

# Anderson County Planning Commission

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

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

## Agenda

April 14, 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 – January 13, 2026
6. Public Hearings:
  - A. Resolution for the 2026 Comprehensive Plan: Recommendation to Anderson County Council by an affirmative majority vote to recommend five (5) elements of the 2026 Comprehensive Plan Part II. The plan includes cultural resources, economic development, natural resources, resiliency and transportation along with maps and other descriptive matters.
    1. Staff Presentation
7. New Business:
  - A. Single-Family Subdivision: Clearbrook. Located at Lawrence Road. / TMS 151-00-05-002 **(Council District 2)**.
    1. Staff Presentation
    2. Developer Presentation
    3. Public Hearing – Citizen Comments
  - B. Single-Family Subdivision: Mattison Woods. Located at Shackleburg Road. / TMS 143-00-02-004 **(Council District 4)**.
    1. Staff Presentation
    2. Developer Presentation
    3. Public Hearing – Citizen Comments
8. Old Business:
  - A. Administrative Review: Covered Bridge Subdivision. Located at Shackleburg Road. / TMS 144-00-03-001 **(Council District 4)**.
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  
JANUARY 13, 2026

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

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

1                   WESLEY GRANT:                   Good evening.  
2     I'd like to welcome you all to the Anderson County  
3     Planning Commission meeting for January 13. If you're  
4     able to stand, I'd ask that you stand and join us for  
5     the invocation and pledge led by Mr. Gilreath.  
6                   STEVEN GILREATH:                Let us pray.  
7     **INVOCATION AND PLEDGE OF ALLEGIANCE BY STEVEN GILREATH**  
8                   WESLEY GRANT:                   Thank you.  
9     Commissioners, you'll see in your packets we have  
10    the agenda set for tonight. Hopefully you've had an  
11    opportunity to look at that closely. We'll entertain  
12    a motion to approve it.  
13                  DAN HARVELL:                   Motion to  
14    approve as printed, Mr. Chairman.  
15                  WESLEY GRANT:                   We got a  
16    motion by Mr. Harvell. We have a second?  
17                  WILLIAM MOORE:                 Yes, sir. I  
18    second, Mr. Chairman.  
19                  WESLEY GRANT:                   We got a  
20    second by Mr. Moore. All those in favor, raise your  
21    hand. It's unanimous. Thank you.  
22    Minutes, I understand are going to be forthcoming  
23    at a future meeting.  
24    So we'll move right into public hearings. First  
25    on the agenda is a waiver request by Bon Secours.  
26    Request for a waiver on a right of way located at  
27    Three Bridges Road and Roe Road. Tax map number  
28    2360001003. County Council District Six. And I'll  
29    turn it over to staff for presentation.  
30                  ALESIA HUNTER:                 Yes, sir.  
31    Thank you, Mr. Chairman.  
32    As mentioned, Bon Secours is back with us this  
33    evening to -- for reconsideration of their waiver  
34    request. This is Bon Secours Mercy Health of  
35    Powdersville. Chris Price is in attendance from Blue  
36    Water Civil Engineering to answer any questions.  
37    Existing access road is the -- Roe Road, Council  
38    District Six, and that's the tax map number for your  
39    reference.  
40    Again, this is a development that was approved by  
41    the Planning Commission in August of this past year,  
42    August 12, 2025. And as part of that approval, a  
43    traffic study was required and a right turn lane was  
44    required on Roe Road.  
45    The developer in your packet has emphasized that  
46    he was unable to secure the additional right of way  
47    that's required. You did hear from the landowner that  
48    had again suggested that the property was not for  
49    sale. Here's that parcel number for your reference.  
50    Ordinance 2023-007 does allow for this waiver.

1 And that was the information that Council had  
2 considered if a developer could not obtain that right  
3 of way, that there was a way for them to request a  
4 waiver in -- with the Planning Commission if this was  
5 unable to be obtained. So that was -- that's the  
6 information from the actual ordinance. And that's  
7 section 24-115.

8 Here is the, again, the layout there. You've  
9 seen this before. And here's the actual property  
10 there. There's the aerial map showing -- indicating  
11 where the property is located. Of course, that's the  
12 sign for your reference.

13 This concludes your report, Mr. Chairman. This  
14 property -- this project has met the requirements of  
15 the 24, section 115.

16 In addition, the Bon Secours has pointed out to  
17 us, the commission wasn't aware of that a developer  
18 had asked for the same type of waiver back in December  
19 of 2023. And we've provided that for you for  
20 consideration -- for reconsideration. They requested  
21 the same type of actually waiver; a waiver was granted  
22 to to that developer with -- on the same lines of what  
23 they're requesting. So they wanted you to be aware of  
24 that. Actually, when we were doing this, we probably  
25 had forgotten all about it and the commission didn't  
26 have all the information to make the decision. So  
27 we've provided that to you. We've provided a copy of  
28 the minutes in there. And it indicated that the  
29 developer did not obtain the right of way. Didn't  
30 even approach the property owner to obtain the right  
31 of way. So we provided that for your, for your  
32 consideration.

33 And as mentioned, Mr. Chris Price is here if you  
34 have any questions for him. Thank you, sir.

35 WESLEY GRANT: Okay. Thank  
36 you, Ms. Hunter. Does the developer want to speak to  
37 the project?

38 CHRIS PRICE: Commissioners, my  
39 name is Chris Price with Bluewater Civil Design, 718  
40 Lowndes Hill Road in Greenville. Just thank you for,  
41 for hearing this again. And as Ms. Hunter noted that  
42 the some -- same information from before. Bon Secours  
43 was willing and able to, to construct this turn lane.  
44 However, in discussions with the county, they required  
45 additional right of way to make it happen. And the  
46 landowners there at the intersection were approached  
47 and they declined to sell the property. And they're  
48 here again if they want -- if you would like them to  
49 speak to that. So they made all reasonable efforts  
50 and provided that documentation to the county to get

1 the section 24-115 requirements met.

2 And additionally, as Ms. Hunter noted too, that  
3 there's some new information that in 2023 the  
4 commission had heard a similar instance and granted  
5 that waiver as well. Just again, just here to get  
6 your re-review of this, and we would hope that it  
7 would be, it would be granted.

8 And if you have any questions, I do have a  
9 representative from Bon Secours here if there's  
10 anything about them and what they're doing. But  
11 they're very happy to be here in the, in the county  
12 and to be doing this work in Powdersville.

13 WESLEY GRANT: Okay, all  
14 right. Thank you, sir. We may call you back.

15 We do have four individuals signed up to speak.  
16 The first person is Sonya Ledwell. If you'll please  
17 come to the microphone, speak your name and address,  
18 please, and we allow each person three minutes. Thank  
19 you.

20 SONYA LEDWELL: Thank you.  
21 My name is Sonya Ledwell. The address is 316 Three  
22 Bridges Road. I'm two houses down from the  
23 intersection of Roe Road. And I'm opposed of anyone  
24 taking -- wanting to take someone's property or  
25 whatever.

26 But I do propose this. We already have a right  
27 hand turning lane there. When you come up, all you  
28 got to do is turn right. How about we put a no  
29 turning left from Roe Road onto Three Bridges Road.  
30 There's only four dwellings from Roe Road to the three  
31 way stop sign.

32 And when my brother lived at home, even though he  
33 worked right around the corner near Ingles, he would  
34 have to take a right out of the driveway, go down Roe  
35 Road onto 153, back to 81 and down Cooper Lane,  
36 because of the traffic that keeps backing up.

37 I also think that the three-way stop is a problem  
38 because you got -- it takes too long. If you're there  
39 in the morning, we can't get out of the driveway. So  
40 I think if you put a -- instead of taking their  
41 property and spending more money of taxpayers' money,  
42 if we just put a concrete barrier there where you can  
43 turn from Three Bridges Road, but just keep turning to  
44 the right.

45 There's really no reason for someone to come up  
46 Roe Road and turn left unless you live in one of the  
47 four dwellings.

48 So that's all I have.

49 WESLEY GRANT: Thank you.  
50 Next we have -- I apologize I can't read the first

1 name, but last name is Caldwell. I have two more  
2 Caldwells.

3 AMY CALDWELL: Thank you.  
4 Thank you for hearing us. Amy Caldwell, reside at 5  
5 Roe Road, the property that you're wanting to take to  
6 try to make a turning lane. And we are still opposed,  
7 and the property is not for sale.

8 WESLEY GRANT: Okay. Thank  
9 you. Next we have Steve Caldwell.

10 STEVE CALDWELL: Yeah, I'm  
11 Steve Caldwell, 5 Roe Road. Pretty much Sonya stole  
12 my thunder. I was going to mention something about a  
13 no left turn, but since she's mentioned it, I'm not  
14 going to pursue it. But the property is not for sale.

15 WESLEY GRANT: All right.  
16 Last we have Joey Alton, thank you.

17 JOEY ALTON: Yeah. I'm  
18 Joey Alton, 318 Three Bridges Road, which is the house  
19 directly across from 5 Roe Road.

20 Yeah, and I, I too, don't want to see the  
21 property changed. I do think a potential right turn  
22 only is a possible viable option. I am -- the  
23 question I would have is, how, how much will Roe Road  
24 be used to get to the new facility versus the main  
25 thoroughfare? That is the question I would like to  
26 have some sort of answer to, because it seems like  
27 that road would not be as relevant as 153 would be to  
28 get to the, to the facility.

29 I'm against it, just to be clear.

30 WESLEY GRANT: Okay. All  
31 right. Thank you. That's all that signed up to  
32 speak.

33 Commissioners, do we have any questions of the  
34 presentation? The action before us tonight is to  
35 approve -- consider the approval of the waiver request  
36 by Bon Secours. Ms. Hunter touched on that at the  
37 beginning. Do we have any questions?

38 STEVEN GILREATH: I have a  
39 question for Road.

40 WESLEY GRANT: Okay.

41 STEVEN GILREATH: Somebody here  
42 from Roads? Sorry.

43 Two questions, is this intersection going to be a  
44 safety hazard? And then is the left turn, the pork  
45 chop median in the middle of the road, is that a  
46 viable option?

47 BRITTANY MCABEE: So the  
48 difficulty with this intersection -- I'll address the  
49 second question first. The difficulty with this  
50 intersection is Roe Road is a county road. Three

1 Bridges is a state road. Whenever there's kind of  
2 like that meeting between two jurisdictions, it gets a  
3 little bit more difficult to get things done.

4 I know the citizens touched on not allowing left  
5 turns. That would be really a DOT thing for them to  
6 do on Three Bridges, because as much as you can put up  
7 signs that says no left turns, people do what they  
8 want, unless you put up some sort of like delineators  
9 or concrete barriers, they're going to make left turns  
10 whether they're allowed or not. So that's kind of the  
11 difficulty with that.

12 Back to the first question of whether having this  
13 turn lane there or not is a safety concern. It's no  
14 more of a safety concern than any other intersection.  
15 The purpose of that right turn lane was for them to  
16 meet the requirements of the ordinance regarding level  
17 of service. As I touched on before, that's about five  
18 seconds over what the ordinance says. So it's more of  
19 a level of service, like how the intersection  
20 operates, versus a safety concern.

21 WESLEY GRANT: Okay. Thank  
22 you.

23 STEVEN GILREATH: And I did  
24 hear right, you said there's five houses on Roe Road?  
25 Did I understand that right? Five houses on Roe Road?

26 JANE JONES: I made the  
27 motion last meeting to -- for this. And now that  
28 they've started constructing the facility, it's on the  
29 other side of 153.

30 Now, for y'all that don't travel this road every  
31 day like I do, 153 is a four lane highway that's  
32 packed with traffic day and night. It connects 85 to  
33 Easley.

34 Bon Secours faces this. And the other side of  
35 Roe Road is -- makes the corner where this facility is  
36 going to be. There's already a turning lane over  
37 there.

38 When I made the motion last month, I was mistaken  
39 as to where this facility was going to be located.  
40 It's on the side where there's already got the turning  
41 lane into -- I don't think that this section of Roe  
42 Road that we were involved in this discussion will be  
43 that much affected by this facility. It faces on 153.  
44 I think majority of the traffic will come in that way.  
45 But I don't think this turning lane is needed on this  
46 section of Roe Road where it connects with Three  
47 Bridges Road. That's on the opposite side of the  
48 highway from the facility.

49 And I would like to make the motion to approve  
50 the waiver of right of way improvements that's been

1 requested. Did I say that right?  
2 WESLEY GRANT: We have a  
3 motion by Ms. Jones to approve the waiver request. Do  
4 we have a second?  
5 STEVEN GILREATH: Second.  
6 WESLEY GRANT: We got a  
7 second by Mr. Gilreath? Any discussion? All those in  
8 favor of the approval, please raise your hand. Any  
9 opposed? It's unanimous. Thank you.  
10 Next on our agenda, we have a rezoning request.  
11 Request to rezone from R-20 to IZD, located at Oak  
12 Hill Drive. Tax map number 1470004010. County  
13 Council District One.  
14 WILLIAM MOORE: Mr. Chairman,  
15 I'm going to have to recuse myself.  
16 WESLEY GRANT: Okay. Let it  
17 be known for the record, Mr. Moore is recusing himself  
18 from the discussion.  
19 And I'll turn it over to staff for their  
20 presentation.  
21 HENRY YOUMANS: Thank you,  
22 Mr. Chair. As usual, in all rezonings before the  
23 Planning Commission, yours is a recommendation to be  
24 given to County Council. So at the next County  
25 Council meeting, this will be heard for first reading,  
26 if forwarded, and then they will move forward with all  
27 necessary steps to create the ordinance, if this is  
28 going to be approved as a rezoning.  
29 Three hundred and eighty-three property owners  
30 within 2000 feet of the proposed development were  
31 notified via postcard. The authorized representative  
32 is Ridgewater Engineering and Surveying. It's in the  
33 Hopewell Precinct. Location of this access is Oak  
34 Hill Drive. It's County Council District One. Tax  
35 map number is there for your reference. It is  
36 approximately 7.28 acres.  
37 Current zoning is R-20, and this zoning was put  
38 into place by ordinance 1999-004, to zone the precinct  
39 to R-20. The requested zoning is IZD, innovative  
40 zoning district. The IZD district basically provides  
41 for flexibility and development, which usually results  
42 in improved design, character and quality of new  
43 developments, as well preserve the natural and scenic  
44 features of open spaces. The innovative zoning  
45 district regulations must encourage innovative site  
46 planning for residential, commercial, institutional or  
47 industrial development within the district.  
48 The slide before you shows the survey delineating  
49 the 7.45 acres. This is the zoning map for the  
50 district, showing the R-20 designation. And this is

1 the zoning map for the complete area, showing where it  
2 is also delineated as R-20.

3 This is the current land map future -- land map  
4 use map from 2016 comprehensive plan, showing that the  
5 use should be residential. And this is the future  
6 land use map for the 2016 comprehensive plan, also  
7 delineating residential use.

8 This is a mock-up of a proposed site plan, but  
9 this is not to be considered in your deliberations.  
10 The rezoning is the purpose that we're here to be --  
11 to consider. If this rezoning is approved by County  
12 Council, the developer must present a statement of  
13 intent and have a final presentation that will come  
14 back before the Planning Commission to be considered  
15 at that time. This is the notice by signage for the  
16 rezoning.

17 And this concludes the report.

18 WESLEY GRANT: Thank you,  
19 sir. Do we have anyone here representing the  
20 developer that would like to speak?

21 WESLEY WHITE: I'm Wesley  
22 White with Ridgewater Engineering. We're here at 211  
23 Society Street in Anderson. Here on behalf of the  
24 applicant.

25 This -- if you'll do me a favor, Mr. Youmans, and  
26 switch back to the zoning map for us. There we go.  
27 Thank you. So it's our goal with this property  
28 rezoning to act as a transition between the commercial  
29 to the west, the multi family residential, I believe  
30 it's currently developed and permitted as town homes  
31 right now, and then, of course, the existing R-20 to  
32 the south and east.

33 So to kind of buffer those and transition that,  
34 we spend a lot of time evaluating the options for this  
35 property. Current zoning, with the property's limited  
36 size and shape, with the creek on the property as  
37 well, it makes it very difficult to develop as a, as a  
38 R-20. So the -- there's a couple of options. We've  
39 also considered just waiting out the city. They're  
40 not far away. But it's -- the applicant's ultimate  
41 goal is to see this developed while it's in the  
42 county, and therefore let it stay in the county,  
43 instead of being brought into the city, and under  
44 their regulations.

45 The current zoning is pretty restrictive, as far  
46 as it would just require greater impacts. Doesn't  
47 allow us to, due to the R-20 designation, 20,000  
48 square foot lots, it requires a lot more disturbance.  
49 The rezoning to the IZD allows us to set aside around  
50 2.3 acres of open space. So it's all over 35% or

1 close to 35% of the open space, of the property as  
2 open space.

3 Additionally, the project is going to be marketed  
4 toward the over 50, an active lifestyle crowd. This  
5 property is situated on the East-West connector, and  
6 part of that trail system. They actually gave up  
7 property to allow for that trail system to go through.  
8 In addition to the trail system, there will be a 40  
9 foot buffer between this development and the trail as,  
10 you know, for -- so for the most part, you won't see  
11 the trail from the development other than the access  
12 road.

13 But happy to answer any questions and I  
14 appreciate you guys' time. Thank you.

15 WESLEY GRANT: Okay, thank  
16 you. We may call you back.

17 We had six signed up to speak. First on the list  
18 is Alan Noel.

19 ALAN NOWELL: Thank you,  
20 gentlemen. Appreciate this time to be heard by this  
21 commission. I live at 1216 Oak Hill Drive, which  
22 abuts the property of the proposed rezoning.

23 I didn't realize we had three minutes to present  
24 this, and I spent about four hours on this letter, so  
25 I'm going to try to condense it.

26 We feel like a regular residential zoning would  
27 be appropriate; although in a perfect world, we would  
28 prefer that it not be developed at all, but that's  
29 change, and that's going to happen to everybody, and  
30 we've come to terms with that.

31 There are several issues that we're concerned  
32 with, logistically. One being the traffic flow on Oak  
33 Hill Drive. I've lived there for over 30 years, and  
34 have seen the traffic increase dramatically through  
35 the addition of Midway Elementary, which is the  
36 primary source of the backup that happens every  
37 weekday, of course, as parents go to and from to pick  
38 up their children. So we do have that.

39 And there's -- as far as we can ascertain,  
40 there's been no road improvements, or none have been  
41 planned even, to change that road. It has become  
42 dangerous. I've provided a backup area in my yard. I  
43 won't let my family back into the roadway anymore due  
44 to just the volume of traffic and also the speed in  
45 which drivers take that little road. It is a byway to  
46 go -- it goes straight across to the East-West  
47 Parkway.

48 Okay. So that increases the traffic load  
49 immensely right there. Once the East-West Parkway was  
50 built, people have used that road, Oak Hill Drive,

1 which used to be kind of, sort of a sleepy little two  
2 lane road, into a, you know, kind of a traffic  
3 nightmare.

4 The other issue that we're concerned about, and I  
5 love the language that they used on here, of wetlands,  
6 which is basically we recognize that as the swamp that  
7 was down there. My wife grew up on that property, and  
8 has a better knowledge of all that land than I do, so  
9 she used to play in that creek. And all that land  
10 that's to the, to the left that's up towards Ingles,  
11 is basically swamp land, or creatively known as  
12 wetlands. So the water issue is, is a concern. I  
13 have some ---

14 HENRY YOUMANS: Time.

15 ALAN NOEL: --- issues

16 with the development that went behind us ---

17 WESLEY GRANT: Sorry, Mr.

18 Noel, I'm sorry. That's three minutes. I'm sorry.

19 ALAN NOWELL: Three, okay.

20 Can I leave you with a final statement?

21 The points to consider, traffic considerations,  
22 consideration of privacy for 30 homes into seven acres  
23 is ridiculous, we feel like. And would it -- 30 acres  
24 on -- 30 homes, excuse me, on seven acres be an  
25 improvement for our area? And we don't believe it  
26 would. I'm not opposed to building, as I said, but 30  
27 homes on seven acres is asinine. It's ridiculous.

28 WESLEY GRANT: Thank you.

29 ALAN NOWELL: Thank you.

30 WESLEY GRANT: Next we have

31 Tommy Gould.

32 TOM GOULD: I am Tom

33 Gould. I live at 106 Wild Meadows, the subdivision on  
34 the other side of Alan, Wild Meadows subdivision, that  
35 is one lot away from the proposed changes.

36 I spent a long time looking up what an IZD zone  
37 was. Took me probably 20 minutes to find it, and I  
38 still don't understand what it is. I can't find it in  
39 any other place but Anderson County. So interesting  
40 zoning request.

41 As I came to this meeting, turning out of my  
42 neighborhood, going right, going towards Ingles, when  
43 I got to the red light, I was car number 14 at 5:20 in  
44 the afternoon. When we get school zones, it  
45 absolutely backs up past this property, almost to  
46 Alan's property during the morning.

47 I noticed on their statement of intent that the  
48 developer put out, they put an interesting statement  
49 that no impact on road services will -- no road  
50 service level impacts will be made. Thirty homes,

1 it's 50 cars, at least. The 1.5 cars per household,  
 2 we're adding another 50 cars.

3 The Council has already allowed somewhere in the  
 4 neighborhood of six to 700 home sites to be developed  
 5 in a two square mile radius of my house. There's  
 6 housing developments going up in every direction from  
 7 where I'm at, and all of that traffic, or a big  
 8 portion of that traffic, ends up on Oak Hill Drive.  
 9 Like Alan said, it's become -- it became, from Midway  
 10 Road, it became a crossover to get to the East-West  
 11 Parkway. That traffic on that road -- and you guys  
 12 missed the boat when you put the trail in. You could  
 13 have widened the road at the same time, but you put  
 14 the trail in and left this little stinky, winding road  
 15 that's right there that no one can get around on, and  
 16 it -- there's, there's too much traffic as it is now.  
 17 And now you're going to add in a bunch of houses.

18 The zoning for R-20, they want to say that  
 19 there's 7.19 acres, but they're only going to develop  
 20 4.12 acres of that. I can tell you why; it's because  
 21 they've got the wetlands and they can't develop these  
 22 additional acres. If you go with Wild Meadows as the  
 23 example, we had 7.19 acres, and it allowed for 11  
 24 homes in R-20. That was maximum capacity for them to  
 25 get houses into, into Wild Meadows subdivision.

26 So 4.12 acres equates to eight houses. Now, I  
 27 don't think anybody in here that's, that's against  
 28 this subdivision for the traffic purposes and the  
 29 volume of people that are going to be involved with  
 30 that, would have a whole lot to say about eight houses  
 31 going in there. But when you starting talking 30-plus  
 32 houses on 4.17 acres, it's insane. We can't keep  
 33 doing this. We can't keep putting housing  
 34 developments on top of housing developments on top of  
 35 housing developments.

36 HENRY YOUMANS: Time.  
 37 TOM GOULD: We're -- I  
 38 don't know. I don't know what else to say.  
 39 WESLEY GRANT: Thank you,  
 40 Mr. ---

41 TOM GOULD: We've got to  
 42 stop at some point.  
 43 WESLEY GRANT: Thank you,  
 44 sir.

45 TOM GOULD: Thank you.  
 46 WESLEY GRANT: Michael  
 47 Troise.

48 MICHAEL TROISE: Troise.  
 49 WESLEY GRANT: Troise.  
 50 Thank you.

1                   MICHAEL TROISE:                   Thank you,  
2 Chairman, Commission. Thank you for taking your time  
3 hearing me out. I'm Dr. Troise. I am an emergency  
4 physician here in Anderson.

5           I think I have a pretty good idea of the amount  
6 of population growth here. Every day I go to work, I  
7 see it. I see the volume of patients we have in the  
8 emergency department. I live around the corner from  
9 here, just across the empty field on that map at the  
10 Bronson Ridge neighborhood near T.L. Hanna. And we  
11 are R-10 there. Those are 10,000 square foot lots.  
12 That's double what they're proposing here. And it's  
13 already too crammed. I don't even feel safe having my  
14 three boys ride bikes in the street because of the  
15 amount of vehicle traffic that goes through there.  
16 And I can only imagine what this would look like.

17           Granted, the proposal is just that. They -- I  
18 mean, as he said, they just put a plot down, just to  
19 make it look good. And then once IZD is approved,  
20 they can do whatever they want. It can be commercial.  
21 You said it, it's innovative, whatever that means.

22           And so my concern, we've talked about the  
23 traffic. All of the Harriet Circle neighborhood  
24 they're putting up, all of the Midway homes they're  
25 putting up between DRB, all these builders, that whole  
26 area by Harriet Circle, Midway, the four-way stop is  
27 already congested. It's only going to get worse.

28           DOT wants to put a traffic circle over there.  
29 What happens when they start that construction?  
30 That's going to take a good while. You come down from  
31 85 down 81 and instead of going into Anderson  
32 thinking, wow, this is a great place to live, you see  
33 an empty factory across from Bosch. You see a FedEx  
34 warehouse with a new traffic light across from another  
35 warehouse, which is currently empty. And then you  
36 drive by all of these town homes that they're throwing  
37 up on Silo Ridge, which is still not even 25%  
38 completed. So wait until that's done, and we see even  
39 more traffic on 81.

40           I drive my kids down to school, and it takes me  
41 -- it used to take me from T.L. Hanna to the hospital,  
42 it used to take me eight minutes, and now it's at  
43 least 15. Okay, we're talking double my time. And  
44 even at night now. We're adding a light at Caters  
45 Lake I saw. There's a new traffic light hanging  
46 there. It hasn't been turned on yet. That's  
47 obviously to help with traffic regulation. Okay,  
48 well, it's only going to cause more backup.

49           And even at night, I'm driving home at two in the  
50 morning from work, and I'm stopping at red lights when

1 there's no one around, because they had to add more.  
 2 It's, it's, we are a -- supposed to be a community for  
 3 family.

4 My wife and I, we moved here in 2019 to start a  
 5 job here. We love the area. It has changed  
 6 drastically. The way they throw these homes up in a  
 7 slap board type of way, and then they move on and  
 8 ignore the neighborhood as if it never existed. I  
 9 called Ryan Homes not too long ago for a foundation  
 10 issue I had. They told me my house was so old they  
 11 couldn't help me. It was completed in 2019. This was  
 12 last year. They don't care. They profiteer, they  
 13 move in, they develop and they grade. And I know,  
 14 with the moratorium, that was great, but what have we  
 15 done since then to fix the problem?

16 We passed the no, you know, level grading, you  
 17 know, preserve the area kind of thing, and that's  
 18 great. But what else have we done?

19 HENRY YOUMANS: Time.

20 MICHAEL TROICE: I just ask  
 21 you to please reconsider this, because we're already  
 22 crowded and we need to really look at what our values  
 23 are in this place.

24 WESLEY GRANT: Thank you.

25 **APPLAUSE**

26 WESLEY GRANT: Next we have  
 27 Sara Moore/engineer. I don't know if there's someone  
 28 coming with Sara, but ...

29 SARA MOORE: Hey y'all.

30 First of all, thank you all for allowing this  
 31 opportunity. I am Sara Moore, and I live at 741  
 32 Bishops Branch Road in Central. I am the property  
 33 owner. My husband and I, we have been approached by  
 34 several developers to purchase this property. We've  
 35 owned it for a couple of years. We have an  
 36 opportunity to purchase some more land for our -- to  
 37 expand our cattle operation and put into a trust for  
 38 our boys, and that's the whole reason why we are  
 39 selling this property. And I just wanted to introduce  
 40 myself, and thank y'all for the opportunity again to  
 41 listen.

42 And if -- you know, have any concerns, another  
 43 opportunity to speak, to turn it over to my engineer,  
 44 if y'all had any questions for me. So ...

45 WESLEY GRANT: Thank you.

46 SARA MOORE: Thank you.

47 WESLEY GRANT: Last we have  
 48 Lee Watson. Okay.

49 **INAUDIBLE COMMENT FROM AUDIENCE**

50 WESLEY GRANT: You meant to

1 sign up on this one?  
2 TODD WERGINZ: Yeah.  
3 WESLEY GRANT: What's your  
4 name?  
5 TODD WERGINZ: Todd.  
6 WESLEY GRANT: Just come  
7 speak. We'll add you and we'll take you off the other  
8 one.  
9 Todd W-E-R ---  
10 TODD WERGINZ: G-I-N-Z.  
11 WESLEY GRANT: Okay.  
12 TODD WERGINZ: This is my  
13 daughter Annika. We live at 107 -- 1107 Oak Hill  
14 Drive.  
15 **INAUDIBLE AUDIO PLAYING FROM IPAD**  
16 WESLEY GRANT: Thank you,  
17 sir.  
18 That concludes the public comment section.  
19 **INAUDIBLE COMMENT FROM AUDIENCE**  
20 WESLEY GRANT: Oh, okay.  
21 What's your name?  
22 **INAUDIBLE COMMENT FROM AUDIENCE**  
23 WESLEY GRANT: Okay, I'll --  
24 you can come speak. I'll take you off the other one.  
25 Okay, I'll add you as well.  
26 TERRANCE POTTER: Terrence  
27 Potter. I live with my mother on 101 Northridge  
28 Drive, which is the road that is kind of a circular  
29 road for the development in the immediate area of Oak  
30 Hill Drive. I have just a few questions. I would  
31 like to echo the congestion problem, because where my  
32 mother's house is currently located, we have seen the  
33 road changes and we've seen the traffic, and we are  
34 unable to exit the driveway approximately three times  
35 a day. It's really a highway because of East-West  
36 Connector. And our side of the road has become that  
37 highway. It's also the entrance to Ingle's. So it's  
38 become quite less residential than I certainly would  
39 expect it to be.  
40 I was -- I have a question about, about the  
41 proposed housing. Is this housing considered  
42 affordable housing? Is there a need for affordable  
43 housing in our area? The area is zoned for 20 --  
44 20,000 square feet. Would it not be better to have  
45 continued zoning as 20,000 square feet rather than  
46 disturb the integrity of the community at this point?  
47 Given the need to recently change both the water  
48 lines and the gas lines in our community to  
49 accommodate development, and with the incumbent leaks  
50 and accidents that occurred, is it not prudent to

1 consider delaying this development until everything is  
2 secure in the area? That would apply to the roadway,  
3 of course, which I also agree hardly seems possible  
4 that there would be no impact on the road.

5 I believe that concludes my remarks. Thank you  
6 for listening.

7 WESLEY GRANT: Thank you.  
8 Mike Hagger (Phonics).

9 MIKE HAGGAN: I'm Mike  
10 Haggan. I live at 1109 Oak Hill Drive, which is right  
11 at the middle of the hill before the bottom.

12 There seems to be a disconnect between planning  
13 and development. There seems a whole lot of  
14 development without a lot of planning. I was there  
15 when the sidewalk went in to connect to the, the East-  
16 West Parkway and the Health Campus.

17 And then the Planning department, who should have  
18 saw ahead of time, went, oh, well, we need to take a  
19 little of that road so we can put in the sidewalk.  
20 And then there was a development behind Midway and  
21 Harriet Circle. And then they said, oh, well, we need  
22 to put in a water line to handle all that volume. But  
23 not once has the road been improved or widened.

24 And I see both sides of it, because if you don't  
25 develop the road, you don't have to pay that money.  
26 But if you develop the road to where it's going to be  
27 for the 500/800 houses that are going behind there to  
28 handle that traffic, you now have to pay every owner  
29 on that road a fair market value for the section that  
30 you need to take. That's going to cost a lot of money  
31 you don't want to put down. And I get that side.

32 But the other side of it is the amount of traffic  
33 that is there now versus what there will be in six  
34 months when Midway is finished. Going to make the  
35 East-West Parkway look sad. It's all coming down a  
36 two lane road.

37 The planning hasn't happened; just the  
38 development. So I think there needs to be an option.  
39 Because if you're putting 30 houses in that little  
40 strip of land, it's not just the 30 houses. The  
41 amount of dirt that you're going to have to bring in  
42 to make that lot level is going to outweigh anything  
43 that you would do to develop anything. Thank you.

44 WESLEY GRANT: Thank you.

45 That concludes the folks that have signed up to  
46 speak. Commissioners, do we have any questions of the  
47 developer or any discussion?

48 JANE JONES: What is the  
49 fire department? We don't have a letter in our packet  
50 from anything about the fire? Do you know who covers

1 that? Is it volunteer?  
2 WESLEY WHITE: Currently,  
3 it'd be volunteer. It's not ---  
4 JANE JONES: Do you know  
5 which, which station?  
6 WESLEY WHITE: It's in the  
7 Hopewell.  
8 JANE JONES: Hopewell.  
9 Have you been in -- but you haven't been in contact  
10 with them to see if they can accommodate ---  
11 WESLEY WHITE: No. Like Mr.  
12 Youmans said, this is just to go through the rezoning  
13 process. We'll go through three readings with  
14 Council, and then we'll come back to you guys with all  
15 the availability letters and things like that.  
16 I did want to clear something up, if you'll allow  
17 me, Mr. Youmans? In past IZDs that we've done, we're  
18 required to -- it's not an open-ended rezoning. We're  
19 required to specify the type of layout, and that's why  
20 we've provided what we provided. We can't come back  
21 and do industrial there or something like that. We  
22 can't come back and put multi family there. So I just  
23 wanted to make sure that that notion was dispelled.  
24 We -- this is the layout that we've got to stay close  
25 to.  
26 Now going through Council, they'll -- they have  
27 the opportunity to request additions and changes and  
28 modifications. So that's part of what we expect going  
29 forward. But just want to make sure that that got  
30 cleared up.  
31 WESLEY GRANT: Okay. Mr.  
32 Gilreath? Do you have something, Mr. Gilreath?  
33 STEVEN GILREATH: Yeah. With  
34 the, with the roads and the ponds, R-10, how many lots  
35 would that get?  
36 WESLEY WHITE: You're  
37 looking at -- so if we did an R-8 layout -- so I  
38 can't answer the R-10, but the R-8 was 21 lots.  
39 However, it uses the majority of the, of the property  
40 without any consideration for open space. So the --  
41 R-8 is the smallest designation that the county has,  
42 other than going with the IZD, which is more commonly  
43 referred to -- it used to be a PD; it's planned  
44 development. So it gives y'all, y'all oversight.  
45 Allows us to write in, you know, restrictions on the  
46 property. But, yeah, it would, it would not -- the  
47 typical R-8 zoning would not allow us to save any of  
48 the land.  
49 STEVEN GILREATH: Did you look  
50 at R-20? I mean, is there any ---

1                   WESLEY WHITE:                   We could  
2 get, probably, maybe 10 to 15 lots in there. Part of  
3 the problem is, again, it goes back to that R-8 ---  
4                   WESLEY GRANT:                   All right,  
5 could you speak into the microphone? I'm sorry,  
6 gestures, they can't hear you.  
7                   WESLEY WHITE:                   Yeah, we  
8 did. We could get, probably, you know, 10 to 15 lots  
9 in there. But part of the problem is that involves,  
10 you know, assigning those lots, the property, which is  
11 the creek and we're trying to avoid doing that.  
12                   And regarding access back out through -- the REM  
13 development's already been through you guys. It's  
14 already been approved. And from what I understand,  
15 it's near or under construction, so unfortunately,  
16 there's, there's not another access for this property.  
17 We would have loved to go back out that way, but that  
18 just was not an option.  
19                   DAN HARVELL:                   Mr. Chairman,  
20 just to confirm, are we dealing with any wetland  
21 within this property boundary?  
22                   WESLEY WHITE:                   Yes.  
23                   DAN HARVELL:                   I think we  
24 are, right, because of a creek; correct?  
25                   WESLEY WHITE:                   The creek is  
26 on the left hand side. The western border is, is a  
27 creek and would have wetlands on it.  
28                   DAN HARVELL:                   Okay. So you  
29 say you're, you're, you're allowing open land for  
30 amenities. What -- I mean is the wetland the amenity  
31 you're talking about?  
32                   WESLEY WHITE:                   It's got an  
33 existing sewer that borders it, which allows us, since  
34 it's already cleared, to use it as walking trails,  
35 natural walking trails. And that's kind of what the,  
36 the point of this, this development is, is to be an  
37 active -- to kind of encourage people to walk through  
38 the development and then out onto the East-West.  
39                   DAN HARVELL:                   I noticed it  
40 said amenities. So can you address that as being a  
41 plural?  
42                   WESLEY WHITE:                   Yeah, and  
43 we're limited on, on space, and because we have to  
44 have detention there, as well, we're required to  
45 address that. But pickleball courts are a popular  
46 outdoor amenity right now. So that would go along  
47 with the walking trails and the active lifestyle.  
48                   WESLEY GRANT:                   Okay.  
49                   JANE JONES:                   So the main  
50 reason for this request and rezoning is to allow for

1 more houses? That's the main difference?  
2 WESLEY WHITE: That's a,  
3 that's a benefit, yes. But it does allow us to also  
4 protect the existing wetlands on site, and preserve  
5 some of the ---  
6 JANE JONES: Well, I mean  
7 you can always draw that in.  
8 WESLEY GRANT: Any other  
9 questions?  
10 SCOTT JUNKINS: So to that  
11 point, how, how is this protecting it more than an R-  
12 20 that's there?  
13 WESLEY WHITE: With this  
14 particular zoning, it allows us to set it aside as  
15 common area. In R-20 we're not required to do that.  
16 We can include the wetlands as part of the lots. What  
17 they would be required to do to meet -- to get the  
18 density we're not even close to being able to to sell  
19 it. So, yeah, so all the wetlands, yes, we're  
20 required to have a buffer off of them, but we could  
21 make that part of the lots if it's R-20.  
22 SCOTT JUNKINS: And what did  
23 you say earlier about this is providing you an exit  
24 from another surrounding neighborhood?  
25 WESLEY WHITE: No, I said,  
26 with the adjacent property, the REM that's zoned to  
27 the, to the north, we would have loved to have access  
28 to there, but they've already got their design  
29 complete, and there's, there's really no option to tie  
30 on to them.  
31 WESLEY GRANT: Okay, if  
32 there's no -- any more questions? If not, we'll  
33 entertain a motion.  
34 **INAUDIBLE COMMENTS FROM AUDIENCE**  
35 WESLEY GRANT: No, I'm  
36 sorry. It's for the commissioners to ask. I'm sorry.  
37 In this setting.  
38 DAN HARVELL: Mr.  
39 Chairman, this is, this is in, obviously, County  
40 Council District One; correct? Is this One?  
41 WESLEY GRANT: Yes.  
42 DAN HARVELL: Okay, that  
43 would be Mr. Burns, and he's not here tonight.  
44 WESLEY GRANT: No, that's  
45 Mr. -- oh, as far as commissioner, correct.  
46 DAN HARVELL: Yes. Okay,  
47 that being the case, I would normally, if I were  
48 making a motion, I would hold off, because that's his  
49 ---  
50 WESLEY GRANT: Mr. Harvell,

1 I'm sorry, let me correct -- this is Mr. Junkins.  
2 DAN HARVELL: Pardon?  
3 WESLEY GRANT: Mr. Junkins.  
4 DAN HARVELL: Oh, is that  
5 -- are you District One? Okay, I'm sorry. I was, I  
6 was thinking that was Mr. Burns. Okay. All right.  
7 Scratch that.  
8 WESLEY GRANT: Okay. All  
9 right. So we're back to entertaining a motion.  
10 JANE JONES: I'll make a  
11 motion that the request for rezoning be denied. The  
12 services just aren't there.  
13 WESLEY GRANT: So we have a  
14 motion to deny by Ms. Jones. Do we have a second?  
15 DAN HARVELL: I will second  
16 that, Mr. Chairman, and the reason being, I drive that  
17 road quite a bit, coming the back way from the Belton,  
18 Honea Path area over to, over to the connector.  
19 And that road is narrow. It was further  
20 complicated by the walking trail that was put there  
21 that obviously took up right of way that could have  
22 been used for the road, to improve the road. I  
23 consider that a dangerous road. I've met some really  
24 fast traffic on that road. I've probably had a few  
25 people come over in my, in my lane a few times. And  
26 for that reason, I'm glad the second this to deny for  
27 this density concerning what would be done with this  
28 project if we did change the zoning.  
29 WESLEY GRANT: Okay. Any  
30 other discussion? So the motion is to deny. All  
31 those in favor of the motion to deny, please raise  
32 your hand. And it's unanimous to deny.  
33 **APPLAUSE**  
34 HENRY YOUMANS: Just one  
35 point, Mr. Chair. This will move forward to the  
36 County Council for first reading at their next council  
37 meeting, and it will proceed forward with County  
38 Council until it is either approved or denied.  
39 WESLEY GRANT: Okay.  
40 HENRY YOUMANS: But we thank  
41 you for your recommendation.  
42 WESLEY GRANT: Thank you for  
43 that clarification. Where did Mr. Moore go? Is he  
44 right back there?  
45 Okay. Thank you. Let it be known for the  
46 record, Mr. Moore has rejoined the meeting.  
47 Next on our agenda is a land use consideration.  
48 Rainey Road retail substation for the use of an  
49 electrical substation located at Highway 29 South.  
50 Tax map number 520004030, and 056. County Council

1 District Three. I'll turn it over to staff for their  
2 presentation.

3 HENRY YOUMANS: Thank you,  
4 Mr. Chair. Just for clarity sake, we've had a number  
5 of citizens that were concerned about this. This is  
6 not the proposed plant that will be going on Highway  
7 81 South. This is a substation that is on Highway 29  
8 South. So those are two different projects, not  
9 related. But there was some confusion by some of the  
10 residents. We just wanted to make that clear in going  
11 on the record.

12 Eighty-eight property owners within 2000 feet of  
13 the proposed development were notified via postcard.  
14 The preliminary project's name is Rainey Road retail  
15 substation. It is owned by John and Elaine McGowan  
16 and others. Authorized Representative is Kevin Mason  
17 with Duke Energy. It is located on Highway 29 South.  
18 Council District Three. Tax map numbers are there for  
19 your reference. 21.8 acres is the acreage. The  
20 property is currently unzoned. Surrounding land use  
21 is commercial, residential, farmland and vacant land,  
22 and there is no variance requested at this time.

23 Traffic impact analysis: Highway 29 South is  
24 classified as an arterial road with no maximum average  
25 trips per day required. The applicant is required to  
26 obtain an encroachment permit from South Carolina DOT  
27 for encroachment along Highway 29 South prior to the  
28 commencement of construction.

29 This is a proposed layout of the substation.  
30 This is the tax map area of the property on Highway 29  
31 South. This is the map that was -- the sign showing  
32 that the land use review was being publicized via  
33 sign. The project has met the requirements for  
34 Chapter 24. This is your report.

35 WESLEY GRANT: Thank you,  
36 sir. Do we have anyone here to speak on the  
37 application.

38 TRENT ACKER: Thank you  
39 very much, Mr. Chairman, commissioners. My name is  
40 Trent Acker. I work for Duke Energy and part of the  
41 Government Community Relations Team. This is Kevin  
42 Mason, who's the siting manager on this project.

43 So I just wanted to speak briefly on the need.  
44 The staff here has done a great job of outlining the  
45 location of this project. But you see that again  
46 here. Very close to the intersection of Highway 29  
47 and 187, in an area where we project, in addition to  
48 current need, additional need to meet customer demand  
49 here.

50 One of the real goals of a retail substation like

1 this is to continue to provide safe, reliable and cost  
2 efficient energy to customers in the area. This  
3 specific portion of the county is served by  
4 substations that are currently at quite a distance  
5 away from the end users of customers in this portion  
6 of Anderson County.

7 So as we talk about some of the project need here  
8 and what these benefits are, reliability is crucial to  
9 it; right? So Byrum Creek, one of the substations  
10 that serves a circuit that really runs down to where  
11 this substation, proposed substation site exists.  
12 It's quite a distance, basically up to Walmart on  
13 Highway 29 there. So it travels quite a distance  
14 before it delivers electricity to customers there.

15 The addition of a substation here will not only  
16 provide a new end point, a new transmission delivery  
17 that will provide distribution to customers in the  
18 area, but also provide for opportunities to back feed  
19 to otherwise provide redundancy for customers served  
20 by additional circuits in the area, and meet  
21 additional tie-in to additional substations there to  
22 create shorter duration of outages and better overall  
23 reliability to customers.

24 I'm going to go ahead and turn it over to Kevin  
25 Mason here to talk a little bit more about the details  
26 of the site itself.

27 KEVIN MASON: Thank you for  
28 having us. I'm Kevin Mason with Duke Energy. As  
29 we've discussed, this is our proposed substation site,  
30 21.18 acres, actually. It conforms to zoning use, lot  
31 size, our setbacks, for buffers, for stormwater  
32 management.

33 I do want to take a minute just to kind of orient  
34 you on that, that plan, because it is black and white,  
35 not everybody's engineers or architects. You'll see a  
36 light blue line up in the northeast corner. That is  
37 the existing creek that we have provided 100 foot  
38 undisturbed buffer on. This lot is currently all  
39 wooded. The dark gray is proposed vegetation to  
40 remain for screening.

41 Our time line right now is, of course, we're  
42 meeting with you all today. However, we do eventually  
43 have to get 100 KV tap line to this substation, so  
44 we're looking at later in this year to start that  
45 routing process. That routing process does include  
46 community meetings and hearing the concerns of the  
47 community and what's important to them.

48 And we right now are anticipating that the  
49 construction of the substation will begin in 2032 with  
50 no later than 2035.

1           We have some standards that we have to meet for  
2 y'all. Is the proposed use consistent with other uses  
3 in the area, or the general development patterns  
4 occurring in the area? Yes, this is a typical rural  
5 residential community with access to urban centers,  
6 which will be up in Anderson. Substations are a  
7 typical utility facilities found in all of our  
8 communities, and they support our everyday life.  
9 They're similar to water towers or cell tower. So,  
10 you know, we see those in our, in our community. The  
11 use is consistent with other uses in the area, or the  
12 general development patterns occurring in the area.

13           And I would like to take this time, just a little  
14 case study. This is our Cathey Road retail located at  
15 81 -- Highway 81 and Cathey Road. Right there in the  
16 center of the picture, you'll see kind of a box. That  
17 is the substation. As you can see, we have schools,  
18 we have neighborhoods, we have existing, existing  
19 homes that were there when it was built. But all this  
20 has become very compatible with one another.

21           Our second fact -- second factor, will the  
22 proposed use not adversely affect the existing use or  
23 usability of adjacent or nearby property? Existing  
24 properties include commercial and undeveloped land to  
25 the east, that's Wendell's, if you're familiar with  
26 that, directly east. We have undeveloped land to the  
27 west and to the north, and pasture land across Highway  
28 29 South. It's just our pasture land. So I think the  
29 closest residence is over a quarter of a mile away.  
30 That's from -- measuring from the actual property line  
31 corner.

32           We do not see the substation affecting the use or  
33 usability of adjacent or nearby property.

34           Factor C, will the proposed use not cause an  
35 excess -- excessive or burdensome use on services,  
36 including, but not limited to streets, water, sewer,  
37 police or fire protection. Substations are basically  
38 dormant. Once they're built, they're there. I mean,  
39 you just -- if they're screened well, like we  
40 anticipate this one being, you'll never know it's  
41 there. It's an unoccupied facility. That means  
42 there's no manpower on site during the day. So we do  
43 not anticipate water or sewer being needed. There  
44 (inaudible) bathrooms at (inaudible).

45           Police and fire will be needed, but only as much  
46 as every -- any other utility and would not be  
47 burdensome. We do not see road improvements, as  
48 turning lanes, being necessary just because the  
49 substation is visited by a pickup truck maybe twice a  
50 week. That's, that's a big maybe. That might be

1 monthly.  
2 D, is the property suitable for the proposed use  
3 relative to the requirements set forth in this  
4 (inaudible) off street parking, setbacks, buffers and  
5 access. All parking, setbacks, buffers and access can  
6 be accommodated on this 21.8 acre site. Again,  
7 existing tree cover will be retained to -- along the  
8 perimeter. And we do propose some supplemental  
9 evergreen planting, if needed, once we go through  
10 final engineering.

11 And E, does the proposed use reflect a reasonable  
12 balance between the promotion of the public health,  
13 safety, morality or general welfare and the right to  
14 unrestricted use of the property? Yes. Duke Energy  
15 is utilizing the property to enhance the public  
16 services provided to the community. We have actually  
17 gone through and done thoughtful planting to ensure  
18 that we provide an appropriate balance between the  
19 protection of environmental land use factors and  
20 meeting the electric reliability needs of the  
21 community.

22 WESLEY GRANT: Thank you.  
23 We appreciate that. No one signed up to speak on the  
24 project.

25 So commissioners, if there are any questions for  
26 the representatives here tonight, or staff, we will  
27 certainly entertain those at this time. Any  
28 discussion?

29 STEVEN GILREATH: The  
30 transmission lines, you said about -- not determine.  
31 Will you follow existing right of ways, or will you be  
32 needing new right of ways?

33 TRENT ACKER: Yes and yes,  
34 to be honest. Our first goal is to follow existing  
35 transmission lines. However, we're not going to knock  
36 on your door and say, can we buy your house? That is  
37 not the intent of Duke Energy. We move out and around  
38 any obstruction, and then that would be new right of  
39 way.

40 WESLEY GRANT: Okay. Any  
41 other questions, comments? If not, we'll entertain a  
42 motion.

43 DAN HARVELL: Motion to  
44 approve, Mr. Chairman.

45 WESLEY GRANT: We got a  
46 motion to approve by Mr. Harvell. Do we have a  
47 second?

48 DAVID COTHRAN: Second.

49 WESLEY GRANT: Got a second  
50 by Mr. Cothran. Any discussion? Hearing none, all

1 those in favor of the motion to approve, please raise  
2 your hand. And it's unanimous. Thank you.

3 We'll move into new business now. Commissioners,  
4 like last year, at this time each year, we elect new  
5 officers. We encourage anyone willing to serve, to  
6 serve. We'll be electing a chairman and vice chairman  
7 tonight, again, as we do each January.

8 And I would propose that anyone interested in  
9 either one self-nominate when we get to that point by  
10 raising their hand. And then we'll vote by secret  
11 ballot here. Thank you, Ms. Hunter. And then she'll  
12 tally those up.

13 So Ms. Hunter, I noticed in my packet that I've  
14 got this paperwork to fill out for the next few items.  
15 But we've never done that, have we? That's only on  
16 the projects and stuff, right? We don't need it for  
17 the ordinance. That's just a review from you, right?  
18 Oh, that's for the officers. See, I don't think we  
19 need any of that, yeah.

20 So I guess first order of business, I would just  
21 take the opportunity to ask anybody that wants to  
22 self-nominate for Chairman, please do that now by  
23 raising your hand. I was waiting to see if anybody  
24 wanted to take the lucky stick. I'll self-nominate,  
25 if we don't have any volunteers. I was waiting to  
26 see. So nobody else wants to volunteer?

27 Okay, well, I guess, Ms. Hunter, I guess in that  
28 case, if there's one, we vote. No vote.

29 ALESIA HUNTER: No one else  
30 is ---

31 WESLEY GRANT: No interest.  
32 I know.

33 ALESIA HUNTER: You can vote.

34 WESLEY GRANT: Okay. So if  
35 y'all just want to circle, circle the ---

36 DAN HARVELL: It would  
37 actually be a vote by acclamation, Mr. Chairman.

38 WESLEY GRANT: Okay, okay,  
39 well, thank you.

40 DAN HARVELL: So it's done  
41 well.

42 WESLEY GRANT: Well, thank  
43 you. We appreciate that. I certainly enjoy serving  
44 with you guys. I'll always welcome the opportunity  
45 for somebody, somebody else that wants to serve.

46 Next we'll entertain vice chairman. Anybody  
47 wants to self-nominate as vice chair. Anybody want to  
48 self-nominate as vice chair?

49 DAN HARVELL: If nobody's  
50 going to raise their hand, I will.

1                   WESLEY GRANT:                   Okay. We've  
2 got Mr. Harvell that's nominated himself. Anybody  
3 else?  
4                   WILLIAM MOORE:                   And I'm still  
5 willing to serve, Mr. Chairman, so whatever.  
6                   WESLEY GRANT:                   All right.  
7 We've got Mr. Harvell, Mr. Moore.  
8                   DAN HARVELL:                   Now, Will, I  
9 did that because you didn't do it first?  
10                  WILLIAM MOORE:                  Well, I mean,  
11 it don't matter.  
12                  DAN HARVELL:                  If you want  
13 it, I will, I will withdraw.  
14                  WILLIAM MOORE:                  No, no. It  
15 don't matter at all. Let's just roll with it. I  
16 don't care one way or the other.  
17                  WESLEY GRANT:                  All right.  
18 So we've got two names, Mr. Harvell and Mr. Moore.  
19 Anybody else? So we'll vote. And we'll give these to  
20 Ms. Hunter, I guess.  
21                  While she's counting those, or whomever is going  
22 to count those, Ms. Hunter, I know you guys probably  
23 saw -- I'll touch on the next item as, as Ms. Hunter's  
24 working through that.  
25                  You saw the County Council approved the mass  
26 grading ordinance, and I saw that as well. I'm sure  
27 all of you did. I just wanted to take the opportunity  
28 to see if Ms. Hunter could brief us on that when she  
29 gets time back at her seat, that she can do that for  
30 us.  
31                  JANE JONES:                   That they  
32 approved what? I didn't hear you.  
33                  WESLEY GRANT:                   It was --  
34 the County Council approved a mass grading ordinance.  
35                  ALESIA HUNTER:                  Yes, sir,  
36 Mr. Chairman. We do have Jon Batson. He has played a  
37 critical part in helping the Council draft the actual  
38 ordinance. So he's here, he's here to answer any  
39 questions and kind of give you just a brief synopsis  
40 of how it affects you all moving forward.  
41                  WESLEY GRANT:                   Okay, okay.  
42 Well, we'll allow him to speak while we're -- while  
43 you're sorting through that, Ms. Hunter.  
44                  JON BATSON:                   Good evening.  
45 I'm Jon Batson, Stormwater manager. Just give you a  
46 brief summary of the, of the ordinance that Council  
47 passed.  
48                  So it deals with mass grading and also tree  
49 requirements for new development, residential  
50 development.

1 First thing being that there's tree density  
2 requirements for new subdivisions, either through  
3 preservation of existing trees, or planting new trees.  
4 There's a density requirement, so it's not a specific  
5 number of trees. But the density is for each  
6 disturbed acre.

7 Also a superior environmental design that's  
8 optional for developers, that includes an increased  
9 tree density requirement for the benefit that they  
10 receive from going that route of the superior  
11 environmental design. It is a lowered density -- or  
12 excuse me, a lowered area lots, they're allowed to  
13 reduce the size of their lots by 10%.

14 Other things that they have to do to qualify for  
15 that are use low impact development techniques,  
16 stormwater management, low impact development for at  
17 least 10% of their disturbed area. They also have to  
18 preserve 30% as open space.

19 So the tree density requirements have to be  
20 submitted to the Planning Department. They will make  
21 sure that's in compliance, and also check that before  
22 final plat.

23 As far as the minimal disturbance portion,  
24 there's a phasing requirement for disturbances. The  
25 maximum that can be disturbed at any one time is 20  
26 acres. Also a requirement that if the lot development  
27 is to be done in a way where there's -- they're not  
28 following the natural topography of the property, but  
29 they're creating artificially flat, uniform home sites  
30 on those lots, the lots cannot be disturbed more than  
31 15 at a time. Those lots have to stay within that 20  
32 acre maximum area before moving on to another 15 lots.

33 So how it would affect the commission, I believe  
34 would be they could propose that lower lot size if  
35 they're seeking the superior environmental design.  
36 But that won't be determined by staff until further  
37 down the road. So if, if they don't qualify for that,  
38 they would have to come back to the Commission and  
39 change their (inaudible).

40 WESLEY GRANT: Okay.

41 JON BATSON: That's a  
42 synopsis, and I'd be happy to attempt to answer any  
43 questions y'all have. Yes.

44 STEVEN GILREATH: So if you're  
45 doing a subdivision (inaudible) start in the back,  
46 could you build the road to those back 20 lots. Or  
47 what's the ---

48 JON BATSON: Yeah, you --  
49 the developer and the engineer would have to decide  
50 how they want to phase it, but it would have to be

1 done in 20 acre (inaudible).  
2 JANE JONES: (Inaudible).  
3 JON BATSON: That's not  
4 addressed, that's not addressed by this ordinance at  
5 all.  
6 JANE JONES: (Inaudible).  
7 WESLEY GRANT: Thank you  
8 for taking time to share that with us.  
9 Ms. Hunter, do we have a vice chair?  
10 ALESIA HUNTER: No, sir, we  
11 have a vote of four to four, so we'll have to move the  
12 vice chair to our next regular scheduled meeting when  
13 we have all nine members in attendance.  
14 WESLEY GRANT: Okay.  
15 ALESIA HUNTER: Yes, sir.  
16 WESLEY GRANT: We'll move  
17 that to next, next meeting.  
18 No one signed up to speak in public comments.  
19 Actually, they did, but they meant to sign up in the  
20 other projects. So nothing to report there.  
21 If all hearts and minds are clear, I'll entertain  
22 a motion to adjourn. Everybody in favor, stand up.  
23 We're adjourned. Thank you.  
24  
25 **MEETING ADJOURNED AT APPROXIMATELY 7:15 P.M.**

# Anderson County Planning Commission

April 14, 2026

6:00 PM

## Staff Report – Preliminary Subdivision

---

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




<b>Preliminary Subdivision Name:</b>	Clearbrook
<b>Intended Development:</b>	Single Family (Conservation)
<b>Applicant:</b>	BFCI Partners, LLC
<b>Surveyor/Engineer:</b>	Ridgewater
<b>Location/Access:</b>	Lawrence Rd. (County)
<b>County Council District:</b>	2
<b>Surrounding Land Use:</b>	Residential, Vac
<b>Zoning:</b>	Un-zoned
<b>Tax Map Number:</b>	151-00-05-002
<b>Number of Acres:</b>	24.08
<b>Number of Lots:</b>	69
<b>Variance:</b>	No
<b>Traffic Impact Analysis:</b>	Does not require TIS.

**Subdivision Plat**

**SPR-26-4**

Submitted On: Feb 3, 2026

**Applicant**

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

**Primary Location**

340 LAWRENCE RD  
Anderson, SC 29624

**Property Owner(s)**

<b>Name</b>	<b>Phone Number</b>
Bobby Barreto	8645614031
<b>Street Address</b>	<b>City</b>
40 W. Broad St, Suite 500	Greenville
<b>State</b>	<b>Zip Code</b>
SC	29601
<b>Email</b>	
bbarreto@windsoraughtry.com	

**Engineers/Surveyors**

<b>Name</b>	<b>Email</b>
Wesley White	wesley@ridgewatereng.com

**Project Information**

**Proposed Subdivision Name**

Clearbrook

**Parcel/TMS#**

1510005002

**County Council District**

2

**School District**

5

**Total Acreage**

24.08

**Number of Lots**

69

**Intended Variance**

None

**Current Zoning**

None

**Surrounding Land Uses**

West-Vacant; North/South-Residential; North/East-Roadway

**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**

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## 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**

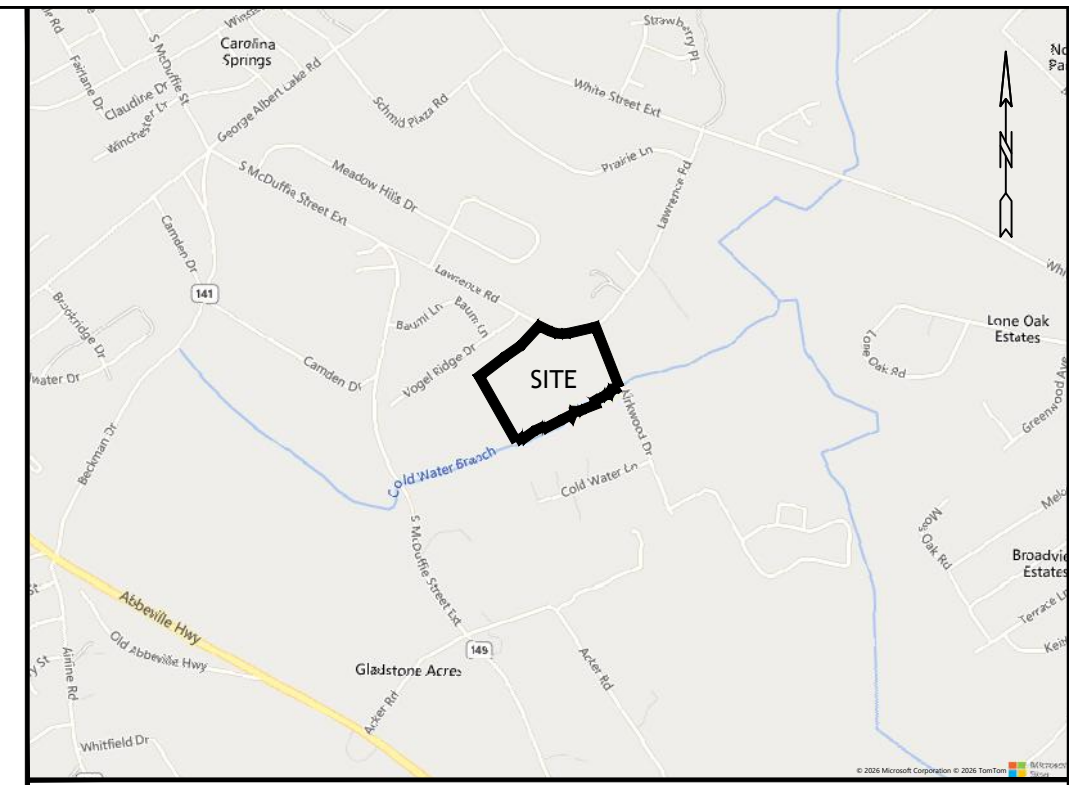
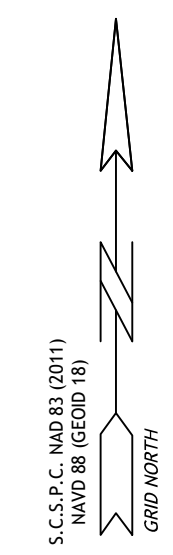
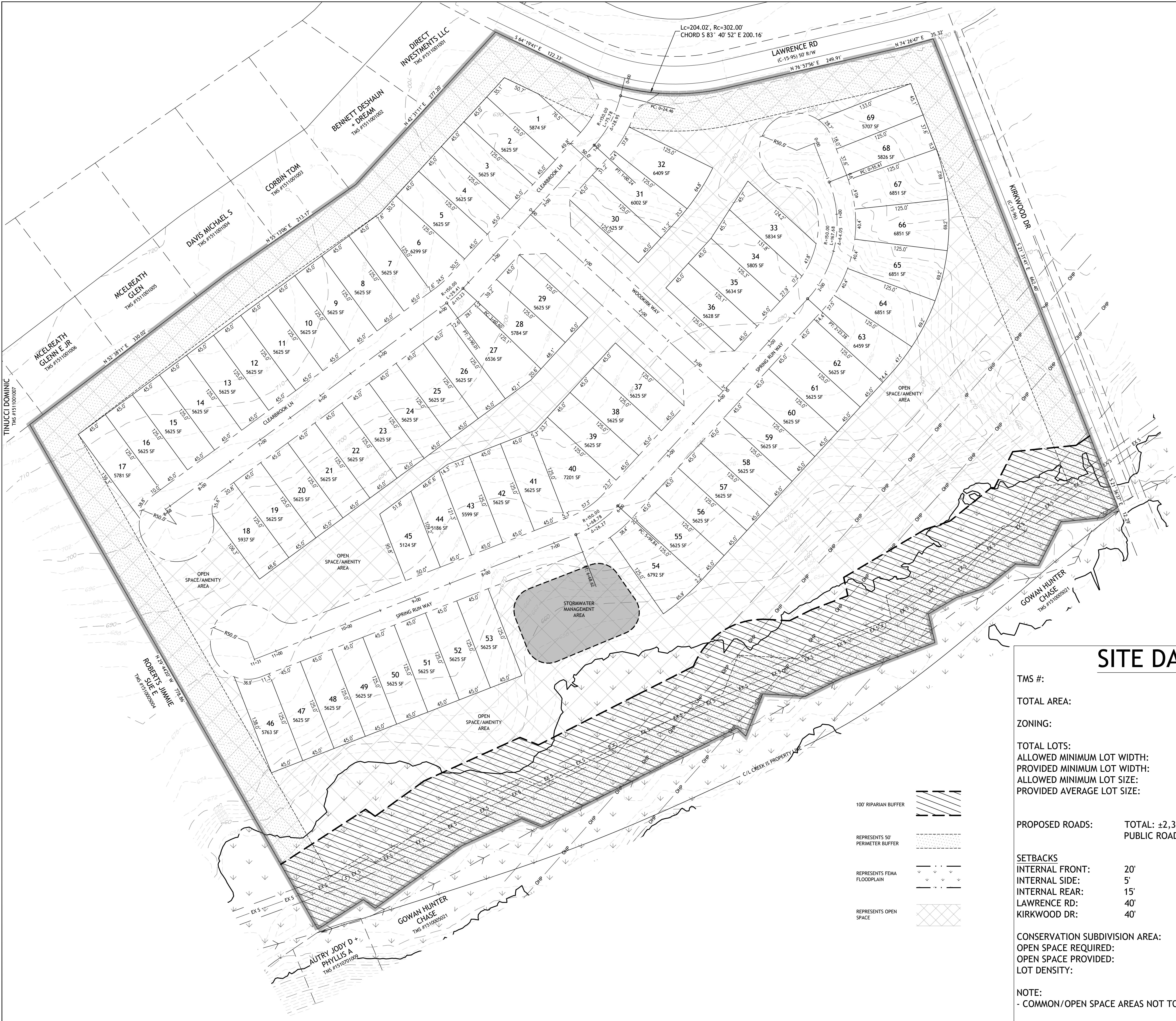
true

---

## Signature of Applicant

### **Digital Signature**

true



LOCATION MAP

# PRELIMINARY PLAT

## OWNER'S CERTIFICATION

As the owner of this land, as shown on this preliminary plat, or his agent, I certify that this drawing was made from an actual survey, and accurately portrays the existing land and its features and the proposed development and improvements thereto.

Date: 1-29-26  
 [Owner] [Agent] [Name]: Bobby Barreto, Jr. for BFCI Partners, LLC  
 Signed: *[Signature]*

## DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this preliminary plat was prepared using a survey of the property prepared by John F. Tinsley, RLS, and dated 4/18/96; And further that the proposed subdivision meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property.

By Name: J. Wesley White, PE  
 Signed: *[Signature]*  
 Registered Professional No. 25827  
 Address: PO Box 806, Anderson, SC 29622  
 Telephone No. 864-226-0980  
 Date: 1-29-26

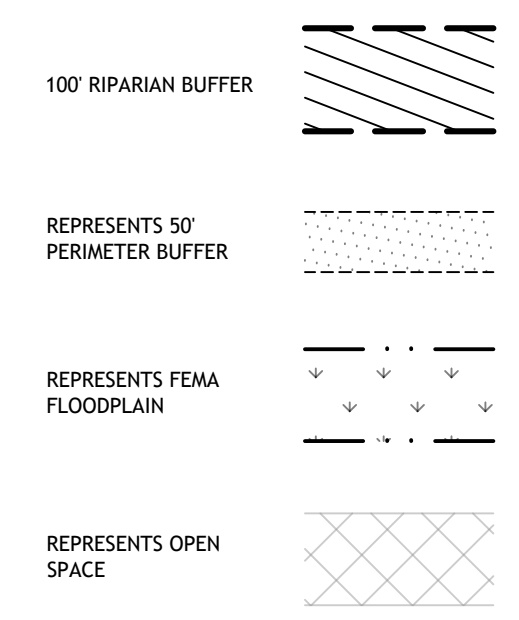
## CERTIFICATE OF PROJECT APPROVAL

All applicable requirements of the Anderson County Development Standards Ordinance relative to Project Approval having been fulfilled, approval of this preliminary plat is hereby granted by the Manager or the Subdivision Administrator, subject to further compliance with all provision of said development regulations.

Manager or Subdivision Administrator: \_\_\_\_\_  
 Date: \_\_\_\_\_

## SITE DATA

TMS #:	1510005002
TOTAL AREA:	±24.08 ACRES
ZONING:	UNZONED
TOTAL LOTS:	69 LOTS
ALLOWED MINIMUM LOT WIDTH:	40 FT
PROVIDED MINIMUM LOT WIDTH:	45 FT
ALLOWED MINIMUM LOT SIZE:	5,000 SF
PROVIDED AVERAGE LOT SIZE:	5,798 SF
PROPOSED ROADS:	TOTAL: ±2,339 LF (±0.44 MI) PUBLIC ROAD (50' R/W)
SETBACKS	
INTERNAL FRONT:	20'
INTERNAL SIDE:	5'
INTERNAL REAR:	15'
LAWRENCE RD:	40'
KIRKWOOD DR:	40'
CONSERVATION SUBDIVISION AREA:	24.08 ACRES
OPEN SPACE REQUIRED:	25.0% (6.02 ACRES)
OPEN SPACE PROVIDED:	50.9% (12.25 ACRES)
LOT DENSITY:	2.87 LOTS/ACRE
NOTE:	- COMMON/OPEN SPACE AREAS NOT TO BE SUBDIVIDED

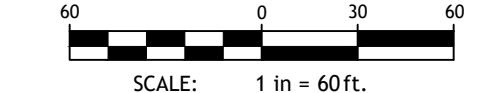


## CLEARBROOK (A CONSERVATION SUBDIVISION) TMS #1510005002

BFCI Partners, LLC  
 40 W. Broad Street, Suite 500  
 Greenville, SC 29601  
 864.561.4031

Ridgewater Engineering & Surveying, LLC  
 P.O. Box 806  
 Anderson SC 29622

OWNER		ENGINEER OR SURVEYOR	
Date:	1-29-26		
Drawn By:	JWW		
Checked:	JWW		
Revisions:	0		



Po Box 806, Anderson, SC 29622  
 (864) 226-0980 ridgewatereng.com

This drawing and the design shown thereon are the property of Ridgewater Engineering & Surveying, LLC. The reproduction, copying or use of this drawing without written consent is prohibited and any infringement will be subject to legal action.





# ANDERSON COUNTY GIS AND E911 ADDRESSING DEPARTMENT P O BOX 8002



**Anderson, SC 29622-8002**

GIS: Tel: 864-260-4687 • Fax: 864-260-4099  
E911 Addressing: Tel 864-260-4392 • Fax: 260-4099  
Physical Address: 401 E River St, Anderson, SC 29624  
Property viewer: [www.andersoncountysc.org](http://www.andersoncountysc.org)

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

Date: 01/29/2026 Expires : 01/29/2029  
Developer: BFCI Partners, LLC - Attn: Bobby Barreto  
Contact Info: 40 W. BROAD STREET, SUITE 500, GREENVILLE, SC 29601 (864)-561-4031  
Email: bbarreto@windsoraughtry.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: **CLEARBROOK NAME APPROVED** Parent TMS: 1510005002  
Zip Code: ANDERSON 29624 ESN: 147

Road Name: \_\_\_\_\_ Status: \_\_\_\_\_  
**CLEARBROOK LANE** **NAME APPROVED**  
**SPRING RUN WAY** **NAME APPROVED**  
**WOODKIRK WAY** **NAME APPROVED**



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

Respectfully,

Anderson County GIS & E911 Addressing Dept



# MEMORANDUM

## ANDERSON COUNTY ROADS AND BRIDGES

**DATE:** February 13, 2026

**TO:** **Tim Cartee**  
Land Development Administrator

**FROM:** **Bill Rutledge**  
Assistant Principal Engineer

**Cc:** **Bee Baker**  
Principal Engineer

**SUBJECT:** **Clearbrook Subdivision Preliminary Review #1**

The preliminary plat for Clearbrook 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](#)  
**Subject:** RE: Clearbrook Subdivision  
**Date:** Wednesday, February 4, 2026 3:35:03 PM  
**Attachments:** [image001.png](#)

---

Nothing for stormwater except it looks like the new phasing requirements will be applicable.  
Jon

---

**From:** Tim Cartee <[tcartee@andersoncountysc.org](mailto:tcartee@andersoncountysc.org)>  
**Sent:** Tuesday, February 3, 2026 4:46 PM  
**To:** Bill Rutledge <[brutledge@andersoncountysc.org](mailto:brutledge@andersoncountysc.org)>; Jonathan A. Batson <[jabatson@andersoncountysc.org](mailto:jabatson@andersoncountysc.org)>; Timothy Haynes <[thaynes@andersoncountysc.org](mailto:thaynes@andersoncountysc.org)>  
**Cc:** Derrick B. Singleton <[dbsingleton@andersoncountysc.org](mailto:dbsingleton@andersoncountysc.org)>  
**Subject:** Clearbrook Subdivision

Your thoughts please.

Thanks,

**Tim Cartee**  
**Land Development Administrator**

O: 864-260-4719  
F: 864-260-4795  
[tcartee@andersoncountysc.org](mailto: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](mailto: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](mailto:tcartee@andersoncountysc.org)

Development Standards

401 E. River Street

Anderson, SC 29624



--

**Anthony Hamby**

**Anderson County Head Fire Marshal F-1**

**[AHamby@acfd.org](mailto:AHamby@acfd.org) 864-260-4016 EXT. 204**

**<https://acfd.org/>**

---

**RE: Clearbrook Subdivision**

---

**From** Steve Kelly <askelly@andersoncountysc.org>  
**Date** Wed 2/4/2026 11:09 AM  
**To** Tim Cartee <tcartee@andersoncountysc.org>

No comments from EMS

---

**From:** Tim Cartee <tcartee@andersoncountysc.org>  
**Sent:** Tuesday, February 3, 2026 4:48 PM  
**To:** Steve Kelly <askelly@andersoncountysc.org>; ahamby@acfd.org  
**Subject:** Clearbrook Subdivision

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

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

Thanks,

**Tim Cartee**  
**Land Development Administrator**

O: 864-260-4719  
F: 864-260-4795  
[tcartee@andersoncountysc.org](mailto:tcartee@andersoncountysc.org)

Development Standards  
401 E. River Street  
Anderson, SC 29624



Homeland Park Water and Sewer  
3220 South Main Street  
Anderson , SC. 29624

02/03/2026

To : Wesley White

Utility Service Availability – This letter is stating that water and sewer is available at the 69 lot subdivision off of Lawrence Road.

Thanks , Homeland Park Water and Sewer

A handwritten signature in black ink, appearing to read "Matthew Bellamy", followed by a short horizontal line.



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

February 2, 2026

J. Wesley White, PE  
Ridgewater Engineering & Surveying  
PO Box 806  
Anderson, SC 29622

RE: Property located at 340 Lawrence Rd. in Anderson, SC

Dear Mr. White:

This letter confirms that Duke Energy can provide electric service to the proposed site located at 340 Lawrence Rd. in Anderson, SC (Anderson County Tax Map #1510005002) 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



1/30/26

Wesley White  
Ridgewater Engineering and Surveying  
Parcel ID: 1510005002

Wesley,

This letter is to confirm that Piedmont Natural Gas does not 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.

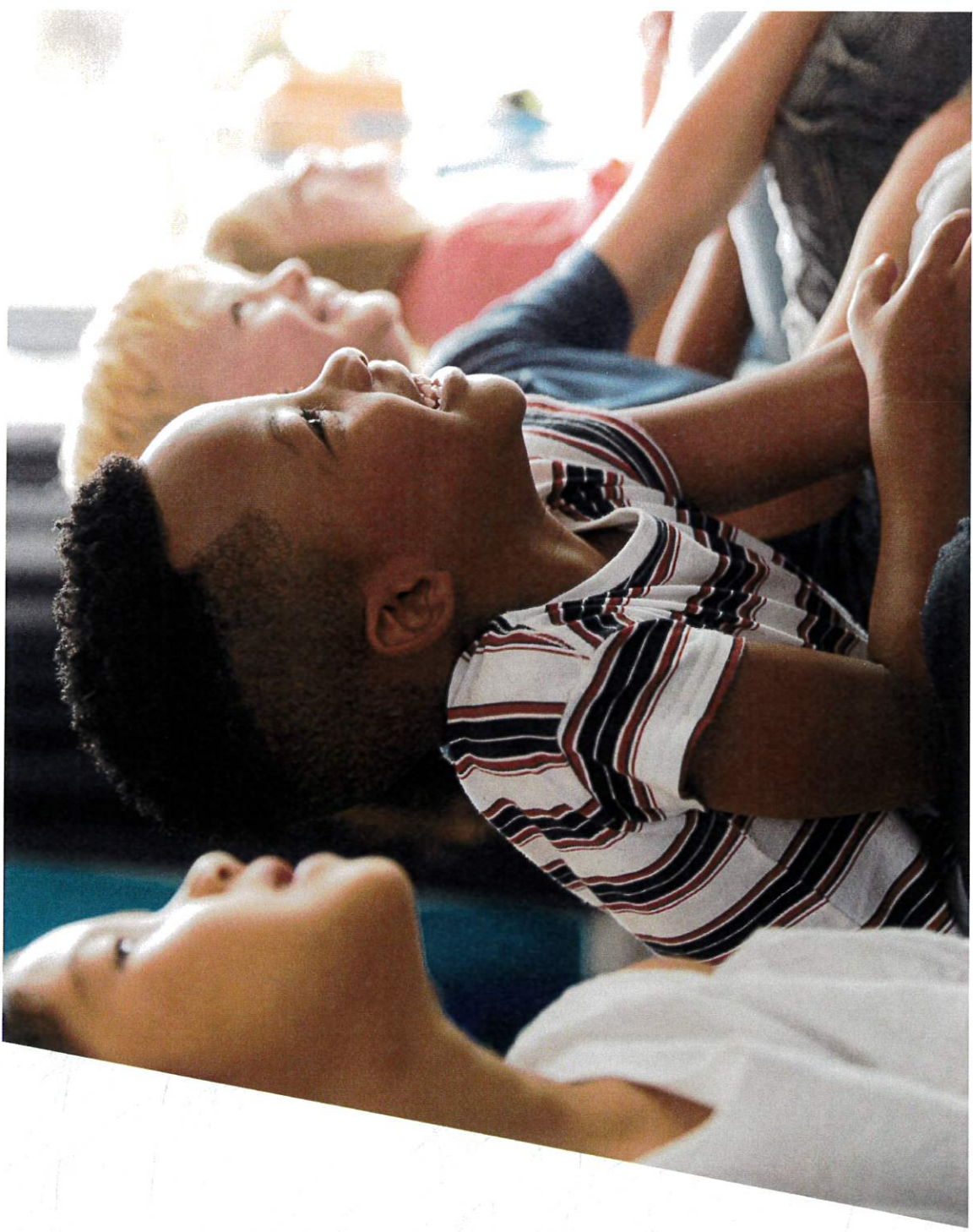
Sincerely,

Jason Thrasher  
Residential/Commercial Sales Specialist  
p 864-304-1999 Jason.thrasher@duke-energy.com

**From:** wesley@ridgewatereng.com  
**Sent:** Thursday, January 29, 2026 4:34 PM  
**To:** 'FRAZIER, MARK A'; 'MILLER, CHRIS'; 'ALSTON, COURTNEY'; 'BLACK, LARRY'  
**Subject:** Clearbrook Subdivision - Availability Letter  
**Attachments:** 1-29-26 Clearbrook - PP.pdf

All,  
Attached is the PDF of a preliminary plat for a 69 lot subdivision off of Lawrence Rd. and Kirkwood Dr. in Anderson County. The county is now requesting we receive an availability letter from utility companies. Let me know if this is within your service area and something you can provide. Call or email with any questions.  
Thanks,  
Wesley

J. Wesley White, PE  
President  
Ridgewater Engineering & Surveying  
PO Box 806  
Anderson, SC 29622  
O: 864-226-0980  
C: 864-634-4399



Committed to Excellence

Planning & Advisory Services

April 10, 2025



# ANDERSON SCHOOL DISTRICT 5 SUPPLEMENTAL TABLES

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

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

## Calculating Campus Capacity

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

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

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

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

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

# Calculating Campus Capacity

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

## Current Facilities - ELEMENTARY SCHOOLS

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

## Comparative Analysis

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

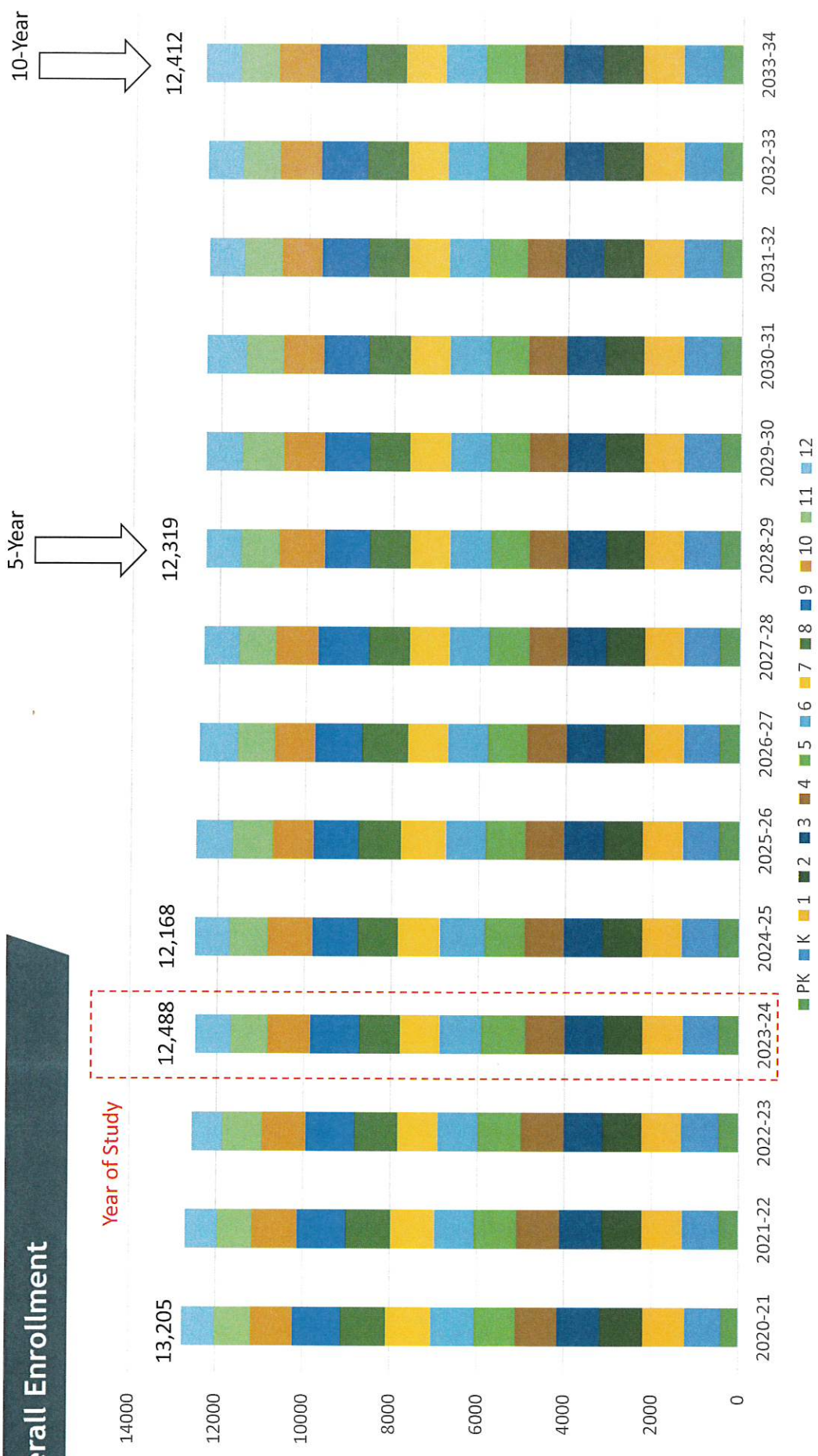
Calhoun Academy of the Arts	416	59%	-286	456	65%	-246	474	67%	-228
Centerville Elementary School	539	69%	-247	542	69%	-244	586	75%	-200
Concord Elementary School	620	83%	-131	650	87%	-101	663	88%	-88
Homeland Park Primary School	405	107%	29	431	115%	55	444	118%	68
McLees Elementary School	551	61%	-358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

# 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)			
<b>Current Facilities - MIDDLE SCHOOLS</b>														
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				<b>3,859</b>	<b>2,787</b>	72%	<b>-1,072</b>	<b>2,768</b>	72%	<b>-1,091</b>	<b>2,766</b>	72%	<b>-1,093</b>
<b>Current Facilities - HIGH SCHOOLS</b>														
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				<b>3,423</b>	<b>3,459</b>	101%	36	<b>3,789</b>	111%	366	<b>3,703</b>	108%	280

# Overall Enrollment



A white rectangular sign with black text is positioned in a wooded area. The sign is placed on a ground covered with dry leaves and some green plants. In the background, a paved road curves through a forest of tall, thin trees. The sky is clear and blue.

**PROPOSED  
SUBDIVISION**

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

**864-260-4719**

# Anderson County Planning Commission

April 14, 2026

6:00 PM

## Staff Report – Preliminary Subdivision

---

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


<b>Preliminary Subdivision Name:</b>	Mattison Woods
<b>Intended Development:</b>	Single Family
<b>Applicant:</b>	Jamie Turner-Ridgewater
<b>Surveyor/Engineer:</b>	Ridgewater
<b>Location/Access:</b>	Shackleburg Rd. (County)
<b>County Council District:</b>	4
<b>School District:</b>	1
<b>Surrounding Land Use:</b>	Residential, Vacant
<b>Zoning:</b>	Un-zoned
<b>Tax Map Number:</b>	143-00-02-004
<b>Total Number of Acres:</b>	+/-77.82
<b>Number of Lots:</b>	69
<b>Variance:</b>	No
<b>Traffic Impact Analysis:</b>	Does not require TIS.

**Subdivision Plat**


**Applicant**

**Primary Location**

**SPR-26-5**

 Wesley White

Point Location: 34.6326, -82.6342

 864-634-4399

Submitted On: Feb 20, 2026

@ info@ridgewatereng.com

**Property Owner(s)**

<b>Name</b>	<b>Phone Number</b>
High Shoal's Development LLC	8643136178
<b>Street Address</b>	<b>City</b>
PO Box 2746	Anderson
<b>State</b>	<b>Zip Code</b>
SC	29622
<b>Email</b>	
james@fontaineconstruction.com	

**Engineers/Surveyors**

<b>Name</b>	<b>Email</b>
Ridgewater Engineering & Surveying	wesley@ridgewatereng.com

**Project Information**

**Proposed Subdivision Name**

Mattison Woods

**Parcel/TMS#**

1430002004

**County Council District**

4

**School District**

1

**Total Acreage**

77.82

**Number of Lots**

69

**Intended Variance**

No

**Current Zoning**

None

**Surrounding Land Uses**

south-residential/west&north-vacant res/east-Shackleburg Rd

**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**

N/A - Email notification sent to Roads and Bridges anyway

### **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.

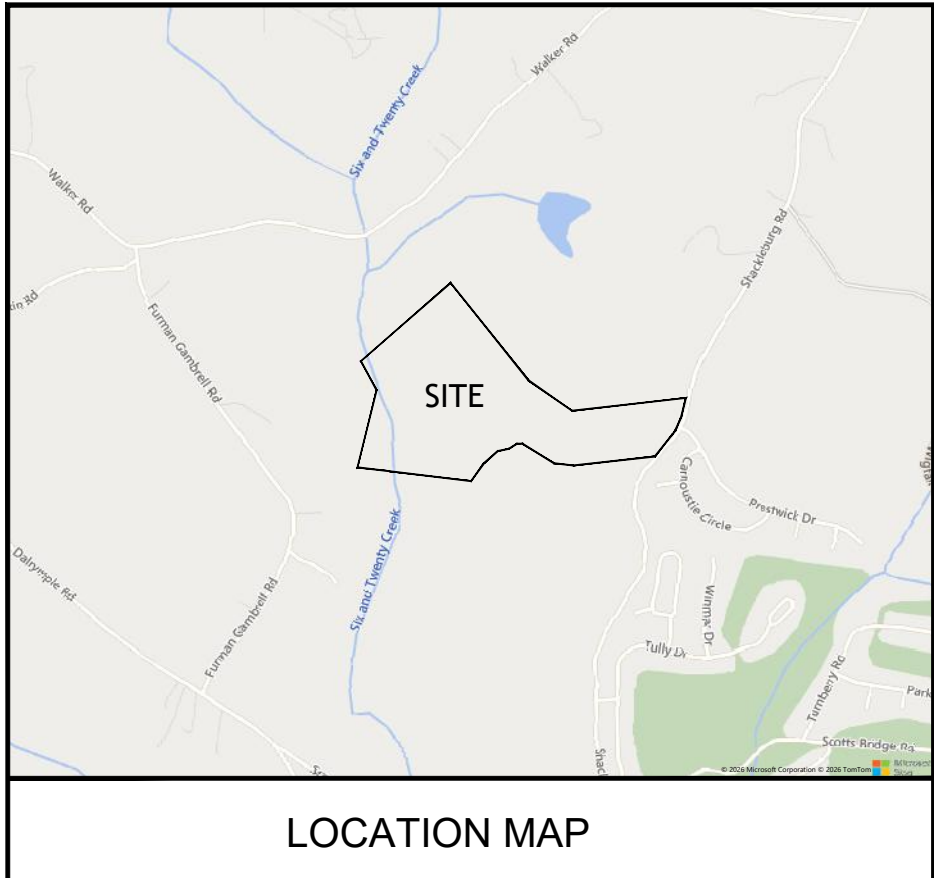
#### **Digital Signature**

true

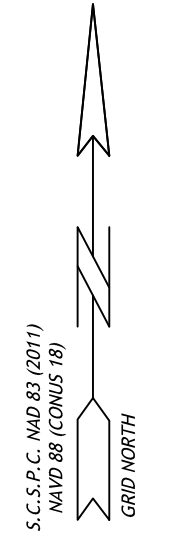
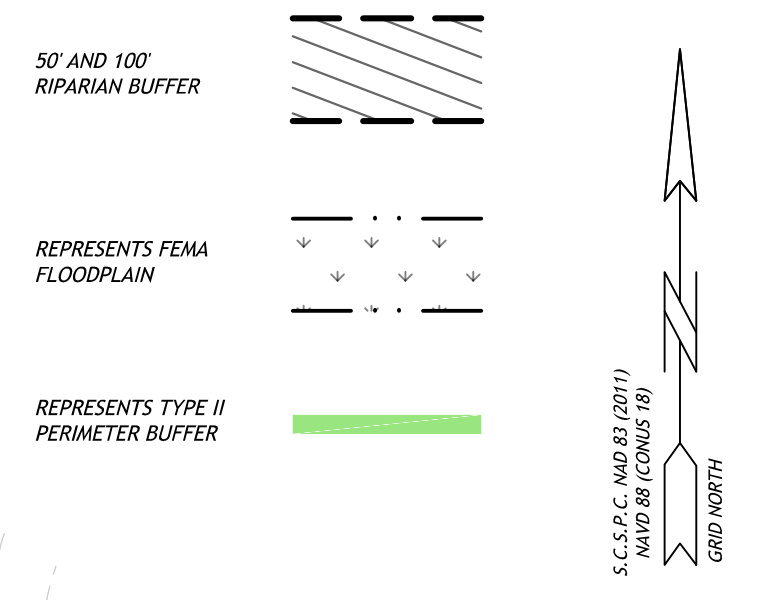
### **Signature of Applicant**

#### **Digital Signature**

true



LOCATION MAP



# SITE DATA

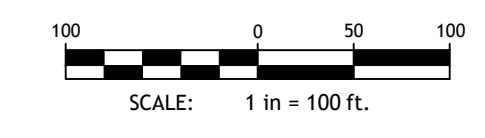
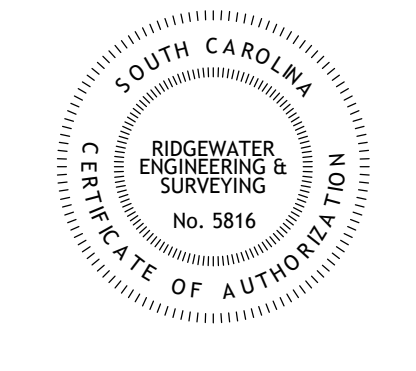
TMS #: 1430002004  
 TOTAL AREA: ±77.82 ACRES  
 ZONING: UNZONED  
 TOTAL LOTS: 69 LOTS  
 MINIMUM LOT WIDTH: 100 FT  
 MINIMUM LOT SIZE: 25,000 SF  
 PROPOSED ROADS: 3,782 LF (0.72 MI)  
 PUBLIC ROADS (50' R/W)  
 SETBACKS  
 PROPERTY PERIMETER: 10 FT  
 SHACKLEBURG RD: 40 FT  
 FRONT: 30 FT  
 SIDE: 15 FT  
 REAR: 15 FT

## MATTISON WOODS SUBDIVISION TMS #1430002004

HIGH SHOALS DEVELOPMENT LLC  
 PO BOX 2746  
 ANDERSON, SC 29622  
 864.313.6178

RIDGEWATER ENGINEERING & SURVEYING, LLC  
 P.O. BOX 806  
 ANDERSON SC 29622  
 864.226.0980

APPLICANT: HIGH SHOALS DEVELOPMENT, LLC - JAMES CURTIS  
 Date: 2-19-26  
 Drawn By: JWW  
 Checked: JWW  
 Job Number: 26007  
 Revisions: 0



This drawing and the design shown thereon are the property of RidgeWater Engineering & Surveying, LLC. The reproduction, copying or use of this drawing without written consent is prohibited and any infringement will be subject to legal action.

# PRELIMINARY PLAT

### OWNER'S CERTIFICATION

As the owner of this land, as shown on this preliminary plat or his agent, I certify that this drawing was made from an actual survey, and accurately portrays the existing land and its features and the proposed development and improvements thereto.

Date: 2-19-26  
 [Owner] (Name): HIGH SHOALS DEVELOPMENT, LLC - JAMES CURTIS  
 Signed: *James Curtis*

### DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this preliminary plat was prepared using a survey of the property prepared by John C Smith & Son, and dated 8/10/82 and 12/3/84; And further that the proposed subdivision meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property.

By Name: J. Wesley White, PE  
 Registered Professional No. 25827  
 Address: 211 Society St, Anderson, SC 29621  
 Telephone No. 864-260-0980  
 Date: 2-19-26

### CERTIFICATE OF PROJECT APPROVAL

All applicable requirements of the Anderson County Development Standards Ordinance relative to Project Approval having been fulfilled, approval of this preliminary plat is hereby granted by the Manager or the Subdivision Administrator, subject to further compliance with all provision of said development regulations.

Manager or Subdivision Administrator: \_\_\_\_\_  
 Date: \_\_\_\_\_



GAMBRELL JACQUELINE C TMS #1430002023  
 HAIT SHANNON R TMS #1430002024

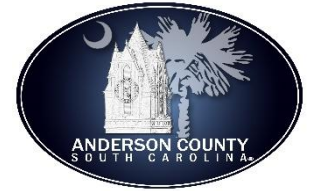
OPPERMAN MARY M ±13.82 ACRES TMS #1430002013

INTERSECTION SIGHT TRIANGLES





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: 02/20/2026 Expires : 02/20/2029

Developer: BLUE PRINT DEVELOPMENT LLC

Contact Info: PO BOX 2746 ANDERSON SC 29622 (864)-313-6178

Email: james@fontaineconstruction.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: MATTISON WOODS NAME APPROVED Parent TMS: 143-00-02-004

Zip Code: ANDERSON 29621 ESN: 118

Road Name: Status:

OPPERMAN DRIVE NAME APPROVED

NELLE COURT NAME APPROVED

JOHN PAUL WAY NAME DENIED

GLAD FALLS COURT NAME APPROVED



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

Respectfully,

Anderson County GIS & E911 Addressing Dept

---

[External]RE: [External]Mattison Woods Subdivision

---

From wesley@ridgewatereng.com <wesley@ridgewatereng.com>

Date Tue 2/24/2026 1:22 PM

To Bill Rutledge <brutledge@andersoncountysc.org>; Bee Baker <sbbaker@andersoncountysc.org>; Brittany D. McAbee <bdmcabee@andersoncountysc.org>

Cc Tim Cartee <tcartee@andersoncountysc.org>

**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.

Bill,

Thanks for the below comments. I don't see an issue resolving all these during the design and permitting phase.

Appreciate your help.

Wesley

J. Wesley White, PE

President

Ridgewater Engineering & Surveying

PO Box 806

Anderson, SC 29622

O: 864-226-0980

C: 864-634-4399

---

**From:** Bill Rutledge <brutledge@andersoncountysc.org>

**Sent:** Tuesday, February 24, 2026 12:02 PM

**To:** Wesley White - External <wesley@ridgewatereng.com>; Bee Baker <sbbaker@andersoncountysc.org>; Brittany D. McAbee <bdmcabee@andersoncountysc.org>

**Cc:** Tim Cartee <tcartee@andersoncountysc.org>

**Subject:** RE: [External]Mattison Woods Subdivision

Wesley,

There are a couple of things with this one.

Curb and gutter road cross section is required unless every lot is greater than 25,000 sf.

20' frontage lots for flag lots and cul-de-sacs cause driveway problems.

Driveways are required to be 3' from the property line.

If you leave them at 20' Roads & Bridges will only install or permit 16' of driveway pipe instead of the normal 24'.

You need to draw the intersection sight triangles at the entrance.

Thanks,

Bill

---

**From:** [wesley@ridgewatereng.com](mailto:wesley@ridgewatereng.com) <[wesley@ridgewatereng.com](mailto:wesley@ridgewatereng.com)>

**Sent:** Thursday, February 19, 2026 3:51 PM

**To:** Bee Baker <[sbbaker@andersoncountysc.org](mailto:sbbaker@andersoncountysc.org)>; Bill Rutledge <[brutledge@andersoncountysc.org](mailto:brutledge@andersoncountysc.org)>; Brittany D.

---

**[External]RE: Mattison Woods**

---

**From** wesley@ridgewatereng.com <wesley@ridgewatereng.com>

**Date** Wed 3/4/2026 4:20 PM

**To** Tim Cartee <tcartee@andersoncountysc.org>

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

Tim,

Yes, the drainage area has already been figured. We show the transition from 50' to 100' buffer where the drainage area goes above 50 acres. We will adjust lots/add conveyances during the design phase of the project. Thanks for the comments.

Wesley

J. Wesley White, PE

President

Ridgewater Engineering & Surveying

PO Box 806

Anderson, SC 29622

O: 864-226-0980

C: 864-634-4399

---

**From:** Tim Cartee <tcartee@andersoncountysc.org>

**Sent:** Wednesday, March 4, 2026 3:49 PM

**To:** Wesley White - External <wesley@ridgewatereng.com>

**Subject:** FW: Mattison Woods

Wesley, see Jon's comment below.

---

**From:** Jonathan A. Batson <jabatson@andersoncountysc.org>

**Sent:** Wednesday, March 4, 2026 3:42 PM

**To:** Tim Cartee <tcartee@andersoncountysc.org>; Bill Rutledge <brutledge@andersoncountysc.org>; Timothy Haynes <thaynes@andersoncountysc.org>

**Subject:** RE: Mattison Woods

Common areas for stormwater conveyances not in the road right of way is not shown. Ensure drainage area is less than 50 acres for the portion of the site where riparian buffer is only 50'.

Thanks

Jon

---

**From:** Tim Cartee <tcartee@andersoncountysc.org>

**Sent:** Tuesday, February 24, 2026 10:16 AM

**To:** Bill Rutledge <brutledge@andersoncountysc.org>; Jonathan A. Batson <jabatson@andersoncountysc.org>; Timothy Haynes <thaynes@andersoncountysc.org>

**Subject:** Mattison Woods

---

[External]RE: [External]Mattison Woods Subdivision

---

From wesley@ridgewatereng.com <wesley@ridgewatereng.com>

Date Tue 2/24/2026 1:22 PM

To Bill Rutledge <brutledge@andersoncountysc.org>; Bee Baker <sbbaker@andersoncountysc.org>; Brittany D. McAbee <bdmcabee@andersoncountysc.org>

Cc Tim Cartee <tcartee@andersoncountysc.org>

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Bill,

Thanks for the below comments. I don't see an issue resolving all these during the design and permitting phase.

Appreciate your help.

Wesley

J. Wesley White, PE

President

Ridgewater Engineering & Surveying

PO Box 806

Anderson, SC 29622

O: 864-226-0980

C: 864-634-4399

---

**From:** Bill Rutledge <brutledge@andersoncountysc.org>

**Sent:** Tuesday, February 24, 2026 12:02 PM

**To:** Wesley White - External <wesley@ridgewatereng.com>; Bee Baker <sbbaker@andersoncountysc.org>; Brittany D. McAbee <bdmcabee@andersoncountysc.org>

**Cc:** Tim Cartee <tcartee@andersoncountysc.org>

**Subject:** RE: [External]Mattison Woods Subdivision

Wesley,

There are a couple of things with this one.

Curb and gutter road cross section is required unless every lot is greater than 25,000 sf.

20' frontage lots for flag lots and cul-de-sacs cause driveway problems.

Driveways are required to be 3' from the property line.

If you leave them at 20' Roads & Bridges will only install or permit 16' of driveway pipe instead of the normal 24'.

You need to draw the intersection sight triangles at the entrance.

Thanks,

Bill

---

**From:** [wesley@ridgewatereng.com](mailto:wesley@ridgewatereng.com) <[wesley@ridgewatereng.com](mailto:wesley@ridgewatereng.com)>

**Sent:** Thursday, February 19, 2026 3:51 PM

**To:** Bee Baker <[sbbaker@andersoncountysc.org](mailto:sbbaker@andersoncountysc.org)>; Bill Rutledge <[brutledge@andersoncountysc.org](mailto:brutledge@andersoncountysc.org)>; Brittany D.

**[External]Re: Mattison Woods Subdivision**

---

**From** Anthony Hamby <ahamby@acfd.org>  
**Date** Mon 3/9/2026 10:59 AM  
**To** Tim Cartee <tcartee@andersoncountysc.org>

**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 Tue, Feb 24, 2026 at 10:11 AM Tim Cartee <[tcartee@andersoncountysc.org](mailto: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**



---

Address:  
1719 Circle Road  
Powdersville, SC 29642

---

Phone: (864) 269-5440  
Fax: (864) 295-1496  
[www.powdersvillewater.org](http://www.powdersvillewater.org)

February 20, 2026

Mr. J. Wesley White, PE  
Ridgewater Engineering & Survey, LLC  
P O Box 806  
Anderson, SC 29622

Re: Mattison Woods Subdivision  
Anderson County Tax Parcels 1430002004 & 1430002013

Dear Mr. White,

Please be advised that the above-mentioned parcel is located within the service area of Powdersville Water. Water mains are located adjacent to the parcel along Shackleburg Road. This letter is not intended to imply an ability to serve the project. Service ability will be determined after a final review of project plans.

Should you have any questions, please do not hesitate to call.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Rasco".

Chris Rasco  
Project Engineer

Cc: Project File



Blue Ridge Electric Cooperative, Inc. • P.O. Box 277 • Pickens, South Carolina 29671  
800/240-3400

February 24, 2026

To whom it may concern,

In regard to the Electric Power Facilities, this letter is a notification that Blue Ridge Electric Co-op will be the power provider for parent TMS #143-00-02-004 located in Anderson County on Shackleburg Rd in Williamston, S.C. If you have any questions, please feel free to give me a call.

Thank you,  
Chad Davidson  
Field Staking Engineer  
Cell: 864-915-1923

February 20, 2026



RE: Updated Utility Information

Dear Mr. White,

Thank you for inquiring about natural gas availability for the parcel of land on Shackleburg Rd. in Anderson. Fort Hill Natural Gas Authority is the Natural Gas Provider for this Project

We are pleased to confirm that natural gas service is readily available at the site. Fort Hill Natural Gas Authority looks forward to supporting the development of this new residential project.

Please let me know if you require any additional information.

Sincerely,

Dwayne Smith

Business Development Representative

864-423-5605

Dwayne.smith@fhnga.Com

311 South Pendleton Street  
Easley, South Carolina 29640  
Phone: (864) 859-6375  
Fax: (864) 859-5532  
Web Site: [www.fhnga.com](http://www.fhnga.com)



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

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

Date: 2/20/2026

**RE: Mattison Woods Subdivision, Anderson, SC**  
**Anderson County, TAXMAP# 1430002004 & 1430002013**

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](http://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

**PROPOSED  
SUBDIVISION**

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

**864-260-4719**



PO Box 806, Anderson, SC 29622 • 864-226-0980 • ridgewatereng.com

Anderson County Planning Commission

March 24, 2026

Re: The Preserve at Covered Bridge – PD Change

Dear Commissioners:

This letter is to request a vote by the Planning Commission on whether or not the proposed changes to The Preserve at Covered Bridge (PD) are in fact minor changes and can be reviewed and approved administratively by Development Standards staff. In doing so, please consider the following:

1. The original attached PD Intent shows 10 lots with rear access. We propose to remove the rear alley access and therefore reduce this to 5 lots with front access. This change should provide a safer access to the proposed lots.
2. The Covered Bridge at Jones Creek HOA has provided the attached letter in full support of the proposed change.

It is our opinion that the proposed changes are considered Minor and therefore review and approval can be handled administratively by Development Standards Staff.

Sincerely,

J. Wesley White, PE  
President

Attached: PD Intent  
HOA Support Letter  
Proposed Lot Reconfiguration



**SITE LEGEND**

	DENOTES ASPHALT PAVEMENT REFER TO ROAD CROSS-SECTION
	DENOTES LIMIT OF DISTURBANCE
	EDGE OF PAVEMENT
	BACK OF CURB
	RIGHT-OF-WAY
	RADIUS

**RIDGEWATER**  
ENGINEERING & SURVEYING

PO BOX 806  
ANDERSON, SC 29622  
(864) 226-0980  
RIDGEWATERENG.COM

**SOUTH CAROLINA**  
RIDGEWATER  
ENGINEERING & SURVEYING  
No. 9816  
CERTIFICATE OF AUTHORIZATION

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SCALE: 1 in = 60ft.

**THE SUMMIT AT  
COVERED BRIDGE**

ANDERSON,  
SOUTH CAROLINA

DRAWN BY: KOC  
CHECKED: JWV  
JOB NUMBER: 24240

REV #	DATE	COMMENT
0	9-18-25	ISSUE FOR REVIEW
1	11-11-25	REVISIONS PER COMMENTS

SHEET

**SITE PLAN**

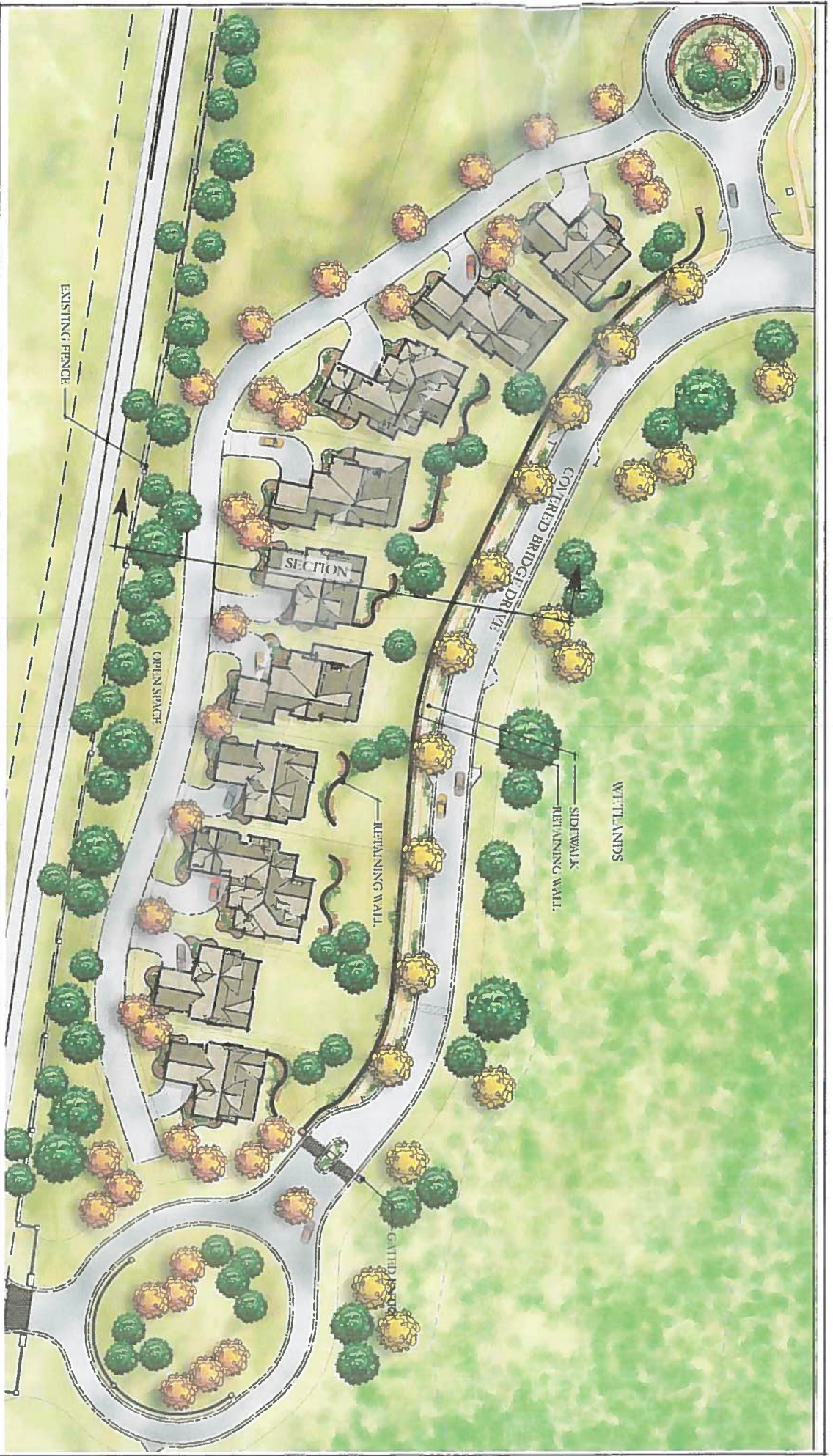
**C - 2B**



**Planned Development (PD) District Statement of Intent  
Covered Bridge at Jones Creek, Phase 1B  
(The Preserve at Covered Bridge)  
November 29, 2006**

1. The Preserve at Covered Bridge is Phase 1B for Covered Bridge at Jones Creek. The entire community will be maintained by a Homeowner's Association and property management firm.
2. Covered Bridge at Jones Creek is a 221+ acre property owned by Covered Bridge at Jones Creek, LLC. The Preserve at Covered Bridge is a 9.18 acre portion of that property (7.44 acre when excluding the parkway right-of-way), the boundary of which is shown on an included engineered plat. This boundary includes legal bearings and distances for The Preserve.
3. The Preserve will create no more than 10 lots for single family dwellings. Each home will be a minimum of 3 bedrooms, and is estimated to sell for \$300,000+.
4. Public improvements specific to The Preserve at Covered Bridge include:
  - a. Trail system (large multi-purpose trail, sidewalk, smaller pedestrian trail, overlook, boardwalks)
  - b. Outdoor pavilion
  - c. Meadow
    - i. Lawn area for recreation
    - ii. Wildflowers
  - d. Single-loaded parkway to preserve the integrity of the land. This is accomplished by putting houses on 1 side of the parkway only.
  - e. Rear-entry homes will keep all front yards free from concrete drives and garages, adding to the pristine look.
5. Impact to public facilities has been addressed as part of the overall Covered Bridge at Jones Creek design. Availability letters have been obtained for water, sewer, and power. An acceptable drainage system has already been designed, engineered, reviewed, and approved by SCDHEC.
6. A landscaping plan has been submitted to Anderson County Engineering for Phase 1. Specific to or near The Preserve, this plan calls for:
  - a. Tree-lined sidewalks
  - b. Landscaped entrance
  - c. Keeping a berm of existing trees that border Shackleburg Road. This will be used as a screening for the home sites.
  - d. 2 retention ponds for storm water, along with a storm system that uses the 64 acres of wetlands to help mitigate storm water for water quality. Using a single loaded parkway, along with rear-entry garages, will help have as much grass as possible to absorb water and avoid sheet flow.
7. Completion of public improvements is scheduled for 2007.
8. The Preserve at Covered Bridge (10 homes) could be built as early as 2007, but anticipated construction is for 2008.

# Covered Bridge @ Jones Creek



# Covered Bridge

COVERED BRIDGE AT JONES CREEK HOMEOWNERS ASSOCIATION, Inc.

February 24<sup>th</sup>, 2026

Subject: **Support for Revised Entrance Layout – Preserve at Covered Bridge**

To whom it may concern:

The Covered Bridge Homeowners Association Board has reviewed the revised entrance layout submitted by James Curtis and dated November 17, 2025. After careful consideration, the Board supports the proposed changes, including the modification of the front nine lots—currently designated as *The Preserve at Covered Bridge*—to a configuration of five front-facing residential lots.

Our support is expressly contingent upon the construction of the new entrance as shown in the submitted layout. All associated and ancillary improvements tied to the entrance redesign must also be completed concurrently. This includes any infrastructure, landscaping, signage, lighting, or related elements necessary to ensure a fully functional and aesthetically consistent entrance. The HOA's approval of this modification to the Planned Development (PD) is dependent on these conditions being met in full.

We appreciate your cooperation and look forward to continued collaboration as this project moves forward.

Sincerely,

Covered Bridge HOA Board of Directors