

# 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

May 12, 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 – June, July, August 2025 and March 10, 2026
6. Public Hearings:
  - A. Land Use: Palmetto Place Apartments. Located at Highway 28 Bypass and Flowe Road. / TMS 124-08-01-015 and -029 **(Council District 2)**.
    1. Staff Presentation
    2. Developer Presentation
    3. Public Hearing – Citizen Comments
  - B. Rezoning Request: I-2 to C-2. Located at 4634 Liberty Highway. / TMS 119-00-17-007 **(Council District 4)**.
    1. Staff Presentation
    2. Developer Presentation
    3. Public Hearing – Citizen Comments
  - C. Variance Request: To eliminate left turning lane; Covered Bridge Subdivision. Located at Shackleburg Road. / TMS 144-00-03-001 **(Council District 4)**.
    1. Staff Presentation
    2. Developer Presentation
    3. Public Hearing – Citizen Comments
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: Indigo Trail. Located at Thompson Road. / TMS 144-00-07-002, -003, and -005 **(Council District 4)**.
    1. Staff Presentation
    2. Developer Presentation
    3. Public Hearing – Citizen Comments
8. Old Business:
  - A. 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
  - B. Single-Family Subdivision: Waters Run. Located at Dobbins Bridge Road. / TMS 71-04-07-001 **(Council District 5)**.
    1. Staff Presentation
    2. Developer Presentation
    3. Public Hearing – Citizen Comments
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  
JUNE 10, 2025

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

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

1 WILLIAM MOORE: At this time I  
 2 would like to call the June 10th Planning Commission  
 3 meeting to order. We'll start out with invocation by  
 4 Mr. Gilreath here, and then we'll follow into the  
 5 Pledge of Allegiance.

6 STEVEN GILREATH: Let us pray.

7 **INVOCATION AND PLEDGE OF ALLEGIANCE BY STEVEN GILREATH**

8 WILLIAM MOORE: At this time,  
 9 I'm looking for a motion for the approval of the  
 10 agenda.

11 DAVID COTHRAN: Make a motion.

12 WILLIAM MOORE: We got a  
 13 motion from Mr. Cothran. Do we have a second?

14 SCOTT JUNKINS: I second.

15 WILLIAM MOORE: We got a  
 16 second from Mr. Junkins. All in favor of the agenda,  
 17 please raise your right hand. Unanimous.

18 And we're still missing Dan Harvell. Just wanted  
 19 that for the record. One other thing I wanted to  
 20 mention, Wess Grant wanted me to announced that he  
 21 apologizes that he's missing two meetings due to his  
 22 job and a board meeting with the school district. So  
 23 he just asked that I relay that to the minutes.

24 Moving on to the approval of minutes. Minutes  
 25 will be forthcoming. We don't have any of minutes for  
 26 approval. They will be forthcoming.

27 Public hearings. None.

28 New business. At this time, I would turn it over  
 29 to staff for a staff presentation. Mr. Cartee.

30 TIM CARTEE: Thank you,  
 31 Mr. Chairman, this development is Kennebec. It's a  
 32 single family development. It's conservation. I  
 33 believe 375 property owners within 2000 of the proposed  
 34 development were notified via the postcard. Applicant  
 35 is the Bethesda Land Holdings, LLC. Engineer of record  
 36 is Wesley White, Ridgewater. Location access is  
 37 Powdersville Main. Council District Six. Surrounding  
 38 land use is residential. Cemetery, church and school.  
 39 This is unzoned for this property. Tax map is for your  
 40 viewing. 73.43 acres. Proposing 69 lots. No variance  
 41 is requested. Traffic impact analysis, Powdersville  
 42 Main is classified as a collector road with no maximum  
 43 trips per day and does not require a TIS, because it's  
 44 under the threshold of the 70 that requires that.

45 Here's the layout of the aerial of the proposed  
 46 property. Here is the preliminary plat. Here's the  
 47 sign posted for advertising of this proposed  
 48 development.

49 This project has met the requirements in Chapter  
 50 24. This is your report. Thank you, Mr. Chairman.

1 WILLIAM MOORE: Thank you, Mr.  
2 Cartee.

3 At this time I'm going to ask for the developer  
4 presentation. Come forward. State your name and  
5 address, please, sir.

6 WESLEY WHITE: Thank you,  
7 Commissioners. I'm Wesley White with Ridgewater  
8 Engineering. On behalf of the development group, we  
9 have Mark Wise, Joseph Beeson and Carter Massingill.

10 Just wanted to acknowledge first of all that, you  
11 know, this property, in some form or fashion, has been  
12 before the committee. Some of y'all have been on that,  
13 but this development group has not been part of those  
14 to date. So we've looked at them, and feel like we  
15 brought a fresh look at this property, much less  
16 impactful. And that's kind of what we want to present  
17 to you guys tonight.

18 I do want to clear up one thing. I think Mr.  
19 Cartee misspoke. This is not a conservation  
20 subdivision. So this is large, 25,000 square foot  
21 lots. There's 69 of them. Minimum requirement is 100  
22 foot width. We've done 110, so we've laid it out above  
23 the minimum required standard. We've also laid it out  
24 to make use of the natural pastures and fields that are  
25 there. We've buffered the surrounding areas with  
26 natural vegetation. The existing creeks also have  
27 natural buffers that will remain, so there will be  
28 minimal impact to surrounding neighborhoods, as well as  
29 the density being around one per acre, a little less  
30 than that. So that's also less. We've also conserved  
31 plus -- or over 40 percent of the property's green  
32 space. So trying to preserve some of the natural tree  
33 canopy involved.

34 We've obtained all utility letters that were  
35 required from water, power, electrical, gas.  
36 Subdivision road names and subdivision name have been  
37 approved. We got a letter from School District One  
38 outlining they have no issues with the proposed  
39 development and the growth, as well. There's not any  
40 issues brought up with Stormwater or Roads and Bridges  
41 as far as the preliminary plat process is concerned.  
42 DOT has also looked at the entrance. They are happy  
43 with it, especially since it aligns with Siloam Road.  
44 That allows for this project to create an intersection  
45 there that can be accessed by emergency service  
46 personnel from three different directions. So if  
47 there's an accident on any one of those, there's two  
48 additional options that emergency services can access  
49 this property from.

50 Additionally, we have the added benefit of being

1 within a half a mile of the fire department. So that's  
2 closer than 90 percent of what they serve. It's within  
3 a five mile radius, so we're well below that.

4 So just to concur with Mr. Cartee's statement  
5 about Chapter 24, we've done everything that we can to  
6 meet all of those requirements.

7 Mr. Wise, I will let you take it from here.

8 MARK WISE: Thank you.

9 So as Wesley said, my name is Mark Wise. I reside  
10 at 105 Melanie Drive in Piedmont. In addition to being  
11 a high school social studies teacher and a licensed  
12 real estate agent, I'm one of the owners of the 23 acre  
13 parcel that the proposed Kennebec subdivision sits on.

14 If this subdivision is approved, it will become  
15 the premier subdivision of Powdersville. It combines  
16 low density, roughly one home per acre, with high  
17 quality custom home construction. Over 31 acres are  
18 being preserved as common space for residents with over  
19 half a mile of walking trails. Every effort will be  
20 made to preserve existing trees and vegetation,  
21 especially along the creek line on the southern border  
22 of the property.

23 Within a mile of this subject property, one  
24 existing subdivision even comes close to the .94 units  
25 per acre density of Kennebec. Everything else is more  
26 dense, some significantly so. This low density means  
27 less stress on infrastructure, including traffic,  
28 schools, fire protection and EMS.

29 Voluntary traffic observations were done morning  
30 and afternoon March through May while school was in  
31 session. You should have received a link to those  
32 videos. They also outlined a vehicle traveling from  
33 the fire station to the proposed subdivision entrance.  
34 The largest time we got was less than two minutes, like  
35 a minute and 50 and change. So these observations had  
36 the same findings as SCDOT, county Roads and Bridges  
37 and the Anderson County traffic engineer findings on  
38 previous presentation. So concerns over the fire  
39 department being able to serve the immediate area are  
40 really just unsubstantiated. The preserved forest  
41 areas and the planned resort style landscaping, as well  
42 as streetscapes along Powdersville Main will maintain  
43 the rural feel of the area. We've made every effort to  
44 balance growth and conservation and invest in high  
45 quality design so that Kennebec will have long term  
46 character and appeal.

47 Shortly after we acquired the land, I found out  
48 that there's actually a baptismal pool on the property.  
49 So being an ordained minister, obviously I was  
50 intrigued. So I contacted Dr. David Woodson, whose

1 family was originally the property owner that donated  
2 the land for the baptismal pool. It is spring fed. So  
3 he put me in touch with Reverend Tony Harrison, who is  
4 pastor at Siloam Baptist Church currently, and I  
5 presented our plan, told him what we were thinking, and  
6 he responded positively. So I said what we would like  
7 to do is donate a piece of this property, including the  
8 baptismal pool and access from your cemetery to get to  
9 the pool so that this historic baptismal pool can be  
10 maintained. So he discussed it with the church, and  
11 after a lot of discussion, the church decided they did  
12 not want to receive the property as a donation. So  
13 because of this, we will be preserving the baptismal  
14 pool and maintaining it so that it's not lost to time.

15 We've worked with Benton Park's Homeowners  
16 Association and left a significant buffer, over 200  
17 feet in some places, between Benton Park and Kennebec.  
18 So the view from Benton Park when we are done should  
19 not change at all.

20 I think it's important that the Planning  
21 Commission recognize we could have skipped this  
22 commission entirely. We could have put 49 rental  
23 townhomes on two parcels of land totaling 98 townhomes,  
24 and never had to get approval. But we're not national  
25 builders. We're not somebody from out of state who  
26 comes in and buys land. We're all local.

27 Again, I teach at Wren High School. Everybody  
28 who's involved in the project is local. So we feel we  
29 owe something to the community, and have tried in every  
30 way possible to design a development plan that takes  
31 into account what the community wants.

32 So we've done everything we can to minimize the  
33 impact of the subdivision while maximizing community  
34 benefit. If you can't get behind a thoughtful approach  
35 to growth, what message are you sending other  
36 developers? We don't want thoughtful, low density,  
37 land conservation, conscious development. I mean,  
38 that's why we put this together.

39 Questions?

40 WILLIAM MOORE: Thank you,  
41 sir.

42 JOSEPH BEESON: I'm just going  
43 to introduce myself. I'm Joseph Beeson. I'm mainly  
44 here tonight to answer any questions that the  
45 Commission or the public has, so I'm here available if  
46 you need me.

47 WILLIAM MOORE: Thank you,  
48 sir.

49 CARTER MASSINGILL: Yeah, just  
50 very briefly, I'm Carter Massingill, 55 Beattie Place,

1 Greenville. Also here on behalf of the applicant.  
2 Just before we transition into the public  
3 comments, just wanted to reiterate that this is an  
4 entirely new project that we hope it'll be evaluated on  
5 its own merits. And alongside any concerns that are  
6 raised in the public comment, we just hope that those  
7 are also, you know, evaluated in conjunction with all  
8 the data and information that's been provided by the  
9 developer and their team, because really they've, in my  
10 working with several developers on similar projects,  
11 they have really gone the extra mile to go above and  
12 beyond to make sure this is a very thoughtfully  
13 designed, well appointed project that I think will  
14 really be great for the area.

15 WILLIAM MOORE: Thank you,  
16 sir.

17 STEVEN GILREATH: I have a  
18 question. The last time this came before, how many  
19 homes were they suggesting?

20 WESLEY WHITE: 149 at its  
21 peak, I think. There were three -- three or four  
22 different options.

23 WILLIAM MOORE: Anybody else?  
24 Thank you, sir.

25 All right. At this time, we're going to move on  
26 to public hearing, citizens' comments, and I'm going to  
27 start with Mr. Steven Cooper. Please come forward and  
28 state your name and address, please, sir.

29 STEVEN COOPER: Yes, I'm  
30 Steven Cooper. And just to clarify, I go by Scooter  
31 Cooper. Nickname I picked up at birth. It's been all  
32 the way through. So my dad is also Steve Cooper. But  
33 just to clear the air to start with, I've been up  
34 multiple times, and I take into consideration what  
35 they've done is cutting the numbers down in the  
36 housing, numbers and bigger size. The density level, I  
37 think, is already there, to the point to where fewer  
38 houses is better, but it's not great, in my opinion. I  
39 grew up there. Still live there. I have nothing  
40 against Mr. David or the Elrod family. They've been  
41 friends of our family for years. Mr. Elrod still  
42 resides there. He is my closest neighbor outside of my  
43 family.

44 For me to step up here to speak, and I'm kind of  
45 splitting the fence. I'm going against my neighbors I  
46 grew up with, but in the same way I'm looking at our  
47 community, not next year with schools and by  
48 department, 10 to 20 years down the road. And like I  
49 said in the past, I appreciate y'all giving me time to  
50 step up and voice my opinion for what it's worth, but I

1 think y'all are established to plan, and like I said,  
2 not plan for next week or next year or two years down  
3 the road, 10 years down the road, what are we going to  
4 have?

5 I did speak with people at the district office  
6 today, and they did send a letter. I don't know if  
7 it's my opinion versus their opinion. The school  
8 numbers don't match up. They've added classroom after  
9 classroom after classroom. We're back full again.  
10 They're not even finished with Concrete yet. Hopefully  
11 they're going to be finished in time for the office  
12 will be open for the school to open. But I get the  
13 schools have to grow. The community's got to grow.  
14 I'm not saying that it doesn't. I'm just saying this  
15 particular place with the entrance. He said it takes a  
16 minute and a half to get to their entrance, probably  
17 so. You go to one street -- two streets past this  
18 entrance to where I live, you're looking at you don't  
19 go that direction, or it's possibly getting arrested by  
20 Anderson County for going on the wrong side of the  
21 road.

22 So I'm just voicing my opinion. I don't think  
23 it's a great idea. Same opinion I had last time. It's  
24 probably been a year since I was up here last. But  
25 just to clear air, I'm totally against it. I'm not for  
26 throwing that much more traffic in an area where you  
27 actually have cars sitting still and not traveling at  
28 all for certain times of the day. Traffic study says  
29 otherwise, but you can literally go up there and stand  
30 on the side of the road and look at the same car for 30  
31 minutes. That's not traffic, that's a parking lot, in  
32 my opinion.

33 I appreciate your time.

34 WILLIAM MOORE: Thank you,  
35 sir. Susan Wise. Please come forward and state your  
36 name and address, please, ma'am.

37 SUSAN WISE: My name is  
38 Susan Wise, and I reside at 105 Melanie Drive in  
39 Piedmont, South Carolina.

40 I am currently an eighth grade social studies  
41 teacher at Wren Middle School where I've taught for 26  
42 years. I love my new middle school building that was  
43 completed in 2020, but I love my students and this  
44 community even more. I feel privileged to have been  
45 teaching at Wren for so long that I now have children  
46 of former students who I officially call my grand  
47 students. So I am committed to this community.

48 In order to adequately educate these students and  
49 to provide them with proper facilities and  
50 opportunities that make a quality education, it

1 requires tax revenue. The Kennebec subdivision, with  
 2 homes starting in the \$800,000 range, will provide  
 3 additional tax revenue to help Anderson School District  
 4 One continue its tradition of excellence.

5 I understand some people in the community are  
 6 concerned about growth. The traffic, overcrowding and  
 7 congestion that come with growth are not my favorite  
 8 things either. However, I'm not a fan of cookie cutter  
 9 homes or postage stamp sized lots, either. I believe  
 10 Kennebec is different. It offers abundant green space,  
 11 walking trails, and tries to balance the desperate need  
 12 for housing in our area with the concerns people have  
 13 about growth. I know without a doubt that the  
 14 developers are conscientious of these concerns, because  
 15 I'm happy to be married to one of these guys over here,  
 16 for 33 years I might add.

17 I would ask the Planning Commission to approve  
 18 this subdivision, because I know every effort has been  
 19 made to create a less dense, low impact development  
 20 that complements the community of Powdersville and  
 21 Piedmont. I also firmly believe whether you approve or  
 22 deny this subdivision, you send a message to the  
 23 community. If you approve it, then you're telling  
 24 other developers and the community what type of  
 25 development you're willing to support; low density,  
 26 high quality homes with plenty of open space that  
 27 preserves existing trees and vegetation. But if you  
 28 deny the subdivision, then you're saying that you do  
 29 not support this new type of development.

30 Thank you for your time.

31 WILLIAM MOORE: Yes, ma'am,  
 32 thank you. Mark Wise.

33 MARK WISE: I'm good.

34 WILLIAM MOORE: Thank you,  
 35 sir. Is that Hudson White or Rob?

36 MALE: He is still  
 37 trying to find the way in.

38 FEMALE: He's okay.

39 WILLIAM MOORE: All right.  
 40 Brent Powell.

41 BRENT POWELL: My name is  
 42 Brent Powell. I reside at 1200 Three Bridges Road. I  
 43 was asked to be here tonight by fire chief Corey  
 44 McDowell. I'm the chaplain at our volunteer fire  
 45 department.

46 And I want to read off some numbers here for you.  
 47 There are 27 fire stations in Anderson County. We're  
 48 all volunteer. Every one of us. The only paid  
 49 firefighters in Anderson County are Anderson City  
 50 firefighters. There's 27 stations. There's four

1 stations that had over 500 calls this year. We were  
 2 one of them. We had 601 calls. Most of the stations  
 3 on this list, 199, 242, 140, 109, 328, 338, 278, 200,  
 4 306, 206, 132, 198, 39 -- that's like probably  
 5 Friendship, or somewhere like that -- 148, 150. We had  
 6 601 calls. That's not counting all the calls we had  
 7 during Helene. They lumped those up into one call.

8 It is absolutely incredible the amount of calls we  
 9 get. We only actually ran -- we're a fire department.  
 10 We only actually ran 100 fire calls last year. We ran  
 11 276 motor vehicle accidents. We're basically a wreck  
 12 department because of the traffic that we have in  
 13 Powdersville.

14 Now, taking into account that we're a volunteer  
 15 fire department, we don't stay at the station. So  
 16 arrival time from our station to anywhere in  
 17 Powdersville also has to be calculated in us leaving  
 18 our homes or dinner with our families at a restaurant,  
 19 drive to the fire station, get the fire trucks and  
 20 respond to where we're going.

21 During school traffic, me personally, I live one  
 22 and a half miles from the fire station. It has taken  
 23 me 10 plus minutes to get to the fire station because  
 24 of school traffic on Powdersville Main, not counting  
 25 trying to get through the intersection of Three Bridges  
 26 and Powdersville Main to get out to 153 to cut up to 81  
 27 to cut back over to the fire station. I'm one of the  
 28 closer ones that lives to the fire station. The idea  
 29 that we can be at the school in a minute and a half,  
 30 we tried that. There was a vehicle on fire at  
 31 Powdersville -- right at Concrete Elementary School.  
 32 We couldn't get there. It took us more than five  
 33 minutes from the station just to get to that car.  
 34 That's not counting us getting to the station, to get  
 35 the fire truck, to get through the traffic, to get to  
 36 Concrete Elementary School.

37 There is a lot more than just meets the eye when  
 38 it comes to responding with the volunteer fire  
 39 department, with what it takes in driving time and  
 40 everything else. The amount of traffic that would be  
 41 increased by any developments coming into Powdersville  
 42 is just going to increase our call numbers.

43 How many more family dinners do we have to leave?  
 44 How many more ---

45 HENRY YOUMANS: Time.  
 46 WILLIAM MOORE: Sir, your time  
 47 is up.

48 BRENT POWELL: Could I have  
 49 ten seconds, possibly?

50 WILLIAM MOORE: I'm sorry, I

1 can't make any exceptions. That's the rule in our  
2 rules. I apologize.

3 Amanda Yarborough.

4 AMANDA YARBOROUGH: Hello, I'm  
5 Amanda Yarborough. My house is 310 Cooper Lane, which  
6 is really close to Concrete school and Siloam Baptist  
7 Church. I am a native of Powdersville. I was born and  
8 raised there. My parents still attend Siloam Baptist  
9 Church, so I have some really tight roots. Unlike my  
10 neighbors over here that work at Wren schools, I work  
11 at Powdersville Middle. So I'm directly affected. I'm  
12 a middle school teacher at Powdersville Middle School.  
13 I'm directly affected by what you're possibly allowing  
14 to come.

15 We've added on a wing, unlike the middle school at  
16 Wren, we've been invited to have a wing, a new wing for  
17 eighth grade, which is already at capacity. And all of  
18 our other classrooms are already at capacity. I  
19 currently hold sixth, seventh and eighth grade in  
20 computer lab, and I have approximately 28 students in  
21 each class. I teach six classes a day. So I'll let  
22 you do those numbers.

23 My daughter's in the movement here, that's a  
24 rising fifth grader. And I just wanted y'all to think  
25 about something. Opening up Concrete to allow  
26 kindergarten to fifth grade to happen in the next two  
27 school years, which is their plan, will allow children  
28 like my daughter to cross Powdersville Main,  
29 potentially, to get to this new subdivision. One of my  
30 sweet sixth grade girls was hit by a car just last year  
31 on Hood Road trying to get to the apartment complex  
32 that was approved, Vantage Way, and hurt really bad,  
33 hospitalized with a broken leg; just the start of last  
34 school year.

35 So I'm asking the committee to please consider our  
36 future with our children, and unlike my neighbors that  
37 work at Wren where they don't have a lot of heavy  
38 traffic in that area of the school that involves  
39 apartments or large subdivisions. Unfortunately, we  
40 will if you approve this. So our babies that will be  
41 crossing the road at Concrete as third, fourth and  
42 fifth graders are subjected to whatever happens on  
43 Powdersville Main. So thank you.

44 WILLIAM MOORE: Thank you,  
45 ma'am. Victoria Henson, please come forward. State  
46 your name and address, please, ma'am.

47 VICTORIA HENSON: Hello. My  
48 name is Victoria Henson. I live at 111 Homestead Road  
49 in Powdersville.

50 I'm here to address the lack of a traffic impact

1 study surrounding this subdivision. In the actual  
2 SCDOT access and roadside management standards, studies  
3 are used to assess the need for changes in traffic  
4 control devices and roadway improvements necessary to  
5 accommodate the new development in traffic. So I  
6 understand that the developer has skirted in under that  
7 guidelines at 69 homes because it requires 70 to kind  
8 of trigger unnecessary GIS. But there are other  
9 factors to consider here. People cannot turn left out  
10 of Concrete. They have to block it off. So people  
11 will not be able to turn left out of this subdivision  
12 during peak hours.

13 Whatever the number of homes, there must be an  
14 impact study to really understand how it's going to  
15 affect the roads, and how that can be if signals need  
16 to be installed in that area or something. Because,  
17 like the other gentleman said, it's not a road, it's a  
18 parking lot for about two to three hours a day.

19 On that note, I think the last developer that  
20 proposed for the subdivision for 149 homes, they also  
21 tried to skip the GIS. This developer is coming in at  
22 69 homes. They should be confident that they can pass  
23 a traffic impact study. If it's truly not going to  
24 affect the traffic or affect the residents, then they  
25 should have no problem, you know, volunteering to have  
26 that study done because it is necessary. There's more  
27 factors in the number of homes. And the presence of an  
28 elementary school, and their increasing student  
29 populace and the increasing amount of traffic with  
30 parents bringing their children to school is very  
31 important, and that does make the impact study  
32 necessary. Thank you.

33 WILLIAM MOORE: Thank you.

34 David Woodson, please come forward and state your  
35 name and address, please, sir.

36 DAVID WOODSON: Mr. Chairman  
37 and group, my name is David Woodson. I live at 558  
38 Powdersville Main. I am directly in front of Concrete  
39 school, which I went to. Grew up around there.

40 I have observed the traffic in front of my house  
41 morning and evening. On a typical school day, in the  
42 morning, between 7:25 and 7:50 the traffic is dense,  
43 but I can go out into work and turn left or right and  
44 exit Powdersville Main and get to Highway 81 there  
45 within 30 seconds.

46 In the afternoon, the traffic lines do back up on  
47 the side of the road, north and south of Concrete. But  
48 I still can exit and go right or left from my house,  
49 which is right in front of the school. I've seen  
50 Thomas Concrete trucks, paramedics, SUVs and other

1 vehicles move freely in the morning during these busy  
 2 times. They move slow. They go through there in a  
 3 very short time.

4 The plans for this development look good, at least  
 5 from looking at them. I will be using the walking  
 6 trails, and our neighbors can use them. They will be  
 7 safe for my wife, for my grandchildren. And my wife  
 8 and I do pick up grandchildren in Simpsonville and  
 9 Clemson. Both have more traffic than the Concrete  
 10 school. I've even seen traffic as I go out for  
 11 appointments and see people in Greenville, this is  
 12 normal, there's a lot of traffic. And some -- the  
 13 drop-off and the pickup are normal across our state and  
 14 our counties. There is a lot of traffic.

15 But I can say this for Powdersville and the  
 16 parents there. They're careful, respectful and  
 17 courteous, and I've seen them be that way, as I've seen  
 18 people exit and go and get them to the school and away  
 19 from the school.

20 Thank you for allowing me to share.

21 WILLIAM MOORE: Yes, sir.

22 Thank you. Maripat Herring.

23 MARIPAT HERRING: My name is  
 24 Maripat Herring. I live at 1006 Broward Drive, which  
 25 is Timberlake Subdivision, which is about a mile and a  
 26 half away from what we're talking about.

27 My husband and I work with senior adults at Mount  
 28 Airy Baptist Church, and we run into this problem  
 29 frequently when you get -- when you're trying to get  
 30 anywhere, and they've all said it, I'll just say it  
 31 again. It's not a road, it's a parking lot. Parents  
 32 are already in line at one o'clock to pick their  
 33 children up, which they cannot pick up before 2:30.

34 It is an issue. And unless this subdivision  
 35 addresses that, there's just -- there's nothing you can  
 36 do. I mean, unless y'all are willing to pay for a  
 37 highway or extra lanes so these people can get in and  
 38 out, and we can get around people. And I don't know,  
 39 I'm bumfuzzled by the fact that the DOT doesn't see  
 40 this as being an issue. It is very much a traffic  
 41 problem. And I think you have to live in Powdersville  
 42 to understand that. It is not easy to maneuver early  
 43 in the mornings and from one o'clock to 2:30 or three  
 44 o'clock in the afternoon on a school day. It's great  
 45 in June, July and August, but not right now.

46 Thank you.

47 WILLIAM MOORE: Thank you,  
 48 ma'am. Marsha June.

49 MARSHA JUNE: Hi, I'm Marsha  
 50 June. I live at 221 Henrydale Drive.

1 First of all, I have a letter from Eric Howard  
2 that lives behind our subdivision, Benton Park that  
3 couldn't be here, and he would like for me to submit  
4 this to the board. Can I give this to you guys?

5 WILLIAM MOORE: Sure.

6 MARSHA JUNE: Okay, get my  
7 glasses back on so I can see.

8 Like I said, my name is Marsha June. I am the  
9 Benton Park HOA secretary. I'm speaking on behalf of  
10 some of our residents that's here, and there may be  
11 others that may want to speak after me, but I wanted to  
12 say that eight years ago, when my husband and I bought  
13 our home in Benton Park, we bought it for various  
14 reasons. One of the reasons was we liked how there was  
15 so much woods surrounding the subdivision. Now, with  
16 this new subdivision coming in, and it adjoins our  
17 property, it's going to jeopardize the woods and the  
18 wildlife. Right now, it's woods.

19 I have a neighbor that has a bear that comes into  
20 their backyard. Loves to look at all the wildlife and  
21 everything else. They said that they're going to give  
22 us 150 foot. That's what Joey Beeson said when he  
23 walked the property with three of the board members and  
24 a resident. Now he's saying 200 feet. You guys know  
25 what 200 feet looks like? It's not very much for a  
26 woods to see a barrier, and that barrier for Benton  
27 Park protects us from noise, because we get noise from  
28 Poudersville Main. We get noise from the church when  
29 we have activities and the schools. And then there's  
30 an old cemetery that sits there. What is going to be  
31 -- that cemetery is from the Civil War era, which has  
32 all those graves. Are they going to be preserved  
33 somehow and not be affected? There's so much that  
34 could be affected by this subdivision.

35 Now granted, this land will be developed, and I  
36 will have to say that this 69 lots is probably the best  
37 scenario. But with that, we as Benton Park would like  
38 to see a larger buffer than 200 feet. We would like to  
39 see at least three to 500 feet to save the wildlife,  
40 the woods and all of that. If they can do that, then I  
41 think that this could be a good fit. But save the  
42 woods, we're taking away all of our woods. Those lots,  
43 he said, is 110 feet. That's two lot frontages.  
44 That's what he is offering. That's not enough to save  
45 the woods and the wildlife there, because we even have  
46 a bobcat in our backyard.

47 HENRY YOUMANS: Time.

48 WILLIAM MOORE: I'm sorry,

49 ma'am, your time is up. Thank you.

50 Joseph Beeson.

1                   JOSEPH BEESON:                   If I'm able  
2 to, I'd be happy to address these questions that have  
3 come up.

4                   WILLIAM MOORE:                   I'm sorry.  
5 We're not going to get into a question and answer.

6                   JOEY BEESON:                   So the Benton  
7 Park, just for context, ---

8                   WILLIAM MOORE:                   Please come to  
9 the microphone since you're addressing.

10                  JOEY BEESON:                   Just for  
11 context, Benton Park has a density of 5.26 units per  
12 acre, and we're doing 9.93, so they're over five times  
13 less than we are. The average lot in Benton Park is  
14 100 feet deep, so we're offering a cover that's at  
15 least twice the length of their entire lot. You can  
16 fit five Benton Park lots in the smallest lot in  
17 Kennebec. And we say that -- to me we've gone over and  
18 beyond our -- to provide as much buffer as possible.

19                  On the traffic we -- it's been reviewed by SCDOT,  
20 Anderson County Roads and Bridges. We certainly  
21 weren't skirting the traffic study. We've gone out of  
22 our way, and actually since March through May of this  
23 year, on a weekly basis, we've driven up and shot video  
24 of dismissal time, and we provided that to y'all. And  
25 you can see that -- and it was done to dispel the false  
26 narrative surrounding traffic that's continuously  
27 brought up. We can't do anything else besides show you  
28 what the facts are. We just ask that you weigh the  
29 project on its merit.

30                  If you have any other questions, I'd be happy to  
31 answer them.

32                  WILLIAM MOORE:                   Thank you,  
33 sir. Joey Beeson.

34                  MALE:                   He'd be good.  
35                  WILLIAM MOORE:                   Walter Eikner.  
36 That's your name up there, sir.

37                  WALTER EIKNER:                  Yeah. Walter  
38 Eikner, 402 Poudersville Main.

39                  I can show you pictures of the parking lot from my  
40 house every day. I've said -- I've given them to you  
41 before. Usually I show you the Othol Court, Elaine  
42 Drive; roads totally blocked. They don't bother not  
43 blocking the side streets.

44                  Anybody who's talked not negatively about  
45 Poudersville Main is on the 81 side, or the Siloam  
46 side. Or when Anderson County actually did it, they  
47 were sitting on Siloam Road. The other side is two  
48 lanes that the people have to drive through my house --  
49 through my property and the neighbor's property to get  
50 past it. And nobody here has said that. That's the

1 truth. And there's the pictures.  
2 And as other -- even Pickens County is putting in  
3 housing, and they're still increasing the traffic on  
4 Powdersville Main. At 5:30 it's backed up from the  
5 stop sign to Cooper Lane. And from two to three,  
6 traffic sits there all the way up to Cooper Lane, and  
7 they can't get there. And then I've had trucks turning  
8 around in my front yard because they can't get past the  
9 traffic. But this is not on the Siloam side. This is  
10 on the other side from the school, past Cooper, towards  
11 Three Bridges. Is only two lanes.

12 On the Siloam side, there's enough gap there that  
13 they kind of pulled to the side. So it's not an issue.  
14 But on my side, it is.

15 As you look at the pictures you'll see they've  
16 worn a rut a foot deep by Othol Court. And I've had  
17 fire trucks, UPS trucks, I've had sheriff's cars come  
18 through there. It's only two lanes there. They're  
19 totally ignoring that piece of the road.

20 Thank you.

21 WILLIAM MOORE: Thank you,  
22 sir. All right. Carter Massingill.

23 CARTER MASSINGILL: Yeah, I just  
24 wanted to briefly address some comments. Obviously,  
25 we've heard some of the concerns, and obviously  
26 everybody is entitled to speak their piece. But I'll  
27 just point out that the applicant has submitted  
28 objective data on traffic. They've submitted a letter  
29 from the superintendent, Dr. Young, supporting this  
30 project. So it's not one sided, and we just hope that  
31 in your consideration, you'll give everything the  
32 appropriate weight and your considerations and evaluate  
33 everything objectively, as we know you will.

34 We appreciate your time.

35 WILLIAM MOORE: Thank you,  
36 sir.

37 All right, at this time, I'm going to open it up  
38 for a discussion amongst the Planning Commission. Any  
39 questions or concerns for staff or the developer?

40 DAN HARVELL: Mr. Chairman,  
41 at some time during this process, I don't know, it  
42 could be after a motion's made, I want to address a few  
43 issues concerning communications from the school  
44 district. You might advise me when you'd rather that  
45 happen.

46 WILLIAM MOORE: That's up to  
47 you, Mr. Harvell, if you want to go ahead and share  
48 that.

49 DAN HARVELL: Okay, thank  
50 you, Mr. Chairman. I'll go ahead and do it now.

1           Some of us on the Planning Commission remain  
2 rather confused about the sudden ---  
3           WILLIAM MOORE:                                 Mr. Harvell,  
4 if you don't mind me interrupting, is this a non-agenda  
5 item, or is it ---  
6           DAN HARVELL:                                     No, it's  
7 totally pertinent to this.  
8           WILLIAM MOORE:                                 Okay, thank  
9 you, sir.  
10          DAN HARVELL:                                     It's totally  
11 pertinent to this in any School District One issue we  
12 would have.  
13          WILLIAM MOORE:                                 Okay.  
14          DAN HARVELL:                                     All right,  
15 thank you, Mr. Chairman.  
16          We've had a total and quick and hard reversal of  
17 the attitude of School District One concerning projects  
18 the last two, last two meetings. At least last two  
19 meetings. I read the letter from the school district,  
20 from the -- from Dr. Young, the superintendent, that's  
21 included in our packet. But also want to refer back to  
22 communications we had from School District One less --  
23 within six months; less than a year ago.  
24          According to the minutes of the December 16, 2024  
25 meeting of the Anderson County Planning Commission, Mr.  
26 Jeff Wilson, who is one of the vice presidents, or I  
27 believe assistant superintendent of the school  
28 district, he came and spoke to us. At that time, and  
29 I'm going to read you a few things he said. He said:  
30 We have met with both Anderson and Greenville counties  
31 builders associations, and we're working with Anderson  
32 County realtors to come up with a time we can all sit  
33 together to begin working together on doing some  
34 planning so we don't keep having this situation where  
35 every time we put something up, we have to come and  
36 say, please don't do it right now. So I want to say  
37 thank you to both of these associations. We're also  
38 looking at the possibility of an impact fee.  
39          Now we all know that came before us several years  
40 ago, and we only had three votes on the commission to  
41 vote for that, and it failed. He said, I also want to  
42 say, until we have that in place, which would be a plan  
43 and/or an impact fee, until we have that in place,  
44 again -- and this is referring to Spearman -- Spearman  
45 Elementary is way over. We've got portables  
46 everywhere. There will not be any relief to Spearman  
47 until probably seven years. We just can't be in favor  
48 of adding any more homes in that area right now.  
49          Now understand that is concerning Spearman  
50 Elementary, which is in the lower section of the, of

1 the school district. All right. A letter of response  
2 concerning the development that came in on -- from the  
3 February 11th, 2025 meeting from the school district.  
4 Thank you for the information. Anderson County School  
5 District One is opposed to any new subdivisions in our  
6 area, and that's any new subdivisions in our area,  
7 until we have had a chance to work with the county and  
8 developers to develop a plan for growth for the  
9 Anderson School District One attendance zones. We  
10 currently have over 1000 homes that have already been  
11 approved for construction in our school district, and  
12 our schools do not currently have the capacity to take  
13 any more students. We have added classrooms of  
14 existing schools and have added portables to  
15 accommodate the population that we already have in  
16 place. The construction of Oak Hill Elementary in the  
17 Powdersville area will allow us to keep up with the  
18 current growth trends, but it will not accommodate  
19 future growth in the Powdersville area. Our school  
20 board is hoping to build another elementary school in  
21 the Wren area within the next 10 years, if funds become  
22 available. The roads and other infrastructure are  
23 issues throughout the school district. We are looking  
24 forward to working with the county and the developers  
25 to find solutions to these problems so that we will  
26 continue to provide the best education in the state for  
27 our children. Respectfully. Jeff Wilson, School  
28 District One.

29 Something drastic has happened recently, and I  
30 don't understand it. And I think we need an  
31 explanation as to exactly what has happened here.

32 MARK WISE: Mr. Chairman,  
33 I can speak to that.

34 WILLIAM MOORE: Mr. Wise, come  
35 forward.

36 MARK WISE: I would like  
37 to speak after he speaks, because I spoke to ---

38 WILLIAM MOORE: Those are the  
39 last two comments on that tape.

40 MARK WISE: So I would  
41 just like to say that if you go back and look at the  
42 meeting minutes that I believe it was Jimmy Davis and a  
43 couple of other council members had a meeting at the  
44 Civic Center not long ago, and they brought all five  
45 super -- or not superintendents, but they brought  
46 representatives from all five districts of Anderson  
47 County. Jeff Wilson was there in that meeting. And  
48 Jeff Wilson stated, directly related to what you  
49 quoted, that he has met with builders, he has met with  
50 realtors, and they are creating a way forward in which

1 builders and developers can contribute to a foundation,  
 2 that foundation can then turn and contribute to the  
 3 school system. And that is a part of the change that  
 4 has occurred at Anderson District One. They have  
 5 realized developers, builders are not opposed to impact  
 6 fees. They are happy to do it. You need to give them  
 7 a means to do that, and they will support the  
 8 infrastructure. They want good schools. They want to  
 9 maintain good schools, because that's what sells  
 10 developments. So if they let the schools lapse, they  
 11 realize they're going to be out of business. So I  
 12 believe that change has occurred, and that's why you're  
 13 hearing a change in tone. I met personally, multiple  
 14 times with Dr. Young, and that is the position that  
 15 they are taking, and it is a massive change.

16 But I think what they are trying to do is figure  
 17 out, how do they accommodate growth, because they  
 18 realize it's inevitable. So they can either be smart  
 19 about it or they can be obstinate about it. And I  
 20 think that's the change. But if you will go back and  
 21 read those minutes, Jeff Wilson states specifically  
 22 that the meeting was good and that they feel like they  
 23 are creating paths forward.

24 WILLIAM MOORE: Thank you,  
 25 sir.

26 DAN HARVELL: Mr. Chairman?

27 WILLIAM MOORE: Yes, sir.

28 DAN HARVELL: If I might go  
 29 a little bit further. I've talked with Councilman  
 30 Davis in District Six, and I asked him if any plan had  
 31 been put forward, had any plan been made? And of  
 32 course, he mentioned and I knew about the meeting that  
 33 he held out at the school district, which was -- out at  
 34 the Civic Center -- which was not just for School  
 35 District One. It was for all the school districts.  
 36 And there was a lot of input. It was a good meeting.

37 But at this time, there is no plan in place. They  
 38 have not come together to have a plan to know how to  
 39 address this. And I've said before, I will not be in a  
 40 vote that puts any children in portables, period, in  
 41 District One. Thank you.

42 WILLIAM MOORE: Thank you,  
 43 sir. Mr. Cooper, am I right?

44 STEVEN COOPER: Yes, sir,  
 45 that's correct.

46 WILLIAM MOORE: I really  
 47 wanted to say Scooter, but I didn't.

48 STEVEN COOPER: I gave you  
 49 full rights to Scooter. It's worked for 50 years as of  
 50 March 10 last month.

1 I spoke to Mr. Wilson earlier today, and he gave  
2 me numbers, and we sat and talked for about an hour, so  
3 with them saying school board's totally on the train, I  
4 can't believe unless this man straight face lied to me  
5 and gave me numbers that don't match up. But from what  
6 he gave me, as far as -- and when they added classrooms  
7 per year for the last five years, we're at a point  
8 right now to where everything's maxed. From Concrete,  
9 Powdersville Elementary, Powdersville Middle School,  
10 the high school, all within 50 students to 100 students  
11 right now. Some of them are already over. They're  
12 just now getting ready to take the portables away,  
13 which I'm totally against, having two kids that go  
14 through these schools, as to the safety factor of it,  
15 which I also put in y'all's hands to think through, why  
16 step forward and out of bounds once again, to have  
17 portables back outside of any one of these schools, and  
18 some of the schools don't even have fences around them  
19 to keep some of our citizens that shouldn't be around  
20 schools, near schools, in my opinion.

21 But from the numbers he gave me today, they don't  
22 match up to the school board's -- district's fully on  
23 board with this development. And amongst that with the  
24 traffic and everything else, I got the impression today  
25 by speaking with him, they were against it. Just my  
26 representation as to what he told me today with the  
27 numbers he gave me. And I can present these numbers to  
28 y'all if y'all want them. He pulled them directly off  
29 his computer at one o'clock today or twelve o'clock  
30 today.

31 MARK WISE: I'm happy to  
32 call Dr. Young and let him ---

33 WILLIAM MOORE: No. We're not  
34 getting into a question and answer. Is that all?  
35 Thank you, sir.

36 STEVEN COOPER: Thank you.

37 WILLIAM MOORE: All right. At  
38 this time, any other comments or concerns?

39 JANE JONES: Regarding the  
40 schools in this subdivision (inaudible). And I guess I  
41 don't get another chance. I appreciate the changes  
42 that you've made in the subdivision. That's good. But  
43 we've got to work within the community is the issue  
44 here. And with the school, when we talk about  
45 Concrete, that's a primary school. Those kids are  
46 going, pretty soon, go to middle school and high  
47 school, and I haven't seen any numbers about, you know,  
48 what their capacities are. I don't know where they  
49 are.

50 But we keep forgetting that -- somebody called Mr.

1 Cartee, but I don't know if you're going to remember  
2 these numbers, but was it 1800 homes that we approved  
3 in that area, that were -- they aren't built yet, 1800.  
4 They're ahead of this subdivision because they've  
5 already been approved. We've got to find a place to  
6 put those cars and those kids, and we might have a  
7 grocery store crisis too. Y'all live in Powdersville.  
8 We don't have enough.

9 But there's just getting -- there's a point where  
10 you've got to let everything catch up. And, you know,  
11 I don't know how to do that. I don't have that power.  
12 But if we've got 1800 homes waiting, we've got to take  
13 that into consideration when you talk about schools and  
14 anything else.

15 And while we're talking about it, Powdersville  
16 Main, I travel it all the time, and school's not in  
17 session right now, as you all know, and there is still  
18 a traffic problem. About the same time a day, I don't  
19 go into Powdersville, where I'll come even into that  
20 road. I clocked it the other day. It's nine tenths of  
21 a mile long. The whole road. There are 50 houses, not  
22 counting Sandalwood, which is a subdivision of  
23 duplexes, mostly retired people, but I didn't go in  
24 there to count roads. But you've got two churches, two  
25 cemeteries, and the school, all that's on that almost a  
26 mile. And just forget about the school traffic. Just  
27 think about what all that generates right there.

28 And that Siloam Baptist Church has a kindergarten  
29 and a mother's morning out. So they have traffic  
30 coming there, not just on Sunday. So this little road  
31 is absorbing a lot of traffic. And I don't know if  
32 there's any plans to do anything about it. There's a  
33 lot of roads in the county that need to be widened and  
34 whatnot, where this is.

35 But I just want everybody to have a picture of  
36 what it's like, so that you can decide if we can put 67  
37 new houses in there.

38 WILLIAM MOORE: All right.  
39 Anybody else

40 STEVEN GILREATH: Mr. Chairman?

41 WILLIAM MOORE: Yes, sir.

42 STEVEN GILREATH: I would agree  
43 that the -- I appreciate the presentation, I appreciate  
44 the opinions, and I'll say that's what they are, is  
45 opinions. Perhaps we need to hear from the horse's  
46 mouth. I mean, do we not need to get the  
47 superintendent? Because this is no small issue,  
48 because project after project after project, we've had  
49 representatives, officially representing the School  
50 District, and while they would make disclaimers that

1 they made, that was the tenor, is that they didn't want  
2 any more subdivisions.

3 Now, if there's been a reversal in that, if they  
4 think it's appropriate for this particular subdivision  
5 and no others, I think that would be kind of important  
6 for us to hear. You know, however the vote goes  
7 tonight, I guess I'll be compelled to vote. But  
8 perhaps we need to hear before making a decision.  
9 Something to consider.

10 WILLIAM MOORE: All right. At  
11 this time, I'm going to go ahead and open the floor ---

12 MICHAEL BURNS: Can I ask a  
13 question? And this is probably for county, but tax  
14 revenue on an \$800,000 house, any idea?

15 ALESIA HUNTER: Not now.

16 JOSEPH BEESON: I can tell  
17 you that we're looking ---

18 WILLIAM MOORE: I'm sorry,  
19 sir, we're not getting into question and answers.

20 JOSEPH BEESON: No, I was just  
21 going to say it actually was providing in the  
22 presentation to y'all.

23 DAN HARVELL: Mr. Chairman,  
24 one more comment, if you don't mind.

25 WILLIAM MOORE: Yes, sir, go  
26 ahead. I'll wait on Mr. Gilreath to get back with me  
27 with this information as well.

28 DAN HARVELL: You know, we  
29 hear a lot of talk these days about affordable housing.  
30 It's, it's talked about everywhere. And for some  
31 reason, it seems like affordable housing usually means  
32 high density housing. But I've done a good bit of  
33 research. I'm not a realtor. I don't even claim to  
34 be. But I will say, with interest rates at 7 percent  
35 now, as I'm told 50 percent of the people that could  
36 afford a house just several years ago can no longer  
37 afford a medium grade house. So it is a concern to me,  
38 just this moniker of affordable housing, are we really  
39 -- are we really promoting affordable housing? I would  
40 love to see \$800 to a million houses. Do we think we  
41 can sell that many here at this point in time? I yield  
42 back.

43 JANE JONES: I've got  
44 another question for the developer if we have time.

45 WILLIAM MOORE: Developer.

46 JANE JONES: The  
47 cemeteries, I'm concerned about the two cemeteries that  
48 the driveway comes right beside one of them. How -- I  
49 don't know that you can, but how do you protect those  
50 cemeteries from damage? I appreciate what you said

1 about the baptismal, and that I'm glad you're aware of.  
2 But the cemeteries themselves over -- let's say you  
3 build the houses and there are people in them. How are  
4 you going to protect those cemeteries?

5 MARK WISE: Ma'am, I don't  
6 understand the question.

7 JANE JONES: How do you  
8 protect the cemeteries ---

9 WILLIAM MOORE: We're not  
10 getting into a back and forth.

11 JOSEPH BEESON: The cemeteries  
12 are some of these properties. I'm not sure how we  
13 would protect them, at all.

14 JANE JONES: These  
15 subdivisions, how are you going to keep the animals  
16 out, you know, just kids. Just envision the houses  
17 there right beside the cemetery. Nobody's going to be  
18 able to walk -- you don't have any concerns there.  
19 That answers my question if you say no.

20 CARTER MASSINGILL: No, I was  
21 just going to say there's a specific statute that  
22 governs how cemeteries are dealt with on pieces of  
23 property which this is not on our property, correct?  
24 And if it is not -- and if it was, there's a specific  
25 statute that we have to comply with. If we violate, I  
26 believe DHEC oversees that, so that's not something  
27 that they could skirt, even if it was on their  
28 property, which it's not.

29 JANE JONES: The other  
30 thing is the fact that you don't have all the septic  
31 tanks in there. That hasn't really been mentioned. Is  
32 that ---

33 CARTER MASSINGILL: Yes,  
34 ma'am, it will be subject.

35 JANE JONES: What kind of  
36 provisions are you making for runoff. I know this, you  
37 don't have to have a stormwater plan or anything. I'm  
38 just always concerned about that being a (inaudible).

39 CARTER MASSINGILL: We're required  
40 that that be separate. Wesley can speak to that.

41 WESLEY WHITE: Yeah, if you  
42 remember, the county just recently passed the riparian  
43 buffer ordinance, so that'll be incorporated into this,  
44 and that'll aid in that buffer from -- the DF already  
45 has in place. So yeah, there will be adequate room on  
46 the 25,000 square foot lots for septic tanks without  
47 any impacts to the environmental ---

48 JANE JONES: That's less  
49 than (inaudible).

50 WESLEY WHITE: Yep. Yeah, we

1 have no concern for the subject issues. Thank you for  
2 asking.

3 WILLIAM MOORE: All right, at  
4 this -- anybody else? At this time, I'm going to open  
5 the floor up for a motion.

6 SCOTT JUNKINS: I'll just make  
7 one point real quick. You know, as we talk about, as  
8 we talk about the change in heart for the school  
9 district, you know, I mean, I'm a business owner, 42  
10 employees, I'd like to say we all are in agreement at  
11 all times. I do believe that the superintendent, and  
12 the way that he, the way that he has addressed this  
13 letter, specifically pointing out Kennebec and the  
14 impact that it would make is what we're looking for,  
15 and it's pretty black and white, from what the school  
16 district -- the direction they want to go.

17 I don't know if -- I would like to think that if I  
18 send an email talking about the direction of my  
19 business, that that would be embraced as what my  
20 opinion is. And that we are making a lot of  
21 assumptions, that they are in disagreement. When the  
22 latest letter we have is April 4, 2025, and who Jeff  
23 Wilson does report to. And I do believe that, you  
24 know, these -- this is a neighborhood, from the  
25 standpoint of local landowners, local builders, the  
26 type of home that you want to see in this community,  
27 and not the production cookie. We're making a lot of  
28 assumptions of they're estimating 30 new students;  
29 likely to be even lower. I mean, it could be zero. I  
30 mean, those are assumptions that we are making as a  
31 Planning Commission. So I just wanted to make that  
32 point before we get a vote.

33 WILLIAM MOORE: Thank you, Mr.  
34 Junkins. Anybody else? Do I have a motion? Anybody  
35 want to make a motion?

36 MICHAEL BURNS: Mr. Harvell,  
37 can you read that part of Jeff Wilson's letter, talking  
38 about Oak Hill, isn't it Oak Hill Elementary?

39 DAN HARVELL: Yes, sir, Mr.  
40 Burns, with the permission of Mr. Chairman?

41 WILLIAM MOORE: Yes. Go  
42 ahead, Mr. Harvell.

43 DAN HARVELL: Okay. Again,  
44 we have added classrooms of existing schools and have  
45 added portables to accommodate the population we  
46 already have in place. The construction of Oak Hill  
47 Elementary in the Powdersville area will allow us to  
48 open up -- allow us to keep up with the current growth  
49 trends, but will not accommodate future growth in the  
50 Powdersville area.

1                   MICHAEL BURNS:                   That's, that's  
2 the part I was wondering about. So it's, it's saying,  
3 with the current growth trend, right? Would this not  
4 be considered part of the current growth trend of the  
5 Powdersville area?

6                   JANE JONES:                   But I'm  
7 concerned about whether he's including this 188 in the  
8 (inaudible).

9                   DAVID COTHRAN:                   Mr. Chairman?

10                  WILLIAM MOORE:                  Yes, sir, Mr.  
11 Cothran.

12                  DAVID COTHRAN:                  That's  
13 probably the basis of my concern as well. If we can  
14 treat this subdivision tonight with the information  
15 that we received from the school district, from the  
16 superintendent, and I will tell you, as I sat here  
17 tonight, my meter of approval or not, in my own  
18 opinion, is gone like this, because I always listen  
19 what people have to say. I listen to the presentation.  
20 I'm going to tell you for just this, I do appreciate  
21 what the developers have done. I appreciate the fact  
22 that the superintendent has given an endorsement.

23                  My bigger issue is, is that this is going to come  
24 up again. We heard that -- we're going to be sending  
25 messages tonight without giving anything. I don't  
26 think we're sending one message one way or the other to  
27 builders, but I appreciate your opinion. But we will  
28 be considering more development in this hotly contested  
29 area of Anderson County.

30                  So I think clarification is going to be crucial  
31 moving forward. So however we go tonight, I'm ready to  
32 render my vote on however the motion's made, but I  
33 still maintain, I think we need to get very succinct  
34 clarification from the leadership of the school  
35 district, because that has been a driving force in this  
36 Commission's decision on many, many projects.

37                  DAN HARVELL:                   Mr. Chairman?

38                  WILLIAM MOORE:                  Yes, sir.

39                  DAN HARVELL:                  In light of  
40 what Commissioner Cothran said, then I think it would  
41 be appropriate to table this matter, so we can have  
42 these people come together and we get a better idea of  
43 what the current situation is. I'm not saying I'm  
44 willing to make a motion to table. It's not my  
45 district, but I just present that for consideration.

46                  WILLIAM MOORE:                  Yes, sir. I  
47 mean, based off the information we have, I mean, it's  
48 addressed the project directly from School District  
49 One. I mean, I don't know what else to say.

50                  But at this time, the floor is open for a motion.

1 BRAD BURDETTE: I make a  
2 motion ---  
3 JANE JONES: From a  
4 typical standpoint, he tabled the motion.  
5 WILLIAM MOORE: Okay. Mr.  
6 Burdette has made a motion to approve. If you'll, if  
7 you'll slide your microphone over there so we can hear  
8 you, please, sir.  
9 BRAD BURDETTE: I make a  
10 motion to approve.  
11 WILLIAM MOORE: Okay, Mr.  
12 Burnett makes a motion to approve. Do I have a second?  
13 SCOTT JUNKINS: I second.  
14 WILLIAM MOORE: I got a  
15 second from Mr. Junkins. All in favor of the approval,  
16 Please raise ---  
17 DAN HARVELL: Discussion.  
18 WILLIAM MOORE: Discussion.  
19 Do I have any discussion before we move to a final  
20 vote?  
21 STEVEN GILREATH: I would like  
22 to say that I understand the concerns, and I think the  
23 letter from the school district speaks, but I also  
24 appreciate the developer's effort to come back with  
25 what they've come back with. But I do understand the  
26 issues, but like Mr. Junkins, I feel like the letter  
27 covers this specific development.  
28 WILLIAM MOORE: And also, too,  
29 I mean, we've heard a lot of, you know, opinions from  
30 the community crying out for a development like this.  
31 And, you know, here we are. The density is not there.  
32 They reduced the number of homes. They did less than  
33 -- you know, that's just, that's just my opinion.  
34 But at this time, I'm going to move into a final  
35 vote. Any other comments before I move into the final  
36 vote?  
37 DAVID COTHRAN: One last thing  
38 I'll say is that I believe that this is not a precedent  
39 for this commission. I think there are very specifics  
40 related to this, I think there's been, I will have to  
41 admit, extraordinary effort put into this development,  
42 as it has changed tremendously to a favorable impact,  
43 I believe. I agree, it's a parking lot on that road,  
44 and it's just going to be -- continue to be a parking  
45 lot. I mean, honestly, from my personal commentary, I  
46 don't blame (inaudible) in there if they can't get in  
47 and out at certain times of the day. That's caveat  
48 (inaudible), I guess.  
49 DAN HARVELL: And Mr.  
50 Chairman, I also say, you know, it's not that I want to

1 be -- I'm trying to be all negative on this. I'm not.  
2 I'm only thinking about those school children  
3 themselves and the impact on them. I certainly do  
4 appreciate the effort that's been made, because this  
5 thing's gone from 200 to what it is now, and we would  
6 like to see that a lot more. So I'm not all negative  
7 on this, understand, but you know where I'm coming  
8 from.

9 WILLIAM MOORE: Yes, sir,  
10 absolutely.

11 JANE JONES: Well, I'm  
12 still concerned about the total numbers we've got.  
13 Right down the road in Piedmont, you've got 2000 and  
14 we've got 1800 up here with all the building. You've  
15 got to take the big picture into consideration. It's  
16 scary.

17 WILLIAM MOORE: Thank you,  
18 ma'am. All right. Anybody else?

19 The motion is for approval. If you are in favor  
20 of the motion, please raise your right hand. Six to  
21 two. The motion passes. The project passes.

22 All right, at this time, we're going to move on to  
23 continued education and training, dates of  
24 availability. I'm going to move this to July when Mr.  
25 Chair returns.

26 For old business, a consent agenda, The Preserves  
27 of Lake Hartwell subdivision, a renewal. And at this  
28 time, I'll turn it over to staff for the presentation.

29 TIM CARTEE: Thank you,  
30 Mr. Chairman, this is, as you stated, this is a consent  
31 agenda for this development. He's requested some  
32 extensions on there to begin this project. Everything  
33 will apply to the previous approval on The Preserves at  
34 Lake Hartwell subdivision, and developer Timothy  
35 Reynolds, and it's located on Old Asbury Road. And  
36 number of lots are 50, and the preliminary date when it  
37 was approved was August 10, 2021. So he still falls  
38 within that range. And that's all I have, Mr.  
39 Chairman.

40 WILLIAM MOORE: All right.  
41 sir. I don't think I had anybody to speak out against,  
42 or that wanted to speak in regards to that.

43 Do I have any questions or comments from the  
44 commission?

45 Seeing none, hearing none, I'll open the floor for  
46 a motion.

47 MICHAEL BURNS: I make a  
48 motion to -- I make a motion to approve.

49 WILLIAM MOORE: We got a  
50 second from -- we got a motion for approval from Mr.

1 Burns. We've got a second from Mr. Cothran. All in  
2 favor of the approval, please raise your right hand.  
3 Unanimous.

4 All right. At this time, that's all we have for  
5 tonight. Thank y'all for coming. And if you're in  
6 favor of an adjournment, please stand up.

7  
8

**MEETING ADJOURNED AT 7:12 P.M.**

STATE OF SOUTH CAROLINA )  
COUNTY OF ANDERSON )

ANDERSON COUNTY  
PLANNING COMMISSION MEETING  
JULY 8, 2025

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

ALSO PRESENT:  
ALESIA HUNTER  
TIM CARTEE  
HENRY YOUMANS  
JOAN HOLLIDAY  
BRITTANY MCABEE  
QUANESHIA HAMMOND

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1                   WESLEY GRANT:                   Good evening.  
2    I'd like to welcome everyone to the July 8 Anderson  
3    County Planning Commission meeting.  
4            If you could please join me by standing, Mr.  
5    Gilreath is going to lead us in the Pledge of  
6    Allegiance and invocation.  
7            STEVEN GILREATH:                   Let us pray.  
8    **INVOCATION AND PLEDGE OF ALLEGIANCE BY STEVEN GILREATH**  
9            WESLEY GRANT:                   Thank you.  
10    Everyone's had the opportunity to see the agenda  
11    in their packets prior to tonight's meeting, so we'll  
12    entertain a motion to approve the agenda for tonight.  
13            SCOTT JUNKINS:                   Motion.  
14            WESLEY GRANT:                   We got a  
15    motion by Mr. Junkins.  
16            DAVID COTHRAN:                   Second.  
17            WESLEY GRANT:                   Second. All  
18    those in favor? And it's unanimous. Thank you.  
19            I understand minutes will be forthcoming for the  
20    next meeting to be considered, so nothing to vote on  
21    there tonight.  
22            There's no public hearings to be considered.  
23            So we'll jump right into new business. Item 7(a)  
24    on the agenda, subdivision development, Anderson  
25    Reservoir. Tax map 169-00-12-001 through 009. County  
26    Council District Seven. I'll turn it over to staff  
27    for presentation.  
28            TIM CARTEE:                   Thank you,  
29    Mr. Chairman. This development is a single family  
30    conservation, single family, industrial and mixed  
31    commercial/industrial (verbatim). And the name again  
32    is Anderson Reservoir. 487 property owners were  
33    notified by -- via postcard. The applicant is Gaston  
34    Albergotti and Dunean Capital Management. Engineer of  
35    record is Seamon Whiteside. The location and access  
36    is Hampton Road, which is county maintained, and  
37    Welcome Road, which is state maintained. And again,  
38    District Seven.  
39            And the surrounding land use is residential,  
40    commercial and industrial. This area is unzoned. Tax  
41    map is for your viewing. It's 1219.86 acres. And the  
42    number of lots for the subdivision is 996. They are  
43    requesting a variance for septic sewer on estate lots  
44    fronting the reservoir, site conditions and topography  
45    limit gravity sewer availability. The estate lots are  
46    approximately 1.5 acres to 12 acres, or possibly  
47    25,000 for the other areas that are close around the  
48    lake.  
49            Details of the large scale mixed used development  
50    is industrial, including but not limited to

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1 manufacturing, warehousing, storage and flex uses.  
2 Now, those industrial will be outside of the  
3 subdivision on Hampton Road, backing up to other  
4 commercial industrial developments. They also will  
5 have commercial which would be retail office or  
6 grocery, storage, and a restaurant or QSR, like a  
7 quick service restaurant. And also they're including  
8 institutional medical school or church uses in this  
9 development.

10 The traffic impact analysis, I'll turn it over to  
11 Roads and Bridges.

12 BRITTANY MCABEE: Good evening.  
13 There wasn't a memo for this traffic impact analysis,  
14 and I'll read you the reasons why.

15 So Anderson County and South Carolina DOT were  
16 awaiting a new traffic study. Neither agency agreed  
17 with the original traffic study's premise and the  
18 traffic impact study was not conducted to the  
19 requirements of the ARMS Manual. A revised traffic  
20 study was received early last week. Due to the scale  
21 of the project, neither I nor South Carolina DOT has  
22 had a chance to review it fully. The review and  
23 approval of a revised study is needed to determine the  
24 impacts of the development and the improvements that  
25 may be required. The development, if approved, will  
26 be required to have an approved traffic impact study  
27 before moving forward with permitting.

28 WESLEY GRANT: Okay, thank  
29 you. We may call you back if we need something.  
30 Thank you.

31 TIM CARTEE: This is the  
32 preliminary plat showing the different areas. And  
33 this right here is showing part of the conservation.  
34 This is also conservation. And again, conservation,  
35 along with some of the larger lots. Here's some more  
36 conservation. And you see a mixture of the larger  
37 lots. These are some of the larger lots that are  
38 around the lake. And this -- this shows, right here,  
39 is a cul de sac across from Welcome Road. And these  
40 are the large farm estates. And here's the  
41 preliminary plat showing all the different  
42 developments, showing the industrial, which is A, B  
43 which is institutional and commercial. And this shows  
44 the 996 lots proposed.

45 These are the signs posted for this development,  
46 one off Welcome and one off of Hampton Road.

47 This is your report, Mr. Chairman.

48 WESLEY GRANT: Thank you. I  
49 understand -- do we have a developer or representative  
50 here to speak on the project? Perfect. If you'll

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1       come to the microphone and plan to present to us, if  
2       you could, please.

3               GASTON ALBERGOTTI:                       Thank you,  
4       Mr. Chairman. Good evening, everybody. Appreciate  
5       the opportunity to be here tonight to discuss our  
6       proposed project at Anderson Lake.

7       First, I want to introduce myself and my team,  
8       and we'll all be available for any questions following  
9       this presentation. But I'm Gaston Albergotti. I grew  
10      up here in Anderson. Live in Greenville now with my  
11      wife and three kids. But graduated T.L. Hanna. Still  
12      have family here, so we're local, local developers.

13      Here with me is my business partner, Chris  
14      Harrison, our development team from Reedy Property  
15      Group, Seamon Whiteside engineering team and our  
16      traffic engineer. So again, we'll all be available  
17      for any questions following this.

18      But just wanted to start by how much respect I  
19      have for this property. This is something I've  
20      studied for a long time. It's an absolutely  
21      beautiful, unique property that I've known about  
22      basically my whole life, having grown up here with  
23      part of the family. And you'd just be -- it's  
24      impossible to find anything that's remotely similar to  
25      it. You know, 1200 acres, right off the interstate,  
26      all utilities, 150 acre private lake, flat, gorgeous,  
27      maintained as a farm for generations. It's just an  
28      absolutely stunning property. And we have tried to  
29      keep that in mind to have a respectful, thoughtful  
30      land use plan.

31      So many others have looked at developing this, as  
32      you probably know, over the past decades, going back  
33      probably 30 years. And as we all know, developers see  
34      dollar signs. And dollar signs certainly get bigger  
35      as lot count goes up. And that's why you see so many  
36      of these cheap track homes that are popping up all  
37      over. And we all, you know, don't necessarily like  
38      them. They're needed to some degree. But that's not  
39      what we're doing here.

40      Every other plan that I've seen shows double,  
41      even triple, one plan had 5x the number of houses that  
42      we're proposing here. And we believe that those folks  
43      just missed a great opportunity to have a thoughtful  
44      mixed use development in this area that's so important  
45      for Anderson and the upstate as a whole.

46      So where other developers asked, how many can we  
47      fit? We actually asked, how few? And it's a -- it's  
48      still a big number. It's a big piece of property,  
49      over 1000 acres. But we started with that question,  
50      and we started with, hey, how many five acre lots can

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1 we fit? And what can we pay the family for that based  
2 on this lot count. And unfortunately, it just didn't  
3 work. They wanted and deserve more money. And so we  
4 settled for something sort of in the middle that I  
5 think is very thoughtful. We think other developers  
6 missed having a mixed use component here and having  
7 high end luxury style homes here. So we saw the  
8 opportunity for a medical campus. We saw the  
9 opportunity for retail, neighborhood retail. We saw  
10 the opportunity for schools. We saw the opportunity  
11 for miles and miles of walking trails. And we just --  
12 we think that it needs to be a mixed use development,  
13 rather than just simply stuffing thousands of houses  
14 onto the property.

15 So I'd like to hit on a couple of things that we  
16 all know are true and why probably a lot of folks are  
17 here tonight. Schools are full. Traffic obviously  
18 will be worse. We don't need any more cheap track  
19 homes. Emergency services getting stretched thin in  
20 this area. All of these things are true, and I'd like  
21 to address each one before I really dig into our plan  
22 as a whole.

23 Traffic we already heard. So we did revise our  
24 plan based on some feedback from County Council  
25 members. So originally, we had another commercial  
26 parcel on Paulan Road that we removed and turned back  
27 into just a 50 acre farm. So with that, we obviously  
28 reduced traffic count, but that changed the traffic  
29 study as a whole. So that's what's being reviewed  
30 now, is that change, along with the industrial. We  
31 came back with just general, general commercial, as  
32 well as the industrial use. And part of that was  
33 based on a conversation with School District One that  
34 I'll get into here shortly. But assurances from us is  
35 that whatever the traffic study recommends, we're  
36 going to make it happen. So we will make those  
37 improvements, turn lanes, traffic lights. I know what  
38 were the recommendations in the last report. It's  
39 millions of dollars, but we will make that investment.

40 Secondly, we don't need more cheap track homes,  
41 right? We agree. So this is not a cheap track home  
42 development. We spent a lot of time figuring out the  
43 right home builder partner, and we talked to a number.  
44 And of course, they've got to be big to take on a  
45 project like this. But we, we talked to a number of  
46 them, and we ended up settling on Toll Brothers. And  
47 I neglected -- I think we've got a Toll Brothers  
48 representative here as well, Nick Myers. So if you  
49 have any questions about their product, he's here as  
50 well.

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1           But Toll, we ultimately decided on Toll for two  
2 reasons. One, they just have a reputation for  
3 quality. They're the highest quality national home  
4 builder there is. And secondly, because they were  
5 going to build a Regency product, which immediately  
6 clicked with what we thought. The Regency is a  
7 luxury, almost resort style, 55 and older community.  
8 So about two thirds of the lot, as you see on our  
9 plan, will be 55 and older, meaning no children. And  
10 it's very high amenities. They'll build a big amenity  
11 on the lake that everybody will have access to. But  
12 it'll be resort style amenity packages and first class  
13 homes. They're not doing vinyl siding. It's cement  
14 board, it's stone, it's high quality building  
15 products.

16           Probably most importantly, we know the schools  
17 are full, right? Spearman's, I guess, overflowing in  
18 portables. And we knew that from the get-go, so our  
19 original plan, going back probably two years, showed a  
20 charter school on part of that commercial, the mixed  
21 commercial. So we've gone down the road with several  
22 charter schools. We have one charter school that we  
23 identified that we really wanted to work with. That  
24 all changed when we met with Dr. Jeff Wilson, who I  
25 believe is here tonight. And it became clear that  
26 District One needs a school in this area. And we said  
27 we would like a school on the site; it's part of our  
28 plan already. So following that conversation, we've  
29 grown the footprint from that charter school, which  
30 again, was part of our revision to the traffic study,  
31 from a 10 acre school to a 30 acre school that would  
32 be good for School District One. So they're studying  
33 that. We're committed to making it happen if they  
34 want to make it happen. But I believe that that will  
35 solve the school issue, at least for this particular  
36 development. And again, we don't have anything in  
37 writing with the School District, but we're, we're  
38 ready to pursue that, and are committed to make it  
39 happen.

40           Lastly, emergency services. So we spoke with  
41 Piercetown Fire Department, and as we all know, that's  
42 a volunteer fire department. They'd have a huge area,  
43 including the interstate, and so they expressed the  
44 probable need for another department -- station, I  
45 should say, not really a full department -- along the  
46 north side of Hampton Road. So we've committed to  
47 them to build them a building that they need. And  
48 that, you know, that benefits us from lower insurance  
49 costs. It also will benefit the surrounding community  
50 to some degree.

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1           And before I get into just more of the  
2 presentation, which will be very short and brief, just  
3 wanted to say that the Anderson families, they've  
4 owned this property for generations. They care about  
5 how the property is developed. They marketed the  
6 property for sale. It's been for sale for 25 years.  
7 But they really marketed it starting early this year.  
8 They were receiving unsolicited offers, one of which  
9 was ours from last year. And so they did a call for  
10 offers, which generated 14 qualified offers from  
11 developers all over the country. And they care what  
12 happens to the property, and that's really what -- why  
13 we believe we were selected. We're local. We were  
14 not slamming 3500 houses onto the piece of property,  
15 which was what a lot of the other proposals were, and  
16 they were for much higher dollar amounts to the  
17 family.

18           But I can say with confidence that there's no  
19 other group that would develop this property in this  
20 manner, with almost two thirds of it being estate  
21 lots, and many farms up to 50 acres. There would be  
22 3000 plus houses on this property. And again, it, you  
23 know, it's up to y'all to decide whether that makes  
24 sense for Anderson, for this community. But we  
25 believe that we've approached this in the right way.  
26 We think it's the right development for this area. We  
27 hope you agree, but we appreciate just having the  
28 opportunity to speak tonight.

29           And I'll run through this slide deck. I don't  
30 know if there's anything I haven't hit on. Team, I've  
31 already introduced. The site, I think we're all aware  
32 of. It's right off of Exit 27 off Hampton Road and  
33 Welcome Road, just basically directly between Anderson  
34 and Powdersville and Greenville. Surrounding, you  
35 know, Walgreens Distribution plant, there's some other  
36 various industrial uses along Hampton Road.  
37 Everything else is rural, residential. Over 1200  
38 acres, 150 acre reservoir. Again, just beautiful,  
39 beautiful property.

40           So this is our master plan. Again, the mixed use  
41 area, commercial area, is about 80 acres, 78 acres, I  
42 believe, that would be, you know, school, church,  
43 retail, medical. We do believe we will get a medical  
44 campus for this area. We've talked to several medical  
45 users, and we believe that's a need for this area. So  
46 all that would be about 78 acres at the very north end  
47 of Hampton Road. The rest would be, again, varying  
48 lot sizes, residential from, you know, .15 acres up to  
49 50 acres.

50           Again, the trail system, you know, we've got six

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1 miles mapped out that everybody would have use for.  
 2 Kids could walk to school. But nothing you haven't  
 3 heard. So I'll skip. Again, just lot sizes. And  
 4 this is, again, this is the most dense type of  
 5 example, which, again, is still a conservation  
 6 development, buffers around wetlands, buffers on  
 7 property lines, significantly as little intrusive as  
 8 we could be.

9 And finally, just an example of Toll Brothers  
 10 type of product. Again, these are, these are going to  
 11 be high end homes. There will not be vinyl siding.  
 12 Toll's here to answer any questions, but these will be  
 13 nice homes.

14 And that's all. And I appreciate everybody's  
 15 time, and our entire team will be here for any  
 16 questions. Thank you.

17 WESLEY GRANT: Thank you,  
 18 sir. Does anybody have questions for the developer at  
 19 this time?

20 DAN HARVELL: Mr. Chairman?  
 21 WESLEY GRANT: Yes sir.  
 22 DAN HARVELL: If I might  
 23 ask, the entire, the entire tract of 1219 acres, does  
 24 that include -- is the lake included in that?

25 GASTON ALBERGOTTI: Yes, sir, it  
 26 is.

27 DAN HARVELL: So that's not  
 28 all real estate property then? The lake's in there?

29 GASTON ALBERGOTTI: 150 acres is  
 30 the reservoir.

31 DAN HARVELL: Okay. And I  
 32 also noticed that on the application, you started out  
 33 with 1031 lots, and now it's 996. Was that a  
 34 compromise or ---

35 GASTON ALBERGOTTI: Well, no, it  
 36 was not a compromise. It was a reduction based on our  
 37 phase one, would be right around that commercial area.  
 38 And what we, what we wanted to do is get as close to  
 39 permit ready as we could on those lots. And so we, we  
 40 did. We added an amenity area for that area, as well  
 41 as some larger lot sizes.

42 DAN HARVELL: Okay, thank  
 43 you.

44 WILLIAM MOORE: Mr. Chairman,  
 45 I have a question as well. Also the dam, with the,  
 46 with the lake there, is there any issues that need to  
 47 be addressed with it?

48 GASTON ALBERGOTTI: David your -  
 49 - do y'all mind.

50 CHARLIE GREER: Charlie

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1 Greer, Seamon Whiteside, the engineer.  
2 No, there, there -- we had a dam inspection from  
3 DES recently, and everything is in working order. And  
4 we are going to make sure that we detain the water to  
5 the dam so that there's no water flow going to the dam  
6 than there currently is now.  
7 WILLIAM MOORE: Thank you,  
8 sir.  
9 WESLEY GRANT: Mr.  
10 Albergotti, what is the -- maybe you don't know this,  
11 but if you do, what's the range of the cost of the  
12 homes? I know it's going to be a range, some may be  
13 larger than the others, but do you have a sense of  
14 market price for these homes right now?  
15 GASTON ALBERGOTTI: Yeah, I  
16 would say we're studying the market on that, but the  
17 initial reaction has been starting at least half a  
18 million, potentially 600,000.  
19 WESLEY GRANT: For starting  
20 prices.  
21 GASTON ALBERGOTTI: Yes, sir.  
22 WESLEY GRANT: Okay.  
23 JANE JONES: I had some  
24 questions. How many do you anticipate to be on septic  
25 tank? Do you have a number on ---  
26 GASTON ALBERGOTTI: Roughly a  
27 little over 100, I believe.  
28 JANE JONES: I just have a  
29 lot of concerns about the drainage, particularly with  
30 the lake on the property. I mean that -- they have to  
31 drain somewhere.  
32 CHARLIE GREER: I will say  
33 one thing ---  
34 JANE JONES: With those  
35 numbers, it's ---  
36 CHARLIE GREER: So the lots  
37 are so deep that the septic is going to be on the  
38 highest portion of the lot. So it's probably going to  
39 have three to 350 feet before it even touches the  
40 lake. The septic will be uphill of that, and it won't  
41 be disturbed land in between the septic and the lake.  
42 JANE JONES: Traffic is a  
43 major concern with something this large. And there  
44 was some things in here that you said you would have  
45 to -- improvements you would have to make. How many  
46 exits do you have out of the subdivision? I couldn't  
47 -- it's hard to tell from the plat. Is it two or ---  
48 GASTON ALBERGOTTI: More than  
49 two. You can pull it up. And while we're pulling  
50 that up, on the septic, that -- part of the design

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1       there was not to mass grade the entire property and  
2       keep as much of it as wooded as possible. So sewer is  
3       on the Hampton Road side of the lake, and so we did  
4       not want to drag it all the way across the property,  
5       you know, which is a couple of miles over to Welcome  
6       Road. So that was, that was the real reason behind  
7       that.

8                    JANE JONES:                                Yeah, thank  
9       you.

10                   MICHAEL BURNS:                             Conservation  
11       and (inaudible).

12                   GASTON ALBERGOTTI:                         Nick, you  
13       want to take that? How much mass grading, or how much  
14       grading?

15                   MICHAEL BURNS:                             Other than  
16       the conservation?

17                   GASTON ALBERGOTTI:                         So these,  
18       these lot -- I'll take it. So these lots will be  
19       elevated slabs. So it won't be just mass graded, I  
20       think is probably a bad word for what we're going to  
21       do. So it'll be -- there will be grading, certainly,  
22       on the traditional neighborhood portion that's right  
23       around Hampton Road. But the whole property will not  
24       be mass graded.

25                   CHARLIE GREER:                                I'll touch on  
26       that as well. It'll be done in phases. So you know,  
27       we're required to not send more than x acres to a  
28       stormwater management pond at any given time. So it's  
29       not like any of that residential will be opened up at  
30       once. It'll be potted off in phases, and one section  
31       will be completely graded, completely stabilized, and  
32       we'll move to the next.

33                   So there won't really ever be more than one or  
34       two pods open at any given time.

35                   DAN HARVELL:                                 What would  
36       you say your total build-out time is expected to be?

37                   GASTON ALBERGOTTI:                             Probably  
38       close to 10 years.

39                   JANE JONES:                                 I was asking  
40       about the road improvements that were listed in our  
41       paperwork. Who's going to do that? Who's going to  
42       pay for it?

43                   GASTON ALBERGOTTI:                             We're going  
44       to pay for it.

45                   JANE JONES:                                 Are you  
46       going to oversee doing it?

47                   GASTON ALBERGOTTI:                             Yes, yes,  
48       ma'am.

49                   JANE JONES:                                 It's not the  
50       highway department?

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1                   GASTON ALBERGOTTI:                   No, I think  
2                   -- so DOT will tell -- and the county, will make  
3                   recommendations as to what needs to happen. I think  
4                   from what we've seen thus far, most of that is  
5                   additional turn lanes on to 81 -- on and off of 81,  
6                   Paulan Road, maybe one on Welcome Road, and then I  
7                   think there's one traffic light that's being discussed  
8                   on 29. But we would, we would pay for all those  
9                   improvements.

10                  CHARLIE GREER:                   And we'll,  
11                  we'll design those all, and have to permit those all  
12                  with the county and the state transportation  
13                  department, so they will meet all their requirements.

14                  JANE JONES:                   You just  
15                  can't see from what we got here with the industrial  
16                  and the commercial and all that, they can't be going  
17                  through the subdivision. So there's got to be a lot  
18                  of road work done. And that always concerns us.

19                  KAYLA JOINER:                   If I can  
20                  speak to the -- just concern of traffic cutting  
21                  through the neighborhoods. When we did lay out these  
22                  subdivision portions versus the commercial and  
23                  industrial, we were mindful of that. And most of  
24                  these don't have the ability for cut-through. And  
25                  those that do, those roads are going to be designed as  
26                  larger roads with greenways and trail access to really  
27                  keep those residential with traffic calming measures.  
28                  So really trying to deter any cut-through traffic.  
29                  And then we did eliminate that possibility where we  
30                  could to keep residential traffic within the  
31                  neighborhoods and avoid the commercial and industrial  
32                  mix there.

33                  JANE JONES:                   The roads  
34                  surrounding it are basically farmed home roads.  
35                  They're not very adequate. And we're overcrowded  
36                  already.

37                  STEVEN GILREATH:                Road widths  
38                  on Hampton Road and Welcome Road, what are those  
39                  existing road widths?

40                  KAYLA JOINER:                   I believe  
41                  we're right around 22 feet of pavement on both of  
42                  those. And the traffic recommendations we're working  
43                  with now, which we are working with county and DOT to  
44                  finalize, those are recommending expanded turn lanes,  
45                  decel lanes into all entries of the development.

46                  JANE JONES:                   I wanted to  
47                  ask about the fire. You said you had talked to the  
48                  people at Piercetown. There's nothing in our  
49                  information that we were given, in our packet, from  
50                  them. We were supposed to have a letter from the fire

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1 department saying that they can handle this. We don't  
2 have it. I tried to contact them personally, but of  
3 course, they're volunteers. They weren't there today.  
4 And -- but we don't -- that's an unknown. We don't  
5 know that they can handle this.

6 GASTON ALBERGOTTI: Yeah, I  
7 spoke with Chris Trotter, and he mentioned that, you  
8 know, several people were trying to get him here  
9 tonight. But we've had several conversations with  
10 him. And they said, we will serve whatever we're  
11 given, but we could use an extra station.

12 JANE JONES: That doesn't  
13 tell me they have the capacity currently. Of course,  
14 you don't have the houses all built in one day either,  
15 but that's a big concern, is the, is the fire. And of  
16 course, you've already said something about the  
17 schools.

18 And I don't -- we tend to talk about the primary  
19 schools, but all the children are not in primary  
20 school. We've got the middle school and the high  
21 school, and they will all eventually get to the high  
22 school. So you can't just look at one level. And I  
23 know you were talking about building a new primary  
24 school and whatnot. I've talked to the people at the  
25 school. But that -- that's not the whole problem.  
26 And it takes five or six years to build a school, is  
27 what I was told. And if you start getting into  
28 building a high school, I don't know how many years  
29 that takes. I know I've heard them say how many  
30 millions of dollars that is, but it requires -- that  
31 would be other land. But it's a lot of concerns  
32 about, you know, how we're going to handle the  
33 education situation, because we're overrun already.

34 WESLEY GRANT: So if you  
35 built the school, the grade levels that you would  
36 serve, is it only primary, or is it possibly K through  
37 12?

38 GASTON ALBERGOTTI: Well, the  
39 charter school that we were talking with was K through  
40 eight. But we're wide open. If the county -- or if  
41 the School District wants 80 acres, we'll, we'll make  
42 it happen. So we can only control so much with this  
43 project. If they want a middle school and high  
44 school, we're all about it. But so far, the  
45 conversations revolved around elementary school.

46 WESLEY GRANT: Okay.

47 JANE JONES: Well, all  
48 that would require an increase in taxes, I'm sure.

49 KAYLA JOINER: A piece of  
50 the school conversation as well that we didn't bring

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1 up earlier. With a lot of these lots being dedicated  
2 to the 55 and older community, there is a reduced load  
3 on the school capacity. It's not that all 1000 lots  
4 will be increasing that school load immediately. And  
5 to Gaston's point, we really are taking our cues from  
6 District One at this stage, and whatever they need and  
7 hope to make happen here, we're happy to partner with.  
8 But it does sound like the main stressor at this point  
9 is the primary school level. That's where they wanted  
10 to focus their expansion efforts. So that's what  
11 we're looking at first.

12 JANE JONES: So you're  
13 going to advertise these as retirement, but there's,  
14 you know, it's an open-ended thing. I mean, it's not  
15 necessarily going to be those people. It's just if  
16 they choose to come there.

17 GASTON ALBERGOTTI: Yes, ma'am.  
18 We think that's where the market is. That's the folks  
19 we're seeing move here that are looking for this type  
20 of property. But yes, we would have to be open to  
21 whoever. But the target is certainly 55 and older for  
22 two thirds of these homes.

23 MICHAEL BURNS: This might  
24 be a question for the county, but if this, if this  
25 goes through, and this is all verbal with the schools  
26 and the fire department, is there anything binding  
27 that makes them do this? Is there -- is this just a  
28 word -- I'm just, I'm just curious, just to make sure  
29 ---

30 GASTON ALBERGOTTI: As of right  
31 now, it's a handshake. And it's, you know, we're a  
32 long way from home on, certainly the school. But we  
33 want to make it happen. And you know, all we can do  
34 is give our word to that.

35 I would say, if we were presented something to  
36 sign, we would, we'd be willing to sign it.

37 MICHAEL BURNS: And the only  
38 thing I've seen from the school is that they did not  
39 have room. Do y'all have anything else that says that  
40 -- I know y'all spoke, but did he give you anything?  
41 Or is he here?

42 WESLEY GRANT: He is, yeah.  
43 He's signed up to speak. Yeah.

44 All right, okay, we may call you back up. Thank  
45 you.

46 MICHAEL BURNS: Real quick.  
47 What is the lot that is designated as C on here? Is  
48 that the southern most lot?

49 GASTON ALBERGOTTI: Yeah. So  
50 that, that is just wetlands area. That and above it

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1 is all, is all wetlands. And I believe the sewer line  
2 runs directly through there, along Beaver Dam Creek.  
3 And so that would be where we would tie in a lot of  
4 those lots. But that would be deemed -- it's  
5 undevelopable.

6 DAN HARVELL: You mentioned  
7 that you might allow up to 80 acres, 80 acres for  
8 school.

9 GASTON ALBERGOTTI: We have 78  
10 acres that we're asking to be commercially zoned. But  
11 we can, you know ...

12 DAN HARVELL: Okay, now,  
13 objectively, that's, that's 80 acres that could either  
14 go retail profit or donate it to the school, right?  
15 So that's, that's a big profit factor up or down there  
16 for you.

17 GASTON ALBERGOTTI: I didn't say  
18 I would donate it.

19 DAN HARVELL: Oh, okay,  
20 okay.

21 JANE JONES: I think they  
22 misunderstood you.

23 WESLEY GRANT: We would  
24 like to ask everyone to maintain professionalism. We  
25 expect everyone to be courteous. Therefore we can be  
26 courteous to everyone that wants to speak.

27 We may call you back. Thank you.

28 GASTON ALBERGOTTI: Thank you.

29 WESLEY GRANT: At this time  
30 we have several signed up to speak. I would like to  
31 remind everyone, we have three minutes allocated for  
32 each person. We want to give you your time to speak.

33 The first person we have signed up is Maria Cruz.  
34 If you could please state your name and address,  
35 please.

36 MARIA CRUZ: Hello. My  
37 name is Maria Cruz. I live right off Paulan Road,  
38 which is right off Hampton Road. I just want to  
39 address -- my family, my brother's family, my parents  
40 all live in this area. We love it here because it's  
41 quiet, peaceful, something that is rare. We kind of  
42 escaped Greenville because it just got out of control.

43 I remember the first time I drove down Hampton  
44 Road and seeing the fields, the deers just kind of  
45 grazing on the open field, it's a beautiful property,  
46 as you know, like you said, you grew in the area.  
47 That piece is why we chose to raise our children here.  
48 And unfortunately, I know that growth is inevitable,  
49 but we do ask for kind of more mindfulness from you  
50 guys.

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1           We -- our property is lot 66 which is right, I  
2           guess, in behind the -- one of the subdivisions you're  
3           proposing. There's only a 50 feet -- what do you call  
4           it? A reservation or grace land. We would like for  
5           that to be a little more than that. We are concerned  
6           with the removable -- all the trees, the erosions that  
7           it will cause in our area, the flooding that may  
8           occur. And I mean not to talk about the amount of  
9           wildlife that lives there. It's just -- there's a  
10          lot. And we see it every morning. I mean, I walk out  
11          to my back patio and I see a family of, you know, five  
12          to 10 deers just grazing in the back of our property.

13          So, you know, like I said, the massive tree  
14          removal will worsen erosion, increase water runoff and  
15          flooding. Like you said, there's -- I mean, it's  
16          already kind of like a flood area anyways. So I think  
17          that would increase. The trees that are going to be  
18          removed. There are sound barriers, natural sound  
19          barrier, and that will increase our peaceful  
20          neighborhood that's right on Paulan and Philwood  
21          Drive. The noise would just be horrible. And not  
22          counting the probably 1600 plus cars that will be -- I  
23          know you said it will take about 10 years, but I mean,  
24          that's a lot of cars just driving on those back roads.  
25          And the speed limit is not, is not -- they don't  
26          follow it. I mean, people drive there 80, 70 miles an  
27          hour, which is crazy.

28          Like I said, I know that growth is inevitable.  
29          But respectfully, I asked for compromise. Maybe  
30          larger lots, maybe bigger buffer zones to protect the  
31          wildlife, green spaces. I know you mentioned there's  
32          a trail.

33                   HENRY YOUMANS:                   Time.  
34                   MARIA CRUZ:                    Thank you.  
35                   WESLEY GRANT:                    Thank you.

36          Next we have Stephen Vickery.

37                   STEPHEN VICKERY:                    I live on  
38          Paulan Road. I've been there for almost 60 years.  
39          And we have -- we moved back from Charleston after I  
40          got out of college, and that's the only time I've been  
41          away. And I grew up there.

42          The problems we're looking at here and concerned  
43          about is traffic. Right now, the traffic is -- it's a  
44          cut-through from Highway 81 to 29. And we've had a  
45          very hard time getting law enforcement to come out  
46          because they say they don't have enough personnel.  
47          And at that point, when we have got people come by,  
48          all the officers tell us after the fact that we got a  
49          speeding problem. We know that. And people coming  
50          through. And I think the fastest last time was 77

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1 miles an hour. And this, this -- these roads are  
2 posted at 35.

3 The other thing to look at is on Paulan Road,  
4 the property is only down -- we only have maybe a  
5 couple hundred feet of the Anderson property that  
6 touches Paulan Road at south end. And we've tried to  
7 get Paulan Road closed several times. And it keeps  
8 getting rejected by the Anderson family because they  
9 wanted it open because of the property.

10 But all that property is open to Hampton Road.  
11 That's why we were trying to get the road closed at  
12 the little bridge that keeps caving in that the county  
13 has to keep replacing. That would help us out,  
14 because this traffic is, I mean, it's, it is  
15 increasing. And if you're going to have almost 1000  
16 homes, you're going to have probably two cars per  
17 home, that's, that's a potential 2000 cars cutting  
18 through, going to 81 through our little subdivision.

19 The other thing is environment. We have -- our  
20 property is going to butt up against part of the  
21 property that goes over to Welcome Road, and it's a  
22 branch that separates us. From all that area that's  
23 going to be a lot of runoff, and it's going to be  
24 going right into our branches. And I mean looking at  
25 it from the standpoint, I've been keeping honey bees  
26 for about 15 years down there, and all that's going to  
27 be done, because that'll be taken care of due to light  
28 pollution and pesticides.

29 And the security end we're looking at with this  
30 many people moving in, when we have had to call for  
31 the county to show up -- one time somebody broke into  
32 one of our vehicles, and I chased the guy off. It  
33 took over an hour and a half for the guy to get there.  
34 And he apologized, because he says it was like two or  
35 three guys covering the whole county, and he's having  
36 to drive back from the Abbeville line. I mean, that's  
37 another big thing to look at as far as security.

38 And everybody in our area, we -- we're just  
39 hoping you guys rethink some of this. I wish we had  
40 been a bigger part of this when this was all started,  
41 because I think we can all come to some type of  
42 agreement here. There's things that we would like,  
43 some concessions, and I know that they want some from  
44 us. Thank you.

45 WESLEY GRANT: Thank you.  
46 Next we have Jeanie Smith.

47 JEANIE SMITH: I'm Jeanie  
48 Smith. I live on Paulan Road, but we also -- our  
49 family has property on Welcome Road, on the reservoir.  
50 And my concern is we -- it said that so many

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1 postcards went out and made aware but half the people  
2 in our neighborhood said they didn't receive a  
3 postcard. We live on -- well, we have residents on  
4 Welcome Road, on the reservoir. There was no postcard  
5 given there. So it's like it wasn't advertised, I  
6 guess, or letting on exactly what is actually going  
7 on. To me, it's respectful to -- if you're going to  
8 be joining in on the lake, all the people on the lake  
9 should have some sort of input or acknowledgement of  
10 what's happening to it, because right now, they -- my  
11 mother-in-law, she has no clue what is actually going  
12 to happen with the lake. What -- the use -- our use  
13 of it. What, what is going to happen there? Because  
14 our family uses that as our getaway and retirement and  
15 whatnot.

16 And on the Paulan Road side, the traffic is  
17 crazy. You can't walk without having to jump in the  
18 ditch to try to keep from getting run over.

19 And then the other thing is the schools. My  
20 daughter's in high school now, and I have felt the  
21 growth and the over-crowdedness all these years, and  
22 we have two more years left, but she's faced -- has  
23 been faced with not being able to sign up for certain  
24 classes in the high school because there's not enough  
25 room. They're overcrowded.

26 So back to the point of not just the elementary  
27 and the middle, but it's, it's high school also.

28 WESLEY GRANT: Okay. Thank  
29 you. Sarah Fox.

30 SARAH FOX: We all got  
31 together and we all talked of this and came about  
32 different concerns. And I'm not going to address the  
33 concerns they have addressed, but just the community  
34 impact.

35 That's great that you looked at the volunteer  
36 fire services, because they're very important to the  
37 community. There's been so many developments, if you  
38 look along Midway Roads, even though it's not part of  
39 Piercetown, but if you go up 81 North, across the  
40 interstate, you guys are aware, as developers, how  
41 much there is in that area. And I know that the  
42 volunteer fire department still needs volunteers  
43 during the weekdays. You know, we don't plan a fire,  
44 we don't plan a wreck, but it will be big in terms of  
45 the need for volunteer firefighters in the area. And  
46 will you get people? You may with the quality homes  
47 may have, you may have people who will be willing to  
48 volunteer, and you may not. That's something you  
49 can't predict.

50 Other concern, especially in our area, is

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1 emergency services. Response times for EMS, they do  
2 the best they can. I think we all know that. But if  
3 you have as many as you're talking about, and you have  
4 an older population, they have more need for services.  
5 So that's something, because if you go to an emergency  
6 room, which I unfortunately had to take my husband in  
7 the last year, you have to wait. There's standards,  
8 things you have to -- in an emergency room, they  
9 required to do. But again, that's something none of  
10 us can really do a lot about. But I think that's  
11 something you have to really think about.

12 And in our community, our postal services comes  
13 out of the Williamson post office. That's a very  
14 small post office. Right now, they have difficulty  
15 with the volume they already have. Yes, they'll  
16 probably add at least two additional postal service  
17 employees, but again, that's going to be a big stress  
18 on them. Just to get quality employees.

19 The other concern is something I think you had  
20 mentioned, increased property taxes, school taxes,  
21 that will go up. And for us that live in the area in  
22 the surrounding communities with those kind of homes,  
23 too, they look at property values. This last year,  
24 our insurance homeowners went up \$300 because of cost  
25 of a home. And of course, we have older homes. But  
26 again, that is something that you have to look at and  
27 realize that that's going to be a concern, especially  
28 for those in our area who are on a fixed income. So  
29 that is also a big concern.

30 I think schools have already been addressed. Law  
31 enforcement, I think Steve addressed that. But that  
32 response time is going to be important because they do  
33 not have a lot of people to come into our area. Every  
34 once while you'll see somebody riding, riding through.  
35 It's a very important neighborhood, because it's a  
36 very -- one on Paulan, which is Mabry Acres, is a very  
37 established neighborhood. And there's a connection  
38 there with the people in that community. They already  
39 talked about the traffic, that's the issue. I walk  
40 two miles a day with my dog, very important to me, and  
41 they're correct, you have to really get off the road,  
42 because people tend to speed through their certain  
43 times of the day.

44 HENRY YOUMANS: Time.  
45 WESLEY GRANT: Thank you.  
46 SARAH FOX: Thank you.  
47 WESLEY GRANT: Next we have

48 Melody Gant.

49 MELODY GANT: My name is  
50 Melody Gant, and I also live on Paulan Road. And much

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1 of what I will have to say is going to be repetitive.  
2 It's already been stated by my neighbors, but some  
3 things are worth repeating.

4 So I am going to state that we are concerned,  
5 because with 900 and something housing units averaging  
6 -- to average two vehicles or more per unit, you're  
7 talking potential for another 1800 vehicles traveling  
8 our residential roads, our neighborhoods.

9 Paulan Road is used as a convenient link between  
10 81 and 29. We have constant traffic. Anytime there's  
11 a shift change at some facility up on 81, you see  
12 everybody heading to work at 10 minutes till three,  
13 and everybody heading home at 10 after. Don't raise  
14 their kids there. They don't live there. So they  
15 don't care about the speed limit. They're in a hurry  
16 to get to work. They're in a hurry to get where  
17 they're going. And they fly through there.

18 Then we're, you know, we're concerned with  
19 medical facilities, or any institutional facilities.  
20 Now you're talking all the employees who are going to  
21 be rushing back and forth to work, all the patients,  
22 all the clients who are going to be running back and  
23 forth for appointments. Again, neighborhood roads are  
24 going to feel the impact of that. And we have safety  
25 concerns, because with all that increased traffic on  
26 residential roads, you're going to have more accidents  
27 and more damage to the pavement, which in itself,  
28 causes accidents. And we have road quality concerns.

29 There will be equipment and vehicles that the new  
30 businesses and industries will use. Are they going to  
31 be using tractor trailers coming and going? Are the,  
32 are the surrounding streets and bridges built to  
33 withstand that kind of weight and that kind of  
34 traffic. And with the development, all the equipment  
35 they'll have to bring in for the developing, all the  
36 vehicles coming and going. Again, the surrounding  
37 roads, the surrounding bridges that we will all be  
38 left to live with, are they built to handle that kind  
39 of weight and pressure.

40 And with the dam, you did mention that there's  
41 been a study done, but we're concerned as to whether  
42 there will be regular inspections, regular upkeep, and  
43 who would be liable for any issues that might occur  
44 because of something happening at the dam.

45 WESLEY GRANT: Thank you.  
46 Next we have Beth Grubb. E

47 BETH GRUBB: Good evening.  
48 I came to Anderson County via the birth canal, is how  
49 I got here. This is my home.

50 And I don't know how many of you travel on Midway

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1 Road a lot, but you can't spit and not hit a house  
2 somewhere. I just heard a report just yesterday about  
3 how the landfill is looking for some extra place  
4 because we've run out of room. There has to be a time  
5 when you hit critical mass. Unless Hartwell Lake is  
6 digging -- is deep enough for the Mariana Trench, you  
7 cannot continue to support all of this with what we've  
8 got. It's not possible.

9 I just would ask -- and I was wondering, are you  
10 planning on dredging the reservoir?

11 WESLEY GRANT: Ma'am, if you  
12 could address the commission please.

13 BETH GRUBB: Are they  
14 planning on dredging the reservoir?

15 WESLEY GRANT: We can  
16 certainly call them back up later and ask those  
17 questions.

18 BETH GRUBB: Because six  
19 months of the year it's dry. There's nothing there.  
20 I don't know who would want to live on a resort plot  
21 where there's no water half of the year. But I just  
22 would ask you to consider these things; our schools,  
23 our landfills, our water, everything here in Anderson  
24 County. It cannot sustain the growth that it has been  
25 going through.

26 WESLEY GRANT: Okay, thank  
27 you. Chris Bradberry.

28 CHRIS BRADBERRY: 1340 Keone  
29 Circle, Midway Road. My concern has been addressed by  
30 Mr. Moore and that young lady.

31 It's just, we live down the creek in the  
32 subdivision on Beaver Dam. So our concern is just,  
33 you know, just the maintenance. I would assume the  
34 dams around 70 something years old. So just -- we  
35 just wanted to make sure that it was maintained, you  
36 know, proper precautions were taken. And as was said  
37 in the prayer, you know, the the flooding in Texas, it  
38 wasn't a dam breach, it was, you know, heavy rain, but  
39 it's still a concern.

40 And my concern is with us living on the creek,  
41 now, my information come from Google, but my -- if I  
42 stand on my back porch, is at 740 foot above sea  
43 level. If it is correct, the water level at the  
44 Anderson Reservoir is like at 755. So we're about 13  
45 foot below the lake level. So my concern is just  
46 that, you know, the dam, with its age, is maintained  
47 and overlooked and seen in the future. I don't know  
48 if it has a life expectancy or not, but we just --  
49 that was just my concern. Was it -- you know, because  
50 the centerpiece of the property -- which I wish them

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1 the best in this business endeavor -- but the  
2 centerpiece is the 150 acre lake, which is supported  
3 by an older dam. So as long as it's maintained, that  
4 was my concern. Thank you for your time.

5 WESLEY GRANT: Thank you.  
6 Kenneth Reel.

7 KENNETH REEL: I'm Kenneth  
8 Reel. I live at 1425 Keone Circle, again, in the  
9 Carolina Estates subdivision.

10 My concern is with the added traffic and wear and  
11 tear on Hampton Road. I know the developer says  
12 they're going to pay to have that maintained or redone  
13 and maintained, because it's, it's a mess now. I go  
14 down there with my truck and I'm out -- I'm all over  
15 the road. But then again, he says they're going to  
16 have construction going on for 10 years, even if they  
17 do redo the road for us, is it still going to be open  
18 to the residents, and with 10 years of heavy equipment  
19 moving back and forth for building homes and all, is  
20 it going to stand up to this? Or is this just going  
21 to be a temporary fix for a couple of years, and then  
22 we're back in the same position we're in now with that  
23 road. And this road -- the road is a main cut-through  
24 for people going all the way over to 29 from the  
25 interstate. And if -- it's my quickest cut-through to  
26 get back over to the interstate, and I use it a lot  
27 myself.

28 And so my concern on the road, and also, is the  
29 road going to be part of the subdivision? Is it going  
30 to be cut off from our use? Are we going to be able  
31 to continue to use it?

32 And again, with the dam, I know my brother lives  
33 on a dam at -- a dammed up lake in Texas, and it had a  
34 lifespan expectancy of about 75 years when they built  
35 there. And so I imagine when they built this back in  
36 -- this one back in the late 50s, it probably had a  
37 life expectancy too, and we don't know how much that  
38 is. And I'm sure it doesn't meet the standards that a  
39 dam would have to be -- would have to meet today,  
40 haven't been built that long ago.

41 And again, to address the emergency services, a  
42 new fire station and new equipment, you didn't mention  
43 the equipment. Equipment -- fire equipment is  
44 expensive. I spent 27 years on the Orlando fire  
45 department and -- but even more expensive than the  
46 equipment in the station are the personnel. I know  
47 they're volunteers here, but if you're going to have a  
48 seniors type community. I couldn't fight fire  
49 anymore. I'm 78. Where you going to get your  
50 volunteers? You know, it's nice to have a nice

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1 station, nice trucks, but if they're going to sit  
2 there and not get -- be able to be used, what good are  
3 they?

4 Trying to think. There must have been something.  
5 At 78 you forget things. Appreciate your time.

6 WESLEY GRANT: Thank you.  
7 Chuck Sitka.

8 CHUCK SITKA: Good evening.  
9 My name is Chuck Sitka. I'm 1316 Keone Circle.

10 On the map, I just saw a few minutes ago at slots  
11 55, 56, I have 1515 foot of line next to the Anderson  
12 property that butts up into the corner there, back at  
13 the swamp where the original map had a farm market and  
14 petty blue, whatever else.

15 So I've been there for 31 years. I'm friends  
16 with the Anderson family. And Jimmy and I have talked  
17 many times about the development in the past. I would  
18 say on a positive note, I know you're going to get  
19 ripped, like all developers will, and are, we are  
20 encouraged -- many of us are encouraged about the fact  
21 that we've got a quality building crew, developers,  
22 architects, capital company. And from that  
23 standpoint, we support it.

24 At the same time, obviously, and you've asked  
25 some darn good questions. Have number of concerns. I  
26 think it sounds like they'll all be worked out. The  
27 one proposal I would like to say is I just saw the  
28 maps tonight, which are greatly -- I mean, they're  
29 totally different than the maps originally sent  
30 out. So we had studied the original proposal, and I  
31 was prepared to talk about that. Now you've got  
32 development in the field next to me that wasn't there  
33 originally, and now there's probably as much  
34 development in that south side of Hampton Road, which  
35 doesn't appear to have the buffer along Keone Circle.  
36 You got the Stewart property, he'll be talking in a  
37 minute, and then you've got three or four lots past  
38 that that are all going to be exposed. I have,  
39 fortunately, a wood lot next to me with a creek, and  
40 there's wetlands and whatnot, so I'll be buffered to a  
41 great degree. And if it's 55 and over, my concerns  
42 will primarily, I guess, be erased, and therefore I'll  
43 join the rest of them with any issues or concerns,  
44 would like to generate any future discussions. I can  
45 help with property identification. I've hunted most  
46 of that property. I know it inside and out. It is a  
47 concern in my area, especially across the creek and  
48 south of there is underwater a good part of the year.  
49 There are swamps in the back, back side that are  
50 underwater a good part of the year. And I'm not too

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1       sure about the field that you're planning on building,  
2       most of that is dry most of the year.

3               So anyways, I'd like to just throw an olive  
4       branch for future discussion. Obviously, there's  
5       many, many concerns, and everybody's addressed them,  
6       so I won't repeat them. But welcome aboard if you're  
7       coming. I'm glad to see a quality builder and quality  
8       developer, but like anybody else, the development in  
9       this area has gone unchecked. We don't have the  
10       infrastructure in many cases. All we have is a good  
11       sewer line that is not being used. I dealt with that  
12       30 years ago. Now they're going to put some stuff in,  
13       but between the roads and everything else, we got a  
14       serious issue.

15               HENRY YOUMANS:                               Time.

16               CHUCK SITKA:                                 And this mess  
17       right now needs a total ---

18               WESLEY GRANT:                                Thank you,  
19       sir. That's time.

20               CHUCK SITKA:                                Thank you.

21               WESLEY GRANT:                                Jeff Wilson.

22               JEFF WILSON:                                 Good evening.

23       My name is Jeff Wilson. I'm with Anderson School  
24       District One, and I'm here representing the school on  
25       this project.

26               Want to thank Chris and his bunch. I do  
27       appreciate the fact we were brought to the table.  
28       That doesn't happen very often with, with the  
29       builders, and we do appreciate at least that they  
30       brought us to the table.

31               We are very interested if there's property  
32       available for a school, we would certainly be  
33       interested in that, based on what the cost would be.  
34       We do have some land in that area that we will develop  
35       at some point.

36               Our issue continues to be just we have no space.  
37       And if we bought -- if that land started and we got  
38       going now, it would be six to eight years before we  
39       could put a school on that property just because of  
40       the cost. As you know, we're in the middle of  
41       completing a school now. That's got to be paid off.  
42       We're committed, our board's committed not to adding  
43       serious tax to the folks in Anderson One.

44               So our concern is not just Spearman, but middle  
45       school and high school. Even if we had the 80 acres,  
46       which we would certainly have conversations around  
47       again, if we could afford it, would be just -- it  
48       would be years and years before we would be able to  
49       build a middle and a high school.

50               And we are completely full at Spearman. We have

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1 portables at Spearman. Y'all know there's 1000 homes,  
2 a little over 1000 homes, already approved and being  
3 built. Woodglen is killing us right now. Y'all see  
4 Woodglen coming up in the Piedmont area. We're  
5 getting kids every single day as those houses go up.

6 We have another development that was going to be  
7 a senior development. We get calls from out of state  
8 every day looking in that 5, 7, \$800,000 range of  
9 families. I'm concerned that you'll have trouble not  
10 selling a lot of those homes to these families that  
11 want to be in our -- which is a great problem. Folks  
12 want to be in Anderson County schools, all of them,  
13 and the building you see as a result of that.

14 So we just have concerns of being able to -- if  
15 it does build out in five years, we will not have a  
16 school to serve five years, six years. Seven or eight  
17 years down the road, we're hoping to have at least an  
18 elementary solution. We're looking at probably adding  
19 on to Wren Middle sometime in the future. Again, it's  
20 a cost factor for us. How can we do it without  
21 raising serious taxes?

22 So just to let you know, we stay concerned, Wren,  
23 Powdersville and even Palmetto area, of large  
24 buildings -- of growth coming in. We just don't have  
25 the capacity to handle it right now. Thank you very  
26 much.

27 WESLEY GRANT: Thank you.  
28 Dallas Moseley.

29 DALLAS MOSELEY: Hello. My  
30 name is Dallas Moseley. I live right on Welcome Road.

31 One of the things about this is there's already  
32 been a subdivision approved for Welcome Road for about  
33 200 lots that's going to be in addition to the 996  
34 that these would be. So while looking at things, it  
35 can't just be looking at that. It can't just be  
36 looking at the retail or potential industrial. It's  
37 going to be over 1000.

38 Along with that, you know, I understand progress  
39 has to move on. And Anderson County is growing. And  
40 like people have said, people want to move to this  
41 area. It does not mean that this area has to be  
42 developed this way. That is not what progress is.  
43 People have either grown up here or chosen to live  
44 here because of the type of community that is in this  
45 area. And it's a rural community. It's decent sized  
46 lots, some houses closer than others, some large  
47 enough to have a homestead or a farm.

48 He said this property has been for sale for 25  
49 years. I think people would buy it as long as they  
50 don't -- they don't have to do it in this way. People

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1 want land. People want to build homes. People want  
2 to move here. But we don't need a developer to do  
3 that. Like he said, this is good land, and that's  
4 hard to find, and there's plenty of people who would  
5 be willing to build houses here if they were given the  
6 chance, and if this wasn't zoned and sold off to a  
7 developer to do with what they want to with it.  
8 Because while they said that they are open to having a  
9 school there, they are also open to other bids, and we  
10 understand that. But also people have moved to this  
11 area because it is a rural place, because there are  
12 deer and wildlife, because people like living here.

13 And if they come in and they put retail there and  
14 fast food places, why would we want to live here  
15 anymore. That's not what we wanted when we moved  
16 here, or when people have lived here their whole  
17 lives. That's not what Anderson County has to be.  
18 There can be progress, but this is not progress, not  
19 for all the residents and homeowners and individuals  
20 here. If this gets approved, what you do is you take  
21 away the progress that they have made in their lives  
22 to live in a place that they actually like.

23 Thank you.

24 WESLEY GRANT: Thank you.  
25 Brian Shanahan.

26 BRIAN SHANAHAN: Yes, good  
27 evening. Thank you for taking time here tonight.

28 I don't want to echo a lot of things that have  
29 been said that's just repeating a lot of the similar  
30 topics here. But I think the biggest thing you'll  
31 hear the theme is that you have a rural area, you have  
32 open space, you have a lot of land, you have people  
33 that abut up to this and what the people in Anderson  
34 have seen over the years here is that it's just been  
35 unfettered growth.

36 The great thing is, this is a local person who's  
37 going to build a really quality home. I think we can  
38 agree, a lot of the homes that have been built have  
39 probably not been probably the best. And you know, I  
40 know that's just anecdotal, but I think we've heard  
41 some horror stories, other meetings that I've been  
42 here, in terms of runoff, in terms of just clear-cut  
43 and just plowing down those fields, plowing down  
44 nature, and then that, and then that really changes  
45 the quality of life for a lot of folks.

46 I think the biggest issue is the density of the  
47 housing. I think that at the end of the day, is  
48 probably the nut that needs to be cracked between the  
49 community and the developers and y'all up there on the  
50 Council, is to figure out a way where there could be a

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1 discussion to say, yeah, that's -- I know you need to  
2 make money, and I know that the 55 and older don't  
3 want a big yard. They want to be able to enjoy their  
4 time. They don't maybe have the mobility to take care  
5 of a lawn or take care of the yard, and so it's a  
6 perfect fit. And we're a great place that's drawing a  
7 lot of people and bringing people to this county. But  
8 at the end of the day, I think there needs to be some  
9 sort of communication between everyone where everybody  
10 wins.

11 And you know, that's what America is. We're a  
12 great country and great companies like theirs out  
13 there, and I think the people here care about their  
14 community, and I think everybody that's coming up here  
15 to speak cares about the community, or otherwise we  
16 wouldn't have the guts to stand up here and talk in  
17 front of people. And I just hope that, you know,  
18 great minds get together here and work this out.  
19 Thank you.

20 WESLEY GRANT: Thank you.  
21 Next we have Heath Stroud. I think that's how I read  
22 it.

23 HEATH STROUD: Most  
24 everything I was going to talk about has already been  
25 pretty much touched on. But there's a few things, as  
26 she stated, they already approved 200 homes for the  
27 west side of the reservoir. That was denied by the  
28 sewage for wastewater treatment. They do not have the  
29 capacity for it. So if a lot of these homes are going  
30 to be on wastewater treatment, where's the expansion  
31 for the holding ponds for the wastewater treatment  
32 plant coming from? There's going to have to be an  
33 expansion there.

34 As far as roadways go, I live on Welcome Road.  
35 When the diversion happened off Cherokee Road for the  
36 rebuild of the bridge that was detoured down our road.  
37 Now, all the tanker trucks, the gas tanker trucks from  
38 Belton still use Welcome, because it's shorter cut-  
39 through than to go down to Cherokee after the bridge  
40 was built. So it's already heavy traffic as it is. I  
41 know they're talking about adding some turning lanes  
42 and maybe a single lot.

43 I'm from Greenville originally. I know what it's  
44 like to come home, you know, on Roper Mountain Road,  
45 and it takes you 45 minutes to travel three miles. If  
46 we're talking about road expansion, then we're talking  
47 about eminent domain for people's yards, in order to  
48 widen the roads.

49 So I just would like for everybody to take into  
50 consideration -- I know we're expanding, and I know

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1 everything's getting bigger, but overall, the county  
2 needs a little bit of breathing room. I mean, there's  
3 been a lot of approved subdivisions. And we can talk  
4 about adding schools, but where's the staff coming  
5 from? There's already a teacher shortage.

6 Talking about the police department, well,  
7 Anderson County took over for Belton because they  
8 couldn't staff their own either. So now you're  
9 talking about having to expand that. Additional bus  
10 routes, drivers, everything has to go into  
11 consideration for this. And I just think it needs a  
12 little bit of breathing room in order to allow some of  
13 the subdivisions that have already been approved, to  
14 see how much of an impact that's already going to  
15 have. Thank you.

16 WESLEY GRANT: Thank you.  
17 Michael Horan.

18 MICHAEL HORAN: Hey, I live  
19 on Paulan Road.

20 So again, the same thing that I was going to talk  
21 about, a lot of those people have talked about, the  
22 environmental impact. So I own 12 acres, and we moved  
23 out there so that we could have a particular way of  
24 life with our kids, right? We want to be able to  
25 hunt, have bonfires, see the starry nights and all  
26 that kind of stuff. Putting in, you know, close to  
27 1000 homes and businesses and stuff like that, we'll  
28 probably never see the stars again if that's the case.

29 Paulan Road, we don't let our kids -- we have  
30 kind of a concrete barrier at the end of our driveway,  
31 and we don't let our kids go past that just because of  
32 the fact of all the traffic. And if we widen the  
33 road, that takes up even less space for us to be out  
34 there.

35 And then I know they talked about things like  
36 green spaces and walking trails and amenities and  
37 things like that, but is that going to be available to  
38 like the surrounding areas, or is that only available  
39 to the community that's immediately on the lake?  
40 Because if so, that does nothing for us except to  
41 impact our our neighborhood. Thank you.

42 WESLEY GRANT: Thank you.  
43 Rick Stewart.

44 RICK STEWART: Rick Stewart,  
45 1300 Carolina or Keone Circle in Carolina Estates.

46 Like Chuck, I've been here about 30 years, and I  
47 do appreciate a high quality developer, by the way. I  
48 think that's really good. Most of comments have been  
49 hit on, but a couple things I wanted the Council to  
50 make sure they consider is with the new proposal

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1 different than what I've seen before, it's really not  
2 clear what the setback is from the wetlands or from  
3 the existing Carolina Estate subdivision. There is a  
4 natural spring with a drainage ditch that runs about  
5 1000 feet or so along that back corner. And the lots  
6 that are slotted back up in there, at least on the  
7 original plot, are 55 feet wide. So my mother lives  
8 in a 55 plus subdivision with 55 foot wide lots. Not  
9 sure what kind of half a million dollar house fits on  
10 55 foot wide lot. A barn is bigger than that.

11 So other comments is really around the traffic on  
12 Hampton Road. That is the only access to I-85 from  
13 the Belton-Honea Path, Cheddar community, that cuts  
14 through Hampton Road. You can go north around Welcome  
15 Road, extra couple miles, or you can go maybe another  
16 eight or 10 miles up to Cherokee. You cannot cut  
17 through Hopewell Road. It's limited traffic. You  
18 can't pull a trailer across the intersection. So  
19 access to -- or exit 27 is a significant concern of  
20 mine with that division back there.

21 That's all I had to say. Thank you.

22 WESLEY GRANT: Thank you.

23 Next we have Stephen -- not going to pronounce this  
24 right. Lupi?

25 STEPHEN LUPI: Good evening.  
26 My name is Stephen Lupi, 5012 Midway Road. I haven't  
27 been here 30 years. I've been here less than a year.  
28 And one of the reasons why I bought that property was  
29 because of the rural area. There are several tracts  
30 on my side of the road, on the other side of Midway.  
31 We all have multiple acres. We all have wildlife. We  
32 don't want to see that go away.

33 My issues, looking at the original one, you have  
34 896 lots ---

35 WESLEY GRANT: Sir, if you  
36 could address the commission, please.

37 STEPHEN LUPI: Yes, sir.  
38 896 lots between 600 - 6500 to 10,000 square feet.  
39 That's less than a quarter of an acre. All right,  
40 you're already building all the way down Midway, DRB  
41 Homes, they're 30 feet apart. You already have  
42 population density already in the area. You got  
43 townhouses going up there. You got townhouses off of  
44 Hopewell and 81 going in there. So you already have  
45 five years of development already going in. I mean,  
46 they're just clear-cutting hundreds of acres off of  
47 Midway putting in these developments. I don't see  
48 where the infrastructure is to support all of this.

49 He does have 135 lots, 1.5 acres to 15 acres. So  
50 you're talking 1100, 1100 homes. I reviewed the

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1 buffer, and I agree with some of the other people that  
2 the 50 foot buffer should be extended on Midway Road  
3 and Hampton Road. Also the cost for the road.  
4 Hampton Road, as was reviewed, is a total mess. It  
5 needs to be tore up and repaved. And that is the way  
6 we go south off 85. If I go north, I take, I believe  
7 it's Paradise Vista over to the circle in 29.

8 So I'm concerned about the traffic, I'm concerned  
9 about the cost. There's no impact fees that you're  
10 charging these people. Okay? So basically, all the  
11 road construction, all the school construction is  
12 going on the back to retirees like me and working  
13 class families. \$100 million somebody's going to net  
14 off for this. \$100 million. Half a million --  
15 500,000 per home, 900 homes, \$100 million somebody's  
16 going to net off of this. Thank you.

17 WESLEY GRANT: Thank you.  
18 Last we have Sean Proner.

19 SEAN PRONER: Sean Proner,  
20 6037 Midway Road. My wife and my boys and I have a  
21 property, approximately 40 acres, at the northeast  
22 corner of the proposed development.

23 I moved out to this area about 17 years ago.  
24 Came from Pendleton, where Mr. Moore and I grew up  
25 together. Anybody that's been through there can see  
26 what kind of mess Pendleton is now.

27 In my job, I'm out riding around Anderson County  
28 all day, every day. And everywhere you look, it's  
29 nothing but red dirt. It's not a farmer turning over  
30 a field. It's another slab house subdivision going in  
31 here, there, everywhere.

32 I understand that they want to develop it to  
33 profit from it, to sell the property, whatever, that's  
34 -- I understand that. I think that there should be  
35 enough housing in Anderson, as is, or coming out of  
36 the ground as is. I don't think we can sustain this  
37 unchecked growth the way things are going.

38 I want to echo what some of these folks have said  
39 about traffic. I know we've talked about traffic on  
40 Paulan or Paulan. We've talked about traffic on  
41 Hampton. I live on Midway across from Beaver Dam  
42 church, and traffic there in the morning, in the  
43 evening, they treat that curve right up the road from  
44 my house like the back stretch at Talladega. My wife  
45 and I both have almost been hit multiple times just  
46 trying to pull out of the driveway. I'd like for the  
47 commission to look at the traffic impacts beyond just  
48 the local area. Highway 8 at exit 32 is a mess every  
49 day, every evening. Highway 81 is a mess at exit 27  
50 every morning, every evening. There's Bosch and Ryobi

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1 traffic, as well, to contend with.

2 In addition to that, I've got children at  
3 Spearman and Wren. You know, as some of these folks  
4 have said, I'll echo it as well. I've got a son who's  
5 a student at Wren High School, and he can't get some  
6 of the classes he wants because they're already full.  
7 They're already at capacity. School hasn't started  
8 yet, and the classes are already full. So I'd like  
9 for the county to at least look at some of the issues  
10 that we brought up. And like I said, further out from  
11 just the initial development itself. Thank you.

12 WESLEY GRANT: All right.  
13 Thank you, sir. That concludes the public hearing.  
14 Thank you for the comments.

15 I would like to remind the commission, before we  
16 start discussion, there's two things we'll ultimately  
17 have to take action on. One being the variance that's  
18 being requested, which is the -- to install septic  
19 sewer on estate lots fronting the reservoir. We'll  
20 need to take action on that first, the variance.

21 And then the second piece of action we'll need to  
22 take is on the application itself. So please keep  
23 those two things in mind as we start the discussion.

24 I'll open it up for discussion. Anybody has any  
25 questions of the developer, we can certainly ask them  
26 to step back to the microphone.

27 I'm sorry, sir, public hearing's over.

28 DAN HARVELL: Mr. Chairman,  
29 can you, can you quantify that variance a little bit  
30 more than that?

31 WESLEY GRANT: I'll try.  
32 And then we can ask Mr. Cartee to elaborate.

33 My understanding is there's lots along -- that's  
34 fronting the reservoir where gravity will not allow  
35 for septic -- I mean, for sewer to be installed from  
36 the standpoint of gravity. So they're, they're asking  
37 for a variance to allow for the septic systems to be  
38 installed on those lots. I don't know, Mr. Cartee, if  
39 you want to elaborate?

40 TIM CARTEE: That's  
41 correct, Mr. Chairman, you did a good job on that.

42 WESLEY GRANT: Thank you.

43 STEVEN GILREATH: What's the  
44 acreage on the estate lots? That might be an  
45 engineer.

46 GASTON ALBERGOTTI: They vary  
47 from one and a half acres to twelve acres.

48 STEVEN GILREATH: Okay, so the  
49 variance is just because you're taking sewer on from  
50 the county and you won't ---

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1 GASTON ALBERGOTTI: Yes, sir.  
2 (Inaudible).  
3 WESLEY GRANT: So the first  
4 action we would need to take is on the variance. So  
5 if we could entertain a motion for that, if you guys  
6 are ready?  
7 WILLIAM MOORE: Mr. Chairman,  
8 I'll make a motion to approve the variance.  
9 WESLEY GRANT: We have a  
10 motion by Mr. Moore to approve the variance. Do we  
11 have a second? Got a second by Mr. Burdette. All  
12 those in favor of the variance, raise the right hand.  
13 Any opposed? We have two opposed. Okay, thank you.  
14 So next will be the application itself. The  
15 variance is approved. I'm sorry.  
16 WILLIAM MOORE: Mr. Chairman,  
17 you might want to open it up for more discussion  
18 amongst the Planning Commission before we move to a  
19 vote?  
20 WESLEY GRANT: Yeah, sure.  
21 WILLIAM MOORE: Just a  
22 suggestion.  
23 WESLEY GRANT: Yeah, yeah,  
24 absolutely. That's what I was hoping we would do. We  
25 can call the developer back if we have more questions  
26 for clarification on the application.  
27 STEVEN GILREATH: I have a  
28 quick -- couple of questions, if that's okay?  
29 WESLEY GRANT: Yeah,  
30 absolutely. For the developer? Mr. Gilreath, for --  
31 okay.  
32 STEVEN GILREATH: So listening  
33 to the School District, we won't have a school as of  
34 yet. So then we're requiring the schools that are in  
35 place to handle those kids; right? And then, if you  
36 do build a school, was there any discussion about if  
37 the presiding residents are paying for that, or is  
38 that built in? Any discussion on that?  
39 GASTON ALBERGOTTI: We have, we  
40 have not had those discussions yet.  
41 WESLEY GRANT: Is part of  
42 the consideration that you would incorporate a private  
43 school on this property? Or is it -- it's kind of  
44 open to all?  
45 GASTON ALBERGOTTI: That was our  
46 original intent, was to have a private charter school  
47 prior to the discussion with Dr. Wilson.  
48 WESLEY GRANT: Oh, I see.  
49 GASTON ALBERGOTTI: So we could  
50 easily still do that.

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1                   JANE JONES:                   If you built  
2 a school with -- through the District One school  
3 system, it would have to be approved by them. We  
4 couldn't be presuming anything about that at this  
5 point, I don't think.

6                   GASTON ALBERGOTTI:                   That's  
7 right. Yes, ma'am.

8                   DAN HARVELL:                   Mr.  
9 Chairman, at some point I'd like to ask Dr. Wilson to  
10 come back.

11                  WESLEY GRANT:                   I think he  
12 left.

13                  DAN HARVELL:                   He left?  
14                  WESLEY GRANT:                   I think I saw  
15 him leave.

16                  DAN HARVELL:                   Well, darn.  
17 Well, let me just take this a little further  
18 about what I would ask him.

19                  Number one, I wanted to know what the current  
20 debt load is for School District One at this point. I  
21 know they had, I believe it was 200 and something  
22 million. And if any of the staff knows this, please  
23 provide it. But I think it was 200 and something  
24 million to build the Powdersville High School and do  
25 the modifications and expansions for especially Wren.  
26 And I think something was done to Spearman then too.

27                  So I wanted to know what that debt is at this  
28 current time, and how many years going forward that's  
29 still in effect, because even for them to build a new  
30 school now, they're not going to be able to build a  
31 school without, obviously, another public referendum.  
32 You don't know if that public referendum is going to  
33 be approved or not to build that school.

34                  JANE JONES:                   There's a  
35 school under construction too, elementary school, as  
36 we speak. It's not complete.

37                  WESLEY GRANT:                   Yeah, I  
38 don't think anyone here is prepared to speak to the  
39 School District One finances.

40                  DAN HARVELL:                   No, but it  
41 -- I'm just underscoring the fact that that's a,  
42 that's a huge concern. You don't know if a school is  
43 going to be built until the, until the referendum is  
44 approved by the voters.

45                  JANE JONES:                   I have a lot  
46 of concerns about the other services since we don't  
47 really have anything from the fire department. We  
48 can't assume that we could, you know, start up another  
49 one. But we are -- it is Piercetown that would  
50 service that area?

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1 GASTON ALBERGOTTI: Yes, ma'am.  
2 JANE JONES: And I don't,  
3 I don't know who pays for the extra equipment. I know  
4 all the volunteer departments, there's so much  
5 construction going on there, and they're in a real  
6 bind about, you know, keeping up with that. And I  
7 wish we had a letter from them, but we don't.  
8 And of course, the traffic is a major concern.  
9 Something we didn't mention was just in a subdivision,  
10 it's not just the cars that go to the house. Can you  
11 think how many trash trucks would come in to 1000  
12 houses? And delivery trucks? I've been noticing a  
13 lot of increased traffic from those two things lately.  
14 We don't -- it's increasing the way on our roads. I  
15 have a major concern about that.  
16 WILLIAM MOORE: Also, at the  
17 same time, we need to take into consideration the  
18 density here. I mean this, this property has been  
19 floated out for quite some time now. And you know, I  
20 know for sure there was multiple plans, over 2000  
21 lots, 2500 lots. And I think we should take a close  
22 look at this, for that reason, is the density.  
23 WESLEY GRANT: That's a good  
24 point, Mr. Moore. I think, as the developer said, we  
25 had 14 applications that were offered or proposed to  
26 the property owners with much higher density than is  
27 being offered in an unzoned area.  
28 JANE JONES: And we --  
29 there's quite a few houses in that area that we have  
30 approved that aren't even under construction yet. I  
31 don't have a number on that. But I know around just  
32 the Piedmont area, there's about 2000. And in  
33 Powdersville, there's probably close to that many  
34 more, I'm not sure. But we've approved a lot of  
35 developments, and they're not even under construction  
36 yet. And the impact of all that hasn't hit us yet.  
37 It's just we need to just plan what kind of  
38 development we want.  
39 STEVEN GILREATH: I would like  
40 to say I appreciate the effort that y'all have done  
41 for what, for what you're trying to do versus what it  
42 could or could have been. But I do feel like that we  
43 need -- we're doing the same thing to the school  
44 without some more thought and some more conversations.  
45 The neighbors have said it, too, but I just feel  
46 like that there should be some more conversations with  
47 the School District before we unload 1000 homes on  
48 them. I appreciate what y'all have done.  
49 GASTON ALBERGOTTI: Thank you.  
50 DAN HARVELL: And I would

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1 also like to say because I sat in on the preliminary  
2 meeting with Council, Councilwoman Wilson and staff  
3 with this group and two other groups, and yours was  
4 absolutely the most acceptable of what we saw. And  
5 for what you're doing, I really -- I appreciate that.  
6 I think you have worked on this quite, quite well.  
7 But from where I'm concerned, the schools are it.  
8 I've publicly have stated here before, and you're  
9 going to get -- the board may be getting tired of  
10 hearing this, but I cannot vote to put more kids in  
11 portables.

12 We have an incredibly big threat and problem  
13 these days with schools, especially if they're not  
14 secured. The kids are not secured out in portables.  
15 We know what happened in Townville. I mean, I pray to  
16 God, it never happens here again. But if it did, and  
17 I voted to put more kids in school -- in portables, I  
18 would feel like I had blood on my hands. I don't mean  
19 to be over dramatic on that, but I just can't ignore  
20 that circumstance.

21 MICHAEL BURNS: Mr.  
22 Commissioner, can we talk to the builder? Ask  
23 questions of -- I think it's been presented as to what  
24 the demographic is that they're after.

25 WESLEY GRANT: Sir?  
26 NICHOLAS MYERS: Good evening,  
27 everybody. My name is Nicholas Myers and I work for  
28 Toll Brothers. Happy to answer any questions you've  
29 got regarding the residential component of the  
30 development.

31 MICHAEL BURNS: Well, it's  
32 obvious that you've built subdivisions like this  
33 across the country, and you have experience as to what  
34 the demographic and the age group that you're selling  
35 these homes to. I think it was said 55 and up.

36 NICHOLAS MYERS: Yes.

37 MICHAEL BURNS: In your  
38 experience, what target or what percentage of that  
39 have you -- has it come to fruition that they are 55  
40 and up?

41 NICHOLAS MYERS: I think that  
42 here you're going to see a higher percentage than not,  
43 you know, 50, 60 percent at least. With the larger  
44 lots that, you know, the floor plans that we're  
45 thinking about offering, the lake, you know, we're  
46 looking at retirees. But you are going to get some  
47 family buyers as well. So it's hard to have a crystal  
48 ball as to what that exact percentage is going to be.  
49 But we're looking at, you know, a unique master plan  
50 amenity with walking trails and connectivity and all

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1 the things that consumers want.  
2 And I believe that we are going to see a  
3 significant portion of this community is 55 and older.  
4 It's also, you know, these homes are going to be  
5 starting in the fives, and some may even go up well  
6 over a million. So it's, it's going to be a more  
7 affluent buyer. And personally, as a young family  
8 with two kids, it may be harder to get into this  
9 community, obviously, if you can't afford that type of  
10 home.

11 WESLEY GRANT: I think  
12 that's a good point. I think the market price of  
13 these homes are going to have a major impact on how  
14 many -- how much of these homes are affecting the  
15 school capacity. I think to his point, price range on  
16 these homes is going to be very difficult for young  
17 families. And not to say all, but a lot of families  
18 will not be able to afford five, \$600,000 homes, and  
19 so I don't think they're going to have kids attending  
20 schools. I mean, I think that's an element that we  
21 should consider also.

22 NICHOLAS MYERS: Not to harp  
23 on that point either, but you know, there is a trend  
24 we're seeing too of the work from home, remote life.  
25 So I think you are going to see a percentage of  
26 consumers where they fall into that category, and so  
27 the traffic count and stuff may not be as high as you  
28 may think.

29 WESLEY GRANT: Any other  
30 questions for the builder?

31 CHRIS HARRISON: If I may add  
32 to that, sir, my name is Chris Harrison. I'm one of  
33 the partners at Dunean Capital.

34 Just wanted to touch on the school, because I've  
35 talked to Dr. Wilson several times throughout the past  
36 couple of months. I just want to provide a little  
37 context of kind of the school situation and how we got  
38 in touch with Dr. Wilson.

39 So originally, our plan, we were dead set, and we  
40 were pretty far down the road with a charter school.  
41 We were committed because we knew all the school  
42 issues and issues with Spearman and middle and high  
43 school. So we were committed from the get-go to have  
44 a school as part of our project. So we're pretty far  
45 down the line. And as all developers should, you  
46 know, we sat down with the School District to let them  
47 know about our project early on, and it was there that  
48 they actually expressed interest. You know, they have  
49 their site on Highway 81 that is for future  
50 development, but obviously needing more, needing more

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1 space for additional schools, is when they said, hey,  
2 this would be a great -- this could potentially be a  
3 great site for Anderson District One.

4 So with that, that's kind of where the  
5 conversation really heated up. And we said we would  
6 love that. While we were committed to having a school  
7 of some sort, a school on the project, we're committed  
8 to that. Again, we're far down the line with a  
9 charter school, but when the conversation of District  
10 One happened, we kind of jumped at that. We said,  
11 hey, whatever you guys need. We would love it for it  
12 to be a District One school. You know, we want a  
13 school period, but if it can be a District One school,  
14 that would be great. So I completely understand Dr.  
15 Wilson's concerns, and he's looking at it -- a  
16 broader, a broader picture.

17 But just to kind of reiterate the District One  
18 conversation is we are committed to having a school.  
19 And so I know there's some concerns about the timing  
20 of District One being able to build, etc. Again,  
21 we've -- I've talked about that with Dr. Wilson.  
22 We're happy to look at -- all options are on the  
23 table, whether it's even the privately funded school,  
24 an Anderson District One school, a charter school,  
25 we're committed to having a school in the appropriate  
26 time frame with the build-out of the homes of our  
27 project.

28 I just wanted to kind of bring some context to  
29 that conversation. We didn't kind of go to Anderson  
30 District One and say, hey, you guys, you want to put a  
31 school here? It was a very, it was a very deliberate  
32 and thoughtful conversation we were planning on prior  
33 to and they kind of expressed interest. And so if  
34 they were interested, we were definitely interested in  
35 trying to work something out with them. But  
36 regardless, there will be a school as part of our  
37 project. So I just wanted to put a little context.  
38 Thank you, Mr. Chairman.

39 WESLEY GRANT: Okay. Thank  
40 you.

41 DAN HARVELL: Mr. Chairman?  
42 But considering the school, there's no donated  
43 property within that, within that scenario, right?

44 NICHOLAS MYERS: So great  
45 question. And it's a, it's a loaded -- there may.  
46 And I know Gaston said earlier, we're -- we are in  
47 active conversations with Dr. Wilson. So we're kind  
48 of, I don't say waiting on them, but we kind of are,  
49 and we're open to really anything they propose. And  
50 we're happy to work something out, whether it's

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1 donated, partially donated. You know, there's --  
 2 there are hundreds of options of how to make this  
 3 work. I know they've studied the actual location  
 4 through the, you know, the state and federal  
 5 guidelines to make sure the location works. And I  
 6 believe it is -- I believe it does. So I think it's  
 7 not really a yes or no question on if there's any  
 8 donated. We're open to that. Really there is no  
 9 option on the table that we would not strongly look at  
 10 because I think it's important to note too, while  
 11 obviously we know the reasons for a school, we've,  
 12 we've heard -- you know, we knew this going into this  
 13 project. We've been -- that's been confirmed today  
 14 with what you've heard here tonight.

15 But I think in addition, it is part of our  
 16 project in the sense -- Nick can speak to it too --  
 17 Toll Brothers, a big portion of that is having a  
 18 school as part of this -- we're envisioning this whole  
 19 project as it's not its own community. It's going to  
 20 be, it's going to be, you know, harmonious with the  
 21 surrounding area. But it is, it is going to be a  
 22 community of -- in and of itself. So I think a school  
 23 is part of that community. So to -- I hate -- I don't  
 24 want to say no or yes, I'm not going to sit here and  
 25 say, yeah, it's all -- we're going to donate 80 acres.  
 26 That would just -- that would be a silly thing for me  
 27 to stand up here and say. But I'm also not going to  
 28 say, we're going to, we're going to price it so high,  
 29 there's no way they're going to be able to build a  
 30 school. And it's like a, you know, a bait and switch  
 31 type deal. That's not the case either. We are  
 32 actively working with Dr. Wilson.

33 And again, we're going to have a school on the  
 34 project, and we would like it to be a District One  
 35 school. But if, again, they've got a lot they're  
 36 worrying about, not just this one particular project.  
 37 So I think -- I know it's a long winded answer to your  
 38 question, but that's the best question -- or best  
 39 answer I can give, is, potentially. We don't know.  
 40 There's, there's a lot of ways we can kind of skin the  
 41 cat, so to speak, with that.

42 DAN HARVELL: And also,  
 43 what about the fire department? Did I misunderstood  
 44 that you all might build a fire department?

45 NICHOLAS MYERS: We -- yes,  
 46 Gaston knows those conversations. Yes, we've, we've  
 47 told -- and I'm forgetting the ---

48 JANE JONES: It takes more  
 49 than a building.

50 NICHOLAS MYERS: Ma'am?

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1 JANE JONES: Takes more  
2 than a building.

3 NICHOLAS MYERS: Yes, ma'am,  
4 he told us exactly what, what he would need. And I'll  
5 let Gaston speak. He had the conversation with Chris.  
6 But yes, we've committed to building him a new  
7 station.

8 JANE JONES: I'm talking  
9 about firemen.

10 GASTON ALBERGOTTI: Yeah, so the  
11 conversation was had to build a three bay metal  
12 building for them to house up to two fire trucks and  
13 an EMS vehicle. That was very preliminary, but that  
14 was his sort of gut feel on what he would want. And  
15 so it wouldn't be a full fire station with -- you  
16 know, it would basically be a metal building with a  
17 bathroom that could house up to three vehicles. So  
18 that's what he asked for. That's what we said we  
19 would build.

20 My understanding, and I'm certainly not an expert  
21 on this, is that there is some sort of millage  
22 allocation to that volunteer fire department for their  
23 vehicles and such. And that's how they fund their  
24 operations. That may or may not be true, but that's  
25 what he told me.

26 DAN HARVELL: Thank you.

27 WESLEY GRANT: Thank you.

28 JANE JONES: And the  
29 school situation is all dependent on this -- what the  
30 school board and this conversation hasn't been had  
31 with them. So let's don't forget that.

32 NICHOLAS MYERS: That's  
33 correct, and I completely agree with you. And no,  
34 there's no way to know that. I think I just wanted to  
35 kind of provide some ---

36 JANE JONES: I understand.  
37 I just want to make sure that point was made.

38 WESLEY GRANT: I think, Ms.  
39 Jones, what we're hearing is the developers had  
40 initially started thinking about their own charter  
41 school on the property, but since engaging with  
42 Anderson School District One, I think they're saying  
43 they're open to having further conversations with  
44 them.

45 JANE JONES: Yeah, I  
46 understood that.

47 WESLEY GRANT: Pursuant to  
48 some type of school scenario.

49 DAVID COTHRAN: So you're  
50 only talking to Piercetown Fire Department

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1 representatives. You haven't spoken to the Anderson  
2 County Fire Protection Commission?  
3 NICHOLAS MYERS: That's  
4 correct; just Piercetown.  
5 DAVID COTHRAN: Well, for  
6 your information, Piercetown Fire Department can't  
7 make any decision about buildings. Anderson County  
8 Fire Protection encompasses all the Anderson County  
9 fire stations. It's a state commission. It's not  
10 involved with Anderson County proper. So you may want  
11 to have conversations with the county fire commission,  
12 because those decisions have to be made at the larger  
13 level than the local fire department.  
14 NICHOLAS MYERS: I did not  
15 know that. I'll have that conversation. Thank you.  
16 WESLEY GRANT: Any other ---  
17 MICHAEL BURNS: Can I ask,  
18 best case scenario if this gets approved by us  
19 tonight, it goes to design. It goes through all the  
20 permitting. You start building. When is the absolute  
21 soonest that somebody could occupy a house?  
22 GASTON ALBERGOTTI: I think best  
23 case scenario, permits would be in hand for land  
24 disturbance mid next year. And then we're talking  
25 what?  
26 NICHOLAS MYERS: Yeah, I  
27 think, just for conservatism, we would say, you know,  
28 roughly call it a year from now. We would get LDP,  
29 permits in hand to where we could break ground. It  
30 would take roughly a year to develop the first phase  
31 or pod. And then we would start, you know, our model  
32 park right after that. So you're two and a half years  
33 before you -- I'd say a good estimate is three years  
34 probably before the first consumer is living in a  
35 house. That's probably a good estimate, if there's no  
36 hiccups along the way, you know. Thank you.  
37 WESLEY GRANT: Any other  
38 discussion from the Commission? If not, hearing none,  
39 we'll entertain a motion to approve or deny the  
40 application presented.  
41 JANE JONES: I make the  
42 motion that the proposal be denied. My reasons have  
43 to do with the infrastructure that includes the  
44 schools, all the services that would need to be  
45 provided. And it's not in keeping with the current  
46 community.  
47 WESLEY GRANT: We have a  
48 motion on the table to deny. Do we have a second?  
49 DAN HARVELL: Second.  
50 WESLEY GRANT: We have a

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1 second by Mr. Harvell. All those in favor of the  
2 denial please raise your right hand. We have four for  
3 the denial. All those to deny the denial motion. We  
4 have five. So it's approved. Thank you.

5 Next on our agenda -- we'll give the room an  
6 opportunity to clear out here a second, Ms. Hunter.

7 JANE JONES: Only got  
8 4000 houses waiting to be built, or did I lose count?

9 DAN HARVELL: Well, it'll  
10 be interesting to see.

11 WESLEY GRANT: Ms. Hunter,  
12 as the, as the folks are leaving the room, we'll move  
13 on with the agenda.

14 ALESIA HUNTER: Yes, sir.  
15 WESLEY GRANT: If you will  
16 -- I guess I'll turn it over to you ---

17 ALESIA HUNTER: Okay.  
18 WESLEY GRANT: --- to talk  
19 about the continuing education.

20 And if those could please vacate the room we'll  
21 carry on the meeting.

22 ALESIA HUNTER: Yes, sir.  
23 Thank you, Mr. Chairman.

24 Each year the commission is charged with  
25 continuing education. We've got two new members that  
26 need to get their six hours continuing ed. Every  
27 year, we ask the attorney, Todd, to provide the  
28 commission with their yearly training. So we need to  
29 set some dates. We've already talked to Todd. He  
30 does have his calendar. So Todd, if you want to --

31 TODD DARWIN: (Inaudible.)  
32 ALESIA HUNTER: The last  
33 week in August is the starting point.

34 TODD DARWIN: (Inaudible.)  
35 WESLEY GRANT: So the  
36 sessions would be, we're proposing two, three hour  
37 sessions. Ms. Hunter, is that what I'm hearing?

38 ALESIA HUNTER: Yes, that's  
39 what he's saying.

40 WESLEY GRANT: Okay.  
41 TODD DARWIN: (Inaudible.)  
42 WESLEY GRANT: I see no on  
43 ---

44 JANE JONES: (Inaudible.)  
45 ALESIA HUNTER: Ms. Jones,  
46 you all need three hours.

47 JANE JONES: Oh, three?  
48 ALESIA HUNTER: Yes.  
49 TODD DARWIN: (Inaudible.)  
50 WESLEY GRANT: I guess I

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1 would just propose we throw out dates that might work  
2 for you, and then we'll see what the Commission's  
3 availability is for two, three hour sessions.

4 DAVID COTHRAN: I'll just go  
5 ahead and say -- and I don't know about our new  
6 members -- I'm always the bottleneck on this. I'm  
7 available just about any Monday. I'm available other  
8 days, but I'm always available on a Monday unless I've  
9 got a dentist appointment or something.

10 TODD DARWIN: (Inaudible.)

11 DAVID COTHRAN: I'm okay with  
12 lunch or afternoon; doesn't matter.

13 DAN HARVELL: If it's  
14 Mondays, I can't do the third Monday. I can't do the  
15 third Monday.

16 TODD DARWIN: (Inaudible.)

17 DAVID COTHRAN: I'm good with  
18 either time.

19 WESLEY GRANT: I can't do  
20 lunch, but I could do dinner. Four to seven?

21 TODD DARWIN: Four to seven  
22 on Monday the 4th.

23 WESLEY GRANT: That works  
24 for me. Does it work for everybody else? Four to  
25 seven on August the 4th. Ms. Hunter, will you send  
26 this out to us?

27 ALESIA HUNTER: Yes, sir.

28 WESLEY GRANT: Okay, and  
29 then the second session?

30 TODD DARWIN: (Inaudible.)

31 JANE JONES: Three hours  
32 on that Monday?

33 WESLEY GRANT: August 18th?

34 TODD DARWIN: (Inaudible.)

35 WESLEY GRANT: 11th through  
36 the 18th?

37 MICHAEL BURNS: Can we put  
38 both of those down and then reply later?

39 TODD DARWIN: (Inaudible.)

40 WESLEY GRANT: And we're  
41 saying four to seven on each session? Is that what  
42 I'm hearing?

43 ALESIA HUNTER: Yes, sir.

44 DAVID COTHRAN: So we would  
45 only need one?

46 WESLEY GRANT: So that was,  
47 that's a good point that Mr. Cothran is asking. Ms.  
48 Hunter, you mentioned some only needed one of the  
49 three hours. And then ---

50 ALESIA HUNTER: Yes, we've

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1 got two members that need to do the six, six hours  
2 initial and then they -- the following year they go to  
3 three hours.

4 WESLEY GRANT: So you just  
5 need to tell us which ones we need to attend. I guess  
6 everybody attends the first one, and then the other  
7 two would attend the second session.

8 ALESIA HUNTER: Yes.  
9 WESLEY GRANT: Okay.  
10 TODD DARWIN: (Inaudible.)  
11 WESLEY GRANT: Okay, I got  
12 you. Okay.

13 DAVID COTHRAN: It won't be  
14 a repeat session. It'd be a different ---  
15 TODD DARWIN: (Inaudible.)  
16 WESLEY GRANT: All right,  
17 so August 4th, 11th and 18th. And then you'll send us  
18 something, Ms. Hunter ---  
19 ALESIA HUNTER: Yes, sir.  
20 WESLEY GRANT: Do we need  
21 to take action on this? I have a ---  
22 ALESIA HUNTER: No, no, this  
23 is not a voting matter.  
24 WESLEY GRANT: All right.  
25 We don't have anybody signed up for public comments.  
26 If there's no more discussion, we'll entertain a  
27 motion to adjourn.

28 STEVEN GILREATH: I'll make a  
29 motion.

30 DAVID COTHRAN: One quick  
31 question -- sorry -- the 11th and the 18th, the same  
32 hours?  
33 TODD DARWIN: (Inaudible.)  
34 WESLEY GRANT: Yes. So we  
35 had a motion and a second; motion by Mr. Moore, second  
36 by Mr. Gilreath to adjourn. All those in favor.  
37 Thank y'all for coming.  
38  
39 **MEETING ADJOURNED AT 7:47 P.M.**

STATE OF SOUTH CAROLINA )  
COUNTY OF ANDERSON )

ANDERSON COUNTY  
PLANNING COMMISSION MEETING  
AUGUST 12, 2025

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

ALSO PRESENT:  
ALESIA HUNTER  
TIM CARTEE  
HENRY YOUMANS  
JOAN HOLLIDAY  
BRITTANY MCABEE  
QUANESHIA HAMMOND

1 WESLEY GRANT: Good evening.  
2 I'd like to welcome everyone to the Anderson County  
3 Planning Commission for August the 12th. I'd like to  
4 call the meeting to order.

5 If you could please stand with me while Mr.  
6 Gilreath leads us in the invocation and the pledge.

7 STEVEN GILREATH: Let us pray.

8 **INVOCATION AND PLEDGE OF ALLEGIANCE BY STEVEN GILREATH**

9 WESLEY GRANT: Thank you. I  
10 have been informed by staff that we have a conflict  
11 with our legal counsel, and we need to make a change  
12 to the agenda tonight. So I'd like to make the motion  
13 that we remove Executive Session, items 8 through 11  
14 and items 12(A) through 12(C), subdivisions, Evergreen  
15 Heights, located on Evergreen Road; Lake Highlands,  
16 located on Nunnally Road; and Riverdale, located on  
17 Von Holland Drive, from tonight's agenda due to a  
18 scheduling conflict with our legal counsel in federal  
19 court, with overlapping time.

20 These items will be rescheduled for September 9,  
21 and proper notification will be mailed accordingly.

22 And I'll entertain a second at this time.

23 SCOTT JUNKINS: Second.

24 WESLEY GRANT: We have a  
25 second by Mr. Junkins. All those in favor. It's  
26 unanimous. Thank you.

27 I would like to welcome Ms. Hanks back. She's  
28 been out improving health-wise. We're glad to see her  
29 improving and certainly glad to see her back. Thank  
30 you. Good to see you. She's been working diligently  
31 on our minutes, trying to play catch-up, and we  
32 understand that.

33 With that being said, there's no minutes to  
34 approve tonight.

35 So we'll start our public hearing portion of the  
36 agenda. The first item on the agenda is land use  
37 application, 6(A), Bon Secours Mercy Health, Highway  
38 153 and Roe Road. Tax map number 236-00-01-003. And  
39 I'll turn it over to staff for their presentation.

40 TIM CARTEE: Thank you,  
41 Mr. Chairman. 254 property owners within 2000 feet of  
42 proposed development was notified per -- via  
43 postcards. And again, as you mentioned, the project  
44 name is Bon Secours Mercy Health of Powdersville, and  
45 the intended development is a medical office and free-  
46 standing emergency department. And the authorized  
47 representative will be Matthew Crawford. And the  
48 location access is Highway 153, which is state  
49 maintained. And Roe Road is county maintained. It's  
50 in Council District Six. And surrounding land use is

1 commercial. This area is unzoned. Tax map number is  
2 there for your viewing. Total number of acres is  
3 11.95.

4 And the traffic impact analysis, I'll turn that  
5 over to Roads and Bridges.

6 BRITTANY MCABEE: Thank you,  
7 Mr. Chairman. As stated, this was for a 40,000  
8 roughly square foot medical clinic building and a  
9 12,000 square foot freestanding emergency department.  
10 Proposed accesses are two driveways on Roe Road, which  
11 is county maintained, and one right in and right out  
12 driveway on South Carolina 153 which is state  
13 maintained.

14 Traffic impact study was conducted by  
15 Infrastructure Consulting and Engineering LLC. And it  
16 was dated May 16, 2025. Existing counts were taken on  
17 April 15 of this year. The study was conducted per  
18 the requirements of Anderson County. The study  
19 addressed Roe Road, Highway 153; Roe Road and Three  
20 Bridges Road and all of the side accesses. The level  
21 of service for all movements at the study  
22 intersections are acceptable after mitigation. The  
23 mitigation will be as follows: Build volumes do  
24 warrant a right turn lane on Roe Road at Three  
25 Bridges. Build volumes do warrant a right turn lane  
26 at the northern proposed access on Roe Road. But no  
27 other turn lanes are warranted at side accesses.

28 This concludes the traffic study summary.

29 WESLEY GRANT: Perfect.  
30 Thank you.

31 TIM CARTEE: Here is some  
32 renditions of the proposed development. Here is the  
33 proposed layout. Here's the aerial of the property.  
34 Here's a sign that was posted for the public.

35 This project has met the requirements in Chapter  
36 24. That's your staff report, Mr. Chairman.

37 WESLEY GRANT: Thank you,  
38 sir. Do we have a representative from the developer  
39 side to present? Okay.

40 MICHAEL JOHNSON: Good evening.  
41 My name is Michael Johnson. I'm the director of  
42 development for Bon Secours Mercy Health.

43 I'll keep my comments brief. I think staff  
44 covered it well. We are presenting a 40,000 square  
45 foot medical office building and a roughly 12,000  
46 square foot freestanding emergency department.  
47 Freestanding emergency department will be a 24/7  
48 operation with 10 beds for patient needs, imaging and  
49 lab services. The medical office building will be a  
50 mix of primary care services and other specialties

1 that we offer.

2 The site has been, you know, well designed. Our  
3 civil engineer, Chris Price, with Blue Water is here  
4 tonight as well, and can speak to any of the technical  
5 aspects. But we're excited about the ability to bring  
6 new services to this market. We feel it's a great  
7 place to expand our services. And you know, the ED  
8 offers a great thing for the local citizens, you know,  
9 in case of emergency. If you ever need anything, you  
10 know, it'll be open 24/7 and service those needs.

11 So really, just want to make myself available  
12 should there be any questions or concerns. Happy to  
13 address and appreciate the time.

14 WESLEY GRANT: Thank you,  
15 sir. Do we have any questions from the Commission at  
16 this time? We may call you back. Thank you, sir.

17 We'll open it up to the public hearing portion,  
18 citizen comments. We have one person signed up, Mr.  
19 Steve Caldwell. If you could just come to the  
20 microphone, state your name and address, please, and  
21 if you would address the commission, please, sir.

22 STEVE CALDWELL: My name is  
23 Steve Caldwell. Reside at 5 Roe Road, Greenville,  
24 South Carolina, 29611.

25 Had a quick question in regards to sewer. Where  
26 would the sewer run from, where would it end, and is  
27 that on county, state, and who's paying for it?

28 And also it wasn't quite clear on the comments.  
29 Just kind of worried about the turn-in. Is it going  
30 to have a turn-in lane off of 153 and Roe Road into  
31 the complex? Or it's just going to be one off of Roe  
32 Road? That's just a question -- two questions I have.

33 WESLEY GRANT: Okay. Mr.  
34 Cartee, are you in a position to address those  
35 questions?

36 TIM CARTEE: If you'd  
37 like, Mr. Chairman, we can have the engineer of the  
38 project explained.

39 WESLEY GRANT: Okay, please,  
40 sir.

41 CHRIS PRICE: Chris Price,  
42 with Bluewater Civil Design. Is the site plan -- can  
43 we bring it up, just to make these remarks clear.

44 Yes. So there'll be two accesses off Roe Road.  
45 The right turn will be off of Roe Road into the drive,  
46 driveway. And there will be a right in right out on  
47 153 just west of the -- where the guardrail ends on  
48 153 there. So you'll turn -- you can turn right in,  
49 or you can turn right out, but you can't turn left  
50 there. You'd have to turn in at the red light into

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1 Roe Road to get into the site.  
2 And to answer your question on sewer. Sewer  
3 would be coming from in front of the O'Reilly's,  
4 Dollar General. So we have a couple of options right  
5 now. We have a gravity option that runs down 153 all  
6 the way to the frontage of the site. Just due to its  
7 shallow nature, it would end basically at that right  
8 in right out driveway.  
9 WESLEY GRANT: Okay, thank  
10 you.  
11 JANE JONES: Regarding the  
12 sewer, who's providing that service?  
13 CHRIS PRICE: It will be  
14 funded by Bon Secours. ReWa is the agency, but the  
15 ---  
16 JANE JONES: ReWa.  
17 CHRIS PRICE: Bon Secours  
18 will pay for it.  
19 JANE JONES: I was  
20 talking about who's going to actually do it?  
21 CHRIS PRICE: Yeah.  
22 JANE JONES: ReWa. Not  
23 too many years in the past, there was some question  
24 about whether a subdivision that came in that area  
25 would be able -- nobody would have the capacity to  
26 provide water and sewer for that area. So it's a  
27 concern.  
28 CHRIS PRICE: Yeah, yeah,  
29 this is the ---  
30 JANE JONES: They've  
31 cleared that?  
32 CHRIS PRICE: Well, this  
33 is kind of the end of the line based on what they  
34 currently have, yeah.  
35 JANE JONES: But they do  
36 have the capacity now?  
37 CHRIS PRICE: They do have  
38 the capacity now, yeah. This is a -- a medical use  
39 like this is not a very high user when you compare it  
40 to a subdivision or, you know, some other kind of use,  
41 yeah.  
42 WESLEY GRANT: Okay, thank  
43 you, sir. Any other questions from the commission  
44 members? Comments? Hearing none, we'll entertain a  
45 motion regarding the application.  
46 JANE JONES: I make the  
47 motion to approve the project. It will meet a need  
48 for, as we well know, a growing population in  
49 Powdersville and that area of Easley, right across the  
50 line there.

1                   WESLEY GRANT:                   We have a  
2 motion. Do we have a second?  
3                   DAN HARVELL:                   Second, Mr.  
4 Chairman.  
5                   WESLEY GRANT:                   Got a second  
6 by Mr. Harvell. All those in favor. It's unanimous.  
7           Thank you. Looking forward to the project.  
8           The second application is a land use application  
9 labeled Wren Market Square, neighborhood, grocery,  
10 retail, Highway 81 and Highway 86. Tax map number  
11 190-00-04-035, Council District Six. And I'll turn it  
12 over to staff for their presentation.  
13           TIM CARTEE:                   Thank you,  
14 Mr. Chairman. 296 property owners within 2000 feet of  
15 the proposed development were notified via postcards.  
16 And again you mentioned, this is Wren Market Square,  
17 and the intended development is a neighborhood grocery  
18 with retail. And Michael Gault is a representative  
19 for this development. And the location, as you had  
20 stated, is on Highway 81 and 86, which is state  
21 maintained in Council District Six.  
22           Surrounding land use is residential and vacant.  
23 This area is unzoned, and you had stated the tax map  
24 number for your viewing. 7.37 acres for this  
25 development. And traffic impact analysis, I'll turn  
26 it over to Roads and Bridges.  
27           BRITTANY MCABEE:                   Thank you,  
28 Mr. Chairman. This was a 46,000 square foot grocery  
29 with two out-parcels with two 3500 square foot medical  
30 or dental offices and a 5000 square foot office.  
31 Proposed accesses are on Highway 86 which is state  
32 maintained at the approved Anderson Oaks entrance and  
33 Highway 81 which is state as well. Traffic impact  
34 study was conducted by Access Engineering and dated  
35 June 5, 2025. Existing counts were taken November 21,  
36 2024. The study was conducted per the requirements of  
37 Anderson County, and these are the findings of our  
38 review.  
39           Study addressed Highway 86 and 81. Since those  
40 are arterials, those were the only intersections that  
41 were studied, as well as the side accesses. The level  
42 of service for all movements at the study  
43 intersections are acceptable after mitigation. Build  
44 volumes do warrant a left turn lane on Highway 86 at  
45 the side access and a right turn lane and left turn  
46 lane on the Highway 81 side access.  
47           This concludes the review of the traffic study.  
48           WESLEY GRANT:                   Perfect.  
49 Thank you.  
50           TIM CARTEE:                   Here's the

1 proposed layout for this development. Here's the  
2 aerial photo. And here is the rendition of the  
3 finished product. Here's the land use review sign  
4 posted for the public.

5 And this project has met the requirements in  
6 Chapter 24. This is your report, Mr. Chairman.

7 WESLEY GRANT: Thank you,  
8 sir. Do we have representative from the developer?  
9 Perfect. Thank you.

10 SAM BLACK: My name is  
11 Sam Black. I'm with Three Lines Development, and then  
12 I also have Zach Johnson with Gray Engineering with  
13 me.

14 I think the presentation covered the scope of our  
15 project, but we're excited to bring a grocery store to  
16 Anderson County. So let us know if you have any  
17 questions.

18 WESLEY GRANT: Okay,  
19 perfect.

20 JANE JONES: I have some  
21 questions about the access. Of course, I'm not  
22 opposed to a grocery store. Get that out of the way.  
23 But I live about a mile from there, so I'm very  
24 familiar with the roads and the situation.

25 These turn lanes, who's going to pay for that?

26 SAM BLACK: The developer  
27 would pay for the turn lanes.

28 JANE JONES: Now I'm  
29 talking about the one on 86, you said a left hand turn  
30 lane.

31 SAM BLACK: Correct.

32 JANE JONES: There's  
33 already a turn lane there that turns you left onto  
34 Highway 81. And I've been looking at it. I couldn't  
35 quite figure how you could do both of those there.

36 SAM BLACK: Certainly.  
37 Hopefully the site plan includes our scope here, and  
38 if not, we'll make sure we can explain it. Okay, this  
39 might have been an earlier site plan.

40 But we'd be adding a right turn line on 86 and  
41 then the left turn lane would be on 81. So this would  
42 be a, you know, an add to the existing road. So there  
43 would be storage for those turn lanes. We would not  
44 block any kind of traffic.

45 JANE JONES: Just -- I go  
46 through this several times a day, and I'm just having  
47 a hard time seeing how that's going to work.

48 And on 81 there's, of course, there's red light  
49 there, and there's already turn lanes. There's room  
50 to pave -- to widen the road there and put in another

1 lane to turn, but it's going to be real tricky there  
2 at the red light, because traffic backs up there.

3 You know, there's a school less than a mile away.  
4 I mean, three schools, and there's just a high volume  
5 of traffic there. And I was having a hard time  
6 figuring out how the turn lanes are going to actually  
7 function. But I guess you'll -- you're aware of all  
8 that, and you'll make it work.

9 SAM BLACK: Definitely.  
10 Yeah, we're following the DOT suggestions from the  
11 traffic study. And it'll include storage for all  
12 those cars turning in. So we don't see any problem  
13 with it blocking traffic.

14 JANE JONES: The problem  
15 is already there.

16 But another question that you can't answer, but  
17 Mr. Cartee can. Previously, there were subdivisions  
18 approved on all -- on three of those corners at that  
19 intersection. One of them is under construction, and  
20 one of them ran into a problem when they hit granite.  
21 The one that's on the same corner as this grocery  
22 store, is it still on the table to be built? Or is --  
23 what's the status of that one?

24 TIM CARTEE: We haven't  
25 heard anything from that developer. He's trying to  
26 finish up the first phase in the opposite corner off  
27 of 86 and 81. And then once he finishes that, he'll  
28 probably proceed over to the other corner to finish  
29 that.

30 JANE JONES: But they're  
31 still planning to build those houses there, is my  
32 question?

33 TIM CARTEE: Correct.

34 JANE JONES: Okay, so  
35 there will be a subdivision on the same side of the  
36 road as this grocery store?

37 TIM CARTEE: No, that  
38 would be across the street.

39 JANE JONES: Well, there  
40 was -- originally they were approved on three corners.

41 TIM CARTEE: I'm not sure  
42 about that, because there's one subdivision already on  
43 the north side of 86 and 81 and then that corner is  
44 vacant, is where phase two of that other subdivision  
45 ---

46 JANE JONES: The corner  
47 beside the one that's under construction, they hit the  
48 granite. I don't know if you've been up there, but  
49 they've had to stop because of that.

50 TIM CARTEE: Yeah, I'm

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1 not sure what status ---  
2 JANE JONES: So I'm not  
3 sure if they're going to be able to go ---  
4 TIM CARTEE: I'm not  
5 familiar ---  
6 JANE JONES: But the  
7 corner where the grocery store is, my question is, are  
8 they still going to build on that corner?  
9 TIM CARTEE: I'm not  
10 aware of any development on the same side of the  
11 grocery store.  
12 JANE JONES: I'm pretty  
13 sure we approved it. I was talking to some members of  
14 that family. Okay, it was just something I wanted to  
15 clear up in my mind how all that was going to fit  
16 together with the traffic. Good luck.  
17 WESLEY GRANT: Any other  
18 questions for the developer.  
19 DAN HARVELL: Yeah, Mr.  
20 Chairman, one thing, normally when it's subdivisions  
21 we're talking about, we have a report from the  
22 utilities, and we, if I understand correctly, we don't  
23 have one from Duke Energy on this. I'm assuming that  
24 you all have been in contact with them about the  
25 supply.  
26 SAM BLACK: Correct.  
27 DAN HARVELL: Because I  
28 can only imagine how much electricity a grocery store  
29 pulls with air conditioning and all the refrigeration.  
30 JANE JONES: And water  
31 is -- water also.  
32 SAM BLACK: Yep, we're  
33 working with all the different utilities, and we have  
34 availability letters to show availability for  
35 everything for the project.  
36 WESLEY GRANT: Okay, thank  
37 you. We may call you back.  
38 SAM BLACK: Okay.  
39 Thanks.  
40 WESLEY GRANT: We'll move to  
41 public hearing. We had one citizen sign up to speak,  
42 Mr. Fred Walker. If you'll please come to the  
43 microphone, state your name and address, please, sir,  
44 and we -- each person has three minutes to speak. I  
45 failed to mention that earlier, but we give each  
46 person three minutes. Thank you.  
47 FRED WALKER: Thank you for  
48 letting me do this. My wife and I moved here from St.  
49 Petersburg, Florida two years ago. Florida -- St.  
50 Pete, Tampa, traffic is crazy. It's just -- here it's

1 just wonderful. We have this rural setting so a  
2 wonderful balance between sort of a rural environment  
3 and then 15 minutes away is anything you want. It's a  
4 perfect balance for us. That's one of the reasons why  
5 we moved here.

6 And as I look at the, at the intersection there,  
7 if you drive about five and a half miles into  
8 Powdersville, there's an Ingles, and then there's a  
9 new Publix, which is being built right now at 53 -- at  
10 153 and 81. If you go out 86 to Easley, there's an  
11 Ingles. And then you go another quarter of a mile,  
12 you're on 123, you can get anything you want,  
13 anything. And then if you go up 85 or I-85, 15  
14 minutes into Greenville, you can get anything you  
15 want. And if you go out toward I-85 where that Loves  
16 truck stop is out there, there's a Dollar General  
17 Market, which is a grocery store. And if you go up,  
18 it's 4.1 miles from that intersection, there is a  
19 Dollar General Market up there. And if you go further  
20 into Piedmont, another grocery store.

21 I don't know why we need a grocery store at 81  
22 and 86. Everything is within -- it's like a seven or  
23 eight minute drive. And then you're going to have  
24 traffic problems. And it just -- I know that there's  
25 a ratio that, you know, the -- these guys have done  
26 their research, they've done their due diligence, and  
27 they're spending a lot of money. But at the same  
28 time, you know, and I know there's some kind of a  
29 mathematical ratio says for the number of people you  
30 have in a surrounding area that can support something  
31 like this, so -- but we have, you know, you got 150  
32 people going into the development that's being  
33 constructed right now. It's caddy corner from that  
34 area. I guess there's another one in the, in the  
35 works for later on.

36 If you look into the future five or 10 years from  
37 now, and unfortunately, the north has discovered South  
38 Carolina, and they're moving down in here, and there's  
39 a lot of development and a lot of growth, and I get  
40 all that. That's wonderful. It's prosperous.

41 But in this -- in that one location at the  
42 intersection, you're not only going to have, you know,  
43 traffic issues. He says he thinks that he's got that  
44 solved. But I, you know, just don't see a need for  
45 it. I mean, what do you need a grocery store and  
46 eight stores, when within seven or eight, nine  
47 minutes, you can be, you know, anywhere you want.

48 So that's, that's my issue. And I just wanted to  
49 bring up the fact that you have a beautiful area  
50 there. People have lived there for many, many years.

1 And, you know, I've talked to so many people, this is  
2 their lives. You've got Wren High School.  
3 And my name is Fred Walker. I live at 207  
4 Planters Walk Drive. Planters Walk, the little  
5 development, is probably less than a quarter of a mile  
6 from that intersection.  
7 HENRY YOUMANS: Time.  
8 FRED WALKER: Turn out, and  
9 there it is.  
10 WESLEY GRANT: Thank you,  
11 sir.  
12 FRED WALKER: Yeah, and  
13 they've got Wren Crossing too. So anyway, but thank  
14 you for your time. But just don't see a need.  
15 WESLEY GRANT: Thank you.  
16 That concludes our public hearing on the land use  
17 application.  
18 Ma'am, I'm sorry we -- did you not have the  
19 opportunity to sign up? On maybe perhaps a different  
20 one. I'm sorry? Okay. To speak on this particular  
21 land use application. Do we have means -- do you need  
22 the computer? If you could address us at the  
23 microphone, please, that would be great. Thank you.  
24 CAROLE DENNISON: Mr. Chairman  
25 and members of the commission, I'm Carole Dennison, a  
26 31 year resident.  
27 WESLEY GRANT: Ma'am, ma'am,  
28 are you, are you speaking on this particular land use  
29 application, or for a non-agenda item?  
30 CAROLE DENNISON: On this land  
31 use application.  
32 WESLEY GRANT: Okay, okay,  
33 I'm sorry. Okay. We see you on a different one. I'm  
34 sorry, we found you. We found you. Thank you.  
35 CAROLE DENNISON: All right,  
36 thank you. So I'm Carol Dennison. I'm a 31 year  
37 resident of Wren Crossing subdivision. I'm also an  
38 attorney and the former Anderson County probate judge  
39 where I served here for -- in the probate court for 17  
40 years.  
41 I'm here to speak on behalf of myself and my Wren  
42 Crossing neighbors due to our close proximity to the  
43 proposed development site of Wren Market Square. It  
44 will be as close as 100 to 300 feet behind some of our  
45 homes and yards, including my own. The recently  
46 passed amendment to add additional requirements for  
47 landscaping and bufferyards for residential properties  
48 within 2000 feet of commercial properties seems to  
49 apply to our location and our current circumstances.  
50 Our residents are most deeply concerned about the

1 proximity to the back of the proposed grocery store.  
 2 A large asphalt turnaround and roadway are planned  
 3 there for delivery of produce and for pickup of trash.  
 4 Three large dumpsters are also shown on the plans. We  
 5 anticipate that jumbo trailer trucks, box trucks,  
 6 flatbed trucks, will all make deliveries throughout  
 7 each day, creating loud noise from the horns, trucks,  
 8 trash disposal and slamming doors.

9 Also, such close presence to food and to the odor  
 10 of trash may also attract rodents and insects. Also  
 11 our slight elevation above the parking lot and  
 12 building with all those deliveries by the trucks and  
 13 emptying the dumpsters may even be even noisier, if  
 14 not buffered.

15 Jimmy Ivester, one of my neighbors, is here at  
 16 the meeting. According to Jimmy the site is in clear  
 17 view from his property and especially in late fall  
 18 through early spring, when the trees are bare. As a  
 19 result, the residents of Wren Crossing respectfully  
 20 request the protection of the Anderson County Planning  
 21 Commission be finding that -- by finding that a proper  
 22 buffer on two sides of the commercial property is  
 23 required by the new amendment.

24 Moreover, because there is a slight drop in the  
 25 elevation to the site, we respectfully request at  
 26 least a six foot earthen berm with planted trees and a  
 27 six foot stockade fence placed at the highest  
 28 elevation of the commercial property.

29 I realize that we cannot stand in the way of  
 30 progress in our cherished neighborhood. We also  
 31 lament the possible loss of our abundant wildlife and  
 32 beautiful trees surrounding our subdivision.  
 33 Nevertheless, this is the most cost effective and only  
 34 time to design, build and install the buffer yard and  
 35 landscaping. Soon, tons of dirt will have to be  
 36 moved. At this time, it seems the developer will be  
 37 in the most financially advantageous position to  
 38 assist us.

39 Unfortunately, all the control by the site  
 40 developer ---

41 HENRY YOUMANS: Time.

42 CAROLE DENNISON: --- may at  
 43 some time be lost when it's turned over to the  
 44 tenants.

45 WESLEY GRANT: I'm sorry,  
 46 ma'am, that's time.

47 CAROLE DENNISON: I hope you  
 48 will consider this proposal.

49 WESLEY GRANT: Thank you.  
 50 Commission members, does anyone have questions

1 for the developer or staff?  
2 JANE JONES: I would like  
3 for the developer to address how he's going to buffer  
4 his property from the residences. Has any plan for  
5 that?  
6 ZACH JOHNSON: Zach Johnson,  
7 Gray Engineering. We have already developed a  
8 landscape plan that shows all the required buffering  
9 for Anderson County. So that plan has already been  
10 developed and will be turned in with our submittal  
11 package. And it has those buffers.  
12 DAN HARVELL: Can you be a  
13 little more specific? You say you've met county  
14 ordinance on it, but tell us exactly what that is, if  
15 you would.  
16 ZACH JOHNSON: What exactly  
17 the buffer ---  
18 DAN HARVELL: The berm and  
19 the, and the stockade fence, I'm assuming.  
20 ZACH JOHNSON: No, I don't  
21 believe the fence is required.  
22 JANE JONES: But you're  
23 just doing the basic?  
24 ZACH JOHNSON: Yes, we're  
25 doing the -- what the code requires.  
26 MICHAEL BURNS: What is the  
27 setback?  
28 ZACH JOHNSON: A setback?  
29 MICHAEL BURNS: The setback  
30 from the property line? I can't -- I'm sorry, I can't  
31 read on ---  
32 ZACH JOHNSON: I can get it  
33 for you.  
34 WESLEY GRANT: Mr. Cartee  
35 will ---  
36 TIM CARTEE: Setback will  
37 be 15 feet from the building.  
38 MICHAEL BURNS: From the  
39 parking lot or the building?  
40 TIM CARTEE: That'll be  
41 from the building.  
42 MICHAEL BURNS: From the  
43 building.  
44 TIM CARTEE: From any  
45 structure, 15 feet from the property line. And it'll  
46 be 50 feet setback from 81 and 86 right-of-way.  
47 DAN HARVELL: All right.  
48 So does that mean that, does that mean that the  
49 parking lot is going to go directly to that line of  
50 demarcation there, the setback line?

1                   ZACH JOHNSON:                   The parking  
2 can be allowed within the setback, but there's still  
3 also a landscape buffer that's different from the  
4 setback. There's a buffer and a setback. Two  
5 different, two different lines.

6                   TIM CARTEE:                   Mr.  
7 Chairman, there won't be any parking spaces in the  
8 rear of that properly. They'll all be facing 86 or  
9 81.

10                  DAN HARVELL:                   But the back  
11 will involve the tractor trailers, correct? And that  
12 will be the side that affronts this neighborhood,  
13 correct?

14                  ZACH JOHNSON:                   It does, but  
15 I believe there's -- there is a property in between  
16 those -- the neighborhood and the proposed grocery  
17 store, an undeveloped property now.

18                  DAN HARVELL:                   Is there an  
19 idea about how many -- what kind of acreage that is?

20                  ZACH JOHNSON:                   If you look  
21 there on the, on the map, you can see the area there.

22                  TYLER STONE:                   Hey, my  
23 name is Tyler Stone. I'm the landowner, and also with  
24 the development team. I actually wanted to address  
25 the people from Wren Crossing.

26                  My name is Tyler Stone. I know Mr. Ivester. I  
27 used to live in Wren Crossing, actually.

28                  WESLEY GRANT:                   Sir, if you  
29 could address the commission, please.

30                  TYLER STONE:                   I used to  
31 live in the same neighborhood as these people, so I  
32 completely understand their concern. And like Zach  
33 was saying, there is property -- and speaking to what  
34 you were asking about maybe with a development, Ms.  
35 Mary Malden (phonics), she owns 32 acres that  
36 surrounds our property. So there's a buffer of  
37 property.

38                  We're not actually contiguous with the  
39 neighborhood or any of those residents. I think  
40 there's -- you can see a little strip between. Is  
41 that the Ivesters house? Yeah, it's, would you say  
42 100 feet or so? I think there's about 100 feet there.  
43 And then, like Zach said, we're abiding by Anderson  
44 County's landscape buffer yard, and we already have  
45 landscape drawings for that. That goes around the  
46 entire perimeter back there.

47                  So I believe that we're going to have pretty good  
48 buffer, as is. I don't think that a berm would be  
49 necessary there because of the property that separates  
50 us already.

1           And like I said, I'm a Wren native. Grew up  
2 there. I'm raising my three kids. And believe me, I  
3 want this development to go above this standard. And  
4 we're going to make it great. It's going to be  
5 something that this community does need. There are  
6 grocery stores 15 minutes away. I know my wife gets  
7 tired of that drive to Powdersville. It's a traffic  
8 nightmare there. And that's part of, I think, the  
9 Food Lion concept. This is going to be a prototype  
10 that Food Lion -- there's only -- this will be the  
11 third grocery store like this in the country. It's  
12 going to be state of the art. There's a lot of  
13 innovation in this grocery store, particularly.

14           So I think the neighbors, will eventually learn  
15 to love this place. It's going to be a place we can  
16 finally go and meet and have coffee and mingle and get  
17 to know our neighbors, because Wren is a really  
18 special place, and we want to keep it that way.

19           WESLEY GRANT:                               Okay. Thank  
20 you. Thank you. Ma'am, I'm sorry we're not going to  
21 take comments from the, from the -- you know, it's why  
22 we allow people to sign up to speak. I'm sorry.

23           Any questions from the Commission?

24           JANE JONES:                               He said he  
25 was, as far as buffering his site, was doing  
26 everything that was required. Could we require a  
27 fence, even though that's not what's normally  
28 required, but as part of this because of the close  
29 proximity to this subdivision. Can be do that?

30           WESLEY GRANT:                               I'll ask  
31 staff to respond to that.

32           ALESIA HUNTER:                             If he was  
33 open to that. But he is meeting the requirement. And  
34 our new ordinances that have been adopted, it  
35 strengthened the buffer, required more plantings and  
36 landscaping, so he would have to comply with our new  
37 ordinance. But this is the first step. He can't  
38 actually do all the design detail until this is  
39 actually approved. But he'll be working with Mr.  
40 Cartee to make certain that those buffer yards are  
41 actually met.

42           WESLEY GRANT:                             And in terms  
43 of the new ordinance?

44           ALESIA HUNTER:                             In terms of  
45 the new ordinance.

46           WESLEY GRANT:                             And what --  
47 how different is the new ordinance that he'll have to  
48 comply to compared to what ---

49           ALESIA HUNTER:                             Well, as he  
50 mentioned, there's a perimeter around there too. So

1 like I said, we haven't gotten into all the details of  
 2 the landscaping at this point. But they are aware of  
 3 the minimum requirements. And if they decide -- they  
 4 always could add more.

5 WESLEY GRANT: Okay.

6 JANE JONES: But the  
 7 question was, can we, for this specific project,  
 8 require a fence in addition to what you've got in your  
 9 ---

10 ALESIA HUNTER: Well, I  
 11 don't think that you can actually require it. I mean,  
 12 if he's meeting what's in the ordinance, but if he's  
 13 open to that, I mean, if the commission wanted to, but  
 14 ---

15 STEVEN GILREATH: But it sounds  
 16 like it's a developer's decision to make.

17 ALESIA HUNTER: Yeah, because  
 18 you got to remember that the bufferyard gives him four  
 19 different options. So there's a lot of different  
 20 options that he can do plantings at. But he would  
 21 meet the requirements. And like I said, the new  
 22 ordinance has strengthened it. The landscaping even  
 23 more intense.

24 JANE JONES: But a  
 25 grocery store is a little bit unique, and I can see  
 26 why they would want a fence to separate them because  
 27 of all the different things that are going in and out  
 28 of there. But we can't add that to our ---

29 ALESIA HUNTER: No. We  
 30 could -- right.

31 JANE JONES: That  
 32 answered my question.

33 ALESIA HUNTER: Yes, ma'am.

34 DAN HARVELL: Well, Mr.  
 35 Chairman, we might be able to do this. We might be  
 36 able to vote according to whether or not the developer  
 37 says he'd be willing to do it. And I'll make that  
 38 statement right now. If he's willing to do the fence,  
 39 I'll vote for it. If he's not, I will not.

40 **APPLAUSE**

41 WESLEY GRANT: Any other  
 42 comments or questions?

43 MICHAEL BURNS: Are the out  
 44 parcels part of this development, this site?

45 TIM CARTEE: The out  
 46 parcels are, but they're in the front off of 86.

47 MICHAEL BURNS: So I guess my  
 48 question is, in the future when the out parcels are  
 49 developed, are there any restrictions on what kind of  
 50 businesses can move in there?

1 TYLER STONE: So we were  
2 advised by the county to approve the Food Lion and the  
3 7.35 acre shops in this meeting, and our out parcels,  
4 which I plan to have my medical office -- I'm a  
5 physician in Anderson County. Have been serving  
6 Anderson County for 12 years, and my office will be  
7 beside the dentist office. And it's a two acre out  
8 parcel. And that's going to be all mine. And we have  
9 another .6 acre out parcel that we're looking for a  
10 similar professional, hopefully, medical office to  
11 come in beside that.

12 And we would be happy to do a fence, if that's  
13 what the neighbors want. We have Blake Sanders doing  
14 our landscape architecture plan, and he has the buffer  
15 drawn out for us. We can ask him if he thinks that a  
16 fence would fit in with the landscaping better. I  
17 think thick vegetation, and it would be evergreens,  
18 would be equally as protective. But if they'd rather  
19 have a fence as well, you know, we can build a fence  
20 to an extent. We can't make it 30 feet tall, but we  
21 can do something that would be the blockade for them  
22 before everything gets mature and grows out. Be happy  
23 to do that.

24 WESLEY GRANT: Okay.  
25 DAN HARVELL: Mr. Chairman,  
26 the reason I say this is, I mean, this is somewhat of  
27 a unique situation when you have a commercial business  
28 that's going to have tractor trailers coming and going  
29 and possibly all during the night. I think they need  
30 as much protection for -- not only from sight but from  
31 noise, as they could possibly have. And I think the  
32 stockade fence would, in addition to the what's  
33 already there, would be most appropriate and  
34 considerate of the neighborhood that they're moving  
35 into.

36 WESLEY GRANT: I'm sorry,  
37 ma'am, we were -- we allow three minutes. I'm sorry.  
38 Point of order. I'm sorry, ma'am, we're moving on  
39 with the discussion with the Commission.

40 Any other comments or questions? I think at this  
41 point, I think we need to vote on the application as  
42 it's currently written and being presented to us. I  
43 think we've heard comments, we've heard feedback.  
44 We've heard the citizens' comments, we've heard the  
45 developer's comments. If we don't have any more  
46 questions or concerns to help people make decisions, I  
47 think we need to entertain a motion at this time.

48 JANE JONES: So what  
49 you're saying is a motion would not include anything  
50 about the buffer, anything additional, any of that?

1                   WESLEY GRANT:                   I'm  
2 suggesting we make a motion based on the way the  
3 application is presented. And I think we're hearing  
4 he's meeting the minimum requirements required by the  
5 county.

6                   STEVEN GILREATH:                   Mr. Chairman,  
7 I feel like he's given an earnest effort. If, if we  
8 can do a privacy fence for the neighbors that that's  
9 agreeable.

10                  JANE JONES:                   Do we have  
11 any assurance that all that will take place?

12                  WESLEY GRANT:                   We have the  
13 gentleman's word.

14                  JANE JONES:                   I mean, when  
15 it's actually done, will it actually happen?

16                  WESLEY GRANT:                   Ms. Hunter,  
17 you want to address the -- whether or not we can ---

18                  ALESIA HUNTER:                  Mr. Chair,  
19 it'll be on the actual drawings before we actually  
20 approve the permit.

21                  WESLEY GRANT:                   Okay? That  
22 answer your question, Ms. Jones?

23                  JANE JONES:                   I guess. I  
24 don't guess I'm permitted to see if that satisfies the  
25 neighbors.

26                  WESLEY GRANT:                   That's why I  
27 think we should vote on the application as it's  
28 presented, and if it gets denied, he can come back  
29 with a different application. If it gets approved, it  
30 moves forward.

31                  DAN HARVELL:                   Well, Mr.  
32 Chairman, I've stated the condition under which I'd  
33 vote yes. Just let that be record.

34                  JANE JONES:                   I'll make  
35 the motion that this application be denied until we  
36 can discuss how they -- until it becomes a part of the  
37 plan, how they're going to protect the neighborhood.

38                  WESLEY GRANT:                   We have a  
39 motion to deny. Do we have a second?

40                  DAN HARVELL:                   Second.

41                  WESLEY GRANT:                   We have a  
42 second to deny by Mr. Harvell. Do we have any  
43 discussion? All those in favor of the denial, please  
44 raise your hand. All those opposed of the denial,  
45 please raise your hand. And the project is approved.  
46 Thank you.

47                  Next on our agenda, we have the rezoning request,  
48 request to rezone from C-2 to R-15, located at  
49 Hurricane Road. Tax map number 93-00-07-004 and 005.  
50 Council District Five.



1 meeting was held on Monday, July 14, 2025 at the  
2 Centerville Fire Department to hear the concerns of  
3 the general public in the area. The overall consensus  
4 was that the proposal residential rezoning would be  
5 better fit for the community. The citizens also  
6 wanted to make certain that design standards would  
7 meet all state and county ordinances involving  
8 stormwater at the appropriate time.

9 The main issue that came up is access to the  
10 property. The development will only be able to access  
11 the property off of Hurricane Road if, if the rezoning  
12 is approved. No other access will be granted for  
13 egress or ingress.

14 This is the plat of the property. This is a, is  
15 a design, conceptual design of a proposed single  
16 family resident subdivision, which is approximately 60  
17 lots. This is the tax map zoning of that area. And  
18 this is the current zoning in the area, showing it at  
19 this time being C-2. This was the proposed voting  
20 precinct map that was adopted September 2012. This is  
21 the current land use map for District Five, and this  
22 is the future land use map for District Five. That is  
23 the sign posted for notification.

24 This project has met the requirements for  
25 referral to the County Council in regards to Chapter  
26 48 zoning. This is your report.

27 WESLEY GRANT: Thank you,  
28 sir. I appreciate that. Do we have anyone here to  
29 speak on the project from the developer side? No?  
30 Okay.

31 We had one person sign up to speak about the  
32 project, Mr. Scott Ibbitson. I'm sorry if I  
33 mispronounced that. If you would please state ---

34 SCOTT IBBITSON: Close enough.

35 WESLEY GRANT: I'm sorry.

36 SCOTT IBBITSON: Close enough.

37 WESLEY GRANT: Okay.

38 SCOTT IBBITSON: My name is  
39 Scott Ibbitson. I live at 4609 Pine lane, which is  
40 part of the R-15 section that was mentioned earlier.  
41 Because of the confusion of the notification  
42 downstairs of whether this was on the agenda or not, I  
43 think some residents have left. But we were able to  
44 get a few residents that are still here that did not  
45 have the opportunity to speak. I think that maybe one  
46 or two of them might. I'm hoping that you'll maybe  
47 allow them to speak because of the confusion of what  
48 happened earlier.

49 So two years ago, we -- the landowners came in to  
50 be able to change this from C-2 to IZOD. The Planning

1 Commission had turned it down. It was eventually  
2 defeated in County Council.

3 Tommy Dunn, who was our District Five Council  
4 member had organized a community meeting and also a  
5 residential meeting to be able to speak with the  
6 owners of the property. One of them here is Johnny  
7 Reed, who is -- may or may not speak here. But the  
8 crux of it was that Pine Lane really because it's such  
9 a very small, rural road that does not have a lot of  
10 support through the county, where we asked, as it was  
11 described earlier, to be able to not have any egress  
12 or ingress into this development from Pine Lane.  
13 Obviously, that's something that can be done through  
14 the Planning Commission. And obviously, because  
15 Hurricane Road is also a state road.

16 Past that, we were trying to be able to see if we  
17 could possibly get some of the wooded area that is  
18 along Pine Lane to not be touched or affected, so we  
19 get some type of buffering. That might be able to be  
20 done through a little bit of a tax break on the  
21 conservation piece. I'm hoping that, you know, Mr.  
22 Reed and the co-owners will consider that.

23 And the third thing is to be able to create some  
24 buffering along Pine Lane so that we're not subjected  
25 to seeing the ins and outs of backs of houses on --  
26 for this development from Pine Lane.

27 The other thing is that the consensus is, for  
28 most people, the residents of Cove Trail and Pine  
29 Lane, that as long as the owners are willing to be  
30 able to work with the community to try to make  
31 something nice, which the owners, represented by Mr.  
32 Reed, have said that they are willing to try to be  
33 able to do whatever they can for the community, to be  
34 able to make it look right, and, you know, not be  
35 impactful for the residents on Pine Lane.

36 Because of that, we're in support of this, you  
37 know, compared to where we were, IZOD and 360  
38 apartments, and you know, commercial property up there  
39 at that intersection. You know, this is a win/win,  
40 and I encourage to keep the dialog going with Mr. Reed  
41 so that we get where we need to.

42 And I also want to thank the Planning Commission,  
43 Mr. Cartee and Alesia and team, because they've also  
44 helped on this.

45 WESLEY GRANT: Okay. Thank  
46 you, sir. I appreciate that.

47 SCOTT IBBITSON: You'll maybe  
48 let anyone else speak?

49 WESLEY GRANT: Thanks for  
50 your comments. I understand there was a mishap

1 downstairs. I'm not sure of all the details, but how  
2 many would like to speak?

3 FEMALE: (Inaudible.)  
4 WESLEY GRANT: Okay, we have  
5 a section for non-agenda items.

6 FEMALE: (Inaudible.)  
7 WESLEY GRANT: So if you  
8 signed up yet, you would certainly be allowed to speak  
9 there. Anybody that did not have an opportunity to  
10 sign up for this particular project? For two people?  
11 Okay, we can, we can take two people for this project?

12 JANE JONES: Can you come  
13 up here so we can hear you?

14 WESLEY GRANT: Can you, can  
15 you come to the microphone, please, sir? If you'll  
16 just state your questions and things, we'll see if we  
17 have staff to ---

18 DANIEL SATTERFIELD: Daniel  
19 Satterfield, I'm at Pine and Hurricane, across the  
20 street from this subdivision.  
21 Sewer, where is it coming and where is it going  
22 to? If it's R-15, we'll have to have sewer, correct?

23 WESLEY GRANT: And we can  
24 let staff address that in a second. After you have  
25 asked -- after you ask all your questions, we'll have  
26 someone address it.

27 DANIEL SATTERFIELD: That's all I  
28 want to know, because I'm right there on the corner.  
29 I'm making a parking area in front of my metal  
30 building, and I wanted ---

31 MALE: (Inaudible.)  
32 WESLEY GRANT: Okay. I  
33 think I saw one other hand. If you'd like to speak,  
34 we'll give you three minutes if you'll state your name  
35 and address, please.

36 JESSICA BROCK: Hi, my name  
37 is Jessica Brock. I'm at 4611 Pine Lane. I don't  
38 have a concern with going to residential. I have a  
39 concern that the plans are going to change from what  
40 looks like 60 nice houses, which is perfectly fine,  
41 but as far as I'm aware, R-15 can allow every lot to  
42 be a third of an acre. And that allows almost 100  
43 houses in that area.  
44 We already have 200 houses listed, new  
45 construction, within a two mile radius of us. Do we  
46 need another 100 more? Because there are another 1000  
47 in prospect of being built. Do we need another 100  
48 more? Now if we went to residential 10, five, make  
49 the lots bigger, make them even, 40 houses, nice  
50 houses, you're almost at the lake, cool. I'm down

1 with that. But do we need 100 plus when we're talking  
 2 about almost 2000 houses proposed and already mostly  
 3 approved, going up in the next 18 months? That's a  
 4 lot.

5 My son is District Four, and yes, it is County  
 6 Council District Five. District Four is exploding,  
 7 absolutely exploding in the schools. Why do we need  
 8 that many more? So I am not saying no. I'm just  
 9 saying, can we ensure that the lot sizes are as big as  
 10 they are proposed, and make sure that they don't, oh,  
 11 we can cut this in half now, because it's already  
 12 approved. Thank you.

13 WESLEY GRANT: Thank you.

14 Did we have -- we didn't have anybody from the owner/  
 15 developer? Would you like to speak?

16 JOHN REED: (Inaudible.)

17 WESLEY GRANT: Sir, if you  
 18 could address the commission, please, sir. I'm sorry.

19 JOHN REED: We went on  
 20 record, it's not to exceed 65 houses. That's all.

21 WESLEY GRANT: Not to exceed  
 22 65 houses.

23 HENRY YOUMANS: Mr. Chairman?

24 WESLEY GRANT: Yes, sir.

25 HENRY YOUMANS: Well, at this  
 26 time, we are only considering the rezoning. There  
 27 hasn't been no official submission for a subdivision.  
 28 If the rezoning doesn't pass, there is no subdivision.

29 So I think we're just concerned with the  
 30 recommendation from you to go to County Council, which  
 31 will have their own public meeting and three readings  
 32 of the ordinance. And if it passes, then at that  
 33 time, there will be a submission for the subdivision.

34 WESLEY GRANT: That's a good  
 35 point.

36 WILLIAM MOORE: Mr. Chairman,  
 37 I got a question. And this would be for staff as  
 38 well. So this plan, if they decide to move forward  
 39 with the development, this is the plan they would use?

40 HENRY YOUMANS: Well, if --  
 41 whatever is finally presented, still would have to get  
 42 permitted. Still would have to get stormwater  
 43 approval. Still would have to go through a certain  
 44 number of steps. So this was a concept just for the  
 45 -- that public meeting to get an idea what the  
 46 developer had in mind. Until this rezoning is  
 47 approved, we have to see ---

48 WILLIAM MOORE: Just making  
 49 sure we're clear, Mr. Henry.

50 HENRY YOUMANS: Right. And

1 he stated on the record that it's not going to be any  
2 more than 65 lots.

3 WESLEY GRANT: So Mr. Henry,  
4 if, if the rezoning were to pass here recommended to  
5 Council, and it passes there, would the subdivision  
6 ---

7 HENRY YOUMANS: At that time,  
8 they can submit a subdivision submittal. And then  
9 that would be reviewed and come back before the  
10 Planning Commission for approval.

11 WESLEY GRANT: Okay.  
12 WILLIAM MOORE: Gotcha.  
13 Okay, that makes it a lot more clear, for her as well.

14 HENRY YOUMANS: Right.  
15 WESLEY GRANT: Okay, any  
16 comments or questions from the Commission? Hearing,  
17 none, we'll entertain a motion for the, for the  
18 rezoning request.

19 DAVID COTHRAN: Mr. Chairman,  
20 I'll make a motion to approve to forward to County  
21 Council on the rezoning request based on the community  
22 meeting that was held for District Five, as well as no  
23 negative comments expressed tonight, with the  
24 understanding that there's still the process to go  
25 through. So my motion is to approve to go to County  
26 Council.

27 WESLEY GRANT: We have a  
28 motion by Mr. Cothran.

29 WILLIAM MOORE: I'll second,  
30 Mr. Chairman.

31 WESLEY GRANT: Second by Mr.  
32 Moore to approve. Any discussion? All those in favor  
33 of the motion to approve, please raise your right  
34 hand, the rezoning request. All those opposed -- we  
35 have a unanimous approval. Okay. Thank you.

36 WILLIAM MOORE: So that was  
37 that was unanimous, Mr. Chairman?

38 WESLEY GRANT: Yes, sir.  
39 JANE JONES: Yes.  
40 WILLIAM MOORE: I'm sorry,  
41 Ms. Jane. I didn't see you down there.

42 WESLEY GRANT: We have no  
43 new business. No old business. We have on the  
44 agenda, item number nine, public comments, non-agenda  
45 related items. We have Ms. Dennison signed up to  
46 speak here, but she spoke earlier. We have Ms. Linda  
47 Gardner signed up to speak. And Ms. Gardner's not  
48 here. Okay. That's all that signed up to speak.

49 Okay, ma'am, I'm sorry, would you like -- we'll  
50 give you three minutes if you can come speak at the

1 microphone. I know we had a mishap downstairs, and  
2 people couldn't get in that were late, so ...

3 KATHLEEN DIPASQUAL (Phonics): Hi, I'm  
4 Kathleen Dipasqual. I've spoken to you several times  
5 before. I realize this is non-agenda items. I missed  
6 Von Holland, I guess, because I was in the restroom.

7 WESLEY GRANT: But it's not  
8 on the agenda. We didn't have Von Holland. It was,  
9 it was -- we have a scheduling conflict, so we moved  
10 it to next month.

11 KATHLEEN DIPASQUAL: You don't re-  
12 notify people who got cards and I traveled 40 minutes  
13 here on my kids eve of going back to school.

14 ALESIA HUNTER: Ma'am, we  
15 just got notification like an hour before the meeting.  
16 Our general counsel was in federal court. He could  
17 not get away, so there's no way we could have  
18 notified.

19 WESLEY GRANT: Yeah, we  
20 learned of it right before the meeting started.

21 KATHLEEN DIPASQUAL: Okay, does  
22 that count towards my three minutes? I hope not.

23 WESLEY GRANT: You can carry  
24 on.

25 KATHLEEN DIPASQUAL: Okay, I'd  
26 first, as I just mentioned, I'm 40 minutes away. I'm  
27 asking if you can make an -- or consider a policy  
28 change to change the start time of the meeting so more  
29 working stakeholders in the community could come and  
30 attend these meetings to speak their concerns about  
31 what's going on with the over-development of the area.  
32 So that would be my first suggestion.

33 I'm also asking, you know, there's been a lot of  
34 projects that have been approved already, and as you  
35 see, you have your developers coming up and presenting  
36 maps. But as discussed by one of the board members,  
37 there were other developments that weren't reflected  
38 on the map. So when they're presented to you as a  
39 board for a visualization to see what the effect will  
40 be with the overpopulation, perhaps your staff members  
41 might not like me for this, but maybe they can overlap  
42 the preexisting, already determined developments that  
43 haven't been built yet or are in the process of being  
44 built, in addition to the maps that they're showing  
45 you that with vacant areas.

46 Other things, and this is just going across the  
47 board. I am a New York state refugee. I was born in  
48 New York City, as I've stated before. My grandparents  
49 tell me of farmlands all the time from the area, and  
50 my children would have been sixth generation, but the

1 over-development came in so quick and so fast, it  
2 pushed all the natives out because they couldn't  
3 afford to be there anymore. And flash forward to  
4 today, New York City's mayor, if he goes in there, if  
5 you're following geologic -- I'm sorry, global events  
6 like London and France. My neighborhood was Bay  
7 Ridge. It's known as Beirut for several years now.

8 You are having a mass forced migration coming in.  
9 And you know the saying, you build it, they will come.  
10 But if you don't build it -- there's plenty of houses  
11 on zillow.com. I was looking last night. People  
12 aren't buying anymore. And for those that are  
13 available, they're too expensive for any reasonable  
14 working family to afford, on top of the schools that  
15 are overpopulated and the roads that are falling  
16 apart.

17 And you are sitting in a unique position in being  
18 in South Carolina that you weren't chosen to be a  
19 pilot city for these destructive policies that  
20 destroyed all these hometowns that all the people are  
21 fleeing here to escape from.

22 So please hear me as like a canary in the coal  
23 mine, your decisions are completely altering the  
24 lives. I mean, you may all pass, but what about the  
25 children? What are you going to do when the data  
26 centers come in and they pass legislation that's going  
27 to drown all the water out, and then we're going to be  
28 taxed on the water and we got road taxes for paying  
29 for other things. As the General Assembly claims that  
30 they're going to be lowering the income tax because  
31 it's just impossible, because the state spending is  
32 going up incredibly fast, and the first domino, as  
33 I've mentioned before, is the approval of over-  
34 development.

35 So I'm asking you to seriously start having a  
36 conversation about the United Nations. If you don't  
37 know what UNESCO is or the sustainable development  
38 goals of the United Nations, you really need to start  
39 having serious conversations about how the decisions  
40 you're making ---

41 HENRY YOUMANS: Time.

42 KATHLEEN DIPASQUAL: --- are  
43 feeding right into our digital prisons. Thank you.

44 WESLEY GRANT: Thank you for  
45 your comments.

46 Fellow commissioners, I think that concludes the  
47 action we need to take tonight.

48 I would like to thank everyone for coming. If  
49 anyone has any inclination to make a motion to  
50 adjourn, we'll entertain a motion to adjourn.

1                   WILLIAM MOORE:                   I'll make  
2    that motion, Mr. Chairman.  
3                   WILLIAM MOORE:                   Motion to  
4    adjourn by Mr. Moore. Do we have a second?  
5                   DAVID COTHRAN:                   Second.  
6                   WESLEY GRANT:                   We have a  
7    second by Mr. Cothran. All those in favor. The  
8    meeting is adjourned. Thank you.

9  
10

**MEETING ADJOURNED AT 7:05 P.M.**

STATE OF SOUTH CAROLINA )  
COUNTY OF ANDERSON )

ANDERSON COUNTY  
PLANNING COMMISSION MEETING  
MARCH 10, 2026

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

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

1                   WESLEY GRANT:                   Good evening.  
 2 Welcome to the Anderson County Planning Commission for  
 3 March the 10th. We're glad you're with us tonight. If  
 4 you're able to stand, if you'd please join me by  
 5 standing for the invocation and pledge led by Mr.  
 6 Gilreath.

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

9                   WESLEY GRANT:                   Thank you.  
 10 Commissioners, you've had an opportunity to see the  
 11 agenda for tonight in your packets. We'll entertain a  
 12 motion to approve it. Got a motion to approve by Mr.  
 13 Cothran.

14                   DAN HARVELL:                   Second.

15                   WESLEY GRANT:                   Second by Mr.  
 16 Harvell. All those in favor. It's unanimous. Thank  
 17 you.

18                   Also, in your packets, you should have seen the  
 19 minutes from December 9. We'll entertain a motion to  
 20 approve those.

21                   DAN HARVELL:                   Motion to  
 22 approve as read, Mr. Chairman.

23                   WESLEY GRANT:                   We have a  
 24 motion by Mr. Harvell.

25                   STEVEN GILREATH:                   Second.

26                   WESLEY GRANT:                   Second by Mr.  
 27 Gilreath. All those in favor, please raise your hand.  
 28 It's unanimous. Thank you.

29                   We'll open it up to the new business portion of the  
 30 meeting. There's nothing in public hearings tonight.

31                   The first item on the agenda is related to a single  
 32 family subdivision, Brookside Estates, tax map  
 33 1770501001, County Council District Two. And we'll turn  
 34 it over to staff for their presentation.

35                   And just for the sake of housekeeping, I was asked  
 36 to remind everyone to please speak into the microphone  
 37 as Commissioners, if you guys could be sure to do that.  
 38 And then if you're signed up to speak to us later,  
 39 please speak into the microphone so we can, we can  
 40 capture it on the transcript. Thank you.

41                   TIM CARTEE:                   Thank you, Mr.  
 42 Chairman. Again as you said, this is Brookside Estates.  
 43 264 property owners within 2000 feet of the proposed  
 44 development were notified via postcards. The applicant  
 45 is Seamon Whiteside. The location access is Rice Park  
 46 Drive. It's Council District Two. Surrounding land use  
 47 is residential. This area is unzoned. The tax map  
 48 number is there for you viewing.

49                   And there approximately are 29.90 acres and 93  
 50 lots. There is a variance. They're asking to eliminate

1 a left turn lane in the traffic study.

2 And I will turn that over to Roads and Bridges for  
3 their traffic analysis.

4 BRITTANY MCABEE: Good evening. So  
5 this development had a traffic study. It is planned  
6 with 93 single family detached homes. The proposed  
7 access is located on Rice Park Drive. The traffic  
8 impact study was conducted by Impact Designs, and it's  
9 dated February 12 of this year. Existing counts were  
10 taken on January 26 of this year. The study was  
11 conducted per our requirements. The study addressed  
12 Belton Highway, US 76 and Rice Park Drive. And then  
13 Rice Park Drive in the side access. The level of  
14 service for all movements at the study intersections are  
15 acceptable.

16 Build volumes do warrant a left turn lane at the  
17 proposed access on Rice Park Drive. The level of  
18 service that was acceptable was analyzed without that  
19 left turn lane. So they did the study without analyzing  
20 that left turn lane. But our ordinance does require the  
21 left turn lane to be there according to how many left  
22 turns they have.

23 Rice Park Drive is classified as a minor urban  
24 local road with a maximum average daily trips of 500.  
25 The build volumes do exceed the 500 maximum average  
26 daily trips. Therefore the development is required to  
27 improve Rice Park Drive to a collector road design  
28 standards along their frontage on their side of the  
29 road. The first block of Brookside Estates will be  
30 required to be constructed to collector standards, as  
31 well.

32 This is -- concludes our finding. If you have any  
33 questions, please let me know.

34 WESLEY GRANT: Okay, thank  
35 you.

36 TIM CARTEE: It appears to  
37 propose a preliminary plat with a layout. Here's the  
38 location. And you can see behind this lot is zoned R-A.  
39 Here's the notification to the public that was posted.

40 This is your report, Mr. Chairman.

41 WESLEY GRANT: Thank you, sir.  
42 Do we have representation from the developer? Okay, if  
43 you could please come forward and state your name.

44 CHARLIE GREER: Good evening.  
45 Charlie Greer, at Seamon Whiteside. I'm representing  
46 the developer for this project. And then I have Alan  
47 Reed with me. He's going to speak on the traffic.

48 So a little introduction. So this is -- the  
49 developers are Boyett Properties and Brashier and  
50 Associates. They're both local to Greenville and the

1 area, and have done over 10 projects in Anderson County  
2 consisting of commercial industrial sites. So they're,  
3 they're dedicated to the Anderson County and improving  
4 the area.

5 This site, so it's owned by local business owners,  
6 the McDougalls, and we are proposing, as Tim said, 93  
7 lots on just under 30 acres. We are doing just over a  
8 half a mile of public road is involved in the plat that  
9 you saw there, and we're doing the conservation  
10 subdivision. So with that, I know we're close to  
11 Broadway Lake. Our prelim plat shows two prelim  
12 stormwater ponds. We're planning on using two. But the  
13 exact location is to be determined based off  
14 engineering. But we're about 250 to 300 feet away from  
15 -- as you can see on that map there, Broadway Lake kind  
16 of has a tributary that runs around and up to the north  
17 site. We're about 300 feet away from that. So within  
18 our site, we have a 50 foot buffer from the conservation  
19 and then we're going to also buffer that as much more as  
20 we can when we do the engineering to get those ponds up  
21 as far away from the lake as possible. So we're also  
22 going to try and minimize clearing around the perimeter  
23 of the site.

24 So really looking around the perimeter of the site,  
25 you shouldn't be able to see in because we're going to  
26 try and keep all the existing growth that's there.

27 But back to the stormwater. So we're -- that wings  
28 around down to Broadway Lake in about 1500 linear feet.  
29 So we're a ways away from the lake, and we're going to  
30 do -- we're going to meet all the Anderson County and  
31 state standards on stormwater and erosion control,  
32 including the new ordinances put forth from the lack of  
33 mass grading and the lot grading standards that are now  
34 in place with Anderson County.

35 So we're going to be, you know, with proximity to  
36 the lake, we're going to be super conservative with the  
37 erosion control design. We're going to do a double row  
38 silt fence, rock outlets, traps as needed. You know,  
39 we're going to go above and beyond what we need to do  
40 for -- to keep it safe for the lake.

41 With that in mind, you know, with the conservation  
42 we're trying to provide the minimum impact to the  
43 surrounding areas in the site as a whole. So we're  
44 going to keep disturbance to a minimum. There are some  
45 trails that we're going to do around the site to  
46 activate the open space for the subdivision.

47 And I think that's kind of a gist of it. We think  
48 it would be a really good project. And I'll let Alan  
49 speak to the traffic on the turn lane. And I'm here for  
50 any questions as well.

1                   WESLEY GRANT:                   Okay, thank  
2 you.

3                   ALAN REED:                   Good evening.  
4 I'm Alan Reed with Impact Designs, the traffic  
5 consultant for this development. I just want to speak  
6 about the variance request briefly.  
7           The number of left turns that we have going into  
8 the site, Anderson County, Anderson County standards are  
9 based on a daily number of left turns. We do meet that  
10 threshold. But typically a left turn is -- left turn  
11 lane is constructed as a place for a vehicle to sit and  
12 wait to make their left turn. But the traffic on Rice  
13 Park is low enough that I don't think that's going to be  
14 a major concern in this case. We counted 113 daily  
15 trips on Rice Park, and the in -- the highest one hour  
16 was 11. So I think we're not going to have the safety  
17 concern of a car waiting to turn left in this case, so  
18 we think a left turn lane would be unnecessary.  
19           Thank you.

20                  CHARLIE GREER:                   DOT and  
21 Anderson also approved that traffic study, not requiring  
22 the left turn lane.

23                  WESLEY GRANT:                   Okay.  
24                  CHARLIE GREER:                   Appreciate it.  
25                  WESLEY GRANT:                   All right.

26 Thank you.

27                  CHARLIE GREER:                   We're here for  
28 any questions. Thanks.

29                  WESLEY GRANT:                   Next, we have  
30 public hearing. On this particular project we had quite  
31 a few sign up, so we'll call you guys up one at a time,  
32 based on your name on the list, and you'll have three  
33 minutes to speak, so please be mindful of that. We  
34 would like to -- we want to hear you, but we want to get  
35 through the list also.

36           The first person on the list is Ms. Jill Burriss.  
37           If everyone can, please come forward, state your  
38 name and address, please. Thank you.

39                  JILL BURRISS:                   Sorry. Reading  
40 glasses. Good evening. My name is Jill Burriss. My  
41 husband and I live beside the property being considered  
42 for zoning from agricultural to single family  
43 subdivision. We're at 4210 Belton Highway.

44           We also have land opposite the development on  
45 Broadway Creek. Thank you for the opportunity to speak.

46           I respectfully ask the Planning Commission to deny  
47 this rezoning request because the proposed developments  
48 conflict with the 2026 Anderson County Comprehensive  
49 Plan, and raises serious concerns about safety,  
50 environmental impact and infrastructure capacity.

1 First, this proposal is inconsistent with the county's  
2 long term planning goals. The Comprehensive Plan  
3 emphasizes responsible growth, protection of natural  
4 resources and development that is compatible with  
5 surrounding land use. The property in question is a 29  
6 acre agricultural parcel located on a steep hill  
7 alongside Broadway Creek.

8 The developer proposes to clear 20 acres of that  
9 hillside to build 93 homes. This level of density is  
10 not compatible with the existing rural and agricultural  
11 character of the area, and would permanently change the  
12 landscape in a way that cannot be undone. Cannot be  
13 undone.

14 Second, the environmental risks are significant.  
15 The entire site slopes toward Broadway Creek, which  
16 flows into Broadway Lake. The plan includes two  
17 stormwater management ponds at the bottom of the slope,  
18 very close to the flood plain. There is also a bog  
19 located below one of the proposed ponds. Clearing and  
20 grading such a large portion of the hillside increases  
21 the likelihood of sediment runoff into Broadway Creek.  
22 Siltation is already a known problem in Broadway Lake  
23 and has required costly dredging.

24 Approving this project could worsen the problem and  
25 further degrade a water resource that many county  
26 residents rely on and value.

27 Third, there are serious transportation and safety  
28 concerns. The Belton Highway is already a high traffic  
29 corridor. The developer is requesting a variance that  
30 would remove a left turn lane from the westbound traffic  
31 turning onto Rice Park Road. Eliminating that turn  
32 lane, while adding traffic from 93 homes, will make an  
33 already dangerous situation even worse. I've witnessed  
34 frequent accidents on both sides of the highway at this  
35 location near the bridge, especially when the road is  
36 wet. Drivers often fail to slow down, even when our  
37 vehicle signals to turn into our driveway.

38 In addition, EMS travel this route daily to reach  
39 the veterans home located east of the proposed  
40 development. The increased congestion and turning  
41 conflicts could delay emergency response time. SCDOT  
42 works on this bridge to clean out drains frequently.  
43 They've been repairing underneath to put a band aid on  
44 it until it can be replaced. Monies have already been  
45 allocated for the Broadway Creek bridge to be replaced  
46 in 2031. We have been told by SCDOT that in order for  
47 this to meet code, both sides have to be replaced and  
48 raised. This is less than a tenth of a mile from this  
49 development.

50 Adding a high density subdivision before that

1 infrastructure improvement is complete, is completed  
2 could compound traffic and safety issues during normal  
3 traffic conditions and future construction.

4 Can I please use my husband's time? Or part of his  
5 time, or let him read the rest of mine?

6 WESLEY GRANT: You talking  
7 about Mr. Michael Burriss?

8 JILL BURRISS: Yes, sir. Can  
9 he read the rest of mine?

10 WESLEY GRANT: Yeah,  
11 definitely. However he wants to use his time.

12 MICHAEL BURRISS: I'm Michael  
13 Burriss, 4210 Belton Highway.

14 Finally, there are unresolved infrastructure  
15 concerns. According to a letter from the county, sewer  
16 service for this development cannot be guaranteed.  
17 Approving high density subdivision without confirmed  
18 sewer capacity creates uncertainty and could lead to  
19 long term service challenges for both the new  
20 development and the existing residents.

21 For all the reasons, the conflict with the  
22 Comprehensive Plan and the environmental risks to  
23 Broadway Creek and Broadway Lake, the traffic and safety  
24 concerns along Highway 178 and Rice Park Road and the  
25 uncertainty surrounding the sewer and infrastructure, I  
26 respectfully urge the Planning Commission to deny this  
27 rezoning request.

28 Please do not degrade this natural environment and  
29 the local aesthetics that are Broadway Creek and  
30 Broadway Lake.

31 Thank you for your time.

32 Can I do mine now?

33 WESLEY GRANT: Sure, sure.  
34 Yeah.

35 MICHAEL BURRISS: Do you not read  
36 social media? The people of Anderson are sick of new  
37 subdivisions and the traffic and crowds they bring. Who  
38 benefits? Not us, the people that have lived here our  
39 whole lives. You are changing the town and county that  
40 we love, and you aren't taking small steps. I moved out  
41 of the city to live in a rural area. In fact, it's my  
42 family's 1800s farmhouse. You are trying to bring the  
43 city here. We don't want that. We want to live in an  
44 area that has natural beauty and has a place to -- for  
45 animals to dwell.

46 Broadway Creek is that. It is a gem in Anderson  
47 that is surrounded by woods on both sides. I could sell  
48 my land there and do very well, but I don't, in order to  
49 preserve the beauty. If you vote yes, you are -- you  
50 open the creek to -- and the lake to a silt problem. If

1 you vote yes, then you are creating a traffic problem, a  
2 dangerous one. Research the record of incidents on that  
3 bridge. If you vote yes, you are creating an eyesore  
4 that was once a natural beauty. If you vote yes, you  
5 are creating trespassing problems for me and the  
6 sheriff's department.

7 In conclusion, put the people of Anderson and the  
8 natural beauty of Anderson first and vote no on changing  
9 this land to ag land -- or residential. Thank you.

10 WESLEY GRANT: Thank you.

11 Dawn Wilson.

12 DAWN WILSON: Good evening.

13 My name is Dawn Wilson, and my husband and I live on  
14 Rice Park Drive. In 2011 I was taking care of my dad.  
15 When I finished teaching, I moved back to Greenville to  
16 take care of my dad for four years, and he died, and  
17 then six months later, my son died in the army. And the  
18 money he left me was just enough money to pay off my  
19 debt and to put a down payment on the house that we  
20 built on Rice Park Drive. We were in my dad's house.  
21 There was a knock on the door, and I said, Who is it?  
22 And they said, US Army. I opened the door and I said,  
23 is my son dead? And they said, Ma'am, is there somebody  
24 else here with you? And I said, Yes, let me go get my  
25 husband. And David was upstairs. I said, David, my son  
26 is dead, and they won't tell me. And so he came down  
27 the stairs, and said, ma'am, will you sit down, please?  
28 And they told me that my son had died in the army that  
29 morning. And he left me enough money to pay off all my  
30 debts and put a small down payment on the house that we  
31 built on Rice Park Drive.

32 So part of my appeal is that all these people here,  
33 we ask that you consider us and not the big people with  
34 the money, but us that live there, because each one of  
35 our homes have a very special meaning. And I know if  
36 something happened to your neighborhood, you would want,  
37 you would want consideration.

38 So I'm asking that you vote no for the development.  
39 Not only that, because if they make a mistake and it  
40 goes through that silt fence, it'll make irreputable --  
41 irreparable, irreparable damage that cannot be fixed.  
42 And as far as I know, I looked at the packet, I don't  
43 think they've done an environmental study. And also, if  
44 y'all could come to our -- my husband and I will take  
45 you back there and show you how beautiful it is. It's  
46 like a jungle back there, and the trees are overhanging  
47 and the turtles are jumping into the water and the fish  
48 are jumping and it's just magnificent back there.

49 In fact, if y'all will come, we'll take you  
50 fishing. So I ask, I ask that you please consider not

1 only all of the logical reasons, but please consider the  
2 emotional reasons for voting no on this development.  
3 Thank you.

4 WESLEY GRANT: Thank you. Roy  
5 Ivey. I'm having trouble with the handwriting. Roy  
6 Ivey, I think.

7 ROY IVEY: Good evening.  
8 I'm Roy Ivey. I live at 377 McFall Circle in Anderson.  
9 I have written eight articles specifically about  
10 this lake, about Broadway Lake, the environmental  
11 impacts, etc. They've been published in our newsletter  
12 on Broadway Lake, and many of the people in this room  
13 have read them. I covered such things as the laws of  
14 water flow and sedimentation. I covered the ways of  
15 preventing sedimentation with berms and settling ponds  
16 and so on.

17 Basically, we've done things on litter as well, and  
18 most of all, the future of Broadway Lake. I know the  
19 bottom very well. I've been paddling a canoe cleaning  
20 up litter, and have even received a commendation from  
21 the County Council on cleaning up Broadway Lake. So I  
22 know very much what's happening here.

23 The silt that has come down from other building  
24 projects has really loaded the lake up. The builders  
25 were stopped, but then allowed to continue. There was  
26 no penalty at all. And for that reason, I propose that  
27 you require a bond of the builders to pay, should any  
28 silt get into the lake, pay to clean it up. We've been  
29 told numbers like \$30 million to dredge this lake, and I  
30 don't think the county wants to do that if these guys  
31 mess it up. Thank you.

32 WESLEY GRANT: Thank you.  
33 Elliot Hallman.

34 ELLIOTT HALLMAN: Good evening.  
35 I'm Elliott Hallman. I live at 702 Lakeside Drive. And  
36 as, and as of next month, I will have lived at Broadway  
37 Lake for 70 years.

38 And the greatest threat to Broadway Lake, without a  
39 doubt, is the intrusion of silt. And my appeal to you  
40 tonight, with whatever kind of construction takes place,  
41 is to please protect Broadway Lake and Broadway Creek  
42 from the intrusion of silt.

43 And critically important is that not only must  
44 effective silt retention measures be implemented, but  
45 they must be regularly inspected and maintained. And we  
46 -- and they need to be designed, engineered with the  
47 anticipation that we do have 3, 4, 5 inch rains, and we  
48 had two other subdivisions recently near Broadway Lake  
49 that did not maintain their silt retention systems.  
50 Silt fences filled up with silt, collapsed berms, silt

1 retention ponds filled up, ruptured, and tremendous  
2 amounts of silt came into the lake.

3       We have an active group of volunteers at Broadway  
4 Lake that watches for silt breaches, and we document  
5 that with photographs and present that information to  
6 the appropriate county officials. But in both of those  
7 cases, by the time corrective actions were taken by the  
8 developer, and both of them, in fact, had -- there was  
9 -- there were cease and desist orders that were issued,  
10 the damage had been done irretrievably. The mud, the  
11 silt, had gone into Broadway Lake. The only way to  
12 retrieve is through dredging, and that's been estimated  
13 to be millions of dollars in costs.

14       And so my fervent appeal to you tonight, in an  
15 effort to protect Broadway Lake for generations to come,  
16 is to require the developer to do whatever is necessary  
17 to keep the silt on site, even in the, in the event of  
18 heavy rains, and that those measures are maintained,  
19 because without maintenance, they'll soon fail.

20       I appreciate you letting me speak to you tonight.  
21 Thank you very much. Appreciate your work.

22               WESLEY GRANT:                               Thank you.  
23 Mitch Brooks.

24               MITCH BROOKS:                               Thank you very  
25 much for the opportunity for me to stand before you and  
26 share my heart for this project.

27       I am a resident of Lakeside Drive. I've been on  
28 this lake for 30 years. My wife and I met on this lake  
29 in 1963, and then we came back 30 years later and built  
30 our retirement home, and we plan to stay there until the  
31 Lord calls us to our eternal home.

32       But this project seems, at best, to be ill  
33 conceived. We -- none of us can really imagine 93 homes  
34 on 30 acres of land. That's going to be a very dense, a  
35 very dense neighborhood. And the lake is already  
36 suffering from shallowing. Since we've been on the  
37 lake, it's probably shallowed in some of the deepest  
38 parts, about four or five feet. And that's all because  
39 of silt and drainage from developments up in the  
40 Anderson area away from the lake, but it comes into  
41 Broadway Creek and then ends up in our lake, and the  
42 lake that we love has actually become the retaining pool  
43 for silt. I mean, that's -- everything it seems goes in  
44 there.

45       And so we think that this is a project that will  
46 actually contribute to the failure of this lake. And we  
47 may be witnessing the disappearance of a lake if this  
48 project comes in. To have that kind of development,  
49 which the infrastructure is going to be enormous, and  
50 probably it would last maybe upwards of two years, when

1 we -- the way we see the other houses around, as long as  
2 it takes to get them constructed. And with our weather  
3 patterns, hurricane like Helene comes through, or we  
4 have some serious rain, as we did this past week, and  
5 we're already getting a problem from the Neils Creek  
6 side of the lake, where there's a new development there.  
7 And in these heavy rains, it is literally impossible to  
8 control the silt that would get into the lake. We've  
9 discussed this among ourselves, and we just can't  
10 conceive how that can be done. It is a very risky  
11 project, and one that we fear is going to contribute  
12 further to, to the integrity of our beautiful lake.

13 I'm telling you, Broadway Lake is a gem in Anderson  
14 County. It still amazes me how many people don't even  
15 know that lake is there. But it is a wonderful choice  
16 now between -- above Hartwell, because we don't have the  
17 traffic there. It's a much smaller lake. It's great  
18 for boating, it's great for fishing. It's convenient  
19 for so many people. And the people that love on that  
20 lake -- people that live on that lake, love it dearly.

21 We're not against -- none of us are against  
22 progress. We're not against projects, per se, but we  
23 are against things that put money ---

24 WESLEY GRANT: That's time,  
25 Mr. Brooks. I appreciate your comments. Thank you.

26 MITCH BROOKS: All right.  
27 Thank you.

28 WESLEY GRANT: Anna Moore.

29 ANNA MOORE: Hello. It's so  
30 good to be here today. My name is Anna Moore, and I  
31 live on 403 Serena Circle, just across the bend from the  
32 creek.

33 And my first thing is, do you guys know we have a  
34 bald eagle; a pair of bald eagles? We do. The first  
35 photo evidence was in 2020, October, off of my dock.  
36 The latest photo evidence, October 2025. We see them  
37 annually. There's anecdotal evidence of people golfing  
38 at Pine Lake and seeing these eagles. The only place  
39 that we can consider that they would nest would be on  
40 this 30, 20 acres of undeveloped land. I've reached out  
41 to federal organizations and there has to be protections  
42 put in place.

43 Now, my next thing is, do you guys know when the  
44 last inspection for Broadway Creek bridge was? Because  
45 the NBI condition as of 2023, the super structure is  
46 labeled as structurally deficient. That means that this  
47 bridge is going down. As well as, the banks are  
48 beginning to slump. The river control devices and  
49 embankments have a wide spread of minor damage, and  
50 there is debris restricting the channels already. With

1 silt going into here -- and I'm no civil engineer, but  
2 the bridge and the sediment going in is going to cause  
3 further erosion to a bridge that is already falling  
4 apart. Anderson can't handle the cost of this  
5 development with all the things that could go wrong.

6 And that's all I have to say. Thank you.

7 WESLEY GRANT: Okay. Thank  
8 you. Holly Hutchinson.

9 HOLLY HUTCHINSON: Council and  
10 neighbors, thank you for this hearing and for the  
11 opportunity to speak, and more importantly, for the  
12 opportunity to be heard.

13 My name is Holly Hutchinson. My family and I have  
14 called five acres on Serena Circle our home for 20 years  
15 now, which, by comparison, still makes us the New Kids  
16 on the Block in a lot of cases. We came across it  
17 purely by accident, and knew immediately that this was  
18 it. Have raised and continue to raise my family here,  
19 safely, safe for our animals, safe place to grow old.

20 Coming from Florida, the thought of having that  
21 much space around us and the privacy and the woods, it  
22 was just -- it was a dream. We're not on the lake, but  
23 this time of year we can see it, so that's good enough.  
24 And we've got good neighbors that let us come down and  
25 stick our toes in the water.

26 I can't speak like they can to the silt and things  
27 like that. But in terms of the wildlife, the aquatics,  
28 the birds. We have hawks nesting in our trees every  
29 year. The ducks, the geese. I'm probably the only one  
30 in the area that still hasn't seen the eagle, but I  
31 will.

32 It is a hidden gem. And I know people that have  
33 lived here their whole lives, generations, that don't  
34 know where it is. And we're not hiding it, but we're  
35 not advertising it. We're happy to have people come in,  
36 but they have to respect it like we do. So any project  
37 that's going to impact it needs to respect it. It's --  
38 well, let me put it this way. I learned from living 20  
39 years in Florida that every time you encroach on an  
40 ecosystem, damage occurs, whether you mean to or not.  
41 And every time we try to fix the problem of our own  
42 creation, we make it worse; invasive plants, invasive  
43 species, whatever, we make it worse.

44 So this has to be well thought out. We're not  
45 against progress, and progress is probably inevitable,  
46 but we're -- it has to be well thought out. It has to  
47 be respected. It has to be -- every avenue has to be  
48 explored before it takes place. It needs to be done  
49 with foresight and care. My husband is a born and  
50 raised Floridian and grew up with a fishing pole in his

1 hand, probably before he could stand on his own, fishing  
2 offshore. But my son learned to fish here in this lake.

3 So what I would say is, let's not act in haste and  
4 repent at leisure, or maybe more appropriately, let's  
5 measure twice and cut once. Thank you.

6 WESLEY GRANT: Thank you.

7 The next name, I'm having trouble reading it, but  
8 the first name is Dale something miller.

9 **INAUDIBLE COMMENT FROM AUDIENCE**

10 WESLEY GRANT: Okay. Thank  
11 you. Sorry about that.

12 DALE CRONEMILLER: That's okay.  
13 Thank you for having this meeting and for your service  
14 on this committee. I hope everyone can hear and  
15 understand me.

16 I want to reiterate some of the things that my  
17 friends and neighbors have said about the silt problem,  
18 and that could be a problem. I'm hoping, as was said  
19 before, that silt fences would be put in, if this is  
20 approved, and that they would be maintained.

21 I would also like to suggest a buffer of at least  
22 75 yards from the creek to preserve the natural  
23 environment. Even if the subdivision is built, lawns  
24 will be put in, and even if there are silt fences,  
25 runoff with chemicals would still filter into the lake,  
26 and that could be a problem for wildlife.

27 Our previous speaker mentioned the bald eagle, and  
28 I'm looking at the American flag, and there is a bald  
29 eagle sitting at the top. And to honor our bald eagle  
30 that I've seen flying over the lake, please do what you  
31 can to preserve the lake.

32 That's really all I have to say. I hope you will  
33 consider -- the other thing, the traffic situation is  
34 something that needs to be considered. I think -- I  
35 believe the bridge is going to be replaced sometime in  
36 the next couple of years, but that is a dangerous curve,  
37 as was pointed out. So road work, and I don't know how  
38 that would be financed.

39 So please consider having this subdivision not be  
40 approved, because there are plenty of other places in  
41 the county. We are growing, and I appreciate that.  
42 Industry is coming in. Retirees are moving here. It's  
43 a wonderful place to live. But let us preserve what we  
44 can that makes Anderson County a special place.

45 Thank you.

46 WESLEY GRANT: Thank you.  
47 Charles Green. You already spoke? Okay, yeah. If you  
48 would ---

49 **INAUDIBLE COMMENT FROM AUDIENCE**

50 WESLEY GRANT: If you need to

1 speak, Now would be the time to speak. Otherwise, the  
2 Commission may call you up with questions.

3 CHARLES GREEN: I'll say a few  
4 things to what I've heard. I want to, I want to  
5 reiterate that we're not on the lake. We're about 300  
6 feet off of it, of the creek, and we know that silt is a  
7 problem, and we're going to take every measure we can to  
8 prevent it.

9 And just from standards of Anderson County and the  
10 new development, like, we're not going to be able to  
11 open -- mass grade anything. We're going to only go 15  
12 lots at a time, and those are going to have to be seated  
13 before we can move to the next 15. So silt should be --  
14 shouldn't be an issue from the site, and it's going to  
15 be way better than any development that's been in  
16 Anderson before because of the new standards.

17 And you know, we'll have weekly SRPSKI inspections,  
18 and we design, especially in areas like this, we -- as  
19 an engineer, I'm going to over design erosion control  
20 and make sure that that's not a problem here.

21 Do want to say that -- about the bald eagle, we're  
22 going to have to do a wetland study and an environmental  
23 study, so we're -- we would make sure that that is -- if  
24 there's an eagle, we're going to have to avoid it, or  
25 that probably would -- we're going to make sure there's  
26 not an eagle on the site. If there is, we'll probably  
27 not come back.

28 And then I do want to reiterate that the left turn  
29 lane is from Rice Park Drive into the development. It's  
30 not on Belton Highway into Rice Park Drive. So there  
31 was never a turn lane supposed to be in Belton Highway.  
32 Thanks.

33 WESLEY GRANT: Thank you. Don  
34 Waldrop.

35 DON WALDROP: My name is Don  
36 Waldrop. I live at 531 Serena Circle, who -- which  
37 borders on Broadway Creek.

38 I want to say ditto to what everybody said about  
39 the silt problem at Broadway. To me, another  
40 subdivision is going to put the nail in the coffin of  
41 Broadway Lake. I've been going to Broadway Lake since  
42 the late 40s. Used to ride my bicycle there. When I  
43 got 80 years old, I built me a house on Broadway Lake.

44 But I've got some first hand experience with silt.  
45 The first few years I lived there, we'd have a three  
46 inch rain in 24 hours, Broadway Creek would get a lot of  
47 water pushed down, but they built another subdivision on  
48 Lake Shore; 25, 30 homes. I had water coming from  
49 another place then.

50 When I first moved in, there was a little narrow

1 branch, I could jump over at 80 years old. It got to be  
2 10 feet wide after a while, after a couple or three  
3 rains like that.

4 I bought some pipe so I could go on the other side  
5 of my property, filled it in, done it myself.

6 But silt is a killer for Broadway Lake. And  
7 anything -- this subdivision on the lakeshore, lakeside,  
8 I should say, the county went to talk to them one time.  
9 They had a containment pond. It was breached. And my  
10 neighbor, who is sharp on wastewater problems, he says,  
11 You don't have to talk to them. They're in violation.  
12 And my experience with builders, there's honest  
13 builders, they all have good intentions. What's the old  
14 saying? The road to hell is paved with good intentions.  
15 Well, a lot of these guys have to be forced to alleviate  
16 some of the problems they cause, because they're not  
17 inspected enough.

18 So that's my firsthand experience. Silt is, like I  
19 said, is a problem. And I hope you guys can take that  
20 really into consideration with this project. Thank you.

21 WESLEY GRANT: Thank you.  
22 Doug Finley.

23 DOUG FINLEY: Thank you for  
24 having this meeting. Thank you, Commission, for what  
25 you do.

26 Doug Finley, 315 Serena Circle. Been a resident  
27 there for 40 plus years. So I'm not going to repeat  
28 everything of what everyone said, because it is all  
29 true. We've seen it rise. The silt keeps coming in.  
30 We had vegetation problems, which came from, I don't  
31 know what kind of vegetation washed into the area, but  
32 it was bad. There is no way we can handle any more  
33 water.

34 As you know, the dam, if you've driven across it  
35 recently, it's in poor shape, as it is. That lake, and  
36 I've seen it flood. I've been out there where it  
37 flooded and wedged boats to the top of their boat  
38 houses. So I get the engineering part, and we're going  
39 to follow rules, but you cannot have any more runoff  
40 come into that lake, much less the silt, which is the  
41 problem already. And I understand there's no money to  
42 even dredge to keep it up.

43 And if you come out there just about any time,  
44 especially this time of year, you've got the high school  
45 kids out there, the fishing teams. This is all going to  
46 go away for them eventually, if we don't stop a lot of  
47 this now. And not only that, I mean, it means a lot to  
48 all of us. My grandson was baptized in that lake. I  
49 love that place. So please consider a big no, because  
50 there's no way to keep the silt -- you could build the

1 biggest retention ponds you ever want, put up the  
2 biggest fences, but there's no way to keep this water  
3 and silt from coming in. Thank you for your time.

4 WESLEY GRANT: Thank you.  
5 Cheryl Bequette.

6 CHERYL BEQUETTE: My name is  
7 Cheryl Bequette. I live at 109 North Point Drive next  
8 to Allen Park. I have lived there 25 years, and I've --  
9 I've seen the eagle. I have canoed up the creek to the  
10 bridge, and I hit a sand bar, and I got out and I could  
11 walk, and it was knee deep. And I'm not very tall, so  
12 my knees aren't very high above ground. And that was  
13 years ago, and it has gotten worse. I saw it when the  
14 water was down, it's awful.

15 The wildlife, my emotional appeal is seeing that  
16 eagle is a tribute to all the fallen soldiers I've  
17 known. I'm ex-army. I know many military in here. So  
18 that's a personal touch.

19 I'd also like to make an appeal for clear cutting  
20 any area anymore. All these tall trees that are going  
21 away -- I'm also a beekeeper of 12 years, and you are  
22 removing their main food source. Trees are their main  
23 food source. The red maples are first bloom right now.  
24 We're starting the season. Every time you clear cut an  
25 area, you make those bees go two miles further. And  
26 everybody that wants to plant a tomato plant in their  
27 yard or anything that grows is going to miss those bees  
28 and the native pollinators that feed off of everything  
29 too.

30 And the only thing that's going to prevent that  
31 silt is keeping those massive root systems of those  
32 trees. They do it better than anybody. That system was  
33 designed by somebody greater than us.

34 That's all I have.

35 WESLEY GRANT: Thank you.  
36 Last we have Rick Dornich.

37 RICK DORNICH: Thank you,  
38 ladies and gentlemen. My name is Rick Dornich. I live  
39 at the end of Rice Park. I am actually one of the  
40 houses that actually is directly impacted by the silt.  
41 I can tell you that the water on my dock is less than a  
42 foot currently. I'm very new to the area. I appreciate  
43 you guys hearing me out.

44 However, one question that I have for the  
45 committee. Since I've lived here, we have power outages  
46 on a fairly common basis. What is going to be done to  
47 upgrade the power grid if we're going to add 93 more  
48 homes. If we -- the small street there already has  
49 problems with the power grid, what are we doing with 93  
50 more homes added to that power grid? So that was one

1 thing.

2 Environment-wise, I know that that's been touched  
3 upon here. I can tell you, there's definitely beaver  
4 because I lost three trees already this year, right off  
5 my backyard and whatnot.

6 Little background. I was a project manager in  
7 Afghanistan for the Corps of Engineers. I've seen a lot  
8 of projects that were put in place with good intentions  
9 that were disasters. I look around here in Anderson, I  
10 see a lot of pre-cleared out developments with no homes  
11 on them yet, and yet we're going to do that again. I'm  
12 quite confused on why we're going to clear out more land  
13 and not have any houses. I also understand that we are  
14 looking at a real estate market that is looking at  
15 another fall equivalent to what we went through in 2008.  
16 So why are we going to put in more houses that could  
17 potentially be vacant?

18 I enjoy living in that area. Like I said, I'm  
19 prior military. I've spent 25 years in three combat  
20 zones, and I can tell you, living on Rice Park has  
21 greatly improved my PTSD. I've had other brothers and  
22 friends who have come up and stayed with me for weeks at  
23 a time who have PTSD. And because of the quietness and  
24 the environment and the tranquility there, it has made a  
25 huge impact for myself and friends of mine and family.

26 So I do believe that adding 92 homes is going to  
27 have an effect on that. I understand we have to have  
28 growth. I do believe that 92, 93 homes is a little bit  
29 much for that small amount of acreage.

30 So that's all I have. Thank you.

31 WESLEY GRANT: Thank you, sir.

32 So Commissioners, that concludes the public  
33 hearing. We'll open it up for discussions or any  
34 questions you might have.

35 Mr. Cartee, one question I did have, on the agenda,  
36 it talks about the subdivision itself, but then also, in  
37 addition, a variance. So are we approving everything as  
38 one, the subdivision and the variance? Or ---

39 TIM CARTEE: First, we'll  
40 vote on the variance for the turn lane, and then after  
41 that, we'll vote on the development.

42 WESLEY GRANT: Okay. Just  
43 want to make sure of the order of business there; first  
44 the variance and then the subdivision. Okay.

45 JANE JONES: I have a  
46 question about the availability of sewer. The letter  
47 that we have says they can't guarantee it. That was --  
48 can anybody answer that question? Is sewer available to  
49 this subdivision?

50 TIM CARTEE: That's a

1 standard generic letter on all of them. They won't ---  
2 JANE JONES: I understand  
3 ---  
4 TIM CARTEE: --- guarantee  
5 -- they won't guarantee it until they pay for the lines  
6 to install, until they write them a check.  
7 STEVEN GILREATH: For the county  
8 Roads and Bridges, they had said that the variant --  
9 that the engineer, the private engineer, had said that  
10 he didn't feel like it needed it, and he had talked with  
11 y'all. Did I understand that right? And y'all are  
12 saying you do not need it, as well?  
13 BRITTANY MCABEE: So Anderson  
14 County passed an ordinance where the turn lanes on  
15 county roads are based on the daily turn lanes -- or the  
16 daily turns. So if it's a left turn, if it's over 300  
17 left turns a day, it's required to have a left turn. If  
18 it's over 200 right turns a day, it's required to have a  
19 right turn.  
20 Well, if they're coming from 76 left into the  
21 development, they're over that 300 threshold. We also  
22 go by level of service, which also tells us how  
23 intersections operate. The engineer did the analysis  
24 without the left turn lane that is required by Anderson  
25 County ordinance, and the level of service was  
26 acceptable under Anderson County standards.  
27 It is up to you to decide whether or not that left  
28 turn is needed, even though the ordinance calls for it,  
29 the level of service is acceptable.  
30 MICHAEL BURNS: So my question,  
31 excuse me, my question is that is the turn lane and the  
32 upgrading of the road to a collector design standard,  
33 two separate issues?  
34 BRITTANY MCABEE: They are going  
35 to upgrade the road to a collector standards.  
36 MICHAEL BURNS: That happens  
37 regardless?  
38 BRITTANY MCABEE: Yeah, they are  
39 not asking for a variance on that. So the left turn is  
40 a, is a separate issue.  
41 MICHAEL BURNS: Okay.  
42 WESLEY GRANT: Any other  
43 discussion? If not, we'll entertain a motion.  
44 JANE JONES: This is just on  
45 the variance, correct?  
46 WESLEY GRANT: This is on the  
47 variance. Yes.  
48 JANE JONES: I make the  
49 motion the variance be denied. If you're going to put  
50 93 houses there, I think you need a turning lane,

1 regardless of whatever they said prior to that.

2 WESLEY GRANT: Okay, we've got

3 a motion to deny the variance request. Do we have a

4 second?

5 STEVEN GILREATH: I'll second.

6 DAN HARVELL: I'll defer to

7 Mr. Gilreath.

8 WESLEY GRANT: We got a second

9 by Mr. Gilreath. Any discussion on the variance? All

10 those in favor of denying the variance request, please

11 raise your, raise your hand. And it's unanimous to deny

12 the variance request.

13 So next we'll vote on the subdivision. We'll

14 entertain a motion to ---

15 JANE JONES: I make a

16 motion that -- to deny. I don't think that these

17 problems that will be created by this subdivision should

18 -- they'll eventually go back to the county. I don't

19 think there's a plan in place to make it work. My

20 motion is to deny the project.

21 WESLEY GRANT: We got a motion

22 to deny the subdivision. Do we have a second?

23 DAN HARVELL: Second, Mr.

24 Chairman.

25 WESLEY GRANT: We got a second

26 by Mr. Harvell. Any discussion? All those in favor of

27 denying the subdivision, please raise your hand. And

28 it's everyone except -- all those in favor of the

29 subdivision, opposing the denial. We have one. Okay,

30 Mr. Burns. So the project is denied. Thank you.

31 Next on the agenda, we have a single family

32 subdivision labeled Stonecrest, located at Beaverdam

33 Road, tax map number 2200008007, County Council District

34 Seven.

35 We'll give the room a minute to clear out, and then

36 we'll ...

37 FEMALE: On behalf of my

38 neighbors, can I say thank you?

39 WESLEY GRANT: Thank you.

40 FEMALE: Thank you so

41 much.

42 WESLEY GRANT: Have a good

43 evening. Thank you.

44 Now, Ms. Hunter, could we have someone close those

45 doors, please?

46 Mr. Cartee, we'll turn it over to you.

47 TIM CARTEE: Thank you, Mr.

48 Chairman. Again, this is Stonecrest development. 331

49 property owners were notified within 2000 feet of the

50 proposed development. Applicant is Freeland &

1 Associates. Location and access is Beaverdam Road in  
2 Williamston. It's in Council District Seven.  
3 Surrounding land use is residential, commercial,  
4 residential, mobile home park. This is zoned R-20. And  
5 the tax map number is there for your viewing. Number of  
6 acres are 53.47 with 69 lots. No variance is requested,  
7 and a traffic study is not required.

8 Here's the layout of the proposed development. The  
9 highlighted area is the location of the proposed  
10 development. The sign posted for the public. This  
11 project has met the requirements of Chapter 48.

12 This is your staff report, Mr. Chairman.

13 WESLEY GRANT: Thank you, Mr.  
14 Cartee. Do we have a developer here to present to us?

15 KEVIN TUMBLIN: Hey, good  
16 evening. Kevin Tumblin with Freeland & Associates.  
17 I'll keep this brief.

18 Like Tim said, we're just under 54 acres, 69 single  
19 family detached parcels. That's a density of 1.29 lots  
20 per acre, so low density. Zoned R-20. So all these  
21 proposed lots are 20,000 square feet or more. We've got  
22 one access point out on Beaverdam Road, and it's aligned  
23 with existing road Oakland Terrace.

24 And then lastly, I'd just like to add that we will  
25 be adhering to the mass grading ordinance and the tree  
26 ordinance. Happy to answer any questions.

27 WESLEY GRANT: Okay, thank  
28 you.

29 STEVEN GILREATH: You said the  
30 density was 2.29 per house per acre?

31 KEVIN TUMBLIN: 1.29 per acre.

32 WESLEY GRANT: All right,  
33 thank you. We may call you back.

34 We had four people to sign up. We'll move to the  
35 public hearing part of it.

36 Mike Creamer. If you please come forward, state  
37 your name and address, please.

38 DAN HARVELL: Mr. Chairman,  
39 may I make a request?

40 WESLEY GRANT: Yes, sir.

41 DAN HARVELL: Both maps that  
42 we have in our packets are -- they leave out a lot as  
43 far as the plat -- the plan goes. Could the county put  
44 this up in full so we can see that? Thank you.

45 Pardon my interruption.

46 WESLEY GRANT: Thank you.  
47 That helps us. Thank you.

48 MIKE CREAMER: I'm Mike  
49 Creamer. My family owns the property the 235 Cherokee  
50 Road, which is a corner of Cherokee and Joe Black. And

1 my family also owns the property at 227 Cherokee Road,  
2 which is 54 acres of farmland that backs up to this  
3 land.

4 My major concern, based on lessons learned, and  
5 I'll get into that in a minute, is I understand there's  
6 going to be 69 septic tanks on this property. There's  
7 no sewer along there. And I bring that up, lessons  
8 learned, the property at 235 Cherokee, my family bought  
9 that property when I was seven years old, 1961, and  
10 lived there. There was woods, farmland all around it.  
11 I went off in the military for 22 years. Came back, all  
12 the woods behind the house were gone, farm land was  
13 gone. Mobile home parks.

14 And about 19 years ago, my son and daughter in law  
15 wanted to move into that house. I started checking the  
16 water. It was contaminated. I treated it like DHEC  
17 said. Contaminated. I treated it and treated it and  
18 treated it.

19 Finally, a DHEC rep came out to try to help me  
20 figure out how to do that. Contaminated with fecal  
21 matter. As soon as he walked around behind the house  
22 where it was, he said, I bet your problem's right there,  
23 all those septic tanks in that mobile home park.

24 Then we couldn't -- there's no water lines from --  
25 then, from Cherokee -- from Joe Black to Hogg Road. It  
26 was going to be 30, \$40,000 to get a water line. So we  
27 were having to bring water in. I kept calling people  
28 and calling people. Finally, a lady at Columbia DHEC  
29 called me, and we were talking about options, and I  
30 said, we've got a newborn in this house. You got what?  
31 I said, there's a newborn. She said, there'll be a  
32 water line there tomorrow. And they only did part of  
33 it.

34 Now, when we tried to get water down to the 227  
35 area, it was going to be \$40,000 to run water about 100  
36 yards. So, drilled a well. And back behind my property  
37 at 227 is Camp Creek, which runs into the watershed in  
38 Williamson. One of the watersheds. And that -- this  
39 subdivision is going to be above that creek. It's all  
40 downhill from where this subdivision is to Camp Creek.

41 My concern is we're going to have all that. We're  
42 going to wind up with 69 sewer lines -- sewer septic  
43 tanks. What's that going to do to our water supply? We  
44 don't have water lines through there.

45	TIM CARTEE:	Time.
46	WESLEY GRANT:	Thank you, sir.
47	MIKE CREAMER:	Thank you, sir.
48	WESLEY GRANT:	Thank you for
49	the comments. Dalen Creamer.	
50	DALEN CREAMER:	I'll touch a

1 little bit on what my dad just spoke of.

2 My wife and I were the ones that lived at 235 when  
3 our well became contaminated with fecal material.  
4 Fortunate, we were able to get a water line. We  
5 recently, two days before the hurricane, we moved into  
6 our new house on the farm that back -- on the 54 acres.  
7 We're the only occupants that live on there.

8 We couldn't afford the \$40,000 quote from Big Creek  
9 Hammond to run the water line, so we had to put a well  
10 in. As my dad said, you got Camp Creek. We do have a  
11 working farm. We have cattle, horses. Don't laugh,  
12 we've got four emus and chickens on the farm. So that  
13 is our main concern with 69 septic systems that flow --  
14 they're only less than 100 feet from the property line  
15 to where the creek is. And that is -- Camp Creek is the  
16 start of the upper reservoir in Williamson that runs  
17 behind Saluda Valley Golf Course.

18 I'm kind of amazed that there -- I don't understand  
19 the standards. I'm amazed that there was no traffic  
20 study or it doesn't qualify for one. This neighborhood  
21 or proposed development, is a few hundred yards away  
22 from 29 North, which everybody knows. 29 North ranked  
23 second in the state for the deadliest highway.

24 How I know, April 2024, I was the first responder  
25 on scene to the seven car pile-up, and I was the one  
26 that found the three year old child in the car that was  
27 pinned and I couldn't save her. She died. May of 2024  
28 I was also the first one on scene to the multiple  
29 commercial vehicle pileup with 12 injured. And we  
30 brought in multiple helicopters and were able to save  
31 all those, fortunately.

32 That area right there in that curve is a blind  
33 curve, and if you know that area that is the main  
34 thoroughfare for the 18 wheelers to get to the tank  
35 farm. So I have a huge concern of the risk there.

36 Not to -- I'm very -- I don't like to do -- talk  
37 negative about anybody, but just a research on the  
38 company that's wanting to develop this, they have a 1.7  
39 customer review rating on their products. That's a  
40 concern. 63% of their customers, or the purchasers of  
41 the a house, within five years, have a substantial issue  
42 with the product that they're purchasing.

43 Currently, the company is in a class action lawsuit  
44 with over 1000 people against them. You know, because  
45 they're -- they own three different companies. And one  
46 of the, one of the concerns that the plaintiffs have  
47 alleged is some of the water flow. And again, when you  
48 look at the water flow, our concern is -- I can't spend  
49 another \$15,000 putting another well in every time it  
50 goes bad, if that's a concern -- or if that, if that's

1 something that happens.

2 So appreciate your time.

3 WESLEY GRANT: Thank you.

4 Dale Pitts.

5 DALE PITTS: Good evening.

6 WESLEY GRANT: Good evening.

7 DALE PITTS: Just several

8 things for consideration regarding the proposed  
9 subdivision there that backs up to my property. There  
10 are heavy petroleum tankers that use Beaverdam Road and  
11 a portion of Joe Black Road. And these heavy tankers,  
12 not only are dangerous, they keep the road torn up.  
13 Also Joe Black Road, Cherokee Road and Hogg Road, they  
14 complete the block. It's a big block, but it is, you  
15 know, out of the city limits. They complete the block  
16 around this proposed subdivision, and these roads are  
17 used for routes for nearby schools, and they're in  
18 desperate need of repair already. And I understand the  
19 issues that we face there. Currently, you know, we have  
20 a dump truck comes around with two guys and a shovel.  
21 They throw a couple of shovel fulls of asphalt into the  
22 hole. It only takes a couple of rains and a heavy  
23 garbage truck and the holes are eating back out.

24 The schools. Will West Pelzer Primary and Palmetto  
25 schools be able to withstand the influx of more students  
26 without additional expansions; something for  
27 consideration.

28 And as mentioned, drainage to Camp Creek and  
29 eventually into Big Creek. Will proper barriers be in  
30 place to prevent excessive sediment runoff. And it  
31 hadn't occurred to me what this gentleman was speaking  
32 of about all the septic tanks.

33 It doesn't take a catastrophic event like a  
34 hurricane to cause the creeks and tributaries to  
35 overflow already. It can take a flash flood on a summer  
36 -- hot summer afternoon. It can take, you know, two,  
37 three days of rain and -- steady rain. It doesn't have  
38 to be the catastrophic, catastrophic event to cause  
39 these creeks to overflow.

40 And also the construction company. Are these out  
41 of town or out of state contractors? Do they have any  
42 future -- any stake in the future of our community? Or  
43 do they just take the profit and go?

44 Last but not least, quality of the construction of  
45 these homes. Typically, houses that are being built  
46 now, not in a traditional manner. My question is for  
47 consideration, will these houses last through normal  
48 living longer than the mortgage will?

49 Thank you.

50 WESLEY GRANT: Thank you.



1 DAN HARVELL: No response?  
2 TIM CARTEE: Correct.  
3 DAN HARVELL: Could we --  
4 could I clarify one thing that Mr. Dalen Creamer said.  
5 I believe Mr. Creamer, you said that your well that you  
6 have is contaminated at this time?  
7 DALEN CREAMER: May he  
8 approach, Mr. Chairman?  
9 WESLEY GRANT: Yeah.  
10 Absolutely.  
11 DALEN CREAMER: No, sir. The  
12 well where we used to live at 235, which is a few  
13 hundred yards down the road, was contaminated, about  
14 five, 600 yards. We just recently moved and built our  
15 residence at 227 where we put a well in, also. That  
16 one's good.  
17 But our concern is, in years to come, with 69  
18 septic systems, it could be contaminated.  
19 DAN HARVELL: Okay. Thank  
20 you. I just wanted to confirm that, Mr. Chairman.  
21 WESLEY GRANT: Okay. Thank  
22 you. Any other comments or questions. If not, we'll  
23 entertain a motion on the project.  
24 JANE JONES: I make the  
25 motion to deny the project. From what's been said and  
26 the information we have, I don't think the surrounding  
27 community can absorb the impact of this subdivision, and  
28 it shouldn't be placed on the, you know, the county to  
29 have to follow up and clean up and do it -- have added  
30 expense from that.  
31 My motion is to deny.  
32 WESLEY GRANT: And it's based  
33 on, I think you said the surrounding community.  
34 JANE JONES: Yeah,  
35 incompatibility.  
36 WESLEY GRANT: Incom-  
37 patibilities, okay. Just so we'd have it.  
38 JANE JONES: Yeah.  
39 WESLEY GRANT: We've got a  
40 motion there. Do we have a second?  
41 DAN HARVELL: I'll second the  
42 motion.  
43 WESLEY GRANT: We've got a  
44 second by Mr. Harvell. Any discussion? All those in  
45 favor to deny, please raise your hand. So we got one,  
46 two, three, four to deny. And all those who oppose the  
47 denial. And we've got three. So it's four to three.  
48 The project is denied. Thank you.  
49 Old business. We were unable to elect a vice  
50 chairman last month, so I guess it's our time to do that

1 now.

2 JANE JONES: You ready?

3 WESLEY GRANT: So I think they

4 have ballots or something. Y'all going to hand out

5 ballots or something? I'm sorry, Jane.

6 Who's collecting these? I think we've all circled

7 them and ...

8 TIM CARTEE: Mr. Chairman,

9 the vice chairman for this year 2026 will be Dan

10 Harvell.

11 WESLEY GRANT: Okay.

12 Congratulations, Mr. Harvell. We look forward to

13 working with you.

14 Last I guess there was no one signed up for public

15 comments, but Ms. Hunter, you did say I think we needed

16 to talk about perhaps a training session for part B of

17 the Comprehensive Plan?

18 ALESIA HUNTER: Yes, sir. I

19 think Quanesha had some calendars to -- for you to look

20 at to kind of decide on a date. We'll do this as a work

21 session.

22 WESLEY GRANT: Okay. And you

23 guys said you were open to lunchtime?

24 ALESIA HUNTER: Yeah. Dennis

25 Tobin, he will be doing the presentation.

26 WESLEY GRANT: Okay.

27 ALESIA HUNTER: And he said

28 that he would be available.

29 WESLEY GRANT: Looking at your

30 calendar, April 5 and after. Would you guys prefer -- I

31 would prefer a lunch -- over a lunch, just so you can

32 kind of get it done during the work day. But do others

33 have problems with that?

34 DAVID COTHRAN: I don't have a

35 problem with lunch as long as I'm not working.

36 WESLEY GRANT: What day would

37 work for you, David; do you know?

38 DAVID COTHRAN: Let me look.

39 Are we considering the 5th or no?

40 JANE JONES: Well, what

41 suits you?

42 WESLEY GRANT: Yeah, what

43 works for you and we'll go from there. This is -- yeah,

44 my calendar says April 6 is a Monday.

45 DAVID COTHRAN: Yeah. Well,

46 April 6 is a Monday in reality. But this one says the

47 5th.

48 DAN HARVELL: April 6 is the

49 Easter ...

50

**END OF AUDIO**

1           **MEETING ADJOURNED AT APPROXIMATELY 7:16 P.M.**

## Anderson County Planning Commission Meeting

May 12, 2026

6:00 PM

Staff Report – Large Scale Project- Any project that generates a need for 100 or more off street parking spaces requires a public hearing. (Palmetto Place-Multi-Family Development-126 Units with Associated Parking & Site Improvements-)

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**Preliminary Project Name:** Palmetto Place

**Property Owner of Record:** Epstein Living Trust+ Julie Baker

**Authorized Representative:** TWG Development, LLC

**Intended Development:** Multi-Family Dwellings

**Location:** Highway 28 Bypass & Flowe Road

**Details of Development:** This application involves the construction of a proposed multi-family development. The development will consist of **126 units**.

The breakdown for dwelling units

Are:

32 1-bedroom units

50, 2-bedroom units, and

44, 3-bedroom units.

Club House: 2,920 square feet

Residents will enjoy several amenities, a dedicated club house, a putting green, children's playground, a dog park, a community garden, and outdoor gas grills and open space.

In addition, a veteran preference component is added into the leasing strategy to offer a preference to veterans both men and women who has served the country and made the ultimate sacrifice with quality and stable housing in honoring, fostering and support their long term quality of life for residents that have given so much in service to our the nation.

**Large Scale Project—Palmetto Place-Multi-Family Development**  
**Page 2 of 3**

<b>Required Parking:</b>	Parking is based upon dwelling units.  236 spaces required-Large Scale Project
Parking:	236 spaces (including 14 ADA spaces provided)
Surrounding Land Use:	Outdoor Shed Storage, Commercial Use
Total Site Area:	9.74Acres
County Council District: Zoning:	Two Un-Zoned
Tax Map Number:	124-08-01-015, 124-08-01-029
Extension of Existing Dev:	No
Existing Access Roads:	Highway 28 & Flowe Road
Variance:	None requested

**Traffic Impact Analysis:**

The proposed development is located on SC Highway 28 (State Maintained-SC-04-0028) and Flowe Road, C-9-320 Minor Urban Local Road. The Traffic Impact Study was conducted by Roger D. Dyer, PE. Dyar Engineering.

The traffic study submitted to SCDOT summarizes the results of the traffic study conducted by Dyar of SC Highway 28. SCDOT comments have been included in the packet. Anderson County Roads and Bridges Department will discuss their findings.

## **Large Scale Project—Palmetto Place-Multi-Family Development**

**Page 3 of 3**

**Staff Assessment:** The application meets the requirements of Chapter 24 Land Use. If approved by the Commission, the developer must obtain all necessary permits, and approvals for the project to include the following:

- SCDES for NPDES-National Pollutant Discharge Elimination System approval and coverage.
- Anderson County Stormwater Department for stormwater and erosion control.
- City of Anderson for approval, construction, and permit for sewer and water.
- SCDOT for encroachment permitting state roads for access for ingress/egress and county road for encroachment permitting.
- Appropriate water authority for potable domestic water and fire hydrant protection. Fire hydrants must be approved to meet fire code requirements with the State Fire Marshall's Office.
- Airport Height Safety Area Anderson County Airport and & SC Aeronautics. If approved, it will require notification and submittal to both Anderson County Airport and SC Aeronautics Commission due to the height and location proximity to the airport.
- 
- Detailed site plans showing all landscaping and bufferyard requirements must be submitted to Anderson County Development Standards Department for the issuance of a Commercial Land Use Permit.
- A grading permit application must be issued prior to commencing with land disturbance activities, development, and construction activities.
- A building permit will be required with Anderson County Building to meet building and fire codes.



# Development Standards Land Use Review Application

Thank you for your interest in Anderson County, South Carolina. This packet includes the necessary documents for Land Use Reviews to be heard by the Anderson County Planning Commission.

APPLICATION FOR: Land Use Review

Project Name: Palmetto Place

Is this a County project?

Yes

No

If Yes, no fees required.

Note to Applicant: All applications must be typed or legibly printed and all entries must be completed on all the required application forms and submitted by 3:00pm. Incomplete applications or applications submitted after the posted deadlines will be delayed due to advertisement submittal date.

Name of Applicant TWG Development, LLC

Mailing Address 1301 E Washington St, Suite 100, Indianapolis, IN 46202

Telephone 317-690-3185

E-mail afrazier@twgdev.com

Applicant is the:

Owner's Agent

Property Owner

Property Owner(s) of Record Epstein Living Trust + Julie Baker

Mailing Address 320 Falls St, Unit 919, Greenville, SC 29601

Telephone 843-693-1898

E-mail mepstein3000@hotmail.com

Authorized Representative Merv Epstein

Mailing Address 320 Falls St, Unit 919, Greenville, SC 29601

Telephone 843-693-1898

E-mail mepstein3000@hotmail.com

Address/Location of Property Hwy 28 Bypass, Anderson, SC 29624

Existing Land Use Outdoor Shed Storage

Proposed Land Use Multifamily Dwellings

Tax Map Number(s) 124-08-01-015-000, 124-08-01-029-000

Total Size of Project (acres) 9.8

REQUEST FOR VARIANCE (IF APPLICABLE):

Is there a variance request?

Yes

No

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

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

**RESTRICTIVE COVENANT STATEMENT**

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

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

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

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

1. Hazardous Waste and Nuclear Waste Disposal Site Fee **\$750.00**
2. Motorsports facilities and testing track Fee **\$750.00**
3. Mining and Extraction Operation Fee **\$750.00**
4. Gun Clubs, Skeet Ranges, Outdoor Firing Range Fee **\$750.00**
5. Stockyards, Slaughterhouses, Animal Auction House Fee **\$750.00**
6. Certain Public Service Uses Fee **\$750.00**
  - a. Land Fills
  - b. Water and Sewage Treatment facilities
  - c. Electrical Substations
  - d. Prisons
  - e. Recycling Stations
  - f. Transfer Stations
  - g. Schools
  - h. Water and Sewer Lines
7. Large Scale Projects Fee **\$500.00**
  - a. Any project that is capable of generating 100 or more off-road parking spaces, as determined by
  - b. section 38-210, excluding single-family subdivisions.
  - c. A truck or bus terminal, including service facilities designed principally for such uses. Outdoor sports or recreational facilities that encompass one (1) or more acres in parking and facilities.
8. Tattoo Facilities Fee **\$450.00**
9. Mobile Home Parks/Manufactured Home Parks/RV Parks Fee **\$450.00**
10. Sexually Oriented Business Fee **\$750.00**
11. Salvage, junk, and scrap yards Fee **\$750.00**
12. Cell Towers **\$750.00**

APPLICATION PROCESS

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

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

Completed application form

Letter of intent

Sketch Plan one (1) copy 8 ½" x 11"

Attachment "A"

**REQUIRED ITEMS**

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

2) **LETTER OF INTENT:**

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

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

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

1. Proposed name of the development	2. Acreage of the entire development	3. Location map
4. Proposed building(s) location(s)	5. Anticipated property density states as a FAR (Floor Area Ratio)	6. Setbacks, with front setbacks shown, side and rear may be stated.
7. Proposed parking areas.	8. Proposed property access locations.	9. Natural features located on the property.
10. Man-made features both within and adjacent to the property including		
a) Existing streets and names (with ROW shown)		
b) City and County boundary lines		
c) Existing buildings to remain.		

- a) Existing streets and names (with ROW shown)
- b) City and County boundary lines
- c) Existing buildings to remain
- 11. Required and proposed buffers and landscaping
- 12. Flood Plains and areas prone to flooding
- 13. Such additional information as may be useful to permit an understanding of the proposed use and development of the property.

4) **ATTACHEMENTS:** All attachments must be included in order for the application to be considered complete



Anderson County, South Carolina  
**LAND USE REVIEW**  
Standards of Land Use Approval Consideration

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In consideration of a land use permit, the Planning Commission shall consider factors relevant in balancing the interest in promoting the public health, safety, and general welfare against the right of the individual to the unrestricted use of property and shall specifically consider the following objective criteria. Due weight or priority shall be given to those factors that are appropriate to the circumstances of each proposal.

Please respond to the following standards in the space provided or you may use an attachment as necessary:

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

Given the mix of both commercial and residential uses surrounding the subject property, it is fair to say that the proposed use is consistent with the general development pattern occurring in the area.

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

Based on all measurable factors, including the attached traffic study, the proposed use will not adversely affect the existing use or usability of adjacent/nearby property.

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

Based on all measurable factors, it can be confidently determined that the proposed use will not cause an excessive or burdensome use of public facilities or services. TWG Development has received confirmation from Electric City Utilities that is sufficient capacity to service water and sanitary sewer for this project (see attached will-serve letters).

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

The subject property allows for enough developable space for the proposed use to comply with all requirements for a large-scale project that are set forth in the codified ordinances. The site plan clearly depicts this, as the proposed layout that shows off-street parking along with the locations for all building and amenity space complies with all applicable development standards.

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

The applicant is committing to adhere to all development standards and regulations in an effort to ensure public health and safety of the general population as it relates to this development. Due to the growing population in Anderson County and the growing need for more housing, it can be concluded that this project furthers the general welfare of the County and its constituents.





**May 6, 2026**

**RE: Palmetto Place Veteran's Preference Addendum**

TWG Development is proud to incorporate a veterans preference component into the leasing strategy for Palmetto Place. We recognize the tremendous sacrifices made by the men and women who have served our great country, and we believe that providing quality, stable housing opportunities for veterans is both a responsibility and a privilege. Subject to all applicable federal, state, and local fair housing laws and program requirements, Palmetto Place intends to prioritize housing opportunities for veterans and veteran families through an established veterans' preference policy during the leasing process. This commitment reflects TWG Development's broader mission to create communities that not only provide housing, but also honor service, foster stability, and support long-term quality of life for residents who have given so much in service to our nation.

Veterans in many communities face ongoing challenges related to housing accessibility and long-term stability despite their invaluable contributions to the country. Palmetto Place seeks to be part of the solution by delivering a high-quality residential environment where veterans and their families can thrive alongside the broader Anderson County community. By incorporating a veteran's preference into the project, TWG Development hopes to strengthen community ties, support local workforce participation, and provide an environment rooted in dignity, respect, and opportunity. We believe this initiative aligns closely with Anderson County's values and demonstrates our commitment to developing not just housing, but communities with lasting impact.

Sincerely,

Alex Frazier | Development Director  
**TWG Development, LLC**  
1301 E. Washington St., Suite 100  
Indianapolis, IN 46202

**TWG Development, LLC**

1301 E Washington St., Suite 100  
Indianapolis, IN 46204  
T 317.264.1833  
www.twgdev.com



**March 20, 2026**

**RE: Letter of Intent for Proposed Land Use off Hwy 28 Bypass, Anderson, SC 29624**

On behalf of TWG Development, LLC, let this Letter of Intent serve as a comprehensive outline for the Proposed Land Use application for the real estate located off Hwy 28 Bypass, Anderson, SC 29624 (Anderson County Parcel No. 124-08-01-015-000 and 124-08-01-029-000). This property consists of approximately 9.74 acres, a figure which shall be confirmed and adjusted as necessary based on a formal survey to be obtained at a later date.

TWG Development brings to Anderson County a legacy of excellence spanning nearly two decades. Since our founding in 2007, we have successfully delivered more than 130 transformative residential projects across 23 states, demonstrating time and again our ability to navigate complex development landscapes while delivering communities that residents are proud to call home. Our presence in South Carolina is not new. Over the past five years alone, we have completed one project within the state with two more set to begin construction in 2026, each one a testament to our commitment to quality, community, and long-term impact. We do not simply build buildings. We build neighborhoods. We build belonging. And we are proud to bring that same mission-driven approach to Anderson County.

Our team has already had the privilege of sitting down with Councilmember Glen Davis, Anderson County Planning Director Alesia Hunter, and Anderson County's Government Affairs Liaison Steve Newton to share our vision for this project. Those conversations were not merely procedural; they were collaborative, energizing, and reflective of a shared desire to see Anderson County thrive. We are confident that what we are proposing will be something that both TWG Development and the Anderson County community will point to with pride for years to come.

This application requests approval for a "Multifamily Dwellings" land use designation on the subject property, which will serve as the home of Palmetto Place — a vibrant, welcoming, and thoughtfully designed multifamily residential community with no age restrictions.

Palmetto Place will feature 126 residential units spread across four three-story, garden-style walk-up apartment buildings. With interior corridors and breezeways woven throughout, the design prioritizes both comfort and connectivity, providing residents with the feel of a tight-knit neighborhood within a modern, well-appointed residential setting. Units will be offered in one-, two- and three-bedroom configurations, ensuring that Palmetto Place can serve a diverse cross-section of Anderson County residents from young professionals and growing families to downsizers seeking a fresh start in a vibrant community. Palmetto Place is more than four walls and a roof. The development envisions an array of thoughtfully curated amenities designed to foster connection, recreation, and everyday joy. Residents may enjoy a children's playground, a dog park, a community garden, outdoor gas grills, a putting green, and a dedicated clubhouse. These spaces will be designed to bring neighbors together and make Palmetto Place feel like so much more than just a place to sleep. It will be a place to live, laugh, grow, and belong.

TWG Development will not be requesting any variances in conjunction with this land use application. We are fully committed to adhering to all land use standards and regulations as stipulated by the Anderson County Code of Ordinances. We believe that great development and responsible development are not competing ideas; they are one and the same.

Beyond compliance, we firmly believe that Palmetto Place will make a meaningful and lasting contribution to the health,

safety, and general well-being of Anderson County's residents. As the County's population continues to grow at a remarkable pace, the demand for quality housing has never been more urgent. Palmetto Place is our answer to that call, serving as a development designed not just to fill a gap in the market, but to elevate the standard of what multifamily living in Anderson County can and should look like.

TWG Development sincerely and enthusiastically appreciates Anderson County's consideration of this application. We are deeply invested in this community's future and look forward to continuing to build the kind of collaborative, trust-based partnership that turns a great vision into an even greater reality. Together, we are confident that Palmetto Place will stand as a landmark achievement for TWG Development, for Anderson County, and most importantly, for the families who will one day call it home.

Sincerely,

Alex Frazier | Development Director  
**TWG Development, LLC**  
1301 E. Washington St., Suite 100  
Indianapolis, IN 46202

# PALMETTO PLACE

ANDERSON, SOUTH CAROLINA



PROJECT FAR		BUILDING COUNT	TOTAL SF
BLDG 1	1	31,274 SF	
BLDG 2	2	62,548 SF	
TOTAL		93,822 SF	
ADDITIONAL	4	142,784 SF	
CUMULATIVE		236,606 SF	
COVERABLE		148,716 SF	
AREA		624,274 SF	

PALMETTO PLACE MATRIX			
UNIT TYPE	UNIT QUANTITY	MINIMUM PARKING REQUIRED PER UNIT	TOTAL MINIMUM PARKING REQUIRED
1 BEDROOM	22	1.5	33
2 BEDROOM	28	2	56
3 BEDROOM	44	3	132
TOTAL (ALL BLDG TYPES)	124		221

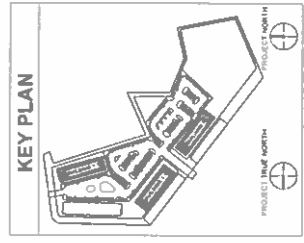
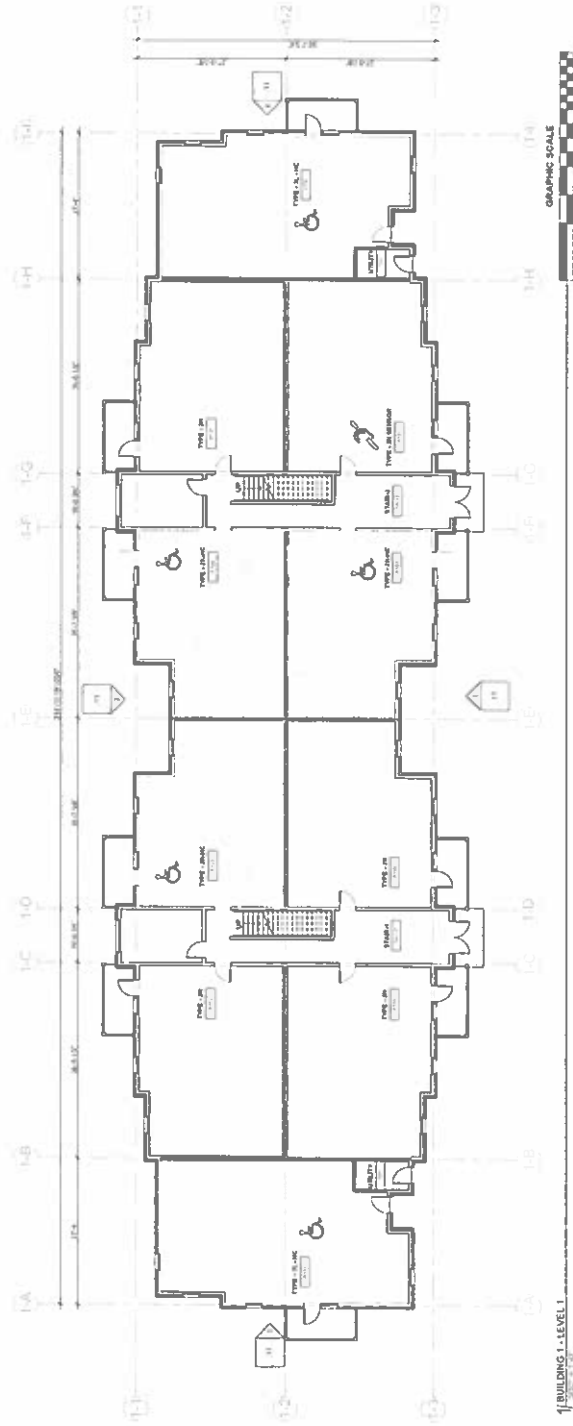
Sheet Index	SHEET #	SHEET INDEX
CONCEPT	00	COVER SHEET
CONCEPT	01	ARCHITECTURAL FEE PLAN
CONCEPT	02	PLANNING & DESIGN
CONCEPT	03	PLANNING & DESIGN
CONCEPT	04	PLANNING & DESIGN
CONCEPT	05	PLANNING & DESIGN
CONCEPT	06	PLANNING & DESIGN
CONCEPT	07	PLANNING & DESIGN
CONCEPT	08	PLANNING & DESIGN
CONCEPT	09	PLANNING & DESIGN
CONCEPT	10	PLANNING & DESIGN
CONCEPT	11	PLANNING & DESIGN
CONCEPT	12	PLANNING & DESIGN

DATE REVISION/ISSUE	1/20
DATE REVISION/ISSUE	1/20
DATE REVISION/ISSUE	1/20
DATE REVISION/ISSUE	1/20



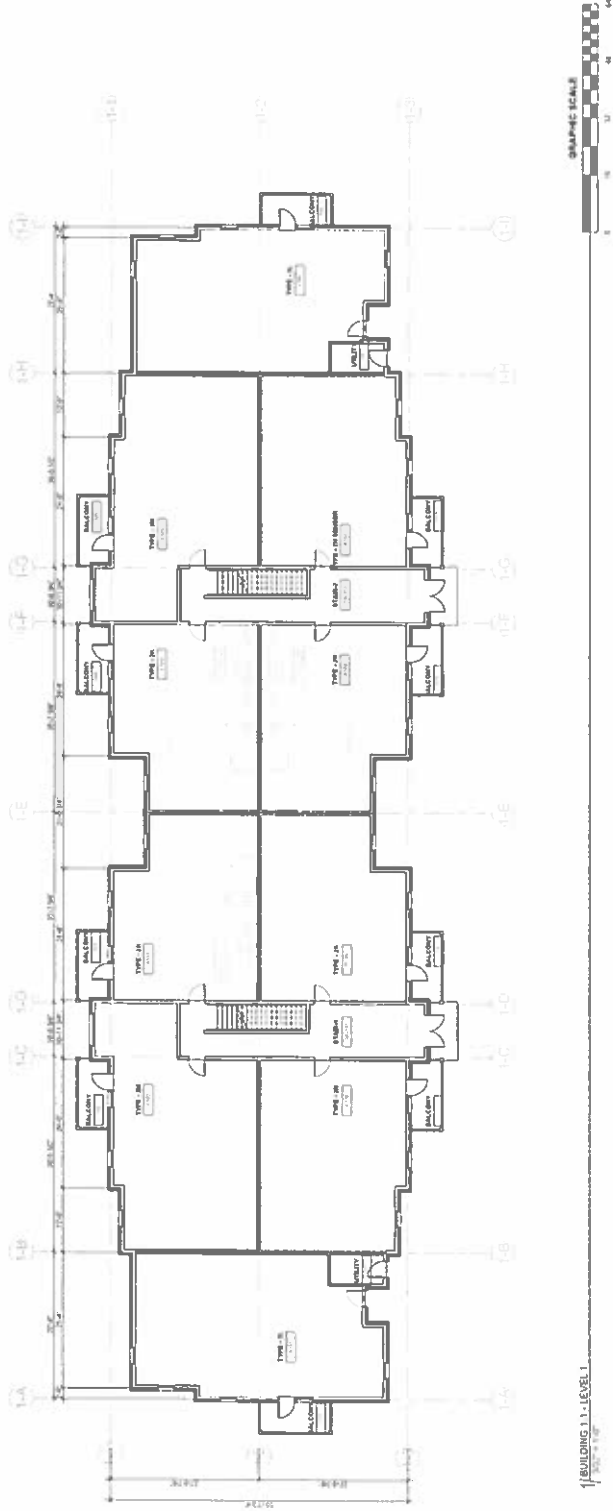


BLDG 1 AREA - GSF	
LEVEL	GSF
LEVEL 1	11,168 SF
LEVEL 2	8,643 SF
LEVEL 3	8,643 SF
TOTAL	28,454 SF
TOTAL SIZE	3,274 SF



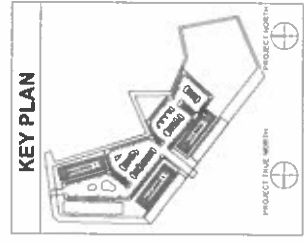
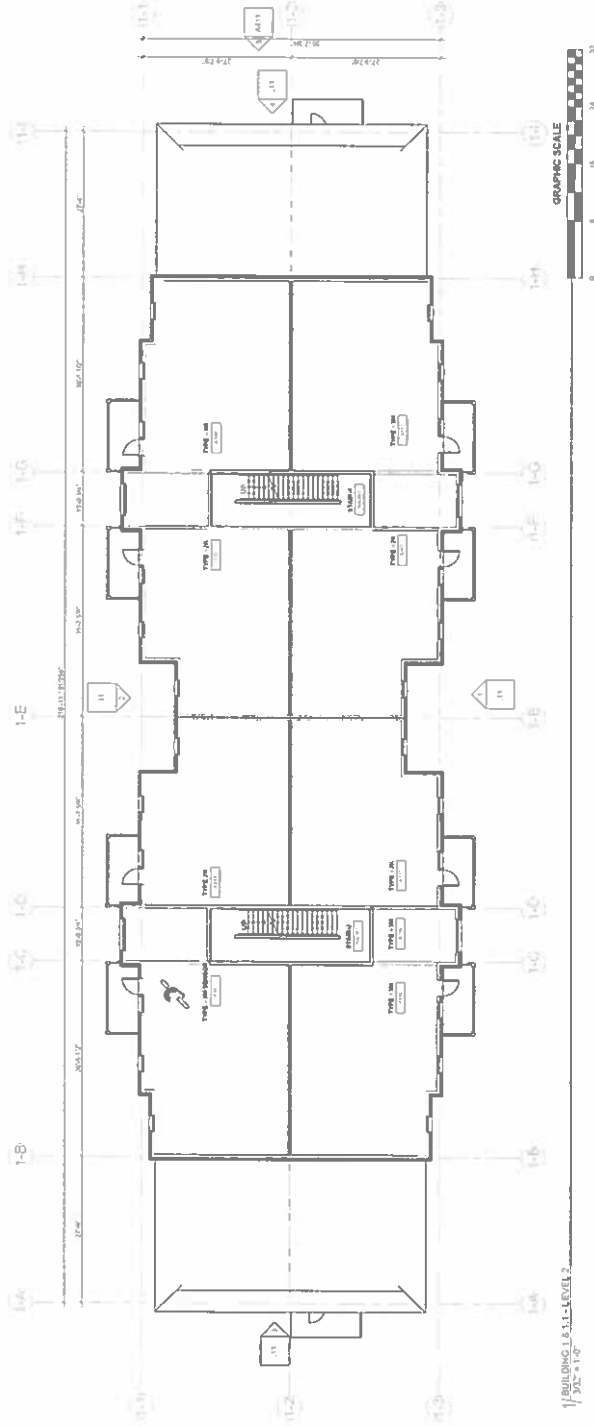
3575 RINGSBY COURT 310 - DENVER, CO - 80216  
 WWW.THESTUDIOARCHITECTURE.COM

BUILDING 1 - LEVEL 1  
 03/20/2026



BLDG 1 AREA - GSF	
LEVEL	GSF
LEVEL 1	12,768.87
LEVEL 2	8,642.37
LEVEL 3	8,642.37
TOTAL	31,713.61

BLDG 1.1 AREA - GSF	
LEVEL	GSF
LEVEL 1	12,768.87
LEVEL 2	8,642.37
LEVEL 3	8,642.37
TOTAL	31,713.61



**BUILDING 1 & 1.1 - LEVEL 2**  
03/20/2026

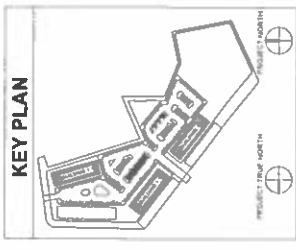
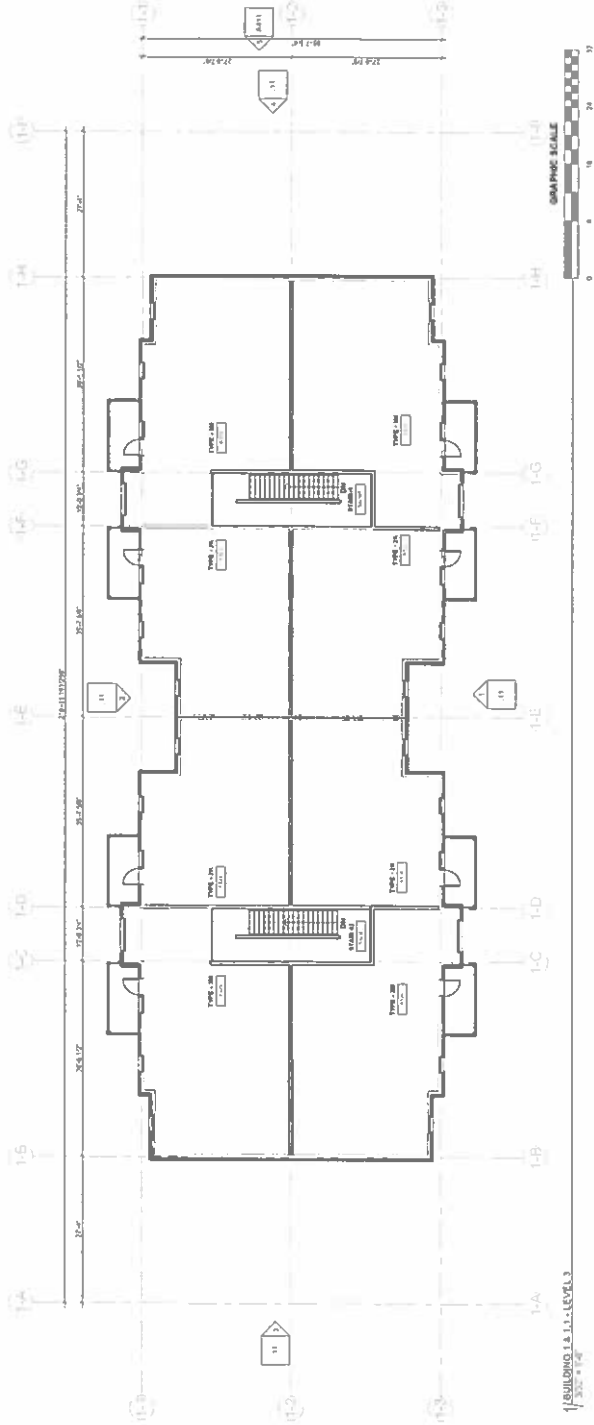


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WWW.THESTUDIOARCHITECTURE.COM

PALMETTO PLACE  
© 2025 THE STUDIO ARCHITECTURE, LLC

BLDG 1 AREA - GSF	
LEVEL	GSF
LEVEL 1	12,788 SF
LEVEL 2	8,543 SF
LEVEL 3	8,543 SF
TOTAL	31,274 SF
TOTAL - SITE	31,274 SF

BLDG 1.1 AREA - GSF	
LEVEL	GSF
LEVEL 1	12,788 SF
LEVEL 2	8,543 SF
LEVEL 3	8,543 SF
TOTAL	31,274 SF
TOTAL - SITE	31,274 SF



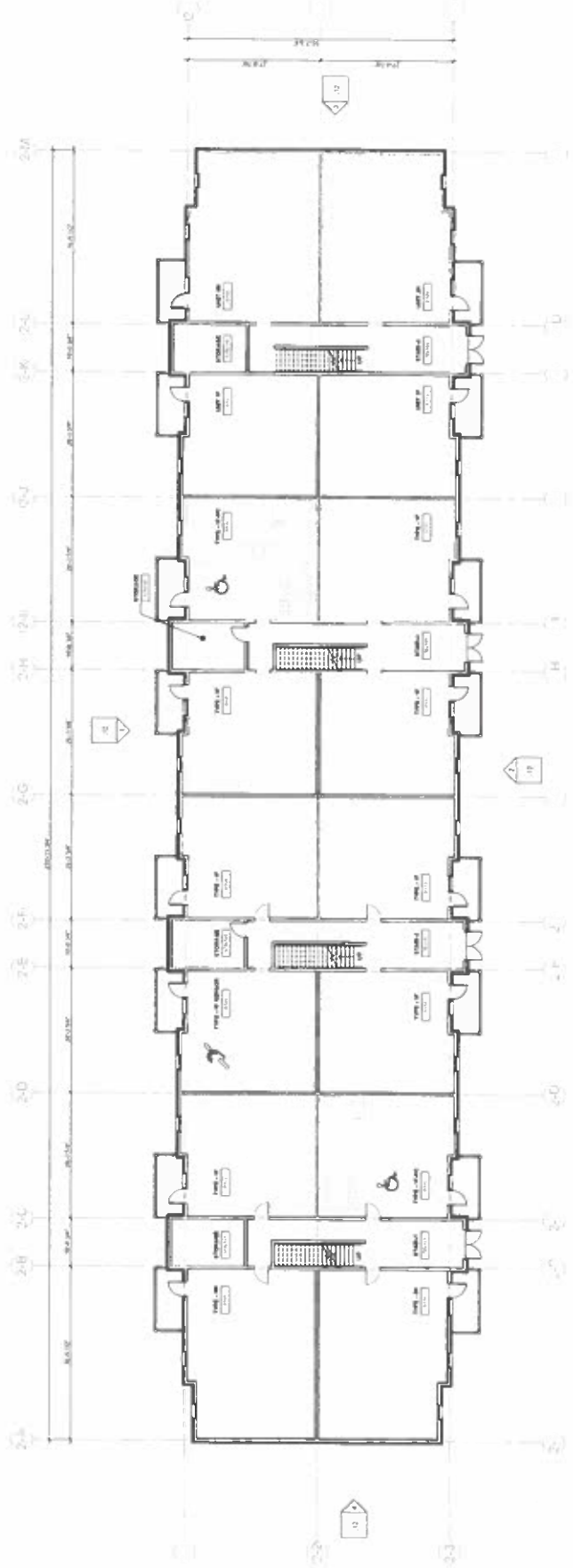
BUILDING 1 & 1.1 - LEVEL 3  
03/20/2026



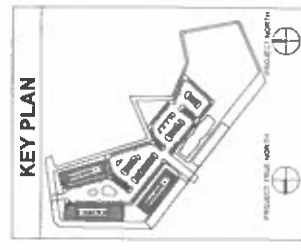
3575 RINGSBY COURT 310 - DENVER, CO - 80216  
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PALMETTO PLACE  
CONSULTANT ARCHITECTURE

BLDG 2 AREA - GSF	
LEVEL	GSF
LEVEL 1	9,000 SF
LEVEL 2	9,000 SF
LEVEL 3	9,000 SF
TOTAL	27,000 SF
TOTAL SITE	48,722 SF



1 BUILDING 2 - LEVEL 1  
03/20/2026



KEY PLAN

BUILDING 2 - LEVEL 1  
03/20/2026

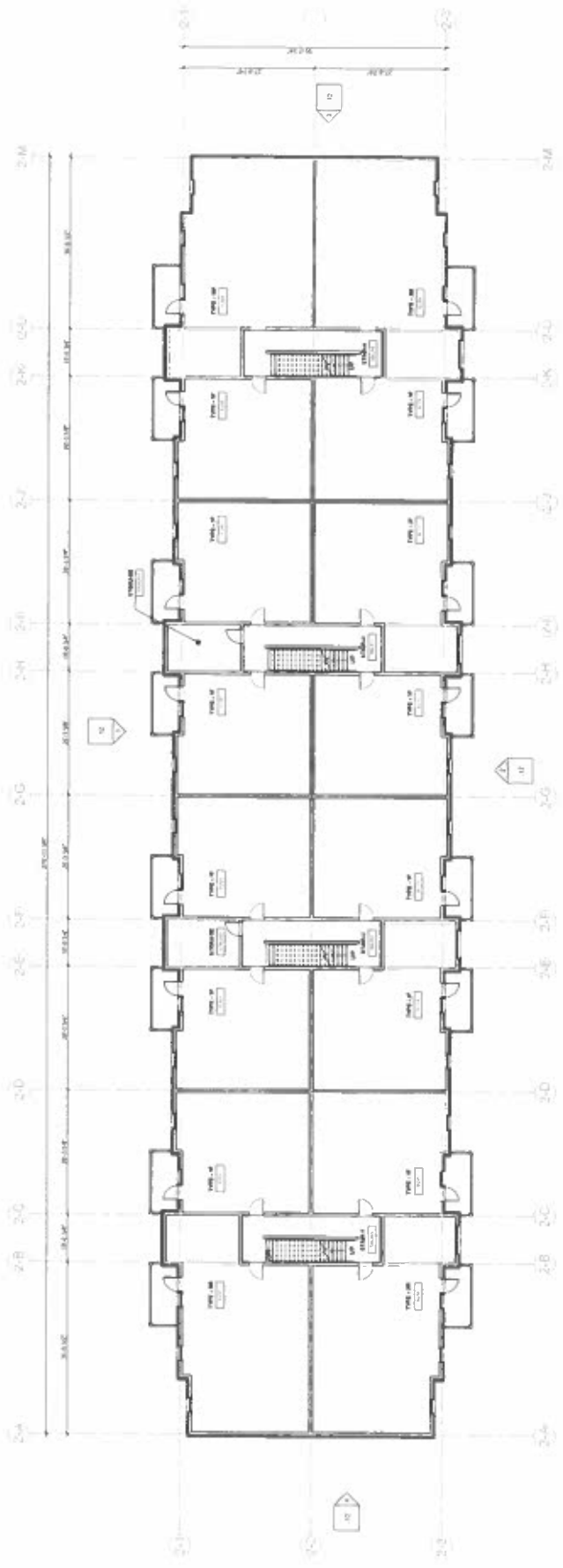


3575 RINGSBY COURT 310 - DENVER, CO - 80216  
WWW.THESTUDIOARCHITECTURE.COM

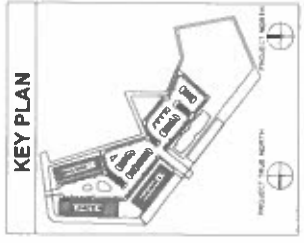
PALMETTO PLACE  
ARCHITECTURE & INTERIOR DESIGN

**BLDG 2 AREA - GSF**

LEVEL	GSF
LEVEL 1	15,000 SF
LEVEL 2	15,000 SF
LEVEL 3	15,000 SF
TOTAL	45,000 SF
TOTAL SITE	415,500 SF



BLDG 2 - LEVEL 2  
3/27/2026

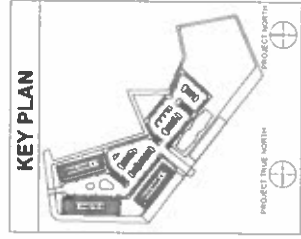
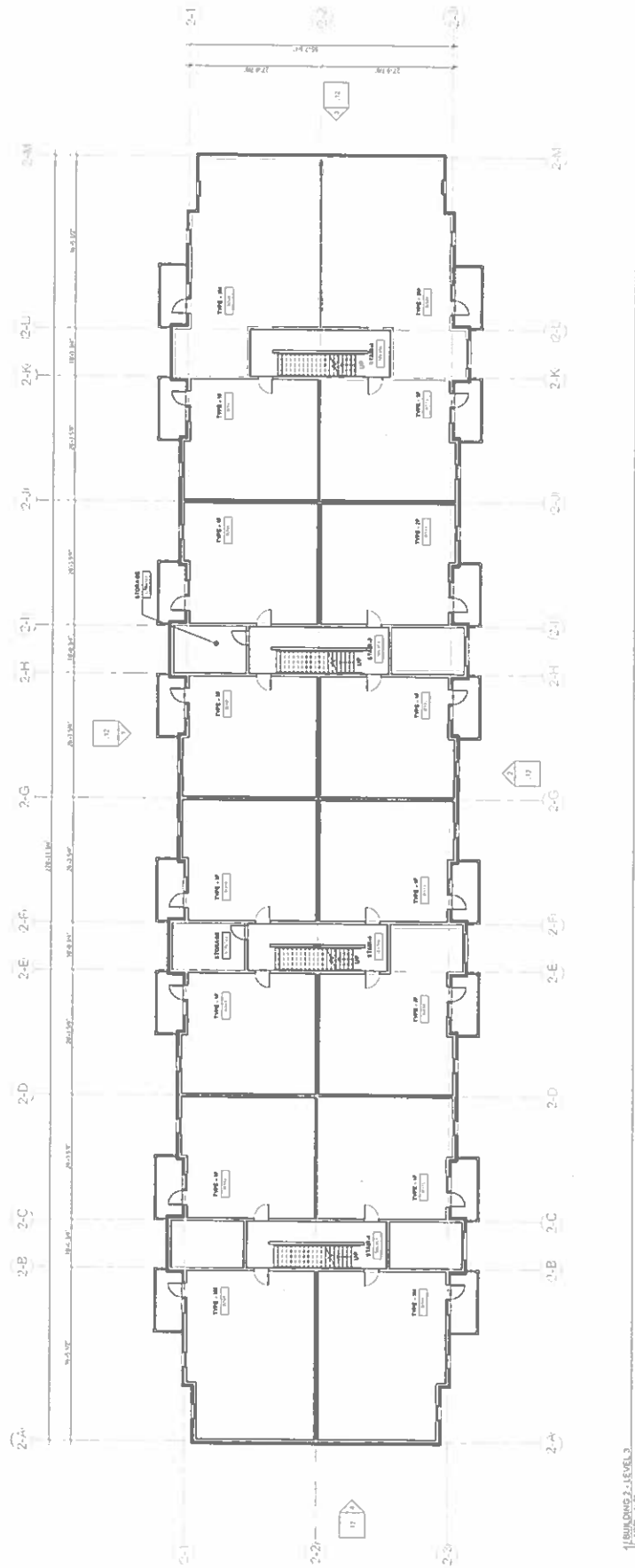


BLDG 2 - LEVEL 2  
03/20/2026



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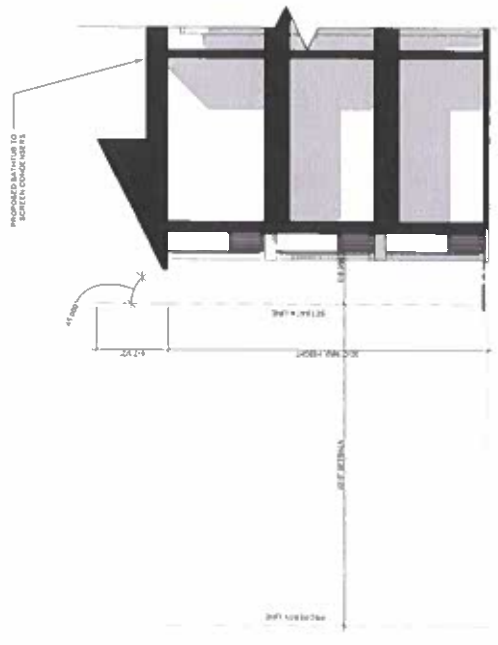
BLDG 2 AREA - GSF	
LEVEL	GSF
LEVEL 1	70,000.00
LEVEL 2	70,000.00
LEVEL 3	70,000.00
TOTAL	210,000.00
TOTAL - SITE	68,544.57



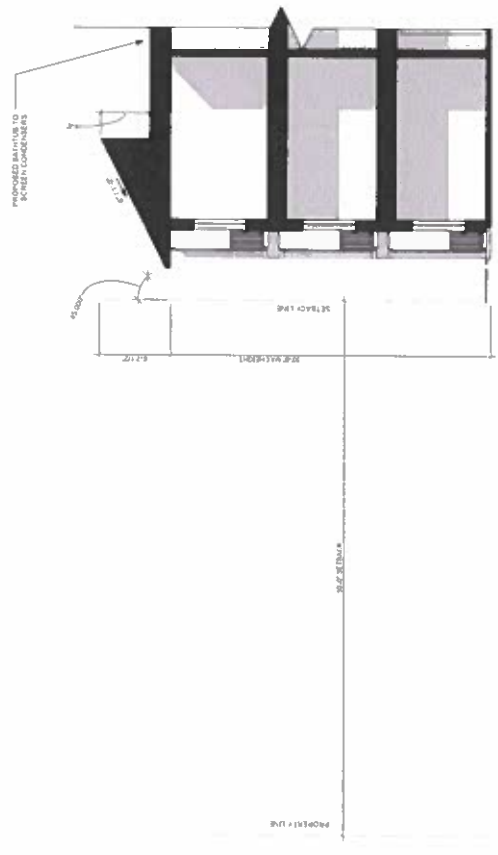
3575 RINGSBY COURT 310 - DENVER, CO - 80216  
 WWW.THESTUDIOARCHITECTURE.COM

BUILDING 2 - LEVEL 3  
 03/20/2026

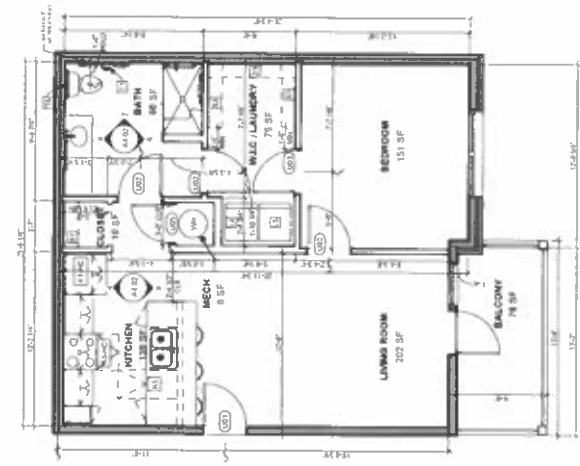
PALMETTO PLACE  
 CONSULTING ARCHITECTS



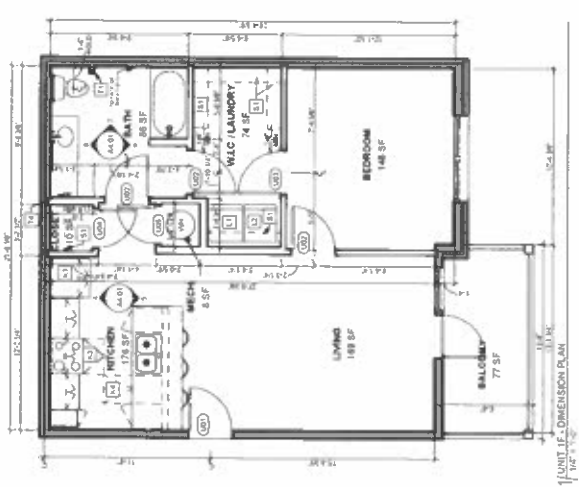
SECTION 2 - ZONING SECTION  
3115 - 11-02



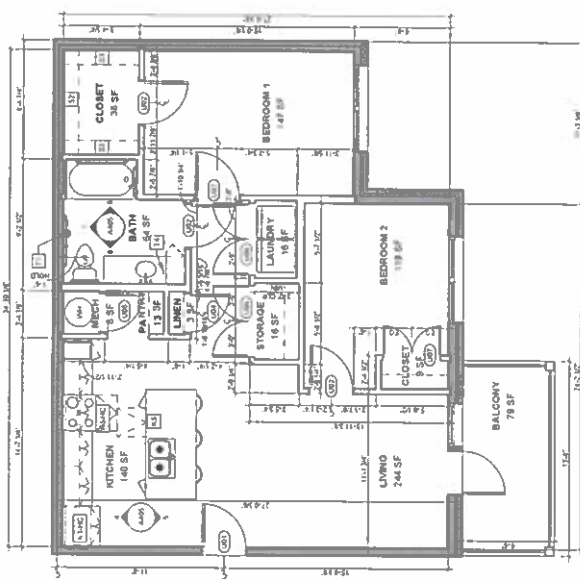
SECTION 1 - ZONING SECTION  
3115 - 11-02



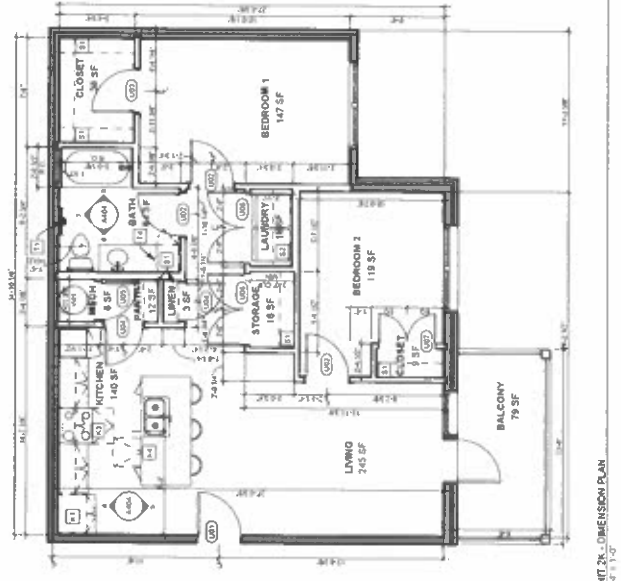
2 UNIT 1F-HC - DIMENSION PLAN CONCEPT  
1/8" = 1'-0"



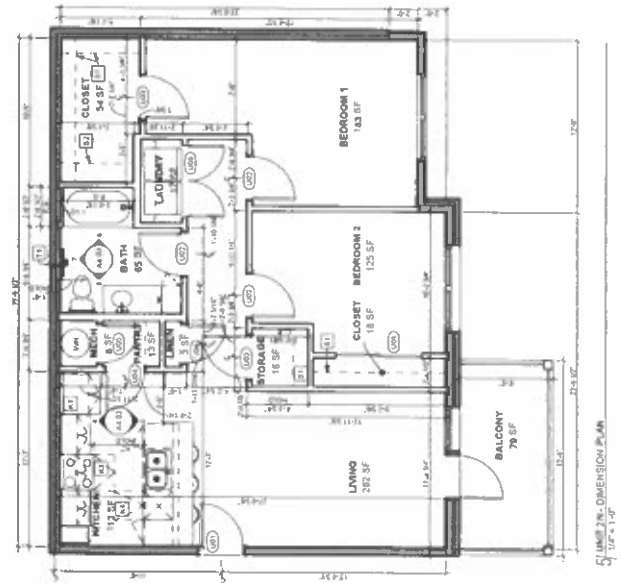
1 UNIT 1F - DIMENSION PLAN  
1/8" = 1'-0"



4 UNIT 2K - DIMENSION PLAN  
1/8" = 1'-0"

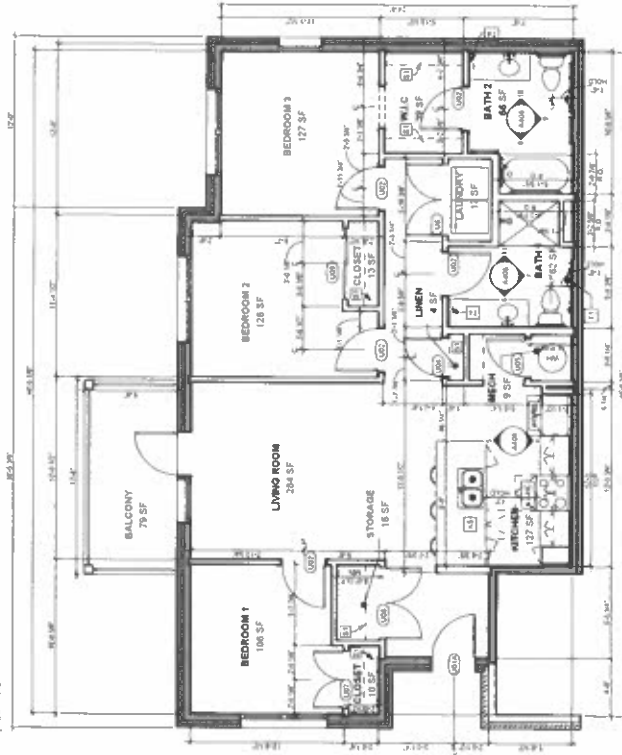
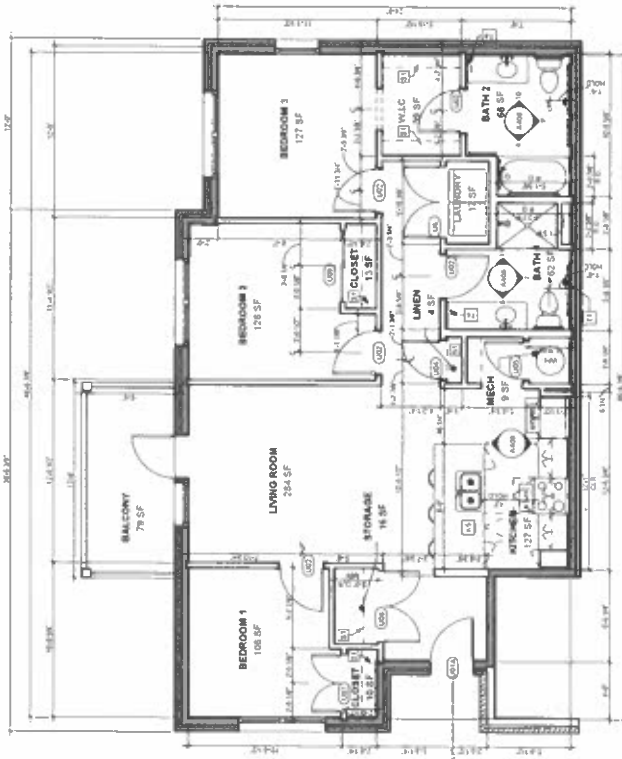
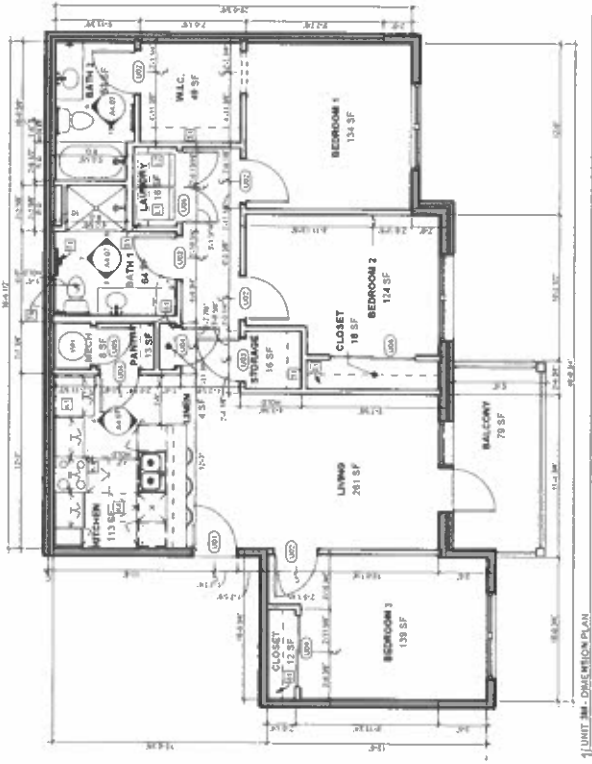
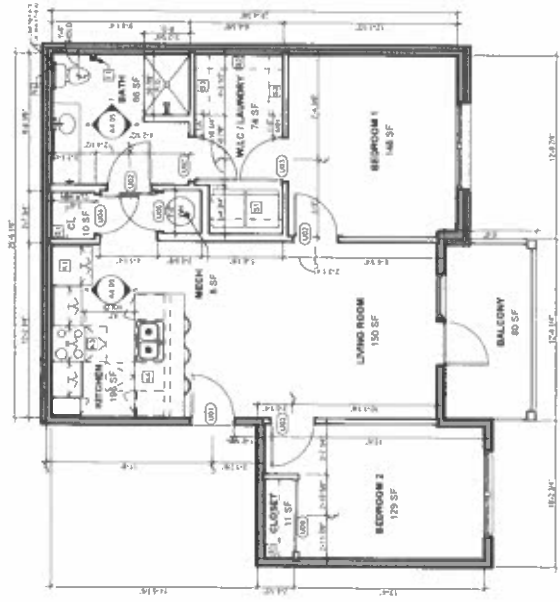


3 UNIT 2L - DIMENSION PLAN  
1/8" = 1'-0"



5 UNIT 2B - DIMENSION PLAN  
1/8" = 1'-0"





**Cherokee Landing – 10 Frazier Rd., Greenville, SC**











## Alesia Hunter

---

**From:** Rebovich, Nicholas, S. <REBOVICHNS@scdot.gov>  
**Sent:** Wednesday, May 6, 2026 3:38 PM  
**To:** Jackson D. Taylor; Roger dyar; afrazier@twgdev.com  
**Cc:** Brittany D. McAbee; Lybrand, Billy; Balentine, Ryan; jwfox@andersoncountysc.org; Steve Newton; Alesia Hunter  
**Subject:** [External]RE: SC28 Anderson County Traffic Study Review  
**Attachments:** Palmetto Apts SC28 TIS Total 20260430S.pdf

You don't often get email from rebovichns@scdot.gov. [Learn why this is important](#)

Roger and Jackson,

Good Wednesday afternoon. I've had the opportunity to review the attached TIS report for the Palmetto Apartments planned for SC-28 Bypass in Anderson County. I have no comments and am approving the report from the SCDOT side. A right turn lane on SC-28 Bypass is not warranted and will not be required. Currently there is a two-way-left-turn-lane on SC-28 Bypass that will accommodate the left turns into and out of the site. I do not recommend any changes to that two-way-left-turn-lane. At this point, you can begin your permit plan review with our District Permit Engineer, Ryan Balentine copied on this email.

I am aware that Anderson County has made some specific comments about the report. Please understand that my approval of the report does not supersede Anderson County's comments. You will need to address those in order to satisfy their requirements.

If you have any questions please let me know.

Thanks,

Nick



**Nick Rebovich, PE**

*District Two Traffic Engineer*

P 864-889-8016 C 864-554-5373 E [RebovichNS@SCDOT.GOV](mailto:RebovichNS@SCDOT.GOV)

South Carolina Department of Transportation  
510 W. Alexander Ave, Greenwood, SC 29646-4029

---

**From:** Jackson D. Taylor <jtaylor2025@twgdev.com>  
**Sent:** Wednesday, May 6, 2026 11:04 AM  
**To:** Rebovich, Nicholas, S. <REBOVICHNS@scdot.gov>  
**Cc:** Roger dyar <dyartraffic@gmail.com>  
**Subject:** RE: SC28 Anderson County Traffic Study Review

\*\*\* This is an EXTERNAL email. Please do not click on a link or open any attachments unless you are confident it is from a trusted source. \*\*\*

Sounds good, thanks Nick!



February 26, 2026

*Via E-Mail*

Alex Frazier  
TWG Development

**RE: Availability of sewer service for:  
502 Hwy 28 Bypass**

Dear Mr. Frazier:

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

Please be advised that Electric City Utilities/City of Anderson is willing and able to provide sewer service to the above-referenced properties. Service can be provided from the following existing service(s): **an 8" main located on Highway 28 Bypass alongside property.** Please consider that an extension may be necessary to serve the property and would be at the expense of the developer.

The wastewater will be treated at Generostee Creek Wastewater Treatment Plant operating under permit # **SC0023752.**

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

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

Sincerely,

**City of Anderson**

A handwritten signature in black ink that reads "T. Scott Banks".

T. Scott Banks, P.E.  
Utilities Director

309 Kirkwood Drive  
Anderson, SC 29624  
(864) 231-2250



February 26, 2026

*Via E-Mail*

Alex Frazier  
TWG Development

**RE: Availability of water service for:  
502 Hwy 28 Bypass**

Dear Mr. Frazier:

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

Please be advised that Electric City Utilities/City of Anderson is willing and able to provide water service to the above-referenced properties. Service can be provided from the following existing service(s): **a 24" main located along Highway 28 Bypass on the opposite side of the road from the property.** Please consider that an extension may be necessary to serve the property and would be at the expense of the developer.

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

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

Sincerely,

**City of Anderson**

A handwritten signature in black ink that reads "T. Scott Banks".

T. Scott Banks, P.E.  
Utilities Director

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



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

March 5, 2026

Jackson D. Taylor  
TWG Dev.  
1301 E. Washington St., Ste. 100  
Indianapolis, IN 46202

RE: Property located off Hwy. 28 Bypass Anderson, SC

Dear Mr. Taylor:

This letter confirms that Duke Energy can provide electric service to the proposed site located at 502 Hwy. 28 Bypass in Anderson, SC (Anderson County Tax Map #1240801015 & #1240801029) 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 cursive script that reads "Kim Ball".

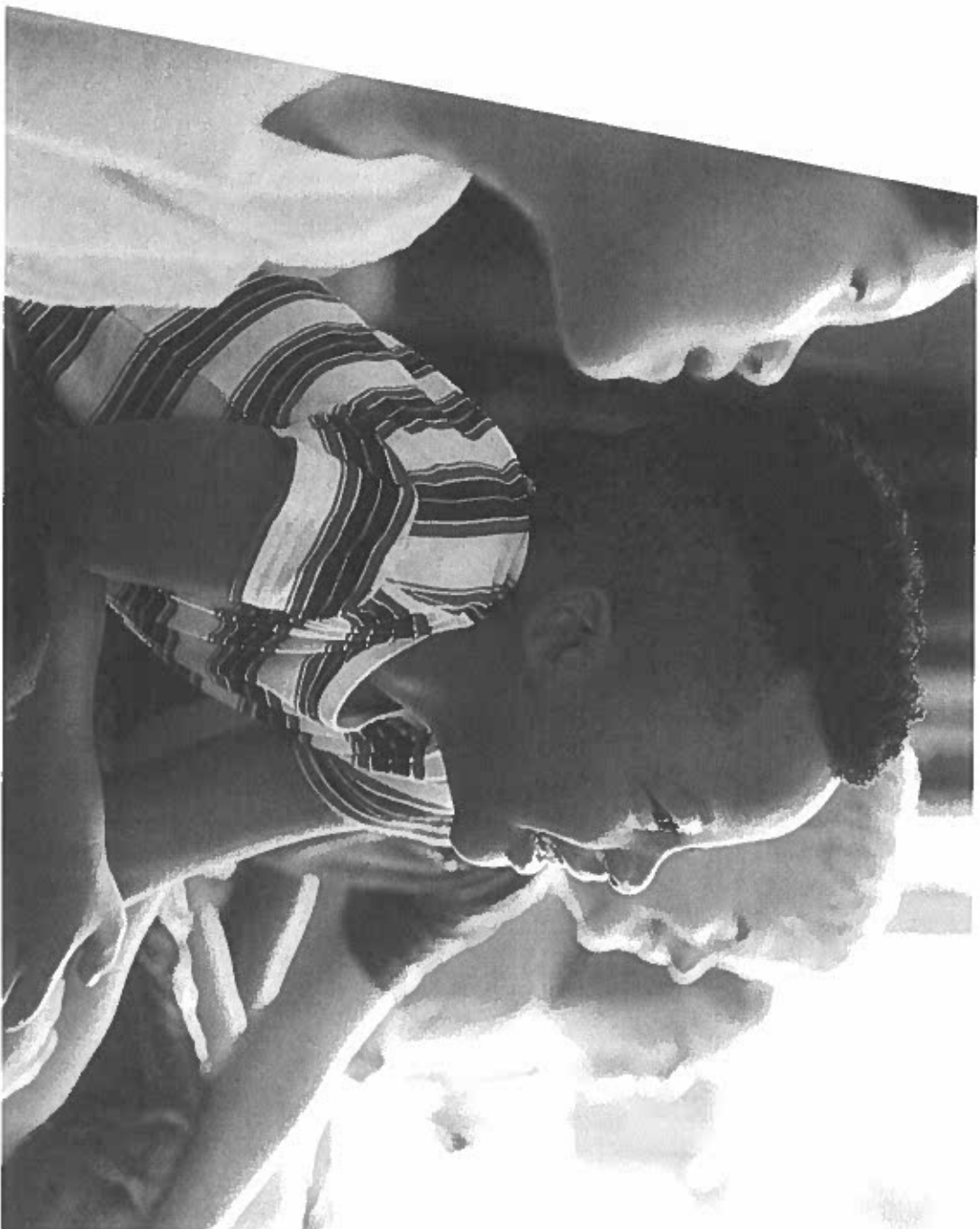
Kim Ball  
Engineering Design Associate



Committed to Excellence

## Planning & Advisory Services

April 10, 2025



# ANDERSON SCHOOL DISTRICT 5 TOTAL ENROLLMENT

	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
PK	399	456	463	472	472	472	472	472	472	472	472	472	472	472
K	851	857	880	843	869	855	843	849	866	876	882	891	900	909
1	940	904	889	906	888	903	889	876	882	892	902	908	917	926
2	986	906	892	888	910	882	897	884	871	877	891	904	910	919
3	984	985	892	900	897	921	887	902	893	880	885	899	911	917
4	980	987	987	904	903	900	918	884	896	887	877	882	895	907
5	931	967	985	1003	912	899	894	915	882	894	885	875	880	893
Total PK-5	6051	6062	5988	5916	5851	5832	5800	5782	5762	5778	5794	5831	5885	5943
6	1005	911	920	959	1032	921	916	911	934	913	927	921	910	916
7	1032	1011	919	909	962	1036	922	917	912	939	918	932	926	915
8	1020	1017	983	926	915	967	1043	927	922	920	948	927	941	935
Total: 6-8	3057	2939	2822	2794	2909	2924	2881	2755	2768	2772	2793	2780	2777	2766
9	1126	1137	1139	1148	1058	1047	1102	1188	1058	1056	1048	1086	1061	1077
10	957	1029	1002	974	1020	937	928	976	1053	942	941	933	968	946
11	836	802	910	839	878	922	844	837	878	949	850	850	840	874
12	743	733	700	817	800	839	879	807	800	841	907	814	813	806
Total: 9-12	3662	3701	3751	3778	3756	3745	3753	3808	3789	3788	3746	3683	3682	3703
Total PK-12	12770	12702	12561	12488	12516	12501	12434	12345	12319	12338	12333	12294	12344	12412
Total PK-12 Change	12770	12702	12561	12488	12516	12501	12434	12345	12319	12338	12333	12294	12344	12412
% Change		-68	-141	-73	28	-15	-67	-89	-26	19	-5	-39	50	68
Total PK-5 Change	6051	6062	5988	5916	5851	5832	5800	5782	5762	5778	5794	5831	5885	5943
% Change		11	-74	-72	-65	-19	-32	-18	-20	16	16	37	54	58
Total: 6-8 Change	3057	2939	2822	2794	2909	2924	2881	2755	2768	2772	2793	2780	2777	2766
% Change		-118	-117	-28	115	15	-43	-126	13	4	21	-12	-3	-11
Total: 9-12 Change	3662	3701	3751	3778	3756	3745	3753	3808	3789	3788	3746	3683	3682	3703
% Change		39	50	27	-22	-11	8	55	-19	-1	-42	-63	-1	21
		1.1%	1.4%	0.7%	-0.6%	-0.3%	0.2%	1.5%	-0.5%	0.0%	-1.1%	-1.7%	0.0%	0.6%

## ANDERSON SCHOOL DISTRICT 5 SUPPLEMENTAL TABLES

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

	2023	2028	2023-2028 Change	2033	2028-2033 Change	2020-2033 Change
Calhoun	421	436	3.6%	454	4.1%	7.8%
Centerville	578	540	-6.6%	566	4.8%	-2.1%
Concord	596	630	5.7%	643	2.1%	7.9%
McClees	527	482	-8.5%	494	2.5%	-6.3%
Midway	699	661	-5.4%	670	1.4%	-4.1%
Newitt 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	Target Capacity
--------	--------------------------	--------------	----------------------	------------------	-----------------

## CAPACITY

Current Year Enrollment (FY 2024-2025)	% of Target Capacity	Current Year Enrollment Number vs. Target Capacity
--	----------------------	--

Forecasted Enrollment at 135-Day Enrollment (FY 2028-2029)	% of Target Capacity	Enrollment Number vs. Target Capacity (Number of Students)
--	----------------------	--

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

## Comparative Analysis

Baseline 5-Year Forecast (FY 2028-2029)

Baseline 10-Year Forecast (FY2033-2034)

### Current Facilities - ELEMENTARY SCHOOLS

School	Building Size (Gross SF)	Grade Levels	Theoretical Capacity	Maximum Capacity	Target Capacity	Current Year Enrollment (FY 2024-2025)	% of Target Capacity	Current Year Enrollment Number vs. Target Capacity	Forecasted Enrollment at 135-Day Enrollment (FY 2028-2029)	% of Target Capacity	Enrollment Number vs. Target Capacity (Number of Students)	Forecasted Enrollment at 135-Day Enrollment (FY 2033-2034)	% of Target Capacity	Enrollment Number vs. Target Capacity (Number of Students)
Calhoun Academy of the Arts	115,556	4k- 5th	840	735	<b>702</b>	416	59%	-286	456	65%	-246	474	67%	-228
Centerville Elementary School	92,945	4k- 5th	942	827	<b>786</b>	539	69%	-247	542	69%	-244	586	75%	-200
Concord Elementary School	92,945	4k- 5th	900	791	<b>751</b>	620	83%	-131	650	87%	-101	663	88%	-88
Homeland Park Primary School	70,758	4k- 2nd	410	396	<b>376</b>	405	107%	29	431	115%	55	444	118%	68
Mclees Elementary School	128,900	4k- 5th	1,070	957	<b>909</b>	551	61%	-358	522	57%	-387	534	59%	-375
Midway Elementary School	151,730	4k- 5th	1,437	1,270	<b>1,206</b>	687	57%	-519	681	56%	-525	690	57%	-516
New Prospect Elementary	81,041	4k- 5th	733	653	<b>620</b>	422	68%	-198	441	71%	-179	465	75%	-155
Nevitt Forest Elementary School	80,194	4k- 5th	668	587	<b>558</b>	541	97%	-17	543	97%	-15	562	101%	4
North Pointe Elementary School	134,038	4k- 5th	784	698	<b>663</b>	505	76%	-158	440	66%	-223	453	68%	-210
Vareannes Elementary School	95,566	3rd- 5th	727	646	<b>614</b>	387	63%	-227	359	58%	-255	377	61%	-237
Whitehall Elementary School	97,566	4k- 5th	670	601	<b>571</b>	508	89%	-63	527	92%	-44	543	95%	-28

<b>Subtotal</b>	1,141,239				<b>7,756</b>	5,581	72%	-2,175	5,592	72%	-2,164	5,791	75%	-1,965
-----------------	-----------	--	--	--	--------------	-------	-----	--------	-------	-----	--------	-------	-----	--------

# Calculating Campus Capacity

School	Building Size (Gross SF)	Grade Levels	Theoretical Capacity	Maximum Capacity	Target Capacity	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	Enrollment Number vs. Target Capacity (Number of Students)
--	----------------------	--

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

## Comparative Analysis

Baseline 5-Year Forecast (FY 2028-2029)      Baseline 10-Year Forecast (FY2033-2034)

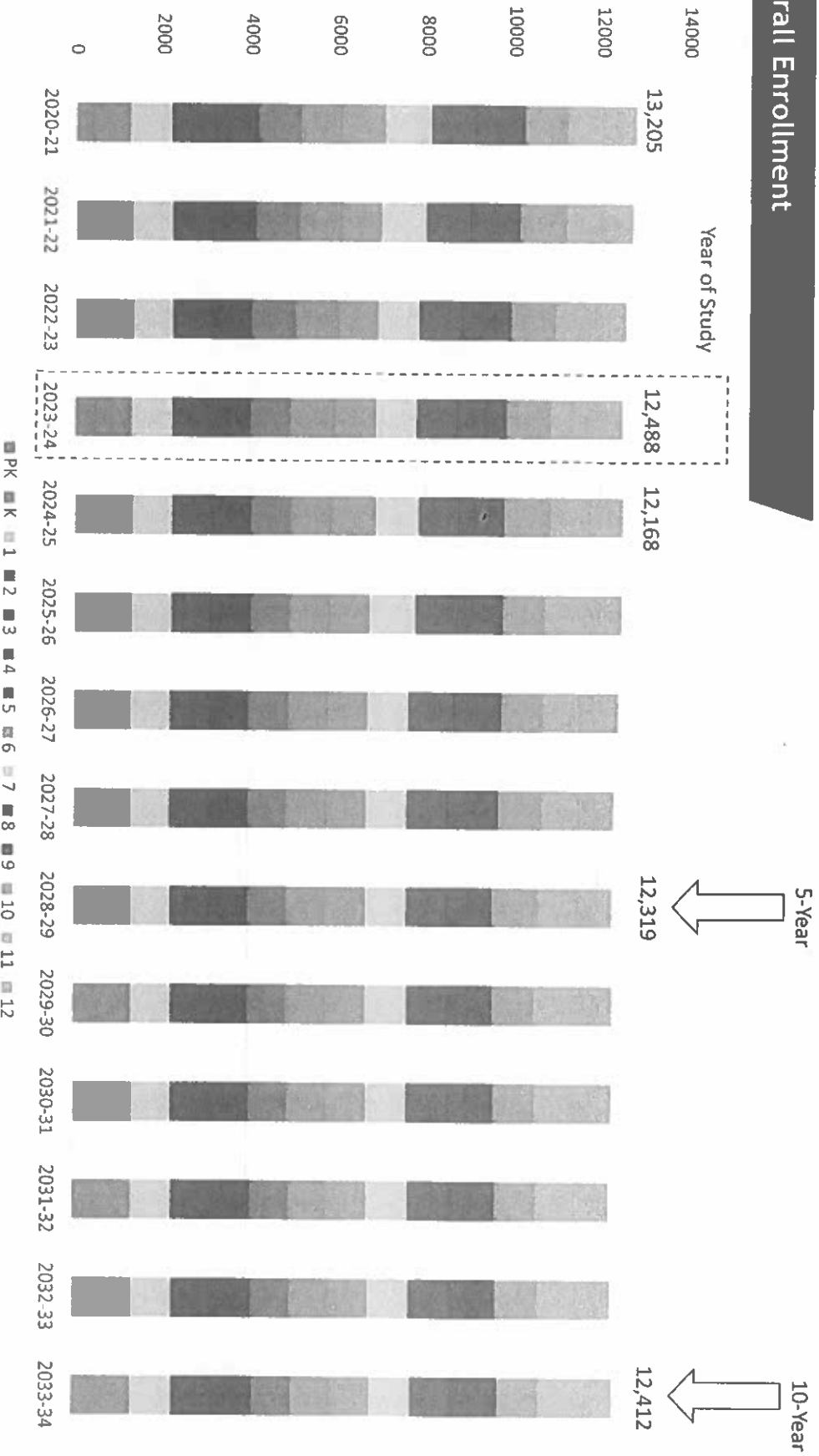
### Current Facilities - MIDDLE SCHOOLS

School	Building Size (Gross SF)	Grade Levels	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	Enrollment Number vs. Target Capacity (Number of Students)	Forecasted Enrollment at 135-Day Enrollment (FY 2033-2034)	% of Target Capacity	Enrollment Number vs. Target Capacity (Number of Students)
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
<b>Subtotal</b>	<b>661,016</b>				<b>3,859</b>	<b>2,787</b>	<b>72%</b>	<b>-1,072</b>	<b>2,768</b>	<b>72%</b>	<b>-1,091</b>	<b>2,766</b>	<b>72%</b>	<b>-1,093</b>

### Current Facilities - HIGH SCHOOLS

School	Building Size (Gross SF)	Grade Levels	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	Enrollment Number vs. Target Capacity (Number of Students)	Forecasted Enrollment at 135-Day Enrollment (FY 2033-2034)	% of Target Capacity	Enrollment Number vs. Target Capacity (Number of Students)
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			-									
<b>Subtotal</b>	<b>732,267</b>				<b>3,423</b>	<b>3,459</b>	<b>101%</b>	<b>36</b>	<b>3,789</b>	<b>111%</b>	<b>366</b>	<b>3,703</b>	<b>108%</b>	<b>280</b>

# Overall Enrollment



# Anderson County, South Carolina

## Geographic Information Systems

Search Results Layers

Results List

Details

Zoom To

Clear

### ZOOMED IN ROADS

Discrepancy Agency ID	ANDERSONCOUNTY:SC:US
Date Updated	2/10/2026 10:22:20 PM
Effective Date	Null
Expiration Date	Null
Road Centerline NENA Globally Unique ID	urn:emergency:uid:gis:rci:13511:anderson
Left Address Number Prefix	Null
Right Address Number Prefix	Null
Left FROM Address	101
Left TO Address	199
Right FROM Address	100
Right TO Address	198
Parity Left	O
Parity Right	E



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



Anderson County Planning Commission Meeting  
Staff Report-Rezoning Request-May 12, 2026

Applicant: Ann Miles

Current Owner of Property: Miles Ann B + Reynolds Lynne M  
Precinct: Five Forks

Council District: 4

Tax Map Number: 119-00-17-007

Acreage of Property: .59 acres

Zoning History: Zoned to I-2 in 1999 by ordinance 1999-004 (July 20, 1999)

Current Zoning: I-2 Industrial Park District

Requested Zoning C-2 Highway Commercial District

Highway Commercial: This district is established to provide for the development on major thoroughfares of commercial land uses which are oriented to customers traveling by automobile. Establishments in this district provide goods and services for the traveling public and also for the convenience of local residents.

Existing Land Use: Commercial Use

Surrounding Zoning: North, East South, West, C-2 and I-2 Zoning District  
Current Land Use Map: Five Forks Use Map indicates Commercial and Industrial use  
Future Land Use Map: Five Forks Use Map indicates Industrial Use

Evaluation for Rezoning: To rezone for better use of property for compatibility with other commercial uses adjacent to the parcel. Parcel is inadequate in size for industrial use.

Public Outreach: Staff hereby certify existing parcel that the required public notification actions have been completed on April 26, 2026, as follows.

Rezoning notification postcards were sent to 160 property owners within 2,000 feet of the subject property.

Rezoning notification sign posted on subject property.

Planning Commission public hearing advertisement published in the Independent Mail.

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



**Record No: RZ-26-1**

Rezoning Application

Status: Active

Submitted On: 3/6/2026

**Primary Location**

4634 LIBERTY HWY  
Anderson, SC 29621

**Owner**

MILES ANN B + REYNOLDS  
LYNNE M  
1050 CEDAR CREST TRL  
ANDERSON SC, SC 29621

**Applicant**

Ann Miles  
 864-245-2518  
 1finegrey@bellsouth.net  
 1050 Cedar Crest Trail  
Anderson, SC 29621

---

**Applicant/Owner Information**

Is applicant the same as the owner?\*

Yes

---

**Project Information**

County Council District\*

4

School District\*

4

Total Acreage\*

0.06

Current Land Use

Please check the previous location page (step 2) or see the list of Zoning Districts for more information.

Current Zoning\*

I-2: Industrial Park District

Requested Zoning\*

C-2: Highway Commercial District

**Purpose of Rezoning\***

To make better use of property for rental

**Additional Information or Comments\***

Right now this property isn't in compliance with any of the businesses that have been there. Old, outdated zoning not reflecting growth in that area.

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

No

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

Ann B. Miles  
Mar 6, 2026

---

## Public Hearing Schedule

**Verification of Acknowledgement\***

Ann B Miles  
Mar 6, 2026

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## Planning Commission Meetings

**Verification of Acknowledgement\***

Ann B Miles  
Mar 6, 2026

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## For Office Use Only

**Planning Commission Public Hearing**

—

**Planning Commission Decision**

—

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

—

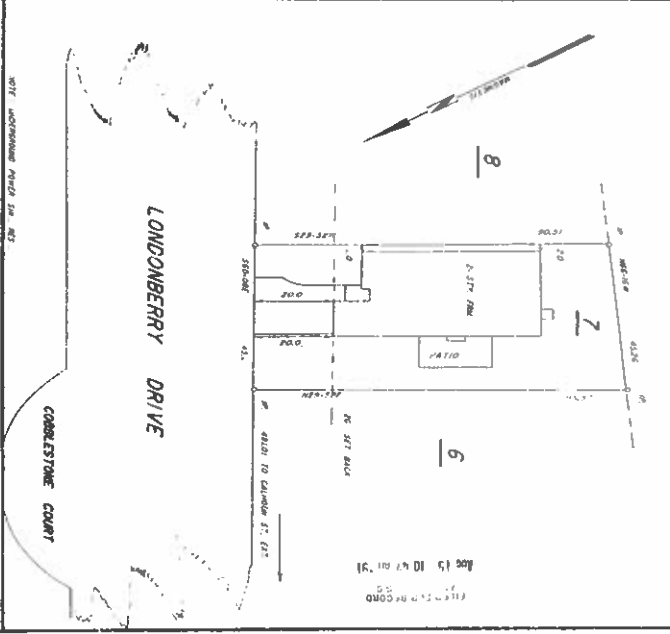
**County Council 1st Reading Decision**

—

17049

BOOK 223 PAGE 3-A

CHARLES W. STEIN, JR.  
ATTORNEY AT LAW  
200 S. WALTON ST.  
ANDERSON, S. C. 29624



STATE OF SOUTH CAROLINA  
COUNTY OF ANDERSON  
TOWNSHIP OF CROFTVILLE  
SCHOOL DISTRICT NO. 5  
CITY OF ANDERSON

TO ALL PERSONS INTERESTED IN TITLE TO PREMISES SHOWN

AT THE REQUEST OF ROBERT M. COVENS, I HAVE SURVEYED THE ABOVE LOT AND LOCATED THE NEIGHBORING TOWNSHIPS AND FOUND THAT THE LOT IS BOUND BY THE TOWNSHIP OF CROFTVILLE TO THE NORTH, THE CITY OF ANDERSON TO THE EAST, THE TOWN OF CROFTVILLE TO THE SOUTH, AND THE TOWN OF CROFTVILLE TO THE WEST. THE SURVEY WAS MADE ON 9-12-90 AND RECORDED IN PLAT BOOK 'A' AND ANDERSON COUNTY COURT HOUSE.

THIS IS TO CERTIFY THAT THE SURVEY REPRESENTED BY THE ABOVE PLAT WAS ACTUALLY MADE IN THE FIELD AND TRIMMED AND RECORDED EITHER BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION.

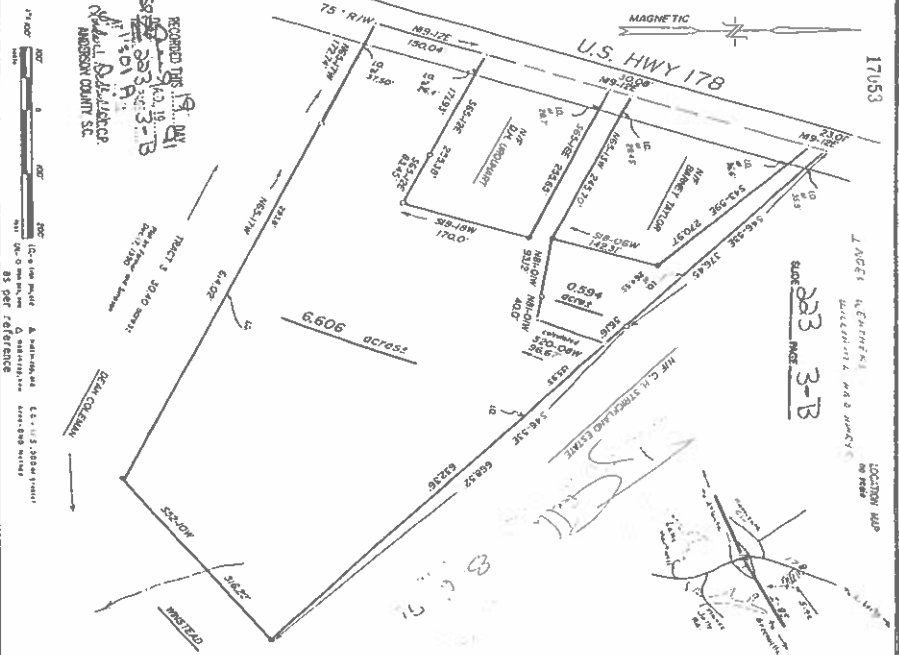
NOTE: THIS LOT IS NOT LOCATED IN A FLOOD AREA.  
RECORDED THIS 19th DAY OF AUGUST 1991 BY R. D. STEIN, JR. AT 10:47 AM '91  
R. D. STEIN, JR.  
ANDERSON, S. C. 29624



17053

BOOK 223 PAGE 3-B

LOCATION MAP

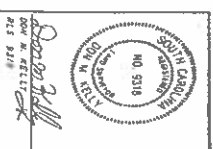


STATE OF SOUTH CAROLINA  
COUNTY OF ANDERSON  
TOWNSHIP OF CROFTVILLE  
SCHOOL DISTRICT NO. 4

PLAT PREPARED

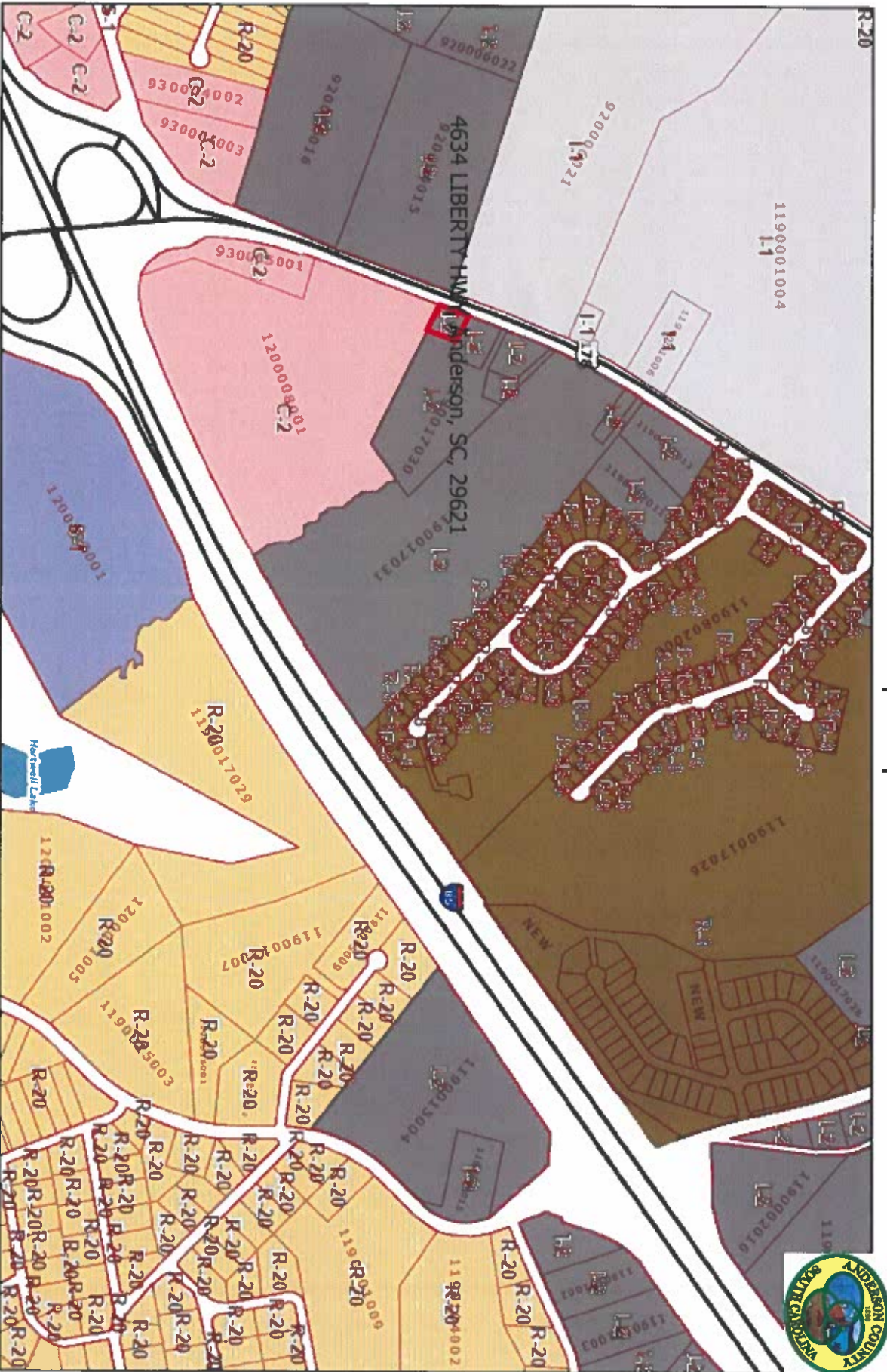
AT THE REQUEST OF JAMES R. PERRYMAN  
AUGUST 1, 1991  
PROPERTY OF JAMES R. PERRYMAN  
THIS BEING A REVISION OF A PLAT BY THIS FIRM DATED MAY 7, 1991.  
INFORMATION TAKEN FROM REFERENCE PLAT OR CALCULATED AS NOTED.  
NO FIELD WORK THIS DATE.  
THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHTS OF WAY AND/OR EASEMENTS OF RECORD.

ANDERSON SURVEYING ASSOCIATES, INC.  
700 S. WALTON ST. 2ND FLOOR  
ANDERSON, S. C. 29624



0 1 2 3 4 5 6 7 8 9  
SURVEYING REFINED CORPORATION

# Landscape Report



April 17, 2026 Disclaimer accepted.

<b>TMS:</b>	1190017007
<b>Deed Book:</b>	12535
<b>Tax District:</b>	4
<b>Sale Year:</b>	2016
<b>Deed Page:</b>	209
<b>Description:</b>	HWY 178 .59 AC
<b>Sale Price:</b>	\$1
<b>Current Plat:</b>	CP S 223/3B
<b>Market Value:</b>	\$25,500

PP 039



**ARC/INFO**  
**Chit GIS**

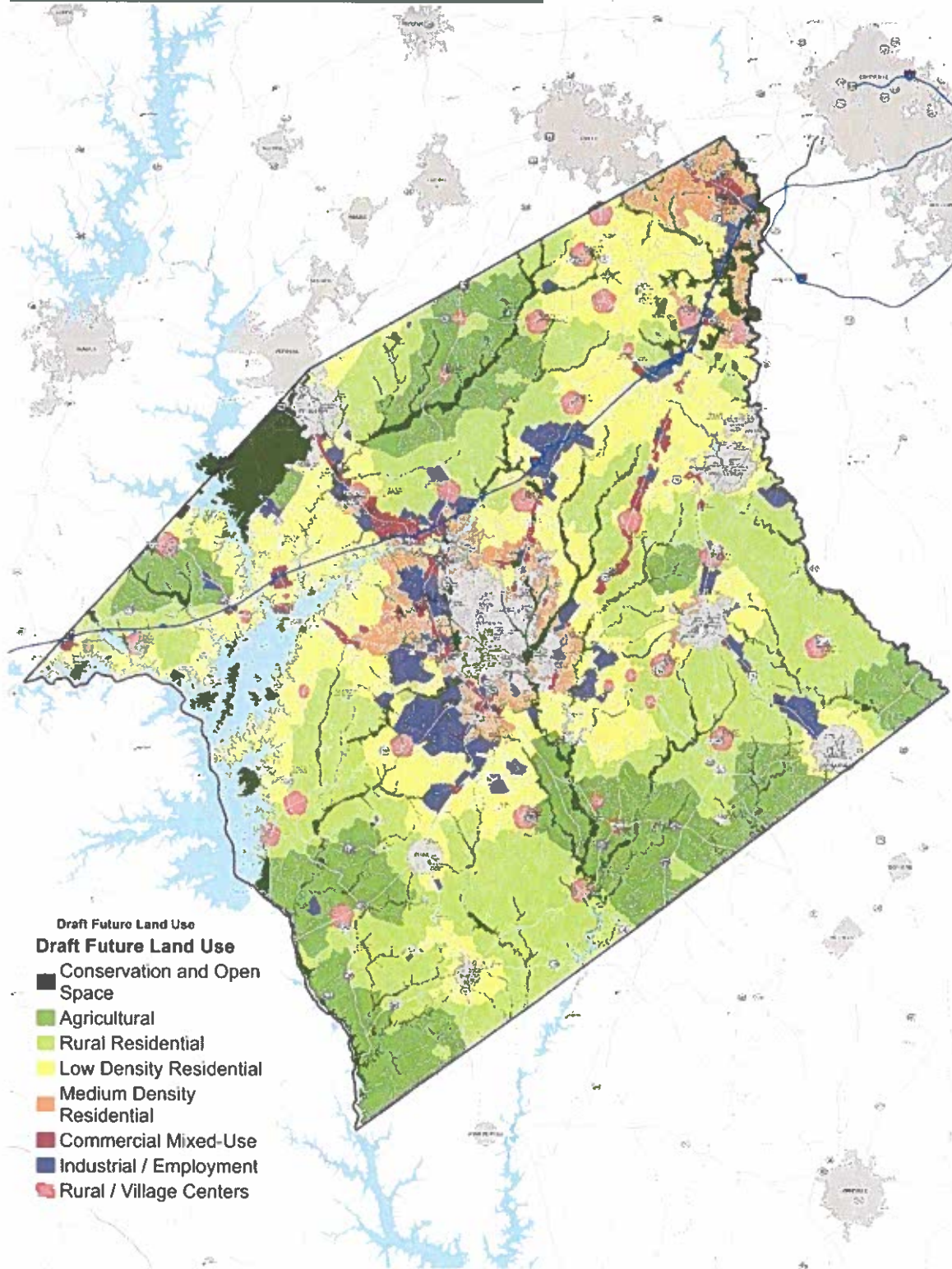


ESRI, HighLand Mapping, and Anderson County GIS

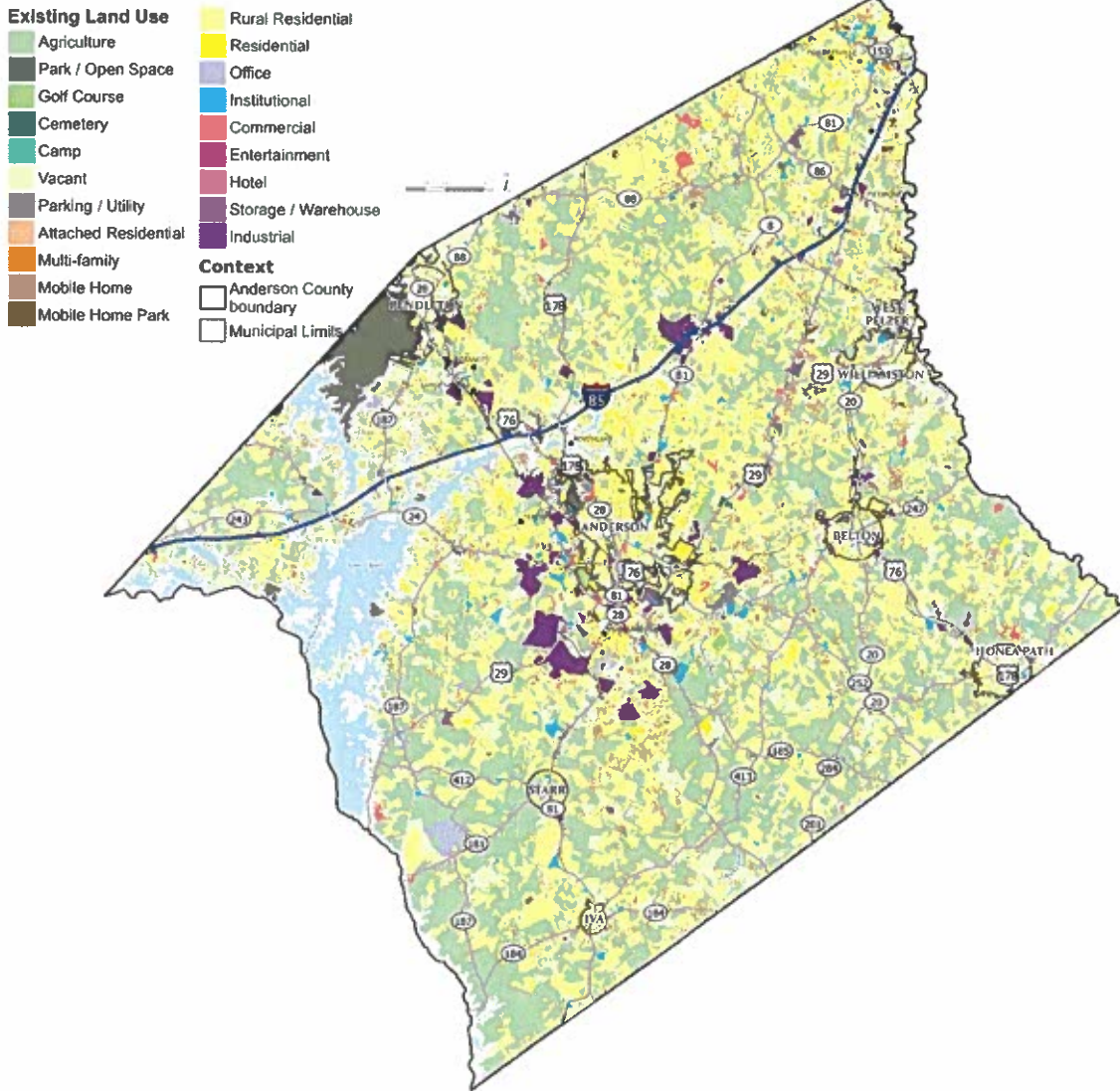
1:7,910

## FUTURE LAND USE MAP

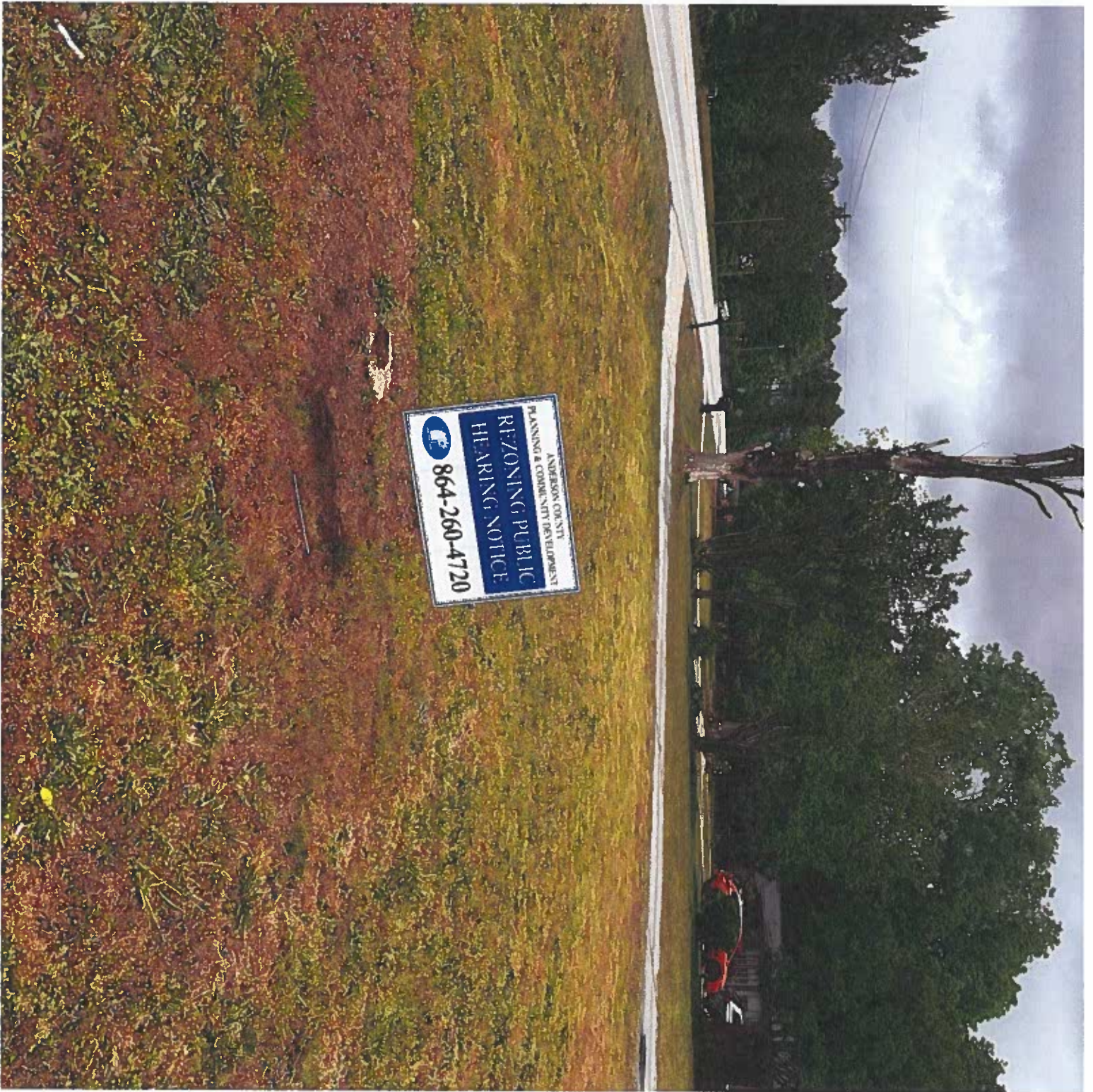
See the Appendix for larger versions of this map.



# EXISTING LAND USE MAP



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



Anderson County Planning Commission Meeting-Public Hearing  
May 12, 2026  
6:00PM

Staff Report-Variance to remove the requirement of a left turn lane subdivision-  
The Summitt at Covered Bridge Residential-Originally Approved by Planning  
Commission-April 8, 2025

---

Applicant: James Curtis-Jones Creek Development, LLC

Owner of Property: Covered Bridge at Jones Creek, LLC

Location: Shackleburg Road

County Council District: 4

Tax Map Number: 144-00-03-001

Number of Acres: 200+-

Zoning: R-A2, R-12

Land Use: Residential Proposed

Surrounding Zoning Districts: R-A 2, R-12, R-15, PD

Applicant Request Variance: To eliminate left turn lane due to inability to obtain adequate right of way from adjacent property owner. Documentation of variance statements, email denying the request to sell the property is attached.

Findings of Facts: TIS (Traffic Study) Chapter 24, Section 115 ,Intensity Standards(F) State the following; If additional right-of-way not under the control of the developer is required to implement required roadway improvements, the developer shall make a reasonable effort to obtain the necessary right-of-way to perform the recommended improvements, including offering an amount as appraised by a licensed SC real estate appraiser (fair market value). If right-of-way cannot be obtained, the developer is required to make a written request to the county and go back to the planning commission for a waiver if the requirement was part of a planning commission approval. The commission will consider the waiver if the developer provides written documentation that a fair market value offer was offered and not accepted.

## VARIANCE STATEMENT

April 20, 2026

Anderson County Planning Commission

Re: The Summit at Covered Bridge – Left Turn Lane Variance

To Whom It May Concern:

The proposed property identified by TMS #144-00-03-001 is proposed to be developed as a single-family residential subdivision. The preliminary plat for this project was approved by this Commission on April 8, 2025. At that time, a TIS was required and it showed the need for a left turn lane off of Shackleburg Rd. into the proposed second entrance. During that time the following has occurred:

1. A detailed turn lane design has been prepared and submitted to the adjacent property owner, Covered Bridge at Jones Creek HOA. In an email response, the HOA president denied selling any property to allow for the left turn lane construction. See attached sketch to HOA and their denial email.
2. The TIS was revised to more accurately reflect the turning movements. In doing so, the total left turns was reduced to only 305. This is still above the 300 threshold for left turn lanes, however, by only a small margin. See the attached TIS memo from the traffic consultant and County Staff's response.

Due to the inability to obtain additional r/w from the adjacent HOA to install the left turn lane and the fact that the warrant threshold of 300 left turns has only barely been exceeded, we feel the variance is justified. Additionally, requiring installation of a left turn lane where r/w is not available to deny the full use of the property as allowed.

Sincerely,



James Curtis  
Jones Creek Development, LLC



# MEMORANDUM

## ANDERSON COUNTY ROADS AND BRIDGES

**DATE:** April 17, 2026

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

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

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

**SUBJECT:** The Summit at Covered Bridge Residential

This development is planned with 125 single family houses. The existing subdivision has 40 lots that have been built upon and 9 lots that are undeveloped. The development has since reduced the amount of lots from 9 undeveloped lots to 5 undeveloped lots for a total of 130 lots to be built upon. The existing access is Covered Bridge Parkway. A second access is proposed north of the existing access. Both accesses are located on Shackleburg Rd. The Traffic Impact Study (TIS) was conducted by Infrastructure Consulting & Engineering, LLC. and dated February 27, 2025. Existing counts were taken on December 19, 2024. The study was conducted per the requirements of Anderson County, and these are the findings of the study and our review:

- The study addressed Shackleburg Rd/ Scotts Bridge Rd, Shackleburg Rd/ site accesses.
- The LOS for all movements at the study intersections are acceptable.
- Build volumes do warrant a left turn lane at the proposed access on Shackleburg Rd. However, the amount of left turns is 305 after reduction of lots and relocation of the cluster mailbox units. The warrant is 300 left turns. Because the Planning Commission approved the development on April 8, 2025 with a left turn lane, a variance is needed to remove the requirement for the left turn lane.

Please call if you have any questions.

ANDERSON COUNTY  
SOUTH CAROLINA

wesley@ridgewatereng.com

---

**From:** Chris <christopher.anklam@gmail.com>  
**Sent:** Monday, October 6, 2025 2:17 PM  
**To:** James Curtis  
**Cc:** Wesley White  
**Subject:** Re: Turn Lane ROW

James,

We are in no way willing to sell or give up the land in order to provide a turn lane for the new entrance.

-Chris

On Sep 10, 2025, at 10:09 AM, James Curtis <james@fontaineconstruction.com> wrote:

Chris,

Anderson County is requiring a turn lane at the new entrance into The Summit project. In order to accommodate the turn lane we will need to acquire additional right-of-way from property currently controlled by the HOA. We are willing to offer fair market value for the land if the HOA is willing to give up the land. Can you advise if this is something the HOA is willing to entertain or not? Please see attached sketch showing the proposed turn lane. Thank You.

Sincerely,

James Curtis  
<7-14-25 Covered Bridge Turn Lane Sketch.pdf>

**Turn Lane Warrants**

The projected daily volumes for turning movements at the study intersection were derived from taking the weekday volume for ITE Land Use 210 – Single-Family Detached Housing for turns into Covered Bridge Parkway. The distribution of turns from each direction was based on the 24-hour counts obtained for the study and discussion with Anderson County staff, and it was assumed that 70% of traffic would travel to/from the north and 30% of traffic would travel to/from the south.

A total of 125 Single-Family Detached Housing Dwelling Units are proposed, and there are 40 existing Single-Family Detached Housing Dwelling Units, and **5 undeveloped lots**. ITE Land Use 210—Single-Family Detached Housing with an Independent Variable of 130 Dwelling Units calculates **1317 Total Trip Ends with 657 Entry and 660 Exit trips** based on the Fitted Curve method for a Weekday. From the 24-hour turning movement counts, 74 vehicles turned left into Covered Bridge Parkway and 17 vehicles turned right into Covered Bridge Parkway.

Left turns into the subdivision will come from the north for a total of **(657 Entry)(70%)=460** New left turns. Due to the layout of the subdivision, it was assumed that 70% of all new left turns would use the proposed northern access. The existing 74 left turns would relocate to the new access, so the number of left turns into the northern access would be **(70%)(460 New left turns)+74 Existing left turns=396 left turns**. Covered Bridge Parkway would have **(30%)(460)=138 left turns** from newly generated trips.

However, based on the location of cluster mailboxes for the new development, it was assumed that each new residential unit will divert at least once per day from the New Access Road to Covered Bridge Parkway. This would mean that **(70%)(130 Units)=91 left turns** would relocate to Covered Bridge Parkway. Thus the totals would be **396-91=305 left turns into the New Access and 138+91=229 left turns into Covered Bridge Parkway**.

Right turns into the subdivision will come from the south for a total of **(657 Entry)(30%)=197** New right turns. Because of the layout of the subdivision it was assumed that 75% of all right turns would use Covered Bridge Parkway, so the number of right turns into Covered Bridge Parkway would be **(75%)(197 New+17 Existing)=160.5 or 161 right turns**. The new access would have **197+17-161=53 right turns**. The turn lane warrant thresholds are shown in Table 5 below:

Intersection	AADT	Left Turn Daily Volume	Warrant Threshold	Warrant met for Left Lane?	Right Turn Daily Volume	Warrant Threshold	Warrant met for Right Lane?
Shackleburg Rd at Covered Bridge Parkway	<6000	<b>229</b>	300	No	161	200	No
Shackleburg Rd at New Access Rd	<6000	<b>305</b>	300	Yes	53	200	No

### **Findings and Conclusions**

Based on the projected build volumes, a left turn lane is warranted on the major street approach to the new proposed access per Anderson County guidelines. A right turn lane would not be warranted on Shackleburg Road at the new access road. At Covered Bridge Parkway, right and left turn lanes would not be warranted.

Traffic analysis shows that for the Existing, Background, and Build conditions, LOS A can be expected for all movements. While the adjustment to 24-hour turning movement volumes was needed due to the planned location for the cluster mailboxes, diverted trips during the peak hour would not significantly change the LOS results for the study area intersections.

Since both Covered Bridge Parkway and the New Access Road would be expected to operate at LOS A for all movements, and the 24-hour total of left turning vehicles is only 5 vehicles over the Anderson County guidelines threshold for the left turn lane requirement, it is anticipated that the new development traffic would operate favorably without mitigation.

### **Recommendations**

After consideration of the traffic analysis of the proposed Summit at Covered Bridge Residential Development on Shackleburg Road, the following are recommended:

- Obtain necessary permits from Anderson County to construct the proposed access road.
- The development access should have one entering lane and one exit lane.
- Request a waiver from Anderson County regarding the requirement for installation of a left-turn lane on Shackleburg Road at the proposed access road.

The study concludes that the public roadway system serving the site can accommodate the anticipated traffic volumes generated by the proposed residential development on Shackleburg Road.

**Table 4**  
**Intersection Level of Service and Delay by Movement & Approach**  
**The Summit at Covered Bridge Residential TIA**

Intersection	Approach		LOS/Delay (seconds)		
			2024 Existing Conditions	2027 Background Conditions	2027 Build Conditions
Shackleburg Rd at Scotts Bridge Rd <sup>1</sup>	Scotts Bridge Rd EB	AM	A/7.5	A/7.6	A/7.8
		PM	A/7.8	A/8.0	A/8.3
	Scotts Bridge Rd WB	AM	A/7.5	A/7.6	A/7.9
		PM	A/7.6	A/7.7	A/8.2
	Shackleburg Rd NB	AM	A/7.4	A/7.5	A/7.9
		PM	A/7.5	A/7.6	A/8.0
	Shackleburg Rd SB	AM	A/7.1	A/7.2	A/7.4
		PM	A/7.5	A/7.6	A/8.0
	Overall	AM	A/7.4	A/7.5	A/7.8
		PM	A/7.6	A/7.8	A/8.1
Shackleburg Rd at Covered Bridge Parkway <sup>2</sup>	Covered Bridge Parkway WB <sup>4</sup>	AM	A/8.6	A/8.7	A/9.0
		PM	A/9.0	A/9.1	A/9.3
	Shackleburg Rd SB-LT <sup>3</sup>	AM	A/7.3	A/7.3	A/7.3
		PM	A/7.4	A/7.4	A/7.4
Shackleburg Rd at New Access Rd <sup>2</sup>	New Access Rd WB <sup>4</sup>	AM	-	-	A/8.9
		PM	-	-	A/9.2
	Shackleburg Rd SB-LT <sup>3</sup>	AM	-	-	A/7.3
		PM	-	-	A/7.5

<sup>1</sup>Four-Way Stop Control

<sup>2</sup>Two-Way Stop Control

<sup>3</sup> LOS/Delay for major street left turn movement



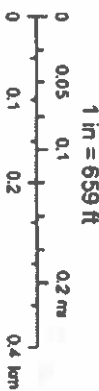
<sup>4</sup> LOS/Delay for minor street approach

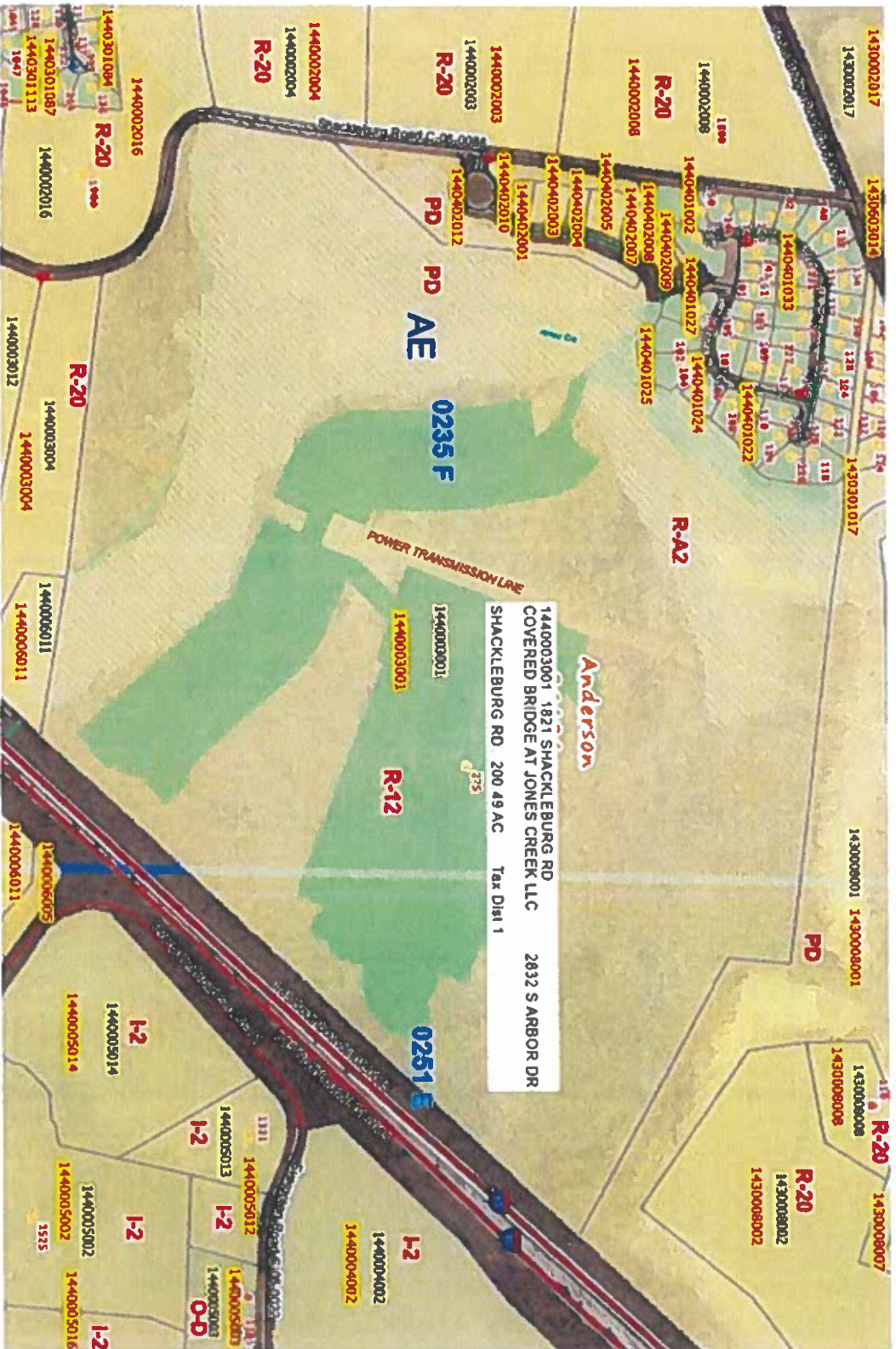


# Anderson County



March 4, 2025 Disclaimer accepted.  
 TMS: 1440003001  
 Owner: COVERED BRIDGE AT JONES CREEK LLC  
 Owner Address: 2832 S ARBOR DR  
 City/State: GAINESVILLE GA  
 Deed Book: 12915  
 Tax District: 1  
 Sale Year: 2017  
 Description: SHACKLEBURG RD 200.49 AC  
 Zip Code: 30507  
 Current Plat: CP S 1600/9+10  
 Market Value: \$1,457,960  
 Sale Price: \$1

PP 097/118  



 ESRI, Mapbox, Mapbox, and Anderson County GIS



144003001 1821 SHACKLEBURG RD  
COVERED BRIDGE AT JONES CREEK LLC 2032 S ARBOR DR  
SHACKLEBURG RD 200 49 AC Tax Dist 1

Anderson

POWER TRANSMISSION LINE

144002003  
144002004  
R-20

PD AE 0235 F

R-12

0251 E

I-2

R-A2

R-20

PD

R-20

R-20

R-20

1440301084

1440301087

1440301113

144002016

144002017

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

# Anderson County Planning Commission

May 12, 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**

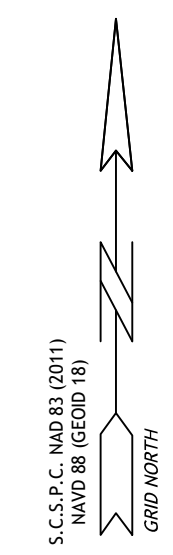
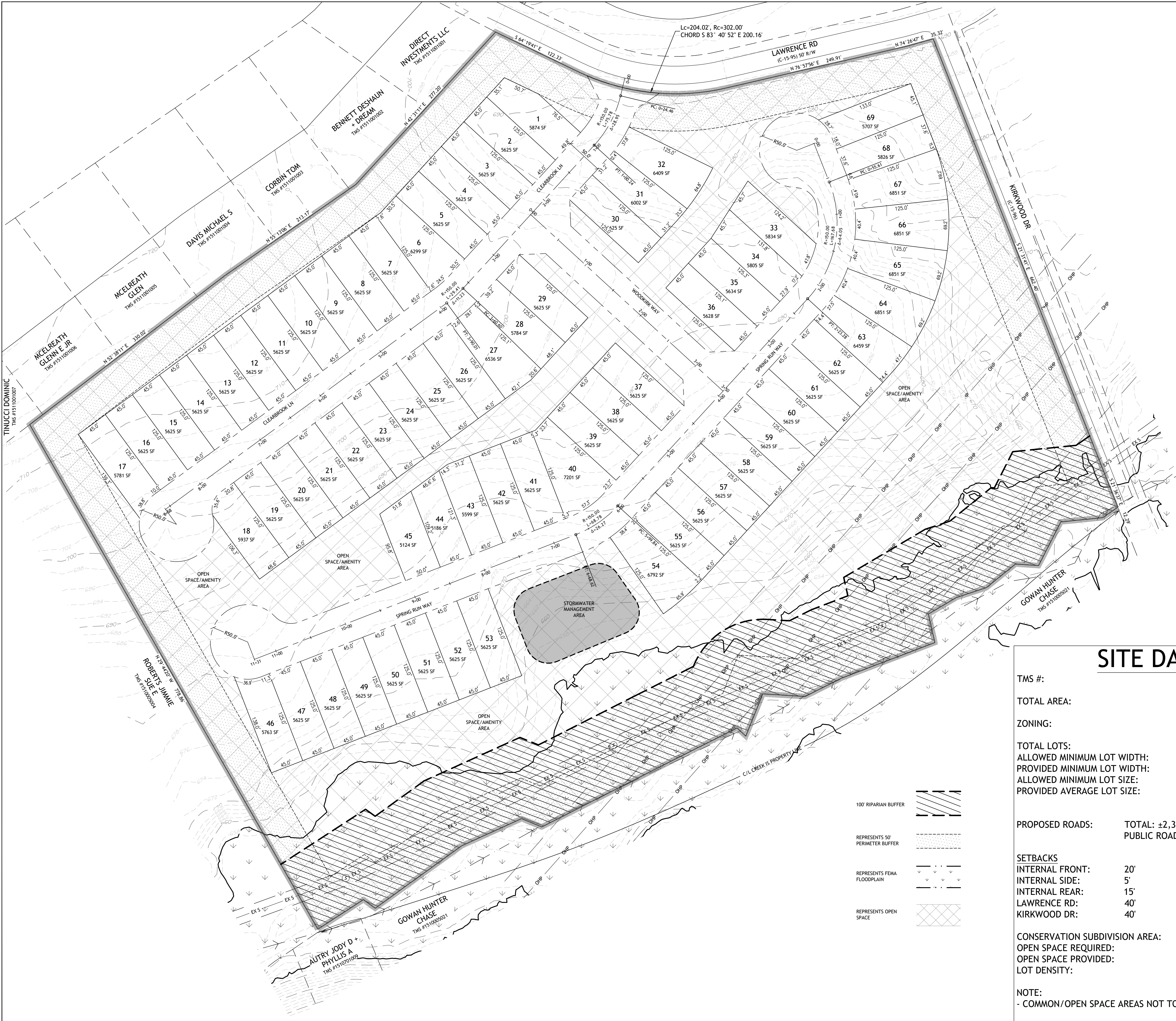
true

---

## 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

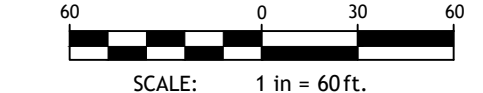
- 100' RIPARIAN BUFFER
- REPRESENTS 50' PERIMETER BUFFER
- REPRESENTS FEMA FLOODPLAIN
- REPRESENTS OPEN SPACE

## CLEARBROOK (A CONSERVATION SUBDIVISION) TMS #1510005002

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

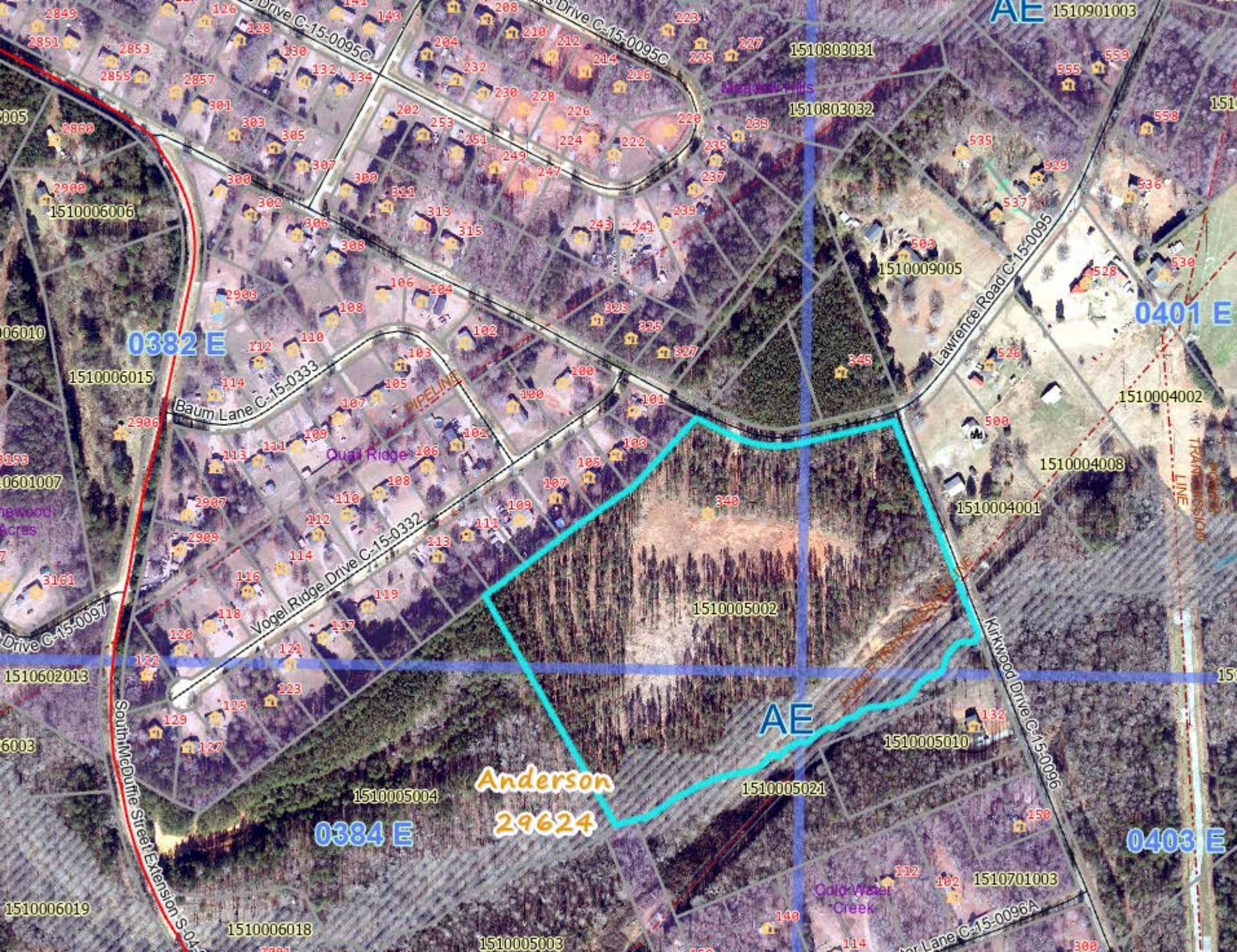
Ridgewater Engineering & Surveying, LLC  
 P.O. Box 806  
 Anderson SC 29622

OWNER	ENGINEER OR SURVEYOR
Date: 1-29-26	
Drawn By: JWW	
Checked: JWW	
Job Number: 26009	
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.



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Baum Lane C-15-0333

Vogel Ridge Drive C-15-0332

Lawrence Road C-15-0095

Kirkwood Drive C-15-0096

for Lane C-15-0096A

Drive C-15-0097

South McDuffie Street Extension S-041

Quail Ridge

Meadow Hills

Cold Water Creek

POWER TRANSMISSION LINE

PIPELINE



# 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



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**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**

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**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", with a horizontal line extending to the right.



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 TOTAL ENROLLMENT

	2030-31	2031-32	2032-23	2033-24	2034-25	2035-26	2036-27	2037-28	2038-29	2039-30	2039-31	2031-32	2032-33	2033-34
PK	399	456	463	471	472	472	472	472	472	472	472	472	472	472
K	851	857	880	843	869	855	843	849	866	876	882	891	900	909
1	940	904	889	906	888	903	889	878	882	892	902	908	917	926
2	986	906	892	888	910	862	897	884	871	877	891	904	910	919
3	984	985	892	900	897	911	887	902	893	880	885	899	911	917
4	960	987	987	904	903	900	918	884	896	887	877	882	895	907
5	931	967	985	1003	912	899	894	915	882	884	885	875	880	893
<b>Total PK-5</b>	<b>6051</b>	<b>6062</b>	<b>5988</b>	<b>5916</b>	<b>5832</b>	<b>5782</b>	<b>5782</b>	<b>5782</b>	<b>5782</b>	<b>5778</b>	<b>5784</b>	<b>5831</b>	<b>5885</b>	<b>5943</b>
6	1005	911	920	959	1052	921	916	911	934	913	927	921	910	916
7	1032	1011	919	909	962	1036	922	917	912	939	918	932	926	915
8	1020	1017	983	926	915	967	1043	927	922	920	948	927	941	935
<b>Total: 6-8</b>	<b>3957</b>	<b>3939</b>	<b>2822</b>	<b>2794</b>	<b>2904</b>	<b>2881</b>	<b>2755</b>	<b>2755</b>	<b>2768</b>	<b>2772</b>	<b>2793</b>	<b>2780</b>	<b>2777</b>	<b>2766</b>
9	1126	1137	1139	1148	1058	1047	1102	1188	1058	1056	1048	1086	1061	1077
10	957	1029	1002	974	1020	937	928	976	1053	942	941	933	968	946
11	836	852	910	839	878	922	844	837	878	949	850	850	840	874
12	743	733	700	817	800	839	879	807	800	841	907	814	813	806
<b>Total: 9-12</b>	<b>3662</b>	<b>3701</b>	<b>3751</b>	<b>3778</b>	<b>3756</b>	<b>3745</b>	<b>3753</b>	<b>3808</b>	<b>3789</b>	<b>3788</b>	<b>3746</b>	<b>3683</b>	<b>3682</b>	<b>3703</b>
<b>Total PK-12</b>	<b>12770</b>	<b>12792</b>	<b>12561</b>	<b>12488</b>	<b>12516</b>	<b>12501</b>	<b>12434</b>	<b>12345</b>	<b>12319</b>	<b>12338</b>	<b>12333</b>	<b>12394</b>	<b>12344</b>	<b>12412</b>
<b>Total PK-12 Change</b>			12561	12488	12516	12501	12434	12345	12319	12338	12333	12394	12344	12412
<b>% Change</b>			-68	-79	28	-15	-67	-89	-26	19	-5	-39	50	68
<b>% Change</b>			-0.5%	-1.1%	0.2%	-0.2%	-0.5%	-0.7%	-0.2%	0.2%	0.0%	-0.3%	0.4%	0.6%
<b>Total: PK-5 Change</b>			5988	5916	5832	5782	5782	5782	5782	5778	5784	5831	5885	5943
<b>% Change</b>			11	-72	-85	-19	-32	-18	-20	16	16	37	54	58
<b>% Change</b>			0.2%	-1.2%	-1.1%	-0.3%	-0.5%	-0.3%	-0.3%	0.3%	0.3%	0.6%	0.9%	1.0%
<b>Total: 6-8 Change</b>			2822	2794	2904	2881	2755	2755	2768	2772	2793	2780	2777	2766
<b>% Change</b>			-118	-28	115	15	-43	-126	13	4	21	-13	-3	-11
<b>% Change</b>			-3.9%	-4.0%	4.1%	0.5%	-1.5%	-4.4%	0.5%	0.1%	0.6%	-0.5%	-0.1%	-0.4%
<b>Total: 9-12 Change</b>			3751	3778	3745	3753	3808	3789	3789	3788	3746	3683	3682	3703
<b>% Change</b>			39	27	-22	-11	8	55	-19	-1	-42	-63	-1	21
<b>% Change</b>			1.1%	0.7%	-0.6%	-0.3%	0.2%	1.5%	-0.5%	0.0%	-1.1%	-1.7%	0.0%	0.6%

## ANDERSON SCHOOL DISTRICT 5 SUPPLEMENTAL TABLES

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

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

## Comparative Analysis

School	Building Size (Gross SF)	Grade Levels	CAPACITY			Current Enrollment			Baseline 5-Year Forecast (FY 2028-2029)			Baseline 10-Year Forecast (FY 2033-2034)		
			Theoretical Capacity	Maximum Capacity	Target Capacity	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
<b>Current Facilities - ELEMENTARY SCHOOLS</b>														
Calhoun Academy of the Arts	115,556	4k- 5th	840	735	702	416	59%	-286	456	65%	-246	474	67%	-228
Centerville Elementary School	92,945	4k- 5th	947	827	786	539	69%	-247	542	69%	-244	586	75%	-200
Concord Elementary School	92,945	4k- 5th	900	791	751	620	83%	-131	650	87%	-101	663	88%	-88
Homeland Park Primary School	70,758	4k- 2nd	446	396	376	405	107%	29	431	115%	55	444	118%	68
McLees Elementary School	128,900	4k- 5th	1,070	957	909	551	61%	-358	522	57%	-387	534	59%	-375
Midway Elementary School	151,730	4k- 5th	1,437	1,270	1,206	687	57%	-519	681	56%	-525	690	57%	-516
New Prospect Elementary	81,041	4k- 5th	733	653	620	422	68%	-198	441	71%	-179	465	75%	-155
Nevitt Forest Elementary School	80,194	4k- 5th	668	587	558	541	97%	-17	543	97%	-15	562	101%	4
North Pointe Elementary School	134,038	4k- 5th	784	698	663	505	76%	-158	440	66%	-223	453	68%	-210
Varenes Elementary School	95,566	3rd- 5th	727	646	614	387	63%	-227	359	58%	-255	377	61%	-237
Whitehall Elementary School	97,566	4k- 5th	670	603	571	508	89%	-63	527	92%	-44	543	95%	-28
<b>Subtotal</b>	1,141,239				<b>7,756</b>	<b>5,581</b>	72%	<b>-2,175</b>	<b>5,592</b>	72%	<b>-2,164</b>	<b>5,791</b>	75%	<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 at 135-Day Enrollment (FY 2033-2034)

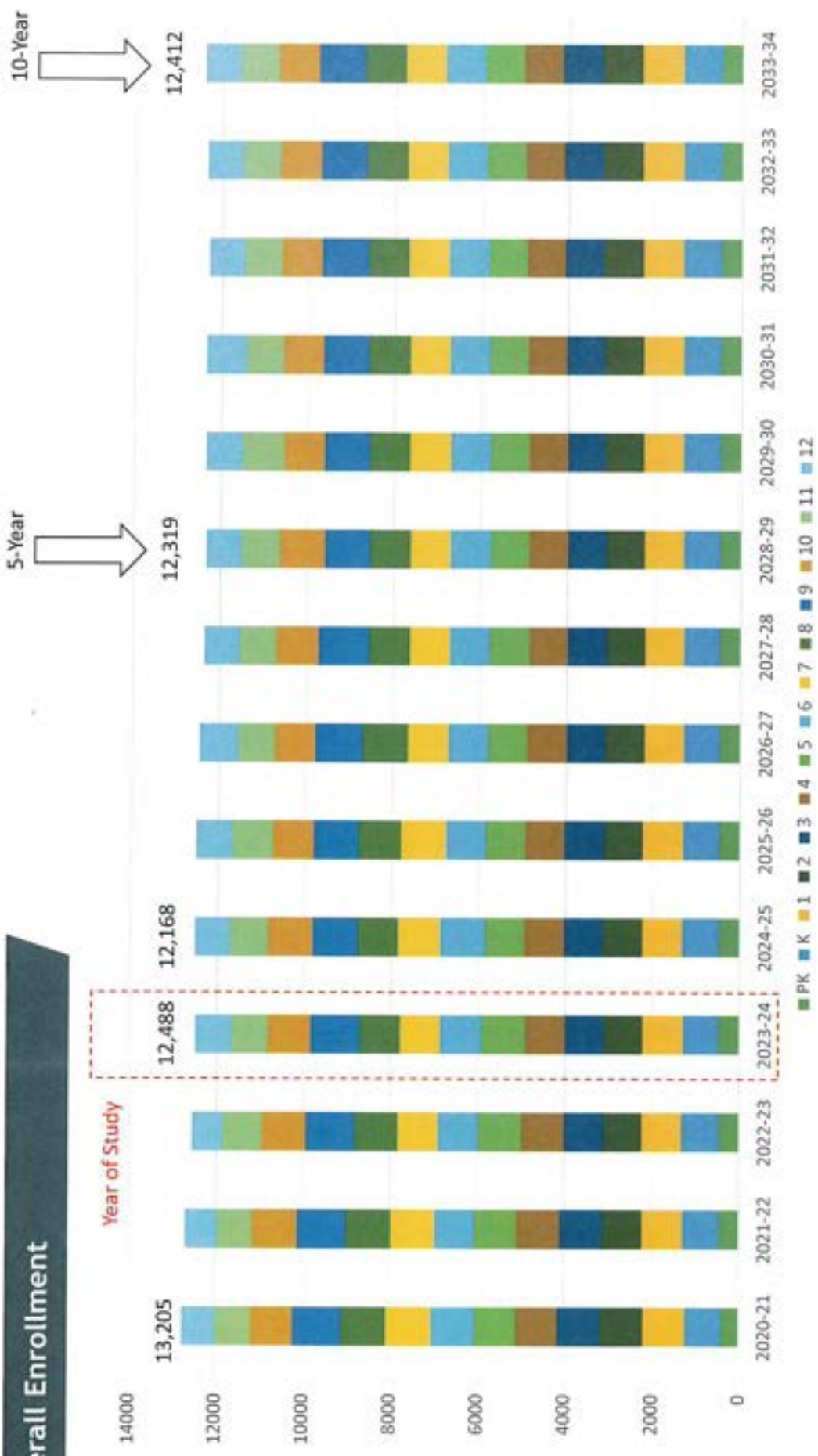
### Current Facilities - MIDDLE SCHOOLS

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

### Current Facilities - HIGH SCHOOLS

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

# 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

May 12, 2026

6:00 PM

## Staff Report – Preliminary Subdivision

---

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




<b>Preliminary Subdivision Name:</b>	Indigo Trail
<b>Intended Development:</b>	Single Family
<b>Applicant:</b>	Wesley White
<b>Surveyor/Engineer:</b>	Ridgewater
<b>Location/Access:</b>	Thompson Rd. (County)
<b>County Council District:</b>	4
<b>School District:</b>	5
<b>Surrounding Land Use:</b>	Residential, I-85
<b>Zoning:</b>	R-20
<b>Tax Map Number:</b>	144-00-07-002, -003, -005
<b>Total Number of Acres:</b>	+/-39.83
<b>Number of Lots:</b>	53
<b>Variance:</b>	No
<b>Traffic Impact Analysis:</b>	See Roads & Bridges Memo

**Subdivision Plat**

**SPR-26-6**

Submitted On: Mar 19, 2026

**Applicant**

 Wesley White  
 864-226-0980 ext. 1  
 info@ridgewatereng.com

**Primary Location**

Point Location: 34.6079, -82.6379

**Property Owner(s)**

<b>Name</b>	<b>Phone Number</b>
Thompson Road Ventures LLC	8649076509
<b>Street Address</b>	<b>City</b>
7 Hindman Dr	Greenville
<b>State</b>	<b>Zip Code</b>
SC	29609
<b>Email</b>	
phillip@falconsouthcarolina.com	

**Engineers/Surveyors**

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

**Project Information**

<b>Proposed Subdivision Name</b>	<b>Parcel/TMS#</b>
Indigo Trail	1440007002, 003, 005
<b>County Council District</b>	<b>School District</b>
4	5
<b>Total Acreage</b>	<b>Number of Lots</b>
39.83	53
<b>Intended Variance</b>	<b>Current Zoning</b>
No	R-20: Single-Family Residential - Min. 20,000 sf
<b>Surrounding Land Uses</b>	<b>Is there a request for variance?</b>
north-Thompson Rd/east-Shackleburg Rd/south-I85/west-residential	No
<b>Has this project been to Planning Commission before?</b>	<b>Are there any current Covenants in effect for this proposed development?</b>
No	No

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

Roads & Bridges contacted via email.

### **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**

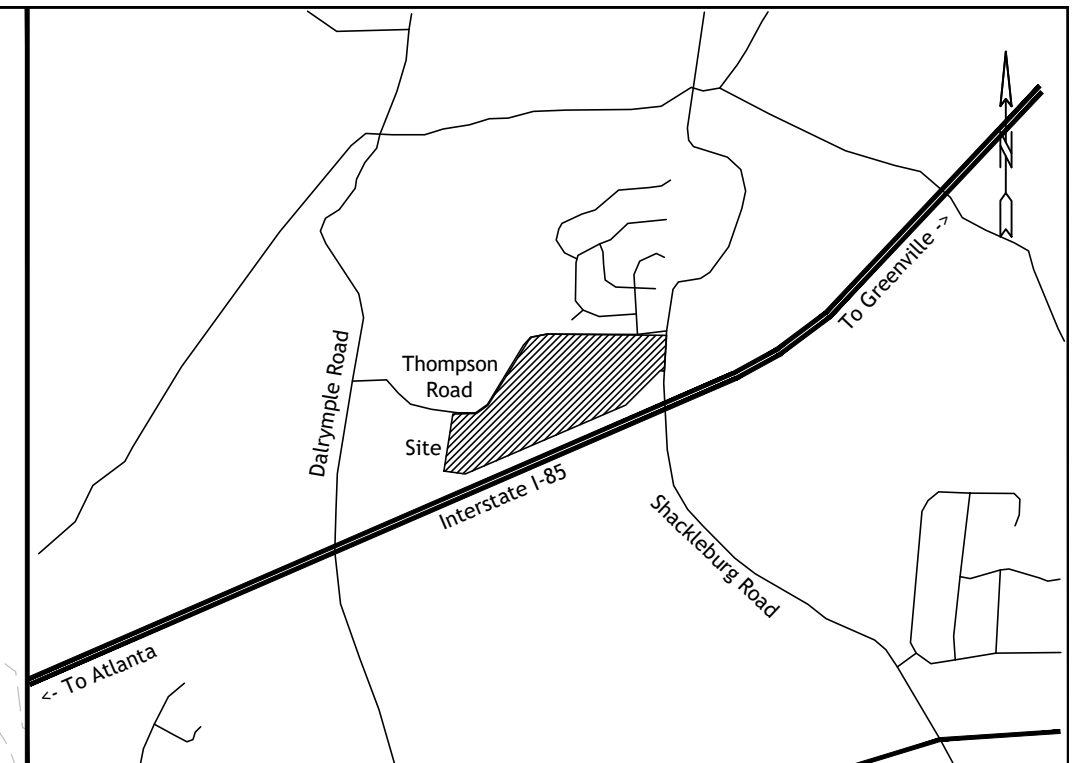
true

### **Signature of Applicant**

#### **Digital Signature**

true

LINE	LENGTH	BEARING
L1	46.74	S79°37'41"E
L2	70.06	S86°47'07"E
L3	93.01	N79°06'03"E
L4	104.05	N65°59'18"E
L5	78.60	N43°28'18"E
L6	390.76	N32°13'10"E
L7	161.75	N31°48'09"E
L8	101.71	N32°54'57"E
L9	70.72	N35°37'39"E
L10	49.85	N49°02'30"E
L11	47.30	N64°16'19"E
L12	48.78	N80°10'34"E
L13	119.47	N86°27'29"E
L14	168.54	N89°28'02"E
L15	122.03	N89°19'21"E
L16	129.97	N87°18'01"E
L17	289.65	N87°06'08"E
L18	250.66	N87°23'26"E
L19	198.31	N87°30'54"E
L20	80.27	S89°46'00"E
L21	71.50	S0°30'58"W
L22	38.23	N89°29'02"W



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: 3-13-26  
 [Owner] [Agent] [Name]: Phillip Day  
 Signed: *[Signature]*

## DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this preliminary plat was prepared using surveys of the property prepared by Robert Spearman, RLS, dated 2-9-1999; Barry Dunn, RLS, dated 7-22-1988; and Robert Garrison, RLS, dated 7-2-1986; 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: 211 Society St, Anderson, SC 29621  
 Telephone No. 864-260-0980  
 Date: 3-13-26

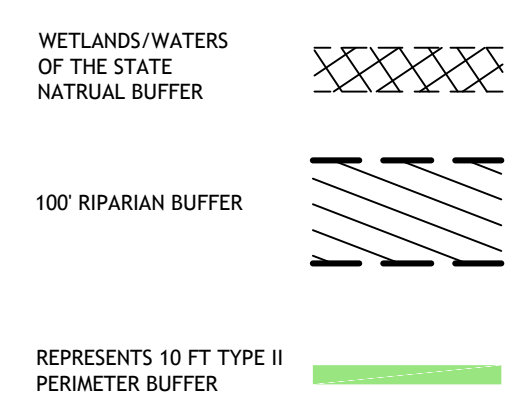
## CERTIFICATE OF PROJECT APPROVAL

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 #:	1440007002, -003, -005
TOTAL AREA:	±39.83 ACRES
CURRENT ZONING:	R-20
TOTAL LOTS:	53 LOTS
ALLOWED MINIMUM LOT WIDTH:	60 FT
PROVIDED MINIMUM LOT WIDTH:	100 FT
ALLOWED MINIMUM LOT SIZE:	20,000 SF
PROPOSED ROADS:	TOTAL: ±3,517 LF (±0.67 MI) PUBLIC ROAD (50' R/W)
SETBACKS	
PERIMETER PROPERTY:	10 FT
INTERNAL FRONT:	20 FT
INTERNAL SIDE:	GREATER OF 10% LOT WIDTH OR 10 FT
INTERNAL REAR:	20'
BUFFERYARD PERIMETER:	10 FT TYPE II
NOTE:	- COMMON/OPEN SPACE AREAS NOT TO BE SUBDIVIDED

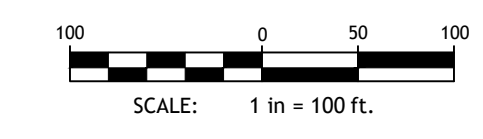
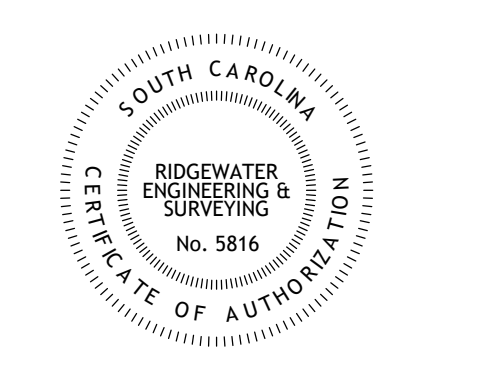


## INDIGO TRAIL

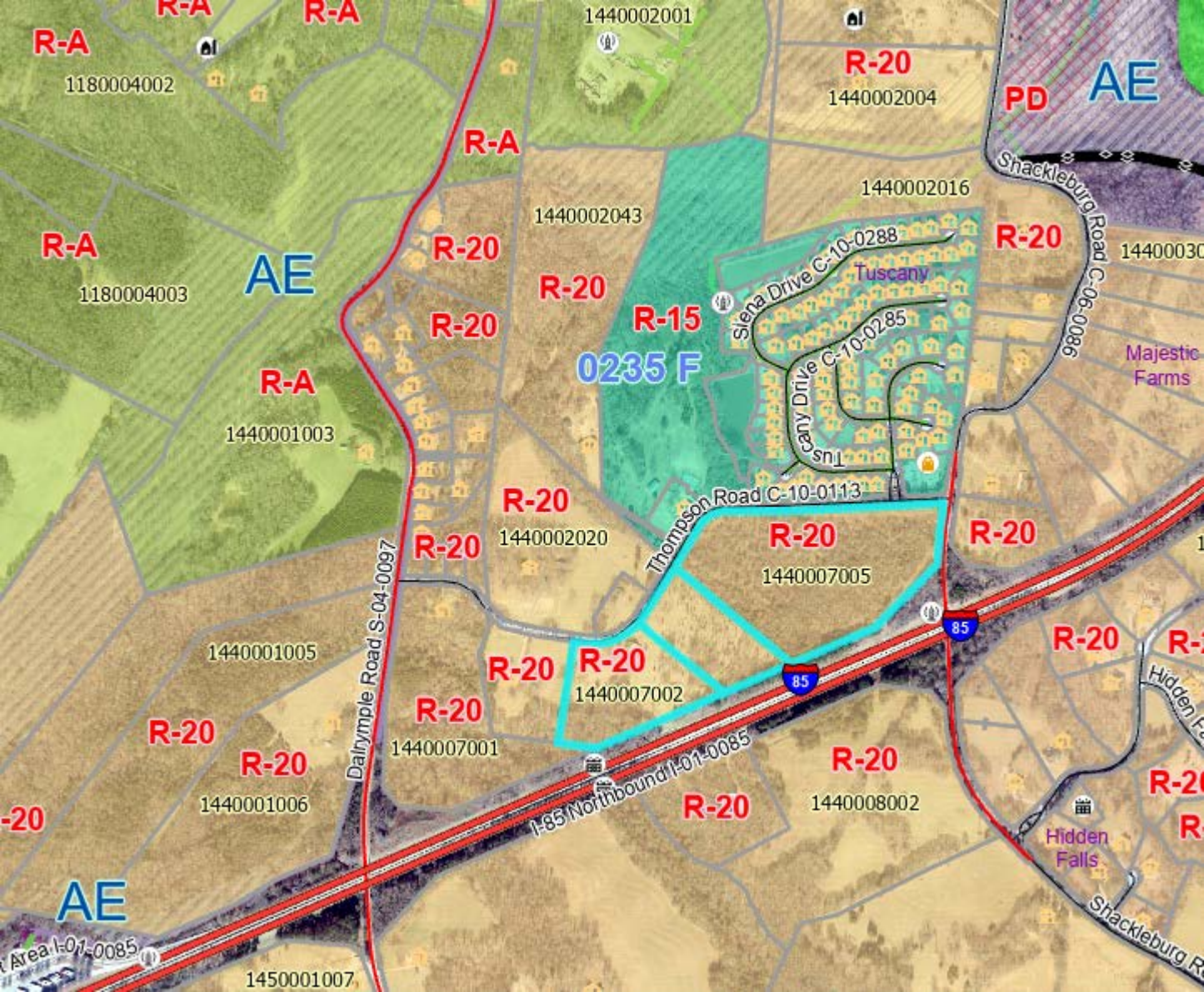
TMS # 144-00-07-002, -003, & -005

Thompson Road Ventures, LLC 7 Hindman Dr. Greenville, SC 29609 864.907.6509	Ridgewater Engineering & Surveying, LLC P.O. Box 806 Anderson SC 29622 864-226-0980
OWNER	ENGINEER OR SURVEYOR

Date: 3-13-26  
 Drawn By: BAM  
 Checked: JWW  
 Job Number: 26040  
 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.



R-A

R-A

R-A

1440002001

R-20

1440002004

PD

AE

1180004002

R-A

1440002016

R-20

R-A

AE

1180004003

1440002043

R-20

R-20

R-15

0235 F

Siena Drive C-10-0288

Tuscany

Tuscany Drive C-10-0285

1440003000

R-A

1440001003

Majestic Farms

R-20

R-20

R-20

R-20

1440002020

Thompson Road C-10-0113

1440007005

1440001005

R-20

R-20

R-20

R-20

R-20

R-20

1440001006

R-20

1440007002

85

Hidden Falls

-20

AE

1440007001

R-20

R-20

1440008002

R-20

R-20

Hidden Falls

I-85 Northbound I-01-0085

Shackleburg Road

1450001007



# MEMORANDUM

## ANDERSON COUNTY ROADS AND BRIDGES

**DATE:** April 22, 2026

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

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

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

**SUBJECT:** **Indigo Trail Subdivision Preliminary Review #1**

Thompson Road is currently classified as a minor local road which limits the traffic volume to 1,000 trips per day. Including the proposed 53 lot development there are a total of 171 lots or approximately 1,710 ADT estimated. A weekday traffic count is needed to know if the proposed development will cause the ADT on Thompson Road to exceed 1,000. If it does then there are 3 options in section 21-115: a petition to reclassify the road, adjust the development plan, or upgrade the road to a higher classification. The proposed road layout within the development 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](#); [Timothy Haynes](#)  
**Subject:** RE: Indigo Trail  
**Date:** Thursday, April 23, 2026 2:24:43 PM  
**Attachments:** [image001.png](#)

---

Yes. I don't have anything to offer.

Jon

---

**From:** Tim Cartee <[tcartee@andersoncountysc.org](mailto:tcartee@andersoncountysc.org)>  
**Sent:** Thursday, April 23, 2026 1:40 PM  
**To:** Jonathan A. Batson <[jabatson@andersoncountysc.org](mailto:jabatson@andersoncountysc.org)>; Timothy Haynes <[thaynes@andersoncountysc.org](mailto:thaynes@andersoncountysc.org)>  
**Subject:** Indigo Trail

Have you had an opportunity to review the plat?

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





**TO: Wesley White**

**FROM: Derrick Singleton**

**DATE: March 31, 2026**

**RE: Indigo Trail Subdivision**

**Anderson County will not require Indigo Trial, 53 lot Subdivision on Thompson Road, TMS# 144-000-7002 to connect to sewer due to limited access to county sewer.**

**Derrick Singleton**

A handwritten signature in black ink, appearing to read "Derrick Singleton", with a long, sweeping underline.

**Anderson County Wastewater Manager**

**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**  
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Council District 2

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Council District 6

**Renee D. Watts**  
Clerk to Council

**Rusty Burns** | County Administrator  
rburns@andersoncountysc.org



# 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: 03/13/2026 Expires : 03/13/2029  
Developer: Thompson Road Venture, LLLC  
Contact Info: 7 Hindman Dr, Greenville, SC 29609 864-907-6509  
Email: phillip@falconsouthcarolina.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: INDIGO TRAIL **NAME APPROVED** Parent TMS: 1440007002, 003, 005  
Zip Code: ANDERSON 29621 ESN: 174

Road Name: \_\_\_\_\_ Status: \_\_\_\_\_  
BARRETO TRAIL **NAME APPROVED**  
JUDE DR **NAME APPROVED**  
LAHINCH DR **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



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

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

Date: 3/13/2026

**RE: Indigo Trail Subdivision**, Anderson, SC  
**Anderson County, TAXMAP# 1440007002, -003,-005**

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



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

March 16, 2026

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

RE: Property located on Thompson Rd. at Shackleburg Rd. in Anderson, SC

Dear Mr. White:

This letter confirms that Duke Energy can provide electric service to the proposed site located on Thompson Rd. at Shackleburg Rd. in Anderson, SC (Anderson County Tax Map #1440007002, #1440007003, & #1440007005) 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 cursive script that reads "Kim Ball".

Kim Ball  
Engineering Design Associate



March 19, 2026

RE: Gas Availability

Dear Wesley,

Thank you for inquiring about natural gas availability for the Indigo Trail Project at Shackleburg Rd. and Thompson Rd., Anderson. Fort Hill Natural Gas Authority is the Natural Gas Provider for this Area. We are pleased to confirm that natural gas service is available at the site. Fort Hill Natural Gas Authority looks forward to supporting the development of this new 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)



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Address:  
1719 Circle Road  
Powdersville, SC 29642

---

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

March 18, 2026

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

Re: Indigo Trail Subdivision, 53 lots  
Anderson County Tax Parcel 1440007002, -003, -005

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 Thompson 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  
Shelby Day, Falcon Real Estate



Committed to Excellence

Planning & Advisory Services

April 10, 2025

# ANDERSON SCHOOL DISTRICT 5 TOTAL ENROLLMENT

	2030-31	2031-32	2032-23	2033-24	2034-25	2035-26	2036-27	2037-28	2038-29	2039-30	2039-31	2031-32	2032-33	2033-34
PK	399	456	463	471	472	472	472	472	472	472	472	472	472	472
K	851	857	880	843	869	855	843	849	866	876	882	891	900	909
1	940	904	889	906	888	903	889	878	882	892	902	908	917	926
2	986	906	892	888	910	882	897	884	871	877	891	904	910	919
3	984	985	892	900	897	911	887	902	893	880	885	899	911	917
4	960	987	987	904	903	900	918	884	896	887	877	882	895	907
5	931	967	985	1003	912	899	894	915	882	884	885	875	880	893
<b>Total PK-5</b>	<b>6051</b>	<b>6062</b>	<b>5988</b>	<b>5916</b>	<b>5832</b>	<b>5782</b>	<b>5782</b>	<b>5782</b>	<b>5782</b>	<b>5778</b>	<b>5784</b>	<b>5831</b>	<b>5885</b>	<b>5943</b>
6	1005	911	920	959	1052	921	916	911	934	913	927	921	910	916
7	1032	1011	919	909	962	1036	922	917	912	939	918	932	926	915
8	1020	1017	983	926	915	967	1043	927	922	920	948	927	941	935
<b>Total: 6-8</b>	<b>3957</b>	<b>3939</b>	<b>2822</b>	<b>2794</b>	<b>2904</b>	<b>2881</b>	<b>2755</b>	<b>2755</b>	<b>2768</b>	<b>2772</b>	<b>2793</b>	<b>2780</b>	<b>2777</b>	<b>2766</b>
9	1126	1137	1139	1148	1058	1047	1102	1188	1058	1056	1048	1086	1061	1077
10	957	1029	1002	974	1020	937	928	976	1053	942	941	933	968	946
11	836	852	910	839	878	922	844	837	878	949	850	850	840	874
12	743	733	700	817	800	839	879	807	800	841	907	814	813	806
<b>Total: 9-12</b>	<b>3662</b>	<b>3701</b>	<b>3751</b>	<b>3778</b>	<b>3756</b>	<b>3745</b>	<b>3753</b>	<b>3808</b>	<b>3789</b>	<b>3788</b>	<b>3746</b>	<b>3683</b>	<b>3682</b>	<b>3703</b>
<b>Total PK-12</b>	<b>12770</b>	<b>12792</b>	<b>12561</b>	<b>12488</b>	<b>12516</b>	<b>12501</b>	<b>12434</b>	<b>12345</b>	<b>12319</b>	<b>12338</b>	<b>12333</b>	<b>12394</b>	<b>12344</b>	<b>12412</b>
<b>Total PK-12 Change</b>	12770	12792	12561	12488	12516	12501	12434	12345	12319	12338	12333	12394	12344	12412
<b>% Change</b>		-68	-141	-73	28	-15	-67	-89	-26	19	-5	-39	50	68
		-0.5%	-1.1%	-0.6%	0.2%	-0.2%	-0.5%	-0.7%	-0.2%	0.2%	0.0%	-0.3%	0.4%	0.6%
<b>Total: PK-5 Change</b>	6051	6062	5988	5916	5832	5782	5782	5782	5782	5778	5784	5831	5885	5943
<b>% Change</b>		11	-74	-72	-85	-19	-32	-18	-20	16	16	37	54	58
<b>% Change</b>		0.2%	-1.2%	-1.2%	-1.1%	-0.3%	-0.5%	-0.3%	-0.3%	0.3%	0.3%	0.6%	0.9%	1.0%
<b>Total: 6-8 Change</b>	3957	3939	2822	2794	2904	2824	2881	2755	2768	2772	2793	2780	2777	2766
<b>% Change</b>		-118	-117	-28	115	15	-43	-126	13	4	21	-13	-3	-11
<b>% Change</b>		-3.9%	-4.0%	-1.0%	4.1%	0.5%	-1.5%	-4.4%	0.5%	0.1%	0.6%	-0.5%	-0.1%	-0.4%
<b>Total: 9-12 Change</b>	3662	3701	3751	3778	3756	3745	3753	3808	3789	3788	3746	3683	3682	3703
<b>% Change</b>		39	50	27	-22	-11	8	55	-19	-1	-42	-63	-1	21
<b>% Change</b>		1.1%	1.4%	0.7%	-0.6%	-0.3%	0.2%	1.5%	-0.5%	0.0%	-1.1%	-1.7%	0.0%	0.6%

## ANDERSON SCHOOL DISTRICT 5 SUPPLEMENTAL TABLES

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

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

## Comparative Analysis

School	Building Size (Gross SF)	Grade Levels	CAPACITY			Current Enrollment			Baseline 5-Year Forecast (FY 2028-2029)			Baseline 10-Year Forecast (FY 2033-2034)		
			Theoretical Capacity	Maximum Capacity	Target Capacity	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
<b>Current Facilities - ELEMENTARY SCHOOLS</b>														
Calhoun Academy of the Arts	115,556	4k- 5th	840	735	702	416	59%	-286	456	65%	-246	474	67%	-228
Centerville Elementary School	92,945	4k- 5th	947	827	786	539	69%	-247	542	69%	-244	586	75%	-200
Concord Elementary School	92,945	4k- 5th	900	791	751	620	83%	-131	650	87%	-101	663	88%	-88
Homeland Park Primary School	70,758	4k- 2nd	446	396	376	405	107%	29	431	115%	55	444	118%	68
McLees Elementary School	128,900	4k- 5th	1,070	957	909	551	61%	-358	522	57%	-387	534	59%	-375
Midway Elementary School	151,730	4k- 5th	1,437	1,270	1,206	687	57%	-519	681	56%	-525	690	57%	-516
New Prospect Elementary	81,041	4k- 5th	733	653	620	422	68%	-198	441	71%	-179	465	75%	-155
Nevitt Forest Elementary School	80,194	4k- 5th	668	587	558	541	97%	-17	543	97%	-15	562	101%	4
North Pointe Elementary School	134,038	4k- 5th	784	698	663	505	76%	-158	440	66%	-223	453	68%	-210
Varenes Elementary School	95,566	3rd- 5th	727	646	614	387	63%	-227	359	58%	-255	377	61%	-237
Whitehall Elementary School	97,566	4k- 5th	670	603	571	508	89%	-63	527	92%	-44	543	95%	-28
<b>Subtotal</b>	1,141,239				<b>7,756</b>	<b>5,581</b>	72%	<b>-2,175</b>	<b>5,592</b>	72%	<b>-2,164</b>	<b>5,791</b>	75%	<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 at 135-Day Enrollment (FY 2033-2034)

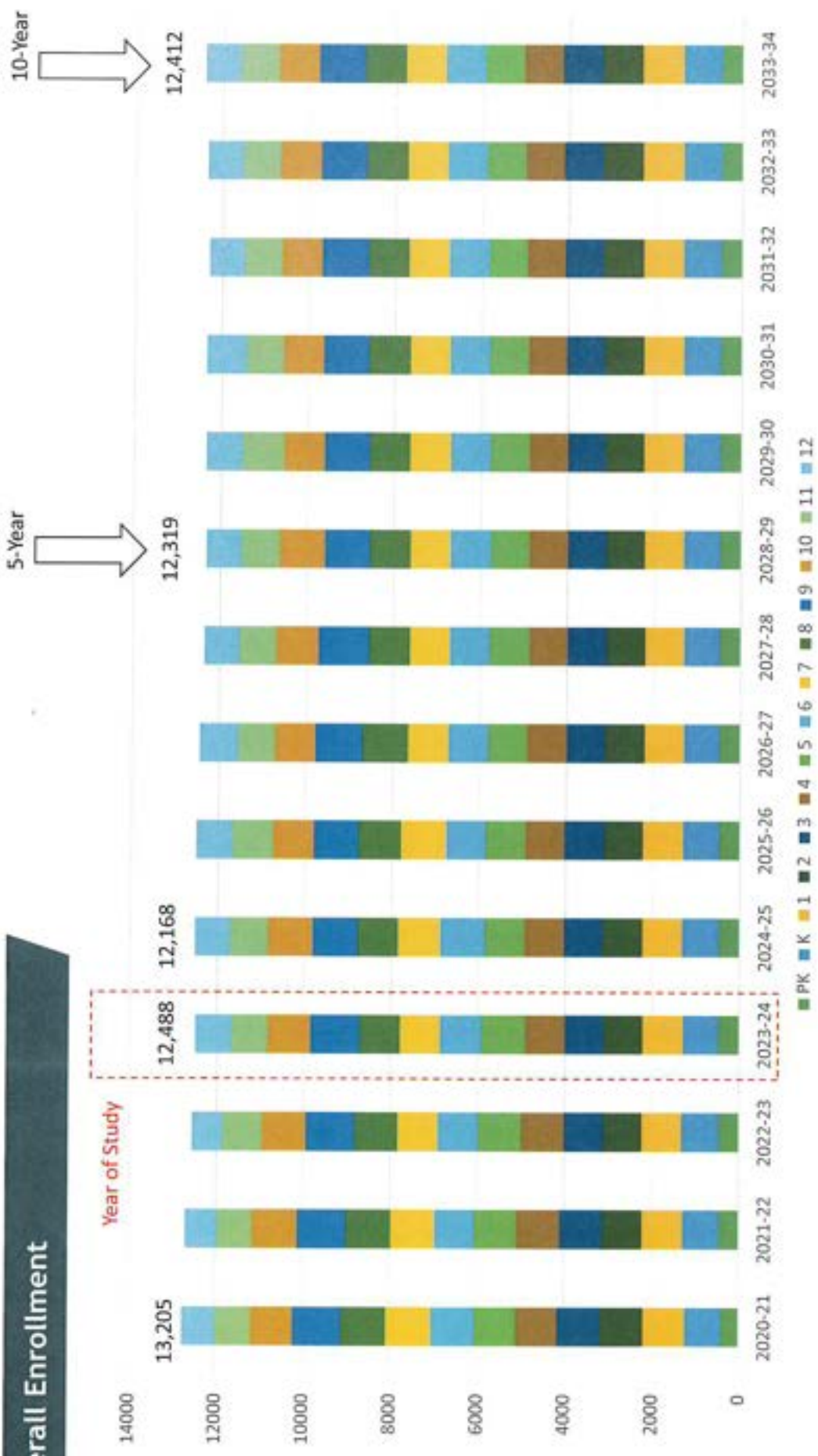
### Current Facilities - MIDDLE SCHOOLS

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

### Current Facilities - HIGH SCHOOLS

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

# Overall Enrollment





**PROPOSED  
SUBDIVISION**

FOR INFORMATION CALL:  
ANDERSON COUNTY  
DEVELOPMENT STANDARDS

**864-260-4719**

# Anderson County Planning Commission

May 12, 2026

6:00 PM

## Staff Report – Preliminary Subdivision

---

Previous Planning Commission meeting on April 14, 2026 vote was a tie for this 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**

**SPR-26-5**

Submitted On: Feb 20, 2026

**Applicant**

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

**Primary Location**

Point Location: 34.6326, -82.6342

**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**

<b>Proposed Subdivision Name</b>	<b>Parcel/TMS#</b>
Mattison Woods	1430002004
<b>County Council District</b>	<b>School District</b>
4	1
<b>Total Acreage</b>	<b>Number of Lots</b>
77.82	69
<b>Intended Variance</b>	<b>Current Zoning</b>
No	None
<b>Surrounding Land Uses</b>	<b>Is there a request for variance?</b>
south-residential/west&north-vacant res/east-Shackleburg Rd	No
<b>Are there any current Covenants in effect for this proposed development?</b>	<b>Has this project been to Planning Commission before?</b>
No	No

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

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



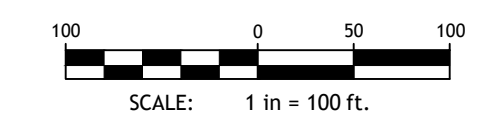
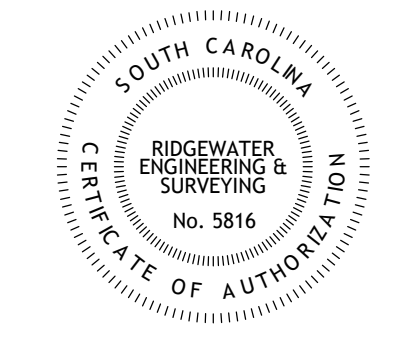
# SITE DATA

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

APPLICANT: HIGH SHOALS DEVELOPMENT LLC  
 ENGINEER OR SURVEYOR: RIDGEWATER ENGINEERING & SURVEYING, LLC

Date: 2-19-26  
 Drawn By: JWW  
 Checked: JWW  
 Job Number: 26007  
 Revisions: 0



# 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] [Agent] (Name): HIGH SHOALS DEVELOPMENT, LLC - JAMES CURTIS  
 Signed: *James Curtis*

## DESIGN PROFESSIONAL CERTIFICATION

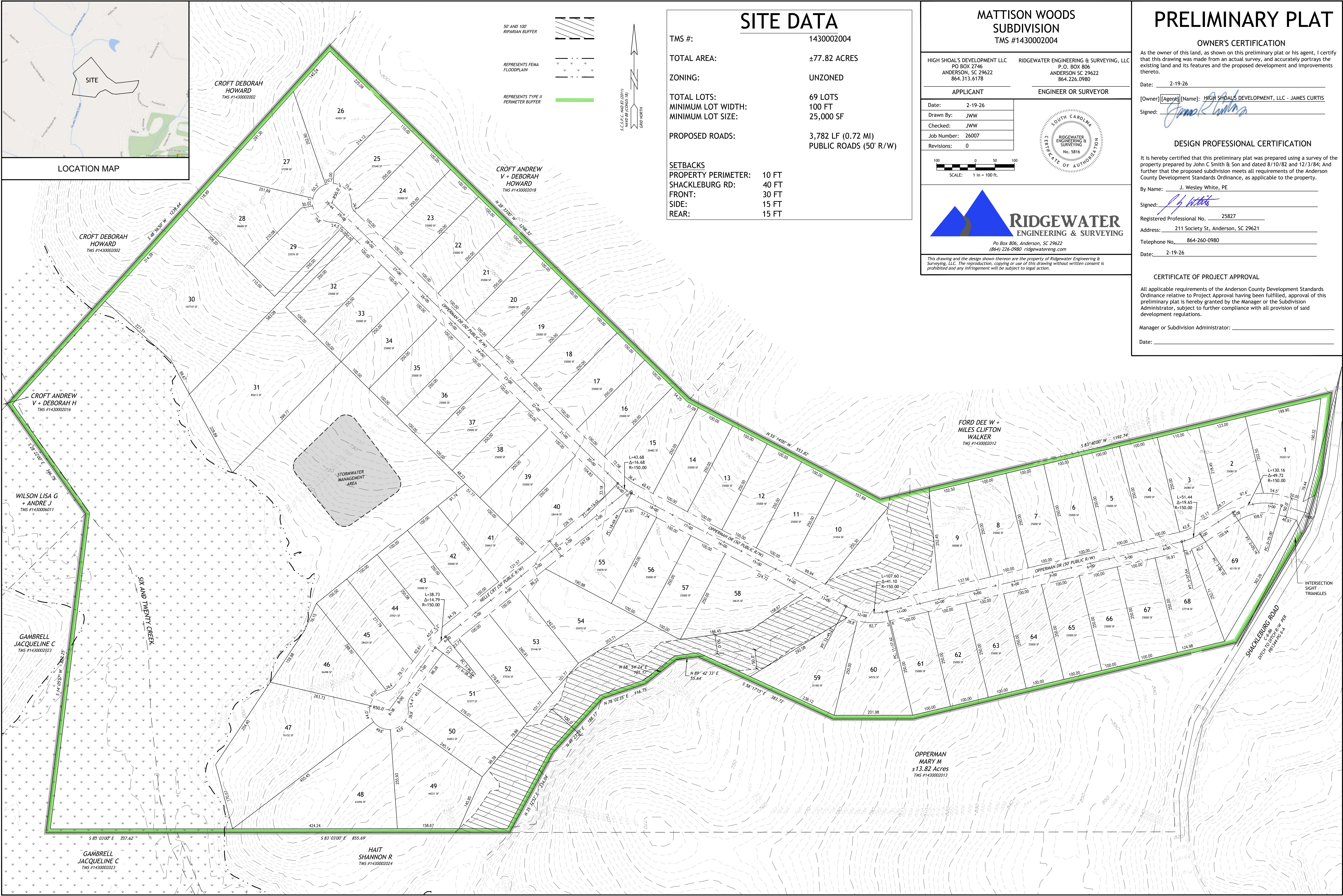
It is hereby certified that this preliminary plat was prepared using a survey of the property prepared by John C Smith & Son, and dated 8/10/82 and 12/3/84; And further that the proposed subdivision meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property.

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: \_\_\_\_\_



Pendleton  
29670

1420007017

Walker Road C-03-0052

1430002019

1430002003

1099 # A  
1099 # B  
1099 # C  
1430003001

1430002002

1430004001

1430002018

Shackleburg Road C-06-0086

1430002016

1430002012

1430004006

AE

0120 F

1430002004

Anderson  
29621

1430002013

Lithium Lane P-06-0191

1430004016

0140 F  
TTI

1430004005

Garbreth Road C-03-0053

1430002023

Prestwick Drive C-06-0094

NEW

1430002029

1430002024

1430008001

1430002028

1430002027

1430008000



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: 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](mailto: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

---

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Date Tue 2/24/2026 1:22 PM

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Cc Tim Cartee <tcartee@andersoncountysc.org>

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J. Wesley White, PE

President

Ridgewater Engineering & Surveying

PO Box 806

Anderson, SC 29622

O: 864-226-0980

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

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

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Bill

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**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

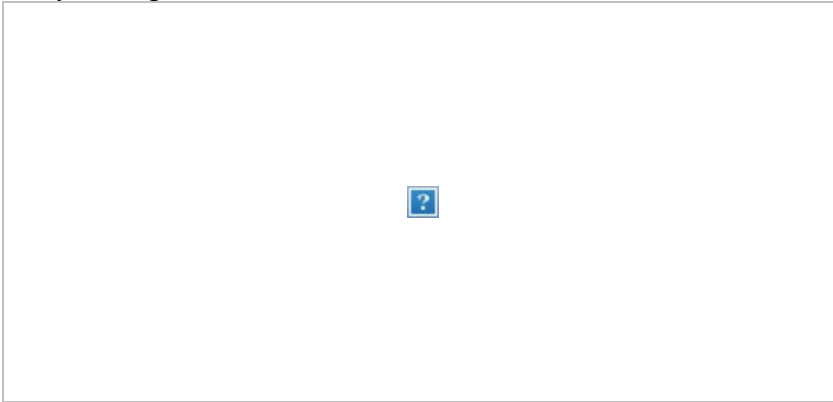
**From:** [Seth Young](#)  
**To:** [Tim Cartee](#)  
**Subject:** Re: [EXTERNAL]Marrison Woods Subdivision  
**Date:** Tuesday, April 14, 2026 8:04:20 AM  
**Attachments:** [image001.png](#)

---

Tim,

I apologize for the delay in our response from Anderson One. My understanding is that this development is being discussed tonight at the Planning Commission. As you know, we spoke to the Planning Commission in the fall about our concerns with school capacity. This development would be zoned for any students that live there to attend Spearman, Wren Middle, and Wren High School which would mean that until we are able to address some of our capacity concerns, we would be forced to add portables especially at the elementary school if we have additional enrollment in these schools.

Thank you for passing along our concerns to the Planning Commission and I apologize for the delay in response.



On Tue, Feb 24, 2026 at 10:15 AM Tim Cartee <[tcartee@andersoncountysc.org](mailto:tcartee@andersoncountysc.org)> wrote:

Warning: This email originated from outside of the school district. Do not click links, open attachments or provide personal information unless you recognize the sender and know the content is safe.

Good morning, 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



NOTICE: Employees are reminded of Board Policy IJNDB-R, which governs e-mail and Internet usage, and are advised to act accordingly. Recipients of e-mail sent through Anderson One's system should understand that it may contain confidential, proprietary, or privileged material. If you have received the above e-mail or any attachments in error, this does not constitute permission to examine, copy, or distribute the information. Prompt notification to the sender of the error would be appreciated.

**PROPOSED  
SUBDIVISION**

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

**864-260-4719**

# Anderson County Planning Commission

May 12, 2026

6:00 PM

## Staff Report – Preliminary Subdivision

---

This development was denied on September 10, 2024.

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

<b>Preliminary Subdivision Name:</b>	Waters Run
<b>Intended Development:</b>	Single Family (Conservation)
<b>Applicant:</b>	Freeland & Associates, Inc.
<b>Surveyor/Engineer:</b>	Same
<b>Location/Access:</b>	Dobbins Bridge Rd. (State)
<b>County Council District:</b>	5
<b>Surrounding Land Use:</b>	Residential, Vac, School
<b>Zoning:</b>	Un-zoned
<b>Tax Map Number:</b>	71-04-07-001
<b>Number of Acres:</b>	69.82
<b>Number of Lots:</b>	187
<b>Variance:</b>	No
<b>Traffic Impact Analysis:</b>	See attached traffic impact study.

80



# Planning Commission

Land Use  Rezoning

September 10, 2024

Date of Planning Commission Meeting  Subdivision  Variance

## PROJECT INFORMATION

NAME OF APPLICANT/PROJECT: Freeland & Associates, Inc. / Waters Run

PROPERTY LOCATION: Dobbins Bridge Road

COUNTY COUNCIL DISTRICT: 5

SCHOOL DISTRICT: 1

TOTAL ACREAGE: 69.82 +/- acres

NUMBER OF LOTS: 187

CURRENT ZONING: Un-zoned

REQUESTED ZONING: N/A

PURPOSE: Single-Family (Conservation)

### RECOMMENDATION/DECISION RENDERED

APPROVAL DENIAL TIED TABLED VOTE 6 TO 2

Compatibility with Future Land Use Map

The recommendation of staff

<sup>non</sup> Compatibility with Traffic Levels

Compatibility with Surrounding Properties

<sup>non</sup> Compatibility with Density Levels

Use and Value of Surrounding Properties

Concerns for public, health, safety, convenience, prosperity and general welfare.

Concerns for the balance of the interest of sub-dividers, homeowners and public.

Concerns for the effects of the proposed development on the local tax base.

Concerns for the ability of existing or planned infrastructure and transportation system to serve the proposed development.

Other (please elaborate): As above density concerns

traffic concerns

proximity to school

only one outlet

Planning Commission Chairman: [Signature]

Date: 9-10-24

Anderson County Planning & Development  
401 East River Street  
Anderson, SC 29624 | Phone: (864) 260-4720

**Subdivision Plat**

**SPR-26-3**

Submitted On: Jan 29, 2026

**Applicant**

 Jenny Lee  
 864-672-4957  
 @ jlee@freelandsc.com

**Primary Location**

0 Dobbins Bridge Rd  
Anderson, SC 29626

**Property Owner(s)**

<b>Name</b>	<b>Phone Number</b>
Anamaid LLC	864-622-8100
<b>Street Address</b>	<b>City</b>
525 N. Main St	Anderson
<b>State</b>	<b>Zip Code</b>
SC	29621
<b>Email</b>	
john@glenconstructors.com	

**Engineers/Surveyors**

<b>Name</b>	<b>Email</b>
Freeland & Associates, Inc. Kevin Tumblin	ktumblin@freelandsc.com

**Project Information**

**Proposed Subdivision Name**

Waters Run

**Parcel/TMS#**

71-04-07-001

**County Council District**

5

**School District**

5

**Total Acreage**

69.82

**Number of Lots**

187

**Intended Variance**

N/a

**Current Zoning**

None

**Surrounding Land Uses**

Single Family Residential and Undeveloped

**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**

Traffic Study Attached to submittal.

### **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





Anderson  
29626

0380 E

AE

The Lakes

700008005

710002001

710002014

710016009

710016007

710002013

710002012

710407001

710005023

710005027

710008001

710013005

710005022

710005002

710005012

New Hope Road C-09-0161

Dobbins Bridge Road S-04-0022

ve C-09-0165

Busby Road S-04-0159

McClure Road S-04

Hall White Drive C-09-01





# MEMORANDUM

## ANDERSON COUNTY ROADS AND BRIDGES

**DATE:** February 9, 2026

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

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

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

**SUBJECT:** **Waters Run Subdivision Preliminary Review #1**

The preliminary plat for Waters Run 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



# MEMORANDUM

## ANDERSON COUNTY ROADS AND BRIDGES

**DATE:** August 6, 2024

**TO:** Nick Burns, PE  
Impact Designs, Inc

**FROM:** Gaye Garrison Sprague, PE  
Traffic Engineer

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

**SUBJECT:** Dobbins Bridge Road Single Family Traffic Impact Study

This development is planned with 187 single family detached homes with two accesses on Dobbins Bridge Road. The Traffic Impact Study (TIS) was conducted by Impact Designs, Inc and dated July 25, 2024. The study was generally conducted per the requirements of Anderson County, and these are the findings of the study and our review:

- The study addressed Dobbins Bridge/ site accesses, Dobbins Bridge Rd/ Meadowood Drive, and Meadowood Drive/ New Hope Road.
- No turn lanes are warranted at the site accesses.
- The LOS for all movements at the study intersections are acceptable.

**SCDOT has reviewed the traffic study and determined that no improvements on SCDOT roads are required.**

Please call if you have any questions.

ANDERSON COUNTY  
SOUTH CAROLINA

**From:** [Jonathan A. Batson](#)  
**To:** [Tim Cartee](#); [Bill Rutledge](#); [Timothy Haynes](#)  
**Cc:** [Derrick B. Singleton](#)  
**Subject:** RE: Waters Run Subdivision  
**Date:** Friday, February 6, 2026 4:54:58 PM  
**Attachments:** [image001.png](#)

---

It appears they're showing a 50' riparian buffer when 100' may be required. I don't have a delineation of the watershed to know for sure yet.

Jon

---

**From:** Tim Cartee <[tcartee@andersoncountysc.org](mailto:tcartee@andersoncountysc.org)>  
**Sent:** Friday, February 6, 2026 3:32 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:** Waters Run Subdivision

Your thoughts?

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:** [Timothy Haynes](#)  
**To:** [Tim Cartee](#); [Bill Rutledge](#); [Jonathan A. Batson](#)  
**Cc:** [Derrick B. Singleton](#)  
**Subject:** RE: Waters Run Subdivision  
**Date:** Friday, February 6, 2026 4:02:28 PM  
**Attachments:** [image001.png](#)

---

We have sewer in the Lakes subdivision that has the capacity to serve the proposed development

---

**From:** Tim Cartee <[tcartee@andersoncountysc.org](mailto:tcartee@andersoncountysc.org)>  
**Sent:** Friday, February 6, 2026 3:32 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)>  
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**Subject:** Waters Run Subdivision

Your thoughts?

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**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](#)  
**Subject:** [External]Re: Waters Run Subdivision  
**Date:** Monday, February 9, 2026 8:57:42 AM  
**Attachments:** [image001.png](#)

---

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**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/>**

WEST ANDERSON  
WATER DISTRICT



504 HIGHWAY 187 SOUTH  
ANDERSON, SC 29626  
(864) 225-5741  
[www.westandersonwaterdistrict.us](http://www.westandersonwaterdistrict.us)

**Dobbins Bridge Road**  
**Date 2-20-26**

**As of February 2 2026, a flow test was performed at 4900 Dobbins Bridge Road with the current flows and a double-looped tie-in. Water is available for the number of lots provided. If any changes occur, additional tests may be needed.**

**John Lollis**



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

February 3, 2026

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

RE: Property located on Dobbins Bridge Rd. in Anderson, SC

Dear Mr. Tumblin:

This letter confirms that Duke Energy can provide electric service to the proposed site located on Dobbins Bridge Rd. in Anderson, SC (Anderson County Tax Map #710407001) 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



**2/3/2026**

**Kevin Tumblin**  
**Freland & Associates, Inc.**  
**Parcel ID: 710407001**

Kevin,

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



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

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

Date: 1/30/2026

**RE: Waters Run, Anderson, SC**  
**Anderson County, TAXMAP# 710407001**

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



Committed to Excellence

Planning & Advisory Services

April 10, 2025

# ANDERSON SCHOOL DISTRICT 5 TOTAL ENROLLMENT

	2030-31	2031-32	2032-23	2033-24	2034-25	2035-26	2036-27	2037-28	2038-29	2039-30	2030-31	2031-32	2032-33	2033-34
PK	399	456	463	471	472	472	472	472	472	472	472	472	472	472
K	851	857	880	843	869	855	843	849	866	876	882	891	900	909
1	940	904	889	906	888	903	889	878	882	892	902	908	917	926
2	986	906	892	888	910	862	897	884	871	877	891	904	910	919
3	984	985	892	900	897	911	887	902	893	880	885	899	911	917
4	960	987	987	904	903	900	918	884	896	887	877	882	895	907
5	931	967	985	1003	912	899	894	915	882	884	885	875	880	893
<b>Total PK-5</b>	<b>6051</b>	<b>6062</b>	<b>5988</b>	<b>5916</b>	<b>5832</b>	<b>5800</b>	<b>5782</b>	<b>5755</b>	<b>5768</b>	<b>5772</b>	<b>5793</b>	<b>5831</b>	<b>5885</b>	<b>5943</b>
6	1005	911	920	959	1052	921	916	911	934	913	927	921	910	916
7	1032	1011	919	909	962	1036	922	917	912	939	918	932	926	915
8	1020	1017	983	926	915	967	1043	927	922	920	948	927	941	935
<b>Total: 6-8</b>	<b>3057</b>	<b>2939</b>	<b>2822</b>	<b>2794</b>	<b>2904</b>	<b>2881</b>	<b>2755</b>	<b>2755</b>	<b>2768</b>	<b>2772</b>	<b>2793</b>	<b>2780</b>	<b>2777</b>	<b>2766</b>
9	1126	1137	1139	1148	1058	1047	1102	1188	1058	1056	1048	1086	1061	1077
10	957	1029	1002	974	1020	937	928	976	1053	942	941	933	968	946
11	836	852	910	839	878	922	844	837	878	949	850	850	840	874
12	743	733	700	817	800	839	879	807	800	841	907	814	813	806
<b>Total: 9-12</b>	<b>3662</b>	<b>3701</b>	<b>3751</b>	<b>3778</b>	<b>3756</b>	<b>3745</b>	<b>3753</b>	<b>3808</b>	<b>3789</b>	<b>3788</b>	<b>3746</b>	<b>3683</b>	<b>3682</b>	<b>3703</b>
<b>Total PK-12</b>	<b>12770</b>	<b>12792</b>	<b>12561</b>	<b>12488</b>	<b>12516</b>	<b>12501</b>	<b>12434</b>	<b>12345</b>	<b>12319</b>	<b>12338</b>	<b>12333</b>	<b>12394</b>	<b>12344</b>	<b>12412</b>
<b>Total PK-12 Change</b>			12561	12488	12516	12501	12434	12345	12319	12338	12333	12394	12344	12412
<b>% Change</b>			-68	-79	28	-15	-67	-89	-26	19	-5	-39	50	68
			-0.5%	-0.6%	0.2%	-0.2%	-0.5%	-0.7%	-0.2%	0.2%	0.0%	-0.3%	0.4%	0.6%
<b>Total: PK-5 Change</b>			5988	5916	5832	5800	5782	5755	5768	5772	5793	5831	5885	5943
<b>% Change</b>			11	-72	-85	-19	-32	-18	-20	16	16	37	54	58
<b>% Change</b>			0.2%	-1.2%	-1.1%	-0.3%	-0.3%	-0.3%	-0.3%	0.3%	0.3%	0.6%	0.9%	1.0%
<b>Total: 6-8 Change</b>			2822	2794	2904	2881	2755	2755	2768	2772	2793	2780	2777	2766
<b>% Change</b>			-118	-28	115	15	-43	-126	13	4	21	-13	-3	-11
<b>% Change</b>			-3.9%	-4.0%	4.1%	0.5%	-1.5%	-4.4%	0.5%	0.1%	0.6%	-0.5%	-0.1%	-0.4%
<b>Total: 9-12 Change</b>			3751	3778	3745	3753	3808	3753	3789	3788	3746	3683	3682	3703
<b>% Change</b>			39	27	-22	-11	8	55	-19	-1	-42	-63	-1	21
<b>% Change</b>			1.1%	0.7%	-0.6%	-0.3%	0.2%	1.5%	-0.5%	0.0%	-1.1%	-1.7%	0.0%	0.6%

## ANDERSON SCHOOL DISTRICT 5 SUPPLEMENTAL TABLES

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

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

## Comparative Analysis

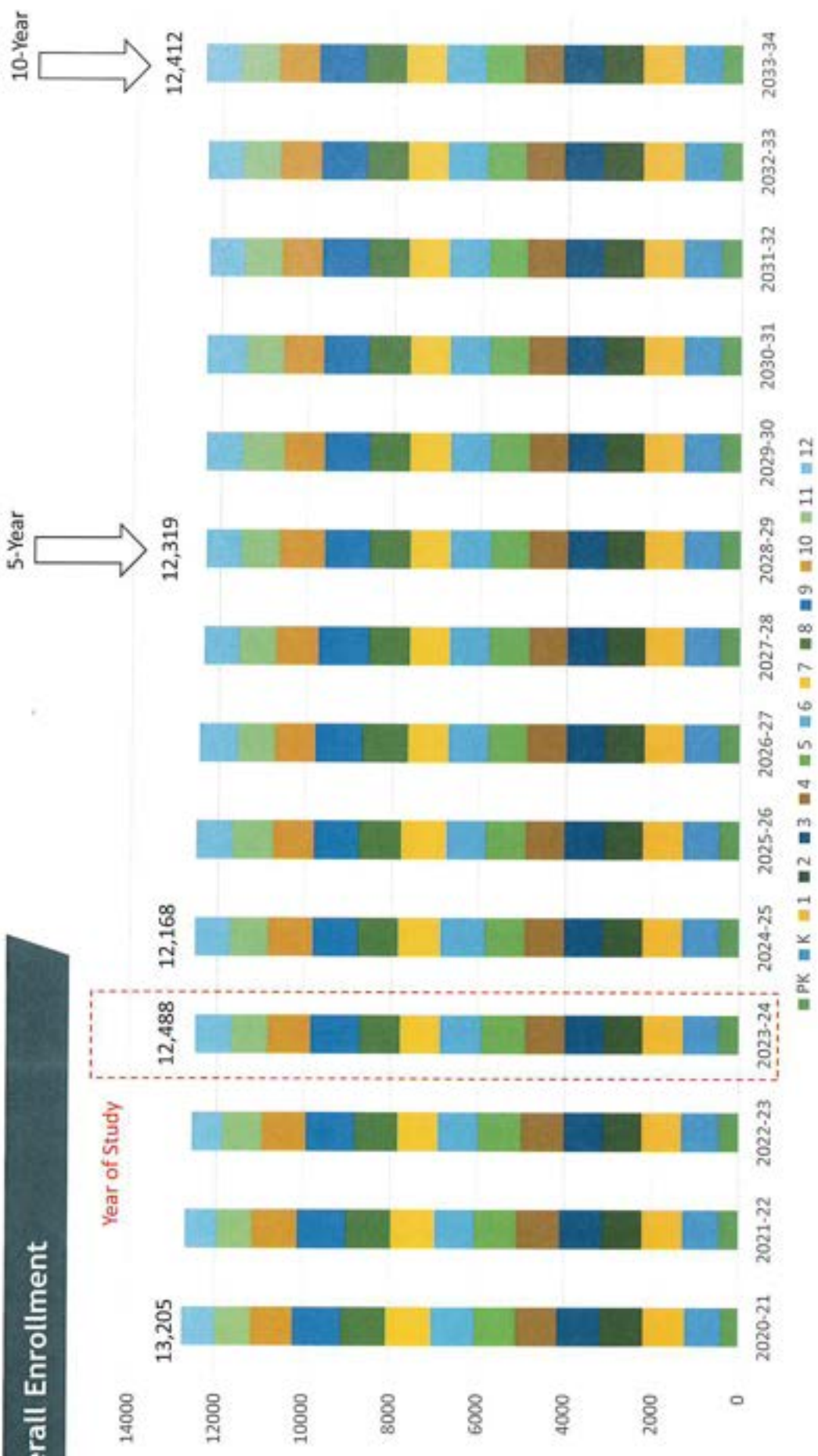
School	Building Size (Gross SF)	Grade Levels	CAPACITY			Current Enrollment			Baseline 5-Year Forecast (FY 2028-2029)			Baseline 10-Year Forecast (FY 2033-2034)		
			Theoretical Capacity	Maximum Capacity	Target Capacity	Current Year Enrollment (FY 2024-2025)	% of Target Capacity	Current Year Enrollment 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
<b>Current Facilities - ELEMENTARY SCHOOLS</b>														
Calhoun Academy of the Arts	115,556	4k- 5th	840	735	702	416	59%	-286	456	65%	-246	474	67%	-228
Centerville Elementary School	92,945	4k- 5th	947	827	786	539	69%	-247	542	69%	-244	586	75%	-200
Concord Elementary School	92,945	4k- 5th	900	791	751	620	83%	-131	650	87%	-101	663	88%	-88
Homeland Park Primary School	70,758	4k- 2nd	446	396	376	405	107%	29	431	115%	55	444	118%	68
McLees Elementary School	128,900	4k- 5th	1,070	957	909	551	61%	-358	522	57%	-387	534	59%	-375
Midway Elementary School	151,730	4k- 5th	1,437	1,270	1,206	687	57%	-519	681	56%	-525	690	57%	-516
New Prospect Elementary	81,041	4k- 5th	733	653	620	422	68%	-198	441	71%	-179	465	75%	-155
Nevitt Forest Elementary School	80,194	4k- 5th	668	587	558	541	97%	-17	543	97%	-15	562	101%	4
North Pointe Elementary School	134,038	4k- 5th	784	698	663	505	76%	-158	440	66%	-223	453	68%	-210
Varenes Elementary School	95,566	3rd- 5th	727	646	614	387	63%	-227	359	58%	-255	377	61%	-237
Whitehall Elementary School	97,566	4k- 5th	670	603	571	508	89%	-63	527	92%	-44	543	95%	-28
<b>Subtotal</b>	<b>1,141,239</b>				<b>7,756</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 at 135-Day Enrollment (FY 2033-2034)	% of Target Capacity	Enrollment Number vs. Target Capacity (Number of Students)	
<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
<b>Subtotal</b>	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	-	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal</b>	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



**PROPOSED  
SUBDIVISION**

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

**864-260-4719**