

# Anderson County Planning Commission

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David Cothran, Chair, District #5  
Ed Dutton, District #1  
Brad Burdette, District #3  
Debbie Chapman, District #7

Jane Jones, Vice-Chair, District #6  
Lonnie Murray, District #2  
Will Moore, District #4

Tuesday, November 12, 2019  
Regularly Scheduled Meeting  
6:00 PM

## AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
  - A. October 8, 2019 Regular Meeting
4. Public Hearings
  - A. Request to rezone +/- 1.10 acres from R-20 (Single-Family Residential) to C-1 (Commercial District) on Evergreen Road, TMS #145-00-04-006
  - B. Land Use Permit: RV Park at 1300 Hwy 29 South
5. Old Business
6. New Business
  - A. Preliminary Subdivision: Breckenridge, Phases I-V
  - B. Preliminary Subdivision: Parkview Glen Phase II-IV
7. Public Comments, non-agenda items (3 minute limit per speaker)
8. Other Business
9. Adjournment

The Planning Commission meets on the second Tuesday of each month, unless otherwise noted. Meetings are held at 6:00 PM in the County Council Chambers, 2<sup>nd</sup> floor of the old courthouse, located at 101 South Main Street, Anderson.

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Planning & Community Development Department  
401 East River Street  
Post Office Box 8002  
Anderson, South Carolina 29622  
864-260-4720 (Telephone)  
[Planning@andersoncountysc.org](mailto:Planning@andersoncountysc.org) (Email)

Anderson County Planning Commission  
Tuesday, October 8, 2019  
6:00 PM  
County Council Chambers | Second Floor – Old Courthouse  
Anderson, South Carolina

**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: Ed Dutton, Lonnie Murray Brad Burdette, Will Moore, David Cothran, Jane Jones and Debbie Chapman

Members Absent: None

Staff Present: Alesia Hunter, Jeff Parkey, Rhonda Sloan and Celia Boyd Myers

Call to Order: Chairman Cothran 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 Cothran called for any changes to the agenda. Hearing none, the agenda was unanimously approved with a motion by Mr. Dutton and a second by Mrs. Jones.

Approval of Minutes: Chairman Cothran called for any changes to the minutes from the September 10<sup>th</sup> regular Commission meeting. The minutes were approved with a motion by Mr. Dutton and a second by Mr. Moore. Mr. Murray abstained.

Special Recognition: The Planning & Community Development and Development Standards offices presented Mr. Cothran a plaque in recognition of his ten-year tenure on the Planning Commission and thanked him for his service and leadership.

Public Hearings:

**Request to rezone +/- 1.00 acres from R-A (Residential-Agricultural) to C-1R (Rural Commercial) at 5351 Copeland Road**

Mrs. Rhonda Sloan presented the staff's report and recommendation for the request. The stated purpose for this request is to use the property as a "vineyard/winery". The property is located in the Cedar Grove precinct of Council District #7. Due to the compatibility with the character of the area, staff recommended approval of this request. Chairman Cothran opened the public hearing and invited comments. Mrs. Beverly Cleveland, applicant, was present. Chairman Cothran closed the public hearing. Chairman Cothran called for discussion. Mrs. Jones expressed concerned of the one-acre request. Mrs. Cleveland stated that she wished to request an enlargement to two acres. She presented a plat that showed the two-acre parcel. Mrs. Jones asked if two acres would be satisfactory for a winery, store and parking. Mrs. Cleveland explained that the winery would be on the R-A zoned property, but the C-1R property would contain a store with a tasting room and a venue in a separate building – a barn. Mrs. Jones continued to express concern that the request was not large enough for the proposed development and that more would be needed, at a later date. Mr. Dutton questioned the exact uses that would be located on the C-1R site. Mrs. Cleveland indicated that the production of the wine, tasting

room and renovated barn, with a breezeway to connect the buildings, would be on the property. Mr. Dutton questioned the amount of wine expected to be produced. Mrs. Cleveland answered that it was unknown at this time. The planted vineyard has another two years before grape production. Mr. Dutton asked if the site plan had been completed yet. Mrs. Cleveland responded that it had not, as she wished to have the property rezoned prior to commissioning. Mr. Murray questioned whether she had spoken to the SCDOT and/or County about the road infrastructure. Again, Mrs. Cleveland stated that she was waiting to see if the property was rezoned. Chairman Cothran expressed concern over the requested change in acreage, as the public hearing was advertised for one acre. Ms. Hunter advised that it was permissible, as County Council would also hold a public hearing. Mr. Murray stated that he felt this would set a dangerous precedent. Mr. Burdette moved to accept staff's recommendation of approval. Chairman Cothran seconded the motion. The motion to recommend approval failed, 3-3 with Mrs. Jones, Mr. Dutton and Mr. Moore opposing. Ms. Chapman stated a conflict and recused herself (letter of recusal attached).

**Public Service Use: Duke Energy Patriot's Substation – Withdrawn by the applicant**

Old Business: None

New Business: None

Hearing no further business, Chairman Cothran adjourned the meeting at 6:21 pm.

Respectfully Submitted,

Celia Boyd Myers, AICP  
Planning Commission Secretary

Note: These minutes are in draft form and have not yet been reviewed nor approved by the Anderson County Planning Commission.

**Anderson County Planning Commission  
Staff Report  
November 2019**

Applicant: James & Annie Ruth Rhodes  
Current Owner: James & Annie Ruth Rhodes  
Property Address: Evergreen Road  
Precinct: Hopewell  
Council District: 4  
TMS #(s): 145-00-04-006  
Acreage: +/- 1.10  
Current Zoning: R-20 (Single-Family Residential)  
Requested Zoning: C-1 (Commercial District)  
Surrounding Zoning: North: R-20 (Single-Family Residential)  
South: C-1 (Commercial) and C-2 (Highway Commercial)  
East: C-2 (Highway Commercial)  
West: R-20 (Single-Family Residential)

Evaluation: This request is to rezone the portion of the parcel of property described above from R-20 (Single-Family Residential) to C-1 (Commercial District). The applicant's stated purpose is to change the use to market as commercial property.

The purpose of the C-1 district is to provide commercial establishments for the convenience of local residents

Commercial and residential uses are adjacent to the subject parcel. The Future Land Use Map in the County's Comprehensive Plan (2016) identifies the area as commercial with residential nearby.

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

- October 23: Rezoning notification signs posted on subject property;
- October 17: Rezoning notification postcards sent to 90 property owners within 2,000' of the subject property;
- October 19: Planning Commission public hearing advertisement published in the *Independent-Mail*.

Public Feedback: To date, staff has received one phone call requesting more information.

Staff Recommendation: Due to its proximity to Hwy 81 and its compatibility with the character of the Hwy 81 corridor, staff recommends approval of this request.

Planning Commission Recommendation: The Anderson County Planning Commission met on November 12, 2019 and after a duly noted public hearing recommended \_\_\_\_\_ of a request to rezone from R-20 to C-1. The vote was **X** in favor, **X** opposed, and **X** absent.



# Rezoning Application

Anderson County Planning & Community Development

10/2/19  
Date of Submission

\_\_\_\_\_  
Approved/Denied

### Applicant's Information

Applicant Name: James M. & Annie Ruth Rhodes  
Mailing Address: 1665 Evergreen Road, Anderson, SC 29621  
Telephone: 864-225-2535  
Email: \_\_\_\_\_

### Owner's Information (If Different from Applicant)

Owner Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Email: \_\_\_\_\_

**Designation of Agent: (Complete only if owner is not the applicant)**

I hereby appoint the person named the Applicant as my agent to represent me in this request for rezoning:

James Rhodes Annie Ruth Rhodes 9-30-19  
Owner's Signature Date

### Project Information

Property Location: Evergreen Road - off Highway 81 N.  
Parcel Number(s)/TMS: PT Lt C 1.10 Ac. - TMS# 145-00-04-006  
County Council District: CCD-4 School District: Five  
Total Acreage: 1.10 Ac. Current Land Use: R-20  
Requested Zoning: C-1 Current Zoning: R-20  
Purpose of Rezoning: Change Use

Are their any Private Covenants or Deed Restrictions on the Property? Yes No

If you indicated no, your signature is required.

Applicant's Signature

Date

If you indicated yes, please provide a copy of your covenants and deed restrictions with this application, pursuant to State Law (Section 6-29-1145: July 1, 2007), determining existence of restrictive covenants. Copies may be obtained at the Register of Deeds Office. It is the applicant's responsibility for checking any subdivision covenants or private covenants pertaining to the property.

Additional Information or Comments:

An accurate plat (survey) of the property must be submitted with this application.

If pursuing a review district classification (PD, IZOD, PC), a preliminary development plan, statement of intent and letters from appropriate agencies or districts verifying available and adequate public facilities must be submitted with the application.

Please refer to Chapter 70 of the Anderson County Code of Ordinances for further information regarding submission requirements.

As the applicant, I hereby confirm that all required information and materials for this application are authentic and have been submitted to the Planning & Community Development office.

Signature: Annie Ruth Rhodes Date: 9-30-19

\* A zoning map amendment may be initiated by the property owner(s), Planning Commission, Zoning Administrator or County Council. \*

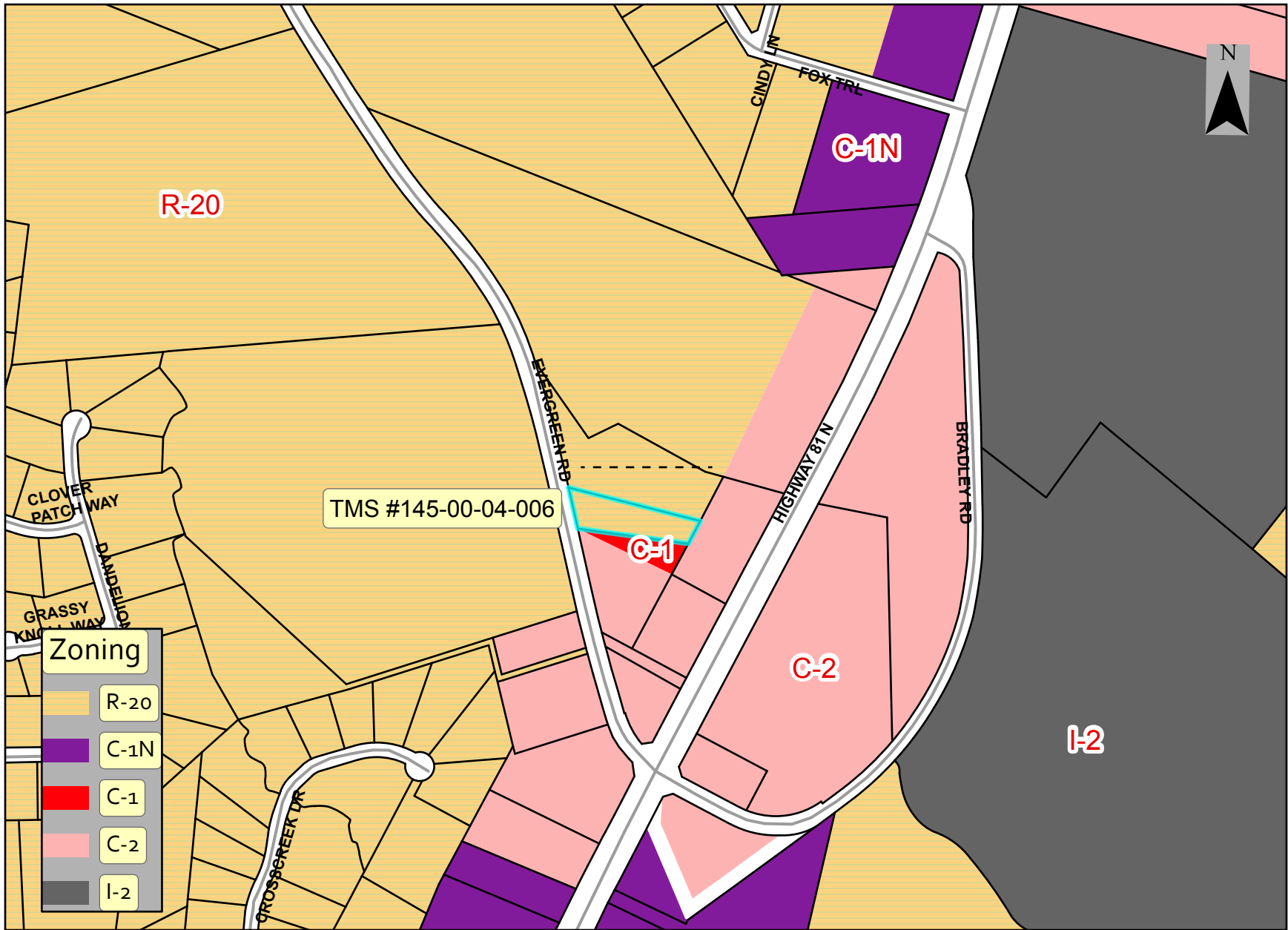
For Office Use Only:

Application Received By:

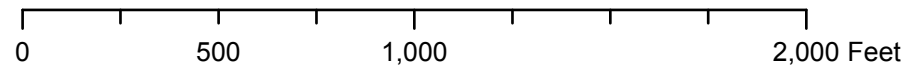
Complete Submission Date:

Commission Public Hearing:

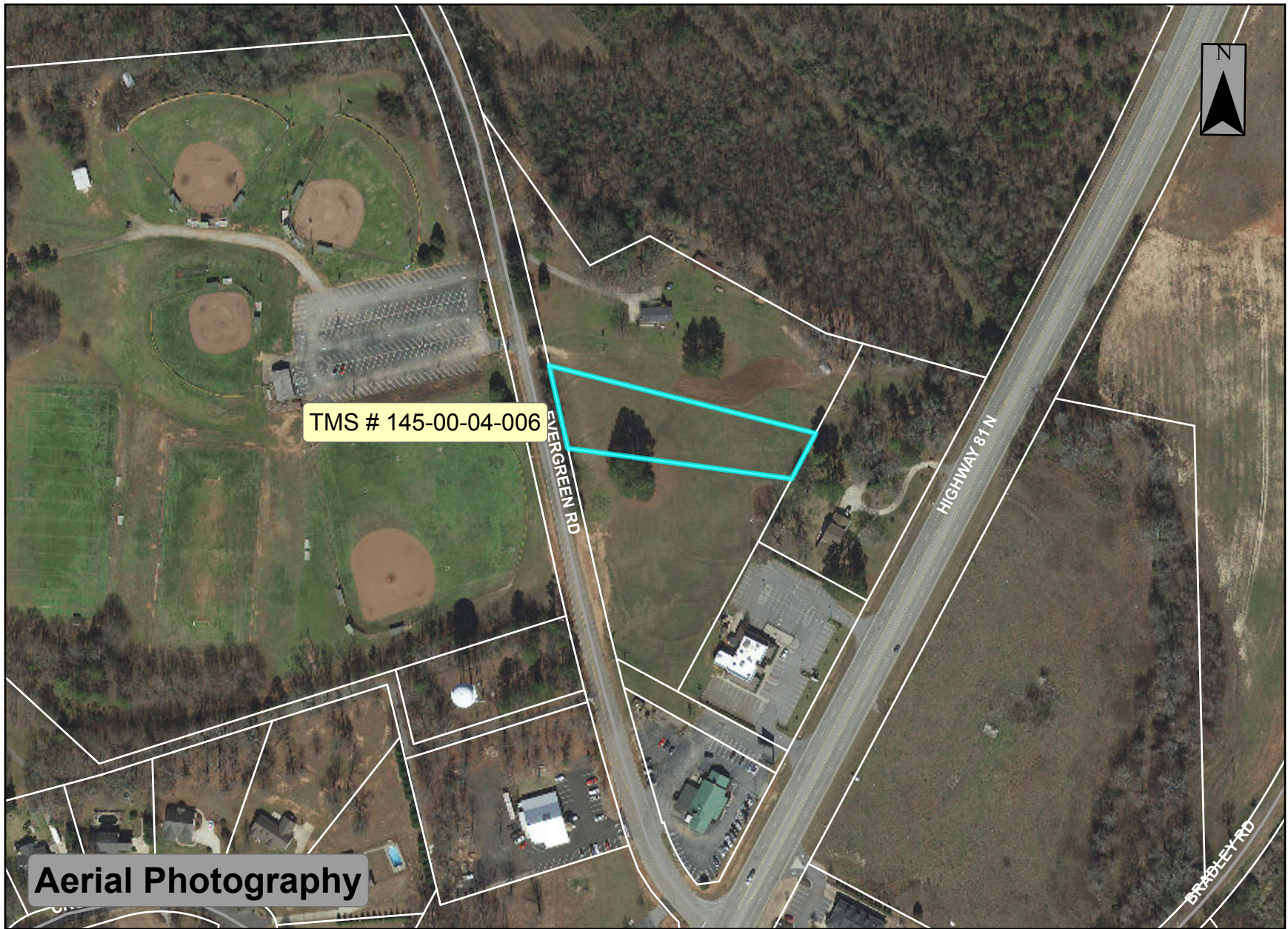
Council Public Hearing:



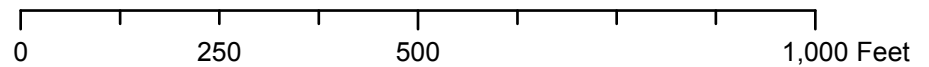
**Rezoning Request**  
**Evergreen Road**  
**R-20 to C-1**







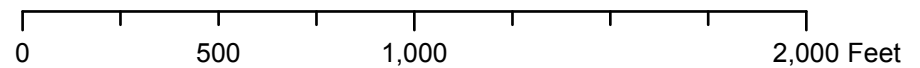
**Rezoning Request  
Evergreen Road  
R-20 to C-1**

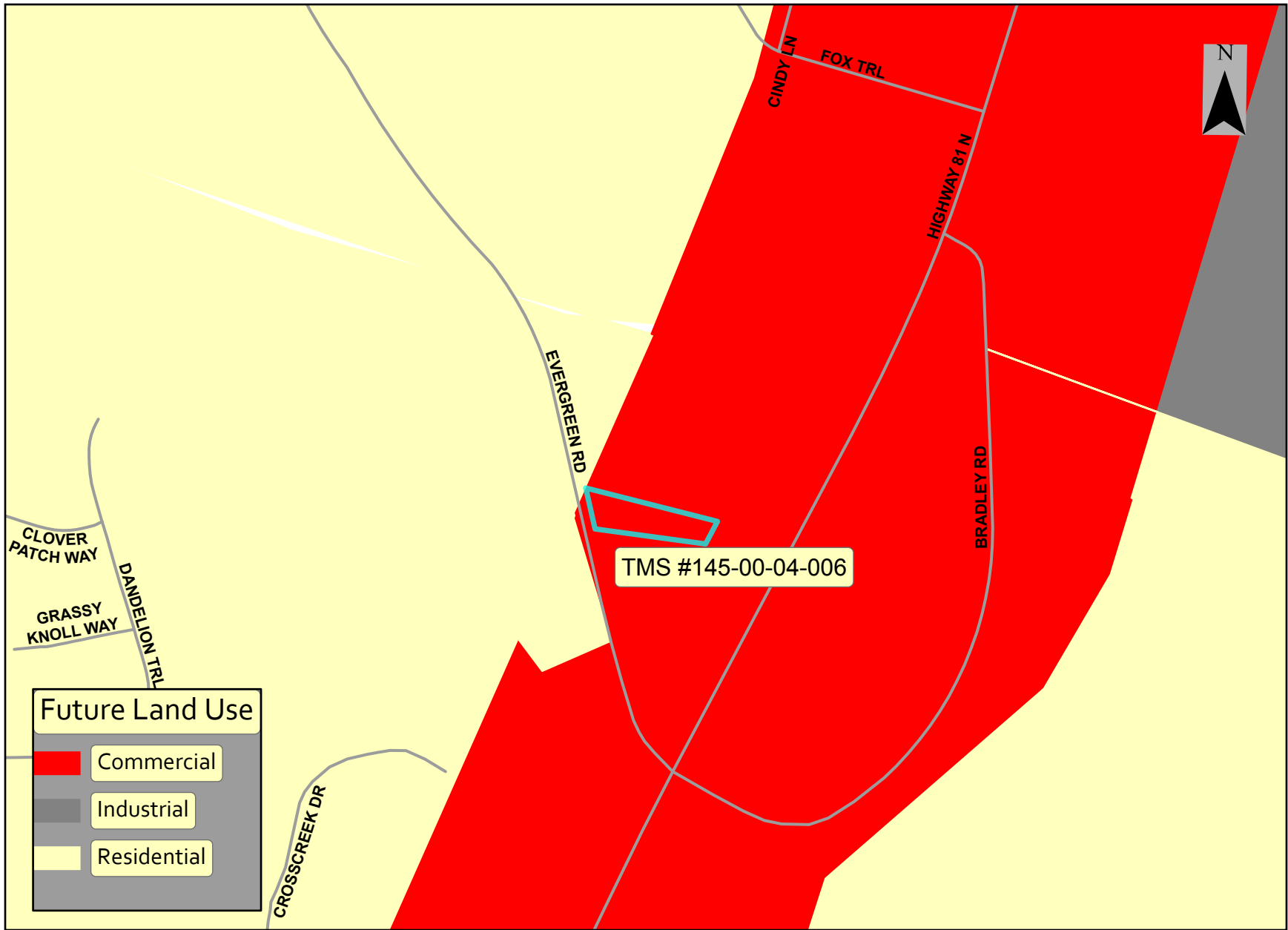




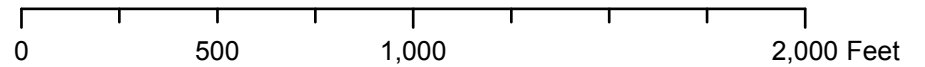
**Aerial Photography**

**Rezoning Request  
Evergreen Road  
R-20 to C-1**





**Rezoning Request  
Evergreen Road  
R-20 to C-1**





10/23/19



10/23/19



NO  
PARKING  
ANYTIME  
← →

10/23/19



COLEMAN  
MORNING PUBLICATIONS  
REAR WINDOW

10/23/19



10/23/19



# Anderson County Planning Commission Meeting

November 12, 2019

6:00 PM

## Staff Report – RV Park

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<b>Preliminary Project Name:</b>	RV Park
<b>Property Owner of Record:</b>	Michael B. Glenn
<b>Authorized Representative:</b>	Jody Cann
<b>Intended Development:</b>	RV Park
<b>Location:</b>	1300 Hwy 29 S. (Anderson)
<b>Details of Development:</b>	<p>This property will be used as a rental RV park. The park will consist of Park Model RVs. PMRVs are a unique trailer type RV (Cottage Homes) that are built on a single chassis, mounted on wheels, and have a gross trailer area not exceeding 400 square feet. They are certified by their manufactures as complying with the ANSI A119.5 standard for recreational park trailers and will support Workforce housing for First Quality, Michelin, Electrolux Industrial and surrounding retail businesses.</p> <p>Request overall Master Plan be considered for approval.</p>
<b>Surrounding Land Use:</b>	Residential to the east and south, Paws to the west and vacant land/undisturbed wood land
<b>Total Site Area:</b>	76.47 Acres
<b>Number of Dwelling Units:</b>	100
<b>County Council District:</b>	Two
<b>Zoning:</b>	Un-zoned
<b>Tax Map Number:</b>	125-00-01-004
<b>Extension of Existing Dev:</b>	No
<b>Existing Access Roads:</b>	Hwy 29 S.

**Sewer Supplier:** Homeland Park  
**Power Supplier:** Duke Energy  
**Water Supplier:** Homeland Park Water District  
**Variance:** Yes

Requesting the internal roads be 20 feet wide gravel roads with an internal speed limit of 15 mph. They will have a crowned driving surface, a shoulder area that slopes directly away from the edge of the driving surface and a ditch. A licensed civil engineer will design the road and it will be installed by a licensed general contractor.

**Traffic Impact Analysis:**

This new development is expected to generate 1,000 new trips per day. Highway 29 S. is classified as an arterial road with no maximum average trips per day requirement.

The applicant is required to obtain an encroachment permit from SCDOT for encroachment along Highway 29 S.

# Application For Land Use Review Hearings



Thank you for your interest in Anderson County, South Carolina. This packet includes the necessary documents for Land Use Reviews to be heard by the Anderson County Planning Commission.

Should you need further assistance, please feel free to contact a member of the Development Standards between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday at 864) 260-4719



# Anderson County

www.andersoncountysc.org



## Development Standards

APPLICATION FOR:

Land Use

Review Case #:

19-319

**Note to Applicant:** All applications must be typed or legibly printed and all entries must be completed on all the required application forms. Incomplete applications or applications submitted after the posted deadlines may be delayed.

Name of Applicant Tony Bonitati Agent TTIC, LLC

Mailing Address 101 E. Washington St, Suite 400, Greenville, SC 29601

Telephone 864-678-5969

Cell \_\_\_\_\_

Applicant is the: Owner's Agent

Property Owner

Property Owner(s) of Record Michael B Glenn

Mailing Address 1114 E. Greenville St, Anderson, SC 29621

Telephone 864-314-2752

Cell \_\_\_\_\_

Authorized Representative Jody Cann

Mailing Address 1105 Ella Street, Anderson, SC 29621

Telephone 864-314-2752

Cell \_\_\_\_\_

Address/Location of Property 1300 S. Hwy 29, Anderson, SC 29625

Existing Land Use Undeveloped

Proposed Land Use RV Park

Tax Map Number(s) 1250001004

Total Size of Project (acres) 76.47

Utility Agreement Services Letter of Approval, Please attach to application. Applied for

Proposed Water Source

Wells

Public Water

Water District Tracy Whibson District 5

Proposed Sewage Disposal

Septic

Public Sewer

Sewer District \_\_\_\_\_

Power Company DUKE POWER

REQUEST FOR VARIANCE (IF APPLICABLE):

Is there a variance request?

Yes

No

If YES, applicant must include explanation of request and give appropriate justifications.

RESTRICTIVE COVENANT STATEMENT

Pursuant to South Carolina Code of Laws 6-29-1145:

I (we) certify as property owner(s) or as authorized representative for this request that the referenced property:

- 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.
- 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 must provide an original of the applicable issued waiver)
- IS NOT** subject to recorded restrictive covenants

SIGNATURE(S) OF APPLICANT(S):

I (we) certify as property owners or authorized representative that the information shown on and any attachment to this application is accurate to the best of my (our) knowledge, and I (we) understand that any inaccuracies may be considered just cause for postponement of action on the request and/or invalidation of this application or any action taken on this application.

I (we) further authorize staff of Anderson County to inspect the premises of the above-described property at a time which is agreeable to the applicant/property owner.

Signature of Applicant 

Date 10/10/19

PROPERTY OWNER'S CERTIFICATION

The undersigned below, or as attached, is the owner of the property considered in this application and understands that an application affecting the use of the property has been submitted for consideration by the Anderson County Planning Commission.

Signature of Owner(s) Michael Glenn Sr.

Date 10/10/19

ANDERSON COUNTY STAFF USE ONLY

Date Received <u>10-10-19</u> Received BY <u>SC</u>		Planning Commission Hearing Date _____
Pre-Application meeting held with <u>Tony B.</u> on <u>9-27-19</u>		Deadline for Notice to Paper _____ to run _____
Application Forwarded to (date): _____ Received _____		Letter of Hearing Sent to Applicant _____
Application Processing	DHEC _____ <input type="checkbox"/> N/A	Sign Placement Deadline _____
	County Engineer _____ <input type="checkbox"/> N/A	Planning Commission Action (date) _____
	SCDOT _____ <input type="checkbox"/> N/A	<input type="checkbox"/> Approval <input type="checkbox"/> Approval w/ modifications <input type="checkbox"/> Denial
	Local VFD _____ <input type="checkbox"/> N/A	Modifications _____
	School Board _____ <input type="checkbox"/> N/A	Notice of Action to Applicant _____
		Hearing and Action

Fee Paid \$300.00 Yes  No  Credit Card/Check# \_\_\_\_\_ Site Plan Revision Fee \$100.00



**Anderson County, South Carolina**  
**LAND USE REVIEW**  
Application Process and Requirements

**Division 5**  
**38-171-173**

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This application applies to the following uses when proposed in the unincorporated areas of the county:

1. Hazardous Waste and Nuclear Waste Disposal Site Fee \$650.00
2. Motorsports facilities and testing track Fee \$650.00
3. Mining and Extraction Operation Fee \$650.00
4. Gun Clubs, Skeet Ranges, Outdoor Firing Range Fee \$650.00
5. Stockyards, Slaughterhouses, Animal Auction House Fee \$650.00
6. Certain Public Service Uses Fee \$650.00
  - a. Land Fills
  - b. Water and Sewage Treatment facilities
  - c. Electrical Substations
  - d. Prisons
  - e. Recycling Stations
  - f. Transfer Stations
  - g. Schools
  - h. Water and Sewer Lines
7. Large Scale Projects Fee \$300.00
  - a. Any project that is capable of generating 100 average daily vehicle trips or more.
  - b. A truck or bus terminal, including service facilities designed principally for such uses.
  - c. Outdoor sports or recreational facilities that encompass one (1) or more acres in parking and facilities.
8. Tattoo Facilities Fee \$300.00
9. Mobile Home Parks/Manufactured Home Parks Fee \$300.00
10. Sexually Oriented Business Fee \$650.00
11. Salvage, junk, and scrap yards Fee \$650.00

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**APPLICATION PROCESS**

- 1) An application is submitted, along with any required filing fee, to the Development Standards Department according to the set deadline schedule, \$300.00 legal advertisement & posting. Site plan revision Fee \$100.00.
- 2) The Development Standards Department shall review the application for completeness within 5 business days of submission. Incomplete or improper applications will not be accepted at the time of submittal.
- 3) If the application is considered complete and proper then the Development Standards staff will further review the application and may make a written recommendation.
- 4) Legal notice is required to be printed in a newspaper of general circulation in Anderson Independent Mail at least 15 days before public hearings in the legal notice section.
- 5) A public hearing sign is erected on the property at least 15 days before the public hearing. This sign will be erected and removed by staff.

- 6) The Planning Commission reviews the proposed land use request and takes action on the request following the public hearing. The Planning Commission meets the second Tuesday of each month. Meetings are held at 6:00 P.M. in the County Council Chambers, second floor of the Historic Courthouse.
- 7) The Commission shall review and evaluate each application with respect to all applicable standards contained within the Development Standards Ordinance (DSO). At the conclusion of its review, the Planning Commission may approve the proposal as presented, approve it with specified modifications, or disapprove it.
- 8) In consideration of a land use permit, the Planning Commission shall consider factors relevant in balancing the interest in promoting the public health, safety, or general welfare against the right of the individual to the unrestricted use of property and shall consider specific, objective criteria. Due weight or priority shall be given to those factors that are appropriate to the circumstances of each proposal.
- 9) A decision of the Planning Commission may be appealed as provided for in Title 6, Chapter 29 of the South Carolina Code.
- 14) Within 15 days of the Planning Commission taking action on the request, planning staff will send the applicant a Notice of Action.
- 15) Any applicant wishing to withdraw a proposed land use permit prior to final action by the Planning Commission shall file a written request for withdrawal with the Development Standards Department.
- 16) All associated fees are non-refundable. If a case is withdrawn or postponed at the request of the applicant, after the notice has been placed with the newspaper, the applicant is responsible for all associated cost of processing and advertising the application.

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**REQUIRED ITEMS**

1) **APPLICATION FORM:**

One (1) copy of the appropriate Application form with all required attachments and additional information must be submitted.

2) **LETTER OF INTENT:**

- a. One (1) copy of a Letter of Intent (must be typed or legibly printed).
- b. The Letter of Intent must give details of the proposed use of the property and should include at least the following information:
  1. A statement as to what the property is to be used for;
  2. The acreage or size of the tract;
  3. The land use requested;
  4. The number of lots and number of dwelling units or number of buildings proposed;
  5. Building size(s) proposed;
  6. If a variance of the regulations is also being requested, a brief explanation must also be included.

3) SKETCH PLAN (multi-family and non-residential): Site Plan Information Guide Form

- a. An application for a land use permit for a multi-family project or a non-residential project shall be accompanied by a sketch plan.
- b. A sketch plan must be prepared by a professional engineer, a registered land surveyor or a landscape architect.
- c. The sketch plan shall be drawn to approximate scale on a boundary survey of the tract or on a property map showing the approximate location of the boundaries and dimensions of the tract.
- d. The sketch plan shall show, at a minimum, the following:
  1. Proposed name of the development
  2. Acreage of the entire development
  3. Location map
  4. Proposed building(s) location(s)
  5. Anticipated property density stated as a FAR (Floor to Area Ratio)
  6. Setbacks, with front setbacks shown, side and rear may be stated
  7. Proposed parking areas
  8. Proposed property access locations
  9. Natural features located on the property
  10. Man-made features both within and adjacent to the property including:
    - a) Existing streets and names (with ROW shown)
    - b) City and County boundary lines
    - c) Existing buildings to remain
  11. Required and proposed buffers and landscaping
  12. Flood Plains and areas prone to flooding
  13. Such additional information as may be useful to permit an understanding of the proposed use and development of the property.

5) ATTACHEMENTS

All attachments must be included in order for the application to be considered complete

- Attachment A – “Standards For Land Use Approval Consideration”
- Attachment B – “Application Checklist”





Anderson County, South Carolina  
Attachment A  
LAND USE REVIEW  
Standards of Land Use Approval Consideration

In consideration of a land use permit, the Planning Commission shall consider factors relevant in balancing the interest in promoting the public health, safety, and general welfare against the right of the individual to the unrestricted use of property and shall specifically consider the following objective criteria. Due weight or priority shall be given to those factors that are appropriate to the circumstances of each proposal.

Please respond to the following standards in the space provided or you may use an attachment as necessary:

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

Yes. Our use is consistent with general development patterns. Our use acts as a buffer between residential and business and fits in with surrounding land use.

- (B) Will the proposed use not adversely affect the existing use or usability of adjacent or nearby property?

Our proposed use will not adversely affect adjacent property. The business owner next door, Paws, has a favorable view of our use.

- (C) 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?

Our proposed use will benefit public streets by reducing commute times to large employers in the area. By removing excess traffic from the main arteries. We are also able to access existing infrastructure including sewer line that abuts the property.

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

Yes. We have sufficient set backs, current existing shared curb cuts, and plenty of green space & parking

- (E) 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?

Our use is designed to benefit the community safely by creating space for lower stress lifestyle for the area, with the long term goal of keeping more people in the greater Anderson area as permanent residents.



**Anderson County, South Carolina  
Attachment B  
LAND USE REVIEW  
Application Checklist**

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The following is a checklist of information required for submission of a Land Use Review application. Incomplete applications or applications submitted after the deadline **may be delayed**.

- \_\_\_\_\_ Completed application form
- \_\_\_\_\_ Letter of intent
- \_\_\_\_\_ Sketch Plan one (1) copy 8 ½" x 11"
- \_\_\_\_\_ Attachment "A"

Anderson County

Application for Land Use Review Hearings

Letter of Intent

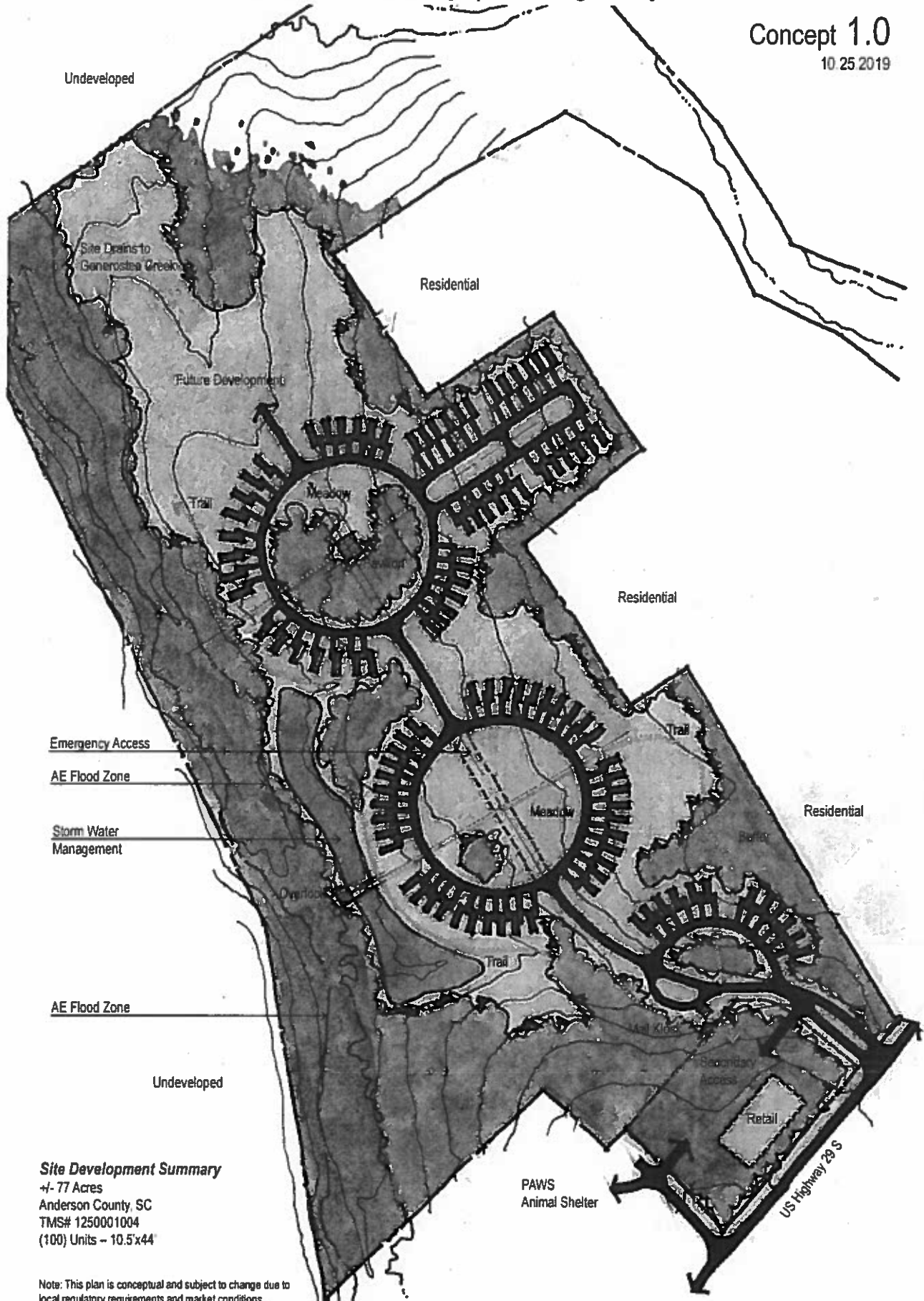
TMS#: 1250001004

1300 S. Hwy 29, Anderson, SC 29625

1. The property will be used as a rental RV park. The park will consist of Park Model RVs(PMRV). PMRVs are a unique trailer-type RV that are built on a single chassis, mounted on wheels, and have a gross trailer area not exceeding 400 square feet. They are certified by their manufacturers as complying with the ANSI A119.5 standard for recreational park trailers. This proposed use will be used to address Anderson County's affordable housing shortage.
2. Acreage = 76.47.
3. Land Use = The property is currently unzoned.
4. Number of dwelling units proposed = ~~100~~.
5. Building sizes proposed = 400 SF each.
6. No variance is requested.

# Workforce Housing | US Highway 29 S

Concept 1.0  
10.25.2019



**Site Development Summary**  
± 77 Acres  
Anderson County, SC  
TMS# 1250001004  
(100) Units - 10.5' x 44'

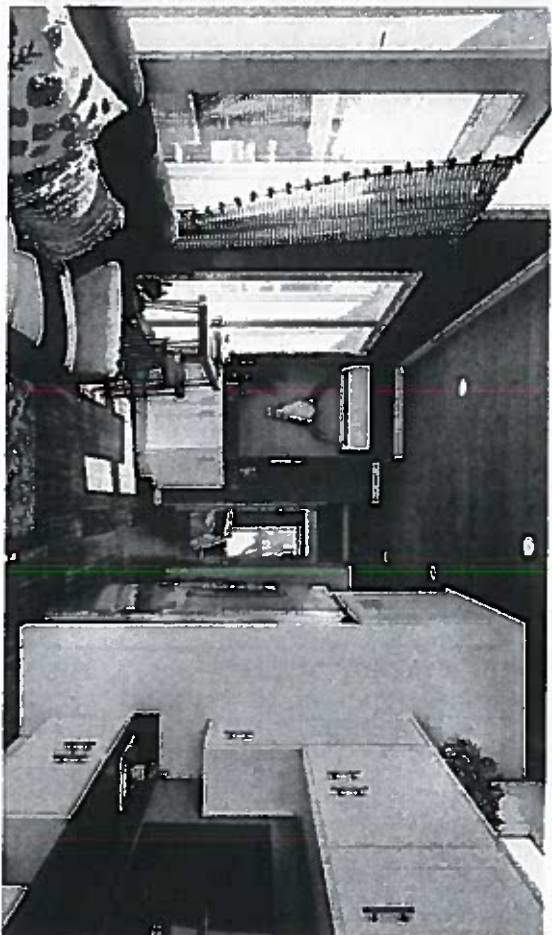
Note: This plan is conceptual and subject to change due to local regulatory requirements and market conditions.



# 2

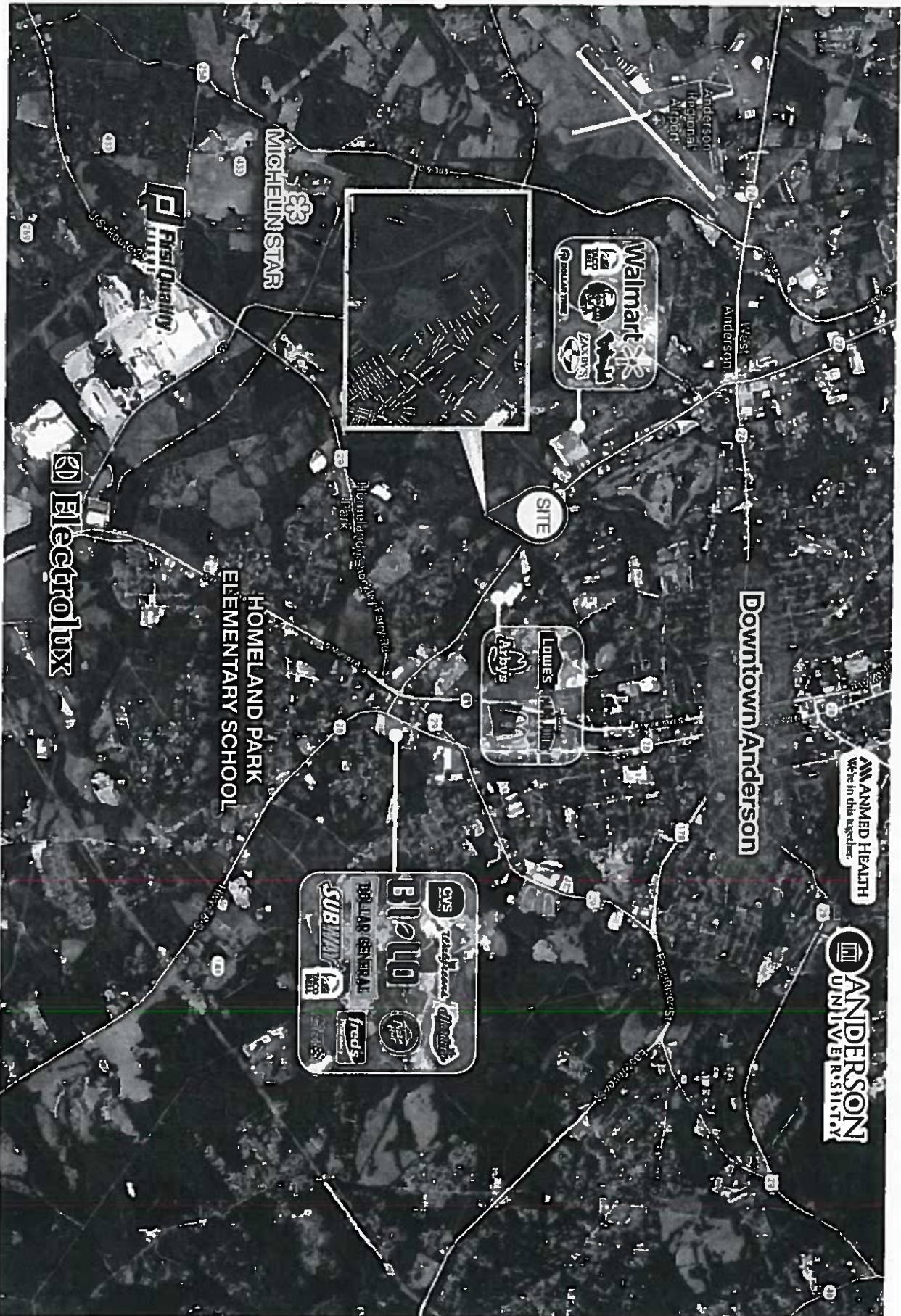
## INVESTMENT HIGHLIGHTS

### COTTAGE HOMES



# 1

## LOCATION OVERVIEW



AM AMED HEALTH  
We're in this together.

ANDERSON  
UNIVERSITY

Downtown Anderson

CVS  
Walgreens  
Blarq  
188 LANE GENERAL  
SUBWAY  
Fred's

LOWE'S  
Lowe's

Walmart  
Walmart

HOMELAND PARK  
ELEMENTARY SCHOOL

MICHELIN STAR

First Quality

Electrolux

COMMERCIAL  
HOUSING  
SOLUTIONS

W Earle Furman

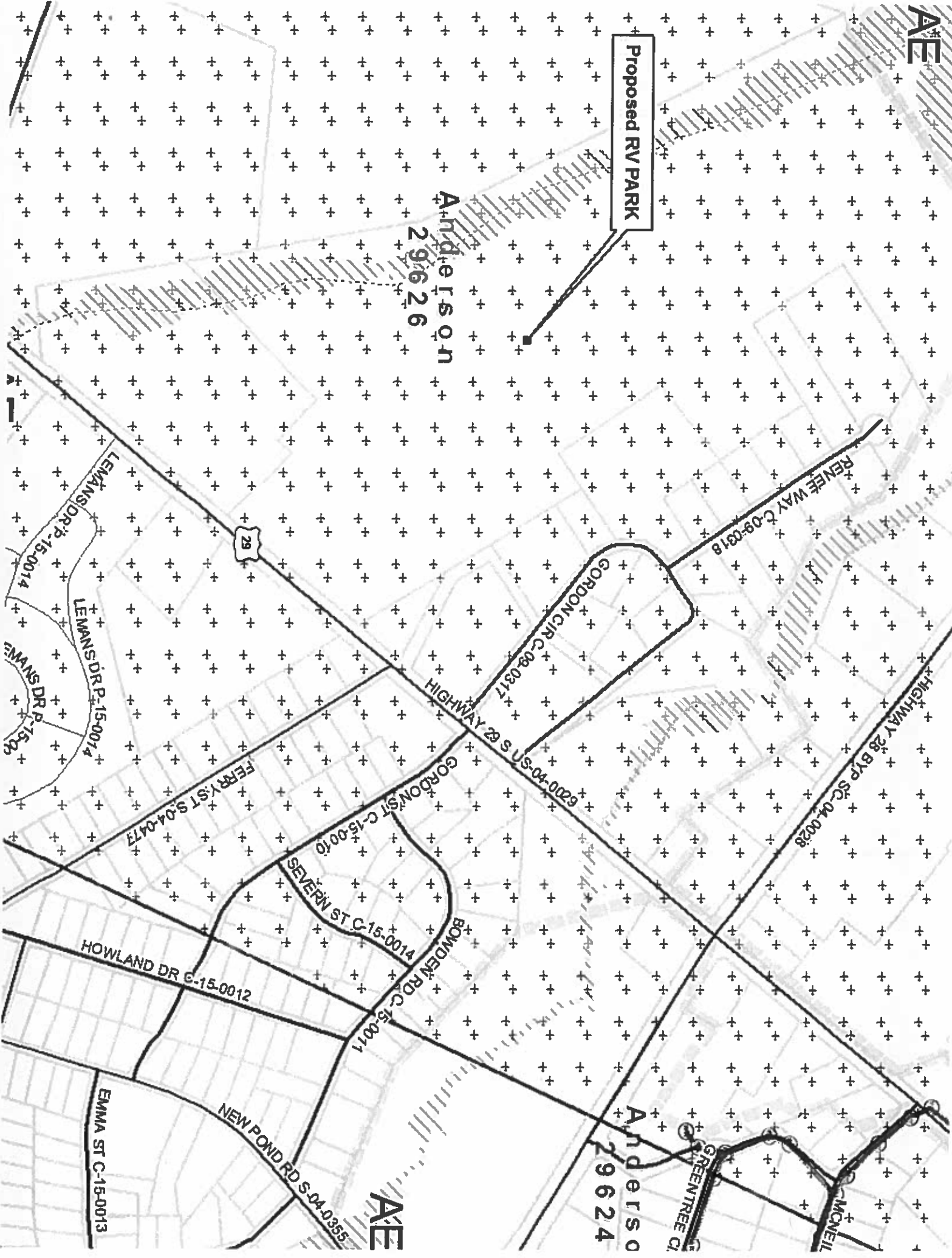
AE

Proposed RV PARK

Anderson  
29626

Anderson  
29624

AE



AE

Proposed RV PARK

Anderson  
29828





# Anderson County Planning Commission

November 12, 2019

6:00 PM

## Staff Report – Preliminary Subdivision

Breckenridge Approved on March 12, 2019 and Breckenridge II Approved on May 14, 2019  
Applicant is requesting to revise Breckenridge and Breckenridge II into phase's I-V

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**Preliminary Subdivision Name:** Breckenridge (Phases I-V)

**Intended Development:** Single Family Residential

**Applicant:** Anderson Incubator, LLC – Tom Craft

**Surveyor/Engineer:** Ridgewater

**Location:** Bowlan Rd. (State Maintained)

**County Council District:** 7

**Surrounding Land Use:** North – Residential  
South – Residential  
East – Residential  
West – Residential

**Zoning:** R-20 (20,000 sf min lot size)

**Tax Map Number:** 198-00-02-016

**Extension of Existing Dev:** Yes

**Existing Access Road:** Bowlen Rd. (State Maintained)

**Number of Acres:** +/- 109.7

**Number of Lots:** 160 Total (Breckenridge - Previously 33 lots, now for phase I-25 lots, phase II-41 lots, phase III-28 lots, phase IV-32 lots and phase V-34 lots)

**Water Supplier:** Hammond

**Sewer Supplier:** Septic

**Variance:** No

**Traffic Impact Analysis:**

This new subdivision is expected to generate 1600 new trips per day. Bowlan Road is a state road and is classified as a collector road with no maximum average vehicle trips per day.

A Traffic Impact Study (TIS) was conducted and approved by SCDOT.

**Roads & Bridges:**

The preliminary plat for Breckenridge Subdivision phases 1-5 is acceptable contingent upon the following items that will need to be addressed during the final plan review.

1. Highlands Drive in Breckenridge phase 1 would be required to be 22' wide due to being classified as a major local road.
2. Valley Oak Drive and Oak Crest Drive in Breckenridge phase 2 would be required to be 22' wide due to being classified as a major local road.
3. Oak Hill Lane in Breckenridge phase 3 would be required to be 22' wide due to being classified as a major local road.
4. Sight easements as necessary to provide a minimum of 250' of intersection sight distance at all intersections within the subdivision will be required.

**Staff Recommendation:****Sec. 38-311.**

**(c) At the planning commission meeting during which the plat is scheduled to be discussed, the subdivision administrator shall present his recommendation to the planning commission.**

**(Ord. No. 03-007, § 1, 4-15-03)**



Scheduled Public Hearing Date: 11-12-19

Application Received By: DB

Date Application Received: 10-10-19 3<sup>rd</sup> Revision

Amount of Fee Paid: \_\_\_\_\_ Check # \_\_\_\_\_

# Subdivision Plat Application Checklist

Anderson County Code of Ordinance Chapter 38  
Land Use

Thank you for your interest in Anderson County, South Carolina. This packet includes the necessary documents for review of subdivision development plans to be reviewed by county staff.

Should you need further assistance, please feel free to contact Development Standards between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday at (864) 260-4719



**DEVELOPMENT STANDARDS REVIEW APPLICATION**

Note: All plats must first be submitted to Development Standards. After submittal, plats will be distributed to the proper departments for review.

Date of Application 10-10-19  
DS Number 19-07 Phase I-V

**INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED AND THE SUBMITTED PLANS WILL NOT BE REVIEWED UNTIL THE APPLICATION/SUBMITTAL IS COMPLETE**

Proposed Subdivision Name: Breckenridge Subdivision

1. Name of Applicant Anderson Incubator, LLC - Thom Craft

Address of Applicant P.O. Box 2526, Anderson SC, 29622

Telephone Number(s) 864-933-9000 Email thomcraft.tc@gmail.com

2. Property Owner(s) Anderson Incubator, LLC

Owner(s) Address P.O. Box 2526, Anderson SC, 29622

Telephone Number(s) 864-933-9000 Email thomcraft.tc@gmail.com

**Project Information**

3. Project Location: Approx. 2565 LF west on Bowlan Rd from intersection @ Mitchell Rd on the left side of the road.

Parcel Number/TMS: 1980002016 County Council District: Seven School District: One

Total Acreage: 109.7 Number of Lots: 160 Intended Development: Single family residence

Current Zoning: R-20 Surrounding Land Uses: North: Residential South: Residential East: Bowlan Rd/ Residential West: Residential

**4. Utility Agreement Services Letter of Approval.** Please attach to application.

Water Supplier: Hammond Water Sewer Supplier: N/A Septic: Onsite

Electric Company: Duke Energy Gas Company: Fort Hill Natural Gas Telecommunication Company: At&t

5. Have any changes been made since this plat was last before the Planning Commission? Yes

If so, please describe: Breckenridge III preliminary plat will require revisions to Breckenridge I & II (see note on plat)

6. Is there a request for a variance? No if so, please attach the description to this application. **(Variance Fee \$200.00)**

7. **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 along the County road-network when a development will generate 100 or more trips per hour during the peak hour of the adjacent street, see section 38 - 118 Intensity Standards in the Anderson County Code of Ordinances. This study must be submitted with the application before it goes to the Planning Commission if applicable. Yes  or No

Label the point of curvature (PC), point of tangency (PT), and curve radius of each horizontal curve on the preliminary plat.

8. Anderson County School District # 1 (appropriate district) must be contacted for this development prior to Planning Commission review. Please attach conformation letter.

**9. Site Analysis:**

- a. Is there any evidence of soil contamination on property? Yes \_\_\_ or No
- B. If there is soil contamination, has the type of contamination been identified and if so what is the finding?
- c. Has the EPA been notified of the contamination? If not, why not?

**Sec. 38-91. - Purpose.**

Good development begins with an analysis of the natural and environmental features of a site. These factors include land forms, wetlands, soils, slopes, floodplains, etc., and they differ from site to site. Each is critical to, and must be addressed by the development process. The purpose of this division, therefore, is to mitigate the impact of development where it might adversely disturb or be adversely affected by these natural features. **Considered and noted**

**Sec. 38-92. - Natural features analysis.**

As part of the required site analysis, each site shall include an identification of any and all of the following natural features:

- (1) Floodplains. **Yes**
- (2) Soils, with severe limitations to development. **None**
- (3) Wetlands. **Onsite tributaries to Little Beaverdam Creek**

Where such features are identified, sound engineering solutions shall be required to reduce or eliminate any negative effects of the proposed development, or such features shall remain undisturbed. **Noted**

**Sec. 38-93. - Floodplain requirements.**

Where floodplains are identified by the analysis, and shown on the flood hazard boundary maps for the county, latest edition, all development shall comply with Article IV of this Chapter relating to flood hazard prevention. **N/A**

**Sec. 38-94. - Soils analysis.**

(a) Soils may and often do pose significant constraints to development. However, these constraints often may be overcome by sound engineering solutions, making use of such soils possible if proper steps are taken. Such steps might include the removal of these soils from construction areas, use of additional fill dirt, use of extra thick subbase, pilings, elevated first floors or other such measures. (b) The following soils are identified in a soil survey prepared for the county by the USDA Soil Conservation Service, as presenting severe limitations to development: Cartecay, Gwinette, Madison (where slopes exceed 15%), Pacolet and Toccoa. Where such soils have been identified on a site proposed for development, a soils analysis report shall be submitted together with the preliminary plat or site plan. The report shall describe the extent of the soil and how its limitations are to be overcome. The proposed method of dealing with the soils shall be approved by the staff of the planning commission, prior to the issuance of a building permit. **Noted**

**Sec. 38-95. - Wetlands requirements.**

Where wetlands are identified by the analysis, the applicant shall contact the U.S. Army Corps of Engineers to determine if such wetlands are jurisdictional wetlands, and if so, secure the necessary permits and/or clearance before a building or use permit shall be issued by the county. **Noted**

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10. Proposed road names pre-approved by E-911 Addressing Office for the county. **(Road Name Change Fee \$200.00)**

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11. Are there any current Covenants in effect for this proposed development? Yes \_\_\_ No  If Yes, please attach document.

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## Subdivision Plat Application Check List

The following checklist is to aid the applicant in providing the necessary materials for submittal.

**1. Application Submittal Requirements and Process**

To submit a Subdivision Plat Application, you must provide the following to the Development Standards Office:

- Two (2) 8 1/2 x 11 sized copies of the Preliminary Plat  Two (2) 17 x 24 (or larger) copies of the Preliminary Plat
- Completed Subdivision Application  Check made payable to Anderson County for Preliminary Plat Review

**(Fee for Preliminary Plat Review is \$350.00 plus \$10.00 per lot) (Fee for Revisions \$200.00)**

**Sec.38-111. – 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 38-312. If the subdivision administrator determines that the information provided on the plat fulfills the requirements of section 38-312, 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.38-311 (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:

- i. public health, safety, convenience, prosperity, and the general welfare;
- ii. balancing the interests of subdividers, homeowners, and the public: (Appeals Fee \$200.00)
- iii. the effects of the proposed development on the local tax base; and,
- iv. the ability of existing or planned infrastructure and transportation systems to serve the proposed development.

**Sec. 38-312. - Preliminary plat.**

The preliminary plat shall contain the following information:

- (1) Location of subdivision on a map indicating surrounding areas at an appropriate scale sufficient to locate the subdivision.
- (2) Map of development at a scale of not less than one inch equals 200 feet and not more than one inch equals 50 feet.
- (3) Name of subdivision, name and address of the owner(s), name of engineer or surveyor and the names of the owners of abutting properties.
- (4) A boundary survey of the area to be subdivided, showing bearings measured in degrees, minutes and seconds and distances measured in feet and decimals thereof.
- (5) Present land use of land to be subdivided and of the abutting property and/or properties.
- (6) Acreage of land to be subdivided.
- (7) Contour maps of the proposed subdivision, with maximum contour intervals of ten feet or three meters.
- (8) Tax map number of original parcel or parcels prior to subdivision.
- (9) Location of existing and proposed easements with their location, widths and distances.
- (10) Location of existing water courses, culverts, railroads, roads, bridges, dams, and other similar structures or features.
- (11) Location of utilities and utility easements on and adjacent to the tract, showing proposed connections to existing utility systems.
- (12) Proposed lot lines, lot numbers, lot dimensions and lot acreages.
- (13) North arrow.
- (14) Proposed road names pre-approved by E-911 Addressing Office for the county.
- (15) Certification by licensed surveyor stating that all lot sizes meet minimum size standards.
- (16) Designation of any areas that fall within any flood plain indicating the high water mark for same. The flood plain has been identified on the preliminary plat. N/A means that none of the proposed lots are within this flood plain.

SIGNATURE OF APPLICANT & Property Owner:

I (we) certify as property owners or authorized representative that the information shown on and any attachment to this application is accurate to the best of my (our) knowledge, I (we) understand that any inaccuracies may be considered just cause for postponement of action on the request and/or invalidation of this application or any action taken on this application.

Signature of Applicant  Date 10-10-19

Signature of Owner  Date 10-10-19

**2. After the Planning Commission approves the Preliminary Plat, the applicant must submit the following to the Development Standards Office.**

- DHEC approval letter for stormwater and erosion control
- Anderson County approval letter for stormwater and erosion control
- DHEC approval letter for the use of septic tanks or a letter verifying sewer service availability
- SCDO or the Anderson County Roads & Bridges Department Encroachment Permit
- Subdivision plan approval letter from the Anderson County Roads & Bridges Department. Road Profile Fee **\$1500.00**
- Form from E911/Addressing Office verifying the subdivision and road names have been approved
- Verification of water line service and layout plan (This is reviewed to determine if water pressures and volumes exist for the installation of fire hydrants within 1,000 feet of all lots.)

When these items have been **Approved**, the applicant may request a Grading Permit from Development Standards. A fee of **\$650.00** check made payable to Anderson County. The Grading Permit will be sent to the Anderson County Storm Water Department. They will contact the applicant to schedule a preconstruction meeting with design professionals and any utilities involved is required prior to land disturbance of one (1) acre or larger or part of a common plan. The applicant is also responsible for contacting the Roads & Bridges Department (260-4190) to schedule the required road inspections.

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**3. To obtain a Final Plat Approval, you must provide the following to the Development Standards Office:**

A **Bond Estimate** must be submitted Fifteen (15) days prior to the final plat and **Approved** by our office.

Seventeen (17) 11 X 17 copies of the Final Plat (Five (5) 24 X 36 of these must have raised seal and landowner's signature)

Digital copy of the plat (Floppy disk or CD)

Check made payable to Anderson County for Final Plat Review (**Fee for Final Plat Review is \$150 + \$10.00 per lot**)

A performance bond, letter of credit, or certified check posted to Anderson County for a period of not less than eighteen (18) months to cover all remaining infrastructure improvements, including: roads, stormwater/erosion control, sewer and water – if not pre-paid through provider. The bond, letter of credit or certified check must be 125% of the requirement improvements, and should be accompanied by the contractor's cost estimates. (**Performance Bond Renewal or Extension Fee \$100.00**)

**Please allow five (5) to ten (10) business days for review.** After submittal, the applicant must then record the Final Plat at the Register of Deeds Office. When the roads within the subdivision have passed final inspection, County Council may vote to accept the roads into the County Road System; and the roads may be deeded over to Anderson County.

**Sec. 38-332. - Final plat.**

All final plats submitted for approval must contain, in addition to all requirements for preliminary plats, the following information:

- (1) A fully delineated plat of the subdivision accurately plotted to a scale of one inch equals 200 feet or larger and meeting or exceeding the minimum requirements of the South Carolina Department of Labor, Licensing and Regulation "Minimum Standards Manual for the Practice of Land Surveying in South Carolina."
  - (2) Bearings and distances for all lines on the plat, with distance measured in feet and decimals thereof and bearings measured in degrees, minutes and seconds.
  - (3) Lot numbers for each lot to be created by the division.
  - (4) A statement on the plat stating, "There exists a 5 foot drainage and utility easement along all side and rear lot lines."
  - (5) All easements for water mains or sanitary sewers not located in public road right of ways and serving more than one user. Such easements shall show location, width and conditions, together with a statement identifying the purpose or use of same.
  - (6) Dimensions and locations of all public road right of ways and any existing easements or rights-of-ways evidencing special conditions that cross the property and are not located in the right-of-way of a public road, together with a statement identifying the purpose or use of same.
  - (7) A statement clarifying whether any property line is in the center of any stream or creek.
  - (8) A title block containing the following information: subdivision name; name of owner; name, address, registration number and seal of engineer or surveyor registered in South Carolina; date survey was made; certificate of authorization (unless surveyor is sole practitioner); certificate of accurate survey; certificate of ownership; certificate of approval for recording; TMS number and miles of new road. (See appendix A)
- (9) If the development is drawn in two or more sections, each section shall be accompanied by a key map indicating the location of the several sections.
  - (10) The names of all abutting land owners, together with tax map numbers for abutting properties shall be shown and verified by the surveyor.

**CERTIFICATIONS MUST BE PLACED ON THE PRELIMINARY PLAT**

**THIS CHECKLIST IS NOT TO BE CONSIDERED AS EXCLUSIVE OF ALL REQUIREMENTS.**

**DESIGN PROFESSIONAL  
CERTIFICATION**

It is hereby certified that this [preliminary plat] was prepared using a survey of the property prepared by Site Design, Inc. \_\_\_\_\_, RLS, and dated 8-21-02 \_\_\_\_\_; And further that the proposed [subdivision] [development] 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: 211 Society St., Anderson, SC 29621

Telephone Number: 864-226-0980

Date: 10-10-2019

**OWNER'S CERTIFICATION**

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

Date: 10-10-19

[Owner] Agent] [Name]: Thom Craft

Signed: 

**CERTIFICATE OF PROJECT APPROVAL**

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

Manager or Subdivision Administrator: \_\_\_\_\_

Date: \_\_\_\_\_

**This approval does not constitute approval of a Final Subdivision Plat.  
(NOT FOR RECORDING)**





# MEMORANDUM

## ANDERSON COUNTY ROADS AND BRIDGES

**DATE:** October 21, 2019

**TO:** Tim Cartee  
Subdivision Administrator

**FROM:** Bill Rutledge  
Asst. Principal Engineer

**CC:** Bee Baker  
Principal Engineer

**SUBJECT:** Breckenridge Subdivision Phase 1-5 Preliminary Plat  
160 Single Family lots

The preliminary plat for Breckenridge Subdivision phases 1-5 is acceptable contingent upon the following items that will need to be addressed during the final plan review.

1. Highlands Drive in Breckenridge phase 1 would be required to be 22' wide due to being classified as a major local road.
2. Valley Oak Drive and Oak Crest Drive in Breckenridge phase 2 would be required to be 22' wide due to being classified as a major local road.
3. Oak Hill Lane in Breckenridge phase 3 would be required to be 22' wide due to being classified as a major local road.
4. Sight easements as necessary to provide a minimum of 250' of intersection sight distance at all intersections within the subdivision will be required.

**Tommy Dunn**  
Chairman, District 5

**Craig Wooten**  
Council District 1

**Brett Sanders**  
Council District 4

**Cindy Wilson**  
Council District 7

**ANDERSON COUNTY**  
SOUTH CAROLINA

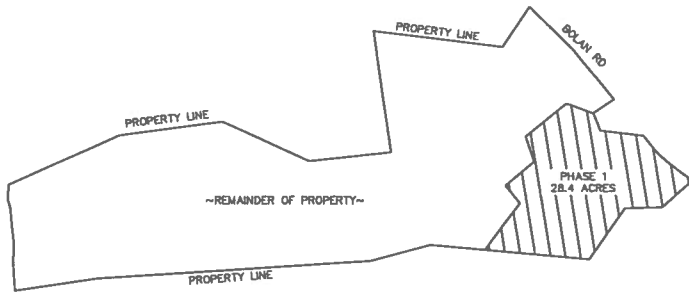
**Ray Graham**  
V. Chairman, District 3

**Gracie Floyd**  
Council District 2

**Jimmy Davis**  
Council District 6

**Lacey Croegaert**  
Clerk to Council

**Rusty Burns** | County Administrator  
rburns@andersoncountysc.org



**FLOODZONE INFORMATION:**

1. THE SITE IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER F.L.R.M. COMMUNITY PANEL NUMBER 45007C02202E WITH AN EFFECTIVE DATE OF 9-29-2011.

**UTILITY NOTE:**

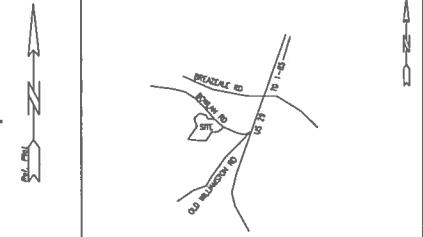
ALL LOTS TO UTILIZE PUBLIC WATER AND INDIVIDUAL SEPTIC TANKS.

33 TOTAL LOTS

MINIMUM LOT SIZE = 20,000 SQ. FT.

MINIMUM LOT WIDTH = 60

SETBACKS: FRONT = 20'  
SIDE = 10% OF LOT WIDTH OR 10', WHICHEVER IS GREATER  
REAR = 20'



**LOT 20 & 23 LOT AVERAGES:**

LOT 20: 18,175 - 20,000 = -1,825 SQ FT.

LOT 23: 19,585 - 20,000 = -415 SQ FT.

LOT 21: 27,511 - 20,000 = +7,511 SQ FT



**LOCATION MAP**

**PRELIMINARY PLAT**

**OWNER'S CERTIFICATION**

As the owner of this land, as shown on this preliminary plat or his agent, I certify that this drawing was made from an actual survey, and I understand and perform the existing land and the proposed development and improvements thereon.

Date: Feb 13, 2019  
Owner: Mary M. Burgess  
Signed: [Signature]

**DESIGN PROFESSIONAL CERTIFICATION**

I hereby certify that this preliminary plat was prepared using a survey of the property prepared by the design, in accordance with the provisions of the preliminary plat is hereby granted by the Manager or the Subdivision Administrator, subject to further compliance with all provisions of said development regulations.

By Name: Wesley White  
Signed: [Signature]  
Registered Professional No. 25827  
Address: 211 Bentley Street, Anderson S.C. 29621  
Telephone No.: 864-228-0890  
Date: 2-28-19

**CERTIFICATE OF PROJECT APPROVAL**

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

Manager or Subdivision Administrator: \_\_\_\_\_  
Date: \_\_\_\_\_

TMS # 198-00-02-016

**BRECKENRIDGE SUBDIVISION**

Anderson Incubator, LLC  
P.O. Box 2528  
Anderson SC 29622  
**APPLICANT**

RidgeWater Engineering & Surveying, LLC  
P.O. Box 806  
Anderson SC 29622  
**ENGINEER OR SURVEYOR**

PROPERTY OWNER: \_\_\_\_\_

NO. OF ACRES: ±28.4 MILES OF NEW ROADS: ±0.29

NO. OF LOTS: 33 DATE: 2-28-19

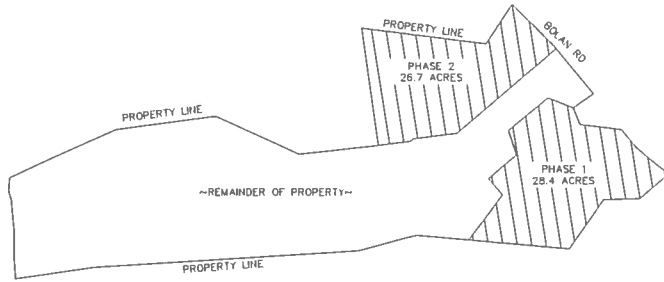
EXISTING LAND USE: AGRICULTURAL/VACANT

DRAWN BY: JWW  
CHECKED: JWW  
JOB NUMBER: 19028  
REVISIONS: 1  
PRELIMINARY PLAT



PO BOX 806, ANDERSON, SC 29622  
(864) 226-0980 ridgewatereng.com

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**FLOODZONE INFORMATION:**

1 THE SITE IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER FIRM, COMMUNITY PANEL NUMBER 45007C0260E WITH AN EFFECTIVE DATE OF 9-29-2011

**UTILITY NOTE:**

1 ALL LOTS TO UTILIZE PUBLIC WATER AND INDIVIDUAL SEPTIC TANKS.

41 TOTAL LOTS

MINIMUM LOT SIZE = 20,000 SQ FT (15,000 SQ. FT WITH LOT AVERAGING)

MINIMUM LOT WIDTH = 60'

SETBACKS: FRONT = 20'  
SIDE = 10% OF LOT WIDTH OR 10', WHICHEVER IS GREATER  
REAR = 20'

**LOT AVERAGING:**

LOTS < 20,000 SF = 20 LOTS (1-7, 14-16, 28-30, 35, 38-41) = 345,750 SF  
20 LOTS X 20,000 SF/LOT = 400,000 SF  
TOTAL BALANCE = 345,750 SF - 400,000 SF = -54,250 SF SHORT

LOTS > 20,000 TO 60,000 SF = 21 LOTS (8-13, 19-27, 31-34, 36-37) = 580,432 SF  
21 LOTS X 20,000 SF/LOT = 420,000 SF  
TOTAL BALANCE = 580,432 SF - 420,000 SF = +160,432 SF

160,432 SF > 54,250 SF, THEREFORE, ADEQUATE ACREAGE AVAILABLE FOR LOT AVERAGING



**LOCATION MAP**

**PRELIMINARY PLAT**

**OWNER'S CERTIFICATION**

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

Date: 4-11-19  
Owner: Mary M Burgess  
Signed: Mary M Burgess

**DESIGN PROFESSIONAL CERTIFICATION**

I, as hereby certified that this preliminary plat was prepared using a survey of the property prepared by Site Design, Inc. PLS, and dated 8-21-02, and further that the proposed subdivision meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property.

By Name: Wesley White  
Signed: Wesley White  
Registered Professional No. 25827  
Address: 211 Society Street, Anderson SC 29621  
Telephone No. 864-228-0980  
Date: 4-11-19

**CERTIFICATE OF PROJECT APPROVAL**

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

Manager of Subdivision Administrator: \_\_\_\_\_  
Date: \_\_\_\_\_

TMS # 198-00-02-016

**BRECKENRIDGE II SUBDIVISION**

Anderson Incubator, LLC  
P.O. Box 2526  
Anderson SC 29622

**APPLICANT**

Mary M Burgess  
1421 Campus Dr  
Vestal, NY 13850

RidgeWater Engineering  
& Surveying, LLC  
P.O. Box 606  
Anderson SC 29622

**PROPERTY OWNER**

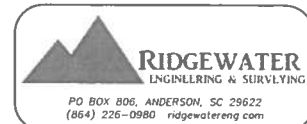
**ENGINEER OR SURVEYOR**

NO OF ACRES ±26.7 MILES OF NEW ROADS ±0.38

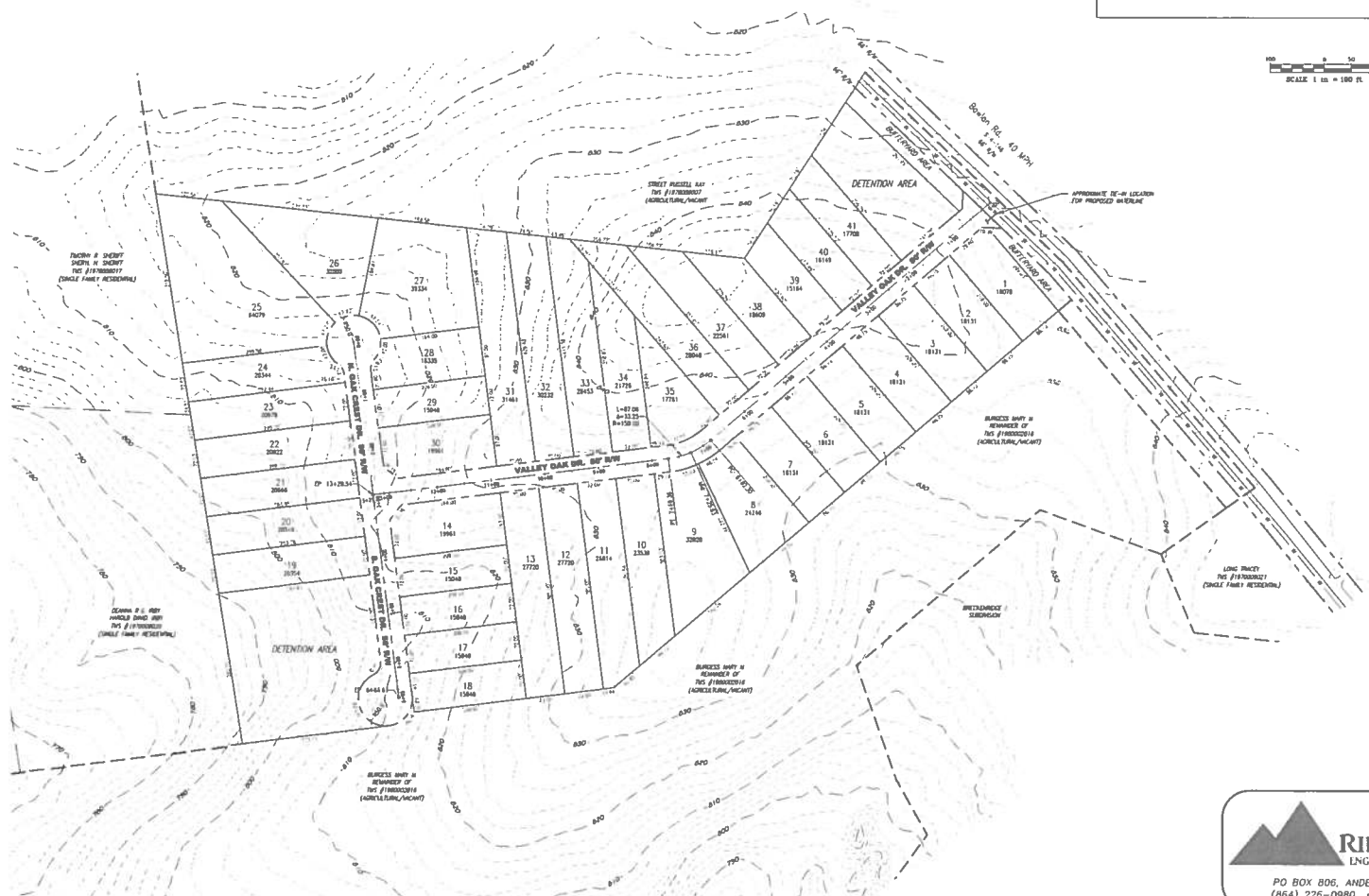
NO OF LOTS 41 DATE 4-11-19

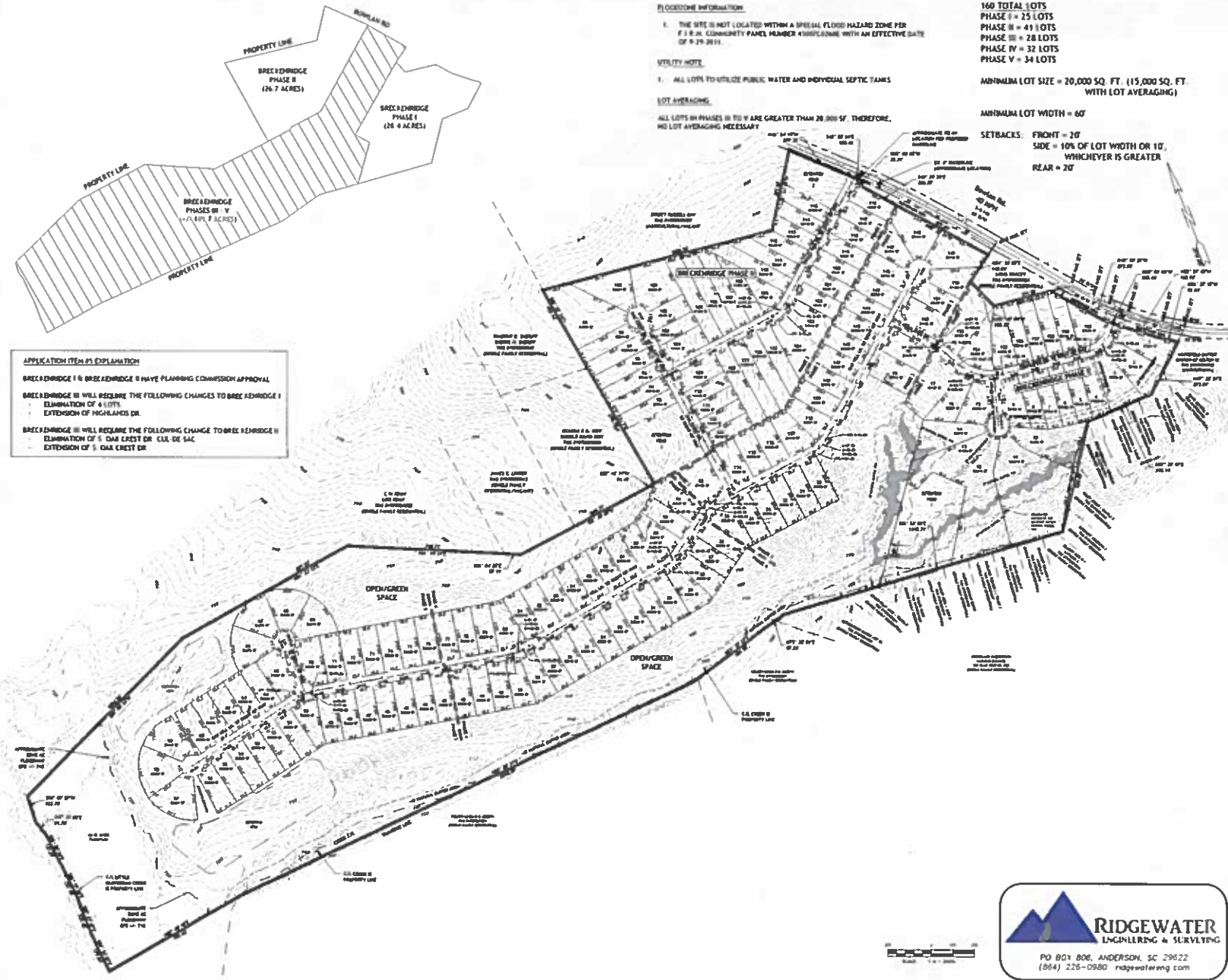
EXISTING LAND USE, AGRICULTURAL/VACANT

DRAWN BY: JWW  
CHECKED: JWW  
JOB NUMBER: 19080  
REVISIONS: 0  
PRELIMINARY PLAT



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**LOCATION INFORMATION**  
 1. THE SITE IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER F J R M COMMUNITY PANEL NUMBER 4 SURFACE WITH AN EFFECTIVE DATE OF 9/29/2011.

**UTILITY NOTES**  
 1. ALL LOTS TO UTILIZE PUBLIC WATER AND INDIVIDUAL SEPTIC TANKS

**LOT AVERAGING**  
 ALL LOTS IN PHASES III TO V ARE GREATER THAN 20,000 SF, THEREFORE, NO LOT AVERAGING NECESSARY

160 TOTAL LOTS  
 PHASE I = 25 LOTS  
 PHASE II = 41 LOTS  
 PHASE III = 28 LOTS  
 PHASE IV = 32 LOTS  
 PHASE V = 34 LOTS

MINIMUM LOT SIZE = 20,000 SQ. FT. (15,000 SQ. FT. WITH LOT AVERAGING)

MINIMUM LOT WIDTH = 60'

**SETBACKS:** FRONT = 20'  
 SIDE = 10% OF LOT WIDTH OR 10', WHICHEVER IS GREATER  
 REAR = 20'

**APPLICATION ITEM #5 EXPLANATION**

BRECKENRIDGE I & BRECKENRIDGE II HAVE PLANNING COMMISSION APPROVAL

BRECKENRIDGE III WILL REQUIRE THE FOLLOWING CHANGES TO BRECKENRIDGE I

- ELIMINATION OF 4 LOTS
- EXTENSION OF HIGHLANDS DR.

BRECKENRIDGE III WILL REQUIRE THE FOLLOWING CHANGE TO BRECKENRIDGE II

- ELIMINATION OF 3 OAK CREST DR. CUL-DE-SAC
- EXTENSION OF 3 OAK CREST DR.



LOCATION MAP

**PRELIMINARY PLAT**  
 OWNER'S CERTIFICATION

IN WITNESS WHEREOF, the owner of the premises and of the legal, lawful, and true interest therein, has caused this preliminary plat to be signed and sealed by me or my duly authorized agent, and the same to be attested by me or my duly authorized agent, and the same to be recorded in the public records of the county of Anderson, South Carolina, on this 15th day of February, 2012.

Date: 02/15/12  
 Signature: [Signature]

**DESIGN PROFESSIONAL CERTIFICATION**

I hereby certify that the preliminary plat was prepared using a survey of the property prepared by me or my duly authorized agent, and that the same is a true and correct representation of the same, and that the same is in accordance with the provisions of the Anderson County Development Ordinance, as applicable to the property.

By: [Signature]  
 Registered Professional No.: [Number]  
 Address: [Address]  
 License No.: [Number]  
 Date: 02/15/12

**CERTIFICATE OF PROJECT APPROVAL**

AS A CONDITION OF THE APPROVAL OF THIS PRELIMINARY PLAT, THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE APPLICANT'S ADJACENT PROPERTY OWNERS.

Manager of Subdivision Administration:  
 Date: \_\_\_\_\_

TMS # 198-00-02-016

**BRECKENRIDGE SUBDIVISION**

Anderson Incubator, LLC  
 P O Box 2920  
 Anderson SC 29622

APPLICANT

Anderson Incubator, LLC  
 P O Box 2920  
 Anderson SC 29622

PROPERTY OWNER

Ridgewater Engineering & Surveying, LLC  
 P O Box 800  
 Anderson SC 29622

ENGINEER OR SURVEYOR

NO. OF ACRES: 169.7 MILES OF NEW ROADS: 11.57

NO. OF LOTS: 168 DATE: 02-15-12

EXISTING LAND USE: AGRICULTURAL/PACANT

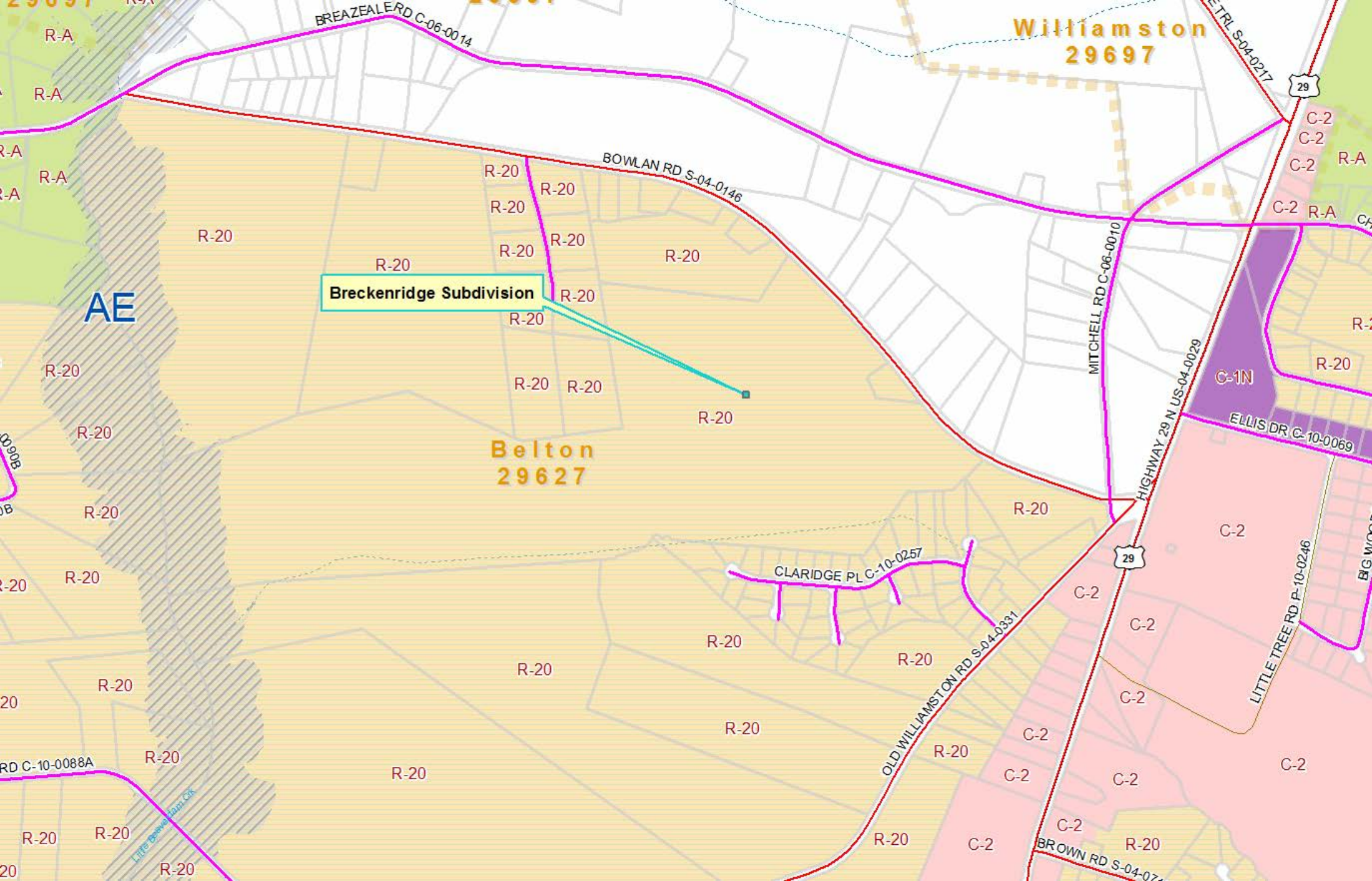
DRAWN BY: JFW  
 CHECKED: JFW  
 JOB NUMBER: 19789  
 REVISIONS: 1  
 PRELIMINARY PLAT



**RIDGEWATER**  
 ENGINEERING & SURVEYING

PO BOX 806, ANDERSON, SC 29622  
 (864) 226-0980 ridgewatereng.com

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29697

29697

Williamston  
29697

BREAZEALE RD C-06-0014

BOWLAN RDS-04-0146

Breckenridge Subdivision

AE

Belton  
29627

CLARIDGE PLC-10-0257

OLD WILLIAMSTON RDS-04-0031

MITCHELL RD C-06-0010

HIGHWAY 29 N US-04-0029

ELLIS DR C-10-0000

LITTLE TREE RD P-10-0246

BROWN RD S-04-0700

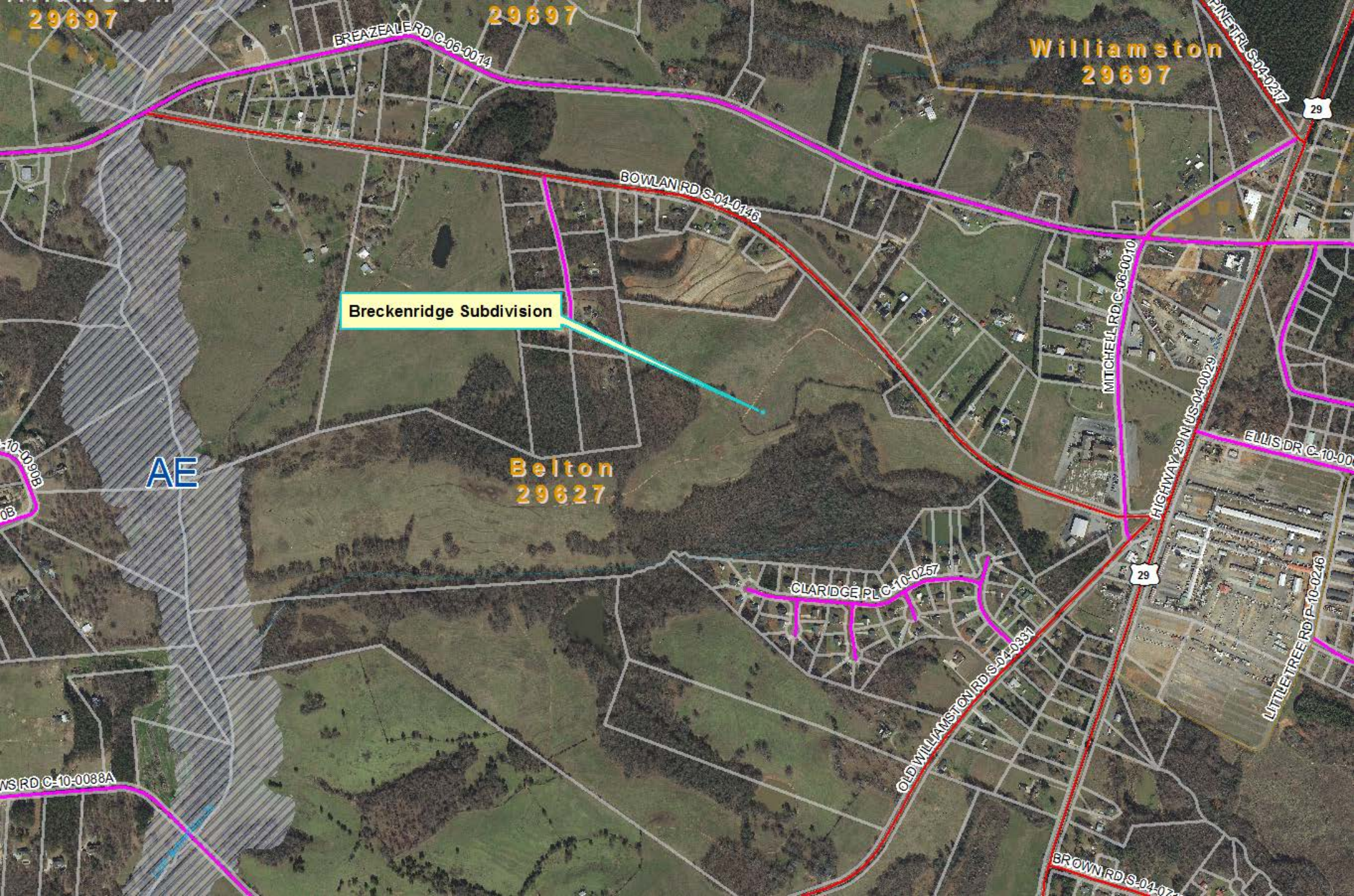
NS RD C-10-0088A

F-10-0090B

PINETRL S-04-00217

29

29



Anderson County Planning Commission  
November 12, 2019  
6:00 PM

Staff Report - Preliminary Subdivision

---

**Preliminary Subdivision Name:** Parkview Glen Phase I-II  
(Previously Approved on 6-12-2018)

Two lots have been relocated to the common area along with two additional lots added due to the second detention pond location and requesting a change in Phase II to Phase II-IV

**Intended Development:** Single Family Residential

**Applicant:** Rodgers Road Venture, LLC

**Surveyor/Engineer:** Ridgewater

**Location:** Rogers Road, Pelzer

**County Council District:** 6

**Surrounding Land Use:** North- Vacant  
South - Rogers Road  
East - Residential  
West- Vacant

**Zoning:** Property Unzoned

**Tax Map Number:** 218-00-01-009, -010, -011

**Extension of Existing Dev:** No

**Existing Access Road:** Rogers Road

**Number of Acres:** +/- 50.18

**Number of Lots:** 144 (Previously 142)

**Water Supplier:** Big Creek

**Sewer Supplier:** Anderson

**Variance:** No

### **Roads & Bridges Traffic Impact Analysis:**

The proposed development has two new access points on Rogers Road. There is no maximum ADT for Rogers Road since it is classified as a minor collector. Colonial Drive is classified as a minor local with a maximum allowable ADT of 1,000 because it has two access points. It is estimated that the proposed development will add 40 trips per day to Colonial Drive. Roads & Bridges existing traffic count for Colonial Drive is 510 trips per day; therefore, the proposed total estimated ADT would be 550. The proposed development is in compliance with Anderson County traffic volume capacity standards.

I reviewed the need for left and right turn lanes on Rogers Road at the two new access points. The proposed development does not meet SCDOT guidelines for left or right turn lanes at either access point. The traffic impact study is acceptable to Roads & Bridges.

### **Sec. 38-311.**

**(c) At the planning commission meeting during which the plat is scheduled to be discussed, the subdivision administrator shall present his recommendation to the planning commission.**

**(Ord. No. 03-007, § 1, 4-15-03)**





Scheduled Public Hearing Date: Nov. 12, 19

Application Received By: DL

Date Application Received: 10-10-19

Amount of Fee Paid: 1,120 Check # 0593

# Subdivision Plat Application Checklist

Anderson County Code of Ordinance Chapter 38  
Land Use

Thank you for your interest in Anderson County, South Carolina. This packet includes the necessary documents for review of subdivision development plans to be reviewed by county staff.

Should you need further assistance, please feel free to contact Development Standards between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday at (864) 260-4719



**DEVELOPMENT STANDARDS REVIEW APPLICATION**

**Note:** All plats must first be submitted to Development Standards. After submittal, plats will be distributed to the proper departments for review.

Date of Application 16-10-19

DS Number 18-107

**INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED AND THE SUBMITTED PLANS WILL NOT BE REVIEWED UNTIL THE APPLICATION/SUBMITAL IS COMPLETE**

**Proposed Subdivision Name:** Parkview Glen Phase II

1. Name of Applicant Rogers Road Venture, LLC - Phillip Day

Address of Applicant 7 Hindman Drive, Greenville, SC 29609

Telephone Number(s) 864-907-6509 Email phillip@falconsouthcarolina.com

2. Property Owner(s) Rogers Road Venture, LLC

Owner(s) Address 7 Hindman Drive, Greenville, SC 29609

Telephone Number(s) 864-907-6509 Email phillip@falconsouthcarolina.com

**Project Information**

3. Project Location: 557 Rogers Rd., Pelzer, SC

Parcel Number/TMS: 218-00-01-009; -010; -011 County Council District: Six School District: One

Total Acreage: 50.18 Number of Lots: 144 Intended Development: Single family residence

Current Zoning: Unzoned Surrounding Land Uses: North: Vacant South: Rogers Rd. East: Residential West: Vacant

4. **Utility Agreement Services Letter of Approval**, Please attach to application.

Water Supplier: Big Creek Hammond Water Sewer Supplier: REWA Septic: N/A

Electric Company: Duke Energy Gas Company: Fort Hill Natural Gas Telecommunication Company: At&t

5. Have any changes been made since this plat was last before the Planning Commission? Yes

If so, please describe: Two lots have been relocated to the common area along with two additional lots added due to the second detention pond location. Additional phase lines have also been added.

6. Is there a request for a variance? No if so, please attach the description to this application. **(Variance Fee \$200.00)**

7. **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 along the County road-network when a development will generate 100 or more trips per hour during the peak hour of the adjacent street, see section 38 - 118 Intensity Standards in the Anderson County Code of Ordinances. This study must be submitted with the application before it goes to the Planning Commission if applicable. Yes \_\_\_ or No

Label the point of curvature (PC), point of tangency (PT), and curve radius of each horizontal curve on the preliminary plat.

8. Anderson County School District # 1 (appropriate district) must be contacted for this development prior to Planning Commission review. Please attach conformation letter.

**9. Site Analysis:**

- a. Is there any evidence of soil contamination on property? Yes \_\_\_ or No
- B. If there is soil contamination, has the type of contamination been identified and if so what is the finding?
- c. Has the EPA been notified of the contamination? If not, why not?

**Sec. 38-91. - Purpose.**

Good development begins with an analysis of the natural and environmental features of a site. These factors include land forms, wetlands, soils, slopes, floodplains, etc., and they differ from site to site. Each is critical to, and must be addressed by the development process. The purpose of this division, therefore, is to mitigate the impact of development where it might adversely disturb or be adversely affected by these natural features. **Considered and noted**

**Sec. 38-92. - Natural features analysis.**

As part of the required site analysis, each site shall include an identification of any and all of the following natural features:

- (1) Floodplains **NO**
  - (2) Soils, with severe limitations to development. **None**
  - (3) Wetlands. **Onsite creek. (unnamed tributary of Hurricane Creek**
- Where such features are identified, sound engineering solutions shall be required to reduce or eliminate any negative effects of the proposed development, or such features shall remain undisturbed. **Noted**

**Sec. 38-93. - Floodplain requirements.**

Where floodplains are identified by the analysis, and shown on the flood hazard boundary maps for the county, latest edition, all development shall comply with Article IV of this Chapter relating to flood hazard prevention. **N/A**

**Sec. 38-94. - Soils analysis.**

(a) Soils may and often do pose significant constraints to development. However, these constraints often may be overcome by sound engineering solutions, making use of such soils possible if proper steps are taken. Such steps might include the removal of these soils from construction areas, use of additional fill dirt, use of extra thick subbase, pilings, elevated first floors or other such measures. (b) The following soils are identified in a soil survey prepared for the county by the USDA Soil Conservation Service, as presenting severe limitations to development: Cartecay, Gwinette, Madison (where slopes exceed 15%), Pacolet and Toccoa. Where such soils have been identified on a site proposed for development, a soils analysis report shall be submitted together with the preliminary plat or site plan. The report shall describe the extent of the soil and how its limitations are to be overcome. The proposed method of dealing with the soils shall be approved by the staff of the planning commission, prior to the issuance of a building permit. **Noted**

**Sec. 38-95. - Wetlands requirements.**

Where wetlands are identified by the analysis, the applicant shall contact the U.S. Army Corps of Engineers to determine if such wetlands are jurisdictional wetlands, and if so, secure the necessary permits and/or clearance before a building or use permit shall be issued by the county. **Noted**

10. Proposed road names pre-approved by E-911 Addressing Office for the county. **(Road Name Change Fee \$200.00)**

11. Are there any current Covenants in effect for this proposed development? Yes \_\_\_ No  If Yes, please attach document.

### Subdivision Plat Application Check List

The following checklist is to aid the applicant in providing the necessary materials for submittal.

**1. Application Submittal Requirements and Process**

To submit a Subdivision Plat Application, you must provide the following to the Development Standards Office:

- Two (2) 8 1/2 x 11 sized copies of the Preliminary Plat  Two (2) 17 x 24 (or larger) copies of the Preliminary Plat
- Completed Subdivision Application  Check made payable to Anderson County for Preliminary Plat Review

**(Fee for Preliminary Plat Review is \$350.00 plus \$10.00 per lot) (Fee for Revisions \$200.00)**

**Sec.38-111. – 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 38-312. If the subdivision administrator determines that the information provided on the plat fulfills the requirements of section 38-312, 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.38-311 (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:

- i. public health, safety, convenience, prosperity, and the general welfare;
- ii. balancing the interests of subdividers, homeowners, and the public; (Appeals Fee \$200.00)
- iii. the effects of the proposed development on the local tax base; and,
- iv. the ability of existing or planned infrastructure and transportation systems to serve the proposed development.

**Sec. 38-312. - Preliminary plat.**

The preliminary plat shall contain the following information:

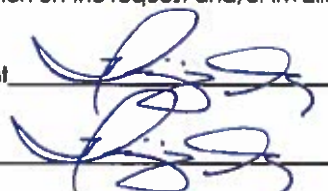
- (1) Location of subdivision on a map indicating surrounding areas at an appropriate scale sufficient to locate the subdivision.
- (2) Map of development at a scale of not less than one inch equals 200 feet and not more than one inch equals 50 feet.
- (3) Name of subdivision, name and address of the owner(s), name of engineer or surveyor and the names of the owners of abutting properties.
- (4) A boundary survey of the area to be subdivided, showing bearings measured in degrees, minutes and seconds and distances measured in feet and decimals thereof.
- (5) Present land use of land to be subdivided and of the abutting property and/or properties.
- (6) Acreage of land to be subdivided.
- (7) Contour maps of the proposed subdivision, with maximum contour intervals of ten feet or three meters.
- (8) Tax map number of original parcel or parcels prior to subdivision.
- (9) Location of existing and proposed easements with their location, widths and distances.
- (10) Location of existing water courses, culverts, railroads, roads, bridges, dams, and other similar structures or features.
- (11) Location of utilities and utility easements on and adjacent to the tract, showing proposed connections to existing utility systems.
- (12) Proposed lot lines, lot numbers, lot dimensions and lot acreages.
- (13) North arrow.
- (14) Proposed road names pre-approved by E-911 Addressing Office for the county.
- (15) Certification by licensed surveyor stating that all lot sizes meet minimum size standards.
- (16) Designation of any areas that fall within any flood plain indicating the high water mark for same.

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SIGNATURE OF APPLICANT & Property Owner:

I (we) certify as property owners or authorized representative that the information shown on and any attachment to this application is accurate to the best of my (our) knowledge, I (we) understand that any inaccuracies may be considered just cause for postponement of action on the request and/or invalidation of this application or any action taken on this application.

Signature of Applicant



Date 10-10-19

Signature of Owner



Date 10-10-19

**2. After the Planning Commission approves the Preliminary Plat, the applicant must submit the following to the Development Standards Office.**

- DHEC approval letter for stormwater and erosion control
- Anderson County approval letter for stormwater and erosion control
- DHEC approval letter for the use of septic tanks or a letter verifying sewer service availability
- SCDO to the Anderson County Roads & Bridges Department Encroachment Permit
- Subdivision plan approval letter from the Anderson County Roads & Bridges Department. Road Profile Fee **\$1500.00**
- Form from E911/Addressing Office verifying the subdivision and road names have been approved
- Verification of water line service and layout plan (This is reviewed to determine if water pressures and volumes exist for the installation of fire hydrants within 1,000 feet of all lots.)

When these items have been **Approved**, the applicant may request a Grading Permit from Development Standards. A fee of **\$650.00** check made payable to Anderson County. The Grading Permit will be sent to the Anderson County Storm Water Department. They will contact the applicant to schedule a preconstruction meeting with design professionals and any utilities involved is required prior to land disturbance of one (1) acre or larger or part of a common plan. The applicant is also responsible for contacting the Roads & Bridges Department (260-4190) to schedule the required road inspections.

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**3. To obtain a Final Plat Approval, you must provide the following to the Development Standards Office:**

A **Bond Estimate** must be submitted Fifteen (15) days prior to the final plat and **Approved** by our office.

Seventeen (17) 11 X 17 copies of the Final Plat (Five (5) 24 X 36 of these must have raised seal and landowner's signature)

Digital copy of the plat (Floppy disk or CD)

Check made payable to Anderson County for Final Plat Review (**Fee for Final Plat Review is \$150 + \$10.00 per lot**)

A performance bond, letter of credit, or certified check posted to Anderson County for a period of not less than eighteen (18) months to cover all remaining infrastructure improvements, including: roads, stormwater/erosion control, sewer and water – if not pre-paid through provider. The bond, letter of credit or certified check must be 125% of the requirement improvements, and should be accompanied by the contractor's cost estimates. (**Performance Bond Renewal or Extension Fee \$100.00**)

**Please allow five (5) to ten (10) business days for review.** After submittal, the applicant must then record the Final Plat at the Register of Deeds Office. When the roads within the subdivision have passed final inspection, County Council may vote to accept the roads into the County Road System; and the roads may be deeded over to Anderson County.

**Sec. 38-332. - Final plat.**

All final plats submitted for approval must contain, in addition to all requirements for preliminary plats, the following information:

- (1) A fully delineated plat of the subdivision accurately plotted to a scale of one inch equals 200 feet or larger and meeting or exceeding the minimum requirements of the South Carolina Department of Labor, Licensing and Regulation "Minimum Standards Manual for the Practice of Land Surveying in South Carolina."
  - (2) Bearings and distances for all lines on the plat, with distance measured in feet and decimals thereof and bearings measured in degrees, minutes and seconds.
  - (3) Lot numbers for each lot to be created by the division.
  - (4) A statement on the plat stating, "There exists a 5 foot drainage and utility easement along all side and rear lot lines."
  - (5) All easements for water mains or sanitary sewers not located in public road right of ways and serving more than one user. Such easements shall show location, width and conditions, together with a statement identifying the purpose or use of same.
  - (6) Dimensions and locations of all public road right of ways and any existing easements or rights-of-ways evidencing special conditions that cross the property and are not located in the right-of-way of a public road, together with a statement identifying the purpose or use of same.
  - (7) A statement clarifying whether any property line is in the center of any stream or creek.
  - (8) A title block containing the following information: subdivision name; name of owner; name, address, registration number and seal of engineer or surveyor registered in South Carolina; date survey was made; certificate of authorization (unless surveyor is sole practitioner); certificate of accurate survey; certificate of ownership; certificate of approval for recording; TMS number and miles of new road. (See appendix A)
- (9) If the development is drawn in two or more sections, each section shall be accompanied by a key map indicating the location of the several sections.
  - (10) The names of all abutting land owners, together with tax map numbers for abutting properties shall be shown and verified by the surveyor.

**CERTIFICATIONS MUST BE PLACED ON THE PRELIMINARY PLAT**

**THIS CHECKLIST IS NOT TO BE CONSIDERED AS EXCLUSIVE OF ALL REQUIREMENTS.**

**DESIGN PROFESSIONAL  
CERTIFICATION**

It is hereby certified that this [preliminary plat] was prepared using a survey of the property prepared by

Ridgewater Engineering & Surveying RLS, and dated 3-26-18; And further that the proposed (subdivision) [development] 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: 211 Society St., Anderson, SC 29621

Telephone Number: 864-226-0980

Date: 10-10-19

**OWNER'S CERTIFICATION**

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

Date: 10-10-19

[Owner] Agent] [Name]: Phillip Day

Signed: 

**CERTIFICATE OF PROJECT APPROVAL**

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

Manager or Subdivision Administrator: \_\_\_\_\_

Date: \_\_\_\_\_

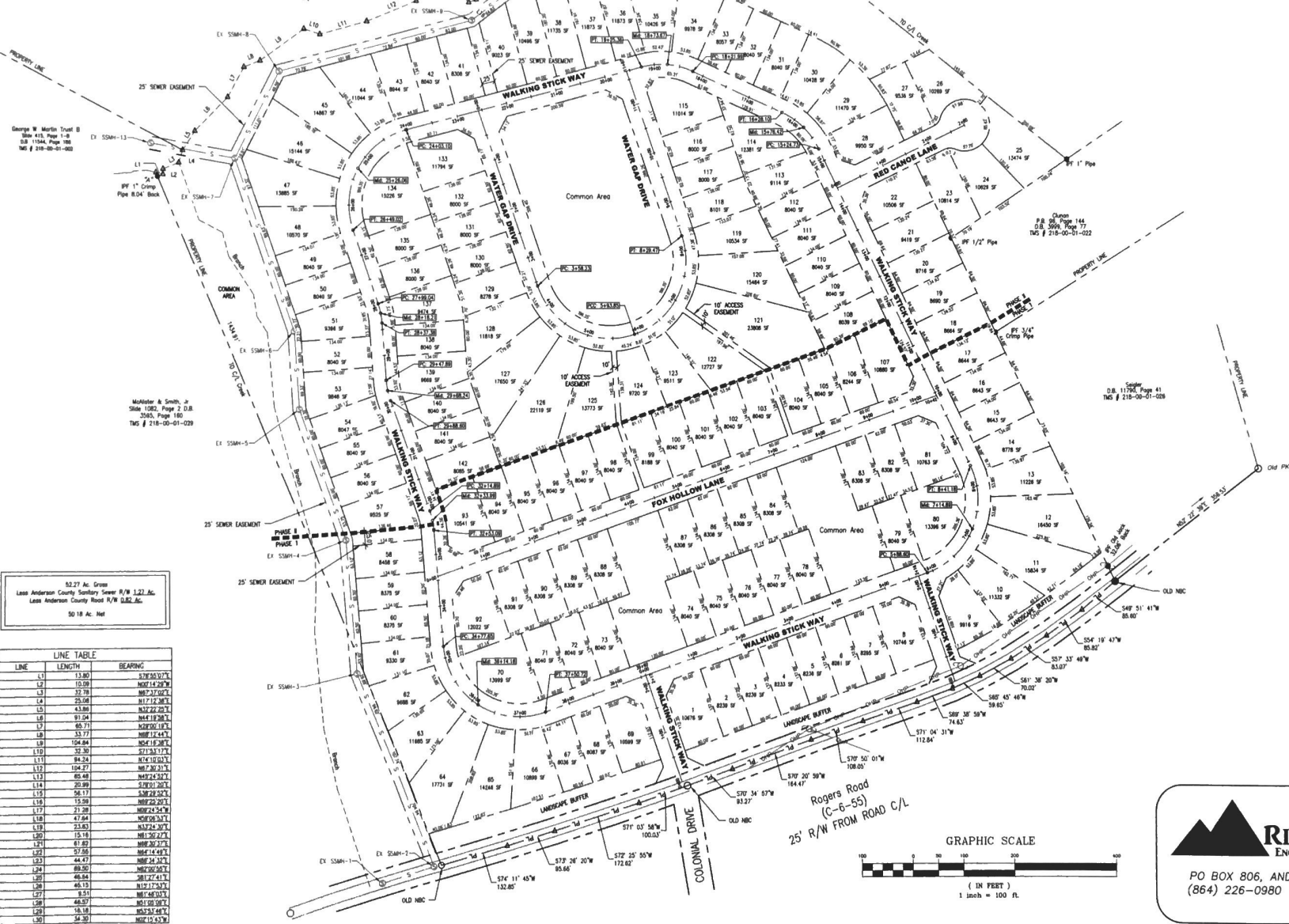
**This approval does not constitute approval of a Final Subdivision Plat.  
(NOT FOR RECORDING)**

- LEGEND
- Iron Pin, New
  - Iron Pin, Old
  - Power Pole
  - Sanitary Sewer Manhole
  - Light Pole
  - Wire
  - Gas Meter
  - Mail and Utility Cops.
  - New Utilities Otherwise Noted
  - Disrupted Point
  - Sanitary Sewer Line
  - Overhead Power

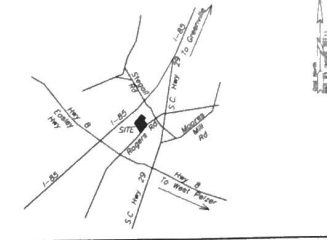
SS  
OH

52.27 A.C. Gross  
Less Anderson County Sanitary Sewer R/W 1.22 A.C.  
Less Anderson County Road R/W 0.82 A.C.  
50.18 A.C. Net

LINE	LENGTH	BEARING
L1	13.80	S79°50'32"E
L2	15.09	N07°12'29"W
L3	32.78	N07°37'00"E
L4	25.08	N17°12'36"E
L5	43.89	N32°22'21"E
L6	91.04	N44°18'28"E
L7	66.71	S29°02'14"E
L8	13.77	N08°14'42"E
L9	154.84	N54°18'38"E
L10	32.30	S71°53'17"E
L11	84.24	N74°02'02"E
L12	154.77	N07°30'31"E
L13	65.48	N49°24'52"E
L14	29.99	S79°12'20"E
L15	56.17	S38°22'52"E
L16	15.58	N09°22'29"E
L17	21.29	N08°24'24"E
L18	47.84	N08°08'31"E
L19	23.63	N37°24'30"E
L20	15.16	N01°02'27"E
L21	61.82	N09°30'37"E
L22	37.56	N04°14'49"E
L23	44.47	N09°24'30"E
L24	89.50	N07°02'50"E
L25	46.84	N01°27'41"E
L26	46.13	N32°12'23"E
L27	8.51	N01°48'03"E
L28	46.57	N01°00'30"E
L29	44.47	N03°14'49"E
L30	54.30	N09°15'43"E



142 TOTAL LOTS  
 PHASE I = 67 LOTS  
 PHASE II = 75 LOTS  
 MINIMUM LOT SIZE = 8,000 SQ. FT.  
 MINIMUM LOT WIDTH = 60' AT FRONT BUILDING SETBACK  
 SETBACKS: FRONT = 20', SIDES/REAR = 10'



LOCATION MAP  
**PRELIMINARY PLAT**  
 CERTIFICATE OF OWNERSHIP AND DEDICATION

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

\_\_\_\_\_  
 Signed  
 \_\_\_\_\_  
 Signed  
 \_\_\_\_\_  
 Signed  
 \_\_\_\_\_  
 Signed

CERTIFICATE OF ACCURACY

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

4/12/18  
 DATE  
 \_\_\_\_\_  
 LICENSED ENGINEER OR REGISTERED SURVEYOR

S.C. Registration No. 25227

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE  
 SUBDIVISION ADMINISTRATOR  
 ANDERSON COUNTY PLANNING BOARD

TMS # 218-00-01-009 & 010 & 011  
 18-107

DEERPATH SUBDIVISION

Rogers Road Venture, LLC  
 7 Hindman Drive  
 Greenville, SC 29609  
 864.907.6509

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

OWNER ENGINEER OR SURVEYOR

NO OF ACRES: ±50.18 MILES OF NEW ROADS: ±1.30

NO OF LOTS: 142 DATE: 4-12-18

ZONE: UNZONED

DRAWN BY: JT  
 CHECKED: JWJ  
 JOB NUMBER: 18012  
 REVISIONS: 0  
 PRELIMINARY PLAT



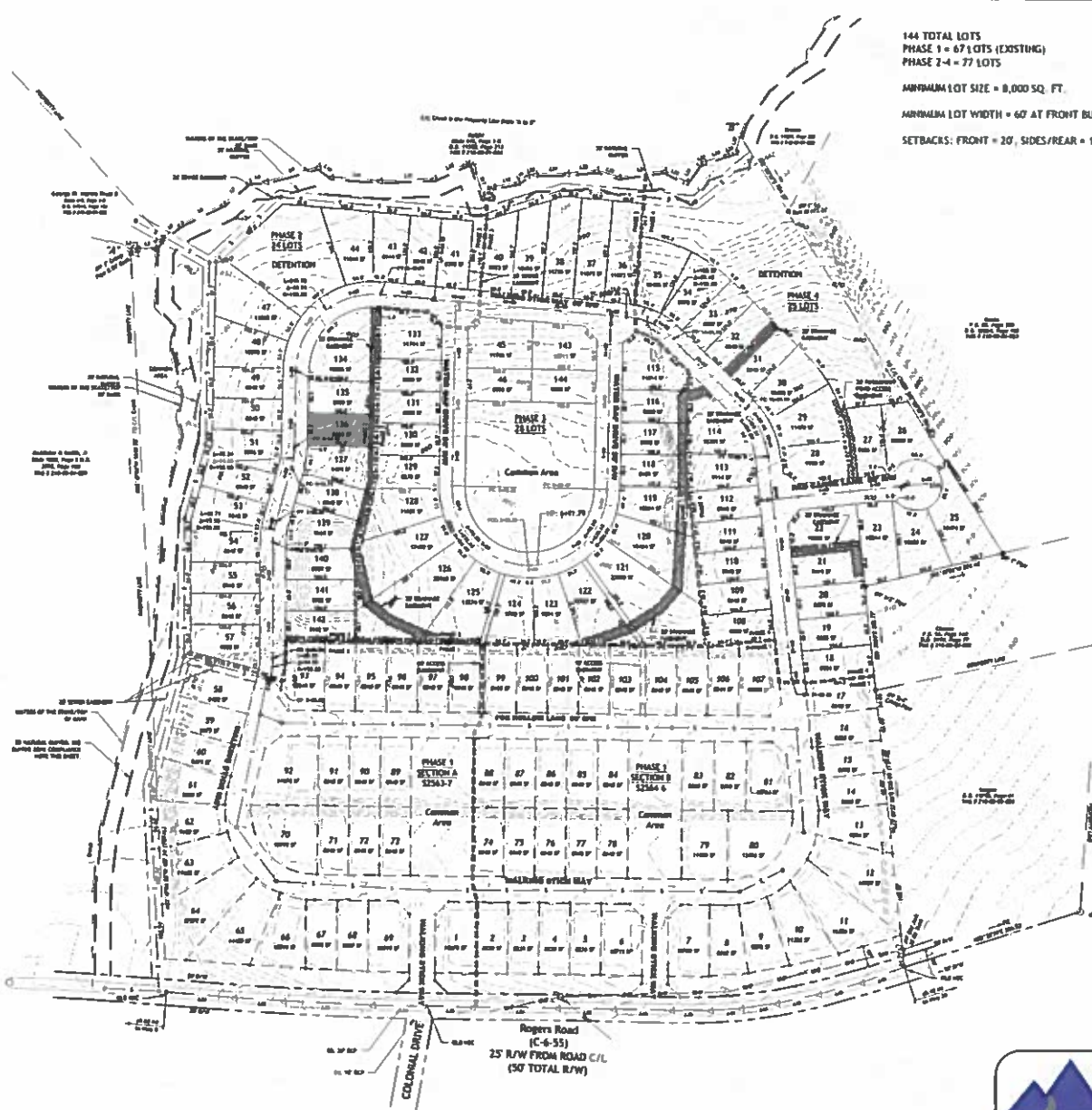
**RIDGEWATER**  
 ENGINEERING & SURVEYING

PO BOX 806, ANDERSON, SC 29622  
 (864) 226-0980 ridgewatereng.com

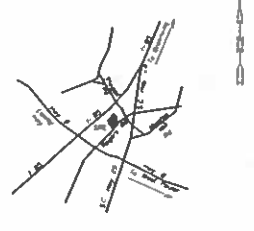
"THIS DRAWING AND THE DESIGN SHOWN THEREON ARE THE PROPERTY OF JW WHITE CONSULTING, LLC. THE REPRODUCTION, COPYING OR USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION."

0.5" = 100'  
 LOTS SHOWN ONLY BEING PHASE 2-4, I.E.,  
 NOT INCLUDING PHASE 1-3, I.E.,  
 IN 10-19

LINE	LENGTH	BEARING
L1	13.00	S89°15'00"W
L2	13.00	S89°15'00"W
L3	13.00	S89°15'00"W
L4	13.00	S89°15'00"W
L5	13.00	S89°15'00"W
L6	13.00	S89°15'00"W
L7	13.00	S89°15'00"W
L8	13.00	S89°15'00"W
L9	13.00	S89°15'00"W
L10	13.00	S89°15'00"W
L11	13.00	S89°15'00"W
L12	13.00	S89°15'00"W
L13	13.00	S89°15'00"W
L14	13.00	S89°15'00"W
L15	13.00	S89°15'00"W
L16	13.00	S89°15'00"W
L17	13.00	S89°15'00"W
L18	13.00	S89°15'00"W
L19	13.00	S89°15'00"W
L20	13.00	S89°15'00"W
L21	13.00	S89°15'00"W
L22	13.00	S89°15'00"W
L23	13.00	S89°15'00"W
L24	13.00	S89°15'00"W
L25	13.00	S89°15'00"W
L26	13.00	S89°15'00"W
L27	13.00	S89°15'00"W
L28	13.00	S89°15'00"W
L29	13.00	S89°15'00"W
L30	13.00	S89°15'00"W
L31	13.00	S89°15'00"W
L32	13.00	S89°15'00"W
L33	13.00	S89°15'00"W
L34	13.00	S89°15'00"W
L35	13.00	S89°15'00"W
L36	13.00	S89°15'00"W
L37	13.00	S89°15'00"W
L38	13.00	S89°15'00"W
L39	13.00	S89°15'00"W
L40	13.00	S89°15'00"W
L41	13.00	S89°15'00"W
L42	13.00	S89°15'00"W
L43	13.00	S89°15'00"W
L44	13.00	S89°15'00"W
L45	13.00	S89°15'00"W
L46	13.00	S89°15'00"W
L47	13.00	S89°15'00"W
L48	13.00	S89°15'00"W
L49	13.00	S89°15'00"W
L50	13.00	S89°15'00"W
L51	13.00	S89°15'00"W
L52	13.00	S89°15'00"W
L53	13.00	S89°15'00"W
L54	13.00	S89°15'00"W
L55	13.00	S89°15'00"W
L56	13.00	S89°15'00"W
L57	13.00	S89°15'00"W
L58	13.00	S89°15'00"W
L59	13.00	S89°15'00"W
L60	13.00	S89°15'00"W
L61	13.00	S89°15'00"W
L62	13.00	S89°15'00"W
L63	13.00	S89°15'00"W
L64	13.00	S89°15'00"W
L65	13.00	S89°15'00"W
L66	13.00	S89°15'00"W
L67	13.00	S89°15'00"W
L68	13.00	S89°15'00"W
L69	13.00	S89°15'00"W
L70	13.00	S89°15'00"W
L71	13.00	S89°15'00"W
L72	13.00	S89°15'00"W
L73	13.00	S89°15'00"W
L74	13.00	S89°15'00"W
L75	13.00	S89°15'00"W
L76	13.00	S89°15'00"W
L77	13.00	S89°15'00"W
L78	13.00	S89°15'00"W
L79	13.00	S89°15'00"W
L80	13.00	S89°15'00"W
L81	13.00	S89°15'00"W
L82	13.00	S89°15'00"W
L83	13.00	S89°15'00"W
L84	13.00	S89°15'00"W
L85	13.00	S89°15'00"W
L86	13.00	S89°15'00"W
L87	13.00	S89°15'00"W
L88	13.00	S89°15'00"W
L89	13.00	S89°15'00"W
L90	13.00	S89°15'00"W
L91	13.00	S89°15'00"W
L92	13.00	S89°15'00"W
L93	13.00	S89°15'00"W
L94	13.00	S89°15'00"W
L95	13.00	S89°15'00"W
L96	13.00	S89°15'00"W
L97	13.00	S89°15'00"W
L98	13.00	S89°15'00"W
L99	13.00	S89°15'00"W
L100	13.00	S89°15'00"W



144 TOTAL LOTS  
 PHASE 1 = 67 LOTS (EXISTING)  
 PHASE 2-4 = 77 LOTS  
 MINIMUM LOT SIZE = 8,000 SQ. FT.  
 MINIMUM LOT WIDTH = 60' AT FRONT BUILDING SETBACK  
 SETBACKS: FRONT = 20', SIDES/REAR = 10'



LOCATION MAP

PRELIMINARY PLAT  
 OWNER'S CERTIFICATION

I, the owner of the land, do hereby certify that the plat shown on this drawing was made from an original survey, and complies with the zoning law and all other laws and all the stipulated conditions and requirements herein.

Date: 10-10-19  
 Prepared by: Phillip Clay  
 Signature: [Signature]

DESIGN PROFESSIONAL CERTIFICATION

I, a duly qualified professional engineer, do hereby certify that the plat shown on this drawing was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of South Carolina.

By name: J. Wesley White, PE  
 License No.: 25877  
 Registered Professional in:  
 Address: 211 Secretary St. Anderson, SC 29621  
 Telephone No.: 864-228-0980  
 Date: 10-10-19

CERTIFICATE OF PROJECT APPROVAL

All applicable requirements of the Anderson County Development Standards Ordinance relating to Project Approval having been satisfied, approval of the preliminary plat hereby granted by the Engineer in the following: [Signature]

Engineer in Charge: [Signature]  
 Title: [Signature]

TMS # 218-00-01-011

PARKVIEW GLEN  
 PHASE 2-4

Engineer: Rogers Road Ventures, LLC  
 7 Hamilton Drive  
 Columbia, SC 29909  
 Cell: 803-729-4500  
 ENGINEER OR SURVEYOR

NO. OF ACRES: 180.3 MILES OF NEW ROADS: 0.78  
 NO. OF LOTS: 77 DATE: 10-10-19  
 ZONE: UNZONED

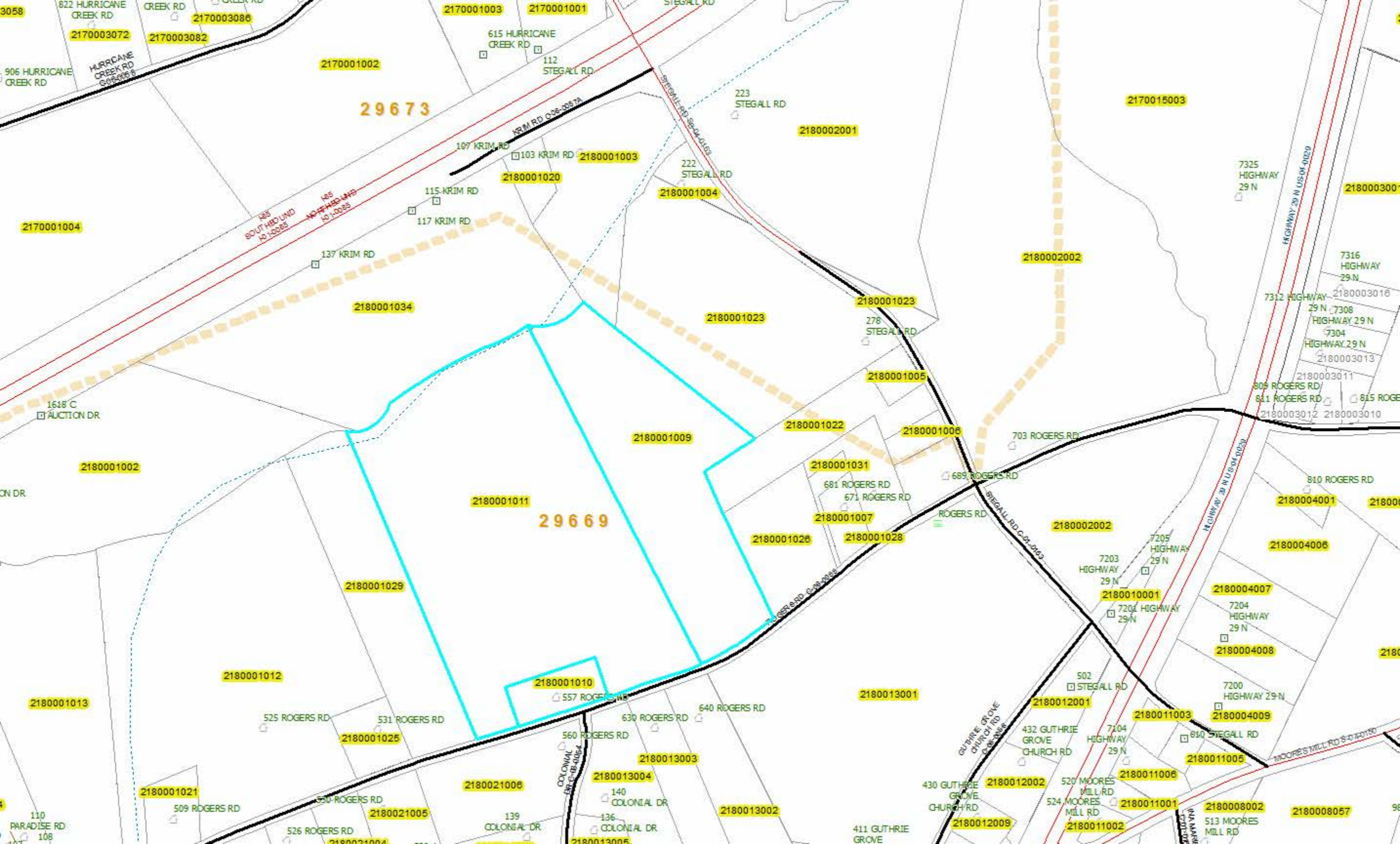
DRAWN BY	JT
CHECKED	PH
JOB NUMBER	191617
REVISIONS	0
PRELIMINARY PLAT	



PO BOX 806, ANDERSON, SC 29622  
 (864) 228-0980 ridgewatereng.com

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29673

29669

2170001002

2170001003

2170001001

2180002001

2170015003

2170001004

2180001003

2180001003

2180001020

2180001004

115 KRIM RD

117 KRIM RD

137 KRIM RD

2180001034

2180001023

2180001023

2180002002

1618 C AUCTION DR

2180001002

2180001009

2180001022

2180001006

2180001011

2180001031

681 ROGERS RD  
671 ROGERS RD

2180001026

2180001028

703 ROGERS RD

685 ROGERS RD

ROGERS RD

810 ROGERS RD

2180004001

2180004006

2180001029

2180001012

2180001010

557 ROGERS RD

2180013001

2180002002

7203 HIGHWAY 29 N

7205 HIGHWAY 29 N

7204 HIGHWAY 29 N

2180004007

7204 HIGHWAY 29 N

2180004008

7200 HIGHWAY 29 N

2180001013

525 ROGERS RD

531 ROGERS RD

630 ROGERS RD

640 ROGERS RD

502 STEGALL RD

432 GUTHRIE GROVE CHURCH RD

7104 HIGHWAY 29 N

610 STEGALL RD

2180011003

2180004009

2180011005

2180001021

509 ROGERS RD

530 ROGERS RD

2180021005

2180021008

2180013004

140 COLONIAL DR

136 COLONIAL DR

2180013002

430 GUTHRIE GROVE CHURCH RD

2180012009

2180012002

520 MOORES MILL RD

2180011001

2180011002

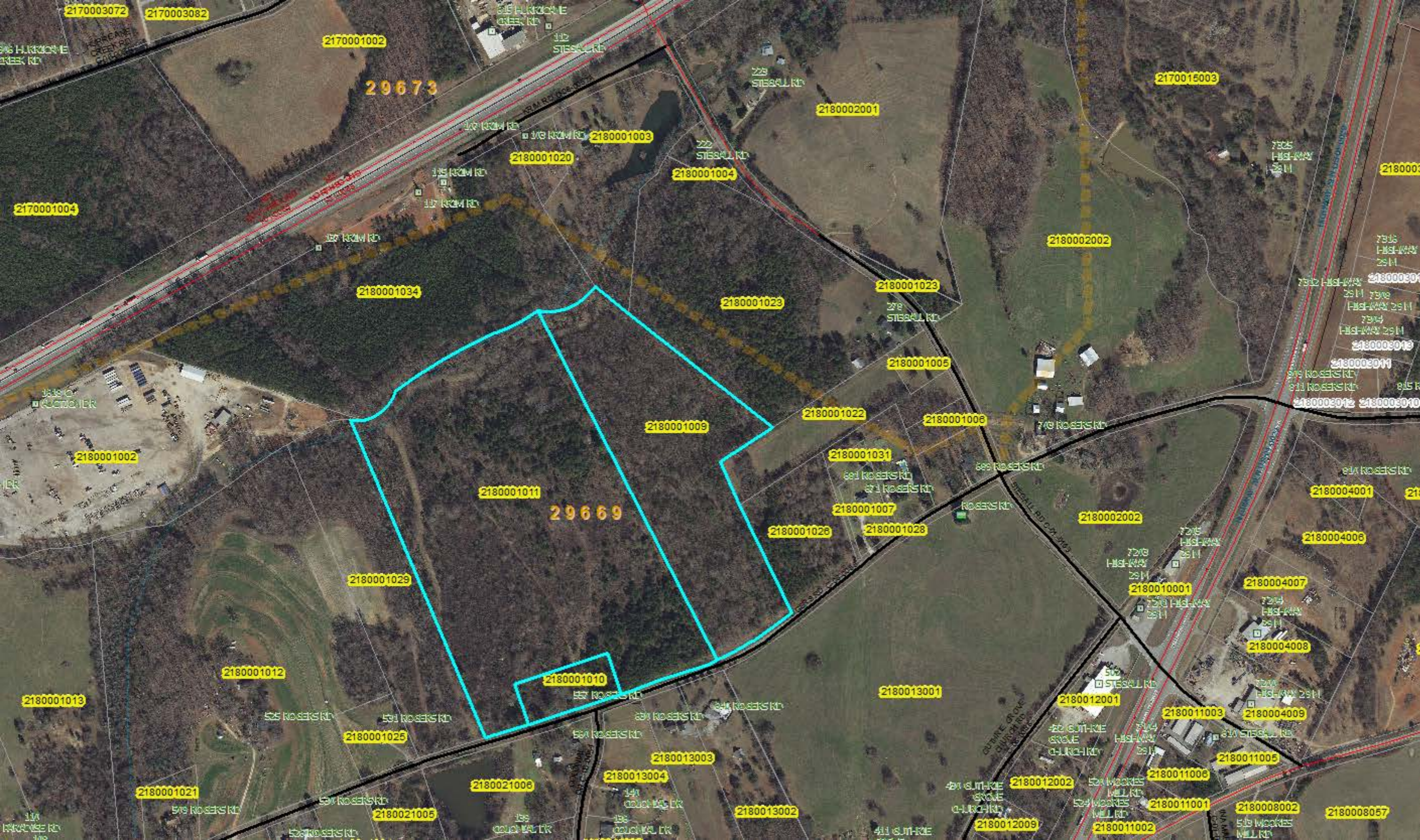
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513 MOORES MILL RD

2180008057

110 PARADISE RD  
108

98



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29673

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2180002002

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2180021005

2180021008

2180013004

2180013002

2180012002

2180011005

2180011006

2180008002

114 PARADISE RD

519 ROBERTS RD

521 ROBERTS RD

138 DOUGLASS DR

141 DOUGLASS DR

136 DOUGLASS DR

411 SUTHER GROVE CHURCH RD

524 WOOLKES MILL RD

519 WOOLKES MILL RD

2180008057

2170003072

2170003082

515 HURLOCK E CREEK RD

112 STESSALL RD

229 STESSALL RD

222 STESSALL RD

147 KROM RD

146 KROM RD

125 KROM RD

117 KROM RD

137 KROM RD

1335 O'LEARY DR

2180001002

7505 HIGHWAY 25M

2180002001

7515 HIGHWAY 25M

7512 HIGHWAY 25M

7514 HIGHWAY 25M

2180002013

2180002011

815 ROBERTS RD

2180004001

2180004006

2180004007

2180004008

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2180004008

2180004009

2180008002

2180008057

557 ROBERTS RD

541 ROBERTS RD

534 ROBERTS RD

534 ROBERTS RD

141 DOUGLASS DR

136 DOUGLASS DR

524 SUTHER GROVE CHURCH RD

524 SUTHER GROVE CHURCH RD

524 SUTHER GROVE CHURCH RD

519 STESSALL RD

519 STESSALL RD

519 STESSALL RD

519 STESSALL RD

519 STESSALL RD

519 STESSALL RD

502 STESSALL RD

7215 HIGHWAY 25M

7218 HIGHWAY 25M

7214 HIGHWAY 25M

7214 HIGHWAY 25M

7214 HIGHWAY 25M

7214 HIGHWAY 25M

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