Anderson County Planning Commission

Vacant, At Large
Scott Junkins, Vice-Chair, District #1
Brad Burdette, District #2
Steven Gilreath, District #3
Michael Burns, At Large
Mark Ligon, District #4
David Cothran, District #5
Jane Jones, District #6
Dan Harvell, Chair, District #7

Agenda
September 08, 2026
Regularly Scheduled Meeting
6:00 PM

AGENDA

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Approval of Agenda
5. Approval of Minutes – August 11, 2026, Minutes will be forthcoming
6. Public Hearings:
    A. Broadview Voting Precinct: Review of the proposed zoning map to allow for precinct zoning and make recommendations to Anderson County Council regarding said amendments **(Council District 2)**.
        1. Staff Presentation
        2. Public Hearing – Citizen Comments
    B. Land Use: Brooklyn Station RV Park. Located at Brooklyn Street. / TMS 126-00-02-010 **(Council District 5)**.
        1. Staff Presentation
        2. Developer Presentation
        3. Public Hearing – Citizen Comments
7. New Business:
    A. Single-Family Subdivision: Park at Creekside. Located at Oak Hill Drive. / TMS 147-00-04-010 **(Council District 1).**
        1. Staff Presentation
        2. Developer Presentation
        3. Public Hearing – Citizen Comments
    B. Single-Family Subdivision: Aston Farm Estates. Located at Flat Rock Road. / TMS 184-00-11-002 **(Council District 3)**.
        1. Staff Presentation
        2. Developer Presentation
        3. Public Hearing – Citizen Comments
    C. Single-Family Subdivision: Camden Crest. Located at Spearman Road. / TMS 193-00-08-004 **(Council District 4)**.
        1. Staff Presentation
        2. Developer Presentation
        3. Public Hearing – Citizen Comments
    D. Single-Family Subdivision: Crestmont Preserve. Located at Johnson Road. / TMS 194-00-06-004 **(Council District 7)**.
        1. Staff Presentation
        2. Developer Presentation
        3. Public Hearing – Citizen Comments
    E. Planning Commission Meeting Minutes: Summary review meetings are now live streamed.
8. Old Business: None
9. Public Comments, non-agenda items – 3 minutes limit per speaker
10. Adjournment

MEMORANDUM

To: Planning Commission Members

From: Alesia Hunter, Planning Development Building Director, CZA, CFM, CI,

Subject: Proposed Zoning Referendum in Broadview Voting Precinct-Council District 2

Date: August 18, 2026

Please be advised that citizens located within the Broadview Voting Precinct- County Council District 2 collected the 15% of the required signatures to be placed on the ballot for November 3, 2026 voting referendum.

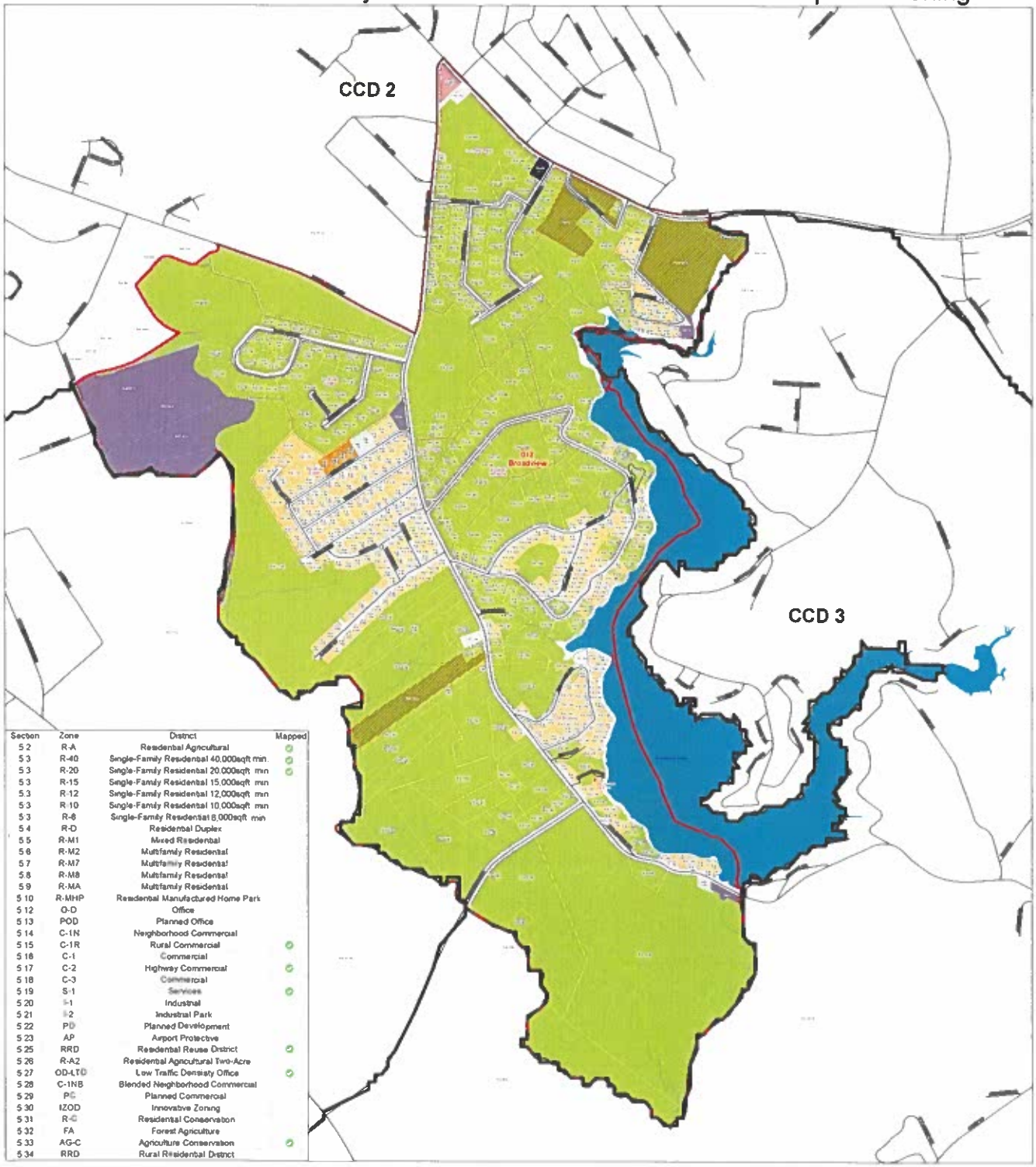
Through this action, county ordinance requires county council to conduct two (3) readings and a public hearing. These readings will be held on September 1, 2026 and on September 15, 2026.

With that said, the statue requires the Planning Commission to review the proposed zoning map prior to the voting referendum. I have enclosed the Proposed Zoning Map, Future Land Use Map and the Current Land Use Map adopted in the 2026 Comprehensive Plan for your reference.

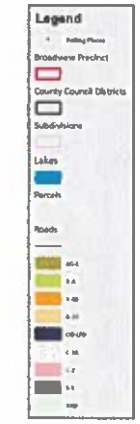
If the zoning referendum passes, Anderson County Council will have its third (3rd) and Final Reading on November 17, 2026 and zoning will become official in the Broadview Voting Precinct.

If you have any questions, please let me know.

Anderson County District 2: 012 Broadview Precinct Proposed Zoning





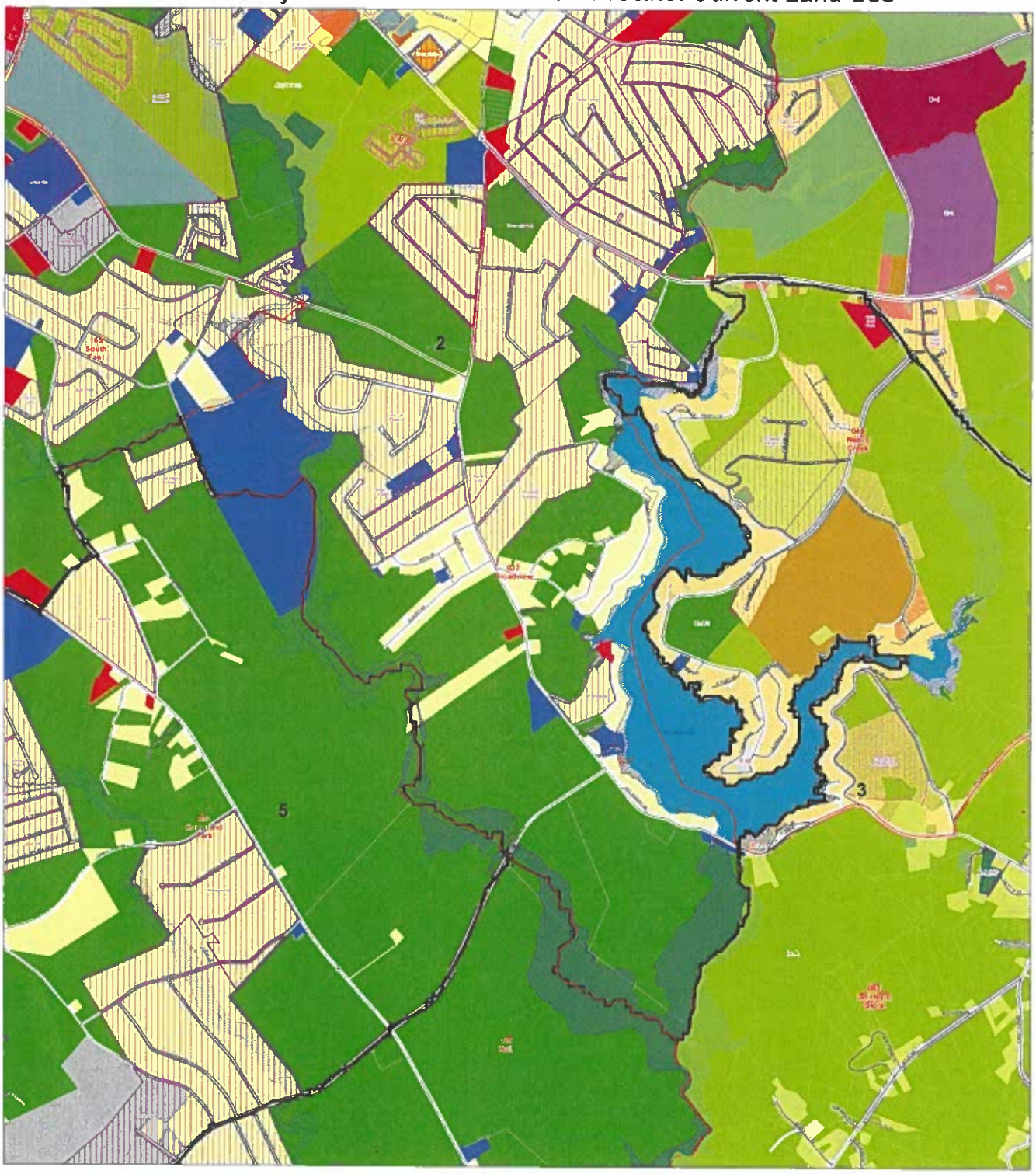




Section	Zone	District	Mapped
5.2	R-A	Residential Agricultural	✓
5.3	R-40	Single-Family Residential 40,000sqft min.	✓
5.3	R-20	Single-Family Residential 20,000sqft min	✓
5.3	R-15	Single-Family Residential 15,000sqft min	
5.3	R-12	Single-Family Residential 12,000sqft min	
5.3	R-10	Single-Family Residential 10,000sqft min	
5.3	R-8	Single-Family Residential 8,000sqft min	
5.4	R-D	Residential Duplex	
5.5	R-M1	Mixed Residential	
5.6	R-M2	Multifamily Residential	
5.7	R-M7	Multifamily Residential	
5.8	R-M8	Multifamily Residential	
5.9	R-MA	Multifamily Residential	
5.10	R-MHP	Residential Manufactured Home Park	
5.12	O-D	Office	
5.13	POD	Planned Office	
5.14	C-1N	Neighborhood Commercial	
5.15	C-1R	Rural Commercial	✓
5.16	C-1	Commercial	
5.17	C-2	Highway Commercial	✓
5.18	C-3	Commercial	
5.19	S-1	Services	✓
5.20	I-1	Industrial	
5.21	I-2	Industrial Park	
5.22	PD	Planned Development	
5.23	AP	Airport Protective	
5.25	RRD	Residential Reuse District	✓
5.26	R-A2	Residential Agricultural Two-Acre	
5.27	OD-LTD	Low Traffic Density Office	✓
5.28	C-1NB	Blended Neighborhood Commercial	
5.29	PC	Planned Commercial	
5.30	IZOD	Innovative Zoning	
5.31	R-C	Residential Conservation	
5.32	FA	Forest Agriculture	
5.33	AG-C	Agriculture Conservation	✓
5.34	RRD	Rural Residential District	



Anderson County District 2: 012 Broadview Precinct Current Land Use



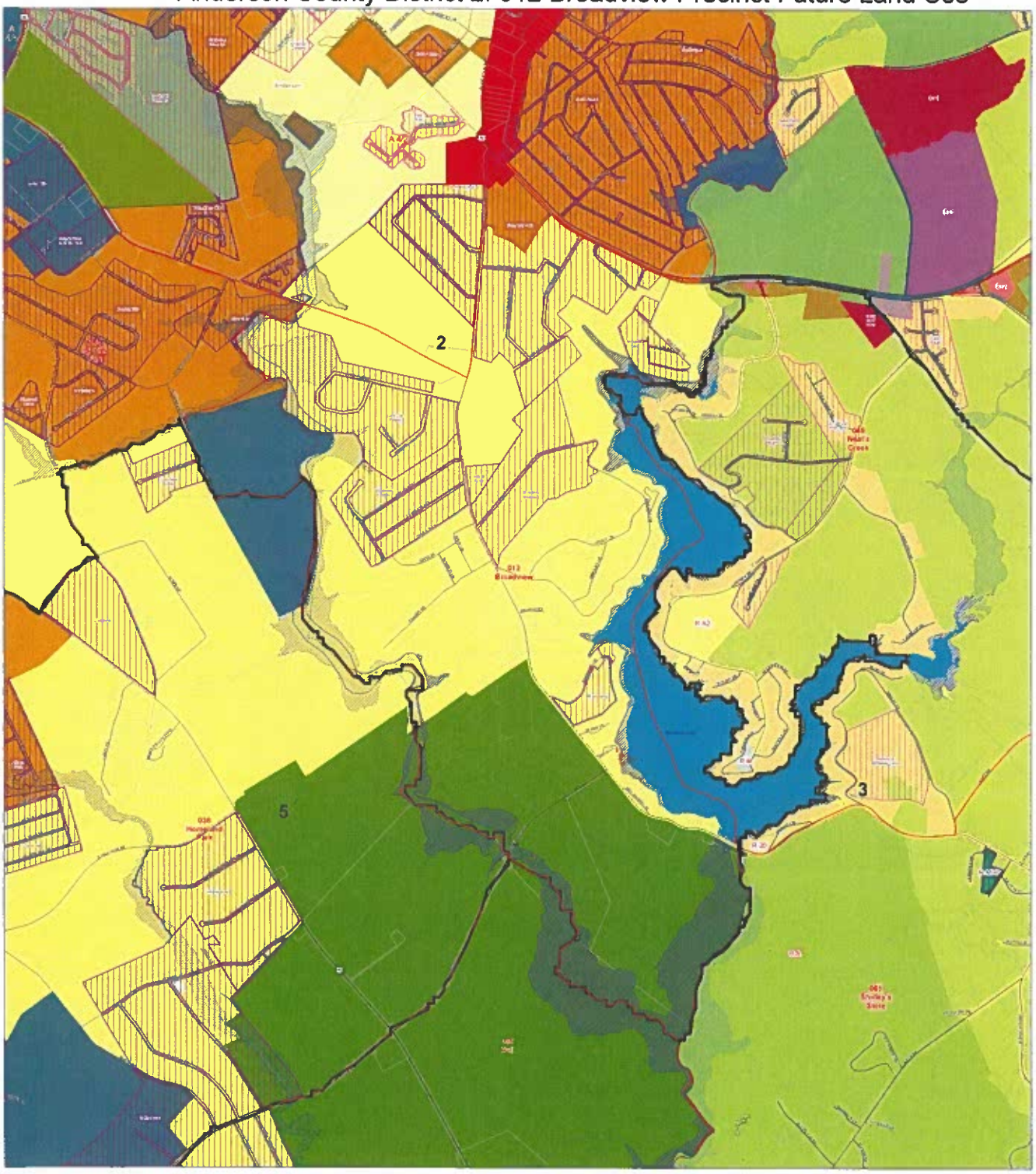








Anderson County District 2: 012 Broadview Precinct Future Land Use















Anderson County Planning Commission

September 8, 2026
6:00 PM

Staff Report – Land Use Review

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

Preliminary Project Name:	Brooklyn Station RV Park
Intended Development:	RV Park
Applicant:	Wesley Ellison
Location/Access:	Brooklyn St. (County Maintained)
Details of Development:	This 71-space park is modest in scale and will be designed to meet county infrastructure and utility standards, this 37.12-acre site provides ample room to meet all parking, setbacks buffers and access standards. A managed well-lit RV park improves oversight and won't interfere with the nearby parcels.
County Council District:	5
Surrounding Land Use:	Residential, Vacant
Zoning:	Un-zoned
Tax Map Number:	126-00-02-010
Extension of Existing Dev:	No
Number of Acres:	37.12
Number of spaces:	71
Variance:	Yes, a variance to allow for occupancy up to a period of 12 months and to eliminate the requirement that the proposed RV park have a bathhouse.
Traffic Impact Analysis:	Does not require a TIS The applicant is required to obtain an encroachment permit from Anderson County Roads & Bridges.

County of Anderson, SC

July 27, 2026

Record No: LU-26-11

Land Use Review

Status: Active

Submitted On: 7/17/2026

Primary Location

34.456469, -82.659173

Owner

No owner information

Applicant

Wesley Ellison
+1 864-934-5984
wesley@ellcollc.com
230 4th Ave
Mt Pleasant, SC 29464

Project Information

Project Name*

Brooklyn Station RV Park

Is the applicant the property owner?*

Yes

Existing Land Use*

Other/Unzoned

If other, please explain*

Non used peoperty

Proposed Land Use*

Mobile Home/Manufactured Home/RV Park

Tax Map Numbers*

126-00-02-010

Total Size of Projects (acres)*

37.124

Is there a variance request?*

Yes

If yes, please include explanation of request and give appropriate justifications.*

Please see attached sheet

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

TBD

SCDOT/Roads & Bridges

Digital Signature*

James Wesley Ellison
Jul 14, 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.*

James Wesley Ellison
Jul 14, 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*

James Ellison
Jul 14, 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?*

Yes. The area is trending industrial/commercial, anchored by the Duke Energy plant next door, a nearby construction landfill, and the adjacent former cotton mill. Brooklyn Station RV Park fits into this industrial/commercial pattern.

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

Correct. The site is currently vacant. A managed, well-lit RV park improves oversight of the site and won't interfere with nearby parcels.

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?*

Correct. This 71-space park is modest in scale and will be designed to meet county infrastructure and utility standards.

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. The 37.12-acre site provides ample room to meet all required parking, setbacks, buffers, and access standards.

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?*

Yes. The park meets a real workforce housing need tied to the adjacent Duke Energy project, while remaining subject to applicable health, safety, and development standards

Verification of Acknowledgement

Digital Signature*

James Wesley Ellison
Jul 14, 2026

For Office Use Only

Brooklyn Street LLC
230 4th Ave, Mount Pleasant, SC 29464

July 17, 2026

Anderson County Planning & Zoning Department
Anderson County Planning Board
Anderson, South Carolina

RE: Letter of Intent — Brooklyn Station RV Park
Tax Map No. 126-00-02-010 | 37.12 Acres | Brooklyn Street, Homeland Park Area, Anderson, SC

To the Anderson County Planning Board and Staff:

This letter serves as a formal statement of intent regarding the above-referenced property, submitted in advance of the general land use review scheduled for the September 8, 2026 Planning Board meeting. Brooklyn Street LLC is the owner of the 37.12-acre parcel identified as Tax Map No. 120-00-02-010, located on Brooklyn Street in the Homeland Park area of Anderson, South Carolina. The property is currently unzoned.

The subject property is situated in an area that presents unique existing conditions. The site is adjacent to a derelict, partially demolished former cotton mill, a construction landfill, and an undeveloped residential lot, and it will be located next door to the planned Duke Energy generation facility. Due to the property's remote location and limited lighting, the site has also experienced periodic use as an informal, transient encampment. Brooklyn Street LLC believes that developing the property as a managed, well-lit RV park will improve the condition and oversight of the site relative to its current state.

Brooklyn Street LLC proposes to develop the site as Brooklyn Station RV Park, a 71-space recreational vehicle park designed to serve workforce and long-term residents rather than short-term vacation travelers. The property is located immediately adjacent to a proposed Duke Energy electrical generation plant, and the park's primary intended market is the construction workforce that will build that facility. Given the scope and duration of the Duke Energy project, many of these workers will require housing in the area for extended periods, often exceeding two months, making a traditional short-stay RV park impractical for this purpose.

Beyond the Duke Energy project, Anderson County and the broader region continue to face a shortage of available housing to support their growing workforce. As a secondary market, Brooklyn Station RV Park will also serve traveling construction workers, healthcare professionals such as traveling nurses, and other skilled workers whose assignments in the area require housing for extended periods. By offering long-term-oriented RV accommodations, the project will help expand the county's supply of workforce housing without competing for traditional single-family or multifamily housing stock, while also supporting other ongoing and future building projects in the area.

The viability of Brooklyn Station RV Park is directly tied to the Duke Energy project proceeding. Should Duke Energy elect not to move forward with construction of the adjacent electrical generation plant, Brooklyn Street LLC will not move forward with development of the RV park as proposed herein.

Because of the property's unique adjacency to the Duke Energy project and the extended duration of that construction work, Brooklyn Street LLC's legal counsel has separately prepared a variance request, submitted alongside this letter, seeking relief from the standard occupancy and bathhouse requirements applicable to RV parks. This letter of intent is limited to describing the proposed use, purpose, and

community benefit of Brooklyn Station RV Park; the accompanying variance request addresses the specific regulatory relief being sought.

We respectfully request the Planning Board's review and consideration of this proposal at the September 8, 2026 meeting, and we welcome the opportunity to answer any questions or provide additional information the Board or staff may require.

Respectfully submitted,

Wesley Ellison
Managing Member, Brooklyn Street LLC

VARIANCE REQUEST

Pursuant to S.C. Code Ann. § 6-29-800 and Zoning Code § 24-151(c)(iv), Applicant Brooklyn St LLC submits this information in support of a variance from the development standards for RV Parks under Zoning Code § 24-151. Specifically, Applicant seeks a variance to allow for occupancy up to a period of twelve months and to eliminate the requirement that the proposed RV park have a bathhouse.

The subject property is adjacent to a proposed electrical generation plant that will be constructed, owned, and operated by Duke Energy. To support construction of the facility, the Applicant plans to construct an RV park that will be intended primarily for temporary housing for the workers involved in the construction of the facility.

The extraordinary and exceptional conditions pertaining to this property—namely, its location immediately adjacent to a major energy infrastructure construction project of definite duration—create circumstances not generally found on other properties in the same zoning district. Because many of these workers will be involved in construction for an extended period exceeding two months, the limitation on guests occupying an RV space for two or more months under Zoning Code § 24-151(f) imposes unnecessary hardship on the Applicant's ability to make reasonable use of the property for its intended purpose. Strict application of the two-month limitation would effectively preclude the RV park from serving its target market of construction workers, thereby substantially reducing the economic viability of the project. Relaxing the limitation on the duration of the stay will ensure that the RV park can be utilized for its intended market and avoid forcing workers to relocate from the RV park before their work on the plant concludes.

Similarly, the requirement for installing a bathhouse will impose unnecessary hardship on the proposed development because it will require a substantial capital investment for a facility that—given the specific characteristics of the target market—would remain substantially underutilized. This hardship is not self-created; rather, it arises from the unique circumstances of the property's location and intended use. Applicant has successfully constructed and operated other RV parks catering to construction workers, and that experience has consistently demonstrated that such workers travel with self-contained RVs equipped with their own showers and bathrooms. As a result, experience has shown that construction workers who use RVs as their temporary home while working at remote job sites use their own facilities and rarely use bathhouses or similar communal amenities. Requiring construction of a bathhouse under these circumstances would impose costs disproportionate to any benefit, without advancing the underlying health and welfare purposes of the bathhouse requirement.

In support of this request, Applicant submits that there are extraordinary and exceptional conditions pertaining to the subject property that do not generally apply to other land in the same zoning district. The property is uniquely situated immediately adjacent to the Duke Energy construction site, which will undergo continuous construction activities expected to last until May 2031. This proximity creates conditions peculiar to this specific property that distinguish it from other properties where the RV Park standards might apply. The relationship between the property and the adjacent construction project is neither common nor recurring in the district, and the conditions giving rise to the variance request would not apply to properties located elsewhere. The

subject property is also subject to extraordinary and exceptional conditions because it is located in a blighted area. The subject property is situated in an area that presents unique existing conditions. The site is adjacent to a derelict, partially demolished former cotton mill, a construction landfill, and an undeveloped residential lot, and it will be located next door to the planned Duke Energy generation facility. Due to the property's remote location and limited lighting, the site has also experienced periodic use as an informal, transient encampment.

Because of these extraordinary and exceptional conditions, strict application of the two-month occupancy limitation and bathhouse requirement would unreasonably restrict the utilization of the property and effectively deprive Applicant of the ability to make any reasonable use of the land as an RV park serving its natural market. As explained above, the RV park will be designed and intended for use by construction workers assigned to the adjacent Duke Energy project on a temporary basis. The two-month limitation bears no reasonable relationship to the actual duration of construction assignments; most workers assigned to the adjacent site will serve for a period of 18 to 24 months. Strict enforcement would require workers to relocate mid-project, defeating the purpose of the RV park and creating unnecessary disruption. The requested twelve-month limitation represents the minimum variance necessary to allow the property to serve its intended purpose, while still ensuring occupancy remains temporary and consistent with the spirit and intent of Zoning Code § 24-151(f) to prevent permanent habitation.

Similarly, as explained above, strict application of the bathhouse requirement would impose unnecessary hardship without advancing the health and welfare purposes underlying the requirement. The bathhouse standard presumes a transient population without access to personal bathing facilities; however, construction workers traveling between job sites uniformly utilize self-contained RVs with built-in facilities. To ensure that elimination of the bathhouse requirement does not undermine the spirit of the RV Park standards in the zoning code, Applicant will require all guests to have an RV equipped with a shower or other facility for bathing, thereby satisfying the underlying health and sanitation objectives through alternative means. This condition represents the minimum variance necessary to relieve the hardship while preserving the intent of the ordinance.

The authorization of the requested variances will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance. The property is currently undeveloped and is located in a blighted area. Granting the variance will not adversely affect surrounding properties; to the contrary, it will support the responsible development of the property for a higher and better use, while directly supporting the construction of the Duke Energy facility—a project that will provide both temporary construction employment and permanent jobs for the community. Locating the RV park directly adjacent to the proposed plant will also reduce construction traffic by providing workers with temporary housing close to their job site, thereby reducing traffic volume and commute times on nearby roads. The variance will thus produce affirmative public benefits while causing no identifiable harm to adjacent properties or the public interest.

Finally, the variance will not harm the character of the district. The area is presently blighted and undeveloped. Through the coordinated development of the Duke Energy electrical generation plant and an RV park designed to directly serve that project, the area will be developed in a responsible and beneficial manner. The development will create infrastructure improvements that will serve

and enhance neighboring areas, support economic activity in the community, and contribute to the remediation of blight—all consistent with the goals of the comprehensive plan and the purposes of the zoning ordinance.

THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.

LINE TABLE

LINE	LENGTH	BEARING
L1	5.57'	N19°36'25"E
L2	118.67'	S62°48'10"E
L3	103.88'	S62°42'26"E
L4	351.91'	S62°48'10"E
L5	107.28'	S61°48'20"E
L6	103.72'	S62°54'36"E
L7	99.85'	S62°58'51"E
L8	104.05'	S63°02'56"E
L9	91.92'	S63°05'54"E
L10	110.14'	S63°06'49"E
L11	109.93'	S63°05'44"E
L12	109.96'	S62°56'48"E
L13	104.90'	S63°00'59"E
L14	37.23'	N63°23'19"W
L15	19.70'	N19°36'25"E

PAD FOR RV SITE

WELLINGTON CT.

WELLINGTON CT.

LOT 133 PLAT REF.: 82/228

S16°57'12"E 144.71'

S16°53'21"E 95.08'

S17°04'12"E 89.70'

S17°01'50"E 89.94'

S16°59'53"E 89.93'

S17°01'13"E 117.94'

S16°10'49"E 76.81'

209.06' S16°14'30"E

240.85' S16°14'30"E

249.99' S15°27'14"E

RESIDUAL PARCEL
23.75 AC

FLOOD AREA

PROJECT AREA
13.37 AC

25' BUFFER

75.0'

40.0'

24.0'

416.84' N19°36'25"E

CONTROL MONUMENT
GRID N: 958811.14'
GRID E: 1499492.05'
S.C.S.P.C.S. HORIZONTAL:
(NAD 83, 2011, IFEET)

N44°14'27"W 300.79'

N45°16'06"E 48.07'

N44°11'10.66"W 295.68'

S43°43'18"E 141.92'

S34°20'56"E 166.05'

S25°18'34"E 192.02'

S31°24'06"E 154.95'

N43°43'18"W 131.92'

N34°20'56"W 155.42'

N25°18'34"W 190.31'

N31°24'06"W 162.55'

POND
0.87 AC

S38°30'00"E 1009.26'

BROOKLYN STREET (C-15-51A)

N38°30'00"W 813.35'

S38°30'00"E 200.00'

CH=37.70' CL=38.66'
R=50.00' S60°39'52"E

CH=65.29' CL=88.85'
R=65.97' S44°13'11"E

CH=131.29' CL=220.44'
R=65.97' N89°55'06"W

CH=37.70' CL=38.66'
R=50.00' N16°20'57"W

N72°18'21"E 740.79'

S17°27'11"W 209.59'

5/8" REBAR FOUND

5/8" REBAR FOUND

STREET LIGHT TYP.

CL

24.0'

4.0'

12.0'

2% SLOPE

SLOPE VARIES SEE PLAN

4.0'

SLOPE VARIES SEE PLAN

24' TWO-WAY STREET

SC GRID NAD 83

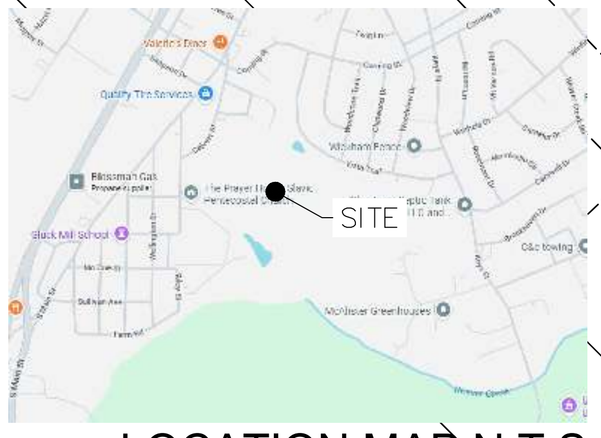
SITE INFORMATION

1. TMS – 126-00-02-010
2. TOTAL AREA – 37.124 ACRES
3. PROJECT AREA – 13.37 ACRES
4. OPEN SPACE = 3.95 ACRES
5. RV SITES – 71
6. OWNER – BROOKLYN ST, LLC
   230 4TH AVENUE
   MT. PLEASANT, SC 29464
7. BUFFER – 25'
8. WATER & SEWER PROVIDED BY HOMELAND PARK WATER AND SEWERAGE AUTHORITY

SLAVIC PENTECOSTAL CHURCH INDEPENDENT, INC.
TAX PARCEL: 126-00-02-002
DEED REF: 17320/67
PLAT REF: S-2534/8

AREA CHART

TOTAL ACRES – 37.124 AC
PROJECT ACRES – 13.35 AC
OPEN SPACE – 3.60 AC
OPEN SPACE % – 0.27%
BUFFER – 1.44 AC
POND – 0.87 AC



LOCATION MAP N.T.S

GRAPHIC SCALE
50 0 50 100
(IN FEET)
1 inch = 100 ft.

NO.	DATE	REVISION NOTES	BY

SOUTH CAROLINA
SITECAST,LLC
No. CO4442
No. CO263
CERTIFICATE OF AUTHORIZATION

BROOKLYN STATION RV PARK

BY: ELLCO, LLC

BROOKLYN STREET
ANDERSON COUNTY, SOUTH CAROLINA

SOUTH CAROLINA
PROFESSIONAL ENGINEER
JEFFREY A. CODD
LIC. NO. 26983
12/6/24
CHRISTOPHER D. DOWNEY
LIC. NO. 29870

DRAWN BY: JAC/CDD
CHECKED BY: JAC/CDD

PROJECT: 7188.00
DATE: 10.31.24

SITECAST
ENGINEERING PLANNING CONSULTING
1250 Fairmont Avenue
Mt. Pleasant, SC 29464
Tel (843) 224-4264
www.sitecastsc.com

EXHIBIT

SHEET 1 OF 2

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LINE TABLE

LINE	LENGTH	BEARING
L1	5.57'	N19°36'25"E
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L5	107.28'	S61°48'20"E
L6	109.72'	S62°54'36"E
L7	99.83'	S62°58'51"E
L8	104.05'	S63°02'56"E
L9	91.92'	S63°05'54"E
L10	110.14'	S63°08'49"E
L11	109.93'	S63°05'44"E
L12	109.96'	S62°56'48"E
L13	104.90'	S63°00'59"E
L14	37.23'	N63°23'19"W
L15	19.70'	N19°36'25"E

N44°11'10.66"W — 295.68'

N44°14'27"W 300.79'

N43°43'18"W 131.92'

N34°20'56"W 135.42'

N25°18'34"W 190.31'

N31°24'06"W 162.55'

N19°36'25"E 416.84'

S43°43'18"E 141.92'

S4°20'56"E 196.05'

S25°18'34"E 192.02'

154.95'

S16°57'12"E 144.71'

L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L15

25.0' 20.0' 24.0' 40.0' 75.0' 15.0'

WELLINGTON

WELLING

PAD FOR RV SITE

BROOKLYN STREET (C-15-51A)

POND 0.87 AC

S38°30'00"E 1009.26'

N38°30'00"W 813.35'

25' BUFFER

FLOOD AREA

RV GRAVEL PAD

CONCRETE DRIVEWAY

TYPICAL LOT

18' 47' 20'

4.0' SLOPE VARIES SEE PLAN 12.0' 24.0' CL 2% SLOPE 24' TWO WAY STREET STREET LIGHT TYP.

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

25 0 25 50 100

SC GRID NAD 83

AREA CHART

TOTAL ACRES – 37.124 AC
PROJECT ACRES – 13.35 AC
OPEN SPACE – 3.60 AC
OPEN SPACE % – 0.27%
BUFFER – 1.44 AC
POND – 0.87 AC

EXHIBIT

SHEET 2 OF 2

SITECAST
ENGINEERING PLANNING CONSULTING
1250 Fairmont Avenue
Mt. Pleasant, SC 29464
Tel (843) 224-4264
www.sitecastsc.com

PROJECT: 7188.00
DATE: 10.31.24

DRAWN BY: JAC/CDD
CHECKED BY: JAC/CDD

SOUTH CAROLINA PROFESSIONAL ENGINEER
REGISTERED NO. 26983
6/24/2025
CHRISTOPHER D. DONATO

BROOKLYN STATION RV PARK

BY: ELLCO, LLC

BROOKLYN STREET
ANDERSON COUNTY, SOUTH CAROLINA

CERTIFICATE OF AUTHORIZATION
SOUTH CAROLINA
SITECAST,LLC
No. C04442
No. C0263

NO.	DATE	REVISION NOTES	BY


Anderson
29624
1260002010
1260002001
1260002002
1260002031
1260002027
1260002026
1260002025
1260002014
1260002003
1260002012
1260002018
1260002023
1260001014
1260511015
1251401001
1251407008
1005
AE
AE
AE
AE
Highway 81 South SC-04-0081
South Main Street Extension S-04-0002
Wellington Street C-15-0049
Riley Street S-04-0213
Calvert Street C-15-0051
Brooklyn Street C-15-0051A
Woodcone Trail C-15-0055
Chipwood Drive C-15-0056
Woodview Drive C-15-0057A
Vista Trail C-15-0054
Norbert Lane C-15-0080
Mt Vernon Road C-15-
Winfield Drive S-04-0676
Alston Street C-15-0
Camelot Drive C-15-0081
Keys Street S-04-0475
Carswell Drive C-15-0076
Brookhaven Drive C-15-0083
Brookhaven Court
Ellen Street C-15-0086
Vicki Court C-15-0201
Keys Street C-15-0122
McCue Street C-15-0046B
Sullivan Avenue C-15-0045
Grimes Street C-15-0046
Riley Street C-15-0046A
81
81

Mailing Address:
9700 David Taylor Drive
Charlotte, NC 28262-0557

o: 800.777.9898
f: 800.943.6910

July 6, 2026

Brooklyn Station RV Park
Brooklyn St LLC
230 4th Ave,
Mt. Pleasant, SC 29464

Subject: Letter of Electric Availability

Dear Brooklyn St LLC:

This letter confirms that Duke Energy can provide electric service to the proposed site located off Brooklyn St in Anderson S.C., provided all necessary easements, permits and rights-of-way can be obtained. Please call Duke Energy at 1-800-777-9898 when your construction plans are complete so we can discuss your electrical service requirements.

Duke Energy appreciates the opportunity to provide your electric service.

Sincerely,

Jimmie Geddings
Engineering
1636 Pearman Dairy Rd.
Anderson, SC 29625
864-401-1741
jimmie.geddings@duke-energy.com

Homeland Park Water & Sewer
P O Box 13003
Anderson SC 29624
864-296-9766

July 8, 2026

Homeland Park Water & Sewer gives the right to serve both water and sewer to Brooklyn Station RV Park Anderson SC.

Thank you,

Malinda Pettigrew

General Manger

Anderson County Planning Commission

September 8, 2026

6:00 PM

Staff Report – Preliminary Subdivision

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

Preliminary Subdivision Name:	Park at Creekside
Intended Development:	Single Family
Applicant:	High Shoals Development LLC
Surveyor/Engineer:	Wesley White, Ridgewater Surveying and Eng.
Location/Access:	Oak Hill Dr., Anderson
County Council District:	1
Surrounding Land Use:	Residential (R-20)
Zoning:	R-20
Tax Map Number:	147-00-04-010
Number of Acres:	+/- 7.28
Number of Lots:	10
Variance:	No
Traffic Impact Analysis:	Does not require a traffic study.
Roads and Bridges Assessment:	Roads and Bridges Staff

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.

Subdivision Plat

SPR-26-12

Submitted On: Jul 17, 2026

Applicant

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

Primary Location

Point Location: 34.5602, -82.6231

Property Owner(s)

Name
High Shoals Development LLC

Phone Number
8643136178

Street Address
PO Box 2746

City
Anderson

State
SC

Zip Code
29622

Email
james@fontaineconstruction.com

Engineers/Surveyors

Name	Email
Wesley White, PE	wesley@ridgewatereng.com

Project Information

Proposed Subdivision Name
Park at Creekside

Parcel/TMS#
1470004010

County Council District
1

School District
5

Total Acreage
7.28

Number of Lots
10

Intended Development
Single-family residential

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

Surrounding Land Uses
West-commercial; North-multi-family res; East-res; South-Oak Hill

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

No TIS required. Email sent to 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

ANDERSON COUNTY GIS AND E911 ADDRESSING DEPARTMENT

P O BOX 8002

Anderson, SC 29622-8002

GIS: Tel: 864-260-4687 • Fax: 864-260-4099

E911 Addressing: Tel 864-260-4392 • Fax: 260-4099

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

Property viewer: www.andersoncountysc.org

Subdivision/Development Name and Road Name Approval Form

Date: **06/19/2025** Expires : **06/19/2028**

Developer: SARA M. MOORE

Contact Info: 741 BISHOP BRANCH RD CENTRAL SC 29630 864-934-9600

Email: Lnd4sc#gmail.com

The Anderson County GIS & E911 Addressing Department has reviewed the following names as mandated by the Anderson County Code of Ordinance and E911 Addressing Policy. Please provide the E911 Addressing Office with the required 5 signed and recorded copies of the final subdivision/development plan. **Subdivisions must provide a DWG file of the final recorded plat**. If there are any revisions, please notify the E911 Addressing Office as soon as possible. **Plot Plans or drawings with driveway and structure locations are required for corner lots. Only the Anderson County GIS & E911 Addressing department can edit or change this document.**

Subdivision Name: **PARK AT CREEKSIDE NAME APPROVED** Parent TMS: **1470004010**

Zip Code: **ANDERSON 29621** ESN: **137**

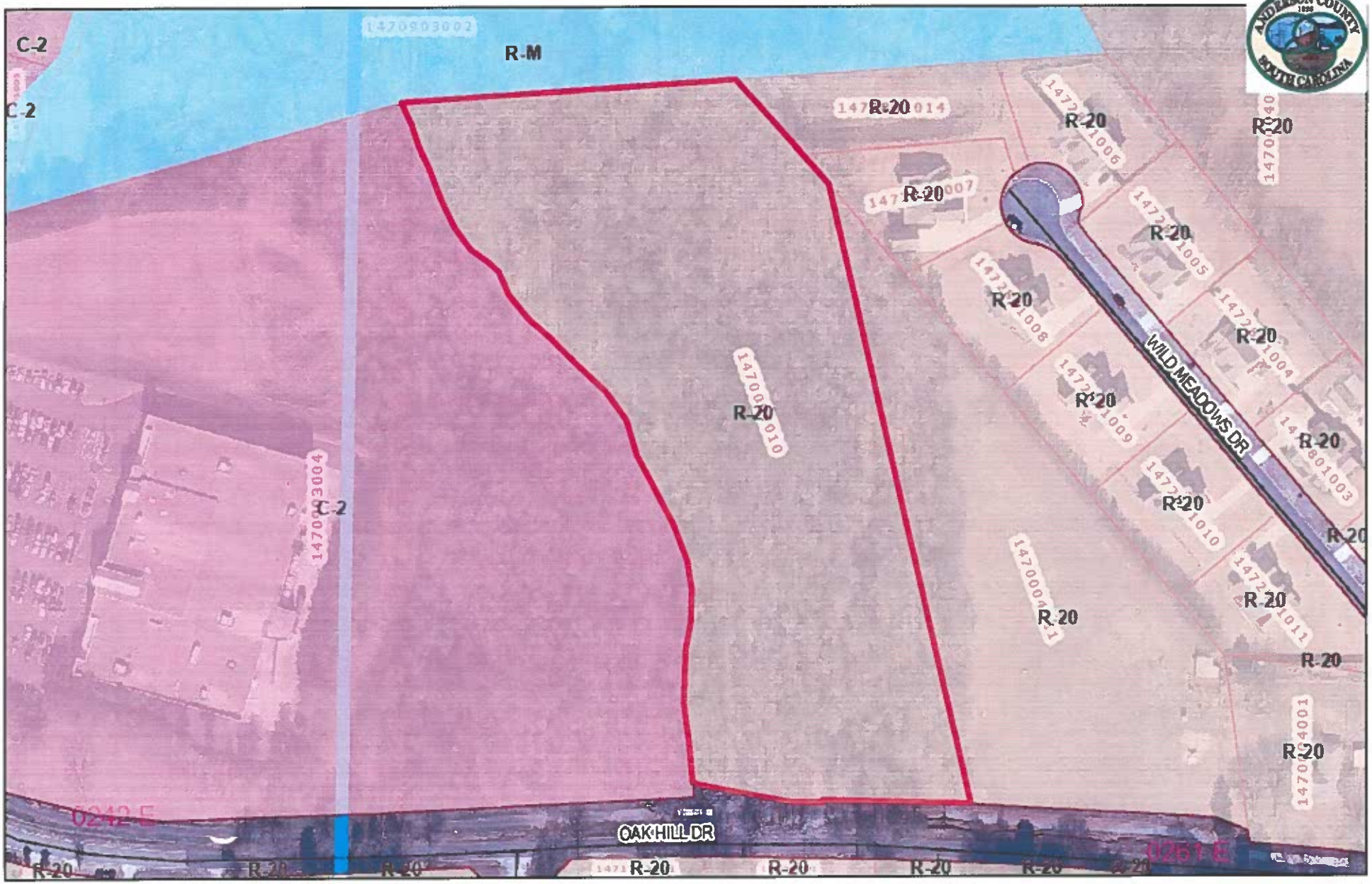
Road Name:	Status:
CREEKSIDE COURT	**NAME APPROVED**

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

Respectfully,

Anderson County GIS & E911 Addressing Dept

LandscapeReport



August 20, 2026 Disclaimer accepted.

TMS:	1470004010				
Deed Book:	18573	Deed Page:	6269	Current Plat:	CP 000/000
Tax District:	5	Description:	OAK HILL DR 7.16 AC		
Sale Year:	2026	Sale Price:	$380,000	Market Value:	$144,990

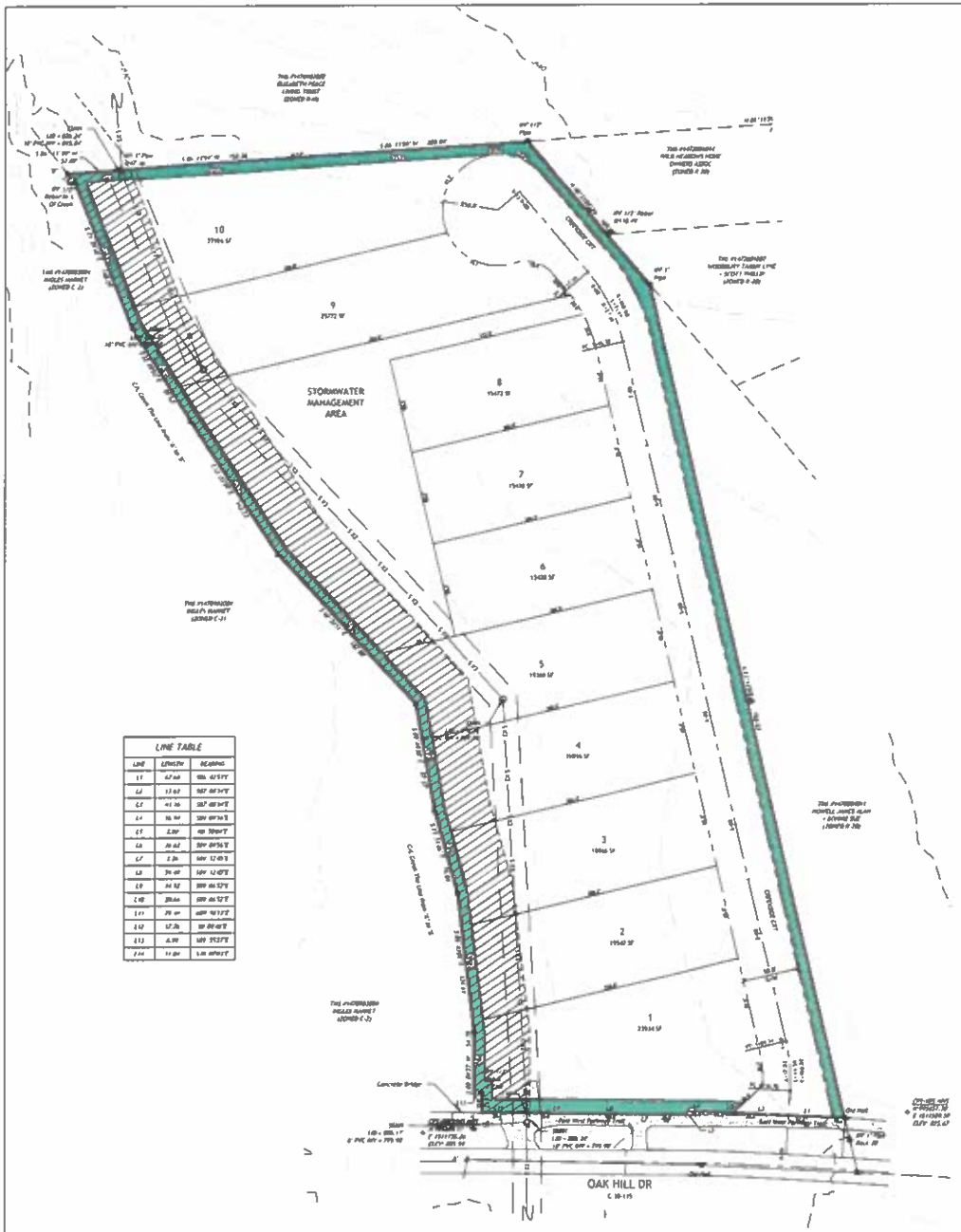
0.01
0.03

A C GIS

N

1:1,978

ESRI, Highland Mapping, and Anderson County GIS



LINE TABLE		
LINE	LENGTH	BEARING
L1	67.66	N84° 42' 57"W
L2	13.63	N87° 58' 34"W
L3	41.16	S87° 58' 34"E
L4	16.94	S84° 09' 16"E
L5	2.89	N5° 50' 44"E
L6	30.62	S84° 09' 16"E
L7	2.24	N84° 12' 45"E
L8	34.48	N84° 42' 57"E
L9	34.52	S89° 06' 52"E
L10	38.66	S89° 06' 52"E
L11	25.00	N89° 58' 13"E
L12	17.26	S0° 00' 00"E
L13	6.98	N89° 59' 23"E
L14	11.84	N0° 00' 37"E



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: 7-16-25

Owner (Agent) (Name): James Curtis for High Steals Development LLC

Signed:

DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this preliminary plat was prepared using a survey of the property prepared by McGuffin Surveying., SLS, and dated 1-31-95; 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: 7-16-25

CERTIFICATE OF PROJECT APPROVAL

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

Manager or Subdivision Administrator: _____

Date: _____

SITE DATA

TMS #:	1470004010
TOTAL AREA:	±7.28 ACRES
CURRENT ZONING:	R-20
TOTAL LOTS:	10 LOTS
ALLOWED MINIMUM LOT WIDTH:	60 FT
PROVIDED MINIMUM LOT WIDTH:	85 FT
ALLOWED MINIMUM LOT SIZE:	20,000 SF (15,000 SF W/ LOT AVERAGING)
AVERAGE LOT SIZE:	20,085 SF
PROPOSED ROADS:	TOTAL: ±912 LF (±0.17 MI) PUBLIC ROAD (50' R/W)

SETBACKS

PERIMETER PROPERTY:	10 FT
INTERNAL FRONT:	20 FT
INTERNAL SIDE:	GREATER OF 10% LOT WIDTH OR 10 FT
INTERNAL REAR:	20'

BUFFERYARD

PERIMETER:	10 FT TYPE II

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

Park at Creekside
TMS #1470004010

OWNER	ENGINEER OR SURVEYOR
High Steals Development LLC P.O. Box 2746 Anderson, SC 29622 864.313.6178	Ridgewater Engineering & Surveying, LLC P.O. Box 806 Anderson SC 29622 864.226.0980

Date:	7-16-25
Drawn By:	JWW
Checked:	JWW
Job Number:	2614-2
Revisions:	0

0 15 30 60
1 in = 30ft

RIDGEWATER ENGINEERING & SURVEYING
PO Box 806, Anderson, SC 29622
(864) 226-0980 ridge-eassoc.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.

Henry B. Youmans

From: Steve Kelly
Sent: Tuesday, August 18, 2026 9:37 AM
To: Henry B. Youmans
Subject: RE: EMS Service for Proposed Subdivision

I have no comments on it

From: Henry B. Youmans <Henry.Youmans@andersoncountysc.gov>
Sent: Monday, August 17, 2026 11:52 AM
To: Steve Kelly <steve.kelly@andersoncountysc.gov>; Cory M. Freeman <Cory.Freeman@andersoncountysc.gov>
Subject: RE: EMS Service for Proposed Subdivision

Good Morning:

Just doing a follow-up regarding the email sent on August 5, 2026 for the proposed Park at Creekside.

ANDERSON COUNTY
SOUTH CAROLINA

Henry B. Youmans, Jr.
Zoning Administrator
Anderson County Planning and Development
Title VI Coordinator
Anderson County

Office: 864.964.6631
Fax: 864.260.4795
Email: henry.youmans@andersoncountysc.gov

Physical Address
Development Standards
401 East River Street
Anderson, SC 29624

Mailing Address
Anderson County
P.O. Box 8002

Henry B. Youmans

From: Steve Kelly
Sent: Wednesday, March 26, 2025 1:46 PM
To: Henry B. Youmans
Subject: RE: Subdivision Review

I do not think this addition will change anything for EMS
Area has currently good coverage
Will have to monitor future call requests in the area

From: Henry B. Youmans <hbyoumans@andersoncountysc.org>
Sent: Tuesday, March 25, 2025 9:27 AM
To: Steve Kelly <askelly@andersoncountysc.org>
Subject: Subdivision Review

Good morning:

The attached is a proposed subdivision to be heard by the planning commission in May. Please inform me of your department's availability to service this proposed project.

Thank you for your cooperation. It is greatly appreciated.

Respectfuly,

ANDERSON COUNTY
SOUTH CAROLINA

Henry B. Youmans, Jr.
Zoning Administrator
Anderson County Planning and Development
Title VI Coordinator
Anderson County

Office: 864.964.6631
Cell: 864.245.8712
Fax: 864.260.4795
Email: hbyoumans@andersoncountysc.org

Pie

6/23/25

J. Wesley White
Ridgewater Engineering & Surveying
Parcel ID: #1470004010
Wesley,

This letter is to confirm that Piedmont Natural Gas does have natural gas main with readily available service at this parcel. 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, and required delivery pressure to determine extension and any cost to provide service.

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

Sincerely,

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

HAMMOND WATER DISTRICT

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

16 July 2026

Ridgewater Engineering & Surveying

Wesley White

PO Box 806

Anderson, SC 29622

RE: Hammond Water District Availability Letter. Park at Creekside, 10 Lots. Single Family S/D.

Anderson Co. TMS #147-00-04-010

To Whom it May Concern,

Hammond Water District is the potable water provider for this area. We currently have an existing water main along the Oak Hill Drive. We have the ability to provide potable water service for this residential development.

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

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

Sincerely,

Matt Ruff

Manager, Hammond Water District.

DUKE ENERGY.

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

June 23, 2025

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

RE: Property located on Oak Hill Dr. in Anderson, SC

Dear Mr. White:

This letter confirms that Duke Energy can provide electric service to the proposed site located on Oak Hill Dr. in Anderson, SC (Anderson County Tax Map #1470004010) provided all necessary easements, permits and rights-of-way can be obtained. Please contact Kim Ball at Duke Energy at (864) 234-4405 when your construction plans are complete so we can discuss your electrical service requirements.

Duke Energy appreciates the opportunity to provide your electric service.

Sincerely,

Kim Ball
Engineering Design Associate

June 24, 2025

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

RE: Park at Creekside

Dear Sirs,

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

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

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

AT&T
C&E South Carolina

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

Date: 6/20/2025

RE: Park at Creekside
Anderson County, TAXMAP#1470004010

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

MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES

DATE: **August 14th, 2026**

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

FROM: **Kurt Mead,** Principal Engineer

Cc: **Tim Cartee,** Development Standards Administrator

SUBJECT: **Park at Creekside Subdivision Preliminary Review #1**

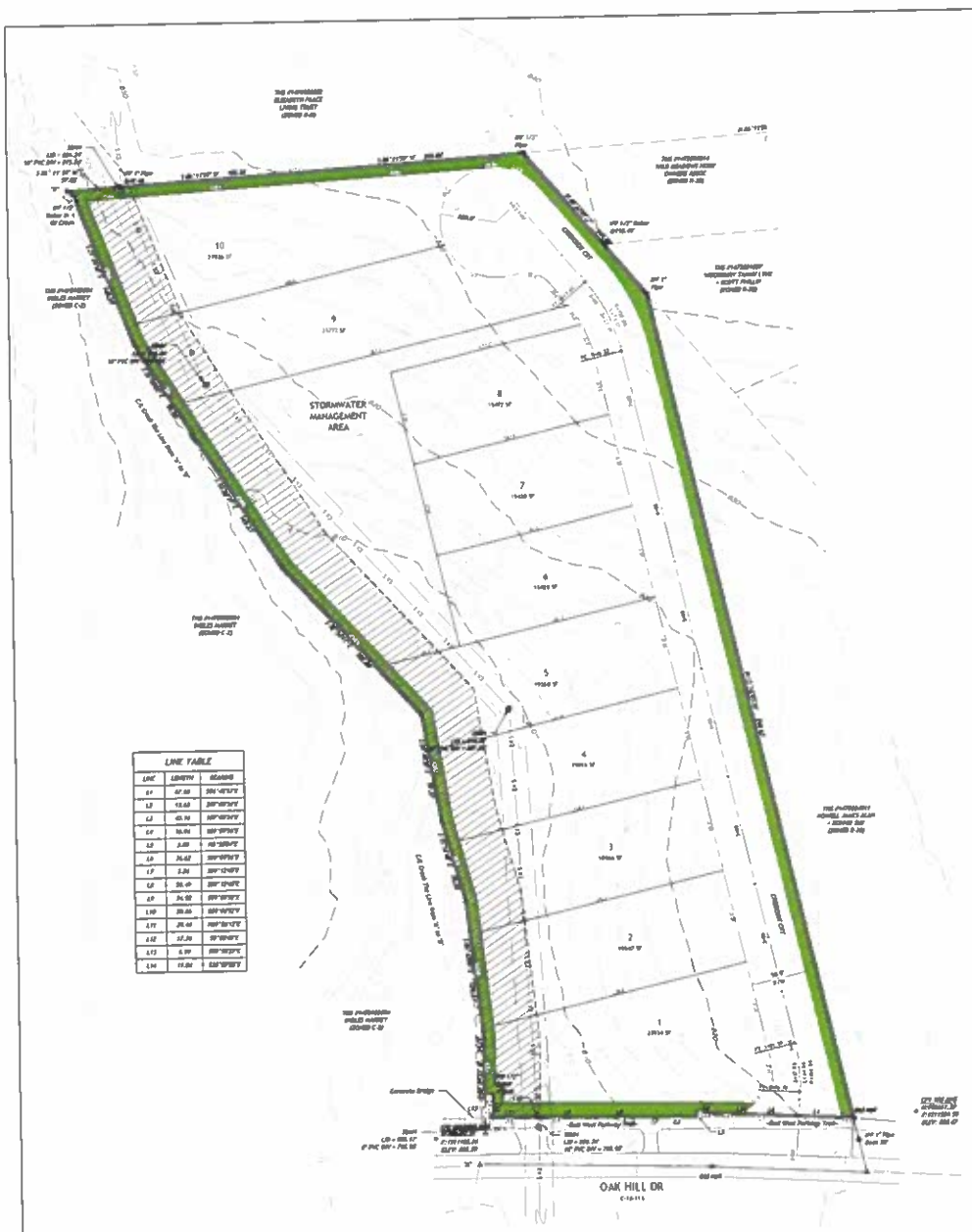
The preliminary plat is acceptable. It might be a challenge meeting the driveway maximum up grades shown in the ARMS manual, fig 3-4.

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



LINE TABLE		
LINE	LENGTH	BEARING
L1	57.88	S04°45'57"E
L2	93.63	S07°48'24"E
L3	65.16	N07°48'24"W
L4	36.04	S07°37'51"E
L5	3.89	N3°38'09"E
L6	36.63	S07°48'24"E
L7	3.26	S07°12'49"E
L8	38.49	S07°12'49"E
L9	34.92	S07°48'24"E
L10	39.66	S07°48'24"E
L11	25.48	S07°38'42"E
L12	37.39	S7°48'24"E
L13	6.99	S07°48'24"E
L14	15.84	S38°48'24"E



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: 7-16-25

Owner [ ] Agent [ ] Name: James Smith for High Shoals Development LLC

Signed:

DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this preliminary plat was prepared using a survey of the property prepared by InSouth Surveying., RLS, and dated 1-31-25. 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. 29627

Address: PO Box 804, Anderson, SC 29622

Telephone No. 864 760 0980

Date: 7-16-25

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 #:	1470004010
TOTAL AREA:	±7.28 ACRES
CURRENT ZONING:	R-20
TOTAL LOTS:	10 LOTS
ALLOWED MINIMUM LOT WIDTH:	60 FT
PROVIDED MINIMUM LOT WIDTH:	85 FT
ALLOWED MINIMUM LOT SIZE:	20,000 SF (15,000 SF W/ LOT AVERAGING)
AVERAGE LOT SIZE:	20,085 SF
PROPOSED ROADS:	TOTAL: ±912 LF (±0.17 MI) PUBLIC ROAD (50' R/W)
SETBACKS	
PERIMETER PROPERTY:	10 FT
INTERNAL FRONT:	20 FT
INTERNAL SIDE:	GREATER OF 10% LOT WIDTH OR 10 FT
INTERNAL REAR:	20'
BUFFERYARD PERIMETER:	10 FT TYPE II

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

Park at Creekside
TMS #1470004010

High Shoals Development LLC
P.O. Box 2766
Anderson, SC 29622
864 313.6178
OWNER

Ridgewater Engineering & Surveying, LLC
P.O. Box 804
Anderson SC 29622
864 226.0980
ENGINEER OR SURVEYOR

Date:	7-16-25
Drawn By:	JWW
Checked:	JWW
Job Number:	25142
Revisions:	0

SCALE: 1 in = 50 ft

RIDGEWATER ENGINEERING & SURVEYING

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.

Henry B. Youmans

From: Kevin Kay <kay3@acfd.org>
Sent: Wednesday, August 5, 2026 3:02 PM
To: Henry B. Youmans
Cc: jfreeman
Subject: [External]Park at Creekside - Proposed Subdivision

You don't often get email from kay3@acfd.org. Learn why this is important

The Fire Marshal's office concerns to consider on all subdivisions is that road widths and water supply standards both meet or exceed the current International Fire Code requirements. To meet the current ISO ratings (a community's local fire protection capabilities) and for taxpayers to have lower insurance premiums, 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.

Thanks,

Kevin Kay
Anderson County Fire Marshal F-2
Kay3@acfd.org 864-260-4016 EXT. 205

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 SCHOOL DISTRICT FIVE

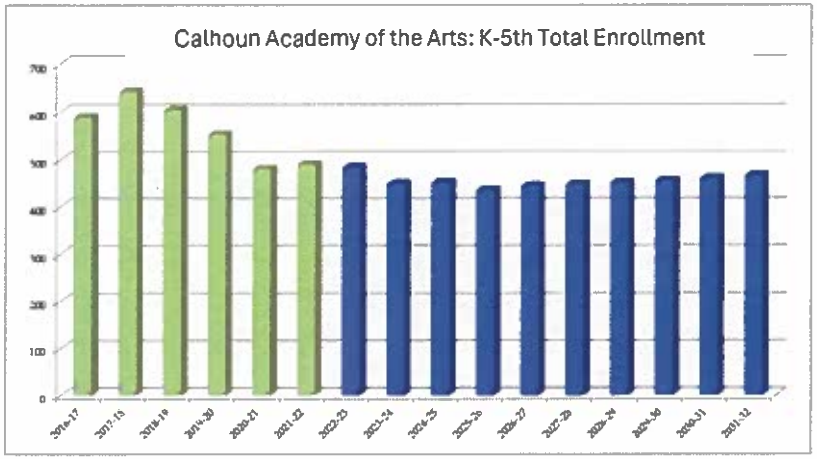
Demography Analysis & Results - 2023

1. The resident total fertility rate for Anderson School District Five over the life of the forecasts is below replacement level. (1.93 vs. the replacement level of 2.1)
2. Most in-migration to the district continues to occur in the 0-to-9 and 25-to-44-year-old age groups.
3. The local 18-to-24-year-old population continues to leave the district, going to college or moving to other urbanized areas. This population group accounts for the largest segment of the district's out migration flow and will increase steadily over the next 10 years. The second largest migration outflow is in the 70+ age groups.
4. The primary factors causing the district's enrollment to decrease over the next 10 years is the increase in empty nest households, the small number of elderly housing units turning over coupled with a flat rate of in migration of young families.
5. Changes in year-to-year enrollment over the next ten years will primarily be due to small cohorts entering and moving through the school system in conjunction with larger cohorts leaving the system.
6. The elementary enrollment will stay relatively the same over the next 10 school years.
7. The median age of the district's population will increase from 39.6 in 2020 to 41.4 in 2030.
8. Even if the district continues to have some amount of annual new housing unit construction over the next 10 years, the rate, magnitude, and price of existing house sales will become the increasingly dominant factor affecting the amount of population and enrollment change.
9. Total district enrollment is forecasted to decrease by 280 students, or -2.2%, between 2021-22 and 2026-27. Total enrollment will decrease by 142 students, or -1.1%, from 2026-27 to 2031-32.

Calhoun Academy of the Arts

	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
K	93	112	78	84	66	68	72	73	74	74	77	77	78	79	80	81
1	101	104	106	84	89	71	75	76	77	78	78	79	79	80	81	82
2	103	95	100	91	67	95	70	72	73	73	76	76	77	78	79	80
3	110	123	96	93	89	69	94	69	71	72	74	74	74	75	76	77
4	93	111	114	95	82	104	68	91	67	69	70	72	72	72	73	74
5	89	98	109	105	86	82	103	66	88	65	67	68	70	70	70	71
Total: K-5	589	643	603	552	479	489	482	447	450	433	442	446	450	454	459	465

Total: K-5	589	643	603	552	479	489	482	447	450	433	442	446	450	454	459	465
Change		54	-40	-51	-73	10	-7	-35	3	-17	9	4	4	4	5	6
Percent Change		9.2%	-6.2%	-8.5%	-13.2%	2.1%	-1.4%	-7.3%	0.7%	-3.8%	2.1%	0.9%	0.9%	0.9%	1.1%	1.3%
Forecasts developed November 2021																
Green cells (2021-2022 and earlier) are historical data																
Blue cells (2022-23 and later) are forecasted years																



Centerville Elementary School

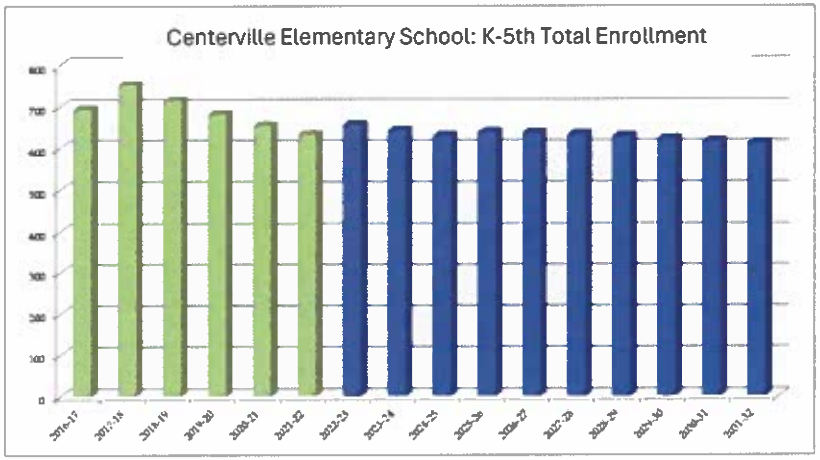
	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
K	103	132	118	84	96	94	102	103	103	102	102	100	99	98	97	98
1	115	121	129	117	97	106	107	107	108	108	107	106	104	103	102	101
2	121	116	99	134	116	96	107	106	106	107	107	106	105	103	102	101
3	119	135	118	106	123	121	100	110	109	109	109	109	108	107	105	104
4	122	124	128	114	107	117	122	98	108	107	107	107	107	106	105	103
5	114	125	123	126	115	99	118	118	95	105	105	105	105	105	104	103
Total: K-5	694	753	715	681	654	633	656	642	629	638	637	633	628	622	615	610

Total: K-5	694	753	715	681	654	633	656	642	629	638	637	633	628	622	615	610
Change		59	-38	-34	-27	-21	23	-14	-13	9	-1	-4	-5	-6	-7	-5
Percent Change		8.5%	-5.0%	-4.8%	-4.0%	-3.2%	3.6%	-2.1%	-2.0%	1.4%	-0.2%	-0.6%	-0.8%	-1.0%	-1.1%	-0.8%

Forecasts developed November 2021

Green cells (2021-2022 and earlier) are historical data

Blue cells (2022-23 and later) are forecasted years



Concord Elementary School

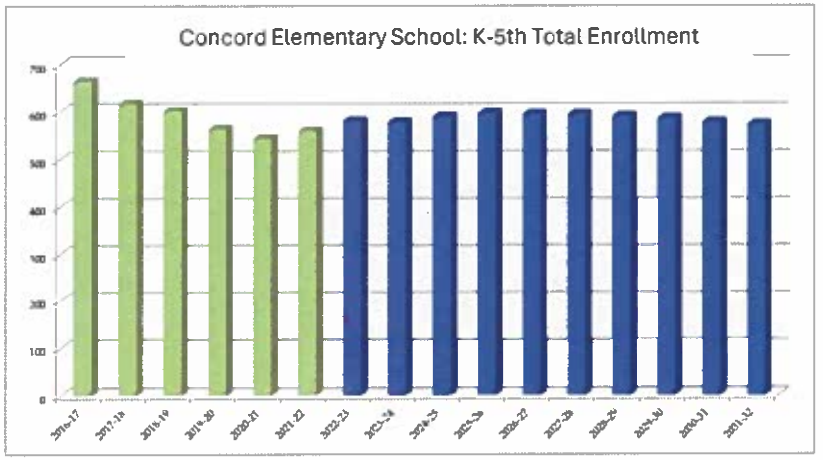
	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
K	90	99	83	91	92	95	99	99	100	99	97	96	94	93	92	94
1	106	89	106	86	92	99	101	102	102	103	102	100	99	97	96	95
2	112	99	99	93	81	89	100	96	97	97	99	98	96	95	93	92
3	114	111	98	96	98	85	92	102	98	99	99	101	100	98	97	95
4	104	117	107	89	89	97	87	90	100	96	98	98	100	99	97	96
5	139	101	108	108	91	94	101	89	92	102	99	101	101	103	102	100
Total: K-5	665	616	601	563	543	559	580	578	589	596	594	594	590	585	577	572

Total: K-5	665	616	601	563	543	559	580	578	589	596	594	594	590	585	577	572
Change		-49	-15	-38	-20	16	21	-2	11	7	-2	0	-4	-5	-8	-5
Percent Change		-7.4%	-2.4%	-6.3%	-3.6%	2.9%	3.8%	-0.3%	1.9%	1.2%	-0.3%	0.0%	-0.7%	-0.8%	-1.4%	-0.9%

Forecasts developed November 2021

Green cells (2021-2022 and earlier) are historical data

Blue cells (2022-23 and later) are forecasted years



Homeland Park Primary School

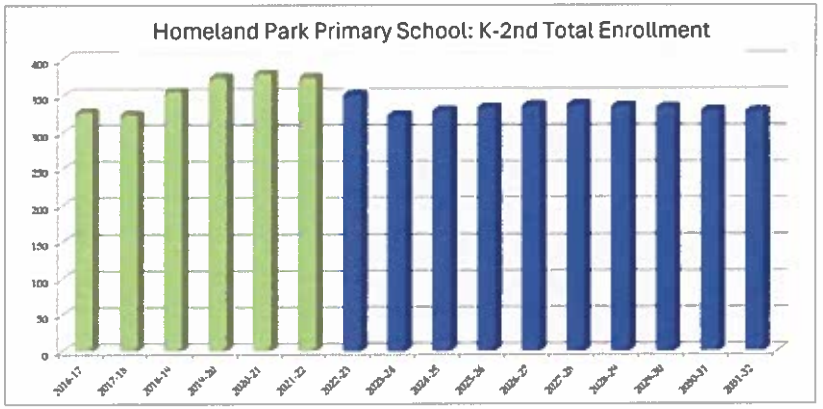
	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
K	124	103	128	141	129	99	108	108	109	110	111	110	108	108	107	108
1	88	129	108	123	137	142	109	112	113	114	115	116	115	113	112	111
2	116	93	120	112	115	135	135	104	108	110	111	112	113	113	111	110
Total: K-2	328	325	356	376	381	376	352	324	330	334	337	338	336	334	330	329

Total: K-2	328	325	356	376	381	376	352	324	330	334	337	338	336	334	330	329
Change		-3	31	20	5	-5	-24	-28	6	4	3	1	-2	-2	-4	-1
Percent Change		-0.9%	9.5%	5.6%	1.3%	-1.3%	-6.4%	-8.0%	1.9%	1.2%	0.9%	0.3%	-0.6%	-0.6%	-1.2%	-0.3%

Forecasts developed November 2021

Green cells (2021-2022 and earlier) are historical data

Blue cells (2022-23 and later) are forecasted years



McLees Elementary School

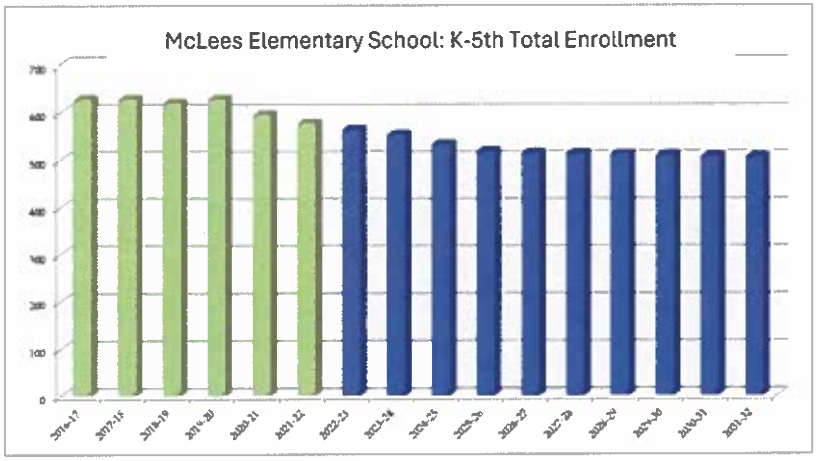
	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
K	105	93	94	105	87	80	80	81	81	80	82	81	81	80	80	81
1	98	110	97	109	104	89	87	87	88	88	87	87	86	86	85	85
2	87	90	108	94	102	99	90	85	85	86	86	85	85	84	84	83
3	110	102	97	113	96	104	102	91	86	86	87	87	86	86	83	85
4	120	114	104	105	110	95	106	101	90	85	85	86	86	85	85	84
5	108	119	120	102	95	110	98	107	102	91	86	86	87	87	86	86
Total: K-5	628	628	620	628	594	577	563	552	532	516	513	512	511	508	505	504

Total: K-5	628	628	620	628	594	577	563	552	532	516	513	512	511	508	505	504
Change		0	-8	8	-34	-17	-14	-11	-20	-16	-3	-1	-1	-3	-3	-1
Percent Change		0.0%	-1.3%	1.3%	-5.4%	-2.9%	-2.4%	-2.0%	-3.6%	-3.0%	-0.6%	-0.2%	-0.2%	-0.6%	-0.6%	-0.2%

Forecasts developed November 2021

Green cells (2021-2022 and earlier) are historical data

Blue cells (2022-23 and later) are forecasted years



Midway Elementary School

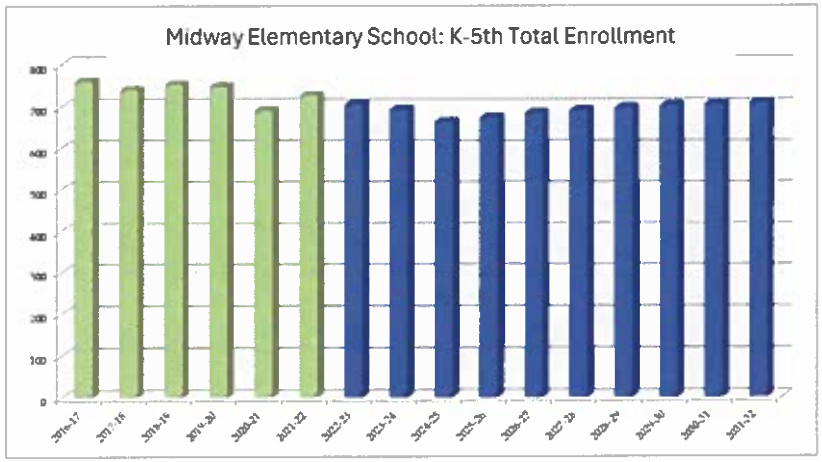
	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
K	117	100	123	108	89	96	101	103	105	106	108	109	109	110	111	112
1	89	129	109	132	104	104	108	109	111	113	114	114	115	115	116	117
2	127	93	139	117	136	107	108	111	112	114	116	117	117	118	118	119
3	131	129	105	143	112	145	110	110	113	114	116	118	119	119	120	120
4	142	141	131	107	139	127	148	111	111	114	115	117	119	120	120	121
5	156	149	147	143	110	149	130	149	112	112	115	116	118	120	121	121
Total: K-5	762	741	754	750	690	728	705	693	664	673	684	691	697	702	706	710

Total: K-5	762	741	754	750	690	728	705	693	664	673	684	691	697	702	706	710
Change		-21	13	-4	-60	38	-23	-12	-29	9	11	7	6	5	4	4
Percent Change		-2.8%	1.8%	-0.5%	-8.0%	5.5%	-3.2%	-1.7%	-4.2%	1.4%	1.6%	1.0%	0.9%	0.7%	0.6%	0.6%

Forecasts developed November 2021

Green cells (2021-2022 and earlier) are historical data

Blue cells (2022-23 and later) are forecasted years



Nevitt Forest Elementary School

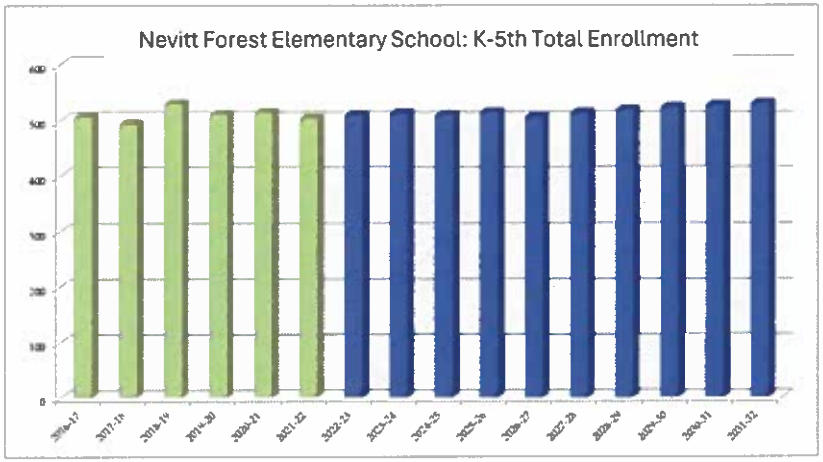
	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
K	98	90	102	82	87	79	84	85	87	88	88	89	89	90	91	92
1	86	87	87	92	86	96	84	86	87	89	90	90	91	91	92	93
2	92	84	86	84	94	81	97	82	84	85	87	88	88	89	89	90
3	73	88	86	89	87	84	82	96	81	83	84	86	87	87	88	88
4	83	63	102	71	86	76	85	79	92	78	80	81	83	84	84	84
5	74	81	67	92	74	87	77	84	78	91	77	79	80	82	83	83
Total: K-5	506	493	530	510	514	503	509	512	509	514	506	513	518	523	527	530

Total: K-5	506	493	530	510	514	503	509	512	509	514	506	513	518	523	527	530
Change		-13	37	-20	4	-11	6	3	-3	5	-8	7	5	5	4	3
Percent Change		-2.6%	7.5%	-3.8%	0.8%	-2.1%	1.2%	0.6%	-0.6%	1.0%	-1.6%	1.4%	1.0%	1.0%	0.8%	0.6%

Forecasts developed November 2021

Green cells (2021-2022 and earlier) are historical data

Blue cells (2022-23 and later) are forecasted years



New Prospect Elementary School

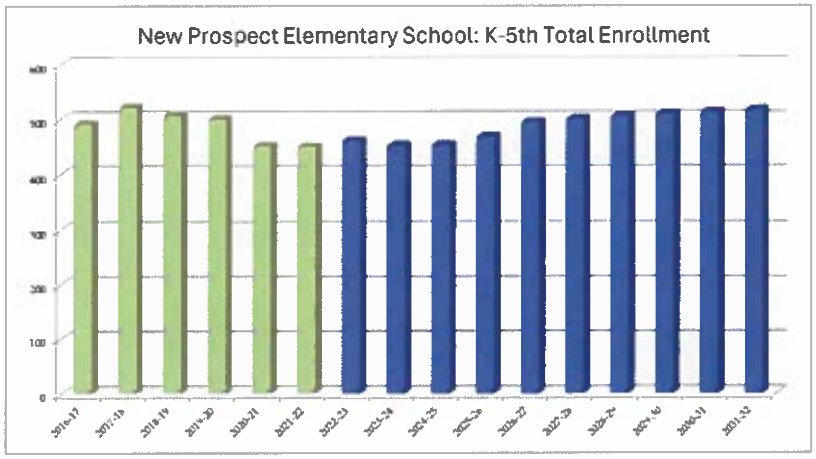
	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
K	72	88	87	81	59	79	80	81	82	83	83	84	84	85	86	87
1	78	73	82	93	76	59	81	82	83	84	85	85	86	86	87	88
2	85	87	79	89	87	68	61	82	83	84	85	86	86	87	87	88
3	88	91	85	74	85	80	69	59	80	81	83	84	85	85	86	86
4	84	97	87	74	72	88	81	68	58	79	80	82	83	84	84	85
5	84	86	86	89	72	76	89	80	67	57	78	79	81	82	83	83
Total: K-5	491	522	506	500	451	450	461	452	453	468	494	500	505	509	513	517

Total: K-5	491	522	506	500	451	450	461	452	453	468	494	500	505	509	513	517
Change		31	-16	-6	-49	-1	11	-9	1	15	26	6	5	4	4	4
Percent Change		6.3%	-3.1%	-1.2%	-9.8%	-0.2%	2.4%	-2.0%	0.2%	3.3%	5.6%	1.2%	1.0%	0.8%	0.8%	0.8%

Forecasts developed November 2021

Green cells (2021-2022 and earlier) are historical data

Blue cells (2022-23 and later) are forecasted years



North Pointe Elementary School

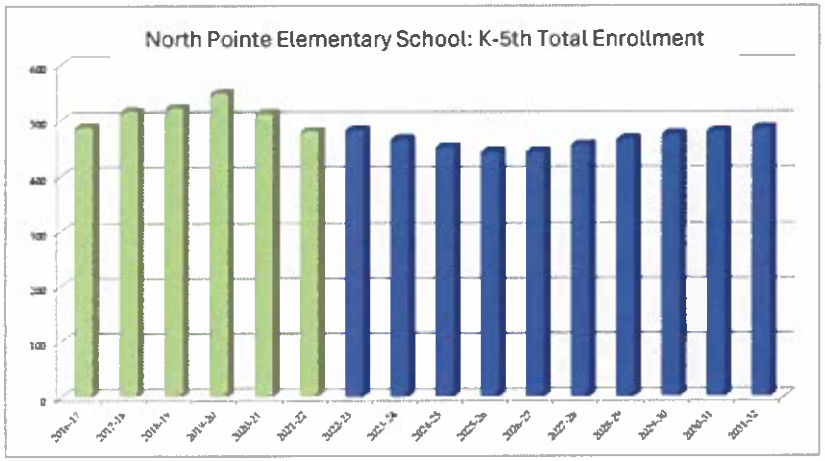
	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
K	85	90	80	85	75	63	72	74	76	77	77	78	79	80	81	82
1	74	80	86	94	83	75	67	69	71	73	74	75	76	77	78	79
2	90	85	89	96	89	82	78	68	70	72	73	76	77	78	79	80
3	88	90	81	85	90	85	84	77	67	71	73	76	77	78	79	80
4	77	88	95	92	82	88	88	85	78	68	72	74	78	79	80	81
5	73	82	90	96	92	86	92	91	88	80	71	73	77	81	82	83
Total: K-5	487	515	521	548	511	479	481	464	450	441	442	454	464	473	479	485

Total: K-5	487	515	521	548	511	479	481	464	450	441	442	454	464	473	479	485
Change		28	6	27	-37	-32	2	-17	-14	-9	1	12	10	9	6	6
Percent Change					-6.8%	-6.3%	0.4%	-3.5%	-3.0%	-2.0%	0.2%	2.7%	2.2%	1.9%	1.3%	1.3%

Forecasts developed November 2021

Green cells (2021-2022 and earlier) are historical data

Blue cells (2022-23 and later) are forecasted years



Varennes Elementary School

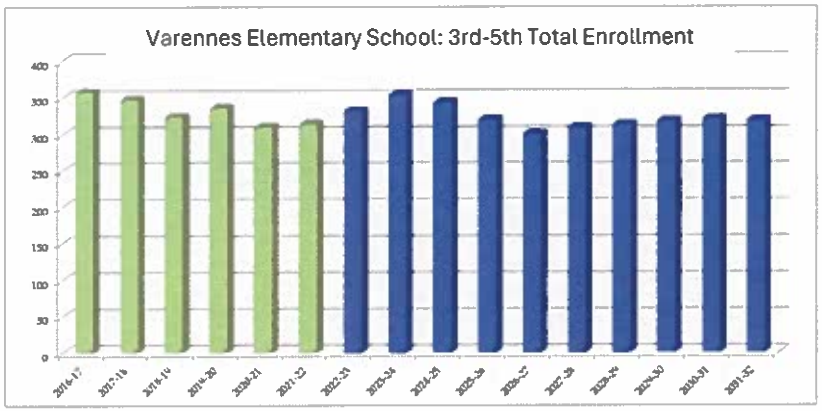
	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
3	119	116	89	118	110	107	130	130	100	105	107	108	109	110	110	108
4	116	125	111	96	113	105	105	127	127	98	103	105	106	108	109	109
5	123	107	124	122	87	102	97	97	117	117	91	96	98	100	102	102
Total: 3-5	358	348	324	336	310	314	332	354	344	320	301	309	313	318	321	319

Total: 3-5	358	348	324	336	310	314	332	354	344	320	301	309	313	318	321	319
Change		-10	-24	12	-26	4	18	22	-10	-24	-19	8	4	5	3	-2
Percent Change		-2.8%	-6.9%	3.7%	-7.7%	1.3%	5.7%	6.6%	-2.8%	-7.0%	-5.9%	2.7%	1.3%	1.6%	0.9%	-0.6%

Forecasts developed November 2021

Green cells (2021-2022 and earlier) are historical data

Blue cells (2022-23 and later) are forecasted years



Whitehall Elementary School

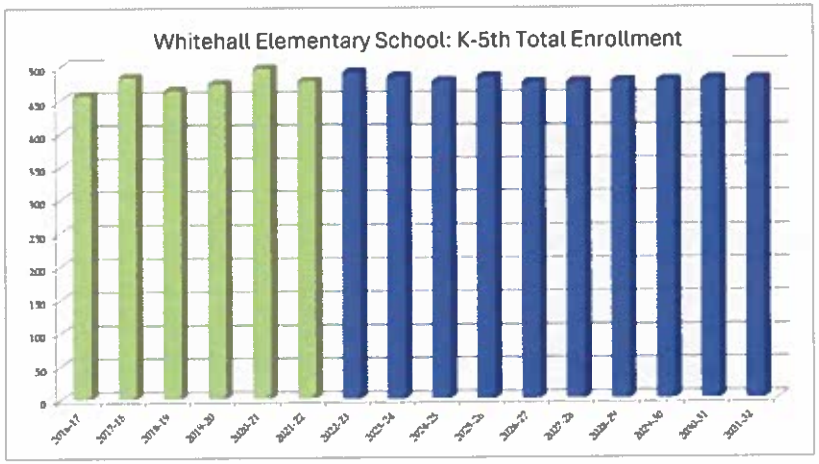
	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
K	76	88	84	86	80	78	80	80	81	81	81	81	82	82	83	82
1	76	81	81	85	83	89	81	82	82	83	83	82	82	83	83	84
2	76	92	77	81	80	71	90	79	80	80	81	81	80	80	81	81
3	82	67	84	75	84	85	72	88	77	78	78	79	79	78	78	79
4	71	75	63	84	84	80	86	71	87	76	77	77	78	78	77	77
5	76	81	75	63	86	75	82	85	70	86	75	76	76	77	77	76
Total: K-5	457	484	464	474	497	478	491	485	477	484	475	476	477	478	479	479

Total: K-5	457	484	464	474	497	478	491	485	477	484	475	476	477	478	479	479
Change		27	-20	10	23	-19	13	-6	-8	7	-9	1	1	1	1	0
Percent Change		5.9%	-4.1%	2.2%	4.9%	-3.8%	2.7%	-1.2%	-1.6%	1.5%	-1.9%	0.2%	0.2%	0.2%	0.2%	0.0%

Forecasts developed November 2021

Green cells (2021-2022 and earlier) are historical data

Blue cells (2022-23 and later) are forecasted years



Glenview Middle School

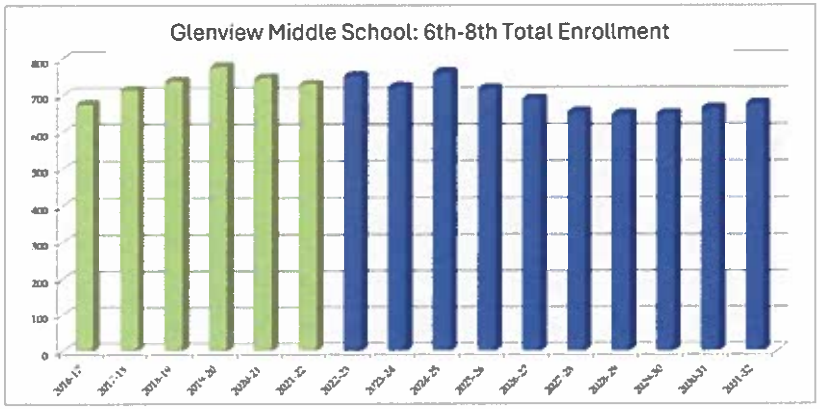
	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
6	213	272	237	241	265	213	263	245	250	219	217	213	215	219	226	227
7	231	216	283	251	240	272	212	262	244	249	218	215	211	213	217	224
8	233	227	222	288	245	247	280	218	270	251	256	227	224	219	222	226
Total: 6-8	677	715	742	780	750	732	755	725	764	719	691	655	650	651	665	677

Total: 6-8	677	715	742	780	750	732	755	725	764	719	691	655	650	651	665	677
Change		38	27	38	-30	-18	23	-30	39	-45	-28	-36	-5	1	14	12
Percent Change				5.1%	-3.8%	-2.4%	3.1%	-4.0%	5.4%	-5.9%	-3.9%	-5.2%	-0.8%	0.2%	2.2%	1.8%

Forecasts developed November 2021

Green cells (2021-2022 and earlier) are historical data

Blue cells (2022-23 and later) are forecasted years



McCants Middle School

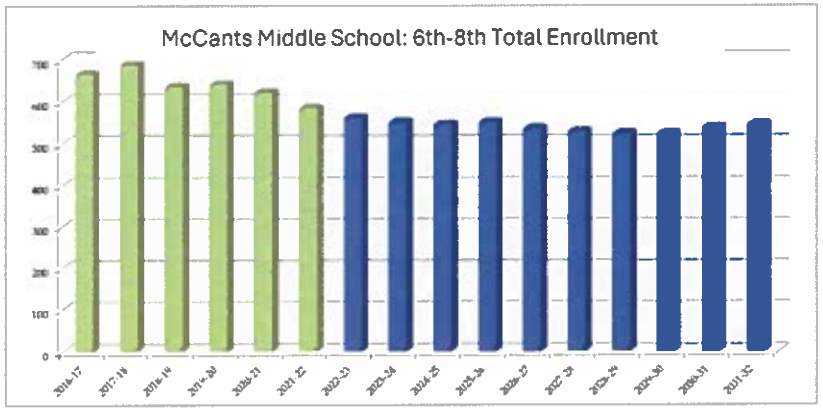
	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
6	213	239	203	201	201	177	177	193	173	181	179	167	175	177	182	182
7	222	220	226	211	210	206	180	180	196	176	184	182	170	179	181	186
8	231	230	206	229	211	201	203	177	176	192	172	180	178	167	175	177
Total: 6-8	666	689	635	641	622	584	560	550	545	549	535	529	523	523	538	545

Total: 6-8	666	689	635	641	622	584	560	550	545	549	535	529	523	523	538	545
Change		23	-54	6	-19	-38	-24	-10	-5	4	-14	-6	-6	0	15	7
Percent Change		3.5%	-7.8%	0.9%	-3.0%	-6.1%	-4.1%	-1.8%	-0.9%	0.7%	-2.6%	-1.1%	-1.1%	0.0%	2.9%	1.3%

Forecasts developed November 2021

Green cells (2021-2022 and earlier) are historical data

Blue cells (2022-23 and later) are forecasted years



Robert Anderson Middle School

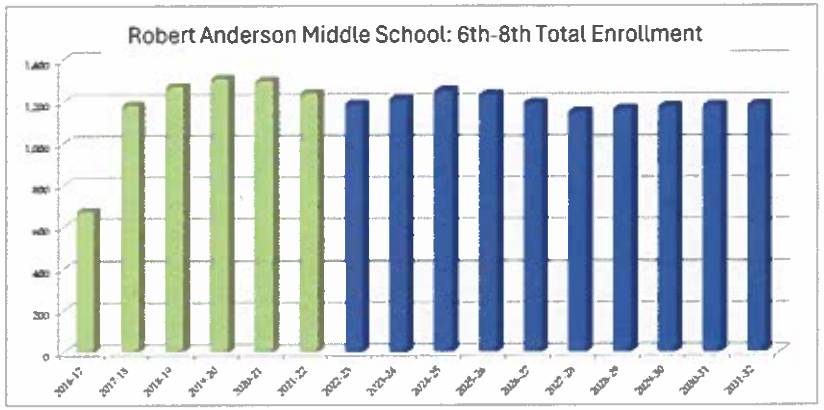
	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
6	244	396	475	463	392	392	399	426	435	382	386	392	394	397	398	396
7	240	384	406	443	460	398	388	395	420	428	376	380	386	388	391	392
8	190	402	394	407	450	453	402	392	399	424	432	380	384	390	392	395
Total: 6-8	674	1182	1275	1313	1302	1243	1189	1213	1254	1234	1194	1152	1164	1175	1181	1183

Total: 6-8	674	1182	1275	1313	1302	1243	1189	1213	1254	1234	1194	1152	1164	1175	1181	1183
Change		508	93	38	-11	-59	-54	24	41	-20	-40	-42	12	11	6	2
Percent Change		0.0%	0.0%	0.0%	0.0%	0.0%	-4.3%	2.0%	3.4%	-1.6%	-3.2%	-3.5%	1.0%	0.9%	0.5%	0.2%

Forecasts developed November 2021

Green cells (2021-2022 and earlier) are historical data

Blue cells (2022-23 and later) are forecasted years



Southwood Academy of the Arts

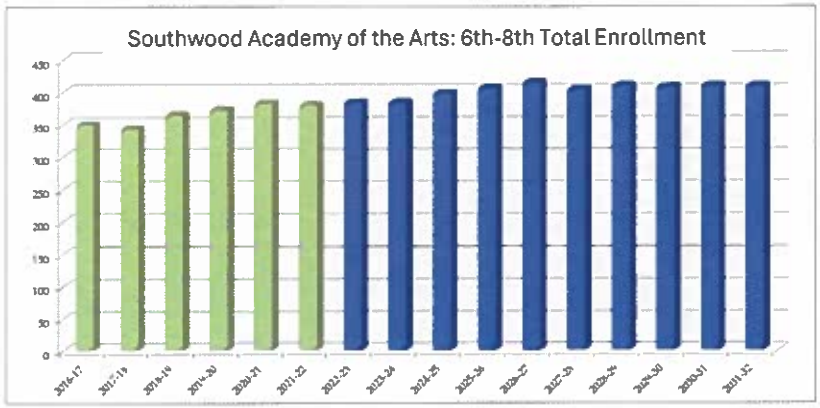
	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
6	133	115	123	138	147	129	124	128	143	129	136	133	137	134	135	137
7	114	121	116	116	122	135	133	128	132	149	134	141	138	142	139	140
8	103	107	126	119	114	116	127	128	123	128	145	130	135	132	136	133
Total: 6-8	350	343	365	373	383	380	384	384	398	406	415	404	410	408	410	410

Total: 6-8	350	343	365	373	383	380	384	384	398	406	415	404	410	408	410	410
Change		-7	22	8	10	-3	4	0	14	8	9	-11	6	-2	2	0
Percent Change				2.2%	2.7%	-0.8%	1.1%	0.0%	3.6%	2.0%	2.2%	-2.7%	1.5%	-0.5%	0.5%	0.0%

Forecasts developed November 2021

Green cells (2021-2022 and earlier) are historical data

Blue cells (2022-23 and later) are forecasted years



T. L. Hanna High School

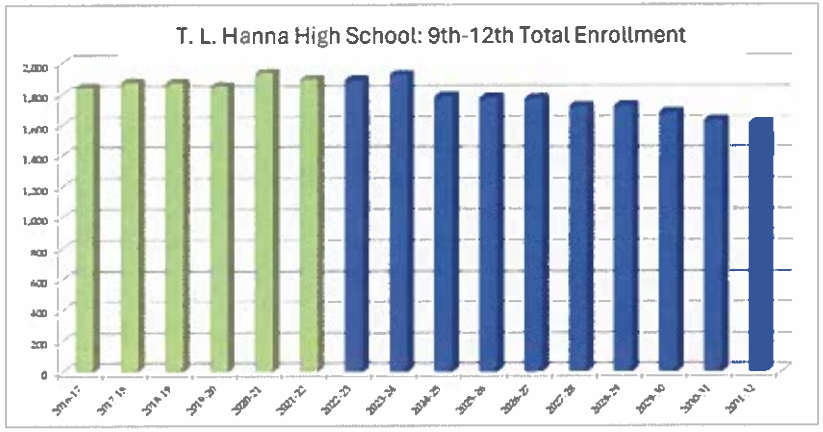
	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
9	577	573	532	525	599	538	522	563	460	520	516	499	474	468	454	466
10	482	474	482	461	472	543	471	457	493	403	455	452	437	415	412	400
11	428	437	449	471	440	423	508	440	427	461	377	425	423	409	388	385
12	356	390	408	393	425	392	387	465	403	391	422	345	389	387	374	355
Total: 9-12	1843	1874	1871	1850	1936	1896	1888	1925	1783	1775	1770	1721	1723	1679	1628	1606

Total: 9-12	1843	1874	1871	1850	1936	1896	1888	1925	1783	1775	1770	1721	1723	1679	1628	1606
Change		31	-3	-21	86	-40	-8	37	-142	-8	-5	-49	2	-44	-51	-22
Percent Change		1.7%	-0.2%	-1.1%	4.6%	-2.1%	-0.4%	2.0%	-7.4%	-0.4%	-0.3%	-2.8%	0.1%	-2.6%	-3.0%	-1.4%

Forecasts developed November 2021

Green cells (2021-2022 and earlier) are historical data

Blue cells (2022-23 and later) are forecasted years



Westside High School

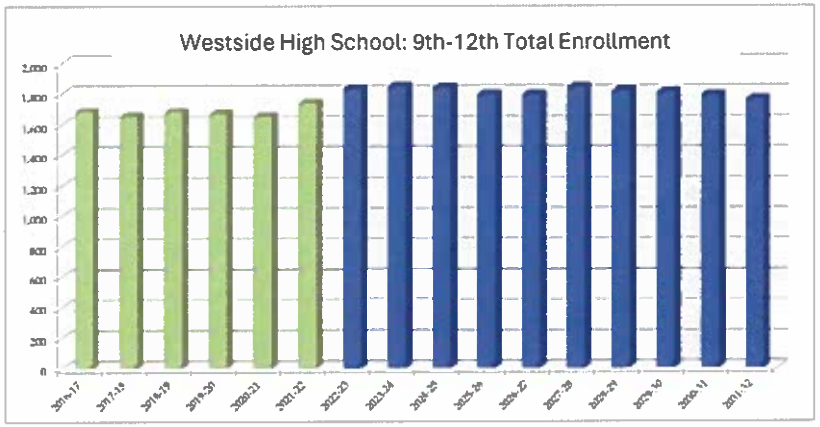
	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
9	503	504	534	519	508	588	580	540	530	532	563	589	520	529	538	544
10	451	422	414	424	461	462	512	505	470	461	463	490	512	452	460	468
11	521	379	324	346	388	363	383	425	419	390	383	384	407	425	375	382
12	409	353	410	380	296	327	359	379	421	415	386	379	380	403	421	371
Total: 9-12	1684	1652	1682	1669	1653	1740	1834	1849	1840	1798	1795	1842	1819	1809	1794	1765

Total: 9-12	1684	1652	1682	1669	1653	1740	1834	1849	1840	1798	1795	1842	1819	1809	1794	1765
Change		-32	30	-13	-16	87	94	15	-9	-42	-3	47	-23	-10	-15	-29
Percent Change		-1.9%	1.8%	-0.8%	-1.0%	5.3%	5.4%	0.8%	-0.5%	-2.3%	-0.2%	2.6%	-1.2%	-0.5%	-0.8%	-1.6%

Forecasts developed November 2021

Green cells (2021-2022 and earlier) are historical data

Blue cells (2022-23 and later) are forecasted years



Anderson Five Charter School

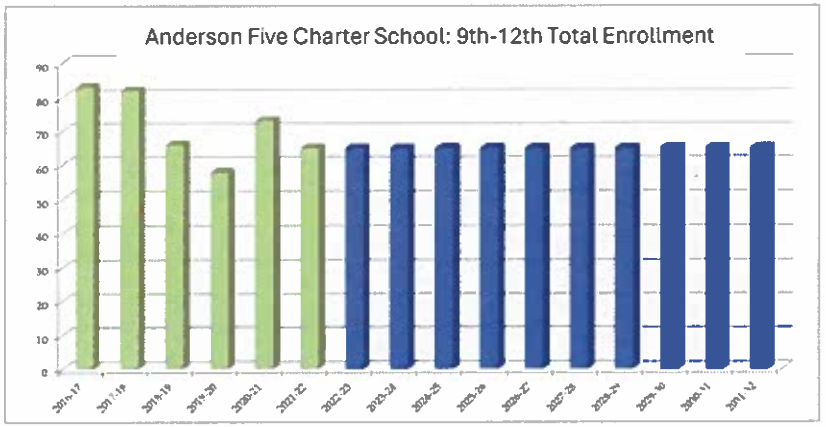
	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
9	10	10	9	12	19	11	11	11	11	11	11	11	11	11	11	11
10	25	15	11	11	24	24	24	24	24	24	24	24	24	24	24	24
11	27	30	19	11	8	16	16	16	16	16	16	16	16	16	16	16
12	21	27	27	24	22	14	14	14	14	14	14	14	14	14	14	14
Total: 9-12	83	82	66	58	73	65	65	65	65	65	65	65	65	65	65	65

Total: 9-12	83	82	66	58	73	65	65	65	65	65	65	65	65	65	65	65
Change		-1	-16	-8	15	-8	0	0	0	0	0	0	0	0	0	0
Percent Change					25.9%	-11.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Forecasts developed November 2021

Green cells (2021-2022 and earlier) are historical data

Blue cells (2022-23 and later) are forecasted years



ANDERSON SCHOOL DISTRICT FIVE

Campus Enrollment & Capacity



Calculating Campus Capacity

Comparative Analysis – **March 2026**

School	Building Size (Gross SF)	Grade Levels	CAPACITY: *Theoretical Capacity*	CAPACITY: *Maximum Capacity*	CAPACITY: **Target Capacity**	Current Enrollment: Current Year Enrollment (FY 2025-2026)	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**	367	*52%*	-335	456	*65%*	-246	474	*67%*	-228
Centerville Elementary School	92,945	4k- 5th	*942*	*827*	**786**	497	*63%*	-289	542	*69%*	-244	586	*75%*	-200
Concord Elementary School	92,945	4k- 5th	*900*	*791*	**751**	585	*78%*	-166	650	*87%*	-101	663	*88%*	-88
Homeland Park Primary School	70,758	4k- 2nd	*446*	*396*	**376**	420	*112%*	+44	431	*115%*	55	444	*118%*	68
McLees Elementary School	128,900	4k- 5th	*1,070*	*957*	**909**	527	*58%*	-382	522	*57%*	-387	534	*59%*	-375
Midway Elementary School	151,730	4k- 5th	*1,437*	*1,270*	**1,206**	699	*58%*	-507	681	*56%*	-525	690	*57%*	-516
New Prospect Elementary	81,041	4k- 5th	*733*	*653*	**620**	411	*66%*	-209	441	*71%*	-179	465	*75%*	-155
Nevitt Forest Elementary School	80,194	4k- 5th	*668*	*587*	**558**	524	*94%*	-34	543	*97%*	-15	562	*101%*	4
North Pointe Elementary School	134,038	4k- 5th	*784*	*698*	**663**	481	*73%*	-182	440	*66%*	-223	453	*68%*	-210
Varennes Elementary School	95,566	3rd- 5th	*727*	*646*	**614**	395	*64%*	-219	359	*58%*	-255	377	*61%*	-237
Whitehall Elementary School	97,566	4k- 5th	*670*	*601*	**571**	505	*88%*	-66	527	*92%*	-44	543	*95%*	-28
Subtotal	1,141,239				**7,756**	**5,411**	*70%*	-2,345	**5,592**	*72%*	-2,164	**5,791**	*75%*	-1,965

Calculating Campus Capacity

Comparative Analysis – **March 2026**

School	Building Size (Gross SF)	Grade Levels	CAPACITY: Theoretical Capacity	CAPACITY: Maximum Capacity	CAPACITY: Target Capacity	Current Enrollment: Current Year Enrollment (FY 2025-2026)	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 - MIDDLE SCHOOLS														
Glenview Middle School	135,273	6th- 8th	*1,080*	*811*	**771**	621	*81%*	-150	637	*83%*	-134	652	*85%*	-119
McCants Middle School	194,585	6th- 8th	*1,422*	*1,060*	**1,007**	612	*61%*	-395	561	*56%*	-446	551	*55%*	-456
Robert Anderson Middle School	193,745	6th- 8th	*1,616*	*1,204*	**1,143**	1,105	*97%*	-38	1,147	*100%*	4	1,143	*100%*	0
Southwood Academy of the Arts	137,413	6th- 12th	*1,350*	*988*	**938**	774	*83%*	-164	774	*83%*	-164	774	*83%*	-164
Subtotal	661,016				**3,859**	**3,112**	*81%*	-747	**3,119**	*81%*	-740	**3,120**	*81%*	-739
Current Facilities - HIGH SCHOOLS														
TL Hanna High School	291,278	9th- 12	*2,400*	*1,800*	**1,710**	1,765	*103%*	55	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**	1,633	*96%*	-80	1,887	*110%*	174	1,845	*108%*	132
Westside High School, Athletics	--	9th- 12			--									
Subtotal	732,267				**3,423**	**3,398**	*99%*	-25	**3,789**	*111%*	366	**3,703**	*108%*	280

Anderson County Planning Commission

September 8, 2026
6:00 PM

Staff Report – Preliminary Subdivision

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

Preliminary Subdivision Name:	Aston Farm Estates
Intended Development:	Single Family
Applicant:	Joshua Baker
Surveyor/Engineer:	Gray
Location/Access:	Flat Rock Rd. (State)
County Council District:	3
Surrounding Land Use:	Residential
Zoning:	Un-zoned
Tax Map Number:	184-00-11-002
Number of Acres:	61.75
Number of Lots:	68
Variance:	No
Traffic Impact Analysis:	Does not require TIS.

Subdivision Plat

SPR-26-13

Submitted On: Jul 20, 2026

Applicant

Josh Baker
864-297-3027 ext. 125
jbaker@grayengineering.com

Primary Location

Point Location: 34.3255, -82.6002

Property Owner(s)

Name
Aston Farm LLC

Phone Number
8644045673

Street Address
102 Royal Dor Noch Ct

City
Anderson

State
SC

Zip Code
29621

Email
edwinmejia1977@gmail.com

Engineers/Surveyors

Name	Email
Josh Baker	jbaker@grayengineering.com

Project Information

Proposed Subdivision Name
Aston Farm Estates

Parcel/TMS#
1840011002

County Council District
3

School District
3

Total Acreage
61.75

Number of Lots
68

Intended Development
Single Family Detached Residential

Current Zoning
None

Surrounding Land Uses
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

Understood

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

Parcel Line Table		
Line #	Length	Direction
L1	40.87'	N21° 18' 49"W
L2	49.81'	N75° 53' 19"W
L3	28.66'	N72° 29' 48"W
L4	31.17'	S63° 52' 42"W
L5	36.37'	S62° 12' 01"W
L6	44.55'	S62° 45' 43"W
L7	39.93'	S72° 05' 37"W
L8	23.43'	S31° 34' 33"W
L9	24.31'	S47° 34' 41"W
L10	23.86'	S89° 40' 55"W
L11	15.74'	N14° 16' 41"W
L12	47.15'	S69° 47' 54"W
L13	46.55'	N70° 30' 30"W
L14	37.78'	N72° 51' 30"W
L15	39.79'	N37° 11' 07"W
L16	13.85'	N79° 32' 57"W
L17	36.36'	S66° 51' 51"W
L18	21.70'	N58° 38' 36"W
L19	24.08'	S49° 42' 22"W
L20	67.13'	N88° 32' 43"W

Parcel Line Table		
Line #	Length	Direction
L21	26.41'	S80° 58' 25"W
L22	40.67'	S76° 10' 22"W
L23	36.02'	S59° 43' 14"W
L24	51.08'	S69° 45' 41"W
L25	47.66'	S78° 59' 23"W
L26	17.50'	N70° 28' 56"W
L27	9.59'	S69° 47' 54"W
L28	24.92'	S35° 19' 47"W
L29	16.94'	N81° 03' 51"W
L30	32.87'	N77° 45' 28"W
L31	42.51'	N83° 15' 12"W
L32	44.92'	S85° 45' 04"W
L33	8.98'	S4° 42' 32"E
L34	26.34'	N31° 49' 48"E
L35	12.57'	N72° 24' 15"W
L36	25.81'	S81° 53' 41"W
L37	28.22'	N87° 15' 08"W
L38	23.52'	N19° 22' 09"W
L39	15.62'	S78° 17' 37"W
L40	17.82'	S28° 35' 04"W

Parcel Line Table		
Line #	Length	Direction
L41	12.71'	N62° 19' 08"W
L42	21.58'	N36° 58' 46"W
L43	33.72'	N46° 21' 56"W
L44	9.77'	S77° 57' 28"W
L45	37.06'	N82° 06' 53"W
L46	61.57'	S79° 18' 26"W
L47	29.24'	N10° 19' 54"W
L48	22.03'	N74° 14' 15"W
L49	33.71'	S81° 29' 30"W
L50	13.80'	S56° 22' 50"W
L51	26.68'	S68° 47' 20"W
L52	26.21'	N81° 16' 11"W
L53	45.04'	N46° 37' 11"W
L54	53.84'	N70° 56' 49"W
L55	35.24'	N66° 20' 13"W
L56	25.97'	N8° 36' 18"W
L57	16.58'	N61° 17' 05"W
L58	32.30'	N27° 27' 38"W
L59	39.62'	N52° 39' 53"W
L60	28.19'	N34° 59' 25"W

Parcel Line Table		
Line #	Length	Direction
L61	38.53'	N54° 36' 22"W
L62	36.95'	N12° 44' 06"W
L63	32.83'	N42° 37' 08"W
L64	13.43'	N74° 31' 33"W
L65	34.13'	S87° 27' 36"W
L66	26.99'	N64° 26' 49"W
L67	21.50'	S79° 27' 44"W
L68	20.39'	S64° 53' 01"W
L69	21.01'	S51° 29' 39"W
L70	39.45'	S45° 50' 16"W
L71	13.20'	S87° 42' 01"W
L72	32.38'	S80° 37' 17"W
L73	17.25'	S47° 53' 48"W
L74	20.32'	S77° 04' 51"W
L75	33.68'	N60° 56' 27"W
L76	13.65'	S78° 59' 45"W
L77	22.62'	S82° 35' 53"W
L78	25.28'	S66° 11' 14"W
L79	15.76'	N88° 02' 57"W
L80	5.04'	N82° 29' 49"W

Parcel Line Table		
Line #	Length	Direction
L81	14.24'	N50° 09' 31"W
L82	18.71'	N38° 04' 32"W
L83	16.11'	N43° 48' 16"W
L84	18.28'	N31° 27' 19"W
L85	15.81'	N27° 55' 04"E



LOCATION MAP (N.T.S)



SPECIAL GRAY ENGINEERING NOTES:

1. SITE CONTRACTOR SHALL HAVE AN ACCEPTABLE SOIL TESTING FIRM/GEOTECH TEST ALL EARTHWORK COMPACTION. PROOF ROLL ALL AREAS AND SUBMIT REPORTS TO THE OWNER ON A WEEKLY BASIS.
2. SITE CONTRACTOR TO SUBMIT A WEEKLY TIME LOG OF CONSTRUCTION EVENTS INCLUDING DATE STARTED AND COMPLETED EACH WEEK ALONG WITH SITE PHOTOS SENT OR E-MAILED TO THE OWNER.
3. NO CLEARING DEBRIS OR TOPSOIL TO BE BURIED ON SITE. ALL FILL TO BE FREE OF ORGANICS AND ROCK.
4. FRONT LOT PINS SHALL BE SET BY R.L.S. (REGISTER LAND SURVEYOR) BEFORE STORM DRAINAGE, WATER LINES AND SEWER LINES ARE INSTALLED.
5. ALL BUILDING DOWNSPOUTS MUST BE PIPED TO EXISTING CATCH BASINS, DRAINAGE SWALES, OR SLOPE DRAINS. INSTALL TO ELIMINATE RUNOFF OVER SLOPES AND PONDING AROUND BUILDING.
6. A BUFFER SHOULD BE MAINTAINED BETWEEN ALL WOS AND CLEARLY DELINEATED BY FLAG, TAPE OR SIMILAR MAKING DEVICES TO ENSURE THE BUFFER AREA(S) ARE VISIBLE.
7. SWALES TO BE CONSIDERED STORMWATER FEATURES AND TO BE INCLUDED IN THE MAINTENANCE OF ALL STORMWATER FEATURES AND TO BE INCLUDED ON FINAL PLAT.
8. ALL FILL SHALL BE COMPACTED TO 95% STD. PROCTOR PER ASTM D-698. THE BUILDING PAD AREA SHALL BE PROFF-ROLLED (20t PUMP TRUCK). ALL SOFT SPOTS (IF ANY) SHALL BE UNDERCUT AND COMPACTED TO 98% STANDARD UNDER BUILDING. THIS INCLUDES ALL TRENCH COMPACTION AFTER EXISTING UTILITY IS REMOVED AND ALL NEW TRENCH UNDER BUILDING.
9. SECONDARY PERMITEE (BUILDER) SHALL ENSURE POSITIVE DRAINAGE FOR EACH INDIVIDUAL LOT AND IS RESPONSIBLE FOR INDIVIDUAL LOT SWALES NOT SHOWN ON PLANS. SWALES SHOWN ON PLANS ARE FOR OVERALL DRAINAGE PATTERNS DEEMED NECESSARY BY THE ENGINEER.

UTILITY PROVIDER INFO:

1. SITE ELECTRIC TO BE SERVED BY LITTLE RIVER ELECTRIC
2. SITE WATER TO BE SERVED BY STARR-IVA WATER DISTRICT
3. SEWER NOT AVAILABLE, SITE WILL BE SERVICED VIA SEPTIC
4. SITE NETWORK COMMUNICATIONS TO BE SERVED BY CHARTER
5. NATURAL GAS NOT AVAILABLE. SITE WILL BE AN ALL-ELECTRIC DEVELOPMENT.

OWNER'S CERTIFICATION

AS THE OWNER OF THIS LAND, AS SHOWN ON THIS [PRELIMINARY PLAT][SITE PLAN], 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 _____, 20____

OWNER NAME _____

SIGNED _____

DESIGN PROFESSIONAL CERTIFICATION

IT IS HEREBY CERTIFIED THAT THIS [PRELIMINARY PLAT] WAS PREPARED USING A SURVEY OF THE PROPERTY PREPARED BY RICHARD COOK RLS, AND DATED JUNE 11, 2026, AND FURTHER THAT THE PROPOSED [SUBDIVISION][DEVELOPMENT] MEETS ALL REQUIREMENTS OF THE ANDERSON COUNTY UNIFIED DEVELOPMENT STANDARDS ORDINANCE, AS APPLICABLE TO THE PROPERTY.

BY (NAME) JOSHUA D BAKER

SIGNED _____

REGISTERED PROFESSIONAL NO. 40522

ADDRESS 132 PILGRIM ROAD, GREENVILLE, SC 29607

PHONE NUMBER 864-297-3027

DATE JULY 6, 2026

CERTIFICATION 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 SUBDIVISION ADMINISTRATOR, SUBJECT TO FURTHER COMPLIANCE WITH ALL PROVISIONS OF SAID DEVELOPMENT REGULATIONS.

MANAGER OR SUBDIVISION ADMINISTRATOR _____

DATE _____

THIS APPROVAL DOES NOT CONSTITUTE APPROVAL OF A DEVELOPMENT PERMIT OF FINAL

HATCHING LEGEND

- OPEN SPACE
- STORMWATER MGMT (COMMON AREA)
- PROPOSED ROADS

SITE LEGEND

	PROPERTY BOUNDARY
R/W	EXISTING DOT RIGHT-OF-WAY
	LOT LINES
	DRAINAGE/UTILITY EASEMENTS
WL	EXISTING/PROPOSED WATERLINE
SS	EXISTING/PROPOSED SEWER
	SETBACK
	MAIL KIOSK
	FIRE HYDRANT

PROPERTY OWNER:

TAX MAP: 1840011002
ASTON FARM LLC
102 ROYAL DOR NOCH COURT
ANDERSON, SC 29621

SETBACKS:

FRONT: 30'
SIDE: 15'
REAR: 15'
CORNER: 15'
FLAT ROCK ROAD: 40'
*LOTS 15, 16, 34-36, 43, 64, & 65 HAVE ADJUSTED FRONT SETBACKS AS SHOWN TO MEETING 100' WIDTH AT THE FRONT SETBACK.

ASTON FARM ESTATES

PRELIMINARY PLAT

TYPE OF DEVELOPMENT: SINGLE-FAMILY DETACHED

TAX MAP#S: 1840011002

NO. OF ACRES: 61.75 ACRES — NEW ROAD: 4,739 LF (0.9 MILES)

NO. OF LOTS/UNITS: 68 LOTS — DATE: 07/13/26

DEVELOPER/APPLICANT	ENGINEER	SURVEYOR
ASTON FARM LLC 102 ROYAL DOR NOCH CT ANDERSON, SC 29621	GRAY ENGINEERING JOSHUA D. BAKER, P.E. 132 PILGRIM ROAD GREENVILLE, SC 29607 864-297-3027	PRECISION LAND SURVEYING 439 BEULAH CHURCH ROAD ABBEVILLE, SC 29620 864-627-8067

NO.	DATE	BY	REVISION
A	-	-	-

Gray Engineering
132 PILGRIM ROAD · GREENVILLE, SC 29607
PH: (864) 297-3027 · FAX: (864) 725-8747
WWW.GRAYENGINEERING.COM

SC C.O.A.# C000060 · NC C.O.A.# C-1217 · GA C.O.A.# PEF001941 · TN C.O.A.# 0410819

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 40522 REGISTERED — GRAY ENGINEERING CONSULTANTS, INC. No. C000060 CERTIFICATE OF AUTHORIZATION — JOSHUA D. BAKER

THIS DRAWING AND ASSOCIATED CAD FILES ARE AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF GRAY ENGINEERING CONSULTANTS, INC. AND SHALL NOT BE USED OR REPRODUCED IN ANY MANNER WITHOUT AN AUTHORIZED BY GRAY ENGINEERING CONSULTANTS, INC. IN WRITING.

STAKEOUT PLAN

ASTON FARM ESTATES

ANDERSON COUNTY
IVA, SC

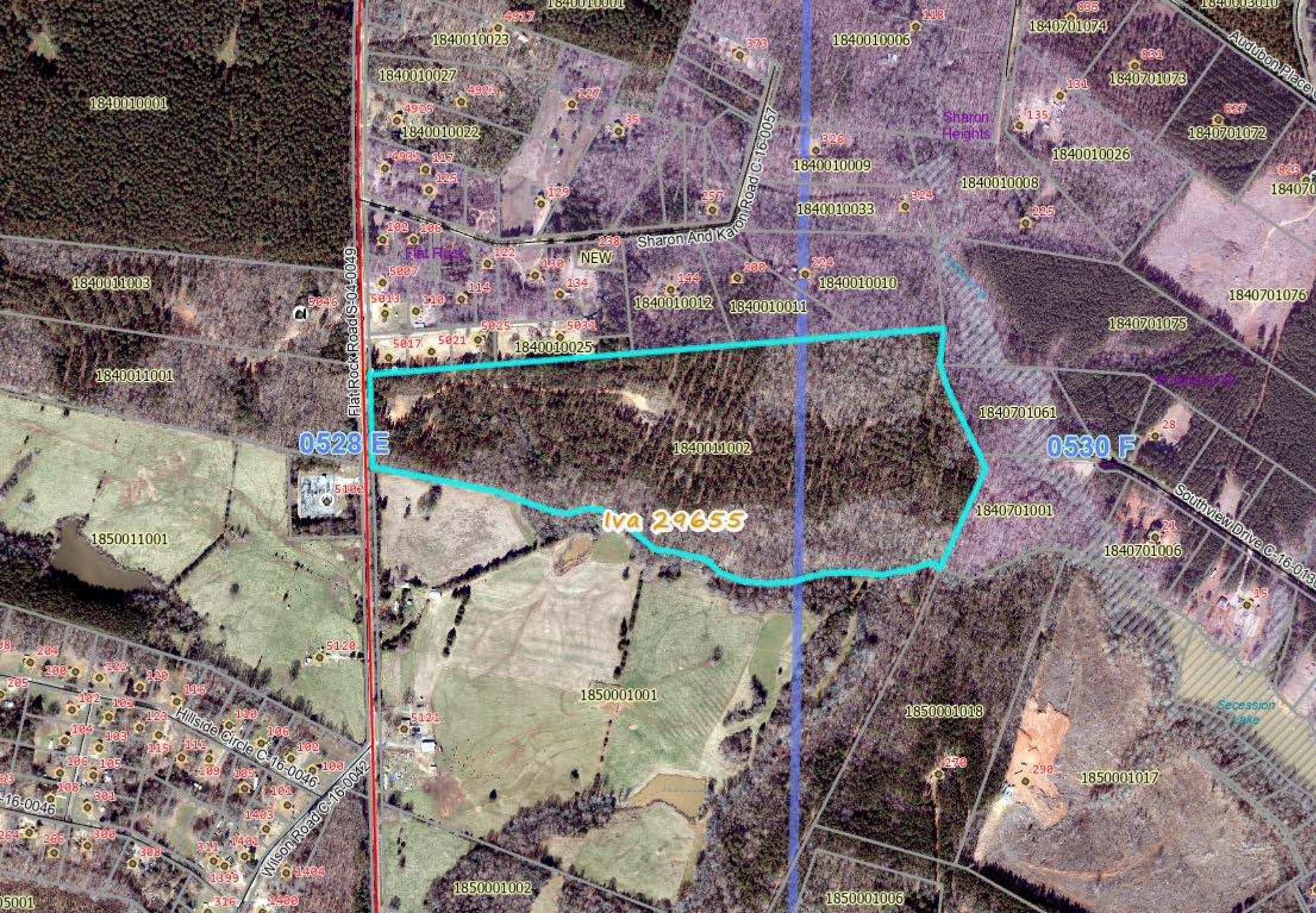
FLAT ROCK ROAD

0 150 300 Feet

SCALE:	1" = 150'
PROJECT MANAGER:	JDB
DRAWN BY:	CJR
PROJECT DATE:	07/13/26
JOB No.:	2026066
PLOT DATE:	8/11/26

SHEET
CV-1

2026066 - 02.dwg


1840010001
1840010023
1840010027
1840010022
1840010006
1840701074
1840701073
1840701072
1840010026
1840010009
1840010008
1840010033
Sharon And Karon Road C-16-0057
Sharon Heights
Audubon Place
1840011003
Flat Rock Road S-04-0049
NEW
1840010012
1840010011
1840010010
1840010025
1840701076
1840701075
1840011001
1840011002
1840701061
0528 E
0530 F
Iva 29655
1850011001
1840701001
1840701006
Southview Drive C-16-013
Hillside Circle C-16-0046
Wilson Road C-16-0042
1850001001
1850001018
Secession Lake
1850001017
1850001002
1850001006

MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES

DATE: **August 12, 2026**

TO: **Josh Baker, P.E.**
Gray Engineering

FROM: **Kurt Mead**
Principal Engineer

Cc: **Tim Cartee**
Land Development Administrator

SUBJECT: **Aston Farm Estates Subdivision Preliminary Review #2**

The Preliminary Plat is acceptable.

1. The intersection of Morgan Run Ct and Lu Crossing Rd, alignment will cause sight distance problem. Needs alignment change. Curve radii must be 150 FT min., the others appear to meet this. **OK, corrected on Rev 2.**

2. Ensure all driveways (including mail kiosk area drive) follow SCDOT ARMS Chapter 3b, particularly the grades. **OK. This was just a general comment.**

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

Outlook

RE: Aston Farm Estates

From Timothy Haynes <Timothy.Haynes@andersoncountysc.gov>
Date Tue 7/21/2026 2:45 PM
To Tim Cartee <tim.cartee@andersoncountysc.gov>; Kurt Mead <Kurt.Mead@andersoncountysc.gov>; Jonathan A. Batson <Jonathan.Batson@andersoncountysc.gov>

We do not have sewer in the area

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

From: Tim Cartee <tim.cartee@andersoncountysc.gov>
Sent: Tuesday, July 21, 2026 2:06 PM
To: Kurt Mead <Kurt.Mead@andersoncountysc.gov>; Jonathan A. Batson <Jonathan.Batson@andersoncountysc.gov>; Timothy Haynes <Timothy.Haynes@andersoncountysc.gov>
Subject: Aston Farm Estates

Your thought?

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

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

Outlook

RE: Aston Farm Estates

From Jonathan A. Batson <Jonathan.Batson@andersoncountysc.gov>
Date Wed 8/12/2026 3:04 PM
To Tim Cartee <tim.cartee@andersoncountysc.gov>; Kurt Mead <Kurt.Mead@andersoncountysc.gov>; Timothy Haynes <Timothy.Haynes@andersoncountysc.gov>

No stormwater comments.

From: Tim Cartee <tim.cartee@andersoncountysc.gov>
Sent: Tuesday, July 21, 2026 2:06 PM
To: Kurt Mead <Kurt.Mead@andersoncountysc.gov>; Jonathan A. Batson <Jonathan.Batson@andersoncountysc.gov>; Timothy Haynes <Timothy.Haynes@andersoncountysc.gov>
Subject: Aston Farm Estates

Your thought?

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

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

Outlook

Re: Aston Farm Estates

From Steve Kelly <askelly@andersoncountysc.org>
Date Thu 7/23/2026 9:46 AM
To Tim Cartee <tim.cartee@andersoncountysc.gov>

No issues noted here

Steve Kelly NREMTP CCEMTP FPC
Director
Anderson County EMS
200 Bleckly St
Anderson SC 29625
864-844-4131

On Jul 21, 2026, at 2:04 PM, Tim Cartee <tim.cartee@andersoncountysc.gov> wrote:

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

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

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

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

<Preliminary_Plat_-_Aston_Farm_Estates_-_07.20.26_Mon_Jul_20_2026_16-02-45.pdf>

Outlook

Aston Farm Estates

From Tim Cartee <tim.cartee@andersoncountysc.gov>
Date Tue 7/21/2026 2:04 PM
To Steve Kelly <askelly@andersoncountysc.org>; kay3@acfd.org <kay3@acfd.org>

1 attachment (1 MB)
Preliminary_Plat_-_Aston_Farm_Estates_-_07.20.26_Mon_Jul_20_2026_16-02-45.pdf;

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

ANDERSON COUNTY GIS AND E911 ADDRESSING DEPARTMENT

P O BOX 8002

Anderson, SC 29622-8002

GIS: Tel: 864-260-4687 • Fax: 864-260-4099

E911 Addressing: Tel 864-260-4392 • Fax: 260-4099

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

Property viewer: www.andersoncountysc.org

Subdivision/Development Name and Road Name Approval Form

Date: **06/30/2026** Expires : **06/30/2029**

Developer: ASTON FARM LLC

Contact Info: 132 Pilgrim Rd, Greenville SC 29607

Email: Edwinmejia1977@gmail.com

The Anderson County GIS & E911 Addressing Department has reviewed the following names as mandated by the Anderson County Code of Ordinance and E911 Addressing Policy. Please provide the E911 Addressing Office with the required 5 signed and recorded copies of the final subdivision/development plan. **Subdivisions must provide a DWG file of the final recorded plat**. If there are any revisions, please notify the E911 Addressing Office as soon as possible. **Plot Plans or drawings with driveway and structure locations are required for corner lots. Only the Anderson County GIS & E911 Addressing department can edit or change this document.**

Subdivision Name: **ASTON FARM ESTATES** Parent TMS: **1840011002**

Zip Code: **IVA SC 29655** ESN: **160**

Road Name:	Status:
LU CROSSING RD	**APPROVED**
MALLORY CREST WAY	**APPROVED**
JEMA PL	**APPROVED**
MORGAN RUN CT	**APPROVED**

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

Respectfully,

Anderson County GIS & E911 Addressing Dept

Subject: Flat Rock Road Subdivision
From: "Josh Baker" <jbaker@grayengineering.com>
Sent: 7/20/2026 4:01:38 PM
To: "Balentine, Ryan" <BalentinDR@scdot.org>; "Vickery, E.Andrew" <VickeryEA@scdot.org>;
Attachments: Preliminary Plat - Aston Farm Estates - 07.20.26.pdf

Good Afternoon Ryan,

I wanted to reach out and send you the proposed layout for a new 68-lot subdivision off Flat Rock Road in Anderson.

We're currently preparing the preliminary plat for the subdivision, and Anderson County requires us to coordinate with utility providers prior to submittal. I wanted to share the plan with you and get your initial thoughts before we submit.

Please let me know if you have any questions or if there's anything you'd like us to address as we move forward.

Thank you,

Josh Baker, PE
Project Engineer || Gray Engineering
P: (864) 297-3027 Ext. 125
M: (803) 422-6075
E: jbaker@grayengineering.com

132 Pilgrim Road
Greenville, SC 29607
www.grayengineering.com

July 14, 2026

Josh Garrison
Gray Engineering
132 Pilgrim Rd
Greenville, SC 29607

Re: Sharon and Karon Rd, Iva, SC

Mr. Garrison,

I received your request regarding Charter/Spectrum being able to service the area near Sharon and Karon Rd in Iva, SC. This site is well within our current service area for high speed internet, cable television and home and cell phone services. The purpose of this letter is to confirm that the Property is within an area that Charter may lawfully serve. However, it is not a commitment to provide service to the Property. Prior to any determination as to whether service can or will be provided to the Property, Charter will conduct a survey of the Property and provide an estimate, if needed. Please keep me updated on the progress for this job. Thank you for your time and we look forward to working with you on this and future projects.

If I can be of further assistance to you, please do not hesitate to contact me.

Sincerely,

Shaun Shearer

Shaun Shearer | Business Development Specialist | 864.347.0455

Email: shaun.shearer@charter.com

1511 S. Batesville Rd | Greer, SC 29650

Sewer not available. Site to be served by septic.

Subject: RE: Will-Serve Letter Request - Flat Rock Road (Iva)
From: "Wanda Clark" <wclark@lreci.coop>
Sent: 7/16/2026 11:27:20 AM
To: "Josh Garrison" <jgarrison@grayengineering.com>;

Josh

I have sent this to our construction side for Steven Hughes and Brett Timmerman. They will be in touch with you soon.

Wanda Clark
WCLARK@LRECI.COOP

MEMBER SERVICE/COMMUNICATION SPECIALIST

Little River Electric Cooperative, Inc.
300 Cambridge Street
P O Box 220
Abbeville, SC 29620

https://lreci.coop/
Phone: 864-366-2141 Service Dept.
Fax: 864-366-4524

From: Josh Garrison <jgarrison@grayengineering.com>
Sent: Thursday, July 16, 2026 10:44 AM
To: Mail <mail@lreci.coop>
Subject: Will-Serve Letter Request - Flat Rock Road (Iva)

WARNING: This email originated from outside of Little River Electric Cooperative. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,
My name is Josh Garrison and I work at Gray Engineering in Greenville.

We are going through the preliminary plat process for the attached site on Flat Rock Road in Iva. The Anderson County tax map number is 1840011002. The proposed layout will be 68 new single-family lots.

Is this site in your service area? If so, will you please send a will-serve letter for the site that we can submit with our preliminary plat package?

Thanks,
Josh

Josh Garrison
Project Designer | Gray Engineering

p: 864.297.3027 x120
e: jgarrison@grayengineering.com

132 Pilgrim Road
Greenville, SC 29607

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

July 20, 2026

Gray Engineering
Attn: Mr. Josh Garrison, Project Designer
132 Pilgrim Road
Greenville, SC 29607

Subject: Will Serve Letter for potential Flat Rock Road development

Dear Mr. Josh Garrison,

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 Flat Rock Road development project located in the proposed TMS# below:

1840011002

Based on the information provided by you, the proposed site falls within our existing water infrastructure service area, and our District will serve it if approved. 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

Natural Gas not available. Appliances to be services by electric.

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 22, 2026

To the Anderson County Planning Commission:

The proposed Ashton Farms Estates is in the student attendance zone for Iva Elementary School, Starr-Iva Middle School, and Crescent High School.

Presently, Iva Elementary is at 70% capacity, Starr-Iva Middle School is 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.

The district is positioned to support this type of growth.

Sincerely,

Kathy D. Hipp

Kathy D. Hipp

Anderson County Planning Commission

September 8, 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



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



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: _____

CAMDEN CREST
TMS #1930008004

Clayton Properties Group Inc
DBA Mungo Homes
535 Brookshire Rd, Ste A,
Greer, SC 29651

OWNER

Ridgewater Engineering & Surveying, LLC
P.O. Box 806
Anderson SC 29622
864.226.0980

ENGINEER OR SURVEYOR

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

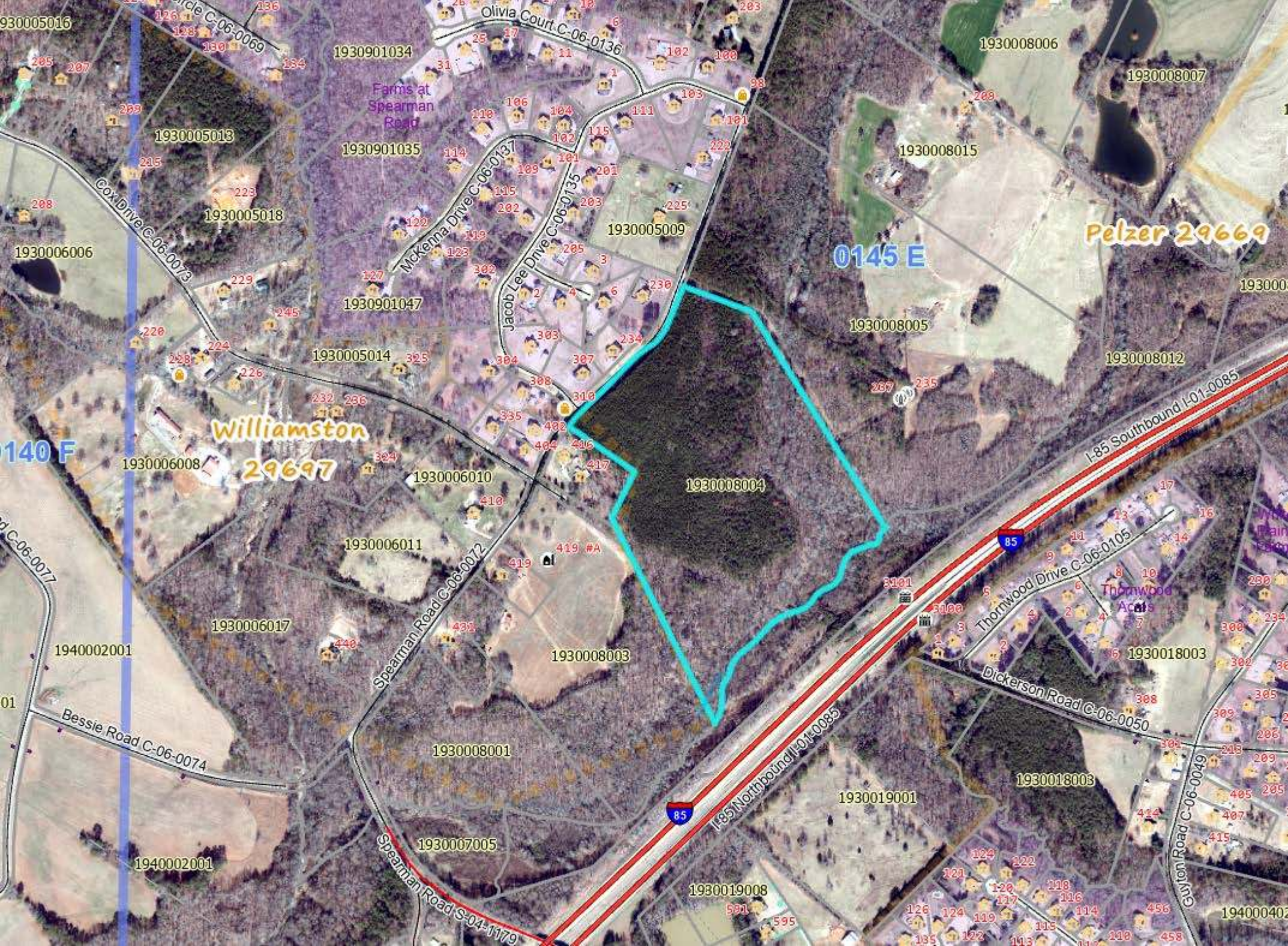
SCALE: 1 in = 100 ft.

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
I-85 Southbound I-01-0085
I-85 Northbound I-01-0085
Thornwood Drive C-06-0105
Thornwood Acres
Dickerson Road C-06-0050
Spearman Road C-06-0072
Bessie Road C-06-0074
Spearman Road S-04-1179
Guyton Road C-06-0049
1930008004
1930901034
1930005013
1930901035
1930005018
1930005009
1930006006
1930901047
1930005014
1930006008
1930006010
1930006011
1930006017
1940002001
1930008003
1930008001
1930007005
1940002001
1930019008
1930008006
1930008007
1930008015
1930008005
1930008012
1930018003
1930019001
1930018003

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

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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/

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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 1930008001, 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.



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

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Anderson County Planning Commission

September 8, 2026

6:00 PM

Staff Report – Preliminary Subdivision

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

Preliminary Subdivision Name:	Crestmont Preserve
Intended Development:	Single Family
Applicant:	Joshua Baker
Surveyor/Engineer:	Gray
Location/Access:	Johnson Rd. (County)
County Council District:	7
Surrounding Land Use:	Residential
Zoning:	Un-zoned
Tax Map Number:	194-00-06-004
Number of Acres:	22.15
Number of Lots:	28
Variance:	No
Traffic Impact Analysis:	Does not require TIS.

Subdivision Plat

SPR-26-14

Submitted On: Jul 20, 2026

Applicant

Josh Baker
864-297-3027 ext. 125
jbaker@grayengineering.com

Primary Location

Point Location: 34.6545, -82.5300

Property Owner(s)

Name
Summerset Capital, LLC

Phone Number
8649924210

Street Address
880 S Pleasantburg Drive, STE 2D

City
Greenville

State
SC

Zip Code
29607

Email
bens@summersetcapital.com

Engineers/Surveyors

Name	Email
Joshua Baker	jbaker@grayengineering.com

Project Information

Proposed Subdivision Name
Crestmont Preserve

Parcel/TMS#
1940006004

County Council District
7

School District
1

Total Acreage
22.15

Number of Lots
28

Intended Development
Single Family Detached Residential

Current Zoning
None

Surrounding Land Uses
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

Understood

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

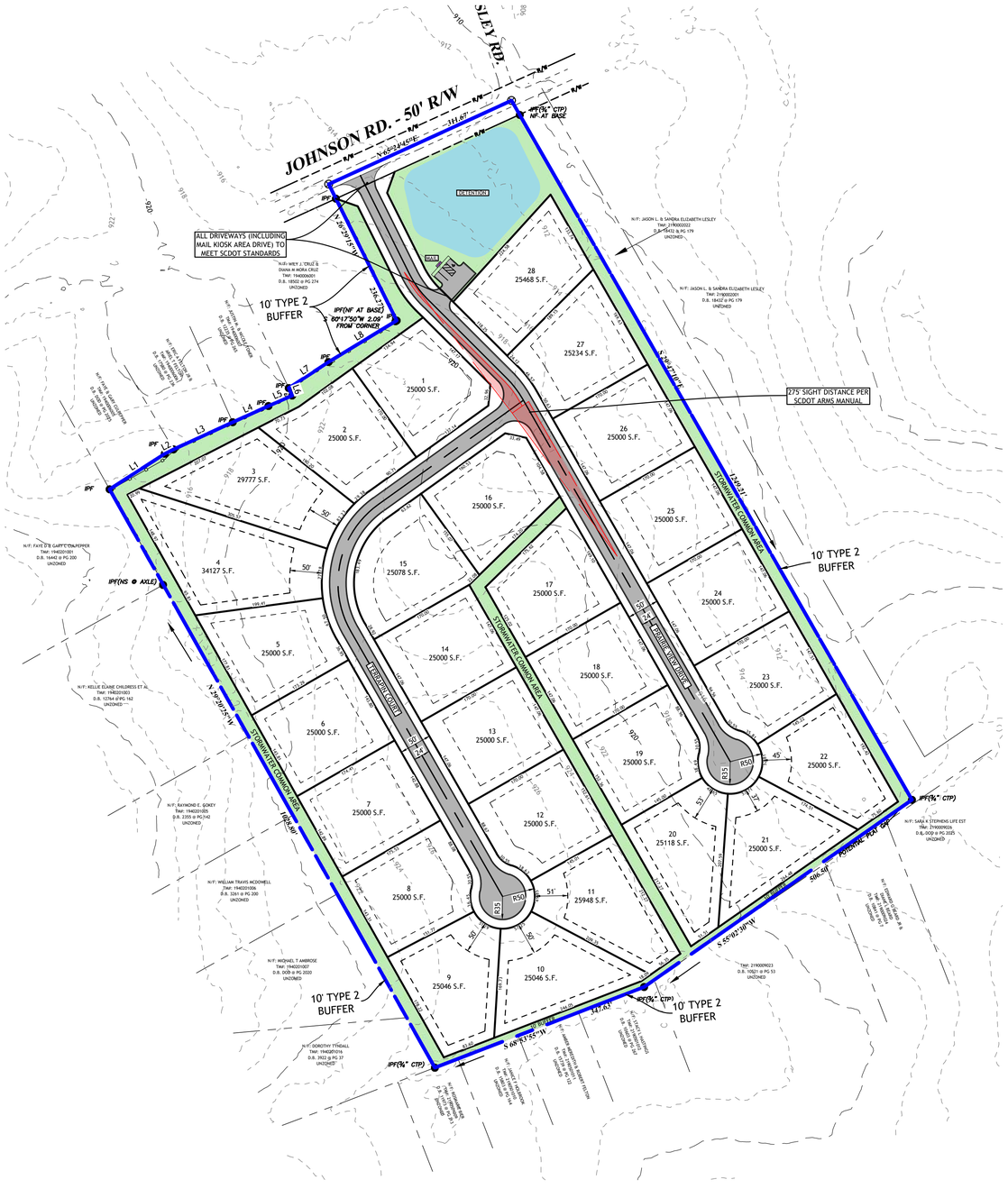
Digital Signature

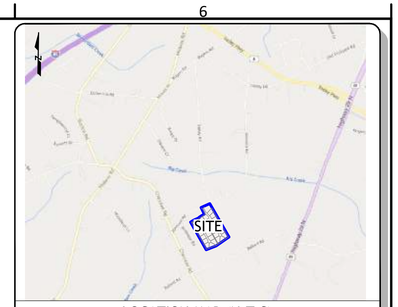
true

LOTS		
LOT	S.F.	AC.
1	25000	0.57
2	25000	0.57
3	30425	0.70
4	34127	0.78
5	25000	0.57
6	25000	0.57
7	25000	0.57
8	25000	0.57
9	25046	0.57
10	25046	0.60
11	25948	0.60
12	25000	0.57
13	25000	0.57
14	25000	0.57

LOTS		
LOT	S.F.	AC.
15	25078	0.58
16	25000	0.57
17	25000	0.57
18	25000	0.57
19	25000	0.57
20	25118	0.58
21	25000	0.57
22	25000	0.57
23	25000	0.57
24	25000	0.57
25	25000	0.57
26	25000	0.57
27	25000	0.57
28	25000	0.57

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	101.72	N57° 14' 02.30"E
L2	15.10	N63° 10' 21.73"E
L3	100.99	N65° 23' 00.86"E
L4	60.83	N65° 30' 56.04"E
L5	40.16	N66° 20' 48.63"E
L6	12.29	N20° 12' 25.42"W
L7	73.63	N56° 21' 45.41"E
L8	123.77	N58° 40' 22.27"E





SPECIAL GRAY ENGINEERING NOTES:

1. SITE CONTRACTOR SHALL HAVE AN ACCEPTABLE SOIL TESTING FIRM/GEOTECH TEST ALL EARTHWORK COMPACTION. PROOF ROLL ALL AREAS AND SUBMIT REPORTS TO THE OWNER ON A WEEKLY BASIS.
2. SITE CONTRACTOR TO SUBMIT A WEEKLY TIME LOG OF CONSTRUCTION EVENTS INCLUDING DATE STARTED AND COMPLETED EACH WEEK ALONG WITH SITE PHOTOS SENT OR E-MAILED TO THE OWNER.
3. NO CLEARING DEBRIS OR TOPSOIL TO BE BURIED ON SITE. ALL FILL TO BE FREE OF ORGANICS AND ROCK.
4. FRONT LOT PINS SHALL BE SET BY R.L.S. (REGISTER LAND SURVEYOR) BEFORE STORM DRAINAGE, WATER LINES AND SEWER LINES ARE INSTALLED.
5. ALL BUILDING DOWNSPOUTS MUST BE PIPED TO EXISTING CATCH BASINS, DRAINAGE SWALES, OR SLOPE DRAINS. INSTALL TO ELIMINATE RUNOFF OVER SLOPES AND PONDING AROUND BUILDING.
6. A BUFFER SHOULD BE MAINTAINED BETWEEN ALL WOS AND CLEARLY DELINEATED BY FLAG, TAPE OR SIMILAR MAKING DEVICES TO ENSURE THE BUFFER AREA(S) ARE VISIBLE.
7. SWALES TO BE CONSIDERED STORMWATER FEATURES AND TO BE INCLUDED IN THE MAINTENANCE OF ALL STORMWATER FEATURES AND TO BE INCLUDED ON FINAL PLAT.
8. ALL FILL SHALL BE COMPACTED TO 95% STD. PROCTOR PER ASTM D-698. THE BUILDING PAD AREA SHALL BE PROFF-ROLLED (20t PUMP TRUCK). ALL SOFT SPOTS (IF ANY) SHALL BE UNDERCUT AND COMPACTED TO 98% STANDARD UNDER BUILDING. THIS INCLUDES ALL TRENCH COMPACTION AFTER EXISTING UTILITY IS REMOVED AND ALL NEW TRENCH UNDER BUILDING.
9. SECONDARY PERMITEE (BUILDER) SHALL ENSURE POSITIVE DRAINAGE FOR EACH INDIVIDUAL LOT AND IS RESPONSIBLE FOR INDIVIDUAL LOT SWALES NOT SHOWN ON PLANS. SWALES SHOWN ON PLANS ARE FOR OVERALL DRAINAGE PATTERNS DEEMED NECESSARY BY THE ENGINEER.

UTILITY PROVIDER INFO:

1. SITE ELECTRIC TO BE SERVED BY DUKE ENERGY
2. SITE WATER TO BE SERVED BY BIG CREEK WATER DISTRICT
3. SEWER NOT AVAILABLE - SITE TO BE SERVICED VIA SEPTIC
4. SITE NETWORK COMMUNICATIONS TO BE SERVED BY CHARTER
5. SITE NATURAL GAS TO BE SERVED BY FORT HILL NATURAL GAS AUTHORITY

AS THE OWNER OF THIS LAND, AS SHOWN ON THIS [PRELIMINARY PLAT][SITE PLAN], 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 _____ 20_____

OWNER NAME _____

SIGNED _____

DESIGN PROFESSIONAL CERTIFICATION

IT IS HEREBY CERTIFIED THAT THIS [PRELIMINARY PLAT] WAS PREPARED USING A SURVEY OF THE PROPERTY PREPARED BY EARL O'BRIEN RLS, AND DATED JUNE 23, 2025 ; AND FURTHER THAT THE PROPOSED [SUBDIVISION][DEVELOPMENT] MEETS ALL REQUIREMENTS OF THE ANDERSON COUNTY UNIFIED DEVELOPMENT STANDARDS ORDINANCE, AS APPLICABLE TO THE PROPERTY.

BY (NAME) JOSHUA D BAKER

SIGNED _____

REGISTERED PROFESSIONAL NO. 40522

ADDRESS 132 PILGRIM ROAD, GREENVILLE, SC 29607

PHONE NUMBER 864-297-3027

DATE JULY 6, 2026

CERTIFICATION OF PROJECT APPROVAL

ALL APPLICABLE REQUIREMENTS OF THE ANDERSON COUNTY DEVELOPMENT STANDARDS ORDINANCE RELATIVE TO PROJECT APPROVAL HAVING BEEN FULFILLED, APPROVAL OF THIS [PRELIMINARY PLAT] IS HEREBY GRANTED BY THE MANAGER OR THE SUBDIVISION ADMINISTRATOR, SUBJECT TO FURTHER COMPLIANCE WITH ALL PROVISIONS OF SAID DEVELOPMENT REGULATIONS.

MANAGER OR SUBDIVISION ADMINISTRATOR _____

DATE _____

THIS APPROVAL DOES NOT CONSTITUTE APPROVAL OF A DEVELOPMENT PERMIT OF FINAL

HATCHING LEGEND

- OPEN SPACE
- STORMWATER MGMT (COMMON AREA)
- PROPOSED ROADS

SITE LEGEND

R/W	PROPERTY BOUNDARY
	EXISTING DOT RIGHT-OF-WAY
	LOT LINES
	DRAINAGE/UTILITY EASEMENTS
WL	EXISTING/PROPOSED WATERLINE
SS	EXISTING/PROPOSED SEWER
	SETBACK
	MAIL KIOSK
	FIRE HYDRANT

PROPERTY OWNER:

1940006004
RENYA MAURICIO
411 EMILY LANE
PIEDMONT, SC 29673

SETBACKS:

FRONT: 30'
SIDE: 15'
REAR: 15'
CORNER: 15'
JOHNSON ROAD: 30'
SOME LOTS MAY HAVE A DEEPER SETBACK TO ACHIEVE 100' MIN. REQUIRED LOT WIDTH AT THE FRONT SETBACK. SEE INDIVIDUAL LOTS FOR DETAILS.

CRESTMONT PRESERVE

PRELIMINARY PLAT

TYPE OF DEVELOPMENT:
SINGLE-FAMILY DETACHED

TAX MAP#s:
1940006004

NO. OF ACRES: 22.15 ACRES NEW ROAD: 2,053LF (0.39 MILES)

NO. OF LOTS/UNITS: 28 LOTS DATE: 07/31/26

DEVELOPER/APPLICANT	ENGINEER	SURVEYOR
SUMMERSET CAPITAL BEN SHIRLEY 880 S PLEASANTBURG DR STE 2D GREENVILLE, SC 29607 864-992-4210	GRAY ENGINEERING JOSHUA D. BAKER, P.E. 132 PILGRIM ROAD GREENVILLE, SC 29607 864-297-3027	BAUKNIGHT & ASSOCIATES LAND SURVEYING W SLATE BAUKNIGHT 109 N JACKSON STREET HARTWELL, GA 30643 706-376-5946

NO.	DATE	BY	REVISION
A	-	-	-

Gray Engineering
132 PILGRIM ROAD . GREENVILLE, SC 29607
PH: (864) 297-3027 . FAX: (864) 729-8747
WWW.GRAYENGINEERING.COM

- SC. C.O.A.# C00060 - NC. C.O.A.# C1217 - GA. C.O.A.# PEF001941 - TN. C.O.A.# 0410819 -

SOUTH CAROLINA PROFESSIONAL ENGINEER JOSHUA D. BAKER No. 40522 REGISTERED

GRAY ENGINEERING CONSULTANTS, INC. No. C00060 CERTIFICATE OF AUTHORIZATION

THIS DRAWING AND ASSOCIATED CAD FILES ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GRAY ENGINEERING CONSULTANTS, INC AND SHALL NOT BE USED OR REPRODUCED IN ANY WAY OTHER THAN AUTHORIZED BY GRAY ENGINEERING CONSULTANTS, INC. © MMXXVI

STAKEOUT PLAN

CRESTMONT PRESERVE

ANDERSON COUNTY, SC

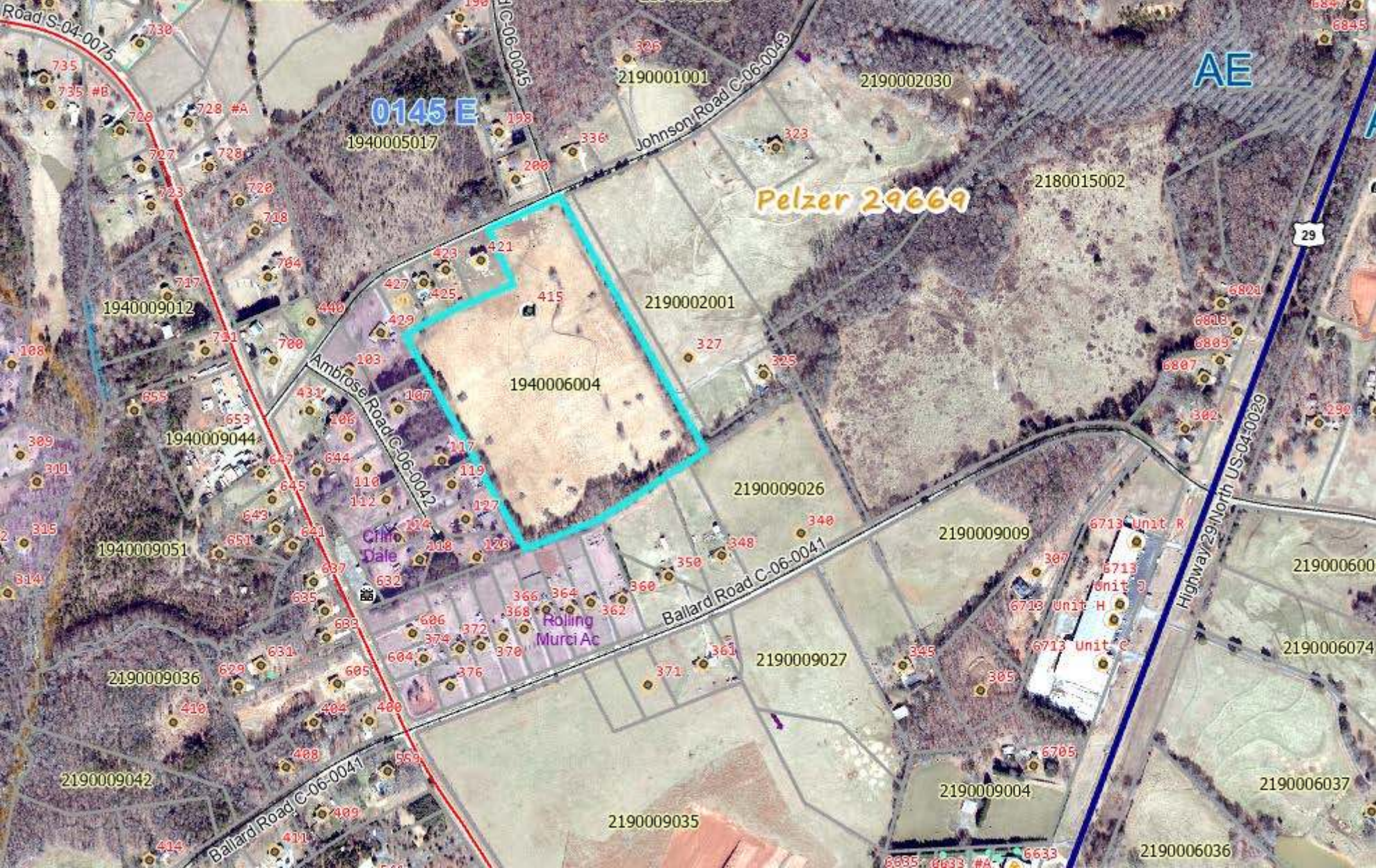
JOHNSON ROAD

0 100 200 Feet

SCALE: 1" = 100'
PROJECT MANAGER: JB
DRAWN BY: CJR
PROJECT DATE: 7/9/26
JOB No.: 2026072
PLOT DATE: 8/11/26

SHEET
CV-1

2026072-02.dwg


Road S-04-0075
C-06-0045
2190001001
2190002030
AE
0145 E
1940005017
Johnson Road C-06-0043
Pelzer 29669
2180015002
29
1940009012
2190002001
1940006004
Ambrose Road C-06-0042
1940009044
2190009026
2190009009
Highway 29 North US-04-0029
1940009051
Ballard Road C-06-0041
Rolling Murci Ac
2190009027
2190009036
2190009042
2190009035
2190009004
2190006037
2190006036
2190006074
219000600

MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES

DATE: **8/12/2026**

TO: **Josh Baker, PE**
Project Engineer, Gray Engineering

FROM: **Kurt Mead**
Principal Engineer

Cc: **Jonathan Fox**
Department Manager

SUBJECT: **Crestmont Preserve Subdivision - Preliminary Review #2**

Preliminary Plat is acceptable.

1. For the boundary survey, bearings and distances are missing along four adjacent lots, NW side. **OK, Corrected on Rev 2.**

2. At the intersection of Prairie View Dr and Terrapin Ct, sight distance turning left onto Prairie View is approximately 110 FT. Realign or provide bigger ROW chamfer at Lot 1. Ref., SCDOT ARMS Manual. **OK, Corrected on Rev 2.**

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

Outlook

RE: Crestmont Preserves

From Timothy Haynes <Timothy.Haynes@andersoncountysc.gov>
Date Tue 7/21/2026 1:41 PM
To Tim Cartee <tim.cartee@andersoncountysc.gov>

We don't have sewer in the area

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

From: Tim Cartee <tim.cartee@andersoncountysc.gov>
Sent: Tuesday, July 21, 2026 1:22 PM
To: Kurt Mead <Kurt.Mead@andersoncountysc.gov>; Jonathan A. Batson <Jonathan.Batson@andersoncountysc.gov>; Timothy Haynes <Timothy.Haynes@andersoncountysc.gov>
Subject: Crestmont Preserves

Your thoughts please?

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

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

Outlook

RE: Crestmont Preserves

From Jonathan A. Batson <Jonathan.Batson@andersoncountysc.gov>
Date Wed 8/12/2026 3:04 PM
To Tim Cartee <tim.cartee@andersoncountysc.gov>; Kurt Mead <Kurt.Mead@andersoncountysc.gov>; Timothy Haynes <Timothy.Haynes@andersoncountysc.gov>

No stormwater comments.

From: Tim Cartee <tim.cartee@andersoncountysc.gov>
Sent: Tuesday, July 21, 2026 1:22 PM
To: Kurt Mead <Kurt.Mead@andersoncountysc.gov>; Jonathan A. Batson <Jonathan.Batson@andersoncountysc.gov>; Timothy Haynes <Timothy.Haynes@andersoncountysc.gov>
Subject: Crestmont Preserves

Your thoughts please?

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: 864-260-4687 • Fax: 864-260-4099

E911 Addressing: Tel 864-260-4392 • Fax: 260-4099

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

Property viewer: www.andersoncountysc.org

Subdivision/Development Name and Road Name Approval Form

Date: **07/17/2026** Expires : _____

Developer: SUMMERSET CAPITAL LLC

Contact Info: 132 PILGRIM RD, GREENVILLE SC 29607

Email: JBAKER@GRAYENGINEERING.COM

The Anderson County GIS & E911 Addressing Department has reviewed the following names as mandated by the Anderson County Code of Ordinance and E911 Addressing Policy. Please provide the E911 Addressing Office with the required 5 signed and recorded copies of the final subdivision/development plan. **Subdivisions must provide a DWG file of the final recorded plat**. If there are any revisions, please notify the E911 Addressing Office as soon as possible. **Plot Plans or drawings with driveway and structure locations are required for corner lots. Only the Anderson County GIS & E911 Addressing department can edit or change this document.**

Subdivision Name: **CRESTMONT PRESERVE** APPROVED

Parent TMS: **1940006004**

Zip Code: **29669**

ESN: 119

Road Name:	Status:
TERRAPIN COURT	APPROVED
PRAIRIE VIEW DRIVE	APPROVED
WILDFLOWER WAY	APPROVED
CLOVER RIDGE DRIVE	APPROVED

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

Respectfully,

Anderson County GIS & E911 Addressing Dept

Revised 03/26/2025

Outlook

Re: Crestmont Preserves Subdivision

From Steve Kelly <askelly@andersoncountysc.org>
Date Thu 7/23/2026 9:46 AM
To Tim Cartee <tim.cartee@andersoncountysc.gov>

No issues

Steve Kelly NREMTP CCEMTP FPC
Director
Anderson County EMS
200 Bleckly St
Anderson SC 29625
864-844-4131

On Jul 21, 2026, at 1:20 PM, Tim Cartee <tim.cartee@andersoncountysc.gov> wrote:

You don't often get email from tim.cartee@andersoncountysc.gov. Learn why this is important

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

<Preliminary_Plat_-_Crestmont_Preserve_-_07.20.26_Mon_Jul_20_2026_16-20-53.pdf>

Outlook

Crestmont Preserves Subdivision

From Tim Cartee <tim.cartee@andersoncountysc.gov>
Date Tue 7/21/2026 1:20 PM
To Steve Kelly <askelly@andersoncountysc.org>; kay3@acfd.org <kay3@acfd.org>

1 attachment (1 MB)
Preliminary_Plat_-_Crestmont_Preserve_-_07.20.26_Mon_Jul_20_2026_16-20-53.pdf;

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

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

Outlook

Crestmont Preserves Subdivision

From Tim Cartee <tim.cartee@andersoncountysc.gov>
Date Tue 7/21/2026 1:18 PM
To youngs@apps.anderson1.org <youngs@apps.anderson1.org>

1 attachment (1 MB)
Preliminary_Plat_-_Crestmont_Preserve_-_07.20.26_Mon_Jul_20_2026_16-20-53.pdf;

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

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

Subject: RE: [External]Will-Serve Letter Request - Johnson Road (Pelzer)
From: "Timothy Haynes" <Timothy.Haynes@andersoncountysc.gov>
Sent: 7/8/2026 4:21:50 PM
To: "Josh Garrison" <jgarrison@grayengineering.com>;

It is in our service area but we do not have sewer available

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

From: Josh Garrison <jgarrison@grayengineering.com>
Sent: Wednesday, July 8, 2026 4:20 PM
To: Timothy Haynes <thaynes@andersoncountysc.org>
Subject: [External]Will-Serve Letter Request - Johnson Road (Pelzer)

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

Good afternoon,
We are going through the preliminary plat process for the attached site on Johnson Road in Pelzer. The tax map number for the site is 1940006004.

Is this site in your service area? If so, will you please send a will-serve letter for this site?

Thanks,
Josh

Josh Garrison
Project Designer | Gray Engineering

p: 864.297.3027 x120
e: jgarrison@grayengineering.com

132 Pilgrim Road
Greenville, SC 29607

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.

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

July 9, 2026

Josh Garrison
Gray Engineering
132 Pilgrim Road
Greenville, SC 29607

RE: Property located at 415 Johnson Rd. in Pelzer, SC

Dear Mr. Garrison:

This letter confirms that Duke Energy can provide electric service to the proposed site located at 415 Johnson Rd. in Pelzer, SC (Anderson County Tax Map #1940006004) provided all necessary easements, permits and rights-of-way can be obtained. Please contact Kim Ball at Duke Energy at (864) 234-4405 when your construction plans are complete so we can discuss your electrical service requirements.

Duke Energy appreciates the opportunity to provide your electric service.

Sincerely,

Kim Ball
Engineering Design Associate

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

8 July 2026

Gray Engineering

c/o Josh Garrison

132 Pilgrim Rd.

Greenville, SC 29607

RE: Big Creek Water District Availability Letter. Johnson Road Subdivision (28 Residential Lots)

Anderson County TMS #194-00-06-004

To Whom it May Concern,

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

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

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

Sincerely,

Matt Ruff

Manager

Natural Gas not available. Appliances to be services by electric.

July 9, 2026

Josh Garrison
Gray Engineering
132 Pilgrim Rd
Greenville, SC 29607

Re: Johnson Rd Tract, Pelzer, SC

Mr. Garrison,

I received your request regarding Charter/Spectrum being able to service the area near Johnson Rd at Ambrose Rd in Pelzer, SC. This site is well within our current service area for high speed internet, cable television and home and cell phone services. The purpose of this letter is to confirm that the Property is within an area that Charter may lawfully serve. However, it is not a commitment to provide service to the Property. Prior to any determination as to whether service can or will be provided to the Property, Charter will conduct a survey of the Property and provide an estimate, if needed. Please keep me updated on the progress for this job. Thank you for your time and we look forward to working with you on this and future projects.

If I can be of further assistance to you, please do not hesitate to contact me.

Sincerely,

Shaun Shearer

Shaun Shearer | Business Development Specialist | 864.347.0455

Email: shaun.shearer@charter.com

1511 S. Batesville Rd | Greer, SC 29650