

Anderson County Planning Commission

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
Jerry Vickery, District #4

Tuesday, June 11, 2019
Regularly Scheduled Meeting
6:00 PM

AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
 - A. May 14, 2019 Regular Meeting
4. Public Hearings
 - A. Amendment to Ordinance 70, Articles 4, 9 and 10 to reconstitute the Zoning Advisory Groups
 - B. Variance Request - Kathryn Court
5. Old Business
 - A. Tabled: Amendment to Ordinance 70, Article 5 of the Anderson County Code of Ordinances, so as to clarify storage in residential zones
 - B. Tabled: Amendment to Ordinance 70, Article 6 of the Anderson County Code of Ordinances, so as to clarify storage of commercial equipment in residential zones
6. New Business
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, 2nd floor of the old courthouse, located at 101 South Main Street, Anderson.

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

Anderson County Planning Commission
Tuesday, May 14, 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, David Cothran and Jane Jones

Members Absent: Jerry Vickery and Debbie Chapman

Staff Present: Alesia Hunter, Jeff Parkey, Rhonda Sloan, Tim Cartee 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 Mr. Burdette.

Approval of Minutes: Chairman Cothran called for any changes to the minutes from the March 12th regular Commission meeting. Hearing no amendments, the minutes were approved, as presented unanimously, with a motion by Mrs. Jones and a second by Mr. Dutton.

Public Hearings:

Request to rezone ~0.59 acres from C-2 (Highway Commercial) to S-1 (Services District) at 108 Chippewa Lane

Mrs. Rhonda Sloan presented the staff's report and recommendation for the request. The stated purpose for this request is "transportation business". The property is located in the Williamston Mill precinct of Council District #7. Due to the compatibility with the Future Land Use Map and surrounding uses, staff recommended approval of this request. Chairman Cothran opened the public hearing and invited comments. Hearing no comments, the public hearing was closed. Mr. Murray moved to accept staff's recommendation of approval; and Mr. Dutton seconded the motion. The motion to recommend approval was passed unanimously.

Amendment to Ordinance 70, Article 5 of the Anderson County Code of Ordinances

Dr. Jeff Parkey presented the proposed amendments to Ordinance 70, related to the storage in residential zones. Chairman Cothran called for questions among the Commissioners. Mrs. Jones questioned whether there was a clear picture of this. Ms. Hunter explained that this refers to the rear due to differences of tastes to what storage means and adds a time limit. Mrs. Jones questioned the size of the property. Ms. Hunter indicated that no more than 20% of the property may be used for storage purposes. Mr. Dutton questioned that time limit. Ms. Hunter stated that the 180 days referenced is a standard in the industry for temporary uses. Over 180 days is considered permanent. Mrs. Jones questioned whether this would apply to all zoning classifications. Ms. Hunter indicated that only single-family residential districts would be affected. Chairman Cothran opened the public hearing and invited comments. Hearing no comments, the public hearing was closed. Mr. Dutton moved to table this item for further research and debate prior to decision; and Mrs. Jones seconded the motion. The motion to table was passed unanimously.

Amendment to Ordinance 70, Article 6 of the Anderson County Code of Ordinances

Dr. Jeff Parkey presented the proposed amendments to Ordinance 70, related to the storage in residential zones. Chairman Cothran called for questions among the Commissioners. Chairman Cothran questioned whether the screening language could be more prescriptive. Ms. Hunter stated it could. Mrs. Jones questioned whether this amendment would restrict people with acreage. Ms. Hunter indicated that this applied R-20 (20,000 sq ft) and lower. Mrs. Jones questioned whether a person could maintain their commercial vehicle. Ms. Hunter explained that this dealt with equipment only. Chairman Cothran opened the public hearing and invited comments. Hearing no comments, the public hearing was closed. Mr. Dutton moved to table this item for further research and debate prior to decision; and Mrs. Jones seconded the motion. The motion to table was passed unanimously.

Large-Scale Project – Barn at Sitton Hill Wedding Venue

Ms. Alesia Hunter presented the staff's report and recommendation for the request. The application involved a plan to host outdoor and indoor wedding related events. The property consists of ~30 acres (1 acre to be used for the wedding event) on Sitton Hill in Council District #6. The one (1) building would be used during seasonal months April, May, June, Sept, and October and Saturday would be the target day and months listed calculating at 25-30 events per year. The hours of operation would be from 9:00AM to 11:00PM including set up and clean up with music concluding by 10:00pm. Lighting would consist of 3 parking lot lights that will be low. Parking would entail a large gravel area that would support the wedding, approximately 1 acre with a fire access lane. Staff recommended approval. Chairman Cothran opened the public hearing and invited comments. Hearing no comments, the public hearing was closed. Mr. Murray moved to accept staff's recommendation of approval; and Mr. Dutton seconded the motion. The motion to recommend approval was passed unanimously.

Variance Request – Claude Drive

Mr. Tim Cartee presented the staff's report and recommendation for the request. The request is to build a third duplex on Claude Drive, in Council District #6. The property is unzoned.

Staff recommended denial based on the following:

- Anderson County Land Use Board of Appeals has already granted a variance on 7-6-2015 to build a duplex where a previous mobile home was located. This density remained the same with their approval
- The property is over the maximum allowed for dwelling units and will need to be subdivided into an individual lot.
- Applicant has not demonstrated that there are extraordinary and exceptional conditions pertaining to the property.
- The variance request is not within the spirit and intent of the ordinance.

Chairman Cothran opened the public hearing and invited comments. Mr. Andrew Hardy, owner, approached. He stated that a manufactured home was there and that by adding the duplex it would eliminate the large grassy area and need for maintenance. He reiterated that there was enough room. Hearing no further comments, the public hearing was closed. Mrs. Jones moved to accept staff's recommendation of denial; and Mr. Murray seconded the motion. The motion to deny was passed with Mr. Dutton abstaining.

Old Business: None

New Business:

Preliminary Subdivision: Arbor Woods

Tim Cartee presented the proposed Arbor Woods subdivision with a staff recommendation of approval. The proposed development would consist of 27 lots on +/-31.4 acres, located on Highway 81. The property is not zoned.

Staff recommended approval of the preliminary subdivision with the following conditions:

- All lots must access proposed internal roads only; and
- DHEC septic tank permits for each individual lot will be required after the final plat.

The developer must obtain the following permits prior to proceeding with development to include:

- DHEC and Anderson County approval letter for stormwater erosion control;
- SCDOT encroachment permit approval
- Anderson County Roads & Bridges subdivision plan approval letter
- Powdersville Water approval letter for potable water and fire protection, verification of water line service and layout plan (This is reviewed to determine if water pressures and volumes exists for the installation of fire hydrants within 1,000 feet of all lots)

Chairman Cothran called for any questions from the Commission. Hearing none, Chairman Cothran then called for public comments. Mr. Cothran then closed the public comments section, hearing no one approach. Mr. Murray moved to accept staff's recommendation and approve. Mr. Dutton seconded the motion. The motion to approve passed, with Mrs. Jones opposing.

Preliminary Subdivision: Breckenridge II

Tim Cartee presented the staff report and recommendation of approval for the Breckenridge II proposal. The development would consist of 41 lots on +/-26.7 acres, located on Bowlan Road. The property is zoned R-20 single-family residential.

Staff recommended approval of the preliminary subdivision with the following conditions:

- All lots must access proposed internal roads only;
- Indicate on the final plat the setbacks for each lot;
- Floodplain analysis for the subdivision and designate which lots are located within the 100 year floodplain. All lots located within the 100 year floodplain are required to submit elevation certificates prior to submitting for a residential compliance and building permit; and
- DHEC septic tank permits for each individual lot will be required after the final plat.

The developer must obtain the following permits prior to proceeding with development to include;

- DHEC and Anderson County approval letter for stormwater erosion control;
- SCDOT encroachment permit approval to include Bufferyard/Site Triangle
- Anderson County Roads & Bridges subdivision plan approval letter
- Hammond Water approval letter for potable water and fire protection, verification of water line service and layout plan (This is reviewed to determine if water pressures and volumes exists for the installation of fire hydrants within 1,000 feet of all lots).

Chairman Cothran called for discussion. Hearing none, Chairman Cothran called for public comments. No one approached to speak. Chairman Cothran closed the public comments section. Mr. Dutton then moved to accept staff's recommendation of approval. Mr. Murray seconded the motion. The motion to approve passed unanimously.

Chair Cothran called for any public comments related to non-agenda items. None were given.

Chairman Cothran called for any other new business. Dr. Parkey brought the Commissioners' attention to an upcoming training opportunity with Randall Arendt on June 14th.

Chairman Cothran called for any other business. Hearing no further business, Chairman Cothran adjourned the meeting at 6:40 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's zoning ordinance is contained in Chapter 70 of the County Code of Ordinances. Amendments to county zoning ordinances require Planning Commission review, per South Carolina law.

The Planning and Public Works committee of the Anderson County Council directed staff to modify and improve the functioning of the County's Zoning Advisory Groups. New language to this effect will appear in Articles 4, 9, and 10 of Chapter 70. The new policy is summarized below.

Reconstitution of Zoning Advisory Groups

Currently, the Zoning Advisory Groups no longer adequately serve their purpose. The many difficulties associated with the ZAGs have been discussed with Council and the PPW Committee over the past several years. The proposal here is to discontinue the Zoning Advisory Groups as they currently operate and to compose future Zoning Advisory Groups for newly-zoned precincts. The PPW has expressed enthusiastic support for this approach.

Zoning advisory groups currently operating in Anderson County shall cease operations. Future zoning advisory groups shall be constituted as follows.

- (a) At the time of initial zoning of a voting precinct, the home council member may constitute and appoint a zoning advisory group to offer advice on zoning-related matters in that precinct.
- (b) The group shall be composed of three residents from the zoned precinct, appointed by the home council member, and shall operate for a period of no more than two years from the time of the zoning of the precinct.
- (c) The Planning and Community Development Department shall provide the zoning advisory group with necessary information concerning rezoning, variance, and special exception requests in that precinct. The group shall communicate its recommendations to the Planning and Community Development Department in a timely fashion. The Planning and Community Development Department will make these recommendations known to the Planning Commission and the County Council.

Anderson County Planning Commission Meeting-Public Hearing
June 11, 2019
6:00PM
Staff Report-Variance to subdivide lot off of Kathryn Court (Private
Road)

Applicant: Linda A. Wilson

Owner of Property: Linda A. Wilson

Location: 129 Kathryn Court, Piedmont

County Council District: 6

Tax Map Number: 217-00-06-007

Number of Acres: 5

Zoning: None

Land Use: Residential

Surrounding Zoning Districts: None

Applicant Request: To subdivide a 1.00 acre parcel off of private road.

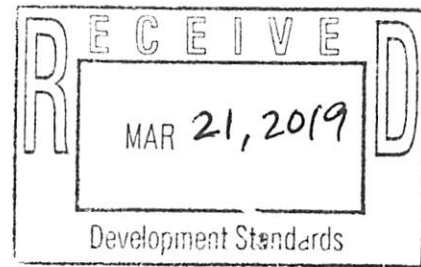
Findings of Facts: Anderson County Ordinance Division 3-Access. Sec 38-353

- (a) Direct access to any new lot must be in the form of an individual right of way or easement for each lot, not less than 20 feet in width to a county road or private road built to county standards. (Kathryn Court) is a private road that does not meet county road standards.

Recommendation: Staff recommendation will be presented at the public hearing.



Variance Application



3/21/2019
Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Linda A. Wilson
Mailing Address: 131 Kathryn Court
Telephone and Fax: 864-884-2171 E-Mail: papaandfafa2@gmail.com

Owner's Information (If Different from Applicant)

Name: Same
Mailing Address: _____
Telephone and Fax: _____ E-Mail: _____

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

I (We) hereby appoint the person named the Applicant as my (our) agent to represent me (us) in this request for rezoning.

Owner's Signature _____

Date _____

Project Information

Property Location: 129 Kathryn Ct. Piedmont, SC 29673
Parcel Number(s)/TMS: 217-00-06-007
County Council District: Anderson #1 School District: Anderson
Total Acreage: 5 Current Zoning: Farm land
There is a Variance Application fee of \$200 if in a zoned area.

Requested Variance: _____
Please indicate if setback variance, sign variance or minimum lot size variance.

Purpose of Variance: To give Son 0.87 acres of land off private road

Private Covenants or Deed Restrictions on the Property. Yes _____ No ☒

If you indicated no, your signature is required.

Linda A. Wilson
Applicant's Signature

3-22-19
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.

Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application to the property described in the Notice of Appeal of the following provision of the Development Standards Ordinance.

The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by State Law and the ordinance are met by the following facts:

Extraordinary and exceptional conditions pertaining to the particular piece of property, as follows:

No NE

Conditions do not generally apply to other properties in vicinity, as shown by: _____

Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows: N/A

Authorization of variance will not be of substantial detriment to adjacent property or to the public good and the character of the district will not be harmed by the granting of the variance for the following reasons:

No NE

The following documents are submitted in support of this application: (Please attach copies of all additional information to this application) deed to property, plat

Please attach an accurate, legible plot plan showing the dimensions and locations of structures and improvements of the property to this application.

As the applicant, I hereby confirm that the required information and materials for this application are authentic and have been submitted to the Anderson County Development Standards Office.

Linda A. Wilson
Applicant's Signature

3-22-19
Date

For Office Use Only:

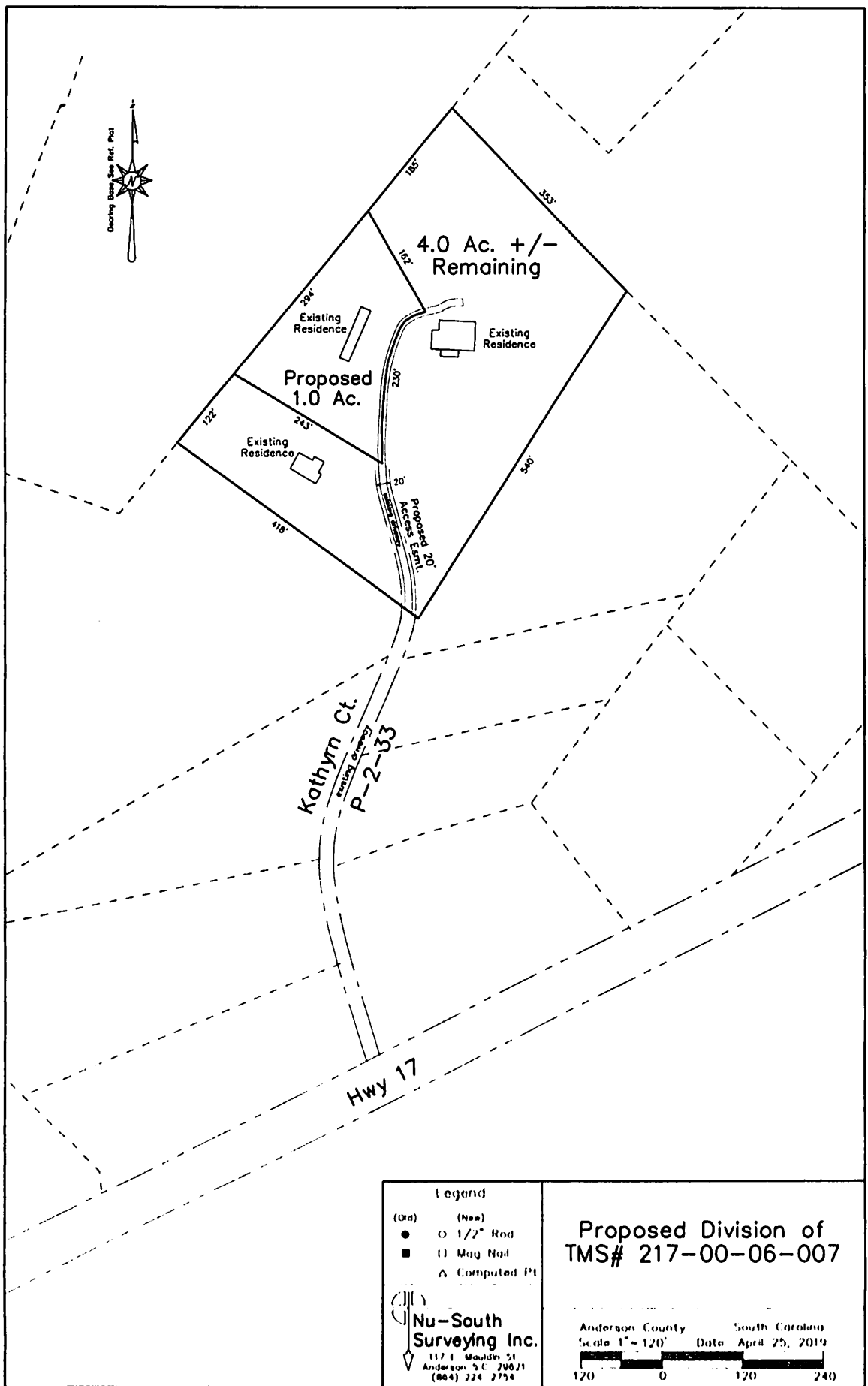
Application Received By: diagrone Date Complete Application Received: _____

Application Fee Amount Paid: 0 Check Number: 0

Scheduled Advisory Hearing Date: _____ Scheduled Board Hearing Date: 4/11/2019


Staff Recommendation: _____ Advisory Recommendation: _____

Land Use/Board of Zoning Appeals' Decision: _____



Legend

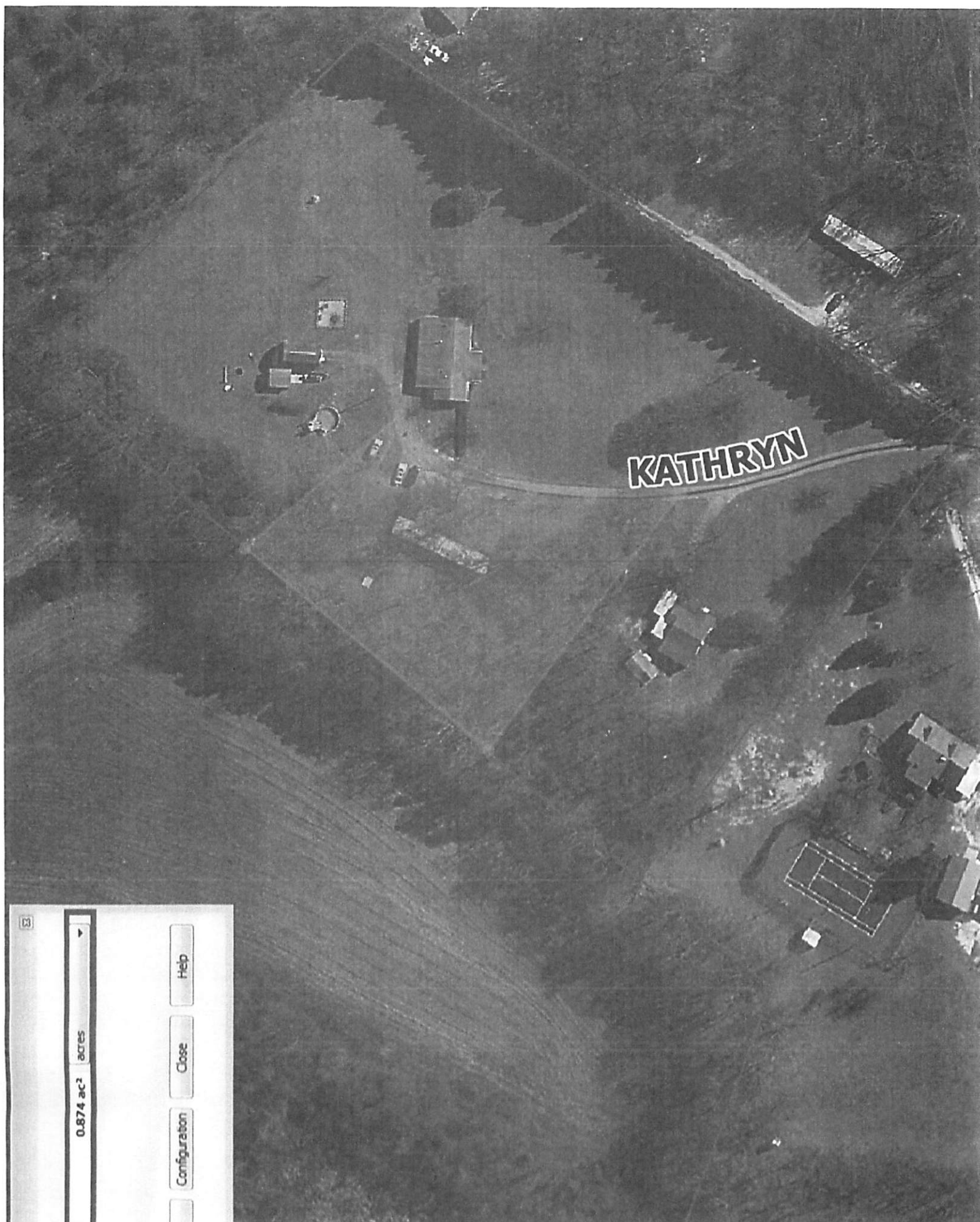
(Old)	(New)
●	○ 1/2" Rod
■	□ Mag. Nail
△	△ Computed Pt.

 **Nu-South Surveying Inc.**
117 E. Main St.
Anderson, S.C. 29611
(864) 224-2754

**Proposed Division of
TMS# 217-00-06-007**

Anderson County South Carolina
Scale 1" = 120' Date April 25, 2019

120 0 120 240

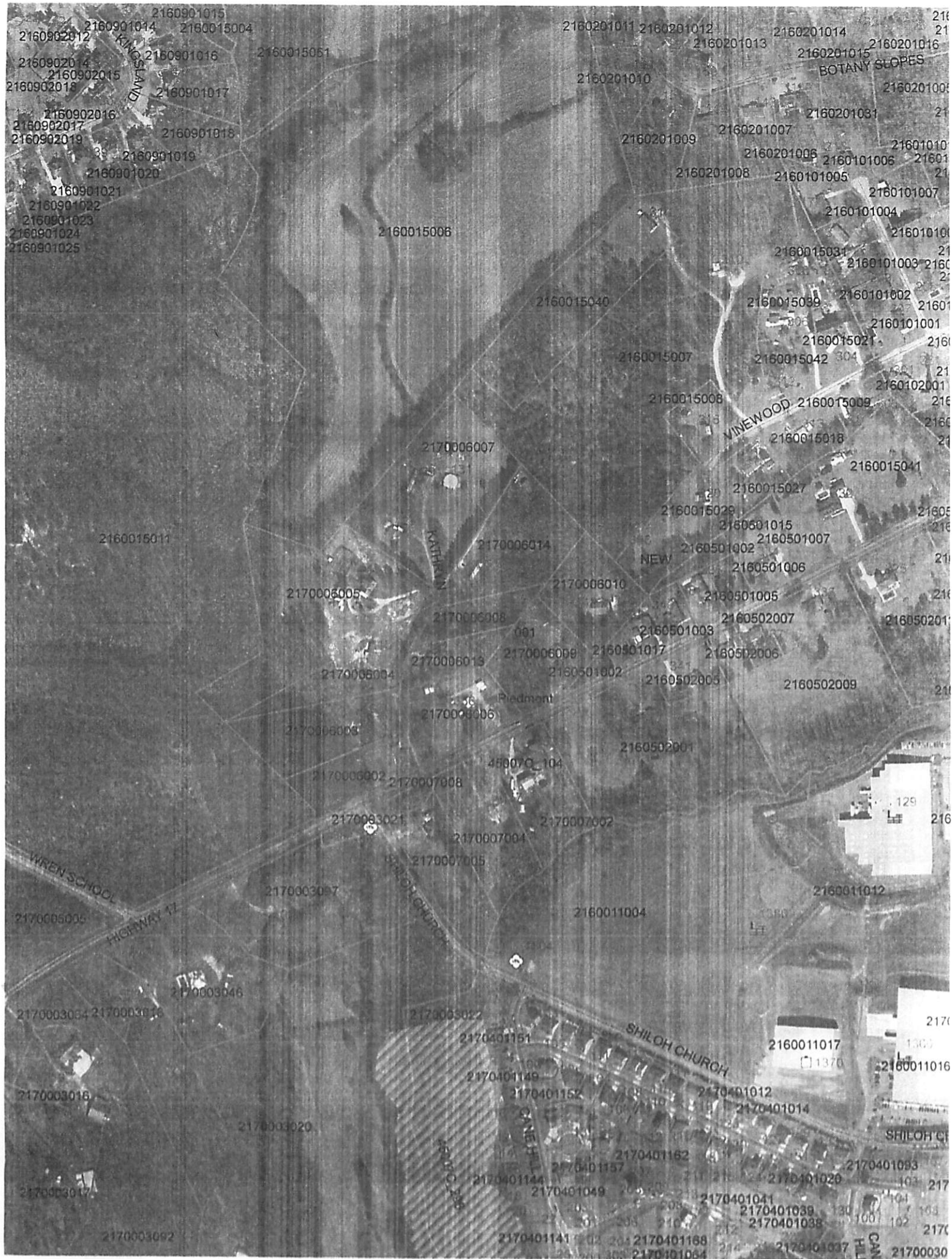


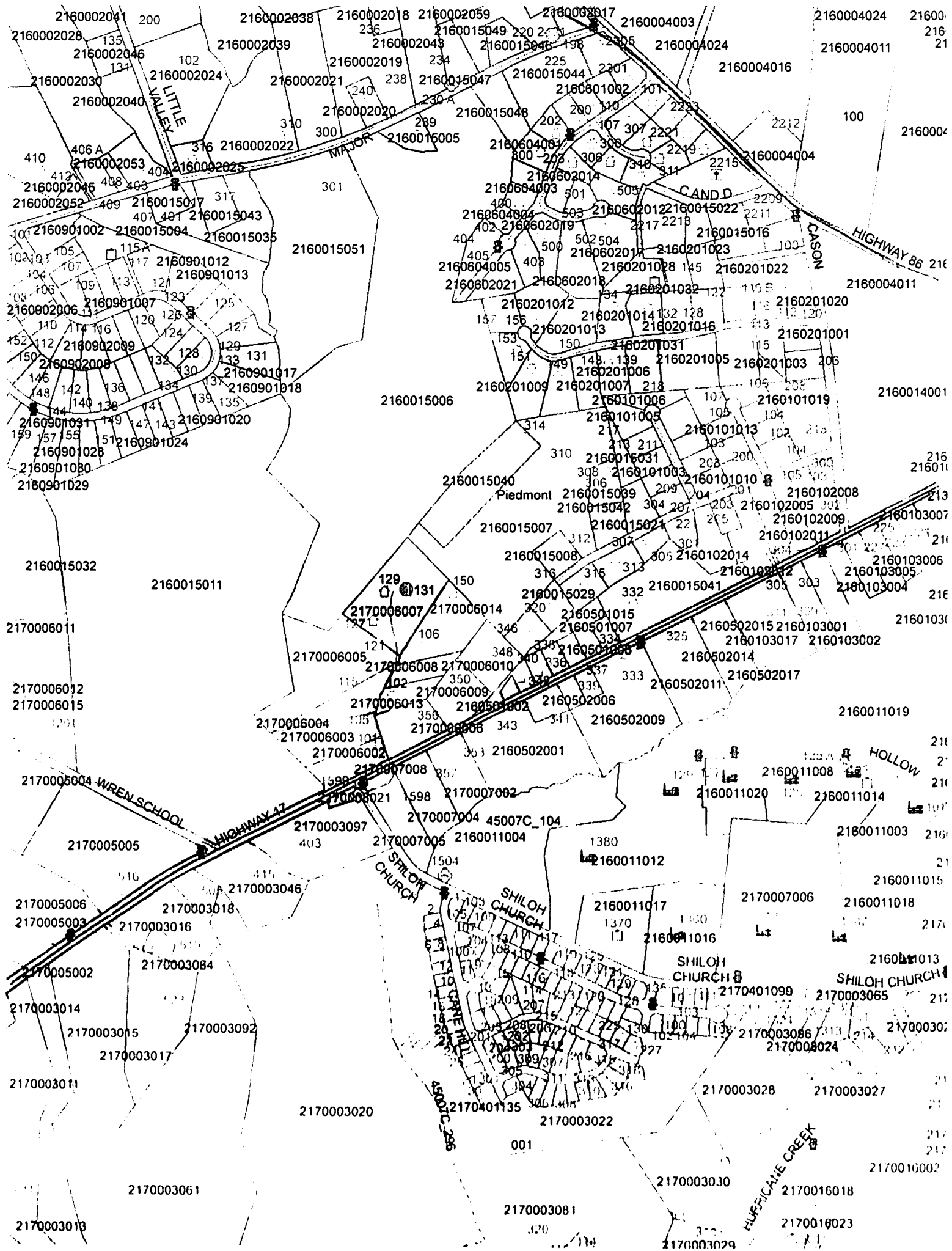
0.874 ac² acres

Configuration

Close

Help





Anderson County's zoning ordinance is contained in Chapter 70 of the County Code of Ordinances. Amendments to county zoning ordinances require Planning Commission review, per South Carolina law.

The Planning and Public Works committee of the Anderson County Council directed staff to add language to the zoning ordinance for addressing unsightly storage buildings on properties zoned single family residential. The new language appears in red and is inserted in the existing text of section 5.31 of Chapter 70 below.

Section 5:3. - R-40, R-20, R-15, R-12, R-10, and R-8, Single-Family Residential Districts.

These residential districts are established as areas in which the principal use of land is for single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for these districts are intended to discourage any use which, because of its characteristics, would interfere with the development of or be detrimental to the quiet residential nature of the area included in the districts.

5:3.1. Uses permitted.

Community recreational area.

Dwelling, single-family detached.

Dwelling, single-family detached—Manufactured multi-section home. (Subject to requirements of section 6:15.)

Home occupation. (Subject to requirements in section 6:11.)

A portable temporary school classroom.

Sign—Identification. (Subject to the provisions of the sign ordinance.)

Sign—Occupancy. (Subject to the provisions of sign ordinance.)

Sign—Temporary. (Pertaining to the lease or sale of a building or premises.)

Temporary building, incidental to construction and used primarily for storage of equipment, tools, building materials, and other items located on the same site and which shall be completely removed from the site upon completion of such construction; or temporary sales office used exclusively for the sale of properties or dwelling units located within the same development or subdivision and contained either within a building which will be completely removed immediately after all sales are completed, or within a building which will be sold or used as a residential dwelling unit immediately after all sales are completed. "Temporary" means for a period of no longer than 180 days. Buildings used primarily for storage of items of any type that remain on a property for more than 180 days are considered permanent and shall be located in the rear yard of the property.

Uses and structures customarily accessory to the permitted uses.

Anderson County's zoning ordinance is contained in Chapter 70 of the County Code of Ordinances. Amendments to county zoning ordinances require Planning Commission review, per South Carolina law.

The Planning and Public Works committee of the Anderson County Council directed staff to add language to the zoning ordinance for controlling the visibility of commercial equipment and materials stored on properties zoned single family residential. The new language appears in red and is inserted in the existing text of section 6.6 of Chapter 70 below.

Section 6:6. - Parking and storage of certain vehicles.

6:6.1. Reserved.

6:6.2. Travel or camping trailers. Not more than one travel or camping trailer per family living on the premises shall be permitted on a lot in any residential district. The trailer shall not be occupied temporarily or permanently while it is parked or stored except in an authorized manufactured home park.

6:6.3. Commercial vehicles. In all "R" Districts except R-A, not more than one commercial vehicle per family living on the premises shall be permitted in a residential district. No commercial vehicle used for hauling explosives, gasoline, or liquefied petroleum products shall be permitted. Tractor-trailers may be parked in an R-A District. However, the tractor portion only of a tractor-trailer rig may be parked in any other AR District.

6:6.4 *Commercial equipment and materials.* In all "R" Districts, with the exception of R-A, all commercial equipment and materials associated with an off-site business that are stored on a property must be kept enclosed or otherwise screened from public view, e.g. using 6-foot high stockade fence. Such equipment and materials may include but are not limited to tractors, backhoes, front end loaders, skidsteers, ditchwitches, grinders, chippers, shredders, large commercial equipment, or other machinery; logs, stumps, mulch, or debris; paper, plastic, and cardboard debris or containers; auto parts and tires; appliances and furniture; rock, gravel, railroad ties, building materials, or other supplies or materials.

(Ord. No. 99-004, §§ 6:6—6:6.3, 7-20-99)