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
November 10, 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 – October 13, 2026
6. Public Hearings: None
7. New Business:
    A. Single-Family Subdivision: Canes Bluff. Located at Hurricane Road and Pine Lane. / TMS 93-00-07-004 and -005 **(Council District 5)**.
        1. Staff Presentation
        2. Developer Presentation
        3. Public Hearing – Citizen Comments
    B. Single-Family Subdivision: McConnell Hall. Located at Midway Road. / TMS 172-00-02-046 **(Council District 7)**.
        1. Staff Presentation
        2. Developer Presentation
        3. Public Hearing – Citizen Comments
    C. Anderson County Planning Commission Public Hearing Meeting Schedule: Discussion of the upcoming 2027 Planning Commission Public Hearing Meeting Schedule.
8. Old Business:
    A. Land Use: Anderson Mill Senior Apartments. Located at Highway 29 South and Highway 28 Bypass. / TMS 125-07-03-004 **(Council District 2)**.
        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
9. Public Comments, non-agenda items – 3 minutes limit per speaker
10. Adjournment

Anderson County Planning Commission
Tuesday, October 13, 2026
6:00pm
County Council Chambers | Second Floor – Old Courthouse
Anderson, South Carolina
Livestream Link: https://www.youtube.com/watch?v=55NPSHuqTuM

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, Jane Jones, Scott Junkins and Steven Gilreath.

Members Absent: David Cothran

Staff Present: Alesia Hunter, Tim Cartee, Henry Youmans, Brittany McAbee, 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. Ligon and seconded by Mr. Gilreath.

Approval of Minutes: Chairman Harvell called for any changes of the minutes. Hearing none, the minutes unanimously approved with a motion by Mr. Junkins and seconded by Mr. Ligon.

Public Hearings:

6A. Green Pond Station A 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 Green Pond Station A Voting Precinct. The precinct is in Council District 5. Chairman Harvell opened the public hearing and invited comments. One property owner spoke in favor of keeping the proposed map as is. One property owner spoke to change parcel to IZD. Steven Gilreath made a motion to approve with IZD change. Scott Junkins seconded the motion. The motion to approve was passed unanimously.

Anderson County Planning Commission
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New Business:

7A. Single-Family Subdivision Townhomes: The Village at Cely Grove. Located at Cely Lane and River Road.

Mr. Tim Cartee presented the staff's report for the request. The stated purpose of the Single-Family Subdivision Townhomes is to propose a Preliminary Subdivision, The Village at Cely Grove. The property is located at Cely Lane and River Road in Council Districts 6. Chairman Harvell opened the public hearing and invited comments. One developer spoke in favor, and one applicant spoke in favor. Scott Junkins made a motion to approve. Mark Ligon seconded the motion. Brad Burdette and Steven Gilreath voted for approval. Jane Jones and Dan Harvell voted for denial. The vote was 4 to 2 for approval.

7B. Single-Family Subdivision: Hembree Farms. Located at Hembree 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, Hembree Farms. The property is located at Hembree Road in Council Districts 7. Chairman Harvell opened the public hearing and invited comments. One developer spoke in favor, one applicant spoke in favor, and two individuals spoke in opposition. Scott Junkins made a motion to approve. Mark Ligon seconded the motion. Steven Gilreath voted for approval. Dan Harvell, Jane Jones and Brad Burdette voted for denial. The vote was tied 3 to 3. With a vote of 3 to 3, the application will be moved to the November Agenda when all Commissioners are present.

Public Comments, non-agenda items: 3 minutes limit per speaker

9. No individual spoke

Adjournment:

10. The meeting adjourned @ 7:31pm.

Anderson County Planning Commission

November 10, 2026

6:00 PM

Staff Report – Preliminary Subdivision

___266___ property owners within 2000' of the proposed development were notified via postcard.

Preliminary Subdivision Name:	Canes Bluff
Intended Development:	Single Family
Applicant:	Hurricane Creek LLC
Surveyor/Engineer:	Wesley White, Ridgewater Surveying and Eng.
Location/Access:	Hurricane Rd and Pine Lane., Anderson
County Council District:	5
Surrounding Land Use:	S-1, R-15, C-2, and R-20
Zoning:	R-20
Tax Map Number:	93-00-07-004 & 93-00-07-005
Number of Acres:	+/- 35.16
Number of Lots:	44
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-26-18

Submitted On: Sep 21, 2026

Applicant

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

Primary Location

Point Location: 34.5751, -82.6986

Property Owner(s)

Name
HURRICANE CREEK LLC

Phone Number
8649340643

Street Address
127 Winding River Dr

City
Anderson

State
SC

Zip Code
29625

Email
Sunshine109@charter.net

Engineers/Surveyors

Name
Wesley White, PE

Email
wesley@ridgewatereng.com

Project Information

Proposed Subdivision Name
Canes Bluff

Parcel/TMS#
930007004 & 930007005

County Council District
5

School District
4

Total Acreage
35.16

Number of Lots
44

Intended Development
Single Family Residential

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

Surrounding Land Uses
North-Vacant S1; East-Lake Hartwell/SF Res; South-Pine Ln/SF Res; West-Hurricane 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

No TIS required. SCDOT contacted via email.

Verification of Acknowledgement

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

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

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

Digital Signature

true

Signature of Applicant

Digital Signature

true

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: **09/14/2026** Expires : **09/14/2029**

Developer: **HURRICANE CREEK, LLC**

Contact Info: **127 WINDING RIVER DR, ANDERSON, SC 29625 864-934-0643**

Email: **RYAN.PLECKER@DREAMFINDERSHOMES.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: **CANES BLUFF NAME APPROVED** Parent TMS: **930007004 & 930007005**

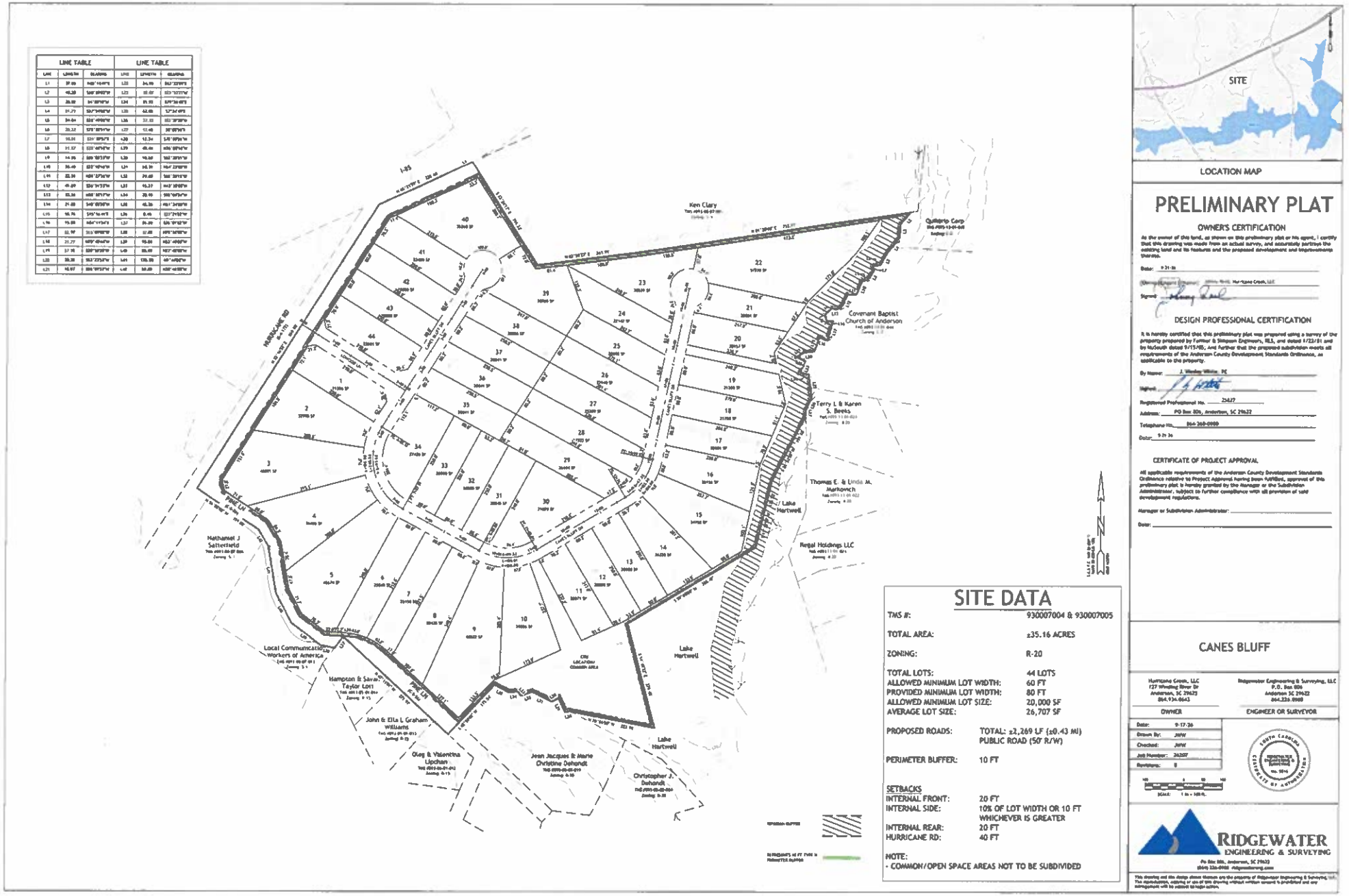
Zip Code: **ANDERSON 29621** ESN: **125**

Road Name:	Status:
LOWOOD LN	**NAME APPROVED**
CANES BLUFF DR	**NAME APPROVED**

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

Respectfully,

Anderson County GIS & E911 Addressing Dept



LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	37.09	N45°49'49"E	L33	34.99	S61°23'09"E
L2	48.20	S65°09'02"W	L23	10.00	S23°10'27"W
L3	28.00	N1°09'07"W	L24	19.35	S79°36'48"E
L4	91.29	S24°34'08"W	L25	62.05	S2°34'49"E
L5	84.04	S26°49'08"W	L26	32.33	S51°39'39"E
L6	28.22	S78°05'51"W	L27	12.48	N5°09'56"E
L7	16.01	S24°09'53"E	L28	12.34	S45°09'56"W
L8	91.57	S23°49'54"W	L29	45.00	N56°09'54"W
L9	14.96	S89°53'59"W	L30	19.58	N61°39'59"W
L10	36.49	S23°49'54"W	L31	16.39	N64°39'08"W
L11	25.36	N89°53'36"W	L32	29.68	N61°39'59"W
L12	49.89	S24°34'33"W	L33	45.37	N43°09'08"W
L13	25.36	N89°53'47"W	L34	20.00	S89°09'54"W
L14	24.88	S49°09'08"W	L35	45.36	N24°34'08"W
L15	16.76	S49°56'49"E	L36	8.46	S23°24'52"W
L16	19.88	N64°49'54"E	L37	24.89	S26°09'52"W
L17	22.59	S10°09'08"W	L38	32.85	S89°56'08"W
L18	21.77	S89°49'49"W	L39	93.00	N52°49'08"W
L19	37.16	S89°56'08"W	L40	88.69	N87°49'08"W
L20	28.28	S63°23'54"W	L41	130.00	S0°49'08"W
L21	48.97	S86°09'52"W	L42	50.00	N88°49'08"W

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 thereon.

Date: 9-21-26

Owner/Developer: Hurricane Creek, LLC

Signed: _____

DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this preliminary plat was prepared using a survey of the property prepared by Fortner & Simpson Engineers, RLS, and dated 1/23/01 and by WeSouth dated 9/15/MB, 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. 23427

Address: PO Box 826, Anderson, SC 29622

Telephone No. 864-260-0900

Date: 9-21-26

CERTIFICATE OF PROJECT APPROVAL

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

Manager or Subdivision Administrator: _____

Date: _____

SITE DATA

TMS #:	930007004 & 930007005
TOTAL AREA:	±35.16 ACRES
ZONING:	R-20
TOTAL LOTS:	44 LOTS
ALLOWED MINIMUM LOT WIDTH:	60 FT
PROVIDED MINIMUM LOT WIDTH:	80 FT
ALLOWED MINIMUM LOT SIZE:	20,000 SF
AVERAGE LOT SIZE:	26,707 SF
PROPOSED ROADS:	TOTAL: ±2,269 LF (±0.43 MI) PUBLIC ROAD (50' R/W)
PERIMETER BUFFER:	10 FT

SETBACKS

INTERNAL FRONT:	20 FT
INTERNAL SIDE:	10% OF LOT WIDTH OR 10 FT WHICHEVER IS GREATER
INTERNAL REAR:	20 FT
HURRICANE RD:	40 FT

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

CANES BLUFF

OWNER	ENGINEER OR SURVEYOR
Hurricane Creek, LLC 727 Whooping Crane Dr Anderson, SC 29625 864.934.0643	Ridgewater Engineering & Surveying, LLC P.O. Box 826 Anderson SC 29622 864.226.0988

Date:	9-17-26
Drawn By:	JWW
Checked:	JWW
Job Number:	262207
Revisions:	0

RIDGEWATER ENGINEERING & SURVEYING
PO Box 826, Anderson, SC 29622
(864) 226-0988 ridgewaterengr.com

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

LandscapeReport



September 21, 2026 Disclaimer accepted.

TMS:	930007004		
Deed Book:	6985	Deed Page: 37	Current Plat: CP S 2014/05
Tax District:	4	Description: PINE RD 23.56 AC	
Sale Year:	2005	Sale Price: $500,000	Market Value: $1,653,910

PP S 156 30

1:3,955

ESRI, Highland Mapping, and Anderson County GIS

Henry B. Youmans

From: Dee Christopher <dchristopher@anderson4.org>
Sent: Wednesday, September 23, 2026 8:38 AM
To: Gabby Morgan; Henry B. Youmans
Subject: [External] Re: Subdivision Proposal in District 4

You don't often get email from dchristopher@anderson4.org. Learn why this is important

Good Morning. Anderson 4 has classroom space available to accommodate this Canes Bluff subdivision off Hurricane Rd.

Thank you.

M. Dee Christopher
Superintendent



On Wed, Sep 23, 2026 at 8:25 AM Gabby Morgan <gmorgan@anderson4.org> wrote:
Received this yesterday.



---------- Forwarded message ---------
From: **Henry B. Youmans** <Henry.Youmans@andersoncountysc.gov>
Date: Tue, Sep 22, 2026 at 2:51 PM
Subject: Subdivision Proposal in District 4
To: gmorgan@anderson4.org <gmorgan@anderson4.org>

Good afternoon:

I have attached a proposed subdivision to be presented at the November Planning Commission Meeting. This email is a request for information regarding the district's capacity to be able to absorb the addition of this proposed subdivision. Please email me your response so I may include it as information for the Planning Commission.

SANDY SPRINGS WATER DISTRICT

6910 Hwy 76 Pendleton SC 29670 • PO Box 730 Sandy Springs, SC 29677

17 September 2026

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

RE: Canes Bluff Potable Water Availability
Anderson Co. TMS # 93-00-07-004 & 90-00-07-005
Hurricane Creek Road

Mr. White,

The proposed development is located within the jurisdictional service area of Sandy Springs Water District and may be served by the District's water system.

Service to the development will require off-site improvements and integration with the District's existing public water system. The specific improvements and facilities required to provide service will be determined by the District based upon review of final development plans, projected demands, fire protection requirements, hydraulic considerations, regulatory requirements, and overall system impacts.

All facilities required to provide service shall be planned, designed, permitted, constructed, inspected, tested, commissioned, and integrated into the District's system in accordance with District standard, policies and applicable regulatory requirements. Upon completion and acceptance by the District, such facilities will be incorporated into the Sandy Springs Water District for operation and maintenance.

All costs associated with improvements necessary to provide water service to the proposed development will be at the expense of the owner/developer, in accordance with the District's policies, attached for your reference.

This letter of availability shall remain valid for six (6) months from the date of this letter.

Should you require additional information, please contact me directly.

Sincerely,

Chris Brown
Operations Superintendent

DUKE ENERGY.

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

September 15, 2026

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

RE: Property located on Hurricane Rd. at Pine Ln. in Anderson, SC

Dear Mr. White:

This letter confirms that Duke Energy can provide electric service to the proposed site located on Hurricane Rd. at Pine Ln. in Anderson, SC (Anderson County Tax Map #930007004 & #930007005) 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

Kim Ball
Engineering Design Associate

AT&T
C&E South Carolina

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

Date: 9/15/2026

RE: Canes Bluff
Anderson County SC, Tax Maps 930007004 & 930007005

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

wesley@ridgewatereng.com

From: Balentine, Ryan <BALENTINDR@scdot.gov>
Sent: Thursday, September 17, 2026 8:00 AM
To: wesley@ridgewatereng.com; Vickery, E.Andrew
Subject: Re: Canes Bluff 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,

I don't have any major issues with this as long as the sight distance and drainage requirements can be met. Feel free to submit an encroachment permit for this development.

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: Tuesday, September 15, 2026 2:55 PM
To: Balentine, Ryan <BALENTINDR@scdot.gov>; Vickery, E.Andrew <VICKERYEA@scdot.gov>
Subject: Canes Bluff 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 47 lot subdivision off of Hurricane Rd. (S-4-172) in Anderson County. The county is now requesting we notify the SCDOT of proposed subdivisions. We are proposing a single entrance to align with the mulch yard across the street. 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

wesley@ridgewatereng.com

From:	wesley@ridgewatereng.com
Sent:	Tuesday, September 15, 2026 2:52 PM
To:	Timothy Haynes; 'Derrick B. Singleton'
Subject:	Canes Bluff Subdivision - Availability Letter
Attachments:	9-14-26 Canes Bluff - PP.pdf

Tim/Derrick,
Attached is the PDF of a preliminary plat for a 47 lot subdivision off of Hurricane Rd. in Anderson County. In speaking with the client, Johnny Reed, sewer isn't readily available to the site. Can you confirm septic will be allowed?
Thanks,
Wesley

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

wesley@ridgewatereng.com

From:	wesley@ridgewatereng.com
Sent:	Tuesday, September 15, 2026 2:46 PM
To:	'Robby Waldrop'; 'Dwayne Smith'
Subject:	Canes Bluff Subdivision - Availability Letter
Attachments:	9-14-26 Canes Bluff - PP.pdf

Robby/Dwayne,
Attached is the PDF of a preliminary plat for a 47 lot subdivision off of Hurricane Rd. in Anderson County. The county is now requesting we receive an availability letter from utility companies. Let me know if this is within your service area and something you can provide. Call or email with any questions.
Thanks,
Wesley

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

wesley@ridgewatereng.com

From: wesley@ridgewatereng.com
Sent: Monday, September 21, 2026 8:35 AM
To: 'Kurt Mead'; 'Brittany D. McAbee'
Subject: Canes Bluff Subdivision - Preliminary Plat
Attachments: 9-21-26 Canes Bluff - PP - sealed.pdf

Kurt,
Attached is a proposed preliminary plat for a 44 lot subdivision off of Hurricane Rd (a state road). Let us 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 Planning Commission

November 10, 2026

6:00 PM

Staff Report – Preliminary Subdivision

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

Preliminary Subdivision Name:	McConnell Hall Estates
Intended Development:	Single Family
Applicant:	McConnell Hall Estates
Surveyor/Engineer:	Josh Baker
Location/Access:	Midway Rd., Anderson
County Council District:	7
Surrounding Land Use:	Residential (R-20) and R-A
Zoning:	R-A (Residential Agriculture) 1 acre minimum
Tax Map Number:	172-00-02-046
Number of Acres:	+/- 35.97
Number of Lots:	20
Variance:	No
Traffic Impact Analysis:	Does not require a traffic study.
Roads and Bridges Assessment:	Roads and Bridges Staff

NOTICE TO PLANNING COMMISSIONERS:

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Subdivision Plat

SPR-26-17

Submitted On: Sep 18, 2026

Applicant

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

Primary Location

Point Location: 34.5689, -82.6012

Property Owner(s)

Name
McConnell Hall Estates

Phone Number
8649401004

Street Address
980 Beaverdam Road

City
Williamston

State
SC

Zip Code
29697

Email
Brian Wilson

Engineers/Surveyors

Name
Josh Baker

Email
jbaker@grayengineering.com

Project Information

Proposed Subdivision Name
McConnell Hall Estates

Parcel/TMS#
1720002046

County Council District
7

School District
5

Total Acreage
35.97

Number of Lots
20

Intended Development
Single Family Residential

Current Zoning
R-A: One acre minimum lot area

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

Developer: COX BUILDERS GROUP

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: **MCCONNELL HALL ESTATES APPROVED**

Parent TMS: **1720002046**

Zip Code: **ANDERSON 29621**

ESN: **129**

Road Name:	Status:
MAISEY LANE	**APPROVED**
EMERSON WAY	**NOT APPROVED**
ROSEWOOD LANE	**APPROVED**
WILDFLOWER WAY	**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



September 21, 2026 Disclaimer accepted.

TMS:	1720002046		
Deed Book:	18575	Deed Page: 10966	Current Plat: CP S 718/1
Tax District:	5	Description: TR A1 MIDWAY RD 36.04 AC	
Sale Year:	2026	Sale Price: $431,000	Market Value: $277,510

0.0
0.0

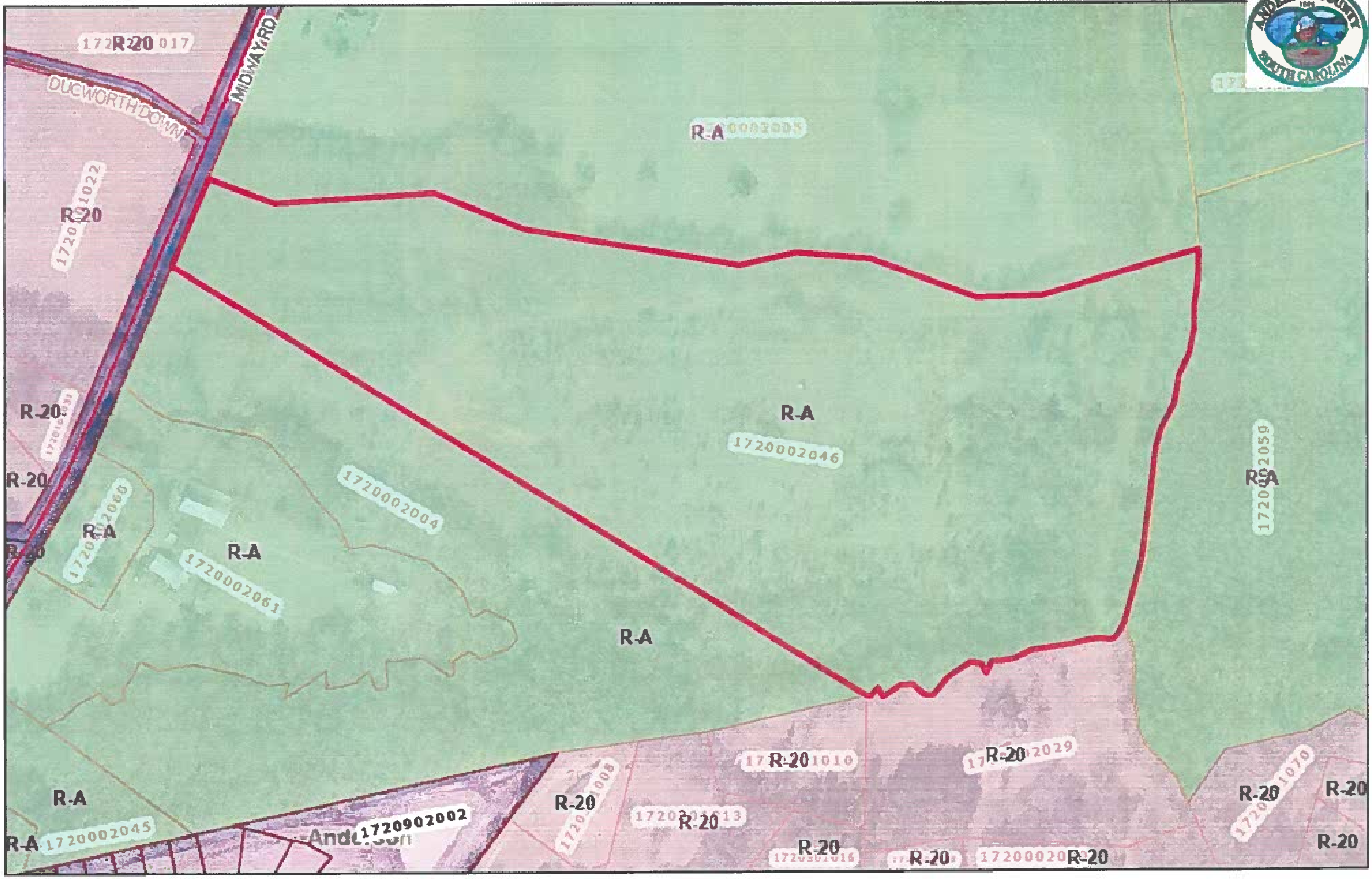
A C GIS

N

1:3,955

ESRI, Highland Mapping, and Anderson County GIS

LandscapeReport



September 21, 2026 Disclaimer accepted.

TMS:	1720002046				
Deed Book:	18575	Deed Page:	10966	Current Plat:	CP S 718/1
Tax District:	5	Description:	TR A1 MIDWAY RD 36.04 AC		
Sale Year:	2026	Sale Price:		Market Value:	

1:3,955

ESRI, Highland Mapping, and Anderson County GIS

LandscapeReport

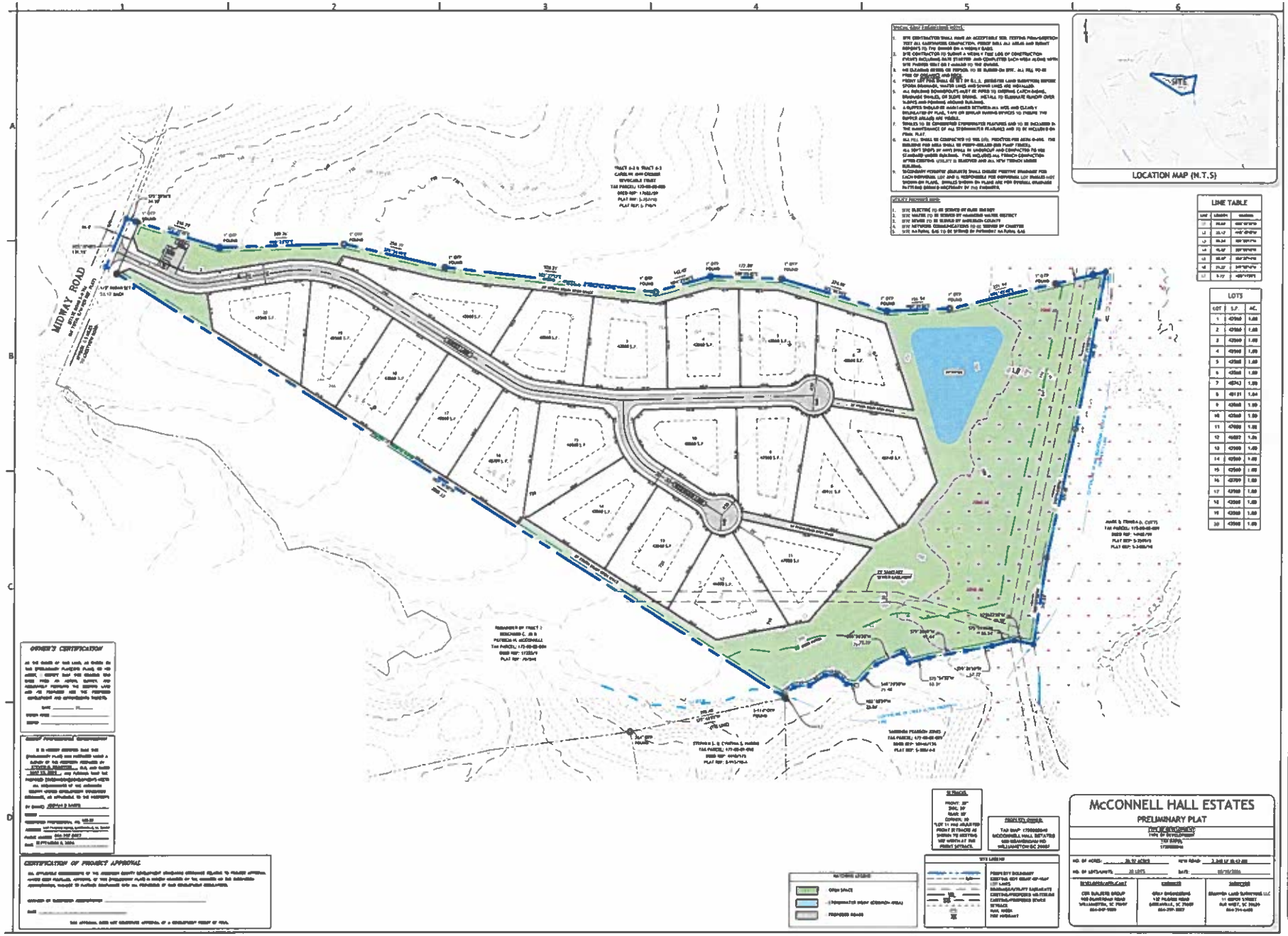


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1:3,955

ESRI, Highland Mapping, and Anderson County GIS


MIDWAY ROAD
LOCATION MAP (N.T.S)
LINE TABLE
LOTS
OWNER'S CERTIFICATION
CERTIFICATION OF PROJECT APPROVAL
McCONNELL HALL ESTATES
PRELIMINARY PLAT
SCALE: 1" = 100'
PROJECT MANAGER: RDS
DRAWN BY: CJB
PROJECT DATE: 08/11/25
JOB No. 2026064
PLOT DATE: 8/17/26
SHEET
CV-1
STAKEOUT PLAN
McCONNELL HALL ESTATES
MIDWAY ROAD
ANSON COUNTY
NORTH CAROLINA
SEAL
Gray
Engineering

Pie

9/14/2026

Josh Garrison
Gray Engineering
Parcel ID: 1720002046

Josh,

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

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

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

Sincerely,

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

HAMMOND WATER DISTRICT

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

19 June 2026

Wes Jackson

Gray Engineering

132 Pilgrim Rd

Greenville, SC 29607

RE: Hammond Water District Availability Letter.

Anderson Co. TMS #172-00-02-046. Midway Road Proposed Subdivision

To Whom it May Concern,

Hammond Water District is the potable water provider for this area along Midway Road. We currently have an existing 8-inch water main along the roadway. We have the ability to provide potable water service to this parcel.

Please understand that there may be offsite water main extensions required in order to provide adequate potable water to this proposed 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 3, 2026

Wes Jackson
Gray Engineering
132 Pilgrim Road
Greenville, SC 29607

RE: Property located on Midway Rd. in Anderson, SC

Dear Mr. Jackson:

This letter confirms that Duke Energy can provide electric service to the proposed site located on Midway Road in Anderson, SC (Anderson County Tax Map #1720002046) 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

Kim Ball
Engineering Design Associate

February 19, 2026

RE: TMS# 1720002046

Dear Sirs,

Anderson County does have sewer infrastructure in the area. There are sewer lines located on the property.

Anderson County is providing this sewer infrastructure information for planning purposes only. Anderson County does not guarantee sewer access. Capacity in the sewer system is not guaranteed until all fees are paid and all paperwork for the construction permit is submitted.

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

June 3, 2026

Wes Jackson
Gray Engineering
132 Pilgrim Rd
Greenville, SC 29607

Re: Midway Rd, Anderson, SC

Mr. Jackson,

I received your request regarding Charter/Spectrum being able to service the area near Midway Rd at Ducworth Down in Anderson, 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

Subject: Midway Road Subdivision
From: "Josh Baker" <jbaker@grayengineering.com>
Sent: 9/17/2026 9:31:26 AM
To: "Balentine, Ryan" <BalentinDR@scdot.org>; "Vickery, E.Andrew" <VickeryEA@scdot.org>;
Attachments: Preliminary Plat - 09.17.26.pdf

Good Morning Ryan,

I wanted to reach out and send you the proposed layout for a new 20-lot subdivision off Midway 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

ANDERSON SCHOOL DISTRICT FIVE

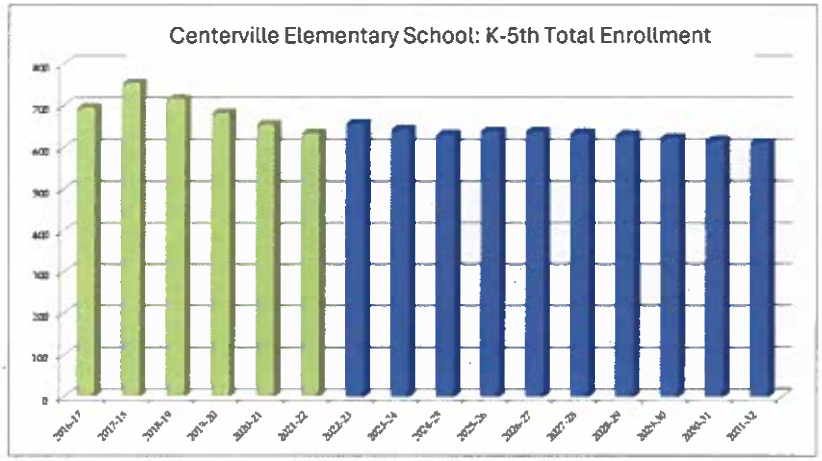
Demography Analysis & Results - 2023

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.

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																



Homeland Park Primary School

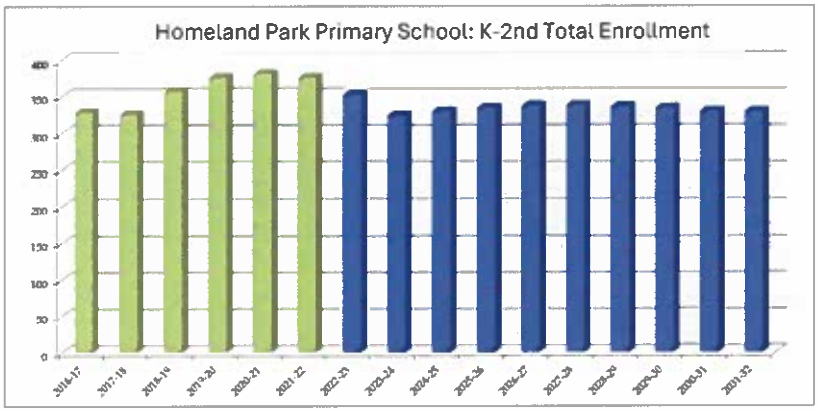
	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
K	124	103	128	141	129	99	108	108	109	110	111	110	108	108	107	108
1	88	129	108	123	137	142	109	112	113	114	115	116	115	113	112	111
2	116	93	120	112	115	135	135	104	108	110	111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



Midway Elementary School

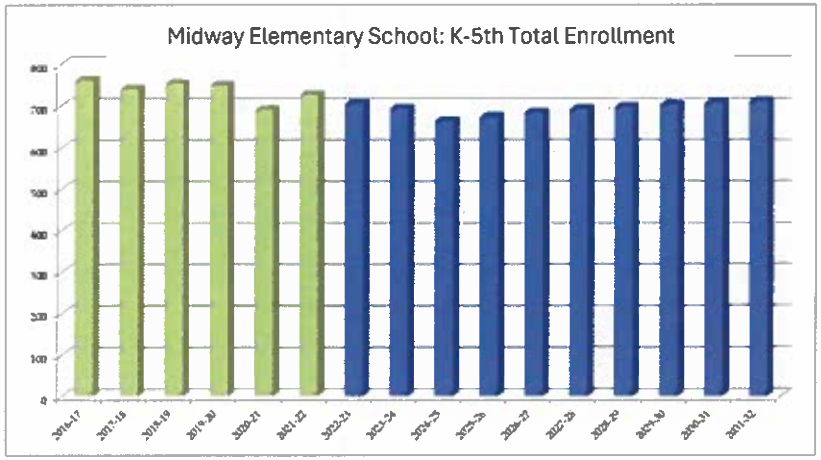
	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
K	117	100	123	108	89	96	101	103	105	106	108	109	109	110	111	112
1	89	129	109	132	104	104	108	109	111	113	114	114	115	115	116	117
2	127	93	139	117	136	107	108	111	112	114	116	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



New Prospect Elementary School

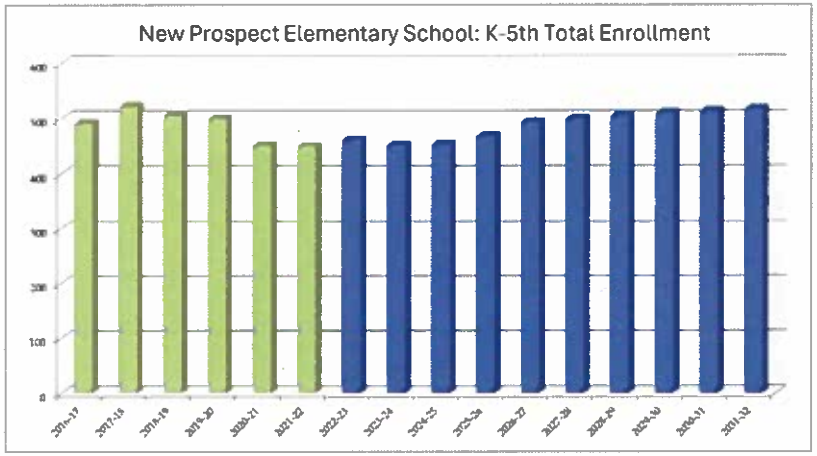
	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
K	72	88	87	81	59	79	80	81	82	83	83	84	84	85	86	87
1	78	73	82	93	76	59	81	82	83	84	85	85	86	86	87	88
2	85	87	79	89	87	68	61	82	83	84	85	86	86	87	87	88
3	88	91	85	74	85	80	69	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%

Forecast developed November 2021

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

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



Varennes Elementary School

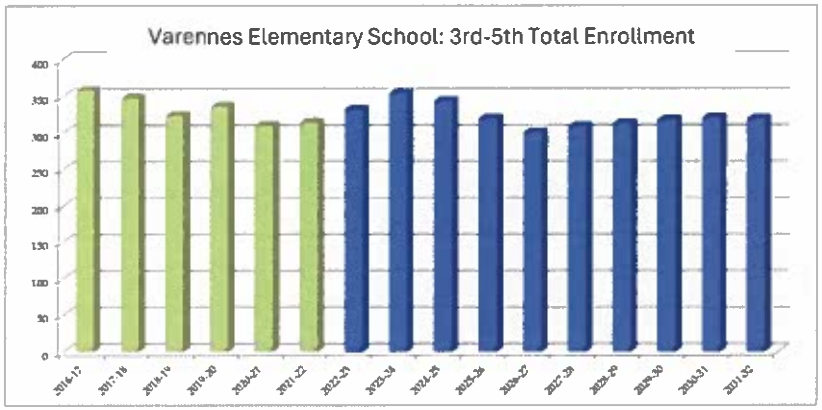
	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
3	119	116	89	118	110	107	130	130	100	105	107	108	109	110	110	108
4	116	125	111	96	113	105	105	127	127	98	103	105	106	108	109	109
5	123	107	124	122	87	102	97	97	117	117	91	96	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

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Glenview Middle School

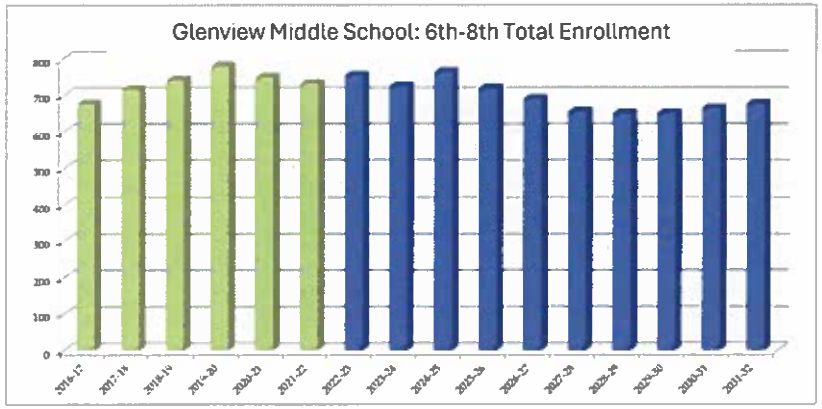
	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
6	213	272	237	241	265	213	263	245	250	219	217	219	215	219	226	227
7	231	216	283	251	240	272	212	262	244	249	218	215	211	213	217	224
8	233	227	222	288	245	247	280	218	270	251	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



Robert Anderson Middle School

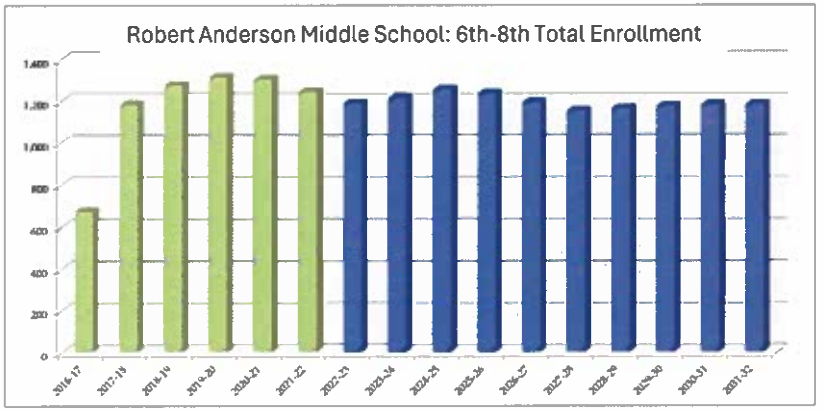
	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
6	244	396	475	463	392	392	399	426	435	382	386	392	394	397	398	396
7	240	384	406	443	460	398	388	395	420	428	376	380	386	388	391	392
8	190	402	394	407	450	453	402	392	399	424	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



T. L. Hanna High School

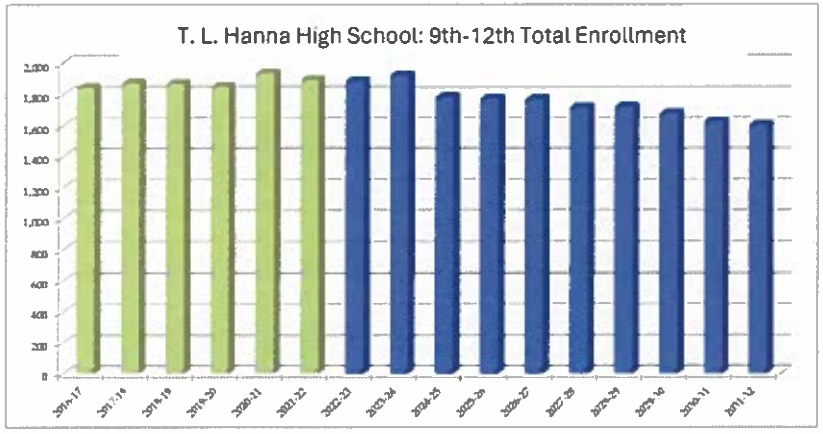
	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
9	577	573	532	525	599	538	522	563	460	520	516	499	474	468	454	466
10	482	474	482	461	472	543	471	457	493	403	455	452	437	415	412	400
11	428	437	449	471	440	423	508	440	427	461	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



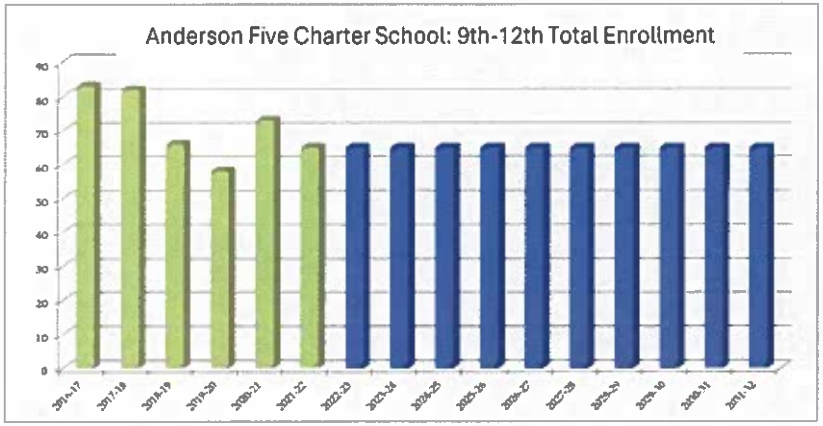
Anderson Five Charter School

	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



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

PLANNING COMMISSION
PUBLIC HEARINGS MEETING SCHEDULE
2027

Due to the necessity of running advertisements and placing signs, below are strict deadlines for application submission. If an applicant does not meet the required deadline, the application will still be accepted but may not be heard at next month's meeting.

DEADLINE FOR REZONING APPLICATIONS DUE BY 3PM CONTACT DEVELOPMENT STANDARDS AT (864)260-4719	**DEADLINE FOR SUBDIVISION & LAND USE REVIEW APPLICATIONS. APPLICATIONS DUE BY 3PM** CONTACT DEVELOPMENT STANDARDS AT (864)260-4719	**LEGAL AD SUBMITAL DATES FOR THE INDEPENDENT MAIL, SEND BEFORE 12PM**	**AD PUBLISHED, SIGNS PLACED, POSTCARDS SENT OUT TO RESIDENTS WITHIN 2,000 FEET**	**PLANNING COMMISSION MEETING DATES 6PM HISTORIC COURTHOUSE 101 S MAIN ST ANDERSON, SC 29624**
DECEMBER 01, 2026	**NOVEMBER 20, 2026**	**DECEMBER 23, 2026**	**DECEMBER 29, 2026**	**JANUARY 12, 2027**
JANUARY 01, 2027	**DECEMBER 20, 2026**	**JANUARY 20, 2027**	**JANUARY 26, 2027**	**FEBUARY 09, 2027**
FEBUARY 01, 2027	**JANUARY 20, 2027**	**FEBUARY 17, 2027**	**FEBUARY 23, 2027**	**MARCH 09, 2027**
MARCH 01, 2027	**FEBUARY 20, 2027**	**MARCH 17, 2027**	**MARCH 29, 2027**	**APRIL 13, 2027**
APRIL 01, 2027	**MARCH 20, 2027**	**APRIL 14, 2027**	**APRIL 26, 2027**	**MAY 11, 2027**
MAY 01, 2027	**APRIL 20, 2027**	**MAY 19, 2027**	**MAY 24, 2027**	**JUNE 08, 2027**
JUNE 01, 2027	**MAY 20, 2027**	**JUNE 16, 2027**	**JUNE 28, 2027**	**JULY 13, 2027**
JULY 01, 2027	**JUNE 20, 2027**	**JULY 21, 2027**	**JULY 26, 2027**	**AUGUST 10, 2027**
AUGUST 01, 2027	**JULY 20, 2027**	**AUGUST 18, 2027**	**AUGUST 30, 2027**	**SEPTEMBER 14, 2027**
SEPTEMBER 01, 2027	**AUGUST 20, 2027**	**SEPTEMBER 15, 2027**	**SEPTEMBER 27, 2027**	**OCTOBER 12, 2027**
OCTOBER 01, 2027	**SEPTEMBER 20, 2027**	**OCTOBER 20, 2027**	**OCTOBER 25, 2027**	**NOVEMBER 09, 2027**
NOVEMBER 01, 2027	**OCTOBER 20, 2027**	**NOVEMBER 17, 2027**	**NOVEMBER 29, 2027**	**DECEMBER 14, 2027**
DECEMBER 01, 2027	**NOVEMBER 20, 2027**	**DECEMBER 15, 2027**	**DECEMBER 27, 2027**	**JANUARY 11, 2028**

Anderson County Planning Commission Meeting

November 10, 2026
6:00 PM
Land Use Review

On 8-11-2026 Planning Commission denied this development based off the existing infrastructure is insufficient to support this development. In particular, the application packet does not include information from Anderson County School District 5, which would serve the proposed project. Despite the failure of the applicant to address the Commission is aware that District 5 already suffers from school overcrowding.

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

Preliminary Project Name: Andeson Mill Senior Apartments

Applicant: Andrew Cope

Intended Development: Multi-Family Apartments

Location/Access: Hwy 28 (State)

Details of Development: This proposed senior housing project will be developed under the Low-Income Housing Tax Credit program and is intended to provide high-quality, attainable, age-restricted housing for older adults, this is a four story 80 unit building with a 140 parking spaces on approximately 5.4 acres.

The site is well-positioned within the Highway 28 commercial corridor, offering residents convenient proximity to retail, dining, and everyday services; including the nearby Lowe's, Tractor Supply, Starbucks, and McDonald's among other surrounding commercial activity.

Surrounding Land Use: Residential, Commercial

Total Site Area: +/- 15 acres

County Council District: 2

Zoning: Un-Zoned

Tax Map Number: 125-07-03-004

Variance: None requested

Traffic Impact Analysis: Roads & Bridges will not require a TIS for this project. However, additional phases will require a TIS to be done to Anderson County standards for the whole project and will likely require a new TIS than the original submitted.

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

Land Use Review

LU-26-15

Submitted On: Sep 16, 2026

Applicant

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

Primary Location

321 HIGHWAY 28 BYP
Anderson, SC 29624

Project Information

Project Name

Anderson Mill Senior Apartments

Is the applicant the property owner?

No

Existing Land Use

Other/Unzoned

If other, please explain

Vacant- Change to Senior Apartments (MF)

Proposed Land Use

Large Scale Project

Tax Map Numbers

1250703004

Total Size of Projects (acres)

15

Is there a variance request?

No

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

TBD

SCDOT/Roads & Bridges

Digital Signature

true

Restrictive Covenant Statement

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

true

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

true

IS NOT subject to recorded restrictive covenants

true

Standards of Land Use Approval Consideration

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

The proposed senior apartment community (age-restricted 55+) is consistent with the existing and emerging development patterns in the surrounding area. The site is located near established commercial uses, including the nearby Lowe's and supporting retail, as well as a mix of residential uses within the

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

The proposed development will not adversely affect the use or usability of adjacent or nearby properties. As an age-restricted 55+ community, the project is expected to generate substantially lower traffic volumes and peak-hour trips than standard multifamily housing, along with no impact on school enrollment.

broader corridor. This project is being proposed under the Low-Income Housing Tax Credit (LIHTC) program through SC Housing, which requires site selection to align with documented market need and proximity to services, retail, and healthcare access criteria this location satisfies. Age-restricted senior housing situated near everyday amenities is a well-recognized and appropriate land use pattern, allowing residents to age in place with reduced reliance on vehicle travel, and further supports Anderson County's documented need for quality, affordable senior housing.

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

The property is well-suited for the proposed senior apartment (55+) use. The site's size, configuration, and access allow for compliance with all applicable development ordinance requirements, including: Adequate off-street parking, appropriately scaled to the lower vehicle-ownership and trip-generation rates typical of senior housing Proper setbacks and buffers to adjacent properties Safe and efficient vehicular access and circulation suited to a senior population Appropriate stormwater management and drainage design. As a LIHTC development, the site and building design will also meet SC Housing's design and construction standards, which reflect best practices in senior multifamily development.

The project is being designed with appropriate buffers, setbacks, landscaping, and site layout considerations to ensure compatibility with surrounding uses. As a LIHTC-financed development, the property will be subject to long-term compliance monitoring and professional management standards required by SC Housing throughout the extended affordability period, which helps ensure the property is well-maintained and operated to a consistently high standard, supporting rather than detracting from surrounding property values.

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

The proposed development will not create an excessive or burdensome demand on public facilities or services. As an age-restricted 55+ community, the project will have no impact on school enrollment, and traffic generation is expected to be meaningfully lower than a comparably sized standard multifamily development. Utilities: Water and sewer service availability has been evaluated and will be coordinated with the appropriate providers to ensure adequate capacity. Roadways: The site has access to established transportation routes designed to accommodate current and projected traffic volumes, with senior housing typically producing fewer peak-hour trips than family-oriented multifamily uses. Public Safety: The project will be served by existing police and fire departments, with no anticipated strain beyond typical residential service levels. Schools: Because the community is age-restricted to residents 55 and older, it will generate no school-age population and therefore no burden on local schools. Overall, the development aligns with planned infrastructure capacity and growth trends in this area of Anderson County.

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

The proposed use reflects a reasonable and appropriate balance between promoting public health, safety, and general welfare and preserving the right to use private property. This development is being proposed through the Low-Income Housing Tax Credit (LIHTC) program administered by SC Housing, directly addressing a documented and critical need for safe, quality, affordable housing for seniors (55+) in Anderson County. By providing income-restricted housing options for older adults, the project supports aging-in-place, reduces housing cost burdens for seniors on fixed incomes, and contributes to the overall well-being of the community while remaining subject to SC Housing's ongoing compliance monitoring and extended affordability requirements. At the same time, the development is being thoughtfully designed to integrate with the surrounding area, minimize impacts, and comply with all applicable regulations, ensuring that both community interests and property rights are respected.

Verification of Acknowledgement

Digital Signature

true

September 16, 2026

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

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

Dear Members of the Planning Staff:

J.M. Cope, Inc. respectfully submits this Letter of Intent in connection with a proposed senior multifamily residential development located along the Highway 28 Bypass corridor near New Pond Road in southern Anderson County. The proposed project will be developed under the Low-Income Housing Tax Credit program and is intended to provide high-quality, attainable, age-restricted housing for older adults, many of whom have spent their working lives in this community and wish to remain close to family and the services they rely on. This letter supersedes our prior Letter of Intent dated March 19, 2026, and reflects the updated conceptual sketch plan attached as Exhibit A.

Parcel Identification and Site Description

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



As shown on Exhibit A, the property is divided by an existing fence line into approximately 5.4 acres to the east and approximately 9.3 acres to the west. The development proposed in this application is located entirely within the eastern 5.4-acre portion, fronting the Highway 28 Bypass.

The site is well-positioned within the Highway 28 commercial corridor, offering residents convenient proximity to retail, dining, and everyday services; including the nearby Lowe's, Tractor Supply, Starbucks, and

McDonald's among other surrounding commercial activity. Big Generostee Creek traverses a portion of the property, and the conceptual sketch plan places the proposed building and parking outside the mapped 100-year floodplain. The creek corridor is an area the development team intends to preserve and incorporate as a vegetated buffer and open space amenity. This feature serves a dual purpose: protecting the natural environment and providing a natural screen between the residential development and adjacent uses.

Community Need and Purpose

Anderson County continues to experience meaningful population growth, particularly along the Highway 28 corridor, and like much of the Upstate, its population is aging. The supply of quality, attainable housing designed for older adults has not kept pace with demand. Many seniors living on fixed incomes face rising housing costs, homes that no longer suit their physical needs, and limited options to remain in the community where they have established roots.



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

Site Design, Access, and Compatibility

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

The conceptual sketch plan proposes a single four-story senior building containing up to 80 units, positioned at the northeast portion of the site along the Highway 28 Bypass frontage and set back from the Bypass in accordance with the height-based setback shown on Exhibit A. This placement orients the building toward the commercial corridor and locates it on the portion of the property farthest from the single-family residences along Bowden Road, with the creek corridor and floodplain remaining between the building and those homes.

Age-restricted housing typically generates fewer vehicle trips, and a greater share of off-peak trips, than conventional multifamily housing. Based on this use and the site's location and access design, the development is not anticipated to generate undue traffic impact on surrounding roads. Utility infrastructure is available in the corridor and will be coordinated with the appropriate service providers to confirm adequate capacity prior to permitting.

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

Phasing, Traffic Impact Analysis, and Parking

This application pertains solely to the development shown on Exhibit A. Any future phase, including any development of the approximately 9.3 acres west of the existing fence line, will be submitted to the County under a separate application and will be supported by a new Traffic Impact Analysis prepared for that phase. Each future Traffic Impact Analysis will reflect the traffic conditions existing at that time, including trips generated by this initial development, so that the County can evaluate cumulative impacts before any additional development is approved.

The 140 parking spaces shown on Exhibit A are conceptual. Final parking will be provided in accordance with SC Housing's development design criteria for senior housing, which establish minimum parking by bedroom count, and will be based on the final unit mix determined by the project market study. The final parking count will be confirmed with County staff during site plan review.

Conclusion

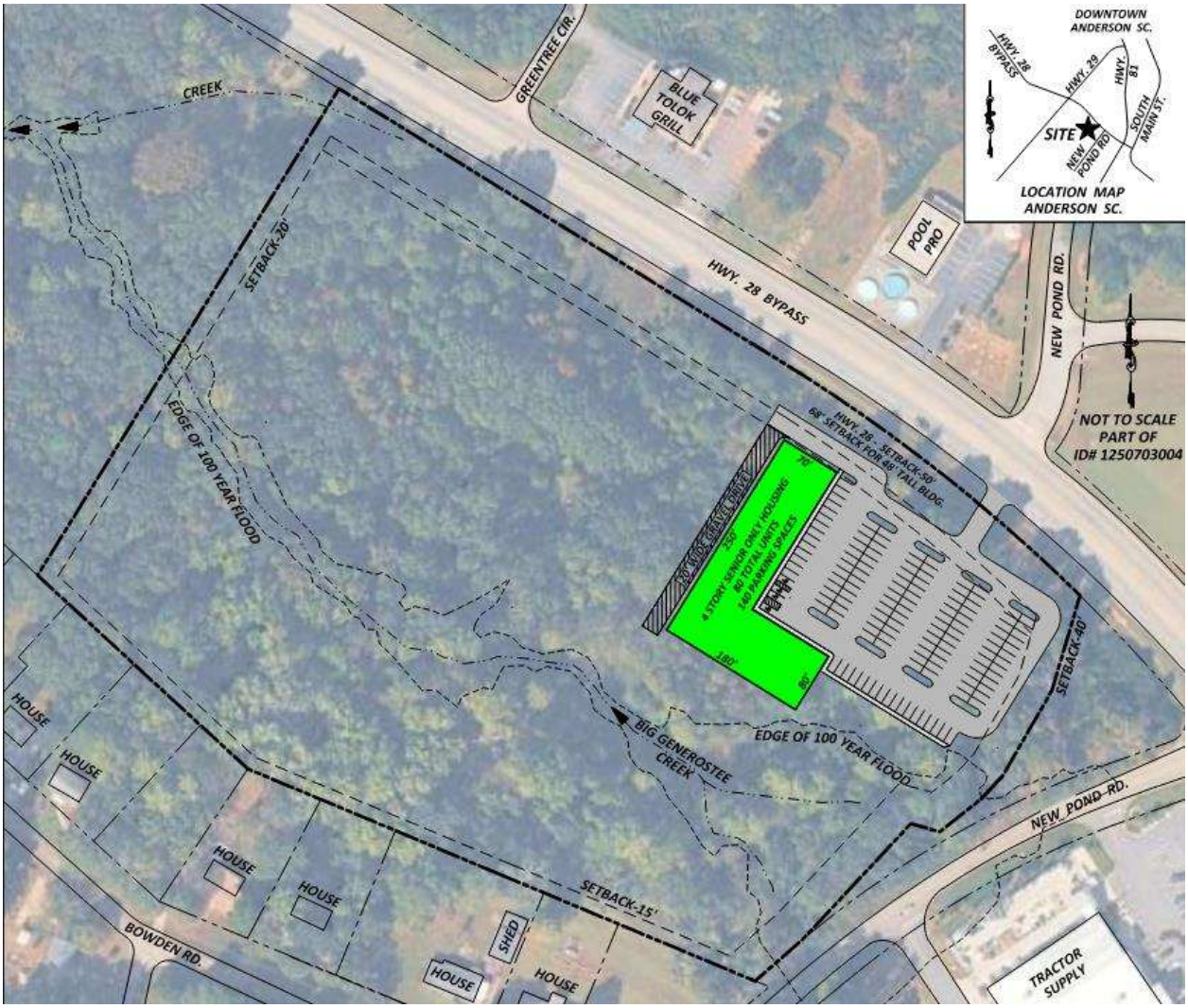
JMCope respectfully requests the Anderson County Planning Staff's favorable consideration of this Letter of Intent and the proposed land use application. We are committed to working transparently and collaboratively with County staff, neighboring property owners, and community stakeholders throughout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

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

Sincerely,

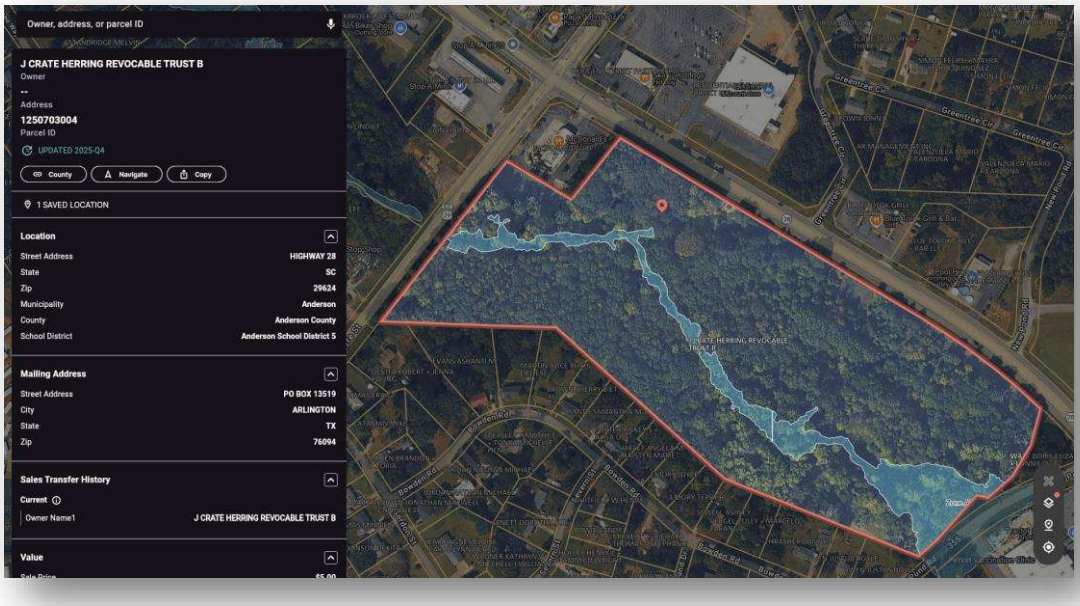
J.M. Cope, Inc.
Andrew Cope
Chief Executive Officer
acope@jmcope.com

Exhibit A: Conceptual Sketch Plan

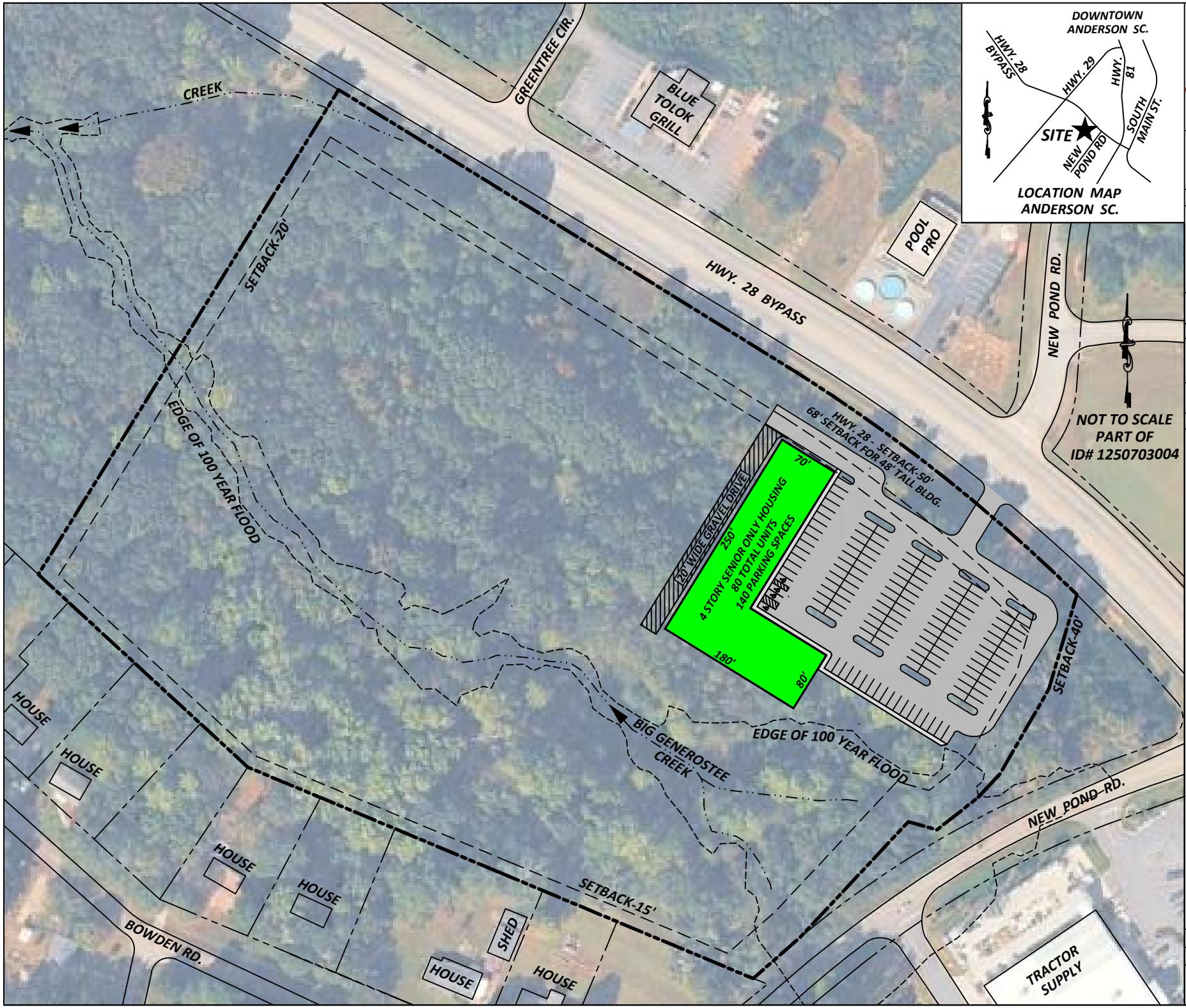


Conceptual and not to scale. Final building layout, unit count, and parking are subject to engineering, the project market study, SC Housing requirements, and Anderson County review. Future phases will be submitted under separate application with a new Traffic Impact Analysis.

Exhibit B: Parcel Location and Site Context







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

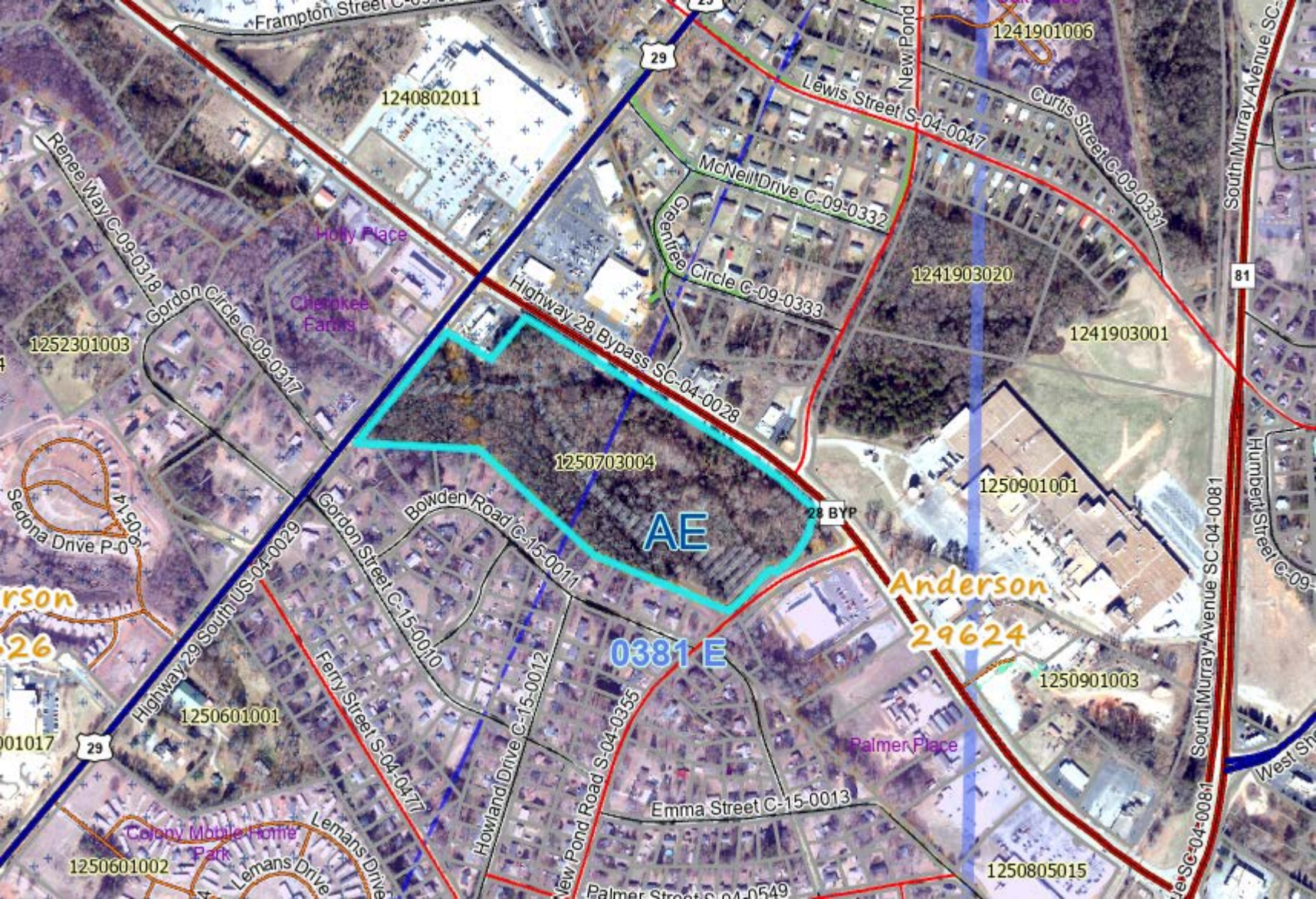
NO ZONING AREA	
MIN. SETBACKS	
FRONT	50'
ROAD SIDE	40'
NON-ROAD SIDES	20'
REAR	15'
BETWEEN BLDG.	25'
OVER 30' HIGH - ADD 1' SETBACK - 1' HIGH	
GREEN SPACE	20%
MIN. PARKING	
1-BR	1.5 SPACES
2 & 3-BR	2 SPACES
PARKING	9' X 19'
EXCEPT 30%	8.5' X 18'
ISLAND PER 20 PARKS	

CONCEPTUAL SITE PLAN
SENIOR ONLY HOUSING

HWY. 28 BYPASS
ANDERSON, SOUTH CAROLINA

DATE	9-20-26
DRAWN BY	WME

CSP-22


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

Outlook

RE: [External]Questions--Anderson Mill Apartments

From Brittany D. McAbee <Brittany.McAbee@andersoncountysc.gov>
Date Tue 9/15/2026 4:49 PM
To Debora Scogins <DScogins@jmcope.com>; Tim Cartee <tim.cartee@andersoncountysc.gov>
Cc Andrew M. Cope <ACope@jmcope.com>

We will not require a TIS for this project. However, additional phases will require a TIS to be done to Anderson County standards for the whole project and will likely require a new TIS than the original submitted.

From: Debora Scogins <DScogins@jmcope.com>
Sent: Monday, September 14, 2026 9:10 AM
To: Brittany D. McAbee <Brittany.McAbee@andersoncountysc.gov>; Tim Cartee <tim.cartee@andersoncountysc.gov>
Cc: Andrew M. Cope <ACope@jmcope.com>
Subject: [External]Questions--Anderson Mill Apartments
Importance: High

Good morning, Brittany and Tim,

Following up on Andrew's email from last week below.

Can you tell us when's the deadline for resubmission? Do we need to revise our application information or submit a new one?

Thank you,
Debora

JM Cope Construction

DEBORA SCOGINS Executive Assistant to the CEO
o 864.351.2227
South Carolina • North Carolina

BUILDING PEOPLE
WHO BUILD COMMUNITIES

From: Andrew M. Cope <ACope@jmcope.com>
Sent: Wednesday, September 9, 2026 3:06 PM
To: Brittany D. McAbee <Brittany.McAbee@andersoncountysc.gov>; Tim Cartee <tim.cartee@andersoncountysc.gov>; Debora Scogins <DScogins@jmcope.com>
Subject: Re: [External]Re: [External]FW: Re: Application Review and Approval Fee For – Anderson Mill Apartments

Brittany and Tim, we would like to resubmit this parcel for 80 Senior Units only at this time. Attached is our sketch plan. Should I submit this online as a new project or amend our existing

LOI and sketch plan. I don't need nearly as many parking spots and would like to lower this down in the application to SC Housing parking requirements. Thank you.

Andrew

JCope Construction

ANDREW M. COPE CEO
o 864.351.2227
South Carolina • North Carolina

BUILDING PEOPLE
WHO BUILD COMMUNITIES

Anderson County Planning Commission

November 10, 2026

6:00 PM

Staff Report – Preliminary Subdivision

185 property owners within 2000' of the proposed development were notified via postcard.
On 10-13-2026 there was a tie vote for this subdivision.

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.

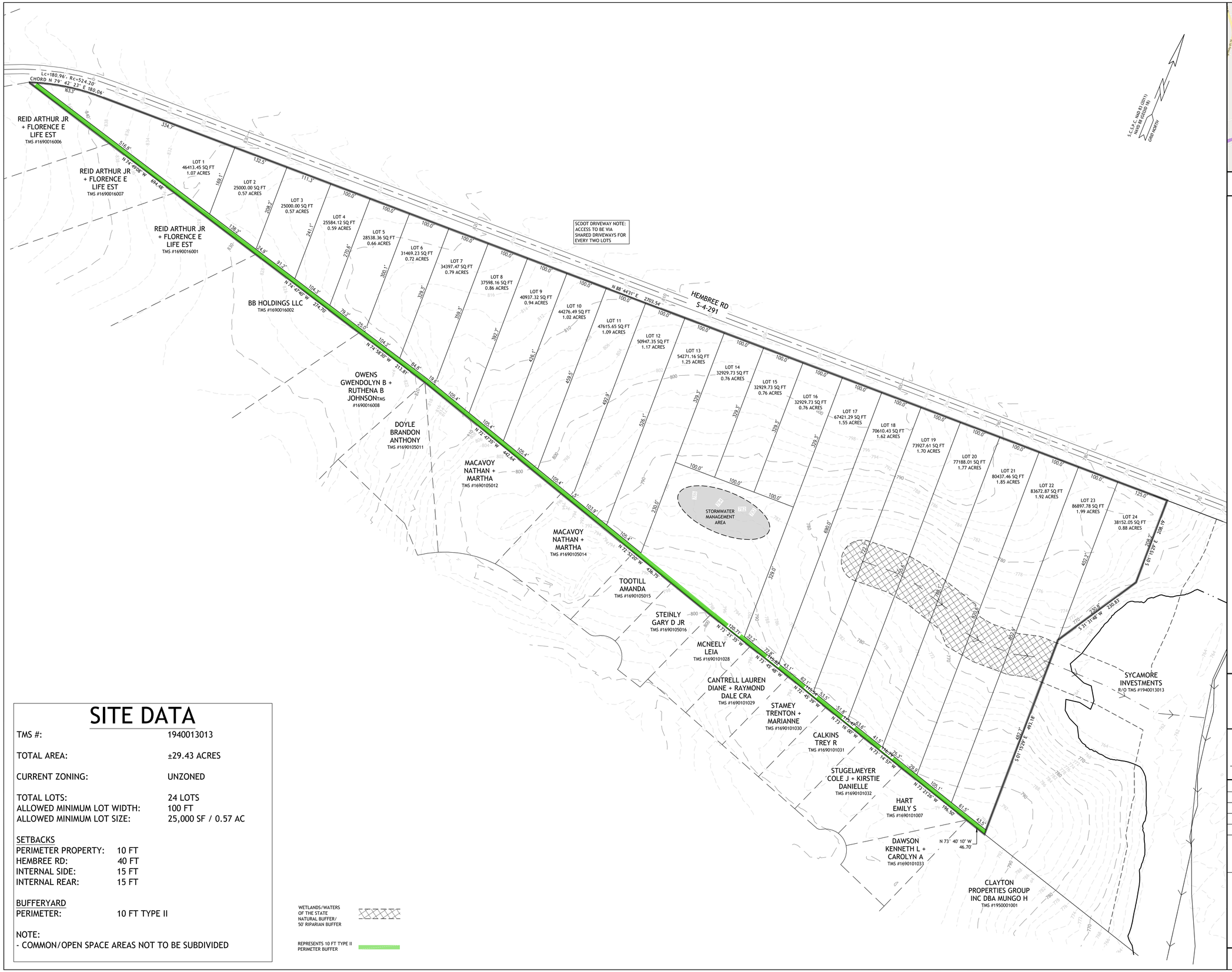
Digital Signature

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

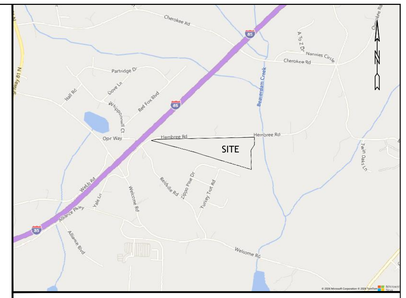
BUFFERYARD

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

APPLICANT	ENGINEER OR SURVEYOR
TX3 HOMES 450 OLD PENDLETON RD GREENVILLE, SC 29611 864.346.2154	RIDGEWATER ENGINEERING & SURVEYING, LLC P.O. BOX 806 ANDERSON SC 29622 864.226.0980

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

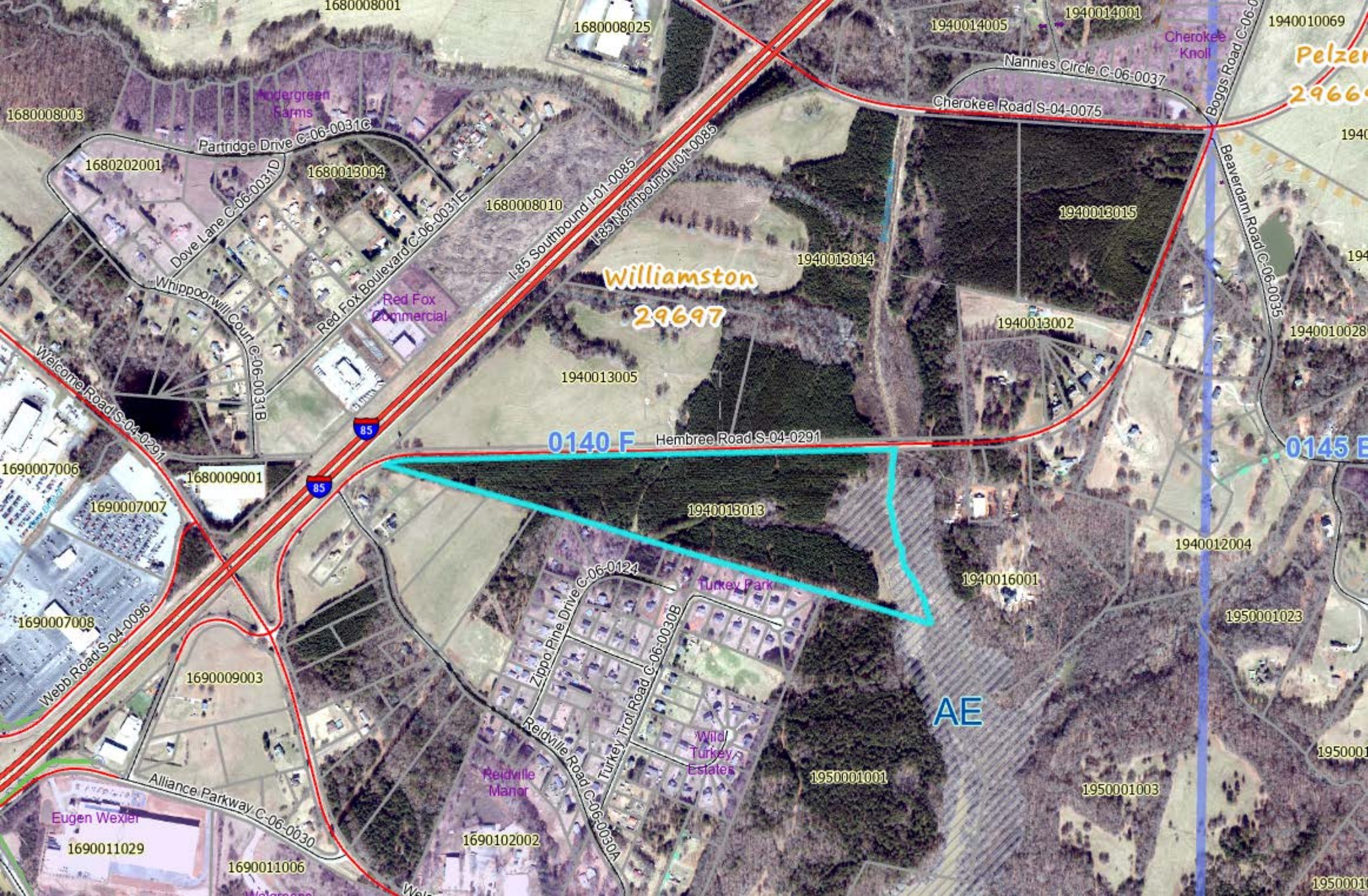
SCALE: 1 in = 100 ft.

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-06-0
Pelzer
29669
Cherokee Road S-04-0075
1680008003
Andergreen Farms
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
1940013014
Williamston
29697
Red Fox Commercial
Whippoorwill Court C-06-0031B
Welcome Road S-04-0291
1940013002
Beaverdam Road C-06-0035
1940010028
1940013005
85
0140 F
Hembree Road S-04-0291
0145 E
1690007006
1680009001
1690007007
1940013013
1940012004
1940016001
Zippo Pine Drive C-06-0124
Turkey Park
Turkey Trot Road C-06-0030B
1690007008
Webb Road S-04-0096
1950001023
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

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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