1. Staff Presentation
    2. Developer Presentation
    3. Public Hearing – Citizen Comments
  - C. Variance Request: Bon Secours; for a waiver on Right-of-Way improvements. Located at Three Bridges Road and Roe Road. / TMS 236-00-01-003. **(Council District 6)**
    1. Staff Presentation
    2. Developer Presentation
    3. Public Hearing – Citizen Comments
7. New Business: None
8. Public Comments, non-agenda items – 3 minutes limit per speaker
9. Adjournment

**Anderson County Planning Commission  
Staff Report-Rezoning January 13, 2026**

Applicant: Ridgewater Engineering & Surveying  
Current Owner: Sara M. Moore  
Precinct: Hopewell Precinct  
Council District: One (1)  
TMS#: 147-00-04-010  
Acreage: +/- 7.28 acres  
Zoning History: Ordinance # 1999-004 zoned the precinct to R-20.  
Current Zoning: R-20 (Residential Single-Family)  
Requested Zoning: Innovative Zoning District (IZD)

The IZD district is established to allow flexibility in development that will result in improved design, character, and quality of new developments as well as preserve natural and scenic features of open spaces. The innovative zoning district regulations must encourage innovative site planning for residential, commercial, institutional, or industrial development within the district.

It should be emphasized that these provisions are not to be used to circumvent the intent or use of conventional zoning classifications as set forth in chapter 70 of the Anderson County Code of Ordinances [this chapter]. The innovative zoning district is intended to provide characteristics that are harmonious with surrounding communities that could not be achieved through conventional zoning classifications.

Each application for IZD zoning shall be reviewed based on its own merit. It is recognized that some concepts will be more appropriate than others and the approval of an application in one location does not necessarily indicate the development will be applicable in other locations.

Surrounding Zoning: North: R-M  
South: R-20  
East: R-20  
West: C-2

Current Land Use Map: Use Map indicates Residential use.

Future Land Use Map: Use Map indicates Residential use.

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

Public Outreach: Staff hereby certify the existing parcel that the required public notification actions have been completed on December 23, 2025 as follows:

Rezoning notification postcards were sent to 383 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-25-1**

Submitted On: Jun 20, 2025

**Applicant**

👤 Wesley White  
☎ 864-634-4399  
@ info@ridgewatereng.com

**Primary Location**

Point Location: 34.5597, -82.6232

**Applicant/Owner Information****Is applicant the same as the owner?**

No

**Owner Street Address**

741 Bishop Branch Rd

**Owner State**

SC

**Owner Phone Number**

864-934-9600

**Owner Name**

Sara Moore

**Owner City**

Central

**Owner Zip Code**

29630

**Owner Email**

lnd4sc@gmail.com

**Project Information****County Council District**

1

**Total Acreage**

7.28

**Current Zoning**

R-20: Single-Family Residential - Min. 20,000 sf

**Purpose of Rezoning**

single-family residential

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

No

**School District**

5

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**

IZD: Innovative Zoning District

**Additional Information or Comments**

n/a

**If you indicated no, your digital signature is required.**

true

**Public Hearing Schedule****Verification of Acknowledgement**

true

**Planning Commission Meetings****Verification of Acknowledgement**

true

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**For Office Use Only**

**Planning Commission Public Hearing**

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**County Council Public Hearing - 1st Reading**

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**County Council Public Hearing - 2nd Reading**

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**County Council Public Hearing - Final Reading and Adoption**

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**Planning Commission Decision**

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**County Council 1st Reading Decision**

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**County Council 2nd Hearing Decision**

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**County Council Final Reading and Adoption Decision**

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# Rezoning Application

## Anderson County Planning & Development

Date of Submission

Approved/Denied

### Applicant's Information

Applicant Name: Ridgewater Engineering & Surveying, Attn: Wesley White  
Mailing Address: PO Box 806, Anderson, SC 29621  
Telephone: 864-226-0980  
Email: wesley@ridgewatereng.com

### Owner's Information (If Different from Applicant)

Owner Name: Sara M. Moore  
Mailing Address: 741 Bishop Branch Rd., Central, SC 29630  
Telephone: 864-934-9600  
Email: Ind4sc@gmail.com

### 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:



6-20-25

Owner's Signature

Date

### Project Information

Property Location: Oak Hill Dr, Anderson, SC  
Parcel Number(s)/TMS: 1470004010  
County Council District: One School District: Five  
Total Acreage: 7.28 Current Land Use: Vacant  
Requested Zoning: IZD Current Zoning: R-20  
Purpose of Rezoning: single-family residential development

Are there any Private Covenants or Deed Restrictions on the

Yes

No

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



Applicant's Signature

6-20-25

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.



Applicant's Signature

6-20-25

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 REZONING APPLICATION NARRATIVE

Please provide a narrative below, describing the proposed use of the property including, but not limited to:

1. General description of proposed use;
2. Plans for protection of abutting properties, if applicable;
3. Any additional information deemed reasonable for review.

## 1. General description of proposed use

Applicant proposes a 30 lot single-family residential development on approximately 7.28-acres parcel. The lots will be a minimum of 5,000 SF with a density of 4.12 lots/acre. The project will include open space/common areas with amenities to encourage active living.

## 2. Plans for protection of abutting properties

A 25' perimeter setback has been shown to prevent structures near the adjacent properties. The property is surrounded by R-20 zoning to the east and south, R-M zoning to the north, and C-2 zoning to the west. Conversion of this small parcel into IZD will serve as a unique transition zoning and buffer between the existing residential zoning to the east and south.

## 3. Any additional information deemed reasonable for review

This parcel is smaller in size and limited by the existing R-20 zoning. With it's direct access to the East West Parkway Trail, it's an ideal location for a project that utilizes IZD zoning to create an active living development that encourages utilization of this trail and it's access to nearby locations.



**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](http://www.andersoncountysc.org)

**Subdivision/Development Name and Road Name Approval Form**

Date: 06/19/2025 Expires : 06/19/2028

Developer: SARA M. MOORE

Contact Info: 741 BISHOP BRANCH RD CENTRAL SC 29630 864-934-9600

Email: Lnd4sc#gmail.com

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

Subdivision Name: PARK AT CREEKSIDE NAME APPROVED Parent TMS: 1470004010

Zip Code: ANDERSON 29621 ESN: 137

Road Name: \_\_\_\_\_ Status: \_\_\_\_\_

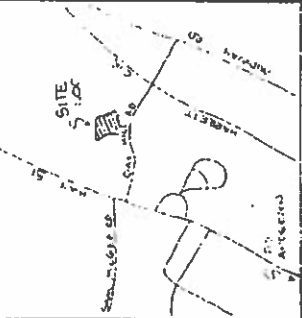
CREEKSIDE COURT **NAME APPROVED**



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

Respectfully,

Anderson County GIS & E911 Addressing Dept



FILED FOR RECORD  
ANDERSON, S.C.  
Mar 21 1 51 PM '95

NOTE:  
7.19 A's will be  
owned by Kenneth  
Webber

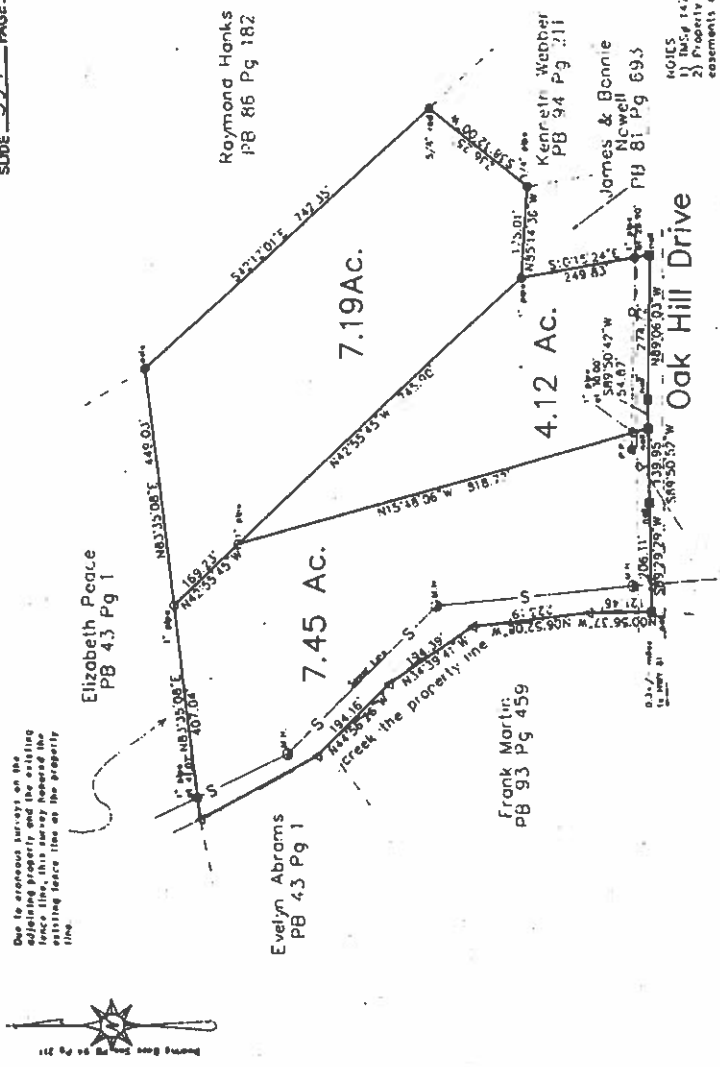
THIS IS NOT A SUBDIVISION AS DEFINED BY  
ANDERSON COUNTY SUBDIVISION REGULATIONS  
SUBDIVISION ADMINISTRATOR  
*[Signature]*  
DATE: 3/15/95

Map # 1198

Survey for  
**John Frank Webber**  
Hopewell Township  
Anderson County South Carolina  
Scale 1" = 200' Date: Jan. 31, 1995

SLIDE 559 PAGE 8-B

06510



Legend  
(Old) (New)  
● Iron Pin  
□ Nail  
▲ Computed Pt.

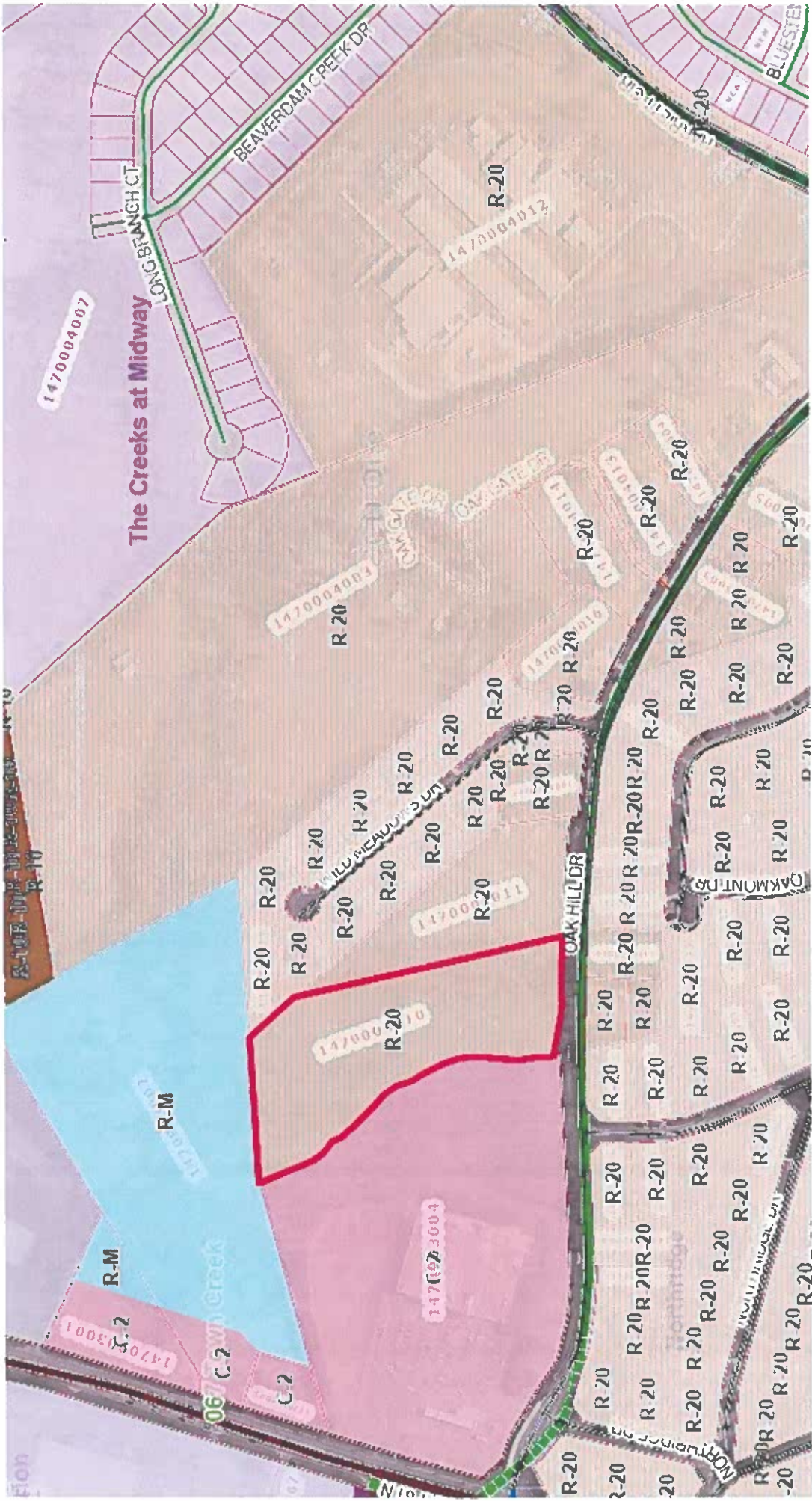
Nu-South  
Surveying Inc.  
111 Anderson Ave.  
Anderson SC 29625  
(803) 224-2754

NOTES  
1) The S&P 147-00-04-002  
2) Property is subject to any and all right-of-way,  
easements and restrictions of record

EXCEEDED THIS 21... DAY  
G. MARTIN, S.E.  
Slide 559, Page 8-B  
Mar 21 1995  
ANDERSON COUNTY, SC

I hereby state that to the best of my knowledge, information,  
and belief, the survey shown herein was made in accordance  
with the requirements of the Standard Code of Practice for  
the Profession of Surveying in South Carolina, and  
the Public Law 93-502, which sets the requirements for a Class A survey  
as defined therein, and that there are no visible encroachments  
or other matters shown on this plan which would affect the  
rights of the parties to the survey.

*[Signature]*  
Earl B. O'Brien R.S. No. 10755



The Creeks at Midway

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1470004012

1470004004

1470004011

1470004010

1470003004

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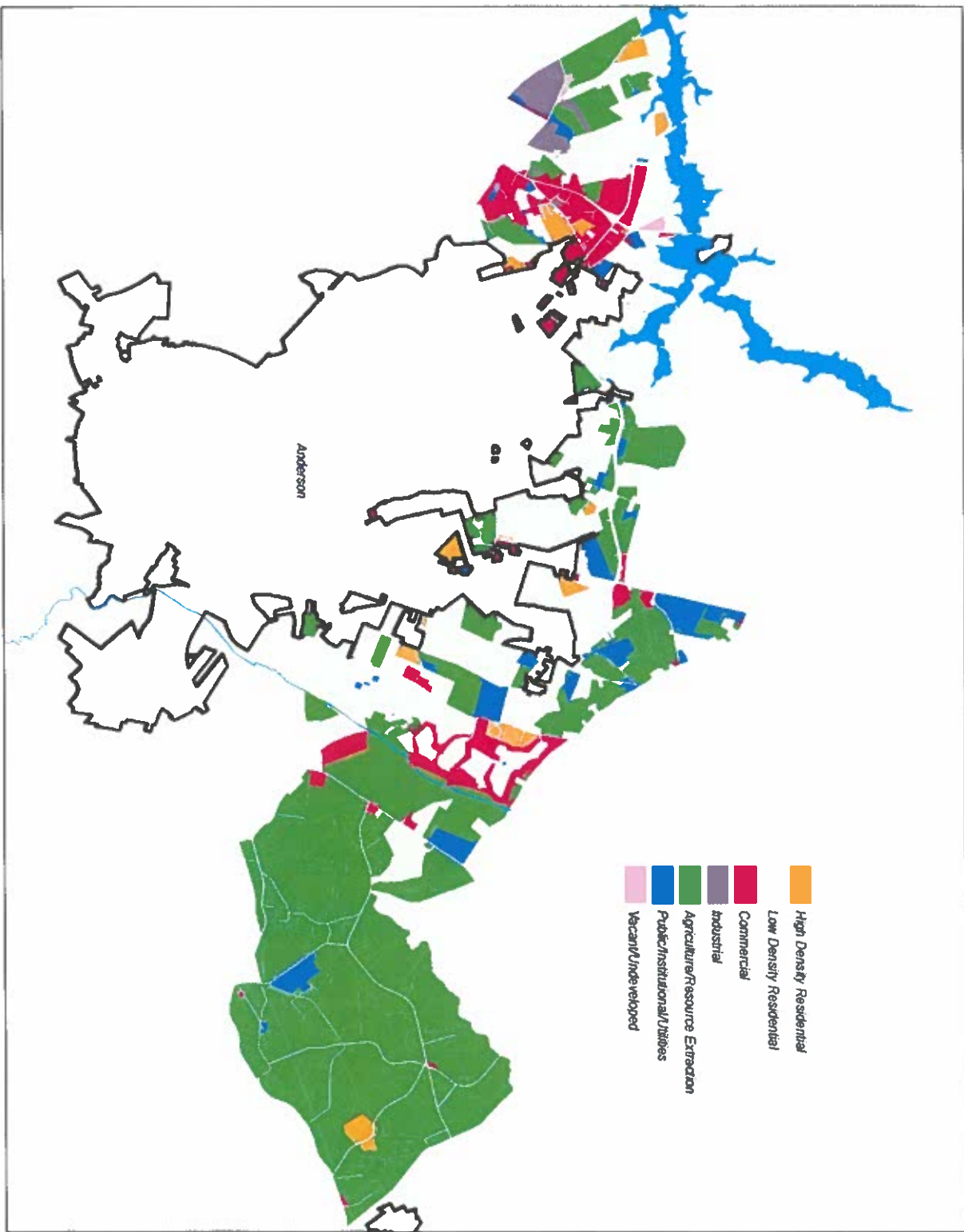
1470003254

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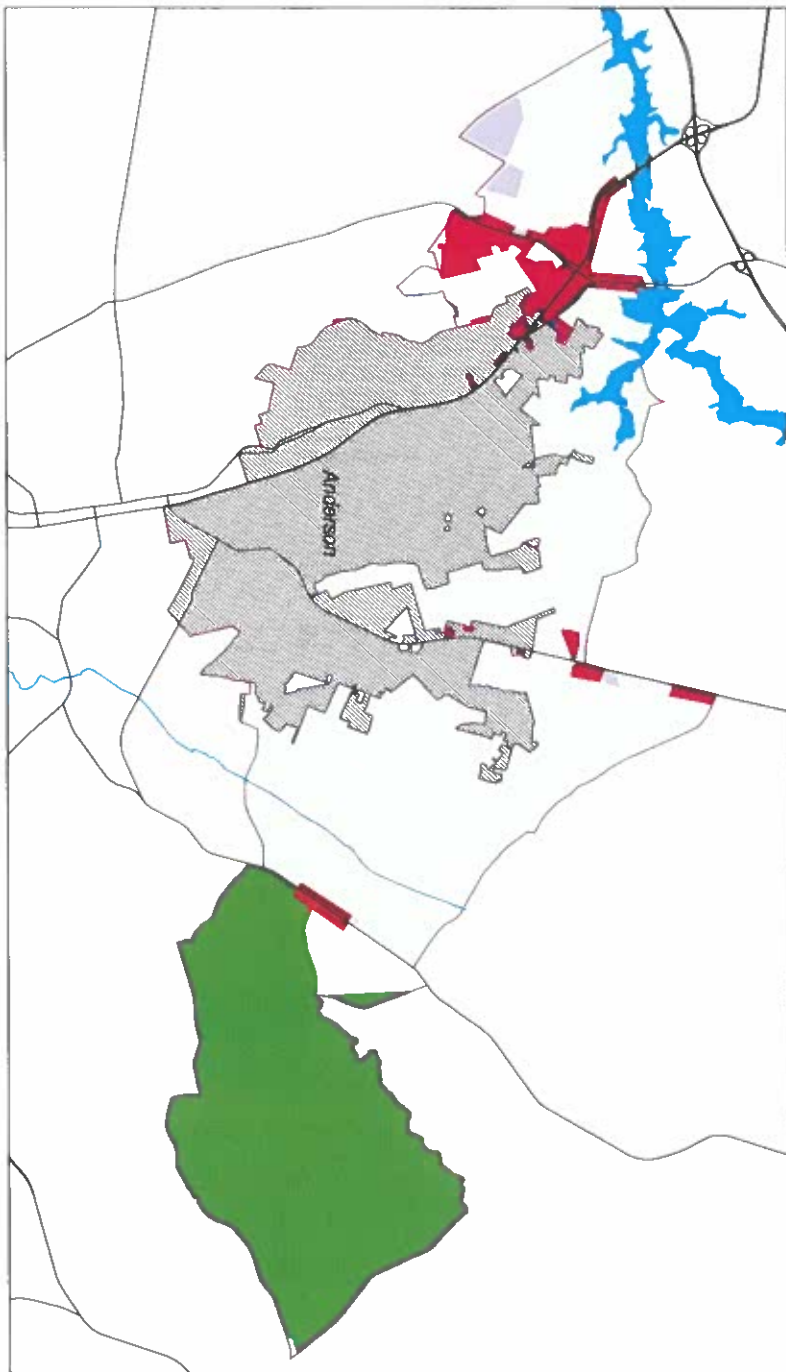


Map 7.2 Current Land Use, Council District 1





Map 7.10 Future Land Use, Council District 1



County Council District 1  
Future Land Use

# **STATEMENT OF INTENT**

**for**

**Park at Creekside  
(Innovative Zoning District “IZD” Rezoning Request)**

**for**

**OWNER**

Sara Moore  
741 Bishop Branch Rd.  
Central, SC 29630

**APPLICANT/ENGINEER/SURVEYOR**

Ridgewater Engineering & Surveying, LLC  
PO Box 806  
Anderson, SC 29622  
J. Wesley White, PE  
864.226.0980  
wesley@ridgewatereng.com

June 20, 2025

## I. PROPERTY DESCRIPTION

Park at Creekside (project) consists of a single parcel located on Oak Hill Dr. and total approximately 7.28-acres and identified by TMS #1470004010. The parcel has direct access to the East West Parkway Trail allowing for an active living lifestyle.

## II. DEVELOPMENT OVERVIEW

The project development plan is to rezone the parcel to utilize the Innovative Zoning District (IZD) zoning classification in lieu of the existing R-20 zoning classification. With R-20 zoning to the east and south, R-M zoning to the north, and C-2 zoning to the west, conversion of this small parcel into IZD will serve as a unique transition zoning and buffer between the existing residential zoning to the east and south. The development will consist of a single access point off Oak Hill Dr. The road within the community will be a public road, constructed to Anderson County standards and dedicated to the County after inspection. The public road serving this development will have rolled curb and gutter. Other infrastructure improvements include public water mains, public sewer mains, storm drainage, and common areas. Common areas may be disturbed and undisturbed open space, walking trails, mail centers, wetlands/waters of the state, amenity areas, and other community gathering areas. These common areas will be owned and maintained by a newly formed Home Owners Association (HOA). The HOA will also be responsible for maintenance of entrance monuments, landscaping, & site lighting. Covenants and Restrictions for the Community will be drafted and recorded at the Anderson County Register of Deeds Office.

## III. DENSITY & PHASING

The overall project will consist of only 30 single-family residential detached lots, utilizing only ±4.98-acres (68.4%) of the overall properties, leaving ±2.3-acres of open space/amenities areas and preserving the wetlands/waters of the state onsite. The minimum proposed lot size is 5,000 SF with an average lot size of 5,590 SF. The proposed density will not exceed 4.12 lots/acre and will be developed in a single phase.

## IV. AMENITIES, LANDSCAPING, BUFFERS

The proposed development includes approximately 2.3-acres of open space, including natural buffers along existing wetlands/waters of the state onsite, with maximum efforts to preserve existing vegetation/trees on the property. A minimum 25' building setback has been established along all property sides, including along Oak Hill Dr. and the East West Parkway Trail. The open space may consist of disturbed and non-disturbed areas, passive open space, walking trails/sidewalk connecting to the East West Parkway Trail, community gathering areas, fire pit, playground area, community gardening areas, and/or other similar uses to be later designed, each of which will encourage active living, walkability, natural beauty, sustainability and/or interaction between residents of the community.

The proposed entrances will be heavily landscaped with new plantings and annual color. With a 25' bufferyard being shown along both sides of the entrance. The existing road frontages and community areas may be landscaped with perennial canopy trees, evergreen shrubs, and/or evergreen bushes. The landscaping plans will be a part of the Final Development Plans submitted to the Anderson County Planning and Development Staff for approval. The owner will construct an internal walking trail/sidewalk that will connect to the existing East West Parkway Trail. The stormwater management areas may be dry or wet depending on water sources once the project progresses to the Final Design Phase. The stormwater management areas may have a fence and/or landscaping around the dike. All open spaces, landscaping, monuments, street lighting, stormwater management areas, and mail centers will be maintained by the HOA respectively.

#### V. PUBLIC UTILITIES

There is a sewer main within the property, to which the project will connect. There is a public water main that will be utilized to serve our development. All new water mains and sewer mains built within the project will be built to public standards and turned over to respective companies to own and maintain. Natural gas/power/phone/internet will be made available by respective providers during the design and construction of the project.

#### VI. SOLID WASTE COLLECTION

Solid waste onsite is currently planned to be collected utilizing the Sutera in-ground waste containment system. A single Sutera unit will be placed in the development. By including the Sutera system, the project will eliminate trash cans on the streets and above ground dumpsters as well as the associated spills, smells, insects and pollution associated with the same. The Sutera system will reduce potential stormwater runoff pollution, creating a more beautiful environment. The Sutera unit is housed in a buried steel and concrete vault. This technology drastically lowers container temperatures so that the trash becomes virtually odorless while the steel eliminates animals and insects from entering the container. The exteriors can be customized with brick, tile, paint, metal, stone, stucco or stamped concrete. Additionally, each unit is equipped with a computer monitoring system to track capacity levels, preventing unnecessary trips and truck traffic entering the neighborhood. Sutera also provides dog waste containment units that can be utilized in the common areas to improve water quality and overall use of these spaces.

#### VII. DEVELOPMENT STANDARDS

1. Permitted Uses: All land and structures contained within the project shall be used for residential purposes only. No commercial uses shall be permitted.
2. Maximum Number of Lots: The maximum number of lots in the project shall be thirty (30).

3. Lot Sizes and Density of Development: The minimum lot size is 5,000 SF or 0.11-acres. The average lot size is 5,590 SF or 0.13-acres. The proposed density is approximately 4.12 lots/acre. The smaller lot sizes allow for greater open space/common area.

**4. Building Setbacks**

All the proposed setbacks for this project are as follows:

- 25' minimum perimeter setback along exterior property. (Setback is measured from the exterior property line and/or dedicated right-of-way line.)
- 25' minimum setback along Oak Hill Dr.
- 20' minimum front yard setback. (For internal public roads)
- 5' minimum side yard setback.
- 20' minimum rear yard setback.

6. Residential Construction and Maintenance: No mobile homes, trailers, campers or tents shall be permitted as permanent dwellings.

9. Public Improvements: The proposed project should have no impacts to the road service level.

**VIII. AMENDMENTS**

Any changes to the provisions set forth herein must be approved by the appropriate Anderson County requirements prior to the implementation of such changes.



# PRELIMINARY PLAT

**OWNER'S CERTIFICATION**  
 I, the owner of the land shown on this plat, hereby certify that the plat is a true and correct representation of the land shown thereon and that the same is in accordance with the provisions of the laws of the State of North Carolina and the provisions of the General Statutes of North Carolina relating to the subdivision of land.

**DESIGN PROFESSIONAL CERTIFICATION**  
 It is hereby certified that this preliminary plat was prepared using a survey of the property prepared by Richard L. Smith, P.E., and dated 11/15/10, and that the same is in accordance with the provisions of the laws of the State of North Carolina and the provisions of the General Statutes of North Carolina relating to the subdivision of land.

**CERTIFICATE OF PROJECT APPROVAL**  
 All applicable requirements of the American Council on Education (ACE) have been met and the project is in compliance with all provisions of the laws of the State of North Carolina and the provisions of the General Statutes of North Carolina relating to the subdivision of land.

**OWNER**  
 Park at Creekside  
 TMS #1470004010

**DATE**  
 6-20-13

**DESIGNED BY**  
 DATE

**CHECKED BY**  
 DATE

**APPROVED BY**  
 DATE



### SITE DATA

TMS # 1470004010

TOTAL AREA: 47.28 ACRES

ZONING: I200 (NEW ZONING)

TOTAL LOTS: 30 LOTS

ALLOWED MINIMUM LOT WIDTH: 42 FT

ALLOWED MINIMUM LOT SIZE: 5,000 SF

PROPOSED ROADS: TOTAL: 3877 LF (10.16 MI)  
 PUBLIC ROAD (20 FT R/W)

SETBACKS:  
 INTERNAL FRONT: 20'  
 INTERNAL SIDE: 5'  
 INTERNAL REAR: 20'  
 OAK HILL DR. PERMETER: 25'

NOTE:  
 - COMMON/OPEN SPACE AREAS NOT TO BE SUBDIVIDED

**LEGEND**

20' Setback

10' Easement

**LOT TABLE**

LOT #	LENGTH	WIDTH	AREA
1	110.00	100.00	11000.00
2	100.00	100.00	10000.00
3	90.00	100.00	9000.00
4	80.00	100.00	8000.00
5	70.00	100.00	7000.00
6	60.00	100.00	6000.00
7	50.00	100.00	5000.00
8	40.00	100.00	4000.00
9	30.00	100.00	3000.00
10	20.00	100.00	2000.00
11	10.00	100.00	1000.00
12	10.00	100.00	1000.00
13	10.00	100.00	1000.00
14	10.00	100.00	1000.00
15	10.00	100.00	1000.00
16	10.00	100.00	1000.00
17	10.00	100.00	1000.00
18	10.00	100.00	1000.00
19	10.00	100.00	1000.00
20	10.00	100.00	1000.00
21	10.00	100.00	1000.00
22	10.00	100.00	1000.00
23	10.00	100.00	1000.00
24	10.00	100.00	1000.00
25	10.00	100.00	1000.00
26	10.00	100.00	1000.00
27	10.00	100.00	1000.00
28	10.00	100.00	1000.00
29	10.00	100.00	1000.00
30	10.00	100.00	1000.00

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

# Anderson County Planning Commission Meeting

January 13, 2026

6:00 PM

## Staff Report – Public Service Use (Duke Energy)

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

<b>Preliminary Project Name:</b>	Rainey Road Retail Substation
Property Owner of Record:	John & Elaine McCowan, Vung Ngaih SA
<b>Authorized Representative:</b>	Kevin Mason-Duke Energy
<b>Intended Development:</b>	Electrical Substation
<b>Location/Access:</b>	Highway 29S
<b>Details of Development:</b>	<p>The area where the new substation is planned is typical of rural-residential communities on the fringes of urban centers. Electrical facilities, such as substations, are found in all types of communities across the county; rural-suburban-urban.</p> <p>Prior to selecting the property for the new substation Duke Energy completed a series of due diligence studies to ensure the property was suitable for the new electrical facility. The property is approximately 1026' wide along Hwy. 29, and 627' deep at its narrowest depth, which is of sufficient size to accommodate setbacks, appropriate landscape buffers, vehicular access, off-street parking, and the principal use of the electrical substation facility. Existing mature trees can be retained along the front, rear, western and eastern sides of the property, and landscape plantings are expected to be used to supplement in the screening of the substation.</p> <p>The proposed Rainey Road Substation will not affect the use or usability of adjacent or nearby properties.</p> <p>The site plan details the layout of the electrical substation setbacks, landscaping, bufferyards, and existing land uses.</p>

**Surrounding Land Use:** Commercial, Residential, Farmland and Vacant land

**Total Site Area:** 21.18 Acres

**County Council District:** Three (3)

**Zoning:** Un-zoned

**Tax Map Number:** 52-00-04-030, -056

**Variance:** None requested

**Traffic Impact Analysis:**

Highway 29S is classified as an arterial road with no maximum average trips per day required. The applicant is required to obtain an encroachment permit from SCDOT for encroachment along Highway 29S prior to commencing with construction.

**Land Use Review**

**Applicant**

**Primary Location**

**LU-25-15**

 Kevin Mason  
 980-373-3634

Point Location: 34.4107, -82.7887

Submitted On: Nov 20, 2025

@ kevin.mason@duke-energy.com

**Project Information**

**Project Name**

Rainey Road Retail Substation

**Is the applicant the property owner?**

No

**Existing Land Use**

Other/Unzoned

**If other, please explain**

Vacant Land

**Proposed Land Use**

Electrical Substation

**Tax Map Numbers**

520004030, 520004056

**Total Size of Projects (acres)**

21.18

**Is there a variance request?**

No

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

TBD

**SCDOT/Roads & Bridges**

**Digital Signature**

true

**Restrictive Covenant Statement**

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

true

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

true

**IS NOT subject to recorded restrictive covenants**

true

**Standards of Land Use Approval Consideration**

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

The area where the new substation is planned is typical of rural-residential communities on the fringes of urban centers. Electrical facilities, such as substations, are found in all types of communities across the county; rural-suburban-urban. Substations are a necessary public facility that is needed to

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

The proposed Rainey Road Substation will not affect the use or usability of adjacent or nearby property. Adjacent properties include Wendell's Bar and Grill to the east, vacant land to the west, vacant land to the north, and vacant land across Hwy 29 to the south. After construction the substation will exist virtually

support everyday life in these communities, similar to water towers and cell towers.

**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?**

As previously mentioned, the substation will remain virtually dormant after construction. Public utilities, such as water and sewer, and public facilities such as schools will not be needed. Electricity will be provided by the facility itself. In addition, police and fire protection will only be needed as much as any other unoccupied public utility facility and are not expected to be burdensome. Lastly, public road improvements, such as widening or turning lanes, are not anticipated since the site will be accessed infrequently (only once or twice a week after construction, or less).

**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?**

As a Public Utility Company, Duke Energy is committed to providing safe and reliable power that serves to protect and enhance the health, safety, and general welfare of the public in the following ways: Health: The health of the general public is directly linked to the quality of the environment to which they live. Duke Energy plans to take every precaution necessary to ensure that the health of the public and the environment is maintained. During grading operations, Duke Energy will apply and diligently abide by the guidelines As mandated by South Carolina Department of Environmental Services to minimize site disturbance, control storm water, and stabilize graded slopes; thereby preventing sediment from exiting the property and entering local streams and reservoirs. Duke Energy will also implement a suitable oil spill prevention plan that involves the installation of an intensive oil containment system under the substation that will collect all spills in the rare event of infrastructure failure. Since the 1970's, there have been concerns and debates regarding the possible health effects of electric and magnetic fields (EMF), some of which were identified by attendees during the January 2022 Virtual Information Meeting. EMF exist anywhere there is electricity, whether that electricity is being produced, distributed, or consumed. Thus, EMF is created by power lines, residential wiring, appliances, and even by the earth itself. Because EMF levels dissipate sharply with increased distance from a power source, the EMF levels measured at the substation fence are negligible and comparable with ambient levels. Duke Energy encourages those concerned with EMF to visit our website for more information and links to independent studies that have been conducted (<https://www.duke-energy.com/safety-and-preparedness/electric-safety>). Safety: To provide for public safety and protection, Duke Energy will design and construct

dormant on the property. The substation will not produce any noises that are noticeable off the property and security lighting will largely be screened by retained tree cover and landscape plantings.

**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?**

Prior to selecting the property for the new substation Duke Energy completed a series of due diligence studies to ensure the property was suitable for the new electrical facility. The property is approximately 1026' wide along Hwy. 29, and 627' deep at its narrowest depth, which is of sufficient size to accommodate setbacks, appropriate landscape buffers, vehicular access, off-street parking, and the principle use of the electrical substation facility. Existing mature trees can be retained along the front, rear, western and eastern sides of the property, and landscape plantings are expected to be used to supplement in the screening of the substation.

the proposed substation in a manner that will comply with the National Electrical Safety Code in effect when construction begins. Furthermore, Duke Energy commits to continue its long-standing tradition of operating and maintaining facilities in a manner that will ensure public safety. To that end, Duke Energy will follow standard operating procedure by installing security fencing around the substation infrastructure. Standard fencing consists of woven steel fabric (minimum height of 7') with additional barbed-wire extension arms (1-foot in length) on the top which will prevent people from climbing over. The substation fence will also include warning signage to the effect of "Danger! High Voltage." Gates to the property and to the substation itself will be locked at all times. During construction, appropriate traffic control measures will be utilized when working in close proximity to the road and when large equipment is being delivered. Welfare: While providing safe and reliable power to the general public is Duke Energy's primary mission, satisfying this mission will not be at the disposal of the rural character or quality of living in the general area. Within the 16-acre site, Duke Energy will sufficiently maintain existing vegetative cover along the perimeter of the station and/or supplement with additional landscape screening elements per the requirements found within the Anderson County Code of Ordinances. Duke Energy has not only retained a significant amount of existing tree cover along the rear of the property, but we have also prepared a landscape plan that we believe will not only blend in with the surrounding area but also sufficiently screen and minimize direct views of the substation to the greatest extent practical. Noise generated from the equipment will be minimal and not noticeable outside the property boundary.

## **Verification of Acknowledgement**

### **Digital Signature**

true



## LETTER OF INTENT

To Whom it may Concern:

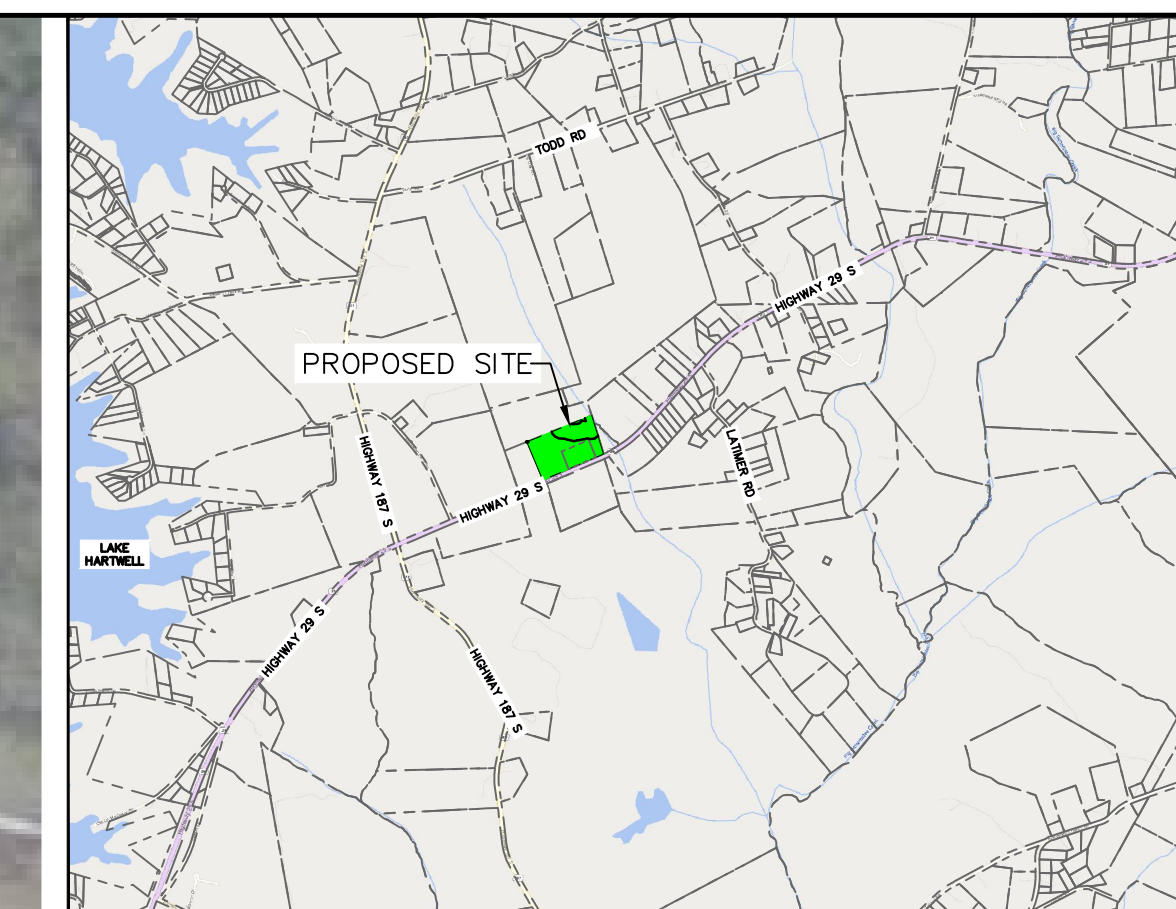
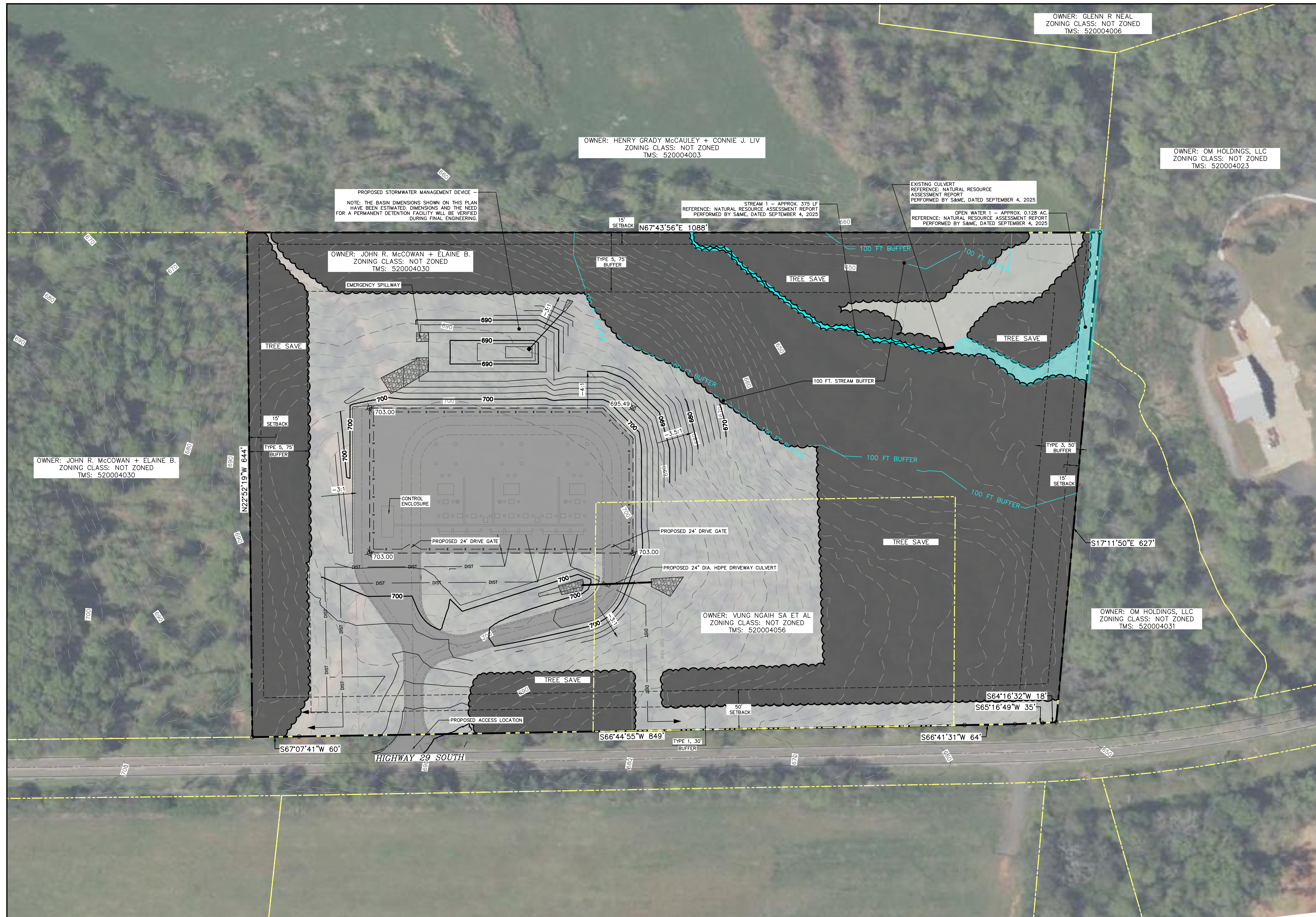
Duke Energy's South Carolina service area includes Anderson County. The extreme southwestern portion of Anderson County has experienced average growth because of its proximity to Lake Hartwell but now is attracting new and proposed developments. To provide reliable electrical energy in the area, Duke Energy must add a new 100 kV/12.5 kV electrical substation. This area is currently served by the Byrum Creek substation, seven miles to the northeast and the Starr Substation located 5.7 miles to the east.

Duke Energy is respectfully seeking approval from the Anderson County Planning Commission to construct this new substation, which will be called the Rainey Road Substation. The new Rainey Road Substation will be a vital part of Duke Energy's service commitment and public service obligation to provide a continuous supply of reliable, affordable electrical energy. It will benefit the region in the following ways:

1. The new substation will provide the additional electrical capacity that is needed to assure an adequate supply of reliable electrical energy;
2. Service reliability in the region will be improved by decreasing the average length of distribution lines from substations to customers. The reduction in line length will reduce the potential for lengthy storm-related outages to customers in the region; and,
3. The new substation will improve the service reliability at Duke Energy's existing Byrum Creek and Starr Substations as a result of electrical load that can be transferred to the new substation.

Thank you for your consideration of this critical energy supply project.

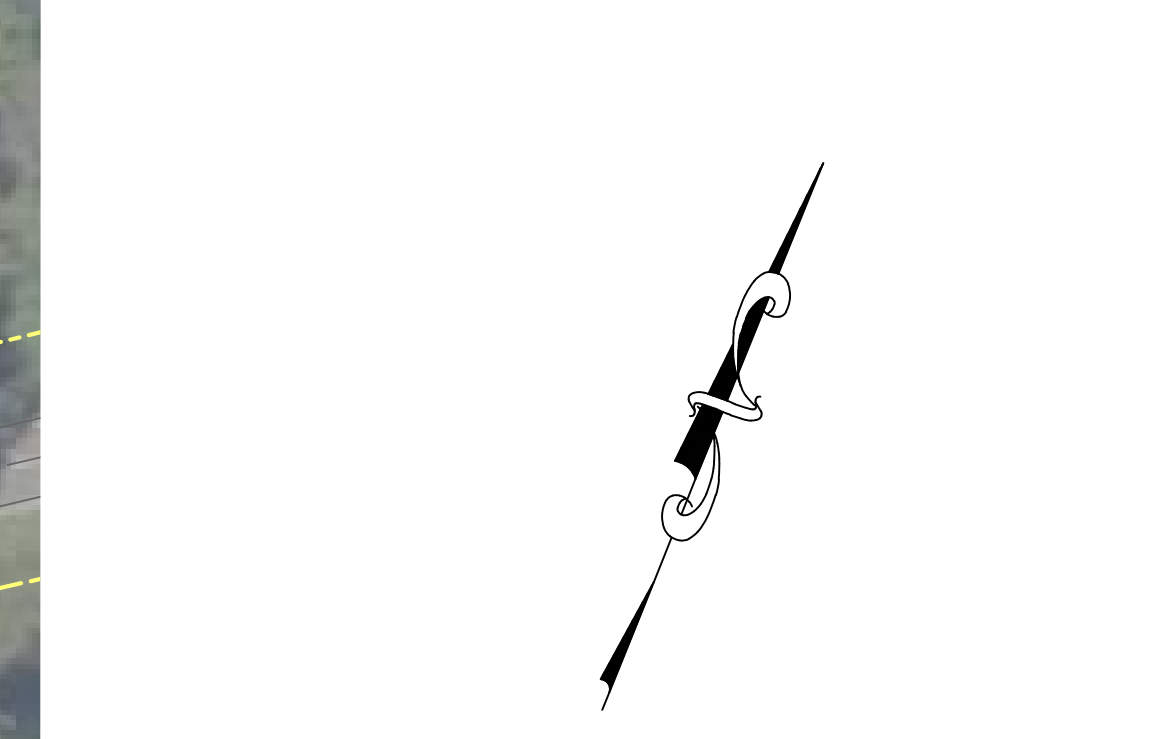
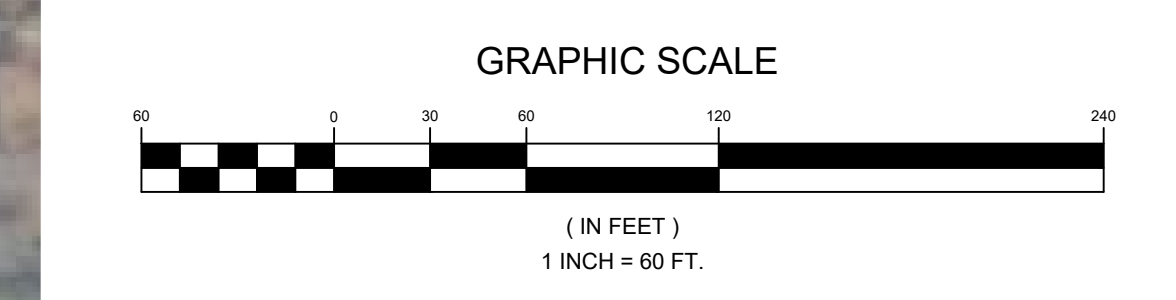
A handwritten signature in black ink, appearing to read "K. W. Allen", written over a light gray rectangular background.



VICINITY MAP  
(NOT TO SCALE)

LEGEND:

PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
PROPOSED ACCESS - CENTER	---
PROPOSED ACCESS - EDGE	---
PROPOSED ACCESS - SHOULDER	---
STATION FENCE	---
EXISTING MAJOR CONTOUR	---
PROPOSED MAJOR CONTOUR	---
EXISTING MINOR CONTOUR	---
PROPOSED MINOR CONTOUR	---
EDGE OF SUBSTATION PAD	---
PROPOSED DISTRIBUTION LINE EXITS	DIST DIST
PROPOSED DISTRIBUTION RIGHT-OF-WAY	DIST ROW
DELINEATED STREAM	---
PROPOSED TREE LINE	---



UNITED GRID SOLUTIONS, LLC  
5350 S Roslyn St Suite 310  
Greenwood Village, CO 80111  
Certificate of Authorization No. 522  
Expires January 31, 2027

# PRELIMINARY

**SITE PLAN NOTES:**

**PROPERTY OWNERS:**  
JOHN R. McCOWAN + ELAINE B.  
TMS #: 520004030  
VUNG NGAIH SA ET AL  
TMS #: 520004056

**PROJECT DESCRIPTION:**  
DUKE ENERGY IS PROPOSING TO CONSTRUCT A NEW ELECTRICAL SUBSTATION IN EFFORTS TO INCREASE THE OVERALL RELIABILITY OF THE SYSTEM. THIS EFFORT CALLS FOR CIVIL/SITE DEVELOPMENT OF THE PARCEL SHOWN, AND WILL ACCOMMODATE THE INSTALLATION OF STORMWATER CONTROLS, PER STATE AND LOCAL REQUIREMENTS.

**PARCEL INFORMATION:**  
TOTAL PROPERTY AREA: 21.18 AC.  
AREA OF PROPOSED SUBDIVIDED PARCEL: 15.40 AC.

**SETBACKS:**  
FRONT YARD: 50 FT.  
SIDE YARD: 15 FT.  
REAR YARD: 15 FT.

**BUFFERS:**  
FRONT YARD: TYPE 1, 30 FT.  
SIDE YARD (WEST): TYPE 5, 75 FT.  
SIDE YARD (EAST): TYPE 3, 50 FT.  
(TYPE 3, ADJACENT TO COMMERCIAL USE)  
REAR YARD: TYPE 5, 75 FT.

**FLOODPLAIN:**  
PROJECT SITE IS NOT IN A FLOOD HAZARD AREA.  
FEMA FIRM PANEL #: 45007C0370E eff. 09/29/2011

**NOTE:**  
PLAN IS SHOWN FOR CONCEPTUAL PURPOSES ONLY AND IS NOT MEANT FOR CONSTRUCTION. THE PRECISE LOCATIONS/ELEVATIONS OF DESIGN ELEMENTS MAY CHANGE DURING FINAL ENGINEERING.

**PREPARED BY:**  
UNITED GRID SOLUTIONS, LLC  
NATHAN BASS, PLA  
SC LICENSE: 1276

REV	INITIAL RELEASE DESCRIPTION	NEW CONSTRUCTION ISSUE TYPE	DPI	C/JH DFT	C/JH DES/CHK	NVB ENG	NOV. 2025 DATE
0							

REVISION HISTORY

SEAL:	<input type="checkbox"/> PRELIMINARY <input type="checkbox"/> AS BUILT
Contract:	
Company:	
Phone:	
Date:	

THIS DRAWING OR BILL OF MATERIAL IS CONFIDENTIAL AND MAY NOT BE LOANED, REPRODUCED OR COPIED, EITHER WHOLLY OR IN PART, OR MADE PUBLIC IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF DUKE ENERGY CORPORATION.

DUKE ENERGY

TITLE: RAINY RD SUBSTATION SKETCH PLAN  
100KV-12KV SUBSTATION

LOCATION: 5146 HWY 29 S. ANDERSON, SC

CITY: ANDERSON STATE: SC

SHEET SIZE: ARCH D REGION: NC-SC COUNTY: ANDERSON STATE: SC

STATION NUMBER: ##### DRAWING NUMBER: ##### SHEET: 1

REV: 0

FILENAME: RAINY RD - 12152025.DWG

SDV REV: 0



**LAND USE REVIEW  
PUBLIC HEARING**

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

**864-260-4719**

# Anderson County Planning Commission

January 13, 2026

6:00 PM

## Staff Report

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### **Waiver:** Bon Secours Mercy Health of Powdersville

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

Anderson County Ordinance No. 2023-007

Section 24-115

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

# BON SECOURS MERCY HEALTH

**September 30, 2025**

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

## **LETTER OF INTENT re 5 Roe Road**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

\_\_\_\_\_  
WITNESS

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Please Print Name and Title

\_\_\_\_\_  
Date

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

**SELLER:** **Burnett Living Trust**

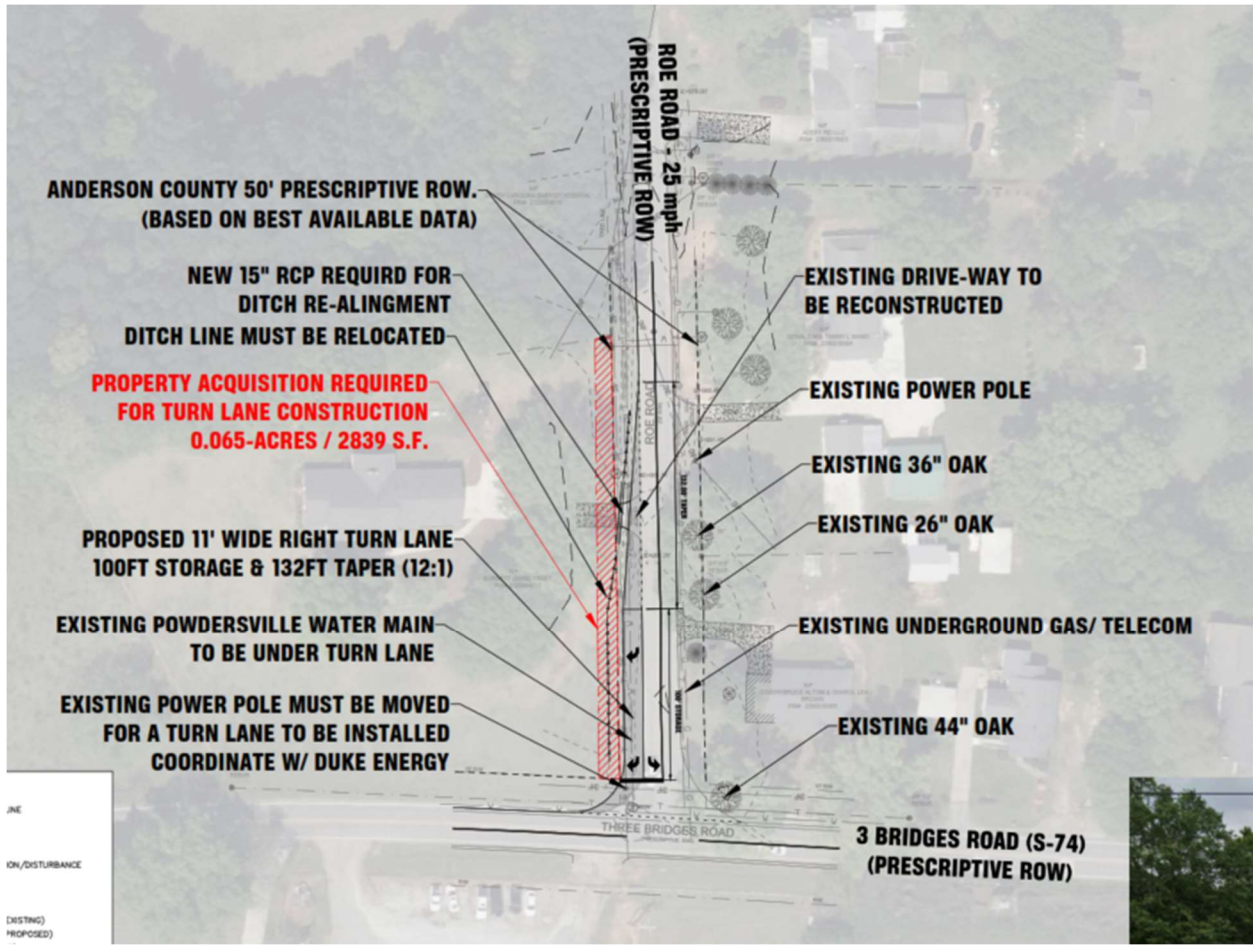
\_\_\_\_\_  
WITNESS

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Please Print Name and Title

\_\_\_\_\_  
Date

Exhibit A



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

---

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

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

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

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

Amy,

Hope you are having a great week!

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

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

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

Thank you,

**Michael Johnston**

Director, Real Estate Development  
4600 McAuley Place | Cincinnati | Ohio | 45242  
614.546.9850 | [mjohnston2@mercy.com](mailto:mjohnston2@mercy.com)

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

From: [caldwella6@aol.com](mailto:caldwella6@aol.com) <[caldwella6@aol.com](mailto:caldwella6@aol.com)>

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

To: [mjohnston@mercy.com](mailto:mjohnston@mercy.com)

Cc: Christopher L. Price <[chris@bluewatercivil.com](mailto:chris@bluewatercivil.com)>; [Brenda.cox@fundltc.com](mailto:Brenda.cox@fundltc.com)

Subject: 5 Roe Rd - Right of Way Expansion

Good morning,

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

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

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

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# MEMORANDUM

## ANDERSON COUNTY ROADS AND BRIDGES

**DATE:** July 29, 2025

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

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

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

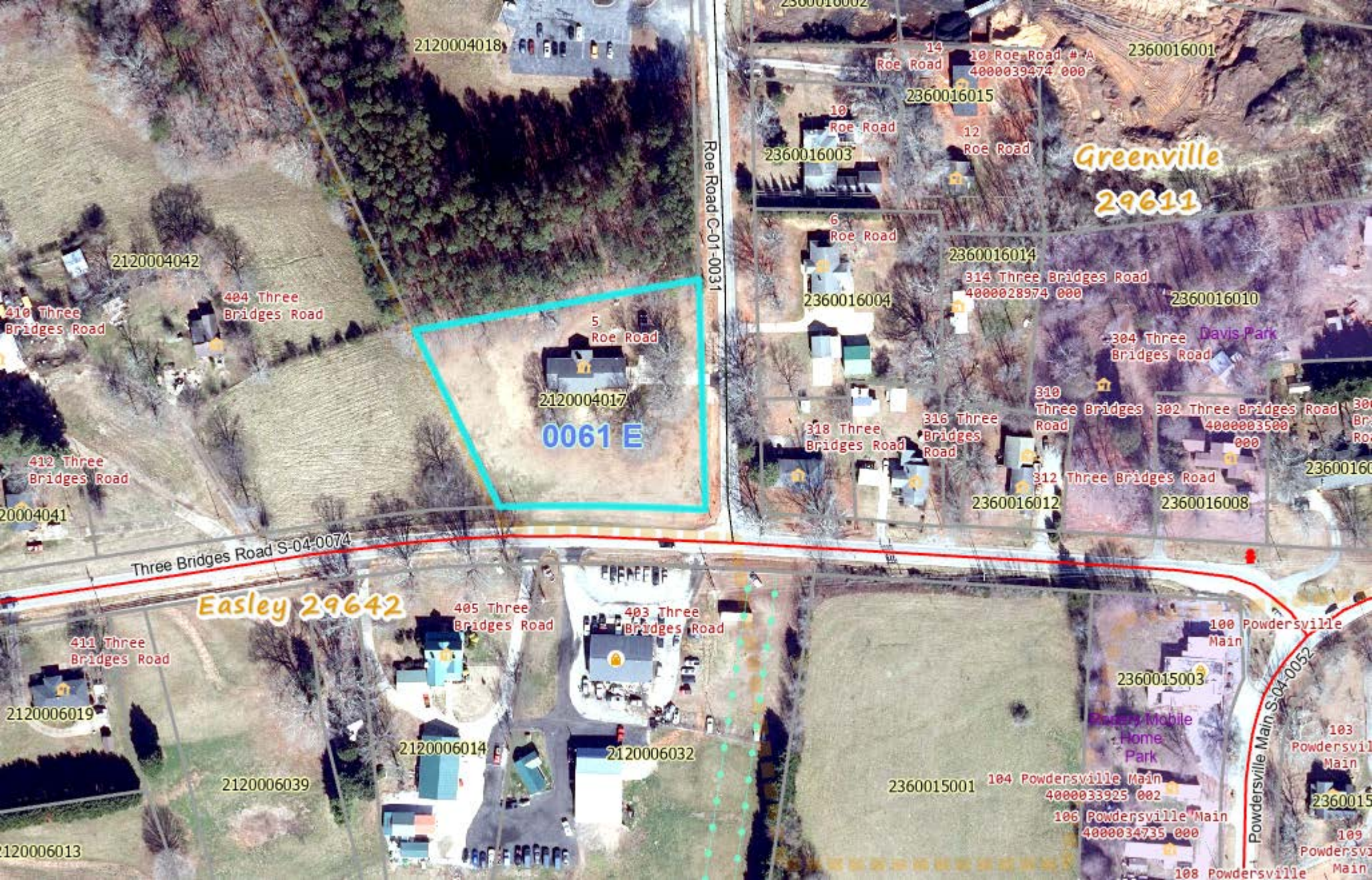
**SUBJECT:** **Bon Secours Powdersville Medical**

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

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

Please call if you have any questions.

ANDERSON COUNTY  
SOUTH CAROLINA



2120004018

2360010002

14 Roe Road  
10 Roe Road # A  
4000039474 000

2360016001

2360016015

10 Roe Road  
2360016003

**Greenville**  
**29611**

6 Roe Road  
2360016004

2360016014  
314 Three Bridges Road  
4000028974 000

2360016010

2120004042

404 Three Bridges Road

5 Roe Road

2120004017  
**0061 E**

2360016004

304 Three Bridges Road  
Davis Park

318 Three Bridges Road

316 Three Bridges Road

310 Three Bridges Road

302 Three Bridges Road  
4000003500 000

312 Three Bridges Road

2360016012

2360016008

412 Three Bridges Road

20004041

Three Bridges Road S-04-0074

**Easley 29642**

405 Three Bridges Road

403 Three Bridges Road

100 Powdersville Main

2360015003

Powder Mobile Home Park

2360015001

104 Powdersville Main  
4000033925 002

106 Powdersville Main  
4000034735 000

2360015

109 Powdersville Main

108 Powdersville Main

Powdersville Main S-04-0052

2120006039

2120006014

2120006032

2120006013

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