Anderson County Planning Commission

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

Agenda
October 13, 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, and September 08, 2026
6. Public Hearings:
    A. Green Pond Station A Precinct: Review of the proposed zoning map to allow precinct zoning and make recommendations to Anderson County Council regarding said amendments **(Council District 5)**.
        1. Staff Presentation
        2. Public Hearing – Citizen Comments
7. New Business:
    A. Single-Family Subdivision Townhomes: The Village at Cely Grove. Located at Cely Lane and River Road. / TMS 237-00-11-030 **(Council District 6).**
        1. Staff Presentation
        2. Developer Presentation
        3. Public Hearing – Citizen Comments
    B. Single-Family Subdivision: Hembree Farms. Located at Hembree Road. / TMS 194-00-13-013 **(Council District 7)**.
        1. Staff Presentation
        2. Developer Presentation
        3. Public Hearing – Citizen Comments
8. Old Business: None
9. Public Comments, non-agenda items – 3 minutes limit per speaker
10. Adjournment

Anderson County Planning Commission
Tuesday, August 11, 2026
6:00pm
County Council Chambers | Second Floor – Old Courthouse
Anderson, South Carolina
Livestream Link: https://www.youtube.com/watch?v=B_v3DrJACp4

Minutes

In accordance with the South Carolina Freedom of Information Act, Section 30-4-10 et seq., South Carolina Code, 1976, as amended and the Anderson County Ordinance #386, as adopted on September 21, 1993, the media was duly notified of the date, time, and place of the meeting.

Members Present: Dan Harvell, Brad Burdette, Mark Ligon, David Cothran, Jane Jones, Michael Burns and Steven Gilreath.

Members Absent: Scott Junkins.

Staff Present: Alesia Hunter, Tim Cartee, Henry Youmans, Brittany McAbee, Joan Holliday and Quaneshia Hammond.

Call to Order: Chairman Harvell called the meeting to order at 6pm, with a quorum present to conduct the meeting and welcomed all present to the meeting.

Approval of Agenda: Chairman Harvell called for any changes to the agenda. Hearing none, the agenda unanimously approved with a motion by Mr. Cothran and a second by Mr. Burns.

Approval of Minutes: Chairman Harvell called for any changes to the minutes from the May 12th and June 09th regular Commission meeting. Hearing none, the minutes were unanimously approved with a motion by Mr. Michael Burns and a second by Mrs. Jane Jones.

Public Hearings:

7A. Variance Request: To allow existing parcel to be subdivided into 4 lots under the timeline of three (3) year time-period to split a parcel of land. Located at Guest Circle.

Mr. Henry Youmans presented the staff's report for the request. The stated purpose of the Variance Request is to subdivide the 4.52-acre parcel within the 3-year period for future family use. The property is located at Guest Circle in Council District 2. Chairman Harvell opened the public hearing and invited comments. Two property owners spoke in favor, one individual spoke in favor, and two individuals spoke in opposition. Steven Gilreath made a motion to approve. David Cothran seconded the motion. The motion to approve was passed unanimously.

7B. Rezoning Request: Requesting to go back to R-20 from I-2. Located at Dixon Road.

Mrs. Alesia Hunter presented the staff's report for the request. The stated purpose of the Rezoning Request is to rezone the I-2 parcel back to the original R-20 single-family zoning parcel due to access restrictions on property for limited industrial traffic on Dixon Road. The property is located at Dixon Road in Council District 5. Chairman Harvell opened the public hearing and invited comments. One

property owner spoke in favor, and one individual spoke with a question. David Cothran made a motion to approve. Steven Gilreath seconded the motion. The motion to approve was passed unanimously.

7C. Land Use: Verizon In-Line Amplifier Facility. Located at Highway 29 North.
Mr. Tim Cartee presented the staff's report for the request. The stated purpose of the Land Use is to propose a project consisting of an unmanned fiber optic In-Line Amplifier facility. The property is located at Highway 29 North in Council District 7. Chairman Harvell opened the public hearing and invited comments. One developer spoke in favor, and no individual spoke in opposition. Steven Gilreath made a motion to approve. Mark Ligon seconded the motion. The motion to approve was passed unanimously.

New Business:
8A & 8B. Executive Session: Planning Commission adjourned the meeting for Executive Session at 6:50pm and recovered at 7:29pm. There was no vote taken.

8C. Single-Family Subdivision (Conservation): Burress Farm. Located at Norris Road and Hard Hillhouse Drive.
Mr. Tim Cartee presented the staff's report for the request. The stated purpose of the Single-Family Subdivision (Conservation) is to propose a Preliminary Subdivision, Burress Farm. The property is located at Norris Road and Hard Hillhouse Drive in Council Districts 3 and 5. Chairman Harvell opened the public hearing and invited comments. Three developers spoke in favor, one individual spoke in favor, one individual had a question, and twenty-nine individuals spoke in opposition. Jane Jones made a motion to deny. David Cothran seconded the motion. The motion to deny was passed unanimously.

8D. Single-Family Subdivision: Camden Crest. Located at Spearman Road – WITHDRAWN BY APPLICANT.

Old Business:
9A. Land Use: Anderson Mill Apartments. Located at Highway 29 South and Highway 28 Bypass.
Mr. Tim Cartee presented the staff's report for the request. The stated purpose of the Land Use is to propose a multifamily residential development that is consistent with the existing and emerging development patterns in the surrounding area. The property is located at Highway 29 South and Highway 28 Bypass in Council District 2. Chairman Harvell opened the public hearing and invited comments. One developer spoke in favor, and one individual spoke in opposition. Mark Ligon made a motion to approve. Dan Harvell seconded the motion. Jane Jones, Michael Burns, Brad Burdette, Steven Gilreath, and David Cothran voted for denial. The vote was 5 to 2 for denial.

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9B. Variance Request: To allow three additional driveways for lots to be subdivided off Nautical Way due to the intensity standards have been exceeded for the access of more than 100 lots with one entrance. Located at 121 Nautical Way.
Mr. Henry Youmans presented the staff's report for the request. The stated purpose of the Variance Request is to subdivide the existing homesite into four separate lots and three additional driveways on Nautical Way. The property is located at 121 Nautical Way in Council District 4. Chairman Harvell opened the public hearing and invited comments. One developer spoke in favor, two individuals spoke in favor, four individuals spoke in opposition, and one attorney spoke in opposition. David Cothran made a motion to approve. Steven Gilreath seconded the motion. The motion to approve was passed unanimously.

9C. Variance Request: To allow existing parcel to be subdivided under 1 acre requirement to place mobile home. This is .10tenth of an acre under the minimum requirement. Located at 8801 Highway 24.
Mr. Henry Youmans presented the staff's report for the request. The stated purpose of the Variance Request is that one (1) acre minimum as required by Ordinance 2024-031 be given an exception to subdivide the parcel into two lots to place a mobile home with one of the proposed lots not meeting the minimum lot size of one acre. The property is located at 8801 Highway 24 in Council District 4. Chairman Harvell opened the public hearing and invited comments. One developer spoke in favor, and four individuals spoke in opposition. Jane Jones made a motion to approve. Dan Harvell seconded the motion. Michael Burns, Mark Ligon, Steven Gilreath, Brad Burdette, and David Cothran voted for denial. The vote was 5 to 2 for approval.

Public Comments, non-agenda items: 3 minutes limit per speaker
10. No individual spoke

Adjournment:
11. The meeting adjourned @ 11:02pm.

Anderson County Planning Commission
Tuesday, September 08, 2026
6:00pm
County Council Chambers | Second Floor – Old Courthouse
Anderson, South Carolina
Livestream Link: https://www.youtube.com/watch?v=AP7fwDKQatQ

Minutes

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Members Present: Dan Harvell, Brad Burdette, Mark Ligon, David Cothran, Jane Jones, Scott Junkins and Steven Gilreath.

Members Absent: None.

Staff Present: Alesia Hunter, Tim Cartee, Henry Youmans, Brittany McAbee, Dennis Tobin, Joan Holliday and Quaneshia Hammond.

Call to Order: Chairman Harvell called the meeting to order at 6pm, with a quorum present to conduct the meeting and welcomed all present to the meeting.

Approval of Agenda: Chairman Harvell called for any changes to the agenda. Hearing none, the agenda unanimously approved with a motion by Mr. Junkins and a second by Mr. Ligon.

Approval of Minutes: No approval of minutes.

Public Hearings:

6A. Broadview Voting Precinct: Review of the proposed zoning map to allow for precinct zoning and make recommendations to Anderson County Council regarding said amendments.
Mrs. Alesia Hunter presented the staff's report for the request. The stated purpose of the proposed zoning referendum is to zone the Broadview Voting Precinct. The precinct is in Council District 2. Chairman Harvell opened the public hearing and invited comments. Two property owners spoke in favor, and no individual spoke in opposition. Steven Gilreath made a motion to approve. David Cothran seconded the motion. The motion to approve was passed unanimously.

6B. Land Use: Brooklyn Station RV Park. Located at Brooklyn Street.
Mr. Tim Cartee presented the staff's report for the request. The stated purpose of the Land Use is to propose a managed well-lit RV park for Duke-Energy. The property is located at Brooklyn Street in Council District 5. Chairman Harvell opened the public hearing and invited comments. One developer spoke in favor, one attorney spoke in favor, and no individual spoke in opposition. Jane Jones made a motion to deny. Mark Ligon seconded the motion. Dan Harvell, Scott Junkins, and David Cothran voted for denial. Steven Gilreath and Brad Burdette voted for approval. The vote was 5 to 2 for denial.

Anderson County Planning Commission
Tuesday, September 08, 2026
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Land Use; Variance: Brooklyn Station RV Park.
The vote was 5 to 2 for denial of the Variance for the Bathhouse.
Mark Ligon made a motion to deny. David Cothran seconded the motion. Jane Jones, Dan Harvell and Scott Junkins voted to deny. Brad Burdette and Steven Gilreath voted for approval.

Land Use; Variance: Brooklyn Station RV Park.
The vote was 5 to 2 for denial of the Variance for the time-period.
David Cothran made a motion to deny. Mark Ligon seconded the motion. Jane Jones, Dan Harvell, and Scott Junkins voted to deny. Brad Burdette and Steven Gilreath voted for approval.

New Business:
7A. Single-Family Subdivision: Park at Creekside. Located at Oak Hill Drive.
Mr. Henry Youmans presented the staff's report for the request. The stated purpose of the Single-Family Subdivision is to propose a Preliminary Subdivision, Park at Creekside. The property is located at Oak Hill Drive in Council Districts 1. Chairman Harvell opened the public hearing and invited comments. One developer spoke in favor, and two individuals spoke in opposition. Scott Junkins made a motion to approve. Brad Burdette seconded the motion. David Cothran, Dan Harvell, and Mark Ligon voted for approval. Jane Jones voted for denial. Steven Gilreath recused himself. The vote was 5 to 1 for approval.

7B. Single-Family Subdivision: Aston Farm. Located at Flat Rock Road.
Mr. Tim Cartee presented the staff's report for the request. The stated purpose of the Single-Family Subdivision is to propose a Preliminary Subdivision, Aston Farm. The property is located at Flat Rock Road in Council Districts 3. Chairman Harvell opened the public hearing and invited comments. One developer spoke in favor, one applicant spoke in favor, and three individuals spoke in opposition. Jane Jones made a motion to deny. Mark Ligon seconded the motion. The motion to deny was passed unanimously.

7C. Single-Family Subdivision: Camden Crest. Located at Spearman Road.
Mr. Tim Cartee presented the staff's report for the request. The stated purpose of the Single-Family Subdivision is to propose a Preliminary Subdivision, Camden Crest. The property is located at Spearman Road in Council District 4. Chairman Harvell opened the public hearing and invited comments. One developer spoke in favor, and two individuals spoke in opposition. Jane Jones made a motion to deny. Mark Ligon seconded the motion. Brad Burdette, David Cothran, and Dan Harvell voted for denial. Scott Junkins voted for approval. Steven Gilreath recused himself. The vote was 5 to 1 for denial.

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7D. Single-Family Subdivision: Crestmont Preserve. Located at Johnson Road.
Mr. Tim Cartee presented the staff's report for the request. The stated purpose of the Single-Family Subdivision is to propose a Preliminary Subdivision, Crestmont Preserve. The property is located at Johnson Road in Council District 7. Chairman Harvell opened the public hearing and invited comments. One developer spoke in favor, one applicant spoke in favor, and three individuals spoke in opposition. Jane Jones made a motion to deny. Mark Ligon seconded the motion. The motion to deny was passed unanimously.

7E. Planning Commission Meeting Minutes: Summary review meetings are now livestreamed.
Mrs. Alesia Hunter presented information to the Planning Commission. Moving forward, there will be a summary of the minutes provided to the Planning Commission. For verbatim, view on livestream. Minutes will be transcribed if legal appeals. You also have the option to transcribe for your records.

Public Comments, non-agenda items: 3 minutes limit per speaker
9. No individual spoke

Adjournment:
10. The meeting adjourned @ 7:50pm.

MEMORANDUM

To: Planning Commission Members

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

Subject: Proposed Zoning Referendum in Greenpond Station A Precinct-Council District 5

Date: September 18, 2026

Please be advised that citizens located within the Greenpond Station A Precinct- County Council District 5 collected the 15% of the required signatures to be placed on the ballot for the November 3, 2026 voting referendum.

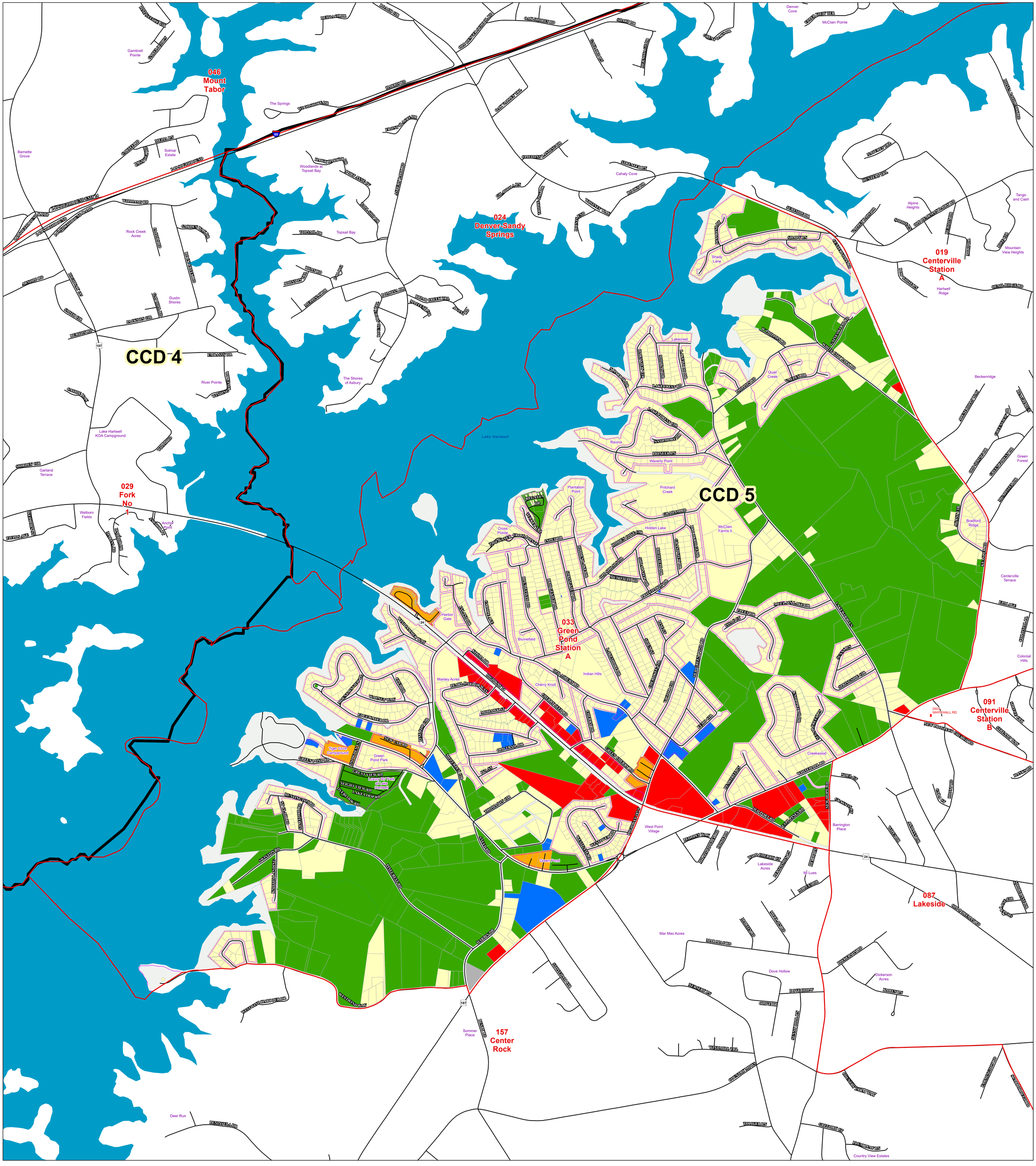
Through this action, county ordinance requires county council to conduct two (3) readings and a public hearing. These readings will be held on October 6, 2026 and on October 20, 2026.

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.

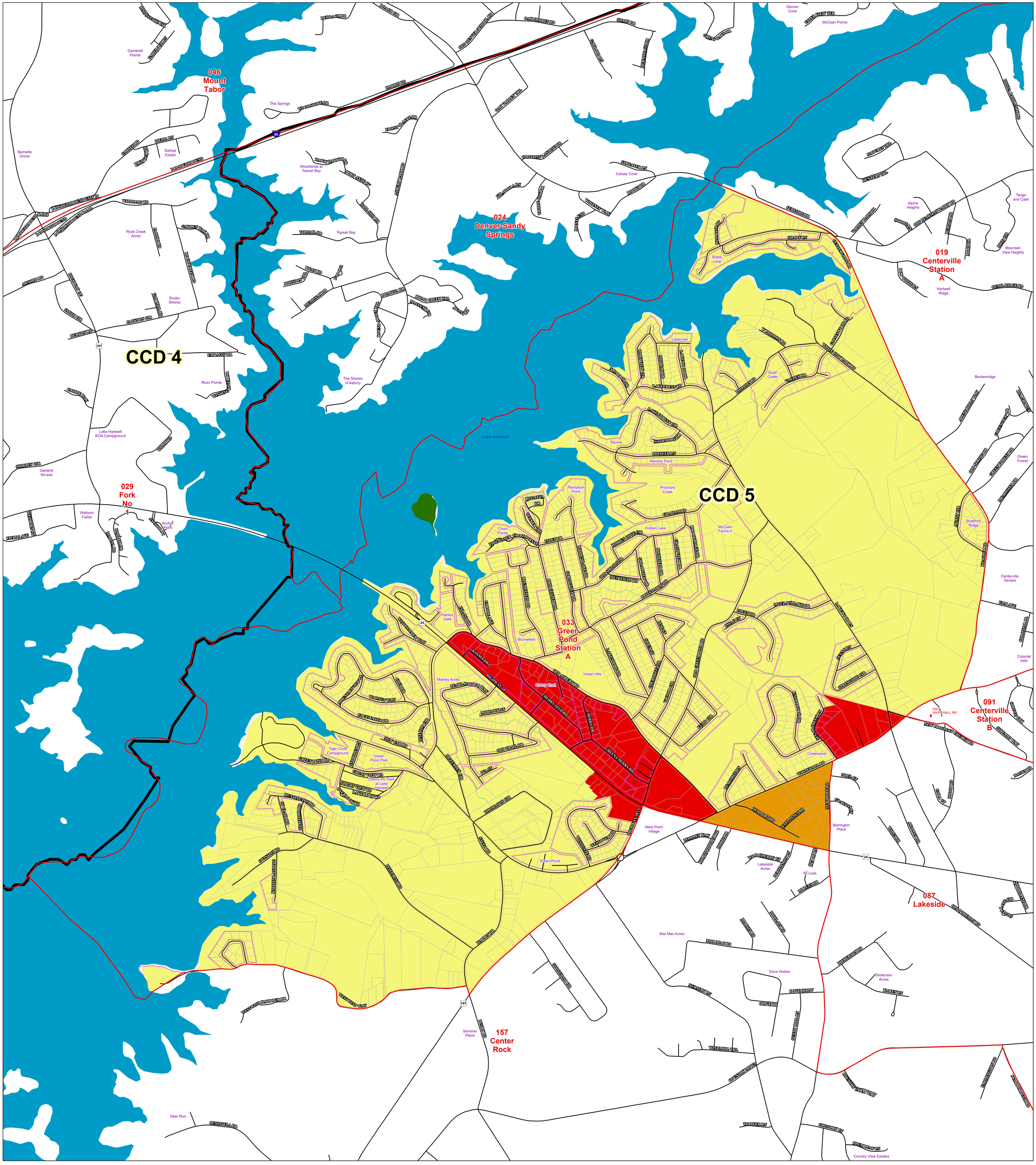
If the zoning referendum passes, Anderson County Council will have its third (3rd) and Final Reading on November 17, 2026 and zoning will become official in the Greenpond Station A Voting Precinct.

If you have any questions, please let me know.

Anderson County District 5: 033 Green Pond Station A Precinct Current Land Use



Anderson County District 5: 033 Green Pond Station A Precinct Future Land Use

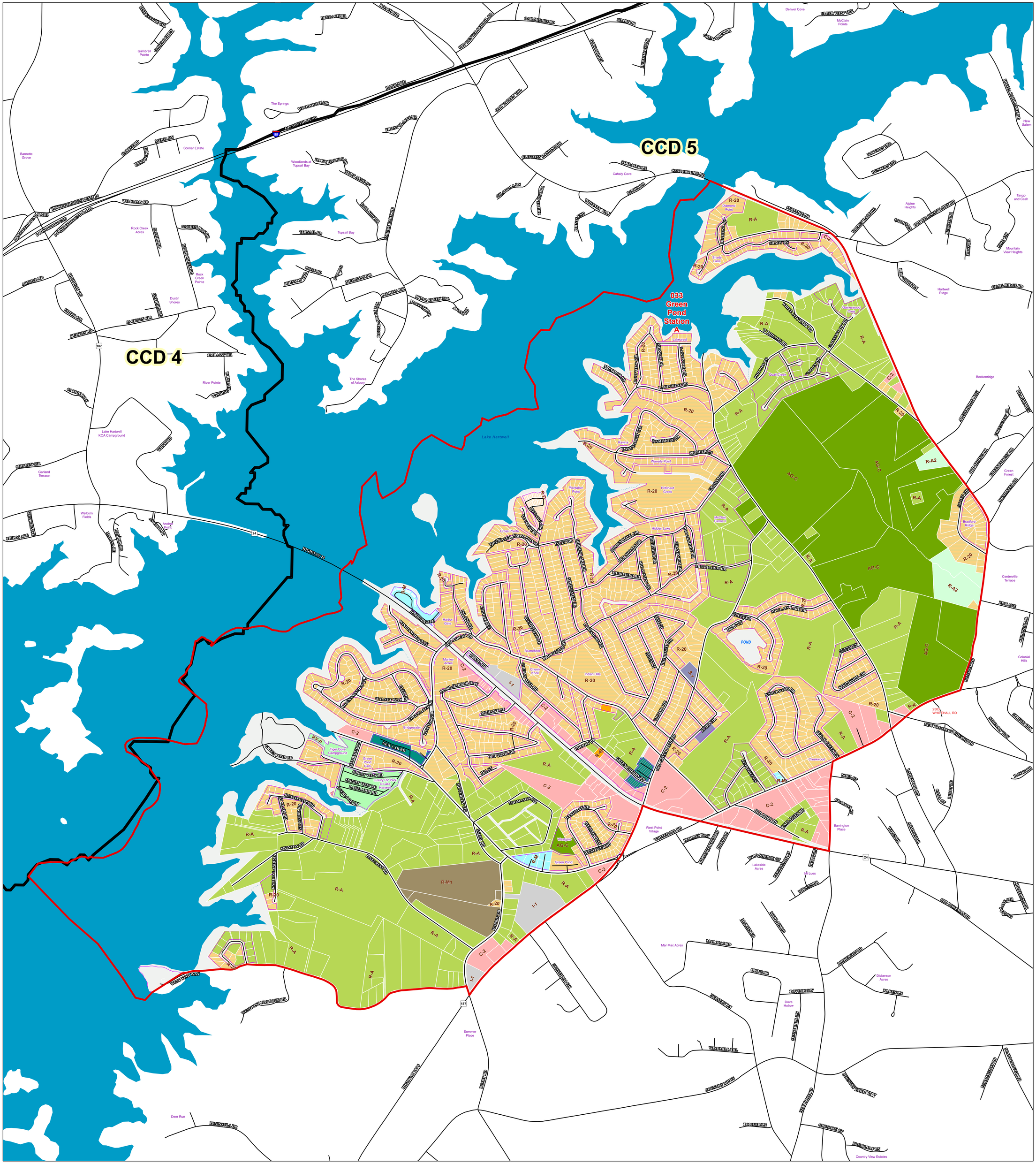


09/18/2026

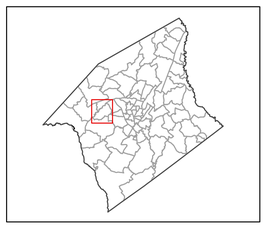
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www.andersoncountysc.org/departments-a-z/gis-e911-addressing/

Anderson County District 5: 033 Green Pond Station A Precinct Proposed Zoning







Legend

Green Pond Station A Precinct

County Council Districts

Lakes

Subdivisions

Roads

Polling Places

Parcel Zoning: Green Pond Station A

- Airport Protected Zone (0)
- R-A (329)
- R-A2 (3)
- R-40 (2)
- R-20 (1677)
- R-15 (0)
- R-12 (0)
- R-10 (0)
- R-8 (0)
- R-D (24)
- R-M1 (4)
- R-M2 (0)
- R-M7 (0)
- R-M (63)
- R-MA (0)
- R-MH (1)
- R-MHP (1)
- RV-P (3)
- O-D (0)
- POD (0)
- C-1N (0)
- C-1R (0)
- C-1 (0)
- C-2 (88)
- C-3 (0)
- S-1 (3)
- I-1 (4)
- I-2 (0)
- PD (0)
- IZD (0)
- AP (0)
- AG-C (13)
- RRD (0)



0 0.125 0.25 mi

Anderson County GIS

09/18/2026

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www.andersoncountysc.org/departments-a-z/gis-e911-addressing/

Anderson County Planning Commission

October 13, 2026

6:00 PM

Staff Report – Preliminary Subdivision

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

Previously approved for commercial, requesting to subdivide lots.

Preliminary Subdivision Name:	The Village at Celey Grove
Intended Development:	Single Family Townhomes
Applicant:	Derrick Pulley
Surveyor/Engineer:	Gray
Location/Access:	River Rd. (State)
County Council District:	6
Surrounding Land Use:	Residential, Commercial
Zoning:	Un-Zoned
Tax Map Number:	237-00-11-030
Number of Acres:	2.3
Number of Lots:	11
Variance:	No
Traffic Impact Analysis:	Does not require TIS.

Subdivision Plat

SPR-26-15

Submitted On: Aug 19, 2026

Applicant

Derrek Pulley
864-297-3027 ext. 152
dpulley@grayengineering.com

Primary Location

Point Location: 34.7701, -82.4771

Property Owner(s)

Name
Blue Sky Builders, LLC

Phone Number
864-808-1874

Street Address
401 Roper Creek Rd. Ste A

City
Greenville

State
SC

Zip Code
29615

Email
info@buildbluesky.com

Engineers/Surveyors

Name	Email
Derrek Pulley	dpulley@grayengineering.com

Project Information

Proposed Subdivision Name
The Village at Cely Grove

Parcel/TMS#
2370011030

County Council District
6

School District
1

Total Acreage
2.3

Number of Lots
11

Intended Development
Townhomes - 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

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Verification of Acknowledgement

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

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

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

Digital Signature

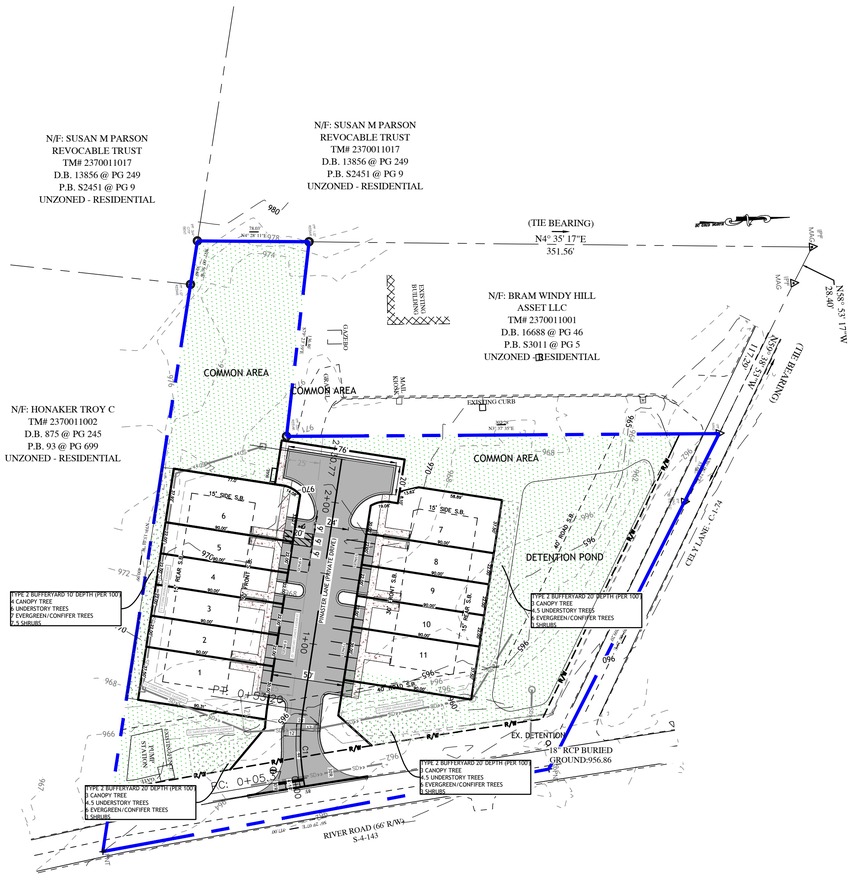
true

Signature of Applicant

Digital Signature

true

Curve Table			
Curve #	Length	Radius	Delta
C1	47.824	150.000	18.2676



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

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 B. COOK, RLS, AND DATED 5/3/2024; 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) DERREK PULLEY, PE

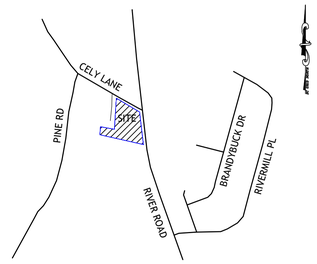
SIGNED _____

REGISTERED PROFESSIONAL NO. 36344

ADDRESS 132 PILGRIM RD GREENVILLE, SC 29607

PHONE NUMBER 864-297-3027

DATE 08/19/2026



LOCATION MAP (N.T.S.)

LEGEND

- PROPOSED PAVEMENT
- COMMON SPACE
- SETBACKS
- CENTERLINE
- IRON PIN
- EASEMENT
- ADJACENT PROPERTY LINE
- PROPERTY LINE
- ROAD RIGHT-OF-WAY

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.

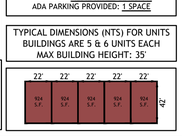
LOT TABLE		
LOT #	SQ FT	ACRES
1	3376	0.078
2	1980	0.045
3	1980	0.045
4	1980	0.045
5	1980	0.045
6	3304	0.078
7	3078	0.071
8	1980	0.045
9	1980	0.045
10	1980	0.045
11	3375	0.077

SETBACKS
FRONT: 30'
REAR: 15'
SIDE: 15'
RIVER RD: 40'
CELY LANE: 40'

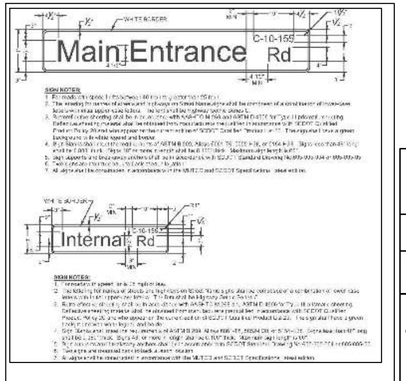
DENSITY TABLE:
ACRES: 2.30 ACRES
ZONING-UNZONED (TOWN HOMES)
COMMON SPACE REQUIRED (20%): 0.46 AC
COMMON SPACE PROVIDED: 0.99 ACRES (43%)
TOTAL # OF NEW UNITS: 11
ACTUAL SITE DENSITY: 4.78 UNITS/ACRE

PARKING REQUIREMENTS:
REQUIRED: 2/UNIT - 22 SPACES
PROVIDED: 2.18/UNIT - 24 SPACES
ADA PARKING PROVIDED: 1 SPACE

TYPICAL DIMENSIONS (NTS) FOR UNITS
BUILDINGS ARE 5 & 6 UNITS EACH
MAX BUILDING HEIGHT: 35'



OWNER
TAX MAP #: 2370011030
LAND USE: RESIDENTIAL
BLUE SKY BUILDERS LLC
401 ROPER CREEK DR STE A
GREENVILLE SC 29615



SAFETY NOTE TO CONTRACTOR
THE CONTRACTOR SHALL SHORE TRENCH EXCAVATION AND USE PIPE BOX TO COMPLY WITH ALL OSHA SAFETY REGULATIONS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO KNOW OSHA REGULATIONS AND COMPLY WITH ALL SAFETY REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR HIS MEANS AND METHODS OF CONSTRUCTION.

811 Know what's below. Call before you dig.

UTILITY NOTE TO CONTRACTOR
THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

THE VILLAGE AT CELY GROVE

PRELIMINARY PLAT

TYPE OF DEVELOPMENT: UNZONED TOWNHOMES

TAX MAP #: 2370011030

NO. OF ACRES: 2.30 ACRES NEW ROAD: 232 LF (PRIVATE DRIVE)

NO. OF LOTS/UNITS: 11 UNITS DATE: 01/25/2024

DEVELOPER/APPLICANT	ENGINEER	SURVEYOR
CARDINAL CAPITAL INVESTMENTS, LLC MICHAEL FERNANDEZ 3 ELM STREET UNIT B GREENVILLE, SC 29605 864-268-6949	GRAY ENGINEERING DERREK PULLEY, P.E. 132 PILGRIM ROAD GREENVILLE, SC 29607 864-297-3027	PRECISION LAND SURVEYING RICHARD B COOK 439 BELULAH CHURCH ROAD ABBEVILLE, SC 29620 864-627-8067

NO.	DATE	BY	REVISION
A	9/16/26	JDP	SUBMITTED FOR PRELIMINARY PLAT

Gray Engineering
132 PILGRIM ROAD - GREENVILLE, SC 29607
PH: (864) 297-3027 - FAX: (864) 297-3027
WWW.GRAYENGINEERING.COM
SC C.O.A.# C00060 NC C.O.A.# C-1217 GA C.O.A.# PE001941 TN C.O.A.# 0410819

SOUTH CAROLINA PROFESSIONAL ENGINEER DERREK PULLEY No. 36344 REGISTERED

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

THE DRAWINGS AND DESIGNATED CAD FILES ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF GRAY ENGINEERING CONSULTANTS, INC. AND ARE NOT TO BE USED IN WHOLE OR IN PART WITHOUT THE AUTHORIZED BY GRAY ENGINEERING CONSULTANTS, INC. IN WRITING

PRELIMINARY PLAT

THE VILLAGE AT CELY GROVE

ANDERSON COUNTY
ANDERSON, SC

RIVER ROAD AND CELY LANE

0 50 100 Feet

SCALE:	1" = 50'
PROJECT MANAGER:	JDP
DRAWN BY:	CJR
PROJECT DATE:	02/29/24
JOB No.:	2023077
PLOT DATE:	9/16/26

SHEET
CV-1

2023077-08.dwg


2370005029
2370010004
2370010013
2022
Cely Lane C-01-0074
River Road S-04-0143
2371402002
2370005030
River Stone Apartments
0063 E
Pinaster Lane P-01-
Piedmont
29673
Pine Road C-01-0078
2370011030
2371402001
Brandybuck Drive C-01-0382
Rivermill
2370011017
2370005040
2370011002
2371401056
2371401057

Outlook

Re: The Village at Cely Grove

From Kurt Mead <Kurt.Mead@andersoncountysc.gov>
Date Thu 9/10/2026 3:58 PM
To Tim Cartee <tim.cartee@andersoncountysc.gov>
Cc Brittany D. McAbee <Brittany.McAbee@andersoncountysc.gov>; Devin B. Stephens <Devin.Stephens@andersoncountysc.gov>; Jonathan A. Batson <Jonathan.Batson@andersoncountysc.gov>

1 attachment (944 KB)
Preliminary_Plat_8.19.26_Wed_Aug_19_2026_15-52-53.pdf;

Tim,

Here's our comments:

1. Pinaster Ln will not be a public road, they need to label it as Private.
2. River Rd is state maintained. It is S-4-143, they should label that and will need an Encroachment Permit from them.
3. They need to label the 18" RCP culvert under Cely Ln that accepts runoff from the existing detention pond.

Thanks,

Kurt Mead
Principal Engineer
Anderson County Roads and Bridges
Cell: 864-276-7471

From: Tim Cartee <tim.cartee@andersoncountysc.gov>
Sent: Tuesday, September 8, 2026 8:42 AM
To: Jonathan A. Batson <Jonathan.Batson@andersoncountysc.gov>
Cc: Kurt Mead <Kurt.Mead@andersoncountysc.gov>
Subject: Re: The Village at Cely Grove

Hey Jon, this development was originally approved as commercial, now they want to subdivide and that is why they have to go to the PC for approval. Just FYI.

From: Jonathan A. Batson <Jonathan.Batson@andersoncountysc.gov>
Sent: Friday, September 4, 2026 4:27 PM
To: Tim Cartee <tim.cartee@andersoncountysc.gov>; Kurt Mead <Kurt.Mead@andersoncountysc.gov>
Subject: RE: The Village at Cely Grove

Tim,
My comments:

1. Waters of the State and riparian buffers. The legend shows a creek symbol but no delineation or buffer limits appear on the plat. Delineate all WoS and show the associated riparian buffer limits on the plat. State the contributing watershed acreage supporting the buffer width, as the 50-foot and 100-foot widths produce materially different constraints on lot lines and common area boundaries at this site size.
2. Common area boundary must encompass all permanent stormwater facilities. The existing detention area is labeled but the common area boundary relative to the pond, its embankment, and its outlet structure is not clearly established. Adjust the common area boundary so it fully contains the facility including berms and outlet.
3. Conveyance placement. Under SWDM §4.2.I, conveyances serving more than two adjoining lots are to be located within common property rather than in on-lot easements. Show proposed conveyance alignment sufficient to demonstrate the layout can accommodate this, and adjust common area limits accordingly.
4. Detention facility footprint. The site lies within an extended detention watershed. Post-development peak discharge rates must not exceed pre-development rates for the 2-, 10-, and 25-year 24-hour storm events, and the permanent water quality pond, with or without a permanent pool, must be designed for extended detention with the post-development volume from the 2- and 10-year 24-hour events stored and released over a 72-hour period. The existing detention area is unlikely to satisfy these criteria as constructed. Provide preliminary sizing sufficient to establish the required facility footprint, and adjust the common area boundary on this plat to contain the enlarged facility, its embankment, and its outlet structure.
5. Perimeter undisturbed buffer. Ordinance 2025-057 requires a minimum ten-foot undisturbed buffer along all side and rear property lines. Confirm the layout, including pond side slopes and any perimeter grading, is compatible with that buffer

Thanks,
Jon

From: Tim Cartee <tim.cartee@andersoncountysc.gov>
Sent: Wednesday, September 2, 2026 4:45 PM
To: Kurt Mead <Kurt.Mead@andersoncountysc.gov>; Jonathan A. Batson <Jonathan.Batson@andersoncountysc.gov>
Subject: The Village at Cely Grove

Any thoughts?

Tim Cartee

Land Development Administrator

O:864-260-4719

Timothy.Cartee@andersoncountysc.gov

Development Standards

401 E. River St.

Anderson, SC 29624

Outlook

FW: [External]Fw: The Village at Cely Grove

From Jonathan A. Batson <Jonathan.Batson@andersoncountysc.gov>
Date Fri 9/18/2026 11:47 AM
To Tim Cartee <tim.cartee@andersoncountysc.gov>

fyi

From: Jamie McCutchen <Jamie@jtrmconsulting.com>
Sent: Friday, September 18, 2026 11:45 AM
To: Jonathan A. Batson <Jonathan.Batson@andersoncountysc.gov>
Cc: Derrek Pulley <dpulley@grayengineering.com>; michael <michael@alphaequityre.com>
Subject: Re: [External]Fw: The Village at Cely Grove

Thanks Jon. Much appreciated.

If you could also relay this to Planning Staff would be great.

Have a great weekend!

Jamie McCutchen
JTRM Consulting
864-918-3676

From: Jonathan A. Batson <Jonathan.Batson@andersoncountysc.gov>
Sent: Friday, September 18, 2026 11:35 AM
To: Jamie McCutchen <Jamie@jtrmconsulting.com>
Cc: Derrek Pulley <dpulley@grayengineering.com>; michael <michael@alphaequityre.com>
Subject: RE: [External]Fw: The Village at Cely Grove

Jamie,
Thanks for the background on the project history. That context clears up most of what I sent. I reviewed this as a typical preliminary plat for a proposed future project not as an already permitted project that is well into construction. So, the approved plans and the conditions reflected in them stand as compliant, and I am not reopening any of that.

Please disregard the earlier comments. That was a misreading of the project's status. There is nothing on the stormwater side holding this up.
Thanks,
Jon

From: Jamie McCutchen <Jamie@jtrmconsulting.com>
Sent: Wednesday, September 16, 2026 12:05 PM
To: Jonathan A. Batson <Jonathan.Batson@andersoncountysc.gov>
Cc: Derrek Pulley <dpulley@grayengineering.com>; michael <michael@alphaequityre.com>
Subject: [External]Fw: The Village at Cely Grove

Jon,

I am going over your comments on the Preliminary plan for this project and need to go over a few items.

Not sure if you are aware, but Gray discussed this project with Planning before they started and had planned to submit it to Planning Commission originally. They were told by staff that the project did not need to go through Planning Commission and staff could approve it. Gray asked Planning to confirm that this was the case for the individual lots and that was confirmed. However, Planning assumed that it would be Ok to do this as a condo project with a horizontal property regime rather than townhome lots. That was never the intent and it was not conveyed clearly to Gray or the developer at that time.

Because of that miscommunication, we are now going to Planning Commission to get approval for the townhome lots, even though the project was permitted and has completed majority of site construction. Because of this, we can't fully comply with some of your comments.

Specific issues are:

1. The storm drainage is already installed and will be within the lot in some area so we need to keep this as an easement rather than common area.
2. There are some areas we can't provide the 10' buffer. These areas were previously disturbed under the current permit and include the pond and where the road gets close to the property line. We are willing to comply where possible.
3. I understand the pond was designed and approved to meet the extended detention so hopefully that is not an issue.

Based upon this information, can you approve the site as submitted and currently permitted. I have attached an updated Preliminary Plan to address Planning comments.

Be glad to setup a call and discuss further.

Thank you,

Jamie McCutchen
JTRM Consulting
864-918-3676

From: Tim Cartee <tim.cartee@andersoncountysc.gov>
Sent: Friday, September 4, 2026 4:42 PM
To: Jamie McCutchen <Jamie@jtrmconsulting.com>
Subject: Fw: The Village at Cely Grove

Please see below.

Get Outlook for iOS

From: Jonathan A. Batson <Jonathan.Batson@andersoncountysc.gov>
Sent: Friday, 04 September 2026 16:27:35
To: Tim Cartee <tim.cartee@andersoncountysc.gov>; Kurt Mead <Kurt.Mead@andersoncountysc.gov>
Subject: RE: The Village at Cely Grove

Tim,

My comments:
1. Waters of the State and riparian buffers. The legend shows a creek symbol but no delineation or buffer limits appear on the plat. Delineate all WoS and show the associated riparian buffer limits on the plat. State the contributing watershed acreage supporting the buffer width, as the 50-foot and 100-foot widths produce materially different constraints on lot lines and common area boundaries at this site size.
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3. Conveyance placement. Under SWDM §4.2.I, conveyances serving more than two adjoining lots are to be located within common property rather than in on-lot easements. Show proposed conveyance alignment sufficient to demonstrate the layout can accommodate this, and adjust common area limits accordingly.
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Thanks,
Jon

From: Tim Cartee <tim.cartee@andersoncountysc.gov>
Sent: Wednesday, September 2, 2026 4:45 PM
To: Kurt Mead <Kurt.Mead@andersoncountysc.gov>; Jonathan A. Batson <Jonathan.Batson@andersoncountysc.gov>
Subject: The Village at Cely Grove

Any thoughts?

Tim Cartee

Land Development Administrator

O:864-260-4719

Timothy.Cartee@andersoncountysc.gov

Development Standards

401 E. River St.

Anderson, SC 29624

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.

Outlook

RE: The Village at Cely Grove

From Steve Kelly <askelly@ANDERSONCOUNTYSC.ORG>
Date Fri 9/4/2026 10:45 AM
To Tim Cartee <tim.cartee@andersoncountysc.gov>

No comments

From: Tim Cartee <tim.cartee@andersoncountysc.gov>
Sent: Wednesday, September 2, 2026 4:43 PM
To: Steve Kelly <askelly@ANDERSONCOUNTYSC.ORG>; kay3@acfd.org
Subject: The Village at Cely Grove

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

Outlook

The Village at Cely Grove

From Tim Cartee <tim.cartee@andersoncountysc.gov>
Date Wed 9/2/2026 4:43 PM
To Steve Kelly <askelly@ANDERSONCOUNTYSC.ORG>; kay3@acfd.org <kay3@acfd.org>

1 attachment (944 KB)
Preliminary_Plat_8.19.26_Wed_Aug_19_2026_15-52-53.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

132 Pilgrim Road
Greenville, SC 29607
(864) 297-3027
www.grayengineering.com

Gray Engineering

Tim Cartee
Anderson County Planning and Development
401 East River Street, Anderson, SC 29624
Phone: 864-260-4720
tcartee@andersoncountysc.org

RE: Comment Response Letter
The Village at Cely Grove

Planning comments:

1. **Removed from Legend, no water of the state.** Waters of the State and riparian buffers. The legend shows a creek symbol but no delineation or buffer limits appear on the plat. Delineate all WoS and show the associated riparian buffer limits on the plat. State the contributing watershed acreage supporting the buffer width, as the 50-foot and 100-foot widths produce materially different constraints on lot lines and common area boundaries at this site size.
2. **Updated.** Common area boundary must encompass all permanent stormwater facilities. The existing detention area is labeled but the common area boundary relative to the pond, its embankment, and its outlet structure is not clearly established. Adjust the common area boundary so it fully contains the facility including berms and outlet.
3. **Boxes and lines have already been installed per the approved plat and plans.** Conveyance placement. Under SWDM §4.2.I, conveyances serving more than two adjoining lots are to be located within common property rather than in on-lot easements. Show proposed conveyance alignment sufficient to demonstrate the layout can accommodate this, and adjust common area limits accordingly.
4. **This was addressed during stormwater review with approved plans.** Detention facility footprint. The site lies within an extended detention watershed. Post-development peak discharge rates must not exceed pre-development rates for the 2-, 10-, and 25-year 24-hour storm events, and the permanent water quality pond, with or without a permanent pool, must be designed for extended detention with the post-development volume from the 2- and 10-year 24-hour events stored and released over a 72-hour period. The existing detention area is unlikely to satisfy these criteria as constructed. Provide preliminary sizing sufficient to establish the required facility footprint, and adjust the common area boundary on this plat to contain the enlarged facility, its embankment, and its outlet structure.
5. **Can't fully meet, items already installed in this area. Existing pond was already in this buffer.** Perimeter undisturbed buffer. Ordinance 2025-057 requires a minimum ten-foot undisturbed buffer along all side and rear property lines. Confirm the layout, including pond side slopes and any perimeter grading, is compatible with that buffer

R&B comments:

1. **Updated.** Pinaster Ln will not be a public road, they need to label it as Private.

2. **Added note. Already have approved state encroachments permits.** River Rd is state maintained. It is S-4-143, they should label that and will need an Encroachment Permit from them.

3. **Added.** They need to label the 18" RCP culvert under Cely Ln that accepts runoff from the existing detention pond.

Should you have any questions, please do not hesitate to contact me directly at 864-297-3027.

Sincerely;

Derrek Pulley, PE
Senior Project Engineer
Gray Engineering Consultants, Inc.
dpulley@grayengineering.com

August 12, 2026

Attn: Cole Kearse
Gray Engineering
132 Pilgrim Road
Greenville SC 29607
Cell 864-510-4642

RE: Gas Available for: TMS #2370011030

Dear Mr Kearse,

Thank you for requesting information for natural gas availability for the proposed development in Anderson County SC.. This property is identified by Anderson County parcel number shown above. Fort Hill Natural Gas Authority is the natural gas supplier for this area. The existing natural gas main has sufficient volume and pressure to support the proposed development.

If you have any questions, please do not hesitate to give me a call.

Sincerely,

Joe Wilson
Business Development Representative
864-859-6375 office
864-423-9006 mobile
1-800-573-5556
joe.wilson@fhnga.com

August 3, 2026

Cole Kearse
Gray Engineering
132 Pilgrim Rd
Greenville, SC 29607

Re: Village at Cely Grove, Cely Ln, Piedmont, SC

Mr. Kearse,

I received your request regarding Charter/Spectrum being able to service the area near Cely Ln and River Rd in Piedmont, 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

Address:
1719 Circle Road
Powdersville, SC 29642

POWDERSVILLE WATER

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

June 16, 2025

Mr. Matt Hauser
SCDES Bureau of Water
2600 Bull Street
Columbia, SC 29201

Subject: The Grove at Cely Lane

Dear Mr. Hauser:

This letter is in association with Powdersville Water's permit application for construction for the subject project.

We, as owners and operators of the proposed facilities, hereby affirm our willingness and ability to serve this project. PW, system #0420002, has adequate capacity to serve the proposed project. PW will accept all responsibility of operation and maintenance in accordance to SCDHEC regulations upon completion of our specifications.

Please let me know if there is anything we can do to further assist the department in the review of the construction permit application. We appreciate your assistance. Feel free to contact me at (864) 269-5440 or the Engineer of Record, Derrek Pulley at (864) 297-3027 if you have any further requests.

Sincerely,

Chris Rasco
Project Engineer

Cc: Project File

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

August 3, 2026

Cole Kearse
Gray Engineering
132 Pilgrim Road
Greenville, SC 29607

RE: Property located on Pinaster Lane in Piedmont, SC

Dear Mr. Kearse:

This letter confirms that Duke Energy can provide electric service to the proposed site located on Pinaster Lane in Piedmont, SC (Anderson County Tax Map #2370011030) 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

Public Main Extension Preliminary Capacity Request Form

Form Revision Date:3/3/2020

Project Information

Project Name: The Village at Cely Grove Date: 3/6/24

Engineer (Company): Gray Engineering Phone: 864-297-3027

Engineer (Contact): Derrick Pulley Signature:

Engineer Address: 132 PILGRIM ROADGREENVILLE, SC 29607 Email: dpulley@grayengineering.com

Developer (Company): CARDINAL CAPITAL INVESTMENTS, LLC Phone: 864-268-6949

Developer (Contact): MICHAEL FERNANDEZ Email:

Developer Address: 3 ELM STREET UNIT BGREENVILLE, SC 29605

Tax Map Numbers for Project: 2370011030

Proposed Water Resource Recovery Facility: Georges Creek SC0047309

Estimated Total Sewer Flow: 3,300 gal/day. Attach Flow Calculations. (Average daily flow as calculated using SCDHEC Unit Contributory Loadings)

Connection Type - ☑ Gravity ☐ Force Main Connection Point - ☐ Satellite Sewer MH ☑ ReWa MH

Attach map identifying proposed connection point to existing collection/trunk sewer.

Are Multiple Collection Agencies involved? ☐ Yes ☑ No If yes, both agencies will need to fill out the respective portions of the form below.

Ownership, Operation & Maintenance of Collection System will be assigned to: REWA

Will there be a new Pump Station associated with this development? ☑ Yes ☐ No

Primary Satellite Sewer Agency Preliminary Approval

Agency Name:

Does capacity appear to be available to serve this project? ☐ Yes ☐ No Approved Connection Point? ☐ Yes ☐ No

Comments:

Collection Agency Signature: Date:

Secondary (Transport) Sewer Agency Preliminary Approval

Agency Name:

Does capacity appear to be available to serve this project? ☐ Yes ☐ No

Comments:

Collection Agency Signature: Date:

ReWa Preliminary Approval

☑ ReWa has verified all affected agencies have completed review form. ReWa Project No: RPM2024-0055

Does ReWa capacity appear to be available to serve this project? ☑ Yes ☐ No Approved Connection Point? ☑ Yes ☐ No

Is project authorized to move to the Step 2 permitting process? ☑ Yes ☐ No ReWa Pretreatment form attached? ☐ Yes ☑ N/A

Comments:

ReWa Representative: Kimberly Volk Date: 3.19.2024

This form does not constitute a permit to connect to ReWa or any sanitary sewer agency, nor is it to be used to obtain building permits from any regulatory agency. In cases where capacity appears available to serve a project, such capacity can neither be guaranteed nor reserved by this preliminary approval. **Capacity is allocated on a first come first serve basis during the subsequent ReWa Capacity Approval Process (Step 2).** Upon meeting all requirements (plan review and approval, payment of all applicable fees, etc.), ReWa will issue a separate letter for use in obtaining a SCDHEC Permit to Construct. The engineer shall contact the individual Satellite Sewer Agencies involved to determine their policies, procedures, and requirements. Note: Approval is valid for 24 months from the executed date of this document.

SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
Encroachment Permit

Permit No : 302656
Permit Decision Date : 2/6/2026
Expiration Date : 2/6/2027

Type Permit :DRIVEWAY - MULTIPLE RESIDENTIAL / SUBDIVISION

Location:

District	Work County	Type	Route	Aux	Begin MP	End MP
2	Anderson, SC	S-	143	None	2.722	3.077

Contact Information

Applicant: CardinalCapitalInvestmentsLLC Phone: (864)268-6949
Contact: Michael Fernandez
Address: 10 Elm Street Unit A,
City: Greenville State: SC Zip: 29605

Comments

+/- 140' south of River Road and Cely Lane intersection on west side of RiverRoad.

Special Provisions:

9999 - See Attached for Additional Special Provisions

South Carolina Department of Transportation

Abbeville County
Anderson County
Edgefield County
Greenwood County
Laurens County
McCormick County
Newberry County
Saluda County

Special Provisions
Encroachment Permit Number: 302656

Provision Number	Special Provision
0	Permitted work should be constructed according to the approved plans. Any field changes must be approved by the District Permitting Office. Failure to obtain prior approval may result in demolition of completed construction on SCDOT Right-of-Way and reconstruction at the expense of the permittee.
0	Vehicles are not allowed to be parked on the shoulder of the road during construction. All parking must be located within private property.
0	Nothing shall be installed on SCDOT Right-of-Way that is not considered breakaway. No monuments, business signs, advertising, etc shall be installed on SCDOT Right-of-Way.
0	Any pavement cuts should be saw cut in a straight, neat line along the existing pavement edge.
0	As-built plans must be submitted after construction is complete.
0	Pavement markings must be thermoplastic material.
0	The permittee shall be responsible for coordination with adjacent property owners and businesses to ensure that adequate access to these properties is maintained throughout the project.
0	Pavement cuts shall be made in clean neat lines and patched back in accordance with the pavement patch detail included in the approved permit.
0	The permittee shall be responsible for repairing any damage to the catch basin, sidewalk, roadway, or any other SCDOT facilities as a result of this work.
0	This permit only authorizes work to be performed within SCDOT rights-of-way. Any other permissions and/or approvals needed by other agencies are the responsibility of the applicant.
0	All driveways must be installed flush with the existing edge of pavement. There should be a smooth transition from the roadway onto the property. Do NOT install driveways with a "lip."
4	SCDOT shall be notified when work defined in the permit starts, as well as when the work is completed.
5	Applicant shall provide to the Department the opportunity of attending any pre-construction meetings prior to the beginning of work.
101	Shoulder sod destroyed by this installation to be replaced for the entire area. The area shall be reshaped and rolled to the cross section existing prior to this work.
125	All crossline pipes are to be located and flagged prior to beginning operations.
202	Pavement design shall be as shown on attached documentation.
207	Pipe used in this installation shall be in accordance with SCDOT specification SC-M-714 and comply with current SCDOT policy.
209	Disturbed vegetation shall be reseeded according to the Specification for Highway Construction

Provision Number	Special Provision
301	The ditches and/or shoulders disturbed during installation shall be re-established to proper grades, original cross section, stabilized, and all drain pipes cleared.
302	No excavation shall be left open along the roadway.
304	Pavement markings altered or damaged during this installation shall be restored by the applicant.
305	Flashing arrow boards shall be used for all lane closures on primary routes and/or roads with high traffic volumes.
306	Traffic control, lights, signs, and flagmen will be furnished by the applicant and will conform to Part VI of the Manual of Uniform Traffic Control Devices (MUTCD).
310	Field changes, if necessary, must be approved in writing before actual construction of the proposed changes.
311	Sediment and erosion control devices shall be used to minimize the movement of sediment.
312	The permittee shall hold the Department harmless for damages to both upstream and downstream properties.
316	All non-permitted objects on the right-of-way, which must be removed, shall not be replaced on the right-of-way without written permission of the Department.
317	The applicant is to provide all the necessary maintenance to keep the area beautified.
318	The applicant shall be responsible for immediate removal of such traffic hazards as mud, debris, loose stone, and trash that may be washed or spilled onto the traveled roadway as a result of the proposed work.
320	All debris to be cleared from the rights-of-way within ten (10) days.

Outlook

The Village at Cely Grove

From Tim Cartee <tim.cartee@andersoncountysc.gov>
Date Wed 9/2/2026 4:44 PM
To youngs@apps.anderson1.org <youngs@apps.anderson1.org>

1 attachment (944 KB)
Preliminary_Plat_8.19.26_Wed_Aug_19_2026_15-52-53.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 Planning Commission

October 13, 2026

6:00 PM

Staff Report – Preliminary Subdivision

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

Preliminary Subdivision Name:	Hembree Farms
Intended Development:	Single Family
Applicant:	Wesley White
Surveyor/Engineer:	Ridgewater
Location/Access:	Hembree Rd. (State)
County Council District:	7
Surrounding Land Use:	Residential, Vac
Zoning:	Un-zoned
Tax Map Number:	194-00-13-013
Number of Acres:	**29.43**
Number of Lots:	24 Road Frontage Lots
Variance:	No
Traffic Impact Analysis:	Does not require TIS.

Subdivision Plat

SPR-26-16

Submitted On: Aug 20, 2026

Applicant

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

Primary Location

Point Location: 34.6423, -82.5725

Property Owner(s)

Name
Sycamore Investments LLC

Phone Number
8643462154

Street Address
450 Old Pendleton Rd

City
Greenville

State
SC

Zip Code
29611

Email
bryan.turner@tx3homes.com

Engineers/Surveyors

Name	Email
Wesley White, PE	wesley@ridgewatereng.com

Project Information

Proposed Subdivision Name
Hembree Farms

Parcel/TMS#
1940013013

County Council District
7

School District
1

Total Acreage
29.43

Number of Lots
24

Intended Development
Single-family residential

Current Zoning
None

Surrounding Land Uses
South/East-residential & vacant; north-Hembree Rd

Is there a request for variance?
No

Are there any current Covenants in effect for this proposed development?
No

Has this project been to Planning Commission before?
No

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

Contact made with SCDOT and 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.

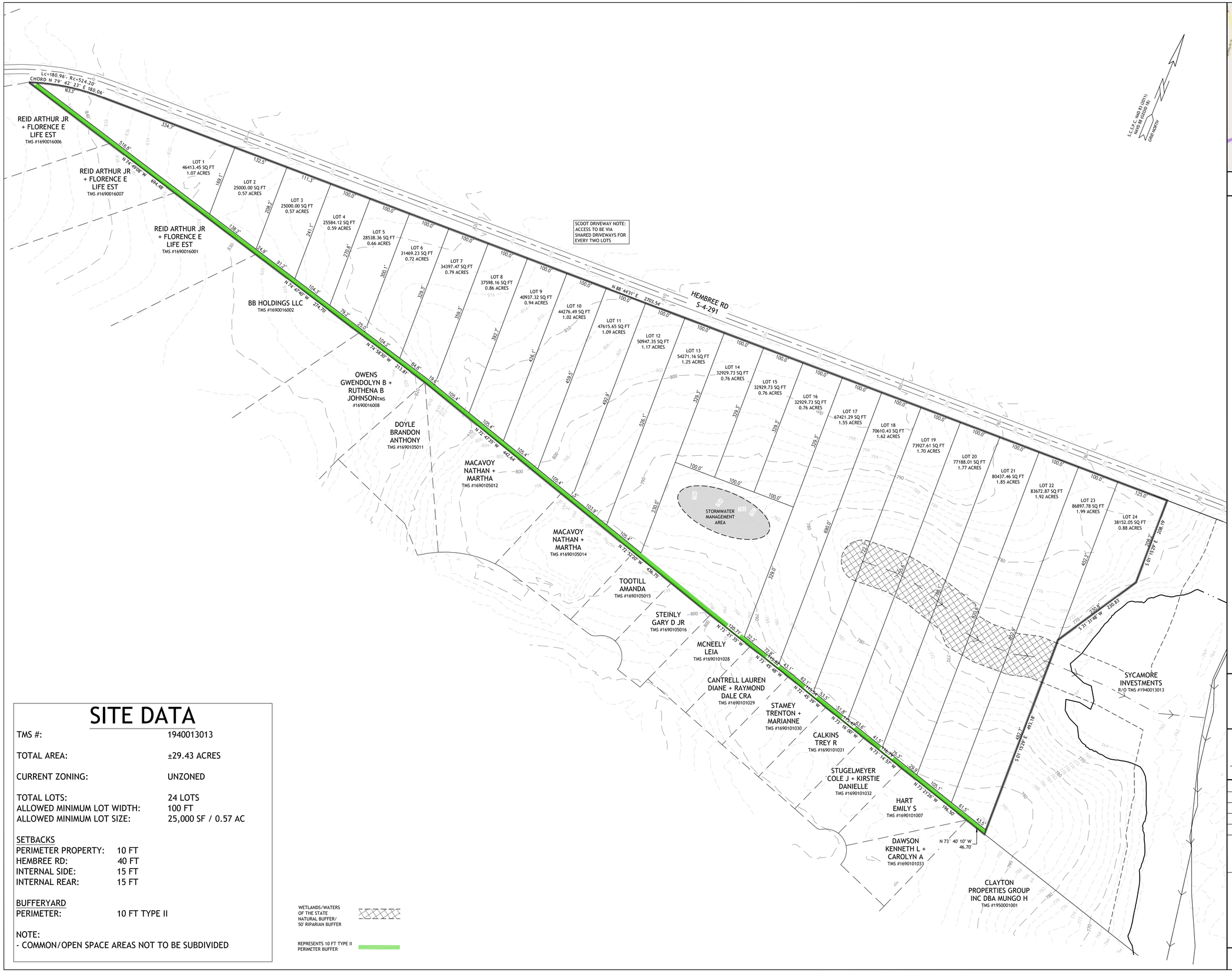
Digital Signature

true

Signature of Applicant

Digital Signature

true



SITE DATA

TMS #:	1940013013
TOTAL AREA:	±29.43 ACRES
CURRENT ZONING:	UNZONED
TOTAL LOTS:	24 LOTS
ALLOWED MINIMUM LOT WIDTH:	100 FT
ALLOWED MINIMUM LOT SIZE:	25,000 SF / 0.57 AC

SETBACKS

PERIMETER PROPERTY:	10 FT
HEMBREE RD:	40 FT
INTERNAL SIDE:	15 FT
INTERNAL REAR:	15 FT

BUFFERYARD

PERIMETER:	10 FT TYPE II

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

WETLANDS/WATERS OF THE STATE NATURAL BUFFER/ 50' RIPARIAN BUFFER

REPRESENTS 10 FT TYPE II PERIMETER BUFFER



LOCATION MAP

PRELIMINARY PLAT

OWNER'S CERTIFICATION

As the owner of this land, as shown on this [preliminary/sketch/masterplan 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: 8-19-26

[Owner] [Agent] [Name]: Bryan Turner for TX3 Homes

Signed: _____

DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this preliminary plat was prepared using a survey of the property prepared by 3DLS, RLS, and dated 2/3/22; 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. 864-226-0980

Date: 8-19-26

CERTIFICATE OF PROJECT APPROVAL

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

Manager or Subdivision Administrator: _____

Date: _____

HEMBREE FARMS SUBDIVISION
TMS #1940013013

TX3 HOMES
450 OLD PENDLETON RD
GREENVILLE, SC 29611
864.346.2154

APPLICANT

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

ENGINEER OR SURVEYOR

Date:	8-19-26
Drawn By:	JWW
Checked:	JWW
Job Number:	26184
Revisions:	0

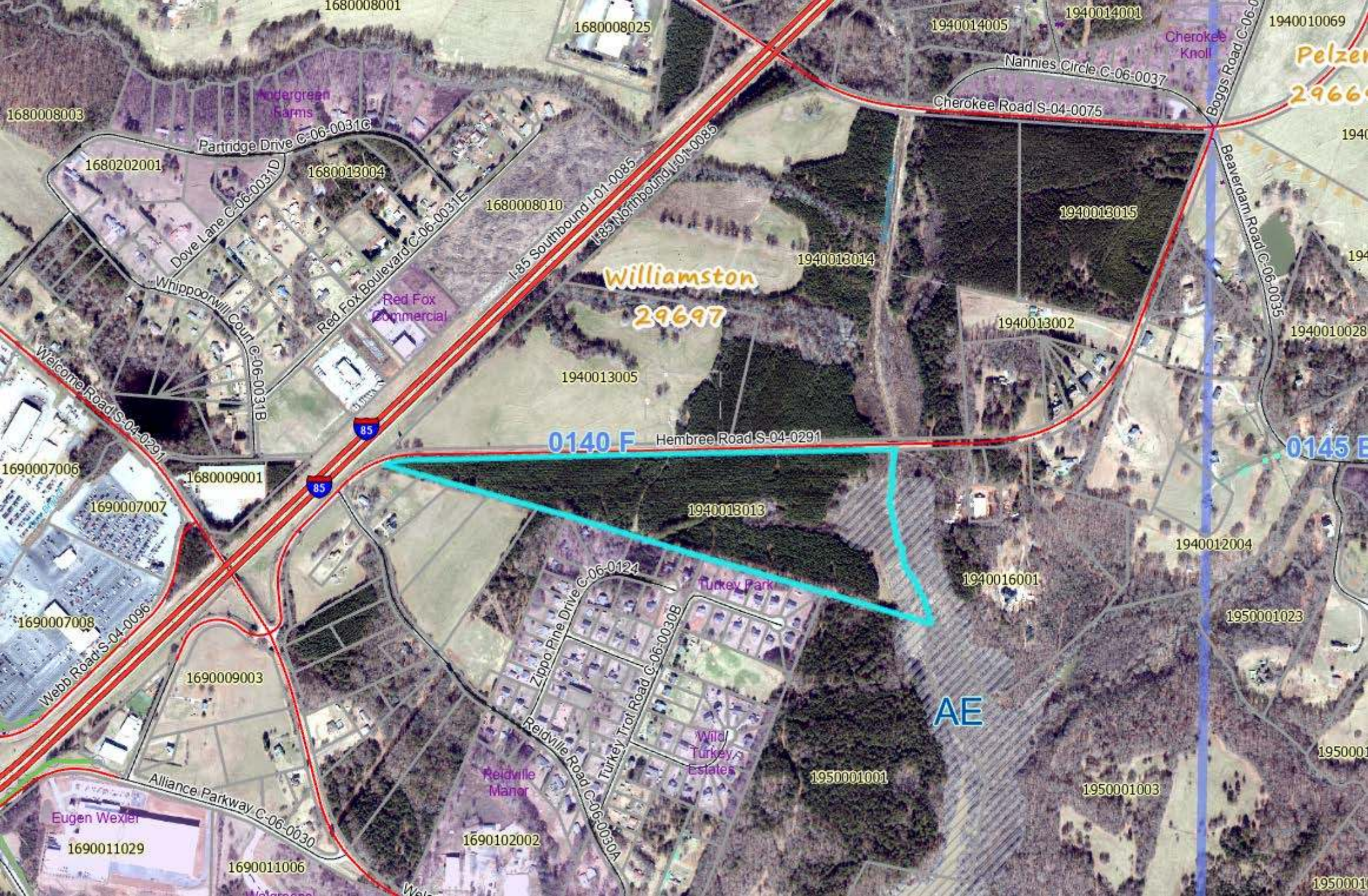
SCALE: 1 in = 100 ft.

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.


1680008001
1680008025
1940014005
1940014001
1940010069
Cherokee Knoll
Nannies Circle C-06-0037
Boggs Road C-06-
Pelzer
2966
1680008003
Andergreen Farms
Cherokee Road S-04-0075
Partridge Drive C-06-0031C
1680202001
1680013004
Dove Lane C-06-0031D
Red Fox Boulevard C-06-0031E
1680008010
I-85 Southbound I-01-0085
I-85 Northbound I-01-0085
1940013015
Beaverdam Road C-06-0035
1940013014
Williamston
29697
Red Fox Commercial
Whippoorwill Court C-06-0031B
1940013002
1940010028
Welcome Road S-04-0291
1940013005
85
0140 F
Hembree Road S-04-0291
0145 E
1690007006
1680009001
1690007007
1940013013
1940012004
1940016001
Turkey Park
Zippo Pine Drive C-06-0124
Turkey Trot Road C-06-0030B
1690007008
1950001023
Webb Road S-04-0096
1690009003
AE
Reidville Road C-06-0030A
Wild Turkey Estates
Reidville Manor
1950001001
1950001003
Alliance Parkway C-06-0030
Eugen Wexler
1690011029
1690102002
1690011006

wesley@ridgewatereng.com

From: Timothy Haynes <Timothy.Haynes@andersoncountysc.gov>
Sent: Thursday, August 20, 2026 10:54 AM
To: Wesley White - External; Derrick B. Singleton
Subject: RE: [External]RE: Hembree Farms 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

We have gotten permission to allow this to be septic.

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

From: wesley@ridgewatereng.com <wesley@ridgewatereng.com>
Sent: Thursday, August 20, 2026 10:35 AM
To: Timothy Haynes <Timothy.Haynes@andersoncountysc.gov>; Derrick B. Singleton <Derrick.Singleton@andersoncountysc.gov>
Subject: [External]RE: Hembree Farms Subdivision - Availability Letter
Importance: High

Tim,
Any luck on a reply before noon today?
Thanks,
Wesley

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

From: wesley@ridgewatereng.com <wesley@ridgewatereng.com>
Sent: Friday, August 14, 2026 12:08 PM
To: 'Timothy Haynes' <thaynes@andersoncountysc.org>; 'Derrick B. Singleton' <dbsingleton@andersoncountysc.org>
Subject: Hembree Farms Subdivision - Availability Letter

Tim/Derrick,
Attached is the PDF of a preliminary plat for a 24 lot subdivision off of Hembree Rd. 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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Outlook

RE: Hembree Farms

From Jonathan A. Batson <Jonathan.Batson@andersoncountysc.gov>
Date Thu 8/20/2026 5:04 PM
To Tim Cartee <tim.cartee@andersoncountysc.gov>

Natural or existing drainage patterns won't be adequate for a stormwater approval. Permanent protection will need to be documented on the final plat and the deeds for those and the WoS and riparian buffers as well. Need common area for access to the stormwater management area. This is in an extended detention watershed so make sure the stormwater management area is large enough.
Thanks
Jon

From: Tim Cartee <tim.cartee@andersoncountysc.gov>
Sent: Thursday, August 20, 2026 3:29 PM
To: Jonathan A. Batson <Jonathan.Batson@andersoncountysc.gov>
Subject: Hembree Farms

Your thoughts?

Tim Cartee

Land Development Administrator

O:864-260-4719

Timothy.Cartee@andersoncountysc.gov

Development Standards

401 E. River St.

Anderson, SC 29624

Outlook

RE: Hembree Farms Subdivision

From Steve Kelly <askelly@ANDERSONCOUNTYSC.ORG>
Date Mon 8/24/2026 1:36 PM
To Tim Cartee <tim.cartee@andersoncountysc.gov>

No concerns

From: Tim Cartee <tim.cartee@andersoncountysc.gov>
Sent: Monday, August 24, 2026 9:33 AM
To: Steve Kelly <askelly@ANDERSONCOUNTYSC.ORG>
Subject: Hembree Farms Subdivision

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

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

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

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

Outlook

[External]Re: Hembree Farms Subdivision

From Kevin Kay <kay3@acfd.org>
Date Thu 8/20/2026 4:14 PM
To Tim Cartee <tim.cartee@andersoncountysc.gov>

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.

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

From: Tim Cartee <tim.cartee@andersoncountysc.gov>
Sent: Thursday, August 20, 2026 3:38 PM
To: Steve Kelly <askelly@ANDERSONCOUNTYSC.ORG>; kay3@acfd.org <kay3@acfd.org>
Subject: Hembree Farms 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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wesley@ridgewatereng.com

From: wesley@ridgewatereng.com
Sent: Thursday, August 20, 2026 12:06 PM
To: 'Balentine, Ryan'; 'Vickery, E.Andrew'
Cc: 'Robertson, Chad, H.'
Subject: RE: Hembree Farms Subdivision - SCDOT Notice

Ryan,
I've discussed with the owner and they are agreeable to shared driveways on every 2 lots. Once we have preliminary plat approval we'll reach out for design and permitting.
Thanks,
Wesley

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

From: Balentine, Ryan <BALENTINDR@scdot.gov>
Sent: Saturday, August 15, 2026 5:00 PM
To: wesley@ridgewatereng.com; Vickery, E.Andrew <VICKERYEA@scdot.gov>
Cc: Robertson, Chad, H. <ROBERTSONCR@scdot.gov>
Subject: Re: Hembree Farms Subdivision - SCDOT Notice

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,

He never sent a site plan, but we did discuss the requirements. It appears to be unposted, so the spacing requirement would be 275' between driveways. It is highly doubtful that we can permit single driveways for each lot. Have you looked at some options for access along the frontage?

Ryan Balentine
District 2 Permit Engineer

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

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

From: wesley@ridgewatereng.com <wesley@ridgewatereng.com>
Sent: Friday, August 14, 2026 12:13 PM

To: Balentine, Ryan <BALENTINDR@scdot.gov>; Vickery, E.Andrew <VICKERYEA@scdot.gov>
Subject: Hembree Farms Subdivision - SCDOT Notice

*** This is an EXTERNAL email. Please do not click on a link or open any attachments unless you are confident it is from a trusted source. ***

Ryan,
Attached is the PDF of a preliminary plat for a 24 lot subdivision off of Hembree Rd. in Anderson County. The county is now requesting we notify the SCDOT of proposed subdivisions. I think you already spoke to Gabriel Turner about this property. Let me know if you have 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

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: **8-14-2026** Expires : **8-14-2029**

Developer: TX3 HOMES

Contact Info: 450 Old Pendleton Rd, Greenville SC 29611

Email: Bryan.turner@tx3homes.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: **HEMBREE FARMS** **APPROVED** Parent TMS: **194013013**

Zip Code: **WILLIAMSTON SC 29697** ESN: **118**

Road Name:	Status:

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

Respectfully,

Anderson County GIS & E911 Addressing Dept

AT&T
C&E South Carolina

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

Date: 8/17/2026

RE: Hembree Farms
Anderson County SC, Tax Map 1940013013

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

August 18 , 2026

To whom it may concern,

In regard to the electric power facilities, this letter is a notification that Blue Ridge Electric Co-op will be the power provider for the new Hembree Farms Subdivision in Anderson County, S.C. We will coordinate installation with the developer. If you have any questions, please feel free to give me a call.

Thank you,

Chad Davidson

Field Staking Engineer

OFFICE 864-898-8277

Cell: 864-915-1923

August 20, 2026

RE: Utility Confirmation for Hembree Farms Subdivision

Dear Mr. Wesley White

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

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

Please let me know if you require any additional information.

Sincerely,

Dwayne Smith

Business Development Representative

864-423-5605
Dwayne.smith@fhnga.Com

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

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

17 August 2026

Ridgewater Engineering & Surveying

Wesley White

PO Box 806

Anderson, SC 29622

RE: Big Creek Water District Availability Letter. Hembree Farms, 24 Lots. Single Family S/D.

Anderson Co. TMS #194-00-13-013

To Whom it May Concern,

Big Creek Water District is the potable water provider for this area. We currently have an existing water main along the Hembree Road. 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.

Outlook

Hembree Farms Subdivision

From Tim Cartee <tim.cartee@andersoncountysc.gov>
Date Thu 8/20/2026 3:34 PM
To youngs@apps.anderson1.org <youngs@apps.anderson1.org>

1 attachment (907 KB)
8-19-26_Hembree_Farms_PP-sealed_Thu_Aug_20_2026_11-38-09.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