Application for Variance
Anderson County Planning Commission Meeting
2nd Floor-Historic Courthouse Anderson, South Carolina
August 11, 2026
6:00 PM

Applicant: Tonya Modlin

Owner of Property: James & Tonya Modlin, Sr.

Property Location: Guest Circle, Anderson, SC

Council District: Two (2)

Tax Map Number (TMS): 178-00-01-002

Property Description: LT 1 GUEST CIRCLE 4.52 AC

Current Zoning: Unzoned

Land Use: Residential

Applicant Request: The Applicant is requesting to subdivide the 4.52-acre parcel within the 3-year period for future family use.

Findings of Fact: *Anderson County Code of Ordinances,* Chapter 24, Under Section 24-338, amended by Ordinance 2024-031; There is a 3-year waiting period to perform any future partitions after the parent parcel has by subdivided.

Staff Assessment:

1) The Applicant purchased 4.52 acres on November 10, 2025, to relocate to South Carolina from Virigina and build a single-family residence on their property.
2) The parent parcel consisting of 43.13 acres was subdivided into individual lots and the survey was approved on 6/11/2025 and recorded in the Office of the Register of Deeds on 6/12/2025.
3) We ask the Commission to make a determination regarding the subdividing of the parcel.
4) If the variance is approved, the Applicant will be required to obtain a survey to subdivide the parcel.
5) Once the survey has been completed and approved by Development Standards, the approved survey can be recorded in the Register of Deeds.

NOTICE TO PLANNING COMMISSIONERS:

Please be advised that due to the new requirement that packages must be received within two (2) weeks prior to the meeting, all notifications and approvals for proposed development projects are not guaranteed to be included in your package. However, we will provide additional documentation via electronic email to all Commissioners and provide you with a hard copy on the night of the meeting once we receive acknowledgement and approval by the department or agency. If you have any questions, please let me know.

ORDINANCE NO.: 2024-031

AN ORDINANCE TO AMEND CHAPTER 24, SECTION 24-338 OF THE CODE OF ORDINANCES, ANDERSON COUNTY, SOUTH CAROLINA IN ORDER TO ESTABLISH THE NUMBER OF LOTS AND SIZE OF LOTS WHICH MAY BE APPROVED BY THE FILING OF A SUMMARY PLAT; AND OTHER MATTERS RELATED THERETO.

WHEREAS, Anderson County, South Carolina, a body politic and a corporate and political subdivision of the State of South Carolina, acting by and through the Anderson County Council, previously adopted section 24-338 of the Anderson County Code of Ordinances; and

WHEREAS, Anderson County Council desires to amend section 24-338 to limit the number and size of lots that may be approved by the filing of a summary plat and to provide that a minor subdivision of land into four or less lots with road frontage will be allowed along with a twenty foot private drive.

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

1. Section 24-338 of the Code of Ordinances, Anderson County, South Carolina, is hereby amended to read as shown on Exhibit A attached hereto.

2. The remaining terms and provisions of the Anderson County Code of Ordinances not revised or affected hereby remain in full force and effect.

3. Should any part or provision of this Ordinance be deemed unconstitutional or unenforceable by any court of competent jurisdiction, such determination shall not affect the remainder of this Ordinance, all of which is hereby deemed separable.

4. All Ordinances, Orders, Resolutions, and actions of Anderson County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded.

5. This ordinance shall take effect and be in full force upon the Third Reading and

2. Section 24-336(ii) of the Code of Ordinances, Anderson County, South Carolina, is hereby amended to read as follows

Sec. 24-336. Preliminary Plat.

(ii) Location of utilities and utility easements on and adjacent to the tract, showing proposed connections to existing utility systems. If the preliminary plat shows, or otherwise indicates, connection to a public utility, including but not limited to electrical, natural gas, water, sewage, broadband, and cable TV. In that case, the applicant shall attach to the Subdivision Plat Application a letter from each utility provider certifying that the utility has the capacity to provide utility service to the proposed development.

3. All Orders and Ordinances in conflict herewith are, to the extent of such conflict only, hereby repealed and rescinded.

4. All Ordinances, Orders, Resolutions, and actions of Anderson County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked and rescinded.

5. This Ordinance shall take effect and be in full force upon Third Reading and Enactment by Anderson County Council.

ENACTED in a duly assembled meeting this 8th day of October, 2024.

ATTEST:

By: Rusty Burns
Its: Administrator

FOR ANDERSON COUNTY:

By: Tommy Dunn
Its: Chairman, Anderson County Council

Rence Watts, Clerk to Council

APPROVED AS TO FORM:

Leon C. Harmon, County Attorney

First Reading: September 3, 2024
Second Reading: September 17, 2024

Enactment by Anderson County Council.

ORDAINED in meeting duly assembled this 6th day of October, 2024.

ATTEST:

Rusty Burns
Anderson County Administrator

Tommy Dunn, District #5, Chairman

Rene' Watts
Clerk to Council

FOR ANDERSON COUNTY:

APPROVED AS TO FORM:

Leon Harmon
Anderson County Attorney

1st Reading: August 6, 2024 2nd

Reading: August 20, 2024

3rd Reading: October 15, 2024 Public

Hearing: October 15, 2024

Exhibit A

- Sec. 24-338. - Summary plats.

(a)

The following divisions of land require only the filing of a summary plat, for which approval may be given by the land use administrator, without planning commission approval:

(1)

The combination or re-combination of portions of previously platted lots where the total number of lots is not increased and the resultant lots conform to all requirements of this article.

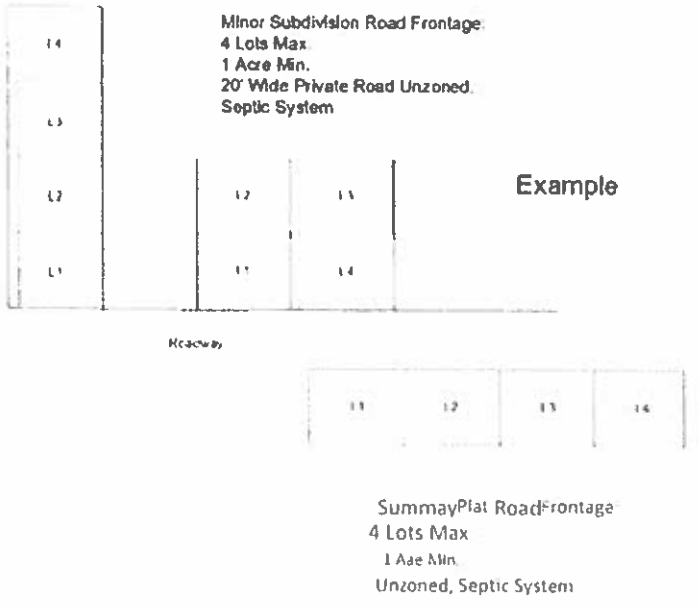
(2)

The division of land into parcels of five acres or more, where no new road or change to any existing road is involved.

(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 orto corporate entities, the proposed division by summary plat shall not be allowed.

Exhibit A



(b)

Summary plats shall contain all information required to be included on preliminary plats except for the supplemental information required insectjQ.n24.:33Z.

(c)

The land use administrator shall be authorized to give approval of summary plats provided that such division of land meets all requirements of these subdivision regulations. Prior to granting approval of a summary plat, the land use administrator shall determine that each lot has access to a public right-of-way which has been accepted by the county for continuous maintenance and that acceptable water or well and wastewater service (septic tank) is available to each lot.

(d)

In the case of summary plats which contain up to four or less lots, the subdivider shall not be required to submit a drainage plan or contour maps required byse- ctj.Q—4z 336(7) for the purpose of obtaining summary plat approval. However, if a total of one acre or more of land will collectively be disturbed on the lots, regardless of timing, drainage and contour maps will be necessary to meet the requirements of Anderson County Stormwater Management and South Carolina Department of Environmental Services.

Exhibit A

(Code 2000, ş 38-314; Ord. No. 03-007, ş ı , 4-15-2003; Ord. No. 2010-033, ş 2, ı -4. 201 1; Ord. No. 2021-036 ş 3, 8-17-2021)

Variance Application

VA-26-18

Submitted On: Jun 19, 2026

Applicant

Tonya Modlin
9102267990
tonya.modlin@yahoo.com

Primary Location

Guest Cir
Anderson, SC 29621

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

0 Guest Circle Anderson SC 29621

Tax Map Number (TMS)

178-00-01-002

Is the Applicant the Property Owner?

Yes

Is The Property Zoned?

Unzoned

County Council District?

5

School District

5

Total Acreage

4.52

Please check Which is Applicable

Other

If Other, Explain

Variance to subdivide into 4 (1 acre) tracts

Purpose of Variance?

To seek relief to subdivide within the 3 year period stated in Ordinance 2024-031

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?

05/27/2026

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:

Unzoned parcel that is not in a subdivision

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:

To create lots for our 3 sons and ingress and egress from our property that is prohibited by ordinance.

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

Parent tract was subdivided into several parcels in which we purchased 4.52 acres

Reasons why property is prohibited or limited in its uses:

By ordinance

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:

Create a usable ingress and egress .

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.

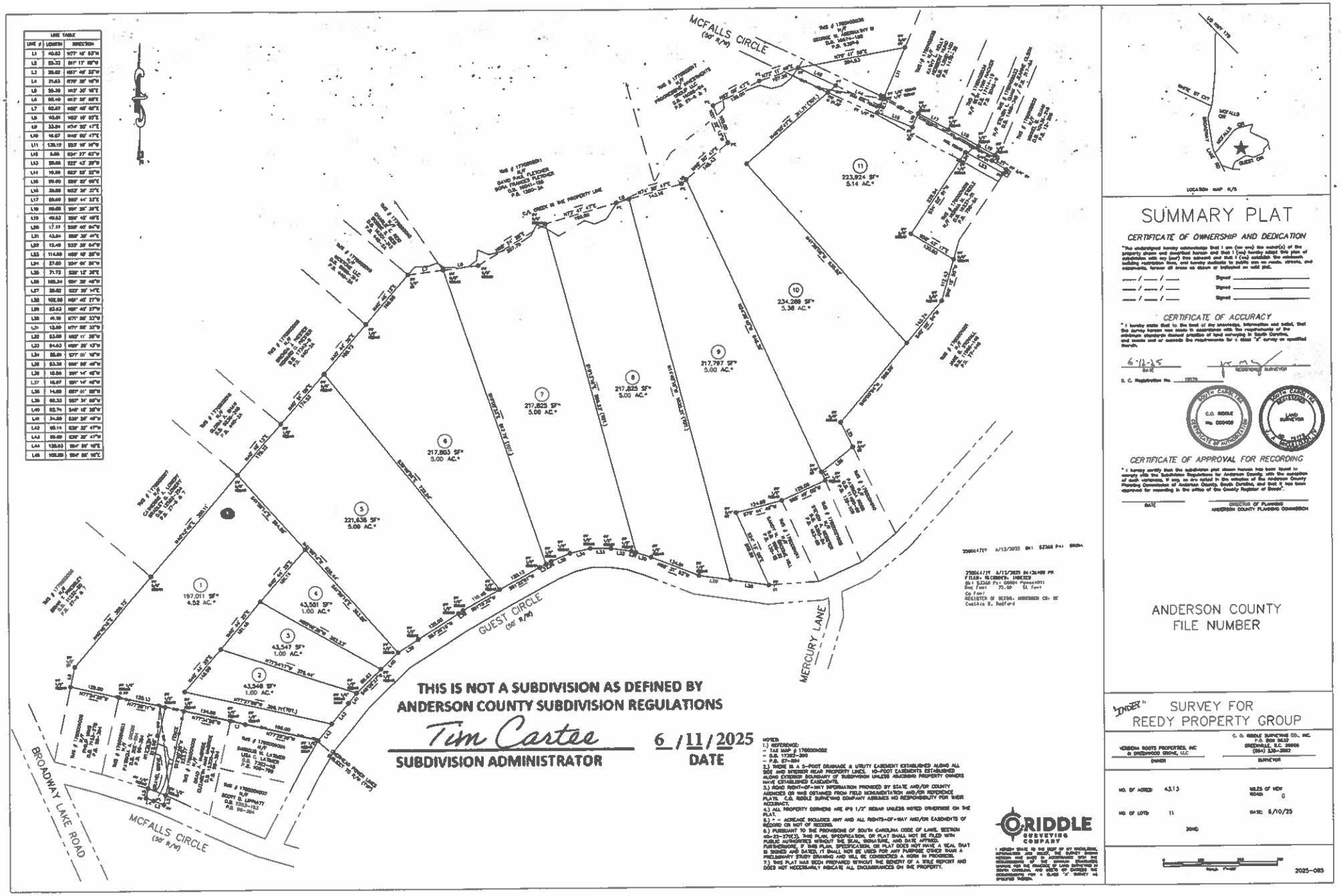
true

Date

06/19/2026

Applicant Signature

true



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	40.83	N77° 16' 53"W
L2	89.32	S81° 17' 19"W
L3	39.82	N81° 46' 32"W
L4	71.83	N79° 39' 16"W
L5	89.39	N13° 35' 16"E
L6	88.49	N13° 35' 16"E
L7	60.67	N88° 48' 08"E
L8	103.81	N83° 16' 03"E
L9	33.84	N74° 39' 47"E
L10	16.67	N46° 02' 47"E
L11	138.12	S53° 16' 16"W
L12	5.86	S24° 27' 43"W
L13	39.86	S27° 43' 39"W
L14	19.39	S83° 39' 33"W
L15	99.49	S88° 32' 09"W
L16	39.89	S82° 39' 37"W
L17	69.89	S80° 44' 33"W
L18	99.89	S84° 39' 39"W
L19	49.83	S86° 48' 48"W
L20	17.17	S88° 48' 04"W
L21	43.84	N88° 39' 44"W
L22	13.48	S33° 39' 04"W
L23	114.89	N89° 48' 28"W
L24	27.83	S84° 04' 39"W
L25	71.73	S88° 12' 28"W
L26	165.34	S84° 39' 48"W
L27	39.82	S83° 39' 14"W
L28	102.98	N89° 48' 27"W
L29	83.63	N89° 48' 27"W
L30	49.39	N77° 39' 33"W
L31	13.85	N77° 39' 33"W
L32	83.89	N82° 11' 39"W
L33	84.63	N89° 39' 13"W
L34	88.89	S77° 01' 16"W
L35	83.36	S89° 59' 48"W
L36	18.86	S89° 14' 48"W
L37	16.97	S89° 14' 48"W
L38	14.88	S87° 01' 58"W
L39	68.33	S83° 31' 58"W
L40	62.74	S40° 16' 38"W
L41	34.88	S39° 39' 48"W
L42	99.14	S39° 39' 47"W
L43	99.89	S39° 39' 47"W
L44	139.63	S84° 39' 48"E
L45	103.89	S84° 39' 48"E

LOCATION MAP N/S

SUMMARY PLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

"The undersigned hereby acknowledges that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent and that I (we) establish the minimum building restriction lines, and hereby dedicate to public use as roads, streets, and easements, forever all areas as shown or indicated on said plat.

____/____/____ Signed _____
____/____/____ Signed _____
____/____/____ Signed _____

CERTIFICATE OF ACCURACY

"I hereby state that to the best of my knowledge, information and belief, that the survey hereon was made in accordance with the requirements of the minimum standards manual practice of land surveying in South Carolina, and meets and or exceeds the requirements for a class "A" survey as specified therein.

6-12-25
DATE
REGISTERED SURVEYOR
S. C. Registration No. 11525

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION C.O. RIDDLE No. C00400

SOUTH CAROLINA REGISTERED LAND SURVEYOR No. 11525

CERTIFICATE OF APPROVAL FOR RECORDING

"I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Anderson County, with the exception of such variances, if any, as are noted in the minutes of the Anderson County Planning Commission of Anderson County, South Carolina, and that it has been approved for recording in the office of the County Register of Deeds."

DATE
DIRECTOR OF PLANNING
ANDERSON COUNTY PLANNING COMMISSION

ANDERSON COUNTY
FILE NUMBER

"INDEX" SURVEY FOR
REEDY PROPERTY GROUP

VERDIN ROOTS PROPERTIES, INC
& GREENWOOD GROVE, LLC
OWNER

C. O. RIDDLE SURVEYING CO., INC.
P.O. BOX 2632
GREENVILLE, S.C. 29602
(864) 336-3882
SURVEYOR

NO. OF ACRES: 43.13
MILES OF NEW ROAD: 0
NO. OF LOTS: 11
DATE: 6/10/25
ZONE

SCALE 1"=200'

2025-085

LandscapeReport



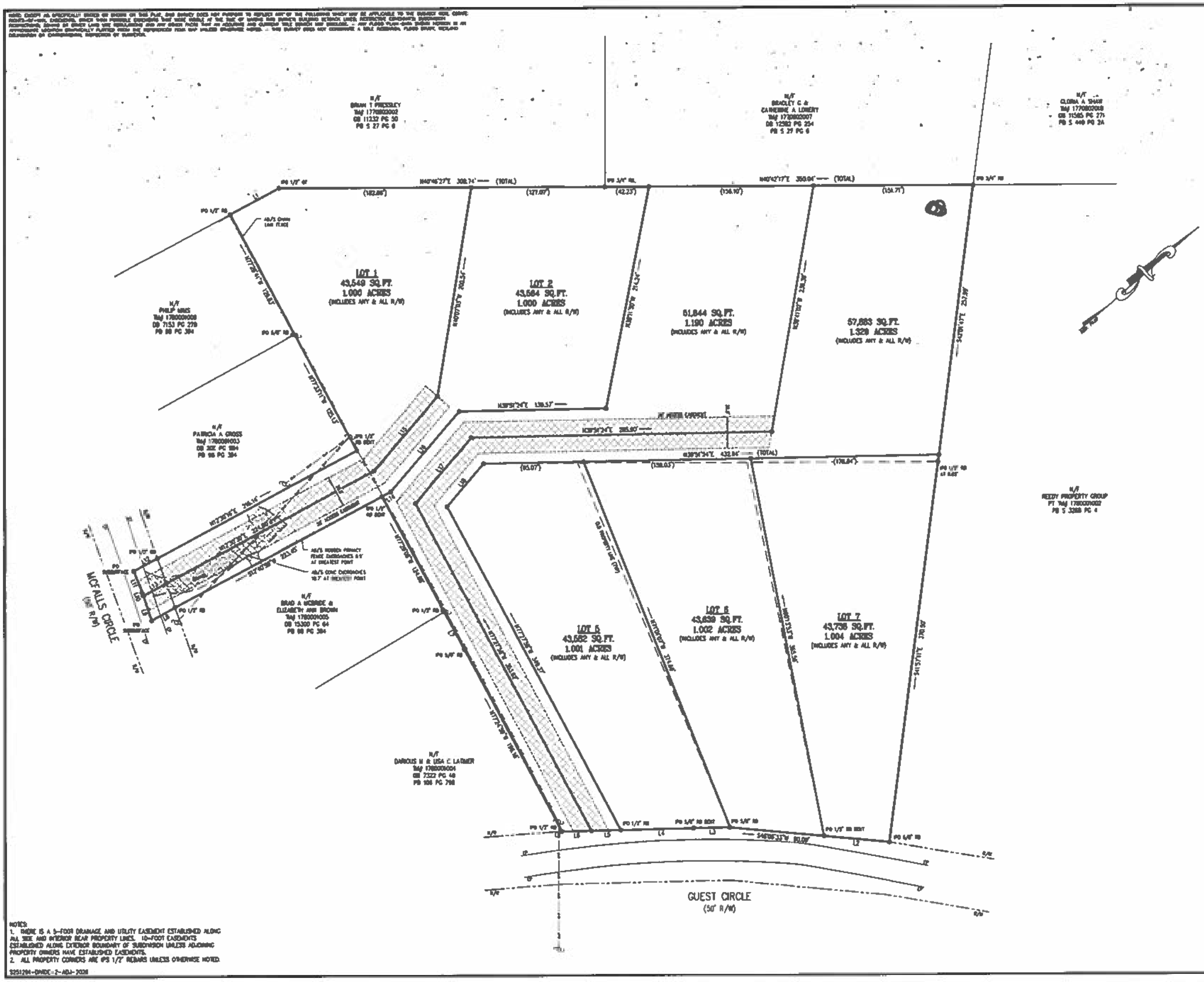
July 21, 2026 Disclaimer accepted.

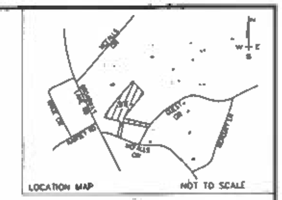
TMS:	1780001002		
Deed Book:	18370	Deed Page: 187	Current Plat: CP S 3268/4
Tax District:	5	Description: LT 1 GUEST CIRCLE 4.52 AC	
Sale Year:	2025	Sale Price:	Market Value:

PP S 322[illegible]3

1:3,955

ESRI, Highland Mapping, and Anderson County GIS





I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR 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 SHOWN.

REFERENCE:
DB 17367, PG 390
PB S 3260, PG 4

A. CLAY JONES, P.L.S.
S.C. REG NO 29210

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N12°30'45"E	52.56
L2	S46°07'30"W	62.40
L3	S38°32'22"W	34.85
L4	S38°27'35"W	60.67
L5	S38°38'28"W	28.08
L6	S38°38'28"W	27.82
L7	N77°28'11"W	40.69
L8	S11°19'11"W	25.35
L9	N87°47'22"W	25.25

LINE TABLE		
LINE #	BEARING	LENGTH
L10	N87°47'22"W	3.57
L11	N79°46'05"W	31.63
L12	N12°32'33"E	25.33
L13	N12°30'30"E	24.73
L14	N12°32'38"E	9.38
L15	N08°53'40"W	93.40
L16	N08°53'40"W	100.53
L17	N08°53'40"W	82.31
L18	N08°53'40"W	53.69

LEGEND

SURVEY FOR
JAMES MODLIN AND TONYA MODLIN
ANDERSON COUNTY, SOUTH CAROLINA

1"=40' | GUEST CIRCLE | 1780001002
11/24/25 | MMS/CJC

SITE DESIGN, INC.
CIVIL ENGINEERS · SURVEYORS · LANDSCAPE ARCHITECTS
775 ROCKY CREEK ROAD, GREENVILLE SC 29615
PH. (864)271-0496
www.sitedesigninc.com

NOTES:
1. THERE IS A 5-FOOT DRAINAGE AND UTILITY EASEMENT ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES. 10-FOOT EASEMENTS ESTABLISHED ALONG EXTERIOR BOUNDARY OF SUBDIVISION UNLESS ADJOINING PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS.
2. ALL PROPERTY CORNERS ARE IPS 1/2" REBARS UNLESS OTHERWISE NOTED.

Anderson County Planning Commission Meeting-Rezoning-Dixon Road
Staff Report
August 11, 2026

Applicant:	Craig Shiflet
Current owner:	Craig Shiflet
Property location:	3508 Dixon Rd
Precinct:	Centerville Station A
Council District:	5
TMS(s):	95-00-03-006
Acreage:	+/- 97.48
Current Zoning:	I-2 (District)
	Located within Airport Height Safety Area
Requested Zoning:	R-20 (Residential Single-Family District)

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

Surrounding zoning:
North: I-2 (Industrial Park District)
South: R-20 (Single-Family Residential District)
East: PD (Planned Development)
West: R-20 (Single-Family Residential District)

Evaluation:

On October 28, 2022, Ordinance # 2022-046 approved the rezoning of 91.78 acres from R-20 to I-2. A 5.83 acre strip along Dixon Road remained zoned as R-20. The rezoning did not allow for industrial or commercial traffic to access the newly zoned I-2 parcel from any public road. This request is to rezone the I-2 parcel back to the original R-20-single family zoning parcel due to access restrictions on property for limited industrial traffic on Dixon Road.

Existing Land Use Map: Residential

Future Land Use Map: Low Residential

Public Outreach: Staff hereby certifies that the required public notification actions have been completed, as follows:

- July 27, 2026: Rezoning notification postcards sent to 294 property owners within 2,000' of the subject property.
- July 27, 2026: Rezoning notification signs posted on subject property;
- July 29, 2026: Planning Commission public hearing advertisement published in the *Independent-Mail*.

Staff Assessment: -

- At the Planning Commission Meeting, during which the rezoning is scheduled to be discussed, staff will present their findings at that time.

Record No: RZ-26-3

Rezoning Application

Status: Active

Submitted On: 6/30/2026

Primary Location

3508 Dixon Rd
Anderson, SC 29625

Owner

Craig Shiflet
Sam Byrum Rd 120 Iva, SC 29655

Applicant

Craig Shiflet
864-617-5910
shifletfarms87@gmail.com
120 Sam Byrum Rd
Iva, SC 29655

Applicant/Owner Information

Is applicant the same as the owner?*

Yes

Project Information

County Council District*

5

School District*

5

Total Acreage*

91.65

Current Land Use

Please check the previous location page (step 2) or see the list of Zoning Districts for more information.

Current Zoning*

I-2: Industrial Park District

Requested Zoning*

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

Purpose of Rezoning*

Due to access restrictions onto property.

Additional Information or Comments*

Due to access restrictions onto property for industrial traffic I would like to have the property rezoned back to its original state R-20

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

No

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

Craig Shiflet
Apr 28, 2026

Public Hearing Schedule

Verification of Acknowledgement*

Craig Shiflet
Apr 28, 2026

Planning Commission Meetings

Verification of Acknowledgement*

Craig Shiflet
Apr 28, 2026

For Office Use Only

Planning Commission Public Hearing

–

Planning Commission Decision

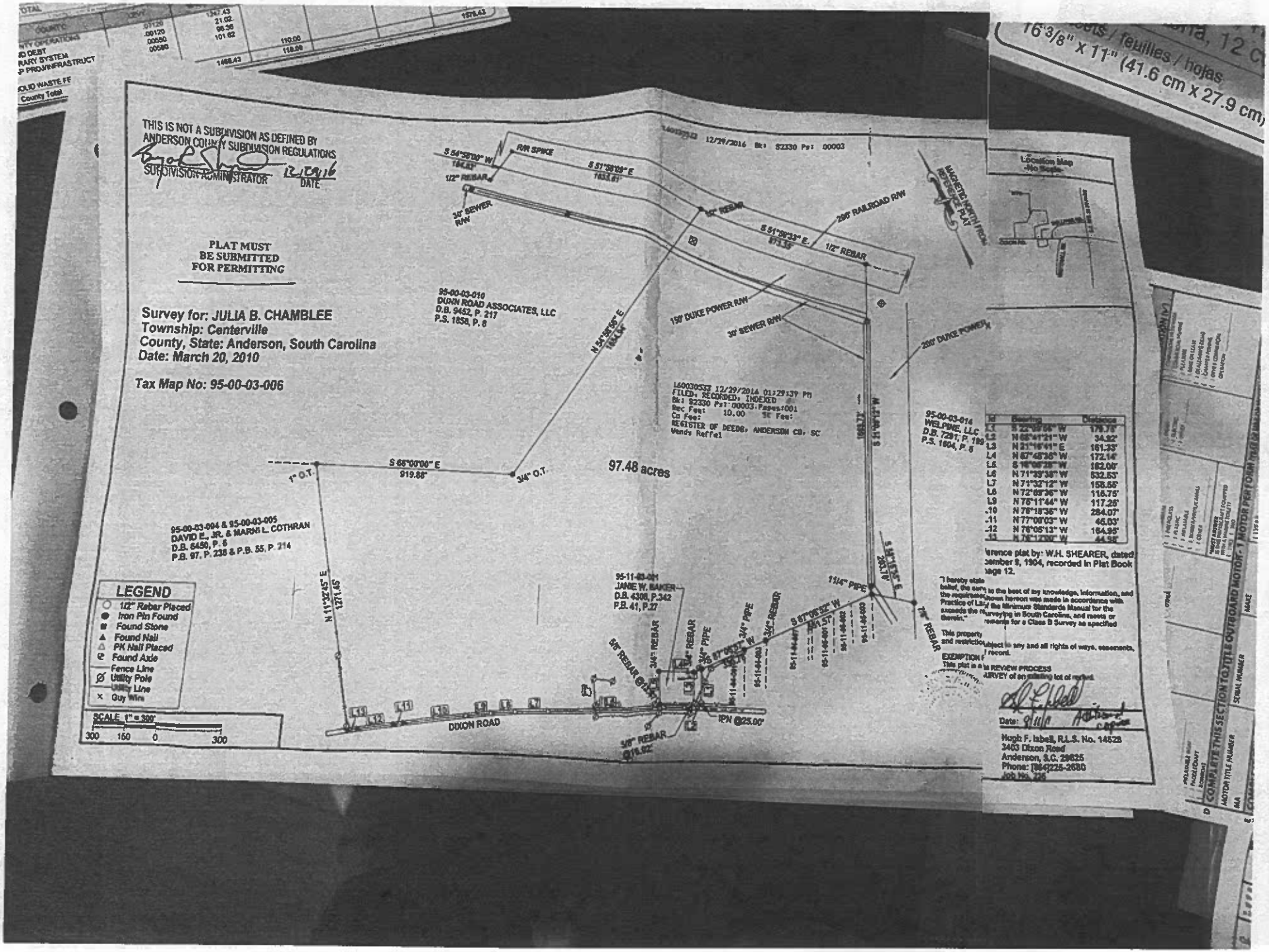
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County Council Public Hearing - 1st Reading

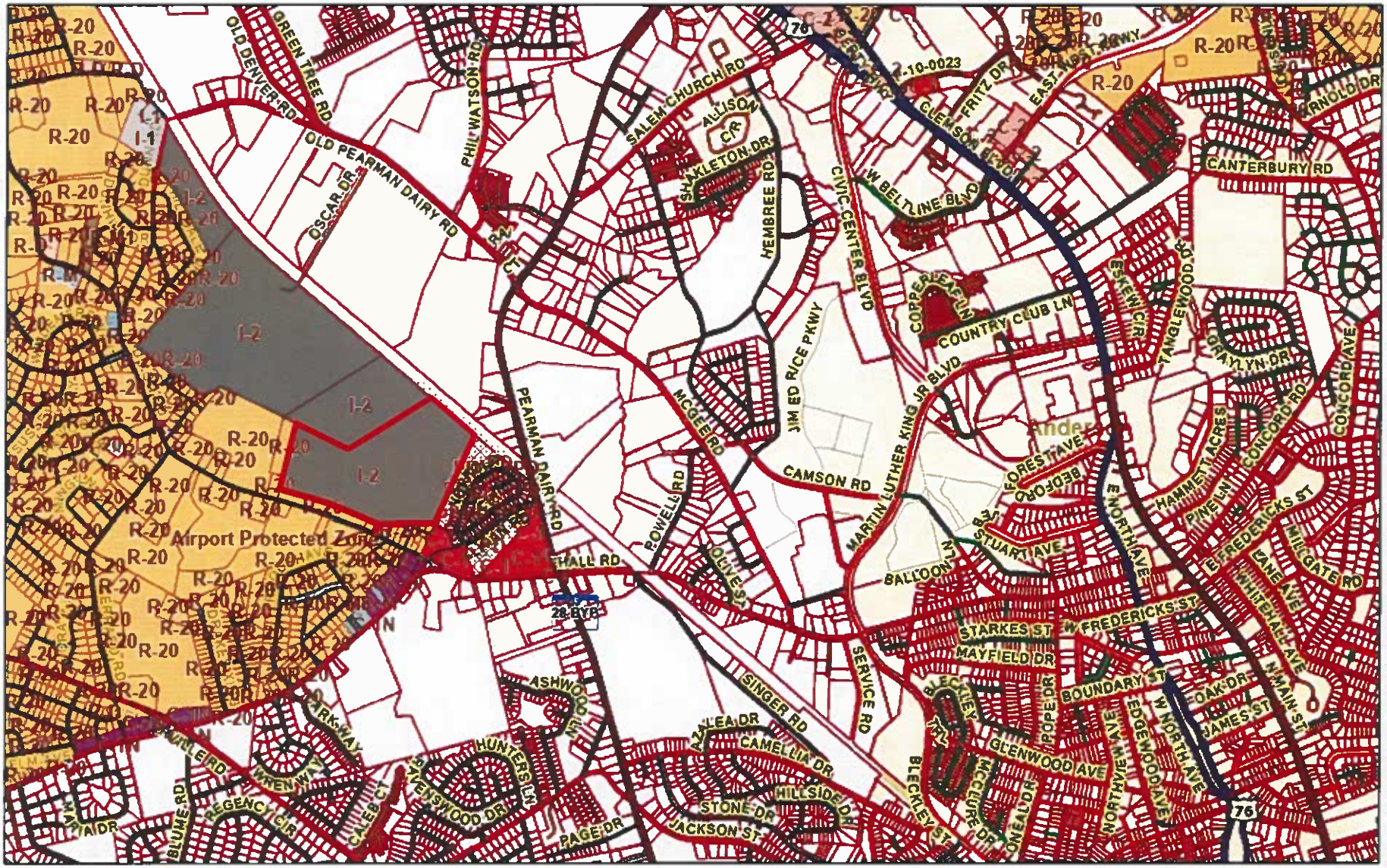
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County Council 1st Reading Decision

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THIS IS NOT A SUBDIVISION AS DEFINED BY ANDERSON COUNTY SUBDIVISION REGULATIONS
SUBDIVISION ADMINISTRATOR
12/29/16
DATE
PLAT MUST BE SUBMITTED FOR PERMITTING
Survey for: JULIA B. CHAMBLEE
Township: Centerville
County, State: Anderson, South Carolina
Date: March 20, 2010
Tax Map No: 95-00-03-006
95-00-03-010
DUNN ROAD ASSOCIATES, LLC
D.B. 9452, P. 217
P.S. 1858, P. 8
95-00-03-004 & 95-00-03-005
DAVID E., JR. & MARNI L. COTHRAN
D.B. 6450, P. 6
P.B. 97, P. 238 & P.B. 55, P. 214
95-11-03-001
JANE W. BAKER
D.B. 4308, P.342
P.B. 41, P.27
95-00-03-014
WELPINE, LLC
D.B. 7291, P. 189
P.S. 1804, P. 6
97.48 acres
S 54°38'09" W
184.83'
1/2" REBAR
R/R SPIKE
S 51°38'09" E
1483.81'
30' SEWER R/W
5/8" REBAR
200' RAILROAD R/W
S 51°38'09" E.
971.35'
1/2" REBAR
150' DUKE POWER R/W
30' SEWER R/W
200' DUKE POWER
N 54°38'09" E
1844.34'
S 65°00'00" E
919.85'
1" O.T.
3/4" O.T.
N 11°32'45" E
1271.45'
S 11°32'45" E
265.10'
1 1/4" PIPE
3/4" REBAR
3/4" PIPE
5/8" REBAR GIMP
5/8" REBAR
S 57°08'52" W
1/2" REBAR
DIXON ROAD
IPN @25.00'
5/8" REBAR @19.92'
LEGEND
1/2" Rebar Placed
Iron Pin Found
Found Stone
Found Nail
PK Nail Placed
Found Axle
Fence Line
Utility Pole
Utility Line
Guy Wire
SCALE 1" = 300'
300 150 0 300
Location Map
No Scale
MONUMENT NORTH FROM REFERENCE PLAT
L1 S 22°19'44" W 179.78'
L2 N 66°41'21" W 34.82'
L3 N 31°16'41" E 161.33'
L4 N 67°48'36" W 172.14'
L5 S 16°08'28" W 162.06'
L6 N 71°39'38" W 532.53'
L7 N 71°32'12" W 158.55'
L8 N 72°58'36" W 116.75'
L9 N 76°11'44" W 117.25'
L10 N 76°18'36" W 284.07'
L11 N 77°00'03" W 46.03'
L12 N 76°05'13" W 164.95'
L13 N 76°12'06" W 44.38'
Reference plat by: W.H. SHEARER, dated December 9, 1904, recorded in Plat Book ... Page 12.
"I hereby state ... belief, the survey is to the best of my knowledge, information, and ... the requirements ... shown hereon was made in accordance with ... Practice of Land ... the Minimum Standards Manual for the ... surveying in South Carolina, and meets or ... thereon."
This property ... and restrictions ... subject to any and all rights of ways, easements, ... of record.
EXCEPTION ...
This plat is a ... REVIEW PROCESS ... SURVEY of an existing lot of record.
Date: 3/20/10
Hugh F. Isbell, R.L.S. No. 14528
3403 Dixon Road
Anderson, S.C. 29625
Phone: (864)225-2630
Job No. 226
12/29/2016 Bk: S2330 Pg: 00003
L60030XX 12/29/2016 01:29:37 PM
FILED, RECORDED, INDEXED
Bk: S2330 Pg: 00003-Pages:001
Rec Fee: 10.00 St Fee:
Co Fee:
REGISTER OF DEEDS, ANDERSON CO, SC
Wendy Reffel
16 3/8" x 11" (41.6 cm x 27.9 cm)

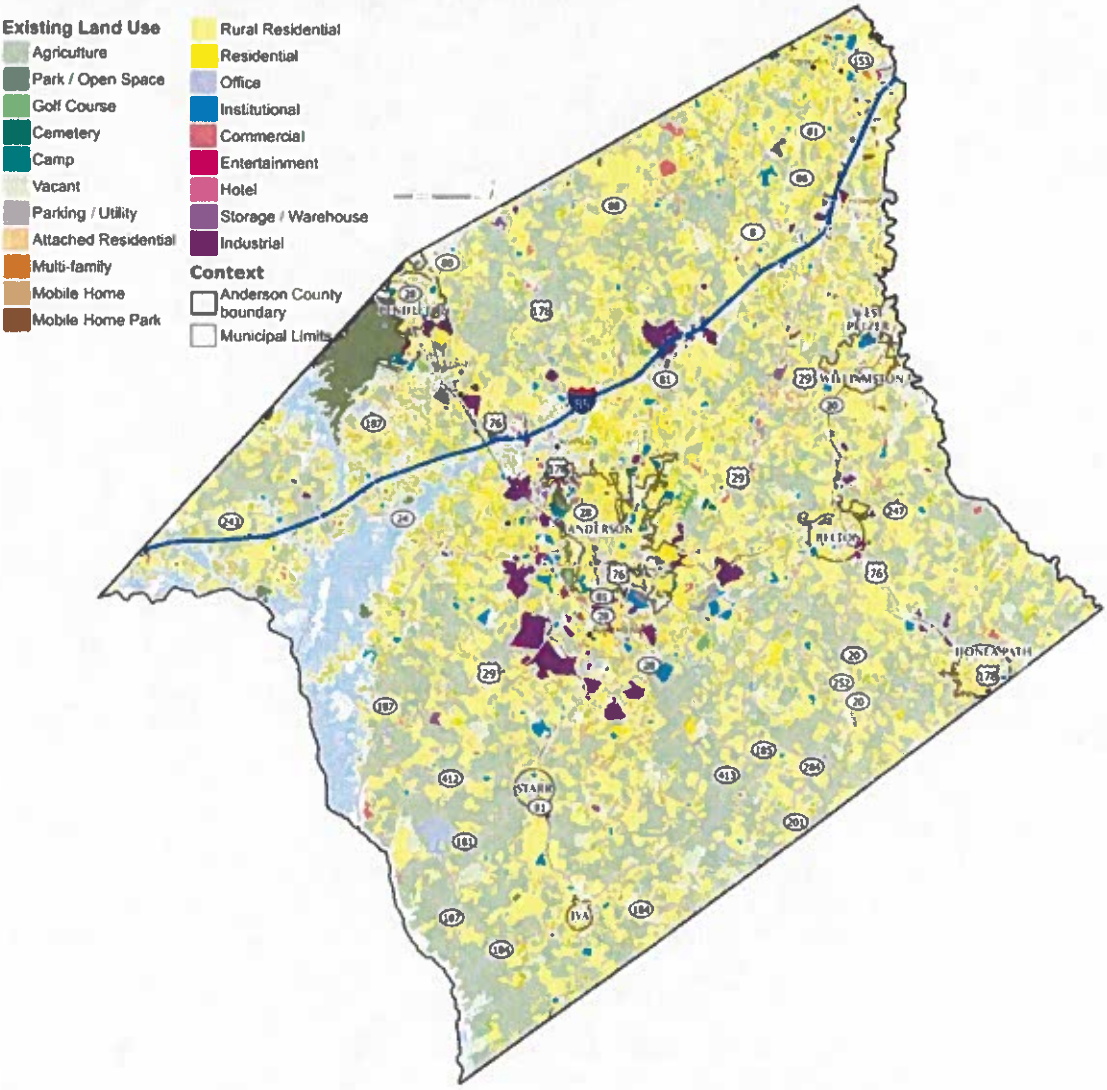
Letter ANSI A Landscape



July 7, 2026

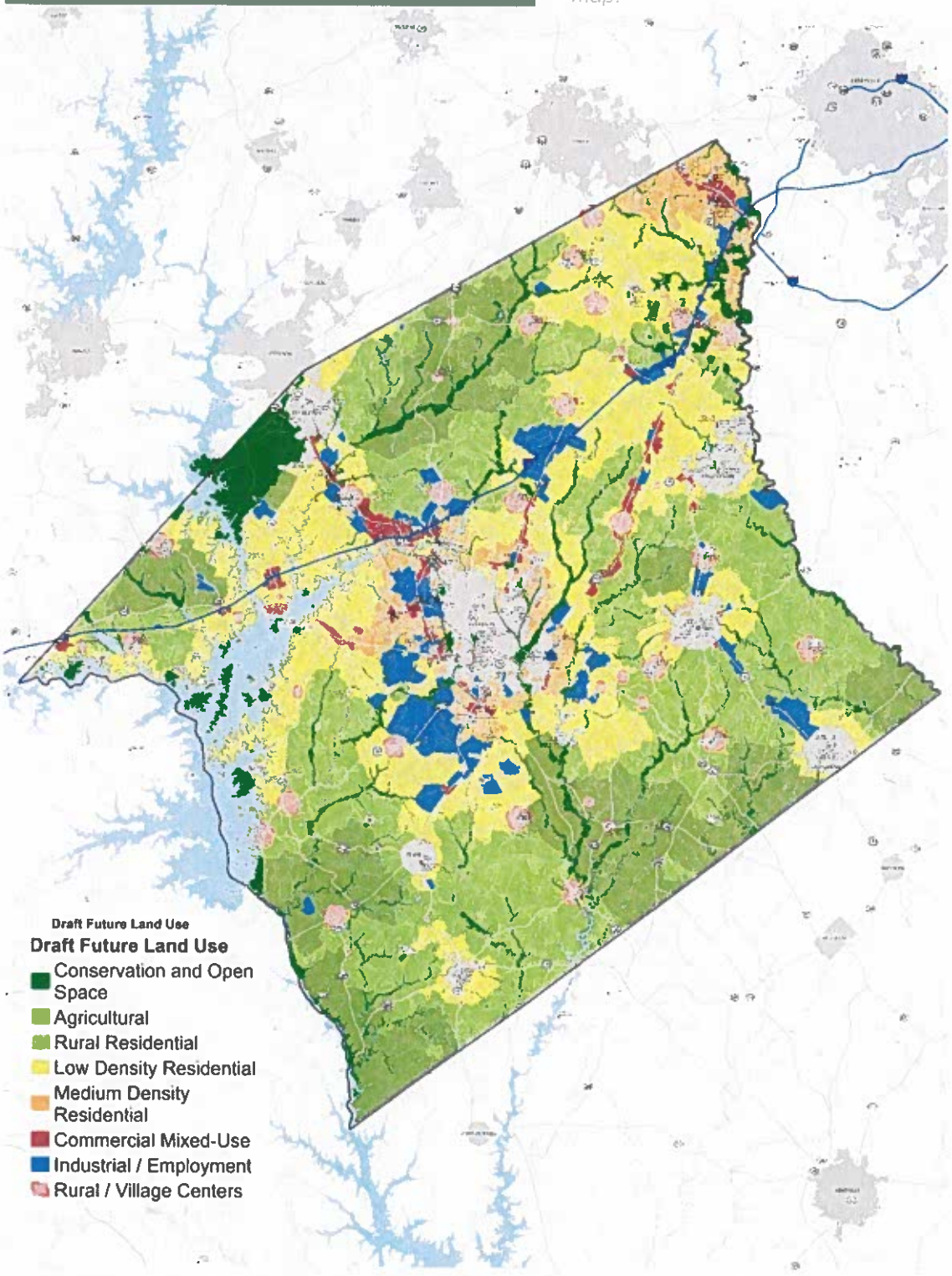
ESRI, Highland Mapping, and Anderson County GIS

Existing Land Use Map



Future Land Use Map

See the Appendix for larger versions of this map.



Anderson County Planning Commission Meeting

August 11, 2026
6:00 PM
Land Use Review

---

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

Preliminary Project Name: Verizon ILA Fiber Optic In-Line Amplifier Facility

Applicant: Aaron Hicks

Intended Development: **T**ransfer Station

Location/Access: Hwy 29 N. (State) +-/ 1100ft. South of Ballard Rd.

Details of Development: The proposed project consists of an unmanned fiber optic In-Line Amplifier (ILA) facility. The subject site is identified as Hwy 29 Pelzer (Primary) within Search Ring 10. The scope includes installation of (3) 12'x36' and (1) 24'x36' shelters within a 200'x200' (40,000 sf) gravel compound area. Each proposed shelter will have a dedicated generator installed for backup power.

Surrounding Land Use: Residential, Commercial

Total Site Area: **+/- 27.85** acres

County Council District: 7

Zoning: Un-Zoned

Tax Map Number: 219-00-06-036

Variance: None requested

Traffic Impact Analysis: Not required

The applicant is required to obtain an encroachment permit from SCDOT prior to construction.

NOTICE TO PLANNING COMMISSIONERS:
Please be advised that due to the new requirement that packages must be received within two (2) weeks prior to the meeting, all notifications and approvals for proposed development projects are not guaranteed to be included in your package. However, we will provide additional documentation via electronic email to all Commissioners and provide you with a hard copy on the night of the meeting once we receive acknowledgement and approval by the department or agency. If you have any questions, please let me know.

County of Anderson, SC

June 19, 2026

Record No: LU-26-8

Land Use Review

Status: Active

Submitted On: 6/18/2026

Primary Location

6640 HIGHWAY 29 N
Pelzer, SC 29669

Owner

COX MARTIN A
6640 US 29 N PELZER SC, 29669

Applicant

Aaron Hicks
704-616-2907
ahicks@nbcllc.com
8601 Six Forks Road
Raleigh, NC 27615

Project Information

Project Name*

Verizon ILA Fiber Optic In-Line Amplifier Facility

Is the applicant the property owner?*

No

Existing Land Use*

Other/Unzoned

If other, please explain*

Acting as agent on behalf of Verizon

Proposed Land Use*

Transfer Station

Tax Map Numbers*

2190006036

Total Size of Projects (acres)*

27.85

Is there a variance request?*

No

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

To Be Determined

SCDOT/Roads & Bridges

Digital Signature*

Thurmond Aaron Hicks Jr
Jun 18, 2026

Restrictive Covenant Statement

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

Thurmond Aaron Hicks Jr
Jun 18, 2026

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

☑

IS NOT subject to recorded restrictive covenants*

Thurmond Aaron Hicks Jr
Jun 18, 2026

Standards of Land Use Approval Consideration

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

To the best of my knowledge as a public utility for telecommunications

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

No

Will the proposed use not cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?*

No

Is the property suitable for the proposed use relative to the requirements set forth in this development ordinance such as off-street parking, setbacks, buffers, and access?*

Yes

Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?*

To the best of my knowledge

Verification of Acknowledgement

Digital Signature*

Thurmond Aaron Hicks Jr
Jun 18, 2026

For Office Use Only

Planning Commission Date

–

Planning Commission Decision

–

Decision Comments

Attachments

Letter of Intent REQUIRED
Updated_Letter_of_Intent_Anderson_County.pdf
Uploaded by Aaron Hicks on Jun 18, 2026 at 2:57 PM

Sketch Plan REQUIRED
Search Ring 10 - Hwy 29 Pelzer - Candidate 1 - Parcel 10 (1).pdf
Uploaded by Aaron Hicks on Jun 18, 2026 at 2:57 PM

Letter of Intent

Project: Fiber Optic In-Line Amplifier (ILA) Facility
Location: SC Highway 29, Pelzer, Anderson County, SC
Parcel: Hwy 29 Pelzer (Primary) – Search Ring 10
Approx. Coordinates: 34.6498, -82.5213
Applicant: Verizon Business Network Services LLC.

Project Description

The proposed project consists of an unmanned fiber optic In-Line Amplifier (ILA) facility along SC Highway 29 near Pelzer in Anderson County, South Carolina. The subject site is identified as Hwy 29 Pelzer (Primary) within Search Ring 10. The scope includes installation of (3) 12'x36' and (1) 24'x36' shelters within a 200'x200' (40,000 sf) gravel compound area. Each proposed shelter will have a dedicated generator installed for backup power.

Existing Conditions

The subject property is listed for sale with the proposed 200'x200' gravel compound area presently vacant and cleared with no overgrowth or vegetation adjacent to SC Highway 29.

Scope of Work

The proposed scope of work is for the construction of a 200'x200' graveled, fenced compound for Verizon to place (4) 12'x36' prefabricated shelters to house fiber optic amplification equipment for support and upgrade of their fiber optic network along the Hwy 29 corridor. All improvements will be contained within a defined compound area designed to minimize disturbance and blend with the surrounding landscape.

Compatibility with Surroundings

The project is designed to be compatible with the surrounding area by utilizing existing or planned landscaping to shield visual impacts while utilizing a minimal physical footprint. Access is anticipated from SC Highway 29, and the facility will not significantly alter the character of the surrounding area.

Impact Statement

The proposed unmanned In-Line Amplifier (ILA) facility is expected to have minimal impact on adjacent properties. The facility will only have vehicular traffic for maintenance, and will

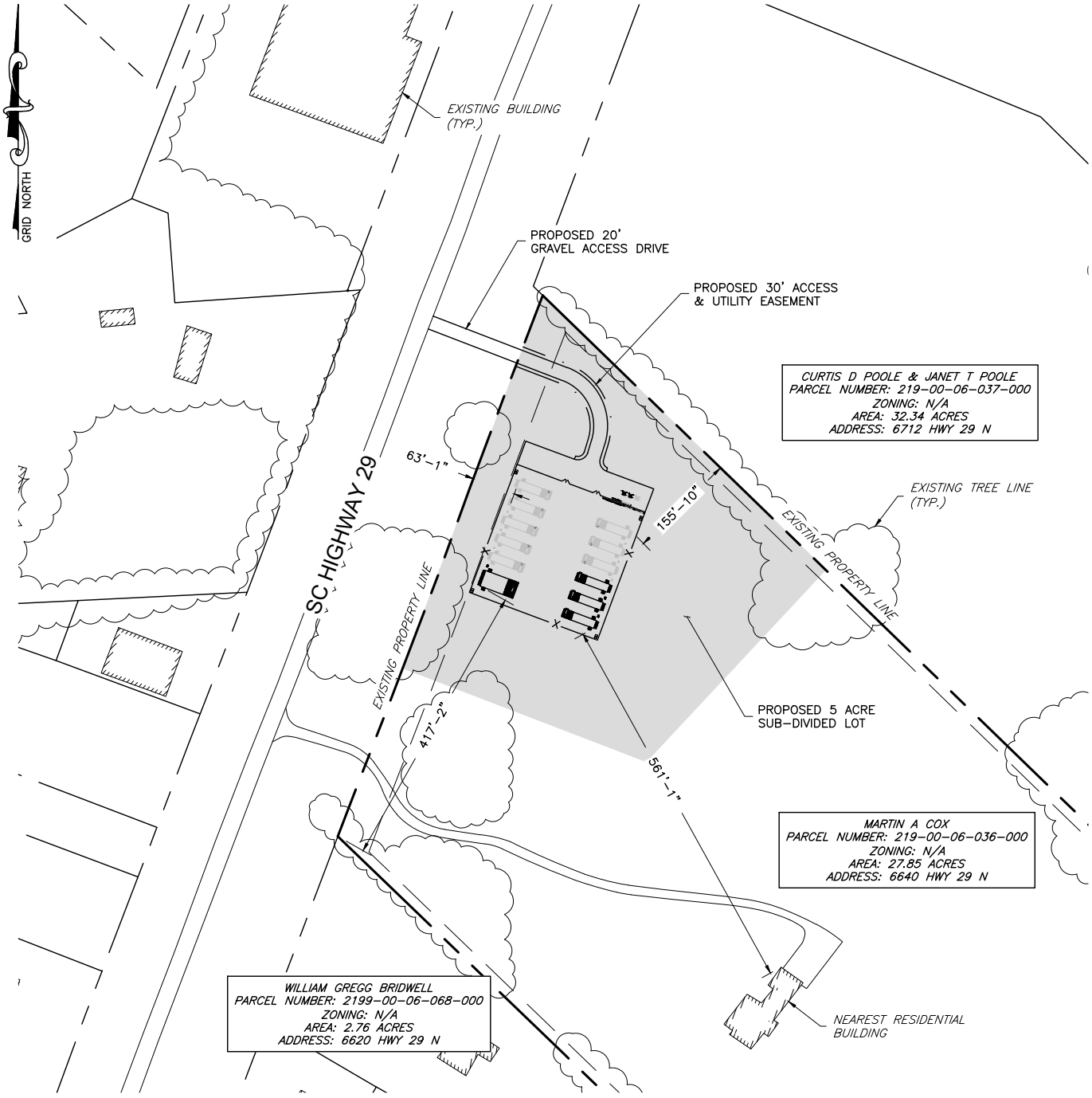
produce only limited, intermittent noise associated with generator testing and/or use. The project will not adversely affect public health, safety, or general welfare and will not substantially impact surrounding property values.

Justification / Need

The proposed facility will improve fiber optic network communications and reliability within the surrounding area, supporting residential users, businesses, and emergency communications infrastructure.

Conclusion

Based on the limited scope of work, and minimal site impact, the proposed project is consistent with Anderson County development review considerations and is respectfully submitted for approval.



PROPERTY PLAN

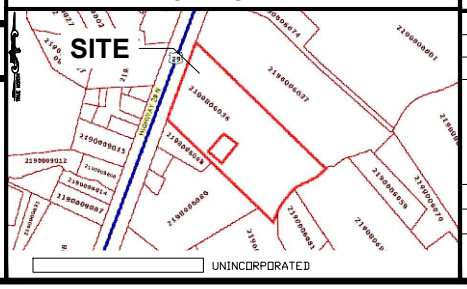
PROPERTY INFORMATION

OWNER: MARTIN A COX

OWNER ADDRESS: 6640 HWY 29 N

PARCEL NO.: 219-00-06-036-000
ZONING: N/A
AREA: 27.85 ACRES

ZONING MAP



ZONING INFORMATION

JURISDICTION: ANDERSON COUNTY

ZONING: N/A

DIMENSION	REQUIRED ±	PROPOSED ±
FRONT YARD SETBACK:	50.0'	63.1'±
NORTH SIDE YARD SETBACK:	15.0'	155.8'±
SOUTH SIDE YARD SETBACK:	15.0'	417.2'±
REAR YARD SETBACK:	15.0'	1405.8'±
NEAREST OFF-SITE RESIDENTIAL STRUCTURE:	N/A	561.1'±

LOT AREA: 27.85 ± ACRES

(ALL MEASUREMENTS ARE IN FEET ± UNLESS OTHERWISE NOTED)

verizon

HWY 29 PELZER
(911 ADDRESS TBD)
WILLIAMSTON, SC 29697
ANDERSON COUNTY

SITE INFORMATION

SITE VISIT BY: JW DATE: TBD

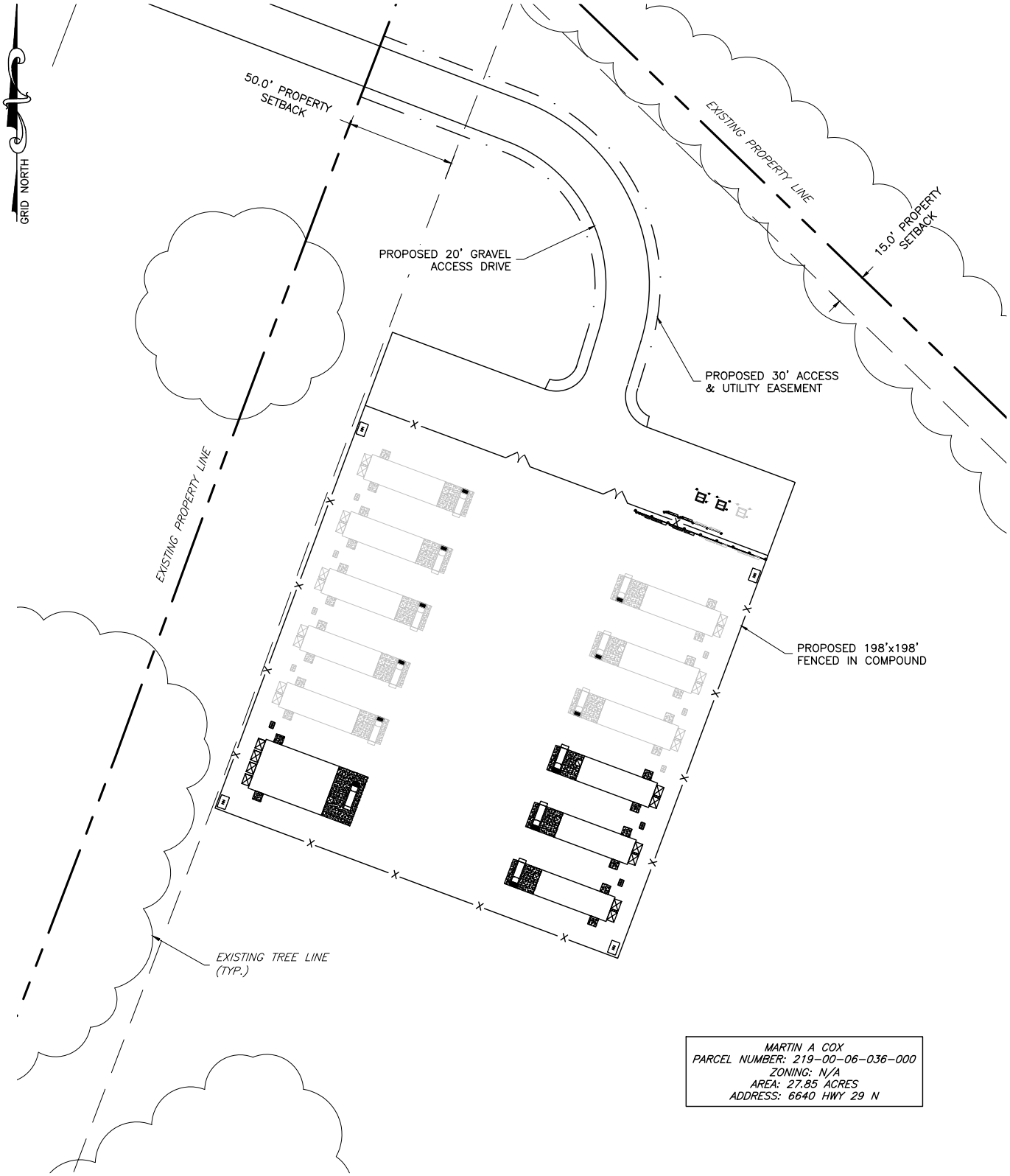
LAT (NAD 83): 34.6498°

LONG (NAD 83): -82.5213°

SHEET 1

6/30/2026
BY: CT


0145 E
Pelzer 29669
Highway 29 North US-04-0029
Cherokee Road S-04-0075
Ballard Road C-06-0041
2180015002
2190003018
2190003005
2190009026
2190009009
2190009027
2190006074
2190006001
2190009004
2190009035
2190006037
2190009015
2190009012
2190006036
2190006075
2190009031
2190006080
2190006078
2190009008
2190006062
2190006060
2190006070
6713 Unit R
6713 Unit J
6713 Unit H
6713 Unit C
6705
6712
6633 #A
6633 #B
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6605
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6516
29



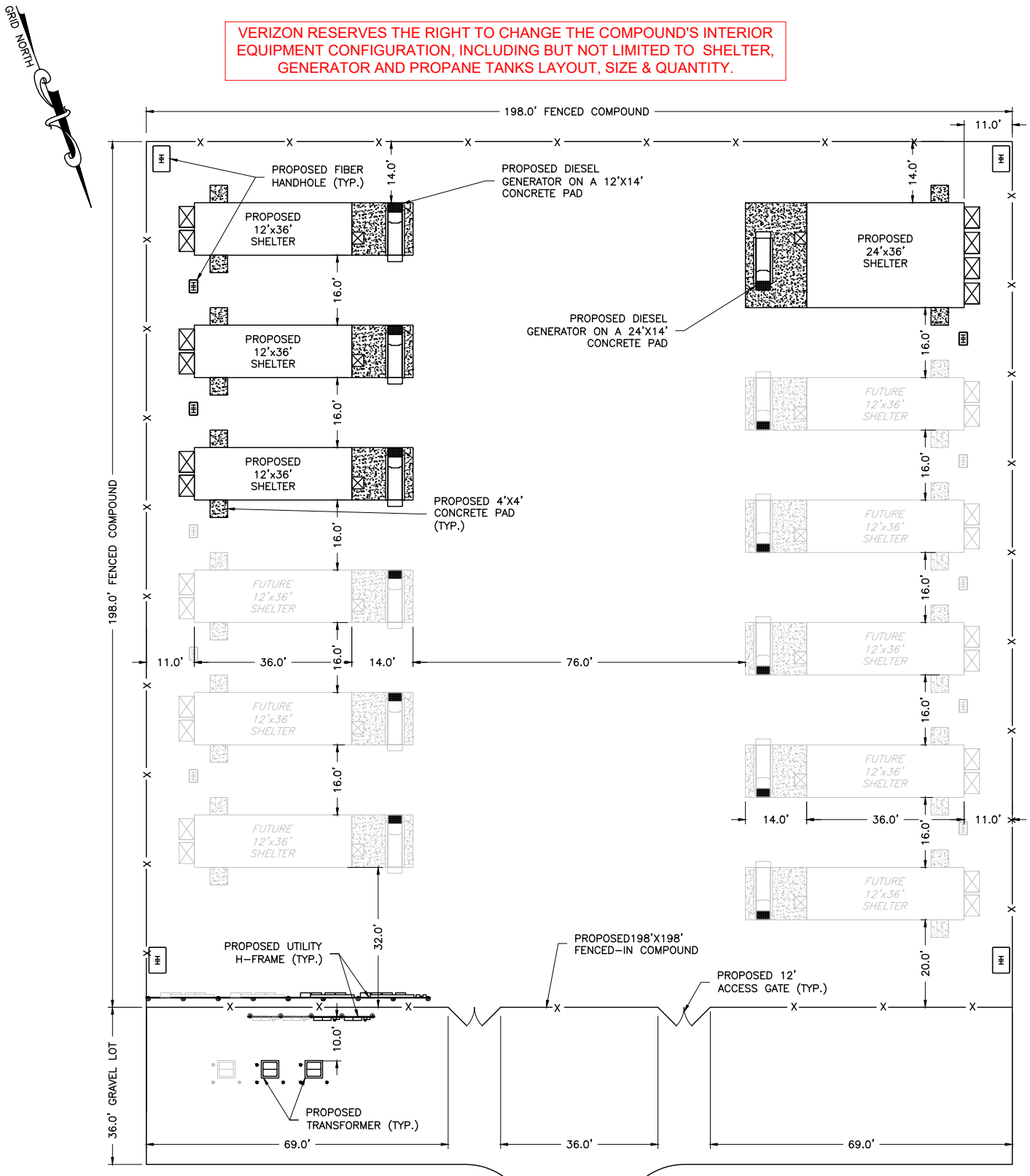
SITE PLAN

verizon

HWY 29 PELZER
(911 ADDRESS TBD)
WILLIAMSTON, SC 29697
ANDERSON COUNTY

SITE INFORMATION	
SITE VISIT BY: JW DATE: TBD	
LAT (NAD 83): 34.6498°	
LONG (NAD 83): -82.5213°	
SHEET 2	6/30/2026 BY: CT

VERIZON RESERVES THE RIGHT TO CHANGE THE COMPOUND'S INTERIOR EQUIPMENT CONFIGURATION, INCLUDING BUT NOT LIMITED TO SHELTER, GENERATOR AND PROPANE TANKS LAYOUT, SIZE & QUANTITY.



COMPOUND PLAN

verizon

HWY 29 PELZER
(911 ADDRESS TBD)
WILLIAMSTON, SC 29697
ANDERSON COUNTY

SITE INFORMATION	
SITE VISIT BY: JW DATE: TBD	
LAT (NAD 83): 34.6498°	
LONG (NAD 83): -82.5213°	
SHEET 3	6/30/2026 BY: CT

Anderson County Planning Commission

August 11 2026
6:00 PM

Staff Report – Preliminary Subdivision

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

Preliminary Subdivision Name:	Burress Farm
Intended Development:	Single Family (Conservation)
Applicant:	Wesley White
Surveyor/Engineer:	Ridgewater
Location/Access:	Hard Hillhouse Rd. Norris Rd. (State)
County Council District:	3, 5
Surrounding Land Use:	Residential/Vac.
Zoning:	Un-zoned
Tax Map Number:	99-00-10-001,99-00-06-001, 99-00-05-014, -017, -053, -024
Number of Acres:	388.30
Number of Lots:	1056
Variance:	No
Traffic Impact Analysis:	Roads & Bridges

NOTICE TO PLANNING COMMISSIONERS:
Please be advised that due to the new requirement that packages must be received within two (2) weeks prior to the meeting, all notifications and approvals for proposed development projects are not guaranteed to be included in your package. However, we will provide additional documentation via electronic email to all Commissioners and provide you with a hard copy on the night of the meeting once we receive acknowledgement and approval by the department or agency. If you have any questions, please let me know.

County of Anderson, SC

June 16, 2026

Record No: SPR-26-8

Subdivision Plat

Status: Active

Submitted On: 4/21/2026

Primary Location

34.449604, -82.719801

Owner

No owner information

Applicant

Wesley White
864-226-0980 ext. 1____
info@ridgewatereng.com
631 McGee Rd
Anderson, SC 29625

Property Owner(s)

Name*
CH Acquisitions LLC

Phone Number*
4078324304

Street Address*
4215 W Lovers Ln, Ste150

City*
Dallas

State*
Texas

Zip Code*
75209

Email*
sfroelich@columnarinvestments.com

Engineers/Surveyors

Name*
Wesley White

Email*
wesley@ridgewatereng.com

Project Information

Proposed Subdivision Name*
Burress Farms

Parcel/TMS#*
990006001, 990005017, 990010001, 990005053, 990005014, 99-00-05-024

County Council District*
3,5

School District*
3,5

Total Acreage*
388.3

Number of Lots*
1056

Intended Development*
No

Current Zoning*
None

Surrounding Land Uses*

Vacant Residential/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

In the process

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*

Sean Froelich
Apr 21, 2026

Signature of Applicant

Digital Signature*

Sean Froelich
Apr 20, 2026

For Office Use Only

Scheduled Public Hearing Date

7-14-2026

Planning Commission Decision

–

PRELIMINARY PLAT

OWNER'S CERTIFICATION

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

Date: 07/22/2026

[Owner] [Agent] [Name]: Sean Froelich

Signed: _____

DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this preliminary plat was prepared using a survey of the property prepared by Ridgewater Engineering Surveying, and dated June 12, 2026; And further that the proposed subdivision meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property.

By Name: Shaun Tooley

Signed: _____

Registered Professional No. 1137

Address: 223 North Graham St, Charlotte, NC

Telephone No. 704-333-0325

Date: 07/22/2026

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 provision of said development regulations.

Manager or Subdivision Administrator: _____

Date: _____

NOTE: Based on ordinances at the time of pre-application meeting on 08/07/2025

SITE DATA

TOTAL AREA:	+/- 399.64 AC
ZONING:	UNZONED

TMS: 990010001, 990006001 003/005, 990005014, 990005017, 990005053, 990005024

TOTAL LOTS:	1,051 LOTS
ALLOWED MINIMUM LOT WIDTH:	40 FT
PROVIDED MINIMUM LOT WIDTH:	40 FT
ALLOWED MINIMUM LOT SIZE:	5,000 SF
PROVIDED AVERAGE LOT SIZE:	6,610 SF
PROPOSED ROADS (PUBLIC 50'):	+/- 42,224 LF

SETBACKS:

INTERNAL FRONT:	20'
INTERNAL SIDE:	5'
INTERNAL REAR:	5'

CONSERVATION SUBDIVISION AREA:	399.64 AC
OPEN SPACE REQUIRED:	25% (99.91 AC)
OPEN SPACE PROVIDED:	44% (176.6 AC)
LOT DENSITY:	2.63 LOTS / AC

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

PHASE 1:
50' X 130' : 151 LOTS
60' X 130' : 123 LOTS

PHASE 2:
40' X 125' : 231 LOTS

PHASE 3:
45' X 120' : 132 LOTS

PHASE 4:
50' X 130' : 122 LOTS
60' X 130' : 74 LOTS

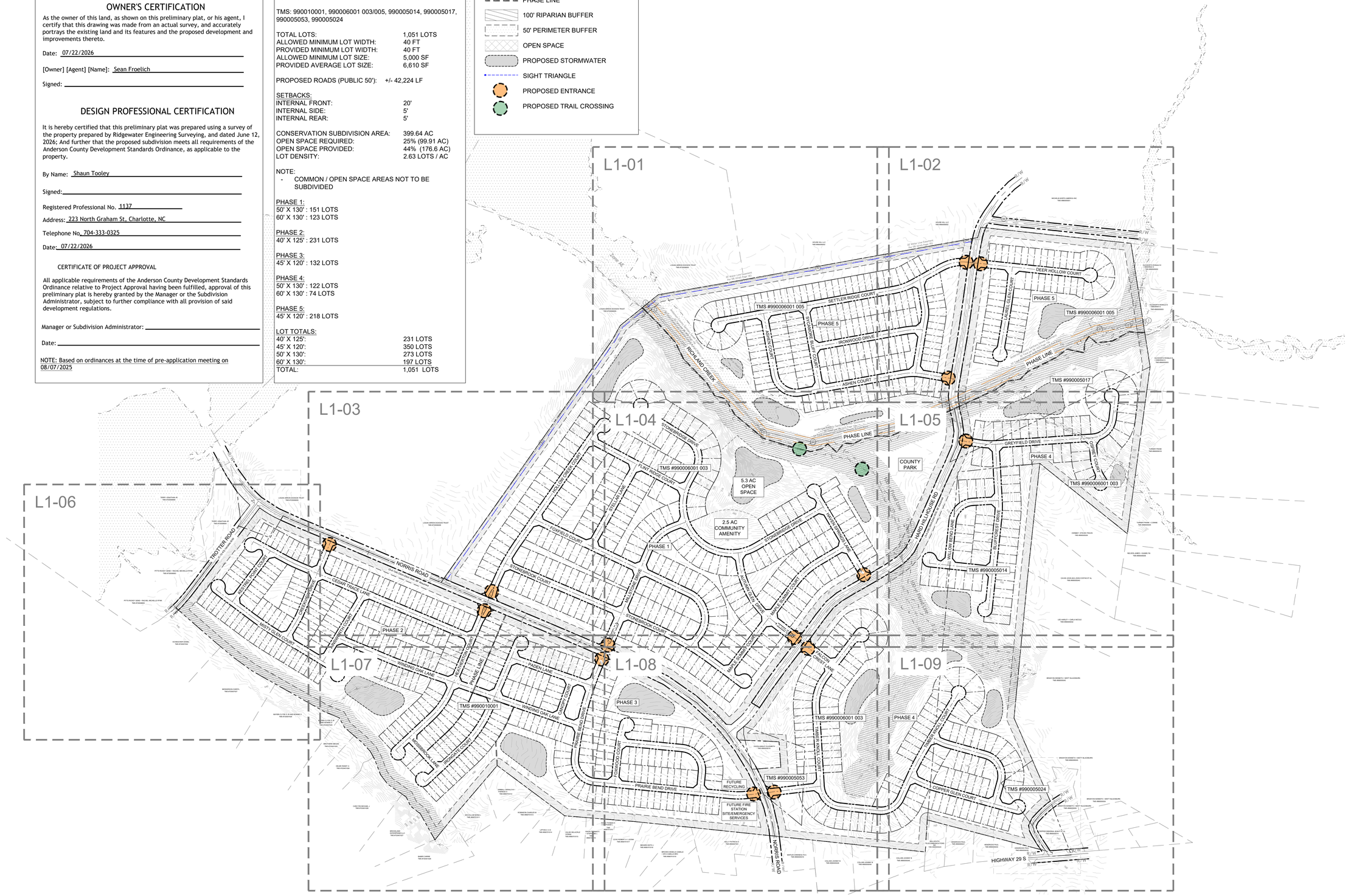
PHASE 5:
45' X 120' : 218 LOTS

LOT TOTALS:

40' X 125':	231 LOTS
45' X 120':	350 LOTS
50' X 130':	273 LOTS
60' X 130':	197 LOTS
TOTAL:	1,051 LOTS

LEGEND

- PROPERTY LINE
- PHASE LINE
- 100' RIPARIAN BUFFER
- 50' PERIMETER BUFFER
- OPEN SPACE
- PROPOSED STORMWATER
- SIGHT TRIANGLE
- PROPOSED ENTRANCE
- PROPOSED TRAIL CROSSING



LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP

SEAL

NORTH CAROLINA LANDSCAPE ARCHITECTURAL C-015 LandDesign, Inc.

STATE OF SOUTH CAROLINA SHAUN TOOLEY 7.22.26

PROJECT

BURRESS FARM

CH2 ACQUISITIONS, LLC.
ANDERSON COUNTY,
SOUTH CAROLINA

LANDDESIGN PROJ.#
1025311

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	06.08.2026
2	PRELIMINARY PLAT	07.22.2026

SCALE
VERT: N/A
HORZ: 1" = 300'
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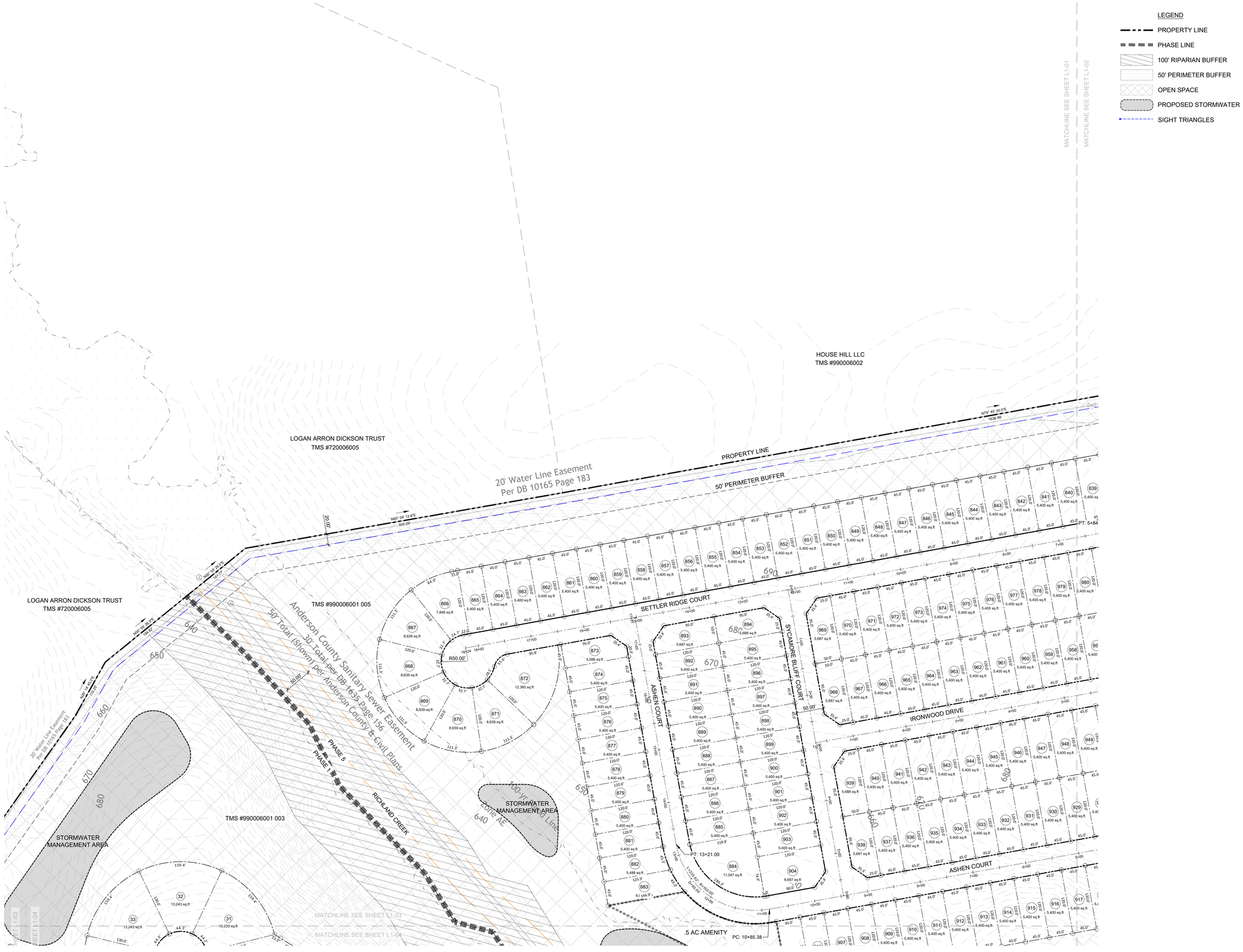
NORTH

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

L1-00



LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP

SEAL

NORTH CAROLINA LANDSCAPE ARCHITECTURAL C-015 REGISTERED LandDesign, INC.

SHAUN TOOLEY NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT

7.22.26

PROJECT

BURRESS FARM

CH2 ACQUISITIONS, LLC.
ANDERSON COUNTY,
SOUTH CAROLINA

LANDDESIGN PROJ.# 1025311

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	06.08.2026
2	PRELIMINARY PLAT	07.22.2026

SCALE

VERT: N/A
HORZ: 1" = 80'

0 40 80 160

SHEET TITLE

SITE PLAN ENLARGEMENT

SHEET NUMBER

L1-01



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223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP

SEAL

NORTH CAROLINA LANDSCAPE ARCHITECTURE C-015 LandDesign, INC.

SOUTH CAROLINA SHAUN TOOLEY 7·22·26

PROJECT

BURRESS FARM

CH2 ACQUISITIONS, LLC.
ANDERSON COUNTY,
SOUTH CAROLINA

LANDDESIGN PROJ.#
1025311

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	06.08.2026
2	PRELIMINARY PLAT	07.22.2026

SCALE
VERT: N/A
HORZ: 1" = 80'
0 40 80 160

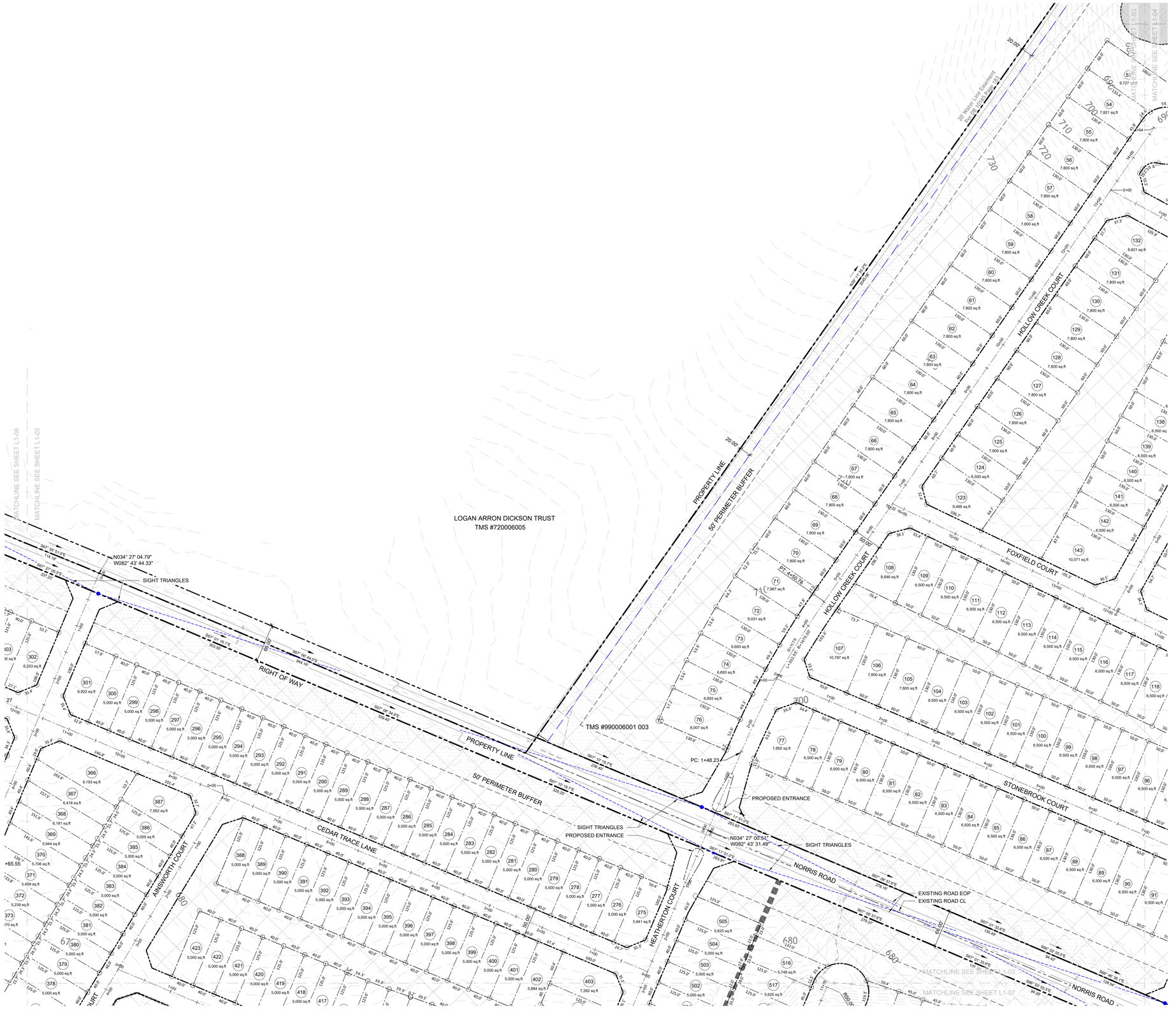
NORTH

SHEET TITLE

SITE PLAN ENLARGEMENT

SHEET NUMBER

L1-02



LEGEND

- PROPERTY LINE
- PHASE LINE
- 100' RIPARIAN BUFFER
- 50' PERIMETER BUFFER
- OPEN SPACE
- PROPOSED STORMWATER
- SIGHT TRIANGLES

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP

SEAL

NORTH CAROLINA LANDSCAPE ARCHITECTURAL C-015 REGISTERED LandDesign, INC.

SHAUN TOOLEY REGISTERED LANDSCAPE ARCHITECT NORTH CAROLINA

7·22·26

PROJECT

BURRESS FARM

CH2 ACQUISITIONS, LLC.
ANDERSON COUNTY,
SOUTH CAROLINA

LANDDESIGN PROJ.#
1025311

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	06.08.2026
2	PRELIMINARY PLAT	07.22.2026

SCALE
VERT: N/A
HORZ: 1" = 80'
0 40 80 160

NORTH

SHEET TITLE

SITE PLAN ENLARGEMENT

SHEET NUMBER

L1-03



LEGEND

- PROPERTY LINE
- PHASE LINE
- 100' RIPARIAN BUFFER
- 50' PERIMETER BUFFER
- OPEN SPACE
- PROPOSED STORMWATER
- SIGHT TRIANGLES

LandDesign.

223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP

SEAL

NORTH CAROLINA LANDSCAPE ARCHITECTURAL C-015 LandDesign, INC.

SOUTH CAROLINA LANDSCAPE ARCHITECTURE SHAUN TOOLEY 7-22-26

PROJECT

BURRESS FARM

CH2 ACQUISITIONS, LLC.

ANDERSON COUNTY,

SOUTH CAROLINA

LANDDESIGN PROJ.#

1025311

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	06.08.2026
2	PRELIMINARY PLAT	07.22.2026

SCALE

VERT: N/A
HORZ: 1" = 80'

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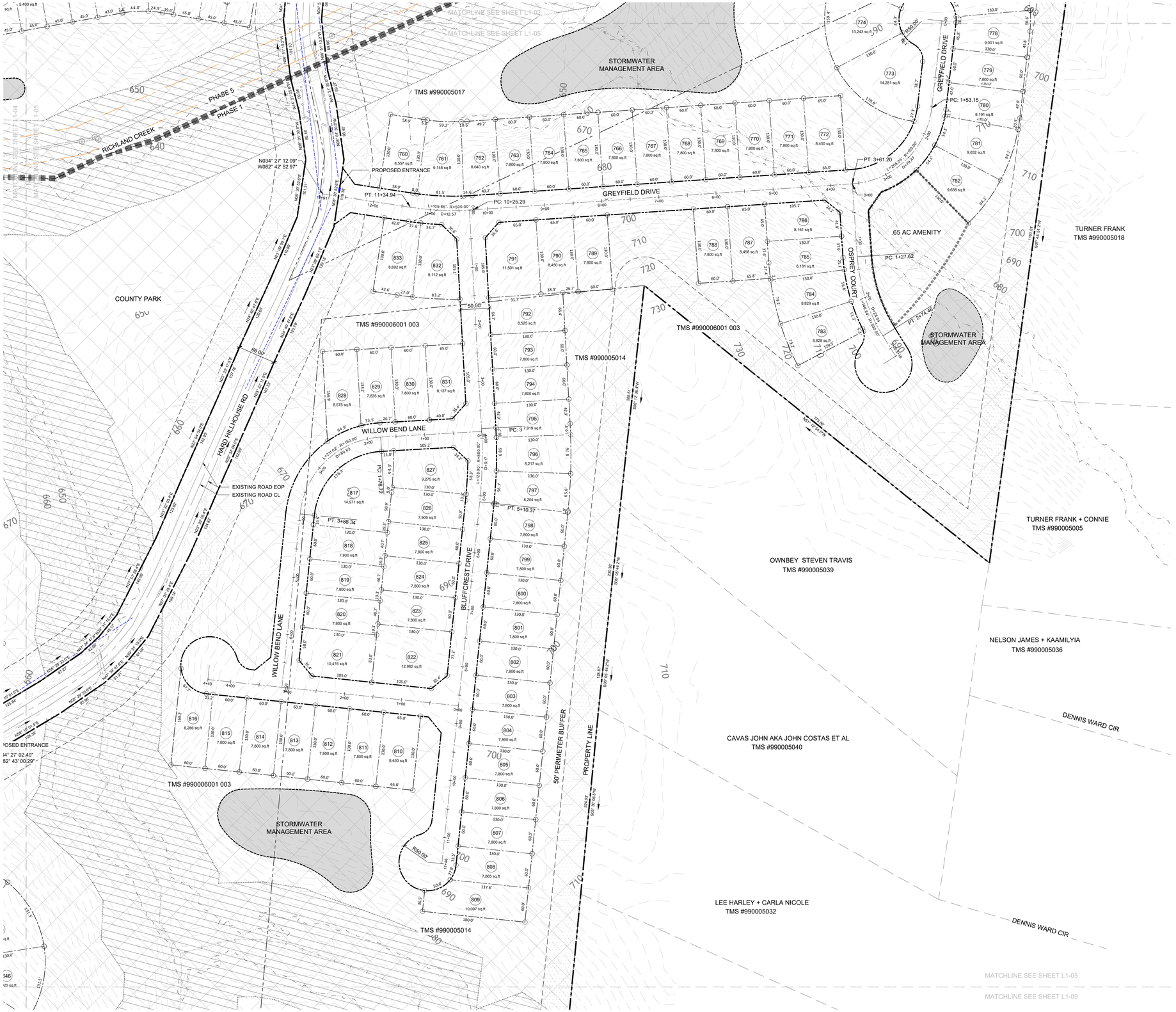
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SHEET TITLE

SITE PLAN ENLARGEMENT

SHEET NUMBER

L1-04



LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP

SEAL

NORTH CAROLINA LANDSCAPE ARCHITECTURAL C-015 LandDesign, INC.

STATE OF SOUTH CAROLINA SHAUN TOOLEY 7-22-26

PROJECT

BURRESS FARM

CH2 ACQUISITIONS, LLC.
ANDERSON COUNTY,
SOUTH CAROLINA

LANDDESIGN PROJ.#
1025311

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	06.08.2026
2	PRELIMINARY PLAT	07.22.2026

SCALE
VERT: N/A
HORZ: 1" = 80'
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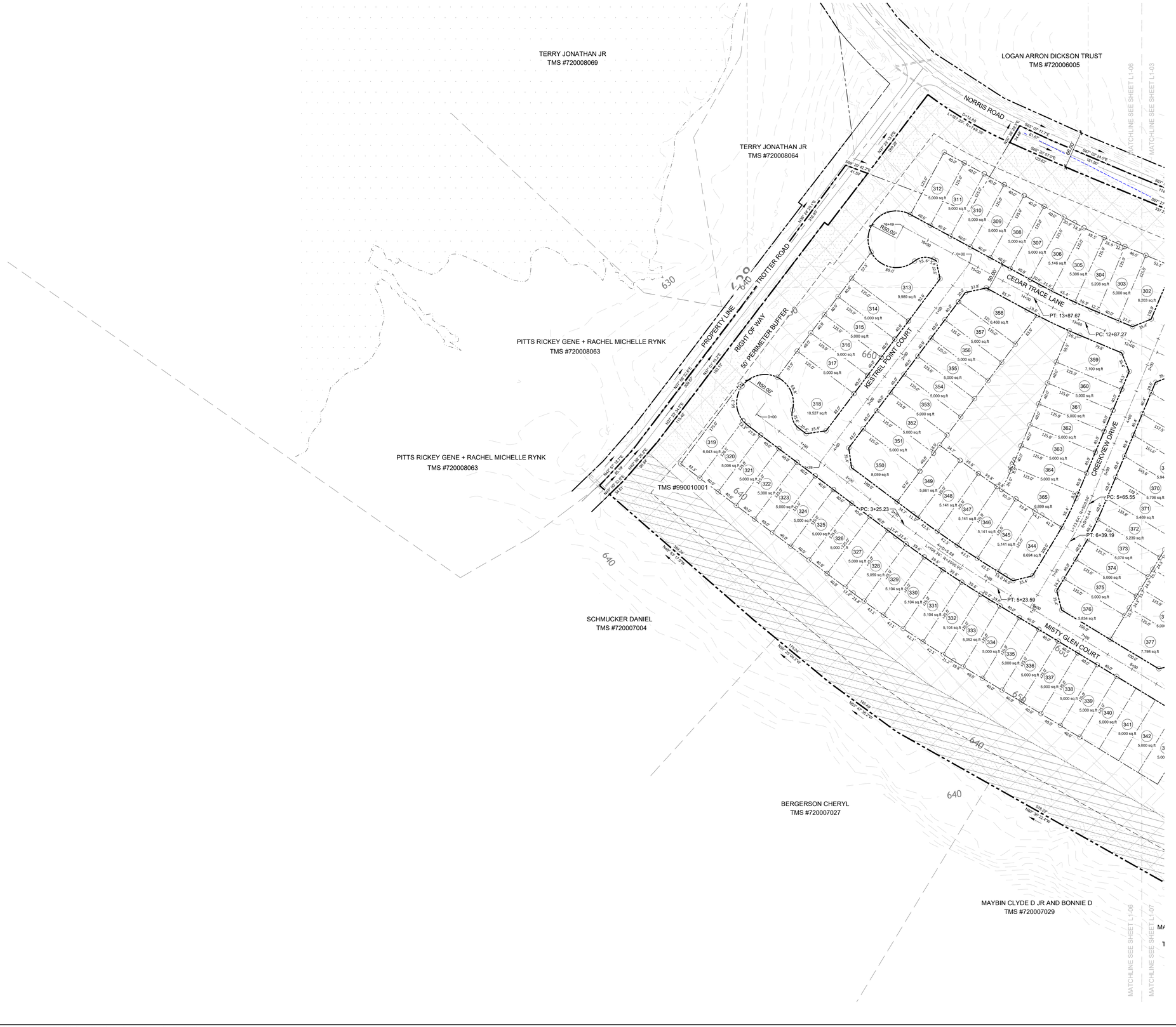
NORTH

SHEET TITLE

SITE PLAN ENLARGEMENT

SHEET NUMBER

L1-05



LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP

SEAL

NORTH CAROLINA LANDSCAPE ARCHITECTURAL C-015 LandDesign, Inc.

STATE OF SOUTH CAROLINA SHAUN TOOLEY 7.22.26

7·22·26

PROJECT

BURRESS FARM

CH2 ACQUISITIONS, LLC.

ANDERSON COUNTY,

SOUTH CAROLINA

LANDDESIGN PROJ.#

1025311

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	06.08.2026
2	PRELIMINARY PLAT	07.22.2026

SCALE

NORTH

VERT: N/A
HORZ: 1" = 80'

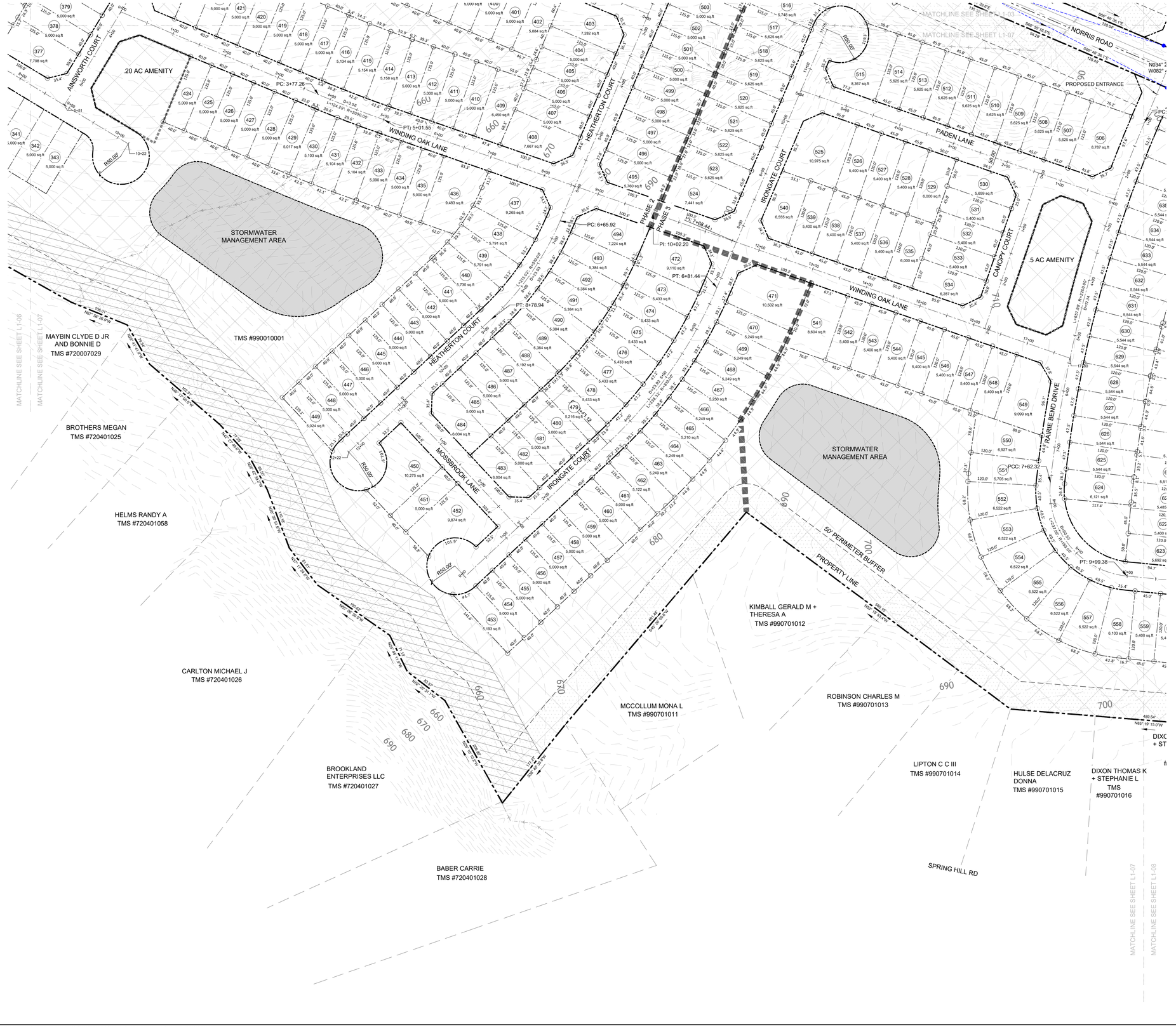
0 40 80 160

SHEET TITLE

SITE PLAN ENLARGEMENT

SHEET NUMBER

L1-06



LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP

SEAL

NORTH CAROLINA LANDSCAPE ARCHITECTURE C-015 LandDesign, Inc.

SHAUN TOOLEY 7-22-26

PROJECT

BURRESS FARM

CH2 ACQUISITIONS, LLC.
ANDERSON COUNTY,
SOUTH CAROLINA

LANDDESIGN PROJ.#
1025311

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	06.08.2026
2	PRELIMINARY PLAT	07.22.2026

SCALE
VERT: N/A
HORZ: 1" = 80'
0 40 80 160

NORTH

SHEET TITLE

SITE PLAN ENLARGEMENT

SHEET NUMBER

L1-07



LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP

SEAL

NORTH CAROLINA LANDSCAPE ARCHITECTURE C-015 LandDesign, Inc.

SOUTH CAROLINA LANDSCAPE ARCHITECTURE SHAUN TOOLEY 7.22.26

PROJECT

BURRESS FARM

CH2 ACQUISITIONS, LLC.
ANDERSON COUNTY,
SOUTH CAROLINA

LANDDESIGN PROJ.#
1025311

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	06.08.2026
2	PRELIMINARY PLAT	07.22.2026

SCALE
VERT: N/A
HORZ: 1" = 80'
0 40 80 160

NORTH

SHEET TITLE
SITE PLAN ENLARGEMENT

SHEET NUMBER
L1-08



LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP

SEAL

NORTH CAROLINA LANDSCAPE ARCHITECTURAL C-015 REGISTERED LandDesign, INC.

STATE OF SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT SHAUN TOOLEY

7.22.26

PROJECT

BURRESS FARM

CH2 ACQUISITIONS, LLC.

ANDERSON COUNTY,

SOUTH CAROLINA

LANDDESIGN PROJ.#
1025311

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	06.08.2026
2	PRELIMINARY PLAT	07.22.2026

SCALE

VERT: N/A
HORZ: 1" = 80'

0 40 80 160

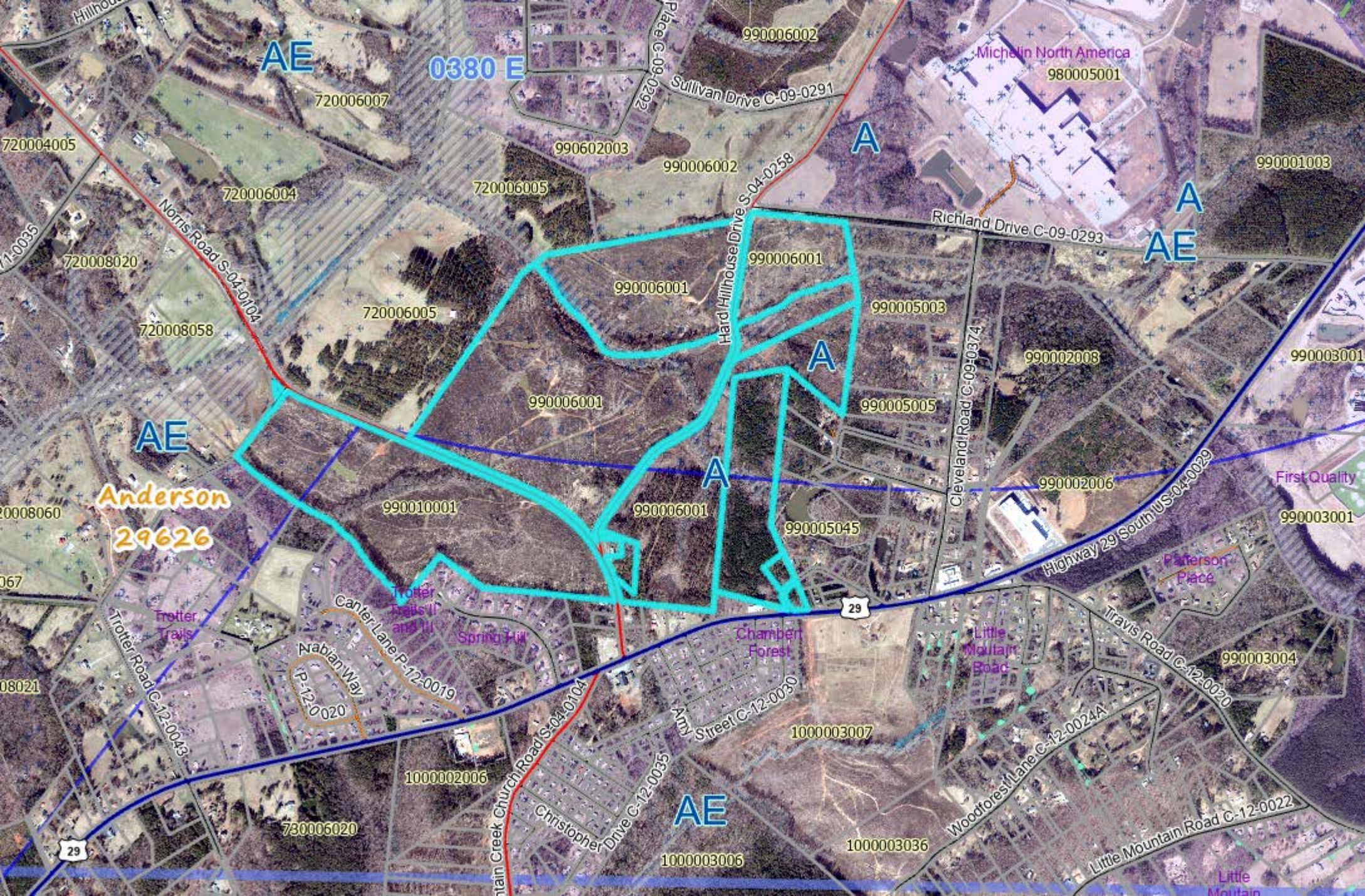
NORTH

SHEET TITLE

SITE PLAN ENLARGEMENT

SHEET NUMBER

L1-09


AE
0380 E
A
AE
A
AE
A
AE
990006002
Michelin North America
980005001
720006007
Sullivan Drive C-09-0291
720004005
990602003
990006002
990001003
720006004
720006005
Hard Hillhouse Drive S-04-0258
Richland Drive C-09-0293
Norris Road S-04-0104
720008020
990006001
990006001
990005003
720006005
720008058
Cleveland Road C-09-0374
990002008
990003001
990006001
990005005
990002006
First Quality
Anderson
29626
990010001
990006001
990005045
990003001
Highway 29 South US-04-0029
Patterson Place
Trotter Trails
Trotter Trails II and III
Canter Lane P-12-0019
Spring Hill
Chambert Forest
Little Mountain Road
Travis Road C-12-0020
990003004
Trotter Road C-12-0043
Arabian Way
P-12-0020
Ann Street C-12-0030
1000003007
1000002006
730006020
Christopher Drive C-12-0035
1000003036
Woodforest Lane C-12-0024A
Little Mountain Road C-12-0022
1000003006
29
29

July 15, 2025

Charlie Walls
Vice President – Land
Columnar Investments

RE: 990006001, 990005017, 990010001, 990005053

Dear Sirs,

Anderson County does have sewer infrastructure capable of serving the proposed development. This infrastructure exists mainly in available capacity at the Wastewater Treatment Plant. Anderson County does not have wastewater collection infrastructure in the general area of the proposed project. The closes connection point is located approximately 2 miles away at the intersection of Lee Dobbins Rd and Big Generostee Creek

Anderson County is providing this sewer infrastructure information for planning purposes only. Anderson County does not guarantee sewer access.

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

Sincerely,

Timothy A Haynes
Engineer

Tommy Dunn
Chairman, District 5

Brett Sanders
V. Chairman, District 4

Chris Sullivan
Council District 1

Glenn Davis
Council District 2

Greg Elgin
Council District 3

Jimmy Davis
Council District 6

Cindy Wilson
Council District 7

Renee D. Watts
Clerk to Council

ANDERSON COUNTY
SOUTH CAROLINA

Rusty Burns | County Administrator
rburns@andersoncountysc.org

PO Box 8002, Anderson, South Carolina 29622-8002 | www.andersoncountysc.org

Outlook

FW: Burris Farms Subdivision

From Jonathan A. Batson <Jonathan.Batson@andersoncountysc.gov>
Date Tue 7/7/2026 10:47 AM
To Tim Cartee <tim.cartee@andersoncountysc.gov>

I didn't have any comments.

From: Jonathan A. Batson
Sent: Wednesday, June 24, 2026 3:41 PM
To: Tim Cartee <tim.cartee@andersoncountysc.gov>; Bill Rutledge <bill.rutledge@andersoncountysc.gov>; Timothy Haynes <Timothy.Haynes@andersoncountysc.gov>
Subject: RE: Burris Farms Subdivision

I don't have anything.

From: Tim Cartee <tim.cartee@andersoncountysc.gov>
Sent: Monday, June 15, 2026 8:57 AM
To: Bill Rutledge <bill.rutledge@andersoncountysc.gov>; Jonathan A. Batson <Jonathan.Batson@andersoncountysc.gov>; Timothy Haynes <Timothy.Haynes@andersoncountysc.gov>
Subject: Burris Farms Subdivision

Your thoughts?

Tim Cartee

Land Development Administrator

O:864-260-4719

Timothy.Cartee@andersoncountysc.gov

Development Standards

401 E. River St.

Anderson, SC 29624

ANDERSON COUNTY GIS AND E911 ADDRESSING DEPARTMENT

P O BOX 8002

Anderson, SC 29622-8002

GIS: Tel: 864-260-1056 • Fax: 864-260-4099

E911 Addressing: Tel 864-260-4392 • Fax: 260-4795

Physical Address: 401 E River St, Anderson, SC 29624

Property viewer: www.andersoncountysc.org

Date: 04-24-2026 Expires : 04-24-2029

Developer: **CH ACQUISITIONS, LLC - ATTN: SEAN FROELICH**

Contact Info: **4215 W LOVERS LANE, SUITE 150, DALLAS, TX 75209 407-832-4304**

Email: **sfroelich@columnarinvestments.com**

The Anderson County GIS and 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 of driveway locations are required for corner lots unless designated on site plan or final plat.**

Subdivision Name: **Burress Farm - NAME APPROVED**

Parent TMS: 990010001, 990006001, 990005053, 990005017, 990005014, 990005024

Zip Code: **ANDERSON 29626** ESN: **146**

Road Name:	Status:	Road Name:	Status:	Road Name:	Status:
Millstone Drive	APPROVED	Ainsworth Court	APPROVED	Foxwood Court	APPROVED
Autumn Glen Drive	APPROVED	Misty Glen Court	APPROVED	Ironwood Drive	APPROVED
Haven Springs Lane	APPROVED	Flint Ridge Court	APPROVED	Ashen Court	APPROVED
Hollow Creek Court	APPROVED	Irongate Court	APPROVED	Settler Ridge Court	APPROVED
Maple Summit Court	APPROVED	Greyfield Drive	APPROVED	Laurel Glen Court	APPROVED
Stonebrook Court	APPROVED	Bluffcrest Drive	APPROVED	Sycamore Bluff Court	APPROVED
Foxfield Court	APPROVED	Willow Bend Lane	APPROVED	Deer Hollow Court	APPROVED
Stonebridge Drive	APPROVED	Osprey Court	APPROVED	Paden Lane	APPROVED
Creekview Drive	APPROVED	Copper Glen Court	APPROVED	Mossbrook Lane	APPROVED
Cedar Trace Lane	APPROVED	Timber Knoll Court	APPROVED	Stellar Lane	APPROVED
Winding Oak Lane	APPROVED	Prairie Bend Drive	APPROVED		
Kestrel Point Court	APPROVED	Falcon Crest Lane	APPROVED		
Heatherton Court	APPROVED	Canopy Court	APPROVED		

Subdivision Name: **THE HOMEPLACE AT ANDERSON LAKE - APPROVED**

Parent TMS: 1690011009,003,1700007004,001,002,003,005,1950010009,1960012001,049

Zip Code: **WILLIAMSTON SC 29697** ESN: **141**

Road Name:	Status:	Road Name:	Status:	Road Name:	Status:
TAMARA DR	APPROVED	VENICE LN	APPROVED	COMO CIR	APPROVED
GIBRELLE DR	APPROVED	PARMA PL	APPROVED	GIOVANNI DR	APPROVED
SAYDEE WAY	APPROVED	MODENA CT	APPROVED	ASTI LN	APPROVED
PENN PL	APPROVED	EMELIA WAY	APPROVED	CARPI CT	APPROVED
FIRESIDE DR	APPROVED	LIVORNO DR	APPROVED	VITTORIA LN	APPROVED
GLENHOLLOW RD	APPROVED	RAVENNA LN	APPROVED	TIVOLI LN	APPROVED
ELIAS LN	APPROVED	SALERNO CT	APPROVED	CALILLY TRL	APPROVED
MILAN LN	APPROVED	LATINA LN	APPROVED	SELLARI CT	APPROVED
NAPLES WAY	APPROVED	TRENTO PL	APPROVED		
TURIN TRL	APPROVED	VICENZA WAY	APPROVED		
PALERMO DR	APPROVED	TERNI CT	APPROVED		
GENOA WAY	APPROVED	PISA CT	APPROVED		
VERONA DR	APPROVED	LUCCA DR	APPROVED		

All addresses must be issued by the E911 Addressing Office or GIS.

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 one-year extension of the road names reservation may be submitted to Anderson County E911 Office.

If you have any questions or require additional information, please call Zee (864) 260-4392 or Kevin (864) 260-4687.

Respectfully,

Anderson County GIS and E911 Addressing Dept

AT&T
C&E South Carolina

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

Date: 6/16/2026

RE: BURRESS FARM SUBDIVISION, Anderson, SC
Anderson County

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

Blue Ridge Electric Cooperative, Inc. • 327 Pearman Dairy Road • Anderson, South Carolina 29625
1-800-240-3400 • FAX 864/225-7953

July 31st, 2025

Address- Hillhouse Dr Anderson SC

Tax Parcels- 990006001-003,

990006001-005,

990005017,

990010001,

990005053

To Whom it may concern,

Regarding the electric power installation for parcels listed above in Anderson, SC. Blue Ridge Electric Cooperative does have three phase power onsite to meet service requirements, however a large portion of these properties are in unassigned territory. Blue Ridge Electric Cooperative will coordinate with Duke Energy to determine what parts Blue Ridge Electric will serve. Once this is determined Blue Ridge Electric will coordinate with the property owner/ builder about the power installation and facilities placements, upon receiving time frames, dates, site plans, etc. Please let me know if you have any questions or concerns.

Thanks,

Justin Trotter

Field Design Engineer

Office- 864-898-2247

Mobile- 864-270-3824

Email- justin.trotter@blueridge.coop

7/25/25

Charlie Walls
Columnar Investments
Parcel ID: **990006001-003, 990006001-005, 990005017, 990010001, 990005053**

Charlie,

This letter is to confirm that Piedmont Natural Gas does not have natural gas main with readily available service at these parcels. Please note, the capability to provide natural gas service to any site or customer(s) on our system will require an engineering analysis that is based on the specific needs of each individual customer(s). As such, the absence of a natural gas line near a particular site does not necessarily mean that Piedmont is unable to serve that site. On the other hand, a gas line located near a particular site does not necessarily mean that service is readily available to that site without additional infrastructure and/or investment. It is Piedmont Natural Gas policy to extend gas service to potential customers at company expense whenever possible. We will need to review site plans to evaluate *exact* load requirements and *exact* service lengths to determine if this is feasible.

An engineering analysis can be conducted by Piedmont upon the prospective customer furnishing; the connected gas load, projected usage profile, number of new homes, and required delivery pressure to determine extension and any cost to provide service.

We appreciate your considering natural gas for your energy needs and look forward to working with you to promote economic development in our service area.

Sincerely,

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

Starr-Iva Water and Sewer District
104 Roy Arnold Road
Starr, South Carolina, 29684
O: 864-352-6717
bbates@siwater.net

April 21, 2026

Ridgewater Engineering & Surveying
Attn: Mr. Wesley White, PE
P.O. Box 806
Anderson, SC 29622

Subject: Water Availability Letter for potential Burress Farms development

Dear Mr. Wesley White,

I hope that you are doing well. This letter is to confirm that the Starr-Iva Water and Sewer District has accessible potable water service for the potential Burress Farms development project located in the proposed TMS #s below:

990006001-003, 990006001-005, 990005017, 990010001, and 990005053.

Based on the information provided by you and the representative of the Developer, several of the proposed sites fall within our existing water infrastructure service area. Given that some of the service area overlaps with the West Anderson Water District, the Starr-Iva Water and Sewer District is willing to partner with our neighboring utility to ensure that this opportunity can be a success for our growing County.

As you know, final service capacity and connection requirements are subject to detailed engineering review and approval of construction plans, should progress continue. Likewise, all applicable conditions, fees, and approvals must be met in accordance with our utility's standards and policies.

If you have any questions or need further information, please feel free to contact our office at 864-352-6717 or via email at bbates@siwater.net.

Kindest regards,

Bryan Bates
General Manager
Starr-Iva Water & Sewer District

ANDERSON DISTRICT 3

Kathy D. Hipp, Superintendent

335 WEST FRONT STREET | P.O. BOX 118 | IVA, SC 29655 | (864) 348-6196 | WWW.ACSD3.ORG

July 6, 2026

To the Anderson County Planning Commission:

The proposed Burress Farm subdivision is in the student attendance zone for Starr Elementary School, Starr-Iva Middle School, and Crescent High School.

Presently, Starr Elementary and Starr-Iva Middle School are at capacity, and Crescent High School is at 80% capacity.

The district is in a building program to rebuild the middle school allowing space for an additional 200 students. Crescent Middle School will be completed in July of 2028.

Sincerely,

Kathy D. Hipp

Kathy D. Hipp

Committed to Excellence

Planning & Advisory Services

April 10, 2025



ANDERSON SCHOOL DISTRICT 5 TOTAL ENROLLMENT

	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
PK	399	456	463	472	472	472	472	472	472	472	472	472	472	472
K	851	857	880	843	869	855	843	849	866	876	882	891	900	909
1	940	904	889	906	888	903	889	876	882	892	902	908	917	926
2	986	906	892	888	910	882	897	884	871	877	891	904	910	919
3	984	985	892	900	897	921	887	902	893	880	885	899	911	917
4	960	987	987	904	903	900	918	884	896	887	877	882	895	907
5	931	967	985	1003	912	899	894	915	882	894	885	875	880	893
Total PK-5	**6051**	**6062**	**5988**	**5916**	**5851**	**5832**	**5800**	**5782**	**5762**	**5778**	**5794**	**5831**	**5885**	**5943**
6	1005	911	920	959	1032	921	916	911	934	913	927	921	910	916
7	1032	1011	919	909	962	1036	922	917	912	939	918	932	926	915
8	1020	1017	983	926	915	967	1043	927	922	920	948	927	941	935
Total: 6-8	**3057**	**2939**	**2822**	**2794**	**2909**	**2924**	**2881**	**2755**	**2768**	**2772**	**2793**	**2780**	**2777**	**2766**
9	1126	1137	1139	1148	1058	1047	1102	1188	1058	1056	1048	1086	1061	1077
10	957	1029	1002	974	1020	937	928	976	1053	942	941	933	968	946
11	836	802	910	839	878	922	844	837	878	949	850	850	840	874
12	743	733	700	817	800	839	879	807	800	841	907	814	813	806
Total: 9-12	**3662**	**3701**	**3751**	**3778**	**3756**	**3745**	**3753**	**3808**	**3789**	**3788**	**3746**	**3683**	**3682**	**3703**
Total PK-12	**12770**	**12702**	**12561**	**12488**	**12516**	**12501**	**12434**	**12345**	**12319**	**12338**	**12333**	**12294**	**12344**	**12412**
Total PK-12	12770	12702	12561	12488	12516	12501	12434	12345	12319	12338	12333	12294	12344	12412
Change		*-68*	*-141*	*-73*	*28*	*-15*	*-67*	*-89*	*-26*	*19*	*-5*	*-39*	*50*	*68*
%-Change		*-0.5%*	*-1.1%*	*-0.6%*	*0.2%*	*-0.1%*	*-0.5%*	*-0.7%*	*-0.2%*	*0.2%*	*0.0%*	*-0.3%*	*0.4%*	*0.6%*
Total: PK-5	6051	6062	5988	5916	5851	5832	5800	5782	5762	5778	5794	5831	5885	5943
Change		*11*	*-74*	*-72*	*-65*	*-19*	*-32*	*-18*	*-20*	*16*	*16*	*37*	*54*	*58*
%-Change		*0.2%*	*-1.2%*	*-1.2%*	*-1.1%*	*-0.3%*	*-0.5%*	*-0.3%*	*-0.3%*	*0.3%*	*0.3%*	*0.6%*	*0.9%*	*1.0%*
Total: 6-8	3057	2939	2822	2794	2909	2924	2881	2755	2768	2772	2793	2780	2777	2766
Change		*-118*	*-117*	*-28*	*115*	*15*	*-43*	*-126*	*13*	*4*	*21*	*-13*	*-3*	*-11*
%-Change		*-3.9%*	*-4.0%*	*-1.0%*	*4.1%*	*0.5%*	*-1.5%*	*-4.4%*	*0.5%*	*0.1%*	*0.8%*	*-0.5%*	*-0.1%*	*-0.4%*
Total: 9-12	3662	3701	3751	3778	3756	3745	3753	3808	3789	3788	3746	3683	3682	3703
Change		*39*	*50*	*27*	*-22*	*-11*	*8*	*55*	*-19*	*-1*	*-42*	*-63*	*-1*	*21*
%-Change		*1.1%*	*1.4%*	*0.7%*	*-0.6%*	*-0.3%*	*0.2%*	*1.5%*	*-0.5%*	*0.0%*	*-1.1%*	*-1.7%*	*0.0%*	*0.6%*

ANDERSON SCHOOL DISTRICT 5 SUPPLEMENTAL TABLES

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

	2023	2028	*2023-2028 Change*	2033	*2028-2033 Change*	*2020-2033 Change*
Calhoun	421	436	*3.6%*	454	*4.1%*	*7.8%*
Centerville	578	540	*-6.6%*	566	*4.8%*	*-2.1%*
Concord	596	630	*5.7%*	643	*2.1%*	*7.9%*
McLees	527	482	*-8.5%*	494	*2.5%*	*-6.3%*
Midway	699	661	*-5.4%*	670	*1.4%*	*-4.1%*
Nevitt Forest	535	503	*-6.0%*	522	*3.8%*	*-2.4%*
New Prospect	401	401	*0.0%*	425	*6.0%*	*6.0%*
North Pointe	434	400	*-7.8%*	413	*3.3%*	*-4.8%*
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.

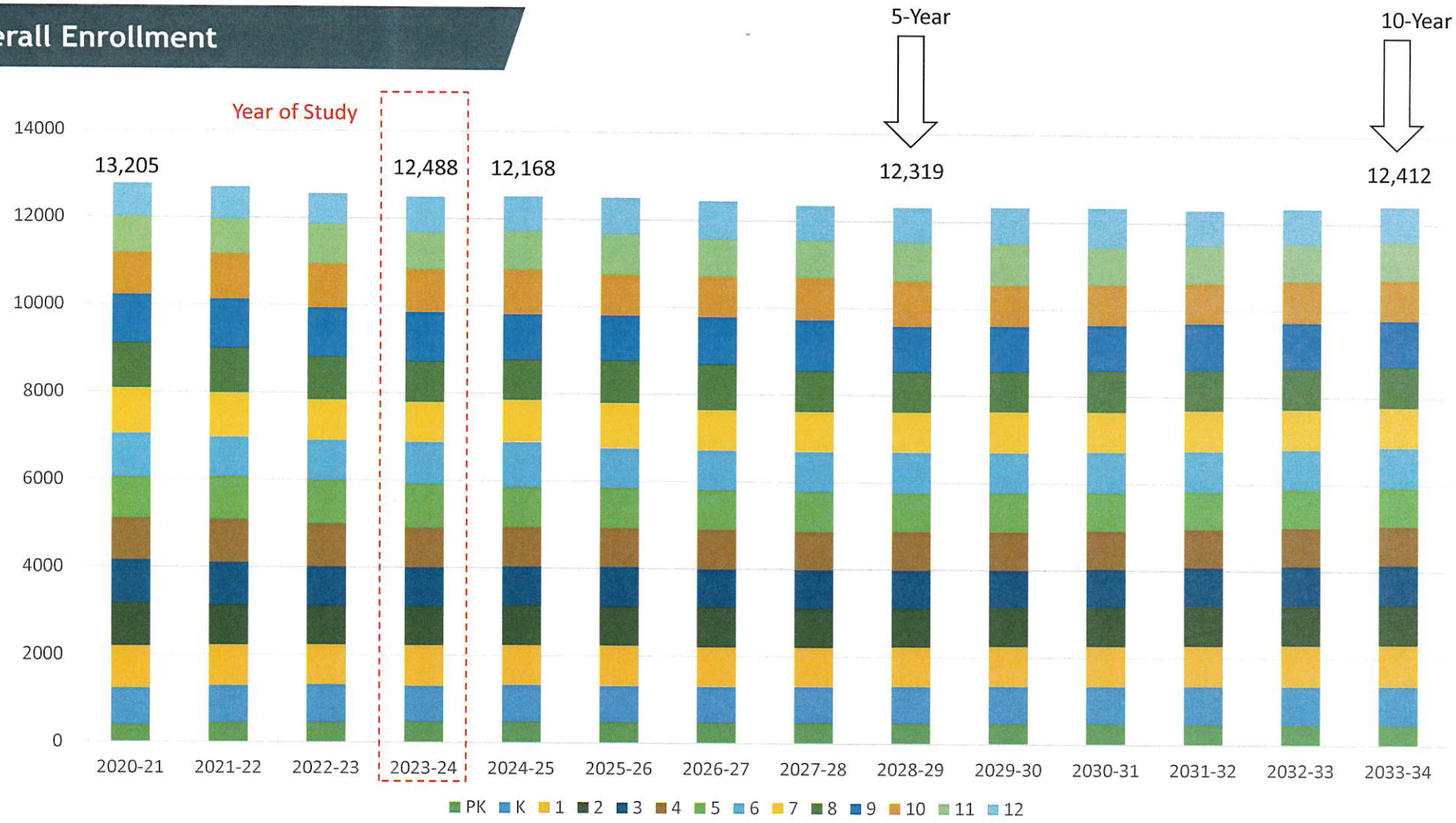
Calculating Campus Capacity

School	Building Size (Gross SF)	Grade Levels	CAPACITY: Theoretical Capacity	CAPACITY: Maximum Capacity	CAPACITY: Target Capacity	Comparative Analysis: Current Enrollment: Current Year Enrollment (FY 2024-2025)	Current Enrollment: % of Target Capacity	Current Enrollment: Current Year Enrollment Number vs. Target Capacity	Baseline 5-Year Forecast (FY 2028-2029): Forecasted Enrollment at 135-Day Enrollment (FY 2028-2029)	Baseline 5-Year Forecast (FY 2028-2029): % of Target Capacity	Baseline 5-Year Forecast (FY 2028-2029): Enrollment Number vs. Target Capacity (Number of Students)	Baseline 10-Year Forecast (FY2033-2034): Forecasted Enrollment at 135-Day Enrollment (FY 2033-2034)	Baseline 10-Year Forecast (FY2033-2034): % of Target Capacity	Baseline 10-Year Forecast (FY2033-2034): Enrollment Number vs. Target Capacity (Number of Students)
Current Facilities - ELEMENTARY SCHOOLS														
Calhoun Academy of the Arts	115,556	4k- 5th	840	739	**702**	416	59%	-286	456	65%	-246	474	67%	-228
Centerville Elementary School	92,945	4k- 5th	942	827	**786**	539	69%	-247	542	69%	-244	586	75%	-200
Concord Elementary School	92,945	4k- 5th	900	791	**751**	620	83%	-131	650	87%	-101	663	88%	-88
Homeland Park Primary School	70,758	4k- 2nd	446	396	**376**	405	107%	29	431	115%	55	444	118%	68
McLees Elementary School	128,900	4k- 5th	1,070	957	**909**	551	61%	-358	522	57%	-387	534	59%	-375
Midway Elementary School	151,730	4k- 5th	1,437	1,270	**1,206**	687	57%	-519	681	56%	-525	690	57%	-516
New Prospect Elementary	81,041	4k- 5th	733	653	**620**	422	68%	-198	441	71%	-179	465	75%	-155
Nevitt Forest Elementary School	80,194	4k- 5th	668	587	**558**	541	97%	-17	543	97%	-15	562	101%	4
North Pointe Elementary School	134,038	4k- 5th	784	698	**663**	505	76%	-158	440	66%	-223	453	68%	-210
Varennes Elementary School	95,566	3rd- 5th	727	646	**614**	387	63%	-227	359	58%	-255	377	61%	-237
Whitehall Elementary School	97,566	4k- 5th	670	601	**571**	508	89%	-63	527	92%	-44	543	95%	-28
Subtotal	1,141,239				**7,756**	**5,581**	72%	-2,175	**5,592**	72%	-2,164	**5,791**	75%	-1,965

Calculating Campus Capacity

School	Building Size (Gross SF)	Grade Levels	CAPACITY: *Theoretical Capacity*	*Maximum Capacity*	**Target Capacity**	Comparative Analysis: Current Enrollment — Current Year Enrollment (FY 2023-2024)	*% of Target Capacity*	Current Year Enrollment Number vs. Target Capacity	Baseline 5-Year Forecast (FY 2028-2029) — Forecasted Enrollment at 135-Day Enrollment (FY 2028-2029)	*% of Target Capacity*	Enrollment Number vs. Target Capacity (Number of Students)	Baseline 10-Year Forecast (FY2033-2034) — 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	135,273	6th- 8th	*1,080*	*811*	**771**	667	*87%*	-104	637	*83%*	-134	652	*85%*	-119
McCants Middle School	194,585	6th- 8th	*1,422*	*1,060*	**1,007**	577	*57%*	-430	561	*56%*	-446	551	*55%*	-456
Robert Anderson Middle School	193,745	6th- 8th	*1,616*	*1,204*	**1,143**	1,154	*101%*	11	1,147	*100%*	4	1,143	*100%*	0
Southwood Academy of the Arts	137,413	6th- 8th	*1,350*	*988*	**938**	389	*41%*	-549	423	*45%*	-515	420	*45%*	-518
Subtotal	661,016				**3,859**	**2,787**	*72%*	-1,072	**2,768**	*72%*	-1,091	**2,766**	*72%*	-1,093
Current Facilities - HIGH SCHOOLS														
TL Hanna High School	291,278	9th- 12	*2,400*	*1,800*	**1,710**	1,813	*106%*	103	1,835	*107%*	125	1,791	*105%*	81
TL Hanna High School, Athletics	--	9th- 12			**--**									
Westside High School	316,900	9th- 12	*2,408*	*1,804*	**1,713**	1,646	*96%*	67	1,887	*110%*	174	1,845	*108%*	132
Westside High School, Athletics	--	9th- 12			**--**									
Subtotal	732,267				**3,423**	**3,459**	*101%*	36	**3,789**	*111%*	366	**3,703**	*108%*	280

Overall Enrollment



Anderson County Planning Commission

August 11, 2026
6:00 PM

Staff Report – Preliminary Subdivision

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

Preliminary Subdivision Name:	Camden Crest
Intended Development:	Single Family
Applicant:	Wesley White
Surveyor/Engineer:	Ridgewater
Location/Access:	Spearman Rd. (County)
County Council District:	4
Surrounding Land Use:	Residential
Zoning:	Un-zoned
Tax Map Number:	193-00-08-004
Number of Acres:	39.64
Number of Lots:	28
Variance:	No
Traffic Impact Analysis:	Does not require TIS.

Subdivision Plat

SPR-26-11

Submitted On: Jun 22, 2026

Applicant

Wesley White
864-226-0980
@ wesley@ridgewatereng.com

Primary Location

Point Location: 34.6710, -82.5538

Property Owner(s)

Name
Clayton Properties Group Inc

Phone Number
8645807487

Street Address
535 Brooksire Rd, Ste A

City
Greer

State
SC

Zip Code
29651

Email
Pingram@mungo.com

Engineers/Surveyors

Name	Email
Wesley White	wesley@ridgewatereng.com

Project Information

Proposed Subdivision Name
Camden Crest

Parcel/TMS#
1930008004

County Council District
4

School District
1

Total Acreage
39.64

Number of Lots
28

Intended Development
Single-Family Residential

Current Zoning
None

Surrounding Land Uses
East/South/West-vacant; North-Spearman Rd; Northwest-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

N/A-Contact made with roads & bridges

Verification of Acknowledgement

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

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

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

Digital Signature

true

Signature of Applicant

Digital Signature

true





LOCATION MAP

PRELIMINARY PLAT

OWNER'S CERTIFICATION

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

Date: 6-18-26

[Owner] [Agent] [Name]: Pat Ingram, Clayton Properties Group Inc.

Signed: _____

DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this preliminary plat was prepared using a survey of the property prepared by John C. Smith, RLS, and dated December 1974; And further that the proposed subdivision meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property.

By Name: J. Wesley White, PE

Signed: _____

Registered Professional No. 25827

Address: PO Box 806, Anderson, SC 29622

Telephone No. 864-260-0980

Date: 6-18-26

CERTIFICATE OF PROJECT APPROVAL

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

Manager or Subdivision Administrator: _____

Date: _____

SITE DATA

TMS #:	1930008004
TOTAL AREA:	±39.64 ACRES
ZONING:	UNZONED
TOTAL LOTS:	28 LOTS
ALLOWED MINIMUM LOT WIDTH:	100 FT
PROVIDED MINIMUM LOT WIDTH:	100 - 110 FT
ALLOWED MINIMUM LOT SIZE:	25,000 SF
PROVIDED MINIMUM LOT SIZE:	52,938.50 SF/1.22 AC
PROPOSED ROADS:	TOTAL: ±1,651 LF (±0.31 MI) PUBLIC ROAD (50' R/W)

SETBACKS

INTERNAL FRONT:	30'
INTERNAL SIDE:	15'
INTERNAL REAR:	15'
SPEARMAN RD:	40'

BUFFERYARD

PERIMETER:	10 FT TYPE II

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

CAMDEN CREST
TMS #1930008004

Clayton Properties Group Inc DBA Mungo Homes 535 Brookshire Rd, Ste A, Greer, SC 29651	Ridgewater Engineering & Surveying, LLC P.O. Box 806 Anderson SC 29622 864.226.0980
OWNER	ENGINEER OR SURVEYOR

Date:	6-18-26
Drawn By:	JWW
Checked:	JWW
Job Number:	26144
Revisions:	0

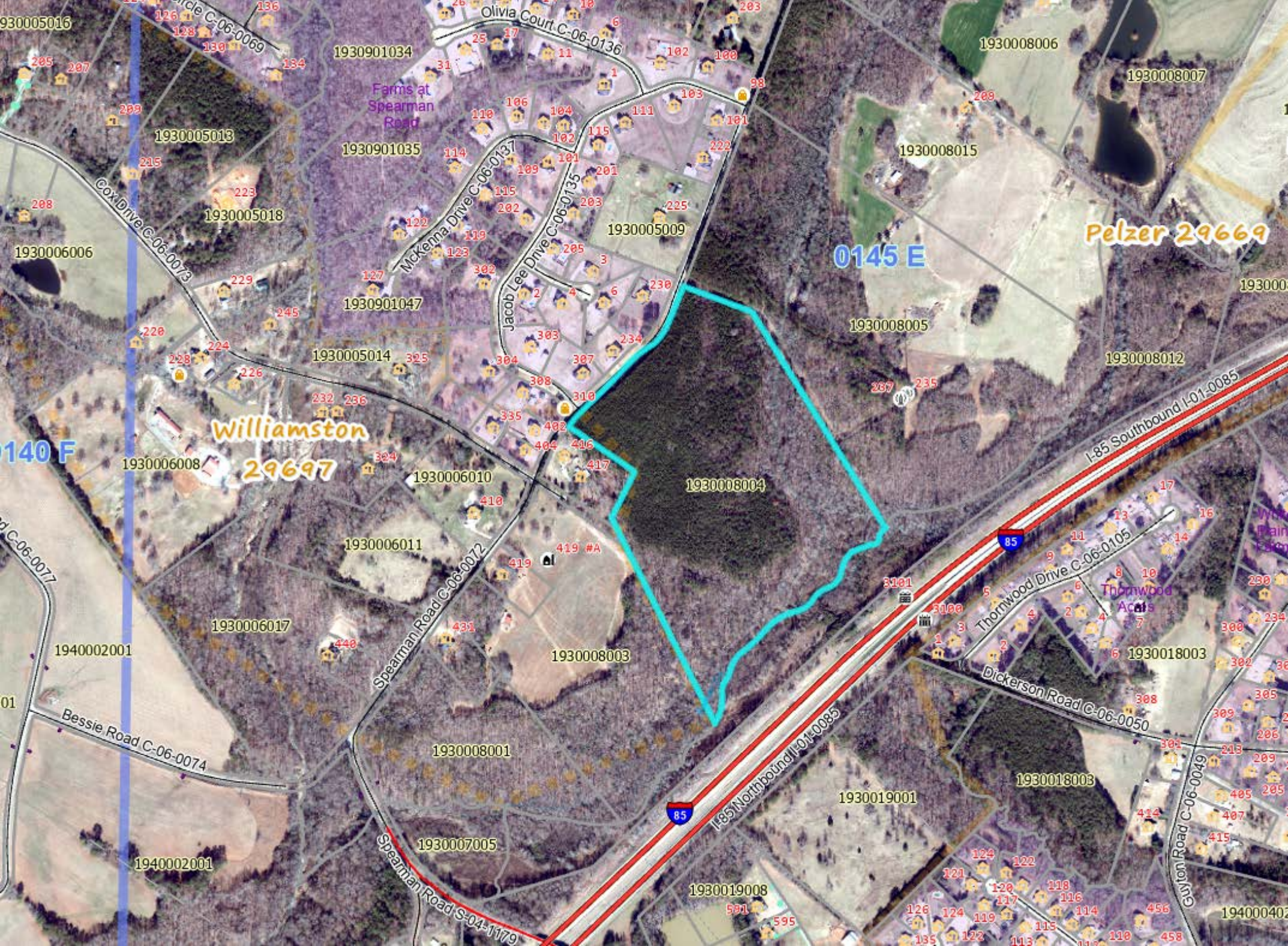
100 0 50 100
SCALE: 1 in = 100 ft.

SOUTH CAROLINA
RIDGEWATER ENGINEERING & SURVEYING
No. 5816
CERTIFICATE OF AUTHORIZATION

RIDGEWATER
ENGINEERING & SURVEYING

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

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


Olivia Court C-06-0136
Farms at Spearman Road
McKenna Drive C-06-0137
Jacob Lee Drive C-06-0135
Cox Drive C-06-0073
Williamston 29697
Pelzer 29669
0145 E
140 F
Spearman Road C-06-0072
Bessie Road C-06-0074
I-85 Southbound I-01-0085
I-85 Northbound I-01-0085
Thornwood Drive C-06-0105
Thornwood Acres
Dickerson Road C-06-0050
Guyton Road C-06-0049
Spearman Road S-04-1179
1930008004
1930901034
1930901035
1930901047
1930005009
1930005013
1930005014
1930005018
1930006006
1930006008
1930006010
1930006011
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1930008007
1930008012
1930008015
1930018003
1930019001
1930019008
1940002001
1930007005

MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES

DATE: **July 1, 2026**

TO: **Wesley White, PE**
Ridgewater Engineering & Surveying

FROM: **Bill Rutledge**
Assistant Principal Engineer

Cc: **Tim Cartee**
Land Development Administrator

SUBJECT: **Camden Crest subdivision preliminary plat**

The proposed road layout for this development 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

PO Box 8002, Anderson, South Carolina 29622-8002 | www.andersoncountysc.org

wesley@ridgewatereng.com

From: Timothy Haynes <Timothy.Haynes@andersoncountysc.gov>
Sent: Tuesday, June 23, 2026 8:22 AM
To: wesley@ridgewatereng.com; Timothy Haynes; Derrick B. Singleton
Subject: RE: [External]Camden Crest Subdivision - Availability Letter

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Secured by Check Point

Wesley

We don't have anything near there.

Tim Haynes, PE
Anderson County
Wastewater
Timothy.haynes@andersoncountysc.gov

From: wesley@ridgewatereng.com <wesley@ridgewatereng.com>
Sent: Monday, June 22, 2026 1:20 PM
To: Timothy Haynes <thaynes@andersoncountysc.org>; Derrick B. Singleton <dbsingleton@andersoncountysc.org>
Subject: [External]Camden Crest Subdivision - Availability Letter

You don't often get email from wesley@ridgewatereng.com. Learn why this is important

Tim/Derrick,
Attached is the PDF of a preliminary plat for a 28 lot subdivision off of Spearman Rd. near Cox Dr. (TMS # 1930008004) in Anderson County. Let me know if this is within your service area and something you can provide. I don't think sewer is near our site. Call or email with any questions.
Thanks,
Wesley

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

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.

From: Jonathan A. Batson
Sent: Wednesday, June 24, 2026 3:53 PM
To: Tim Cartee
Subject: RE: Camden Crest Subdivision

I don’t have anything.

From: Tim Cartee <tim.cartee@andersoncountysc.gov>
Sent: Wednesday, June 24, 2026 3:43 PM
To: Jonathan A. Batson <Jonathan.Batson@andersoncountysc.gov>
Subject: Fw: Camden Crest Subdivision

From: Tim Cartee <tim.cartee@andersoncountysc.gov>
Sent: Monday, June 22, 2026 4:08 PM
To: Bill Rutledge <bill.rutledge@andersoncountysc.gov>; Jonathan A. Batson <Jonathan.Batson@andersoncountysc.gov>; Timothy Haynes <Timothy.Haynes@andersoncountysc.gov>
Subject: Camden Crest Subdivision

Your thoughts?

Tim Cartee
Land Development Administrator
O:864-260-4719
Timothy.Cartee@andersoncountysc.gov

Development Standards
401 E. River St.
Anderson, SC 29624

From: Anthony Hamby <ahamby@acfd.org>
Sent: Tuesday, June 23, 2026 9:09 AM
To: Tim Cartee
Cc: kay3@acfd.org
Subject: [External]Re: Camden Crest Subdivision

You don't often get email from ahamby@acfd.org. Learn why this is important

Good morning, Terry is no longer in the Fire Marshal's office if you can please direct all of these to me from now on please.
The Fire Marshal's office concerns to consider on all subdivisions is road widths and water supply. For ISO ratings and taxpayers to have lower insurance all subdivisions need to insure homes have a hydrant within 1000 feet. When approving roadways they need to be maintained with minimum widths and consider if road side parking will hinder this in the future.

On Tue, Jun 23, 2026 at 6:32 AM Terry Vaughan <tvaughan@acfd.org> wrote:

> Terry Vaughan. Anderson County Training Coordinator 210 McGee Rd Anderson SC 29625
> Email. Tvaughan@acfd.org
> Cell # 864-328-4439
> Office 864-260-4016 ext 208
>
> Begin forwarded message:
>
> **From:** Tim Cartee <tim.cartee@andersoncountysc.gov>
> **Date:** June 22, 2026 at 4:07:02 PM EDT
> **To:** tvaughan@acfd.org, Steve Kelly <askelly@andersoncountysc.org>
> **Subject: Camden Crest Subdivision**
>
> Good afternoon, Anderson County Council has amended land use ordinance 24-335 with ordinance number 2024-042. The amendment requires the Land Development Administrator send copies of the preliminary plat for your review and comments to all appropriate school districts, fire marshal, EMS, utility providers and SCDOT , if state roads are impacted.
>
> Your comments will be presented to the Planning Commission to help in their decision for proposed developments in Anderson County. I appreciate your time in reviewing the preliminary plat and look forward to your comments.
>
> Tim Cartee
> Land Development Administrator
> O:864-260-4719
> Timothy.Cartee@andersoncountysc.gov
>
> Development Standards
> 401 E. River St.
> Anderson, SC 29624

--

Anthony Hamby
Anderson County Head Fire Marshal F-1
AHamby@acfd.org 864-260-4016 EXT. 204
https://acfd.org/

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.

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: **06/19/2026** Expires : **06/19/2029**

Developer: **CLAYTON PROPERTIES GROUP INC DBA MUNGO HOMES**

Contact Info: **535 BROOKSHIRE RD STE A, GREER, SC 651**

Email: **ATTN PAT INGRAM PINGRAM@MUNGO.COM 864-580-8574**

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: **CAMDEN CREST NAME APPROVED** Parent TMS: **1930008004**

Zip Code: **PELZER 29669** ESN: **117**

Road Name:	Status:
CAMDEN CREST DR	**NAME APPROVED**
FRANCINE ST	**NAME APPROVED**
CAROLINE ST	**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

AT&T
C&E South Carolina

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

Date: 7/8/2026

RE: Camden Crest Subdivision,
Anderson County SC

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

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

June 24th, 2026

Address- Spearman Rd

Tax Parcel- 1930008004

To Whom it may concern,

Regarding the electric power installation for the parcel listed above in Anderson SC, Blue Ridge Electric Cooperative will be the power provider. Once construction begins, Blue Ridge Electric will coordinate with the property owner/ builder about the power installation and facilities placements, upon receiving time frames, dates, site plans, etc. Please let me know if you have any questions or concerns.

Thanks,

Justin Trotter

Field Design Engineer

Office- 864-898-2247

Mobile- 864-270-3824

Email- justin.trotter@blueridge.coop

June 22, 2026

Attn: J Wesley White
Ridgewater Engineering & Surveying
P. O. Box 806 Anderson, SC 29622
Cell: 864-634-4399

RE: Gas Availability for TMS #1930008004

Dear Mr. White,

Thank you for requesting information regarding natural gas availability for the proposed development located in Anderson County, South Carolina. This property is identified by Anderson County Tax Map Number (TMS) 1930008004.

Fort Hill Natural Gas Authority is the natural gas provider for this area. Based on our review of the existing system, the natural gas main serving this vicinity has sufficient capacity, volume, and pressure to support the proposed development.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

Joe Wilson
Business Development Representative
Office: 864-859-6375
Mobile: 864-423-9006
Toll Free: 1-800-573-5556
joe.wilson@fhnga.com

POWDERSVILLE WATER

Address:
1719 Circle Road
Powdersville, SC 29642

Phone: (864) 269-5440
Fax: (864) 295-1496
www.powdersvillewater.org

June 25, 2026

Mr. J. Wesley White, PE
Ridgewater Engineering and Surveying
P O Box 806
Anderson, SC 29622

Re: Camden Crest Subdivision
Anderson County Tax Parcel 1930008004, 28 Single Family Residential Lots

Dear Mr. White,

Please be advised that Powdersville Water (PW) has adequate capacity to serve the referenced project. This letter is not intended to be a commitment to serve the project. Water commitment will be provided once adequate capacity has been purchased by the project owner. Once all fees are collected and the proposed water improvements have been constructed in accordance with our current Development Policy and Design Specifications, PW will accept ownership, operation, and maintenance responsibilities for the water infrastructure. The new water facilities will become a part of PW's water distribution system (SCDES #0420002).

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

Sincerely,

Chris Rasco
Project Manager

Cc: Project File

Anderson School District One

Dr. Seth Young, Superintendent

- A Tradition of Excellence -

May 26, 2026

To Whom It May Concern:

I am writing to express serious concern regarding the intersection of Highway 81 and Old Williamston Road in the Powdersville area of Anderson County. Over the last 2 years, as Superintendent of Anderson School District One, I have become more aware of the need for all stakeholders to work together for the best interest of our community, and I am requesting immediate action from SCDOT regarding the ongoing operational and safety issues at this location.

Due to the extreme growth in the Powdersville community especially along Highway 81 north of Highway 86, a traffic study has already been conducted on this intersection which identified serious safety concerns. Since this traffic study was completed, traffic volumes and development have continued in this area despite pleas from concerned stakeholders without help from the Anderson County Planning Commission or the Department of Transportation. This intersection is dangerous and something needs to be done sooner rather than later to ensure the safety of those in our community.

Recently a Dollar General store was built near this dangerous intersection. This introduces additional turning movements and traffic that will further impact both functionality and public safety if improvements are not made. Another Dollar General was built in our community at the intersection of Highway 88 and Mountain View Road. I know of several students and families that have been impacted by severe injuries due to the increased traffic at that intersection. Without improvements to the intersection of Highway 81 and Old Williamston Rd, I am concerned we will see similar results.

I understand that Anderson County has ordinances and regulations in place in regards to required traffic studies. However, multi-million dollar corporations that build a new store should be held to the same standards for public safety as local school districts. Recently, our district spent over $2 million to update deteriorating roads that had been neglected for years near our new school. We had to spend taxpayer dollars to update roads, but corporations like Dollar General are not held to the same standards. This becomes another safety hazard and burden to emergency workers in our community.

I also want to address the lack of emergency workers in our community. Oftentimes, we rely upon volunteer firefighters to provide support in the event of car accidents and traffic issues until appropriate emergency personnel can arrive. Recently, a student was involved in a car accident before school and it was after 10:00 before any first responders arrived. Luckily, it was a school

district employee that the student rear ended so it was not a serious concern in this example. Refusing to acknowledge the traffic concerns along Highway 81 and address these dangerous intersections will only continue to exacerbate the limited staff in the northern part of Anderson County in Powdersville.

We strongly believe SCDOT has a responsibility to address known hazardous conditions and work proactively to improve the safety and operation of this intersection before a preventable tragedy occurs. The citizens of Anderson County rely on SCDOT to ensure state roadways are designed and maintained in a manner that protects the traveling public from dangerous conditions. As you finalize your budget, I strongly urge the SCDOT to prioritize this intersection for immediate evaluation and implementation of both short-term safety improvements. Given the continued growth in this area, timely action is critical.

Thank you for your attention to this matter and for your continued partnership with Anderson County. I would welcome the opportunity to discuss this issue further and assist in advancing a solution as quickly as possible.

Sincerely,

Dr. Seth Young, Superintendent
Anderson School District One

Anderson School District One

Dr. Seth Young, Superintendent

- A Tradition of Excellence -

November 10, 2025

Dear Anderson County Planning Commission,

Anderson School District One is known for its *Tradition of Excellence* as one of the top-performing school districts in South Carolina. With nearly 11,000 students across 14 schools, the Anderson School District One Board of Trustees is deeply committed to maintaining this high-quality education, while responsibly addressing growth in our community.

However, due to the rapid pace of home approvals in our district, our school board is concerned about the impact this growth will have on our schools, students, and staff.

Anderson One recently requested information from the planning commission on approved developments in the past 3 years to plan for anticipated growth in our district. However, we only received numbers for the past 9 months.

According to the information provided, more than 1,900 new residential lots have been approved in Anderson County this year alone. This data shows more than 1,600 (85%) of these approved lots are within Anderson School District One.

A 2020 study conducted by the National Association of Home Builders Economics and Housing Policy Group, referenced by developers during planning commission presentations, states there is 1 child per 3 housing units on average. This equates to over 500 new students resulting from the developments approved so far this year. However, other studies suggest our community could see a much greater increase in enrollment.

This rapid growth presents challenges for our district, which has already seen an 8% increase in student enrollment since 2017.

To date, several of our schools are at capacity. Some of these schools are already using portables to accommodate increased enrollment. We also anticipate the need for additional portables at schools in the Wren feeder system. However, this is not a sustainable solution due to the large number of residential lots recently approved in this attendance zone.

Additionally, the potential impact of this rapid growth on class sizes and teacher recruitment is a critical concern. Anderson One strives to maintain manageable class sizes to best support its students and teachers. While we will continue to prioritize the standard of excellence our community expects, increasing these class sizes could potentially jeopardize the high-quality education our district is known for.

For several years, Anderson One has been proactive in planning for reasonable growth that prioritizes its students and limits the impact on taxpayers.

Our school board used the Local Option Sales Tax to help fund the construction of a new elementary school, without asking residents for a bond referendum.

Anderson One has worked with the planning commission to provide valuable input and ideas to address growth. We recently proposed a local impact fee to help fund capital improvements with a minimal impact on Anderson One taxpayers. However, this measure was not passed.

In addition, we have communicated our ability to support increased enrollment in areas of our district where we are confident we have the capacity, while being transparent about capacity concerns in other attendance zones.

While we welcome responsible growth and the opportunity to impact more students in our community, we respectfully ask the planning commission to reject future development within the Anderson School District One attendance zone until a responsible, comprehensive plan to address growth is developed in partnership with our school board and district administrators. This request is made in the best interest of our students and staff to ensure we uphold the standard of excellence Anderson One provides.

Sincerely,

Dr. Seth Young and the Anderson School District One Board of Trustees

I apologize for the delay in response.

At this time, our schools in this portion of the school district are at or near capacity. As the Planning Commission has previously been made aware, we already have portable classrooms at Spearman Elementary and we just installed three portables at Wren Elementary in order to accommodate the growth in this portion of the school district. We are continuing to work on a master plan to fund facility needs in our community.

I have also attached a letter from our board that was submitted to the Planning Commission in November.

I truly hope that the board will take our feedback into consideration. If there is further information we can provide to the board so that they will have a better understanding of our capacity issues in some of our schools, please let me know.

I would also add that since the last Planning Commission meeting, I also heard from the other stakeholders from the County with concerns about the lack of Emergency Management personnel allocated to this portion of the county. I have been told that the County is currently facing a significant budget crunch and is potentially having to face cutting staff in order to meet budget. As I am sure the Planning Commission is aware, this would continue to impact this specific area of the county. I am also attaching a letter sent to the DOT about road conditions and emergency response times in this portion of Anderson County.

Thank you for reaching out and please let me know if you need anything else.

ANDERSON SCHOOL DISTRICT ONE
A TRADITION OF EXCELLENCE

DR. SETH YOUNG
Superintendent
864-847-7344, ext. 22100
youngs@apps.anderson1.org
801 N. Hamilton Street
Williamston, SC 29697
www.anderson1.org

On Mon, Jun 22, 2026 at 4:05 PM Tim Cartee <tim.cartee@andersoncountysc.gov> wrote:

> Forgot to send plat. Sorry.

From: Tim Cartee <tim.cartee@andersoncountysc.gov>
Sent: Monday, June 22, 2026 4:02 PM

To: youngs@apps.anderson1.org <youngs@apps.anderson1.org>
Subject: Camden Crest Subdivision

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

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

Tim Cartee
Land Development Administrator
O:864-260-4719
Timothy.Cartee@andersoncountysc.gov

Development Standards
401 E. River St.
Anderson, SC 29624

NOTICE: Employees are reminded of Board Policy IJNDB-R, which governs e-mail and Internet usage, and are advised to act accordingly. Recipients of e-mail sent through Anderson One's system should understand that it may contain confidential, proprietary, or privileged material. If you have received the above e-mail or any attachments in error, this does not constitute permission to examine, copy, or distribute the information.Prompt notification to the sender of the error would be appreciated.

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.

Anderson County Planning Commission Meeting

August 11, 2026
6:00 PM
Land Use Review

On 7-14-2026 Planning Commission denied this development, applicant was confused on dates and thought it was scheduled for August not July, that is why the applicant did not attend the meeting.
513 property owners within 2000' of the proposed development were notified via postcard

Preliminary Project Name: Andeson Mill Apartments

Applicant: Andrew Cope

Intended Development: Multi-Family Apartments

Location/Access: Hwy 28, 29 S. New Pond Rd. (State)

Details of Development: The proposed multifamily residential development is consistent with the existing and emerging development patterns in the surrounding area. The site is located near established commercial uses, including the nearby Lowe's and supporting retail, as well as a mix of residential uses within the broader corridor.

This type of transitional development—integrating residential housing near commercial nodes—is a common and appropriate land use pattern that supports walkability, reduces commute distances, and aligns with Anderson County's continued growth. Additionally, the demand for quality, attainable housing in proximity to employment centers and services further supports the appropriateness of this use at this location.

Surrounding Land Use: Residential, Commercial

Total Site Area: **+/-** 15 acres

Units: 216

County Council District: 2

Zoning: Un-Zoned

Tax Map Number: 125-07-03-004

Variance: None requested

Traffic Impact Analysis: Roads & Bridges
The applicant is required to obtain an encroachment permit from SCDOT prior to construction.

NOTICE TO PLANNING COMMISSIONERS:
Please be advised that due to the new requirement that packages must be received within two (2) weeks prior to the meeting, all notifications and approvals for proposed development projects are not guaranteed to be included in your package. However, we will provide additional documentation via electronic email to all Commissioners and provide you with a hard copy on the night of the meeting once we receive acknowledgement and approval by the department or agency. If you have any questions, please let me know.

MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES

DATE: **July 6, 2026**
TO: **Roger Dyar**
Dyar Traffic
FROM: **Brittany McAbee**
Anderson County Roads & Bridges
CC: **Bill Rutledge, PE,** Assistant Principal Engineer**, Jonathan Fox,** Roads & Bridges Manager**, Tim Cartee,** Land Development Administrator
SUBJECT: **Anderson Mill Apartments Project SC28 Anderson, SC**

This development is planned with 198 multifamily apartment units. The proposed accesses are located on Highway 28 Bypass. The Traffic Impact Study (TIS) was conducted by Dyar Traffic and dated June 30, 2026. Existing counts were taken on April 14, 15, 16, 21, 22, 23, and 29, 2026. These are the findings of the study and our review:,

- The study addressed Hwy 28 ByPass/ Hwy 29 Sayre St, Hwy 28 Bypass/ Greentree Cir, Hwy 28 Bypass/ New Pond Rd, and Hwy 28 Bypass/ S Murray Ave.
- The LOS for all movements at the accesses are acceptable.
- SC DOT approved the traffic study. No improvements are warranted.

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

Land Use Review

LU-26-5

Submitted On: Mar 19, 2026

Applicant

Andrew Cope
803-242-5692
@ acope@jmcope.com

Primary Location

321 HIGHWAY 28 BYP
Anderson, SC 29624

Project Information

Project Name

Anderson Mill Apartments

Is the applicant the property owner?

No

Existing Land Use

Other/Unzoned

If other, please explain

Vacant- Change to MultiFamily

Proposed Land Use

Large Scale Project

Tax Map Numbers

1250703004

Total Size of Projects (acres)

15

Is there a variance request?

No

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

TBD

SCDOT/Roads & Bridges

Digital Signature

true

Restrictive Covenant Statement

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

true

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

true

IS NOT subject to recorded restrictive covenants

true

Standards of Land Use Approval Consideration

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

The proposed multifamily residential development is consistent with the existing and emerging development patterns in the surrounding area. The site is located near established commercial uses, including the nearby Lowe’s and supporting retail, as well as a mix of residential uses within the broader

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

The proposed development will not adversely affect the use or usability of adjacent or nearby properties. The project is being designed with appropriate buffers, setbacks, landscaping, and site layout considerations to ensure compatibility with surrounding uses. Modern multifamily developments of this type

corridor. This type of transitional development—integrating residential housing near commercial nodes—is a common and appropriate land use pattern that supports walkability, reduces commute distances, and aligns with Anderson County's continued growth. Additionally, the demand for quality, attainable housing in proximity to employment centers and services further supports the appropriateness of this use at this location.

Is the property suitable for the proposed use relative to the requirements set forth in this development ordinance such as off-street parking, setbacks, buffers, and access?

The property is well-suited for the proposed multifamily residential use. The site's size, configuration, and access allow for compliance with all applicable development ordinance requirements, including: • Adequate off-street parking • Proper setbacks and buffers to adjacent properties • Safe and efficient vehicular access and circulation • Appropriate stormwater management and drainage design The site design will meet or exceed county standards and reflects best practices in multifamily development planning.

are professionally managed and constructed to high standards, which often enhances nearby property values and contributes to overall area stability. The introduction of well-designed housing can serve as a positive transition between commercial and residential uses while improving the visual character of the corridor.

Will the proposed use not cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?

The proposed development will not create an excessive or burdensome demand on public facilities or services. The site benefits from proximity to existing infrastructure, including roadways, utilities, and emergency services. • Utilities: Water and sewer service availability has been evaluated and will be coordinated with the appropriate providers to ensure adequate capacity. • Roadways: The site has access to established transportation routes designed to accommodate current and projected traffic volumes. • Public Safety: The project will be served by existing police and fire departments, with no anticipated strain beyond typical residential service levels. • Schools: While residential development contributes incrementally to school populations, the scale of this project is consistent with typical growth patterns and does not represent an undue burden. Overall, the development aligns with planned infrastructure capacity and growth trends in this area of Anderson County.

Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?

The proposed use reflects a reasonable and appropriate balance between promoting public health, safety, and general welfare and preserving the right to use private property. This development directly addresses a critical need for safe, quality, and attainable housing in Anderson County. By providing housing options for working families, seniors, and essential members of the workforce, the project supports economic stability, reduces housing cost burdens, and contributes to the overall well-being of the community. At the same time, the development is being thoughtfully designed to integrate with the surrounding area, minimize impacts, and comply with all applicable regulations—ensuring that both community interests and property rights are respected.

Verification of Acknowledgement

Digital Signature

true

BUILDING PEOPLE
WHO BUILD COMMUNITIES

March 19, 2026

Anderson County Planning & Community Development
Attn: Planning Staff
401 East River Street
Anderson, South Carolina 29624

Re: Letter of Intent; Proposed Multifamily Residential Development | Highway 28 Bypass / New Pond Road Corridor, Anderson County, South Carolina

Dear Members of the Planning Staff:

J.M. Cope, Inc respectfully submits this Letter of Intent in connection with a proposed multifamily residential development located along the Highway 28 Bypass corridor near New Pond Road in southern Anderson County. The proposed project will be developed under the Low-Income Housing Tax Credit program and is intended to provide high-quality, attainable housing for the working families and individuals who form the economic backbone of this community.

Parcel Identification and Site Description

The subject property consists of approximately **14.7 acres (subdivided)** located along the Highway 28 Bypass near the intersection of New Pond Road in Anderson County, South Carolina. The site is currently identified under Anderson County Tax Map Number(s) **TMS: 125-07-03-004**. It is located within **an Unzoned designation** and is being evaluated for consistency with Anderson County's Comprehensive Plan and applicable land use ordinances in connection with this application. As an unzoned parcel, the site is not subject to existing zoning restrictions, and this application represents the appropriate vehicle through which the proposed use and development standards will be established.



The site is well-positioned within the Highway 28 commercial corridor, offering residents proximity to employment centers, retail, and services; including the nearby Lowes, Starbucks, and McDonalds among others surrounding commercial activity. A natural creek corridor traverses a portion of the property, which the development team intends to preserve and incorporate as a vegetated buffer and open space amenity. This feature serves a dual purpose: protecting the natural environment and providing a natural screen between the residential development and adjacent uses.

Community Need and Purpose

Anderson County continues to experience meaningful population and employment growth, particularly along the Highway 28 corridor. Despite this expansion, the supply of quality, attainable housing for working households has not kept pace with demand. Local workers in commercial, service, healthcare, and light industrial sectors face increasingly limited options for safe and stable housing within a reasonable distance of their employment.

This development is intended to meaningfully address that gap. The project will deliver professionally managed housing for income-qualified residents; providing a stable residential environment for individuals and families who contribute daily to Anderson County economy. It is worth noting that the current condition of a portion of the site includes informal encampments and substandard living conditions. This application represents an opportunity to transform underutilized land into a safe, structured, and community-serving residential environment consistent with the County planning objectives.

Site Design, Access, and Compatibility

The proposed development has been conceived with neighborhood compatibility and design quality as guiding principles. The site plan takes advantage of the property's natural topography and creek corridor to create meaningful separation from adjacent properties. Landscaping and buffering will be incorporated throughout the site perimeter to ensure a visually cohesive and sensitive transition between uses. All construction will be executed to high standards consistent with JMCope's design-build portfolio.

The site benefits from dual access, with connections available via both New Pond Road and the Highway 28 Bypass. This configuration enables efficient traffic distribution and reduces the burden on any single point of ingress or egress, supporting safe and predictable circulation for residents and the surrounding roadway network. Based on the site's location and access design, the development is not anticipated to generate any undue traffic impact on surrounding roads. Utility infrastructure is available in the corridor and will be coordinated with the appropriate service providers to confirm adequate capacity prior to permitting.



The proposed use is consistent with the existing and emerging development pattern along the Highway 28 Bypass, which reflects a corridor in transition: characterized by an evolving mix of commercial and residential land uses. This project provides a logical and well-designed residential component within that context, supporting the County's interest in broadening the range of housing options available to its residents.

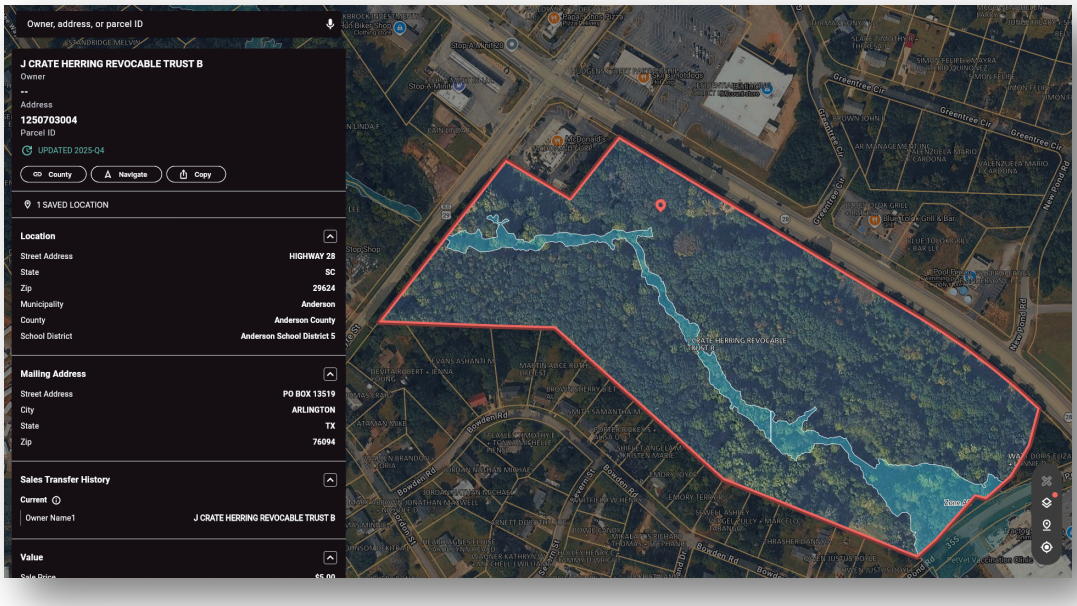
Conclusion

JMCope respectfully requests the Anderson County Planning Staff's favorable consideration of this Letter of Intent and the proposed land use application. We are committed to working transparently and collaboratively with County staff, neighboring property owners, and community stakeholders throughout the review and approval process. Our goal is a development that Anderson County can be proud of; one that reflects the quality, care, and community commitment that defines everything JMCope builds.

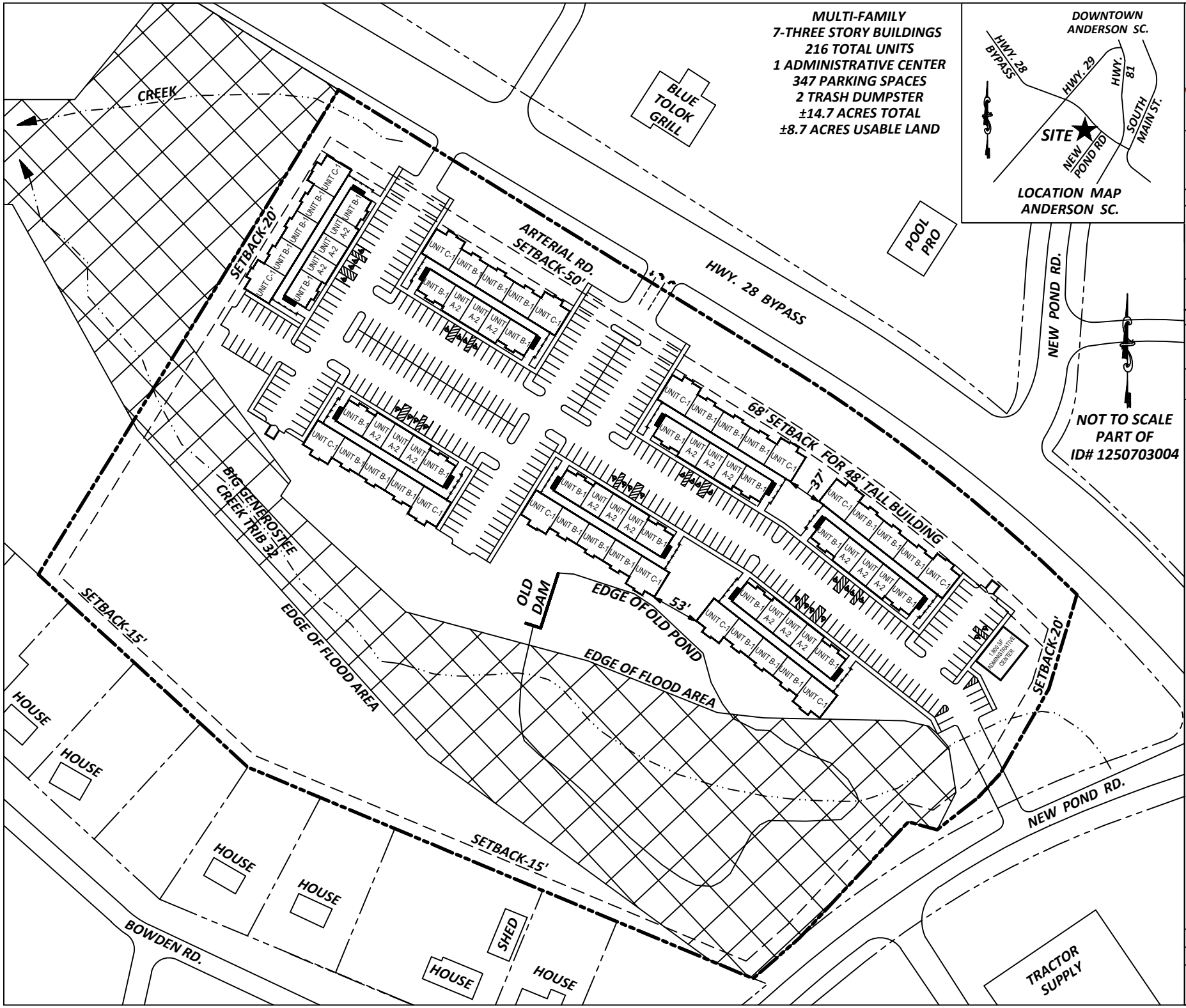
We are grateful for the opportunity to contribute to the continued growth and vitality of Anderson County and welcome any questions or dialogue at your convenience.

Sincerely,

J.M. Cope, Inc.
Andrew Cope
Chief Executive Officer
acope@jmcope.com







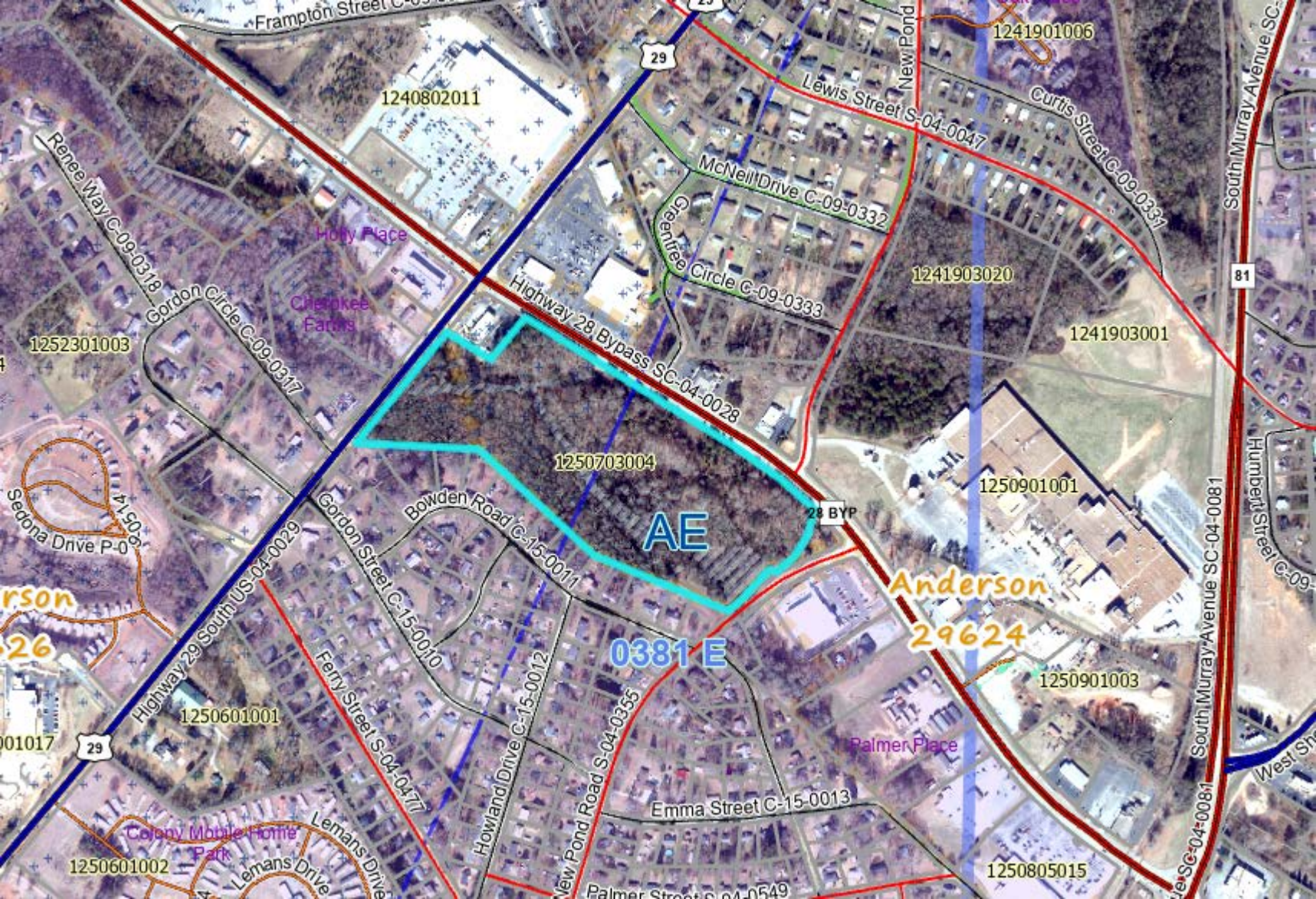
JM Cope
199 S. Cherry Road
Rock Hill,SC 29732
803-329-3250
www.jmcope.com

NO ZONING AREA	
MIN. SETBACKS	
FRONT	50'
SIDES	20'
REAR	15'
BETWEEN BLDG.	25'
OVER 30' HIGH - ADD 1' SETBACK - 1' HIGH	
GREEN SPACE	20%
MIN. PARKING	
1-BR	1.5 SPACES
2 & 3-BR	2 SPACES
PARKING	9' X 19'
EXCEPT 30%	8.5' X 18'

CONCEPTUAL SITE PLAN
3 STORY MULTI FAMILY
HWY. 28 BYPASS
ANDERSON, SOUTH CAROLINA

DATE	3-19-26
DRAWN BY	WME

CSP-8


Frampton Street C-09-0
29
1240802011
New Pond
1241901006
Lewis Street S-04-0047
Curtis Street C-09-0331
South Murray Avenue SC-
Renee Way C-09-0318
Holly Place
McNeill Drive C-09-0332
Greentree Circle C-09-0333
1241903020
81
Gordon Circle C-09-0317
Cherokee Farms
Highway 28 Bypass SC-04-0028
1252301003
1241903001
1250703004
AE
1250901001
28 BYP
Humbert Street C-09-
Sedona Drive P-0
Bowden Road C-15-0011
Gordon Street C-15-0010
Anderson
29624
Highway 29 South US-04-0029
Ferry Street S-04-0477
0381 E
1250601001
Howland Drive C-15-0012
New Pond Road S-04-0355
1250901003
Palmer Place
29
Emma Street C-15-0013
South Murray Avenue SC-04-0081
Colony Mobile Home Park
Lemans Drive
1250601002
1250805015
Palmer Street S-04-0549

Application for Variance
Anderson County Planning Commission Meeting
County Council Chambers 2nd Floor-Historic Courthouse
Anderson, South Carolina
August 11, 2026
6:00 PM

Applicant: Charidee Bryant

Owner of Property: Charidee Bryant and Anthony Barnette

Property Location: 121 Nautical Way, Anderson SC

Council District: Four (4)

Tax Map Number (TMS): 27-00-01-006

Property Description: Corner of Nautical Way and SC Highway 187

Current Zoning: R-20

Land Use: Residential

Applicant Request: The Applicant is requesting to subdivide the existing homesite into 4 separate lots and 3 additional driveways on Nautical Way.

Findings of Fact:

Teakwood Subdivision, Phase 1 was approved March 22, 1994, and is maxed out over 100 lots, currently at 104 lots. Teakwood is currently over the requirement, and the Applicant is requesting a variance to use Nautical Way as access.

Staff Assessment:

1) The Applicant/owners desire to divide 3 additional lots for family use.

2) The property is before entry into of Teakwood Subdivision. The property has never been a part of that subdivision.

3) This property in question is on Nautical Way is also a county road and the safest means to access these new lots.

4) The Applicant has contacted SCDOT for a recommendation regarding access for the proposed 3 additional lots.

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 final survey to subdivide the parcel with the approved access.

7) Once the final survey has been completed and approved by Development Standards, then it can be recorded in the Register of Deeds.

NOTICE TO PLANNING COMMISSIONERS:

Please be advised that due to the new requirement that packages must be received within two (2) weeks prior to the meeting, all notifications and approvals for proposed development projects are not guaranteed to be included in your package. However, we will provide additional documentation via electronic email to all Commissioners and provide you with a hard copy on the night of the meeting once we receive acknowledgement and approval by the department or agency. If you have any questions, please let me know.

Variance Application

VA-26-15

Submitted On: May 20, 2026

Applicant

Charidee Bryant
864-940-4765
@ fork_rescue@yahoo.com

Primary Location

121 NAUTICAL WAY
Anderson, SC 29625

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

121 Nautical Way

Tax Map Number (TMS)

027-00-01-006-000

Is the Applicant the Property Owner?

No

Is The Property Zoned?

Zoned

County Council District?

4

School District

4

Total Acreage

4.3

Please check Which is Applicable

Other

If Other, Explain

See below

Purpose of Variance?

Spilitting 4.3 acre lot into 4 separate lots and requesting variance for those additional lots / driveways.The property is before entry into of Teakwood subdivision. Although the subdivision was originally developed for a certain amount of lots, this property is not, nor has never been apart of that subdivision. The request for additional driveways should not have any affect on the actual number of lots in the subdivision, or affect the overall safety, accesibilty, or traffic load on the existing roadway. The Teakwood subdivision was actually develpoed due to the variance of said properties' original driveway to enable the road to be built.

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?

03/01/2026

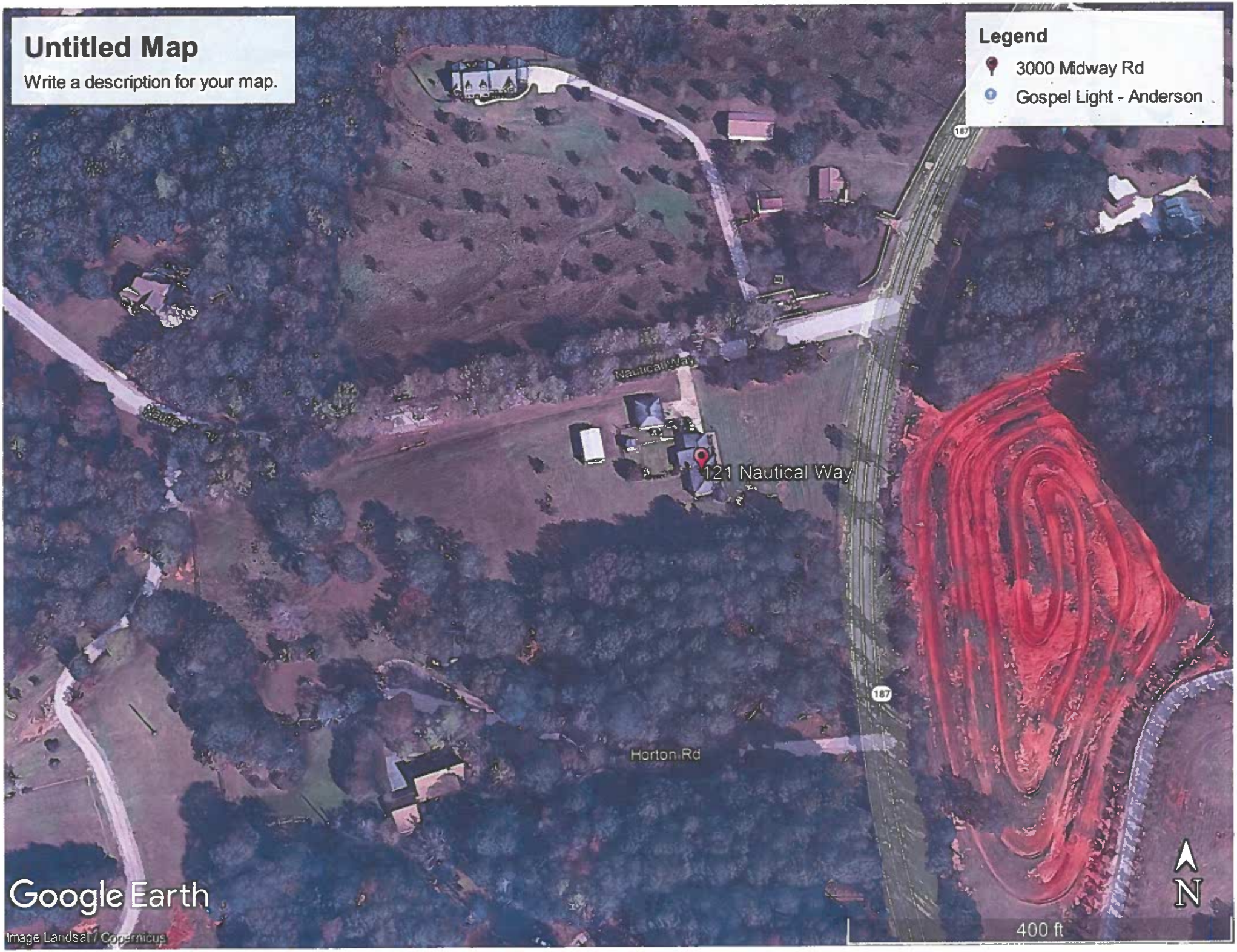
Private Covenants or Deed Restrictions on the Property?

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:

Called planning and develpment office around march of 2026 and they looked up the parcel and advised it could be split into 4 lots.


Untitled Map
Write a description for your map.
Legend
3000 Midway Rd
Gospel Light - Anderson
Nautical Way
121 Nautical Way
Horton Rd
187
Google Earth
Image Landsat / Copernicus
400 ft
N



FINAL PLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

CERTIFICATE OF ACCURACY

CERTIFICATE OF APPROVAL FOR RECORDING

7/3/97

Revised, per lots 32, 33 & 78

FILE NUMBER

S-94-105 Revised

Teakwood Plantation

Phase

Teakwood LLC
1202 N Main St
Anderson SC 29621
OWNER

Nu-South Surveying Inc
111 Anderson Ave
Anderson SC 29625
ENGINEER OR SURVEYOR

NO. OF ACRES: 34.2 MILES OF NEW ROADS: 1.3

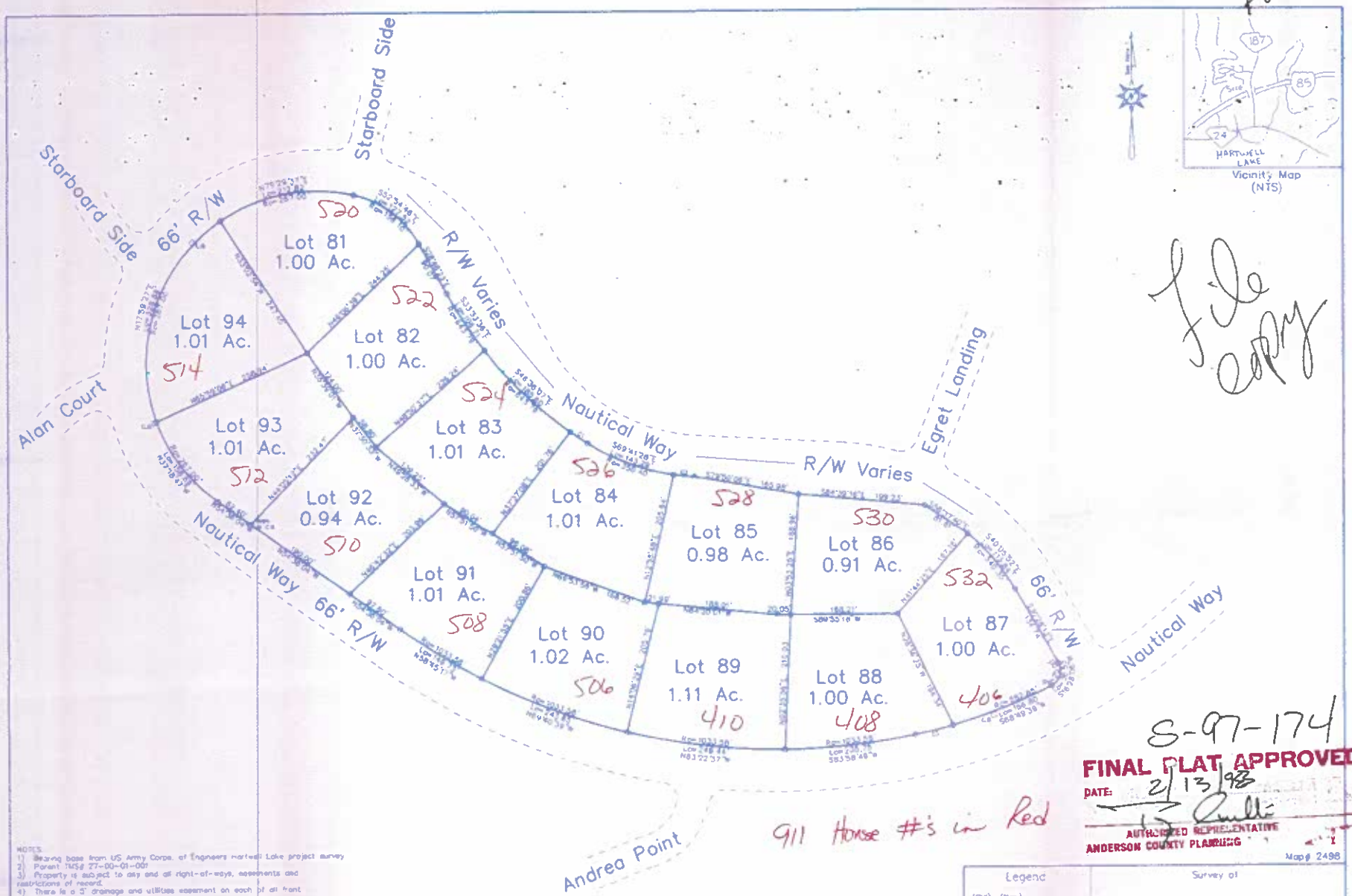
NO. OF LOTS: 71 DATE: 6/19/97

ZONE:

SCALE 1" = 100'

Nu-South Surveying Inc
111 Anderson Ave
Anderson SC 29625

File Copy



Vicinity Map (NTS)

File copy

911 House #'s in Red

S-97-174

FINAL PLAT APPROVED
DATE: 2/13/98
AUTHORIZED REPRESENTATIVE
ANDERSON COUNTY PLANNING
Map# 2498

NOTES:
1) Bearing base from US Army Corps. of Engineers Hartwell Lake project survey
2) Parent TMS# 27-00-01-007
3) Property is subject to any and all right-of-ways, easements and restrictions of record.
4) There is a 5' drainage and utilities easement on each lot all front and side property lines.
5) All iron pipes are 1/2" rods unless otherwise noted.
6) Building Set Back Lines: Front 40'
Side 10'
Rear 15'

"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 shown."

Earl B. O'Brien R.L.S. No.10755

curve	CHORD BEARING	CHORD	RADIUS
C1	S58°53'28"E	33.74'	643.79'
C2	S84°09'27"E	32.62'	350.40'
C3	N76°15'29"E	91.93'	882.85'

Legend
(Old) (New)
● ○ Iron Pin
■ □ Nail
▲ △ Computed Pt

Nu-South Surveying Inc.
111 Anderson Ave.
Anderson S.C. 29625
(803) 224-

Survey of
Teakwood Plantation
Phase II
April 23,1997 Revised Lots 85 & 86 to establish new R/W along Nautical Way

Anderson County South Carolina
Scale 1" = 100' Date: March 10,1997
100 0 100 200

LandscapeReport



July 8, 2026 Disclaimer accepted.

TMS:	270001006		
Deed Book:	18573	Deed Page: 20225	Current Plat: CP 023/230
Tax District:	4	Description: WILD HOG RD 4.30 AC	
Sale Year:	2025	Sale Price:	Market Value:

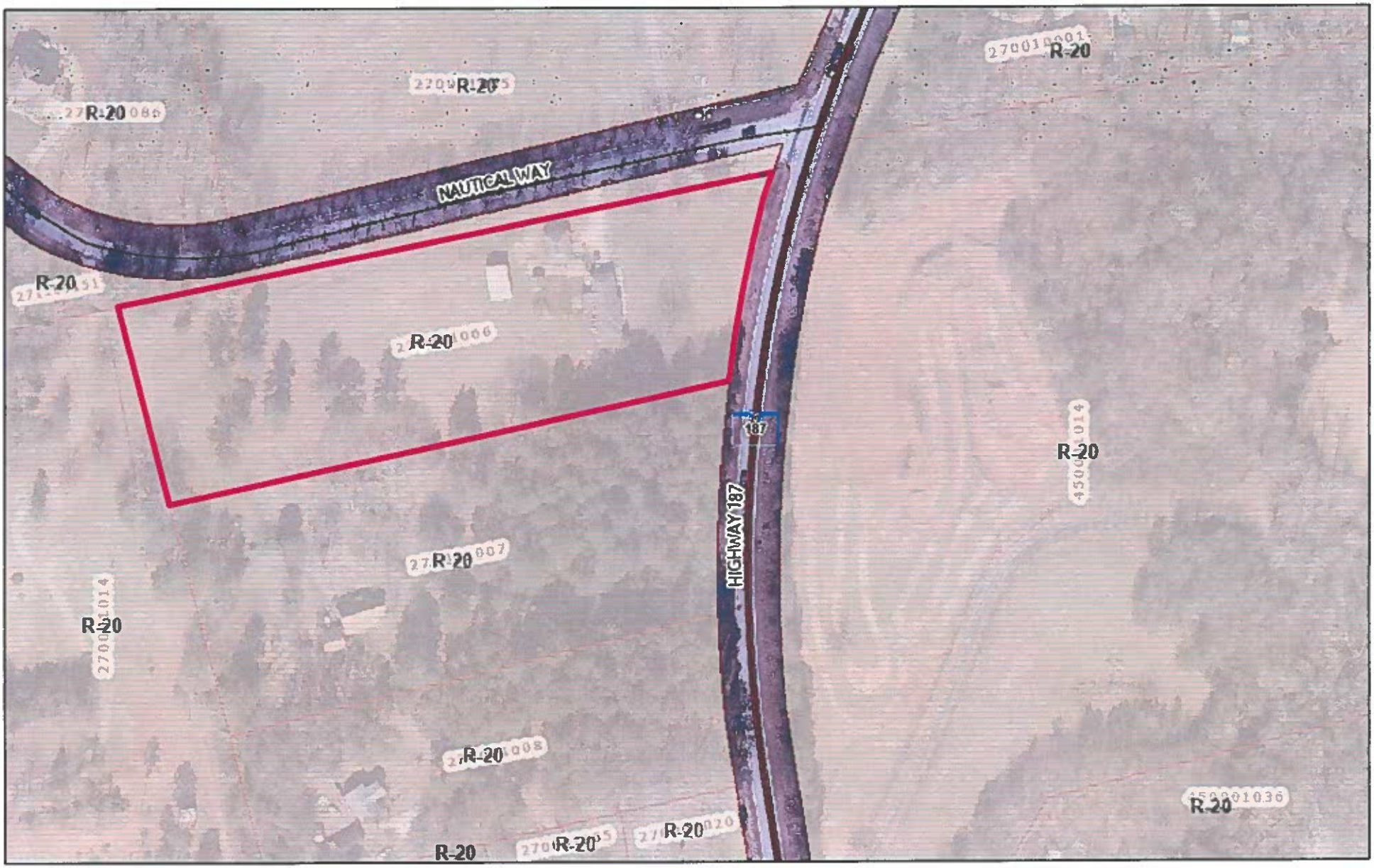
0.0
0.0

1:1,530

ESRI, Highland Mapping, and Anderson County GIS

DEFENDANT'S EXHIBIT 4

Letter ANSI A Landscape



May 20, 2026

ESRI, Highland Mapping, and Anderson County GIS



Vicinity Map (NTS)

N
W
E
S
SC GRID

Nautical Way
(C-4-133 66' R/W)

N77°08'25"E 330.48'

Sign

N77°08'25"E 155.53'

N77°08'25"E 155.53'

Concrete Block Garage

Concrete Drive

Lot 4
1.50 Ac.

S12°05'33"W 261.97'

S.C. Hwy 187
(75' R/W)

TMS# 27-11-01-151
(Teakwood Plantation)
Investment Bunch LLC
Slide S09 Pg. 3
Deed Book 18250 Pg. 228

20' Rd Access

N77°38'59"E 177.08'

50' Access Easement (Slide S09 Pg. 3)

Gate

1/2" Rebar

Fence is 16.8' NE of line

N77°08'25"E 20.00'

Metal Carport (to be removed)

Lot 1
1.07 Ac.

Lot 2
0.86 Ac.
37,465 sq.ft.

N15°17'57"W 240.52'

Lot 3
0.86 Ac.
37,285 sq.ft.

N15°17'57"W 236.16'

Patio

Single Story Brick Dwelling

N15°45'59"W 274.74'

N15°17'57"W 241.48'

TMS# 27-00-01-014
(Barnette Grove)
Vincent Fanello
Slide 1548 Pg. 8
Deed Book 6655 Pg. 1

Fence is 7.8' NW of line

Fence is 7.8' NW of line

S76°42'47"W 218.33'

S76°42'47"W 155.52'

S76°42'47"W 155.52'

S29°30'07"E 210.60'

1" OT Pipe
N:994587.84
E:1454390.76
NSRS SC(2011)

S76°42'47"W 187.12'

TMS# 27-00-01-007
(Barnette Grove)
Burton &
Kimberly Shows Streater
Plat Book 23 Pg. 230
Deed Book 17650 Pg. 206

S15°30'30"E
282.75'

1" OT Pipe Bent

Legend
- Iron Pin Found (as noted)
- Iron Pin Set (1/2" rebar)
- Nail Found (as noted)
- Magnetic Nail Set over reading
- Magnetic Nail Set
- Concrete Monument
- "X" Scribed in Concrete
- Computed Point
- Electric Utility Pole
- Electric Light Pole
- Water Meter
- Telephone Pedestal
- Cable TV/Internet
- Well
- Fire Hydrant
- Sewer Manhole
- Storm Manhole
- OHP — Overhead Power Line
- SS — Sanitary Sewer Line
- Barbed Wire Fence
- Chainlink Fence
- Iron Fence

"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 shown."

Joshua D. Ellis P.L.S. 44834

SOUTH CAROLINA
Nu-South Surveying & Geomatics, LLC
No. C07798
CERTIFICATE OF AUTHORIZATION

Development Standards Approval

NOTES:
1) Parent TMS# 27-00-01-006
2) Physical Address: 121 Nautical way
3) Reference Plat Book 23 Pg. 230
4) Reference Deed Book 2048 Pg. 269
5) Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject property: easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, and any other facts that an accurate and current title search may disclose.

NU-SOUTH SURVEYING & GEOMATICS
nu-south.com
(864)-224-2754
office@nu-south.com
115 E. Mauldin St.
Anderson, SC 29621

Map #	14343
Surveyed By	JW SIL
Drawn By	NE
Checked By	JE

Survey and Certification for

Patricia B. Barnette

NON-Transferable

Anderson County South Carolina
Scale 1" = 50' Date: April 15, 2026

$0 0 $0 100

THIS DRAWING AND THE DESIGN SHOWN THEREON ARE THE PROPERTY OF NU-SOUTH SURVEYING & GEOMATICS, LLC. THE REPRODUCTION, COPYING OR USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.

May 20, 2026

Anderson County Planning & Development, and Planning Commission:

To my knowledge, there are no private covenants or deed restrictions on the property located at 121 Nautical Way Anderson, SC 29689.

Thank you,

Charidee Bryant

Anderson Count Planning & Development and Planning Commission:

This is to confirm the property owner and applicant are the same in requesting the variance for property at 121 Nautical Way Anderson, SC 29625.

Thank you,

Charidee Bryant

Application for Variance
Anderson County Planning Commission Meeting
2nd Floor-Historic Courthouse Anderson, South Carolina
August 11, 2026
6:00 PM

Applicant: Judy Walls

Owner of Property: Leroy Walls, et al

Property Location: 8801 Highway 24, Townville SC 29689

Council District: Four (4)

Tax Map Number (TMS): 7-01-02-006

Property Description: 1.874 acres on Highway 24

Current Zoning: Unzoned

Land Use: Residential

Applicant Request: A variance request that One (1) acre minimum as required by Ordinance 2024-031 be given an exception to subdivide the parcel into 2 lots to place a mobile home with one of the proposed lots not meeting the minimum lot size of one acre.

Findings of Fact: *Anderson County Code of Ordinances,* Chapter 24, Under Section 24-338, amended by Ordinance 2024-031; The minimum-lot area shall be one acre in Unzoned areas.

Staff Assessment:

1) The owner wishes to subdivide the parcel to place a mobile home.
2) Anderson County only allows one residence per lot of record. The lot is 1.874 acres.
3) The existing home has been on the parcel dating back to 1995.
4) The owner was in the process of subdividing the parcel when the ordinance changed that put him under the requirement.
5) The Commission has approved other variances as the owner was caught in the middle of the transition of the ordinance change.
6) Previous approved variances by the commission on June 9, 2026: 204 Leslie Lane (42-02-02-001) and 248 Mahaffey Rd (246-00-03-003) based on minimum lot size. These approvals were greater than what the applicant is requesting in his variance.
7) The hardship exists due to the lot size requirement and other factors, such as septic tank placement, topography, etc.
8) There will be no adverse effects on adjacent properties, if the variance is granted.
9) If the variance is approved, the Applicant will be required to obtain a survey to subdivide the parcel.
10) Once the survey has been completed and approved by Development Standards, the approved survey can be recorded in the Register of Deeds.

NOTICE TO PLANNING COMMISSIONERS:

Please be advised that due to the new requirement that packages must be received within two (2) weeks prior to the meeting, all notifications and approvals for proposed development projects are not guaranteed to be included in your package. However, we will provide additional documentation via electronic email to all Commissioners and provide you with a hard copy on the night of the meeting once we receive acknowledgement and approval by the department or agency. If you have any questions, please let me know.

ORDINANCE NO.: 2024-031

AN ORDINANCE TO AMEND CHAPTER 24, SECTION 24-338 OF THE CODE OF ORDINANCES, ANDERSON COUNTY, SOUTH CAROLINA IN ORDER TO ESTABLISH THE NUMBER OF LOTS AND SIZE OF LOTS WHICH MAY BE APPROVED BY THE FILING OF A SUMMARY PLAT; AND OTHER MATTERS RELATED THERETO.

WHEREAS, Anderson County, South Carolina, a body politic and a corporate and political subdivision of the State of South Carolina, acting by and through the Anderson County Council, previously adopted section 24-338 of the Anderson County Code of Ordinances; and

WHEREAS, Anderson County Council desires to amend section 24-338 to limit the number and size of lots that may be approved by the filing of a summary plat and to provide that a minor subdivision of land into four or less lots with road frontage will be allowed along with a twenty foot private drive.

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

1. Section 24-338 of the Code of Ordinances, Anderson County, South Carolina, is hereby amended to read as shown on Exhibit A attached hereto.

2. The remaining terms and provisions of the Anderson County Code of Ordinances not revised or affected hereby remain in full force and effect.

3. Should any part or provision of this Ordinance be deemed unconstitutional or unenforceable by any court of competent jurisdiction, such determination shall not affect the remainder of this Ordinance, all of which is hereby deemed separable.

4. All Ordinances, Orders, Resolutions, and actions of Anderson County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded.

5. This ordinance shall take effect and be in full force upon the Third Reading and

2. Section 24-336(ii) of the Code of Ordinances, Anderson County, South Carolina, is hereby amended to read as follows

Sec. 24-336. Preliminary Plat.

(ii) Location of utilities and utility easements on and adjacent to the tract, showing proposed connections to existing utility systems. If the preliminary plat shows, or otherwise indicates, connection to a public utility, including but not limited to electrical, natural gas, water, sewage, broadband, and cable TV. In that case, the applicant shall attach to the Subdivision Plat Application a letter from each utility provider certifying that the utility has the capacity to provide utility service to the proposed development.

3. All Orders and Ordinances in conflict herewith are, to the extent of such conflict only, hereby repealed and rescinded.

4. All Ordinances, Orders, Resolutions, and actions of Anderson County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked and rescinded.

5. This Ordinance shall take effect and be in full force upon Third Reading and Enactment by Anderson County Council.

ENACTED in a duly assembled meeting this 8th day of October, 2024.

ATTEST:

By: Rusty Burns
Its: Administrator

FOR ANDERSON COUNTY:

By: Tommy Dunn
Its: Chairman, Anderson County Council

Renee Watts, Clerk to Council

APPROVED AS TO FORM:

Leon C. Harmon, County Attorney

First Reading: September 3, 2024
Second Reading: September 17, 2024

Enactment by Anderson County Council.

ORDAINED in meeting duly assembled this 16th day of October, 2024.

ATTEST:

Rusty Burns
Anderson County Administrator

Rene Watts
Clerk to Council

Tommy Dunn, District #5, Chairman

FOR ANDERSON COUNTY:

APPROVED AS TO FORM:

on . Harmon
Anderson County Attorney

1st Reading: August 6, 2024 2nd

Reading: August 20, 2024

3rd Reading: October 15, 2024 Public

Hearing: October 15, 2024

Exhibit A

- Sec. 24-338. - Summary plats.

(a)

The following divisions of land require only the filing of a summary plat, for which approval may be given by the land use administrator, without planning commission approval:

(1)

The combination or re-combination of portions of previously platted lots where the total number of lots is not increased and the resultant lots conform to all requirements of this article.

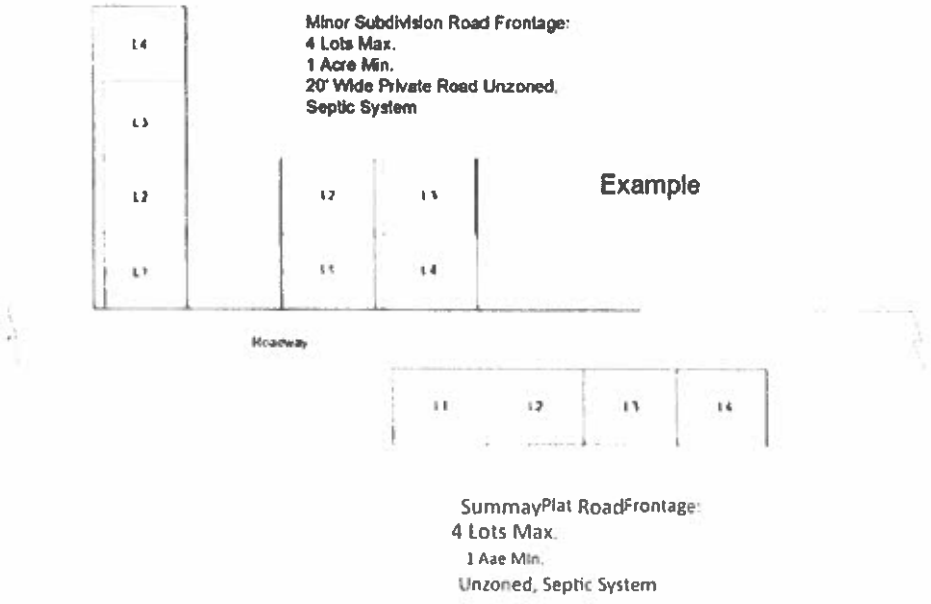
(2)

The division of land into parcels of five acres or more, where no new road or change to any existing road is involved.

(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 orto corporate entities, the proposed division by summary plat shall not be allowed.

Exhibit A



(b)

Summary plats shall contain all information required to be included on preliminary plats except for the supplemental information required insectjQ.n24.:33Z.

(c)

The land use administrator shall be authorized to give approval of summary plats provided that such division of land meets all requirements of these subdivision regulations. Prior to granting approval of a summary plat, the land use administrator shall determine that each lot has access to a public right-of-way which has been accepted by the county for continuous maintenance and that acceptable water or well and wastewater service (septic tank) is available to each lot.

(d)

In the case of summary plats which contain up to four or less lots, the subdivider shall not be required to submit a drainage plan or contour maps required byse-ctj.Q—4z 336(7) for the purpose of obtaining summary plat approval. However, if a total of one acre or more of land will collectively be disturbed on the lots, regardless of timing, drainage and contour maps will be necessary to meet the requirements of Anderson County Stormwater Management and South Carolina Department of Environmental Services.

Exhibit A

(Code 2000, ş 38-314; Ord. No. 03-007, ş ı , 4-15-2003; Ord. No. 2010-033, ş 2, ı -4. 201 1; Ord. No. 2021-036 ş 3, 8-17-2021)

Letter ANSI A Landscape



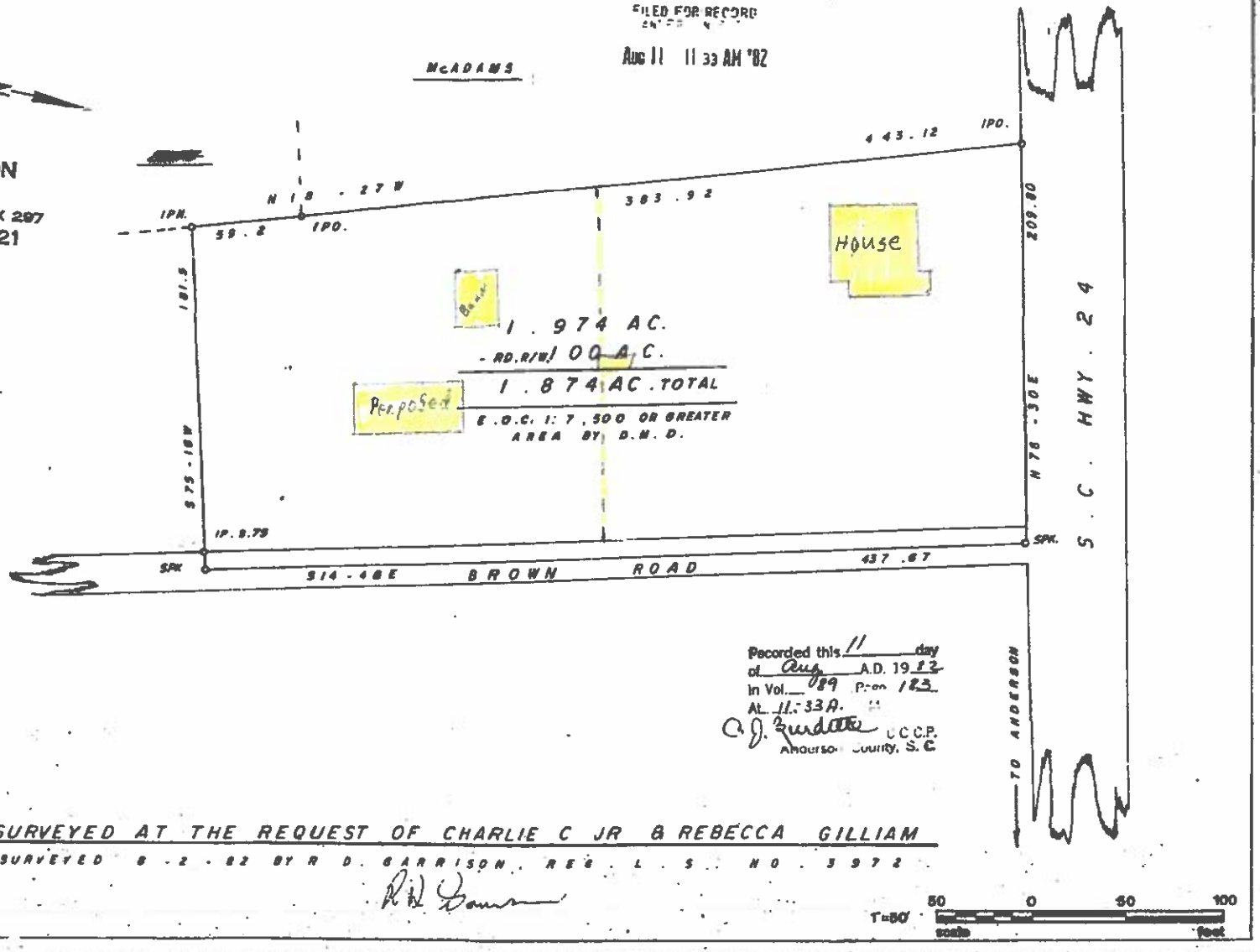
June 25, 2026

ESRI, Highland Mapping, and Anderson County GIS


70201012
70201012
70201009
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Highway 24 SC-04-7024
24
8719
Highway 24
8717 Highway 24
70302010
70302010
70302009
70302009
8801
Highway 24
8809
Highway 24
8811
Highway 24
0185 F
70302011
70302011
105 Shirley
Circle
Townville
29689
70102005
70102005
70102006
70102006
70302008
70302008
70102004
70102004
70102006 8801 HIGHWAY 24
WALLS LEROY R ET AL
120 PIEDMONT ROAD
HWY 24 1.87 AC
Tax Dist 4
70302007
109 Shirley
Circle
70302007
70102014
70102014
70102007
70102007

FILED FOR RECORD
Aug 11 11 33 AM '82

ROBERT D. GARRISON
REG. LS. NO. 3972
2702 CALROSSIE RD. P. O. BOX 297
ANDERSON, S. C. 29621
PHONE 225-1650



SOUTH CAROLINA REGISTERED NO. 3972 LAND SURVEYOR R. D. GARRISON

STATE OF SOUTH CAROLINA
COUNTY OF ANDERSON
FORK TOWNSHIP
TOWN OF TOWNVILLE
SCHOOL DISTRICT NO.4

Recorded this 11 day of Aug A.D. 1982
In Vol. 89 Page 183
At 11:33 A.
C. J. Burdette C.C.C.P.
Anderson County, S. C.

SURVEYED AT THE REQUEST OF CHARLIE C JR & REBECCA GILLIAM

SURVEYED 8-2-82 BY R. D. GARRISON, REG. L. S. NO. 3972

R D Garrison

T=50' 50 0 50 100 scale feet