

Anderson County Planning Commission
February 10, 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 January 13th 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. Public Hearing
 - A. 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 146-000-07-001, located on Vandiver Road to the proposed renamed Village at Bailey Creek's PD.
7. Subdivisions:
 - A. Preliminary Commercial Subdivision: Hanna Crossing
 - B. Preliminary Subdivision: Barr Circle Estates
8. Old Business
 - A. Proposed Highway 81 Overlay Updates
 - B. Chapters 4 and 5 of the Comprehensive Plan Updates
 - C. Capital Investment Plan Updates
9. New Business
 - A. Update on Ordinance #2015-004 – and ordinance updating the County road functional classification list
10. Adjournment

Anderson County Planning Commission
Monday, January 13, 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: Jane Jones, Ed Dutton, Brad Burdette, Jerry Vickery and Debbie Chapman

Members Absent: David Cothran

Staff Present: Michael Forman, Celia Myers and Rhonda Sloan

Call to Order: Planning Commission Vice-Chair Jane Jones called the meeting to order at 6:00 PM, with a quorum present to conduct the meeting. Vice-Chair Jones welcomed all present to the meeting.

Election of Officers: Vice-Chair called for nominations for Chairman. Mr. Vickery nominated David Cothran. Mr. Burdette seconded. No other nominations were made. Mr. Cothran was unanimously approved for 2015 Chairman. Vice-Chair Jones then called for nominations for Vice-Chairman. Mr. Vickery nominated Jane Jones. Mr. Burdette seconded. No other nominations were made. Mrs. Jones was unanimously approved for 2015 Vice-Chair.

Approval of Agenda: Vice-Chair Jones called for any changes to be made to the agenda. Hearing none, Vice-Chair Jones called for a motion of approval. Mr. Dutton moved to approve the agenda; and Mr. Vickery seconded the motion. The motion to approve was carried unanimously.

Approval of Minutes: Vice-Chair Jones called for any changes to the minutes from the December 9th 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: Vice-Chair Jones called for any public comments that did not pertain to agenda items. No public comments were heard at this time.

Public Hearing:

Request to rezone +/- 8.73 acres at 1220 Oakhill Drive from R-20 (Single-Family Residential) to R-15 (Single-Family Residential) (TMS #147-00-04-002 and a portion of 147-00-04-008):

Mr. Forman presented the staff report with recommendation of approval to the Planning Commission. Vice-Chair Jones opened the Public Hearing for comments. Mr. Allen Nowell, 1216 Oakhill Drive, approached the Commissioners. He stated that his land abuts the property in question. He said that he currently uses his land agriculturally and had no intention of changing. He also gave concerns regarding the influx to traffic to add atop traffic from Midway Road and the East-West Parkway. Vice-Chair Jones questioned staff on the change in density and if this would affect the neighbor's use of land. Mr. Forman stated that R-20 allowed a maximum of 19 homes and R-15 would allow a maximum of 25 homes. He added that this request would not cause a change in the neighbor's land use. Mr. Mike Settle, applicant representative, approached the Commissioners next. He stated that the development wished to utilize sewer and that a few more homes would allow a balance for this. Ms. Chapman asked how many homes Mr. Settle had envisioned. Mr. Settle replied around 18 homes. He added that

with sewer, they could get approximately 19 homes, but if septic tanks were used, it would drop the number to 12 or 13 homes. Ms. Chapman questioned Mr. Settle on traffic studies done. Mr. Settle replied that a study had not been undertaken. Ms. Chapman expressed a wish that traffic studies be performed as well as working with SCDHEC. Mr. Nowell reapproached the Commissioners and stated that in initial conversations with Mr. Settle, he believed that the development would be for retirees only. He added that after the change, he received no further information from Mr. Settle. He concluded by saying that if the sewer line needed to cross his or his brother's property, that neither would allow it to pass. Mr. Settle assured Mr. Nowell and Commissioners that it would not touch their property. Mr. Vickery asked staff if the difference between R-20 and R-15 was a 5 home difference. Staff and Mr. Settle confirmed. Mr. Vickery then moved to recommend approval of this request; and Mr. Dutton seconded. The motion carried 4-1, with Ms. Chapman opposing.

Subdivisions:

Preliminary Commercial Subdivision: Holliday Commercial

Ms. Alesia Hunter presented the staff's report and recommendation of approval with conditional for the proposed development at Highway 153 and Copper Road. Vice-Chair Jones asked if this was to be located at the corner. Ms. Hunter stated it was. Hearing no other discussion, Mr. Vickery moved to approve the request; and Mr. Dutton seconded. The motion carried 5-0.

Preliminary Subdivision: Barr Circle Estates

Ms. Alesia Hunter presented the staff's report and recommendation of approval with conditions for the proposed subdivision of 18 units at Barr Circle in District #6. Vice-Chair Jones asked if it were to be 2 units per building (a duplex). The application representative stated that she was correct. Mr. Dutton asked if that meant 36 units (18 duplexes on 17 acres). The representative confirmed his statement. Vice-Chair Jones asked if the homes would use septic. The representative stated that septic would be utilized. He added that after speaking with the engineer, the design will include a right-turn in and right-turn out only. Hearing no further discussion, Mr. Dutton moved to approve the request; and Ms. Chapman seconded. The motion carried 5-0.

Old Business:

Vice-Chair Jones called for any old business to be heard. Mr. Michael Forman presented a memo written to Mr. Burns (County Administrator), dated December 30, 2014 recommending added enforcement, including hot spot sweeps for a short term solution to the temporary sign problems throughout the County, particularly on Highway 81. Vice-Chair Jones reiterated that he referred to signs within the right-of-way. Mr. Forman confirmed.

New Business:

Vice-Chair Jones called for any new business. None was presented.

Hearing no further business, Vice-Chair Jones adjourned the meeting at 6:37 pm.

Respectfully Submitted,

Celia Boyd Myers

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

Applicant: Mark III Properties
Current Owner: Katherine S. Crosson, Larry M. Kowalski, Energy Conversion Corp.
Property Location: Vandiver Road, Crestview Road, Midway Road, and Harriet Circle
Precinct: Hammond School
Council District: One
TMS #(s): 146-00-07-001, 147-00-04-005, 147-00-04-007, 147-00-04-009
Acreage: ~103.1 acres total
Current Zoning: PD (Kowalski PD) and R-20
Surrounding Zoning: North: C-2 and R-20
South: R-20
East: R-20
West: R-20, C-2, I-1

Evaluation: This request is for major changes to the approved Statement of Intent (Ordinance #2007-017) for the Planned Development currently known as Kowalski PD. Including but not limited to the changes requested would be to add +/- 32 acres of property to the north, to increase the number of ingress/egress points from one to four, to remove vehicular connectivity between the east and west sections, to incorporate a wider range of home sizes, and to increase the overall lot size of the development by 123 lots (178 lots existing and 301 lots requested). These changes have been determined by the Zoning Administrator to be considered Major Changes as per section 5.22.8.A of the County Code of Ordinances.

Pros and Cons of the requested Statement of Intent (SOI) versus the existing/approved SOI from June 2007:

Pros: 1) Opportunity for interconnectivity with school system
2) Increased open space
3) Access to existing utilities

4) Requested density in line with neighboring developments

Cons:

- 1) Section C is isolated from remainder of PD
- 2) Negative potential traffic pattern on roads
- 3) Original SOI required crawl space or basement for residential structures; no such requirements in newly proposed SOI

Staff Recommendation: Denial. Due to the scope of this development and its potential effect on the surrounding areas, a complete traffic study is recommended by staff, which according to the developer is forthcoming but not available at the time of this recommendation. Furthermore, it is staff's opinion that complete interconnectivity is a fundamental tenet of Planned Developments, and the lack of vehicular connectivity from east to west in this proposal is not in line with that core principle.

District 1 Zoning Advisory
Group Recommendation:

The District 1 Zoning Advisory Group met on February 4, 2014; and recommended **DENIAL** of a request of this PD Major Change request. The vote was **2** in favor, **1** opposed, and **0** absent.

Planning Commission
Recommendation:

The Anderson County Planning Commission met on February 10, 2014 and after a duly noted public hearing recommended _____ of this PD Major Change request. 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 PD Major Change request. The vote was _ in favor, _ opposed, and _ absent.



Rezoning Application

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Mark III Properties / John Beeson
Mailing Address: 1327 Pilgrimage Road, Greenville, SC 29607
Telephone and Fax: 864-270-1031 E-Mail: craig@grayengineering.com
Address: 170 Camelot Drive, Spartanburg, SC 29301
Phone: 864-595-1735

Owner's Information

(If Different from Applicant)

Name: Katherine S. Crosson
Mailing Address: 164 Buckhead Dr., Townville, SC 29689
Telephone and Fax: 864 617-0057 E-Mail: _____

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

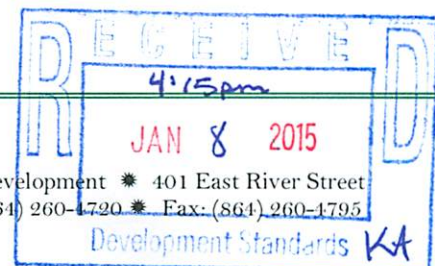
I (We) hereby appoint the person named the Applicant as my (our) agent to represent me (us) in this request for rezoning.

Katherine Crosson
Owner's Signature

1/8/15
Date

Project Information

Property Location: 1241 Harriett Circle, Anderson SC 29621
Parcel Number(s)/TMS: 147-00-04-007
County Council District: 1 School District: 5
Total Acreage: 2.00 Current Land Use: single family
Current Zoning: PD Requested Zoning: P.D.
Purpose of Rezoning: Change parameters of PD



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

If you indicated no, your signature is required.

[Signature]
Applicant's Signature

JANUARY 08, 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 & Community Development 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 Public Works Division – Planning & Community Development.

[Signature]
Applicant's Signature

JANUARY 08, 2015
Date

Page 2 of 2

For Office Use Only:

Application Received By: _____ Date Complete Application Received: _____

Application Fee Amount Paid: _____ Check Number: _____

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 Application

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Mike Ashmore / Mark III Properties / John Beeson

Mailing Address: 1321 Pilgrim Road, Greenville SC 29607

Telephone and Fax: 864 270-1631 E-Mail: craig.r@grayengineering.com

Address: 170 Camelot Drive, Spartanburg, SC 29301

Phone: 864-595-1735

Owner's Information

(If Different from Applicant)

Name: Larry M. Kowalski (et al)

Mailing Address: 336 Vaudreuil Rd. Anderson, SC 29621

Telephone and Fax: 864 226-4752 E-Mail: mike @ upstatecommercialgrp.com

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.

Larry M. Kowalski
Owner's Signature

1/5/15
Date

Project Information

Property Location: Crestview Rd and Harriett Circle

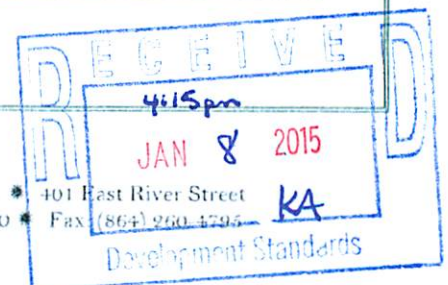
Parcel Number(s)/TMS: 147-00-04-005/1/9

County Council District: 1 School District: 5

Total Acreage: 69.54 +/- Current Land Use: agriculture

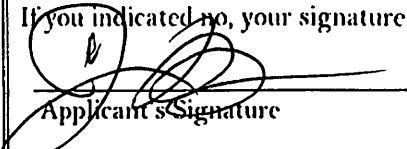
Current Zoning: PD Requested Zoning: PD

Purpose of Rezoning: Change the parameters of the PD



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

If you indicated no, your signature is required.


Applicant's Signature

JANUARY 08, 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: _____

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Applicant's Signature

JANUARY 08, 2015
Date

Page 2 of 2

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Application Fee Amount Paid: _____ Check Number: _____

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 Application

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: ~~Mike Ashmore~~ / Mark III Properties / John Beeson
Mailing Address: 4322 Pagan Road, Beechville, SC 29627
Telephone and Fax: ~~864 220 8031~~ E-Mail: craig@grayengineering.com
Address: 170 Camelot Drive Spartanburg, SC 29301
Phone: 864-595-1735

Owner's Information

(If Different from Applicant)

Name: Energy Conversion Corp.
Mailing Address: 521 N. McDuffie St, Anderson, SC 29621
Telephone and Fax: 864 933-8500 E-Mail: eddie.kinsey@hotmail.com

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

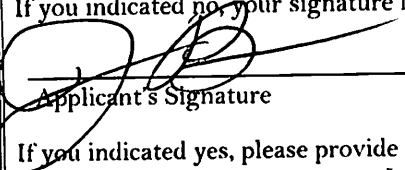
1/8/2015
Date

Project Information

Property Location: 122 Vandiver Rd, Anderson, SC 29621
Parcel Number(s)/TMS: 146-00-07-001
County Council District: 1 School District: 5
Total Acreage: 32.55 Current Land Use: agriculture
Current Zoning: R-20 Requested Zoning: PD
Purpose of Rezoning: Subdivision - Single Family Homes and Commercial Outparcel



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


Applicant's Signature

JANUARY 08, 2015
Date

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Comments: _____

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Applicant's Signature

JANUARY 08, 2015
Date

Page 2 of 2

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

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

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

The Village at Bailey Creek

+ /103.1 Acre Planned Development
Vandiver Road and Crestview Road, Anderson, SC

Statement of Intent

January 6, 2015

Planned Community. The development planned for this +/-103.1-acre tract at the corner of Crestview Road, Harriett Circle and Vandiver Road will utilize the Planned Development (PD) zoning format and existing terrain and features of the property in a planned community that includes roughly 21 acres of common area, +/-20%. The common areas will include creek and natural areas, walking trails, amenities, and detention areas. This development will be comprised of single family homes with a minimum of 2 car garages, as well as a 1.7 acre neighborhood office/commercial component at the corner of Crestview Road and Harriett Circle. The single family sections will be on dedicated public roads; there will be no private roads in this development. Development may proceed in multiple sections simultaneously and full build-out of the site is expected within 5-7 years.

Single Family Residential Section. The residential area will consist of three sections:

Section 'A' - This residential section will consist of single-family detached lots with a minimum width of 50' and a minimum lot area of 6,250 S.F. The houses will have a range of sizes from 1,300-4,000 S.F. The houses in this section will have 3-6 bedrooms with 2 car garages and will have vinyl siding.

Section 'B' - This residential section will consist single-family detached lots with a minimum width of 60' and a minimum lot area of 7,500 S.F. The houses will have a range of sizes from 1,600-4,000 S.F. The houses in this section will have 3-5 bedrooms with 2 car garages and will have vinyl siding with brick, stone, or shake front accents.

Section 'C'- This residential section will consist single-family detached lots with a minimum width of 65'-and a minimum lot area of 8,125 S.F. The houses will have a range of sizes from 1,800-4,000 S.F. The houses in this section will have 3-6 bedrooms with 2 or 3 car garages and will have HardiPlank siding with brick. Stone, or HardiPlank front accents.

To minimize the effect on local traffic, there will be four entrances into the single-family portion of this development. One entrance will be off Crestview Road, one off of Harriet Circle, and two off of Vandiver Road. The maximum number of single-family residential units will not exceed 301 lots or 2.92 units per acre over the entire 103.1 acres, whichever is less. Sidewalks will be provided on one side of all new public roads within the development. A sidewalk will also be provided connecting the neighborhood commercial section to the single family section, as well as from the entrance on Harriett Circle to the property line directly adjacent to Midway Elementary School. There will be a walking trail connecting Section 'C' to the common amenity area in Section 'B'. Also, to help minimize any impact to the existing wetlands and creeks on the property, all road crossings will be accomplished with the use of arch culverts.

Neighborhood Office/Commercial Section. A commercial area of about 1.7 acres is proposed at the corner of Harriett Circle and Crestview Road and space is provided in the development to allow pedestrian access to the commercial area. All of the buildings shall have no less than 9/12 pitched roofs with windows and doors of a residential style and appearance. The signs in this area shall be of the hanging variety. No neon or plastic signs shall be allowed. No other signs are permitted for advertising separate from the building. Landscaping and buffering shall be extensive. Exteriors shall be brick, hardy board, or stone. Uses shall be those permitted by the Developer as listed. No business shall be open to the public after 10 p.m. The number of free standing buildings allowed shall be limited to three and the total ground floor space cannot exceed 8,000 square feet. Some second floor use will be permitted. A separate set of deed restrictions shall provide a complete guideline as to the architectural approval and uses. The Developer and/or his assigns can only make changes to the commercial area uses if 75% of the homeowners in this PD agree to the changes.

Permitted uses in the commercial area:

- I. Personal Services- Uses including but not limited to: A barber or beauty shop (Having no more than three stations), florist, wine shop, movie rental, photo or artist studio, butcher shop, frame shop, hardware store, travel agency, ticket office, and tack shop.
- II. Medical Office - Not more than two physicians or dentist per office.
- III. Professional or Business office - Uses including but not limited to: Accountants, attorneys, brokerages, engineers, financial planners, insurance, Realtors, and surveyors.
- IV. Deli- Not more than seating for 25 people.
- V. Garden Shop
- VI. Government Office
- VII. Community Store - Providing groceries, related retail items, butcher's market, and limited hardware items.
- VIII. Fuel pumps-No more than two pumps.

Common Area, Open Space, Landscaping and Setbacks. As stated above, this proposed development will include approximately 21 acres (20%) of common area that will consist of creek and natural areas, walking trails, and detention areas. Common areas may also include an amenity area, which would consist of a community pool and cabana with the required parking associated with this type of development. Common area is area useable by all residents in the development.

There will be a landscape buffer between the single family and the neighborhood commercial section where they backup to each other, consisting of some combination of berms, fencing and landscaping, which will be maintained by the HOA. There will also be a landscape buffer within the single family section along the existing road frontages of Crestview Road, Vandiver Road, and Harriett Circle, again consisting of some combination of berms, fencing and landscaping, and maintained by the HOA.

Any required detention ponds will be dry ponds with 6' high safety fences. The access points for maintaining these ponds will be dedicated pathways controlled by the HOA.

Setbacks. All the proposed setbacks for this project are as follows: A 25' setback from the entire exterior development property line will be provided. *Single-family area:* a 15-foot front setback and 5' rear and side setbacks will be provided where the 25' exterior property line setback is not already in place. *Neighborhood Commercial area:* Setbacks will be provided as currently required for the specific use that is built there.

Group Development Association. Prior to the first sale of a residence or occupancy of any dwelling or office/commercial unit, an incorporated, non-profit association of the neighborhood office/commercial owners and single family residents (group development association or home owners association (GDA/HOA)) will be established. All common areas or common amenities and facilities within the communities shall be permanently protected by recorded covenants and restrictions and shall be conveyed by the developer to the GDA/HOA.

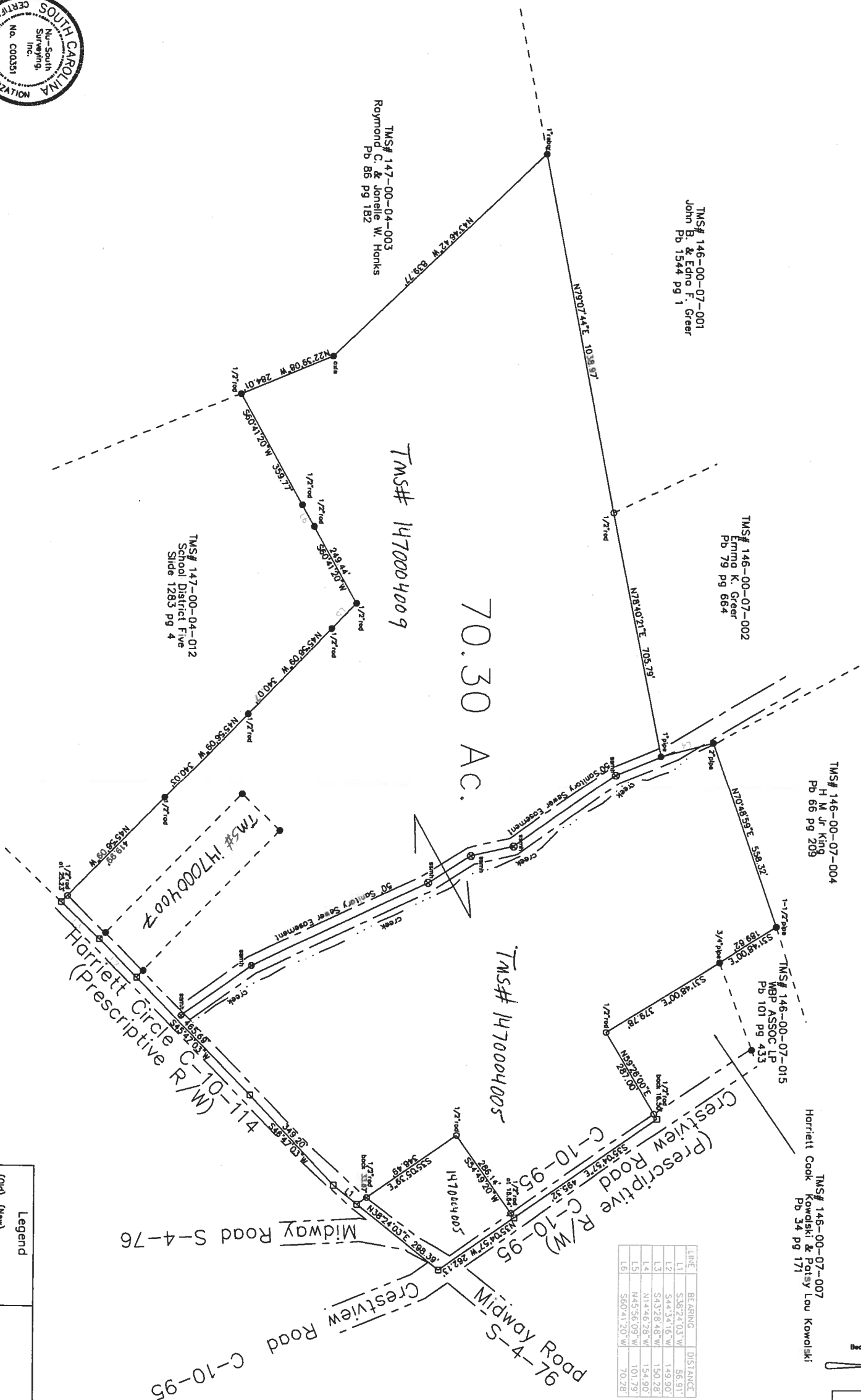
The GDA/HOA shall be responsible for the continuing upkeep and proper maintenance of the common areas of the community, including any required stormwater detention/retention. This ownership and maintenance shall also apply to any other common facilities that may be constructed in the future.

Other Public Improvements and Facility Impact. All roads and utilities will be constructed to meet applicable design standards. An engineer has determined that an adequate storm water management system can be designed and permitted according to the specifications of the appropriate regulatory authority. The community as designed should have no adverse impact on public utilities (see attached utility will-serve letters). All construction will be in accordance with applicable building codes, zoning ordinances, and all other state and local laws and ordinances. Utilities are provided by the City of Anderson Sewer via a 12" sewer line within the site, Duke Energy, Piedmont Natural Gas, AT&T, and Hammond Water Company.



I, hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Office of Land Surveying in South Carolina, and may be used for all purposes for which the same are intended, as specified therein; also there are no visible encroachments or projections other than shown.

Earl B. O'Brien R.L.S. No.10755



LINE	BEARING	DISTANCE
L1	S38°24'03"W	66.91'
L2	S44°34'16"W	149.90'
L3	S43°28'48"W	150.28'
L4	N14°46'28"W	154.90'
L5	N45°56'09"W	101.79'
L6	S60°41'20"W	70.28'



Vicinity Map
(N.T.S.)

Legend
(Old) (New)
● (New)
○ Iron Pin
□ Nail
△ Computed Pt.

Nu-South
Surveying Inc.
111 Anderson Ave.
Anderson S.C. 29625
(804) 224-2754

Map #7648bound

Survey for

Anderson County South Carolina
Scale 1"=200' Date January 17, 2007
200 0 200 400

N/F
ANDERSON COUNTY
SCHOOL DISTRICT #5
O.B. 8198/162
P.S. 1720/10
TMS 146-00-05-005

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N22°09'28"W	14.87
L2	N75°36'25"E	5.27
L3	S54°05'21"E	12.07
L4	N28°14'01"W	40.36
L5	S54°05'21"E	14.79

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
G1	13.11'	137.97'	13.10'	N49°28.06'E
G2	209.26'	888.65'	199.57'	N49°28.45'E
G3	232.87'	833.05'	231.42'	S50°24.11'W

LOCATION MAP - N.T.S.

N/F
ANDERSON COUNTY
SCHOOL DISTRICT #5
D.B. 6812/11
P.S. 1544/1
TMS 146-00-05-006

N/F
ANDERSON COUNTY
SCHOOL DISTRICT #5
O.B. 8198/162
P.S. 1720/10
TMS 146-00-05-005

N/F
PAUL R. EHRLICH
D.B. 8540/245
P.B. 79/884; 78/850
TMS 146-00-07-002

N/F
PAUL R. EHRICH
D.B. 8540/245
P.B. 79/864; 78/850
TMS 148-00-07-0022

N/F
LARRY M. KOWALSKI, ETAL
D.B. 1907/347
P.S. 501/4
TMS 147-00-04-009

130024578 11/05/2013 12:23:02 PM
FILED, RECORDED, INDEXED
BK: \$2057 Pgs: 00004 Pages:001
Rec Fee: 10.00 St fee:
Co Fee:
REGISTER OF DEEDS, ANDERSON CO, SC
Jean Jones

N/F
JOHN ALLEN MARTIN
& STEPHEN MARTIN
D.B. 202/399
P.B. 62/147
TMS 146-00-07-009

N/F
ELIZABETH MC. PEACE
D.B. 12B/394
P.B. 43/1
TRACT #1
TMS 147-09-03-002

N/F
JANELLE W. HANKS &
DEBORAH H. GAMBRELL
D.O.D. 2007
P.B. 86/182
TMS 147-00-04-003

32.552 AC.

- NOTES:
1. THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, EASEMENTS, RESTRICTIVE COVENANTS, BUILDING SETBACKS, ZONING AND OTHER LAND USE REGULATIONS, RESTRICTIONS OF RECORD, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
2. NO TITLE ABSTRACT, TITLE COMMITMENT, OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THIS FIRM. ALL DOCUMENTS OF RECORD THAT WERE REVIEWED ARE NOTED HEREON. OTHER DOCUMENTS, RECORDS OR NOT RECEIVED, MAY EXIST WHICH MAY AFFECT THE SURVEY OF THIS PROPERTY.
3. THE CERTIFICATION HEREON IS MADE ONLY TO THE PERSON OR PERSONS FOR WHOM THIS PLAT WAS PREPARED AND IS NOT TRANSFERABLE.
4. COPIES OF THIS PLAT WITHOUT AN EMBOSSED SEAL AND ORIGINAL SIGNATURE ARE NOT VALID.
5. ALL IRON PIN SET ARE 1/2" RODS UNLESS OTHERWISE NOTED.
6. UTILITIES SHOWN HEREON WERE FIELD LOCATED WHERE VISIBLE.
7. NO WARRANTY IS MADE FOR EXACT LOCATION OR UTILITIES NOT FOUND. THIS PLAT IS PROTECTED BY COPYRIGHT.
8. SOME DAKS AND OUT BUILDINGS ARE NOT SHOWN.

DUNNT/C:DWG/2013/13088/13088.DWG

SURVEY FOR
ENERGY CONVERSION
CORP.

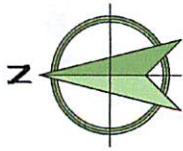
DUNN & DUNN, INC.

LAND SURVEYING & CIVIL ENGINEERING
918 CAROLINA CIRCLE ANDERSON, SC (864) 224-4290

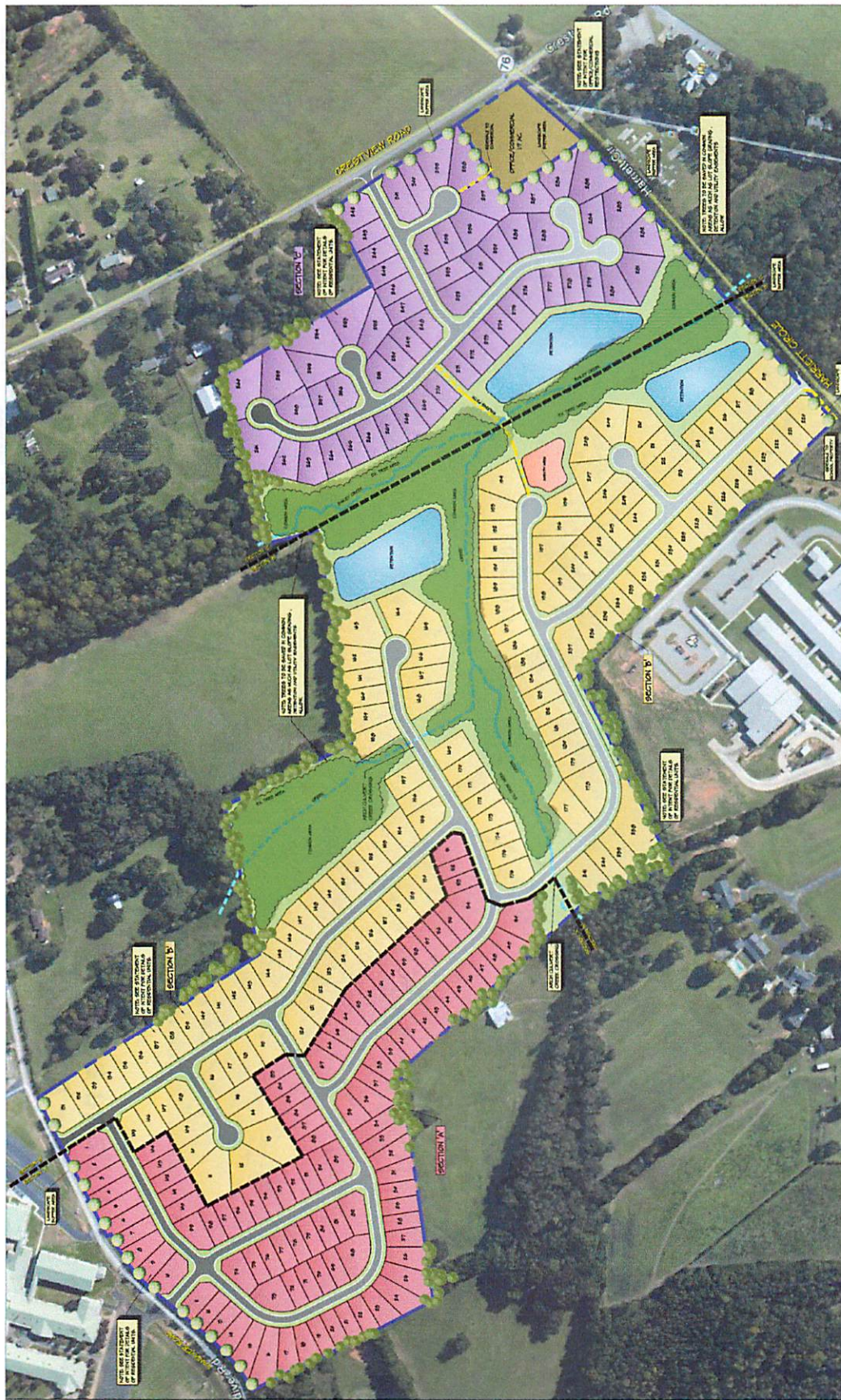
I hereby state that to the best of my knowledge, information, and belief the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina and meets or exceeds the requirements for a Class B survey as specified therein.

BARRY K. DUNN, SR., S.C. P.L.S. & P.E. No. BB57

LEGEND	
○	OLD ROOM PLAN
●	NEW ROOM PLAN
△	OLD MAC; OLD MAC-N
▲	NEW MAC; NEW MAC-N
□	CALCULATED POINT UNLESS OTHERWISE NOTED ON PLAN
SCALE 1" = 150'	
SURVEYED BY	BD/AN/MAC
FIELD BOOK	g203/5
DRAWN BY	BKD/DWK
DATE	10/16/2013
JOB NUMBER	13006

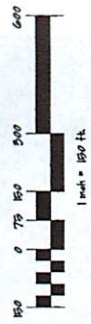


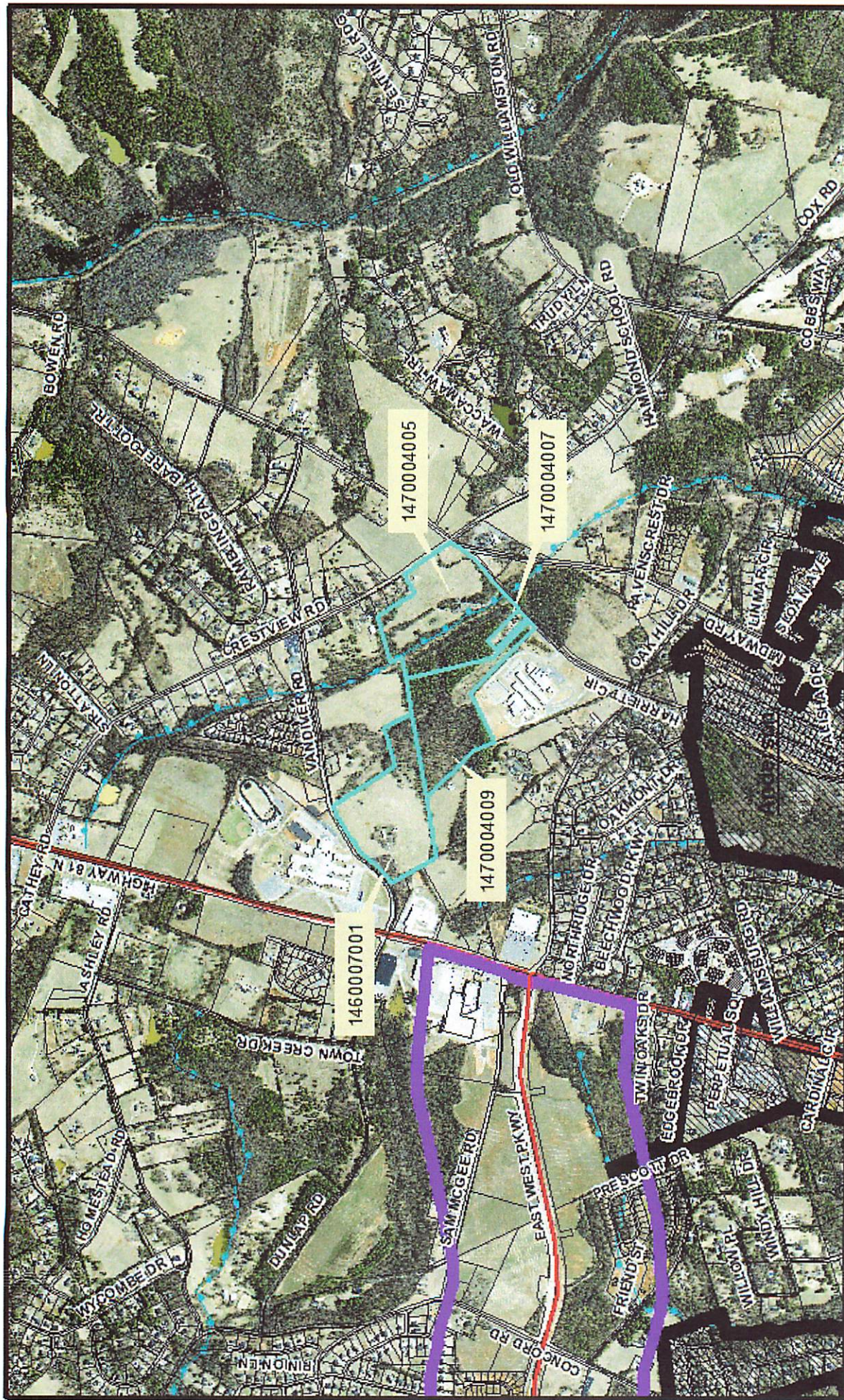
SITE DATA: 193.1 AC
 NEW LOTS: 50 (0.14 AC, INCLUDING COMMON AREA)
 OFFICE/COMMERCIAL AREA: 17 ACRES
 SECTION A (60' WIDE LOTS): 104
 SECTION B (60' WIDE LOTS): 157
 SECTION C (60' WIDE LOTS): 60
 ALL NEW ROADS TO BE PUBLIC
 COMMON AREA: 21 AC*
 *COMMON AREA INCLUDES ALL COMMUNITY ACCESS AREAS, INCLUDING DETENTION AND AVENUE.



The Village at Bailey Creek

PRELIMINARY LAYOUT





**Village at Bailey Creek Planned Development
Major Amendment Request, January 8, 2015**

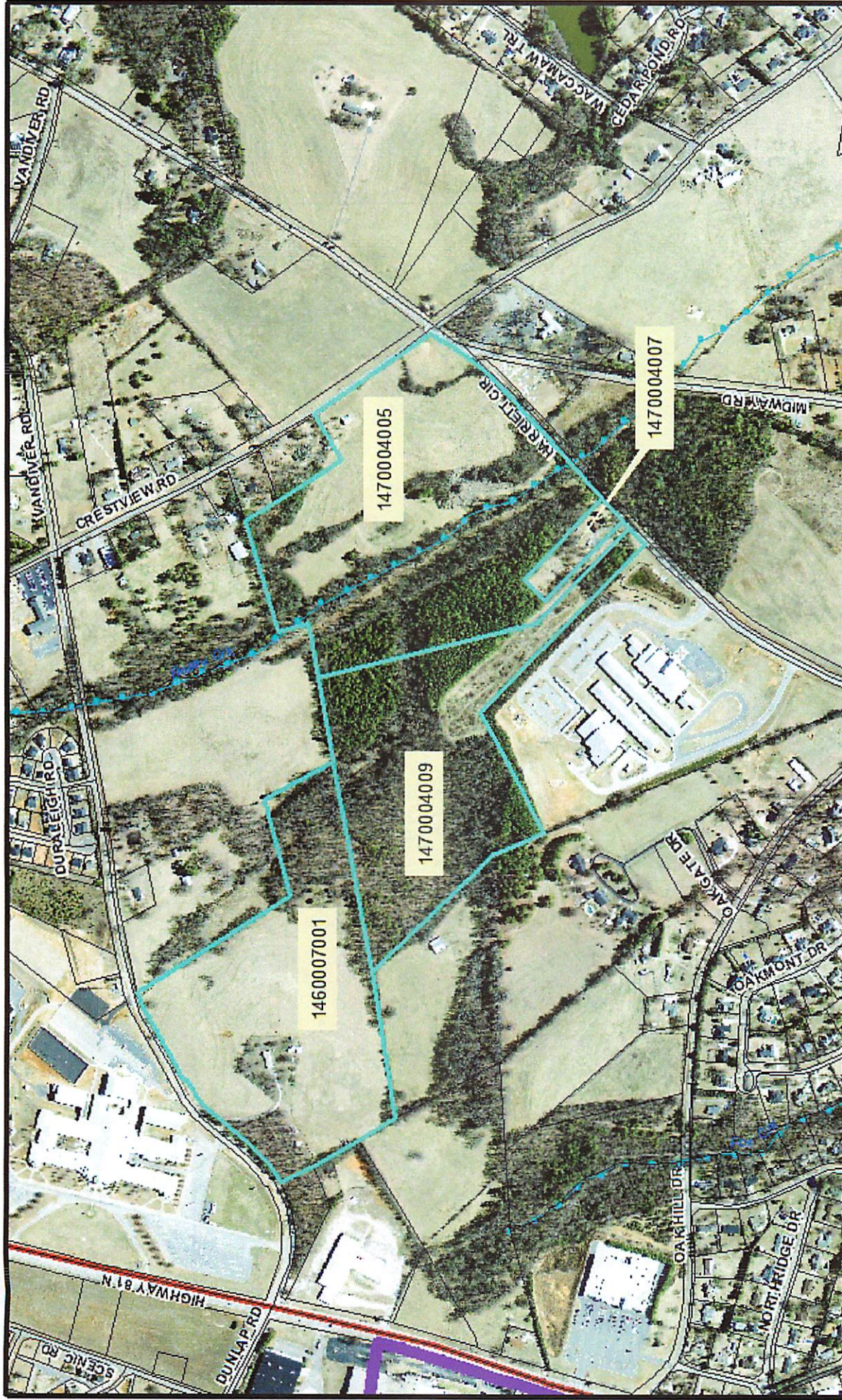
0 0.3 0.6 Miles



Anderson County Planning and Community Development Department

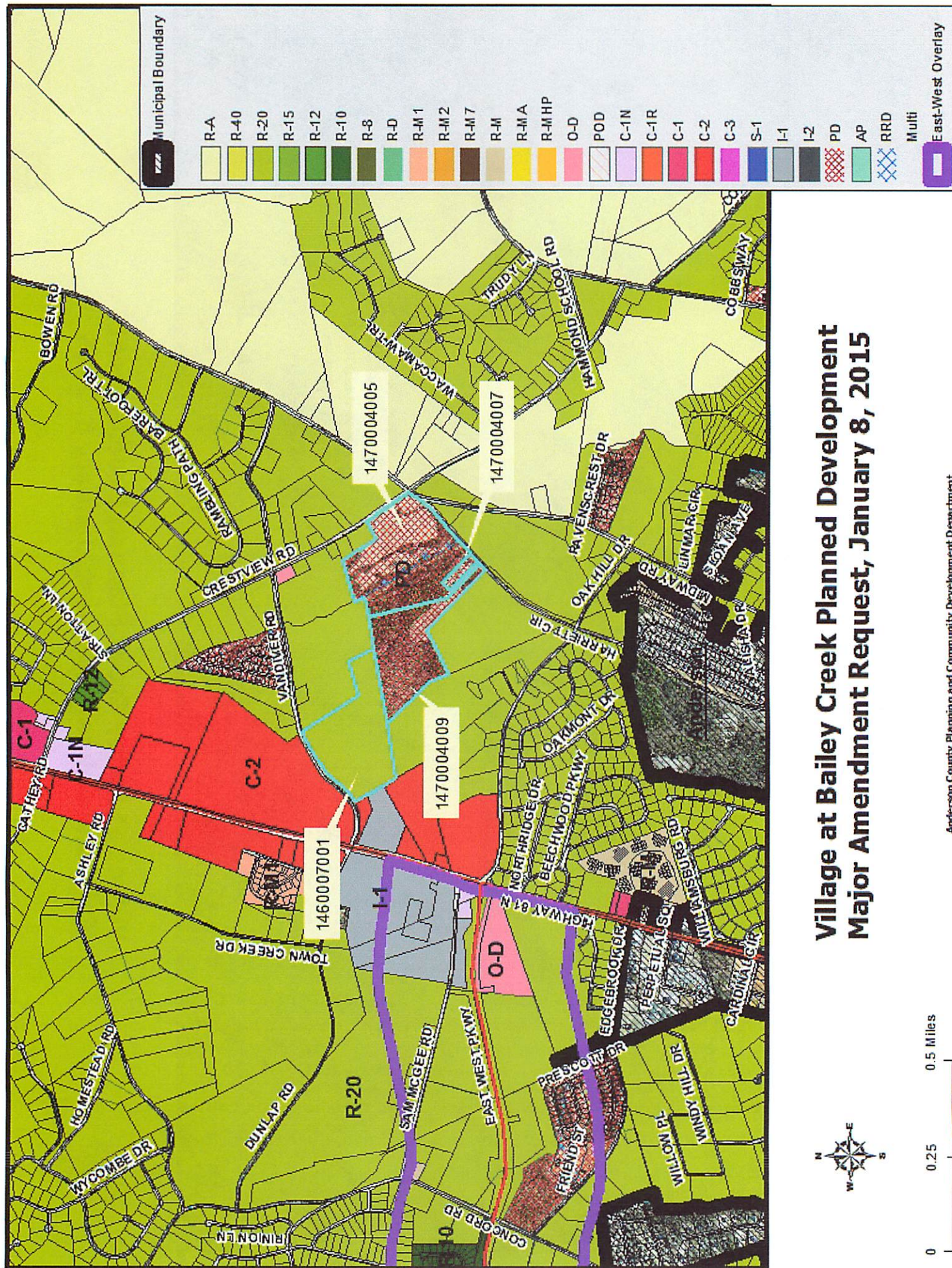
 Municipal Boundary

East-West_Connector_Corridor_Overlay_Dist



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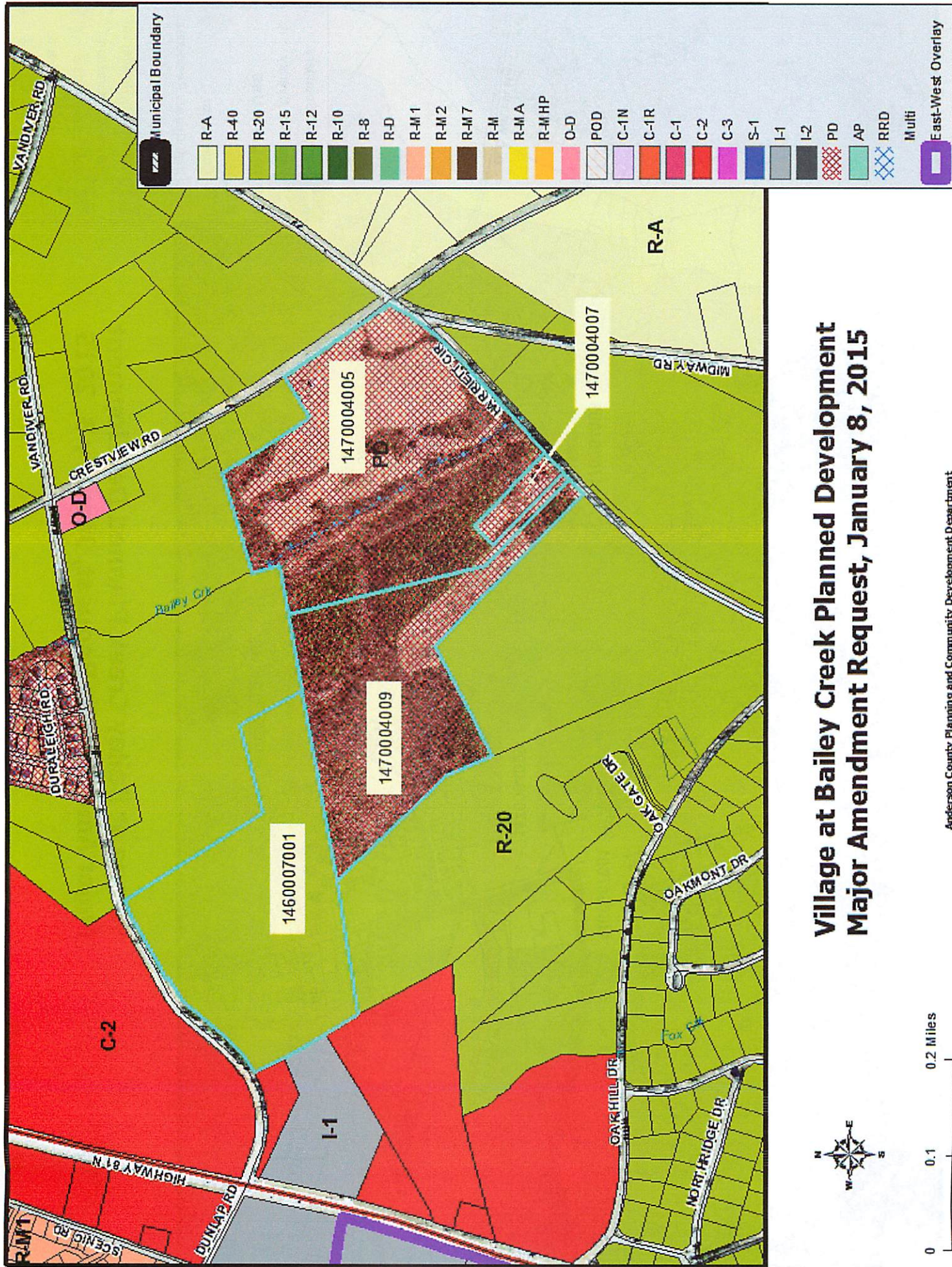
Village at Bailey Creek Planned Development Major Amendment Request, January 8, 2015



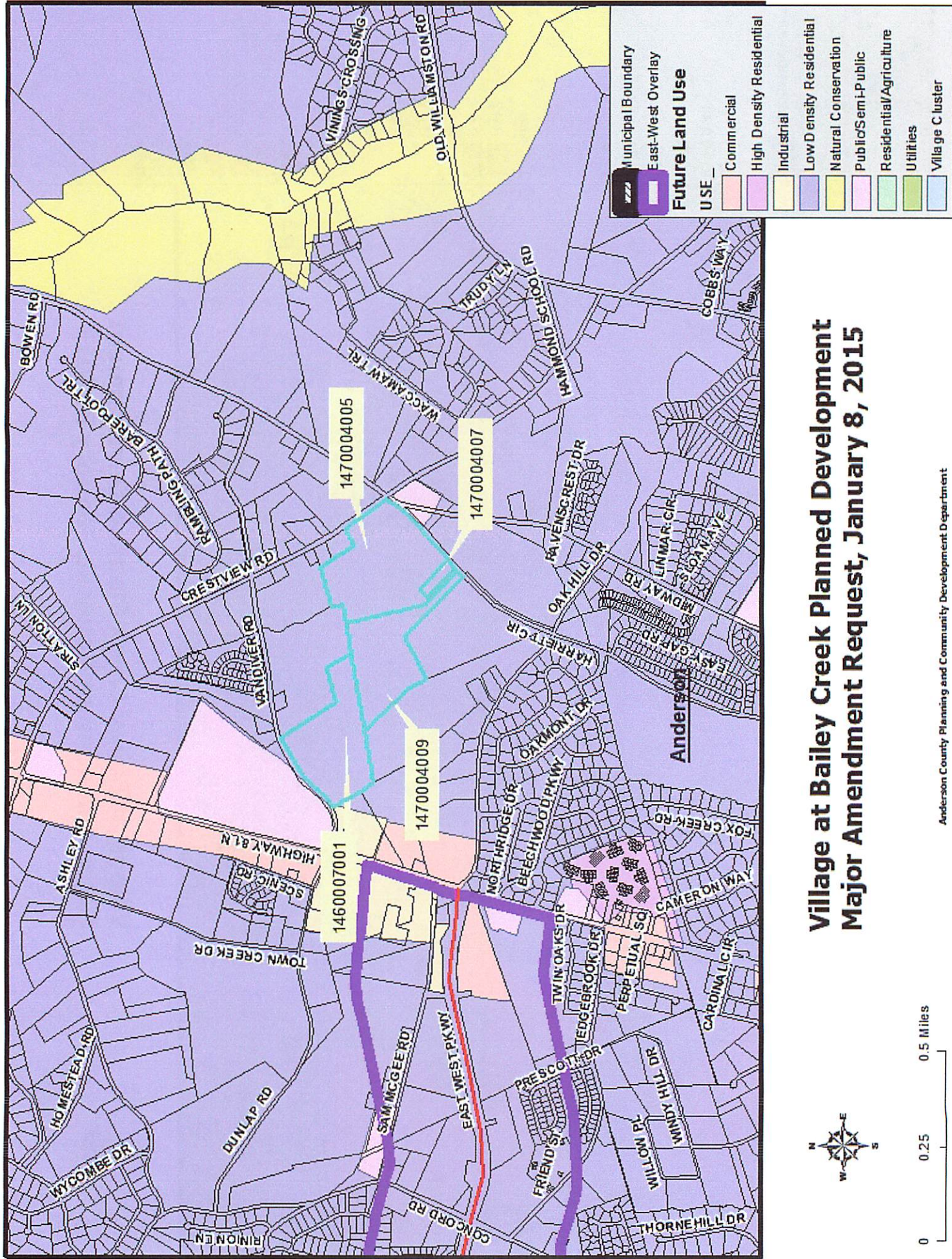
Village at Bailey Creek Planned Development Major Amendment Request, January 8, 2015



0 0.25 0.5 Miles



Village at Bailey Creek Planned Development Major Amendment Request, January 8, 2015



Village at Bailey Creek Planned Development Major Amendment Request, January 8, 2015

















Anderson County Planning Commission

February 10, 2015

6:00 PM

Staff Report – Preliminary Commercial Subdivision

Preliminary Subdivision Name: Hanna Crossing

Intended Development: Professional Commercial Complex to include medical rehabilitation, medical and dental and other professional offices.

Applicant: Eddie Kinsey

Owner: Lakeside Acquisitions, LLC

Surveyor/Engineer: F & S Surveying, Inc.

Location: Highway 81

County Council District: 4

Surrounding Land Use: North – Residential
South – School
East – Agricultural
West – Residential

Zoning: C-2(Highway Commercial)

Tax Map Number: 146-00-08-003

Extension of Existing Dev: No

Existing Access Road: Highway 81N

Number of Acres: 15.62

Number of Lots: 14

Water Supplier: Hammond Water

Sewer Supplier: Anderson County

Variance: No

Traffic Impact Analysis:

A traffic count cannot be determined because we do not know the specific land use(s) to calculate the number of new trips per day. Highway 81N is an arterial road with no maximum average vehicles per day.

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 Anderson County 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 with Anderson County and SCDHEC.
- Anderson County Roads and Bridges Department for road profile approval. The applicant has met with engineering staff for approved specifications.
- Applicant must meet all permitting and encroachment requirements with SCDOT.
- Sewer and Water Approval.



Subdivision Plat Application

November 12, 2014

Hanna Crossing

Date of Application Completion

Name of Project

Applicant's Information

Name: Eddie Kinsey
Mailing Address: 521 North McDuffie Street, Anderson, SC 29621
Telephone and Fax: (864) 225-0025 E-Mail: eddiekinsey@hotmail.com
Fax: (864) 225-0027

Owner's Information

(If Different from Applicant)

Name: Lakeside Acquisitions, LLC
Mailing Address: 521 North McDuffie Street, Anderson, SC 29621
Telephone and Fax: (864) 225-0025 E-Mail: eddiekinsey@hotmail.com
Fax: (864) 225-0027

Project Information

Project Location: Highway 81
Parcel Number/TMS: 146-00-08-003
County Council District: 4 School District: 5
Total Acreage: 15.62 Number of Lots: 14
Intended Development: Professional Current Zoning: C-2, Highway Commercial
Surrounding Land Uses: North: Residential South: School East: Ag West: Residential
Water Supplier: Hammond Water Sewer Supplier: Anderson County
Have any changes been made since this plat was last before the Planning Commission?: No

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

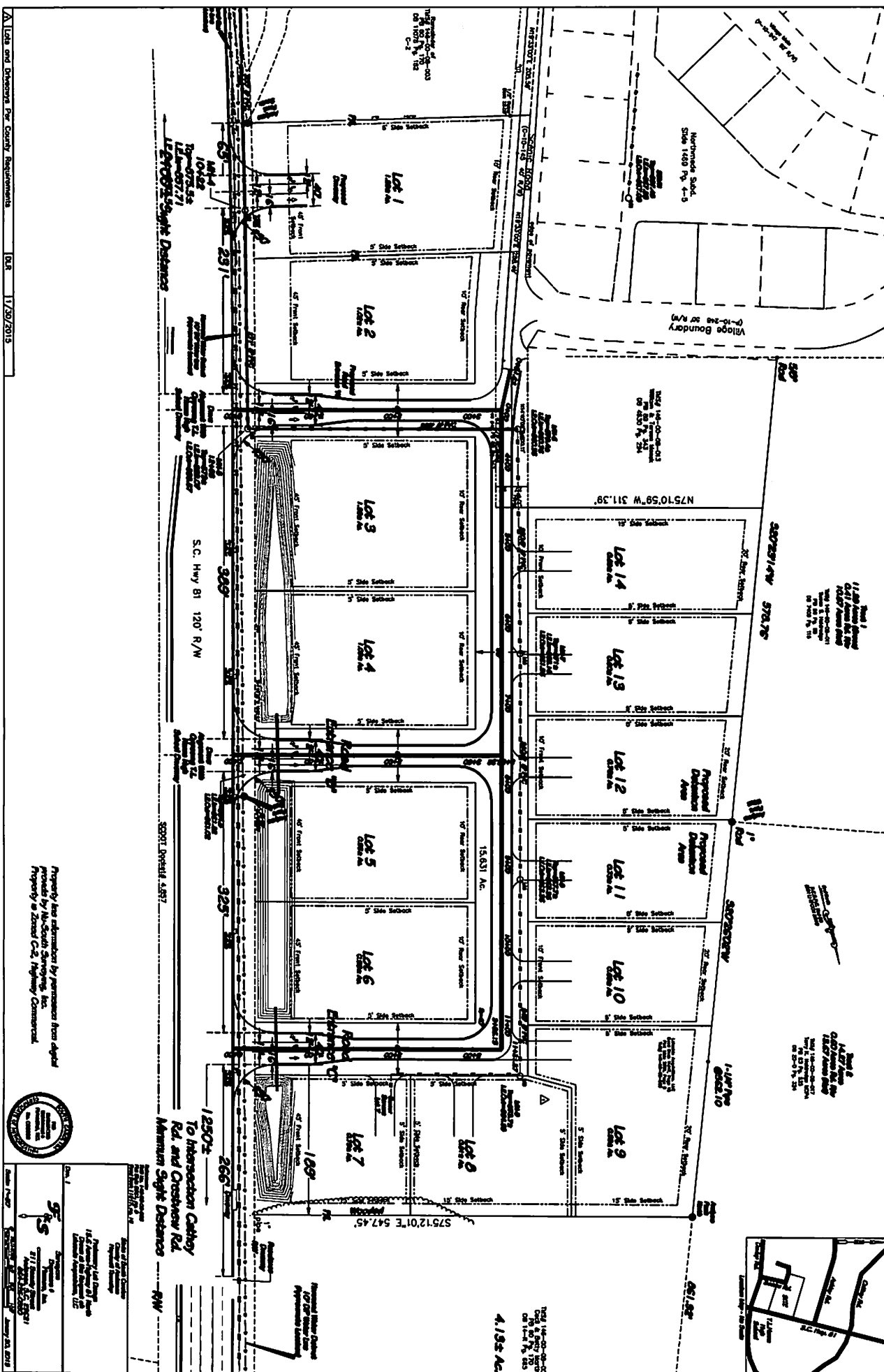
As the applicant, I hereby confirm that all the required materials for this application are authentic and have been submitted to the Anderson County Planning Department – Development Standards.

Eddie Kinsey
Applicant's Signature

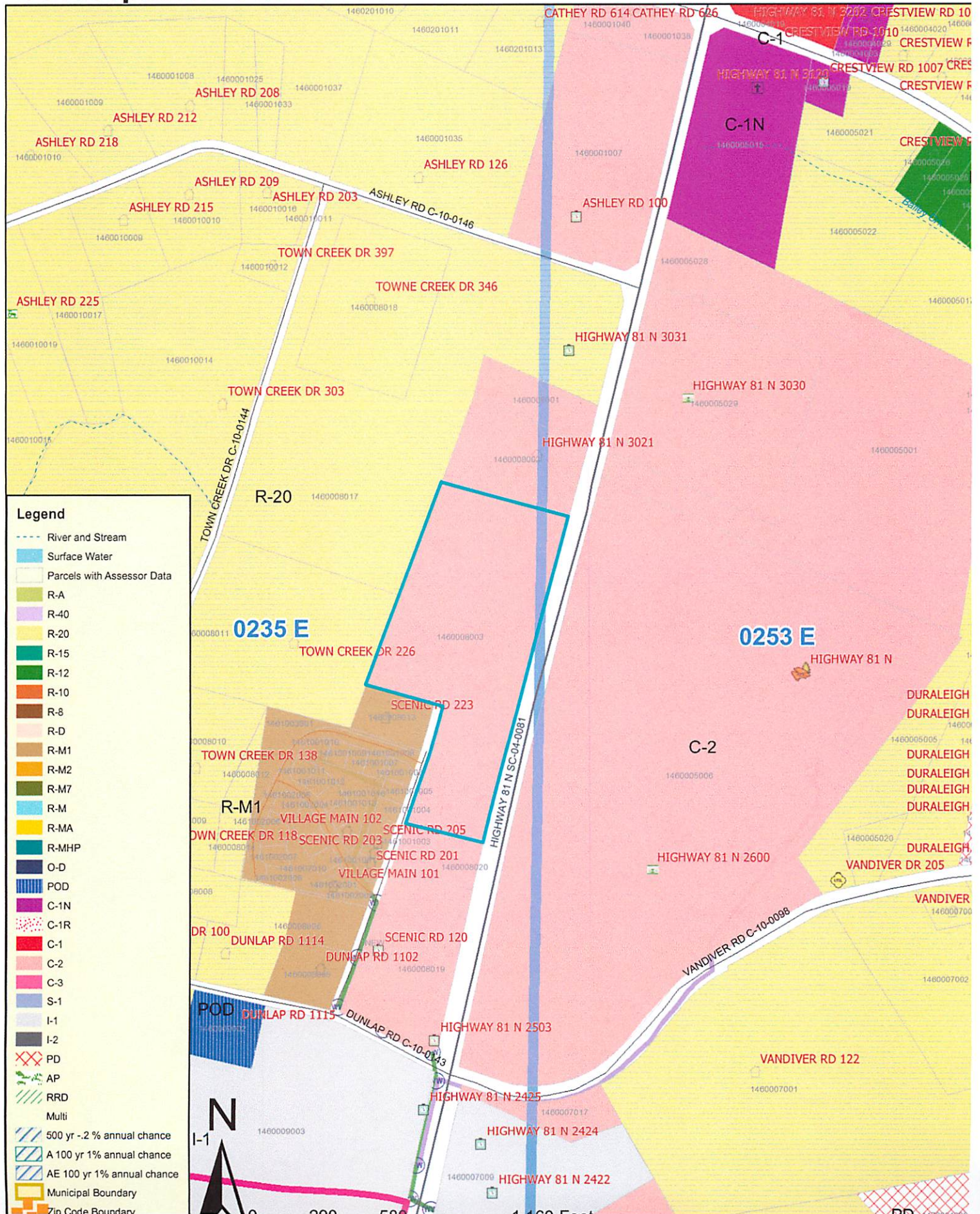
November 12, 2014
Date

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: _____



Development Standards



Anderson County Planning Commission

February 10, 2015

6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name: Barr Circle Estates

Intended Development: Residential(Application Request Updated from
Duplexes to Condominiums)

Applicant: Fant Reichert Fogleman (Chip Fogleman)

Surveyor/Engineer: Fant Reichert Fogleman

Location: Barr Circle

County Council District: 6

Surrounding Land Use: North – Power Line/Right of Way
South – Single -Family
East – Single-Family
West – Single-Family

Zoning: None

Tax Map Number: 236-00-02-026,073

Extension of Existing Dev: No

Existing Access Road: Barr Circle

Number of Acres: 17.44

Number of Lots: 18(Units)

Water Supplier: Powdersville Water

Sewer Supplier: Septic

Variance: No

Traffic Impact Analysis:

This new subdivision is expected to generate 288 new trips per day. Barr Circle is a Minor 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.



Subdivision Plat Application

1/22/15
Date of Application Completion

BARRS Circle Estates
Name of Project

Applicant's Information

Name: R.L. Fogleman Jr FRF, INC
Mailing Address: 25 Woods Lake Rd. Suite 705 Greenville SC 29607
Telephone and Fax: 864-271-6633 E-Mail: RLF@FRFINC.net
F(864-271-3299)

Owner's Information

(If Different from Applicant)

Name: J & E Holdings, LLC
Mailing Address: 6 Aberdeen Dr. Suite B, Greenville, SC 29605
Telephone and Fax: 864-704-4415 E-Mail: beasondevelopment@gmail.com

Project Information

Project Location: BARRS Circle
Parcel Number/TMS: 236-00-02-026, 073
County Council District: _____ School District: _____
Total Acreage: 17.44 Number of Lots: 18
Intended Development: Single Family Duplex - Condos Current Zoning: N/A
Surrounding Land Uses: North: Power South: SF East: SF West: SF
Water Supplier: Powdermill Water Sewer Supplier: Septic

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

If so, please describe: shows CONDOMINIUMS

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.

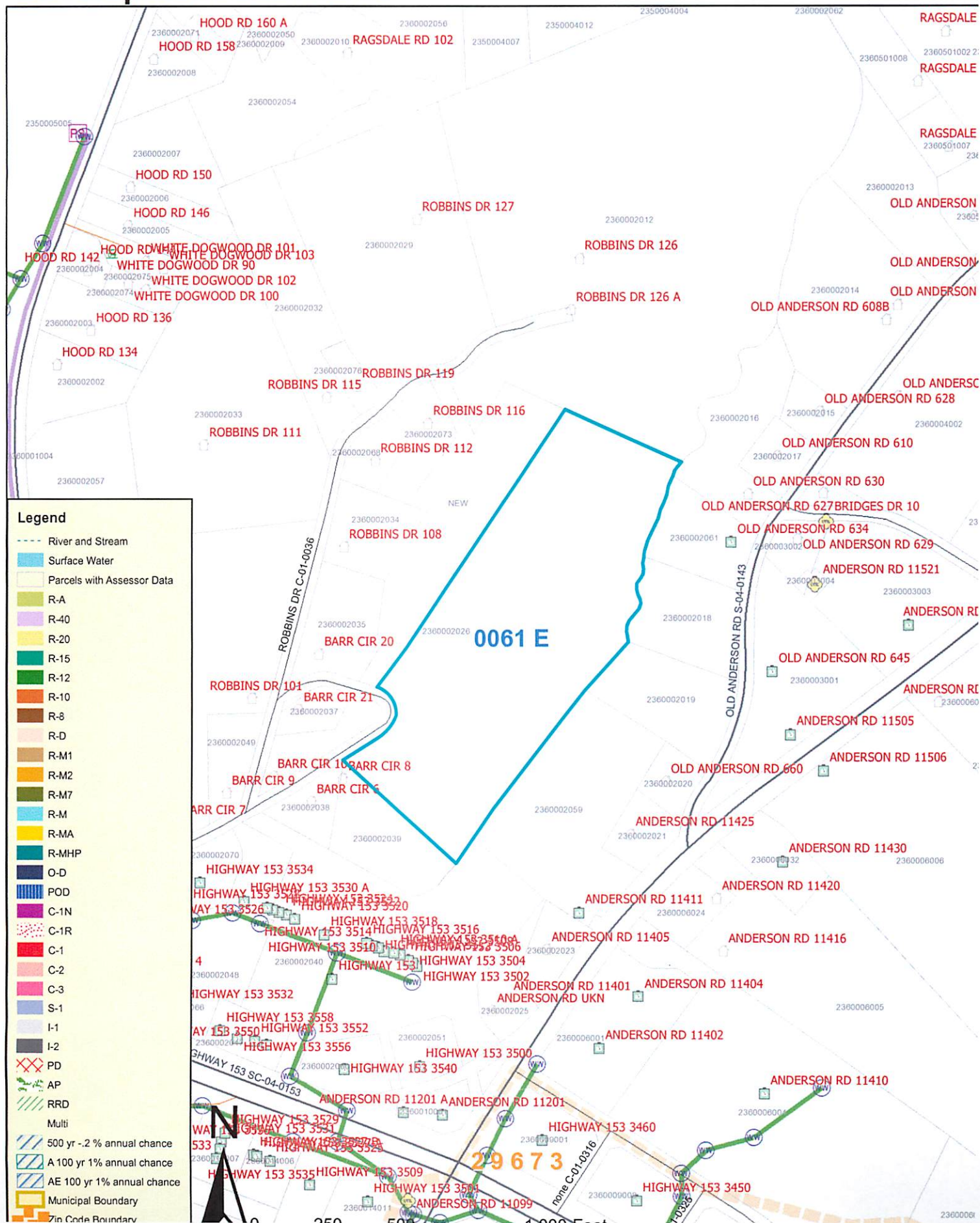
RLF
Applicant's Signature

1/22/15
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: _____

Development Standards



RESOLUTION No. 2015-005

A RESOLUTION REQUESTING THAT THE COUNTY ADMINISTRATOR INSTRUCT ANDERSON COUNTY STAFF TO BEGIN THE PROCESS OF CREATING AN OVERLAY DISTRICT TO INCLUDE ALL PROPERTIES BOUNDED ALONG HIGHWAY 81 FROM REED ROAD TO SCOTTS BRIDGE ROAD; AND OTHER MATTERS RELATING THERETO.

WHEREAS, Anderson County Council is aware of the impact of the Highway 81 Corridor as a tool for promotion of Anderson County; and

WHEREAS, Anderson County Council desires to promote a positive visual appearance along Highway 81.

NOW, THEREFORE BE IT RESOLVED, in meeting duly assembled by the Anderson County Council as follows:


1. The Anderson County Administrator is directed to instruct Anderson County staff to immediately begin the process of creating an Overlay District as described above which will enhance the visual appearance of the Highway 81 Corridor.
2. This shall be submitted to the Anderson County Planning Commission for Public Hearing and recommendation as quickly as possible.
2. All orders and resolutions in conflict herewith are, to the extent of such conflict only, repealed and rescinded.
4. Should any part or portion of this resolution be deemed unconstitutional or otherwise unenforceable by any court of competent jurisdiction, such finding shall not affect the remainder hereof, all of which is hereby deemed separable.
5. This resolution shall take effect and be in force immediately upon enactment.

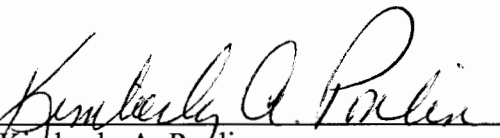
RESOLVED in meeting duly assembled this 20TH day of January, 2015.

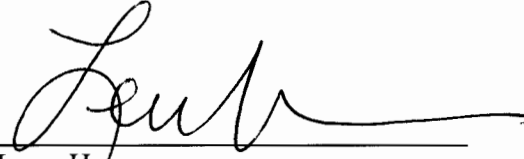
ATTEST:

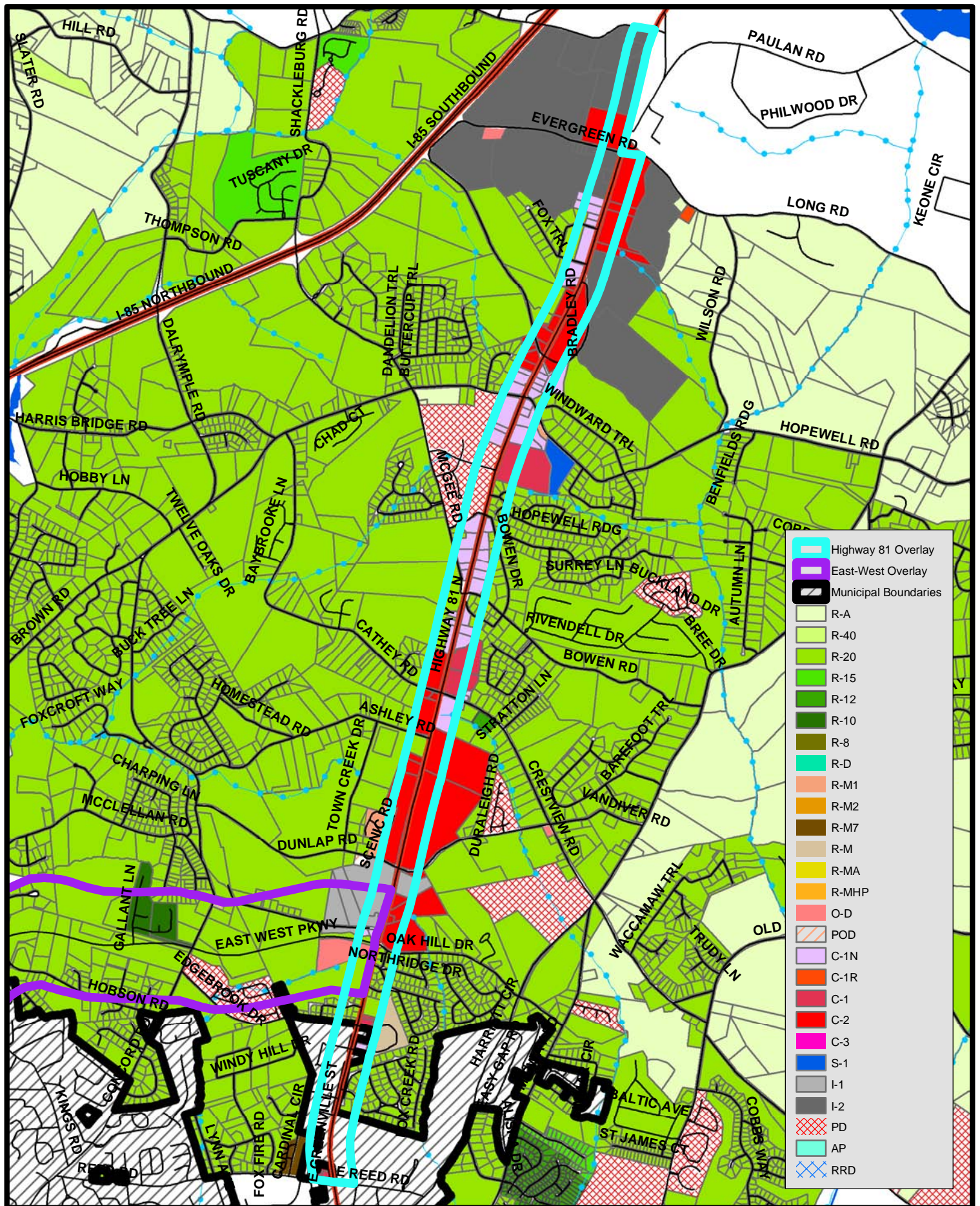
FOR ANDERSON COUNTY:


Rusty Burns
Anderson County Administrator


Tommy Dunn, Chairman
District Five


Kimberly A. Poulin
Clerk to Council


Leon Harmon
County Attorney
APPROVED AS TO FORM



Highway 81 Overlay District Zoning





Anderson County

Planning & Community Development

401 E. River Street, Anderson, SC 29624 • (864) 260-4720 • Fax (864) 260-4795

January 29th, 2015

Tommy Dunn
Chairman
Council District 5

Ken Waters
Vice Chairman
Council District 6

Attn: Rusty Burns, County Administrator
CC: County Council; Holt Hopkins

Francis M. Crowder, Sr.
Council District 1

Re: *Highway 81 Overlay District* Public Meetings

Gracie S. Floyd
Council District 2

J. Mitchell Cole
Council District 3

Anderson County Planning and Community Development Department staff is currently working on the *Highway 81 Overlay District*. Staff is developing background information and preparing informational exhibits including demographics, existing land use, existing zoning, and development activity.

Thomas F. Allen
Council District 4

M. Cindy Wilson
Council District 7

Public participation for this project is of great importance, as such, two community meetings have been scheduled to solicit input. Those meetings will be held Thursday, February 26th and Thursday, March 26th. Both meetings will be held at the Anderson Area YMCA on Reed Road and will start at 6PM.

Kim A. Poulin
Clerk to Council

Please let me know if you have any further questions. Thank you.

Rusty Burns
County Administrator

Michael Forman, AICP
Planning & Community Development Manager



Accredited by the
American Public
Works Association

Member of the Anderson County Public Works Division



Historic and Cultural Resources

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Introduction



Downtown Anderson, ~1889

Anderson County is one of the Upstate's historic and cultural treasures, a place where history and tradition are reflected in a vibrant landscape that provides a tangible link between past, present and future generations. Anderson's attractiveness as a place to live and work, as a destination for visitors, and consequently its economic well being, are directly related to its cultural and historic character and unique quality of life.

Anderson County's popularity and growth rate has brought recognition of the County's more visible historic and cultural

assets. Given the County's rapid population growth over the last 20 years; however, it is vital to analyze the region's less tangible, but more inherent cultural and historic resources, which make up the area's way of life. These resources include the County's relationship to the water as a source of income, energy and recreation; the County's rich agricultural heritage; the County's scenic highways and byways; and the active visual and performing arts community. Each of these components are vital to the region's identity. They add to the quality of life for residents; they make this region attractive to visitors and future residents; they drive the local tourism economy; and they ideally make this region an attractive site to relocate or create new businesses.



Historical Resources



Ashtabula Plantation

Anderson County is blessed with a number of important historic buildings and sites. The South Carolina State Historic Preservation Office, as well as the County and its municipalities, have devoted much time and effort to both inventorying these sites and creating the necessary regulatory framework to protect these sites from the potential adverse impacts of new development, redevelopment, rehabilitation and neglect.

RESOURCE IDENTIFICATION

In 2002, a historical and architectural survey of Anderson County was undertaken on behalf of Anderson County and was funded by a matching grant provided by SC Department of Parks, Recreation and Tourism and the SC Department of Archives and History. The survey was designed to identify properties and districts that should be considered for local designation or National Register of Historic Places (NRHP) designation within the County. Nearly 1,200 properties were surveyed in the 718 square mile area. The survey discovered 32 properties that are individually eligible for listing in the NRHP and several potential historic districts within the County, including Townville, Honea Path, Belton and Pelzer.¹



Faith Cabin Library, Pendleton

Currently, there are five historic districts in Anderson County, fourteen buildings/properties on the National Register and 39 historical markers. Several of the more familiar properties include Woodburn, Ashtabula, the Marshall Orr House, the Belton Standpipe, the Obediah Shirley House and the Denver Downs Farmstead. One that is less known is the Faith Cabin Library off Queen Street in Pendleton. Constructed in 1935, the small log building served as the library for the Anderson County Training School and the only unaltered building remaining of that school.

Though listed on the National Register through the Pendleton Historic District, this building is in dire need of repair, as logs from the side

¹ *Historical and Architectural Survey of Anderson County, South Carolina*. SC Department of Archives and History, Columbia. August 2002.



walls are falling out of the building due to termites. Many believe that when a building or site gains the designation of NRHP, that building or site is then protected and maintained, but this is not true. It is still up to local preservation efforts to maintain these treasures.

EXISTING REGULATORY FRAMEWORK

The regulatory framework for protecting the County historic resources includes federal and state requirements along with County and municipal regulations. Generally, County and municipal regulations are meant to attend to gaps not addressed by state and federal regulations. Ultimately, the legal power to protect historic properties rests primarily with local governments, not state or federal governments. Thus, the decisions and actions of local governments and individuals often decide the fate of the irreplaceable historic and prehistoric properties that give South Carolina communities their special character and make them better places to live and visit. The SHPO assists local governments with the design and implementation of preservation programs to safeguard these irreplaceable historic and prehistoric properties².



Farmers' Society Hall, ~1920

Federal and State Requirements: There are several mechanisms at the federal and state level, by which impacts on historic sites are required to be identified and mitigated. Section 106 of the National Historic Preservation Act of 1966 requires consideration of historic properties when the federal government is involved in financing, licensing or permitting a project. Section 106 requires federal agencies to consult with the State Historic Preservation Officer (SHPO), assess potential adverse affects of a project on historic resources and to address and mitigate those affects.



Farmers' Society Hall, 2011

Historic Preservation Overlay District Ordinance: Anderson County had not yet adopted a Historic Preservation Overlay District Ordinance, though several of its municipalities have. Anderson County is seeking public opinion on the Historic Overlay District and will propose the ordinance with public support. Historic districts give a community its sense of place and the older neighborhoods often provide attractive residential areas and commercial downtowns that attract both citizens and newcomers.³ The ordinance, if approved, would not regulate the use of the building or property; it would merely strive to ensure the character (visually, aesthetically) of the district is maintained.

² Assistance to Local Government Programs. 2011. 29 March 2011 < <http://shpo.sc.gov/programs/localgovt/> >

³ Preservation Hotline #4, *Preparing the Comprehensive Plan*. South Carolina Department of Archives and History. September 2008.



CONCLUSIONS

The State, Anderson County and its municipalities have devoted many resources to both inventory and protect historic structures and sites. These preservation efforts need to be continued and enhanced in the future. Special emphasis should be placed on identifying and preserving the County's most endangered structures and sites through proactive means (adaptive reuse, grant funded rehabilitation, etc...).

DRAFT



Water Heritage

Anderson County consists of over 5% water. Since before the creation of Lake Hartwell, the County's waterways (rivers and streams) have been, at one time or another, a source of food, industry, trade, transportation and recreation. Today, residents immediately think of recreation on Lake Hartwell and Broadway Lake; and recreational boating and fishing are now important facets both to the area's way of life and local economy. Although there is an abundance of rivers, streams and lake shoreline in the County, the rapid pace of growth and rising land values have challenged the traditional uses of the County's waterways.



RECREATIONAL FISHING AND BOATING

Recreational fishing and boating is fast becoming a traditional local pastime, as well as a draw for visitors and second home owners who are dismayed with crowded lakes in their home town. In addition to the local tournaments held almost weekly, the B.A.S.S. Bassmasters Classic was held in 2008 and the FLW Outdoors held a tournament in 2011. Local waters offer large and small mouth bass, striped bass, bream, catfish and crappie.



In addition to the recreation fishing, sailing has become a more visible sport on Hartwell. There has been an increase in sailboats as Lake Hartwell due to a large amount of deep water without overhead obstructions. The Western Carolina Sail Club, located on Hartwell was founded in 1963 and now boasts a membership of over two hundred. The club races each weekend from March to November and hosts their annual Springboard Regatta each April.



Other water sports, such as water skiing, water tubing, jet skiing, wakeboarding, swimming and even some wind surfing, are also popular, especially in the mild Spring through Fall weather. A relatively unseen sport in the area that is becoming more visible is rowing. For the most part, the rowers have been university crew students, although a national team was at Hartwell in 2010 training due to unfavorable weather in their northern home base.

The popularity of recreational fishing and boating also supports fishing charters and local tourism which are emerging in the local economy. According to the County Auditor's office, nearly 17,000 boats were taxed in 2010 in Anderson County. This is in addition to the smaller crafts which are not subject to taxation. Assuming the number of boats registered keeps pace with projected population; the growth will place further stress on the County's 35 public boat ramps/landings (34 on Lake Hartwell and 1 on Broadway Lake).



OTHER WATER ACCESS ISSUES

The demand for shore-based fishing is already evident in the number of people fishing from bridges and in undesignated areas in proximity to roads and bridges. Changing demographics have the potential to change the desires of the public with respect to water access needs. As the population ages, there may be increasing demands for shore-based fishing facilities. Anderson County does not currently have any fishing piers. In addition to shore based fishing, canoes, kayaks and other motorized watercraft compete with boats for the same limited number of water access facilities. Steps have already begun to meet these demands, such as the Saluda River Kayak Corridor; opening the door to river recreation, fishing, safety, preparedness, response, education, conservation, and stewardship. This Corridor is also ADA accessible from top to bottom; and has brought users from miles around who need this provision, to Anderson County.



CONCLUSIONS

Because of growth and rising land prices, the recent traditional relationship between County residents and the water is being challenged. To address these challenges, Anderson County will need to take a more active role in preserving traditional water dependent uses and providing improved access to the water for all County residents.



Agricultural Heritage

Historically and culturally, Anderson County's identity has been closely tied to its soil. For much of the County's history, agriculture has been the mainstay of the local economy. Agriculture has also played an important role in sustaining its population through periods of isolation, war and hard economic times. From the period immediately following the Civil War until the dawn of the textile age, vegetables, poultry and livestock provided the County's many small property owners the means to survive and remain independent in spite of poverty and isolation. Even after the factories came, Anderson's agriculture still played a significant role as its cash crop - cotton - was used in the textile mills. While the County's population growth has brought increased economic opportunities, the importance of farming and the skills related to farming are in decline. Preserving and enhancing agriculture as a way of life in Anderson County is vital to maintaining the County's economic and demographic diversity, providing economic opportunities to total residents and landowners, reducing the pressures of sprawl, providing a source of local fresh produce and retaining the traditions and characteristics that make the region unique.

EXISTING CONDITIONS

Anderson County currently contains approximately 173,149 acres in land designated farmland. There are 1,650 farms still in use, as of 2007, versus 1,644 in 2002. However, the size of these farms is dwindling. Average farm size decreased from 108 to 105. It is imperative that action is taken today to ensure the continued existence of agriculture in Anderson County. According to the 2007 USDA Agriculture Census, Anderson County ranks number one in the state for inventory of cattle/calves, goats and forage (hay, grass silage, greenchop); and number two in the state for inventory of horses, and sorghum for grain. The County is also in the top 10% of the nation for broilers and other meat-type chicken and goat inventory.

LOCAL MARKETING EFFORTS

Anderson County maintains one farmer's market and pavilion in the downtown Anderson area. There are also others operated through the municipalities including Belton and Pendleton. In addition to these county and town operated markets, there are approximately 20 roadside stands and family farms that are open to the public, 11 are certified by the SC Department of Agriculture.

CONCLUSIONS

While agriculture has been experiencing a slow and steady decline in Anderson County, there are opportunities arising that may reverse this trend. Rising food and fuel prices along with concerns about the safety and quality of mass-produced food products has led to a worldwide interest in consuming locally grown and produced food. This global movement has the potential to benefit local small and medium-sized growers. In order to facilitate this opportunity, there are three general sets of policies that Anderson County should pursue.



- Anderson County should ensure through land use policies and other programs that the potential supply of available land for agriculture is maximized and maintained.
- Anderson County should support programs aimed at creating marketing opportunities for local growers such as the wholesale auction market and the local farmers markets.
- Anderson County should provide information to the public on where locally grown and produced food products can be purchased.

DRAFT



Visual and Performing Arts

Anderson County has a thriving, recognized arts community. Anderson County is home to a variety of arts organizations, galleries, theater groups, dance groups, orchestras, jazz ensembles and vocal groups. While the visual and performing arts are a key component of the region's culture and quality of life, they also contribute to the local economy.

PERFORMANCE VENUES



Anderson Symphony Orchestra and AU Choir at the Henderson Auditorium

Anderson County has a number of performing arts facilities that provide venues for both professional performers and grass roots theater groups and musicians. The Callie Stringer Rainey Fine Arts Center at Anderson University houses the 1,100 seat Henderson Auditorium, home to the Anderson Senior Follies and the Greater Anderson Musical Arts Consortium (GMAC). It also holds the 225 seat Daniel Recital Hall and the 110 seat black box Belk Theater. A fourth theater - 400 seat Merritt Theater - is located in the Merritt Administrative Building.

The Electric City Playhouse, currently located on Murray Avenue, hosts a 120 seat black box setting for six local productions a year. The Playhouse has just broken ground at a new location on Main Street to house a 250 seat theater by the end of 2012. The Alverson Theatre (ACTheater), located on Whitner Street, produces three to six plays and dinner shows a year. The Pendleton Playhouse, located on Mechanic Street, is home to the Clemson Little Theater and the Clemson Area Youth Theater (CAYT) which holds six to eight productions a year. The Anderson Sports and Entertainment Center has also provided the setting for performances from time to time, particularly the Civic Center and William A. Floyd Amphitheater.



Wind Symphony at the Daniel Recital Hall

The two main organizations providing musical performances are GAMAC and Anderson University. Between the two, there are fifteen different ensembles and choirs, including the Anderson Symphony Orchestra, Chamber Singers, Jazz Ensembles, West African Ensemble, Electric City Big Band and Dixielanders.



MUSEUMS

There are three art galleries and eight historic museums in Anderson County. Both the Anderson Arts Center and Belton Center for the Arts offer changing exhibits, juried shows and art classes for the public throughout the year. In addition to that, the Anderson Arts Center maintains two public art platforms - the hidden Carolina Wrens downtown and Wise Walks. The Belton Center for the Arts hosts both a Holiday Market and Tour of Homes at Christmas. The third art gallery is in the Anderson University Thrift Library - Vandiver Gallery. This is the official home for professional exhibitions sponsored by the Art Department and Anderson University. The gallery's goal is to showcase diverse work throughout the year by producing profession exhibitions by local, regional and national art, as well as offer graduating seniors an impression venue for their exit shows.⁴

The Anderson Museum, which recently celebrated its 30th birthday, consists of thirteen permanent and multiple changing exhibits covering the County of Anderson. The REVIVA museum is Iva showcases Iva's history including its founding, mill life and agriculture. The Belton Train Depot houses three different museums - the Belton Area Museum with traveling exhibits; the Ruth Drake Museum highlighting agricultural, textile and the train depot's history; and the Tennis Hall of Fame which houses colorful portraits of individuals inducted into the Hall of Fame, as well as the Palmetto Tennis Championship trophy. Pendleton's Agricultural Museum is currently being renovated as is Hunter's Store. Items displayed include pre-1925 farm equipment, Cherokee and local artifacts and a replica of a cotton gin. Pendleton also houses the newly opened The Bart Garrison Agricultural Museum of South Carolina; which is committed to the interpretation and preservation of South Carolina's agricultural heritage, and the impact and importance of agriculture to current and future culture and economies

CONCLUSIONS

Anderson County has an active visual and performing arts community. Studies have determined the economic importance of this community and the value in providing financial support for arts organizations. An important component to an active and creative visual and performing arts community is the availability of accessible, low-cost space available for performance, studios and galleries. A thorough and systemic inventory and assessment of the County's arts community could be a valuable tool in determining the overall health of this industry and how the County and its municipalities can be better positioned to attract new artists and performers.

⁴ Anderson University. 2010. <<http://www.andersonuniversity.edu>>



Recommendations

Recommendation #1: Maintain and repair historic buildings and properties in Anderson County.

Strategies:

- Aid local preservation efforts by assisting in grant searches and writing, when applicable
Responsibility: Planning Division, Finance Division, Parks & Rec, Administration and Public Information
Type: Non Regulatory
Timeline: On-going
Cost: Nominal - Capital funds needed (if matching grant is approved)
Priority Scores: Staff _____ Planning Commission _____ County Council _____
- Revisit study performed by State and update
Responsibility: Planning Division, Parks & Rec, Administration and Public Information
Type: Non Regulatory
Timeline: On-going
Cost: Nominal
Priority Scores: Staff _____ Planning Commission _____ County Council _____

Recommendation #2: Create and maintain neighborhood character, particularly in historically significant areas.

Strategies:

- Seek public opinion on the development of historic overlays, through surveys and public meetings
Responsibility: Planning Division, Planning Commission and County Council
Type: Non Regulatory
Timeline: 0-1 year
Cost: Nominal
Priority Scores: Staff _____ Planning Commission _____ County Council _____
- If public support is present, create historic overlays to maintain character of area, emphasizing visual character as opposed to the use of the building/property
Responsibility: Planning Division, State Historic Office of Preservation, Administration, Planning Commission and Council
Type: Regulatory
Timeline: 1-2 years for ordinance adoption
Cost: Nominal - Moderate
Priority Scores: Staff _____ Planning Commission _____ County Council _____



- Keep current areas zoned as Agricultural or Residential-Agricultural the same
Responsibility: Planning Division, Planning Commission and County Council
Type: Regulatory
Timeline: On-going
Cost: Nominal
Priority Scores: Staff _____ Planning Commission _____ County Council _____

Recommendation #3: Enhance County boat landings/ramps to serve the diverse needs of recreational boaters and fishermen.

Strategies:

- Conduct in-depth surveys to determine who uses the boat landings, which landings are receiving the greatest use, when the peak demands for boat landing usage and what the landings are being used for.
Responsibility: PRT, Planning Division and the Public
Type: Non Regulatory
Timeline: On-going
Cost: Nominal
Priority Scores: Staff _____ Planning Commission _____ County Council _____
- Where sufficient land is available, County staff should make it a priority to enlarge and enhance existing boat landings before considering the creation of new boat landings.
Responsibility: PRT, Planning Division, Administration and County Council
Type: Non Regulatory
Timeline: On-going
Cost: Capital Funds needed, could be obtained through grants
Priority Scores: Staff _____ Planning Commission _____ County Council _____
- County staff should promote increased security at boat landings by installing better lighting and exploring the feasibility of installing security cameras.
Responsibility: PRT, Planning Division, Administration, County Council and the Public
Type: Both Non Regulatory
Timeline: On-going
Cost: Capital Funds needed, depending on type of security
Priority Scores: Staff _____ Planning Commission _____ County Council _____

Recommendation #4: Increase opportunities for on-shore fishing on waterfront properties owned the County or other public entities.

Strategies:

- Where sufficient land is available, the County should provide fishing piers/docks at County boat ramps and on other properties with water access potential.
Responsibility: PRT, Planning Division, Administration, County Council and Municipalities
Type: Non-Regulatory
Timeline: On-going
Cost: Capital Funds needed, could be obtained through grants
Priority Scores: Staff _____ Planning Commission _____ County Council _____



- Adequate separation of shore-based fishing facilities and boat ramps should be maintained to avoid potential conflicts between users.
Responsibility: PRT and Planning Division
Type: Non Regulatory
Timeline: On-going
Cost: Nominal
Priority Scores: Staff _____ Planning Commission _____ County Council _____

Recommendation #5: Encourage ecotourism

Strategies:

- Provide more launch areas for small non-motorized watercrafts (kayaks and canoes) in relative locations consistent with the Master Recreation Plan.
Responsibility: PRT, Planning Division, Administration and County Council
Type: Non-Regulatory
Timeline: On-going
Cost: Capital Funds needed, could be obtained through grants
Priority Scores: Staff _____ Planning Commission _____ County Council _____

Recommendation #6: Protect and conserve prime farmland whenever possible.

Strategies:

- Designate prime farmland on land use maps and reserve for agricultural land or conservation districts, when possible
Responsibility: Planning Division, Planning Commission and County Council
Type: Regulatory
Timeline: On-going
Cost: Nominal
Priority Scores: Staff _____ Planning Commission _____ County Council _____
- Establish regulation similar to Federal regulation where negative impacts from infrastructure construction is minimized on soils designated as prime farmland
Responsibility: Planning Division, Administration, Planning Commission and Council
Type: Regulatory
Timeline: 1-2 years for ordinance adoption
Cost: Nominal (Possible increase in preparations for soil analysis)
Priority Scores: Staff _____ Planning Commission _____ County Council _____
- Keep current areas zoned as Agricultural or Residential-Agricultural the same
Responsibility: Planning Division, Planning Commission and County Council
Type: Regulatory
Timeline: On-going
Cost: Nominal
Priority Scores: Staff _____ Planning Commission _____ County Council _____



Recommendation #7: Provide support and encouragement to Anderson County farming.

Strategies:

- Provide support and encouragement public use to local farmer's markets
Responsibility: Planning Division, Parks and Rec, Public Information, County Council and Other Agencies
Type: Non Regulatory
Timeline: On-going
Cost: Nominal - Moderate
Priority Scores: Staff _____ Planning Commission _____ County Council _____
- With farm owners approval, publish list of local roadside stands and family farms that are open to the public
Responsibility: Planning Division, Parks and Rec, Public Information and Administration
Type: Non-Regulatory
Timeline: On-going
Cost: Nominal
Priority Scores: Staff _____ Planning Commission _____ County Council _____
- When appropriate, support Anderson or SC owned businesses by using them as suppliers
Responsibility: Purchasing, Public Information, Administration and County Council
Type: Non Regulatory
Timeline: On-going
Cost: Nominal - Moderate
Priority Scores: Staff _____ Planning Commission _____ County Council _____
- Encourage Anderson area businesses and the public to purchase Anderson or SC grown/made products when feasible
Responsibility: Parks and Rec, Public Information, Administration and County Council
Type: Non Regulatory
Timeline: On-going
Cost: Nominal
Priority Scores: Staff _____ Planning Commission _____ County Council _____

Recommendation #8: Support the visual and performing arts in Anderson County.

Strategies:

- Employ local talent when organizing County sponsored events, such as Celebrate Anderson
Responsibility: Public Information, Administration and County Council
Type: Non Regulatory
Timeline: On-going
Cost: Nominal - Moderate
Priority Scores: Staff _____ Planning Commission _____ County Council _____



- Encourage public support in the visual and performing art sector, such as publishing events
Responsibility: Parks and Rec, Public Information, Administration and County Council
Type: Non Regulatory
Timeline: On-going
Cost: Nominal - Low
Priority Scores: Staff _____ Planning Commission _____ County Council _____

Priority Scores: 0 = Not Important to 5 = Critical
Costs: Nominal (0-\$1,000), Low (\$1,000-\$5,000), Moderate (\$5,000-\$10,000)
and Capital Funds (Above \$10,000)

DRAFT



HOUSING RESOURCES

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Introduction



The natural beauty, amenities and temperate climate of the Upstate have attracted numerous new residents to Anderson County over the last twenty years. Throughout this time, commercial development has followed population growth, thereby creating competition for existing workforce housing.

Middle-to-low income wage earners attracted to the County by growth, as well as those who have always lived in Anderson, are therefore confronted with a constrained housing market. While many developers have concentrated on the profitable retirement and high-end resort-type housing markets, fewer are producing workforce housing. Tightened credit resulting from the national mortgage-lending crisis a half decade ago has the potential to further exacerbate the challenge of homeownership in Anderson County. Cheap, easy private mortgage credit that was available to many low to middle income residents does not flow as it did before the crisis, making the role of the public and non-profit sectors more important than ever in providing incentives to drive the creation of affordable housing.

VISION

The goal of this section is to maintain and enhance the diversity of Anderson County by providing the opportunity for people of all income levels to live, work and play in the County by doing the following:

- Build and maintain a consensus on policies and strategies to meet the needs for workforce and other forms of affordable housing in Anderson County through the leadership of the Anderson County Affordable Housing Advisory Committee.
- Ensure a variety of housing types to accommodate the full range of income, age, cultural groups, disabilities, and special needs in the community.
- Ensure that most affordable housing is located within a short commuting distance of major concentrations of employment and commercial uses.
- Pursue regional cooperation of public and non-profit agencies in meeting area housing needs.



Technical Analysis

HOUSING INVENTORY

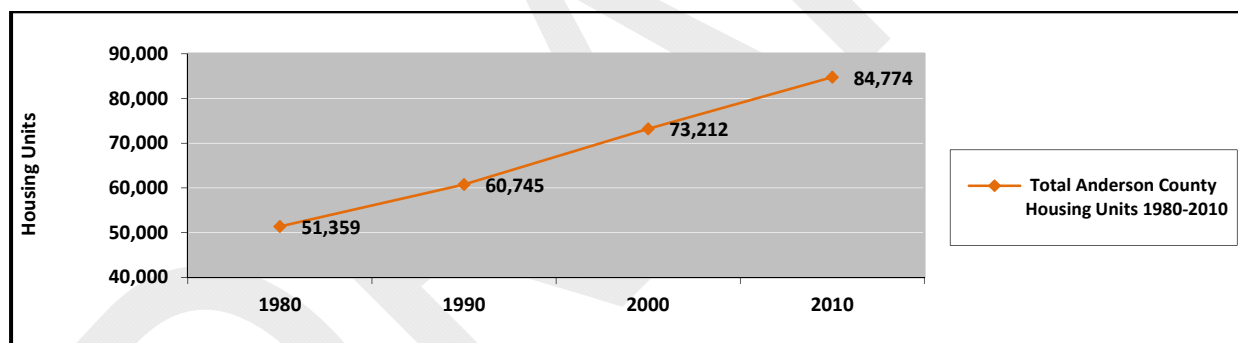
Table 5:1 Anderson County Housing Units

Jurisdiction	Total Units			Change 2000-2010	Percent Change 2000-2010
	2000		2010		
Anderson County	73,213		84,774	11,561	15.8%

Source: US Census Bureau

Anderson County saw an increase in its housing stock by 10,561 units from 2000 to 2010, as shown in the above table. This equates to a nearly 16% increase over the decade.

Figure 5:1 Total Housing Units in Anderson County, 1980-2010



Source: US Census Bureau

As the above graph shows, Anderson County has seen a steady increase in housing units over the last thirty years, rising 65% since 1980, or roughly 2% per year.



Table 5:2 Housing Counts - Municipalities

Municipality	2000	2010	Change 2000-2010	Percent Change 2000-2010
Anderson	12,068	12,938	870	7%
Belton	2,129	2,063	-66	-3%
Honea Path	1,640	1,821	181	11%
Iva	580	566	-14	-2%
Pelzer	37	36	-1	-3%
Pendleton	1,533	1,693	160	10%
Starr	82	82	0	0
West Pelzer	440	443	3	1%
Williamston	1,762	1,878	116	7%

Source: US Census Bureau

Five out of the nine municipalities saw their housing stock increase over the past decade, led by the City of Anderson with a 870 unit increase. The Town of Honea Path made the greatest percentage gain, with an 11% increase.

Overall, the number of housing units located within municipalities increased by 1,249 units from 2000 to 2010. This represents only 12% of the 11,561 new housing units built County-wide in that time span, meaning roughly nine of every ten houses built between 2000 and 2010 were built in unincorporated parts of the County.

Table 5:3 Upstate County Housing Counts

County	# Units 1980	% Change '70-'80	# Units 1990	% Change '80-'90	# Units 2000	% Change '90-'00	# Units 2010	% Change '00-'10
Abbeville	8,547	20.4	9,846	15.2	11,656	18.4	12,079	3.6
Anderson	51,359	42.7	60,745	18.3	73,213	20.5	84,774	15.8
Cherokee	14,955	28.9	17,610	17.8	22,400	27.2	23,997	7.1
Greenville	108,179	35.3	131,645	21.7	162,803	23.7	195,462	20.1
Greenwood	21,017	27.2	24,735	17.7	28,243	14.2	31,054	10.0
Laurens	19,628	24.1	23,201	18.2	30,239	30.3	30,709	1.6
Oconee	20,226	44.1	25,983	28.5	32,383	24.6	38,763	19.7
Pickens	28,469	52.5	35,865	26.0	46,000	28.3	51,244	11.4
Spartanburg	75,833	33.5	89,927	18.6	106,986	19.0	122,628	14.6
Union	11,393	19.9	12,230	7.3	13,351	9.2	14,153	6.0
ACOG Region	299,021	37.8	361,775	21.0	443,785	22.7	516,868	16.5
Upstate	359,606	35.2	431,787	20.1	527,274	22.1	604,863	14.7
State	1,153,381	41.5	1,424,155	23.5	1,753,670	23.1	2,137,683	21.9

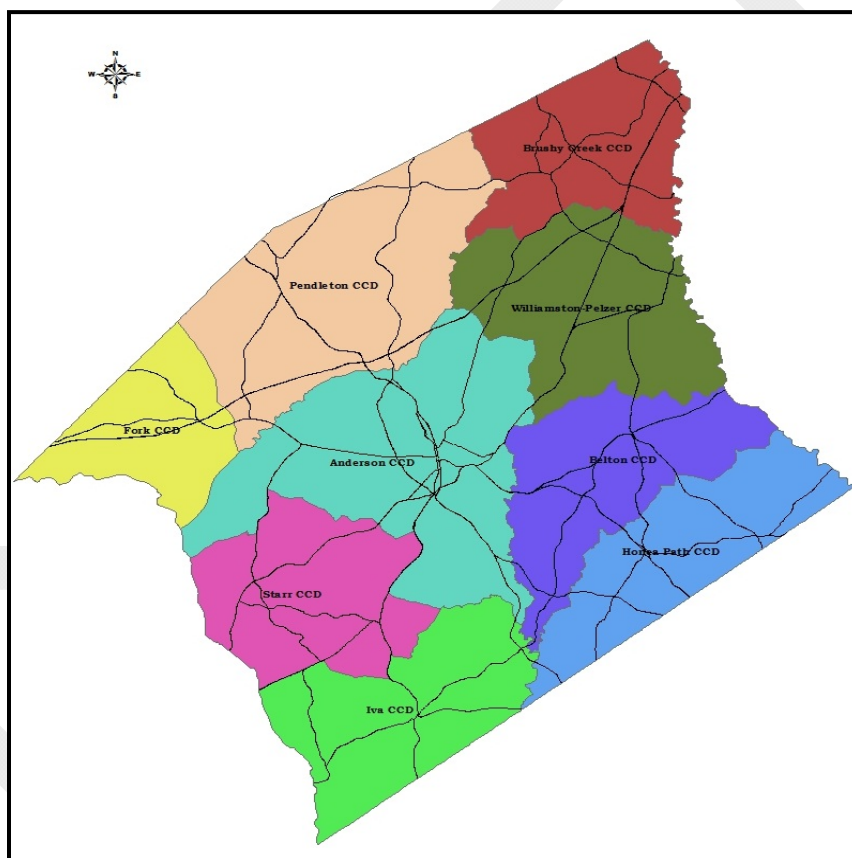
Source: US Census Bureau



As noted in the table above, growth rates in the State, Appalachian Council of Governments (ACOG) Region, and Upstate Region all declined significantly from the 1980's and 1990's to the 2000's. The ACOG Region encompasses the counties of Anderson, Cherokee, Greenville, Oconee, Pickens and Spartanburg; while the Upstate Region is made up of the ACOG Region counties in addition to Abbeville, Greenwood, Laurens and Union Counties.

Most of the decline can be reasonably attributed to the economic slowdown of the past half-decade. The housing market collapsed nation-wide due to a mixture of cheap credit to those unable to repay the loans, over building in many markets, and speculation by developers. The Upstate region was not as hard hit as other areas around the country, but unfortunately the area was not completely immune to the housing crisis, either.

Figure 5:2 Anderson County Census Divisions, 2010



Source: US Census Bureau



Table 5:4 Housing Counts - 2010 -- Census County Division

Census County Division	2000	2010	Change 2000-2010	Percent Change 2000-2010
Anderson CCD	32,269	37,323	5,054	16%
Belton CCD	6,126	6,412	286	5%
Honea Path CCD	3,585	3,871	286	8%
Iva CCD	2,652	2,915	263	10%
Pendleton CCD	7,362	8,730	1,368	19%
Powdersville - Piedmont (formerly Brushy Creek CCD)	7,744	10,405	2,661	34%
Starr CCD	2,273	2,466	193	8%
Townville CCD (formerly Fork CCD)	2,705	2,991	286	11%
Williamston - Pelzer CCD	8,497	9,661	1,164	14%

Source: US Census Bureau

The above table shows that the Anderson CCD added the most housing over the past decade, while the Powdersville/Piedmont CCD grew at the fastest rate. These numbers coincide, as expected, with the trend in the CCD overall growth rates as seen in the Population Chapter of this study.

HOUSING MIX

Figure 5:3 Anderson County and South Carolina Percentage of Units by Type

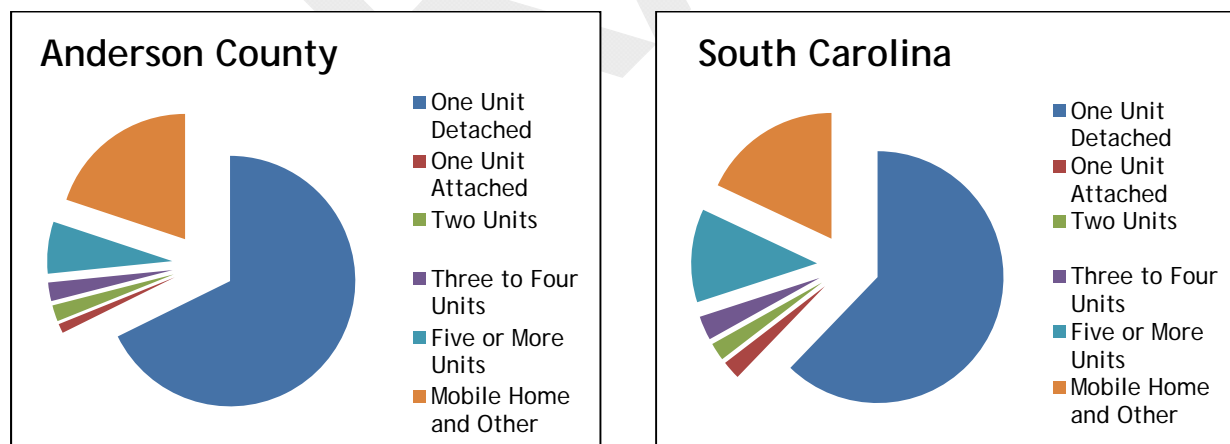




Table 5:5 Percentage of Housing Type, County and State

	One Unit Detached	One Unit Attached	2 Units	3-4 Units	5 or More Units	Mobile Home and Other
Anderson County	67.7%	1.2%	2.1%	2.4%	6.7%	19.9%
South Carolina	62.2%	2.4%	2.3%	3.1%	12.0%	18.0%

Source: US Census Bureau and 2006-2010 ACS Survey 5-Year Estimates

The pie charts and table above break down the type of housing in both Anderson County and the State of South Carolina as a whole. Anderson County has a higher concentration of single family housing coupled with a noticeable lower concentration of high density housing, which can be explained by the rural nature of much of the county.

Table 5:6 Anderson County Census Divisions by Units in Structure

Census County Division	One Unit Detached & Attached	Two to Four Units	Five or More Units	Mobile Homes or Other	Total
Anderson CCD	26,348 (70%)	2,701 (7%)	4,057 (11%)	4,332 (12%)	37,438
Belton CCD	4,600 (71%)	130 (2%)	234 (4%)	1,526 (23%)	6,490
Honea Path CCD	2,876 (73%)	166 (4%)	141 (4%)	740 (19%)	3,923
Iva CCD	1,645 (60%)	53 (2%)	42 (1%)	1,005 (37%)	2,745
Pendleton CCD	5,682 (68%)	371 (4%)	255 (3%)	2,037 (25%)	8,345
Powdersville - Piedmont (formerly Brushy Creek CCD)	7,205 (71%)	200 (2%)	510 (5%)	2,257 (22%)	10,172
Starr CCD	1,287 (52%)	65 (3%)	0 (0%)	1,120 (45%)	2,472
Townville CCD (formerly Fork CCD)	1,662 (58%)	0 (0%)	11 (~1%)	1,169 (41%)	2,842
Williamston - Pelzer CCD	6,409 (69%)	129 (1%)	252 (3%)	2,535 (27%)	9,325

Source: 2006-2010 ACS Survey 5-Year Estimates

As shown in the table above, single family detached homes make up a majority of all nine County Census Divisions. Multi-family housing is mostly centralized in urban areas like the Anderson CCD. Mobile homes can be found in higher concentrations in the Starr, Townville, and Iva CCDs.



AGE, TENURE, AND VACANCY RATES OF HOUSING STOCK

Figure 5:4 Anderson County Existing Housing by Decade Built

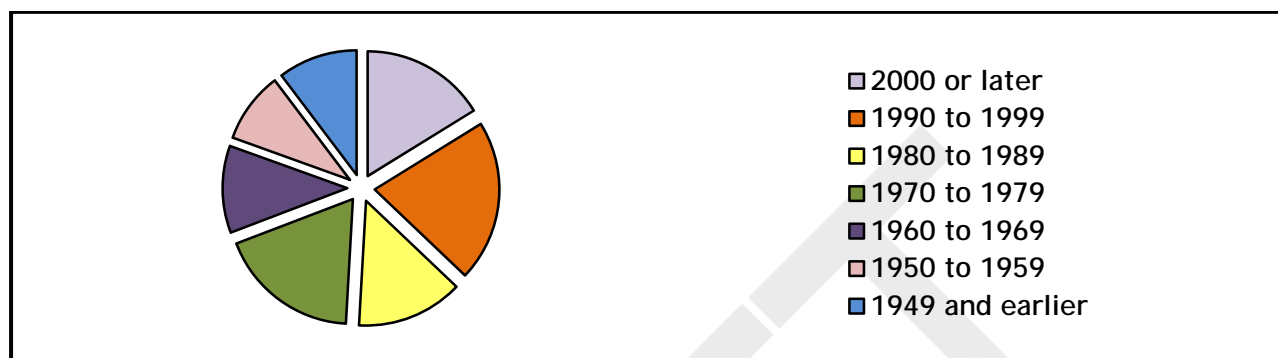


Table 5:7 Anderson County Existing Housing by Decade Built

	2000 or Later	1990 to 1999	1980 to 1989	1970 to 1979	1960 to 1969	1950 to 1959	1949 & Earlier
Anderson County	16.2%	20.9%	13.8%	18.3%	11.3%	9.2%	10.3%

Source: 2006-2010 ACS Survey 5-Year Estimates

Age is an indicator of the condition of housing units. If homes are not well maintained, age will take its toll and negatively impact the value of homes, neighborhoods, and communities. As noted in the pie chart above, housing construction has been steady over the past 50 years, generally averaging in the mid-teens, peaking in the 1990's at around 21%.

Figure 5:5 Anderson County and South Carolina Housing Tenure and Vacancy Rates

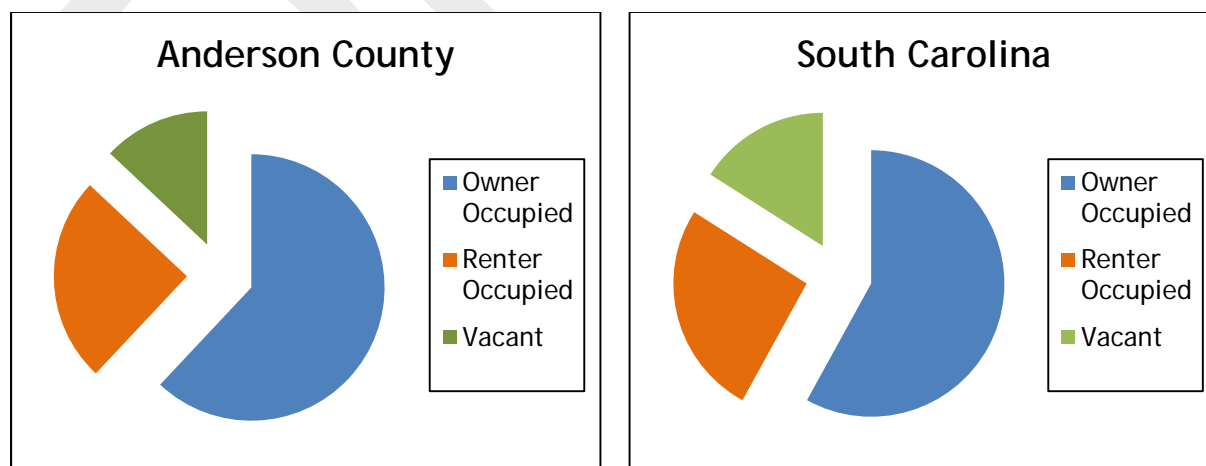




Table 5:8 Housing Tenure and Vacancy Rates, County and State

	Owner Occupied	Renter Occupied	Vacant
Anderson County	62%	25%	13%
South Carolina	58%	26%	16%

Source: US Census Bureau

As noted in the pie charts and table above, Anderson County has a slightly higher percentage of owner occupied housing coupled with a lower vacancy rate, as compared to the State of South Carolina as a whole.

HOME VALUES AND RENTAL COSTS

Figure 5:6 Value of owner occupied units for Anderson County and South Carolina, 2010

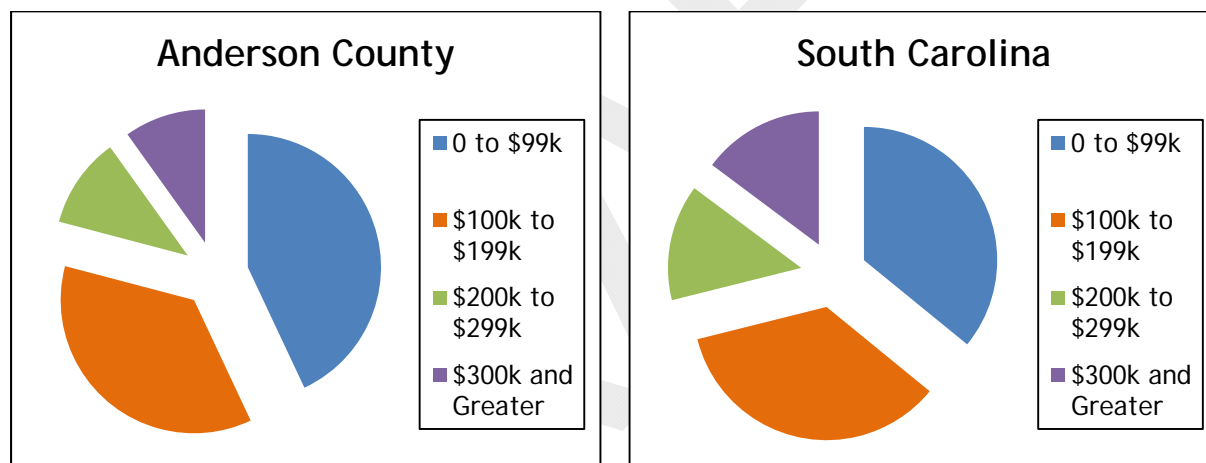


Table 5:9 Value of owner occupied units for Anderson County and South Carolina, 2010

	0 to \$99k	\$100k to \$199k	\$200k to \$299k	\$300k and Greater
Anderson County	43.0%	36.1%	11.0%	9.9%
South Carolina	35.9%	35.2%	14.1%	14.8%

Source: 2006-2010 ACS Survey 5-Year Estimates

Home value provides further insight into the condition of homes within a specified area. Homes with a greater value tend to be well-maintained, leading to higher communities value.



As shown in the figures above, Anderson County lags behind the State of South Carolina in home values as of 2010. Over 76% of homes in Anderson County are valued at under \$200,000 dollars, with fewer than 10% of homes in the County being valued at above \$300,000 dollars. The corresponding figures for South Carolina equate to just over 71% and just fewer than 15%, respectively. However, the overall state figures are skewed to the high range by the higher average value of homes along or near the Atlantic coast.

Figure 5:7 Gross Monthly Rent, County and State

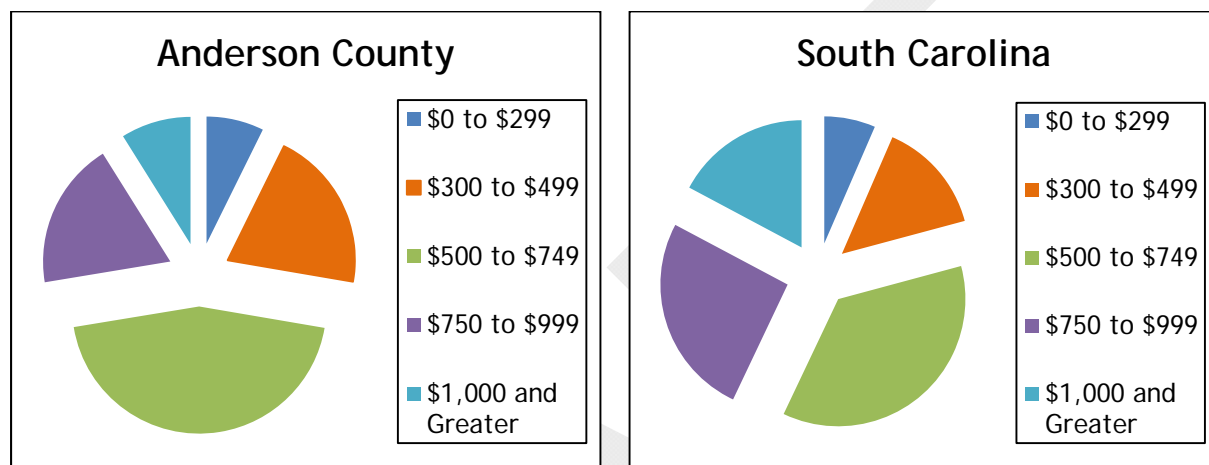


Table 5:10 Gross Monthly Rent, County and State

	0 to \$299	\$300 to \$499	\$500 to \$749	\$750 to \$999	\$1,000 and Greater
Anderson County	7.3%	20.4%	44.7%	18.7%	8.9%
South Carolina	6.5%	14.3%	36.2%	25.7%	17.2%

Source: 2006-2010 ACS Survey 5-Year Estimates

As shown in the figures above, gross monthly rent for Anderson County is much lower on average than the State of South Carolina. About twice as many renters pay over \$1000/month in the State as compared to Anderson County.



Figure 5:8 Gross Rent as a Percentage of Monthly Income

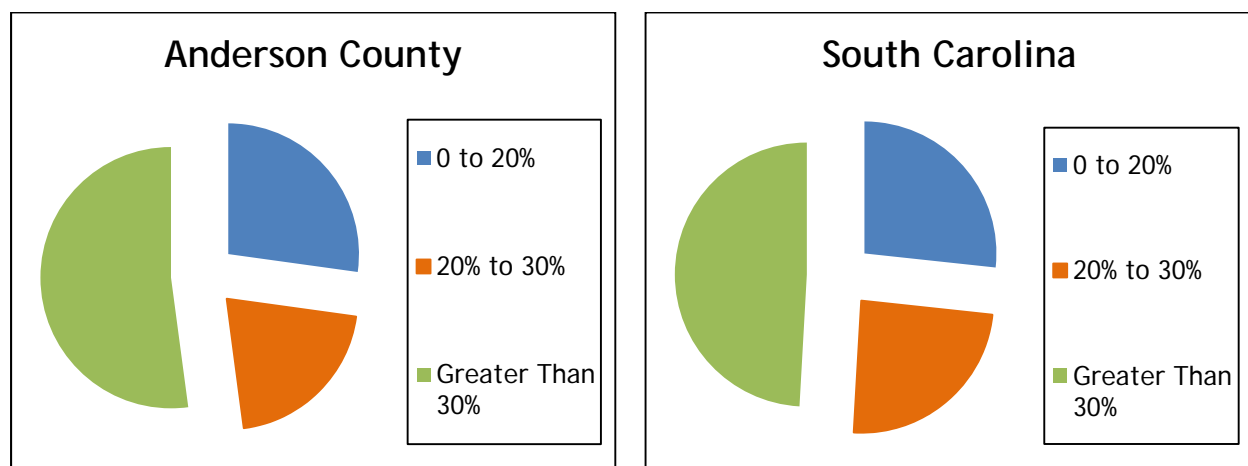


Table 5:11 Percentage of Rent in Monthly Income, County and State

	0 to 20%	20 to 30%	Greater Than 30%
Anderson County	27.2%	20.7%	52.1%
South Carolina	26.7%	24.2%	49.1%

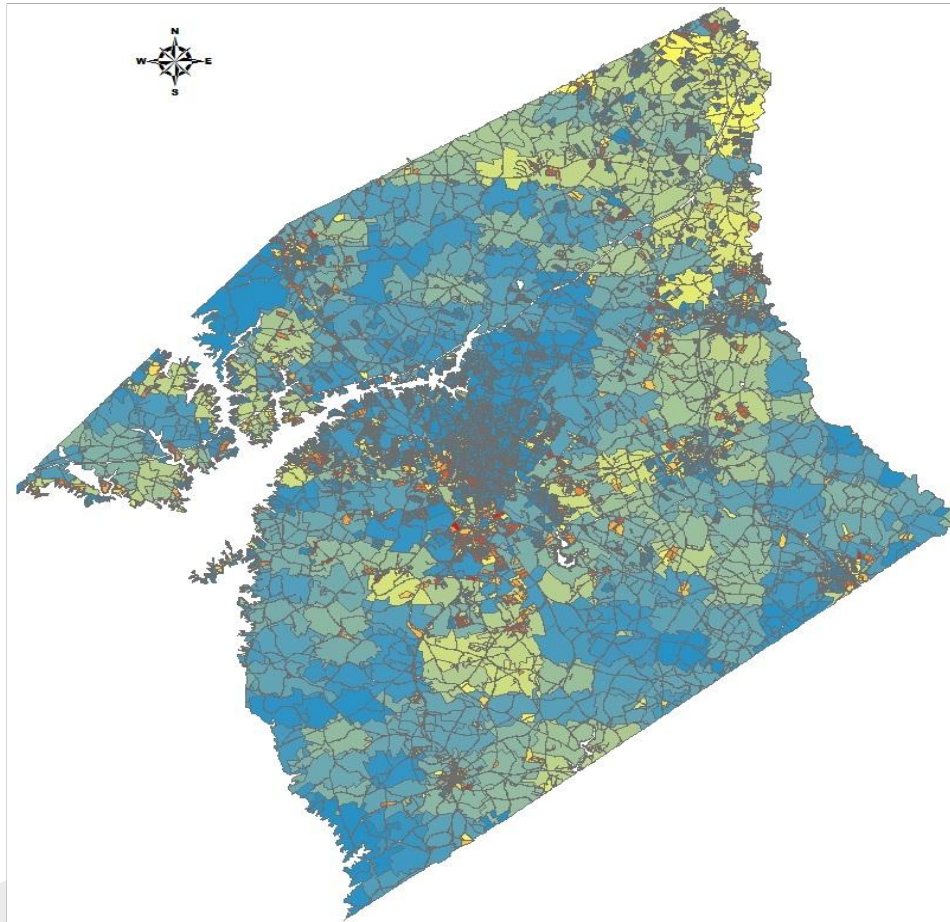
Source: 2006-2010 ACS Survey 5-Year Estimates

As shown in the figures above, gross monthly rent as a percentage of monthly income for Anderson County is slightly higher on average than the State of South Carolina. Over half of renters in Anderson County devote more than 30% of their incomes towards rent. As we will see further down this section, qualified affordable housing constitutes no more than 28% of the annual household income for a household earning no more than 80% of the area's median income, by household size, as reported by US Housing and Urban Development (HUD). In the case of a rental unit, the total cost for rent and utilities can constitute no more than 30% of the annual household income for a household earning no more than 80% of the area median income, by household size, as reported by HUD.



MOBILE HOMES

Figure 5:9 Anderson County Mobile Home Density



Source: Anderson County GIS Department

The map above shows the relative density of mobile homes in Anderson County, ranging from blue (lower density) to yellow (average density), to red (higher density). The Varennes/Homeland Park precincts, which are just to the south of the City of Anderson, contain the highest numbers of mobile homes in the county. Other areas with higher concentrations of mobile homes include portions of Williamston, and portions of the Pendleton area



Affordable Housing

WHAT IS AFFORDABLE HOUSING

Anderson County's adopted Comprehensive Plan implements land development that provides for a balance of economic opportunity, social equity and protection of the natural environment. To accomplish this, strategies include facilitating higher average density for residential development, providing for a diverse mix of housing types and costs, and maximizing the efficient use of available urban infrastructure.

"Affordable housing" is defined in S.C. Code sec. 6-29-1110(1) using the total cost for a dwelling unit for sale, including mortgage, amortization, taxes, insurance, and condominium and association fees. By state law, qualified affordable housing constitutes no more than 28% of the annual household income for a household earning no more than 80% of the area's median income, by household size, as reported by US Housing and Urban Development (HUD). In the case of a rental unit, the total cost for rent and utilities can constitute no more than 30% of the annual household income for a household earning no more than 80% of the area median income, by household size, as reported by HUD.

The rising cost of housing contributes to sprawl that is becoming more prevalent in the County. Individuals search for homes farther away from the employment centers, because they cannot purchase housing closer to jobs. This lack of affordable housing leads to congested roadways, increased infrastructure upgrades, increased air pollution and adds to other problems local and state governments must address. Affordable housing affects not only the housing market, but transportation, economic development, land use, air quality, and other areas of the community. Anderson County, like many local governments around the nation, is exploring and developing strategies to address the increasing demand for affordable housing.

WHO NEEDS AFFORDABLE HOUSING

The term 'affordable housing' historically has been associated with housing for low-income families. However, today, many moderate-income households are finding it increasingly difficult to afford housing costs. In recent years increasing housing costs have forced many working families to pay greater percentages of their income for housing, while wages have not increased at a similar pace. Workforce housing is an essential need for many households as homeownership serves as the benchmark of greater economic independence.

Lower income workers provide many services that communities depend on for economic and social vitality. Few can deny the importance of providing affordable workforce housing for teachers, firefighters, policeman, and custodians because they all play a significant role in the health and vitality of the community. However, housing prices and rents are increasingly becoming out of reach for people in these professions and, in many instances, these are the very people forced to rent or purchase less expensive housing further away from their places of employment.

The first step to determine who needs affordable housing is to define those most in need. These groups are identified as:



- Low income: Low income persons are defined as “An adjusted income that does not exceed the HUD established low-income limit (generally 80 percent of median income adjusted for household size).”
- Unemployed: Those without a steady supply of income.
- Senior Citizens: Generally defined as those over the age of 65, usually persons at or near retirement age. Those in retirement are generally on a fixed income; therefore they may find it more difficult to accommodate the higher payments that accompany home ownership. Many times, senior citizens also require supportive services to aid in their day to day lives.
- New families/New graduates: Young persons or those starting a family are generally at a disadvantage due to their lack of experience in the workplace, thereby resulting in a lower income level. As well, those with children are less likely to have the extra income level generally required to own a home.
- Disabled persons: For those who are disabled, finding a home with options that allow them to live independently but in an environment that provides support activities such as cleaning, cooking, and transportation is a scenario many strive for.

In the wake of the current financial and credit crisis in the County and the United States as a whole, many more citizens face the problem of being unable to secure lending for a new home, even those considered middle class. As was once the case, a solid income and a good credit score does not guarantee home ownership. As well, those with homes financed using once affordable adjustable rate loans may find themselves unable to afford their homes once the initial low rate term ends, usually resulting in foreclosure.

Workforce housing is another term used often when discussing affordable housing. While, workforce housing is a fluid concept with no universally applied definition, generally it can mean the gap facing those that earn too much to qualify for affordable housing subsidies, yet not enough to afford a home. Typically those earning 80% to 120% of the area median income are qualified for workforce housing.

SUITABLE LOCATIONS FOR AFFORDABLE HOUSING

The most cost effective method of providing new affordable housing is to utilize areas where roads and infrastructure are already available. It is important that the affordable housing be readily accessible to social services, jobs, childcare facilities, and public transportation. Proper geographic dispersal of these affordable housing units will bring affordable housing closer to jobs and services.

In addition to new construction, making improvements to deteriorating homes should be considered a viable option. Costs are significantly lower to rebuild a structure with an existing foundation and framework than they would be for a new construction. The idea of rehabilitating run down structures has a multiplying effect on the surrounding areas, as doing so will help reduce blight and can be used as a stepping stone to economic redevelopment in older neighborhoods. Furthermore, rebuilding neighborhoods will help to reduce the pattern of urban sprawl and preserve the unique characteristics of the surrounding neighborhoods.



Bringing these abandoned properties into productive use will also benefit the County by adding these properties to the tax roll.

SUBSTANDARD HOUSING

Substandard housing is an issue that is being addressed by the County through various means available. Substandard housing is defined as a house with no electricity or water. Caved in roofs, broken or no windows and other structural damage are also taken into consideration when a property is considered to be substandard.

If a house is found to be substandard, whether through visual means or reported, an ownership determination is made by conducting a reasonable title search. If ownership is located, a complaint is served and alternatives are discussed with the owner. A final meeting is then held with the owner, in which the determination is made to demolish or repair. At this time repairs are ordered to be made within 60 days. If a repair is not made, a lien is attached to the property which covers the cost of the permit, attorneys, demolition, and other administrative fees.

If no owner is found the complaint is published and a re-inspection is conducted. If after a 60 day waiting period no owner is located, demolition begins.

BARRIERS TO THE CREATION OF AFFORDABLE HOUSING

In order to discuss affordable housing strategies, it is necessary to analyze some additional factors that have led to a limited supply of affordable housing in Beaufort County. The Workforce Housing Needs Assessment provided a summary of primary barriers to the development of affordable housing in Beaufort County, which are provided below.

Land Cost

Because of strong market demand for high-end housing along Lake Hartwell, the county has seen an increase in the construction of housing for affluent buyers during the past decade, although this does not have a sufficient effect to drive up the cost of land throughout the county.

Land Supply

There is an adequate supply of land to accommodate residential development, with large tracts of undeveloped land remaining within the County. However, the cost of extending water and sewer infrastructure to these areas adversely impacts the affordability of building housing in these areas.

Construction Cost

Construction cost increases have outpaced income growth in the region, as the cost of materials is rising dramatically.

Market Dynamics

Anderson County has been hit with the national housing slump of the last half decade, although to not as severe a degree as some of the hardest hit areas. There is still a strong demand for high-end housing around Lake Hartwell, which provides a higher return to a developer versus lower priced housing.



Insufficient Development Incentives

Anderson County does not currently provide density bonuses for creation of affordable housing; such as increased density, decreased parking, increased height standards, etc. which would allow the developer to build more than otherwise allowed by County regulations and requirements.

Zoning Regulations

There is a short supply of land zoned for high-density housing development within the unincorporated county. Based on market need, there appears to be a shortage of areas that would allow for cluster development on small lots and higher density apartment development, particularly along key transportation corridors. The county's goal of maintaining rural character and preserving open space and the natural environment through zoning restrictions needs to be balanced with the need to construct affordable housing.

~~Antigrowth Sentiment~~

~~An anti-growth sentiment still prevails within a portion of the citizenry and as such there has been a general desire for lower, not greater, housing density. In addition, there is a strong public sentiment to preserve open space. NIMBYism (Not In My Back Yard) has been a deterrent and has created controversy surrounding most affordable housing communities.~~

REGULATORY LAND USE AND ZONING MEASURES FOR AFFORDABLE HOUSING

There are a variety of traditional and innovative development standards that local governments can use to reduce the impacts of regulations on housing costs without diminishing the quality of residential neighborhoods. Zoning techniques that reduce housing costs include the allowance of small lot sizes, variable lot sizes, alternative lot designs, a mix of housing types in the same zoning district, and accessory living units in some single family zoning districts.

Small Lot Sizes

Affordable housing production depends in part on the cost of land. Zoning regulations directly influence the cost of land by establishing the minimum size of lots. Small lot sizes increase utilization of land resources, which has a major impact on the affordability of housing. Allowing small lot sizes is an integral component of any strategy to ensure an adequate supply of affordable housing for current and future residents.

Variable Lot Sizes

Allowing a variety of lot sizes within the same zoning district allows greater design flexibility and can more easily accommodate a mix of housing types, such as detached and attached homes. Flexible lot standards will also allow a developer to more easily develop irregular properties and accommodate environmental features that may otherwise limit the use of the property.

Alternative Lot Designs

These include Zero Lot Lines, "Z" Lots, Tandem Lots, and Mixed Lot Development. These have the potential to decrease housing costs and reduce infrastructure expenditures by efficiently utilizing available land.



Mix of Housing Types

A mix of housing types can allow greater flexibility in site design and more effective land utilization than neighborhoods of a single housing type. There are several design advantages to allowing a mix of housing types in the same neighborhood: more units per acre without compromising the aesthetic quality of the neighborhood; thoughtfully designed common and open space areas with improved community ambience; and enhanced utilization of transit.

Inclusionary Housing

Inclusionary housing is a method for requiring or encouraging new market rate residential developments to set aside a certain percentage of housing units for low to moderate-income households. This has the objective of increasing the supply of affordable housing by dispersing affordable housing units throughout the County.

Inclusionary housing programs are either mandatory or voluntary. Voluntary programs are frequently referred to as incentive based because they rely on the use of incentives to offset the costs of building affordable housing units. Mandatory inclusionary housing programs may also provide incentives to offset the cost of developing affordable housing units. Incentives for developing affordable housing units most often include density bonuses, relaxed development standards, expedited permitting procedures, and fee waivers or financial assistance.

Another inclusionary housing practice would be to require a percentage of affordable units to be included in planned developments with some threshold (e.g. fifty units) in geographic areas with a lower proportion of affordable units than the countywide percentage.

BROWNFIELDS REVITALIZATION PROGRAM

The definition of Brownfields is real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

Brownfields represent a tremendous affordable housing opportunity for the community. In many cases the property is centrally located, and has the necessary infrastructure in place. You don't have to pay to connect water, electricity or phone lines. Moreover, these sites already have access to the transportation infrastructure, so no new roads, rail lines or bus routes need to be created to support the project.

Benefits of Brownfields redevelopment include:

- Removal of potentially harmful chemical elements from urban communities
- Tax base growth
- Job creation
- Improved population capacity (through neighborhood revitalization)
- Preservation of farmlands and "Greenfields" (untouched, pristine land) as a tangible means of curbing sprawl



The Anderson County Brownfields Revitalization Program is set up to revitalize Brownfields sites throughout the County. The County has already conducted five Phase I Environmental Site Assessment projects and two Phase II ESA's County-wide with the assistance of \$400,000 in EPA Brownfields Assessment grants. These Phase I and Phase II site assessments help identify the health and environmental impacts on the properties in question as well as the surrounding neighborhoods to pave the way for cleanup and reuse. The funding is also used to conduct reuse planning with the key stakeholders in our community to determine the best options for revitalization of these properties.

EPA Brownfields funding is also currently being utilized to fund cleanup activities at two former mill sites located just outside the City of Anderson; the former Toxaway Mill and Riverside Mill properties.

WHY AFFORDABLE HOUSING IS A PRIORITY

"Safe, decent and affordable housing is pivotal in our society — beyond providing basic shelter, it positively impacts the economy and improves the quality of our environment. This critical objective can only be met through an unwavering commitment and an ongoing ability on the part of state and local government to fill in the gaps created by the limits of federal assistance; a dedicated, mission-driven not-for-profit community, and a forward-thinking private sector." (*Housing America Toolkit, 2008*)

A lack of Affordable Housing may result in:

- Families who overspend on housing having less money for food, clothing, transportation, and medical care;
- Difficulties for employers in hiring and retaining employees;
- Children living in unsanitary conditions and unsafe neighborhoods;
- Increases in substandard housing;
- Regional sprawl as people are forced to move further from economic and employment centers in order to find housing that they can afford; and
- Intensified need for more infrastructure such as roads and sewer lines.

Benefits of adequate and available affordable housing include:

- Supports a higher quality of life for everyone in the community;
- Sustains the development of an economically vital community; and
- Stable housing boosts the educational performance of children, induces higher participation in civic and volunteer activity, improves health care outcomes, and lowers crime rates and lessens welfare dependency.



RECOMMENDATIONS

Recommendation #1: Create an Affordable Housing Advisory Committee, composed of public and private stakeholders to develop and implement regulatory strategies aimed at increasing the amount of affordable housing available to the citizenry of Anderson County.

Strategies:

- Create market based incentives for developers to consider when building housing.
Responsibility: Planning Department
Type: Regulatory
Timeline: Six months to a year
Cost: Nominal
Priority Scores: Staff _____ Planning Commission _____ County Council _____

Recommendation #2: Create a balance between employment and jobs; provide efficient housing opportunities meeting the employment base of the community.

Strategies:

- Concentrate residential growth near employment centers.
Responsibility: Planning Department and Economic Development Division
Type: Non Regulatory
Timeline: On-going
Cost: Nominal
Priority Scores: Staff _____ Planning Commission _____ County Council _____
- Create development regulations that encourage efficient development.
Responsibility: Planning Department and Economic Development Division
Type: Non Regulatory
Timeline: On-going
Cost: Nominal
Priority Scores: Staff _____ Planning Commission _____ County Council _____

Recommendation #3: Mix housing types within developments wherever possible to accommodate various incomes, ages, and special needs.

Strategies:

- Develop inclusionary zoning policies.
Responsibility: Planning Department
Type: Non Regulatory
Timeline: On-going
Cost: Nominal
Priority Scores: Staff _____ Planning Commission _____ County Council _____



Recommendation #4: Focus infill development in existing neighborhoods providing housing for a growing population, maximizing use of infrastructure and creating alternatives for sprawl.

Strategies:

- Use Neighborhood Master Plans creating incentives for revitalization and an array of housing choices.
Responsibility: Planning Department, County Council, and the Public
Type: Regulatory
Timeline: On-going
Cost: Nominal
Priority Scores: Staff _____ Planning Commission _____ County Council _____
- Identify areas in the County that are prime areas for infill development.
Responsibility: Planning Department, County Council, and the Public
Type: Regulatory
Timeline: On-going
Cost: Nominal
Priority Scores: Staff _____ Planning Commission _____ County Council _____
- Amend the Anderson County Land Development Ordinance using design creating more housing units per acre.
Responsibility: Planning Department, County Council, and the Public
Type: Regulatory
Timeline: On-going
Cost: Nominal
Priority Scores: Staff _____ Planning Commission _____ County Council _____

Priority Scores: 0 = Not Important to 5 = Critical
Costs: Nominal (0-\$1,000), Low (\$1,000-\$5,000), Moderate (\$5,000-\$10,000),
and Capital Funds (Above \$10,000)