

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

October 11, 2016
Regularly Scheduled
Meeting
6:00 PM

AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes (from September 13th meeting)
4. Public Hearings
 - A. Zoning Map Amendment: 123 Appian Way, from R-15 to R-A
 - B. Zoning Map Amendment: Corner of Centerville Road and Whitehall Road, From R-20 to C-1
5. Old Business
6. New Business
 - A. Variance: 203 Sherwood Drive, Belton
7. Other Business
8. 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.

Anderson County
Planning Commission
Tuesday, September 13, 2016
6:00 PM
Administrator's Conference Room
Second Floor
Historic 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: Jane Jones (Vice-Chair), Debbie Chapman, Ed Dutton, Lonnie Murray

Members Absent: Brad Burdette, David Cothran, Jerry Vickery

Staff Present: Alesia Hunter, Bryan Shumpert, Michael Forman, Jeff Parkey, Celia Myers

Call to Order: Vice Chair Janes Jones called the meeting to order, with a quorum present to conduct the meeting. Vice Chairman Jones welcomed those present to the meeting.

Approval of Agenda: Mr. Dutton moved to approve the agenda; and Mrs. Chapman seconded. The agenda was unanimously approved.

Approval of Minutes: Vice Chair Jones called for any changes to the minutes from the August 13th regular Planning Commission meeting. Hearing none, the minutes were unanimously approved.

Public Hearing:

Land Use Permit: TNT Sports – Commercial Bicycle Trail Addition

Mr. Bryan Shumpert presented the request from TNT Sports for the addition of a bike path. The TNT Sports facility is already built and uses Alliance Boulevard for its access. No variance was requested. Staff recommended approval with conditions. The owner approached the Commission and offered to answer questions and explaining that the bicycle trail is an expansion of the current operation. Mr. Dutton asked what the length of the trail will be. The owner stated that with the twists and turns, it may still not equal a mile in length. Mr. Dutton asked about the surface of the trail. The owner stated that it would be a smooth surface. Mr. Murray questioned the buffering and landscaping required for this project. The owner stated that Leyland Cypress are being used as well as a fence and other landscaping. Mr. Shumpert added that staff will review the plan prior to permitting. Mr. Dutton asked what was in Buildings A and B. The owner explained that Building A held batting cages, weight rooms and locker rooms. Building B held turf for football and training. Hearing no other questions from the Commission or citizens, Vice-Chair Jones called for a motion. Mr. Dutton moved to accept staff's recommendation; and Mr. Murray seconded. The motion to approve passed 4-0.

Green Infrastructure Plan

Celia Boyd Myers presented the 2016 Green Infrastructure Plan developed through a SC Forestry Commission Grant. The plan inventoried nature resources in Anderson County and mapped them. The primary purpose of the plan is for education. One citizen, surveyor Earl O'Brien asked questions and voiced his opposition to labeling private property as it may prevent owners from developing in the future. Staff stated that this is not the purpose of the plan. Mr. Dutton and Vice-Chair Jones discussed if the Planning Commission could use this plan as tool in future plans. Hearing no further discussion, Mr. Dutton moved to recommend the Green Infrastructure Plan to full Council for its adoption. Mr. Murray seconded and the motion passed unanimously.

New Business:

Preliminary Subdivision: Shiloh Falls

Mr. Bryan Shumpert presented the staff's findings and recommendation for Shiloh Falls, off Shiloh Road in District #6. The property is unzoned. The preliminary plat shows 136 lots which will utilize Big Creek Water and the Anderson County sewer system. No variance is requested, but the applicant does request the ability to phase this project. Staff recommended approval with conditions. Hearing no discussion or comments, Mr. Dutton moved to accept staff's recommendation; and Mrs. Chapman seconded.

Vice-Chair Jones asked for any new or old business. Mr. Michael Forman informed the Commissioners that County Council adopted the Comprehensive Plan at its last meeting. He added that Mrs. Wilson did request some changes to the Priority Investment chapter that would be discussed at the next Planning & Public Works Committee meeting. Hearing no other comments, Vice-Chair Jones adjourned the meeting at 6:30

Respectfully Submitted,
Celia Boyd Myers, AICP

**Anderson County Planning Commission
Staff Report
October 2016**

Applicant: Tony Cirelli
Current Owner: Wes and Kristen Moseley
Property Address: 123 Appian Way, Anderson
Precinct: Denver-Sandy Springs
Council District: Five (5)
TMS #(s): 930103010
Acreage: +/- 4.63
Current Zoning: R-15
Requested Zoning: R-A
Surrounding Zoning: North: R-15
South: Right of Way for Appian Way, then R-15
East: Right of way for Appian Way, then R-15
West: R-15

Evaluation: This request is to rezone the parcel of property described above from R-15 (Residential 15,000 square foot lots) to R-A (Residential-Agricultural). The applicant's stated purpose for rezoning is to construct a barn on the property to house horses. Allowance of horses would be subject to provisions set forth in Chapter 70, Section 7:4 of the Anderson County Code of Ordinances.

The subject property is located in an area adjacent to single family residential uses.

Staff Recommendation: Due to the compatibility with the Future Land Use Map and surrounding uses, staff recommends approval of this request.

Zoning Advisory

Group Recommendation: The District 5 Zoning Advisory Group did not meet due to a lack of quorum on October 5, 2016.

Planning Commission

Recommendation: The Anderson County Planning Commission met on October 11, 2016, and after a duly noted public hearing recommended _____ of a request to rezone from R-15 to R-A. The vote was _ in favor, _ opposed, and _ absent.



Rezoning Application

8-30-16

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: TONY CIRELLI
 Mailing Address: 148 HARPER ROAD, PENDLETON, S.C. 29670
 Telephone and Fax: (864) 245-0523 E-Mail: anthonycirelli@bellsouth.com

Owner's Information

(If Different from Applicant)

Name: Wes & Kristin Moseley
 Mailing Address: 123 Appian Way, Anderson SC
 Telephone and Fax: (864) 940-0368 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.

[Signature]
 Owner's Signature

8/17/2016
 Date

Project Information

Property Location: APPIAN WAY, ANDERSON SC 29625
 Parcel Number(s)/TMS: 93-01-03090
 County Council District: 5 School District: 4
 Total Acreage: 4.72 Current Land Use: Acant
 Current Zoning: R-15 Requested Zoning: R-A
 Purpose of Rezoning: Build BARN & HAVE HOUSES

Private Covenants or Deed Restrictions on the Property: Yes _____ No

If you indicated no, your signature is required.

Applicant's Signature

Date

Tony Quelli

8/17/16

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.

Comments:

~~See attached~~

Please attach an accurate plat (survey) of the property to this application.

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

Please refer to the Anderson County Planning Division - Development Standards' Fee Schedule for amount due.

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 Planning Division - Development Standards.

Applicant's Signature

Date

Tony Quelli

8/17/16

For Office Use Only:

Application Received By: above Date Complete Application Received: 8-30-16

Application Fee Amount Paid: 150 Check Number: 4330

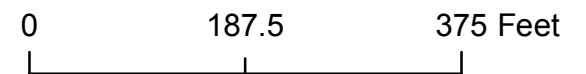
Scheduled Advisory Public Hearing Date: 10-5-16 Citizens' Advisory Recommendation: _____

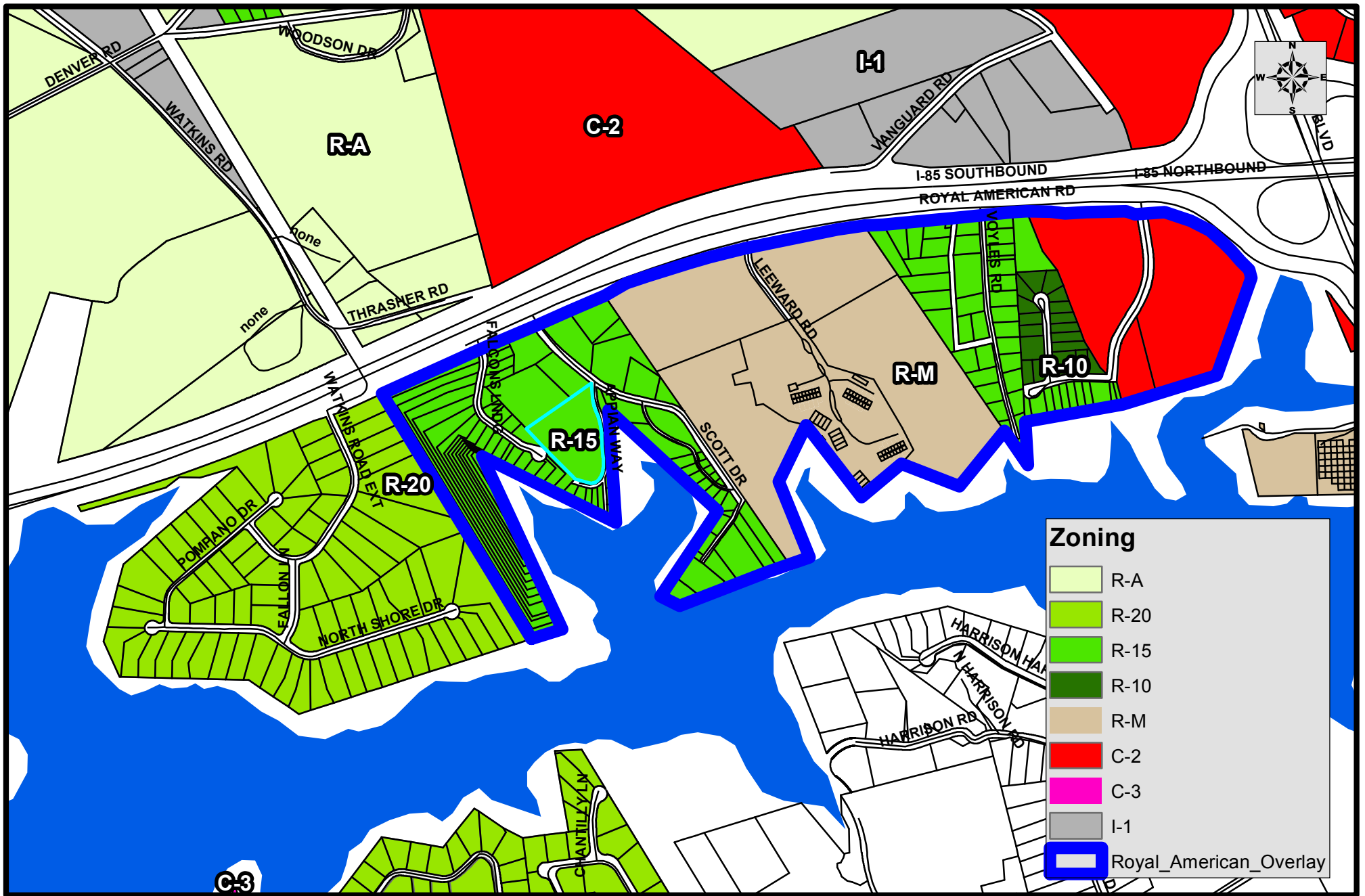
Scheduled Commission Public Hearing Date: 10-11-16 Planning Commission Recommendation: _____

Scheduled Council Public Hearing Date: 11-1-16 County Council Decision: _____

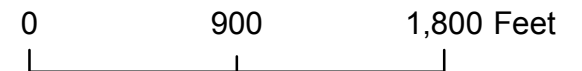


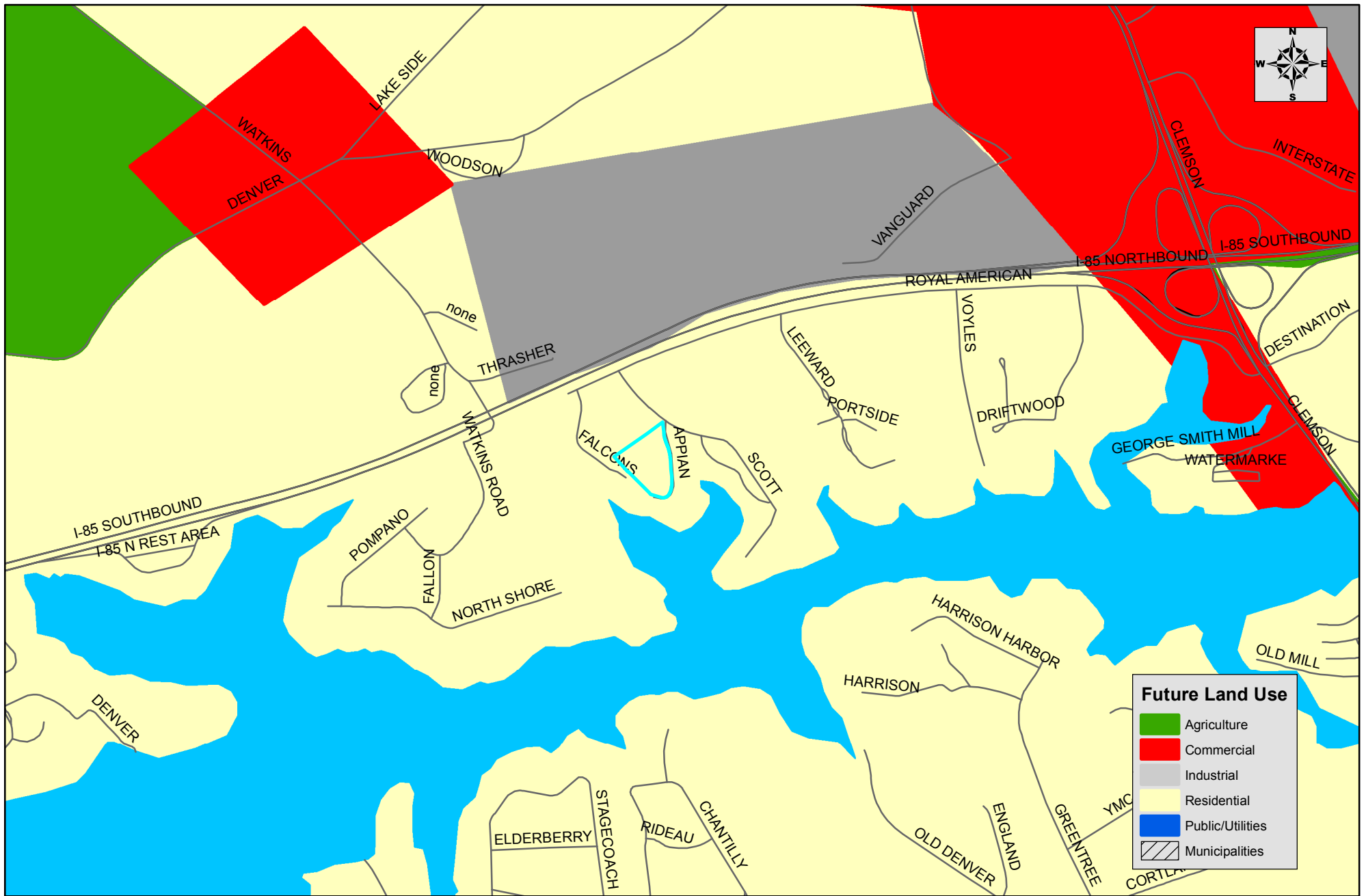
Rezoning Request
123 Appian Way
R-15 to R-A



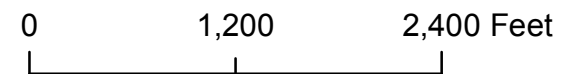


Rezoning Request
123 Appian Way
R-15 to R-A





Rezoning Request
123 Appian Way
R-15 to R-A





REGIONS PUBLIC
HEARING NOTICE
© 2016 REGIONS



Sep 19, 2016

**Anderson County Planning Commission
Staff Report
October 2016**

Applicant: Thomas M. Burris
Current Owner: Ann Osborne
Property Address: Northern corner at intersection of Whitehall Road and Centerville Road
Precinct: Centerville Station A
Council District: Five (5)
TMS #(s): 950002002 (portion)
Acreage: +/- 3.00
Current Zoning: R-20 / Airport Protective (AP)
Requested Zoning: C-1
Surrounding Zoning: North: R-20
South: Right of way for Whitehall Road, then Unzoned
East: R-20
West: Right of way for Centerville Road, then C-1N

Evaluation: This request is to rezone the parcel of property described above from R-20 (Residential 20,000 square foot lots) to C-1 (Commercial). The applicant's stated purpose for rezoning is to construct a business (shops). The C-1 district is established to provide commercial establishments for the convenience of local residents.

The subject property is located in an area adjacent to agricultural use to the north, single family residential use to the east (Drake Field subdivision), and commercial uses to the south (Centerville Curb Market and Garden Center) and west (Quick Point).

Whitehall Road is classified as an arterial roadway; Centerville Road is classified as a collector roadway. Both classifications allow for unlimited daily trip capacity.

Staff Recommendation: Due to the property's location at the intersection of Whitehall Road and Centerville Road, as well as compatibility with surrounding uses on two sides, staff recommends approval of this request.

Zoning Advisory

Group Recommendation: The District 5 Zoning Advisory Group did not meet on October 5, 2016 due to a lack of quorum.

Planning Commission

Recommendation: The Anderson County Planning Commission met on October 11, 2016, and after a duly noted public hearing recommended _____ of a request to rezone from R-20 to C-1. The vote was _ in favor, _ opposed, and _ absent.



Rezoning Application

8/26/16

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: THOMAS M. BURRISS - contact person
 Mailing Address: 1010 CENTERVILLE RD ANDERSON, SC 29625
 Telephone and Fax: 864 225-6586 E-Mail: Tomburris123@BELLSOUTH.NET

Owner's Information

(If Different from Applicant)

Name: ANN B. OSBORNE
 Mailing Address: 1723 GERARD RD ANDERSON SC 29625
 Telephone and Fax: 864 226-0403 E-Mail: TIGERANN33@BELLSOUTH.NET

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.

Ann B. Osborne
Owner's Signature

8/26/16
Date

Project Information

Property Location: INTERSECTION OF WHITEHALL RD AND CENTERVILLE RD
 Parcel Number(s)/TMS: TMS 95-00-02-002
 County Council District: 5 School District: 5
 Total Acreage: 3.0 Current Land Use: RESIDENTIAL
 Current Zoning: R20 Requested Zoning: C1
 Purpose of Rezoning: CONSTRUCTION OF BUSINESSES (SHOP)

Private Covenants or Deed Restrictions on the Property: Yes _____ No ✓
If you indicated no, your signature is required.

Ann M. Burin
Applicant's Signature

8-26-14
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.

Comments: _____

Please attach an accurate plat (survey) of the property to this application.

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

Please refer to the Anderson County Planning Division - Development Standards' Fee Schedule for amount due.

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 Planning Division - Development Standards.

Ann M. Burin
Applicant's Signature

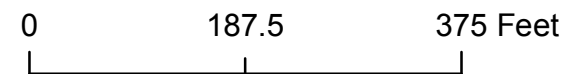
8-26-14
Date

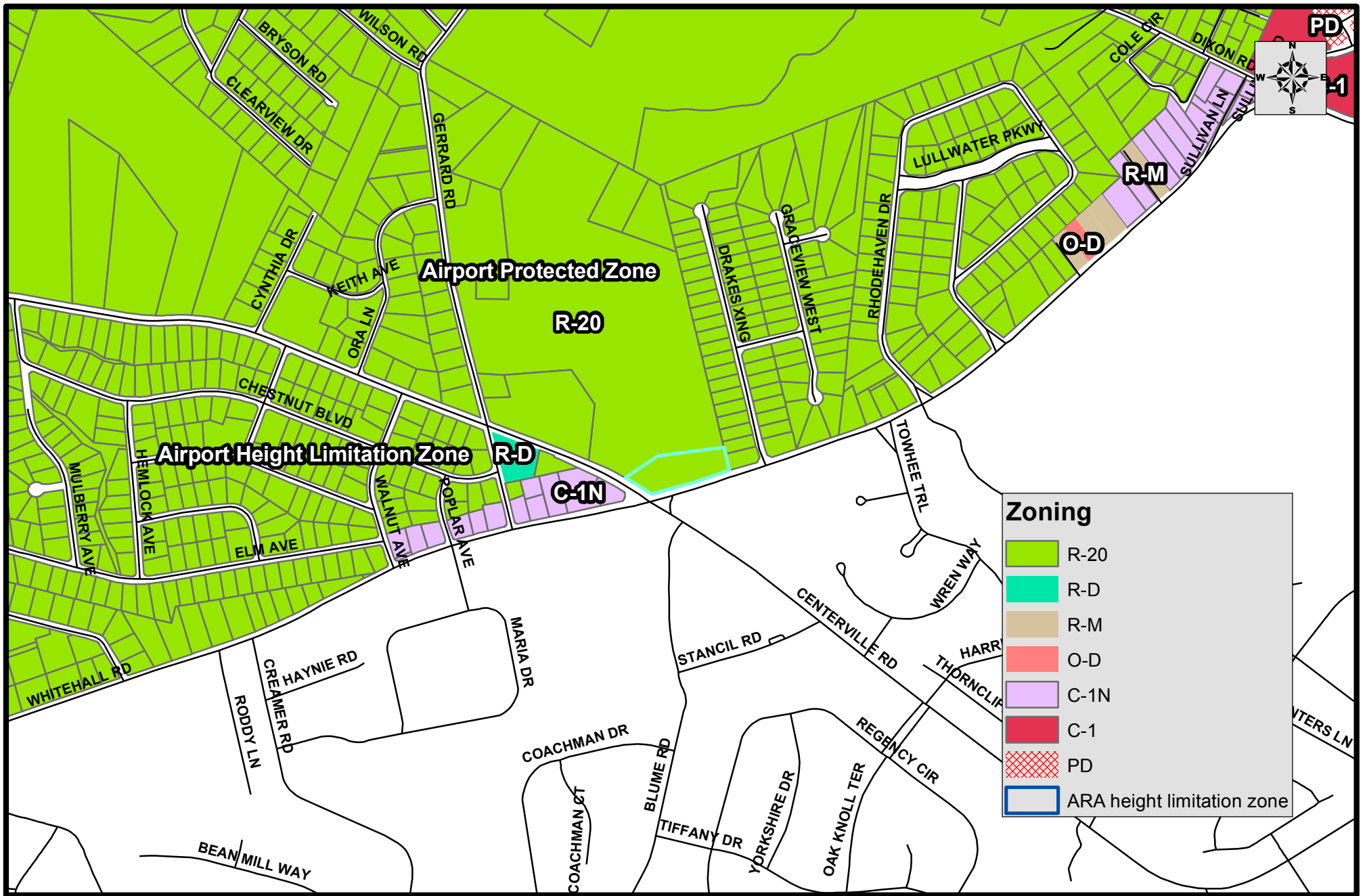
For Office Use Only:

Application Received By: *diagroone* Date Complete Application Received: _____
Application Fee Amount Paid: *\$25000* Check Number: *4237*
Scheduled Advisory Public Hearing Date: _____ Citizens' Advisory Recommendation: _____
Scheduled Commission Public Hearing Date: _____ Planning Commission Recommendation: _____
Scheduled Council Public Hearing Date: _____ County Council Decision: _____

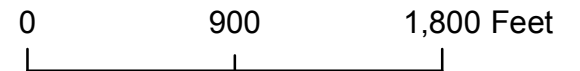


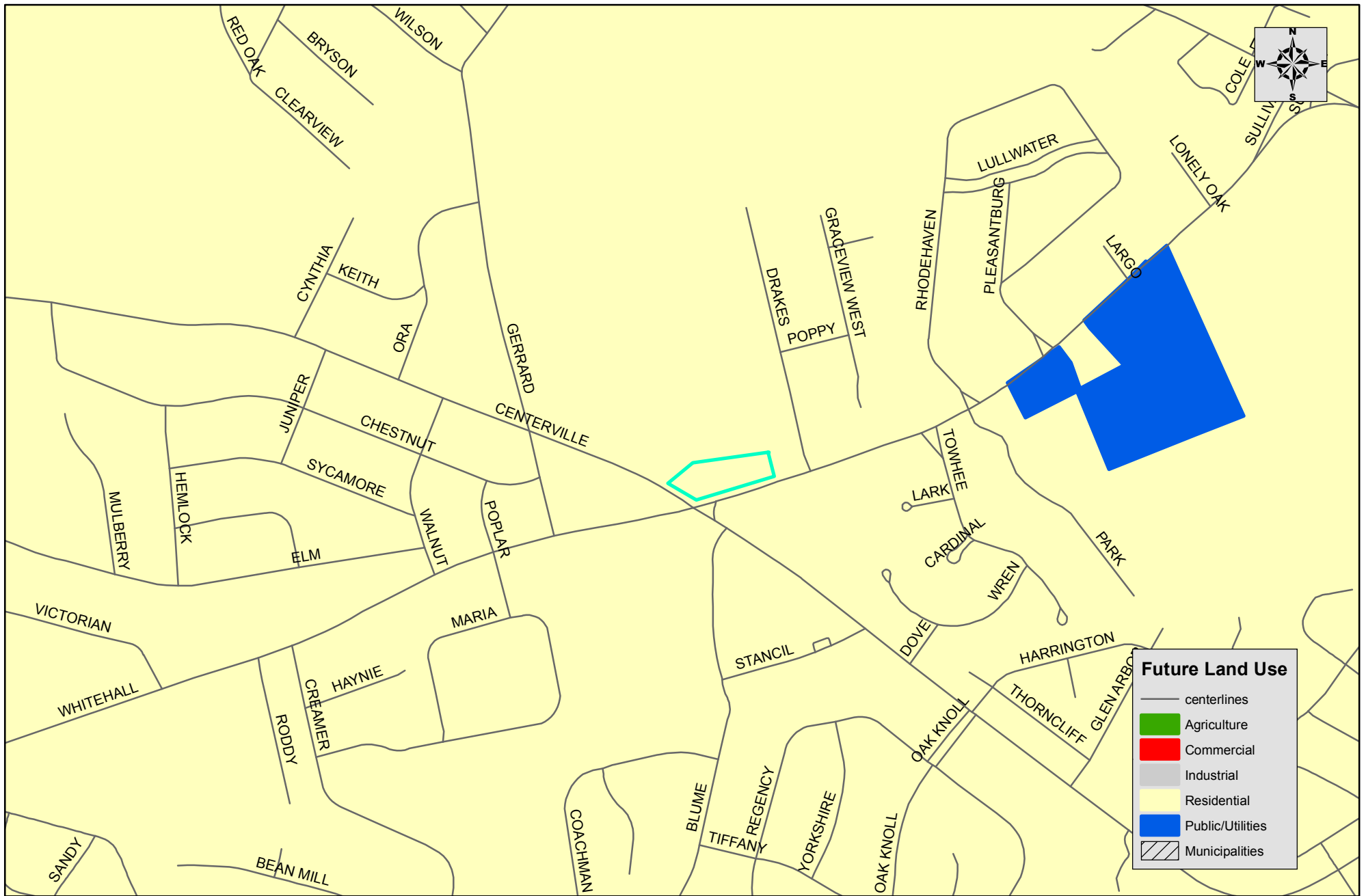
**Rezoning Request
Whitehall and Centerville Rds.
R-20 to C-1**



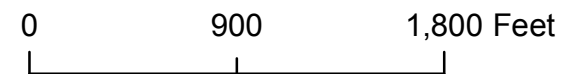


**Rezoning Request
Whitehall and Centerville Rds.
R-20 to C-1**





Rezoning Request
Whitehall and Centerville Rds.
R-20 to C-1





REGROWING PUBLIC
HEARING NOTICE
914-298-4729



Jan 19, 2016



Staff Report-Variance
Anderson County Planning Commission Meeting
October 11, 2016
6:00PM

Project Name: Autry's Mobile Home Park
Applicant: James Autry
Owner: James Autry
Intended Development: Residential
Location: 203 Sherwood Drive, Belton, SC

Details of Development:

To abandon a Mobile Home Park, which was created in 1974, and reestablish the property as two parcels. One parcel to have two Mobile Homes on it.

County Council District: 3
Zoning: Not Zoned
Total Site Area: 2.706
Tax Map Number: 226-14-04-013
Extension of Existing Development: No
Water: City of Belton Water District
Sewer: Individual On-Site Wastewater
Variance: Abandonment of a Mobile Home Park

Staff Recommendation:

Staff recommends APPROVAL of this variance based on the fact that the property is no longer a Mobile Home Park as per Section 50-62 of the Anderson County Code of Ordinances and will be designated as two parcels. SC DHEC will be notified that this parcel has been requested to no longer be considered a Mobile Home Park. The variance request would be to allow the second mobile home to remain on site, with no other Units allowed.



Variance Application

Date of Application Completion _____

Application Status (Approved or Denied) _____

Applicant's Information

Name: James Autry

Mailing Address: 203 Sherwood Dr.

Telephone and Fax: 864-338-7516 E-Mail: _____

Owner's Information

(If Different from Applicant)

Name: Same as above

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.

James A. Autry
Owner's Signature

8/22/2016
Date

Project Information

Property Location: 203 Sherwood Dr.

Parcel Number(s)/TMS: 226-14-04-013

County Council District: _____ School District: _____

Total Acreage: 2.5⁷⁰⁶ Acres Current Zoning: unzoned

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: subdivide tax parcel 226-14-04-013
as shown on enclosed plat

Private Covenants or Deed Restrictions on the Property: Yes _____ No _____

If you indicated no, your signature is required.

James A. Pety Jr.
Applicant's Signature

9/22/2016
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:

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: _____

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:

The following documents are submitted in support of this application: (Please attach copies of all additional information to this application.) see enclosed

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 Planning Division - Development Standards.

James A. Pety Jr.
Applicant's Signature

8/22/2016
Date

For Office Use Only:

Application Received By: _____ Date Complete Application Received: _____

Application Fee Amount Paid: _____ Check Number: _____

Scheduled Advisory Hearing Date: _____ Scheduled Board Hearing Date: _____

Staff Recommendation: _____ Advisory Recommendation: _____

Land Use/Board of Zoning Appeals' Decision: _____



143 WEST ROAD
BELTON, SC 29627

TEL: (804) 314-0400
sbranyon@edelloil.com

August 24, 2016

Anderson County Planning Division
P.O. Box 8002
Anderson, SC 29624

Re: Variance request for property division for
203 Sherwood Drive near Belton

To Whom It May Concern:

Enclosed you will find a variance application and a copy of the proposed subdivision plat(in draft form) for the property. I have also enclosed copies of record documents for a mobile home park SCDHEC septic tank permits dating back to the early 1970's.

It is my clients wish to subdivide the property into 2 parcels for estate planning purposes. Currently the property is +/-2.706 acres total and has 1 brick home and 2 mobile homes situated on the property. The 2 mobile homes that are currently on the property are part of the original mobile home park that once consisted of 6 mobile homes. My client wants to separate the existing brick home from the existing mobile homes as shown on the attached plat. If approved by the planning commission I will produce the plat in final form so that it may be recorded with Anderson County record of deeds department.

Please let me know if you need any additional information.

Sincerely,



Steve Branyon, P.L.S

/SB

