



Planning Commission
City Hall in Council Chambers
Tuesday,
September 1, 2026
6:00 pm

- I. Invocation**
- II. Approval of Minutes of August 4, 2026**
- III. Addenda to Agenda**
- IV. New Business**
 - SD-26-2 (The Reserve at Stonebridge)
- V. Board Business**
- VI. Staff Report**
- VII. Adjourn**

**CITY OF ANDERSON
PLANNING COMMISSION
MINUTES
Tuesday, August 4, 2026
6:00 pm**

MEMBERS PRESENT: Lamarr Norris, Carey Ulrich, Kari Strathern, Ron Sconyers, Bryce Nivens

MEMBERS ABSENT: David Segers, Steve Lefevre, Ross Epstien

STAFF PRESENT: Christopher Darnell, Senior City Planner
Shalandrea Geer, Administrative Assistant

OTHERS PRESENT: See sign-in roster.

The meeting was called to order by Ron Sconyers.

APPROVAL OF MINUTES

A motion was made by Carey Ulrich and seconded by Kari Strathern, carried (5-0), to approve the minutes for June 2, 2026

ADDENDA TO AGENDA

None

ANX-26-5

(305 Edgebrook Drive)

Background: The applicant proposes to annex the subject property (9.36 acres) and construct a subdivision consisting of 15 custom-built homes. The requested zoning is PDD, Planned Development District which requires a document outlining specific development details, and is attached. Most of the lots will be over 15,000 square feet in size, and none will be below 10,000 square feet. The development pattern along Edgebrook Drive varies, with a subdivision across the road from the subject property averaging less than 8,000 square feet in lot size, and another that has townhome/patio homes. Larger lots exist along Edgebrook Drive as well. A residential dwelling currently exists on the property, but will be demolished for the construction of new home sites.

The PDD document for Water Oak outlines the development specifications which include:

- 15 single-family detached units total for a density of 1.6 lots per acre

- Lot Standards:
 - Minimum lot width of 85'
 - Minimum lot size of 10,000 sq. ft.
 - Minimum front yard setback – 15'
 - Minimum side yard setback (each side) – 7.5'
 - Minimum rear yard setback – 15'
- Landscaping and tree preservation (Comply with Article 13):
 - Street trees planted 40' on center
 - Sidewalks on both sides of new streets and adjacent sections of existing streets
 - 50' Residential Buffer Landscape Zone along Edgebrook Dr.
 - A tree survey is being conducted to ensure the preservation/adequate replacement of specimen/established trees
- A 10' wide Type B buffer shall be provided along the subdivision perimeter (Article 13 does not require a perimeter buffer).

After annexation, and once plans are submitted, staff will work with the developer to ensure that the development complies with these requirements.

Recommendation: Approval. Since this request was submitted prior to adopting the new Unified Development Ordinance, this development will follow the existing current PDD approval process. However, it would not be prudent if the proposal avoids the main elements of the new guidelines from a design and layout perspective. Staff compared the proposal to the new guidelines, and it would generally comply with the new standards. Requiring varying designs of houses and an emphasis on the placement of garages are two examples of elements that differ from the current standards but will apply to this request.

While the City's Comprehensive Plan does not address this property since it is outside the city limits, the proposed development falls into the single-family residential land use category, and closely matches the development requirements of Suburban Residential (low to medium density) in the proposed Unified Development Ordinance.

A motion was made by Bryce Nivens and seconded by Carey Ulrich, carried (5-0) to approve as submitted.

Will go to City Council August 10th 2026.

RZ-26-4

(Unified Development Ordinance)

Presentation of an overview of the Unified Development Ordinance given by Nicole Campbell with Houseal Lavigne.

A motion was made by Carey Ulrich and seconded by Bryce Nivens, carried (5-0) to approve as submitted.

Will go to City Council August 10th 2026.

ELECTION OF OFFICERS

Carey Ulrich nominated Bryce Nivens to serve as Chairman of the Planning Commission for the 2026–2027 term.

Carey Ulrich nominated Kari Strathern to serve as Vice Chairman of the Planning Commission for the 2026–2027 term.

Ron Sconyers nominated Shalandrea Geer to serve as Secretary of the Planning Commission for the 2026–2027 term.

A motion was made by Ron Sconyers and seconded by Carey Ulrich, carried unanimously (5-0), to approve as presented.

BOARD BUSINESS

Nothing at this time.

STAFF REPORT

Nothing at this time.

ADJOURNMENT

With no further business the meeting adjourned.

Ron Sconyers
Chairman

Shalandrea Geer
Secretary

**STAFF REPORT
CITY OF ANDERSON PLANNING COMMISSION**

Application Number: SD-26-2

Applicant: Don Chapman

Property Address: 1800 E. Calhoun Street
TMS# 148-00-06-006

Zoning of Property: PDD-L, Planned Development District, Legacy

Requested Action: Preliminary Subdivision Plat Approval

Recommendation: Approval

Background: The applicant requests Preliminary Plat approval for a single-family detached subdivision, *The Reserve at Stonebridge* (formerly known as *Stonebridge at Rankin's Lake, Phase II*). The proposed development consists of **21 lots on 28.74 acres**. The PDD document for the development was approved in 2004, along with the Preliminary Plat for the entire subdivision. Phase I of the development, consisting of 60 lots, has been completed. Originally, 45 lots were planned for Phase II.

The plans and layout to develop Phase II, now known as *The Reserve at Stonebridge* have changed since the original approval in 2004, so a resubmission of a Preliminary Plat is required to be considered by the Planning Commission. The number of lots has been decreased (45 to 21) and the lot sizes are now significantly larger than what was originally approved.

Existing Zoning: The subdivision plat complies with the specifications of the PDD document, which was implemented prior to the adoption of the Unified Development Ordinance. Those standards are attached. Specifics for the proposed subdivision include:

- Minimum lot size – 14,000 square feet
- Average lot size – 19,790 square feet
- Density – 0.73 lots per acre
- Residential Lot Setbacks:
 - Front Yard – 15 feet
 - Side Yard – 10 feet per side
 - Rear Yard – 10 feet
- Perimeter Setback/Buffer – 10 feet
- This phase is proposed to be gated, but the street must be constructed per the City's public road standards

Analysis: The applicant has provided a subdivision plat that is compliant with the minimum requirements to obtain preliminary subdivision approval under the Legacy PDD standards.

Recommendation: Approval – the development density is significantly less than what was originally approved in 2004, and the plat meets the requirements per the subdivision standards in which the project began. The approval of the preliminary plat shall be authorization for the developer to proceed under the supervision of the City’s engineering department with the preparation of construction drawings, installation of improvements, staking lots, etc. The site plans/construction drawings will be reviewed by various City departments for compliance, once the preliminary plat is approved. The City’s Engineering Department will also work with the developer/engineer regarding potential flooding and wetland impacts that may be present.

STONEBRIDGE at RANKIN'S LAKE

A PLANNED UNIT DEVELOPMENT

ANDERSON, SOUTH CAROLINA

June 2004

I. PURPOSE

The purpose of this Planned Unit Development (PUD) document is to establish the development standards for Stonebridge at Rankin's Lake (Stonebridge), a PUD on Calhoun Street. This property is zoned RPC, Residential Planned Community, under the PUD designation. It is the intent of this document to specify the development standards for this subdivision including certain rules, restrictions, and criteria used in planning, and permitted land uses within this PUD.

II. PROJECT AREA

Stonebridge is classified as a Residential Planned Community (RPC). This project area is located on Calhoun Street and consists of 43.40 acres.

III. DEVELOPMENT STANDARDS

Stonebridge is a single-family residential development. The criteria specified in this document shall be met unless otherwise approved by the City of Anderson.

1. Permitted Uses: All land and structures contained within Stonebridge shall be used for single-family residential purposes only. No multi-family uses or commercial activity shall be allowed in Stonebridge.
2. Dwelling Quality and Size. The dwellings located in Stonebridge shall not be more than two-story structures that are architecturally compatible with neighboring properties. Each dwelling shall consist of at least 1,250 square feet as specified within the restrictive covenants for this property. This property is divided into two phases. For the purposes of developing flexibility and practicality, the development standards for each phase may vary slightly. However, both phases shall meet the criteria specified in this document unless otherwise approved by the City of Anderson.
3. Maximum Number of Lots. The maximum number of lots in Stonebridge is 125. Only one single-family structure is permitted on each lot.
4. Lot Sizes and Density of Development: The minimum lot size in Stonebridge is 5500 square feet. The gross density of the development is not to exceed 2.9 per acre. The largest lot in Stonebridge is 32000 square feet, with the average lot size in the development equaling 8,965 square feet.

5. **Yard Requirements:** The minimum setback requirements in Stonebridge are as follows:

Front Yard: 10 feet

Side Yard: 15 feet (one side may be "zero lot line" provided a minimum of 5 feet easement/access between structures is provided).

Rear Yard: 10 feet

Corner lots must maintain front yard setbacks on each side facing a street.

The easement for the zero lot line side yards shall be in writing with the recorded Deed and shall run with the land.

6. **Residential Construction and Maintenance:** All residential units shall be conventional frame or masonry structures. No manufactured homes, trailers, campers, or tents shall be permitted as permanent dwellings. Construction of any dwelling or structure must be completed within one year after the commencement of construction.

All residences shall be properly maintained by the owners. Painting, trim, railings, fencing, roof, gutters, etc. shall be properly maintained.

7. **Permitted Uses and Restrictions:**

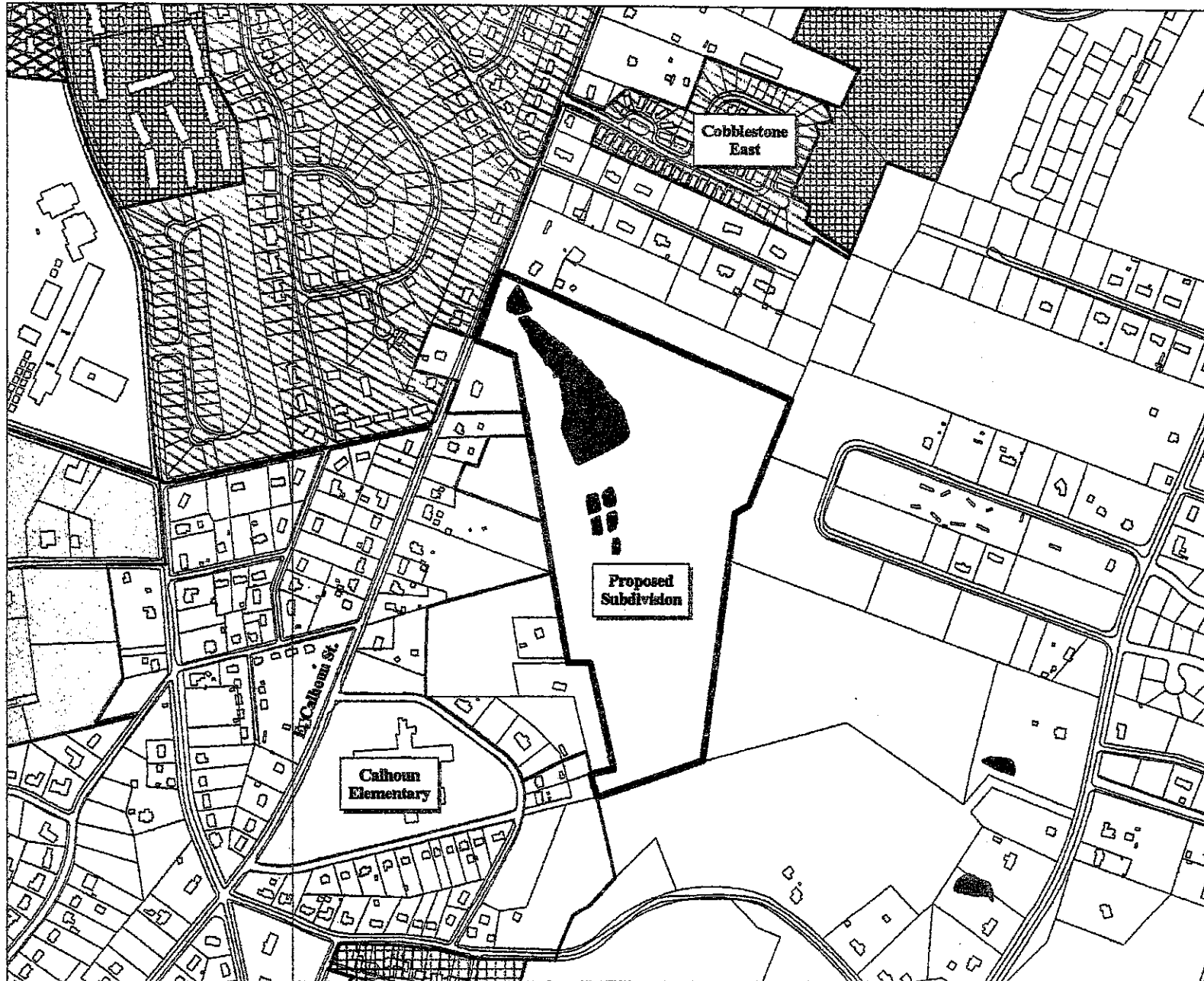
- A. **Fences** – Any perimeter fence shall be constructed of brick, stucco, iron or wood or a combination of these materials. Chain link and similar fencing material shall not be permitted unless approved in writing by the developer.

Front Yard Fencing – The front yard fencing shall be decorative only and have a maximum height of three (3) feet. This fencing is the responsibility of the homeowner and must be approved prior to construction by the Architectural Review Committee.

Side and Rear Yard/Privacy Fencing – The privacy fencing shall be at a maximum height of six (6) feet with a gate. This fencing is to be constructed with materials compatible with the primary residence throughout the development.

- B. **Sewage Disposal** - No individual sewage disposal system shall be permitted unless such system is designed, located and constructed in accordance with requirements and standards set forth by the City of Anderson.

- C. **Grounds** – All front yards and common areas shall be landscaped by the developer, homeowner or homeowner's association. All lots must maintain continuity with landscaping with respect to sidewalk and street views. Landscaping for individual lots shall be planted at the time of construction. The abundance of landscaping is required to offset the density of the residential development occurring. Grass shall be cut,



Proposed Subdivision

Requesting
Rezoning to
PDD

Legend

- Roads
- City Parcels
- Building

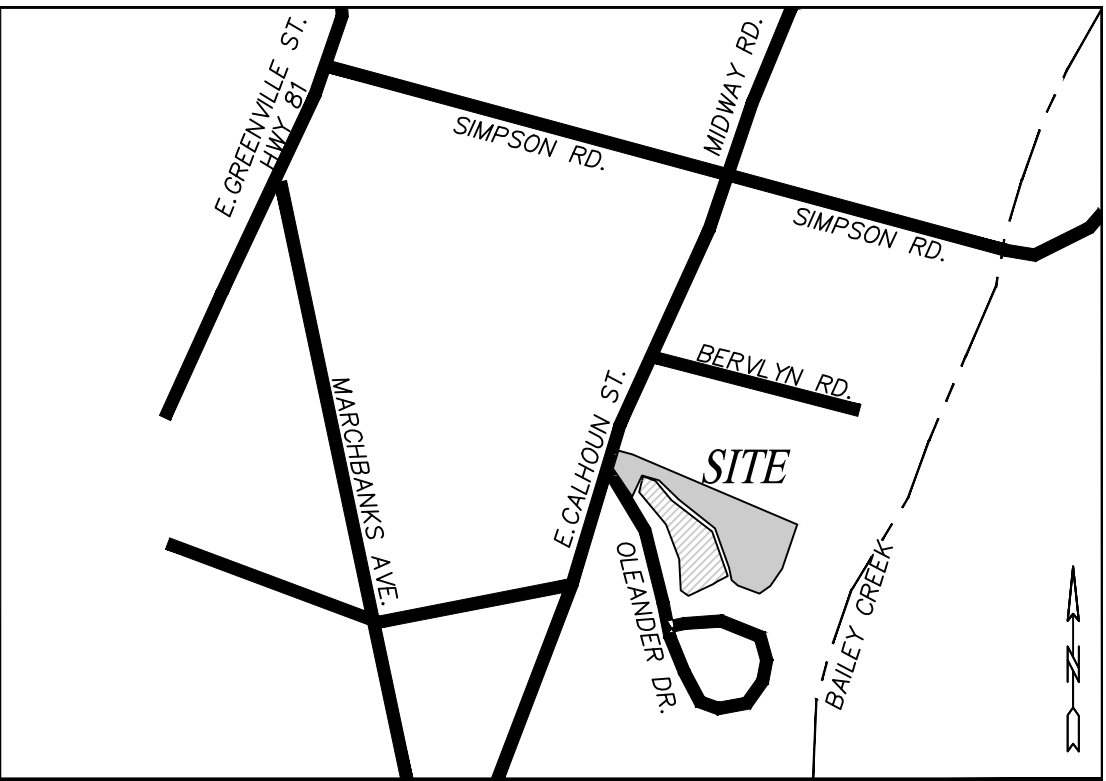
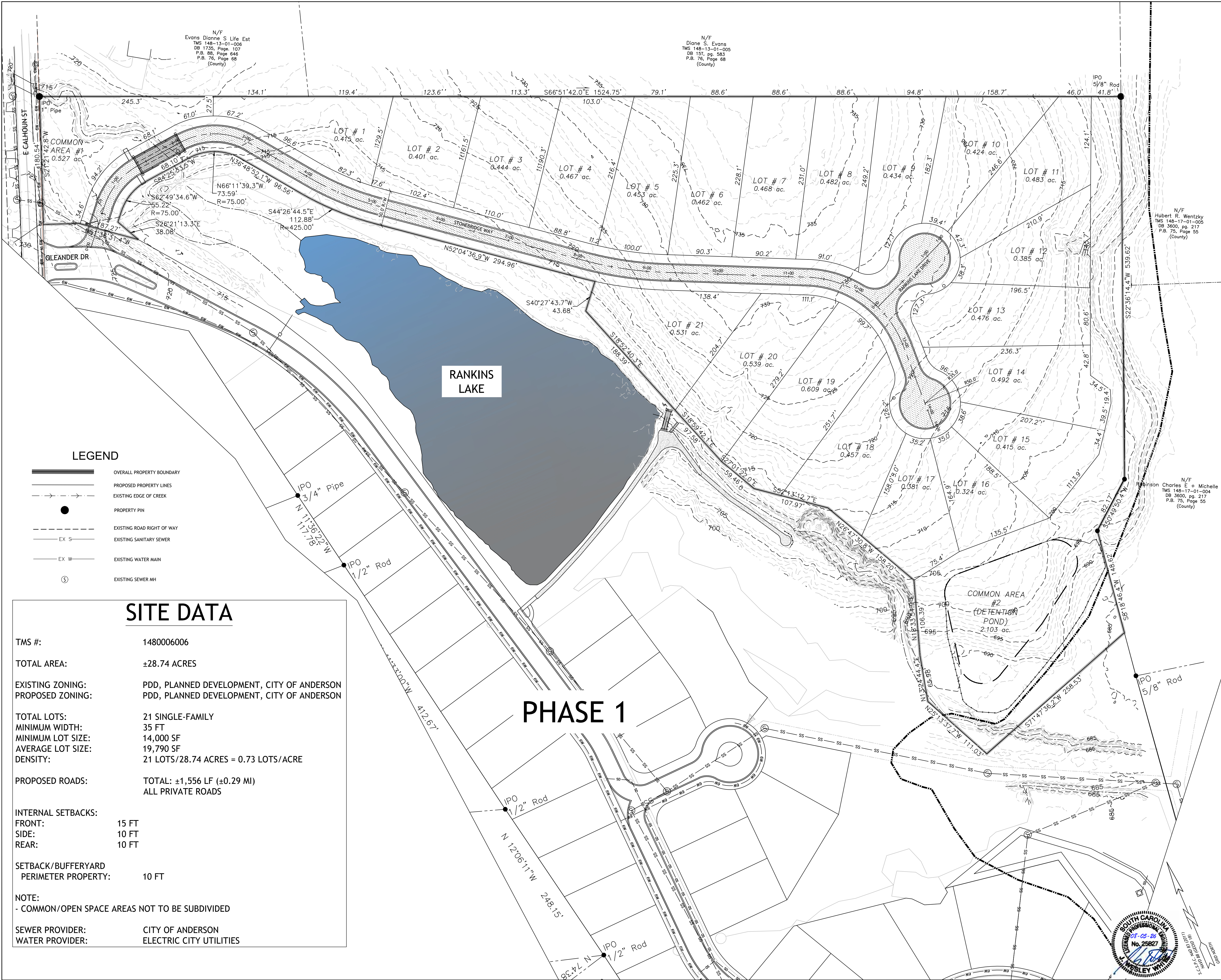
Zoning

- CBD
- GC
- NC
- LO
- HI
- LI
- PDD
- R-5
- R-10
- R-15
- R-20
- R-40
- RA
- RG
- RM-10
- RM-18



0 200 400 Feet





LOCATION MAP 1" = 2,000'

PRELIMINARY PLAT

OWNER'S CERTIFICATION

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

Date: 8-5-26

(Owner) [Agent] Name: Donald Chapman, The Reserve at Stonebridge, LLC

Signed: *[Signature]*

DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this preliminary plat was prepared using a survey of the property prepared by Thomas E. Walls, R.L.S. and dated March 22, 2006. And further that the proposed subdivision meets all requirements of the City of Anderson Ordinance, as applicable to the property.

By Name: J. Wesley White

Signed: *[Signature]*

Registered Professional No. 25827

Address: PO Box 806, Anderson, SC 29622

Telephone No. 864-226-0980

Date: 8-5-26

CERTIFICATE OF PROJECT APPROVAL

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

Manager or Subdivision Administrator: _____

Date: _____

THE RESERVE AT STONEBRIDGE (PHASE 2 OF STONEBRIDGE PD)

The Reserve at Stonebridge, LLC
PO Box 3969
Anderson, SC 29622

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

OWNER ENGINEER OR SURVEYOR

NO. OF ACRES: ±28.74 MILES OF NEW ROADS: 0.29

NO. OF LOTS: 21

ZONE: PDD

Date: 8-05-26

Drawn By: BHB

Checked: JWW

Job Number: 26051

Revisions: 0

SCALE: 1 in = 60 ft.



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

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