

Anderson County Planning Commission

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

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

Agenda

June 09, 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 – April 14, 2026
6. Public Hearings:
 - A. Center Rock Precinct: Rezoning Referendum (**Council District 5**).
 1. Staff Presentation
 2. Public Hearing – Citizen Comments
 - B. Variance Request: To subdivide existing parcel into 2 lots less than 1-acre minimum lot size requirement. Located at 204 Leslie Lane. / TMS 42-02-02-001 (**Council District 4**).
 1. Staff Presentation
 2. Developer Presentation
 3. Public Hearing – Citizen Comments
 - C. Variance Request: To subdivide existing parcel into 2 lots less than 1-acre minimum lot size requirement. Located at 248 Mahaffey Road. / TMS 246-00-03-003 (**Council District 7**).
 1. Staff Presentation
 2. Developer Presentation
 3. Public Hearing – Citizen Comments
7. New Business:
 - A. Single-Family Subdivision: Providence Farms. Located at Hidden Acres Road. / TMS 116-00-02-008 (**Council District 4**).
 1. Staff Presentation
 2. Developer Presentation
 3. Public Hearing – Citizen Comments
8. Old Business:
 - A. 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
APRIL 14, 2026

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

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

1 WESLEY GRANT: Good evening.
2 Welcome to the Anderson County Planning Commission
3 meeting for April 14. We're glad to have you with us.
4 I'd like to call the meeting to order.
5 If you could please stand with me, Mr. Gilreath
6 will lead us in the invocation, followed by the pledge
7 of allegiance.
8 STEVEN GILREATH: Let us pray.
9 **INVOCATION AND PLEDGE OF ALLEGIANCE BY STEVEN GILREATH**
10 WESLEY GRANT: Thank you.
11 Commissioners, next you'll see on our agenda an
12 item to approve the agenda. So we'll entertain a
13 motion to approve the agenda.
14 DAN HARVELL: Motion to
15 approve as written, Mr. Chairman.
16 WESLEY GRANT: We've got a
17 motion by Mr. Harvell. We got a second by Mr.
18 Burdette. All those in favor. It's unanimous. Thank
19 you.
20 In your packets, you had the opportunity to see
21 the minutes from the meeting on January 13th. We'll
22 entertain a motion to approve those.
23 STEVEN GILREATH: I make a
24 motion to approve.
25 WESLEY GRANT: We've got a
26 motion by Mr. Gilreath. Do we have a second?
27 JANE JONES: Second.
28 WESLEY GRANT: Second by Ms.
29 Jones. All those in favor. And it's unanimous. Thank
30 you.
31 Which moves us right into the public hearings.
32 The first item on the agenda here is the Resolution
33 that the commissioners need to consider tonight. You
34 have that Resolution in front of you. I think most of
35 you had the opportunity to attend the work session that
36 we were presented with the information by the team from
37 the Planning Department. If there are any questions,
38 we'll entertain that -- those questions now. No one
39 signed up to speak to the Resolution. So if the
40 commissioners have any questions, we'll entertain those
41 now. Otherwise, we'll entertain a motion to approve
42 the Resolution to recommend this Comprehensive Plan,
43 Part B, Resolution, to County Council.
44 Anybody have any questions? If not, we'll
45 entertain a motion to approve the Resolution. We've
46 got a motion by Mr. Burdette. Is that what I'm
47 hearing, Mr. Burdette? Got a motion by Mr. Burdette.
48 Do we have a second?
49 WILLIAM MOORE: I'll second
50 Mr. Burdette.

1 WESLEY GRANT: We've got a
2 second by Mr. Moore. Any discussion? All those in
3 favor, please raise your right hand, of the approval.
4 It's unanimous. Thank you.

5 Next we have item B, land use for Crescent Middle
6 School located at Good Hope Church Road and Highway 81
7 South. Tax map number 1050005007, County Council
8 District Three. I'll turn it over to staff for their
9 presentation.

10 ALESIA HUNTER: Yes, sir.
11 Thank you, Mr. Chairman. As mentioned, we do have a
12 large scale project, Crescent Middle School. This will
13 be a new middle school located on Highway 81 South in
14 Iva.

15 In your packet, you do have all the site plans and
16 maps and all that information. So I'll just go over
17 the report as listed. We do have representatives from
18 the engineering company, McCutchen Engineering, Walden
19 Jones is here, and I believe there's some
20 representatives from the School District here as well.

21 Preliminary project name is Crescent Middle
22 School. This is Anderson County district, School
23 District Three. The project consists of 110,000 square
24 feet with associated parking and site improvements.
25 Again, this is a new middle school. Address, 101
26 Highway 81 South in Iva.

27 This will consist of 37 new classrooms, 14 new
28 offices, serving all the surrounding attendance in
29 coordination and the circulation pattern, road pattern,
30 in conjunction with the adjacent high school. The
31 completion date is targeted for 2028.

32 There is a site drawing that shows all the vehicle
33 access in multiple driveways that you have in your
34 packet. Traffic movements are designed to actually
35 improve the overall site safety. We'll let the traffic
36 engineer with McCutchen Engineering, he'll come up and
37 speak about that. And then we have comments from our
38 Roads and Bridges department if there are any.

39 WESLEY GRANT: Okay.

40 ALESIA HUNTER: Here's your
41 tax map number for your reference. Again, it's 111.38
42 acres. There are no variances that actually request
43 it. The site consists of, again, 74 spaces that's
44 required for 37 classrooms. 28 spaces are required for
45 the 14 offices. There's a total 102 parking spaces.
46 Mr. Chairman, when any parking spaces exceed 100
47 parking spaces, it is considered a large scale project,
48 and this is the reason that you're actually here. The
49 parking on your site plan shows 191 spaces. We do have
50 14 ADA parking spaces for the American Disability Act

1 requirement.

2 Existing access road. This is at Good Hope Church
3 Road and Highway 81 South. Again, there's no variances
4 requested.

5 In your packet there is a site analysis that
6 speaks about all the traffic improvements that are
7 required, and we'll get into that in just a second.

8 Staff assessment. This is a state project, so the
9 stormwater, erosion and sediment control will be
10 deferred to the state for coverage. We'll work through
11 the state to provide for that permit, as we do with all
12 state projects. They are required to have the
13 appropriate departmental approval, construction and
14 permitting, septic and sewer. All of this is included
15 in there. Also SCDOT permitting for encroachment
16 permits and driveways. Water, sewer. This is all
17 standard procedures as required with a project in the
18 fire marshal's office as well.

19 This is, again, the information that I just went
20 over, about all the processes that we'll be working
21 with the School District if this project is approved
22 here, for your viewing.

23 Here is the site location map that shows where the
24 school is proposed with associated parking. Shows all
25 the circular vehicle areas for drop off and pick up for
26 all the students here. Here's another picture of it.
27 We had to split it because the drawing was so large, to
28 get both of the drawings to fit on here.

29 Here's some topo and contour information so you
30 can see the contours of the property here. This shows
31 where the stormwater pond will be located. Again,
32 there's some topo and contour information there for
33 your viewing here.

34 Here's the location map here. This is actually
35 for infrastructure. This is the consultant engineering
36 that conducted the actual traffic study.

37 Here's the location map of the actual property.
38 This is an aerial photo of the property as well.
39 Here's the required site signage that we are required
40 to post at the property to notify the property owners.

41 So Mr. Chairman, I'll turn it over to Roads and
42 Bridges department if they have any comments on the
43 actual traffic study. And then the engineer from
44 McCutchen, he'll be able to come up and answer
45 questions regarding the study as well.

46 WESLEY GRANT: Okay, thank
47 you.

48 BRITTANY MCABEE: Our department
49 received the traffic study last Tuesday, so I do not
50 have a complete memo to present to y'all, which is what

1 -- why it's not in the packet. I did finish the review
2 today. For the most part it does seem good. I did
3 have some additional questions for the traffic engineer
4 that I sent after five today. So we do not have a
5 complete traffic memo for you.

6 WESLEY GRANT: Okay. Anyone
7 else speaking on that? I guess we'll entertain the
8 engineer's comments.

9 WALDEN JONES: Walden Jones,
10 McCutchen Engineering, 898 West St. John Street,
11 Spartanburg.

12 I think Ms. Hunter did a great job presenting the
13 project. I know everybody's excited about it,
14 community, so I'm here to answer any technical
15 questions you may have. I mean, I think the overview,
16 as far as the school grades six through eight, we've
17 got plenty of on site circulation, stacking. We've
18 actually received the DHEC, or DES permit. We received
19 that last, last Monday or last Friday.

20 We've coordinated, got a concurrence letter from
21 OSF with SCDOT. So we've always submitted to SCDOT,
22 actually, for the driveway encroachment permits on Good
23 Hope Road, as well as Highway 81 South.

24 WESLEY GRANT: Commissioners,
25 do we have any questions?

26 JANE JONES: Of course, you
27 need the middle school. I graduated from Crescent. I
28 know how long you've been using the building you're in.

29 But my only concern is with the high school being
30 on the adjacent property, are you satisfied that you
31 can handle those buses going and coming from two
32 schools at the -- you know, basically on the same
33 stretch of road. That was my only concern, is how to
34 get all the traffic in and out of there.

35 WALDEN JONES: Yes, ma'am,
36 I'll let Dr. Nixon speak, maybe on that. But we did
37 actually realign the bus driveway on the high school to
38 align with the new bus driveway associated with the
39 middle school.

40 DAVID NIXON: Yes, ma'am,
41 and having a lot of conversation -- my name is David
42 Nixon. I'm the Deputy Superintendent at Anderson
43 School District Three.

44 But having the schools in proximity really, really
45 helps us with instructional time, and also being able
46 to pick up all the students at one location, utilize
47 the cut-through road so they'll not be going out into
48 any traffic other than crossing -- since you're
49 familiar with the area -- of crossing over Good Hope
50 Church and then going to pick up at the high school.

1 are with this project.

2 DAVID NIXON: Thank you, Mr.
3 Chairman.

4 STEVEN GILREATH: I have a
5 question for Ms. McAbee. Were any of the questions
6 that you asked the engineer, are any of those anything
7 that we need to be concerned with?

8 BRITTANY MCABEE: I'm trying to
9 remember what I asked him, and it was 40 minutes ago.
10 Most of it was about turn lanes and numbers that he
11 got, because I just didn't get his same numbers. But
12 it wasn't anything that would affect whether there was
13 a turn lane. I'm just trying to make sure that
14 everything's thorough, you know, I's dotted, T's
15 crossed.

16 The other -- it was mainly, it was mainly numbers
17 based, just making sure -- I doubt that even if he has
18 the incorrect numbers, that it will make a huge
19 difference.

20 STEVEN GILREATH: Okay.

21 WILLIAM MOORE: Also, I feel
22 DOT is going to make sure that site is as safe as
23 possible for the school district. So I'd like to throw
24 that point in there too.

25 WESLEY GRANT: That's a good
26 point. They're very stringent on what they require.

27 Well, thank you. We may call you back if we have
28 questions. Appreciate that. Thank you.

29 No one signed up to speak on the project. So with
30 that, commissioners, we'll call these guys back up if
31 you have questions. Otherwise, we'll entertain a
32 motion.

33 WILLIAM MOORE: Yes, sir, Mr.
34 Chairman, I'd like to make a motion to approve this
35 project. I feel like it's conducive with the whole
36 situation. I see what's going on in my district with,
37 you know, two schools combining and being together, and
38 what, what value that has for the school district and
39 the kids to be involved all the way around. Thank you.

40 WESLEY GRANT: We've got a
41 motion by Mr. Moore to approve. Do we have a second?

42 DAN HARVELL: Second.

43 WESLEY GRANT: We've got a
44 second by Mr. Harvell. Any discussion? All those in
45 favor to approve, please raise your hand. It's
46 unanimous. Thank you.

47 Next on our agenda we have new business. It's a
48 single family subdivision, Mattison Woods. Located at
49 Shackleburg Road. Tax map number 1430002004. County
50 Council District Four.

1 And I think Mr. Gilreath ...

2 STEVEN GILREATH: Mr. Chairman,
3 I need to recuse myself from 7(a) and 8(a).

4 WESLEY GRANT: Okay. Thank
5 you, sir. Please let it be known for the record, Mr.
6 Gilreath is recusing himself from 7(a) and 8(a). Thank
7 you, sir.

8 With that, I'll turn it over to staff for their
9 presentation.

10 TIM CARTEE: Thank you,
11 Mr. Chairman. I have an email that was delivered to me
12 today from the School District One, and I'd like to
13 hand this out to the Planning Commission.

14 WESLEY GRANT: Okay, thank
15 you. Mr. Cartee.

16 TIM CARTEE: And as you
17 said, Mr. Chairman, this is Mattison Woods, a single
18 family development. 210 property owners within 2000
19 feet of the proposed development was notified via
20 postcard.

21 The location is Shackleburg Road. Applicant is
22 Jamie Turner with Ridgewater Engineering. It's in
23 Council District Four. Surrounding land use is
24 residential and vacant. This property is unzoned. Tax
25 map is there for your reference. It's approximately
26 77.82 acres. 69 lots. No variance is requested. And
27 this development does not require a traffic impact
28 study.

29 Here is the proposed layout for this development
30 on Shackleburg. Here's the aerial of the proposed
31 property. This is the sign for the public posting.

32 This project has met the requirements of Chapter
33 24. This is your staff report, Mr. Chairman.

34 WESLEY GRANT: Thank you,
35 sir. Do we have a developer presentation?

36 WESLEY WHITE: Thank you,
37 commissioners. Wesley White with Ridgewater
38 Engineering here, at 211 Society Street in Anderson.
39 Also the developer's representative, Mr. Cease
40 (phonics), is also present if we have any questions
41 related to that later.

42 What we're presenting is a 69 lot subdivision on
43 approximately 78 acres. That comes out to a density of
44 about .9 lots per acre, with 25,000 square foot minimum
45 lot size. This is in line with the typical lot sizes
46 for Innisbrook across the street. Those are right
47 around half an acre, as well as significantly larger
48 than the quarter acre lots in the -- most of the
49 Brookstone areas, Jones Creek, the Cottages at
50 Brookstone, those are roughly quarter acre lots. So

1 definitely larger than most of those current
2 residential lots.

3 All the utility letters have been provided. That
4 includes acknowledgment that there is sewer available
5 across the street in Innisbrook. However -- or with
6 the sewer, we could have requested access to that and
7 gone in for over 200 lots. We could have done a
8 conservation subdivision and gone that route. However,
9 the developer, the property owner, we had discussions
10 with staff and with property owners in the area, and
11 decided that that just wasn't the fit for this area,
12 and that these larger estate size lots for the 25,000
13 square foot was much more agreeable.

14 Additionally, there was no traffic impact study
15 required. However, there have been some recent traffic
16 studies on Shackleburg. And from those, there's in
17 that area around 330 average daily trips on that area
18 of Shackleburg, which is already classified as a minor
19 rural collector, so it's got no average daily traffic
20 requirement, but our additional 69 lots should not have
21 a major effect on that.

22 Additionally, the fire access into the site will
23 be sufficient because all the roads are up to county
24 standards, and we'll do that as we -- the process goes
25 forward.

26 Finally, this project is one of the first ones
27 that we'll get to design and permit under the new mass
28 grading ordinance that County Council approved. So
29 we're excited about that. The -- what you'll see as a
30 result of that, and that's kind of what's led to these
31 larger lots, is the only mass grading on site will be
32 for the detention areas and the infrastructure, the
33 roads, utilities. The lots will be left wooded until
34 the individual homeowner decides what house footprint
35 they want on these lots. So it's a little bit
36 different approach than, I think, what everybody's used
37 to seeing, and so it's kind of a direct result of what
38 Council's implemented going forward. So we're excited
39 to see that design happen.

40 We're happy to answer any questions, address any
41 concerns, once anyone's made any comments. We
42 appreciate it.

43 WESLEY GRANT: Thank you,
44 sir. Appreciate that. We may call you back.

45 We have a few people signed up, six people signed
46 up. When I call your name, please come forward to the
47 microphone, state your name and address, and we want to
48 hear from you. We give each person three minutes to
49 speak.

50 First on our list is Nancy Walker.

1 NANCY WALKER: Our house and
2 our farm are directly adjacent to this proposed
3 developmental site. We are ---

4 WESLEY GRANT: Ma'am, if you
5 could speak into -- directly into the microphone. It
6 helps our transcriptionist, too.

7 NANCY WALKER: We are
8 operating as Walker Century Farms, which is a century
9 farm, having been in the Walker family for -- in excess
10 of 100 years. And we have raised cattle on this land
11 for decades.

12 About 20 years ago, we decided to take a new
13 approach and use -- and produce grass fed beef on our
14 farm, which led us down a path to look at a more
15 sustainable way of doing agriculture. As we proceeded
16 around this route of sustainability, we came to realize
17 that something that was very important that we had
18 overlooked for years was wildlife habitat, which we
19 have made initiatives to promote and encourage over the
20 last five to seven years. We consulted with Dr. Greg
21 Yarrow, a wildlife biologist from Clemson University,
22 who came and made a site visit or two, and proposed
23 some strategies that we could use to help promote the
24 wildlife habitat and wildlife.

25 Even better, he made our land available or we made
26 our land available to his wildlife biology class so
27 that the students can come. They have a huge
28 laboratory area in which to develop a semester project
29 in order to make recommendations to us and to their
30 professor to determine what is the best way to approach
31 wildlife conservation.

32 There's lots of wildlife in our area. All kinds
33 of small animals, squirrels, moles, voles, birds,
34 rabbits, possums, skunks and so forth. And this is all
35 part of a huge ecosystem, and it is a green space. We
36 have an event center on our land that draws a lot of
37 people out there, and they have an opportunity to be in
38 this green space and to see what it is like.

39 I have done a little bit of research on the
40 National Wildlife Federation, which indicates that
41 destruction of wildlife habitat in adjacent areas can
42 have a significant impact on wildlife that is adjacent
43 to that; things like sickness, starvation, death,
44 problems breeding. And so the wildlife that's
45 disrupted could then come along and impact our efforts
46 to promote and encourage wildlife and wildlife habitat.
47 All as part of our overall farming operation.

48 Thank you.

49 WESLEY GRANT: Thank you.

50 Next we have William Walker.

1 WILLIAM WALKER: Thank you very
2 much for tonight. Shackleburg Road was originally a
3 farm to market road. And as you go from the Mattison
4 property into town, as you cross the swamp, there are a
5 lot of curves. The reason the curves, because the
6 wagons could not go over the hill, and they would get
7 stuck and they went on the curve, and that was a wagon
8 road on the curves.

9 Since then, they have put tar and gravel and
10 they've put asphalt, but there hasn't been any other
11 improvements on that road. I've been driving that road
12 for 65 years, and it has changed. With the amount of
13 traffic on the road now you have to be very thoughtful
14 and very careful. People are on the hills, on the
15 curves. It's a narrow road, and this -- there's a
16 safety issue. I know the property is going to be
17 developed, but for another 59 houses with that many
18 cars, it's just going to be another level of unsafety.

19 And we have our farm where we think it's going to
20 be sustainable. I know things are going to be
21 developed, but this level of traffic is, is just not
22 going to be safe. And that's my concern.

23 I've driven this road. This morning, I was
24 driving and somebody ahead of me and they were all over
25 the road. If somebody came the other way and were not
26 very thoughtful, it would be a major traffic hazard,
27 and that occurs frequently.

28 I thank you for allowing me to describe this
29 safety issue. I think the reason maybe the number of
30 houses they've got is because it wouldn't stand a
31 safety check. That's my concern. Thank you.

32 WESLEY GRANT: Okay. Thank
33 you.

34 Next, we have Jocelyn -- okay, I'm sorry, I can't
35 -- I'm afraid to say the last name. Just introduce
36 yourself to us. That'd be great.

37 JOCELYN JONES: Hello, my name
38 is Jocelyn Jones, and I live in the Innisbrook
39 subdivision. I am here to state my concerns about the
40 proposed subdivision.

41 My position is based on concerns related to
42 infrastructure capacity, public safety and community
43 impact.

44 First, anticipated increase in traffic presents a
45 significant concern. The road serving our area is a
46 secondary road that is already showing signs of wear,
47 significant shoulder drop-offs and limited capacity.
48 It is not designed or maintained to accommodate a
49 substantial increase in traffic volume, which raises
50 both safety and maintenance concerns.

1 progress and building homes. But if you strip out the
2 subdivision, take all that green, you know, old growth
3 out of there, I believe it'll have even a worse impact
4 on the wildlife environment in the area.

5 So I would appreciate it if we did not -- you
6 know, maybe take a step back and maybe just do some due
7 diligence on those impacts, especially with the runoff,
8 and not having the ability to handle the water and the
9 storm drain system, as it is in our neighborhood. So
10 thank you very much.

11 WESLEY GRANT: Okay, thank
12 you.

13 Next we have Stephen Branch -- I'm terrible with
14 this handwriting and trying to interpret it.

15 STEPHEN BRANCHFLOWER: Branchflower is
16 the name.

17 WESLEY GRANT: Okay.

18 STEPHEN BRANCHFLOWER: And I'm here as
19 a resident of the Hidden Falls, Hidden Falls
20 subdivision, which is right off Shackleburg. It's
21 right between the Meadows and this proposed
22 subdivision. We have 23 lot owners in Hidden Falls.
23 I'm the president of the homeowners association, so I'm
24 here to speak in opposition to this proposal on three
25 grounds. Basically there are several, but I want to
26 focus my time on three.

27 First of all, the greater density of this proposed
28 subdivision will have a very substantial impact on the
29 quality of life in that area. The road, the
30 Shackleburg Road is a very rural road. It's very well
31 used right now. There are lots of potholes and patches
32 there.

33 If, if this subdivision is approved, we're talking
34 about 69 additional lots. You can assume that there
35 will be well over 100 additional vehicles. And for
36 those residents, if they want to get to Highway 81 or
37 85, they are most likely -- the quickest way will be
38 going through the Brookstone subdivision, and that is
39 also a golf community with very narrow roads.

40 The alternative, if they wanted to get down to
41 Walmart or Clemson Boulevard, they would have to travel
42 south on Shackleburg to the intersection of Concord.
43 That intersection right now, Concord and Shackleburg is
44 -- there's a four-way stop sign there. It is always
45 packed, especially when the, when the church lets out.
46 There's always a couple of police officers there. It's
47 very, very crowded, and there's a huge, huge wait to
48 get onto Concord.

49 This increased congestion will be especially
50 problematic during peak times. And I'm sure that the

1 folks, although I didn't hear anybody from Brookstone
2 here, I'm sure that they would see a huge amount of
3 traffic coming through their subdivision.

4 There's also a greater risk for people who want to
5 exit from the Meadows or from Hidden Falls or from
6 Tuscany subdivision to get onto Shackleburg, because
7 that Shackleburg Road will be very, very heavily used.

8 So in short, there's going to be a huge amount of
9 increased traffic on a rural road where there are
10 farms, small farms in the area. And I just don't think
11 that the size of this subdivision is something that
12 that area can cope with.

13 The second concern that I have is the property
14 values. This high density housing development, I
15 think, is likely to have an adverse effect on the
16 property values. All of the homes in that area, the
17 Meadows, Hidden Falls, Tuscany, they're all high end
18 homes made out of brick with substantial value in each
19 of the homes. I don't, I don't know ---

20 TIM CARTEE: Time, Mr.
21 Chairman.

22 WESLEY GRANT: Thank you,
23 sir. That ---

24 STEPHEN BRANCHFLOWER: --- what kind
25 of homes that will be built here. I notice that the
26 lots are very small. My concern is that the homes will
27 not be representative of the same value of other homes
28 in the area, and consequently, the -- there's a
29 potential for the property values of the homes that are
30 in the area to be decreased.

31 WESLEY GRANT: Thank you,
32 sir, that's time.

33 STEPHEN BRANCHFLOWER: I'm sorry?

34 WESLEY GRANT: That's time.
35 Thank you for your comments.

36 Lastly, we have Joseph Oppermann.

37 JOSEPH OPPERMANN: Thank y'all
38 very much. I'm going to start my timer and try to stay
39 within my three minutes.

40 My name is Joseph Opperman. My mother is Mary
41 Elizabeth Mattison Oppermann. She is one of the three
42 property owners who currently own this property. Her
43 older brother John Paul Mattison is also a property
44 owner. Her younger sister, Sarah Louise Mattison
45 Forrester is also a property owner. There's three of
46 them.

47 They are the sixth generation of our family to be
48 on this property. This family has been on this
49 property since 1863 when John Leander Hopkins first
50 purchased two parcels there. His son John Hillis

1 (phonics) Hopkins came back from the Civil War after
2 four years of service in the 22nd South Carolina,
3 purchased another part of the land that became this
4 property. Passed it on to his daughters, one of whom
5 was Sarah Elizabeth Tallulah Hopkins, who married
6 Pickens Agnew Mattison, who had also served with
7 Grandpa Hopkins.

8 Pickens Agnew Mattison had four sons, one
9 daughter. Three sons went into the textile industry,
10 prospered. Their progeny live here in Anderson. His
11 daughter, Ms. Gailliard, a progeny lives up toward
12 Piercetown these days. Youngest son, Monroe Mattison,
13 farmed this land. Married Inez Walker, and I warmly
14 greet my cousins.

15 I would like them to know, and I would like this
16 commission to know that our family chose this developer
17 very carefully because we cherish the value of this
18 land, the rural character of this land, and it was very
19 important to us that any development respected the
20 character of the area and respected how special it is.
21 Didn't over develop it. Didn't mine for profit. We've
22 been very careful about that. That's why we've chosen
23 this developer. We trust him, and we trust him with
24 this legacy.

25 The sixth generation now owns this land. Monroe
26 Mattison, after Pickens, who was a road commissioner
27 here in Anderson, the predecessor body of this County
28 Council. His son Cecil Mattison farmed it after him.
29 Y'all might have known him as the produce manager at
30 the Big Star here in town. His three children own it
31 now.

32 The next generation, my generation, there's six of
33 us in the seventh generation. There's 10 of us in the
34 eighth generation, and now there's one in the ninth
35 generation.

36 We're making this decision as a family now, and I
37 speak for my mother, her brother and her sister,
38 because now is the time when it can be of benefit to
39 our family. If we wait too much longer, the
40 generational wealth, the back breaking work of my
41 grandfather, who dug rocks out of that land for decades
42 -- you can still see the piles if you go out and walk
43 the land -- could be lost, could be a source of dispute
44 as the generations and the numbers grow.

45 That's why we're doing this now. That's why we
46 trust this developer. We respect our cousins.

47 WESLEY GRANT: Thank you,
48 sir.

49 JOSEPH OPPERMANN: We support the
50 development. Thank you.

1 WESLEY GRANT: Thank you for
2 your comments.

3 That concludes the public comments, Commissioners.
4 At this time we'll have discussion.

5 WILLIAM MOORE: Mr. Chairman,
6 this is my district, of course, and you know, we've
7 worked hard to sharpen the things and work on the
8 ordinances to make them better, to make lot size
9 bigger. You know, this is an unzoned area. They're,
10 you know, above the largest lot size. Okay?

11 So I feel like they're making an effort to develop
12 in the right way to move forward. And I just, you know
13 -- these folks have a right to sell their land, and it
14 sounds like they've chosen the person they wanted to do
15 it. I'd just like to make that comment.

16 WESLEY GRANT: Appreciate
17 that. Any other comments?

18 JANE JONES: My concern is
19 the density of the subdivision and this one entrance
20 and one exit. The fire marshal is -- has expressed
21 concern about these subdivisions, where they may or may
22 not be able to get their trucks in, and whether there
23 are enough sufficient fire hydrants and those things.
24 That's come up before, and this, this type subdivision
25 is just so dense that you can't get out of the back of
26 it in case of emergency. And those things concern me
27 very much.

28 And we have information from the school that we
29 already know the status at Spearman, and that's where
30 these elementary kids would go. They're full. And all
31 the middle school and high school kids would go into
32 the Wren schools and Wren, the high school, is in the
33 same position. They can't -- they're looking for land
34 to build on. Can't find a place to build.

35 But I'm just concerned about the density of this
36 subdivision and the layout of it. I'm very concerned
37 anytime we have a subdivision like this.

38 WILLIAM MOORE: Ms. Jones, I'm
39 sorry, I disagree with you. I mean, those lot sizes
40 are a lot bigger than what's being asked in the -- even
41 in the R-20, and there's no zone in there. So, you
42 know, I want to make that clear too. They could come
43 straight up that draw with that sewer line and get 200
44 lots, just like the engineer said. I think that's very
45 important.

46 So it also adds to mass grading as well. I mean,
47 it fits every ordinance we just changed throughout the
48 county. So ...

49 JANE JONES: Well, I know
50 this maximizes the number of houses you can put in a

1 given geographical area, but the fact that it's just
2 got the one outlet and, you know, the infrastructure
3 and the communities just won't -- can't serve all this.

4 WESLEY GRANT: Any other
5 discussion? If not, we'll entertain a motion.

6 WILLIAM MOORE: I'll make a
7 motion to approve, Mr. Chairman. You know, there
8 again, I feel like these lot sizes are above the
9 prerequisite of what we talked about. We've been
10 working on what this -- this plan, with all the
11 changes.

12 So for that reason, I feel like it's conducive
13 with the area. Across the street they're a lot
14 smaller. And, you know, if they had brought the sewer
15 line up through there, that could have been a
16 possibility for 200 lots. Thank you.

17 WESLEY GRANT: So we have a
18 motion on the table to approve by Mr. Moore. Do we
19 have a second? We've got a second by Mr. Burdette.
20 Any discussion?

21 DAN HARVELL: Yes, sir, Mr.
22 Chairman. I will concur with what Ms. Jones said
23 concerning the school situation. I will maintain my
24 usual consistency, that anytime with School District
25 One where I find that children are going to be forced
26 out into portables, which is exactly what their letter
27 says here. And I will quote this, this development
28 will be zoned for any students that live there to
29 attend Spearman, Wren Middle and Wren High School,
30 which would mean that until we are able to address some
31 of our capacity concerns, we will be forced to add
32 portables, especially at the elementary school.

33 I believe in property rights. I believe that
34 people may, you know, they can sell their land, do
35 whatever they want to within, within the rules and
36 regulations of the, of the ordinances that we work
37 under. But one of the, one of the charges we have as
38 planning commissioners is also the public good.

39 And with the situation with safety now with
40 students, I'm not for adding anything that's going to
41 allow children to be put not behind brick and mortar in
42 secured, secured facilities.

43 So I'm just announcing, for the record, my vote
44 will be no based on the school situation and the
45 population that they can't handle any more of.

46 Thank you.

47 WESLEY GRANT: Thank you.
48 Any more discussion? If not, we have a motion on the
49 floor to approve. All those in favor to approve,
50 please raise your hand. And we've got three to

1 approve. All those opposed. Three.
2 Ms. Hunter on a tie vote, it's tabled?
3 ALESIA HUNTER: No, the
4 project doesn't move forward. So they can reapply next
5 month.
6 WESLEY GRANT: Okay. So Ms.
7 Hunter's comments were, the project does not move
8 forward. They can reapply next month.
9 ALESIA HUNTER: Due to the tie
10 vote.
11 WESLEY GRANT: Due to the tie
12 vote, correct. Thank you.
13 Next on our agenda, we have old business, item
14 (a), Administrative Review, Covered Bridge subdivision,
15 located at Shackleburg Road. Tax map number
16 1440003001. County Council District Four.
17 Ms. Hunter, I'll turn it over to you.
18 ALESIA HUNTER: Yes sir,
19 thank you, Mr. Chairman.
20 As mentioned, this is an administrative review of
21 Covered Bridge. Basically what this is, is Covered
22 Bridge was done back in, oh gosh, 2000 and ...
23 MICHAEL BURNS: '04.
24 ALESIA HUNTER: '04. No,
25 2006, I'm sorry, 2006. In your packet, there is a
26 drawing that shows a alleyway. Developer is requesting
27 -- is asking, do we consider that a minor change to be
28 able to remove this alleyway and to reduce the number
29 of lots?
30 Our ordinance calls for minor amendments, and it
31 gives you an example of some different minor
32 amendments. Major amendments, which has to come back
33 through you and also through the County Council to
34 amend the actual PD zoning ordinance.
35 And it asks -- well, it requires a major amendment
36 for access. So we are unclear if the alleyway is
37 considered an access point. Usually it's just the
38 roadways. So we're here to get the Planning
39 Commission's view on if they feel that this alleyway is
40 considered an access point. And we do have the
41 engineer here for any questions.
42 In your packet, the HOA -- they already have
43 talked to the HOA. He has provided a letter of
44 support. They're in favor of this due to safety
45 reasons. So we're here to ask, could this be under a
46 minor amendment, or if it's not, if you all don't
47 consider that and consider it a major amendment, then
48 we'll have to come back next month and do this as a
49 public hearing.
50 So Wesley White is here, if he would like to come

1 up and explain, get a little bit more details about the
2 project.

3 WESLEY GRANT: Okay.

4 WESLEY WHITE: Yeah, Wesley
5 White with Ridgewater Engineering.

6 Yeah, just a little bit of history. The Preserve
7 is what the area up front was called. Was initially 10
8 lots or 10 houses which was what was proposed in the PD
9 intent. We've now reduced it to, I think it was nine
10 which is what was platted, which is what they could
11 build on currently. Through discussions and the design
12 of the Covered Bridge, the 125 lots there, the proposed
13 second entrance is still there. So there is still a
14 secondary entrance.

15 All we're doing is reducing the number of lots,
16 which has always been our understanding is that's a,
17 that's a minor modification, that's staff level
18 approval. And that's kind of what we're hoping to get
19 you guys to agree with, so that we don't have to jump
20 back through the amendment process with you guys and
21 then through County Council.

22 Happy to answer any questions about the concerns.
23 The HOA currently is, is all on board. They would love
24 to see the number of reduction in lots, as well as the
25 the realignment of the roads (unintelligible).

26 WILLIAM MOORE: Mr. Chairman?

27 WESLEY GRANT: Yes, sir.

28 WILLIAM MOORE: Alisia, can we
29 get a copy of that letter from the residents, the
30 homeowners association?

31 ALESIA HUNTER: Yes, sir.

32 WILLIAM MOORE: My opinion, it
33 affects them the most.

34 DAN HARVELL: Okay. We have
35 that in our packet. It's the very last, it's the very
36 last sheet in the -- on this issue.

37 WILLIAM MOORE: I got it right
38 here. I'm sorry.

39 WESLEY GRANT: So in essence,
40 like you said, Ms. Hunter, they're in support ---

41 ALESIA HUNTER: Yes sir.

42 WESLEY GRANT: --- of this?

43 Okay. Any questions from the commissioners on what
44 we're considering. I think the consideration tonight,
45 Ms. Hunter, correct me if I'm wrong, but this is just
46 for the commission to decide is this a minor amendment
47 or is it major? Because depending upon that determines
48 next steps for what needs to happen?

49 ALESIA HUNTER: Yes, sir.

50 WESLEY GRANT: Okay. If it's

1 minor, you guys make the decision. If it's major, it
2 goes back to County Council.

3 ALESIA HUNTER: Yes, sir.

4 WESLEY GRANT: Okay. Anybody
5 have comments on that? I'm in favor of considering
6 this a minor amendment, certainly in light of the fact
7 we have support documentation -- supportive
8 documentation from the community nearby.

9 WILLIAM MOORE: If you're
10 willing to listen to a motion, Mr. Chairman, I'll go
11 ahead and make a motion that we made this a minor
12 amendment.

13 WESLEY GRANT: I'm certainly
14 in favor of that. We've got a motion to make this a
15 minor amendment. Do we have a second?

16 DAN HARVELL: I'll second
17 it, Mr. Chairman.

18 WESLEY GRANT: We've got a
19 second by Mr. Harvell. Any discussion? Hearing none,
20 all those in favor of making this a minor amendment,
21 please raise your right hand. And it's unanimous.
22 Thank you.

23 We have no one signed up for public comments, Ms.
24 Hunter. So assuming all hearts and minds are clear,
25 we'll entertain a motion to adjourn tonight.

26 WILLIAM MOORE: Motion, Mr.
27 Chair.

28 WESLEY GRANT: We've got a
29 motion by Mr. Moore. Got a second by Mr. Burdette.
30 All those in favor, please stand up. Thank you.

31
32

MEETING ADJOURNED AT 6:52 P.M.

ORDINANCE #2026-021

AN ORDINANCE AMENDING ORDINANCE No. 99-004, THE ANDERSON COUNTY ZONING ORDINANCE, AS ADOPTED JULY 20, 1999, BY AMENDING THE ANDERSON COUNTY OFFICIAL ZONING MAP TO ADOPT A ZONING MAP IN THE CENTER ROCK VOTING PRECINCT, ANDERSON COUNTY, SOUTH CAROLINA; AND OTHER MATTERS PERTAINING THERETO.

WHEREAS, Anderson County, South Carolina, a body politic and corporate and political subdivision of the State of South Carolina (the “County”), acting by and through its County Council (the “County Council”), previously adopted Anderson County Ordinance No. 99-004, the Anderson County Zoning Ordinance (the “Ordinance”), which Ordinance contains the Anderson County Official Zoning Map (the “Map”); and,

WHEREAS, County Council desires to amend the Map by adopting a zoning map for the Center Rock voting precinct, subsequent to the referendum in the Center Rock voting precinct requesting County Council to impose zoning in that precinct; and,

WHEREAS, the Anderson County Planning Commission will hold a duly advertised Public Hearing on June 9, 2026 at which time it will review the Anderson County Future Land Use Plan, as well as, the proposed Official Zoning Map of the Center Rock voting precinct and make recommendations to County Council regarding amendment to the Anderson County Official Zoning Map; and,

WHEREAS, County Council will hold a duly advertised Public Hearing regarding said amendment of the Anderson County Comprehensive Plan and Official Zoning Map; and,

WHEREAS, The registered voters of the Center Rock voting precinct, in a duly advertised will conduct a referendum on August 11, 2026, to express their desires with respect to zoning on and in the Center Rock voting precinct;

NOW, THEREFORE, be it ordained by Anderson County Council, in meeting duly assembled, that:

1. The Anderson County Council hereby adopts the attached Official Zoning Map of the Center Rock voting precinct as an amendment of the Anderson County Official Zoning Map as previously adopted July 20, 1999, by Anderson County Ordinance No. 99-004.

2. Should any portion of this resolution be deemed unconstitutional or otherwise unenforceable by any court of competent jurisdiction, such determination shall not affect the remaining terms and provisions of this ordinance, all of which is hereby deemed separable.
3. All orders, resolutions, and enactments of Anderson County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded.
4. This ordinance shall take effect and be in force from and after third reading and enactment by Anderson County Council.

ORDAINED in meeting duly assembled this ____ day of _____ 2026

ATTEST:

Rusty Burns
Anderson County Administrator

Tommy Dunn, District 5, Chairman

Renee D. Watts
Clerk to Council

APPROVED AS TO FORM

Leon Harmon, County Attorney

1st Reading: May 19, 2026

2nd Reading:

3rd Reading:

Public Hearing:

Anderson County Proposed Center Rock Zoning

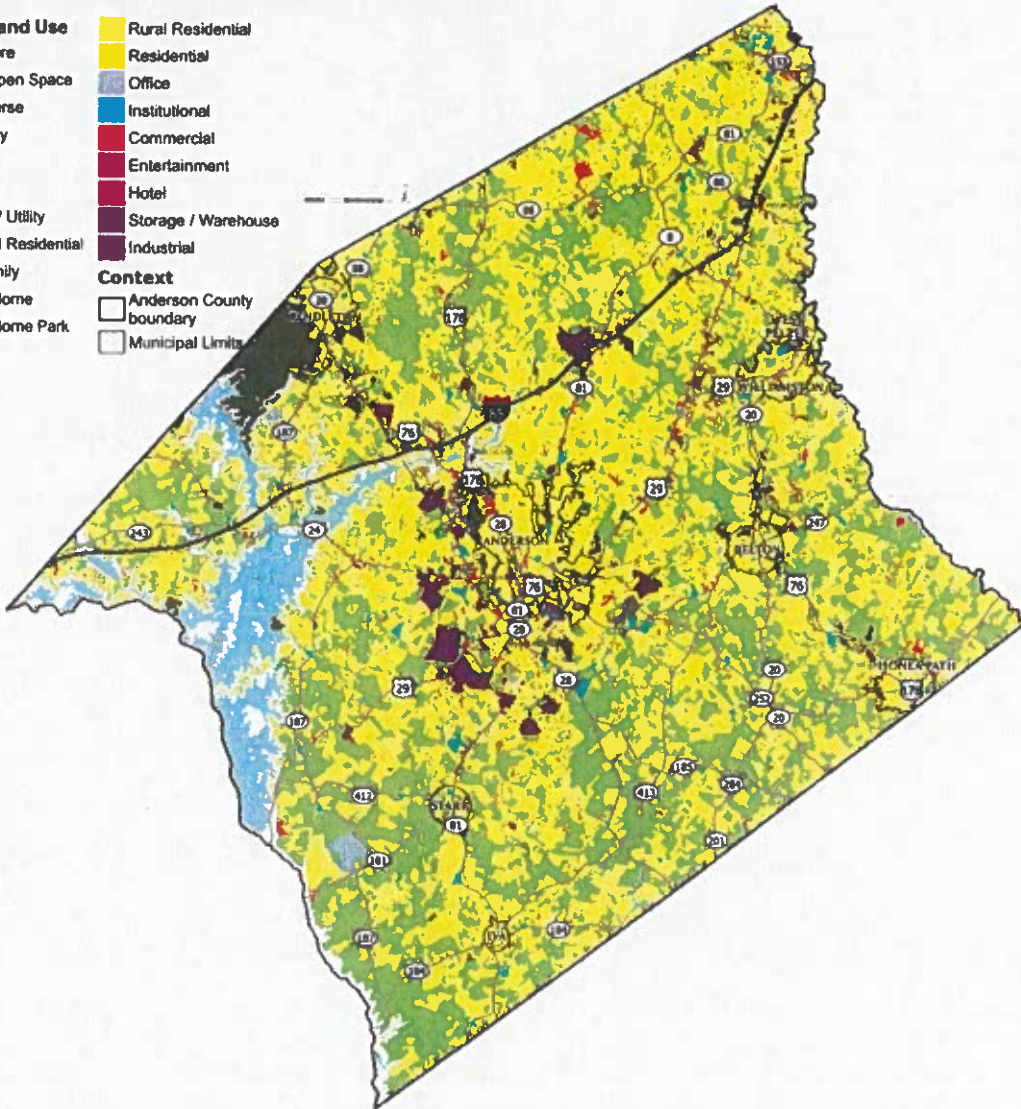


Map is for informational purposes only. It is not intended to be used as a legal document. The information is provided as a service to the public and is subject to change without notice.



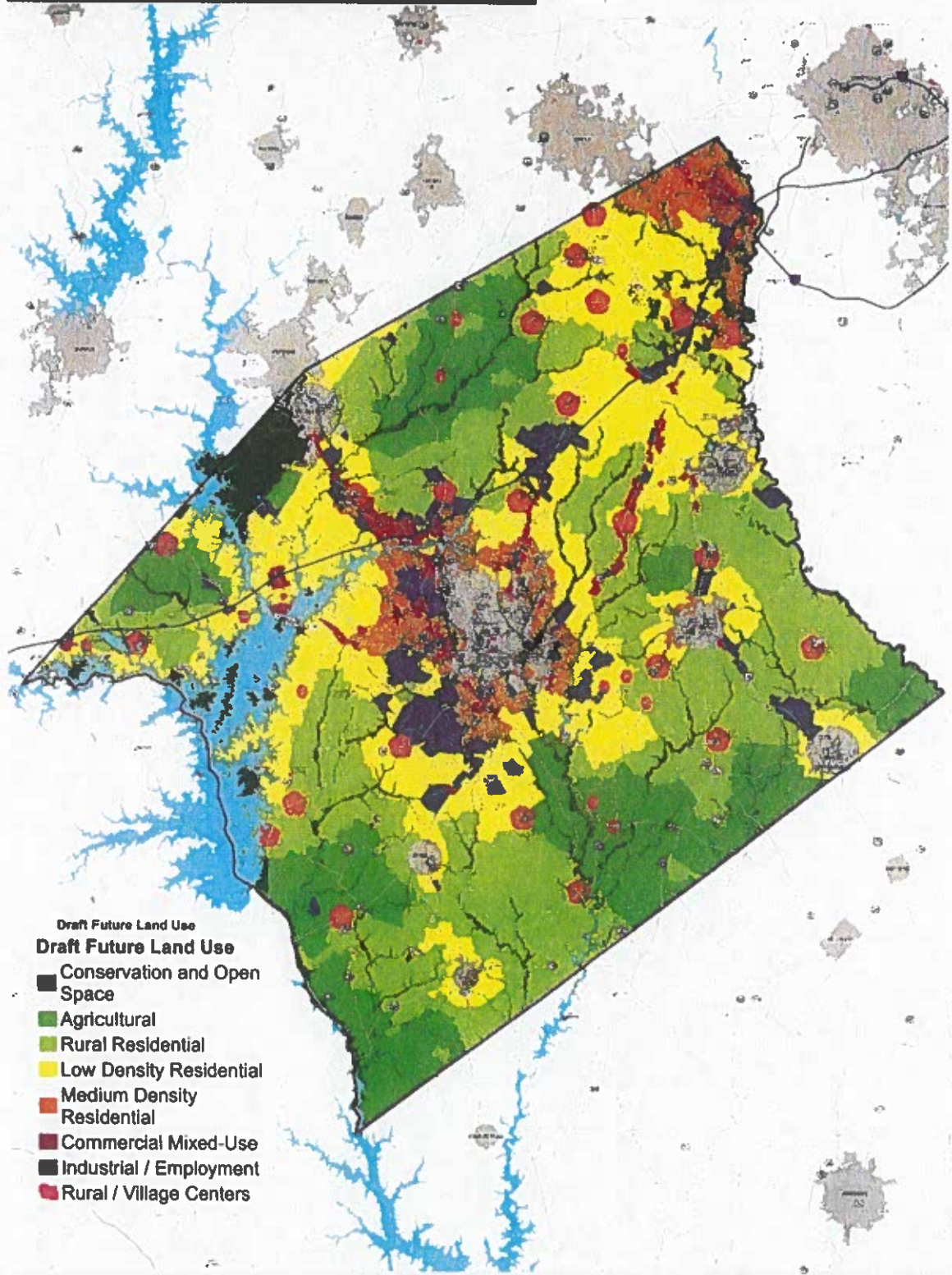
EXISTING LAND USE MAP

- | | |
|--------------------------|--------------------------|
| Existing Land Use | Rural Residential |
| Agriculture | Residential |
| Park / Open Space | Office |
| Golf Course | Institutional |
| Cemetery | Commercial |
| Camp | Entertainment |
| Vacant | Hotel |
| Parking / Utility | Storage / Warehouse |
| Attached Residential | Industrial |
| Multi-family | |
| Mobile Home | |
| Mobile Home Park | |
| | Context |
| | Anderson County boundary |
| | Municipal Limits |



FUTURE LAND USE MAP

See the Appendix for larger versions of this map.



Staff Report

Application for a Variance

Subdivide Two (2) Residential Lots under the 1- acre requirement

Anderson County Planning Commission Meeting

June 9, 2025

167 property owners within 2000' of proposed variance were notified via postcards

Applicant: Wesley White

Owner: Boscobel G2 Golf, LLC

Intended Development: Construction of Two (2) Residential Single-Family Homes

Current Land Use of Lot: Single Family

Property Location: Leslie Lane

Council District: 4

Tax Map Number: 42-02-02-001

Acreage of Property: 1.67 acres

Current Zoning: The property is un-zoned

Surrounding Properties: Residential Single-Family, Golf Course

Requested Variance: To allow for subdivision into two 25,000 SF lots for construction for single-family residential homes. Property is surrounded by the Boscobel Golf Course and single-family residential lots. No additional land is available to be able to construct 1-acre minimum lots, surrounding properties are already single-family residential lots at a similar lot size as the proposed 25,000 SF lots.

Finding of Facts: Anderson County Ordinance 2024-031, Section 24-338 Exhibit A (3) The division of a tract of land into four or less lots at a minimum of one acre during any three-year period where each lot fronts on an existing county or state road. A minor subdivision of land into four or less lots with road frontage shall be allowed along with a 20' private drive as shown on the exhibit. It is the responsibility of the subdivider to obtain an encroachment permit or permits from the appropriate state or county department or agency for any driveway entrances. If there has been division of parcels in the previous three years out of the parcel on which the proposed division of four or less lots is proposed, whether to individuals or to corporate entities, the proposed division by summary plat shall not be allowed.

Variance Application

Applicant

Primary Location

VA-26-11

Wesley White
864-226-0980 ext. 1____
info@ridgewatereng.com

Point Location: 34.6138, -82.7775

Submitted On: Apr 20, 2026

Project Information

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

Please Indicate the Current Use of the Property

Residential

Project Address

Leslie Ln, Pendleton, SC

Tax Map Number (TMS)

420202001

Is the Applicant the Property Owner?

Yes

County Council District?

4

Total Acreage

1.67

Is The Property Zoned?

Unzoned

School District

4

Please check Which is Applicable

Minimum Lot Size Variance

Purpose of Variance?

To allow for subdivision in to two 25,000 SF lots for construction of single-family residential homes

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

No

Private Covenants or Deed Restrictions on the Property?

No

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

Comments:

None

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

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

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

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

Property is surrounded by the Boscobel Golf Course and single-family residential lots. No additional land is available to be able to construct 1-acre minimum lots.

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

Surrounding properties are already single-family residential lots at a similar lot size as the proposed 25,000 SF lots.

Reasons why property is prohibited or limited in its uses:

New summary plat ordinance requires subdivision of 4 or less lots to be a minimum 1-acre in size. This would allow only a single lot and it would be much larger than the adjacent parcels surrounding it.

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

It will not. The variance will allow for construction of 2, single-family homes that will compliment the adjacent properties.

Acknowledgement

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

As the applicant, I hereby confirm I have reviewed all information and the materials for this application are authentic and have been submitted to Planning/Development Standards.

true

Date

04/20/2026

Applicant Signature

true

LEGEND

- IPF - Iron Pin Found ●
- IPS - Iron Pin Set ○
- MNF - Mag Nail Found ⊙
- NBC - Nail & Bottle Cap Found ⊖
- Unless Noted Otherwise
- MNS - Mag Nail Set ⊗
- Computed Point ▲
- Sanitary Manhole (S)
- Utility Pole (U)
- Fire Hydrant (F)
- Water Meter (W)
- Telephone Pedestal (T)

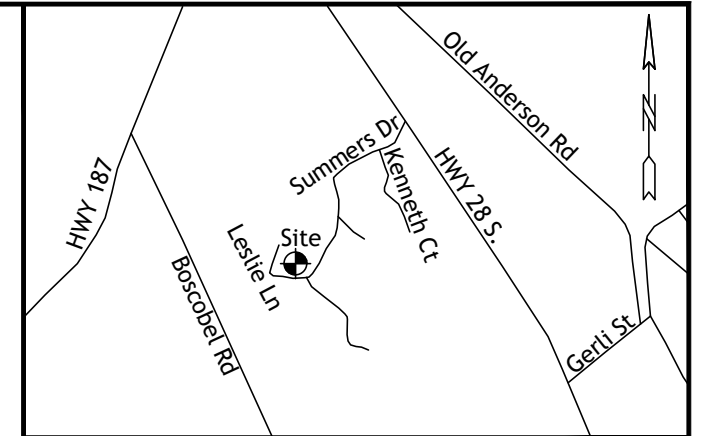
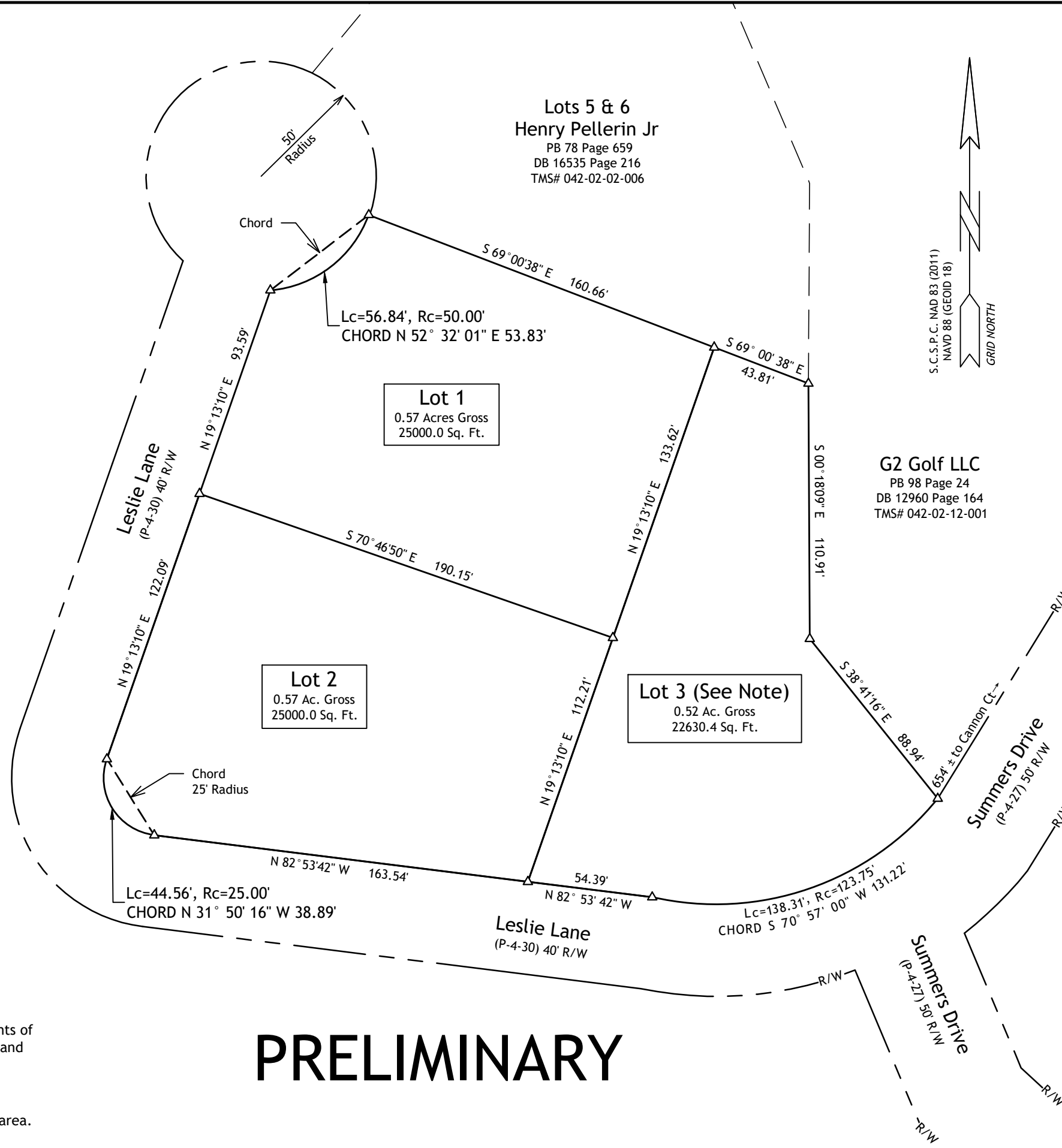
LOT 3 IS A NON-BUILDABLE, NON-CONFORMING LOT FOR PARKING ONLY. LOT CANNOT BE COMBINED WITH OTHER LOTS, AND NO STRUCTURE MAY BE BUILT UPON IT. LOT TO BE MAINTAINED BY G2 GOLF LLC.

I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than those shown.

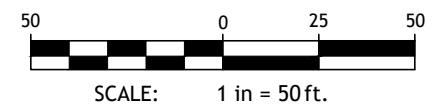
Thomas E. Walls PLS 9324

This survey is subject to any rights of way and easements of record, and any facts which may be disclosed by a full and accurate title search.

This property does not lie in a designated flood hazard area.



Location Map - No Scale



References:
 TMS# 042-02-02-001
 DB 16466 PG 181
 Slide 2976 PG 6

Plat of Three Lots of Land
 Leslie Lane, Boscobel Golf Course
 Surveyed at the Request of:
G2 Golf LLC
 State of South Carolina
 County of Anderson
 Pendleton Township

Date:	4-9-26
Drawn By:	CDP
Checked:	TEW
Job Number:	26090
Revisions:	Prelim



RIDGEWATER
 ENGINEERING & SURVEYING
 PO Box 806, ANDERSON, SC 29622
 (864) 226-0980 RIDGEWATERENG.COM

PRELIMINARY



420212001

Boscobel
Country
Club

420202004

211 Leslie
Lane

420202006

210 Leslie
Lane

420212001

1210 Summers
Drive

420203007

420210003

1207 Summers
Drive

420210002

420202003

207 Leslie
Lane

0207 E

Summers Drive P-04-0027

420202002

203 Leslie
Lane

420202001

204 Leslie
Lane

420210001

Pendleton
29670

129 Leslie
Lane

420206001

420212001

1221 Summers
Drive

1221 Summers
Drive # A

131 Leslie
Lane

420206002

420212001

420212001

420212001

**VARIANCE
REQUEST**

FOR INFORMATION CALL:
ANDERSON COUNTY
DEVELOPMENT STANDARDS

864-260-4719

Application for Variance
Anderson County Planning Commission Meeting County Council
Chambers 2nd Floor-Historic Courthouse Anderson, South Carolina
June 9, 2026
6:00 PM

Applicant: Roger Nix

Owner of Property: Juanita King

Property Location: 248 Mahaffey Rd, Williamston, SC

Council District: Seven (7)

Tax Map Number (TMS): 246-00-03-003

Property Description: MAHAFFEY RD/MILL ST EXT 2.00AC

Current Zoning: R-A

Land Use: Residential Agricultural

Applicant Request: The One (1) acre minimum as required by ordinance be waived to subdivide and sell the remainder of the parcel while maintaining the homestead of the seller.

Findings of Fact: *Anderson County Code of Ordinances*, Under Section 5:2. - R-A, Residential Agricultural District; Section 5:2.3. Lot area. The minimum-lot area shall be one acre.

Staff Assessment:




- 1) The owner, Juanita King, is no longer able to maintain the 2 acres of property and desires to sell a portion due to her age and health status.
- 2) Mrs. King entered into a contract to sell/purchase a portion of the parcel on April 10, 2026. Subsequently, it was discovered that the 2.00 acres was originally measured from the center of both Mahaffey Road and Mill Street Extension and that the R-A zoning ordinance requires property to not only consist of 1 acre, but 1 net acre.
- 3) The net acreage requirement is causing a hardship for Mrs. King's desire and ability to sell a portion of her land. Due to the 1-acre net requirement, there would not be enough acreage to both sell a net acre and maintain a net acre.
- 4) The fact the lot is slightly undersized and deducted from the right-of-way setbacks makes it difficult for the use of the property.
- 5) There will be no adverse effects on adjacent properties, if the variance is granted.
- 6) If the variance is approved, the Applicant will be required to obtain a survey to subdivide the parcel leaving the remainder of the parcel to the homestead of the seller.
- 7) Once the survey has been completed and approved by Development Standards, the sale of the property can be completed with new parcel containing (0.96 acres.) and recorded in the Register of Deeds.

Variance Application

Applicant

Primary Location

VA-26-13

 Roger Nix
 864-346-4116
 roger@upstatehometeamsc.com

248 MAHAFFEY RD
Williamston, SC 29697

Submitted On: Apr 29, 2026

Project Information

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

Please Indicate the Current Use of the Property

Residential

Project Address

248 Mahaffey Road

Tax Map Number (TMS)

246-00-03-003

Is the Applicant the Property Owner?

No

County Council District?

7

Total Acreage

2.00

Is The Property Zoned?

Zoned

School District

1

Please check Which is Applicable

Minimum Lot Size Variance

Purpose of Variance?

Division of property for purpose of selling vacant portion that has become too much to maintain. Reason for selling is to remove burden of maintenance and provide funds needed for expenses.

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

Yes

Date visited Register of Deeds or Date searched on-line?

04/09/2026

Private Covenants or Deed Restrictions on the Property?

No

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

Comments:

I represent the Purchaser of vacant land to be divided from TMS #246-00-03-003 (248 Mahaffey Road) positioned at the corner of Mahaffey Road and Mill Street Extension in Williamston. The property is zoned R-A and is recorded as consisting of 2.00 acres. The owner, Juanita King, is no longer able to maintain the 1+ acre of vacant property and desires to sell a portion. She is not interested in selling her home as it is her homestead and does not want to part from the residence. Mrs. King and my clients entered into a contract to sell/purchase a portion of the parcel on April 10, 2026. Subsequently, we discovered that the 2.00 acres was originally measured from the center of both Mahaffey Road and Mill Street Extension and that the R-A zoning ordinance requires a property to not only consist of 1 acre, but 1 net acre. The net acreage requirement is causing a hardship for Mrs. King's desire and ability to sell a portion of her land. We are requesting a variance to the net acreage requirement in order to allow Mrs.

King to continue to reside in her home on the improved portion of TMS #246-00-03-003 and sell an acre of the parcel (net acre if need be) to my clients.

Property Owner Information

Owner Name

Juanita King

Owner Address

248 Mahaffey Road

City

Williamston

State

SC

Zipcode

29697

Phone Number

864-245-6724

Email Address

donniking410@gmail.com

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

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

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

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

The net acreage requirement is causing a hardship for Mrs. King's desire and ability to sell a portion of her land. Due to the 1 acre net requirement there would not be enough acreage to both sell a net acre and maintain a net acre. We are requesting a variance to the net acreage requirement in order to allow Mrs. King to continue to reside in her home on the improved portion of TMS #246-00-03-003 and sell an acre of the parcel, or net acre if needed.

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

Property boundaries are specific to TMS #246-00-03-003.

Reasons why property is prohibited or limited in its uses:

R-A zoning requirement for a net acre of property.

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

Variance would only pertain to the existing TMS number for residential purposes only and would not negatively impact any surrounding parcel. The only potential impact would be to possiby raise property values after divided portion of current TMS #246-00-03-003 is improved with a permanent residence.

Acknowledgement

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

As the applicant, I hereby confirm I have reviewed all information and the materials for this application are authentic and have been submitted to Planning/Development Standards.

true

Date

April 29,2026

RE: Permission to Submit Variance Request for Mahaffey Road TM # 246-00-03-003

To Whom It May Concern,

I, Juanita King, as the legal owner of the property located at 248 Mahaffey Road, Williamston, SC 29697, hereby grant permission for a variance request to be prepared and submitted to Anderson County on my behalf.

I authorize the inclusion of all necessary applications, supporting documentation, and any additional materials required for the review and consideration of this variance request by the appropriate county officials and boards.

I understand the purpose of this variance request and consent to its presentation to Anderson County for review.

If further information or clarification is needed, I am available to assist as required.

Property Owner:
Juanita King (864) 245-6724
donnieking410@gmail.com

Sincerely,

	dotloop verified 04/29/26 1:13 PM EDT OADO-W13K-EH8R-TOUO
---	---

Juanita King

248 MAHAFFEY RD, Williamston, SC 29697
VA-26-13

Roger Nix
Applicant
May 22, 2026 at 4:11 pm

We do not. The surveyor that we spoke with said that we would need a variance approved prior to him doing a new survey. We do have a proposed subdivision of the property using the gis image. This is not meant to be exact. The intent was to show an approximation of revised lot lines showing roughly one acre in each parcel.

State of South Carolina

TITLE TO REAL ESTATE

COUNTY OF Anderson

KNOW ALL MEN BY THESE PRESENTS THAT John H. Coker hereinafter, whether one or more, called Grantor, in the State aforesaid, in consideration of the sum of \$45,000.00 Forty Five Thousand and no/100 ----- Dollars to Grantor in hand paid at and before the sealing of these presents by Juanita King

hereinafter, whether one or more, call Grantee (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Grantee and Grantee's heirs, or successors, and assigns forever:

ALL that piece, parcel or lot of land in Belton Township, Anderson County, State of South Carolina, and being described as follows: BEGINNING at a point in intersection of S roads running thence along center of road S1-30E 237' to a point in center of said road, S 80-05 W 261' to stake on Gossett Spearman line, thence along said line N 10-30 W 383' to a point in center of Public Road, thence along said road S 73-30 E 331'-3 to the beginning corner, containing two (2.00) acres, more or less, as per survey & plat, made by J. Coke Smith & Son August 18, 1950, and bound on the north & west by G. Spearman on the East & South by B. T. Cooper. For plat see Plat Book 26 at Page 134.

This being the same property conveyed unto John H. Coker by Life Estate Deed of Thomas Jason Ellison, aka T. Jayson Ellison deed recorded January 17, 2003 in Book 5191 at Page 176 in the Anderson County Register of Deeds. Subsequently; Thomas Jason Ellison died on February 28, 2003. (SEE PROBATE CASE NO. 2003ES0400618)

TMS # 246-00-03-003-000

Grantee's Address:

248 Mahaffey Road Williamston, SC 29697

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the said Grantee and Grantee's, Heirs, or successors, and assigns forever.

And Grantor does hereby bind Grantor and Grantor's Heirs, Successors, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said Grantee and Grantee's Heirs, Successors and assigns against Grantor and Grantor's, Heirs, Successors, Executors, Administrators and Assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness Grantor's hand and seal this 20th day of May A.D. 2004

Signed, Sealed and Delivered in the presence of:

[Handwritten signatures of witnesses]

John H. Coker (Seal) John H. Coker (Seal) (Seal) (Seal)

STATE OF SOUTH CAROLINA

COUNTY OF Anderson

PROBATE

Personally appeared before me the undersigned witness and made oath that (s) he saw the within named Grantor sign, seal and as Grantor's act and deed deliver the within deed, and that (s) he with the other witness whose name is subscribed above witnessed the execution thereof.

Sworn to before me this 20th day of May A.D. 2004

[Notary Public signature and commission expiration date 1/27/08]

[Handwritten signature of witness]

04-383

This conveyance is specifically made subject to any and all recorded rights-of-way, easements, conditions, restrictions and zoning ordinances pertaining to said premises, and in addition is subject to any of the foregoing which may appear from an inspection of said premises.

040017990 06/01/2004 11:32:21AM
FILED, RECORDED, INDEXED
Bk:06186 Pg:00143 Pages:2
RecFee:10.00 St Fee:117.00
Co Fee:49.50
REGISTER OF DEEDS, ANDERSON CO, SC
Shirley McElhannon

State of South Carolina

ANDERSON County

TO

TITLE TO REAL ESTATE

I hereby certify that the within Deed has

been this _____ day of _____

_____ A.D., 20____ recorded

in Book _____ of Deeds, page _____

at _____ o'clock _____ M.

Clerk of Court for _____ County, S.C.

I hereby certify that the within Deed has

been this _____ day of _____

_____ A.D., 20____ entered

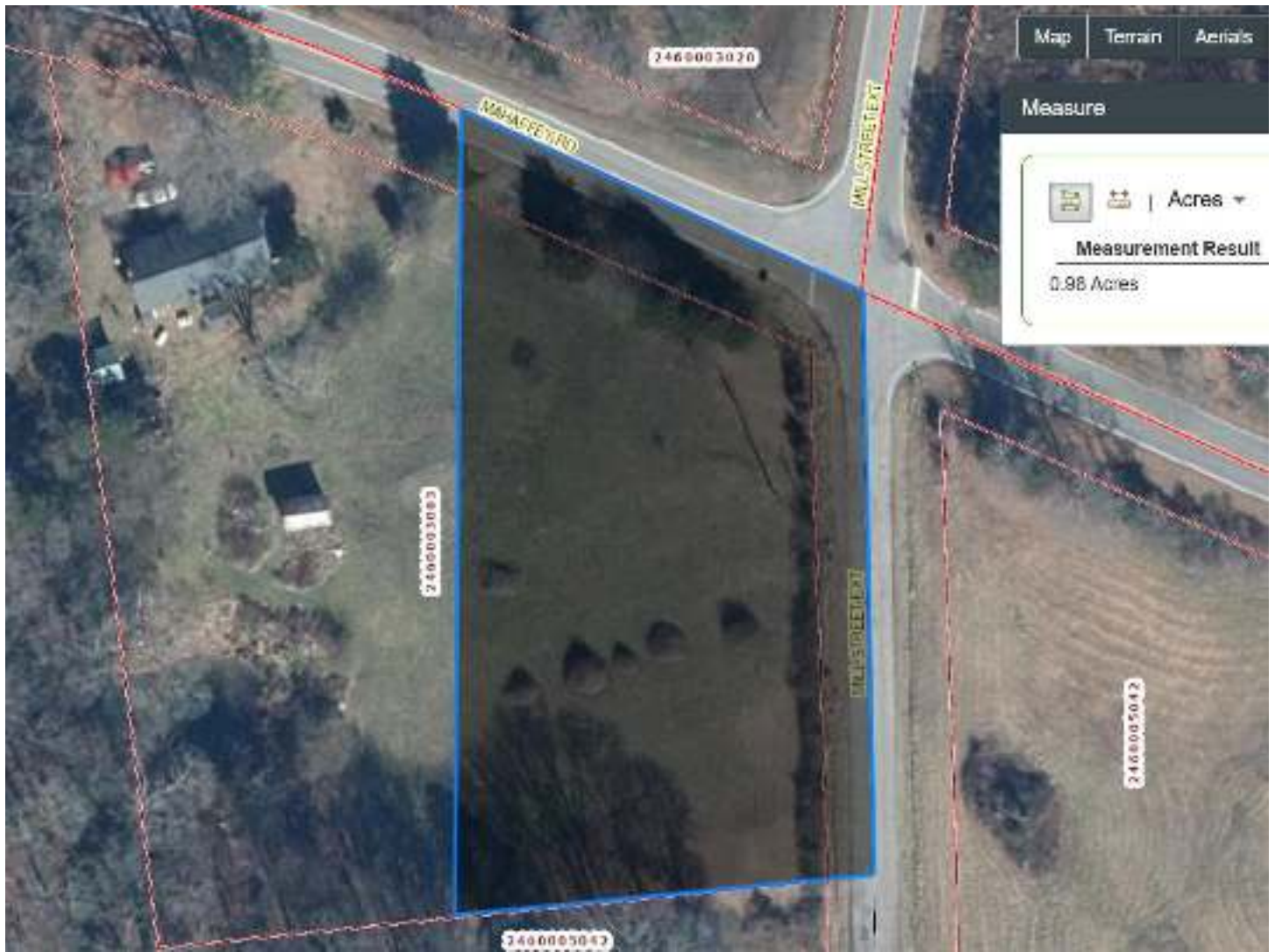
of record in my office in Book _____

Page _____


Auditor for _____ County, S.C.


After Recording
Return To:


Philip E. Williams
Attorney at Law
P.O. Box 68
301 E. Main Street
Williamston, S.C. 29697




Proposed property lines. Actual property lines to be determined by surveyor and approved by Anderson County.

Buyer 
04/10/26
3:38 PM EDT
dotloop verified

Buyer 
04/10/26
3:35 PM EDT
dotloop verified

Seller 
04/10/26
5:52 PM EDT
dotloop verified

Seller 
04/10/26
5:52 PM EDT
dotloop verified



246000 R-20

2460003020 R-20

2460003022 R-20

245000000 R-20

245001008 R-20

245000000

MAHAFFEY RD

MILL STREET EXT

2460002003 R-A

24 R-A 3002

2460005042 R-A

MILL STREET EXT

2460005042 R-A

R-A
246000000

ING

state
HOME TEAM

735.7653
HomeTeamSC.com

FOR SALE

OLIVIA WRIGHT
864-634-8227

**VARIANCE
REQUEST**

FOR INFORMATION CALL:
ANDERSON COUNTY
DEVELOPMENT STANDARDS

864-260-4719



Anderson County Planning Commission

June 9, 2026

6:00 PM

Staff Report – Preliminary Subdivision

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

Preliminary Subdivision Name:	Providence Farms
Intended Development:	Single Family
Applicant:	Lucas Anthony
Surveyor/Engineer:	Jamie McCutchen
Location/Access:	Hidden Acres Rd. (Private)
County Council District:	4
Surrounding Land Use:	Residential
Zoning:	Un-zoned
Tax Map Number:	116-00-02-008
Number of Acres:	60.55
Number of Lots:	35
Variance:	No
Traffic Impact Analysis:	Does not require TIS.

Record No: SPR-26-7

Subdivision Plat

Status: Active

Submitted On: 4/20/2026

Primary Location

205 JERRY DALRYMPLE RD Unit # B
Pendleton, SC 29670

Owner

GERALD Y DALRYMPLE FAMILY LP
10850 JUSTABOUT FARMS LN NOKESVILLE
VA, 20181

Applicant

 Lucas Anthony
 864-979-2018
 lanthony1000@gmail.com
 210 Longview Carolina Drive
Easley, SC 29640

Property Owner(s)

Name*	Phone Number*
Gerald Dalrymple Family, LLC	703-395-7748
Street Address*	City*
10850 Justabout Farms Lane	Nokesville
State*	Zip Code*
VA	20181
Email*	
adalrymple@wdpa.com	

Engineers/Surveyors

Name*	Email*
James D. McCutchen	jamie@@jtrmconsulting.com

Project Information

Proposed Subdivision Name*	Parcel/TMS#*
Providence Farms	1160002008
County Council District*	School District*
4	4
Total Acreage*	Number of Lots*
60.55	35
Intended Variance*	Current Zoning*
none	None

Surrounding Land Uses*

single family residential

Is there a request for variance?*

No

Are there any current Covenants in effect for this proposed development?*

No

Has this project been to Planning Commission before?*

No

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

Verification of Acknowledgement

Sec.24-335. – Review procedure; recommendations; approval.

Prior to making any physical improvements on the potential subdivision site, the subdivider shall create a preliminary plat containing the information required by section 24-336. If the subdivision administrator determines that the information provided on the plat fulfills the requirements of section 24-336, the subdivision administrator shall submit a written recommendation to the planning commission, to approve the "Preliminary Plat". If staff recommends approval, this does not guarantee that the Planning Commission will approve the Preliminary Plat, pursuant to Sec.24-335 (C) (3)

Planning Commission Decisions: In addition to the standards set forth in this chapter and the recommendations of staff, the Planning Commission will also take into consideration the following criteria when making its decision to reject or approve a preliminary plat:

- public health, safety, convenience, prosperity, and the general welfare;
- balancing the interests of subdivides, homeowners, and the public;
- the effects of the proposed development on the local tax base; and;
- the ability of existing or planned infrastructure and transportation systems to serve the proposed development.

Digital Signature*

✔ Lucas Teague Anthony
Apr 20, 2026

Signature of Applicant

Digital Signature*

✔ Lucas Teague Anthony
Apr 20, 2026

For Office Use Only

Scheduled Public Hearing Date 🗓️
06/09/2026

Planning Commission Decision 🗳️
—

- GENERAL NOTES:**
1. NAME OF SUBDIVISION: PROVIDENCE FARMS
 2. TOPOGRAPHY SHOWN IN THE PLANS WAS OBTAINED FROM GIS ANDERSON COUNTY.
 3. WATER IS PROVIDED BY SANDY SPRINGS WATER DISTRICT.
 4. LOTS WILL BE SEPTIC.
 5. A 15' STORM DRAIN EASEMENT SHALL BE PROVIDED THROUGHOUT, 7.5' EACH SIDE OF THE LINE.
 6. EACH LOT TO HAVE (2) TWO PARKING SPACES EACH.
 7. INTERNAL LOT ACCESS ONLY.

OWNER:
GERALD DALRYMPLE FAMILY, LLC.
10850 JUSTABOUT FARMS LANE
NOKESVILLE, VA 20181

DEVELOPER:
PROVIDENCE FARMS, LLC.
1027 S. PENDELTON ST., SUITE B #351
EASLEY, SC 29642

PLAT PREPARED BY:
JTRM CONSULTING, LLC.
3620 PELHAM ROAD, PMB 390
GREENVILLE, SC 29615
(864) 918-3676

DESIGN PROFESSIONAL'S CERTIFICATION

IT IS HEREBY CERTIFIED THAT THIS PRELIMINARY PLAT WAS PREPARED USING THE COMPILED EXISTING BOUNDARIES FROM EXISTING PLATS OF RECORD:
- SURVEY FOR SONYA C. GARIS BY NU-SOUTH SURVEYING INC. DATED APR. 27, 2002
- SURVEY FOR GERALD Y. DALRYMPLE BY JOHN F. TINSLEY DATED DEC. 14, 2004

AND FURTHER THAT THE PROPOSED SUBDIVISION DEVELOPMENT MEETS ALL REQUIREMENTS OF THE ANDERSON COUNTY DEVELOPMENT STANDARDS ORDINANCE, AS APPLICABLE TO THE PROPERTY.

BY NAME:
JAMES D. MCCUTCHEN, JR.
SIGNED:

REGISTERED PROFESSIONAL NO.:
18343

ADDRESS:
3620 PELHAM RD, PMB 390, GREENVILLE, SC 29650
TELEPHONE NO.:
864-918-3676

DATE:
04/09/2026 Rev 5/21/2026

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 PROVISIONS OF SAID DEVELOPMENT REGULATIONS.

MANAGER OR SUBDIVISION ADMINISTRATOR:

DATE:

OWNER'S CERTIFICATION

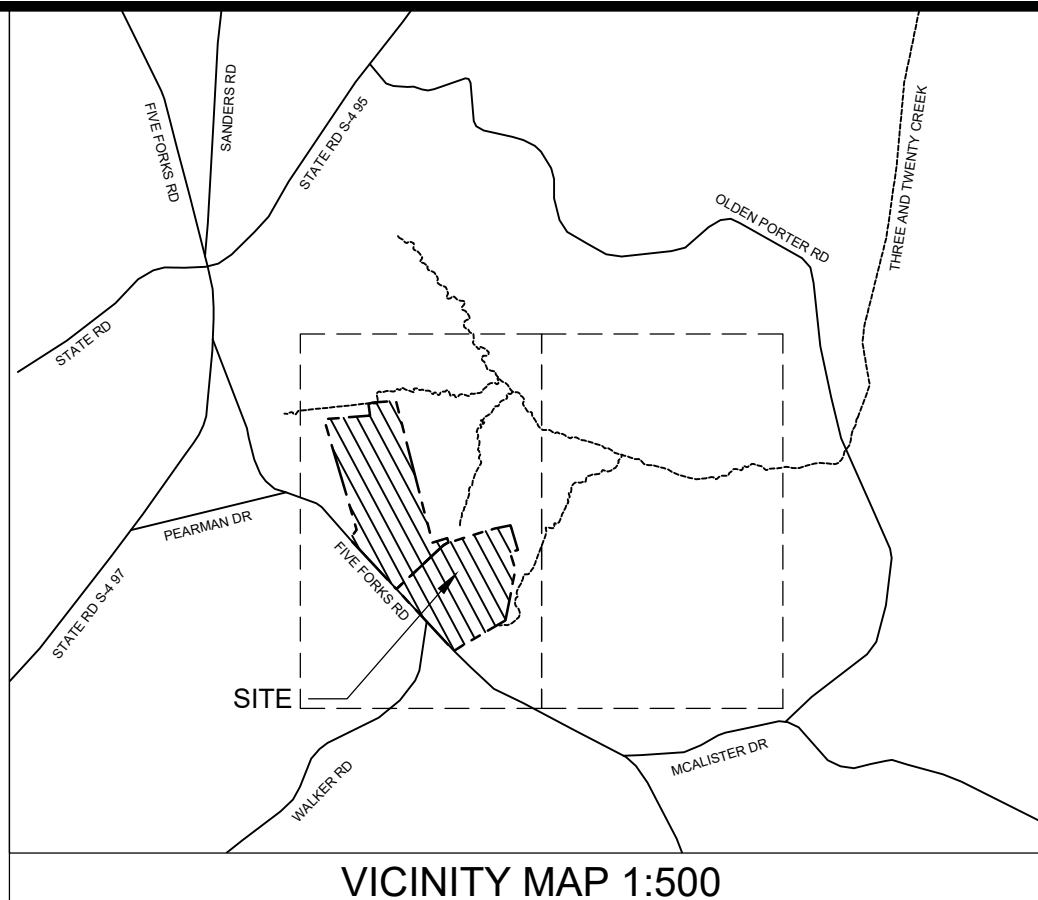
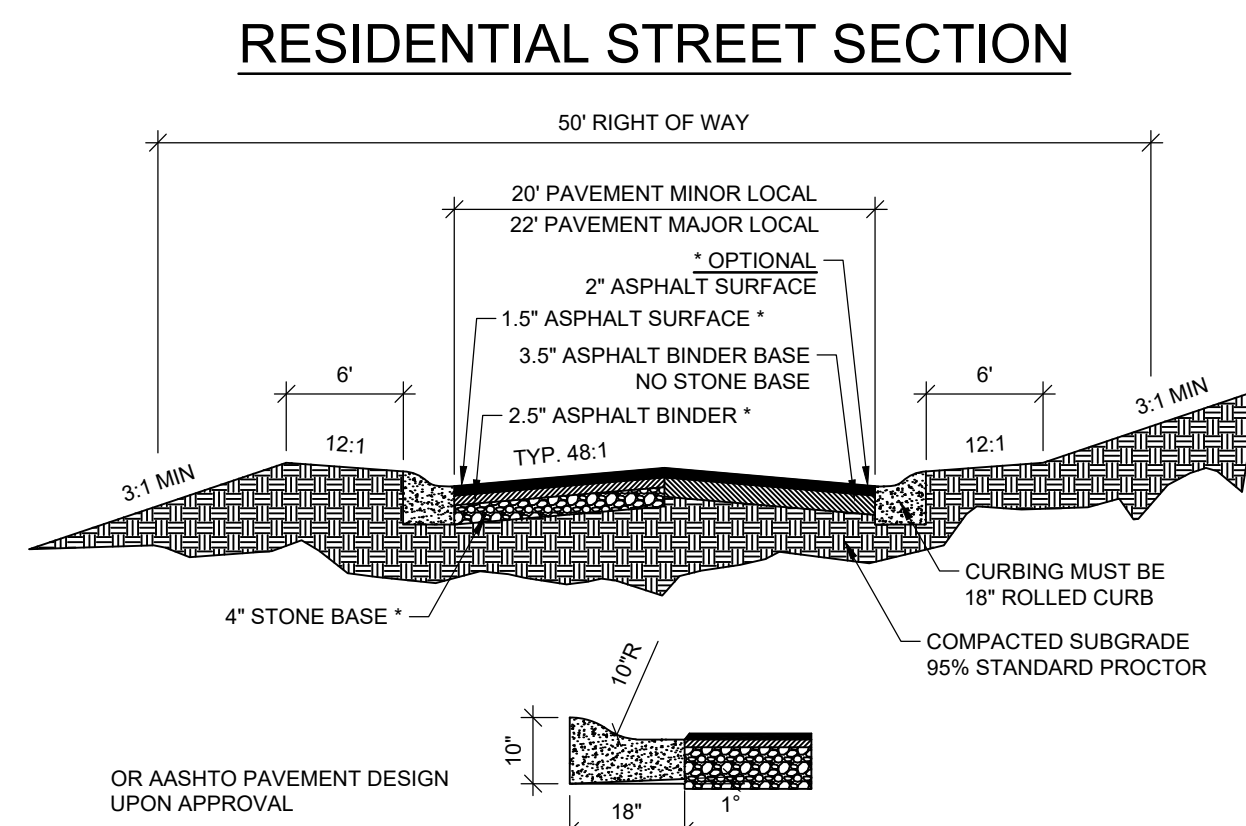
AS THE OWNER OF THIS LAND, AS SHOWN ON THIS PRELIMINARY PLAT OR HIS AGENT, I CERTIFY THAT THIS DRAWING WAS MADE FROM AN ACTUAL SURVEY, AND ACCURATELY PORTRAYS THE EXISTING LAND AND ITS FEATURES AND THE PROPOSED DEVELOPMENT AND IMPROVEMENTS THERETO.

DATE:

OWNER/AGENT NAME:
SIGNED:

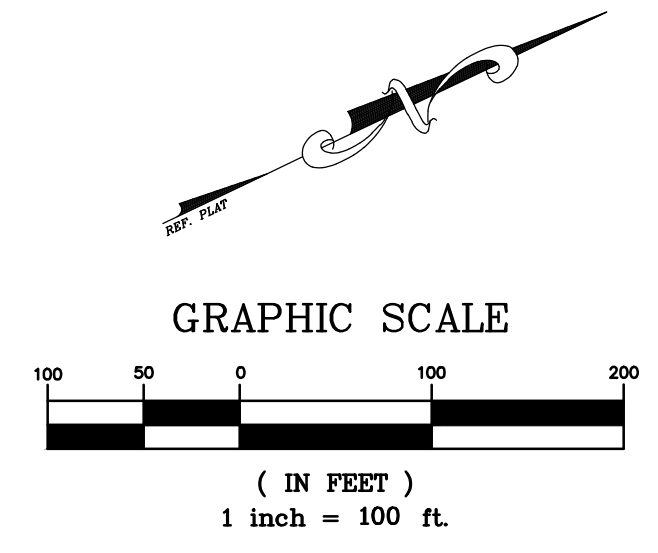
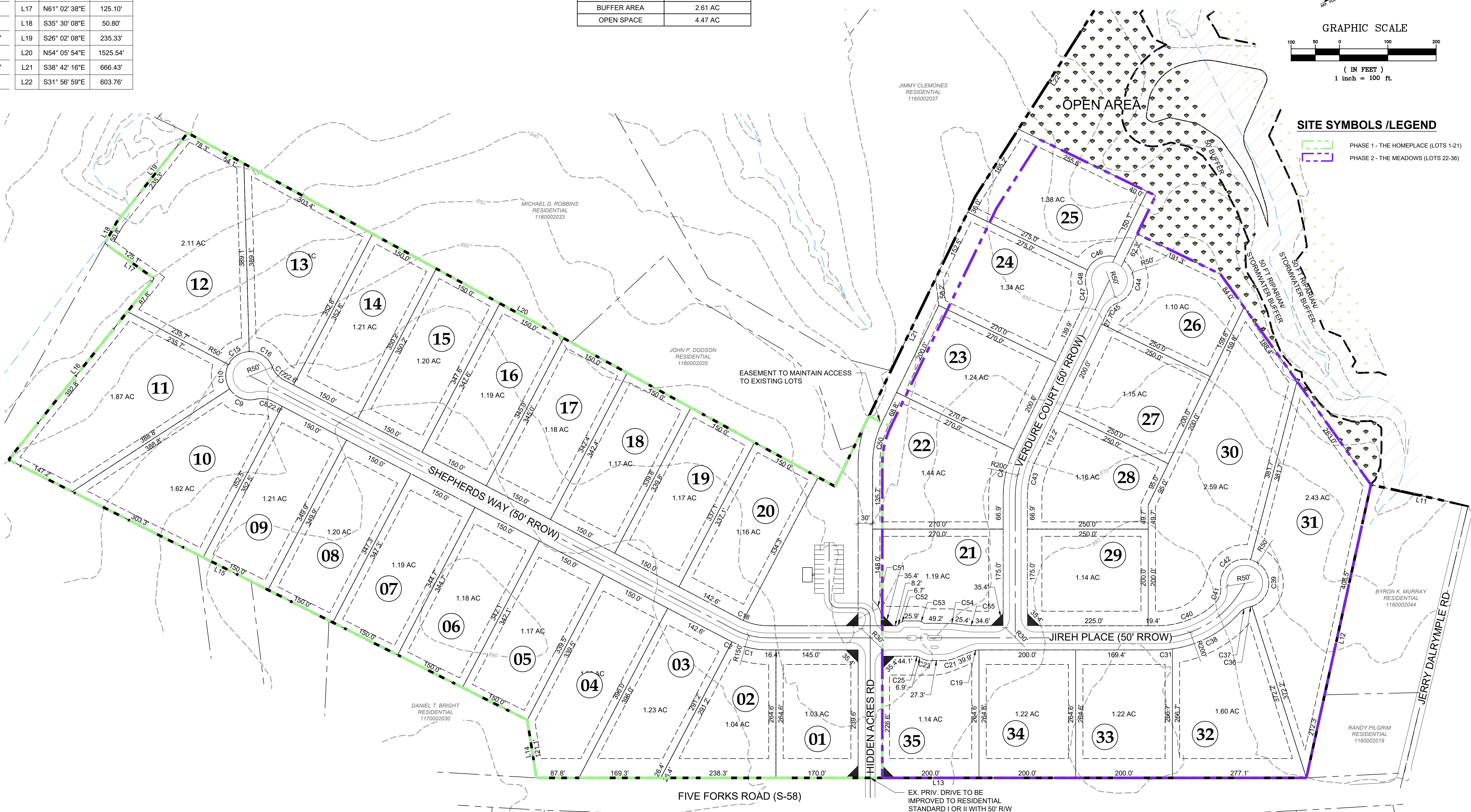
SITE ANALYSIS	
TAX MAP NUMBER	1160002008 (PT), 1160002043
PHYSICAL ADDRESS	ANDERSON, SC
ZONING	NOT CURRENTLY ZONED
COLLECTOR ROAD (FIVE FORKS ROAD)	40'
FRONT SETBACK	30'
SIDE SETBACK	50'
REAR SETBACK	15'
GROSS AREA	+/- 60.55 AC
SUBDIVISION	THE HOMEPLACE: +/- 29.90 AC THE MEADOWS: +/- 30.65 AC TOTAL: +/- 60.55 AC
PROPOSED USE	SINGLE FAMILY DEVELOPMENT
PARKING REQUIRED	2 SPACES PER DWELLING UNIT
PARKING PROVIDED	MIN. 2 SPACES PER UNIT

DENSITY TABLE	
TOTAL LAND AREA	60.55 AC
# OF LOTS	35
LOT DENSITY	0.58 LOTS/AC
BUFFER AREA	2.61 AC
OPEN SPACE	4.47 AC



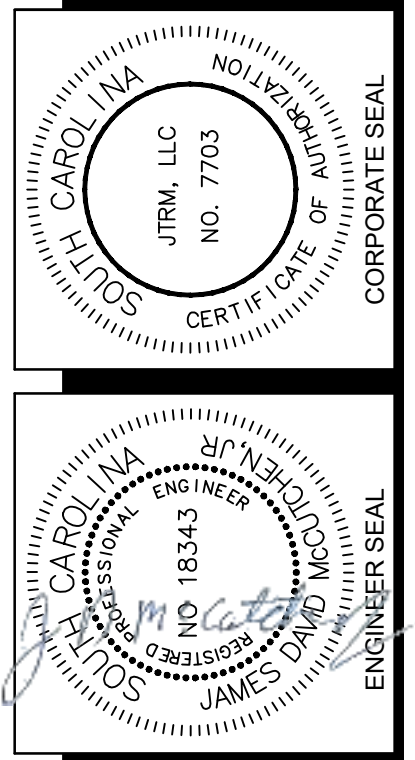
PARCEL LINE TABLE			PARCEL LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L11	N37° 43' 33"E	205.56'	L17	N61° 02' 38"E	125.10'
L12	N52° 07' 30"W	620.85'	L18	S35° 30' 08"E	50.80'
L13	N25° 27' 29"E	1592.53'	L19	S26° 02' 08"E	235.33'
L14	S73° 30' 42"E	121.10'	L20	N54° 05' 54"E	1525.54'
L15	N52° 06' 36"E	1200.60'	L21	S38° 42' 16"E	666.43'
L16	S25° 44' 55"E	480.58'	L22	S31° 56' 59"E	603.76'

CURVE TABLE		
CURVE #	LENGTH	RADIUS
C1	77.06	175.00
C2	7.38	175.00
C8	36.14	50.00
C9	61.68	50.00
C10	53.00	50.00
C15	53.00	50.00
C16	61.68	50.00
C17	36.14	50.00
C18	7.39	125.00
C19	14.09	37.00
C21	23.99	63.00
C23	18.47	38.00
C25	5.83	12.00
C31	30.71	225.00
C36	5.38	50.00
C37	24.16	37.00
C38	161.09	225.00
C39	129.04	50.00
C40	131.32	175.00
C41	35.78	44.03
C42	99.17	50.00
C43	78.92	175.00
C44	107.35	50.00
C45	28.77	37.00
C46	69.42	50.00
C47	28.77	37.00
C48	37.93	50.00
C49	101.46	225.00
C50	87.94	195.00
C51	32.82	43.00
C52	14.14	18.00
C53	13.75	18.00
C54	16.54	133.00
C55	13.31	107.00



- SITE SYMBOLS / LEGEND**
- PHASE 1 - THE HOMEPLACE (LOTS 1-21)
 - PHASE 2 - THE MEADOWS (LOTS 22-36)

NO.	DATE	REVISION
1.	5/21/26	Rev per county comments

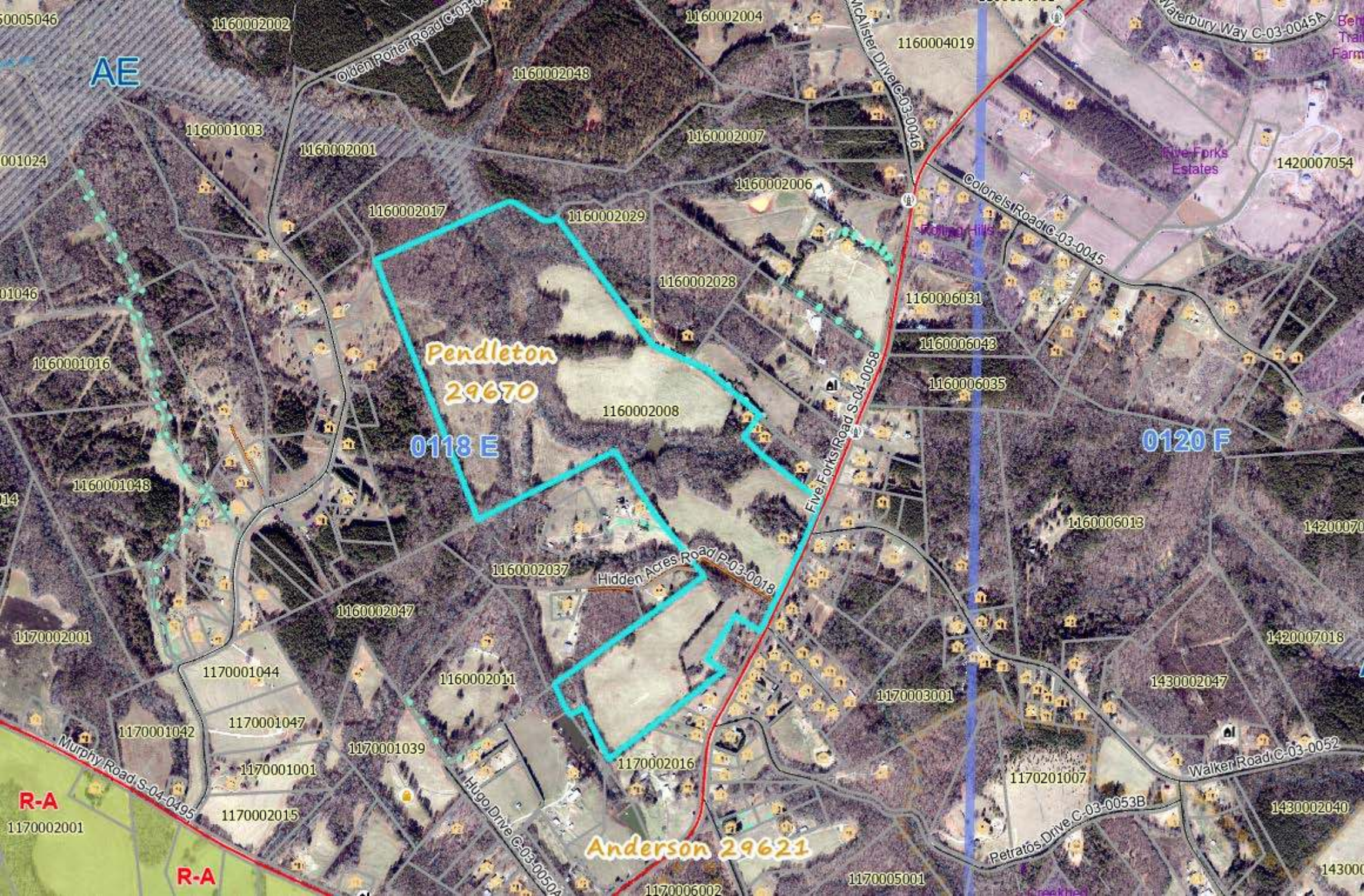


JTRM Consulting
3620 Pelham Road, PMB 390
Greenville, SC 29615
(864) 918-3676
james@jtrmconsulting.com

PROVIDENCE FARMS
FIVE FORKS ROAD
ANDERSON COUNTY, SC

Preliminary Plan
DATE: 03/29/2026
SCALE: 1"=200'
DRAWN: JEC
CHECKED: JDM
PROJECTING: JC-26-002

SHEET NO. 1 OF 3 DWG. NO. C-1.0



AE

Pendleton
29670

0118 E

Anderson 29621

0120 F

R-A

R-A

Olden Porter Road C-03-0040

McAlister Drive C-03-0046

Waterbury Way C-03-0045A

Colonels Road C-03-0045

Five Forks Road S-04-0058

Hidden Acres Road P-03-0018

Murphy Road S-04-0495

Hugo Drive C-03-0050A

Retratos Drive C-03-0053B

Walker Road C-03-0052

1160001003

1160002001

1160002048

1160002007

1160004019

1160002017

1160002029

1160002006

1160002028

1160006031

1160001016

1160002008

1160006048

1160006035

1160001048

1160002037

1160006013

1160002047

1160002011

1170003001

1170002001

1170001044

1170001047

1170001039

1170002016

1170201007

1170001042

1170001001

1170002015

1420007018

1430002047

1430002040

143000

0005046

1160002002

1160002004

001024

01046

14

14

1170002001

Ben
Trail
Farm

1420007054

Five Forks
Estates

Roller Hills

Creekhead



MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES

DATE: May 12, 2026

TO: **Tim Cartee**
Land Development Administrator

FROM: **Bill Rutledge**
Assistant Principal Engineer

Cc: **Bee Baker**
Principal Engineer

SUBJECT: **Providence Farms Subdivision Preliminary Review #1**

1. Curb radius at all road intersections shall be 30' minimum.
2. Minimum centerline radius shall be 150'.
3. Right of Way lines at road intersections shall be chamfered with 25' triangles. Northwest and northeast corner of lot 1. Southwest and southeast corner of lot 36.
4. Existing private drive shall be improved to residential standard I or II.

Tommy Dunn
Chairman, District 5

Chris Sullivan
Council District 1

Greg Elgin
Council District 3

Cindy Wilson
Council District 7

Brett Sanders
V. Chairman, District 4

Glenn Davis
Council District 2

Jimmy Davis
Council District 6

Renee Watts
Clerk to Council

ANDERSON COUNTY
SOUTH CAROLINA

Rusty Burns | County Administrator
rburns@andersoncountysc.org

JB

Jonathan A. Batson <jabatson@andersoncountysc.org>

To: Tim Cartee; Bill Rutledge; Timothy Haynes



Tue 5/5/2026 10:02 AM

Flag for follow up. Completed on 5/6/2026.

Common area for riparian buffers and/or stormwater management should be shown.

From: Tim Cartee <Timothy.Cartee@andersoncountysc.gov>

Sent: Friday, May 1, 2026 3:29 PM

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

Subject: Providence Farms Subdivision

You don't often get email from timothy.cartee@andersoncountysc.gov. [Learn why this is important](#)

Your thoughts?

Tim Cartee

Land Development Administrator

O:864-260-4719

Timothy.Cartee@andersoncountysc.gov

Development Standards

401 E. River St.

Anderson, SC 29624

Reply

Reply all

Forward

Jamie McCutchen <Jamie@jtrmconsulting.com> via acgovweb.onmicrosoft.com
To: Tim Cartee
Cc: Lucas Anthony <lanthony1000@gmail.com>

☺ ↶ ↷ ↲ ↳ ☰ ⋮
Fri 5/22/2026 9:46 AM

⚠ We can't verify that this email came from the sender so it might not be safe to respond to it. [Learn more](#) Delete email

📧 You forwarded this message on Fri 5/22/2026 10:13 AM View conversation

📎 20260521 - PROVIDENCE FARM...
2 MB

Tim,

Attached plan addresses the comments. Lucas has a few other changes that he has asked to make and I am working to get them done today but it may not be by end of the day. Worst case it will be waiting on you Tuesday morning.

If that is too late, I will let Lucas decide if he wants to proceed with current plan or delay a month to get changes in place.

Thanks

Jamie McCutchen
JTRM Consulting
864-918-3676

CAUTION: This email originated from outside of Anderson County Sheriff Office'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.

↶ Reply ↶ Reply all ↷ Forward



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

Date: 04/15/2026 Expires : 04/15/2029
 Developer: RICHARD GULLY/ JAMIE MCCUTCHEN- DEVELOPMENT CONSULTANTS
 Contact Info: DEVELOPER NAME- PROVIDENCE FARMS LLC
 Email: 1027 S PENDLETON ST SUITE B #351, EASELY, SC 29642
richard@jtrmconsulting.com jamie@jtrmconsulting.com 864-616-2256 Richard

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.**

Subdivision Name: <u>PROVIDENCE FARMS NAME APPROVED</u>	Parent TMS: <u>1160002008, 1160002043, 1160002027</u>
Zip Code: <u>PENDLETON 29670</u>	ESN: <u>114</u>

Road Name:	Status:
PROVIDENCE CIR	NAME APPROVED
JIREH AVE	NAME APPROVED
TRUE VINE DR	NAME APPROVED
SHEPHERDS WAY	NAME APPROVED
GRACEFIELD DR	NAME APPROVED
HARVEST LN	NOT APPROVED
WILDFLOWER ST	NOT APPROVED
JOYFUL WAY	NOT APPROVED
PROVISION LN	NOT APPROVED
GOLDEN FIELD DR	NOT APPROVED
STILLWATER DR	NOT APPROVED
VERDUE DR	NOT APPROVED
MORNING GLORY LN	NOT APPROVED
MORNINGBIRD DR	NOT APPROVED
NEW DAWN AVE	NOT APPROVED

According to the Anderson County Addressing Policy road names may be reserved for one year from the date of this letter. If the final recording of the preliminary subdivision plan does not occur within one 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

Revised 12/01/2023



Re: Providence Farms Subdivision

From Balentine, Ryan <BALENTINDR@scdot.gov>

Date Mon 4/13/2026 8:00 AM

To Jamie McCutchen <Jamie@jtrmconsulting.com>

Cc Richard Gully <richard@jtrmconsulting.com>; Vickery, E.Andrew <VICKERYEA@scdot.gov>; Robertson, Chad, H. <ROBERTSONCR@scdot.gov>

Jamie,

My concern for both driveways would be whether or not sight distance is adequate. It is likely that both roads will need to be upgraded to accommodate two-way traffic. That would be 24' wide driveway throat with 30' radii. The county will likely require this anyways for any emergency vehicles. Typically any road with more than 3 homes requires the full road to be built out. Those upgrades will need to be permitted through our office. As long as the sight distance is adequate and there is no additional stormwater runoff to SCDOT R/W we should be able to work through the permit. You are also showing an amenity and mail kiosk with a driveway off Five Forks. Is there no way to utilize the internal road for that purpose?

**Ryan Balentine**

District 2 Permit Engineer

P 864-889-8006 **C** 864-259-8477 **E** balentindr@scdot.gov

South Carolina Department of Transportation
510 West Alexander Ave., Greenwood, SC 29646

From: Jamie McCutchen <Jamie@jtrmconsulting.com>

Sent: Thursday, April 9, 2026 8:58 AM

To: Balentine, Ryan <BALENTINDR@scdot.gov>; Cisson, Jason, S. <CISSONJS@scdot.gov>

Cc: Richard Gully <richard@jtrmconsulting.com>

Subject: Providence Farms Subdivision

***** 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. *****

Ryan,

We are working on a new subdivision in Anderson County. Have a few more tweaks to make to the site plan, but lot count and entrance locations are pretty much set. Anderson County requires DOT review before we can submit Preliminary Plan and we are hoping to make the deadline of 4/20 for submittal.

Can you provide confirmation letter required by Anderson county? Both entrances are existing driveways. One is called Hidden Acres Rd but I think it is just a private drive. The other is Jerry Dalrymple Rd, which is a county road that we plan to improve.

Please let me know if you need any more information. Since we are only 79 lots and using existing drive locations, hopefully this is an easy one to review for Preliminary Plan.

Thanks

Jamie McCutchen
JTRM Consulting
864-918-3676

From: [Dee Christopher](#)
To: [Tim Cartee](#)
Subject: [External]Re: Proposed Development in Anderson County
Date: Friday, May 1, 2026 3:48:57 PM

Anderson 4 will have classroom seats to accommodate potential student growth from this proposed development beginning in August, 2026.

M. Dee Christopher
Superintendent



On Fri, May 1, 2026 at 3:28 PM Tim Cartee <Timothy.Cartee@andersoncountysc.gov> 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.

Tim Cartee

Land Development Administrator

O:864-260-4719

Timothy.Cartee@andersoncountysc.gov

Development Standards

401 E. River St.

Anderson, SC 29624

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Anderson County School District 4
Pendleton, SC

CAUTION: This email originated from outside of Anderson County Sheriff Office'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.



To Whom It May Concern,

We are currently working with Fort Hill to serve the property but if for any reason we decided Natural gas isn't feasible we will allow buried propane takes.

Thanks,

Lucas Anthony

Managing Member



6910 Hwy. 76
Pendleton, SC 29670
Phone: 864-646-7729

WATER AVAILABILITY LETTER

April 24, 2026

TO: Lucas Anthony

RE: Providence Farms Subdivision

Sandy Springs Water District is the potable water provider for the development of Providence Farms subdivision, up to 80 lots. We have the willingness and availability to serve this development. All main extensions and developments are paid by the developer.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Brown". The signature is written in a cursive style with a long horizontal stroke at the end.

Chris Brown

Operations Superintendent, Sandy Springs Water District.



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

April 20, 2026

To Whom It May Concern:

Blue Ridge Electric Cooperative will be servicing power to the following location.

Providence Farms Subdivision Tax Map # 116-00-02-008

If you need anything else, please feel free to contact me at 864.898. 2114.

Sincerely,

Stacey Hagood
Member Service Representative
Blue Ridge Electric Cooperative

From: Lucas Anthony lanthony1000@gmail.com
Subject: Fwd: AT&T Dedicated Appointment
Date: Apr 21, 2026 at 11:17:38 AM
To: Jamie McCutchen Jamie@jtrmconsulting.com, Richard Gully richard@jtrmconsulting.com
Cc: Reilly Pilgrim blueemberinvestments@gmail.com

*Thanks,
Lucas*

Begin forwarded message:

From: "MACK, KRIS" <km6528@att.com>
Date: April 20, 2026 at 1:10:45 PM EDT
To: "LAWSON, RYAN B" <rl2889@att.com>, lanthony1000@gmail.com
Subject: AT&T Dedicated Appointment

Hey Anthony,

Following up with todays conversation you need that SLA Dedicated Fiber for you location.

This meeting will be conducted with my engineer so we can talk specifics.

Let me know if you have any questions before then.

NOTES

Planning on having approval in December

Early Feb of 2027

Fiber is Green in the area.
SHARED TEMP SOLUTION.
WANTS AND NEEDS dedicated.

BEST,

Kris Mack

Microsoft Teams meeting

Join: <https://teams.microsoft.com/meet/280124239481075?p=BdMXqwdIUIRaBu6IWJ>

Meeting ID: 280 124 239 481 075

Passcode: xY3um2ut

[Need help?](#) | [System reference](#)

Dial in by phone

[+1 346-200-6580](tel:+13462006580), [139739816#](tel:+139739816) United States, Houston

[Find a local number](#)

Phone conference ID: 139 739 816#

Join on a video conferencing device

Tenant key: att@m.webex.com

Video ID: 116 918 760 22

[More info](#)

For organizers: [Meeting options](#) | [Reset dial-in PIN](#)

[Privacy and security](#)



mime-attachment.ics

5 KB

**PROPOSED
SUBDIVISION**

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

864-260-4719

Hidden Acres

Anderson County Planning Commission

June 9, 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.

Preliminary Subdivision Name:	Waters Run
Intended Development:	Single Family (Conservation)
Applicant:	Freeland & Associates, Inc.
Surveyor/Engineer:	Same
Location/Access:	Dobbins Bridge Rd. (State)
County Council District:	5
Surrounding Land Use:	Residential, Vac, School
Zoning:	Un-zoned
Tax Map Number:	71-04-07-001
Number of Acres:	69.82
Number of Lots:	187
Variance:	No
Traffic Impact Analysis:	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

^{non} Compatibility with Traffic Levels

Compatibility with Surrounding Properties

^{non} 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

{Revised July 2024}

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)

Name	Phone Number
Anamaid LLC	864-622-8100
Street Address	City
525 N. Main St	Anderson
State	Zip Code
SC	29621
Email	
john@glenconstructors.com	

Engineers/Surveyors

Name	Email
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

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710002013

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710016007

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710407001

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710005027

710008001

710013005

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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

Brett Sanders
V. Chairman, District 4

Glenn Davis
Council District 2

Jimmy Davis
Council District 6

Renee Watts
Clerk to Council

ANDERSON COUNTY
SOUTH CAROLINA

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.

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>
Sent: Friday, February 6, 2026 3:32 PM
To: Bill Rutledge <brutledge@andersoncountysc.org>; Jonathan A. Batson <jabatson@andersoncountysc.org>; Timothy Haynes <thaynes@andersoncountysc.org>
Cc: Derrick B. Singleton <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

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>
Sent: Friday, February 6, 2026 3:32 PM
To: Bill Rutledge <brutledge@andersoncountysc.org>; Jonathan A. Batson <jabatson@andersoncountysc.org>; Timothy Haynes <thaynes@andersoncountysc.org>
Cc: Derrick B. Singleton <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

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](#)

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 Fri, Feb 6, 2026 at 3:33 PM Tim Cartee <tcartee@andersoncountysc.org> wrote:

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

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

Thanks,

Tim Cartee

Land Development Administrator

O: 864-260-4719

F: 864-260-4795

tcartee@andersoncountysc.org

Development Standards

401 E. River Street

Anderson, SC 29624



--

Anthony Hamby

Anderson County Head Fire Marshal F-1

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

<https://acfd.org/>

WEST ANDERSON
WATER DISTRICT



504 HIGHWAY 187 SOUTH
ANDERSON, SC 29626
(864) 225-5741
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.

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 SUPPLEMENTAL TABLES

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

	2023	2028	2023-2028 Change	2033	2025-2033 Change	2020-2033 Change
Calloun	421	436	3.6%	454	4.1%	7.8%
Canterville	578	540	-6.5%	586	4.8%	-2.1%
Concord	595	630	5.7%	643	2.1%	7.9%
McLees	527	482	-8.5%	494	2.5%	-6.3%
Midway	659	651	-5.4%	670	1.4%	-4.1%
Nevitt Forest	335	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%
Varennes/Homeland	767	750	-2.2%	781	4.1%	1.8%
Whitehall	486	487	0.2%	503	3.3%	3.5%
District Total	5,444	5,290	-2.8%	5,471	3.4%	0.5%

Calculating Campus Capacity

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

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

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

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

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

Calculating Campus Capacity

Comparative Analysis

School	Building Size (Class 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	Enrollment (FY 2024-2025)	% of 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

Current Facilities - ELEMENTARY SCHOOLS

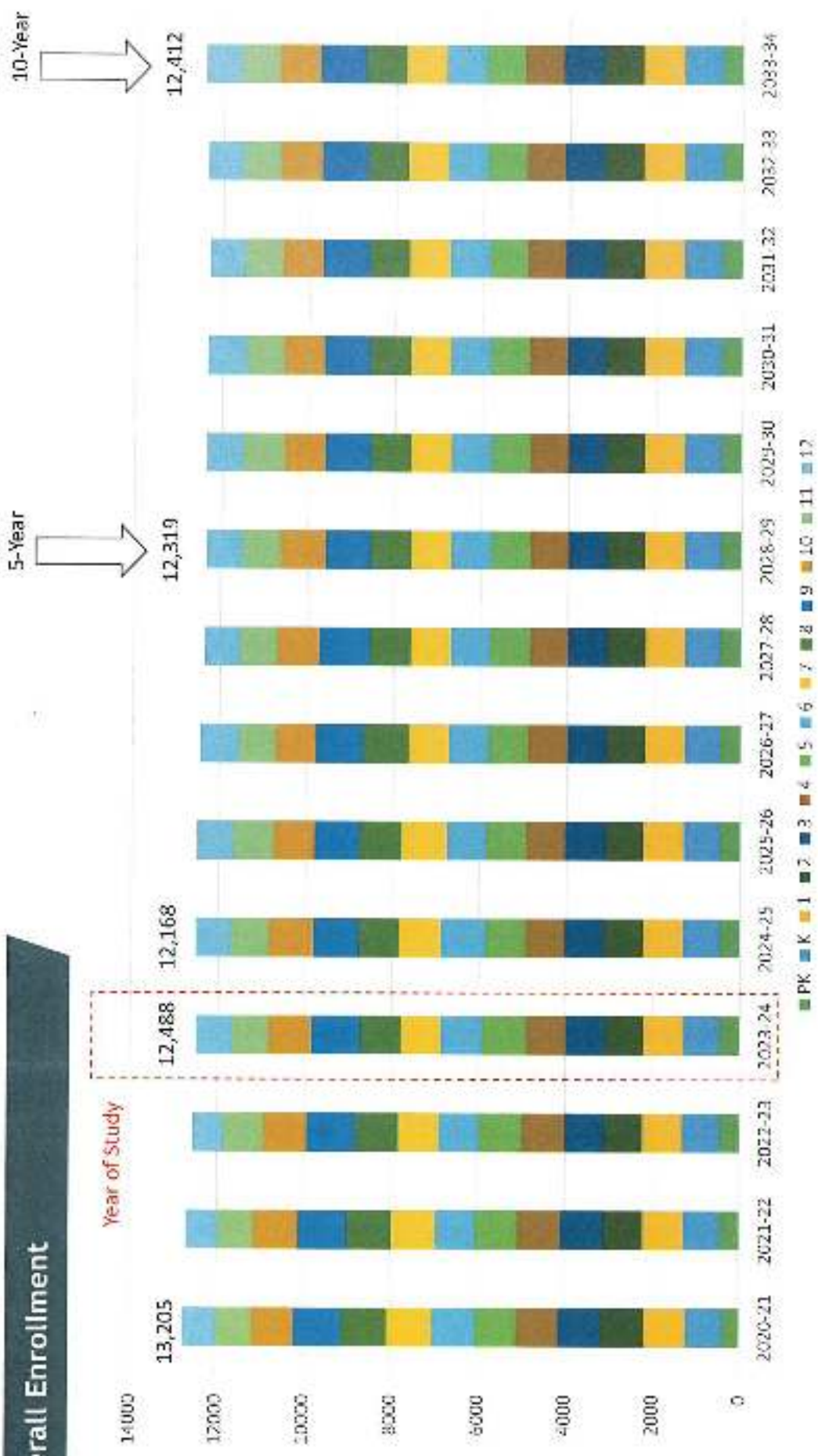
Calhoun Academy of the Arts	115,555	4k- 5th	260	725	702	416	59%	286	456	63%	-246	474	67%	-228
Centerville Elementary School	92,945	4k- 5th	342	827	786	539	69%	-247	542	69%	-244	586	75%	-200
Concord Elementary School	92,945	4k- 5th	300	793	751	620	83%	-131	650	87%	-101	663	88%	-88
Homeland Park Primary School	70,758	4k- 2nd	340	380	376	405	102%	29	431	115%	55	444	118%	68
McLees Elementary School	128,910	4k- 5th	1,070	557	909	551	62%	-358	522	57%	-387	534	59%	-375
Midway Elementary School	151,730	4k- 5th	1,313	1,270	1,206	687	57%	-519	681	56%	-525	690	57%	-516
New Prospect Elementary	81,041	4k- 5th	234	634	620	422	68%	-198	441	71%	-179	465	75%	-155
Nevitt Forest Elementary School	80,194	4k- 5th	668	567	558	541	97%	-17	543	97%	-15	562	103%	4
North Pointe Elementary School	124,038	4k 5th	764	658	663	505	76%	-158	440	64%	-223	453	68%	-210
Varenes Elementary School	85,566	3rd 5th	723	546	614	387	63%	-227	359	58%	-255	377	61%	-237
Whitehall Elementary School	97,546	4k- 5th	575	501	571	508	89%	-63	527	92%	-44	543	95%	-28
Subtotal	1,341,739				7,756	5,581	72%	-2,175	5,592	73%	-2,164	5,791	75%	-1,965

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)				
			Forecasted Capacity	Maximum Capacity	Target Capacity	Enrollment (FY 2023-2024)	% of 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)		
Current Facilities - MIDDLE SCHOOLS														
Glenview Middle School	235,273	6th- 8th	1,580	822	771	667	87%	-104	637	83%	-131	652	85%	-119
McCants Middle School	294,540	6th- 8th	3,424	1,000	1,007	577	57%	-430	561	56%	-446	551	55%	-456
Robert Anderson Middle School	193,745	6th- 8th	1,619	1,204	1,143	1,154	100%	11	1,147	100%	4	1,143	100%	0
Southwood Academy of the Arts	137,079	6th- 8th	3,252	994	938	389	43%	-549	423	45%	-515	420	45%	-518
Subtotal	667,376				3,859	2,787	72%	-1,072	2,768	72%	-1,091	2,766	72%	-1,093
Current Facilities - HIGH SCHOOLS														
TL Hanna High School	291,278	9th- 12	2,400	1,892	1,710	1,813	106%	103	1,835	107%	12%	1,791	105%	81
TL Hanna High School, Athletics	-	9th- 12	-	-	-	-	-	-	-	-	-	-	-	-
Westside High School	376,800	9th- 12	2,000	1,894	1,713	1,646	96%	-67	1,887	110%	174	1,845	108%	132
Westside High School, Athletics	-	9th- 12	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal	732,267				3,423	3,459	100%	56	3,789	111%	356	3,703	108%	290

Overall Enrollment



**PROPOSED
SUBDIVISION**

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

864-260-4719