

Anderson County Planning Commission

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

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

Agenda

March 10, 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 – December 9, 2025
6. Public Hearings: None
7. New Business:
 - A. Single-Family Subdivision: Brookside Estates. Located at Rice Park Drive. / TMS 177-05-01-001 (**Council District 2**). In addition, a Variance is requested to remove left turning lane.
 1. Staff Presentation
 2. Developer Presentation
 3. Public Hearing – Citizen Comments
 - B. Single-Family Subdivision: Stonecrest. Located at Beaverdam Road. / TMS 220-00-08-007 (**Council District 7**)
 1. Staff Presentation
 2. Developer Presentation
 3. Public Hearing – Citizen Comments
8. Old Business:
 - A. Election of Officer: Vice Chairman – January 2026 to December 31, 2026.
9. Public Comments, non-agenda items – 3 minutes limit per speaker
10. Adjournment

STATE OF SOUTH CAROLINA)
COUNTY OF ANDERSON)

ANDERSON COUNTY
PLANNING COMMISSION MEETING

DECEMBER 9, 2025

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

ALSO PRESENT:
TIM CARTEE
HENRY YOUMANS
JOAN HOLLIDAY
BRITTANY MCABEE
DENNIS TOBAN
SARAH LYONS
QUANESHIA HAMMOND
TODD FLIPPEN, ATTORNEY

1 WESLEY GRANT: Good evening.
2 Welcome to the December 9 Anderson County Planning
3 Commission meeting. We're glad to have you with us.
4 I'd like to call the meeting to order. If you're able
5 to stand, Mr. Gilreath will lead us in the invocation,
6 followed by the pledge.

7 STEVEN GILREATH: Let us pray.
8 **INVOCATION AND PLEDGE OF ALLEGIANCE BY STEVEN GILREATH**

9 WESLEY GRANT: Thank you.
10 Commissioners, I'd like to mention, you should
11 have seen the meeting minutes from October and
12 November in your board -- well, excuse me, we've got
13 to approve the agenda first. I skipped over that one.
14 Do we have a motion to approve the agenda?

15 WILLIAM MOORE: I make a
16 motion, Mr. Chairman.

17 WESLEY GRANT: We got a
18 motion by Mr. Moore. Do we have a second?

19 STEVEN GILREATH: I second.
20 WESLEY GRANT: Got a second
21 by Mr. Gilreath? All those in favor. And it's
22 unanimous. Thank you.

23 Now, speaking of the minutes, in your packets you
24 should have seen October and November's meeting
25 minutes. We'll entertain a motion to approve those
26 minutes.

27 DAN HARVELL: Motion to
28 approve as printed, Mr. Chairman.

29 WESLEY GRANT: We got a
30 motion by Mr. Harvell.

31 WILLIAM MOORE: Second, Mr.
32 Chairman.

33 WESLEY GRANT: Got a second
34 by Mr. Moore. All those in favor, please raise your
35 right hand. It's unanimous. Thank you.

36 We'll move into the public hearings. The first
37 one is labeled rezoning request. Request to rezone
38 from C-1R to R-A located at Old Dobbins Bridge Road
39 and Glenn Ferry Road. Tax map number 60003001, County
40 Council District Four. I'll turn it over to staff for
41 their presentation.

42 HENRY YOUMANS: Thank you,
43 Mr. Chair. This is a rezoning request to resolve a
44 split zoning situation in Fork Number Two, where the
45 property is zoned between C-1R, and R-A.

46 The applicant's name is Cauldrick Land and
47 Timber, LLC. That is also the owner. It is in the
48 Fort Number Two district, Council District Four. Tax
49 map number is there for your reference.

50 The total acreage for the entire parcel that he

1 owns is 30.97 acres. But the rezoning only applies to
2 10 acres of this property.

3 The zoning history. Ordinance 2023-022 rezoned
4 the entire Fort Number Two Precinct, and this portion
5 of the precinct which was zoned to C-1R was unzoned.
6 Current zoning for the property in question is C-1R
7 which is commercial rural. It is requesting R-A,
8 which is residential agricultural.

9 The purpose of this district is to provide a full
10 range of agricultural activities. This district is
11 all -- also provides a spacious residential
12 development for those who choose the environment, and
13 prevents untimely scattering, or more just urban uses
14 that should be confined to areas of efficient
15 extension of public services.

16 Surrounding zoning is C -- well, this is the plat
17 for the entire parcel. If you look to the extreme
18 left, the four parcels in question are the parcels
19 that are being rezoned. This is another layout for
20 your viewing.

21 This is the aerial map, tax map, and you see the
22 parcels designated as new. That is because the plat
23 was recorded, and it takes anywhere from six months to
24 a year to assign a tax map number. And this section
25 in red is the parcels that are C-1R, going to be
26 rezoned.

27 This is a zoning map that shows that it is C-1R
28 to your left, R-20 to the bottom of the property, and
29 R-A to the remainder.

30 This is the Fork Two overall precinct viewing.
31 And this is the approved map. And this is the county
32 presentation of that whole area. This is the future
33 land use map showing that area would be zoned
34 agricultural. This is the precinct map that was
35 approved. And this is your notice of rehearing for
36 the zoning.

37 The purpose of the rezoning for the landowner is
38 to match all the zoning to R-A for the adjacent
39 parcels. This information was done by public
40 notification on November 21, 2025. Postcards were
41 sent to 88 property owners within 2000 feet of the
42 property. Rezoning notification signs were posted.
43 And also the advertisement of the Planning Commission
44 public hearing was done in the *Independent Mail*.

45 As a reminder for this rezoning, we are asking
46 for a recommendation from the Planning Commission to
47 forward it to the County Council so that they can
48 approve it by ordinance, should they so choose to
49 approve this rezoning. Any development that may or
50 may be requested will have to come back before the

1 Planning Commission to be approved. And as we are in
2 a moratorium, there's no proposed development at this
3 time.

4 This project has met the requirement of Chapter
5 48. This is your report.

6 WESLEY GRANT: Thank you,
7 sir. Do we have a developer here that would like to
8 present? Okay, please come forward.

9 **INAUDIBLE COMMENT FROM AUDIENCE**

10 WESLEY GRANT: Okay, okay.
11 We may, we may have those. We'll call you up if we
12 do.

13 We have a couple people signed up to speak on it.
14 We'll open it up to a public hearing. The landowner,
15 I understand, is Mr. David Patrick. Okay, so you'll
16 have an opportunity to speak again, if you'd like.
17 Otherwise, we'll -- then we have Terry Jackson. Okay,
18 please come forward, state your name and address, and
19 we allow each person three minutes to speak.

20 TERRY JACKSON: Good evening.
21 My name is Terry Jackson. Cove Drive, Fair Play.

22 Please note that I am not proposing a position
23 either way on this particular property or the request.
24 Rather, I want to point out a few things relative to
25 the property and to make sure that the Planning
26 Commission is aware when making decisions on this
27 property.

28 Our precinct voted just a couple of years ago,
29 and by a wide margin, that this property be designated
30 commercial. And the zoning maps show this now. My
31 read on the current land use map is actually it's
32 commercial, not as previously stated. As you guys
33 know, the map's hard to read. It's very difficult.
34 But as I zoom in the best I can, my read is the
35 current one is commercial.

36 A significant item to point out also is the
37 future land use map, which is going before the county
38 and the Planning Commission soon, also still continues
39 to have this commercial. The future residential
40 suitability map from the 2026 proposed Comprehensive
41 Plan shows this property is low to medium to low
42 suitability for residential. And as Mr. Youmans
43 mentioned, my understanding also is that the
44 moratorium is still in place, so you'd be making a
45 zoning request decision based on development that may
46 or may not meet the requirements coming in after the
47 moratorium is completed.

48 I'm only emphasizing these requests that if
49 voting in favor of the request or making a vote on
50 this, the Planning Commission member should indicate

1 the rationale of their vote for public record and for
2 the benefit of those residents that have come out to
3 listen in and review the decisions from this meeting.
4 It would be beneficial to those present to understand
5 the reasons for voting in favor of this request, as
6 opposed to leaving open the uncertainty of what is
7 going on because we are not being informed.

8 Thank you.

9 WESLEY GRANT: Thank you,
10 sir.

11 That concludes all those that signed up to speak,
12 Commissioners. Do we have any questions of staff or
13 the developer before we entertain a motion?

14 MICHAEL BURNS: Do we have a
15 date when this was re-platted?

16 WESLEY GRANT: Mr. Youmans,
17 do you know the answer to that?

18 HENRY YOUMANS: This plat was
19 approved in our department on April of 2025 which
20 designated the separate parcels that are to your left.
21 And that would indicate why there aren't any tax map
22 numbers, because it's less than a year.

23 WESLEY GRANT: Mr. Jackson,
24 when did you take ownership of the land?

25 TERRY JACKSON: (Inaudible.)

26 WESLEY GRANT: Okay. I'm
27 sorry, I meant Mr. Patrick. I called -- I looked at
28 you, but I'm said the wrong name. I'm sorry. Mr.
29 Patrick. So December of last year, of '24.

30 DAVID PATRICK: (Inaudible.)

31 WESLEY GRANT: Mr. Patrick,
32 could you come to the microphone? That helps our
33 transcriber?

34 DAVID PATRICK: Yes, sir.

35 Jinx -- David Jinx Patrick. The use of the land that
36 is on what I'll describe as a commercial corner,
37 historical use was boat storage and a hairdresser
38 shop. We razed some of the boat storage due to it
39 being decimated by a tornado and a hurricane.

40 Behind that, the land and the road quickly turns
41 into a residential area. It immediately turns into a
42 residential area with a nice farm on the right and
43 then a subdivision on the left and a farm behind it.

44 When I look at the property as a guy who likes
45 land, it's not something where I would want to do
46 storage or a hairdresser shop or flex buildings or
47 anything like that. So we imagined it as four single
48 family home sites, two and a half acres each, which I
49 think is in keeping -- anybody who would drive down
50 that road would like that. I felt like it's pretty

1 non-contentious.

2 But that's all my thoughts.

3 WESLEY GRANT: Okay, all
4 right. Thank you for clarifying that.

5 STEVEN GILREATH: So I'd like
6 to also say we just -- our voting precinct just went
7 through this. And so there was a commercial building
8 on this lot when the -- there was a boat storage,
9 correct?

10 **INAUDIBLE COMMENT FROM AUDIENCE**

11 STEVEN GILREATH: Okay. So
12 that's why it was deemed C-R, rural commercial,
13 because there was something that pre-existed it. It
14 wasn't because somebody picked it. It just --
15 whatever it was that's what it got deemed as. So
16 that's my explanation of why it is what it is. So
17 it's just a large parcel. It's really a big parcel.

18 WESLEY GRANT: Hearing no
19 more comments or questions, do we have a motion?

20 JANE JONES: I make the
21 motion that we accept the request for rezoning.

22 WESLEY GRANT: We have a
23 motion to approve by Ms. Jones. Do we have a second?

24 MICHAEL BURNS: Second.

25 WESLEY GRANT: Have a second
26 by Mr. Burns. Is that correct? Any discussion? All
27 those in favor, please raise your right hand. And
28 it's unanimous. Thank you.

29 Next on the agenda is Item 6(b), rezoning
30 request. Request to rezone from R-A to R-20 located
31 at Old Dobbins Bridge Road. Tax map, 60004002 and
32 009. County Council District Four. I'll turn it over
33 to staff for their presentation.

34 HENRY YOUMANS: Thank you
35 again, Mr. Chair. This is another rezoning in the
36 same precinct. A hundred and twenty property owners
37 within 2000 feet of the proposed development were
38 notified via postcard. The applicants are Lisa
39 McAdams Duckett and Samuel Glenn Duckett, and the
40 owner is Lisa McAdams.

41 This property, prior to this rezoning request,
42 came out of an estate that was probated and concluded
43 at the beginning of the year. This is Council
44 District Four. The same ordinance that predated the
45 one that we just did, ordinance 2023-022 was the
46 ordinance that rezoned this area. Tax map number is
47 there for your reference.

48 It is approximately 45 acres plus or minus.
49 Current zoning is R-A. Requested zoning is R-20. The
50 R-20 zoning is the -- this is the residential

1 districts established as areas in which principal land
2 use for single family dwellings and for related
3 recreational, religious and educational facilities
4 normally required to be -- provide an orderly and
5 attractive residential area. The regulations for this
6 district are intended to discourage any use which,
7 because of its characteristics, would interfere with
8 development or detriment of the quiet residential
9 nature of the area included in these districts.

10 This is a plat of the layout of the parcel. And
11 I need to point out a special condition with this
12 parcel. There was a dedicated right of way that was
13 deeded to a property owner which has a residence at
14 the bottom of this parcel, which is zoned R-20. That
15 dedicated right of way was done by deed, and it cannot
16 be removed. So any future development that has or may
17 be encouraged to be done with this property has to
18 include that deed right of way that was given to that
19 property owner. So that is something that they would
20 have to consider if they choose to develop it.

21 At this point, they're just asking for the
22 rezoning to remove the split zoning of R-20 and R-A.

23 This is the aerial map, tax map, and you can see
24 the dedicated right of way on this map going down to
25 the property. This is the zoning map showing the R-A
26 zoning and the R-20 zoning as mentioned. That is the
27 aerial for the county. And if you can see that
28 square, this is the Fork Two District is noted.

29 This is the future land use map from 2026 showing
30 it being agricultural, as well as commercial
31 residential. And this is the map which was done for
32 the ordinance in 2023. This is your zoning sign that
33 was placed on the property.

34 Again, this is for a recommendation to refer to
35 County Council for an ordinance to approve or
36 disapprove the zoning, and there's no proposed
37 development at this time as the moratorium is still in
38 place. So we're asking that you consider the
39 recommendation.

40 And it meets all requirements of Chapter 48.
41 This is your report.

42 WESLEY GRANT: Thank you,
43 sir. Do we have a developer prepared to speak?

44 DEAN ALDRIDGE: Dean
45 Aldridge, 15 Rockmont, Greenville, South Carolina.

46 I'd like to thank the staff and the Planning
47 Commission for hearing our rezoning tonight. Once
48 again, since we're in the moratorium, we really can't
49 present any kind of preliminary plat that goes along
50 with this, but we have some ideas that we've worked

1 through, as far as density numbers and so forth to
2 talk about on this one.

3 We do realize that we have a deeded restriction
4 as far as the person who has the piece of property
5 outside there, and we're more than willing to sit down
6 and talk with them, as far as the access to the, you
7 know, their power, their water and their access to
8 their property. I mean, we're looking to be good
9 neighbors as far as that.

10 Most zoning along Lake Hartwell has turned into
11 R-20, or is R-20. If you look at the zoning map, this
12 is possibly one of the last pieces of R-20 -- of R-A
13 that has not been switched to the rezoned. At the
14 present time, and I don't think it's going to change,
15 there are no docks that we can have on this property.
16 It's in an undockable, per the Corps, so we're not
17 able to put any docks. And if there's any concern
18 from existing property owners, there will be no docks
19 associated with it.

20 We're looking at possibly 66 lots, with a density
21 of 1.4 units per acre on that if we go forward.
22 That's kind of a best case scenario. It's going to be
23 septic. Part of the development, we're probably going
24 to have to extend a water line down Old Dobbins Road,
25 which will help fire flow throughout most of the
26 communities.

27 And I think that's it.

28 WESLEY GRANT: Okay.

29 DEAN ALDRIDGE: You have any
30 questions for me?

31 JANE JONES: How much of
32 this 45 acres is wooded, would you say? Just roughly?
33 I'm real concerned that we're not going to have any
34 trees left in Anderson County.

35 DEAN ALDRIDGE: Well, it's
36 going to be -- it's basically going to be a septic
37 community. And at the present time, with the septic
38 community, you basically are just going to grade a
39 road in and then have septic tanks. With septic
40 tanks, you're going to have to ---

41 JANE JONES: You've got to
42 grade out for the house.

43 DEAN ALDRIDGE: Well, you're
44 going to have to take down some trees for the septic
45 tanks. I mean, the biggest problem you're going to
46 have, with the R-20, you actually have the front
47 setbacks are closer to the road than the R-A, which is
48 50, which pushes the building back, so you have to
49 take down more trees.

50 As far as how many trees we've got to take down,

1 I really don't know, ma'am.
2 WESLEY GRANT: Thank you,
3 sir. We may call you back.
4 We'll open up the public hearing. We had several
5 sign up to speak. The first one, I apologize, I'm
6 having difficulty reading the handwriting. Last
7 name's Moore. Okay. Please make your way to the
8 microphone. And if everyone can please direct their
9 comments to the commission, please. That helps us
10 stay on track. Thank you.
11 SHERRY MOORE: Good evening.
12 My name is Sherry, and I live over in District Four,
13 Fork Two. You may or may not remember me from 2022
14 from the RV issues and all that stuff behind
15 Waldrop's. Anyway, so I've had to get an education
16 pretty quick on this stuff.
17 I would like to address the reason we, most of
18 us, are here.
19 WESLEY GRANT: If you could
20 please direct your comments to us. That would be,
21 that would be helpful.
22 SHERRY MOORE: In red, we
23 are here for the rezoning request for parcel 60004009,
24 on Anderson County GIS tax map. We want it to be
25 denied for R-A -- from R-A to R-20. And the reason
26 is, back in 2023 we all voted overwhelmingly, 73
27 percent of the taxpayers in the district took a vote,
28 a formal vote, to zone it R-A. And we wish -- our
29 wants and wishes are that you continue to uphold and
30 respect our zoning, because it took a lot of effort
31 and time and expense to do that.
32 We, moving forward, intend to come up with a plan
33 for our district, because it's getting overwhelming to
34 come every six months and deal with this. So the
35 density -- the high density development that they want
36 to do over there would be around 65, give or take,
37 homes on the 45 acres. As I understand it, we do have
38 preliminary plans. We do have a picture of the
39 preliminary plans. We want to make it clear that we
40 are not against home development for families. We all
41 need a safe place to live. We're not against
42 development. We are asking that the landowner and/or
43 the developer honor our recent R-A zoning designation
44 and keep our district beautifully rural and not urban.
45 We don't want any urban (inaudible).
46 I also see that the preliminary plans displace a
47 creek that is on the property, a creek bed. And this
48 could possibly be a flood area during rainy weather,
49 which we've had a lot of. So that needs to be looked
50 at very, very closely.

1 on top of her? She lives by herself. She's elderly,
2 and she don't feel comfortable with that many houses
3 there.

4 It's always been agricultural. Now they want to
5 change it. That's about all I can say.

6 WESLEY GRANT: Okay.

7 REGGIE CARTEE: If y'all need
8 to see this, I can hand it up.

9 WESLEY GRANT: Mr. Cartee,
10 if you'll grab it, we'll pass it around. Thank you.

11 Next we have Laura Barnes.

12 LAURA BARNES: Good evening.

13 My name is Laura Barnes. I live in District Four,
14 Fork Two, on Seminole Point Road.

15 I've been a resident in the District Fork Two for
16 over 20 years, and I thank you for your willingness to
17 serve Anderson County on the Planning Commission.
18 It's a big job. I hope you truly value hearing from
19 the community, because we appreciate having the
20 opportunity to be here.

21 Several years ago, a Planning Commissioner in a
22 neighboring county told me, I wish the community would
23 come more often and tell us what they think. We want
24 to know. Tonight I think Fork Two has taken that
25 message to heart, and I'd like to thank the many
26 neighbors who came this evening. You'll notice many
27 wearing red to show that they care deeply about the
28 future of our area, Fork Two, District Four.

29 While we may differ on some details of tonight's
30 zoning request, I think it's fair to say most of us
31 opposed changes that would make our community more
32 dense and crowded. Five or six years ago, a fellow
33 Fork Two resident and I were puzzled by inconsistent
34 land use around us. He kept asking, how does this
35 happen? The answer we kept seeing was, well, it's
36 unzoned.

37 So in 2023 our community worked hard, collecting
38 signatures, passing a zoning referendum with nearly 80
39 percent approval and becoming the first Anderson
40 County precinct in over 20 years to adopt zoning. We
41 even helped identify existing land use to establish a
42 fair baseline for the county when they were doing
43 their zoning maps. That effort mattered, and it
44 represented a clear community voice.

45 Yet today, the frequent rezoning requests that
46 feel like -- feels like a game of whack-a-mole.
47 Growth is coming. No one disputes that. But many
48 residents believe parts of Anderson County are already
49 growing too fast. We are trying to prevent that from
50 happening in Fort Two Townville area.

1 Townville because of the rural character, and it's
2 really beautiful. We love living there. But once you
3 let this cat out of the bag and you start doing these
4 rezonings, I know personally, it never goes back to
5 the way it was. Once it starts it just keeps
6 spreading and spreading.

7 And like what I'm seeing in Pendleton right now
8 is scary. We don't -- I really don't want to see that
9 come over on our side of the lake. Every time I drive
10 over there, it seems like a new swath of land is being
11 cleared and they're putting up high density housing.

12 So my only answer to everyone here is that if
13 you, if you start down this road, and you allow it,
14 despite what your intentions are, it's just going to
15 get bigger and bigger and it will disappear what we
16 have now. Thank you.

17 WESLEY GRANT: Thank you,
18 sir.

19 Next we have Cecilia McCaskill. I get that,
20 right?

21 CECILIA MCCASKILL: Yes. I'm
22 Cecilia McCaskill. I live on Merritt Road in
23 Townville.

24 And I would like to reiterate part of what he
25 said about the growth in Pendleton. I think we've all
26 seen that. It's extending out to 85. And places that
27 have been beautiful and woodland areas for years are
28 now clear-cut for these high density housing areas.

29 I don't think any of the people who voted for
30 that change in 2023 want to see that come to our area.
31 And we'd really like for y'all to remember that when
32 these come up.

33 But one thing that hasn't been addressed, we have
34 a lot of road issues in our area. We already have
35 infrastructure areas that need a lot of work, that
36 need repaving. There's a bridge on this road not far
37 from this proposed development that really needs to be
38 looked at carefully for improvements. And we kind of
39 get into this catch 22 of, well, if we bring in more
40 people, the tax base will improve. But then we hear,
41 well, we need to increase taxes, because we've got to
42 improve things for all these people coming in.

43 And so, you know, we really want to get off that
44 fence. We want to keep our area the way we voted to
45 have it just two years ago, and we still need to get
46 the infrastructure and the roads and things improved,
47 but this is not the way. Having more people in this
48 area is just going to make the problem worse.

49 So thank you.
50 WESLEY GRANT: Thank you.

1 Next we have Terry Jackson.

2 TERRY JACKSON: Good evening
3 again. Terry Jackson, Anderson County, Cove Drive,
4 Precinct Two.

5 Again, I'm not going to propose any position
6 either way on this particular property. But again, I
7 want to point out a few things I think pertinent to
8 you guys' discussion and decision.

9 First, the current land use map, again, for this
10 is agricultural, slash, resource extraction; not
11 agricultural residential, as the staff report
12 indicated. The future land use map is low density
13 residential; not residential commercial, per the staff
14 report.

15 And it's within a rural village center. I'm not
16 sure what that really means here, or what the
17 compatibility would mean. But has the Planning
18 Commission really studied the impact of a proposed
19 development relative a -- relative to a rural village
20 center before you make a decision.

21 The future residential suitability map from the
22 2026 proposed comprehensive plan shows this property
23 as only medium duty suitability for residential. Want
24 to repeat again that what was mentioned on the
25 moratorium, and again, that's still in place, so just
26 an uncertainty out there.

27 And as also was mentioned, this proposed
28 development is adjacent to a Corps of Engineer red
29 zone. What I'd like to enhance on that, the red zones
30 are areas intended for municipal or public use. So
31 has this been discussed by the Corps or with the Corps
32 regarding access to that red use area for its
33 potential future use about municipal or public use?
34 This should not be approved until confirmed by the
35 Corps.

36 I'm only emphasizing these again to request that
37 if you vote in favor of this, when making a decision,
38 you need to indicate your rationale for this for the
39 benefit of everybody that's taken their time to come
40 out and speak and to review the decisions from this
41 meeting. It would be beneficial for us to understand
42 your reasons, as opposed to just leaving them open and
43 again, the uncertainty of what's going on, like we
44 didn't hear anything on the previous one. Thank you.

45 WESLEY GRANT: Thank you.
46 David Farley.

47 DAVID FARLEY: Thank you.
48 And thank you for allowing the citizens of this area
49 to come forward and speak with you.

50 I feel kind of behind the power curve here. A

1 lot of people have information that I have not heard
2 before, like the 67 homes potentially in this plat.
3 We're concerned as people that live in the area with
4 what's going to become of our lifestyle? You know, is
5 there going to be a lot more cars around? Are there
6 going to be more cars driving down our street, which
7 is a dead end street, by the way? What's going to
8 happen -- most of us are retired. Are there going to
9 be higher taxes because there have to be road
10 improvements, turn lanes, drainage. It won't be
11 sewer; it'll be septic. Effect on electric. Someone
12 in a previous meeting we had, had talked to, I
13 believe, Blue Ridge, and they were thinking that they
14 would probably need to put in like an additional
15 infrastructure of some sort, whether it's a substation
16 or what.

17 You know, we recently, in the last few years, got
18 cable on our street. Last year we got fiber on our
19 street. Is that going to be degraded by having 67
20 more houses on the circuit?

21 Again, I side with several of the other people
22 who have commented on wanting to keep the residential
23 agricultural area, some maybe larger lots, couple of
24 acres. Lots on our street are one to one and a half
25 acre.

26 And basically that's all I got. Thank you.

27 WESLEY GRANT: Thank you,
28 sir. Next we have Janice Farley.

29 JANIS FARLEY: I live on
30 Hard Cash, as some of us that are here tonight for
31 this meeting.

32 It impacts us greatly, this decision that you're
33 going to make, because of the fact we are concerned
34 about the roads. And Dobbins Bridge is a very busy
35 road, and they drive quite fast. We are concerned
36 about what's going to happen to our water, to our
37 electric and to -- even though it's going to be
38 sewers, there's going to be drain off -- drainage into
39 our cove when that -- all that development is taking
40 place on 65 houses.

41 But my personal concern is our cove and the red
42 zone. The developer can indicate that it is a red
43 zone, but that doesn't mean it's going to stop those
44 residents from breaking into the, into the red zone
45 and coming into our cove. We've had it happen before.
46 People take down the trees along that side, open it
47 up, and suddenly they're in our cove. And that is a
48 red zone. And I do think you need to talk to the
49 Corps regarding this, because of the runoff that could
50 come because of how the land slopes, and because it is

1 a red zone. And no one is supposed to break through
2 the trees, break through that part of the red zone.
3 Even put in a beach. It is supposed to be a red zone
4 for a reason. And that's why the Army Corps of
5 Engineers put it through as a red zone.

6 And thank you for your time and thank you for
7 what you do.

8 WESLEY GRANT: Thank you so
9 much. That concludes the public hearing. I'll open
10 it up to the commission if you have any questions of
11 staff or the developer. Hearing none, do we have a
12 motion on the project?

13 DAN HARVELL: Mr. Chairman,
14 I will make a motion to deny this change in zoning for
15 the reason that actually this is one of the most
16 recent zoning efforts that's taken place in the
17 county. And having heard how many people within that
18 voting precinct turned out to cause that to happen, I
19 think we should respect the will of the people in this
20 case. So I'll make a motion to deny.

21 WESLEY GRANT: We have a
22 motion to deny by Mr. Harvell. Do we have a second?

23 MICHAEL BURNS: Second.

24 WESLEY GRANT: I didn't
25 catch who did that? Mr. Burdette? Mr. Burns, okay.
26 So we have a motion to deny by Mr. Harvell. It's been
27 seconded by Mr. Burns. Is there any discussion?

28 JANE JONES: I just agree
29 that we need to honor the vote that they took. They
30 decided how they wanted their area zoned, and I think
31 we need to respect that.

32 HENRY YOUMANS: Mr. Chair?

33 WESLEY GRANT: I'm sorry,
34 who's speaking?

35 HENRY YOUMANS: Mr. Chair?

36 WESLEY GRANT: Mr. Youmans.

37 I'm sorry.

38 HENRY YOUMANS: Just prior to
39 your final vote, basically this recommendation will go
40 to Council. Council is the ultimate authority in
41 issuing that ordinance if they choose to approve the
42 rezoning, because this public hearing will occur at
43 their meeting sometime in January. So they will be
44 doing this same process again. And if they choose to
45 rezone this area, fine. If not, it will not move
46 forward.

47 Any plans that were presented are irrelevant,
48 because we're not here for development. We're here to
49 see if the rezoning can move forward. So we're
50 looking at keeping in mind what the voters wanted,

1 because we have just successfully done the same thing
2 in three precincts in the lower part of the county.
3 We keep that in mind, but we also have to recognize
4 what the landowner's rights are, and we have to look
5 at what is feasible for the area.

6 Naturally, the County Council is the ultimate
7 authority that does that. So just keeping that in
8 mind, and just wanted that to be on the record.

9 WESLEY GRANT: Yeah, thank
10 you, Mr. Youmans. Yes, our action tonight is just a
11 recommendation to County Council. Thank you.

12 STEVEN GILREATH: I would like
13 to say also, I appreciate the precincts. I know how
14 much work it took to get that together. So I
15 appreciate the effort to zone. It helps us to make
16 our decisions. And just we appreciate that.

17 WESLEY GRANT: So we've got
18 a motion, it's been seconded to deny. All those in
19 favor to deny, please raise your right hand. And it's
20 unanimous to deny. Thank you.

21 **APPLAUSE**

22 WESLEY GRANT: Next on our
23 agenda, we have item 6(c), land use, Luminary Holdings
24 Solar; Solar Farm located at Big Creek Road and Rector
25 Road. Tax map 2470006030, 2480003001, and then others
26 ending in 005, 026, 094, then 2480004003, 2620004009,
27 and the last one ending in 014. This is County
28 Council District Seven.

29 And I'll turn it over to staff for their
30 presentation.

31 DAN HARVELL: Mr. Chairman,
32 before we proceed, I need to recuse myself from any
33 opinion and/or action concerning this matter.

34 WESLEY GRANT: I don't have
35 the form to do that, but we'll recognize that in the
36 minutes. So you're recusing yourself. Okay.

37 So I'm sorry, we'll turn it over to staff now.
38 Thank you.

39 TIM CARTEE: Thank you
40 Mr. Chairman. As you said, this is Luminary Holdings
41 Solar. Seven hundred and eighty-six property owners
42 within the 2000 feet of the proposed development were
43 notified via the postcard. And the authorized
44 representative is the same. And it is an intended
45 development for a solar farm.

46 The location and access is Big Creek Road and
47 Rector Road. And you have the tax map numbers for
48 your review. Total site area for this is plus or
49 minus 348 acres. It's in Council District Seven. The
50 area is unzoned. No variance is requested. And a

1 traffic impact analysis is not required.

2 The applicant is required to obtain an
3 encroachment permit from SCDOT and Anderson County
4 Roads and Bridges prior to construction.

5 Here is the layout for the proposed buffer for
6 this development. Here is the aerial map of the
7 property that will be used for the solar farm. And
8 here's another map indicating the different areas.
9 Here's another map showing where the right of ways are
10 for transcontinental. And the areas in the stripe
11 will be where the solar farm will be. There's another
12 map for your viewing. And this is the tax map aerial
13 of the proposed project. Here's the land use public
14 hearing sign that was posted for the public.

15 This project has met the requirements of Chapter
16 24. This is your report.

17 WESLEY GRANT: Thank you,
18 Mr. Cartee. Do we have representation for the
19 developer? Please come forward. If you could just
20 state your name and address, please, sir.

21 JEFF FREEMAN: My name is
22 Jeff Freeman. My address is 2315 Hopecrest Drive in
23 Charlotte, North Carolina. So I'm a northerner, I'll
24 admit from the very beginning.

25 But I'm here representing AES Clean Energy
26 tonight and making a brief presentation in support of
27 our land use application, characterized as our
28 luminary solar project.

29 First, let me say, we appreciate the opportunity
30 to come before you guys tonight. We wish you a Merry
31 Christmas. Having served on my town's board of
32 Planning Commission for 12 years, I applaud your
33 service and have a pretty good appreciation for the
34 challenges that you guys get confronted with. We do
35 appreciate it. We also appreciate, Tim, your work
36 that you did on our behalf, looking through this
37 application. It was pretty involved, so a lot to
38 digest, and I think the way you (audio cut out) good
39 summary, and hope everything moves forward well.

40 Real quickly. This, this presentation is -- it
41 looks longer than it is. I'm not going to go through
42 all of these slides, particularly those at the back.
43 There might be some benefit in some of those during
44 the questions and answers. So if, if we need to leave
45 it up towards the end of it, Tim.

46 But the project, as located, is near the
47 intersection of Rector Road and Big Creek Roads. It's
48 about four miles northeast of the town of Belton. It
49 is in County Council District Seven and Precinct 65.
50 Just as points of reference.

1 As I mentioned earlier, I'm here representing AES
2 Clean Energy. It's a component of the larger AES
3 Corporation. My role for the organization is
4 development manager for this particular project. I
5 also have responsibility for all of our other activity
6 within the state of South Carolina, due in large part
7 because of the proximity of our office in Charlotte to
8 the southeast. It provides us a unique opportunity to
9 stay engaged locally as best we can.

10 But as far as AES itself, one point I wanted to
11 lift out here is AES itself is a global energy
12 company. It's a Fortune 500 company. It owns two
13 utilities, Ohio Power and Indiana Power. So it has a
14 deep bench, if you will, in management and operation
15 of power generation equipment. The Clean Energy group
16 that I work for, and I failed to mention, I've got two
17 employees over here with me. Will Vesley is our
18 senior permit analyst. He was deeply involved with
19 Tim putting the application package together. Tamara
20 Slade is our senior manager of Stakeholder Relations.
21 So we are all part of AES Clean Energy that's actually
22 headquartered in Salt Lake City, Utah, but we've got
23 people throughout the United States, as you can see
24 from this map above.

25 But the fundamental point I wanted to leave you
26 gentlemen with and ladies with, is sometimes there's a
27 negative perception about solar developers, that
28 they'll come in, make all these promises, and as soon
29 as they get what they need, they'll sell the project
30 off. That's not the approach or the business model
31 AES pursues. Our business model is one in which we're
32 there soup to nuts. We do -- heavily involved in the
33 development. We'll take it through all the permitting
34 aspects of the project. We'll engage with an EPC
35 contractor who will be involved with the construction
36 as well as the procurement of the materials. We
37 manage that process. Project goes into operation, we
38 also are there to operate the project.

39 So it's a long term business model. It's not one
40 of a more classic solar development entity that just
41 comes in and then sells the project off.

42 The next, next slide, this one I thought might be
43 of some interest, because it's interesting. This may
44 come as a shock, but been in the industry for quite a
45 few years, and I've seen the evolution of solar
46 development go from one in which it's a fairly easy
47 thing because everybody was really embracing the whole
48 renewable sector of energy development as a component
49 of the overall portfolio of supply, but as that
50 increased in its ability to be successful, people grow

1 more and more concerned about it.

2 So today, it's not nearly as easy as it once was
3 to develop a solar project. That begs responsibility.
4 Again, that's where I think AES and their cadre of
5 staff really comes into play.

6 But the typical solar project life cycle, as
7 referenced up here, is basically four, four areas.
8 The first is development. That's obviously the
9 component that we're in now. This project was
10 actually started a number of years ago, 2022 if memory
11 serves me right. We're still in the development
12 phase. That will largely be completed once we get a
13 commercial off-take agreement in place for the
14 project.

15 Next phase is construction. A project like this
16 -- this, by the way, is a relatively small output
17 solar project, at 35 megawatts. Shows up here a
18 construction duration of like one to two years. For
19 this project it would be probably a year to get it
20 completed.

21 The operational life cycle for a project like
22 this, a project life is typically in the range of 30
23 to 35 years. And once that life cycle has concluded,
24 there is a decommissioning phase. There have been a
25 lot of concerns expressed, most recently, not only in
26 Anderson County, but in most other jurisdictions,
27 about what happens when this project reaches its end
28 of life cycle.

29 There are a couple of things. One is there are
30 commitments embedded in our lease with the landowners
31 to fully remove everything off the site and revert it
32 back to its pre-existing conditions once that project
33 life cycle ends.

34 Layered on top of that was the recent passage in
35 South Carolina of Regulation 61-107, I think it is,
36 which imposes an absolute requirement, even if that
37 obligation on our part wasn't there, to come in five
38 years before the project end of life and put together
39 a full decommissioning plan, identifying the cost for
40 that removal of equipment, and then posting up the
41 security necessary to make sure that money is there
42 when it's needed.

43 So I think a lot of that goes towards alleviating
44 one of the principal concerns people really typically
45 express about a project like this. The way these
46 projects are constructed, it's a relatively easy
47 removal, frankly, particularly in a location like
48 this. The support structures are typically high
49 columns that are put into the ground, and they can
50 relatively easily be extracted. You get into the --

1 what happens to the cells themselves. If you have any
2 interest, we can certainly get into that, and the
3 recycling of those. Significant increases in the
4 ultimate disposal of materials coming off of these
5 projects as well.

6 But a key aspect of this, and one that I wanted
7 to lift out was, at the end of that project life cycle
8 that the property reverts back to the landowners --
9 these are all leases -- reverts back to the landowners
10 in basically the same condition that it was when we
11 took over. I think that's a pretty, pretty good
12 opportunity that I'll get into on this next slide.

13 And this is a slide that I would like to spend a
14 little bit of time on, if I may. This shows the
15 footprint. I think Tim in his presentation showed
16 another version of this. But there are a couple of
17 things up here that I'd like to point out. And this
18 puts, unfortunately, members of the Commission at a
19 bit of a disadvantage because you can't see the
20 pointer, but the folks in the audience, it might
21 provide some benefit to them. But just spatially
22 orientation, this is Rector Road. This is where it
23 connects to Big Creek. You'll notice, this is an area
24 that has been expressed of some concern over the
25 years. That's the county landfill site. But there
26 are -- this is the Duke transmission corridors that go
27 from the southwest towards the northeast and cross
28 over the property that we have under lease. There
29 also to our west, obviously, is the liquids terminal
30 for transcontinental and I think it's Colonial
31 Pipeline. There are a number of pipe corridors that
32 cross in this general area.

33 Also, I won't try to specifically identify each
34 of those. But one of the principal reasons we wanted
35 to locate a project in this area is an ability to
36 connect into that Duke transmission corridor. To do
37 that, utilities require two different types of
38 interconnection, not to go too far down a rabbit hole.
39 In this particular case, there is a required
40 substation that's located right here, immediately
41 adjacent to the transmission corridor. That
42 transmission line would be broken and brought into
43 that substation and then continue on down its path
44 towards the least (audio cut out). Adjacent to that
45 is what we call our project switching station. That's
46 where all the power generated within the solar arrays
47 is routed to that substation, stepped up the line
48 interconnection voltage before it goes to Duke.

49 If you look at the property holdings, the total
50 acreage of the parcels that have been made available

1 to us for this project is 850. The least amount of
2 property that we have found in these yellow boundaries
3 you see on your drawing, amounts to about 350 acres.
4 Look at those purple color areas. Those are the areas
5 that are earmarked for the actual array locations
6 themselves. Fenced area of the arrays is roughly 220
7 acres. The point in bringing that up is there is a
8 significant amount of open space involved in this.

9 Some people might get alarmed when they hear
10 about a solar project on 850 acres. Okay, you could
11 say that, but the reality is, it's on (audio cut out)
12 acres, and there is significant buffer involved.
13 There's significant distance involved. There's
14 significant plantings involved. The wetlands have
15 been identified and confirmed by the Corps of
16 Engineers. We adhered to the ordinance or to the
17 requirement for setbacks off of those wetlands. And
18 those also provide perfect opportunities for another
19 issue that's sometimes directed at projects like this,
20 and that's for wildlife corridors. There is
21 significant room (audio cut out).

22 So going back to what I alluded to in the earlier
23 slide, a project like this and its dispersed nature
24 and use of property in a very low density environment
25 affords, I think, an opportunity, a somewhat unique
26 opportunity, for the county to preserve a fairly
27 significant land hold of low density development.
28 I've heard rumors that, and I heard some tonight, as
29 matter of fact, about concerns about residential
30 development. A project like this over its life cycle
31 for 20, 25, 30 years, what you're looking at today is
32 exactly what you would be looking at 30 years from
33 now. Almost be like an oasis of undeveloped land that
34 could be a benefit to the county and to the
35 landowners, obviously, into the future. This next
36 slide, Tim hinted at this in his presentation, this is
37 a little more elaboration on types of visual buffering
38 and setbacks that we (audio cut out) in the actual
39 design itself. I'm not going to spend a lot of time
40 on this, other than to lift out the fact that there,
41 from our experience, certain areas that we would
42 suggest to any county to really consider when they
43 start looking at buffers and visual plantings. A lot
44 of times, counties will say, we want staggered
45 plantings of eight foot evergreens spaced eight to 10
46 feet, whatever the number is, and that's -- that
47 sounds great, looks good on paper, but when you
48 actually get those in the field, those plants
49 typically come out of a nursery, highly irrigated,
50 nursed along to get them to the height they're on.

1 You put them in the field, and within six months,
2 they're dead.

3 Our approach, and one we'd like to have you
4 consider, depending on how things move forward, is
5 approach to where you use native species plantings,
6 pollinator plantings, things like that that are
7 compatible with the existing environment, blended in
8 with the natural buffering that's out on this site
9 (audio cut out) with and I think the long term effect
10 of all of that would be a far more efficient project,
11 and one that's much more compatible with the adjoining
12 (audio cut out).

13 This next slide was one I put in here. I'm not
14 going to spend much time on this one either. I've
15 touched on a lot of this also, and if we want to get
16 back into this on the Q and A, look forward (audio cut
17 out). We did include this one, just to give you a
18 little bit of an overview of the outreach that we've
19 made on the project so far. Tim alluded that the
20 county process of sending mailers out to adjoining
21 property owners within 2000 feet. We used that same
22 mailing list and (audio cut out) mailer out providing
23 phone numbers and email addresses to contact us.
24 Those were all directed to the three of us to (audio
25 cut out). I believe this was a little bit of
26 disappointment that since we issued this, (audio cut
27 out) that's we either did a fantastic job or something
28 (audio cut out). We also have a website, the address
29 is on the presentation and (audio cut out) the
30 interest of all in learning (audio cut out).

31 The last slide that I want to go through is
32 really another one I'm going to try to go through
33 fairly quickly. Our original intent here was to try
34 to go down the list of the five criteria (audio cut
35 out). Staff has already done that. They've done a
36 great job (audio cuts out). Our application meets
37 those criteria. So I'm (audio cuts out) any questions
38 you might have on any aspect of this.

39 WESLEY GRANT: Okay.
40 Commissioners, y'all have any questions at this time?
41 Hearing none. We may call you back.

42 JANE JONES: I wanted to
43 ask, are you going -- how much trees are you going
44 have to clear to do this? It's a lot of land. I
45 don't know -- I can't tell, you know, how much is
46 already open land and how much more you're going to
47 have to take down?

48 JEFF FREEMAN: Can I go to
49 another slide real quick?

50 JANE JONES: I don't care.

1 WESLEY GRANT: Sure.
2 JEFF FREEMAN: I think it
3 would sure it will help ---
4 WESLEY GRANT: Take a couple
5 more minutes.
6 JEFF FREEMAN: Okay, well,
7 maybe it's not going to help so much. If you look at
8 this, this is an enlargement of the earlier slide I
9 showed. And if, if you look at where these array
10 areas are located, most of them are on pieces of land
11 that have no trees on them. Or something -- just to
12 help orient. This is Callaham Road coming down here.
13 This is actually the Callaham's homestead down in
14 here. Little bit of tree area in here that would,
15 would be removed. There's a little ---
16 JANE JONES: But you don't
17 know how many acres you're going to have to clear just
18 to -- you haven't gotten that far?
19 JEFF FREEMAN: Will, do you
20 happen to know as far as (audio cut out).
21 WILL VESLEY: Eighty to 100
22 acres.
23 JANE JONES: Of trees?
24 JEFF FREEMAN: Out of the
25 350.
26 WESLEY GRANT: Okay, thank
27 you.
28 WILLIAM MOORE: Mr. Chairman,
29 I've got a question as well. I mean, Duke Power does
30 provide power in this area, correct? Okay, so you
31 have been through that process with them, or ---
32 JEFF FREEMAN: We, we went
33 through the process -- when you say the process,
34 you're talking about ---
35 WILLIAM MOORE: I mean, I
36 don't know exactly how all that works, but I'm sure
37 you had to have some kind of partnership with the
38 power company, right? Or ---
39 JEFF FREEMAN: There are two
40 components. Duke annually issues what they call their
41 request for proposal for new solar resources and then
42 a resource solicitation cluster.
43 First part of that is a commercial bid for either
44 a power purchase contract for the power that's
45 produced from the facility, or a utility ownership
46 track in which Duke would actually take over the
47 ownership of the project.
48 The resource solicitation component follows up on
49 the projects that are actually awarded in the RFP to
50 move forward an opportunity to go into the

1 interconnection process. That interconnection process
2 is the ability to connect into their system.

3 You're absolutely right. Duke delivers the
4 energy. Power produced from this project, or any
5 other project, frankly, goes into the utility system
6 and they do with it whatever they need to do with it.
7 Though it has no effect on supplies to power being
8 changed -- supplies to homes being changed, things
9 like that, nothing changes at all.

10 But there is a fairly elaborate process for going
11 through that RFP/RSC process. We went through it last
12 year with this project. We were not successful, to be
13 very honest. We went in again this year. Sharpened
14 the pencil a bit. Those bids went in in September.
15 They are due to award contracts in January 6th of
16 2026. So it takes them a long time to digest, because
17 they get submitted hundreds of projects they have to
18 analyze, and they only want to award those that are
19 most cost effective.

20 WILLIAM MOORE: And what
21 happens if you don't get awarded?

22 JEFF FREEMAN: We have to
23 scratch our head a bit, frankly, and determine what's
24 the next step.

25 WILLIAM MOORE: Yes, sir.

26 JEFF FREEMAN: As we did
27 last year, we were unsuccessful. We didn't want to
28 give up on the project, because I think, frankly, it's
29 a great project. Try it again this year.

30 WILLIAM MOORE: Yes, sir.
31 Just trying to get a clear understanding.

32 JEFF FREEMAN: But you're
33 spot on. Duke controls the whole process. It's not
34 like ourselves or any developer can go find an idle,
35 empty piece of land and put a solar facility on and
36 start running -- pinching cords to various homes.

37 WILLIAM MOORE: Yes, sir, I
38 understand.

39 JEFF FREEMAN: It all goes
40 to the utility.

41 WILLIAM MOORE: Thank you.

42 JANE JONES: What's the
43 life span of a solar panel? I'm assuming that these
44 will have to be replaced from time to time during the
45 course of the project.

46 JEFF FREEMAN: Yeah. I
47 mean, solar panels, like everything, including myself,
48 degrade over time. I would say the life cycle of a
49 panel itself is probably 15, 20 years before you
50 really have to start over?

1 JANE JONES: How do you
2 dispose of those? My concern is the people that live
3 around you, just what's going to be going on.

4 JEFF FREEMAN: There is a
5 lot of focus being made on recycling of the
6 components. There's a lot of aluminum, there's a lot
7 of silver, there's a lot of copper, there's a lot of
8 glass involved in these panels. All of those,
9 particularly in today's environment, have increasing
10 value. AES is involved with a company called Solar
11 Cycle, I think is the name of it, which is a company
12 that's focused exclusively on recycling panels, rather
13 than having them go to the landfill.

14 JANE JONES: I don't know
15 about -- I don't what would be involved with you using
16 the landfill here. I don't know what the guidelines
17 are.

18 JEFF FREEMAN: Well, we're
19 hoping to avoid it, frankly.

20 JANE JONES: I don't know
21 if you would be allowed to use it, I don't know. Have
22 no idea. I just didn't -- my question was, would you
23 take those components away to be disposed of? Or are
24 we going to have to handle it here?

25 JEFF FREEMAN: Probably not.
26 Our goal is recycle. They're at like 95% recycling
27 capability now. We continue to push and try to get
28 that pushed up even higher. The materials -- I mean,
29 it makes no sense, frankly, to have these panels go in
30 to a landfill as a complete panel, because there's
31 value in all that stuff. And anything you can do to
32 extract that value through recycling makes prudent
33 sense. That's what Solar Cycle is doing.

34 JANE JONES: Does anybody
35 here know if they would be allowed to even go to the
36 landfill? That seems kind of ...

37 STEVEN GILREATH: I called
38 three landfills today, and they will not take solar
39 panels. I did get in touch with the recycle. It
40 seems pretty expensive for me, but there was a way to
41 get rid of them, but it is through recycling. And I
42 would like to ask a couple of questions, if that's
43 okay.

44 Reading through the decommissioning plan kind of
45 seems vague, and just so that we don't burden the tax
46 citizens 30, 35 years from now, is there a bond?
47 There is a bond in place?

48 JEFF FREEMAN: If -- and I'm
49 getting a little over the tips of my ski because I'm
50 not an attorney and I haven't fully read the

1 regulations that were passed, I think it was March of
2 '24 on this issue. There are some jurisdictions that
3 have decommissioning bonds and the normal process is
4 to do it -- get your building permit, and then you
5 review -- you project a cost out in time to what you
6 think it's going to require to take that project back
7 out of the ground. And there's a requirement for
8 every five years to review that by a licensed engineer
9 and true it up.

10 Typically, there's security required to match
11 whatever that estimated cost is. It could be done
12 letter of credit, surety bond. Some people require
13 cash. It really depends on jurisdictional's desire.
14 A bond is really the most effective way of doing it,
15 because it controls expenses, but you still are
16 assured of getting what you need when you need it.

17 State regulation is structured to where -- and I
18 think it's frankly the right way to go. Five years
19 before that project is at its end of life, that's when
20 you go in, you assess, through the help of a licensed
21 engineer, what it's going to cost to fully extract the
22 units, post the bond requirements then, so when you're
23 ready five years later, you're pretty spot on as to
24 what the costs are going to be, and you've got that
25 money available for doing it.

26 STEVEN GILREATH: But just help
27 me understand this. As I understand, I don't think
28 that Anderson County at this point requires a bond.
29 You don't place a bond with the landowners? There's
30 not a bond in place. It's just your assurance that
31 you're going to take care of it? There is no bond --
32 if we approve this tonight, there will not be a bond
33 in place to cover clean-up?

34 JEFF FREEMAN: Under state
35 regulations there would be. So it's, it's not an
36 either or ---

37 STEVEN GILREATH: But in that
38 five years from when it close -- what happens if it
39 fails between now and the five years before it closes
40 out?

41 JEFF FREEMAN: We've got
42 bigger problems, frankly, because this -- there's --
43 this is a \$50 million investment. There's a lot of
44 ---

45 STEVEN GILREATH: I just look
46 at renewable and I certainly understand that. I just
47 wanted to -- just needed to ask that question.

48 JEFF FREEMAN: Well, I want
49 to make sure you understand that this is not an either
50 or. It's either the landowner commitment or it's the

1 state regulation, both of those come into play. And
2 even if there wasn't a bond requirement under ours,
3 which there would be, by the way, state's going to
4 overlap that anyway, and that bond would be in place
5 to ensure that funding is there when it's needed to
6 decommission the facility. I don't think you've got
7 -- it's easy for me to say as the developer, but I
8 think the regulation that's in place in South Carolina
9 right now is a very powerful step towards addressing
10 people's concerns that I think you're trying to
11 portray (audio cuts out). I think the financing will
12 be there under that approach.

13 STEVEN GILREATH: Seems like
14 there was -- so looking into it, adjacent property
15 owners, if those property values are deflated or
16 depreciated, is there a plan for them? Or is that, is
17 that addressed anywhere? Or is your -- is it your
18 belief that property values will be -- adjoining
19 property values would be depreciated?

20 JEFF FREEMAN: No, I do not
21 believe that. I mentioned earlier, jokingly, that
22 I've been around for a long time. My career started
23 in fossil generation development, and it's a -- it was
24 a very difficult thing to go into a neighborhood and
25 talk about, at the time we were developing, not AES,
26 but another company, coal fire generation. That has a
27 lot of issues associated with it. And the same issue
28 is always confronted with what happens to adjoining
29 property owners?

30 A lot of time on the front end of a project's
31 development, there's a lot of fear that's easily
32 propagated. And the worst thing that could happen is
33 for people to run and just assume, oh my gosh, the
34 world's going to fall apart. I'm getting out now, and
35 take a reduced price for the property.

36 Reality is, particularly on a project like this,
37 and the low density aspects and the distance that's in
38 play here from any adjoining property, the likelihood
39 of any property devaluation from this project is
40 minuscule, if at all.

41 I'm sounding like I'm beating a drum
42 unnecessarily. But there are significant distances
43 available in this project from adjoining properties
44 that I would hazard to bet that once this project is
45 up and operating, most people would not even know it's
46 there.

47 WESLEY GRANT: All right.
48 Well, thank you, sir.

49 We'll move into the public hearing. We have --
50 Ms. Jones, if you could, let's move to public hearing

1 and then we'll come back.

2 JANE JONES: Well, Cindy
3 Wilson is here from County Council. And I didn't know
4 if she had anything she wanted to say from that side
5 while he's here.

6 WESLEY GRANT: She has
7 signed up. We've got her name on the, on the list to
8 speak, so she's certainly welcome to. We have her
9 name here.

10 JANE JONES: I told her
11 I'd watch out for her.

12 WESLEY GRANT: Yeah, we have
13 her name here. So yeah, she's certainly welcome to.

14 In fact, Honorable Ms. Wilson, if you'd like to
15 speak, we'll invite you to the microphone now, as we
16 enter the public hearing.

17 CINDY WILSON: Is this a
18 reversal of roles, or what? I appreciate your service
19 on our Planning Commission. And our County Council is
20 working really hard as expeditiously as we can to come
21 up with better ordinances and codes of ordinances to
22 deal with these situations.

23 Right now, we have no ordinance dealing with
24 solar farms. We're working on it. We've gotten
25 through two readings. The third reading is coming up
26 soon. The main area of contention is to have an
27 appropriate bonding mechanism in place that can be
28 adjusted 25 years hence.

29 I think we were all charmed by Clean Energy
30 initially. But this past year, we've learned there
31 are a lot of issues that our county is totally
32 unprepared for. We've approved a few small projects,
33 but not the big ones.

34 We've had reports of lawsuits in adjoining
35 states, everything from runoff to devaluation of
36 properties, fires. I mean, all kinds of crazy things,
37 even a lawsuit that was settled at 10 and a half
38 million dollars.

39 My request is that we stop in our tracks and get
40 this third reading in. This company can reapply after
41 we get the third reading in. The third reading of our
42 particular solar farm ordinance deals primarily with
43 all that the state put in place, which was helpful,
44 but the bonding requirements.

45 I serve people on both sides of this issue in my
46 district. They're very respected and appreciated
47 constituents. And I definitely understand the
48 landowners' plight. They're looking for a revenue
49 stream. But I don't think they are prepared, even if
50 the numbers look good on paper, going forward with

1 selling or leasing their property to this company and
2 getting a nice revenue stream. Are they prepared if
3 this LLC dissolves, and it's happened many times in
4 the past in this country, and they're left holding the
5 bag to clean up. And that's where we're concerned,
6 because our county doesn't have the money to pay for
7 clean-up, and most of these people, most of us, won't
8 even be around in 25 years. But will their heirs and
9 descendants be prepared?

10 If you table or affirm this project tonight, then
11 it's considered grandfathered and not subject to these
12 measures that we're working hard to put in place.

13 So that's the lay of the land, and we've all done
14 lots of homework. We've got a draft and everything,
15 and we're this close to getting it done, starting from
16 ground zero back in the spring. We've met with Duke
17 Energy, we've met with the fire officials. There are
18 all kinds of issues that play into this, including
19 like fire and emergency protocols and access and so
20 forth, buffers, glare, aviation notifications. I
21 mean, there's just a whole gamut of issues. But the
22 main issue that we're concerned about is who pays if
23 this company, or whoever they sell to later, dissolves
24 the LLC and walks? And can our landowners afford to
25 pay it or their descendants? And I know having
26 checked into this for our family properties, it didn't
27 look very appealing to us to do that.

28 But we pay y'all the high bucks to make decisions
29 on our behalf, and I do want to assure you, we're
30 close to having Chapters 24 and 48 removed and
31 replaced with good codes of ordinances that are
32 updated and upgraded and more clear, that make your
33 job easier, our staff's job easier, our own citizens
34 will have a clearer notion of what's appropriate and
35 what isn't. Thank y'all so much for your hard work.

36 WESLEY GRANT: Thank you,
37 Ms. Wilson. Thank you for being here tonight.

38 As we move into public hearing, our first to
39 speak is Robert Wilson. If you could please come to
40 the microphone, state your name and address, and I
41 appreciate your patience as we led into the public
42 hearing, just want to remind everybody we give each
43 person three minutes to speak. So thank you.

44 ROBERT WILSON: Thank you all
45 for giving me the opportunity to address you tonight.
46 I have a couple of concerns that I haven't heard
47 mentioned here tonight.

48 One is, I don't know -- someone in their divine
49 wisdom have directed all the traffic from the tankers
50 up Rector Road. And I don't know if you've ever

1 ridden on Rector Road, but it's a really narrow road,
2 and we've got tankers going up and down that road
3 constantly, all day, every day.

4 My concern is, how is this traffic from this
5 project going to affect what is already a narrow road
6 with tankers going up and down it? Has anybody
7 considered that? I'm just asking that you guys would
8 consider this in your decision. Okay? Because Rector
9 road is tight. The shoulders are all tore up from the
10 tankers, and now we're getting that -- ready to add a
11 project of this magnitude. Has anybody considered how
12 it's going to affect the traffic on that road?

13 My second concern is this. I love wildlife and
14 nature, and from the presentation here, I'm seeing a
15 chain link fence, and they're talking about 300 acres,
16 if I'm not mistaken, how is that going to allow, or
17 have they considered any movement of the wildlife to
18 and from? A young, a young deer in the spring can go
19 under a high density wire or go under a barbed wire
20 fence, but it can't move through this chain link. A
21 fawn can't jump it. Has anybody considered what
22 implications this much fencing is going to have on the
23 wildlife in that area?

24 These are some things that I'm asking you guys to
25 consider as you make your decision. And I'm not for
26 or against this project either way, I'm just asking
27 that you guys consider some of these things as you
28 make your decision. Thank you.

29 WESLEY GRANT: Thank you,
30 sir. Next we have Hunter Lanier.

31 HUNTER LANIER: My name is
32 Hunter Lanier, at 471 Rector Road. I didn't write a
33 paper, nothing of that. This is from the heart. This
34 is my first ever Council meeting. Me and my wife, we
35 recently bought our first home on Rector Road. We
36 moved from Pickens, Easley, Liberty area. One of the
37 biggest reasons that we picked out where we moved to
38 is, as I told my wife, when you turn on our road where
39 they're wanting to put all these solar panels, look at
40 the field, you know, you have the cows and all that.
41 I mean, you feel like you're out in the country, you
42 know. And now they're wanting to put up these solar
43 panels. And now, look, we get a solar farm instead of
44 a regular farm.

45 As Mr. Wilson said about being a narrow road, I
46 can stand here and talk to you for about 30 minutes of
47 all the mailboxes I've had to replace because of all
48 these tanker trucks. But you know, this -- I've
49 talked to a couple of my neighbors about this. This
50 is not something that we're really looking forward to.

1 You know, we've talked about looking to move to other
2 places, just due to, as you said, getting rid of them,
3 a lot of the toxins in this stuff, that's why most of
4 these landfills won't take them. That's why they have
5 to be off-sited. In the development of it, Tony Creek
6 Plantation, the hunting club that actually backs up to
7 my land, that will have solar panels in it. So that's
8 trees that will be cut down of a hunting club.

9 You know, we moved to this area because we didn't
10 want more development. We didn't want anything like
11 this. And it's just sad to see. That's all I have.

12 WESLEY GRANT: Thank you,
13 sir. Next we have David Havird, Sr.

14 DAVID HAVIRD, SR.: Can I kind of
15 address the bonding issue briefly. Would that be
16 okay?

17 WESLEY GRANT: Sure.
18 However you want to use your minutes.

19 DAVID HAVIRD, SR.: Yes. David
20 Havird, 316 Trotter Road, before -- and I do have
21 about a three minute presentation.

22 But I appreciate you asking the question about
23 bonding. Any landowner, you know, from best
24 practices, any research you read, any landowner
25 leasing land for a solar farm that doesn't have a bond
26 up front, and re -- then reevaluated 20 years later,
27 excessively poor judgment. And I would think a
28 Fortune 500 company would have that in their
29 presentation, exactly what the bonding would be, at
30 least up front, from every firm I read.

31 But good evening, everyone. I currently own a
32 130 acre tract of land right next and adjacent to this
33 proposed solar farm facility, that encompasses 348
34 acres. Tonight I find out they can have 850 acres.

35 I'm here tonight to express my strong opposition
36 to the solar facility on an agriculture site. In my
37 in my opinion, in my opinion, this Planning Commission
38 is extremely important as it is a bedrock foundation
39 of, it is a bedrock foundation of the land -- local
40 land use control.

41 As residents, we realize this is a very
42 challenging job, very complex, with very
43 responsibilities. Over and importantly, in rural
44 areas, you work -- your work helps to establish the
45 character of a community in accordance with the local
46 desires of the residents and landowners. It can also
47 protect property values by separating uses that may be
48 incompatible and simply do not belong in a rural or
49 residential area, such as this proposed solar
50 facility.

1 certainly support renewable energy in appropriate
 2 venues and locations. However, this specific proposal
 3 certainly does not fit with the existing character and
 4 use of the neighborhood and local community.

5 My opposition is based on the following well-
 6 founded reasons. Loss of prime agricultural land.
 7 Once a farm -- farm land is developed, it is no longer
 8 a farm, but instead, with this proposal, would become
 9 a large industrial site.

10 Number two, it also would have a negative impact
 11 on property values. Large solar installations are
 12 industrial developments and dramatically alter the
 13 surrounding rural landscape.

14 I would also like to point out that we -- our
 15 property basically backs up on the backside to a --
 16 obviously the large Anderson County Regional Landfill.
 17 And this proposed site would now put solar panels on
 18 the left side of our property and also across the
 19 road. So essentially, we would be bordered -- three
 20 of our sides would be encompassed with a landfill, and
 21 then the solar development.

22 Number three, environmental concerns. Water
 23 runoff, drainage issues and soil erosion that normally
 24 come with developing a large industrial site. Also
 25 habitat disruption that displaces local wildlife.

26 Number four, inadequate location. There is
 27 plenty of alternative, less sensitive land that could
 28 be used for this development, such as industrial
 29 zones, commercial rooftops and areas that are close to
 30 major infrastructure, like large highways. The
 31 correct location -- I'm sorry -- the current location
 32 appears to be chosen solely for the financial gain of
 33 the landowner and the developer, without any due
 34 consideration for the existing community.

35 Respectfully, please consider the long term
 36 effects of this project on our rural community,
 37 families and land. We work hard to be good citizens,
 38 contribute to the local economy and enjoy our rural
 39 property. We teach our children the immense value of
 40 land, limited natural resources that we must be
 41 respectful of.

42 HENRY YOUMANS: Time.
 43 DAVID HAVIRD, JR.: Thank you.
 44 WESLEY GRANT: Thank you,

45 Mr. Havird.

46 Brad Johnston.

47 BRAD JOHNSTON: Good evening.
 48 My name is Brad Johnston. I live on Browning Road.

49 And a lot of what I've got to say has kind of
 50 been covered in the last four. So I'll try to make

1 this quick.

2 I'm asking you, the commission, if you guys would
3 actually just deny this at this time. Got a couple of
4 reasons. One of the main ones, as mentioned, we have
5 the dreaded landfill in Cheddar Community.
6 Unfortunately, it's -- I get a view of it out of my
7 front door. We've been dealing with that for 30
8 years.

9 If you guys know the history, all the other
10 little -- the smaller landfills, they didn't even call
11 them landfills, excuse me, were closed down, and then
12 they decided to make this the holy landfill, if you
13 will.

14 Anyway, we've been dealing with that. And just
15 the way this whole project is laid out, spread out,
16 it's over two point -- if you look at the property
17 land, I'm sure the panels don't come out to that, but
18 it's over two, it's over two miles wide. And if you
19 look at the picture, the slides that were shown, do
20 not do a -- give you a true picture of all the houses
21 and all the parcels and all the individuals that
22 actually live in that area.

23 So as the last gentleman spoke, I think there's a
24 whole lot -- I'm not against renewable energy by any
25 means. I just think this is absolutely horrible, the
26 location.

27 One of the other things I want to mention is, as
28 Cindy Wilson stated, they already have -- they're
29 already in the process of, you know, coming up with an
30 ordinance that's not done. So again, I'm request --
31 would like to request the commission to deny it for
32 that reason, also.

33 It is, no matter what's said, I don't think
34 anybody in here can tell you they've ever seen a
35 pretty solar farm. Drive by and say, aren't those
36 panels pretty. It's going to be an eyesore. There's,
37 there's no two ways about it.

38 I do believe it will devalue the land, again, and
39 when you're right next to it, I don't know how in the
40 world that can actually increase the value, unless
41 they're powering your home for free. And we're pretty
42 sure that's not going to happen.

43 Couple of other things. Again, they've already
44 been mentioned, but the destruction of the current
45 habitat, you know, the trees coming out, they're going
46 to be a lot of trees. And then all the animals,
47 there's a lot of wildlife in that, you know, that
48 area. How's that going to be handled?

49 Another one I have a concern with where my
50 property is located is runoff or retention ponds going

1 to be built? So how are we going to have solar panels
2 and chain link fences and retention ponds added to
3 this whole thing.

4 Herbicide issues. The land -- I don't know how
5 it's going to be cared for, how the weeds --
6 obviously, it's got to be taken care of for the solar
7 panels to be effective.

8 And the last thing I'd like to mention is just at
9 this point in time ---

10 HENRY YOUMANS: Time.

11 WESLEY GRANT: That's time,

12 sir. I'm sorry. It's three minutes. Thank you.

13 BRAD JOHNSTON: Let me just

14 -- can I just mention this?

15 WESLEY GRANT: Just a couple
16 more seconds.

17 BRAD JOHNSTON: All right.

18 Solar farms today, we don't know, they haven't been
19 around that terribly, terrible long. We don't know
20 the effects of the 30 years. So we don't know in 30
21 years what the whole effects are going to be. So
22 thank you for your time.

23 WESLEY GRANT: All right.

24 Thank you, sir.

25 I can't read the next one's last name, but it's
26 Loretta is the first name.

27 LORETTA HOLLOWAY: Yes.

28 Holloway.

29 WESLEY GRANT: Okay, thank

30 you. Holloway. Thank you. I'm sorry.

31 LORETTA HOLLOWAY: My writing's
32 that bad?

33 WESLEY GRANT: No, probably
34 my eyesight. I'm sorry.

35 LORETTA HOLLOWAY: My name is
36 Loretta Holloway. I live at 115 Holloway Boulevard in
37 Belton, South Carolina. I own seven and a half acres
38 of land on Big Creek Road.

39 And my concern is actually for my friends and
40 family who live in that area. They're in an -- from
41 my understanding, a solar farm increases the
42 temperature by 10 degrees. As it is the land field
43 (verbatim) is already over extended. The land field
44 will -- has already increased cancer in the community,
45 contaminated the water wells in that community.

46 My seven and a half acres is designated as
47 lumber, timber, okay? And I'm concerned about the
48 neighbors. I'm concerned about the residents there,
49 and their health. The smell during the summer is
50 unbearable, the stench, okay? And I don't even live

1 -- I live in the city of Belton, but I can smell it.

2 And there is concern, of course, about the
3 contamination of the wells. There are people here
4 today who have had to use other sources of water; to
5 bring in water, you know. There's reports of cancer
6 because of the land field, and it's getting higher and
7 higher, the land field.

8 This is not going to benefit any of the residents
9 in the area. It's not going to benefit anybody. But
10 from what I understand the land field, I may be
11 corrected. So it stands to benefit the company and
12 the corporation, but not the citizens in the Big Creek
13 area.

14 So I am emphatically against, emphatically
15 against the building of this solar farm. And I thank
16 you for your time.

17 WESLEY GRANT: Thank you.

18 Last, but not least, we have Dillon Callaham.
19 I'm sure I messed that up, but you realized who you
20 are; didn't you?

21 DILLON CALLAHAM: Good evening.
22 My name is Dillon Callahan, 131 Callahan Road in
23 Belton. I own acreage across Big Creek from this
24 property. My land is not allocated for this solar
25 farm. I'm here tonight on behalf of my father Sammy
26 Callaham, and my uncle Junior Callaham, who do have
27 land that's allocated for this project. Particularly
28 we own the land that comes down Rector Road to the
29 south as you come off of Big Creek Road.

30 So I've heard a lot of things tonight that I'd
31 love to touch on. I've got a list of stuff that I'd
32 love to touch coming into here. So I'll try to make
33 it quick.

34 Number one, this is a lease opportunity for the
35 property owners involved; my family and the other
36 opportunities. This is not a sale agreement. So
37 we're not losing our land. It's Callaham's land; it's
38 Holliday's land; it's Lollis's land. And when the
39 solar farm terminates after so long, couple decades,
40 that land remains in our name.

41 Number two is community development. Any project
42 of this size is going to have concerns with the
43 community development and community points of
44 interest. As far as environmental, this is 300
45 something acres. They're going to go out there.
46 They're going to turn dirt. They've got to get a land
47 disturbance permit. They've got to get approval from
48 Anderson County.

49 As far as transportation, this is not 1500
50 houses. This is not warehouses that are coming in an

1 industrial magnitude. Transportation will not be
2 impacted because there's not any kind of bedrooms or
3 any dwellings being constructed. These are solar
4 panels. The big issue for transportation remains, as
5 you heard today, tanker trucks that go up and down
6 Rector Road. And then you'll hear people talk about
7 atomic that comes down Youth Center and goes to the
8 landfill.

9 And to touch on the landfill. This is not
10 related in any capacity to the landfill. You guys
11 talked to them a couple months ago. They're trying to
12 add on, I believe, 16 acres. They gave a
13 presentation, they got approval, and they're moving on
14 to the next steps.

15 As far as a yes is concerned, we are here today
16 because there's a substation particularly allocated on
17 my, my uncle's land that will tie this up -- this
18 solar farm into the transmission line. So to your
19 point previously, this isn't feeding the distribution.
20 Laurens Electric comes down Rector Road; Duke Energy
21 comes down Browning Road, I believe it is. And
22 there's a mix of people serviced by the two. That's
23 distribution. This will step up and tie into the
24 high, high voltage overhead transmission.

25 But last, before I run out of time, the people
26 involved are ultimately the big point here. This is
27 not the developer that owns the land. This isn't Duke
28 Energy that owns the land. This is the Callahams;
29 this is the Hollidays; this is the Lollises. These
30 people have been in the community for a long time.
31 They've been impacted by the same community efforts
32 here, and this is an opportunity for these hard
33 working Anderson County landowners to take opportunity
34 with their land for a source of revenue, particularly
35 for blue collar individuals that aren't, you know,
36 they're not going to be taken care of with Social
37 Security. Their inheritance is going to pass down in
38 a farm for an industry that is not sustainable in the
39 current market. So this is an opportunity for the
40 landowners that are allocating ---

41 HENRY YOUMANS: Time.

42 DILLON CALLAHAM: --- their
43 private property here. So I hope you consider it
44 tonight.

45 WESLEY GRANT: Thank you,
46 sir. That concludes the public hearing. Thank you to
47 everyone that spoke.

48 Commissioners, do you have any questions or
49 comments or questions, rather, I guess, for staff and
50 anyone at this time? We've heard a lot of

1 information, but certainly want to give you the
2 opportunity to -- okay, Mr. Junkins.

3 SCOTT JUNKINS: With this, I
4 didn't hear, is there any power savings for the
5 community? Or is this just a cheaper way for Duke to
6 make energy?

7 JEFF FREEMAN: Direct power
8 savings, probably over time there is. I mean, Duke is
9 no different than most utilities. They're under
10 pretty strict mandates by their utility commissions to
11 incorporate solar, renewable energy into their
12 portfolio.

13 Solar, when it first began, was pretty expensive
14 and required a lot of underpinnings, if you would, to
15 make it compatible. Not compatible, but competitive.
16 That's changed now. It's totally at grid parity, if
17 you will. The price of power being delivered from a
18 project like this is on par with what's currently
19 being injected from other sources.

20 So what it does is, over time, you don't see an
21 increase in cost associated with the power coming off,
22 unlike a typical fossil facility, whether it's coal,
23 gas or whatever, that's subject to a fuel supply
24 adjustment cost, and that's typically passed along to
25 users of electricity. Solar tends to flatten that
26 out. So it's not a case where you can, as I mentioned
27 earlier, jokingly, run an extension cord for your
28 energy from them. It's a requirement to go into the
29 utility system, and it does have a tendency to flatten
30 the cost out locally. Power goes where power is
31 needed. Even though it's connected to the
32 transmission system, it'll find the most recent,
33 closely located distribution point and then flow into
34 where it's needed.

35 WESLEY GRANT: Okay. Thank
36 you. Any other questions or comments? If not, we'll
37 entertain a motion on the project.

38 JANE JONES: I make the
39 motion that we deny the project based on the fact that
40 we need to iron out some of these issues that were
41 brought up, particularly the County Council's
42 concerned about the bonding for the landowners. I
43 just think there's some issues that need to be
44 clarified before we go forward with this. Solar
45 energy is a great thing, but we don't want to jump
46 into it too fast until we're ready, got all the
47 details ironed out.

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

50 DAVID COTHRAN: Second.

1 WESLEY GRANT: Got a second
2 by Mr. Cothran. Any discussion? All those in favor
3 of the denial, please raise your hand. All those
4 opposed to the denial, please raise your hand. Okay.
5 Thank you. And we have Mr. Gilreath abstaining.

6 Okay, thank you. The project's denied.
7 We'll move into new business 7(a) single family
8 subdivision, Station Place, located at Old Denver
9 Road. Tax map number 940002002. County Council
10 District Five. I'll turn it over to staff for their
11 presentation.

12 TIM CARTEE: Thank you,
13 Mr. Chairman. Three hundred and eighteen property
14 owners within 2000 feet of the proposed development
15 were notified via postcards. And again, this is
16 Station Place. The intended development is a single
17 family. The applicant is Richard Bennett. The
18 engineer of record is Land Planning Associates.

19 The location and access is Old Pearman Dairy
20 Road, which is maintained by state. It's in Council
21 District Five, School District Five. Surrounding land
22 use is residential and commercial. This area is
23 unzoned, and the tax map is there for your viewing.

24 It's approximately 66.96 acres of land with
25 proposed 57 lots. No variance is requested. And a
26 traffic impact analysis, Old Pearman Dairy Road is
27 classified as an arterial road with no maximum trips
28 per day and does not require a TATIS.

29 Here's the layout of the proposed development
30 showing the entrance coming off of Pearman Dairy Road.
31 And to the left of that, you'll see it butts up
32 against a railroad track and a Duke Power Energy right
33 of way. And the big square towards the northern port
34 of that is a transmission tower. Here's the overall
35 aerial photo. And there's the proposed notice to the
36 public.

37 This project has met the requirements of Chapter
38 24. This is your report.

39 WESLEY GRANT: Thank you,
40 Mr. Cartee. Do we have a presentation from the
41 developer?

42 RICHARD BENNETT: Richard
43 Bennett. I live in 307 Compass Point. I appreciate
44 y'all's time. I know it's late, a little later, I
45 thought, and cold.

46 I'm hoping this is an easy one for y'all. Across
47 the street we have a Stanley Martin development on
48 higher density. We could probably get the sewer. I'd
49 have to buy some property, but kind of seeing what the
50 county's doing and what the neighbors and people want

1 to buy a little bit -- little more space.

2 This property is pretty challenging. It has a
3 railroad track, has a high tension power line and a
4 cell tower on it, so it definitely has some issues,
5 and it has some pretty rough grade. What I'm
6 proposing is a septic tank subdivision, which would be
7 half acre lots up to acre lots, roughly. I'll
8 probably lose a few because there's some grade in
9 there. We're proposing 57 on around 60 acres.

10 As far as the trees, I know that's a concerned,
11 too. Property's already been clear cut. It's
12 probably got some three to five year old stuff that's
13 -- probably could bush hog most of it.

14 And then also, I know that that's something that
15 we all care about. This should be affordable. This
16 is going to be a little cheaper than what the track
17 division with sewer on it. You know, 60, 70,000
18 thousand dollar lots. This should be a good bit lower
19 than that because we're not mass grading. Because of
20 the septic tank, we have to leave original virgin dirt
21 to be able to put the septic tank in. So we're going
22 to grade the roads. And this won't be mass graded.
23 Basically, we'll have to leave it virgin for the, for
24 the septic tank, because they can't go and do fill
25 dirt.

26 So again, the trees, traffic study. I know I've
27 got to do, I know I got a cell tower. I don't think I
28 have -- you know, around it is some commercial,
29 railroad track, power line, cell tower; not a lot of
30 lot of impact other than the commercial next to it.

31 Do you have any questions for me?

32 STEVEN GILREATH: What's the
33 average lot size?

34 RICHARD BENNETT: What's the
35 ...

36 STEVEN GILREATH: Average lot
37 size?

38 RICHARD BENNETT: They put on
39 here, I think, 25, 26,000. But actually they didn't
40 take -- I'm going to run lot lines to the back,
41 through that power line, so it'll be over a half acre.
42 Probably a little tougher than I think on it. On that
43 drawing, and it does have a lot size. But if you look
44 at the drawing the back lots really could go -- keep
45 the easement in our acreage, but it would still be
46 under a power line. But, so right now, they're all
47 like 26, 27,000. I don't know the exact numbers on it
48 that caption in there. It's over, over a half acre.
49 Like I said, roughly 60 acres of land with 57 lots.
50 I'll probably lose a couple of them.

1 STEVEN GILREATH: Yes, sir.
2 Are these going to be slabs or ---
3 RICHARD BENNETT: I don't know.
4 I'd say probably -- may can get some, but most likely
5 it'll have to be some cross space. It's pretty rough.
6 It's hard to mass grade because you -- you do mass
7 grade to cut a sewer. But you really are not
8 affordable to grade it because you lose your septic
9 tank land.
10 DAVID COTHRAN: Any idea what
11 your price point is going to be on the houses?
12 RICHARD BENNETT: I would say
13 this would be 350 range. You know, we're getting up
14 higher and higher. The track builders and stuff are
15 paying 70 to \$80,000 for a lot, because the cost of
16 developing a 10,000 square foot sewer lot is 40 to
17 \$50,000, plus the land cost. And this is a little
18 cheaper than that. So I would say these houses will
19 be \$350,000 probably on -- a mixture of them on a
20 crawl space, or even a basement, because some of them
21 are pretty -- pretty good topo on this property.
22 And like you said, you see the commercial and
23 metal building stuff around it. They kind of picked
24 the cherry out of the property and left the rougher
25 stuff in the middle.
26 STEVEN GILREATH: There was a
27 note from Anthony Hamby about some stormwater. Is
28 that, is that an easy fix?
29 RICHARD BENNETT: I don't --
30 Anderson County has the stormwater questions. I mean,
31 it'll have to go through the stormwater. I have to
32 design a pond ---
33 STEVEN GILREATH: He was
34 talking about a hydrant.
35 RICHARD BENNETT: I do have a,
36 I do have a letter they sent me on other tract.
37 There's another tract of land that's not -- it came in
38 two parcels, that's on down the road, on another
39 street, and there was a road that Anderson -- that DOT
40 shut down, and it's where Steck (phonics) used to be,
41 the big 10,000 square foot metal building, and Rogers
42 Group rents it. And there was some pasture land
43 there, and some ivy was on this side. But when they
44 cut the road down, the ivy grew across the road. And
45 then people have -- I've only had the property, a
46 short time. They wrote me a letter. And I'll be
47 honest with you, I don't know how to fix, you know,
48 kudzu is what it is, growing across the road onto
49 their property. That is something that I've just not
50 been aware of, and don't really have an answer

1 honestly for it. There's kudzu growing on an
2 abandoned road, not grow across a road.

3 When the road was being used, it didn't grow as
4 wild. But there's some kudzu that definitely a
5 neighbor has complained about, on a different track of
6 land. Not even this 60 acres. It's another 50 acres
7 I bought at the same time.

8 STEVEN GILREATH: So I was I
9 was wrong. You're right, it was about the water. And
10 then there was a -- there's need to be aware of a
11 stormwater conveyance, not the road right of way;
12 needs to run through common property rather than
13 easements through lots.

14 RICHARD BENNETT: Whatever,
15 whatever y'all do, we'll do, you know, whatever court
16 inspects that. It has to be approved by Anderson
17 County DHEC, so on and so forth. And I've got quite a
18 few projects that ---

19 WILLIAM MOORE: And that
20 would also be addressed through the permit process.
21 Am I correct?

22 RICHARD BENNETT: Yes, we'll
23 have to get DHEC from Anderson county permit. DHEC --
24 all the stormwater will have to be and it's currently
25 inspected, whatever pond they have to be -- will have
26 to be done. And a lot of times it's two or three
27 times now. There's a little bit more and more design.
28 And I think the last one they did with a septic tank
29 lot. They actually had me put in stormwater based on
30 what the house pads would be too. Actually more
31 capacity than actually what I cleared. They made me
32 anticipated it. That was something new that they just
33 did this last time.

34 But we're pretty much at their discretion.
35 Whatever they approve, we do. Or we don't get to do
36 it.

37 JANE JONES: Well, the
38 question was, is there going to be a fire hydrant on
39 the property?

40 RICHARD BENNETT: I know --
41 yes, there'll have to be a fire hydrant. We'll have
42 -- there's a -- yes, ma'am, there'll be ---

43 JANE JONES: I don't say
44 there has to be. I mean ---

45 RICHARD BENNETT: Yes, there
46 will be. We'll have to put in water main, because the
47 water main is big enough on the road. We'll run a six
48 inch water line through the property, put hydrants in.
49 I think it's so many hundred feet, you know, like in a
50 regular subdivide. The water -- just because it's not

1 sewer, the water will still apply.
2 STEVEN GILREATH: And I think I
3 know the answer to this, but with the moratorium, us
4 being three months into it, was this already applied
5 for, I guess, Tim?
6 WESLEY GRANT: I would think
7 so.
8 TIM CARTEE: Yes, this
9 application was submitted before the moratorium had
10 been voted on the first time. And to answer the water
11 for the fire hydrant, they are required to put fire
12 hydrants if the water pressure is there every thousand
13 feet in a subdivision.
14 RICHARD BENNETT: We had that
15 -- it's on that Wamsutta plat was big in the next
16 development. And I'm assuming. I know the water
17 pressure is there, but there's a pretty big water main
18 for ---
19 WILLIAM MOORE: Mr. Cartee,
20 say that again, every thousand feet there has to be a
21 hydrant. Is that what you said?
22 TIM CARTEE: Correct.
23 JANE JONES: The letter
24 from the fire marshal was just a little vague about
25 that.
26 RICHARD BENNETT: Yeah. Most
27 everything we've done in the last -- long time has had
28 have six inch fire if there was a main ---
29 JANE JONES: Well, they
30 won't guarantee service without it.
31 RICHARD BENNETT: Yeah, I think
32 we'll definitely have to put fire hydrants in, because
33 I believe the main on that road goes to Murdaugh and
34 all the other plants. And we'll have to have the fire
35 hydrants, like you said, a thousand feet. I don't
36 know the exact number, but we'll have to put fire
37 hydrant -- we'll have to have a water line for every
38 water for every house too. So it'll be a three
39 quarter tap for 50 houses, which would take a pretty
40 good water line.
41 WESLEY GRANT: All right.
42 Thank you, sir. We may call you back.
43 RICHARD BENNETT: Yes, sir.
44 Thank y'all. Appreciate the time.
45 WESLEY GRANT: I would like
46 it noted for the record that Mr. Harvell did join us
47 back after his self-recusal. Welcome back, Mr.
48 Harvell.
49 No one signed up to speak on the project, so
50 we'll open it up to the Commissioners for any

1 questions of staff or the developer. If not, we'll
2 entertain a motion on the project.

3 DAVID COTHRAN: Make a motion
4 to approve.

5 WESLEY GRANT: We've got a
6 motion to approve by Mr. Cothran.

7 WILLIAM MOORE: I second, Mr.
8 Chairman.

9 WESLEY GRANT: Got a second
10 by Mr. Moore. Any discussion? All those in favor to
11 approve, please raise your hand. All those opposed.
12 Ms. Jones and Mr. Harvell is opposing. The project is
13 approved. Thank you.

14 Next on our agenda, we have a presentation by
15 staff, and our expert consultant is with us, regarding
16 the Comprehensive Plan Part One, and we look forward
17 to hearing that. And I'll turn it over to staff.

18 JOAN HOLLIDAY: Good evening.
19 WESLEY GRANT: Good evening.
20 JOAN HOLLIDAY: We're here
21 this evening to seek a positive recommendation to the
22 County Council on Part One of the Anderson County
23 Comprehensive Plan. And this will come in the form of
24 an -- of the adoption of a resolution. That
25 resolution should be in your packet. We'll have a
26 brief presentation, and then some time for you guys to
27 ask questions. We were going to have some public
28 comment, but I don't know if that's going to happen or
29 not.

30 So Part One of the Plan includes the elements
31 that state statute requires prior to updating zoning
32 and land development regulations.

33 A Comprehensive Plan's purpose is to establish a
34 common vision for the future, physical forum, economic
35 health and quality of life, and to express the
36 community's collective policy recommendations in order
37 to help frame that vision.

38 We had several meetings around the county and a
39 community survey to get citizens' input for the Plan.
40 The consultant, we'll talk about that more in a few
41 minutes. One can also visit the website to see the
42 details, things that have happened up till now with
43 the Comp Plan.

44 These five elements are the elements that we will
45 be presenting this evening for your consideration.
46 Due to the concurrent timing of a contract to update
47 the existing land development and zoning regulations,
48 the adoption of the Plan is separated into two parts
49 with five elements in each part. And as I stated,
50 each -- the first five elements -- four of the first

1 five elements are required for us to continue with the
2 rewriting of the regulations.

3 So the Anderson County Planning staff has taken
4 on the first three elements; population, housing and
5 priority investment. Stewart Engineering has written
6 land use and community facilities elements. The
7 population element itself informs all the other
8 elements. This is not one that is required to work on
9 the land use regulations, but we thought we needed to
10 have it in there, because it does have how the
11 population is growing, where it's growing, those kinds
12 of things that we needed to take into account in these
13 other four elements.

14 Part Two of the Comprehensive Plan, the second
15 set of five elements will contain cultural resources,
16 natural resources, economic development,
17 transportation and resiliency. Each of these 10
18 elements must contain an inventory of existing
19 conditions, a statement of needs and goals and
20 implementation strategies with time frames.

21 This population model utilizes projections
22 compiled by the South Carolina revenue and fiscal
23 affairs office. We looked at several models, and we
24 decided to use this one, mainly because we're right in
25 the middle of the census, right square in between 2020
26 and '30. So we went with fiscal affairs.

27 If we look at the table, we can see in 2016 when
28 the last Comp Plan was done that we were at 195,917
29 people in the county. By this year we were up to
30 218,746. That's basically about 23,000 more people in
31 those nine years. We added 3000 -- or we're projected
32 to add three more thousand by 2026, and about 30,000
33 more by 2036, the horizon for this Plan. That's
34 251,036 people expected to live in Spartanburg
35 (verbatim) County in 2036.

36 There are some issues that a fast growing
37 population brings about, and we've listed some of
38 these. All these appear in the Comp Plan. So I'm
39 sure you've taken a look at these. Growth locating in
40 rural areas, growth demands on infrastructure, and
41 that includes water, sewer, stormwater, roads and
42 other facilities and services. We certainly notice an
43 increase in traffic congestion. We're very aware of
44 the rising cost of land and housing prices. We have
45 homeless population tripling from 2022 to 2024. And
46 I'm not going to read this whole list, but you guys
47 get the idea and you've seen it out there. These
48 numbers and issues are constantly changing, so it
49 would be valuable for us to keep a finger on the pulse
50 of these changes.

1 County departments and partners can use the
2 updated population to inform decisions on several
3 levels. The data can be especially helpful if it
4 includes building and subdivision data and is mapped
5 in GIS. County government will increasingly play a
6 role in examining this data and tailoring it for local
7 use.

8 So our recommended population action is for the
9 Long Range Planning Division of the Planning and
10 Community Development Department to be created, and
11 then one of the major charges of this division would
12 be to -- actually to follow the population growth and,
13 you know, a subdivision, where it's going, how much
14 it's growing, and be available to our county
15 departments and partners.

16 Recommended population champions would be the --
17 would be Anderson County's Planning and Community
18 Development Department, and they would play the major
19 role in that population tracking. And they would
20 identify who needs the information, who could help us
21 with the information. Who could provide information
22 to us that would be helpful to this purpose.

23 We have identified champions throughout the
24 elements that can help us accomplish the recommended
25 actions. Champions are partners inside or outside the
26 county who can work with us to accomplish these goals.

27 Along with the rapid growing population, housing
28 units are definitely growing at a parallel trajectory.
29 We are approaching 100,000 units. We're not quite
30 there yet, but we, within the next two or three years,
31 we will be. A well thought-out housing element
32 includes possible strategies to attain safe housing
33 for people of all incomes, ages and housing types.

34 The Plan must also consider the great extent to
35 which housing shapes the local landscape. Once
36 neighborhoods are built, the landscape is permanently
37 changed for generations to come. And that's why all
38 the decisions you guys make here about these projects
39 is so important.

40 These basic concerns must be taken into account
41 as community considers how to manage housing and land
42 use issues. One of the most pressing issues for the
43 county is what type of housing is needed and where new
44 housing needs to be located. Given the public comment
45 that we've heard since we started this process, we've
46 heard almost 100% that folks want better growth
47 management. Successful growth management demands
48 carefully considered land use regulations.

49 This next table, I guess you'd call it, is hard
50 to see, but it is on page nine in the housing element.

1 This is a pretty important table for you to look at
2 and kind of understand what's going on in it. These
3 are four counties, four counties in the upstate that
4 include Anderson County.

5 And if you look at the price of housing in
6 Anderson County, it has increased faster than other
7 upstate counties. Housing prices are going up in
8 Anderson County faster than they are in other upstate
9 counties. Acreages for those houses have become
10 larger in Anderson County than where -- you know, in
11 Spartanburg and Greenville, they seem to be dropping.
12 And new houses are not increasing as fast as resale
13 housing.

14 So guys, take a look at this and take a look at
15 the numbers and draw your own conclusions. I should
16 say this, the housing information in that table is
17 from our real estate community. And the state statute
18 tells us to reach out to people like this for, to
19 reach out to people like this for our information.
20 This is from Smart Real Estate Data.

21 Okay, this slide is a housing affordability
22 calculator. It is from Zillow. Zillow drives a real
23 estate system nationwide so -- but it has Anderson
24 County information. The annual income figure shown is
25 actually the median family income, which is \$64,645
26 for Anderson County. This calculator, it has a built-
27 in interest rate. It has a down payment. You can
28 play with the numbers. But at this annual income,
29 median family income, that is the median family income
30 of Anderson County, it says that you can afford a
31 house up to \$240,596.

32 In 2024 the average new home price was \$375,815.
33 The average resale price was \$422,916.

34 DAN HARVELL: Could you
35 repeat that one more time, those, those two figures
36 you just gave us? Average price and resale? Is that
37 average new construction?

38 JOAN HOLLIDAY: In 2024, the
39 average new home price was 375,815. The average
40 resale price was 422,916.

41 DAN HARVELL: Thank you.

42 JOAN HOLLIDAY: Anecdotally,
43 we know that the key housing issues are affordability,
44 location and very little housing diversity. About, oh
45 gosh, the vast majority of our housing in Anderson
46 County, and it's probably true of most of the upstate
47 counties, is single family.

48 The element -- the housing element has provided
49 data to back up this information, so it's in there.
50 We've tried to bring you data from lots of sources, so

1 that you would have a data driven element for housing.
2 Short term housing actions will be to work with
3 CodeRight planners to rewrite the land use regulations
4 that will consider the preservation of rural
5 agricultural lands and reduce the cost of public
6 infrastructure.

7 An assessment of citizens' access to safe and
8 sanitary housing conditions should be conducted as a
9 part of a larger, separate housing study, given that
10 there is a national housing crisis. This housing
11 study might include analyzing where water and sewer
12 infrastructure can handle, whether it can handle it,
13 it says where and whether it can handle water and
14 sewer, where it can handle new neighborhoods and what
15 areas are able to accept more housing density in order
16 to preserve the rural areas? The second recommended
17 housing action would be in the midterm. Planning
18 staff would lead a countywide housing study that would
19 include an examination of housing affordability. We
20 need to get the land use development regulations
21 adopted before embarking on a housing study, though,
22 and we do have to adopt Part One of the Comp Plan
23 before we can proceed with the new regulations.

24 I'm sorry?

25 JANE JONES: Repeat what
26 you just said.

27 JOAN HOLLIDAY: I said that
28 we have to adopt the first part of the Comp Plan
29 before we can proceed with rewriting the regulations
30 according to the state statute.

31 JANE JONES: Regulations
32 having to do ---

33 JOAN HOLLIDAY: Land use and
34 zoning regulations, which is the contract that we have
35 with CodeRight.

36 WILLIAM MOORE: Mr. Chairman,
37 is the floor open for a motion?

38 WESLEY GRANT: And I would
39 just add, we -- I've read through the presentation,
40 the -- I went to the website; I read through the whole
41 Plan. I think I've seen it, but I don't want to speak
42 for all the Commissioners. If, if you need to rehash
43 what, what's online, we'll certainly take the time to
44 do that. But I've read it personally. I read what
45 was in the packet. I think these guys have done a
46 phenomenal job preparing and listening to the
47 community. But to answer your question, I'm open to a
48 motion.

49 WILLIAM MOORE: Yes, sir, Mr.
50 Chairman, that's the thing about it, I feel like

1 they've took -- taken every measure possible to give
2 our community every opportunity to share their voice
3 in regards to this. And I think it's a, you know, a
4 direct reflection of what the people want.

5 With that being said, I'd like to go ahead and
6 make a motion to approve to move forward.

7 WESLEY GRANT: We have a
8 motion on the floor to approve Part One of the
9 Comprehensive Plan. Do we have -- we have a second by
10 Mr. Cothran.

11 DAVID COTHRAN: Second.

12 WESLEY GRANT: Any
13 discussion?

14 JANE JONES: Well, I had
15 intended tonight to come here and make a motion to
16 table the vote on this Comprehensive Land Use Plan.
17 And my reason is, I'm retired, I've got more time.
18 I've read through the whole thing, and some of y'all,
19 I know, have made quite an effort to read it. There's
20 a lot here. They did a very good job. There's a lot
21 of information in here and a lot of recommendations.

22 And I would hate to see us approve this thing and
23 it go in a drawer and us not do any of it. We've got
24 to sit down and talk about this. The Commission is,
25 by law, responsible for this document, and we need to
26 sit down and discuss it and see what, what can we do?
27 Does the County Council need to pass ordinances? I
28 see some that have to be done through ordinance. We
29 don't have the power as a Planning Commission to do
30 some of these things.

31 And I think we shouldn't waste this. We need to
32 sit down and talk about it, analyze it, and decide
33 what our plan of action is. That's my feeling on ---

34 WESLEY GRANT: Well, Ms.
35 Jones, I think they've given us numerous opportunities
36 to do that already ---

37 JANE JONES: We haven't
38 had a meeting. You had a meeting with somebody ---

39 WILLIAM MOORE: Ms. Jane, we
40 had a meeting in regards to all this with CodeRight.

41 WESLEY GRANT: The whole
42 Planning Commission ---

43 WILLIAM MOORE: I'm sorry.
44 It's absurd. We're wasting taxpayers' money.

45 JANE JONES: That meeting
46 was after we got this in the mail?

47 WESLEY GRANT: There's been
48 numerous public meetings that you've been invited to
49 go to.

50 JANE JONES: That was

1 before the Plan was written. Since we got it in the
2 mail Monday, we haven't had a meeting to discuss what
3 the final project is.

4 WESLEY GRANT: We have a
5 motion on the floor. We have a second. Any other
6 discussion?

7 DAN HARVELL: Yeah, let me
8 chime in here, too. Our charge as a Commission by
9 state statute is as a Planning Commission, Planning
10 Commission, and I'm confused now that -- am I hearing
11 that we cannot -- that County Council cannot proceed
12 with any other ordinance changes until we say this is
13 approved by us and them, I guess? What -- what's the
14 prerequisite for that? I don't understand that.

15 JOAN HOLLIDAY: According to
16 the state statute, the planning enabling legislation,
17 you have to have these four elements before you can
18 proceed with changing zoning or land development
19 regulations.

20 JANE JONES: But we need
21 to discuss what those changes are that we need.

22 JOAN HOLLIDAY: And that will
23 happen once this gets passed, and we can go on and
24 work on that.

25 WESLEY GRANT: Right. This
26 is Part One to allow them that opportunity.

27 STEVEN GILREATH: And I would
28 like to say, Mr. Chairman, just interject. Chad did
29 say in that last meeting he was kind of concerned that
30 we weren't having meetings as a Commission to have
31 input. So I just want to make sure at some point we,
32 we are going to be allowed to come together. Because
33 I look at your presentation, and you look at the
34 housing, and our housing is going up, but we're going
35 to -- we want to deflate the number of, you know,
36 supply and demand. So if the housing price is going
37 up, and if we're -- I just want to make sure that we
38 have an opportunity to sit down and make sure that we
39 don't come to meetings in a year or two years, and sit
40 up here and take the same, the same -- I want to call
41 it abuse, but ---

42 WESLEY GRANT: Feels like
43 that sometimes.

44 WILLIAM MOORE: I'll call it
45 abuse.

46 WESLEY GRANT: I think
47 that's their goal, to help us navigate.

48 STEVEN GILREATH: At some
49 point, I just want somebody -- at some point we're
50 going to have the opportunity to sit down and say,

1 this is how we're going to fix this. And I've seen --
 2 it's very good. I like what I'm seeing. But I just
 3 feel like at some point, before this thing gets done,
 4 that we have the opportunity to sit down and get
 5 explained, hey, this is how we're looking at -- this
 6 is where we're looking at going with it. And I've
 7 looked at the maps, and I know that, but just in hard
 8 conversation.

9 JOAN HOLLIDAY: This document
 10 needs to be implemented, and that would be with your
 11 blessing and with your participation.

12 JANE JONES: We've got to
 13 discuss it. And the budget's going to be involved.
 14 The budget will be involved. We need ---

15 WESLEY GRANT: Point of
 16 order. Point of order, Ms. Jones. We've got a motion
 17 on the table to approve the Comprehensive Plan Part
 18 One, and we have a second. Is there any other
 19 discussion about the motion?

20 DAN HARVELL: I'm not -- I
 21 just don't like the way this is going. I will not
 22 vote to approve at this time just because I don't
 23 like, I don't like the structure of this process,
 24 because I think we should have -- we as a committee
 25 should have had some multiple meetings where we
 26 suggested planning that would have been part of this.

27 WESLEY GRANT: So again,
 28 I'll just reiterate, they've had numerous meetings
 29 with the community. We've all been invited to those
 30 meetings. There's indications on the website, if you
 31 go to *andersoncountysc/ludo.com*, who you can call if
 32 you have questions or feedback. They submitted a
 33 survey. I think they did a phenomenal job to solicit
 34 input from Commissioners, from the community. They
 35 heard the outcry to manage the growth, and this
 36 document, in this Part One Plan is doing that.

37 And so I'm very much in favor of it. Are there
 38 any more comments?

39 MICHAEL BURNS: Just for the
 40 record, we're not voting on approval of any kind of
 41 land development ordinances?

42 WESLEY GRANT: That's
 43 correct.

44 MICHAEL BURNS: This is just
 45 a resolution for a Plan?

46 WESLEY GRANT: That's
 47 correct.

48 MICHAEL BURNS: Comprehensive
 49 Plan.

50 WESLEY GRANT: To allow them

1 the opportunity to do that.

2 JANE JONES: How we want
3 to implement it ---

4 JOAN HOLLIDAY: Mr. Chairman,
5 may I say one thing? The consultant has -- he's
6 prepared to to talk about what happened in the
7 community and the meetings, and he's also prepared
8 about -- to talk about what's going to happen going
9 forward, if you guys want to hear that.

10 WESLEY GRANT: I think what
11 would be helpful to hear is what's going to happen
12 going forward. We've all read through the
13 information. We know what's happened in the past.
14 Maybe talk about what next steps are. So I think some
15 of the others can have a better feeling of it.

16 JOAN HOLLIDAY: This is
17 Carroll Williamson from Stewart Engineering.

18 CARROLL WILLIAMSON: Thank you,
19 Ms. Holliday. Thank you, Mr. Chair, Planning
20 Commission.

21 Let me make sure I've got the control right.
22 Yep. I do have -- I understand you have read through
23 it, and I appreciate y'all reading the elements. So
24 we can jump -- the last slide I have, and I'm happy to
25 talk about any of this, but to answer your question,
26 Mr. Chair, y'all can probably see that on your
27 monitors, but this is so -- just really briefly, after
28 the land use element and community facilities elements
29 and all this part of Phase One are approved, then --
30 only then can you kind of start on this full rewrite
31 of the zoning ordinance and land development
32 regulations.

33 So that will be done. And so you see on this
34 wheel here that's provided that we are basically a
35 task two land use and community facilities elements.
36 CodeRight who is doing the update of those ordinances
37 is currently prepared -- I mean, finalizing its
38 diagnosis currently, so that will be coming in short
39 order after this approval.

40 And then goes through a very detailed annotated
41 outline of what is in the ordinance and where it
42 should move in a new ordinance to make it much more
43 succinct and comprehensive. And then move into the
44 element adoption, initial draft, land use development
45 ordinance, revised draft, land use development
46 ordinance, testing, adoption and delivery.

47 All that is going to go on all throughout 2026,
48 and y'all are going to be involved in that throughout.
49 So there will be multiple opportunities. The -- what
50 the documents here, as has been said, it's just

1 recommendations and -- but where the real meat of it,
2 and where you really get into the weeds of adoption
3 and enforcement and budgeting will come with adopt --
4 in 2026.

5 So just wanted to kind of flesh that out, kind of
6 what we're doing now and then what's coming forward in
7 2026.

8 WESLEY GRANT: I think that
9 helps everyone to hear that we will have an
10 opportunity to participate in the, in the nuts and the
11 bolts of the ordinances. And we appreciate that. We
12 really do. And I think that's what others are
13 indicating, too.

14 DAN HARVELL: And Mr.
15 Chairman, if I might. Understand, I appreciate the
16 body of work that's gone into this. This is a lot of
17 work, and I understand the effort that's been put in
18 it, and I appreciate that.

19 I just want to clarify that there's nothing
20 binding in this document at this time. Correct?

21 CARROLL WILLIAMSON: That's
22 correct.

23 DAN HARVELL: Nothing
24 binding. So let's fast forward to when we finally
25 adopt the Comprehensive Plan as a whole. What is
26 binding in that or does it just remain a suggestion?

27 CARROLL WILLIAMSON: It's guidance
28 for policies and ordinances. But no, there is nothing
29 enforceable out of a Comprehensive Plan.

30 WESLEY GRANT: So in
31 essence, this is just a document to guide County
32 Council to set the ordinances?

33 CARROLL WILLIAMSON: Correct.

34 MICHAEL BURNS: It's roadmap?

35 CARROLL WILLIAMSON: Right.

36 WESLEY GRANT: Which we have
37 opportunities to participate in, which we're -- I'm
38 grateful for. I'm glad the community's had that
39 opportunity. It's ...

40 Well, thanks for sharing the next steps. I think
41 that helps us.

42 CARROLL WILLIAMSON: Good. Happy
43 to answer any other questions.

44 WESLEY GRANT: I think I'm
45 good. We've got a motion and a second to approve Part
46 One to go to County Council. All those in favor of
47 the, of the motion to approve Part One, please raise
48 your hand. All those opposed.

49 DAN HARVELL: I will
50 abstain.

1 JANE JONES: So do I.
2 WESLEY GRANT: So we have
3 two abstentions, and the others are in approval of it.
4 So it's approved to move forward. Thank you.
5 So to go along with that, we do need to pass a
6 resolution to move Part One, somewhat redundant, but
7 it needs to happen as an action item. We have a
8 resolution to move the Comprehensive Plan Part One to
9 County Council. So we'll entertain a motion to
10 approve the resolution.
11 SCOTT JUNKINS: So moved.
12 WESLEY GRANT: Got a motion
13 by Mr. Junkins.
14 WILLIAM MOORE: Second, Mr.
15 Chairman.
16 WESLEY GRANT: Second by Mr.
17 Moore. Any discussion? All those in favor of the
18 resolution, please raise your hand. And the same two
19 abstentions?
20 DAN HARVELL: Based on my
21 prior vote, I will remain abstained.
22 WESLEY GRANT: Okay. Ms.
23 Jones, same for you?
24 JANE JONES: Yeah.
25 WESLEY GRANT: So seven
26 approve and two abstaining. Thank you.
27 In your packets, hopefully you've had a chance to
28 see the meeting scheduled for 2026. We'd like to make
29 sure everyone's had an opportunity to see that so they
30 can participate next year. We'll entertain a motion
31 to approve that.
32 DAVID COTHRAN: Can I change
33 it to my liking?
34 WESLEY GRANT: Talk to the
35 staff.
36 DAVID COTHRAN: (Inaudible.)
37 WESLEY GRANT: I think it's
38 hard to meet everybody's schedule, and I think it's
39 set around a lot of other stuff. And you know that.
40 DAVID COTHRAN: I was just
41 kidding.
42 WESLEY GRANT: So we'll
43 entertain a motion to approve.
44 DAVID COTHRAN: Motion to
45 approve.
46 WESLEY GRANT: Got a motion
47 by Mr. Cothran.
48 WILLIAM MOORE: Second.
49 WESLEY GRANT: Second by Mr.
50 Moore. All those in favor. Unanimous.

1 Now we'll open it up to public comments. No one
2 is signed up. I don't think anybody's still here.
3 I would like to wish -- do we have a visitor?
4 Would you like to speak?

5 **INAUDIBLE COMMENT FROM AUDIENCE**

6 WESLEY GRANT: Okay.

7 I would like to wish all the Commissioners and
8 staff a Merry Christmas and Happy New Year. We'll
9 entertain a motion to adjourn.

10 DAVID COTHRAN: So moved.

11 WESLEY GRANT: And all in
12 favor, stand up. Thank you, everyone.

13

14

MEETING ADJOURNED AT 8:31 P.M.

Anderson County Planning Commission

March 10, 2026

6:00 PM

Staff Report – Preliminary Subdivision

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




Preliminary Subdivision Name:	Brookside Estates
Intended Development:	Single Family (Conservation)
Applicant:	SeamonWhiteside
Surveyor/Engineer:	SeamonWhiteside
Location/Access:	Rice Park Drive (County)
County Council District:	2
School District:	5
Surrounding Land Use:	Residential
Zoning:	Un-zoned
Tax Map Number:	177-05-01-001
Total Number of Acres:	+/-29.90
Number of Lots:	93
Variance:	Yes, to eliminate left turn lane.
Traffic Impact Analysis:	See Roads & Bridges Memo

Subdivision Plat

SPR-26-2

Submitted On: Jan 20, 2026

Applicant

 Seamon Whiteside
 864-298-0534
 @ SW-Greenville-Residential@seamonwhiteside.com

Primary Location

Rice Park Dr
Anderson, SC 29621

Property Owner(s)

Name	Phone Number
GPM PROPERTIES LP	8649010927
Street Address	City
PO BOX 499	Anderson
State	Zip Code
SC	29622
Email	
VAN@BOYETTPROPERTIES.COM	

Engineers/Surveyors

Name	Email
SEAMON WHITESIDE & ASSOCIATES	CGREER@SEAMONWHITESIDE.COM

Project Information

Proposed Subdivision Name	Parcel/TMS#
Brookside Estates	1770501001
County Council District	School District
2	5
Total Acreage	Number of Lots
29.9	93
Intended Variance	Current Zoning
N/A	None
Surrounding Land Uses	Is there a request for variance?
Single Family Residential	Yes, see attachment
Are there any current Covenants in effect for this proposed development?	Has this project been to Planning Commission before?
No	No

SCDOT/ Roads & Bridges must be contacted for this development prior to Planning Commission review, please attach conformation letters. A traffic impact study shall be required for access approval through the state and county encroachment permit process when a development will generate 75 or more trips during the peak hour of the traffic generator or the peak hour of the adjacent street., see section 24 – 115(f) Traffic Impact Studies in the Anderson County Code of Ordinances

We will contact SCDOT prior to PC Review

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

50 WINDY PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29664 | JUDSONVILLE BUILDING 600 W. ELIAS BY BRIDGE RD. SUITE 600, GREENVILLE, SC 29611 | BOYETT PROPERTIES, CHARLOTTE, NC 28217 | TONY GERRARD STREET, SUMMERVILLE, SC 29586 | DAN DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306

PARCEL LINE TABLE with columns: Line #, Bearing, Length. Rows L1 to L40.

PARCEL LINE TABLE with columns: Line #, Bearing, Length. Rows L41 to L80.

PARCEL LINE TABLE with columns: Line #, Bearing, Length. Rows L81 to L120.

PARCEL LINE TABLE with columns: Line #, Bearing, Length. Rows L121 to L160.

PARCEL LINE TABLE with columns: Line #, Bearing, Length. Rows L161 to L200.

PARCEL CURVE TABLE with columns: Curve #, Length, Radius, Delta, Chord Direction, Chord Length. Rows C1 to C34.

PARCEL CURVE TABLE with columns: Curve #, Length, Radius, Delta, Chord Direction, Chord Length. Rows C35 to C68.

PARCEL CURVE TABLE with columns: Curve #, Length, Radius, Delta, Chord Direction, Chord Length. Rows C69 to C100.

PARCEL LINE TABLE with columns: Line #, Bearing, Length. Rows L201 to L240.

PARCEL LINE TABLE with columns: Line #, Bearing, Length. Rows L241 to L280.

PARCEL LINE TABLE with columns: Line #, Bearing, Length. Rows L281 to L320.

PARCEL LINE TABLE with columns: Line #, Bearing, Length. Rows L321 to L360.

PARCEL AREA DATA with columns: Parcel #, Area (sf), Area (ac), Perimeter. Rows 1 to 33.

PARCEL AREA DATA with columns: Parcel #, Area (sf), Area (ac), Perimeter. Rows 34 to 66.

PARCEL AREA DATA with columns: Parcel #, Area (sf), Area (ac), Perimeter. Rows 67 to 93.



MOUNT PLEASANT, SC 843.884.1667 GREENVILLE, SC 864.298.0534 SUMMERVILLE, SC 843.972.0710 SPARTANBURG, SC 864.272.1272 CHARLOTTE, NC 980.312.5450 RALEIGH, NC 980.312.5450 WWW.SEAMONWHITESIDE.COM



BROOKSIDE ESTATES BOYETT PROPERTIES ANDERSON COUNTY, SOUTH CAROLINA

SW+ PROJECT: 12876 DATE: 2/3/26 DRAWN BY: SG CHECKED BY: CD

REVISION HISTORY table with columns for revision details.

PRELIMINARY PLAT TABLES





Variance Application

Processing Fee: \$303.00

Please submit applications and processing fees simultaneously to avoid delay in processing. Applications can be submitted by email, or if supporting documents (reference page 3) is greater than 10 pages, applications should be mailed or brought in person.

For payment cash (in-person only), check (in-person or by mail), and cards (call to pay over phone) are accepted.

Date Application Received

Application Status (Approved or Denied)

All variance applicants are required to go before the Anderson County Board of Zoning Appeals and must attend the live scheduled Board of Zoning appeals meeting when their request is to be heard. Applicants may be exempt from attending the scheduled meeting for the following reasons only: an unexpected illness or passing of oneself or a loved one or if an applicant is on active military duty or deployed.

Applicant's Information

Name: GPM Properties

Mailing Address: PO Box 499, Anderson, SC 29622

Telephone and Fax: 864-901-0927 E-Mail: _____

Property Owner's Information

(Only complete if Applicant and Property Owner are not the same)

Name: _____

Mailing Address: _____

Telephone and Fax: _____ Email: _____

Designated Agent Name (Representative of Property Owner): Van Boyett

I (We) hereby appoint the person named the Applicant as my (our) agent to represent me (us) in this request for a variance.

Owner's or Designated Agent Signature

Date

Project Information

Please Indicate Current Use of Property: Commercial or Residential

Property Location: Broadway Lake, Anderson, SC 29622

Parcel Number(s)/TMS: 1770501001

County Council District: _____ School District: _____

Total Acreage: 29.9 Current Zoning: Unzoned

Requested Variance: Left turn lane

Please check to indicate if setback variance sign variance or minimum lot size variance .

Purpose of Variance: See next page

Left turn lane variance:

The primary purpose of a left turn lane is to remove left turning vehicles from the through lane so that they do not obstruct traffic while waiting to make their turn. Presently, Rice Park Drive is an existing low-volume residential street that carries just over 100 vehicles per day. A weekday count conducted in January 2026 showed 113 daily vehicles, with a maximum hourly volume of 15 vehicles in the AM peak hour and 14 vehicles in the PM peak hour. Based on this data, the vehicles turning left into the Brookside Estates development will very rarely encounter an opposing vehicle traveling in the opposite direction, meaning that vehicles turning left will very rarely impact the existing traffic. Furthermore, because Rice Park Drive does not connect to any other public streets, traffic to the south of Brookside Estates is not expected to change substantially in the future, so the conditions described above are not expected to change. Although the projected volumes meet the County warrant for a left turn lane, installing one on Rice Park Drive would not be necessary for these reasons.

Have you researched your Private Covenants/Deed restrictions at the Anderson County Register of Deeds?

Yes: ___ No: X Date visited ROD or Date searched online: _____

Private Covenants or Deed Restrictions on the Property: Yes No

If you indicated no and covenants/deed restrictions are discovered after application submittal, the application will be removed from the agenda and any approvals granted by the Board of Zoning Appeals or Planning Commission will be null and void. If you indicated no, your signature is required.

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.

For a variance to potentially be considered for approval by the Board of Zoning appeals the applicant must establish a hardship.

Hardship: *A hardship relates to the physical characteristics of the property, not the personal circumstances of the owner or user, and the property is rendered unusable without the granting of a variance.*

The applicant hereby request a variance to the Board of Zoning Appeals for the following reasons:

What are the extraordinary and exceptional conditions pertaining to the particular piece of property:

See traffic study for reference

Conditions do not generally apply to other properties in vicinity, as shown by:

N/A

Reasons why property is prohibited or limited in its uses:

N/A

N/A

Application of the variance will not be of detriment to adjacent properties or to the public good and the character of the district will not be harmed by the granting of the variance for the following reasons:

No detriment to any adjacent properties.

The following documents are submitted in support of this application: (Please attach copies of all additional information to this application.)

See current Subdivision Plat Application

Please attach an accurate, legible plot plan showing the dimensions and locations of structures and improvements of the property to this application.

For Office Use Only:

Application Received By: _____ Date Completed Application Received: _____

Application Fee Amount Paid: _____ Check Number: _____

Scheduled Board Hearing Date: _____ Land Use/Board of Zoning Appeals' Decision: _____

Variance Application Checklist

Anderson County Code of Ordinances Chapter 48 Zoning- Article 9.- Board of Zoning Appeals

Section 9:5.- Powers and Duties

Section 9:5.1 Review. The board shall hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the zoning administrator in the enforcement of this chapter.

Section 9:5.2 Variances. The board of zoning appeals may authorize upon written appeal in specific cases such variance from the terms of this chapter as will not be contrary to the public interest where owing to special conditions, a literal enforcement of the provisions of this chapter would result in unnecessary hardship or peculiar and exceptional practical difficulties.

Before action is taken on a request for a variance, the board shall hold one or more public hearings at which any party may appear in person, by agent, or attorney. The planning commission staff will also refer the request to the appropriate zoning advisory group for review and report to the board of zoning appeals. The zoning advisory group will meet in public sessions and shall provide a written report and recommendation to the board of zoning appeals.

Notice shall be given at least 15 days in advance of a public hearing. The owner of the property for which the variance is requested of their agent shall be notified by mail. Notice of hearings shall be made in a newspaper of general circulation, posted on the property for which a variance is requested, and posted at the Anderson County Square.

In addition, the planning commission staff shall send letters notifying current owners of record of all properties adjacent to and/or within 1,000 feet in any direction of the subject property and provide proof of such mailing.

A variance from the terms of this Ordinance may be granted by the Board upon a finding that:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property.
2. These conditions do not generally apply to other property in the vicinity.
3. Because of these conditions, the application of the chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property
4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the granting of the variance will not harm the character of the district.

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

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

Application Submittal Requirements

- *Completed and Signed Variance Application
- \$303 Processing Fee
- One (1) Accurate, Legible Plot Plan with Dimensions and Locations of Structures and Improvements of the Property
- Clear Statement of why the variance is being requested
- N/A One (1) Copy of all Private Covenants and Deed Restrictions Related to the property, if applicable (Can be obtained from Anderson County Register of Deeds)
- N/A Written statement from property owner granting permission to allow variance (only needed if applicant and property owner or not the same).

The Development Standards's Staff will recommend approval or denial to the Land Use/Board of Zoning Appeals at a scheduled Public Hearing. Applicants are notified of the date, time, and location of this meeting; and are encouraged to attend, in case questions arise. The Land Use/Board of Zoning Appeals will make the final decision.

As the applicant, I hereby confirm that the required information and supporting materials for this application are authentic and have been submitted to the Anderson County Development Standards Office.

Applicant's Signature

2/16/26

Date



MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES

DATE: February 17, 2026
TO: Allen Reid
Impact Designs, Inc
FROM: Brittany McAbee
Anderson County Roads & Bridges
CC: Bee Baker, PE, Principal Engineer, Bill Rutledge, PE, Assistant
Principal Engineer, Jonathan Fox, Roads & Bridges Manager,
Tim Carlee, Land Development Administrator
SUBJECT: Brookside Estates Residential

This development is planned with 93 single family houses. The proposed access is located on Rice Park Dr. The Traffic Impact Study (TIS) was conducted by Impact Designs, Inc. and dated February 12, 2026. Existing counts were taken on January 26, 2026. The study was conducted per the requirements of Anderson County, and these are the findings of the study and our review:

- The study addressed Belton Highway US 76/ Rice Park Dr and Rice Park Dr/ site access.
- The LOS for all movements at the study intersections are acceptable.
- Build volumes do warrant a left turn lane at the proposed access on Rice Park Dr.
- Rice Park Dr is classified as a minor urban local road with a maximum ADT of 500. The build conditions exceed the 500 maximum ADT. Therefore, the development is required to improve Rice Park Dr to collector road design standards along their frontage and on their side of the road.
- The first block of Brookside Estates will be required to be constructed to collector standards.

Please let me know if you have any questions or concerns.



MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES

DATE: February 5, 2026

TO: **Tim Cartee**
Land Development Administrator

FROM: **Bill Rutledge**
Assistant Principal Engineer

Cc: **Bee Baker**
Principal Engineer

SUBJECT: **Brookside Estates Subdivision Preliminary Review**

The preliminary plat for Brookside Estates is acceptable.

Tommy Dunn
Chairman, District 5

Chris Sullivan
Council District 1

Greg Elgin
Council District 3

Cindy Wilson
Council District 7

ANDERSON COUNTY
SOUTH CAROLINA

Brett Sanders
V. Chairman, District 4

Glenn Davis
Council District 2

Jimmy Davis
Council District 6

Renee Watts
Clerk to Council

Rusty Burns | County Administrator
rburns@andersoncountysc.org

From: [Jonathan A. Batson](#)
To: [Tim Cartee](#); [Bill Rutledge](#); [Timothy Haynes](#)
Cc: [Derrick B. Singleton](#); [Henry B. Youmans](#)
Subject: RE: Stonecrest, Brookside Estates
Date: Friday, January 23, 2026 4:11:11 PM
Attachments: [image001.png](#)

Nothing for stormwater.

From: Tim Cartee <tcartee@andersoncountysc.org>
Sent: Wednesday, January 21, 2026 3:09 PM
To: Jonathan A. Batson <jabatson@andersoncountysc.org>; Bill Rutledge <brutledge@andersoncountysc.org>; Timothy Haynes <thaynes@andersoncountysc.org>
Cc: Derrick B. Singleton <dbsingleton@andersoncountysc.org>; Henry B. Youmans <hbyoumans@andersoncountysc.org>
Subject: Stonecrest, Brookside Estates

Please review.

Thanks,

Tim Cartee
Land Development Administrator

O: 864-260-4719
F: 864-260-4795
tcartee@andersoncountysc.org

Development Standards
401 E. River Street
Anderson, SC 29624





January 28, 2026

RE: TMS# 1770501001

Dear Sirs,

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

Anderson County is providing this sewer infrastructure information for planning purposes only. Anderson County does not guarantee sewer access. Capacity in the sewer system is not guaranteed until all fees are paid and all paperwork for the construction permit is submitted.

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

Sincerely,

Timothy A Haynes
Engineer

Tommy Dunn
Chairman, District 5

Chris Sullivan
Council District 1

Greg Elgin
Council District 3

Cindy Wilson
Council District 7

ANDERSON COUNTY
SOUTH CAROLINA

Brett Sanders
V. Chairman, District 4

Glenn Davis
Council District 2

Jimmy Davis
Council District 6

Renee D. Watts
Clerk to Council

Rusty Burns | County Administrator
rburns@andersoncountysc.org

From: [Anthony Hamby](#)
To: [Tim Cartee](#)
Cc: [Steve Kelly](#); [Henry B. Youmans](#)
Subject: [External]Re: Stonecrest Subdivision, Brookside Estates Subdivision
Date: Thursday, January 22, 2026 9:14:55 AM
Attachments: [image001.png](#)

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

The Fire Marshal's office input on this subdivision as with all subdivisions is hydrants and fire lane access. Hydrants every 1000" helps the fire departments and saves the taxpayers on their insurance through a better ISO rating. We also would like this and all future subdivisions to take extra considerations of the road widths for curbside parking and marking hydrants on curbs etc. With the properties in the county getting smaller we are running into major issues countywide with curbside parking and hydrants blocked.

On Wed, Jan 21, 2026 at 3:09 PM 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

O: 864-260-4719

F: 864-260-4795

tcartee@andersoncountysc.org

Development Standards

401 E. River Street

Anderson, SC 29624



--

Anthony Hamby

Anderson County Head Fire Marshal F-1

AHamby@acfd.org 864-260-4016 EXT. 204

<https://acfd.org/>

Broadway Water and Sewerage District

2514 EAST RIVER STREET
ANDERSON, SOUTH CAROLINA 29621

TELEPHONE: 864-225-3821

FAX: 864 260 9513

broadwaywater@bellsouth.net

January 28, 2026

Charlie Greer, PE
SEAMONWHITESIDE

**RE: Broadway Water & Sewerage District Availability Letter
Rice Park Drive Single Family SD
Anderson Co. Tax Map No. 1770501001**

To Whom it May Concern,

Broadway Water & Sewerage District is the potable water provider for this area. We have the willingness and availability to serve this development from our water main along Belton Hwy. We will need to install a larger offsite line along Rice Park Drive. All new developments and associated main extensions are paid for by the developer. Once a final site plan has been submitted to Broadway, we will provide you with an Opinion of Cost for design and construction of the new infrastructure.

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

Sincerely,



Kevin Simpson
Manager, Broadway Water & Sewerage District

TEST HYDRANT ID#

Fire Flow Test Results

98

TESTING INFORMATION

NFPA RATING AA - BLUE

STREET ADDRESS Between Locke cir and rice park dr

TEST DATE / TIME

LOCATION NOTES

9/19/2025 1:49:03 PM

STATIC PRESSURE (PSI) 64

PREDICTED FLOW AT 20 PSI 9,156

RESIDUAL PRESSURE (PSI) 63

TOTAL GPM DURING TEST 2,452

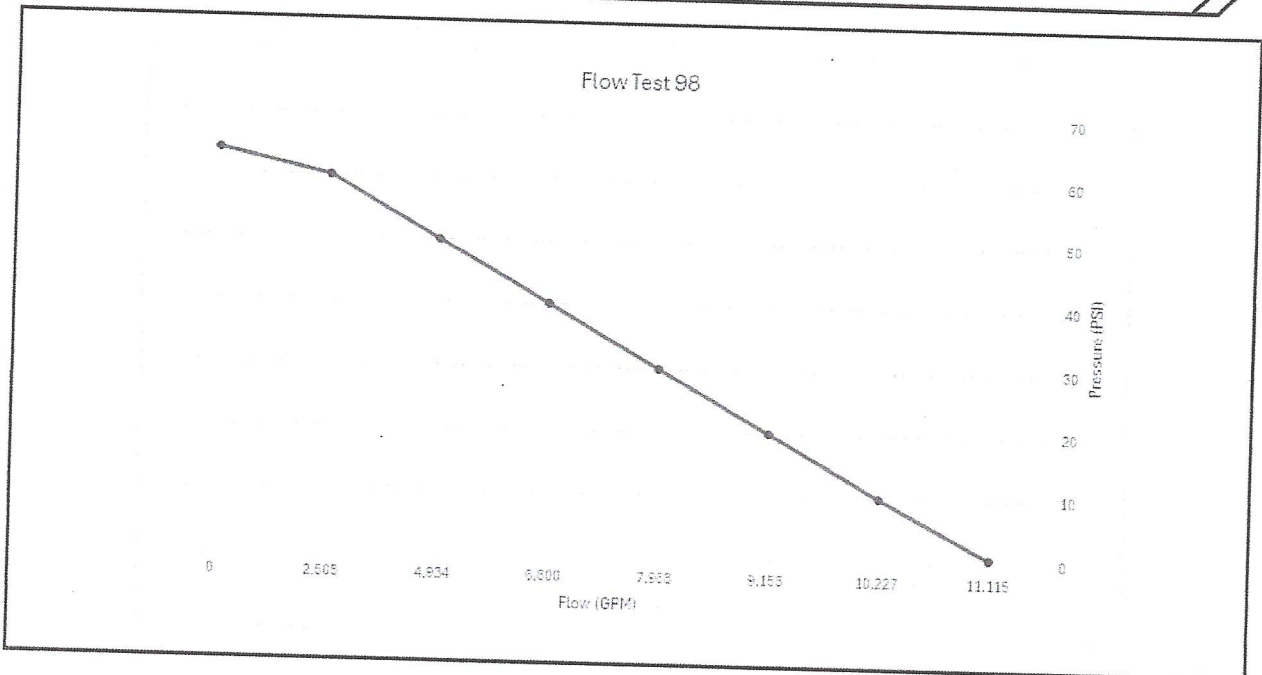
FLOW HYDRANT ID# 97

FLOW HYDRANT GPM 1,186

FLOW HYDRANT ADDRESS Papa ricks bait and gas

FLOW GRAPH

FLOW HYDRANT ID# 97





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

January 21, 2026

Charlie Greer, PE
Seamon Whiteside

RE: Property located on Belton Hwy. and Rice Park Dr. in Anderson, SC

Dear Mr. Greer:

This letter confirms that Duke Energy can provide electric service to the proposed site located on Belton Hwy. and Rice Park Dr. in Anderson, SC (Anderson County Tax Map #1770501001) 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



1/22/26

Charlie Greer
Seamon Whiteside
Parcel ID: TMS 1770501001

Charlie,

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



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

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

Date: 2/12/2026

**RE: Rice Park Drive Subdivision, Anderson, SC
Anderson County, TAXMAP# 1770501001**

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

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

Please send final plat when available and addresses when assigned.

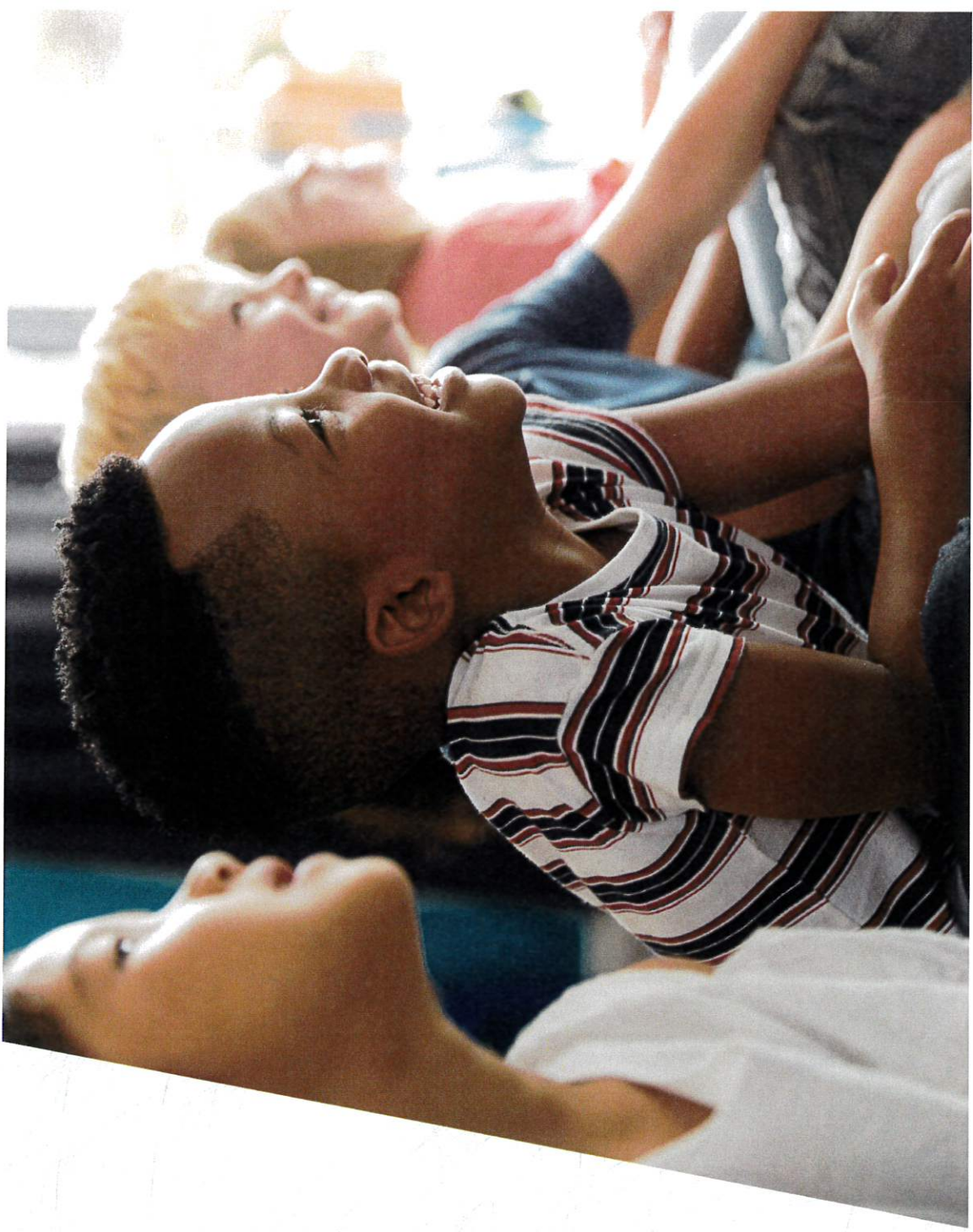
General information regarding AT&T's service to commercial buildings can be obtained from AT&T's Building Industry Consulting Service (BICS) and at www.bellsouth.com/bics.

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

Thank you for contacting AT&T.
Sincerely,

Larry Black

GEO Manager
C&E South Carolina



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	-68	-141	-73	28	-15	-67	-89	-26	19	5	-39	50	68
%-Change	-0.5%	-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	11	-74	-72	-65	-19	-32	-18	-20	16	16	37	54	58
%-Change	0.2%	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	-118	-117	-28	115	15	-43	-126	13	4	21	-13	-3	-11
%-Change	-3.9%	-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	39	50	27	-22	-11	8	55	-19	-1	-42	-63	-1	21
%-Change	1.1%	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

Comparative Analysis

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

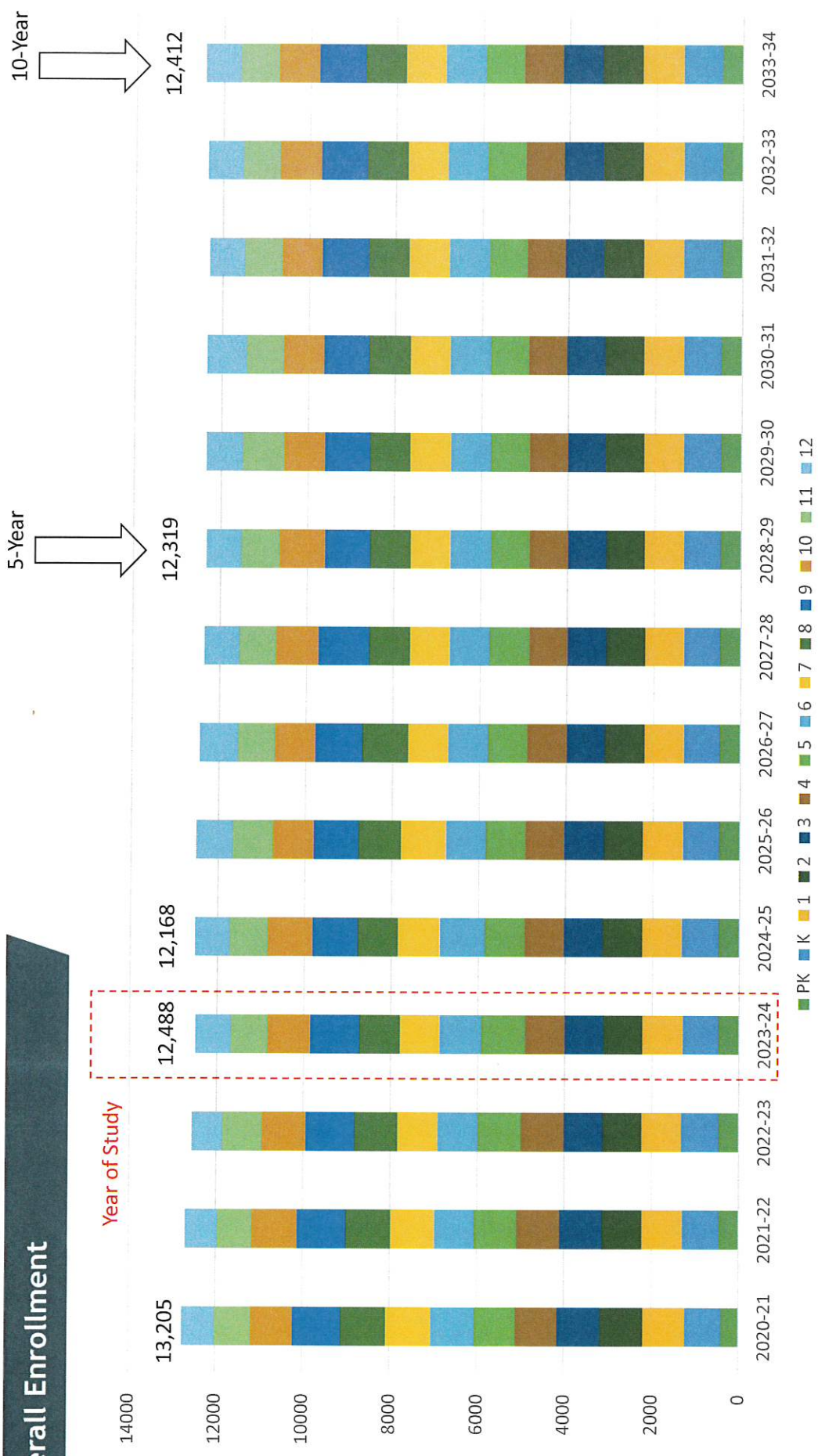
Current Facilities - MIDDLE SCHOOLS

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

Current Facilities - HIGH SCHOOLS

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

Overall Enrollment





**PROPOSED
SUBDIVISION**

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

864-260-4719

2+/- ACRES

FOR LEASE

**FRETWELL REAL-ESTATE
864-934-3617**

**SLOW
TRAFFIC
KEEP
RIGHT**

Anderson County Planning Commission

March 10, 2026

6:00 PM

Staff Report – Preliminary Subdivision

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

Preliminary Subdivision Name:	Stonecrest
Intended Development:	Single Family
Applicant:	Freeland & Associates, Inc.
Surveyor/Engineer:	Freeland & Associates, Inc.
Location/Access:	Beaver Dam Road, Williamston (State)
County Council District:	7
Surrounding Land Use:	Residential, Commercial, Residential Mobile Home Park
Zoning:	R-20
Tax Map Number:	220-00-08-007
Number of Acres:	+/- 53.47
Number of Lots:	69
Variance:	No
Traffic Impact Analysis:	Does not require a traffic study.

The preliminary plat has been reviewed by county staff and meets the requirements in Chapter 48 Zoning District Regulations.



Record No: SPR-26-1

Subdivision Plat

Status: Active

Submitted On: 1/19/2026

Primary Location

O Beaverdam Rd
Williamston, SC 29697

Owner

Garnett Land Development Corporation
NW 32ND CT 10820 CORAL SPRINGS, FL 33065

Applicant

Jenny Lee
 864-672-4957
 jlee@freelandsc.com
323 W. Stone Ave.
 Greenville, SC
Greenville, SC 29609

Property Owner(s)

Name*	Phone Number*
Garnett Land Development	954-270-3036
Street Address*	City*
10820 NW 32nd Ct	Coral Springs
State*	Zip Code*
FL	33065
Email*	
garnettstorage@aol.com	

Engineers/Surveyors

Name*

Freeland & Associates, Inc.

Email*

ktumblin@freelandsc.com

Project Information

Proposed Subdivision Name*

Stonecrest

Parcel/TMS#*

2200008007

County Council District*

7

School District*

1

Total Acreage*

53.47

Number of Lots*

69

Intended Variance*

N/A

Current Zoning*R-20: Single-Family Residential - Min.
20,000 sf**Surrounding Land Uses***

Residential and Commercial

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

SCDOT/ Roads & Bridges must be contacted for this development prior to Planning Commission review, please attach conformation letters. A traffic impact study shall be required for access approval through the state and county encroachment permit process when a development will generate 75 or more trips during the peak hour of the traffic generator or the peak hour of the adjacent street., see section 24 – 115(f) Traffic Impact Studies in the Anderson County Code of Ordinances

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*



Jenny Lee

Jan 15, 2026

HATCH LEGEND

- ASPHALT
- WETLAND BUFFER
- COMMON AREA
- BUFFERYARD II
- WETLAND AREA
- STORMWATER DETENTION

LEGEND:

- TEMPORARY BENCHMARK
- IRON PIN SET (5/8" REBAR)
- IRON PIN FOUND
- POINT
- LIMITED ACCESS
- RIGHT-OF-WAY
- POWER POLE
- LIGHT POLE
- ELECTRIC METER
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- STORM DRAIN MANHOLE
- CATCH BASIN DROP INLET
- REINFORCED CONCRETE PIPE
- CORRUGATED METAL PIPE
- SANITARY SEWER MANHOLE
- UNDERGROUND GAS MARKER
- GAS VALVE
- GAS METER
- TELEPHONE PEDESTAL
- FIBER OPTIC CABLE MARKER
- SIGN
- OVERHEAD ELECTRIC LINE
- SANITARY SEWER LINE
- WATER LINE
- UG GAS LINE
- OVERHEAD TELEPHONE LINE
- TREE LINE
- STORM DRAIN PIPE
- FENCE

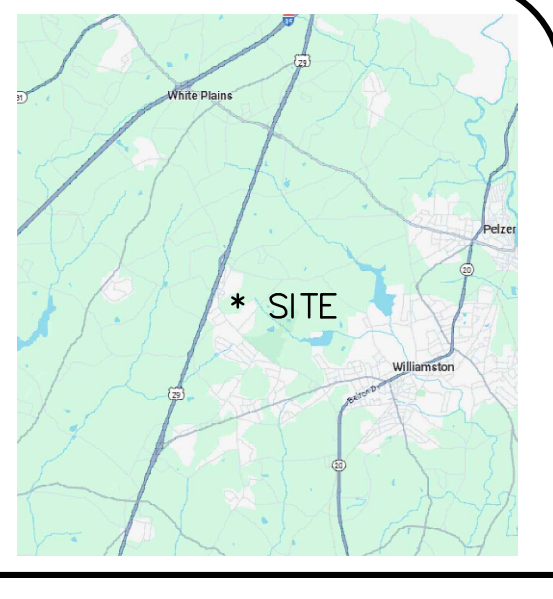
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	557.58	1077.04	29°39'43"	N16°39'45"W	551.37

Line Table		
Line #	Length	Direction
L1	69.73	S48°43'48"W
L2(TIE)	105.25	S32°15'07"E

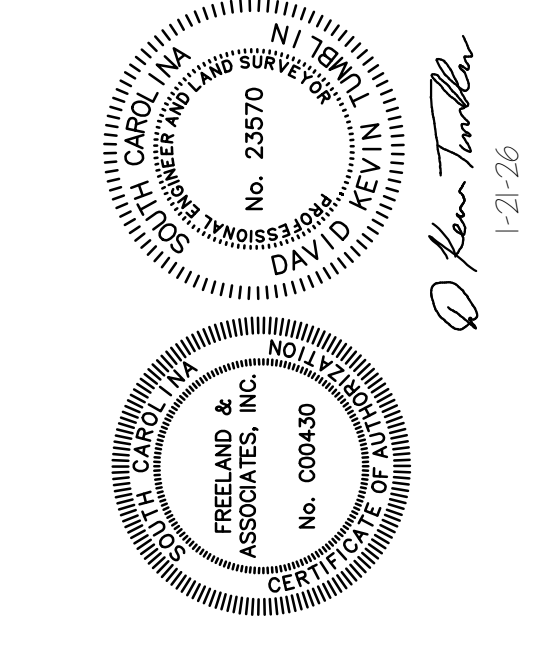
OWNER
GARNETT LAND DEVELOPMENT CORPORATION
10820 NW 32ND CT
CORAL SPRINGS, FL 33065
GARNETTSTORAGE@AOL.COM
954-270-3036

DEVELOPER
BRENT HAWTHORNE
RYAN HOMES
651 BROOKFIELD PKWY SUITE 200
GREENVILLE, SC 29607
BHAATHOR@NVRINC.COM
864-423-0340

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



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



UTILITIES
SEPTIC TANKS: SCDES, 864-260-5569
WATER: BIG CREEK WATER DISTRICT, 864-857-4957
ELECTRIC: DUKE ENERGY, 864-234-4405
GAS: FORT HILL NATURAL GAS, 864-850-7121
TELEPHONE: AT&T, 864-298-4906

FLOOD INFORMATION:
THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD)
THE LOCATION OF THE 100 YEAR FLOOD PER NFIP FIRM COMMUNITY PANEL NO. 45007C0145E EFFECTIVE DATE: SEPTEMBER 29, 2011

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

GENERAL NOTES

- THIS LAYOUT IS A CONCEPT PLAN FOR REVIEW AND DISCUSSION ONLY.
- PROPOSED ROADS TO BE PUBLIC.
- 50 R/W WITH 20' PAVING FOR ALL ROADS. SEE DRAWING.
- 5' DRAINAGE AND UTILITY EASEMENTS ALONG ALL SIDE AND INTERIOR REAR LOTS LINES.
- THE TOPOGRAPHIC AND BOUNDARY DATA WAS OBTAINED BY THIS FIRM.
- ALL COMMON AREA AND UNDEVELOPED AREA TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

SITE DATA	
ADDRESS:	BEAVERDAM ROAD WILLIAMSTON, SC 29697
TAX MAP:	2200008007
ZONING:	R-20
TOTAL AREA:	53.47 ACRES
NUMBER OF LOTS:	69 SINGLE FAMILY DETACHED
DENSITY:	1.29 UNITS/ACRE
ROAD:	4,635 LF (PUBLIC)
SETBACKS:	BEAVERDAM RD - 30' FRONT - 20' SIDE - 10' REAR - 20'
COMMON AREA:	11.24 ACRES (21%)

NO	DATE	DESCRIPTION	BY

SCALE 1" = 100'	
REF DEED	16451-182
TAX MAP	2200008007
DESIGN	DKT
DATE	1-21-25
DWG. NO.	84285-PP

STATE OF SOUTH CAROLINA
ANDERSON COUNTY

**STONECREST
PRELIMINARY PLAT**

PP



MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES

DATE: January 22, 2026

TO: **Tim Cartee**
Land Development Administrator

FROM: **Bill Rutledge**
Assistant Principal Engineer

Cc: **Bee Baker**
Principal Engineer

SUBJECT: **Stonecrest Subdivision Preliminary Review**

The preliminary plat for Stonecrest Subdivision is acceptable.

Tommy Dunn
Chairman, District 5

Chris Sullivan
Council District 1

Greg Elgin
Council District 3

Cindy Wilson
Council District 7

ANDERSON COUNTY
SOUTH CAROLINA

Brett Sanders
V. Chairman, District 4

Glenn Davis
Council District 2

Jimmy Davis
Council District 6

Renee Watts
Clerk to Council

Rusty Burns | County Administrator
rburns@andersoncountysc.org

From: [Jonathan A. Batson](#)
To: [Tim Cartee](#); [Bill Rutledge](#); [Timothy Haynes](#)
Cc: [Derrick B. Singleton](#); [Henry B. Youmans](#)
Subject: RE: Stonecrest, Brookside Estates
Date: Friday, January 23, 2026 4:11:11 PM
Attachments: [image001.png](#)

Nothing for stormwater.

From: Tim Cartee <tcartee@andersoncountysc.org>
Sent: Wednesday, January 21, 2026 3:09 PM
To: Jonathan A. Batson <jabatson@andersoncountysc.org>; Bill Rutledge <brutledge@andersoncountysc.org>; Timothy Haynes <thaynes@andersoncountysc.org>
Cc: Derrick B. Singleton <dbsingleton@andersoncountysc.org>; Henry B. Youmans <hbyoumans@andersoncountysc.org>
Subject: Stonecrest, Brookside Estates

Please review.

Thanks,

Tim Cartee
Land Development Administrator

O: 864-260-4719
F: 864-260-4795
tcartee@andersoncountysc.org

Development Standards
401 E. River Street
Anderson, SC 29624



From: [Timothy Haynes](#)
To: [Tim Cartee](#)
Subject: RE: Stonecrest, Brookside Estates
Date: Wednesday, January 21, 2026 3:14:42 PM
Attachments: [image001.png](#)

Stonecrest – we don't have sewer in the area
Brookside estates – we do have sewer in the area

From: Tim Cartee <tcartee@andersoncountysc.org>
Sent: Wednesday, January 21, 2026 3:09 PM
To: Jonathan A. Batson <jabatson@andersoncountysc.org>; Bill Rutledge <brutledge@andersoncountysc.org>; Timothy Haynes <thaynes@andersoncountysc.org>
Cc: Derrick B. Singleton <dbsingleton@andersoncountysc.org>; Henry B. Youmans <hbyoumans@andersoncountysc.org>
Subject: Stonecrest, Brookside Estates

Please review.

Thanks,

Tim Cartee
Land Development Administrator

O: 864-260-4719
F: 864-260-4795
tcartee@andersoncountysc.org

Development Standards
401 E. River Street
Anderson, SC 29624



From: [Anthony Hamby](#)
To: [Tim Cartee](#)
Cc: [Steve Kelly](#); [Henry B. Youmans](#)
Subject: [External]Re: Stonecrest Subdivision, Brookside Estates Subdivision
Date: Thursday, January 22, 2026 9:14:55 AM
Attachments: [image001.png](#)

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

The Fire Marshal's office input on this subdivision as with all subdivisions is hydrants and fire lane access. Hydrants every 1000" helps the fire departments and saves the taxpayers on their insurance through a better ISO rating. We also would like this and all future subdivisions to take extra considerations of the road widths for curbside parking and marking hydrants on curbs etc. With the properties in the county getting smaller we are running into major issues countywide with curbside parking and hydrants blocked.

On Wed, Jan 21, 2026 at 3:09 PM 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

O: 864-260-4719

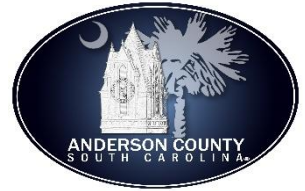
F: 864-260-4795

tcartee@andersoncountysc.org

Development Standards



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

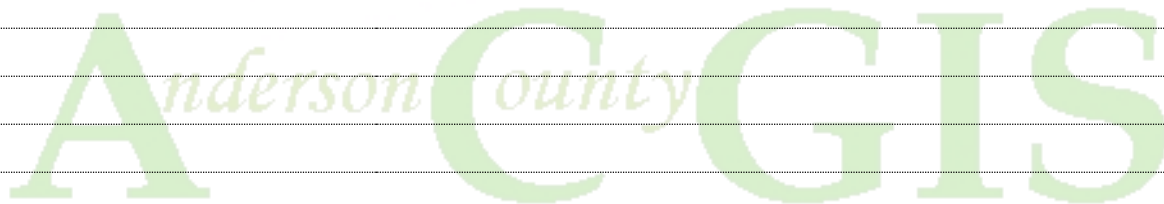
Subdivision/Development Name and Road Name Approval Form

Date: 09/2/2025 Expires : 09/2/2028
Developer: D. KEVIN TUMBLIN
Contact Info: 323 WEST STONE AVENUE GREENVILLE, SC 29609 864-918-9874
Email: ktumblin@freelandsc.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: STONECREST NAME APPROVED Parent TMS: 2200008007 PO
Zip Code: WILLIAMSTON 29697 ESN: 119

Road Name: _____ Status: _____
GARNETT CIR **NAME APPROVED**
OAKCREST CIR **NAME DENIED**



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



AT&T
South Carolina

Mark Frazier
218 College St
Greenville, SC 29601
864.298.4906
mark.frazier@att.com

11/21/25

Freeland and Associates, Inc.
323 West Stone Ave
Greenville, SC 29609

RE: Stonecrest Subdivision - Anderson County Tax Map #2200008007

To Whom It May Concern:

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

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

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

Thank you for contacting AT&T.

Sincerely,

Mark Frazier

Mark Frazier
AT&T



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

November 24, 2025

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

RE: Property located on Beaverdam Rd. in Williamston, SC

Dear Mr. Tumblin:

This letter confirms that Duke Energy can provide electric service to the proposed site located on Beaverdam Rd. in Williamston, SC (Anderson County Tax Map #2200008007) 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



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

3 December 2025

Freeland & Associates, Inc.

c/o Kevin Tumblin

323 W. Stone Avenue

Greenville, SC 29609

RE: Big Creek Water District Availability Letter. Stonecrest S/D. Single Family S/D.

Anderson County TMS #220-00-08-007

To Whom it May Concern,

Big Creek Water District is the potable water provider for this area along Beaverdam Rd. We currently have an existing water main along the road right of way and have the ability to provide potable water service to this parcel of land.

Please understand that there may be offsite water main extensions that would be required in order to provide adequate potable water for this proposed project. All costs associated with the water main installation will be at the expense of the owner/developer.

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

Sincerely,

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

Matt Ruff

Manager

Kevin Tumblin

From: Dwayne Smith <dwayne.smith@fhnga.com>
Sent: Thursday, January 15, 2026 8:36 AM
To: Kevin Tumblin
Cc: Jenny Lee
Subject: FW: EXTERNAL : RE: EXTERNAL : Stonecrest

I received the email from Tami and there is gas on the Beaverdam rd. Property. Thanks Dwayne Smith

From: Tami Brezeale <tami.brezeale@fhnga.com>
Sent: Thursday, January 15, 2026 8:29 AM
To: Dwayne Smith <dwayne.smith@fhnga.com>
Subject: FW: EXTERNAL : RE: EXTERNAL : Stonecrest

See below please.



Tami Brezeale

Business Development
Fort Hill Natural Gas
311 S. Pendleton Street, Easley, SC 29640
864-850-7121

From: Kevin Tumblin <KTumblin@freelandsc.com>
Sent: Thursday, January 15, 2026 8:19 AM
To: Tami Brezeale <tami.brezeale@fhnga.com>
Cc: Jenny Lee <jlee@freelandsc.com>
Subject: EXTERNAL : RE: EXTERNAL : Stonecrest

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Tami,

Do you mind sending me an email that at least says you have gas in this area? We are up against a preliminary plat submittal deadline. It doesn't have to be a will serve letter. Just something saying you have a main along Beaverdam Road. A reply to this email would be fine.

Thanks!

D. Kevin Tumblin, PE, PLS
Partner

**PROPOSED
SUBDIVISION**

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

864-260-4719