

THE STATE OF SOUTH CAROLINA
In The Court of Appeals

APPEAL FROM ANDERSON COUNTY
Court of Common Pleas

The Honorable R. Scott Sprouse,
Circuit Court Judge

Appellate Case No. 2026-000033
Case No. 2025-CP-04-00784

Von Hollen Investment, LLCAppellant,

v.

Anderson County Planning Commission.....Respondent.

**RESPONDENT ANDERSON COUNTY PLANNING COMMISSION'S MOTION TO
SUPPLEMENT THE RECORD ON APPEAL**

Pursuant to Rule 212(b), SCACR, Respondent Anderson County Planning Commission hereby moves the Court to supplement the record on appeal to include Appellant's preliminary subdivision applications, together with plats and materials compiled by the County planning staff. These materials were before the Planning Commission at its meetings on March 11, 2025, and September 9, 2025. The denial of Appellant's applications on these dates is the basis for Appellant's appeal. Counsel for Appellant has consented to this request to supplement the record.

Respondent believes that supplementing the record with Appellant's preliminary subdivision applications and staff materials will not prejudice Appellant. Respondent cited from these materials in its Initial Brief but erroneously omitted them from its own Designation of Materials.

Rule 212(b) of the South Carolina Appellate Court Rules governs the content of the Record on Appeal. Rule 212(b) provides that:

With the written consent of all attorneys of record, a party may supplement the Record on Appeal at any time before argument commences. Without such consent or after argument commences, a party desiring to supplement the Record on Appeal must move the appellate court for leave to do so. In response to that motion, the other party(s) shall designate any supplemental materials which that party desires to add if the Court grants the motion.

Rule 212(b), SCACR. Respondent should be permitted to supplement the record as the deadline to file final briefs has not expired and arguments have not yet been scheduled.

The Supreme Court explained the importance of the Record of Appeal in *S.C. State Highway Dep't v. Meredith*, stating, “[t]he transcript of record is the source of our information as to what occurred in the trial of the case below; its very object is to inform the Court authoritatively of the legal questions contested below and of the facts pertaining thereto.” 241 S.C. 306, 311, 128 S.E.2d 179, 181 (1962) (citation omitted). Without these materials, the Court will not have access to review the entire record that was before the Planning Commission at its meetings on March 11, 2025, and September 9, 2025.

Very respectfully,

HOLCOMBE BOMAR, P.A.

P.O. Box 1897
Spartanburg, SC 29304
(864) 594-5300

By: *s/ Todd Russell Flippin*

Todd Russell Flippin (S.C. Bar No. 101197)
*Attorneys for Respondent Anderson County
Planning Commission*

Spartanburg, South Carolina

September 2, 2026

Anderson County Planning Commission

March 11, 2025

6:00 PM

Staff Report – Preliminary Subdivision

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

Preliminary Subdivision Name:	Riverdale
Intended Development:	Single Family
Applicant:	Von Hollen Investments, LLC
Surveyor/Engineer:	Freeland & Associates
Location/Access:	Von Hollen Dr. (County) & Three Bridges Rd. (State)
County Council District:	6
Surrounding Land Use:	Residential
Zoning:	Un-zoned
Tax Map Number:	213-00-07-001, -012
Number of Acres:	82.79
Number of Lots:	52
Variance:	No
Traffic Impact Analysis:	Does not require a traffic study.

The preliminary plat has been reviewed by county staff and meets the requirements in chapter 24 land use.



Development Standards Subdivision Plat Application

Anderson County Code of Ordinance
Chapter 24 Land Use

Scheduled Public Hearing Date: 3-11-25

Application Received By: ME

Date: 1-16-2025

DS Number: 25-09

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.

APPLICATIONS MUST BE SUBMITTED BY THE POSTED DEADLINE AND PRIOR TO 3:00 PM. INCOMPLETE APPLICATIONS OR APPLICATIONS SUBMITTED AFTER THE POSTED DEADLINE WILL NOT BE PROCESSED. THE SUBMITTED PLANS WILL NOT BE REVIEWED UNTIL THE APPLICATION/SUBMITTAL IS COMPLETE AND WILL BE PLACED ON THE NEXT REGULAR SCHEDULED AGENDA MEETING.

Proposed Subdivision Name: Riverdale

1. Name of Applicant: Von Hollen Investments, LLC

Address of Applicant: 219 Andrea Circle, Easley SC 29642

Telephone Number(s): 917-842-3626 Email: dweisz@summitgmtllc.com

2. Property Owner(s): same as Applicant

Address: _____

Telephone Number(s): _____ Email: _____

3. Engineer/Surveyor(s): Freeland & Associates

Email: ktumblin@freelandsc.com

Project Information

4. Project Location: 116 & 126 Von Hollen Drive, Easley, SC 29642

Parcel Number/TMS: 2130007001 & 2130007012 County Council District: 6 School District: 1

Total Acreage: 82.79 Number of Lots: 52 Intended Development: single-family residential

Current Zoning: unzoned Surrounding Land Uses: single-family residential

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

Water Supplier: Powdersville Water Sewer Supplier: n/a Septic: SCDES

Electric Company: Duke Energy Gas Company: Fort Hill Telecommunication Company: AT&T/Spectrum

6. Have any changes been made since this plat was last before the Planning Commission? not applicable

If so, please describe.

7. Is there a request for a variance? no if so, please attach the description to this application. **(Variance Fee \$325.00)**

8. SCDOT/ Roads & Bridges must be contacted for this development prior to Planning Commission review, please attach conformation letters.

A traffic impact study shall be required for access approval through the state and county encroachment permit process when a development will generate 100 or more trips during the peak hour of the traffic generator or the peak hour of the adjacent street., see section 24 - 115(f) Traffic Impact Studies in the Anderson County Code of Ordinances.

9. Are there any current Covenants in effect for this proposed development? Yes ☐ No ☒ If Yes, please attach document.

Sec.24-335. – Review procedure; recommendations; approval.

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

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

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

Subdivision Plat Application Check List

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

• **Application Submittal Requirements and Process**

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

1. Two (2) 8 ½ x 11 copies of the Preliminary Plat Two (2) 17x24 (or larger) copies of the Preliminary.
2. Completed Subdivision Application
3. Check made payable to Anderson County Development Standards for Preliminary Plat Review.

(Fee for Preliminary Plat Review is \$500.00 plus \$20.00 per lot) (Fee for Revisions \$250.00)

Sec. 24-336. - 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.
- (17) For conservation subdivisions: Density table showing the total land area (acres), number of lots total, number of lots per acre, open space (acres and percent of total).
- (18) For Conservation subdivisions: Clear delineation of open space on plat.

Provide centerline data, road stations and label the point of curvature (PC), point of tangency (PT), and curve radius of each horizontal curve on the preliminary plat.

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

David Weisz
726BFF54E4D8463...

Date 1/10/2025 | 7:42:51 AM PST

Signature of Owner

David Weisz
726BFF54E4D8463...

Date 1/10/2025 | 7:42:51 AM PST

Line #	Length	Direction
1	33.89	S64° 25' 40"E
2	30.87	N60° 21' 30"E
3	68.08	N47° 46' 47"E
4	48.38	S67° 16' 43"E
5	124.87	S45° 57' 24"W
6	156.88	S21° 20' 00"E
7	100.08	S39° 20' 24"E
8	96.27	N66° 07' 03"W
9	63.42	N49° 11' 21"E
10	53.08	N67° 15' 24"E
11	59.61	N47° 23' 53"E
12	49.42	N44° 50' 00"E
13	43.07	N47° 46' 27"E

OWNER:
VON HOLLEN
INVESTMENTS LLC
1116 VON HOLLEN DRIVE
POWDERVILLE, SC 29642

PREPARED BY:
FRELAND & ASSOCIATES, INC.
1116 VON HOLLEN DRIVE
POWDERVILLE, SC 29642

PROJECT:
RIVERDALE PRELIMINARY PLAT

DATE:
SEPTEMBER 29, 2011

PROJECT NO.:
2130007012

PROJECT NAME:
RIVERDALE PRELIMINARY PLAT

PROJECT LOCATION:
1116 VON HOLLEN DRIVE
POWDERVILLE, SC 29642

PROJECT AREA:
41.62 ACRES

PROJECT ZONE:
N/A (CURRENT LAND USE: UNDEVELOPED)

PROJECT TOTAL AREA:
82.79 ACRES

PROJECT TOTAL LOTS:
53 SINGLE FAMILY DETACHED

PROJECT DENSITY:
0.63 UNITS/ACRE

PROJECT ROAD:
4.187 LF (PUBLIC)

PROJECT SETBACKS:
VON HOLLEN - 40'
THREE BRIDGES - 40'
SIDE - 35'
REAR - 15'

PROJECT COMMON AREA:
41.62 ACRES

PROJECT NOTES:
1. THE PROJECT AREA IS LOCATED ON THE EAST SIDE OF VON HOLLEN DRIVE, BETWEEN VON HOLLEN DRIVE AND THREE BRIDGES ROAD.
2. THE PROJECT AREA IS ZONED N/A (CURRENT LAND USE: UNDEVELOPED).
3. THE PROJECT AREA IS 41.62 ACRES IN TOTAL AREA.
4. THE PROJECT AREA IS 82.79 ACRES IN TOTAL AREA.
5. THE PROJECT AREA IS 53 SINGLE FAMILY DETACHED LOTS IN TOTAL LOTS.
6. THE PROJECT AREA IS 0.63 UNITS/ACRE IN DENSITY.
7. THE PROJECT AREA IS 4.187 LF (PUBLIC) ROAD.
8. THE PROJECT AREA IS 40' SETBACKS ON VON HOLLEN DRIVE AND THREE BRIDGES ROAD.
9. THE PROJECT AREA IS 35' SETBACKS ON THE SIDE AND 15' SETBACKS ON THE REAR.



SITE DATA

ADDRESS:
1116 VON HOLLEN DRIVE
POWDERVILLE, SC 29642

TAX MAP:
2130007001
2130007012

ZONING:
N/A (CURRENT LAND USE: UNDEVELOPED)

TOTAL AREA:
82.79 ACRES

NUMBER OF LOTS:
53 SINGLE FAMILY DETACHED

DENSITY:
0.63 UNITS/ACRE

ROAD:
4.187 LF (PUBLIC)

SETBACKS:
VON HOLLEN - 40'
THREE BRIDGES - 40'
SIDE - 35'
REAR - 15'

COMMON AREA:
41.62 ACRES

ASPHALT	WETLAND BUFFER	AREA TO BE DEDICATED	FLOODPLAIN AREA	WETLAND AREA	STORMWATER DETENTION

RIVERDALE PRELIMINARY PLAT

STATE OF SOUTH CAROLINA
ANDERSON COUNTY

FRELAND & ASSOCIATES, INC.
1116 VON HOLLEN DRIVE
POWDERVILLE, SC 29642
(803) 271-0151
(803) 271-0152

DATE: SEP 29, 2011

SCALE: 1" = 100'

PROJECT NO.: 2130007012

PROJECT NAME: RIVERDALE PRELIMINARY PLAT

DATE: SEP 29, 2011

SCALE: 1" = 100'

PROJECT NO.: 2130007012

PROJECT NAME: RIVERDALE PRELIMINARY PLAT

From: [Bill Rutledge](#)
To: [Tim Cartee](#); [Jonathan A. Batson](#); [Timothy Haynes](#)
Subject: RE: Riverdale Subdivision
Date: Thursday, January 23, 2025 9:44:07 AM
Attachments: [image002.png](#)
[image003.png](#)

Okay with me



Bill Rutledge, PE
Asst. Principal Engineer
O: 864.260.4190
C: 864.617.5076
brutledge@andersoncountysc.org

Roads & Bridges Department
1428 Pearman Dairy Road
Anderson, SC 29625

From: Tim Cartee <tcartee@andersoncountysc.org>
Sent: Thursday, January 23, 2025 9:36 AM
To: Bill Rutledge <brutledge@andersoncountysc.org>; Jonathan A. Batson <jabatson@andersoncountysc.org>; Timothy Haynes <thaynes@andersoncountysc.org>
Subject: Riverdale Subdivision

Your thoughts please?

Thanks,

Tim Cartee
Land Development Administrator
O: 864-260-4719
F: 864-260-4795
tcartee@andersoncountysc.org
Development Standards
401 E. River Street
Anderson, SC 29624

From: [Jonathan A. Batson](#)
To: [Tim Cartee](#); [Bill Rutledge](#); [Timothy Haynes](#)
Subject: RE: Riverdale Subdivision
Date: Thursday, January 23, 2025 11:10:50 AM
Attachments: [image001.png](#)

They just need to be aware that stormwater conveyances, sewer or swales, must be in right of way or common area and not across lots.

Thanks,
Jon

From: Tim Cartee <tcartee@andersoncountysc.org>
Sent: Thursday, January 23, 2025 9:36 AM
To: Bill Rutledge <brutledge@andersoncountysc.org>; Jonathan A. Batson <jabatson@andersoncountysc.org>; Timothy Haynes <thaynes@andersoncountysc.org>
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Your thoughts please?

Thanks,

Tim Cartee
Land Development Administrator
O: 864-260-4719
F: 864-260-4795
tcartee@andersoncountysc.org
Development Standards
401 E. River Street
Anderson, SC 29624



From: [Balentine, D. Ryan](#)
To: [Tim Cartee](#)
Cc: [Vickery, E. Andrew](#); [Robertson, Chad R](#)
Subject: [External]RE: Proposed Riverdale Subdivision S-04-0074
Date: Tuesday, January 28, 2025 11:04:33 AM
Attachments: [image003.jpg](#)
[image004.png](#)

CAUTION: This email originated from outside of Anderson County's email system. Please do not click links or open attachments unless you recognize the sender and know the content is safe. If you have any questions, please contact the county helpdesk.

Tim,

Thank you for the opportunity to review the plans. We have not been able to visit the site to verify anything in the field, but I do have some comments shown below.

- There aren't any major issues with the driveway location as long as the sight distance requirement can be met.
 - o For 45 mph the required sight distance is 500'.
- The minimum driveway dimensions are 24' wide driveway throat width with 30' radii.
- There can be no storm water detention on SCDOT R/W it appears that the pond is close to the road. The toe of the slope for the pond must be off R/W.

Let me know if you need anything further.



Ryan Balentine

District 2 Permit Engineer

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

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

From: Tim Cartee <tcartee@andersoncountysc.org>
Sent: Thursday, January 23, 2025 9:43 AM
To: Balentine, D. Ryan <BalentinDR@scdot.org>
Subject: Proposed Riverdale Subdivision S-04-0074

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

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

providers and SCDOT , if state roads are impacted.

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

Thanks,

Tim Cartee

Land Development Administrator

O: 864-260-4719

F: 864-260-4795

tcartee@andersoncountysc.org

Development Standards

401 E. River Street

Anderson, SC 29624





January 30, 2025

Re: Von Hollen property
Parcel ID #2130007001
Von Hollen Dr & Three Bridges Rd, Easley, SC
Sanitary Sewer

To Whom It May Concern:

Easley Combined Utilities does not have the capacity to serve the above-referenced parcel with sanitary sewer service.

If you have any questions or need any additional information, please feel free to contact me by email at adye@easleyutilities.com or by phone at 864-644-8165.

Sincerely,

Alex C. Dye
Operations Manager



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

October 22, 2024

D. Kevin Tumblin, PE
Freeland & Associates, Inc.
323 West Stone Avenue
Greenville, SC 29609

RE: Property located at 116 Von Hollen Dr. in Easley, SC

Dear Mr. Tumblin:

This letter confirms that Duke Energy can provide electric service to the proposed site located at 116 Von Hollen Dr. in Easley, SC (Anderson County Tax Map #2130007001 & #2130007012) provided all necessary easements, permits and rights-of-way can be obtained. Please contact Kim Ball at Duke Energy at (864) 234-4405 when your construction plans are complete so we can discuss your electrical service requirements.

Duke Energy appreciates the opportunity to provide your electric service.

Sincerely,

A handwritten signature in black ink that reads "Kim Ball". The signature is written in a cursive, flowing style.

Kim Ball
Engineering Design Associate



AT&T
South Carolina

Courtney Alston
218 College St
Greenville, SC 29601
864.243.7351
courtney.wade@att.com

01/31/2025

Aline Capital
204 Westfield St., Ste 100
Greenville, SC 29601

RE: Von Hollen Dr in Easley, SC; Tax Map 2130007001 and 2130007012

To Whom It May Concern:

This is in response to your request for confirmation of service availability by AT&T. The above referenced project/development is located in an area served by AT&T.

After confirming service availability to this project, AT&T requires information such as proposed land use, density, site plans, and agreements with respect to service arrangements for the project. Please contact me at the telephone number or email address shown above to arrange for providing any information that you may not have included in this request for service availability. No preparatory work towards providing service will begin at this time.

Thank you for contacting AT&T.

Sincerely,

Courtney Alston

Courtney Alston
AT&T

October 31, 2024

Attn: Kevin Tumblin
Freeland and Asso
Cell 864-918-9874
ktumblin@freelandsc.com

RE: Gas Available for: intersection of Von Hollen Drive and Three bridges Road

Dear MR Tumblin,

Thank you for requesting information for natural gas availability for the proposed development Von Hollen Rd tract in Anderson SC.. This property is identified by Anderson County parcel number 2130007001 and 2130007012. Fort Hill Natural Gas Authority is the natural gas supplier for this area. The existing natural gas main has sufficient volume and pressure to support the proposed development.

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

Sincerely,

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

Address:
1719 Circle Road
Powdersville, SC 29642



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

November 11, 2024

Von Hollen Investments, LLC
219 Andrea Circle
Easley, SC 29642

Re: Von Hollen Subdivision, 54 Single Family Lots
Anderson County Tax Parcels 2130007001, 7012

Dear Von Hollen Investments, LLC,

Please be advised that Powdersville Water (PW) has adequate capacity to serve the referenced project. This has been verified by our hydraulic model. This letter is not intended to be a commitment to serve the project. A water commitment will be provided once adequate water capacity has been purchased by the project owner from the PW system. Once the proposed water improvements have been constructed to our satisfaction, PW will accept ownership and operation/maintenance responsibilities for the dedicated infrastructure. The new facilities dedicated to PW will become a part of PW's water distribution system (SCDHEC #0420002).

Should you have any questions, please do not hesitate to call.

Sincerely,

A handwritten signature in blue ink, appearing to read "CHR", is written over a faint, larger "CHR" watermark.

Chris Rasco
Project Engineer

Cc: Project File

Anderson County Planning Commission

September 9, 2025

6:00 PM

Staff Report – Preliminary Subdivision

Previous preliminary plat was denied on 3-11-2025

1,220 property owners within 2000' of the proposed development were notified via postcard.

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Number of Acres:	82.79
Number of Lots:	52
Variance:	No
Traffic Impact Analysis:	Does not require a traffic study.

The preliminary plat has been reviewed by county staff and meets the requirements in chapter 24 land use.



Development Standards Subdivision Plat Application

Anderson County Code of Ordinance Chapter 24 Land Use

Scheduled Public Hearing Date: 8-12-2025Application Received By: TCDate: 7-18-2025DS Number: 25-09

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2. Property Owner(s): same as Applicant
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- (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.
- (17) For conservation subdivisions: Density table showing the total land area (acres), number of lots total, number of lots per acre, open space (acres and percent of total).
- (18) For Conservation subdivisions: Clear delineation of open space on plat.

Provide centerline data, road stations and label the point of curvature (PC), point of tangency (PT), and curve radius of each horizontal curve on the preliminary plat.

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

David Weisz
DocuSigned by:
726BFF54E4DB463...

Date 7-16-25

Signature of Owner

David Weisz
726BFF54E4DB463...

Date 7-16-25



July 16, 2025

Anderson County Planning & Development
401 East River Street
Anderson, SC 29624

Re: **Riverdale**

To Whom It May Concern:

Based on review and recommendations from the Planning Commission, the following items have been addressed:

- The southernmost access point to Von Hollen Drive has been removed. It is directly across from the existing parcel that had concerns about that connection. That house and driveway have been labeled.
- A 20' drainage easement has been added along the rear lot lines of lots 1 through 12. This easement will be used to intercept development runoff and redirect it to an onsite stormwater detention pond before it reaches the Hornbuckle Subdivision.
- Also included in this package is a sketch that shows the open space area that is not being disturbed. This area is 43% of the total site.
- All the other required documents have been included in this submittal.

Thank you for your time and input on this matter. Please feel free to contact us with any comments or questions.

Sincerely,
Freeland & Associates, Inc.

A handwritten signature in black ink that reads "D. Kevin Tumblin".

D. Kevin Tumblin, PE, PLS
Partner



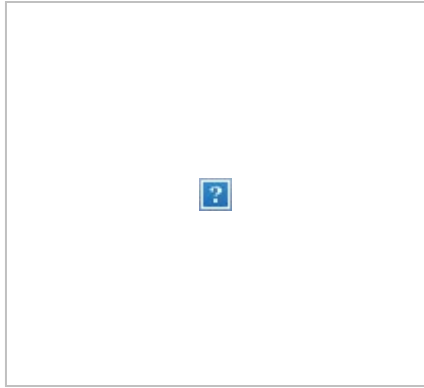


ROA_0160

ROA_0160

From: [Bill Rutledge](#)
To: [Tim Cartee](#); [Jonathan A. Batson](#); [Timothy Haynes](#)
Subject: RE: Riverdale Subdivision
Date: Thursday, January 23, 2025 9:44:07 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

Okay with me



Bill Rutledge, PE
Asst. Principal Engineer
O: 864.260.4190
C: 864.617.5076
brutledge@andersoncountysc.org

Roads & Bridges Department
1428 Pearman Dairy Road
Anderson, SC 29625

From: Tim Cartee <tcartee@andersoncountysc.org>
Sent: Thursday, January 23, 2025 9:36 AM
To: Bill Rutledge <brutledge@andersoncountysc.org>; Jonathan A. Batson <jabatson@andersoncountysc.org>; Timothy Haynes <thaynes@andersoncountysc.org>
Subject: Riverdale Subdivision

Your thoughts please?

Thanks,

Tim Cartee
Land Development Administrator
O: 864-260-4719
F: 864-260-4795
tcartee@andersoncountysc.org
Development Standards
401 E. River Street
Anderson, SC 29624

From: [Jonathan A. Batson](#)
To: [Tim Cartee](#); [Bill Rutledge](#); [Timothy Haynes](#)
Subject: RE: Riverdale Subdivision
Date: Thursday, January 23, 2025 11:10:50 AM
Attachments: [image022.png](#)

They just need to be aware that stormwater conveyances, sewer or swales, must be in right of way or common area and not across lots.

Thanks,
Jon

From: Tim Cartee <tcartee@andersoncountysc.org>
Sent: Thursday, January 23, 2025 9:36 AM
To: Bill Rutledge <brutledge@andersoncountysc.org>; Jonathan A. Batson <jabatson@andersoncountysc.org>; Timothy Haynes <thaynes@andersoncountysc.org>
Subject: Riverdale Subdivision

Your thoughts please?

Thanks,

Tim Cartee

Land Development Administrator

O: 864-260-4719

F: 864-260-4795

tcartee@andersoncountysc.org

Development Standards

401 E. River Street

Anderson, SC 29624





**ANDERSON COUNTY GIS AND
E911 ADDRESSING DEPARTMENT
P O BOX 8002
Anderson, SC 29622-8002**



GIS: Tel: 864-260-4687 • Fax: 864-260-4099
E911 Addressing: Tel 864-260-4392 • Fax: 260-4099
Physical Address: 401 E River St, Anderson, SC 29624
Property viewer: www.andersoncountysc.org

Date: 12/03/2024 Expires : 12/03/2027
Developer: D. KEVIN TUMBLIN
Contact Info: 323 WEST STONE AVENUE GREENVILLE, SC 29609 864-918-9874
Email: KTUMBLIN@FREELANDSC.COM

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

Subdivision Name: Riverdale **APPROVED** Parent TMS: 2130007001
Zip Code: EASLEY 29642 ESN: 171

Road Name: _____ Status: _____

BROOKFIELD RD **APPROVED**

EVERMORE LN **APPROVED**

DELAFIELD CT **APPROVED**

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

Respectfully,

Anderson County GIS & E911 Addressing Dept

Revised 12/01/2023

ROA_0163



Dr. Jeff Wilson, Assistant Superintendent
P. O. Box 99 – Williamston, SC 29697
Telephone: 864-847-7344
Fax 864-847-3543
www.anderson1.org

March 10, 2025

Anderson County Planning Commission

To Whom It May Concern,

Anderson School District One has concerns related to the proposed subdivision at Cely Road, Hornbuckle Drive and Von Hollen Drive (known as Riverdale). The concerns include the impact on the roads and traffic. Furthermore, with the number of homes already approved but not yet built, another subdivision with over 50 homes would have a negative impact on class sizes in our schools. Anderson School District One requests that the county works with the schools, law enforcement, fire departments, health care providers, roads and bridges and builders to develop a long range plan for growth in Anderson County before we continue to add housing developments in the Anderson School District One attendance zones.

As one of the highest performing and most desirable school districts in the state, we appreciate your consideration of the impact of further housing develops in our district.

Regards,

Dr. Jeff Wilson
Assistant Superintendent of Schools

From: [Balentine, D. Ryan](#)
To: [Tim Cartee](#)
Cc: [Vickery, E. Andrew](#); [Robertson, Chad R](#)
Subject: [External]RE: Proposed Riverdale Subdivision S-04-0074
Date: Tuesday, January 28, 2025 11:04:33 AM
Attachments: [image.png](#)
[image.png](#)

CAUTION: This email originated from outside of Anderson County's email system. Please do not click links or open attachments unless you recognize the sender and know the content is safe. If you have any questions, please contact the county helpdesk.

Tim,

Thank you for the opportunity to review the plans. We have not been able to visit the site to verify anything in the field, but I do have some comments shown below.

- There aren't any major issues with the driveway location as long as the sight distance requirement can be met.
 - o For 45 mph the required sight distance is 500'.
- The minimum driveway dimensions are 24' wide driveway throat width with 30' radii.
- There can be no storm water detention on SCDOT R/W it appears that the pond is close to the road. The toe of the slope for the pond must be off R/W.

Let me know if you need anything further.



Ryan Balentine

District 2 Permit Engineer

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

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

From: Tim Cartee <tcartee@andersoncountysc.org>
Sent: Thursday, January 23, 2025 9:43 AM
To: Balentine, D. Ryan <BalentinDR@scdot.org>
Subject: Proposed Riverdale Subdivision S-04-0074

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

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

ROA_0165

providers and SCDOT , if state roads are impacted.

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

Thanks,

Tim Cartee

Land Development Administrator

O: 864-260-4719

F: 864-260-4795

tcartee@andersoncountysc.org

Development Standards

401 E. River Street

Anderson, SC 29624





EASLEY COMBINED UTILITIES

A Community Tradition

January 30, 2025

Re: Von Hollen property
Parcel ID #2130007001
Von Hollen Dr & Three Bridges Rd, Easley, SC
Sanitary Sewer

To Whom It May Concern:

Easley Combined Utilities does not have the capacity to serve the above-referenced parcel with sanitary sewer service.

If you have any questions or need any additional information, please feel free to contact me by email at adye@easleyutilities.com or by phone at 864-644-8165.

Sincerely,

Alex C. Dye
Operations Manager



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

October 22, 2024

D. Kevin Tumblin, PE
Freeland & Associates, Inc.
323 West Stone Avenue
Greenville, SC 29609

RE: Property located at 116 Von Hollen Dr. in Easley, SC

Dear Mr. Tumblin:

This letter confirms that Duke Energy can provide electric service to the proposed site located at 116 Von Hollen Dr. in Easley, SC (Anderson County Tax Map #2130007001 & #2130007012) provided all necessary easements, permits and rights-of-way can be obtained. Please contact Kim Ball at Duke Energy at (864) 234-4405 when your construction plans are complete so we can discuss your electrical service requirements.

Duke Energy appreciates the opportunity to provide your electric service.

Sincerely,

A handwritten signature in black ink that reads "Kim Ball". The signature is written in a cursive, flowing style.

Kim Ball
Engineering Design Associate



AT&T
South Carolina

Courtney Alston
218 College St
Greenville, SC 29601
864.243.7351
courtney.wade@att.com

01/31/2025

Aline Capital
204 Westfield St., Ste 100
Greenville, SC 29601

RE: Von Hollen Dr in Easley, SC; Tax Map 2130007001 and 2130007012

To Whom It May Concern:

This is in response to your request for confirmation of service availability by AT&T. The above referenced project/development is located in an area served by AT&T.

After confirming service availability to this project, AT&T requires information such as proposed land use, density, site plans, and agreements with respect to service arrangements for the project. Please contact me at the telephone number or email address shown above to arrange for providing any information that you may not have included in this request for service availability. No preparatory work towards providing service will begin at this time.

Thank you for contacting AT&T.

Sincerely,

Courtney Alston

Courtney Alston
AT&T

October 31, 2024

Attn: Kevin Tumblin
Freeland and Asso
Cell 864-918-9874
ktumblin@freelandsc.com

RE: Gas Available for: intersection of Von Hollen Drive and Three bridges Road

Dear MR Tumblin,

Thank you for requesting information for natural gas availability for the proposed development Von Hollen Rd tract in Anderson SC.. This property is identified by Anderson County parcel number 2130007001 and 2130007012. Fort Hill Natural Gas Authority is the natural gas supplier for this area. The existing natural gas main has sufficient volume and pressure to support the proposed development.

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

Sincerely,

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

Address:
1719 Circle Road
Powdersville, SC 29642



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

November 11, 2024

Von Hollen Investments, LLC
219 Andrea Circle
Easley, SC 29642

Re: Von Hollen Subdivision, 54 Single Family Lots
Anderson County Tax Parcels 2130007001, 7012

Dear Von Hollen Investments, LLC,

Please be advised that Powdersville Water (PW) has adequate capacity to serve the referenced project. This has been verified by our hydraulic model. This letter is not intended to be a commitment to serve the project. A water commitment will be provided once adequate water capacity has been purchased by the project owner from the PW system. Once the proposed water improvements have been constructed to our satisfaction, PW will accept ownership and operation/maintenance responsibilities for the dedicated infrastructure. The new facilities dedicated to PW will become a part of PW's water distribution system (SCDHEC #0420002).

Should you have any questions, please do not hesitate to call.

Sincerely,

A handwritten signature in blue ink, appearing to read "CHR", is placed above the printed name.

Chris Rasco
Project Engineer

Cc: Project File





101 W. St. John Street, Suite200
Spartanburg, SC 29306
P.O. Box 1897
Spartanburg, SC 29304

Phone: (864) 594-5300
Fax: (864) 585-3844

William U. Gunn
Koger M. Bradford
William B. Darwin, Jr.
W. McElhaney White
A. Todd Darwin
E. Brown Parkinson, Jr
Todd R. Flippin

tflippin@holcombebomar.com
Direct Dial: (864) 594-5323

September 2, 2026

VIA ELECTRONIC MAIL ONLY ctappfilings@sccourts.org

The Honorable Jenny Abbott Kitchings
Clerk, South Carolina Court of Appeals
1220 Senate Street
Columbia, SC 29201

RECEIVED
Sep 02 2026
SC Court of Appeals

RE: *Von Hollen Investment, LLC v. Anderson County Planning Commission*
App. Case No. 2026-000033
Our File No. 18997

Dear Ms. Kitchings:

Enclosed please find for filing Respondent Anderson County Planning Commission's Motion to Supplement the Record on Appeal and Proof of Service in the above referenced matter. The \$50.00 filing check will be delivered via U.S. Mail along with a courtesy copy of the brief.

Please do not hesitate to contact me if you have any questions or concerns.

Sincerely,

s/ Todd Russell Flippin

Todd Russell Flippin

Enclosures

cc: Carter R. Massingill, Esq. (Via E-Mail Only - cmassingill@gwblawfirm.com)
Ronald G. Tate, Jr., Esq. (Via E-Mail Only - rtate@gwblawfirm.com)