

Anderson County Planning Commission
April 14, 2015- 6:00 PM
County Council Chambers
2nd Floor – Historic Courthouse
Anderson, South Carolina

AGENDA

1. Call to Order
2. Welcome
3. Approval of Agenda
4. Approval of Minutes (from March 10th meeting)
5. Public Comments
During Public Comments, please state your name and address and limit speaking time to a maximum of five (5) minutes in order to allow for other comments. The Chairperson may, at his/her discretion and/or after consultation with other members of the Planning Commission, allow additional time to a speaker to complete his/her comments.
6. Preliminary Subdivision: Hemlock Subdivision, Phase II
7. Large-Scale Project:
 - A. Career and Technology Center – Anderson County School District 3, 4 and 5
8. Public Hearing
 - A. Monster Ink Tattoo Facility – 11011 - B Anderson Road, Piedmont
 - B. Request to rezone +/-10.68 acres (091-00-08-001) located at 2825 Lebanon Road, in Council District #4 from PD (Planned Development) to R-A (Residential – Agricultural)
 - C. Highway 81 Overlay – Design Regulations – to include properties within 500 ft of Hwy 81 with direct access onto Hwy 81; from Reed Road north to Long Road on the east and Scott Bridge Road on the west
9. Old Business
10. New Business
11. Adjournment

Anderson County Planning Commission
Monday, March 10, 2015
6:00 PM
Council Chambers
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 by the Planning Secretary.

Members Present: David Cothran, Ed Dutton, Brad Burdette, Jerry Vickery and Debbie Chapman

Members Absent: Jane Jones

Staff Present: Michael Forman, Jeff Parkey, Celia Myers, Rhonda Sloan and Judy Shelato

Call to Order: Planning Commission Chairman David Cothran called the meeting to order at 6:00 PM, with a quorum present to conduct the meeting. Chairman Cothran welcomed all present to the meeting.

Approval of Agenda: Chairman Cothran called for any changes to be made to the agenda. Hearing none, Chairman Cothran called for a motion of approval. Mr. Burdette moved to approve the agenda; and Mr. Dutton seconded the motion. The motion to approve was carried unanimously.

Approval of Minutes: Chairman Cothran called for any changes to the minutes from the February 10th regular Commission meeting. Hearing none, Mr. Dutton made a motion of approval; and Mr. Vickery seconded his motion. The minutes were unanimously approved.

Public Comments: Chairman Cothran called for any public comments that did not pertain to agenda items. No public comments were heard at this time.

Public Hearing:

Functional Classification List Ordinance #2015-004:

Dr. Jeff Parkey presented Ordinance #2015-004 and gave background information on the current road classification list the County uses. Commissioners reviewed various maps and the overall list of all County roads and their classification. Chairman Cothran opened the public hearing and invited public comments. Hearing no comments, the public hearing was closed. Mr. Dutton moved to accept the list as presented and forward to full Council with approval. Mr. Vickery seconded the motion. The motion passed unanimously.

Large-Scale Project:

Project Upstate:

Mr. Michael Forman presented the Project Upstate, a warehouse and distribution facility in the northwest quadrant of SC Highway 86 and Old Williamston Rd. The intended development involves a 149,800 sq ft beverage warehouse and distribution facility with 240 total parking spaces in Phase I. Phase II would consist of ~94,543 sq ft of future expansion. Hearing no public comments, Mr. Dutton moved to accept staff's recommendation of approval with Development Standards' stated conditions; and Ms. Chapman seconded. The motion passed 5-0.

Old Business:

- A. Tabled: Request for major amendments to 2007 approved Kowalski's PD Statement of Intent on +/- 72.12 acres of parcels 147-00-04-005, 147-00-04-007 and 147-00-04-009, located on Crestview Road and Harriett Circle in Council District #1 along with request to add +/- 32.55 acres of parcel 146-00-07-001, located on Vandiver Road to the proposed renamed Village at Bailey Creek's PD: Chairman Cothran removed the rezoning request from the table and asked for updates from staff. Mr. Michael Forman stated that the traffic study had been received and placed in the Commissioners' packet, but staff had no further report to present. Mr. Dutton and Ms. Chapman again expressed concern over traffic on Crestview and Harriett Circle. Ms. Chapman added that no proper traffic controls were presented in the traffic impact study. Mr. Burdette moved to deny the request; and Ms. Chapman seconded. Mr. Vickery asked for the reasoning for denial. Mr. Burdette stated that this was an urban high density residential development in a high quality suburban section; there was no demand for the product; detrimental effects on surrounding neighbors; no renderings and of average quality build; no connectivity with a walkway to bypass regulations; and concern of the negative impact of a failed subdivision to surrounding areas. The motion to deny failed 2-3. Mr. Dutton then offered a motion to approval with six conditions (full list attached), such as vehicular connectivity be provided between Sections B and C. This motion died for lack of a second. No other motions were presented. The request will forward to full Council with no formal recommendation by the Commission.
- B. Highway 81 Overlay Updates: Mr. Forman gave a brief update to the Highway 81 Overlay and schedule changes due to weather. The first community meeting will be held March 12th and the second meeting on March 26th in the Anderson Area YMCA at 6pm.
- C. Chapter 3 of the Comprehensive Plan Update: Mrs. Celia Myers presented proposed changes to the Natural Resource chapter made by the Planning & Public Works Committee. Changes included updated charts for more recent information and additional information on the proposed stricter air quality standards. Mr. Vickery moved to accept these updates and forward to Council with approval. Mr. Dutton seconded. The motion passed 5-0.

New Business:

- A. ANATS Policy Committee Appointment: Chairman Cothran nominated Mrs. Jane Jones (Planning Commission's Vice-Chair) for appointment to the ANATS Policy Committee. Mr. Vickery seconded. The motion passed 5-0.

Chairman Cothran called for any other new business. No other information was presented.

Hearing no further business, Chairman Cothran adjourned the meeting at 6:30 pm.

Respectfully Submitted,

Celia Boyd Myers

Anderson County Planning Commission

April 14, 2015

6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name:	Hemlock Subdivision Phase II
Intended Development:	Residential
Applicant:	Fant Reichert Fogleman (Chip Fogleman)
Surveyor/Engineer:	Fant Reichert Fogleman
Location:	Mountain View Road
County Council District:	4
Surrounding Land Use:	North – Residential South – Residential East – Residential West – Residential
Zoning:	None
Tax Map Number:	167-00-05-018
Extension of Existing Dev:	Yes
Existing Access Road:	Fernbank Drive
Number of Acres:	26
Number of Lots:	30
Water Supplier:	Powdersville Water
Sewer Supplier:	Septic
Variance:	No

Traffic Impact Analysis:

This new subdivision is expected to generate 300 new trips per day. Fernbank Drive is a Major Rural Local Road.

Staff Recommendation:

Approval, with the following conditions,

- If volumes and pressures exist, fire hydrants must be placed within 1000' of all lots.
- Subdivision and road names must be approved by the Addressing Department.
- All lots must access proposed internal roads only.
- Developer must obtain all necessary permits prior to proceeding with development to include;
- Storm Water and Erosion and Sediment Control
- Road Profile and Encroachment Permitting
- Septic and Water Approval.



3/10/15

Date of Application Completion

Subdivision Plat Application

11 2015

KA

Hemlock S/O Ph. II

Name of Project

Applicant's Information

Name: FANT, Leichert & Fogleman Inc - Chip Fogleman

Mailing Address: 25 Woods Lake Rd Suite 705 Greenville, SC 29607

Telephone and Fax: 864-271-2633 E-Mail: KLP@FRFZHC.HCF

(F) 864-271-3299

Owner's Information

(If Different from Applicant)

Name: Y & Y Development

Mailing Address: P.O. Box 355 Fountain Inn S.C. 29644

Telephone and Fax: 1-864-662-2937 E-Mail: QualityLand1963@AOL.com

Project Information

Project Location: Mtn. View Road

Parcel Number/TMS: 1670005018

County Council District: 4 School District: 01

Total Acreage: ± 26 Number of Lots: 30

Intended Development: Single Family Res. Current Zoning: N/A

Surrounding Land Uses: North: Residential South: Residential East: Residential West: Residential

Water Supplier: Powdersville Water Sewer Supplier: Septic

Have any changes been made since this plat was last before the Planning Commission?: N/A

If so, please describe: _____

Is there a request for a variance?: No If so, please attach the description to this application.

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

hh
Applicant's Signature

3/10/15
Date

Page 1 of 1

For Office Use Only: Scheduled Public Hearing Date: _____

Application Received By: _____ Date Complete Application Received: _____

Amount of Fee Paid: _____ Check Number: _____

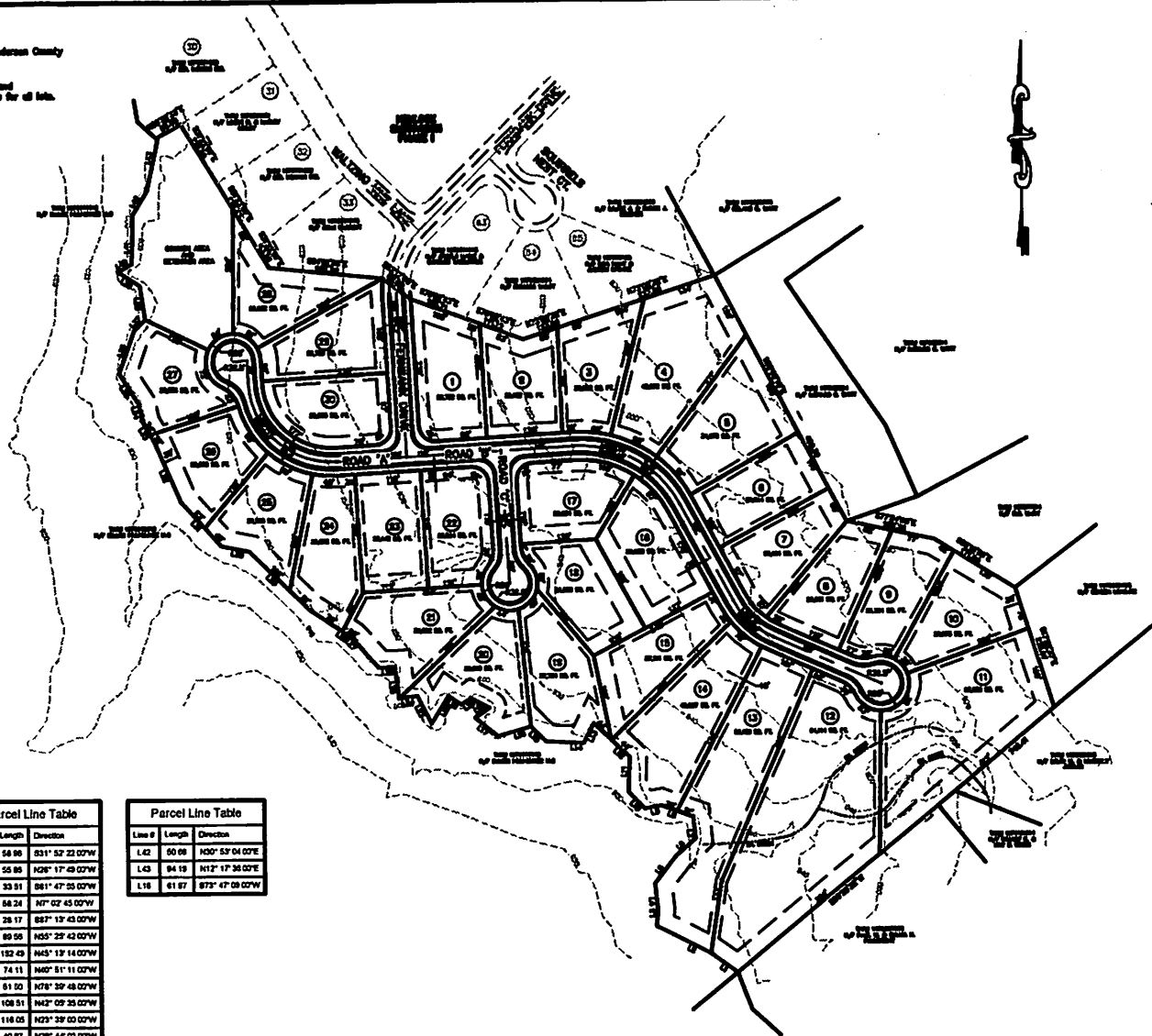
Staff Recommendation: _____ Planning Commission Decision: _____

NOTES:

1. All topographic information is approximate, taken from Anderson County GIS. No field survey has been completed.
2. TWP 16N00000N
3. The setbacks shown are 30' Front Setbacks along roads and 30' (Per Ordinance) Rear Setbacks with 10' Side Setbacks for all lots.
4. All new roads to be 30' Right-of-Way.
5. Minimum 10' undisturbed buffer along creek.
6. Dotted dash line must be 30' from creek.
7. Water supplied by Fortwaller Water System.

TOTAL AREA
Total 38.17 Ac.

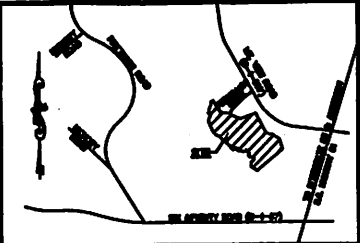
NUMBER
Lots 30



Line #	Length	Direction
L1	96.08	N53° 53' 51.00"W
L2	107.85	N52° 31' 44.00"W
L3	32.88	N2° 58' 37.00"E
L4	44.00	N5° 51' 11.00"W
L5	81.85	N37° 22' 53.00"E
L6	47.50	N48° 08' 38.00"E
L7	39.15	N5° 17' 24.00"W
L8	80.78	N70° 08' 38.00"W
L9	29.30	S80° 12' 44.00"W
L10	41.34	N42° 52' 32.00"W
L11	83.29	N1° 44' 10.00"E
L12	87.83	N48° 10' 28.00"W
L13	40.14	S27° 02' 31.00"W
L14	58.08	N67° 02' 15.00"W
L15	38.01	N43° 52' 05.00"W
L16	53.25	N50° 19' 51.00"W
L17	31.44	N55° 58' 18.00"E
L18	37.98	N61° 42' 57.00"W
L19	21.01	S58° 17' 23.00"W
L20	28.38	N54° 38' 30.00"W

Line #	Length	Direction
L21	58.98	S31° 52' 22.00"W
L22	55.88	N28° 17' 49.00"W
L23	33.51	S61° 47' 55.00"W
L24	88.24	N7° 02' 45.00"W
L25	28.17	S87° 12' 43.00"W
L26	89.95	N35° 22' 42.00"W
L27	152.49	N45° 12' 14.00"W
L28	74.11	N40° 51' 11.00"W
L29	61.00	N78° 39' 48.00"W
L30	108.51	N42° 02' 25.00"W
L31	118.05	N25° 39' 00.00"W
L32	40.87	N29° 44' 00.00"W
L33	35.03	N19° 50' 31.00"W
L34	64.05	N32° 42' 08.00"W
L35	80.55	N19° 32' 04.00"E
L36	28.32	N45° 52' 28.00"E
L37	80.33	N8° 30' 57.00"W
L38	47.32	N58° 51' 30.00"W
L39	28.11	N60° 42' 11.00"E
L40	88.75	N1° 17' 18.00"E

Line #	Length	Direction
L41	50.08	N00° 53' 04.00"E
L42	84.18	N12° 17' 38.00"E
L43	61.87	S73° 47' 08.00"W



VICINITY MAP

PRELIMINARY PLAN

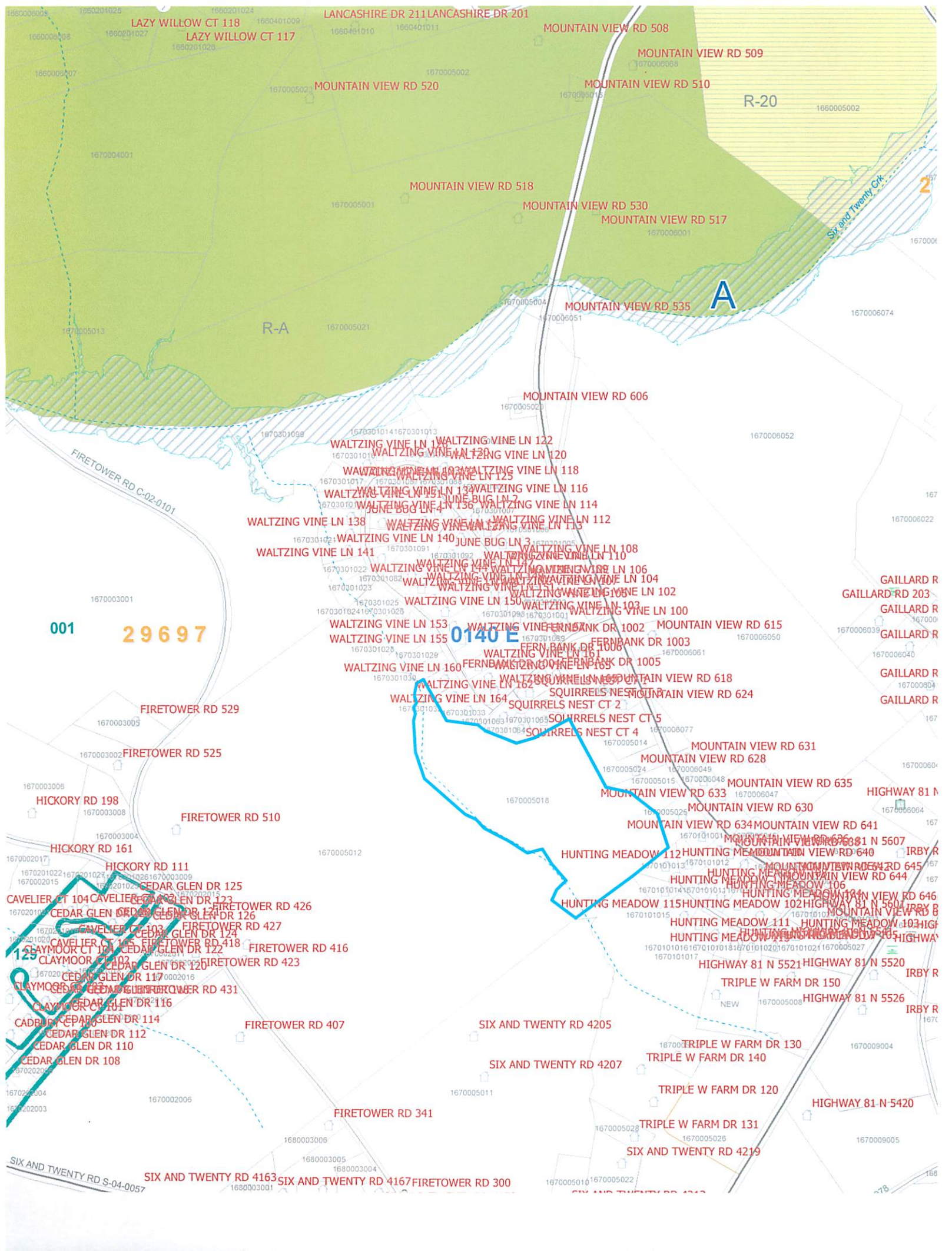
HEMLOCK SUBDIVISION PHASE II

YAT DEVELOPMENT FINE, RECHERT, & FOLEMAN, INC.
OWNER ENGINEER

No. ACRES: 38.17 MILES OF NEW ROAD: 0.38
No. LOTS: 30 DATE: 8-10-18



FRF
FINE, RECHERT, & FOLEMAN, INC.
ENGINEER & SURVEYOR
REGISTERED IN THE STATE OF MISSISSIPPI
No. 15015



Anderson County Planning Commission Meeting

April 14, 2015

6:00 PM

Staff Report – Large Scale Project

Preliminary Project Name: Career and Technology Center-Anderson County School District 3, 4, 5. Proposal is to demolish the existing Lakeside Middle School no closer to the flight path of the airport.

Property Owner of Record: Anderson School District Five

Authorized Representative: Wesley Grant, Executive Director for Operations
Intended Development: Career and Technology Center

Location: 315 Pearman Dairy Road, Anderson

Details of Development: This application involves a plan to demolish the existing Lakeside Middle School and construct a new Career and Technology Center for School District 3, 4, 5. if the conceptual site plan is approved, detailed site plans and design plans will be submitted. The school district preferred to not invest in design costs without approval from the Commission.

Surrounding Land Use: North – Un-zoned Residential
South – Un-zoned Residential
East – Un-zoned Residential
West – Un-zoned Residential

Total Site Area: 30.52 Acres
County Council District: Five

Zoning: Not Zoned

Tax Map Number: 123-05-01-001

Extension of Existing Dev: No

Existing Access Roads: Pearman Dairy Road

Sewer Supplier: Electric City (Anderson)

Water Supplier: Electric City (Anderson)

Power Supplier: Duke Power

Variance: None requested

Traffic Impact Analysis:

Pearman Dairy Road is classified as an arterial road. There is no maximum average vehicle trip per day requirement. Applicant is required to obtain an encroachment permit from SCDOT prior to commencing with construction.

Airport Impact Analysis:

Overall the land use seems fine. SC Aeronautics main concerns are the detention pond and double checking with FAA on height clearance by having the school district file a FAA Form 7460-1. The detention pond should use mitigation techniques to avoid attracting birds. The pond should drain within 48 hours after a storm event. Paragraph 2-3b in FAA Advisory Circular 150/5200-33B, Hazardous Wildlife Attractants On or Near Airports

Staff Recommendation:

This development constitutes a large-scale project because of the need for 100 or more off-street parking spaces. Staff recommends APPROVAL of the overall development plan, with the following conditions:

- Must meet all of the requirements and filings to the FAA as listed in the above airport analysis.
- Submittal required to the FAA on the height criteria in Form 7460-1, Part 77. The applicant is required to file with the Development Standards Department thirty (30) days prior to the issuance of a land use permit.
- SCDHEC and Anderson County regarding storm water erosion and sediment control.
- SCDOT regarding encroachment permitting and any applicable requirements from the SCDOT.
- Electric City Utility (Anderson) regarding the appropriate water and sewer service permit.



Land Use Permit Application

3/12/15

Date of Application Completion

Permit Status (Approved or Denied)

Owner's Information

Name: Mr. Thomas Wilson, Superintendent
Business Name (if applicable): Anderson School District Five
Mailing Address: 400 Pearman Dairy Road, Anderson, SC 29625
Telephone and Fax: 260-5000 / 260-5896 E-Mail: TomWilson@anderson5.net

Authorized Representative's Information

Name: Mr. Wesley Grant, Executive Director for Operations
Company Name: Anderson School District Five
Mailing Address: 400 Pearman Dairy Road, Anderson, SC 29625
Telephone and Fax: 260-5000 / 260-5896 E-Mail: WessGrant@anderson5.net

Project Information

Property Location: 315 Pearman Dairy Road, Anderson, SC 29625
Parcel Number(s)/TMS: 123-05-01-001
County Council District: 005 School District: 5
Total Acreage: 30.52 Current Zoning: None
Proposed Land Use: Career and Technology Center Current Land Use: Lakeside Middle School
Water Supplier: Electric City Utilities Sewer Supplier: Electric City Utilities Power Supplier: Duke Energy
Private Covenants or Deed Restrictions on the Property: Yes _____ No None

If you indicated no, your signature is required.

Applicant's Signature

March 12, 2015

Date

If you indicated yes, please provide a copy of your covenants and deed restrictions with this application - pursuant to State Law (Section 6-29-114.5: July 1, 2007) - determining existence of restrictive covenants. Copies may be obtained at the Register of Deeds Office.

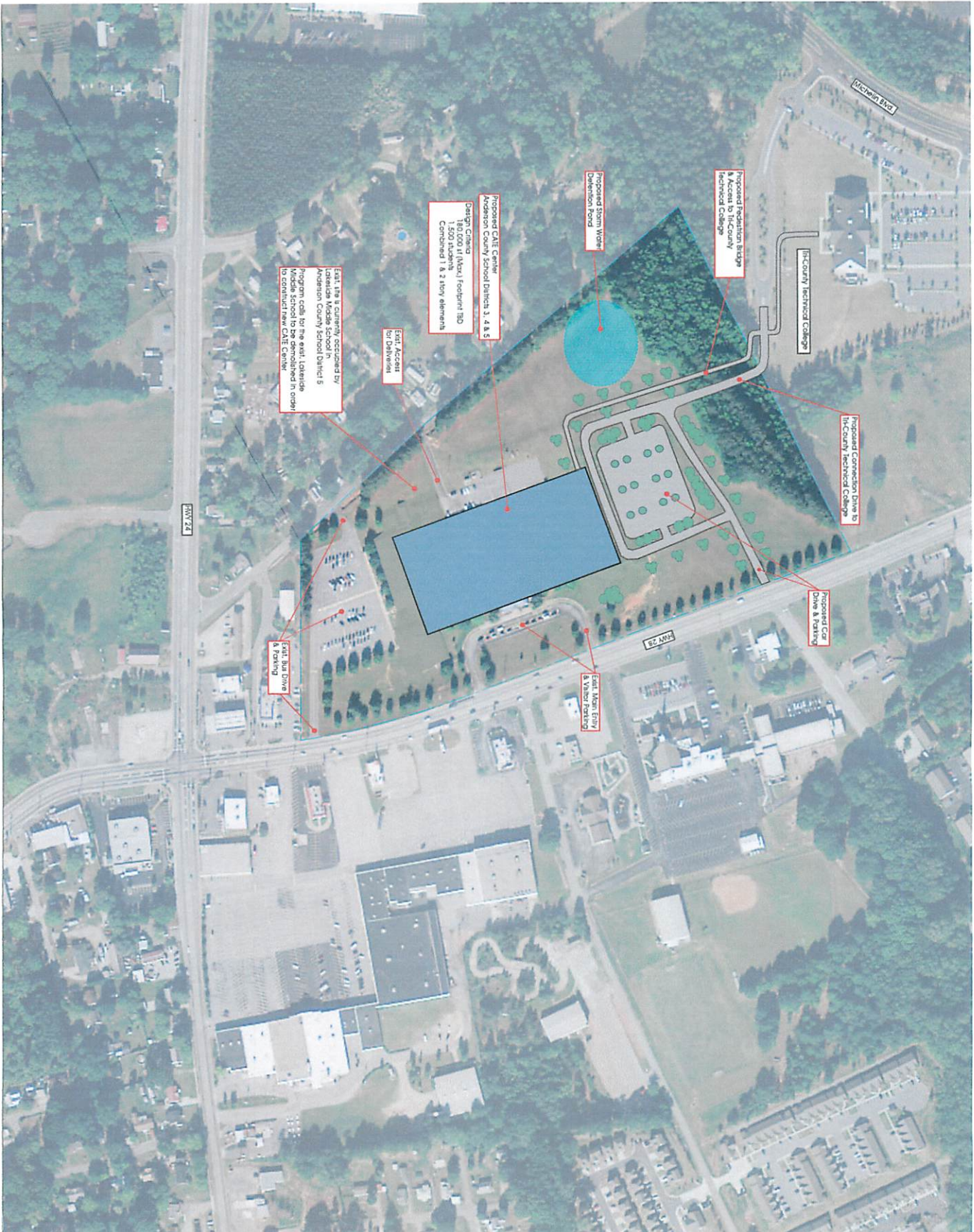
*A processing fee of \$200 is required for applications within zoned areas and due at the time of application submittal. *


Applicant's Signature

Date _____

Date _____

For Office Use Only: _____ Scheduled Public Hearing Date: _____
 Application Received By: _____ Date Complete Application Received: _____
 Application Fee Amount Paid: _____ Check Number: _____
 Staff Recommendation: _____ Planning Commission Decision: _____



AERIAL ORIENT
 NORTH
 1/8" = 100'

SCALE
 1/8" = 100'

PROPOSED CATE CENTER ANDERSON COUNTY SCHOOL DISTRICT 3, 4 & 5

Anderson County, South Carolina



Agenda Item: 8A – Monster Ink Tattoo Facility

Staff report and back-up to be emailed no later than Monday, April 13th. Awaiting final information from SCDHEC.

**Anderson County Planning Commission
Staff Report
April 2015**

Applicant: Peter C. Solari and Cynthia A. Solari
Current Owner: Peter C. Solari
Property Address: 2825 Lebanon Road, Pendleton, SC 29670
Precinct: Five Forks
Council District: Four
TMS #(s): 091-00-08-011
Acreage: +/- 10.68
Current Zoning: PD
Requested Zoning: R-A
Surrounding Zoning: North: R-A
South: Right of way for Lebanon Road, then R-20
East: R-A
West: R-A

Evaluation: This request is to rezone the parcel of property as shown above from the current zoning of PD (Planned Development) to R-A (Residential Agricultural). The applicant stated his desire to build a single family residence on the parcel.

Staff Recommendation: Approval. The requested zoning classification is in line with the County Comprehensive Plan.

Zoning Advisory Group
Recommendation: Approval, 3-0 with 2 members absent. April 1, 2015.

District 4 Zoning Advisory
Group Recommendation:

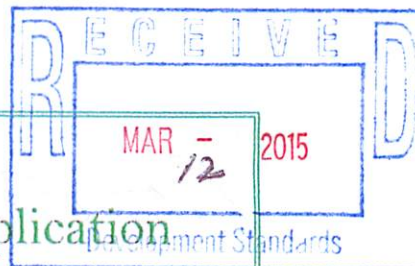
The District 4 Zoning Advisory Group met on April 1, 2015; and recommended **APPROVAL** of a request to rezone from PD to R-A. The vote was **3** in favor, **0** opposed, and **2** absent.

Planning Commission
Recommendation:

The Anderson County Planning Commission met on April 14, 2015, and after a duly noted public hearing recommended _____ of a request to rezone from PD to R-A. The vote was _ in favor, _ opposed, and _ absent.

Anderson County Council
Recommendation:

The Anderson County Council met and after a duly noted public hearing voted _____ of a request to rezone from PD to R-A. The vote was _ in favor, _ opposed, and _ absent.



Rezoning Application

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Peter C. SOLARI - CYNTHIA A. SOLARI
Mailing Address: 122 Shadow Creek Lane 29621
Telephone and Fax: 864-328-9172 E-Mail: PCSOLARI@OUTLOOK.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.

Peter C Solari
Owner's Signature

3/12/2015
Date

Project Information

Property Location: 2825 Lebanon Rd Pendleton, S.C. 29670
Parcel Number(s)/TMS: 91-00-08-011
County Council District: _____ School District: _____
Total Acreage: 10.68± Current Land Use: FERM
Current Zoning: PD Requested Zoning: R-A
Purpose of Rezoning: _____

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

Peter C SFP
Applicant's Signature

3/12/2015
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.

Peter C SFP
Applicant's Signature

3/12/2015
Date

Page 2 of 2

For Office Use Only:

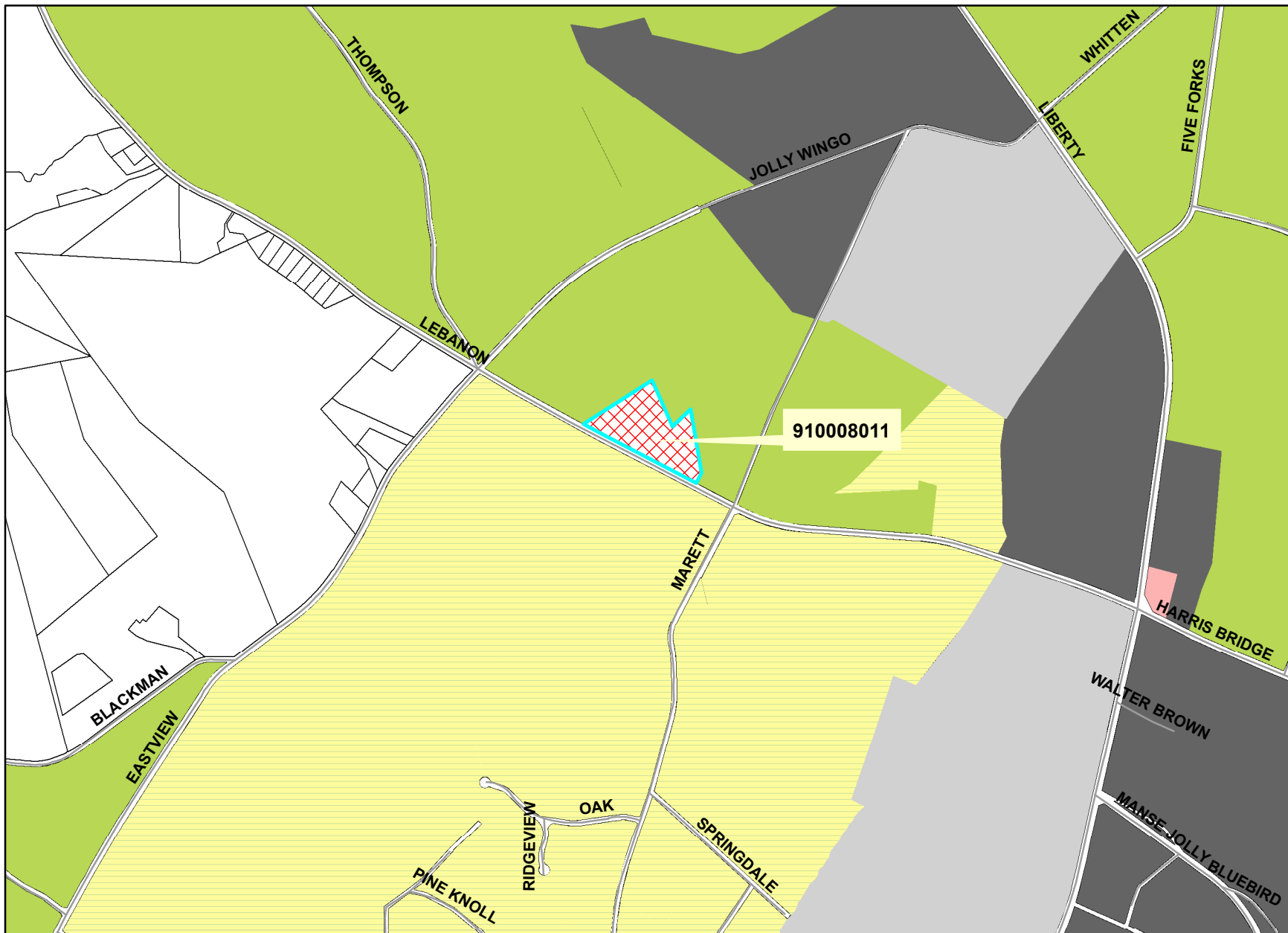
Application Received By: JP/MF Date Complete Application Received: 3/12/15

Application Fee Amount Paid: \$250.00 Check Number: #131

Scheduled Advisory Public Hearing Date: _____ Citizens' Advisory Recommendation: _____

Scheduled Commission Public Hearing Date: _____ Planning Commission Recommendation: _____

Scheduled Council Public Hearing Date: _____ County Council Decision: _____

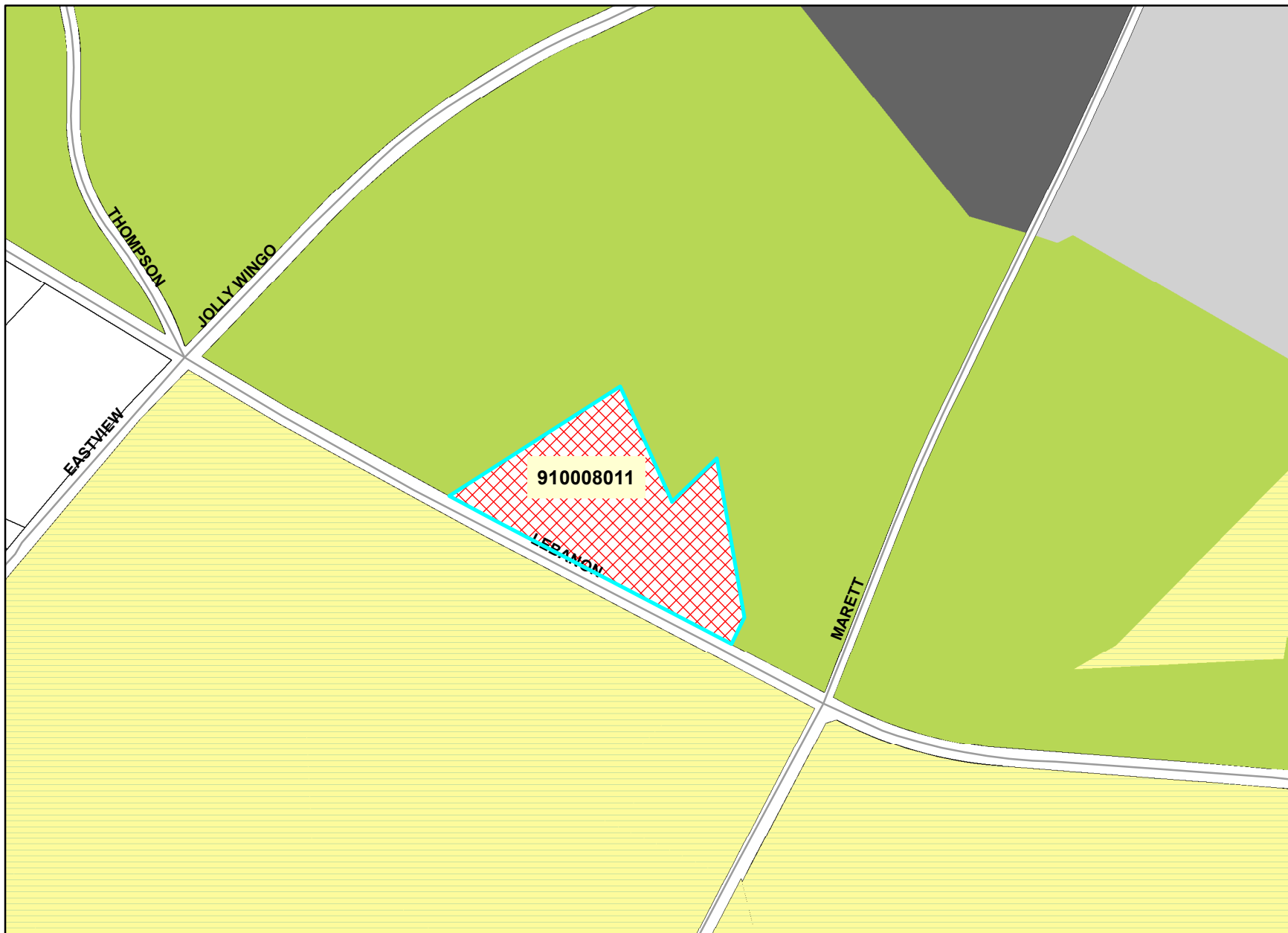


Lebanon Road Planned Development Rezoning Request, March 13, 2015

Anderson County Planning and Community Development Department



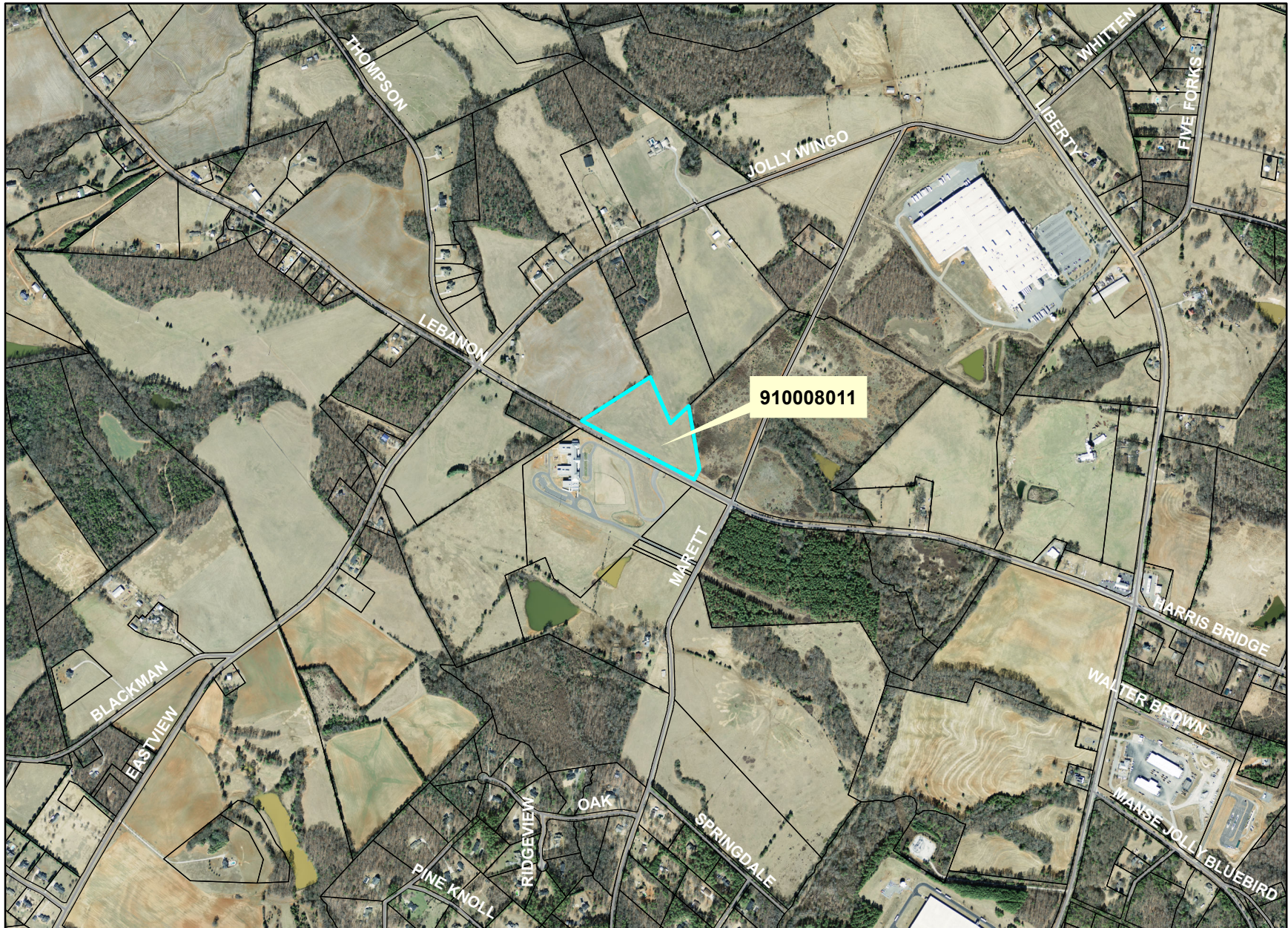
R-A	R-M1	C-1N	PD
R-40	R-M2	C-1R	AP
R-20	R-M7	C-1	RRD
R-15	R-M	C-2	Multi
R-12	R-MA	C-3	
R-10	R-MHP	S-1	
R-8	O-D	I-1	
R-D	POD	I-2	



Lebanon Road Planned Development Rezoning Request, March 13, 2015

Anderson County Planning and Community Development Department

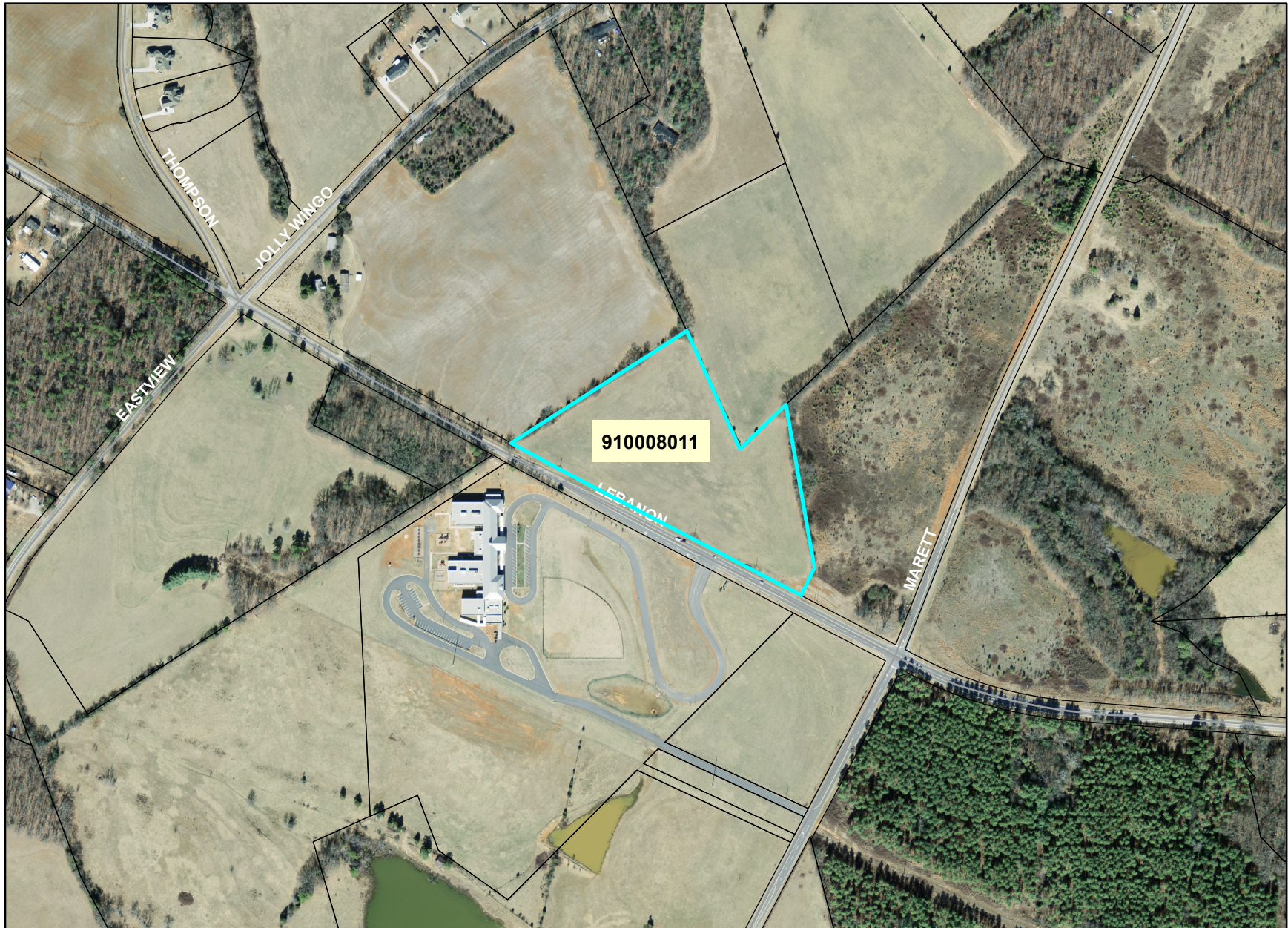
R-A	R-M1	C-1N	PD
R-40	R-M2	C-1R	AP
R-20	R-M7	C-1	RRD
R-15	R-M	C-2	Multi
R-12	R-MA	C-3	
R-10	R-MHP	S-1	
R-8	O-D	I-1	
R-D	POD	I-2	



0 0.25 0.5 Miles

Lebanon Road Planned Development Rezoning Request, March 13, 2015

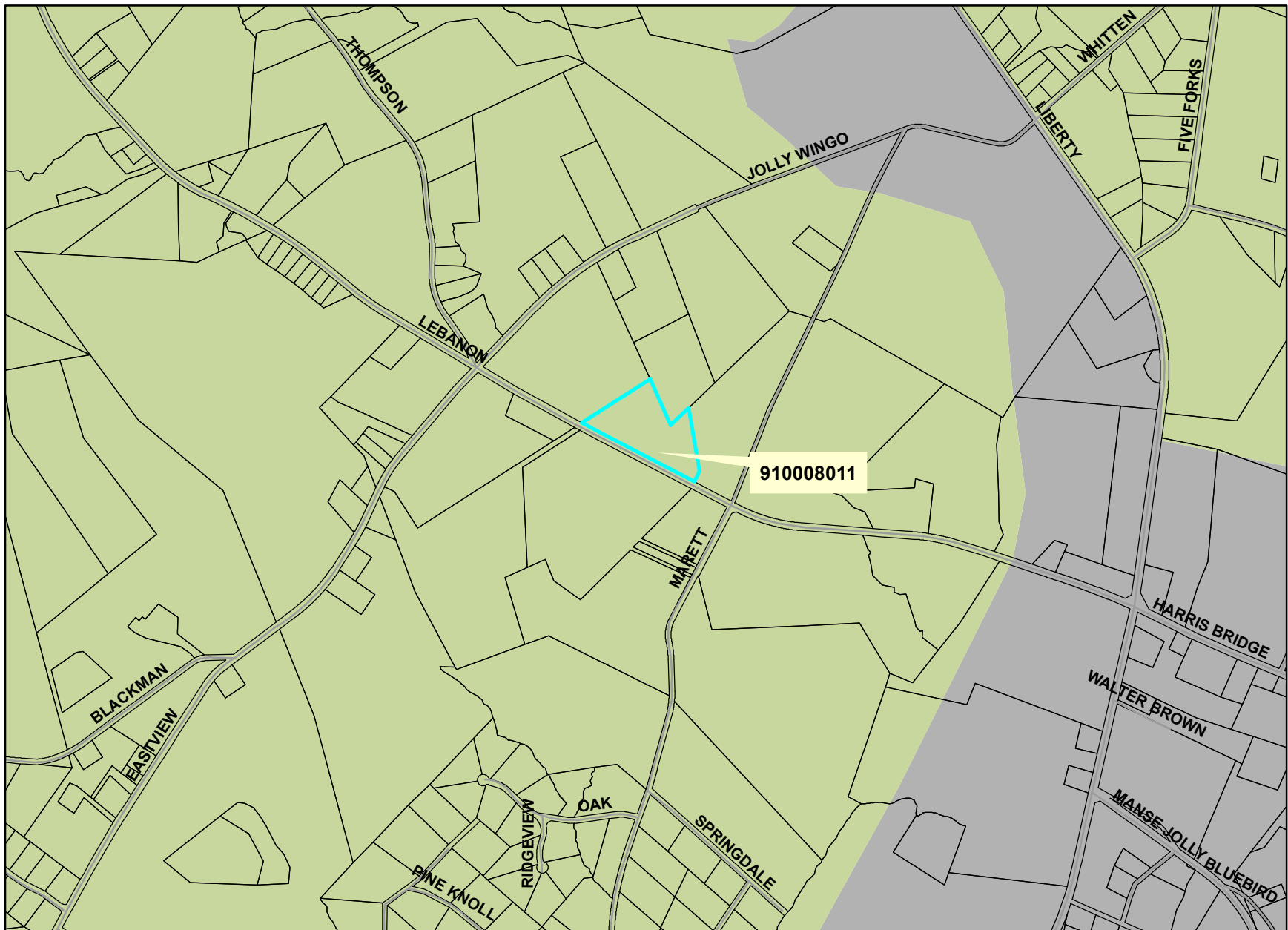
Anderson County Planning and Community Development Department



0 0.1 0.2 Miles

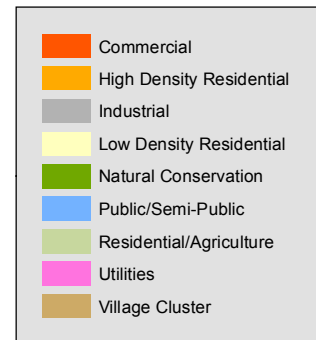
Lebanon Road Planned Development Rezoning Request, March 13, 2015

Anderson County Planning and Community Development Department



Lebanon Road Planned Development Rezoning Request, March 13, 2015

Anderson County Planning and Community Development Department





Historical
Battle of Anderson
May 16 & 17, 1865
General Smith led 2,000 to
May 16, 1865. May 17, 1865
Anderson County, South Carolina
For more info, call
864-260-4720

ANDERSON COUNTY
PLANNING & COMMUNITY DEVELOPMENT
**REZONING PUBLIC
HEARING NOTICE**
864-260-4720



Historical
Battle Of Anderson
May 28 & 29 to 30
War of 1862
May 28 One West Rd. 1 mile on Left
May 29 One West Rd. 1 mile on Left
For info call
601-725-1234

Anderson
War of 1862
May 28 & 29 to 30

Highway 81 Overlay

Chapter 4: Overlay Regulations

4.1: Establishment and Purpose

Establishment of the Highway 81 Overlay District (the District) is proposed. It is the intent of the Anderson County Council to develop an Overlay District to promote a positive visual appearance along Highway 81 and to use the District as a tool for promotion of Anderson County. The Overlay District is intended to serve as a complementary tool for implementing the development policies and guidelines set forth in the Anderson County 20-Year Comprehensive Plan.

The Highway 81 District is a highly visible area connecting Interstate 85 with Downtown Anderson. As per the adopted County Comprehensive Plan, the District has been designated as having high potential for commercial uses. Higher levels of traffic along the District are anticipated as new commercial uses are established.

Therefore, it is the purpose of this Overlay District to ensure high aesthetic quality of development through the establishment of standards for future non-residential improvements such as signage, landscaping, lighting, and other improvements constructed on the properties within the identified Overlay District.

The boundaries of the Highway 81 Overlay District are hereby established as follows:

ALL ZONED PROPERTIES OR PORTIONS OF PROPERTIES THAT DIRECTLY ACCESS HIGHWAY 81 (ALSO KNOWN AS GREENVILLE STREET), AND ARE WITHIN 500 FEET OF THE CENTERLINE OF HIGHWAY 81; BOUNDED TO THE NORTHWEST BY THE CENTERLINE OF SCOTTS BRIDGE ROAD, TO THE NORTHEAST BY THE CENTERLINE OF LONG ROAD, AND TO THE SOUTH BY THE CENTERLINE OF REED ROAD

4.2: Modification of Design Standards

Any modification to the design standards of this Overlay District shall be presented to the Anderson County Council for approval. Requests for modification of the design standards shall be considered at the time development plans are submitted for review and shall comply with all submittal requirements established in the zoning ordinance.

4.3: Applications and Exceptions

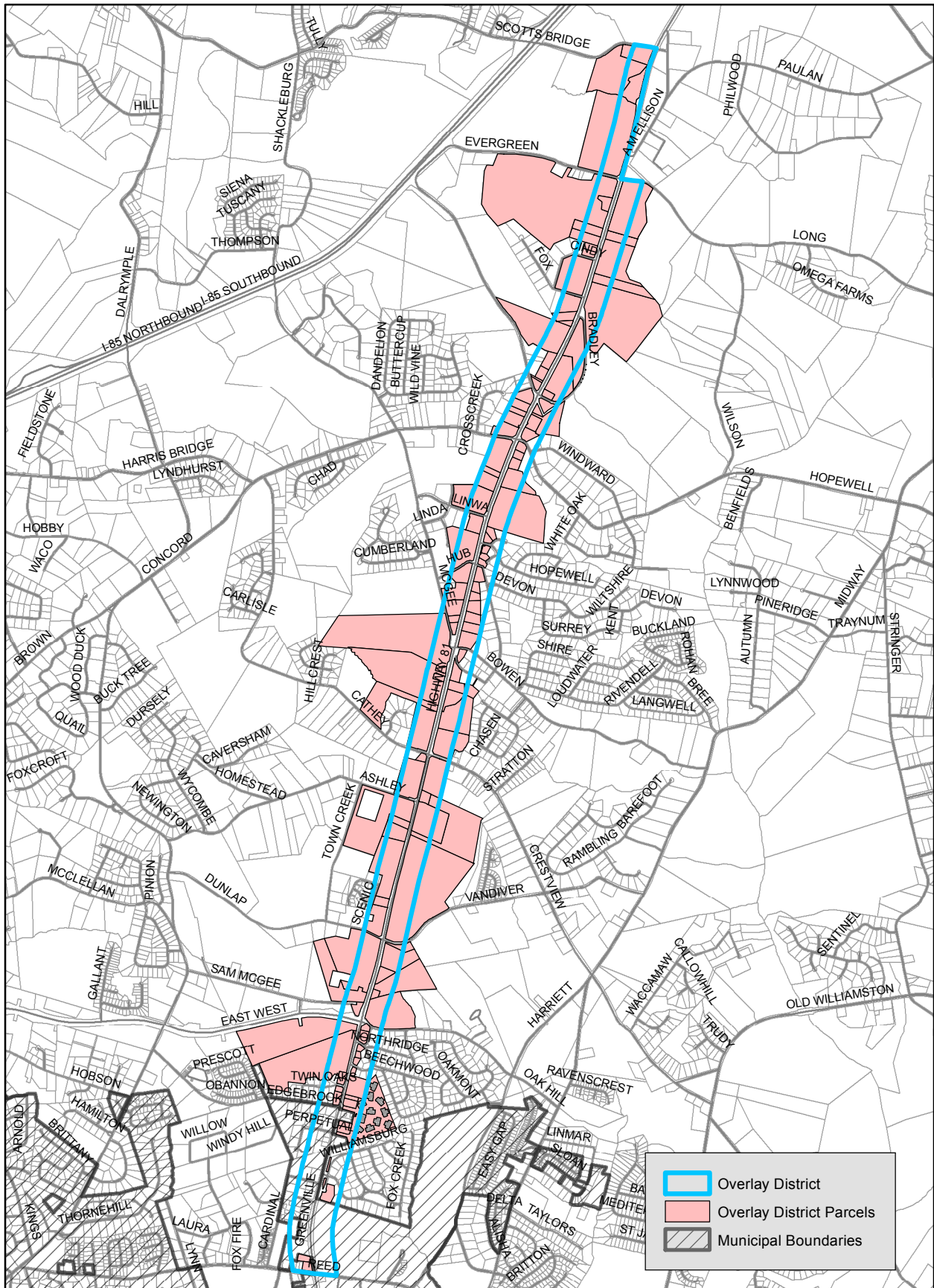
- (a) Existing uses and structures are exempt from these requirements.
- (b) These standards apply to sites (including all principal and accessory buildings) that are within the Overlay District unless otherwise specified herein, and apply to all non-residential use categories.
- (c) All residential uses, including single family, manufactured, and multi-family are exempt from these requirements.
- (d) The following standards coupled with existing County Zoning ordinances provide the minimum requirements that must be met in order to receive authorization to develop or redevelop property within the Overlay District. In the case of overlapping regulations, the more restrictive of the regulations shall apply.

4.4: Design Standards

- (a) Building Design.
 - Building design shall incorporate materials to convey permanence, substance, timeliness, and restraint, with low maintenance. Recommended building materials include, but are not limited to; clay or masonry brick, stucco, natural stone, decorative masonry, decorative metals, or wood.
- (b) Outdoor Equipment.
 - Exterior mechanical equipment, trash enclosures, and outdoor storage shall be located so that they are not visible from any road right-of-way or direct any nuisance to residential areas.
- (c) Signage.
 - All signage shall be permitted in accordance with the provisions set forth in the county sign ordinance;
 - All new detached signage in this District shall be monument type only, and shall be architecturally designed to reflect the character of the structure for which they are advertising;
 - Signage shall be limited to one sign at each entrance drive into the property from a public roadway. If more than one entrance to the property from a public roadway exists, signs must be a minimum of 100 feet apart;
 - The maximum height of a single tenant sign shall be 10 feet;
 - The maximum height of a multi-tenant sign shall be 20 feet;
 - Exterior attached wall signage shall not exceed 20% of the total area of the wall or facade on which the sign is placed;

- Electronic signs, animated signs, or signs with flashing lights are prohibited in the District. New billboards shall not be permitted in any instance.
- (d) Bufferyards.
- All new non-residential properties shall follow the bufferyard requirements set forth in Section 38-122 of the Anderson County Code of Ordinances;
 - When any non-residential property being developed abuts a residential property, a Type VI buffer shall be utilized between uses.
- (e) Berms.
- When a berm is utilized to provide separation between non-residential and residential uses it shall adhere to the following:
 - (1) Have side slopes no greater than 2:1 that are stabilized with suitable groundcover. Any alternative designs shall be noted on all plans;
 - (2) Breaks in the berm may be allowed as for drainage or walkthroughs;
 - (3) All plants used for landscaping shall be indigenous to this climate and shall be properly maintained in a healthy, controlled manner by the property owner;
 - No fence, berm, or landscape material shall be designed or located in a manner that obstructs the vision of vehicular traffic at street and/or driveway intersections.
- (f) Exterior Lighting.
- Exterior illumination shall be carefully considered in order to promote safety and security while limiting light trespass and reducing glare;
 - New lighting shall be mounted and shielded to obscure light pollution to the greatest extent possible;
 - Fixtures must be mounted in such a manner that its cone of light does not cross any property line of the site;
 - All exterior lighting designs shall meet minimum IESNA (Illuminating Engineering Society of North America) guidelines.
 - No flashing lights are permitted within the Overlay;
 - Emergency lighting for public safety and hazard warning, and seasonal residential decorations are exempt from the provisions of the Overlay.
- (g) Access.

To be studied in greater detail with results to follow



Highway 81 Overlay District



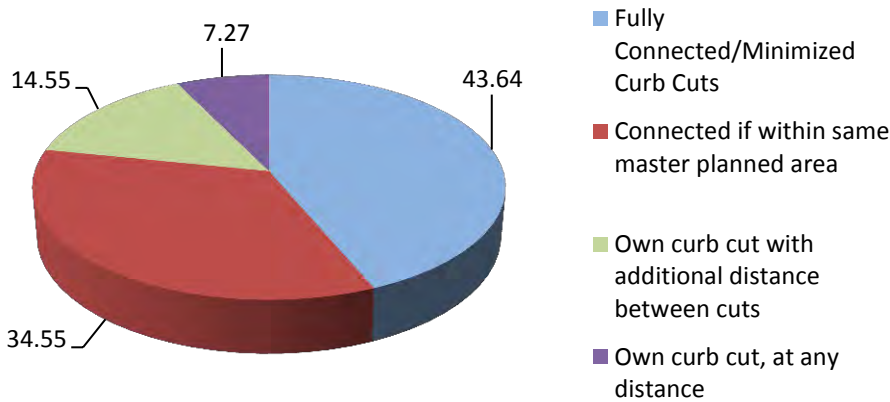
0 0.5 1 Miles

How should commercial developments connect to each other?

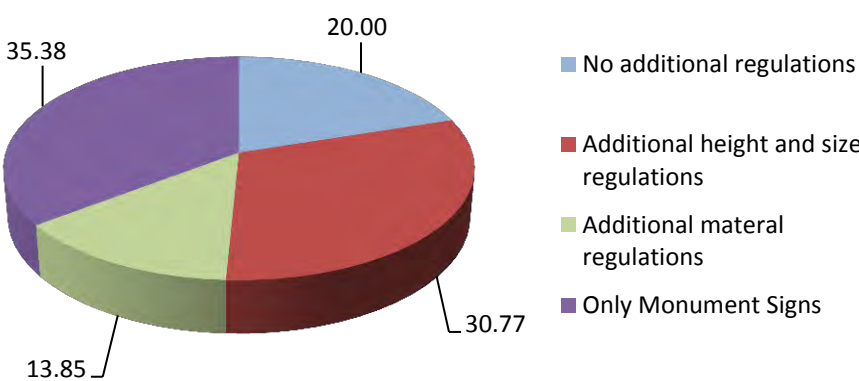
What additional sign regulations should be enforced within the Highway 81 Overlay?

Where should parking lots be placed for commercial/ industrial developments along the Corridor?

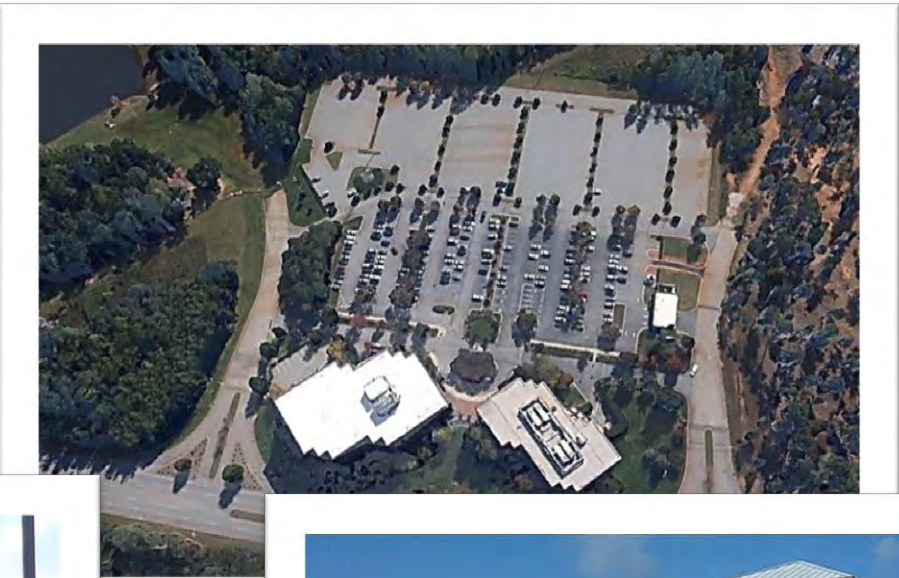
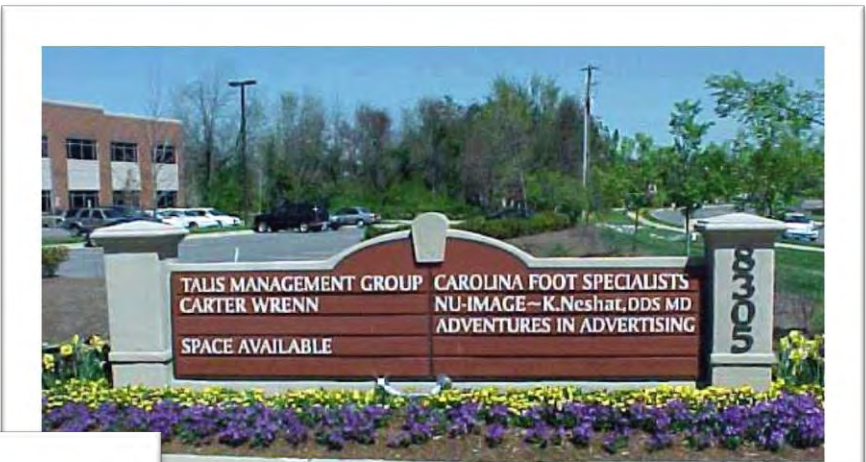
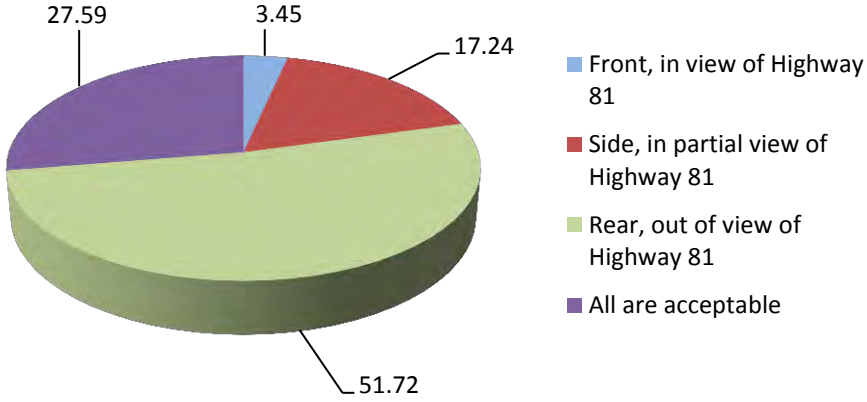
Connectivity



Signs



Parking

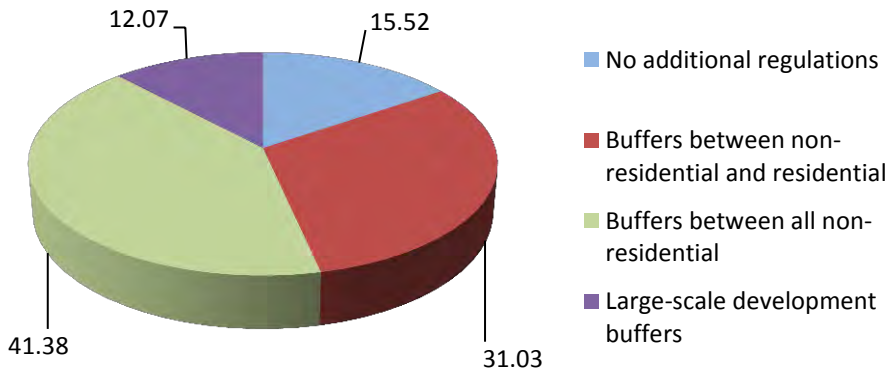


What additional non-residential buffers should be required within the Highway 81 Overlay?

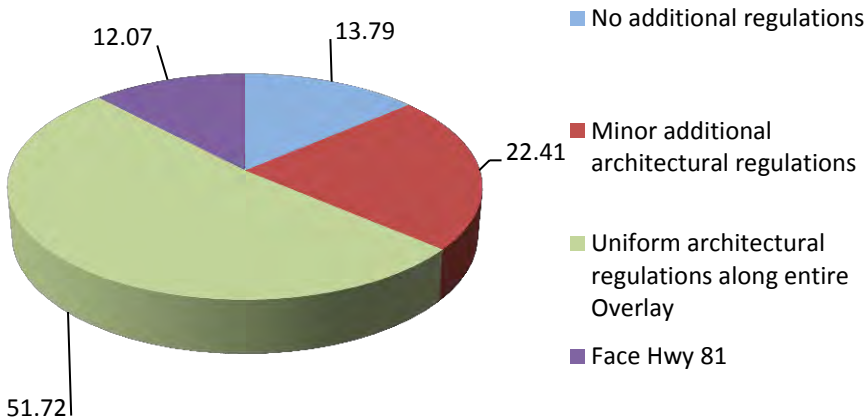
What façade regulations should be required within the Highway 81 Overlay?

What additional siting requirements should be required within the Highway 81 Overlay?

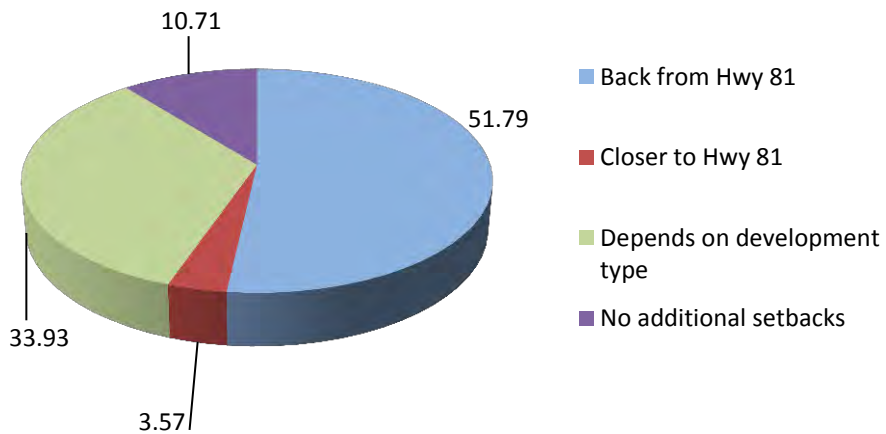
Landscape/Aesthetics



Landscape/Aesthetics

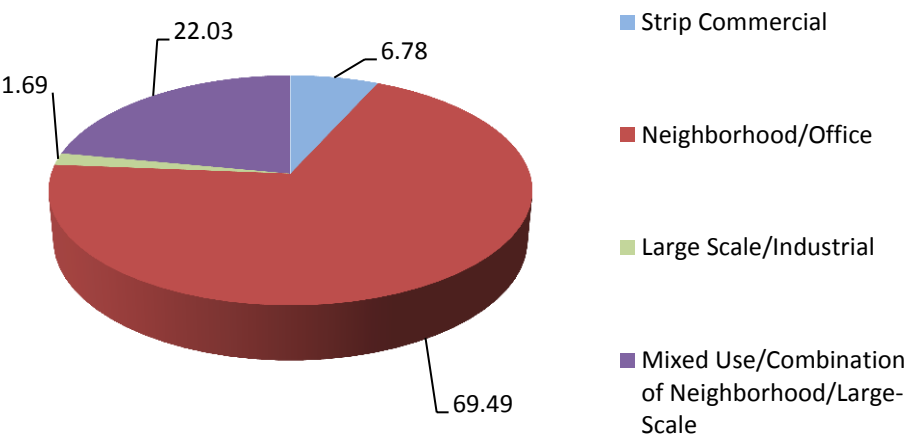


Siting



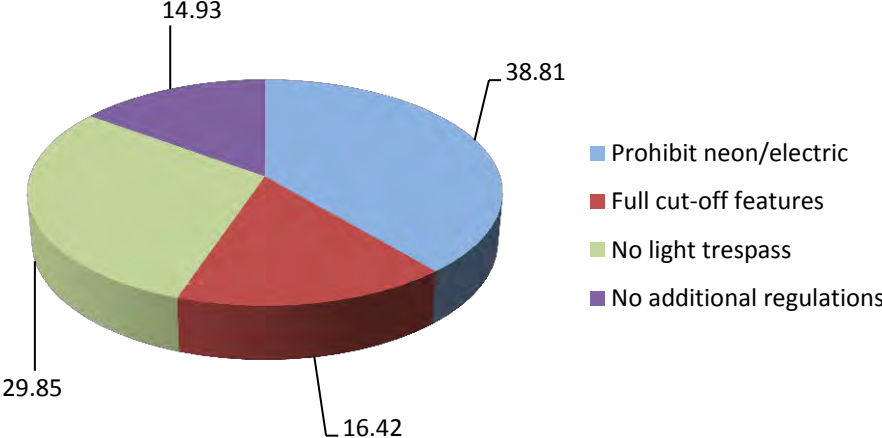
What is your preferred type of non-residential development for the Highway 81 Corridor?

Development Type



What additional lighting regulations should be required within the Highway 81 Overlay?

Lighting



What other aesthetic and safety features are most important for the Highway 81 Corridor?

Other

