

Anderson County Planning Commission  
October 13, 2015- 6:00 PM  
2<sup>nd</sup> Floor Conference Room – Historic Courthouse  
Anderson, South Carolina

AGENDA

1. Call to Order
2. Welcome
3. Approval of Agenda
4. Approval of Minutes (from September 8<sup>th</sup> meeting)
5. Public Comments  
During Public Comments, please state your name and address and limit speaking time to a maximum of five (5) minutes in order to allow for other comments. The Chairperson may, at his/her discretion and/or after consultation with other members of the Planning Commission, allow additional time to a speaker to complete his/her comments.
6. Preliminary Subdivision:
  - A. Rivermill Subdivision
7. Public Hearing
  - A. Request to rezone +/- 3.22 acres at 10000 Belton Honea Path Highway 76 from I-1 (Industrial) to R-A (Residential – Agriculture)
  - B. Request to rezone +/- 2.92 acres at 5502 Highway 24 from C-1N (Neighborhood Commercial) to R-MHP (Residential – Manufactured Home Park)
  - C. Request to rezone +/- 33.75 acres at 5575 Highway 187 from R-20 (Single-Family Residential with a minimum lot size of 20,000 sq ft) to R-A (Residential – Agriculture)
  - D. Request to rezone +/- 46.64 acres at 1605 Breazeale Road from R-A (Residential – Agriculture) to R-20 (Single-Family Residential with a minimum lot size of 20,000 sq ft)
8. Old Business
9. New Business
10. Adjournment

**Anderson County Planning Commission**  
**Tuesday, September 8, 2015**  
**6:00 PM**  
**Council Chambers**  
**Second Floor - Historic Courthouse**  
**Anderson, South Carolina**

**Minutes**

*In accordance with the South Carolina Freedom of Information Act, Section 30-4-10 et seq., South Carolina Code, 1976, as amended and the Anderson County Ordinance #386, as adopted on September 21, 1993, the media was duly notified of the date, time, and place of the meeting by the Planning Secretary.*

Members Present: David Cothran, Jane Jones, Ed Dutton, Brad Burdette and Jerry Vickery

Members Absent: Debra Chapman

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

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

Approval of Agenda: Chairman Cothran called for any changes to be made to the agenda. The agenda was approved unanimously 5-0.

Approval of Minutes: Chairman Cothran called for any changes to the minutes from the May 12<sup>th</sup> regular Commission meeting. Hearing none, Mrs. Jones made a motion of approval; and Mr. Vickery seconded his motion. The minutes were unanimously approved.

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

Consent Agenda:

**Three Bridges**

Ms. Alesia Hunter presented the staff's findings and recommendation of approval to allow phasing. Mrs. Jones voiced concerns over one entrance and exit on a congested road. She questioned whether or not Phase I would be completed prior to the beginning of Phase II. A representative addressed her concerns. The motion to approval carried 4-1, with a motion by Mr. Vickery and a second by Mr. Dutton. Mrs. Jones opposed the motion.

**Hunt Meadows**

Ms. Alesia Hunter presented the staff's findings and recommendation of approval to allow phasing. Hearing no comments, Mr. Dutton made a motion to approve the request; and Mr. Vickery seconded. The motion carried 5-0.



### Preliminary Subdivisions:

#### Richey Place

Ms. Alesia Hunter presented the staff's findings and recommendation of approval with conditions for Richey Place. The intended development is commercial on Highway 153 in District #6 on +/- 4.94 acres. Mrs. Jones questioned the entrance and exit onto Highway 153 and buffering between the church location, gasoline station and residential neighborhoods. A representative stated that the access onto Hwy 153 had been approved by SCDOT. Patrons will turn left in on Hwy 153 across from Dollar General and both right in and right out access. He added that the land between the residential neighborhood and this location is a narrow strip of land and currently heavily treed. He added that they were in the process of talking with owners and landscaped buffers will be included in the plan. Hearing no further comments, Mr. Vickery moved to approve the request; and Mr. Burdette seconded. The motion carried 5-0.

#### James Lake Subdivision

Ms. Alesia Hunter presented the staff's findings and recommendation of approval with conditions for James Lake. The intended residential development was approved by the Planning Commission on April 9, 2013, but the overall layout has changed. No comments were heard; and the motion carried unanimously with a motion by Mr. Dutton and a second by Mr. Vickery.

### Public Hearing:

Request to rezone +/- 1.43 acres (095-07-03-009 and 095-07-03-010) from R-20 (Single Family Residential with a lot size minimum of 20,000 sqft) to R-D (Residential - Duplex), located at the corner of Gerrard Road and Centerville Road in Council District #5.

Dr. Jeff Parkey presented the staff's findings and recommendation of approval for the rezoning request. Chairman Cothran opened the public hearing. No one spoke during the public hearing. The public hearing was then closed. Mr. Vickery then moved to accept staff's recommendation of approval for this request; and Mr. Dutton seconded. The motion carried 5-0.

### Old Business:

Chairman Cothran then called for any old business. No information was presented.

### New Business:

Chairman Cothran called for any new business. Mrs. Jones thanked staff for picking up the illegal signs throughout the County, especially in District #6.

Hearing no further business, Chairman Cothran adjourned the meeting at 6:33 pm.

Respectfully Submitted,

Celia Boyd Myers

# Anderson County Planning Commission

October 13, 2015

6:00 PM

## Staff Report – Preliminary Subdivision

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<b>Preliminary Subdivision Name:</b>	Rivermill Subdivision
<b>Intended Development:</b>	Residential
<b>Applicant:</b>	Mark III Properties-John Beeson
<b>Surveyor/Engineer:</b>	Gray Engineering
<b>Location:</b>	River Road
<b>County Council District:</b>	Six
<b>Surrounding Land Use:</b>	North – Residential South – Commercial East – Commercial West – Residential
<b>Zoning:</b>	None
<b>Tax Map Number:</b>	237-00-05-016
<b>Extension of Existing Dev:</b>	No
<b>Existing Access Road:</b>	River Road
<b>Number of Acres:</b>	35.5
<b>Number of Lots:</b>	99
<b>Water Supplier:</b>	Powdersville Water District
<b>Sewer Supplier:</b>	Anderson County
<b>Variance:</b>	None Requested

**Traffic Impact Analysis:**

This new subdivision is expected to generate 140 new trips per day. River Road is a state maintained collector road with no maximum average vehicle trips per day requirement.

**Staff Recommendation:**

Approval, staff recommends approval of the preliminary subdivision;

- Developer must obtain an encroachment permit from SCDOT prior to proceeding with development and the developer must submit any transportation related traffic studies as required.
- All lots must access internal roads only.
- Subdivision and road names must be approved by the Addressing Department.
- Approval from SCDHEC and Anderson County Storm water Department regarding erosion and sediment control.
- Approval from Powdersville Water District for potable water and fire protection.
- If volumes and pressures exist, fire hydrants shall be placed within 1000' of all lots.
- Approval from SCDHEC and Anderson County Wastewater Department regarding sewer construction.
- Approval from Roads and Bridges Department for road construction.



# Subdivision Plat Application

September 9th, 2015  
Date of Application Completion

Rivermill Subdivision  
Name of Project

## Applicant's Information

Name: Mark III Properties - John Beeson  
Mailing Address: 170 Comaelot Drive Spartanburg, SC 29301  
Telephone and Fax: (864)595-1735 E-Mail: john@markiiiproperties.com

## Owner's Information

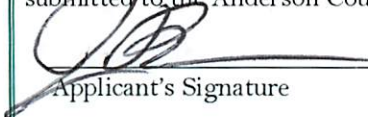
*(If Different from Applicant)*

Name: CO B LLC  
Mailing Address: 222 E Parkins Mill Rd. Greenville, SC 29607  
Telephone and Fax: (864)595-1735 E-Mail: \_\_\_\_\_

## Project Information

Project Location: River Road Piedmont, SC  
Parcel Number/TMS: 2370005016  
County Council District: CCD 6 School District: School District 01  
Total Acreage: 35.5 AC Number of Lots: 99  
Intended Development: Subdivision Current Zoning: Un-Zoned  
Surrounding Land Uses: North: Residential South: Commercial East: Commercial West: Residential  
Water Supplier: Powdersville Water Sewer Supplier: Anderson County Waste Water  
Have any changes been made since this plat was last before the Planning Commission?: \_\_\_\_\_  
If so, please describe: \_\_\_\_\_  
Is there a request for a variance?: NO If so, please attach the description to this application.

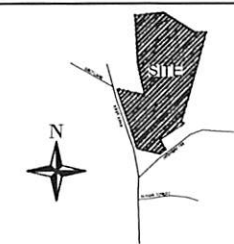
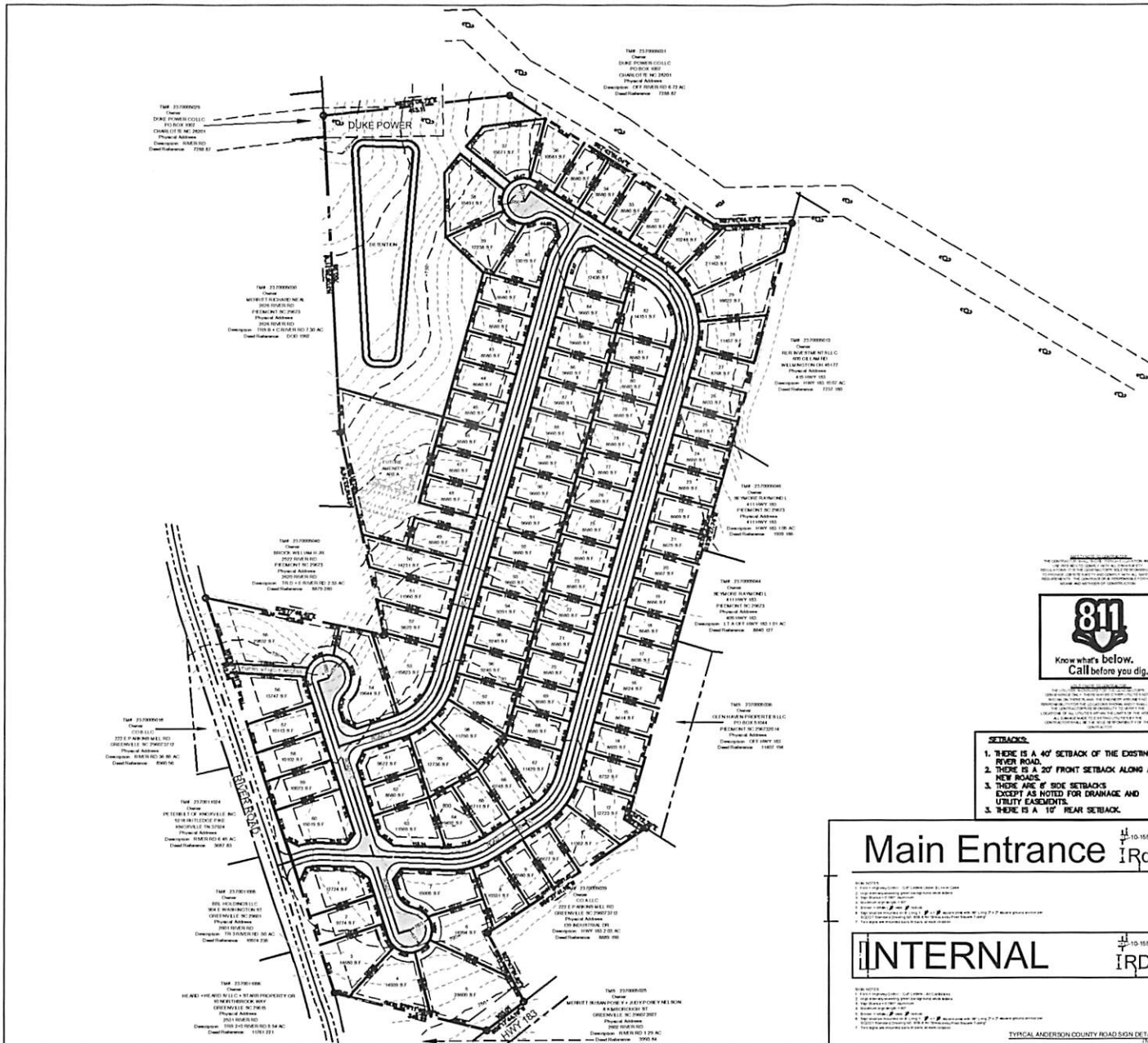
As the applicant, I hereby confirm that all the required materials for this application are authentic and have been submitted to the Anderson County Development Standards Office.

  
Applicant's Signature

9/10/15  
Date

Page 1 of 1

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



LOCATION MAP (N.T.S.)

PRELIMINARY PLAT

# Main Entrance

1. THERE IS A 40' SETBACK OF THE EXISTING RIVER ROAD.  
2. THERE IS A 20' FRONT SETBACK ALONG ALL NEW ROADS.  
3. THERE ARE 8' SIDE SETBACKS EXCEPT AS NOTED FOR DRAINAGE AND UTILITY EASEMENTS.  
4. THERE IS A 10' REAR SETBACK.

## INTERNAL

1. THERE IS A 40' SETBACK OF THE EXISTING RIVER ROAD.  
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# RIVERMILL

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2. THERE IS A 20' FRONT SETBACK ALONG ALL NEW ROADS.  
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NO.	DATE	BY	REVISION
1	08/10/10	GR	ISSUED FOR PERMIT
2	08/10/10	GR	ISSUED FOR PERMIT
3	08/10/10	GR	ISSUED FOR PERMIT
4	08/10/10	GR	ISSUED FOR PERMIT
5	08/10/10	GR	ISSUED FOR PERMIT
6	08/10/10	GR	ISSUED FOR PERMIT
7	08/10/10	GR	ISSUED FOR PERMIT
8	08/10/10	GR	ISSUED FOR PERMIT
9	08/10/10	GR	ISSUED FOR PERMIT
10	08/10/10	GR	ISSUED FOR PERMIT

**GRAY**  
ENGINEERING CONSULTANTS  
1000 N. 10TH STREET, SUITE 100  
GREENSBORO, NC 27409  
TEL: (336) 251-1100 FAX: (336) 251-1101  
WWW.GRAYENGINEERING.COM



**PRELIMINARY PLAT**  
**RIVERMILL**  
**SUBDIVISION**  
RIVER ROAD  
PIEDMONT, NC

PROJECT MANAGER: BDD  
DRAWN BY: GR  
PROJECT DATE: 8/10/10  
SCALE: 1"=100'  
JOB NO.: 2010006  
PLOT DATE: 8/10/10  
REV: 1  
2010006-prelim.dwg

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

Applicant:	Nancy G. Alley
Current Owner:	Nancy G. Alley
Property Address:	10000 Belton Honea Path Highway 76, Belton
Precinct:	High Point
Council District:	Three (3)
TMS #(s):	251-00-04-019
Acreage:	+/- 3.22
Current Zoning:	I-1
Requested Zoning:	R-A
Surrounding Zoning:	North: Right of Way for BHP Highway, then R-A South: I-1 East: I-1 West: I-1
Evaluation:	<p>This request is to rezone the parcel of property described above from I-1 (Industrial) to R-A (Residential-Agricultural). The subject property is in use as a single family residence, and is for sale by the applicant. The applicant made known that recently an FHA backed loan was denied to a potential buyer of the subject property due to the fact that the property is not zoned residential. Therefore the property owner is requesting residential zoning in order to satisfy the FHA requirement for an undetermined future sale.</p>
Staff Recommendation:	<p>Staff has determined that the original zoning classification of I-1 (Industrial) is appropriate for this property. As well, the Future Land Use classification of this site and the surrounding area is identified for industrial use. Additionally, the property is afforded the right to continue as a nonconforming existing use (single family in I-1 zone) in perpetuity; therefore staff recommends denial of this request to rezone from I-1 to R-A (Residential Agricultural).</p>

Zoning Advisory

Group Recommendation: The District 3 Zoning Advisory Group met on October 7, 2015; and recommended **Approval** of a request to rezone from I-1 to R-A. The vote was **5** in favor, **0** opposed, and **0** absent.

Planning Commission

Recommendation: The Anderson County Planning Commission met on October 13, 2015, and after a duly noted public hearing recommended \_\_\_\_\_ of a request to rezone from I-1 to R-A. The vote was \_ in favor, \_ opposed, and \_ absent.





## Rezoning Application

Date of Application Completion \_\_\_\_\_

Application Status (Approved or Denied) \_\_\_\_\_

### Applicant's Information

Name: Nancy G. Alley  
Mailing Address: 10000 BHP Hwy 76, Belton  
Telephone and Fax: 864-369-5214 E-Mail: —

### Owner's Information

*(If Different from Applicant)*

Name: Same  
Mailing Address: \_\_\_\_\_  
Telephone and Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_

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

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

Owner's Signature \_\_\_\_\_

Date \_\_\_\_\_

### Project Information

Property Location: 10000 BHP Hwy 76  
Parcel Number(s)/TMS: 2510004019  
County Council District: 3 School District: 2  
Total Acreage: 3.22 Current Land Use: residential  
Current Zoning: I-1 Requested Zoning: R-A  
Purpose of Rezoning: change to residential that is compatible to the surrounding area



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

Nancy G. Alley  
Applicant's Signature

9-8-15  
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: I am retired and widowed. I am downsizing and need the value I have in this property to buy smaller and cut expenses. This represents most of my life savings.

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

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

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

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

Nancy G. Alley  
Applicant's Signature

9-8-15  
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: _____

## Section 5:2. - R-A, Residential agricultural district.

The purpose of this district is to provide for a full range of agricultural activities. This district also provides for spacious residential development for those who choose this environment and prevents untimely scattering of more dense urban uses that should be confined to areas planned for efficient extension of public services.

### 5:2.1. Uses permitted.

Agricultural crops, including pens and structures for the raising of farm animals.

Barns.

Community recreational area.

Dwelling, single-family detached.

Dwelling, single-family detached—Manufactured single-section home.

Dwelling, single-family detached—Manufactured multi-section home.

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

Nursery/greenhouse.

Portable or temporary school classroom.

Riding academies.

Riding stables.

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

Sign—Occupancy.

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

Temporary building, incidental to construction and used primarily for storage of equipment, tools, building materials, and other items located on the same site and which shall be completely removed from the site upon completion of such construction; or temporary sales office used exclusively for the sale of properties or dwelling units located within the same development or subdivision and contained either within a building which will be completely removed immediately after all sales are completed, or within a building which will be sold or used as a residential dwelling unit immediately after all sales are completed.

Tree farm.

Uses and structures customarily accessory to the permitted uses.

5:2.2. Uses permitted by special exception. The following uses may be permitted by special exception by the board of zoning appeals in accordance with provisions in article 7.

Bed and breakfast homestays, host homes, and guest homes.

Cemetery. (Subject to the provisions of section 7:15.)

Child care center.

Churches, convents, and monasteries.

Communication towers. (Subject to the provisions of section 7:18.)

Country club.

Fire stations.

Landscaping business.

Library.

Private airstrip.

Private recreation area.

Public park and playground.

Public utility building and use.

Recycling drop box. (Subject to the provisions of section 7:13.)

Roadside stand for the sale of crops, produce, fruit, etc., produced on the property.

Schools—Public, parochial or private.

Temporary accessory residential use. (Subject to the provisions of section 7:9.)

Transportation and utility easement and right-of-way.

Veterinary clinic.

Veterinary hospital.

Other public and semipublic uses which are considered to be compatible with the aforementioned uses.

5:2.3. Lot area. The minimum lot area shall be one acre.

5:2.4. Lot width. Minimum lot width for a single-family detached dwelling shall be 30 feet with 100 feet at the building line.

5:2.5. Front yard. The minimum depth of the front yard measured from the street right-of-way line shall be 30 feet on a residential service street, 40 feet on a collector street, and 50 feet on an arterial street except when a right-of-way has not been established or is not known; then the setback shall be measured from the centerline of the existing road and each required setback shall be increased by a minimum of 25 feet. In the event an existing right-of-way exceeds 25 feet from the center of the road, the setback shall be measured from the right-of-way.

5:2.6. Side yard. The minimum width of a residential side yard shall be ten percent of the total lot width or ten feet, whichever is greater, except that any side yard abutting on a street or highway shall not be less than 20 feet in width. The side yard is not required to be more than 25 feet.

5:2.7. Rear yard. The minimum depth of the rear yard shall be 25 feet.

5:2.8. Off-street parking. Off-street parking shall be provided in accordance with provisions set forth in section 6:9.

5:2.9. Skirting. Skirting or a curtain wall, unpierced except for required ventilation and access door, must be installed and maintained so that it encloses the area under manufactured homes. The

foundation skirting or curtain wall may be of brick, masonry, or vinyl or similar materials designed and manufactured for permanent outdoor installation. Material used for skirting should be erected so as not to create a fire hazard and maintained in good state of repair.

A. Crawl space shall be provided with ventilation as per Section R-309.1 of the CABO (Council of American Officials One and Two-family) Code.

B. Access to the crawl space shall be a minimum of 18" x 24" as per R-309.2 of the CABO Code.

5:2.10. Supplementary setback. Where a permitted R-A use abuts a church, public park or playground, or school—public, parochial, or private, existing at the time of adoption of this chapter, new barns or structures for farm animals or farm products larger than 3,000 sq. ft., shall not be constructed within 300 feet of the property boundary of the previously existing use. New barns or structures for farm animals or farm products of 3,000 sq. ft., or less, may be constructed within 50 feet of the previously existing use.

(Ord. No. 99-004, §§ 5:2—5:2.10, 7-20-99; Ord. No. 00-040, § 1.a, 10-17-00; Ord. No. 00-050, 9-19-00)

#### Section 5:20. - I-1, Industrial District.

This district is established as a district for manufacturing plants, assembly plants, and warehouses. The regulations are intended to protect neighboring land uses from potentially harmful noise, odor, smoke, dust, glare, or other objectionable effects, and to protect streams, rivers, and the air from pollution.

5:20.1. Uses permitted.

Apparel and other finished products made from fabrics, leather, and similar.

Materials—Manufacturing.

Automobile and truck repair and rebuilding shop.

Building contractor and related activities.

Building materials sales and storage.

Chemicals and allied products—Manufacturing.

Communication towers. (Subject to the provisions of section 7:18.)

Fabricated metal products—Manufacturing.

Farm implements and machinery sales and storage.

Feed and seed sales and storage.

Food and kindred products—Manufacturing.

Furniture and fixtures—Manufacturing.

General agricultural operations including crop or tree farming and truck gardening and the raising of farm animals and feeding lots and required accessory buildings, pens, or structures for farm animals or uses and activities.

Group industrial development. (Subject to the provisions of section 6:12.)

Household and industrial cleaning products—Manufacturing.

Lumber and wood products except furniture—Manufacturing.

Paper and allied products—Manufacturing.

Petroleum refining and related industries.

Plastic products—Manufacturing.

Primary metal industries.

Printing, publishing, and allied industries.

Professional offices, financial institutions and research facilities.

Recycling collection center. (Subject to the provisions of section 7:13.)

Recycling convenience center. (Subject to the provisions of section 7:13.)

Recycling drop box. (Subject to the provisions of section 7:13.)

Recycling drop-off trailer. (Subject to the provisions of section 7:13.)

Recycling processing center. (Subject to the provisions of section 7:13.)

Scrap metal processors. (Subject to the provisions in section 7:3.)

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

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

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

Single-family dwellings and accessory buildings occupied by the owner or operator of a bona fide farm operation and such additional single-family dwellings as are necessary for occupancy by employees of the farm operation. A bona fide farm operation is defined as a farm operation from which the tenant (owner or renter) receives a majority of his annual income.

Stone, clay, and glass products—Manufacturing.

Textile mill products—Manufacturing.

Tire recapping and retreading plant.

Truck terminal.

Wholesaling and warehousing.

Uses that are considered to be compatible with the aforementioned uses.

All of the uses permitted in this district shall be conducted in such a manner that no noxious odor, fumes, smoke, or dust will be emitted beyond the property line of the lot on which the use is located. No pollution shall leave the premises of a use in this district by way of streams or rivers

5:20.2. Uses permitted by special exception.

Dwelling unit—Accessory. (Subject to the provisions of section 7:10.)

Salvage yard for automobiles, junk, building materials. (Subject to the provisions of sections 42-176—42-195 of the Anderson County Code of Ordinances.)

5:20.3. Height limitation. No building or structure shall exceed 90 feet in height except as provided in section 6:7. All buildings and structures shall demonstrate that adequate fire protection is afforded.

No building or structure on a lot in the Industrial District which is adjacent to a residential district shall exceed the maximum building height unless there is one additional foot of setback on the sides adjacent to the residential district for each additional foot of height.

5:20.4. Dimensional requirements.

5:20.4-1. Front setback. All buildings shall be set back from all street right-of-way lines not less than 50 feet.

5:20.4-2. Side setback. No building shall be located closer than 25 feet to a side lot line except where the property is adjacent to a railroad right-of-way and written approval from the railroad authorities has been obtained to utilize a railroad spur for loading and unloading.

5:20.4-3. Rear setback. No building shall be located closer than 25 feet to a rear lot line, except where the property is adjacent to a railroad right-of-way and written approval from the railroad authorities has been obtained to utilize a railroad spur for loading and unloading.

5:20.5. Screening. A combination of a wall or fence and dense evergreen hedge or other type of evergreen foliage at least six feet in height shall be provided along the side and rear lot lines where any commercial use is adjacent to a residential district for the purpose of screening commercial activities from view.

5:20.6. Off-street parking. Off-street parking shall be provided in accordance with the provisions set forth in section 6:9.

5:20.7. Off-street loading. Off-street loading shall be provided in accordance with the provisions set forth in section 6:10.

(Ord. No. 99-004, §§ 5:20—5:20.7, 7-20-99)





**Rezoning Request**  
**10000 Belton Honea Path Highway 76**  
**I-1 to R-A**

0 850 1,700 Feet

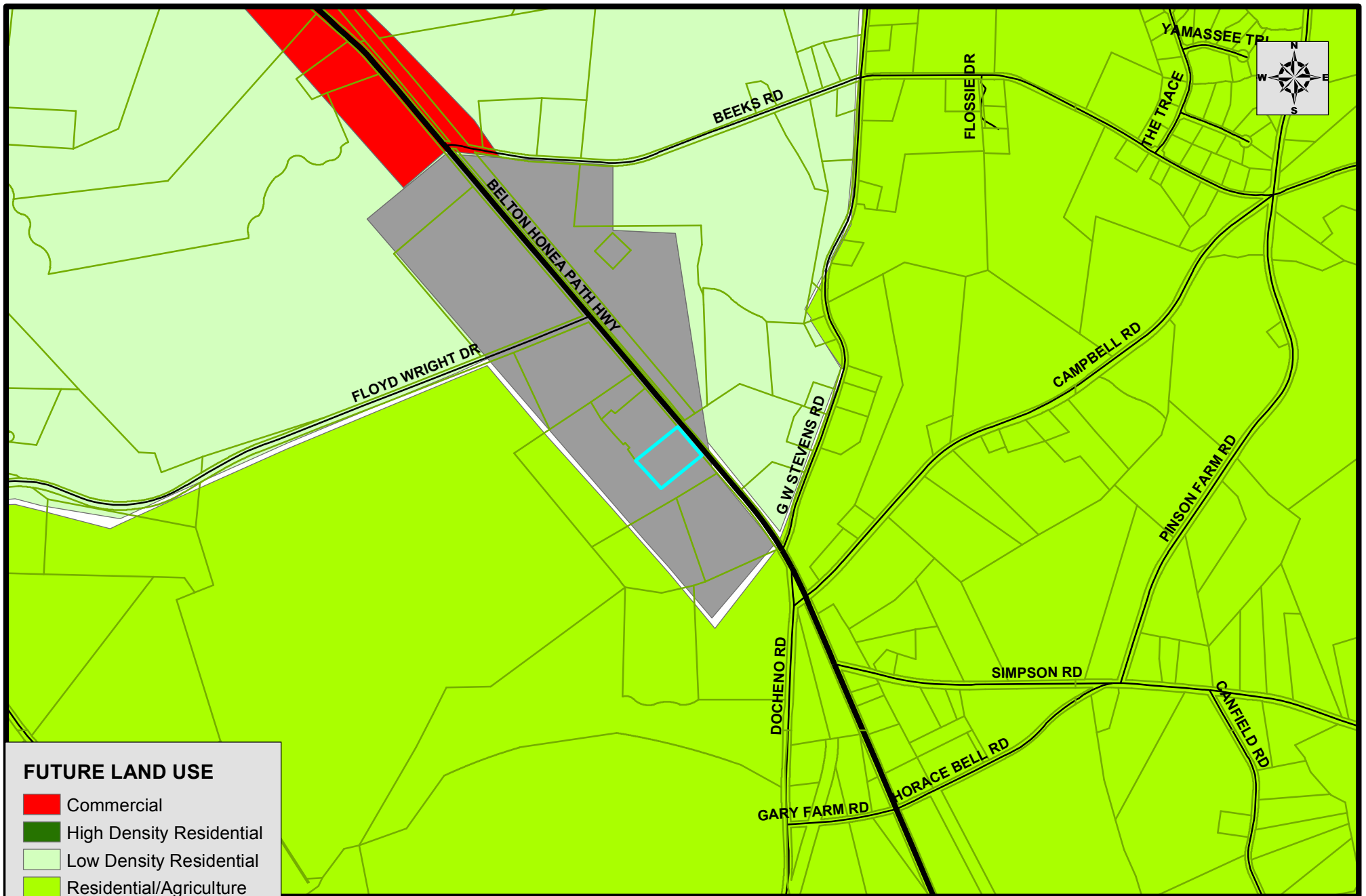




**Rezoning Request**  
**10000 Belton Honea Path Highway**  
**I-1 to R-A**

0 375 750 Feet



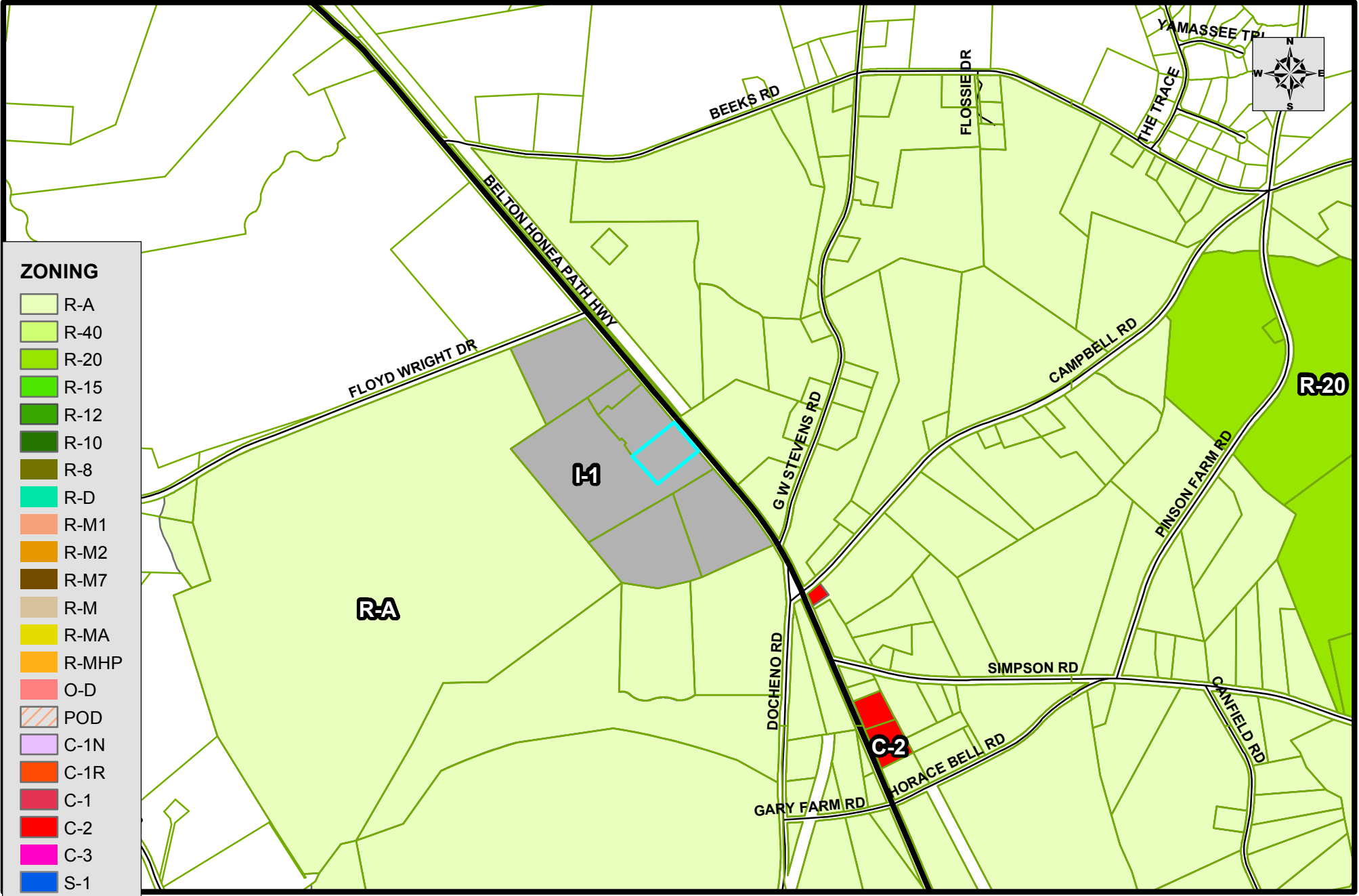


#### FUTURE LAND USE

- Commercial
- High Density Residential
- Low Density Residential
- Residential/Agriculture
- Natural Conservation
- Industrial
- Public/Semi-Public
- Utilities
- Village Cluster

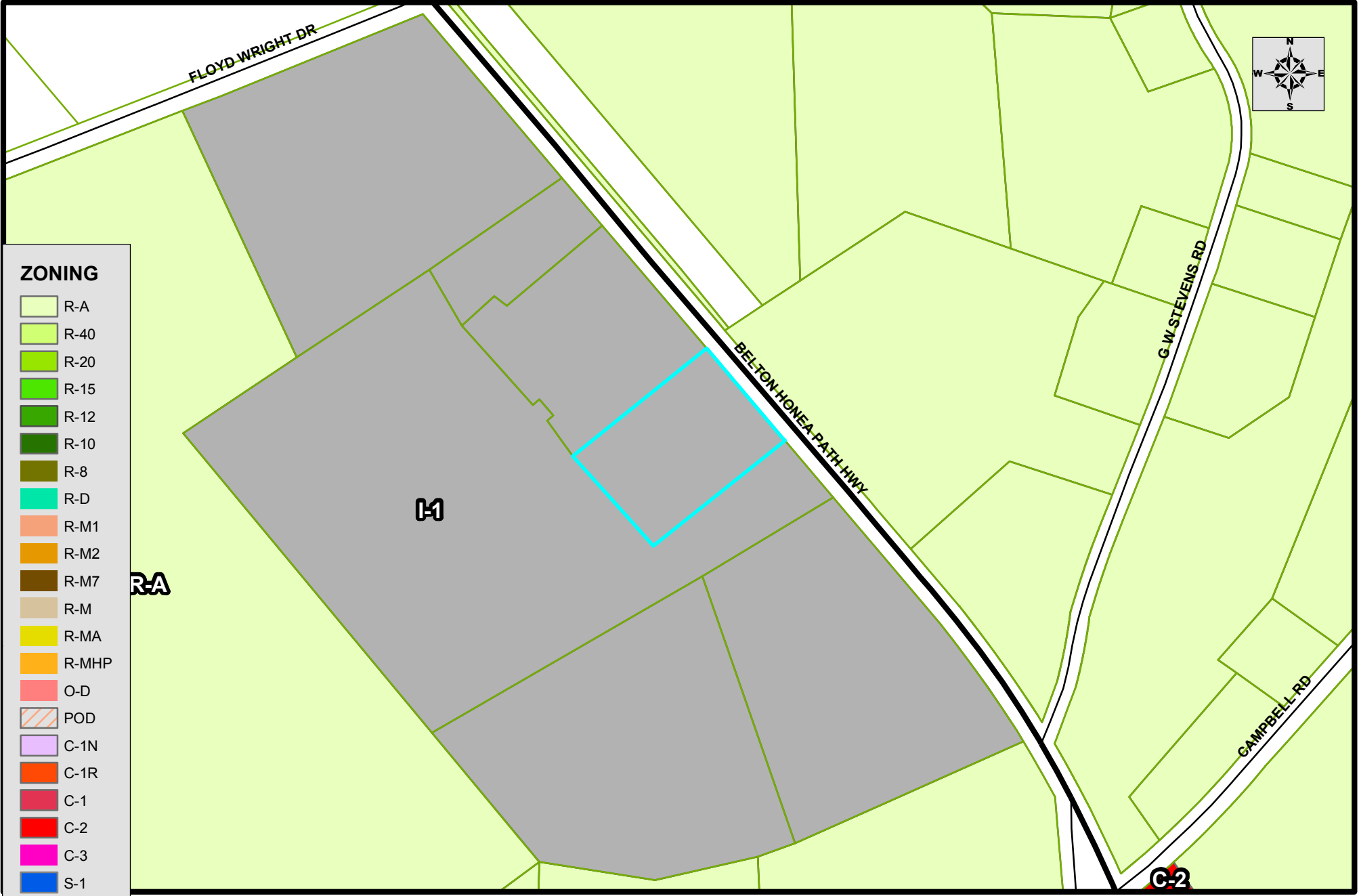
### Rezoning Request 10000 Belton Honea Path Highway I-1 to R-A

0 1,150 2,300 Feet



**Rezoning Request**  
**10000 Belton Honea Path Highway**  
**I-1 to R-A**

0 1,150 2,300 Feet



**ZONING**

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

**Rezoning Request**  
**10000 Belton Honea Path Highway**  
**I-1 to R-A**

0 375 750 Feet





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





1 ACRES  
For Sale  
Campbell  
Real Estate  
(864) 378-1613  
(864) 934-7190

REZONING PUBLIC  
HEARING NOTICE  
864-260-4720















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

Applicant:	Trevor P. Evans
Current Owner:	Trevor P. Evans
Property Address:	5502 Highway 24, Anderson
Precinct:	Fork No 1
Council District:	Four (4)
TMS #(s):	028-08-01-008 and 028-08-01-012
Acreage:	+/- 2.92
Current Zoning:	C-1N
Requested Zoning:	R-MHP
Surrounding Zoning:	North: R-20 South: Right of Way for Highway 24, then R-M7 and C-2 East: C-1N West: R-20 then C-2
Evaluation:	This request is to rezone two parcels of property described above from C-1N (Neighborhood Commercial) to R-MHP (Residential-Manufactured Home Park).
Staff Recommendation:	<p>The subject properties are currently surrounded by single family residences to the north (Garland Terrace Subdivision) and commercially zoned land to the east and west. The Future Land Use Map of the Anderson County Comprehensive Plan recommends this corridor as commercial along the northern side of Highway 24.</p> <p>Due to the incompatibility with the Future Land Use Map and surrounding uses, staff recommends denial of this request to rezone the above mentioned parcels from C-1N to R-MHP.</p>

District 4 Zoning Advisory  
Group Recommendation:

The District 4 Zoning Advisory Group met on October 7, 2015; and recommended **Denial** of a request to rezone from C-1N to R-MHP. The vote was **3** in favor, **0** opposed, and **0** absent.

Planning Commission  
Recommendation:

The Anderson County Planning Commission met on October 13, 2015, and after a duly noted public hearing recommended \_\_\_\_\_ of a request to rezone from C-1N to R-MHP. The vote was \_ in favor, \_ opposed, and \_ absent.



Date of Application Completion \_\_\_\_\_

Application Status (Approved or Denied) \_\_\_\_\_

**Applicant's Information**

Name: TREVOR P EVANS  
Mailing Address: 402 Field Ave Anderson  
Telephone and Fax: 864-650-4067 E-Mail: trevor.p.evans@mc.com

**Owner's Information**

*(If Different from Applicant)*

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone and Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_

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

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

[Signature]  
Owner's Signature

9-8-2015  
Date

**Project Information**

Property Location: 5502 Highway 24, Anderson S.C.

Parcel Number(s)/TMS: 28 08 01 012, 008

County Council District: \_\_\_\_\_ School District: \_\_\_\_\_

Total Acreage: \_\_\_\_\_ Current Land Use: \_\_\_\_\_

Current Zoning: C 1 N Requested Zoning: R-MHP

Purpose of Rezoning: Mobile Home Park

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

If you indicated no, your signature is required.

[Signature]  
Applicant's Signature

9-8-2015  
Date

If you indicated yes, please provide a copy of your covenants and deed restrictions with this application - pursuant to State Law (Section 6-29-1145: July 1, 2007) - determining existence of restrictive covenants. Copies may be obtained at the Register of Deeds Office. It is the applicant's responsibility for checking any subdivision covenants or private covenants pertaining to the property.

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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

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

[Signature]  
Applicant's Signature

9-8-2015  
Date

Page 2 of 2

For Office Use Only:

Application Received By: clagroone Date Complete Application Received: 9/8/15

Application Fee Amount Paid: 200.00 Check Number: clc

Scheduled Advisory Public Hearing Date: 10/7/15 Citizens' Advisory Recommendation: \_\_\_\_\_

Scheduled Commission Public Hearing Date: 10/13/15 Planning Commission Recommendation: \_\_\_\_\_

Scheduled Council Public Hearing Date: \_\_\_\_\_ County Council Decision: \_\_\_\_\_

Section 5:14. - C-1N, Neighborhood Commercial District.

The intent of this district is to accommodate commercial development that is aesthetically compatible with neighboring residential properties. The requirements of this district are designed to ensure that the C-1N commercial development does not impair existing or future residential development. All establishments developed under the C-1N classification shall be scaled to meet the convenience shopping needs of the immediate area (2—3 mile radius) and should not create a nuisance due to noise, traffic generation, lighting, or appearance.

The following criteria should be used in zoning property C-1N:

- A. Approval of the C-1N zoning classification must not alter the existing development patterns within the area.
- B. It should be determined that the proposed C-1N zoning classification is necessary to provide the immediate area with convenience shopping.
- C. The C-1N use must not put any undue burden on existing streets or utilities.
- D. Wherever possible, group development should be encouraged at intersections in an effort to concentrate C-1N uses and discourage sprawl and strip development.
- E. The C-1N zone shall be located on a collector or an arterial street.

5:14.1. Uses permitted. Any uses not listed below which are considered to be compatible with the intent of the district must be approved by the Anderson County zoning administrator.

Communication towers. (Subject to the provisions of section 7:18.)

Group commercial development (shopping centers) with a maximum of 75,000 square feet. (Subject to the provisions of section 6:12.)

Offices, including financial institutions.

Personal services establishments including such uses as:

Automatic teller machines.

Beauty/barber shop.

Bed and breakfast homestays, host homes, guest homes, inns, lodges, cottages.

Dressmaking.

Dry cleaning and laundry pick-up stations.

Shoe repair shop.

Tailoring.

Private day care nurseries and kindergartens.

Public, semipublic uses.

Retail establishments which provide general merchandise for local neighborhood use including such uses as:

Bakery goods store.

Candy store.

Dairy products store.

Drug store.

Florist.

Food store.

Gasoline sales in conjunction with convenience food store.

Gift shop.

Grocery store.

Hardware store.

Hobby shop.

Mail/fax services.

Newsstand.

Novelty shop.

Restaurant.

Stationery shop.

Video rental

5:14.2. Uses permitted by special exception.

Bed and Breakfast homestays, host homes, guest homes, inns, lodges, cottages.

5:14.3. Relationship of buildings to lots. One or more principal structures may be permitted on a single lot.

5:14.4. Minimum yard requirements. Minimum yard requirements between all structures and exterior property lines shall be as follows:

Front: 45 feet except commercial gasoline islands which shall be set back from all street right-of-way lines not less than 15 feet

Side: 25 feet

Rear: 25 feet

5:14.5. Maximum height of structures. Maximum height of all structures shall not exceed 35 feet.

5:14.6. Minimum off-street parking and loading requirements. Off-street parking as set forth in section 6:9 and loading requirements as set forth in section 6:10 shall be met.

5:14.7. Site plan review. All uses permitted in the Neighborhood Commercial District will require a site plan review and approval by the Anderson County planning division. Site plan requirements and procedures for the Neighborhood Commercial District are outlined in chapter 38 of this Code.

(Ord. No. 99-004, §§ 5:14—5:14.7, 7-20-99)

Section 5:10. - R-MHP, Residential Manufactured Home Park District.

The manufactured home park district is established to allow manufactured home parks provided certain locational criteria are met, and the request is approved by county council. Approval of this district shall be in accordance with article 10 of this chapter.

The requirements of this district are set forth to ensure that manufactured home parks may coexist with existing and future residential development. The following criteria should be used in zoning property R-MHP.

- A. Proposed site ensures adequate access to public street systems and does not cause undue congestion or place excessive traffic on local streets.
- B. The proposed development should be located where public facilities and services are either existing or planned.
- C. Approval of the application should not result in an over concentration of housing types that would alter the basic character of the area.
- D. The proposed development should be compatible with adjoining and nearby properties.

5:10.1. Uses permitted.

Manufactured single-section home.

Manufactured multi-section home.

Caretakers or managers—Home or office.

Service buildings to house services for occupants of the manufactured home park including storage, vending machines, washing and drying machines for domestic laundry, recreation facilities, and similar uses.

Manufactured home sales office.

Storage buildings.

5:10.2. Uses permitted by special exception. The following uses may be permitted by special exception by the board of zoning appeals in accordance with the provisions in article 7.

Communication towers. (Subject to the provisions of section 7:18.)

Recycling drop box. (Subject to the provisions of section 7:13.)

5:10.3. Site plan approval. Prior to construction or enlargement of a manufactured home park existing at the time of adoption of this chapter, a development plan approved by the Anderson County Department of Health and Environmental Control shall be submitted to the zoning administrator.

The zoning administrator shall review the proposed development for conformance with all applicable regulations.

5:10.4. Site plan requirements. The plan shall be drawn by a registered engineer/surveyor of the state of South Carolina to scale of not less than 100 feet to one inch and shall contain the following information:

- A. The location of the proposed park and the type of surrounding land uses.
- B. The location and dimensions of streets, rights-of-way, drives and parking spaces.
- C. The location and size of manufactured home sites.

- D. The location and size of service buildings and recreation areas.
- E. The location and type of screening, fences, or hedges.
- F. The names and addresses of abutting property owners and of developers. Any manufactured home, service building, or recreation area located in any manufactured home park shall be placed in accordance with an approved development plan.
- G. Existing and finished contours at intervals not more than two feet.
- H. The location of fire hydrants if applicable.
- I. Storage areas.
- J. Dumpsters, if applicable.

#### 5:10.5. Design standards.

5:10.5-1. Park size. The minimum area for a manufactured home park shall be two acres.

5:10.5-2. Site size. Each manufactured home shall be on a site not less than 4,500 square feet in area. The maximum number of manufactured homes shall not exceed ten units per acre when public water and sewer are available, four units per acre when only public water is available, and one unit per acre when neither public water or sewer are available.

5:10.5-3. Setbacks. No manufactured home shall be located closer than 35 feet to the right-of-way line of a public street or highway or closer than 15 feet from side and rear property lines.

5:10.5-4. Off-street parking. Off-street vehicular parking shall be as follows: Two spaces for each manufactured home. One space for each employee shall be provided at each service or recreation area.

5:10.5-5. Access. No manufactured home shall have direct access to a public street or highway. All manufactured home sites shall have access to an all weather interior roadway which is not less than 30 feet in width having a paved surface not less than 20 feet in width. Roads with parallel parking on one side shall have a paved surface of 28 feet with a five foot right-of-way on each side.

5:10.5-6. Screening. Where any property line of a manufactured home park abuts land zoned for or occupied by another residential use, there shall be provided and maintained along the property line of the manufactured home park a continuous visual screen not less than six feet in height. The screen shall be a combination of a wall, fence, and dense evergreen hedge or other type of evergreen foliage. Natural plant materials must be capable of reaching six feet in height after a three-year growing period.

5:10.5-7. Utility requirements. Within the area zoned, each manufactured home site in a manufactured home park shall be provided with approved water and sewer service which is connected to the municipal water and sewerage systems or other systems meeting the approval of the state and county health departments.

5:10.5-8. Recreation areas. Recreation space of not less than 200 square feet of usable land for each manufactured home site shall be provided in the manufactured home park. For purposes of this section, "Usable Open Space" shall be construed to mean parks, open space, and recreation amenities such as clubhouse, swimming pool, or similar improvements. When the anticipated population shall include children, a play area shall be provided of no less than 400 square feet.

5:10.5-9. Patio or deck. For each manufactured home there shall be constructed a permanent patio located adjacent to or attached to the manufactured home pad. The patio shall be at least 162 square feet in area of concrete or masonry construction. Each patio shall have sufficient



gradient to direct drainage away from the manufactured home pad. The patio shall not be within five feet of the property line. In lieu of the patio, a treated wood deck of the same dimensions may be used.

5:10.5-10. Operating requirements. The operator of each manufactured home park shall comply with all state and county health department rules and regulations governing the sanitation and operation of manufactured home parks.

5:10.5-11. Garbage disposal. Garbage containers with tight fitting covers shall be required for each site to permit the disposal of all garbage and rubbish. Collection will be on a regular basis to ensure the containers shall not overflow. In lieu of individual containers, a 20 cubic yard dumpster for every 20 manufactured homes may be provided. Refuse shall not be disposed of within the park.

5:10.5-12. Anchors. Each manufactured home shall be anchored according to the HUD regulation of the National Manufactured Housing Construction and Safety Standards Act as required of each manufacture specification.

5:10.5-13. Dead-end roads. Closed ends of dead-end roads shall be provided with a cul-de-sac paved to a minimum of a 35-foot radius.

5:10.5-14. Occupancy. There shall be no less than ten manufactured home spaces available at first occupancy.

5:10.5-15. Foundation wall. Foundation enclosures shall be required around the perimeter of each manufactured home from the base of the home to the ground. Development owners shall advise each home owner of this requirement to ensure the safety of residents from animals and other infestations. Residents shall comply within a six-month period and it shall be the responsibility of the land owner to advise each manufactured home owner of the required time period to complete the enclosure.

5:10.5-16. Street lighting. All streets within the park shall be lighted at night. The lighting system shall be in accordance with standards recognized by the appropriate utility provider and the National Electric Codes.

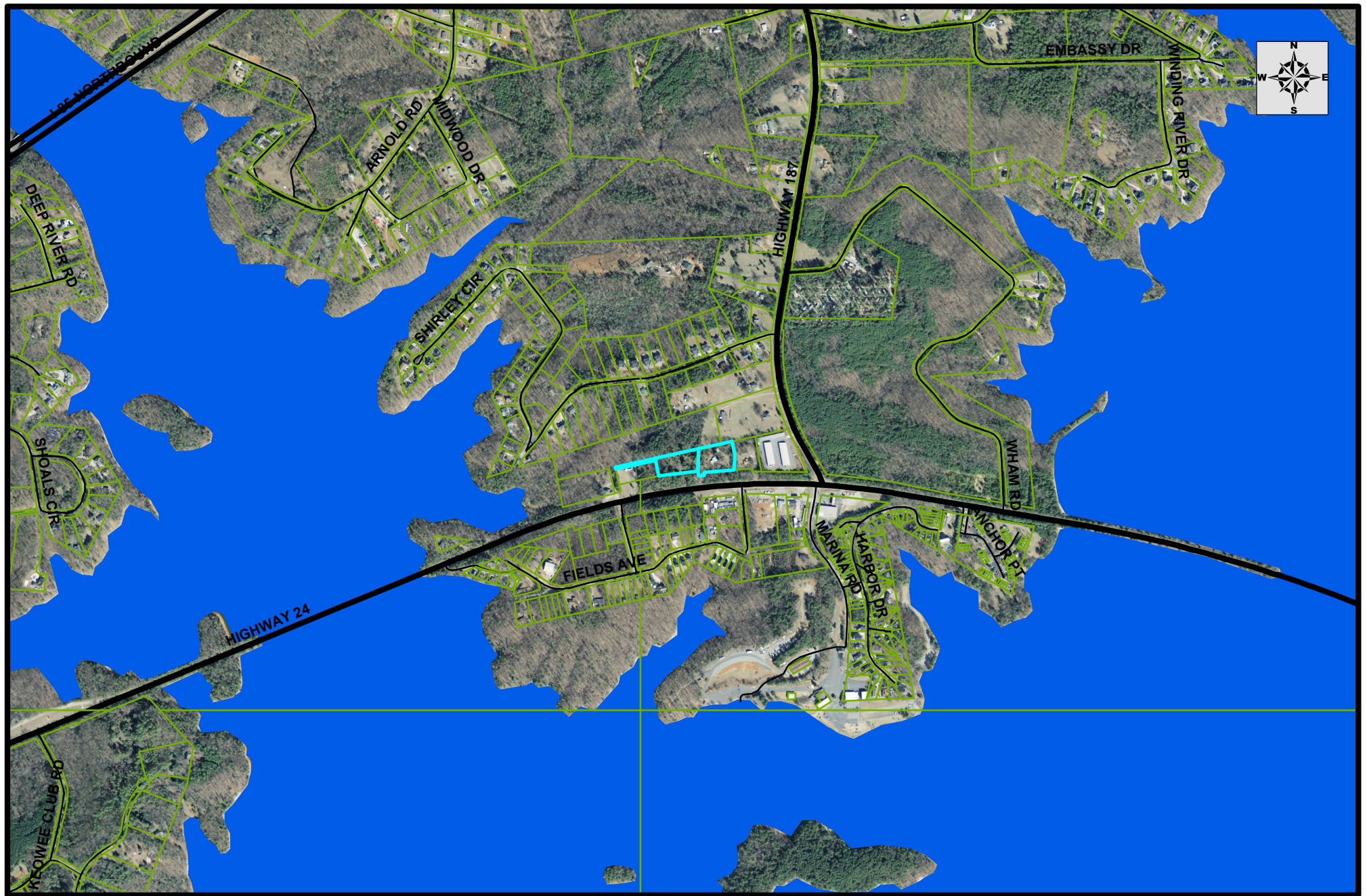
5:10.5-17. Storage area. On each manufactured home site, a space shall be designated for a storage building.

5:10.5-18. Drainage plan. Stormwater management and sedimentation and erosion control plans shall be submitted to the county soil and water conservation district and approved prior to final approval being granted by the zoning administrator.

5:10.5-19. Street names. Permanent street names approved by the planning commission shall be assigned to each road within the development.

5:10.6. Preexisting manufactured home parks. Manufactured home parks or subdivisions which were lawfully in existence and operating on October 4, 1983, under valid permits issued by Anderson County council but which do not conform to requirements set forth in this section shall be considered a nonconforming use. However, nonconforming parks may be expanded if in accordance with prior approvals.

(Ord. No. 99-004, §§ 5:10—5:10.6, 7-20-99)



**Rezoning Request**  
**5502 Highway 24**  
**C-1N to R-MHP**

0 1,150 2,300 Feet

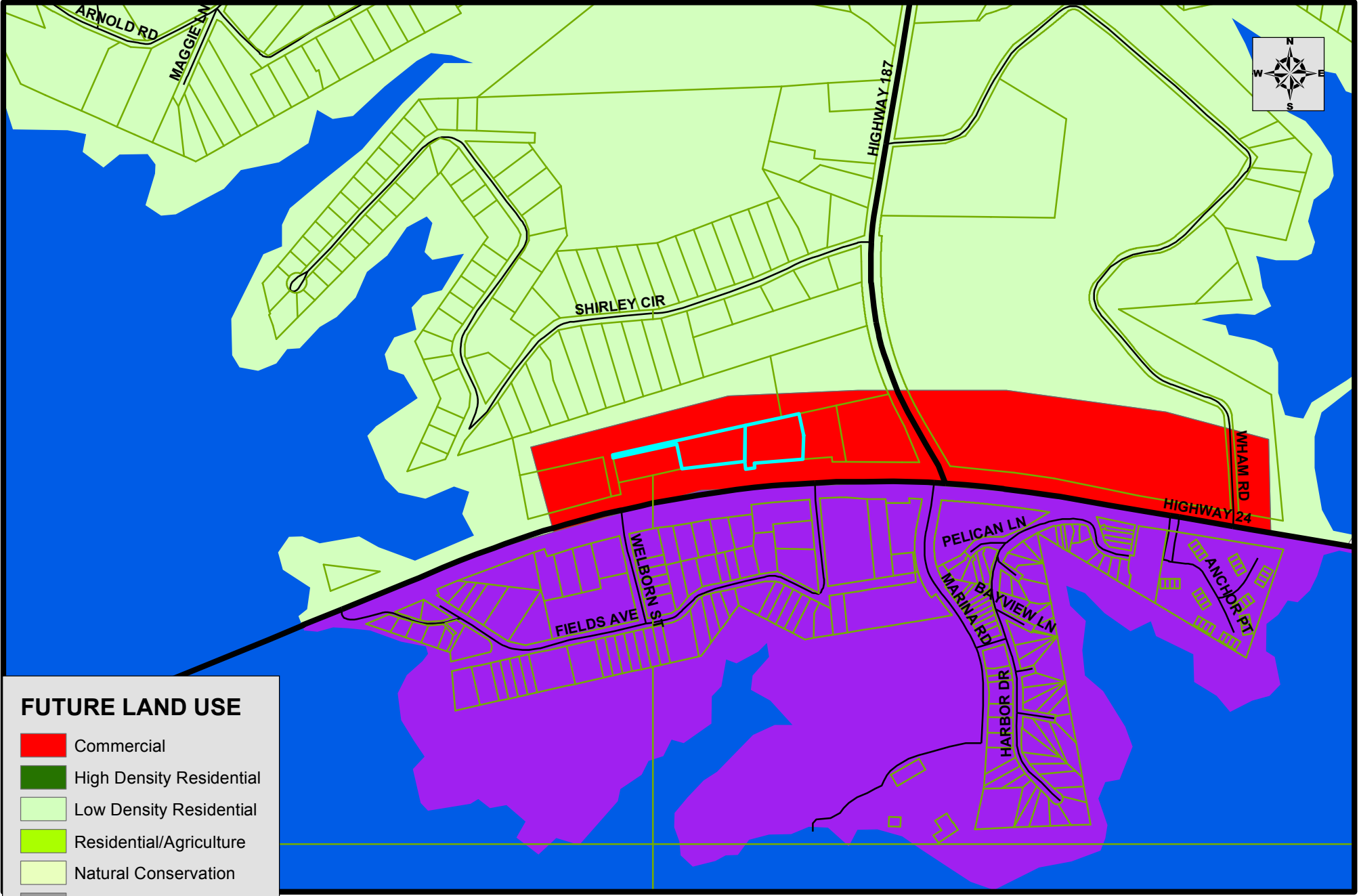




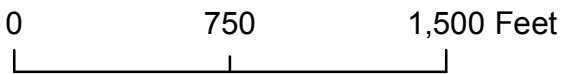
**Rezoning Request**  
**5502 Highway 24**  
**C-1N to R-MHP**

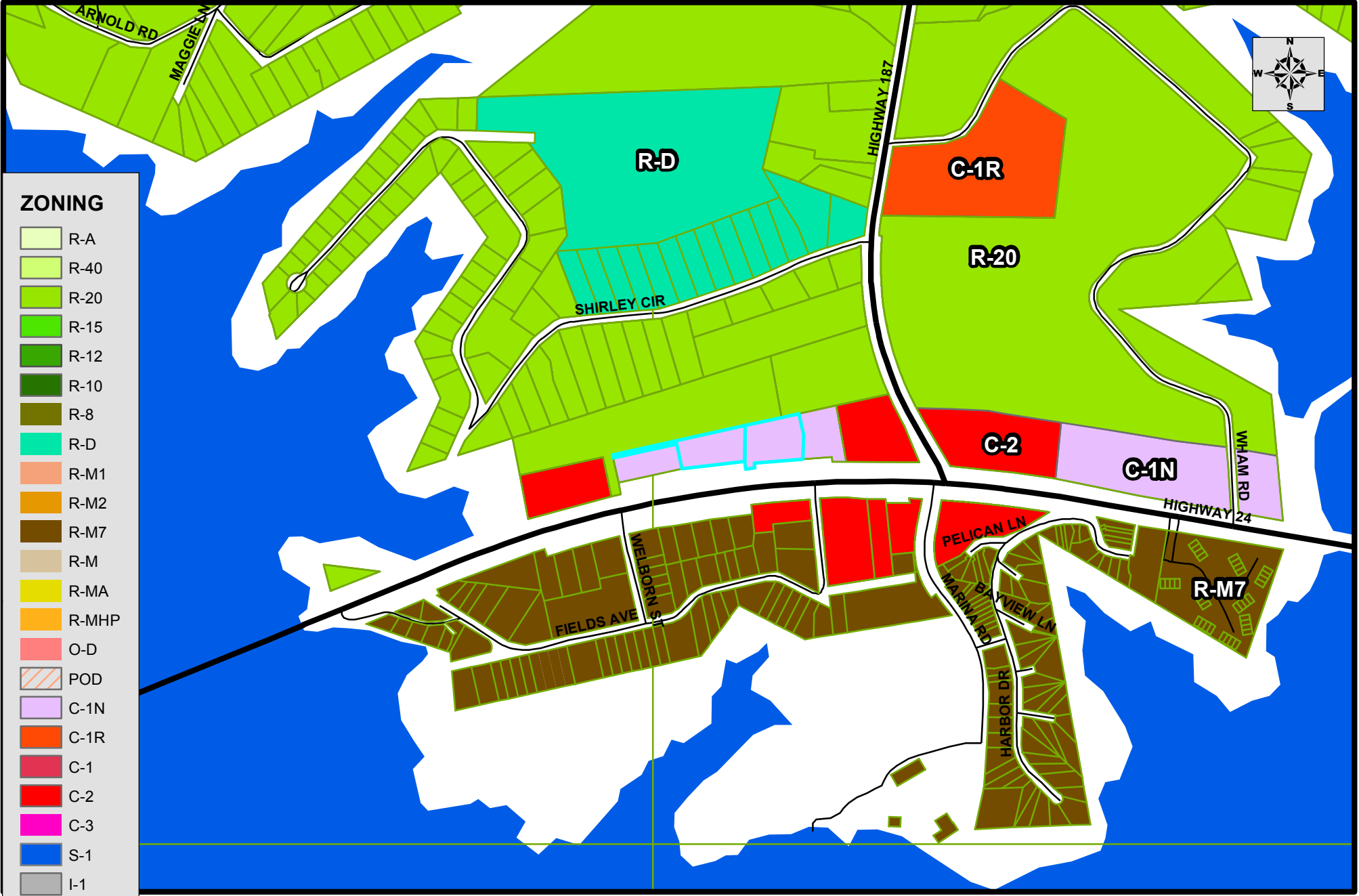
0 225 450 Feet



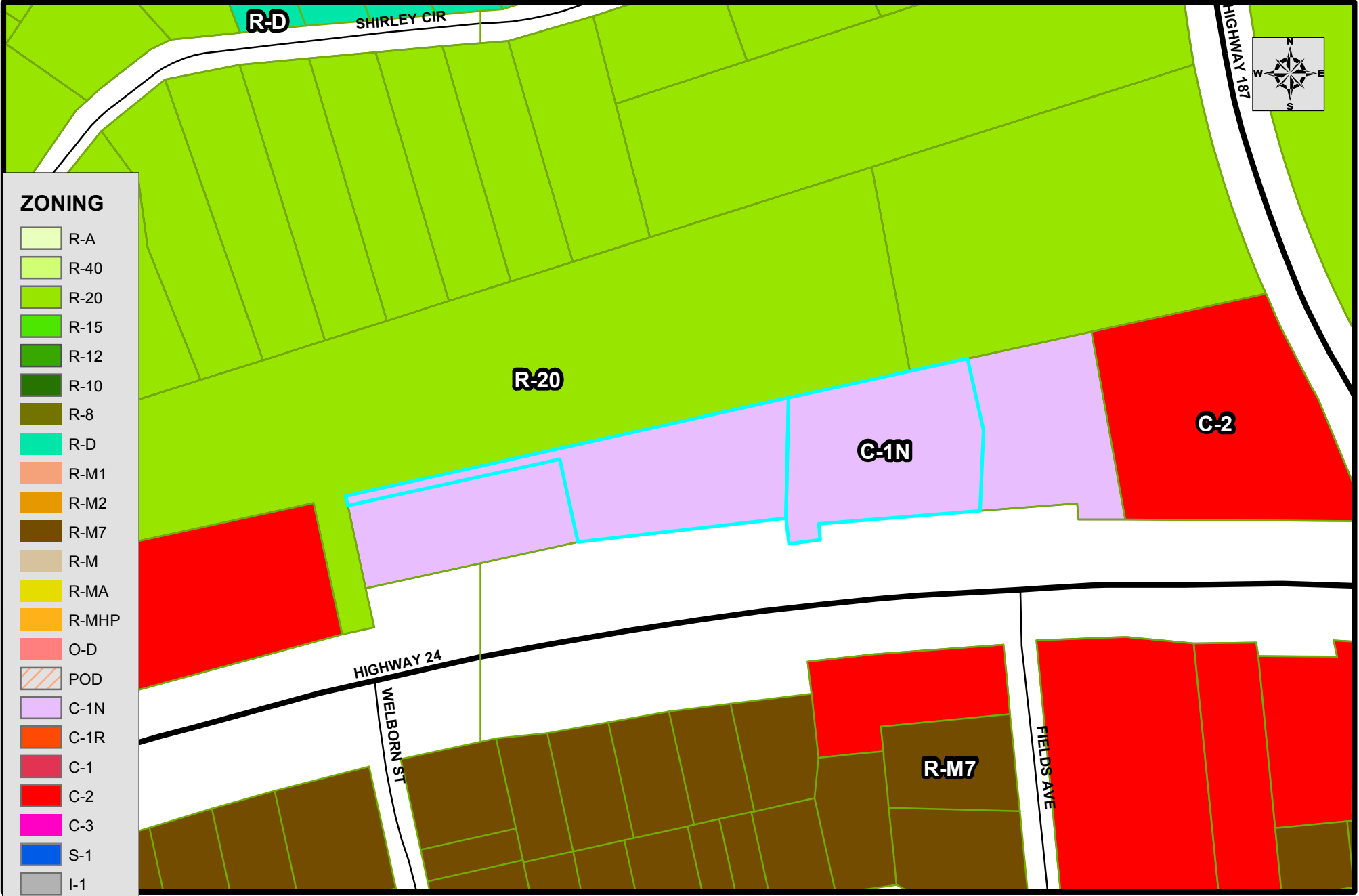


**Rezoning Request**  
**5502 Highway 24**  
**C-1N to R-MHP**





**Rezoning Request**  
**5502 Highway 24**  
**C-1N to R-MHP**



**ZONING**

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

**Rezoning Request  
5502 Highway 24  
C-1N to R-MHP**

0 225 450 Feet













ANDERSON COUNTY  
PLANNING & COMMUNITY DEVELOPMENT  
**REZONING PUBLIC  
HEARING NOTICE**  
864-260-1720







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

Applicant:	John Kevin Monday
Current Owner:	John Kevin Monday
Property Address:	5575 Highway 187, Anderson
Precinct:	Mount Tabor
Council District:	Four (4)
TMS #(s):	027-00-01-003
Acreage:	+/- 33.75
Current Zoning:	R-20
Requested Zoning:	R-A
Surrounding Zoning:	North: R-20 South: R-20 East: Right of way for Highway 187, then R-20 West: Lake Hartwell
Evaluation:	This request is to rezone the parcel of property described above from R-20 (Residential 20,000 square foot lots) to R-A (Residential-Agricultural). The applicant's stated purpose for rezoning is for use as a single family residence with the ability to farm and raise a small number of farm animals.
Staff Recommendation:	The subject property is adjacent located in an area adjacent to large lot single family residential uses as well as agricultural uses. The area is generally agricultural in nature. Due to the compatibility with the Future Land Use Map and surrounding uses, staff recommends approval of this request.

Zoning Advisory

Group Recommendation: The District 4 Zoning Advisory Group met on October 7, 2015; and recommended **Approval** of a request to rezone from R-20 to R-A. The vote was **3** in favor, **0** opposed, and **0** absent.

Planning Commission

Recommendation: The Anderson County Planning Commission met on October 13, 2015, and after a duly noted public hearing recommended \_\_\_\_\_ of a request to rezone from R-20 to R-A. The vote was \_ in favor, \_ opposed, and \_ absent.



## Rezoning Application

9-10-15  
Date of Application Completion

\_\_\_\_\_  
Application Status (Approved or Denied)

### Applicant's Information

Name: John Kevin Monday  
Mailing Address: 6797 Thoreau Lane, Baltimore OH 43105  
Telephone and Fax: P: 616-846-0804 E-Mail: Kevin.Monday@hgwrap.com  
Fax: 866-337-4016

### Owner's Information

*(If Different from Applicant)*

Name: Same

Mailing Address: \_\_\_\_\_

Telephone and Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_

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

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

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Date

### Project Information

Property Location: 5575 Hwy 187, Anderson SC 29625

Parcel Number(s)/TMS: 270001003

County Council District: \_\_\_\_\_ School District: \_\_\_\_\_

Total Acreage: 33.75 Current Land Use: Vacant

Current Zoning: R-20 Requested Zoning: R-A

Purpose of Rezoning: Use as farm

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

John K. Manday  
Applicant's Signature

9-10-15  
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.

John K. Manday  
Applicant's Signature

9-10-15  
Date

Page 2 of 2

For Office Use Only:

Application Received By: diagroone Date Complete Application Received: \_\_\_\_\_  
Application Fee Amount Paid: \$250.00 Check Number: Credit Card  
Scheduled Advisory Public Hearing Date: 10/7/15 Citizens' Advisory Recommendation: \_\_\_\_\_  
Scheduled Commission Public Hearing Date: 10/13/15 Planning Commission Recommendation: \_\_\_\_\_  
Scheduled Council Public Hearing Date: \_\_\_\_\_ County Council Decision: \_\_\_\_\_



## Rezoning Application Supplement Planning Commission Review Criteria

Date of Application Completion \_\_\_\_\_

Application Status (Approved or Denied) \_\_\_\_\_

### Project Information

Property Location: 5575 Hwy 187, Anderson, SC

County Council District: \_\_\_\_\_ School District: \_\_\_\_\_

Total Acreage: 33.75 Current Land Use: pasture + woods

Current Zoning: R-20 Requested Zoning: R-A

Purpose of Rezoning: To use the property as a farm with horses and livestock.

How will this proposal be compatible with surrounding properties? The adjacent property is pasture land and the property across the street has horses.

How will this proposal affect the use and value of the surrounding properties? No affect in use or value as it's consistent with surrounding properties

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

No, the area is low density population per the Anderson County Comprehensive Plan

What would be the increase to population and traffic, if the proposal were approved? None  
The property would not be divided to develop.

What would be the impact to schools and utilities, if the proposal were approved? No impact  
to schools or utilities

How is the proposal consistent with the Anderson County Comprehensive Plan; particularly the Future Land Use Map? This area is slated as low density  
population which is consistent with  
R-A zoning

Are there existing or changing conditions which affect the development of the property and support the proposed request? The property would NOT be divided for  
development. The land use would be  
consistent with R-A zoning

33.75 acres  
Additional Comments: We purchased this property with the  
intent to move there within the next year. We  
want to use the property as a farm with horses  
and livestock. A great environment to raise  
our kids.

On a separate page, please provide any additional information or evidence that supports your request and the statements that you have provided in this application and supplement.

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: \_\_\_\_\_



Is a sample from the review process. This plot  
 is a copy of an existing plot of record.  
 Dcm/Sc., S.C. P.L.S. & P.E. No. 8857

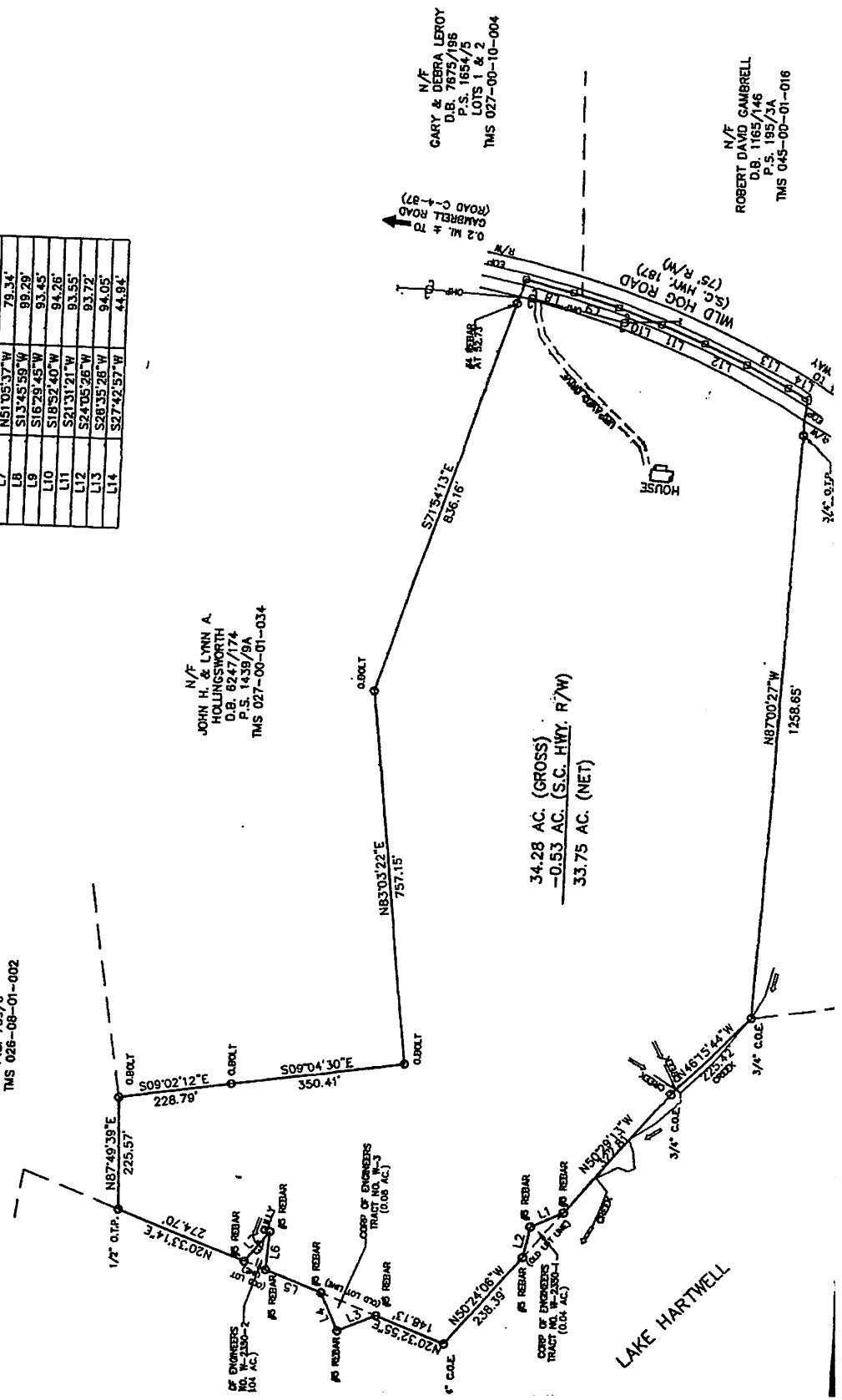
N/F  
 MICHAEL L. & JANET A.  
 PADGETT  
 D.B. 9077/42  
 P.S. 708/8  
 TMS 028-08-01-002

N/F  
 JOHN H. & LYNN A.  
 HOLLINGSWORTH  
 D.B. 8247/174  
 P.S. 1439/9A  
 TMS 027-00-01-034

N/F  
 CARY & DEBRA LEROY  
 D.B. 7875/186  
 P.S. 1654/5  
 LOTS 1 & 2  
 TMS 027-00-10-004

N/F  
 ROBERT DAVID GAMBRELL  
 D.B. 1165/146  
 P.S. 185/3A  
 TMS 045-00-01-016

LINE	BEARING	DISTANCE
L1	N25°30'48"W	70.89'
L2	N78°18'15"W	53.80'
L3	N24°10'44"W	84.44'
L4	N65°15'57"E	84.52'
L5	N20°32'29"E	119.47'
L6	S85°40'37"E	78.44'
L7	N51°05'37"W	79.34'
L8	S13°45'58"W	99.29'
L9	S18°29'45"W	93.45'
L10	S18°52'40"W	94.28'
L11	S21°31'21"W	93.55'
L12	S24°05'26"W	93.72'
L13	S28°35'26"W	94.05'
L14	S27°42'57"W	44.94'



34.28 AC. (GROSS)  
 -0.53 AC. (S.C. HWY. R/W)  
 33.75 AC. (NET)

LAKE HARTWELL

## Section 5:2. - R-A, Residential agricultural district.

The purpose of this district is to provide for a full range of agricultural activities. This district also provides for spacious residential development for those who choose this environment and prevents untimely scattering of more dense urban uses that should be confined to areas planned for efficient extension of public services.

### 5:2.1. Uses permitted.

Agricultural crops, including pens and structures for the raising of farm animals.

Barns.

Community recreational area.

Dwelling, single-family detached.

Dwelling, single-family detached—Manufactured single-section home.

Dwelling, single-family detached—Manufactured multi-section home.

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

Nursery/greenhouse.

Portable or temporary school classroom.

Riding academies.

Riding stables.

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

Sign—Occupancy.

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

Temporary building, incidental to construction and used primarily for storage of equipment, tools, building materials, and other items located on the same site and which shall be completely removed from the site upon completion of such construction; or temporary sales office used exclusively for the sale of properties or dwelling units located within the same development or subdivision and contained either within a building which will be completely removed immediately after all sales are completed, or within a building which will be sold or used as a residential dwelling unit immediately after all sales are completed.

Tree farm.

Uses and structures customarily accessory to the permitted uses.

5:2.2. Uses permitted by special exception. The following uses may be permitted by special exception by the board of zoning appeals in accordance with provisions in article 7.

Bed and breakfast homestays, host homes, and guest homes.

Cemetery. (Subject to the provisions of section 7:15.)

Child care center.

Churches, convents, and monasteries.

Communication towers. (Subject to the provisions of section 7:18.)

Country club.

Fire stations.

Landscaping business.

Library.

Private airstrip.

Private recreation area.

Public park and playground.

Public utility building and use.

Recycling drop box. (Subject to the provisions of section 7:13.)

Roadside stand for the sale of crops, produce, fruit, etc., produced on the property.

Schools—Public, parochial or private.

Temporary accessory residential use. (Subject to the provisions of section 7:9.)

Transportation and utility easement and right-of-way.

Veterinary clinic.

Veterinary hospital.

Other public and semipublic uses which are considered to be compatible with the aforementioned uses.

5:2.3. Lot area. The minimum lot area shall be one acre.

5:2.4. Lot width. Minimum lot width for a single-family detached dwelling shall be 30 feet with 100 feet at the building line.

5:2.5. Front yard. The minimum depth of the front yard measured from the street right-of-way line shall be 30 feet on a residential service street, 40 feet on a collector street, and 50 feet on an arterial street except when a right-of-way has not been established or is not known; then the setback shall be measured from the centerline of the existing road and each required setback shall be increased by a minimum of 25 feet. In the event an existing right-of-way exceeds 25 feet from the center of the road, the setback shall be measured from the right-of-way.

5:2.6. Side yard. The minimum width of a residential side yard shall be ten percent of the total lot width or ten feet, whichever is greater, except that any side yard abutting on a street or highway shall not be less than 20 feet in width. The side yard is not required to be more than 25 feet.

5:2.7. Rear yard. The minimum depth of the rear yard shall be 25 feet.

5:2.8. Off-street parking. Off-street parking shall be provided in accordance with provisions set forth in section 6:9.

5:2.9. Skirting. Skirting or a curtain wall, unpierced except for required ventilation and access door, must be installed and maintained so that it encloses the area under manufactured homes. The

foundation skirting or curtain wall may be of brick, masonry, or vinyl or similar materials designed and manufactured for permanent outdoor installation. Material used for skirting should be erected so as not to create a fire hazard and maintained in good state of repair.

A. Crawl space shall be provided with ventilation as per Section R-309.1 of the CABO (Council of American Officials One and Two-family) Code.

B. Access to the crawl space shall be a minimum of 18" x 24" as per R-309.2 of the CABO Code.

5:2.10. Supplementary setback. Where a permitted R-A use abuts a church, public park or playground, or school—public, parochial, or private, existing at the time of adoption of this chapter, new barns or structures for farm animals or farm products larger than 3,000 sq. ft., shall not be constructed within 300 feet of the property boundary of the previously existing use. New barns or structures for farm animals or farm products of 3,000 sq. ft., or less, may be constructed within 50 feet of the previously existing use.

(Ord. No. 99-004, §§ 5:2—5:2.10, 7-20-99; Ord. No. 00-040, § 1.a, 10-17-00; Ord. No. 00-050, 9-19-00)

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

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

**5:3.1. Uses permitted.**

Community recreational area.

Dwelling, single-family detached.

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

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

A portable temporary school classroom.

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

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

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

Temporary building, incidental to construction and used primarily for storage of equipment, tools, building materials, and other items located on the same site and which shall be completely removed from the site upon completion of such construction; or temporary sales office used exclusively for the sale of properties or dwelling units located within the same development or subdivision and contained either within a building which will be completely removed immediately after all sales are completed, or within a building which will be sold or used as a residential dwelling unit immediately after all sales are completed.

Uses and structures customarily accessory to the permitted uses.



5:3.2. Uses permitted by special exception.

Bed and breakfast homestays, host homes, and guest homes.

Cemetery. (Subject to the provisions of section 7:15.)

Church.

Church related childcare centers.

Communication towers. (Subject to the provisions of section 7:18.)

Fire station.

Golf course including a clubhouse and other improvements.

Horses/ponies in R-15 and R-20. (Subject to [section] 7:4.)

Police station.

Private recreation area. (Subject to the provisions of section 7:6.)

Public park and playground.

Public utility building and use.

Recycling drop box. (Subject to the provisions of section 7:13.)

School—Public, parochial, and private.

Transportation and utility easement and right-of-way.

Other public and semipublic uses which are considered to be compatible with the aforementioned uses.

Temporary accessory residential use. (Subject to the provisions of section 7:9.)

5:3.3. Accessory building setback.

Accessory buildings may be located in the rear yard, provided that they are set back not less than five feet from any lot line and occupy not more than 20 percent of the rear yard.

5:3.4. Off-street parking.

Off-street parking shall be provided in accordance with the provisions set forth in section 6:9.

5:3.5. Minimum requirements—Residential lots.

	R-40	R-20	R-15	R-12	R-10	R-8
—						
Lot Area (Sq. Ft.)	40,000 See No. 1	20,000 See No. 1	15,000 See No. 1	12,000 See No. 1	10,000 See No. 1	8,000 See No. 1

w/ Lot Area Averaging	30,000 See No. 4	15,000 See No. 4	11,250 See No. 4	9,000 See No. 4	7,500 See No. 4	6,000 See No. 4
Lot Width	60 ft.	60 ft.	60 ft.	60 ft.	60 ft.	60 ft.
Front Yard Setback	See No. 2	See No. 2	See No. 2	See No. 2	See No. 2	See No. 2
Side Yard Setback	10% of lot width See No. 3	10% of lot width See No. 3	10% of lot width See No. 3	10% of lot width See No. 3	10% of lot width See No. 3	10% of lot width See No. 3
Rear Yard Setback	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.

5:3.6. Minimum requirements—Nonresidential lots.

	R-40	R-20	R-15	R-12	R-10	R-8
<hr/>						
Lot Area (Sq. Ft.)	50,000 See No. 1	30,000 See No. 1	30,000 See No. 1	30,000 See No. 1	30,000 See No. 1	30,000 See No. 1
Lot Width	200 ft.	200 ft.	200 ft.	200 ft.	200 ft.	200 ft.
Front Yard Setback	See No. 2	See No. 2	See No. 2	See No. 2	See No. 2	See No. 2
Side Yard Setback	25 ft. See No. 3	25 ft. See No. 3	25 ft. See No. 3	25 ft. See No. 3	25 ft. See No. 3	25 ft. See No. 3
Rear Yard Setback	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.

When calculating the minimum lot area within the R-40, R-20, R-15, R-12, R-10, and R-8, Single-Family Residential Districts, the area adjacent to a lot designated as being county owned right-of-way may not be included in the computation and determination of the minimum lot area required under this section. In the case of multiple lot frontages, only the single lot frontage with the greatest length shall be used in computing the minimum lot area.

This provision does not diminish the county's rights and privileges to use the right-of-way nor does it confer any additional rights or privileges concerning the county owned right-of-way to any adjacent landowner.

## No. 2

The minimum depth of the front yard measured from the street right-of-way line shall be 20 feet on a residential service street, 30 feet on a collector street, and 50 feet on an arterial street, except that when a right-of-way has not been established or is not known, the setback shall be measured from the edge of the pavement or back of the curb, if present, and each required setback shall be increased by a minimum of ten feet.

## No. 3

The minimum width of a residential side yard shall be ten percent of the total lot width but not to exceed 25 feet. The minimum width of a nonresidential side yard shall be 25 feet measured from the property line. For residences, accessory buildings, and nonresidential uses located on corner lots, the minimum side yard width measured from the street right-of-way line shall be 20 feet on a residential service street, 30 feet on a collector street, and 40 feet on an arterial street.

## No. 4

Lot area averaging may be utilized in new developments with no minimum acreage required. When calculating the minimum lot area within the R-40, R-20, R-15, R-12, R-10, and R-8, Single-Family Residential Districts, the minimum square footage of individual lots may be reduced by up to 25 percent provided the average lot size for the entire subdivision meets the zoning classification's minimum lot area and is indicated on an approved preliminary or summary subdivision plat. A maximum lot credit will be used in calculating the minimum lot area for each district as depicted on the chart below. When using lot averaging, the adjoining county owned right-of-way may not be included in the minimum lot calculation.

25% LOT AVERAGING NO MINIMUM ACREAGE REQUIRED						
Anderson County Zoning Classifications	R-8	R-10	R-12	R-15	R-20	R-40
Maximum Lot Credit	16,000	20,000	24,000	30,000	40,000	80,000
Average Square Footage	8,000	10,000	12,000	15,000	20,000	40,000
Average Reduced by 25%	6,000	7,500	9,000	11,250	15,000	30,000
Typical Right-of-Way	0	0	0	0	0	0

Resulting Minimum Lot Size	6,000	7,500	9,000	11,250	15,000	30,000
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(Ord. No. 99-004, § 5:3—5:3.6, 7-20-99; Ord. No. 00-040, §§ 1.b, 1.c, 10-17-00)

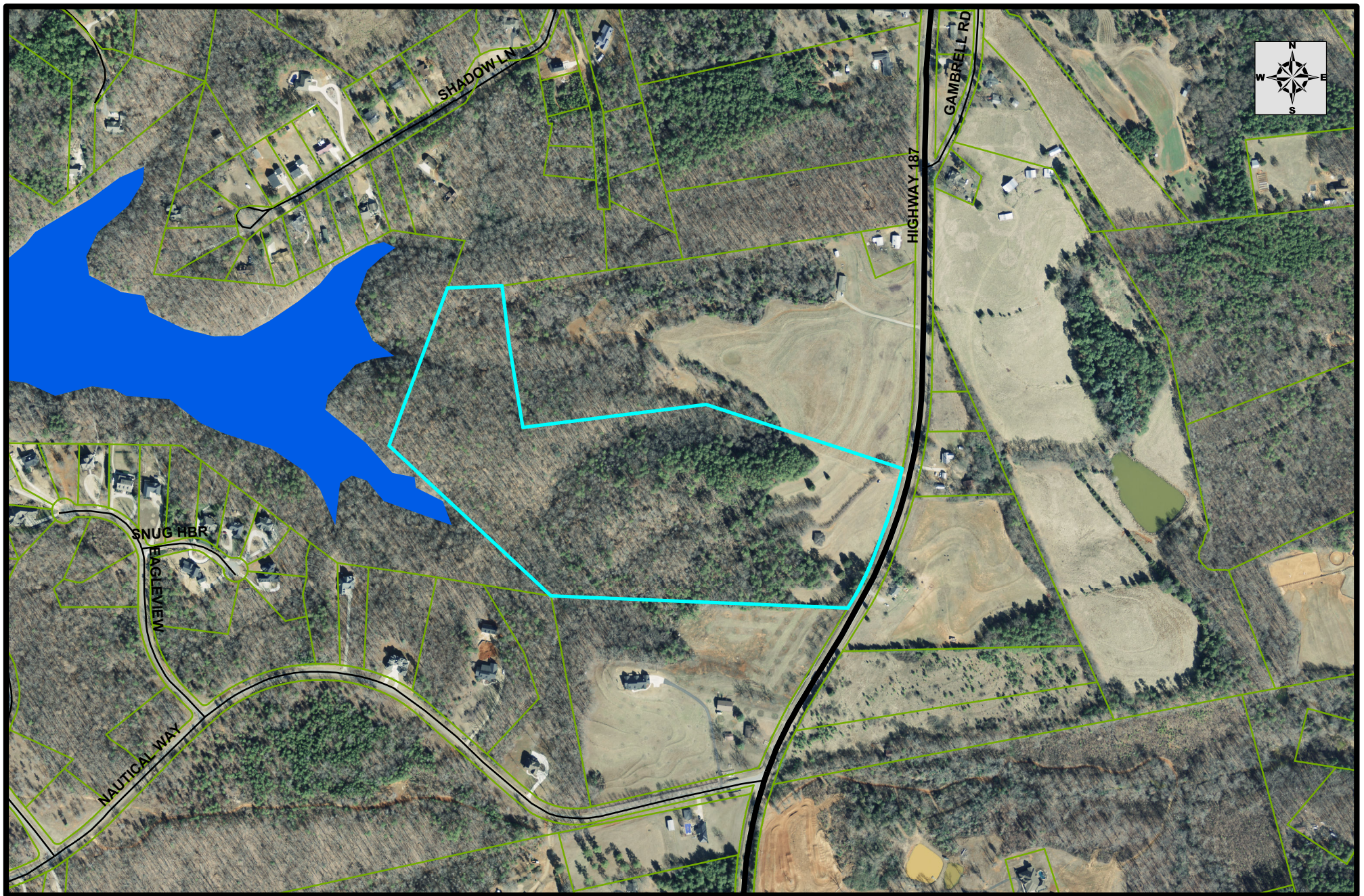




**Rezoning Request**  
**5575 Highway 187**  
**R-20 to R-A**

0 1,800 3,600 Feet



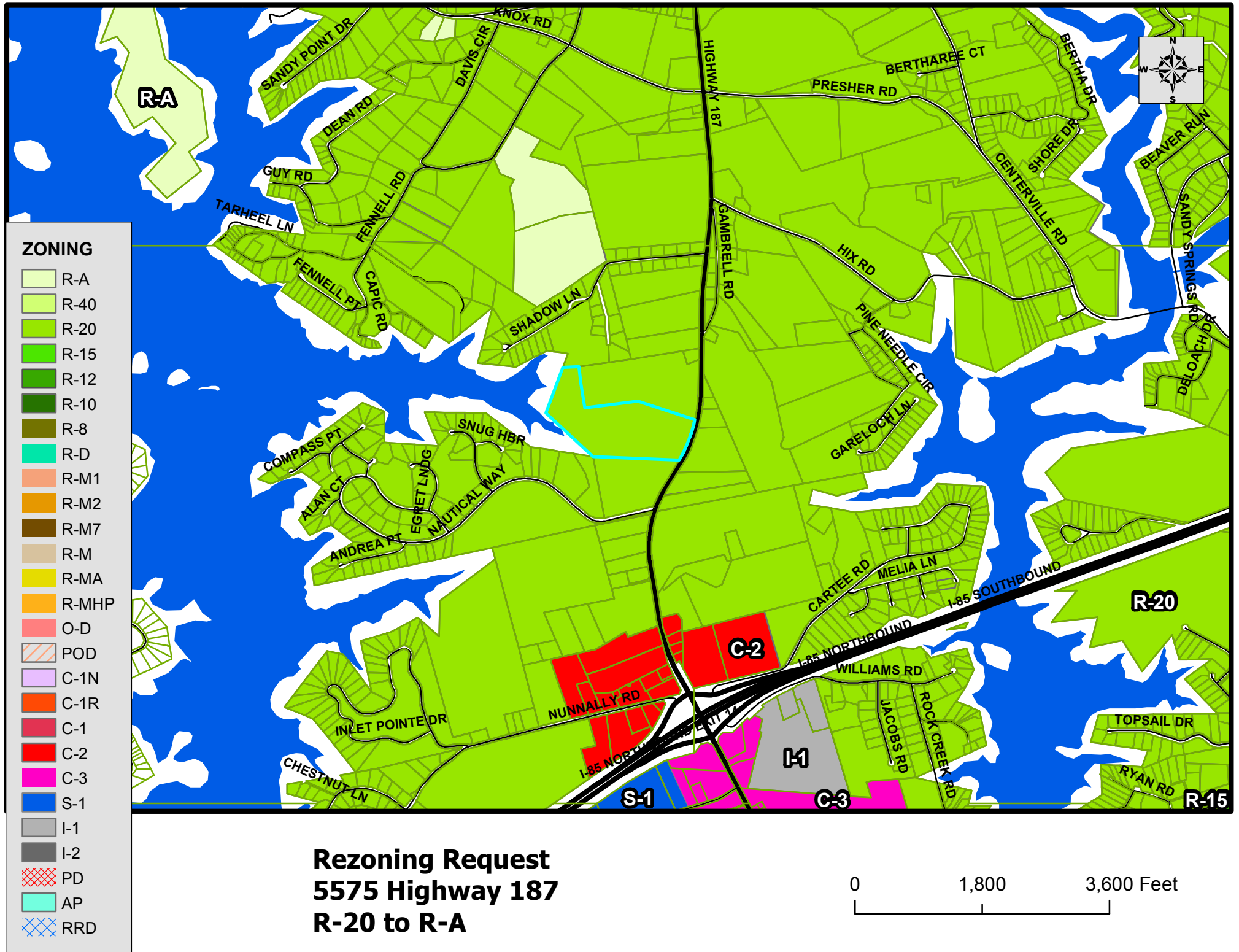


**Rezoning Request**  
**5575 Highway 187**  
**R-20 to R-A**

0 550 1,100 Feet











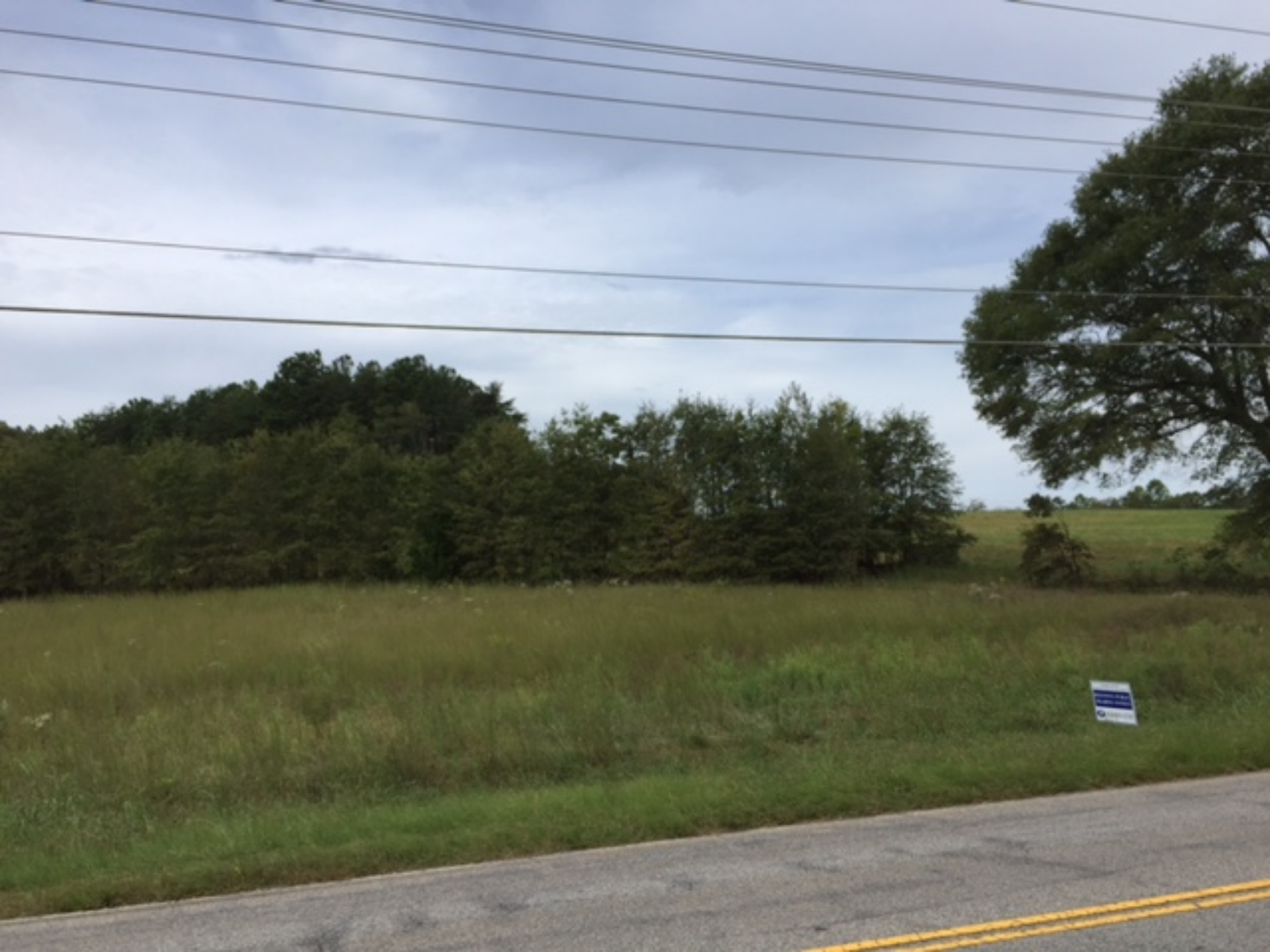
















**Anderson County Planning Commission  
Staff Report  
October 2015**

Applicant:	Tony Cirelli for FB Development, LLC
Current Owner:	Lynette Pannell
Property Address:	1605 Breazeale Road
Precinct:	Hammond School
Council District:	Seven (7)
TMS #(s):	171-00-04-006 (+/- 41.64 ac) and 171-00-04-060 (+/- 5 ac)
Acreage:	+/- 46.64
Current Zoning:	R-A
Requested Zoning:	R-20
Surrounding Zoning:	North: Right of Way for Breazeale Road, then R-A South: R-20 East: R-20 West: R-A
Evaluation:	This request is to rezone two parcels of property as shown above from R-A (Residential-Agricultural, one acre lots) to R-20 (Single-Family Residential, 20,000 square foot lots). The purpose for the rezoning request is to allow the construction of a subdivision. R-20 with no sewer access would allow for the development of up to 81 units on 46.64 acres.
Staff Recommendation:	<p>The subject properties are currently surrounded by large lot single family residences and agricultural uses. The average lot size of the adjacent subdivision to the south (Horseshoe Bend) is 4-5 acres, with many lots in excess of ten acres. The average lot size of a subdivision ¼ mile to the west (Hampton Acres) is over one acre, with multiple lots in excess of five acres. The average lot size of a subdivision ¼ mile to the north (Hidden Anchor) is one acre.</p> <p>Staff is of the opinion that this request is out of character with the surrounding community. Due to the incompatibility with the surrounding area, staff recommends denial of this request to rezone the above mentioned parcels from R-A to R-20.</p>

Zoning Advisory

Group Recommendation: The District 7 Zoning Advisory Group met on October 7, 2015; and recommended **Denial** of a request to rezone from R-A to R-20. The vote was **3** in favor, **0** opposed, and **0** absent.

Planning Commission

Recommendation: The Anderson County Planning Commission met on October 13, 2015, and after a duly noted public hearing recommended \_\_\_\_\_ of a request to rezone from R-A to R-20. The vote was \_ in favor, \_ opposed, and \_ absent.



## Rezoning Application

Date of Application Completion 9/8/15

Application Status (Approved or Denied)

### Applicant's Information

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

BUYER'S

### Owner's Information

(If Different from Applicant)

Name: FB Development LLC  
Mailing Address: 9 Blanton Lane Greer SC 29650  
Telephone and Fax: (864) 430-8023 E-Mail: FabyBrook@Charter.net

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

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

[Signature]  
Owner's Signature

September 3/2015  
Date

### Project Information

Property Location: 1605 Breazeale Road, Anderson SC.  
Parcel Number(s)/TMS: 171-00-04-006 & 171-00-04-060  
County Council District: 7 School District: 5  
Total Acreage: 46.64 Current Land Use: SINGLE FAMILY VACANT  
Current Zoning: R-A Requested Zoning: R-20  
Purpose of Rezoning: SINGLE FAMILY SUBDIVISION w/minimum 25000 sq ft lots and Public WATER from Hammock/Creek District.

Page 1 of 2

**ORIGINAL**

Private Covenants or Deed Restrictions on the Property: Yes

No

If you indicated no, your signature is required.

Applicant's Signature

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:

This development will be a minimum of 25,000 sq ft lots, home will average in the \$300,000 range as an average, Existing House to remain and be made Part of Subdivision

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.

Applicant's Signature

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 Supplement Planning Commission Review Criteria

9/8/15  
Date of Application Completion

Application Status (Approved or Denied)

### Project Information

Property Location: 1605 BREAZEALE Rd.  
County Council District: 7 School District: 5  
Total Acreage: 46.64 Current Land Use: RESIDENTIAL/VACANT  
Current Zoning: R-A Requested Zoning: R-20  
Purpose of Rezoning: FOR UPSCALE SINGLE FAMILY SUBDIVISION

How will this proposal be compatible with surrounding properties? The proposed Subdivision would be comparable to the Subdivision just south of the Property called "STEEPLECHASE" which is zoned R-20 & there is also R-20 to the east of the Property.

How will this proposal affect the use and value of the surrounding properties? The proposed subdivision would have an average selling price of about \$300,000. Which would be in line with the Price of other homes in the area.

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

The price of the property would basically stop this development if it had to be developed into one acre lots, right now the developer would have to do at least 25,000 sq ft lots.

What would be the increase to population and traffic, if the proposal were approved? The existing house would be left & made part of the proposed subdivision plus the additional lots, which have not been designed yet.

What would be the impact to schools and utilities, if the proposal were approved? not known

How is the proposal consistent with the Anderson County Comprehensive Plan; particularly the Future Land Use Map? The map calls for this area to be residential

Are there existing or changing conditions which affect the development of the property and support the proposed request? Hammond/Big creek Water Company has the pressures & volumes to serve the proposed development

Additional Comments: \_\_\_\_\_

On a separate page, please provide any additional information or evidence that supports your request and the statements that you have provided in this application and supplement.

Page 2 of 2

For Office Use Only:

Application Received By: dlagrone Date Complete Application Received: 9/8/15

Application Fee Amount Paid: \$250.00 Check Number: 1211

Scheduled Advisory Public Hearing Date: 10/7/15 Citizens' Advisory Recommendation: \_\_\_\_\_

Scheduled Commission Public Hearing Date: 10/13/15 Planning Commission Recommendation: \_\_\_\_\_

Scheduled Council Public Hearing Date: \_\_\_\_\_ County Council Decision: \_\_\_\_\_



"Expect the Service  
Only an Owner Delivers"



REAL ESTATE   ■   MORTGAGE   ■   INSURANCE

We the Sellers of 1605 Breazeale Rd. Belton, SC 29627, authorize the Purchaser who has our property under contract, Upstate Land Development LLC, to rezone our property from RA to R-20.

DocuSigned by:

*Lynette Pannell*

9/15/2015 | 3:35 PM ET

7B77549AD8F240E...

Seller, Lynette Pannell

Date

DocuSigned by:

*Joshua H. Pannell, POA*

9/15/2015 | 3:34 PM ET

6FEC0FF6FB374FF...

Seller, Joshua H Pannell Et Al

Date



I HEREBY CERTIFY THAT THE RATIO OF PRECISION  
OF THE FIELD SURVEY IS 1/15,000 AS SHOWN  
HEREON AND THE AREA WAS DETERMINED BY  
DMD METHOD OF AREA CALCULATION.

87/17

ROBERT R. SPEARMAN

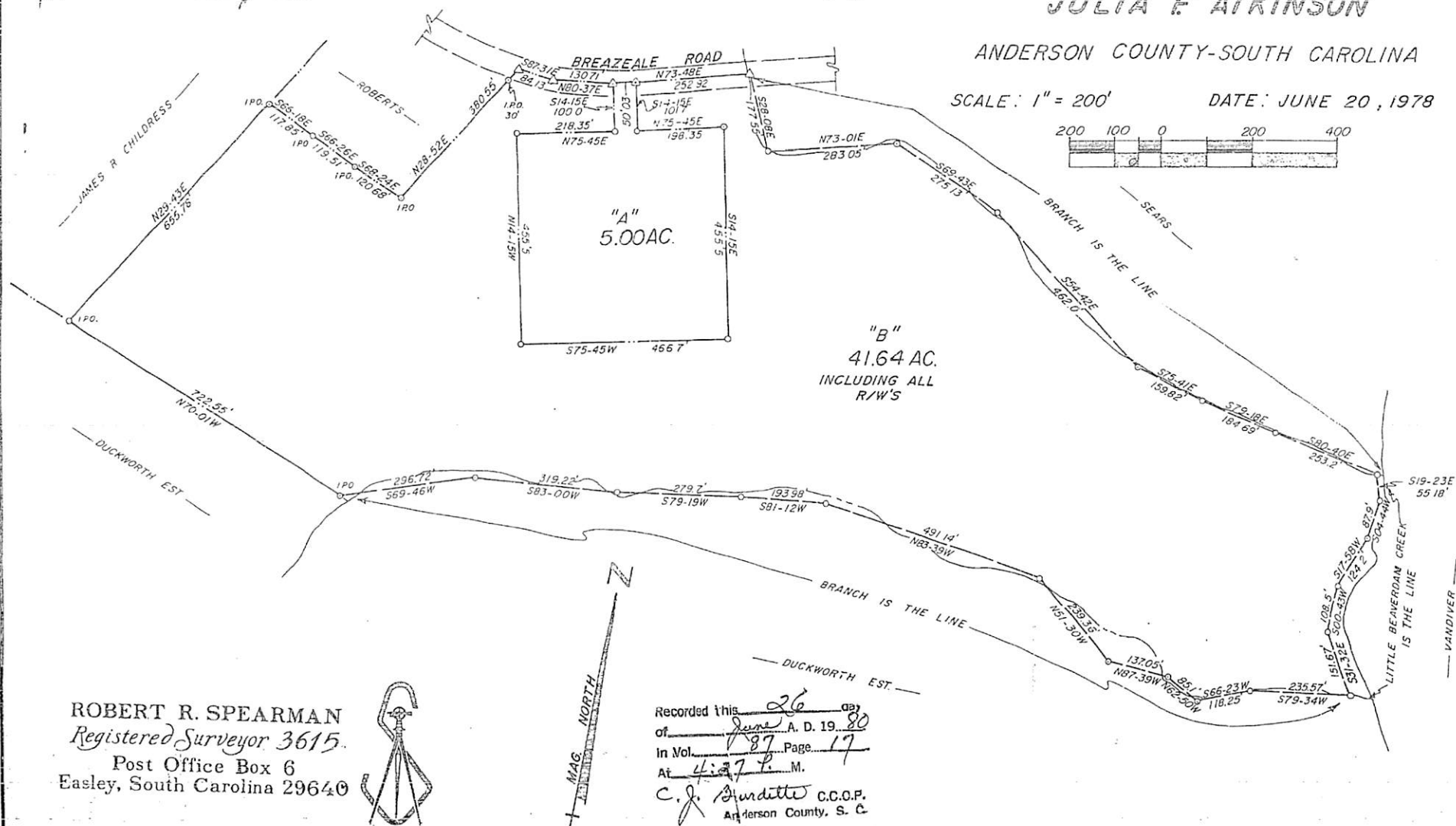
JUN 26 4 27 PM '80

Survey: SURVEY FOR  
**LARRY S. ATKINSON &  
JULIA F. ATKINSON**

ANDERSON COUNTY-SOUTH CAROLINA

SCALE: 1" = 200'

DATE: JUNE 20, 1978



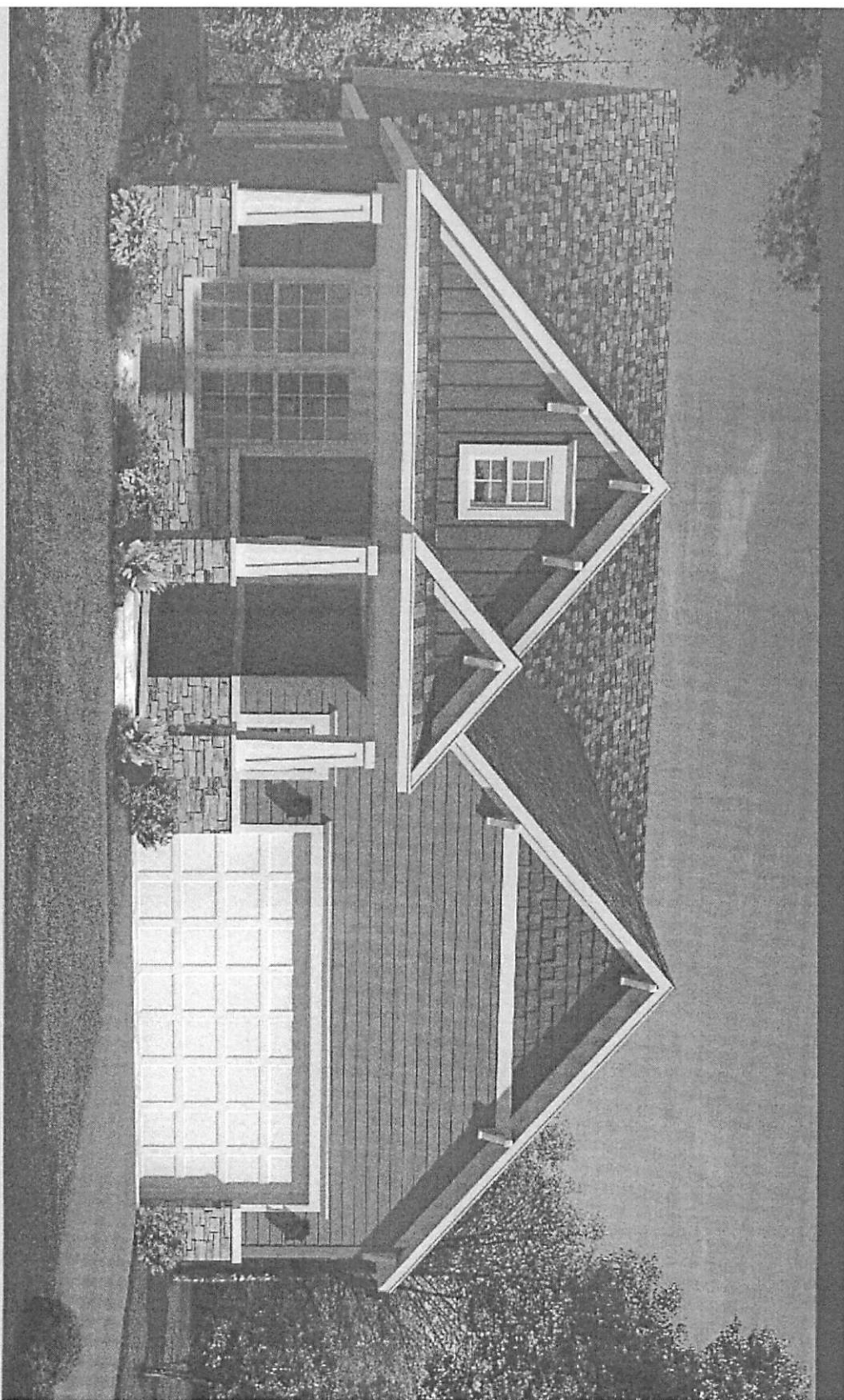
ROBERT R. SPEARMAN  
Registered Surveyor 3615  
Post Office Box 6  
Easley, South Carolina 29640



Recorded this 26 day  
of June A. D. 19 80  
In Vol. 87 Page 17  
At 4:27 P. M.  
C. J. Gurdette C.C.O.P.  
Anderson County, S. C.



# CATAWBA



*Right Where You Want to Be!*

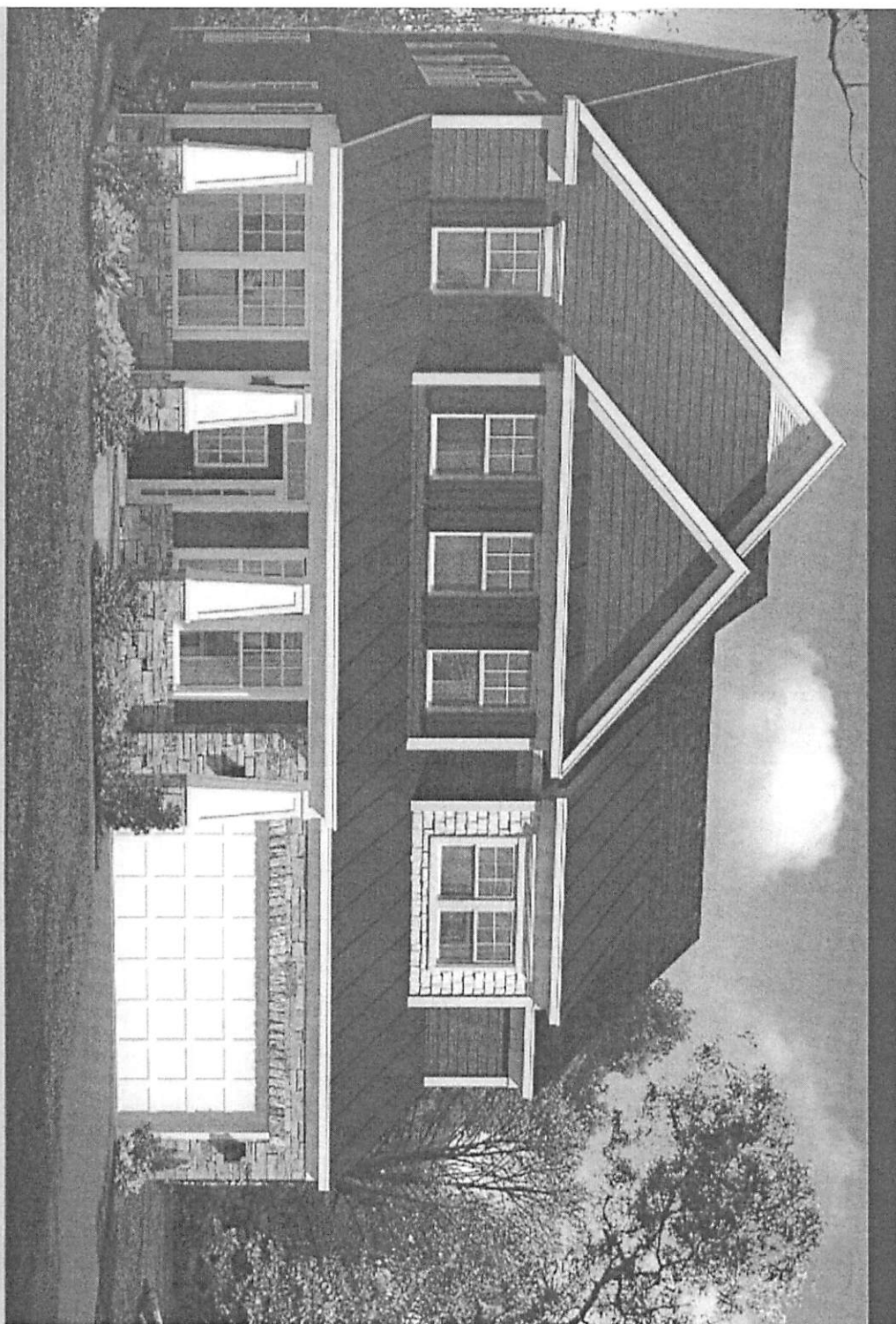


*Better Value. Better Living.™*

ELEVATION 5

F

# STONEHAVEN



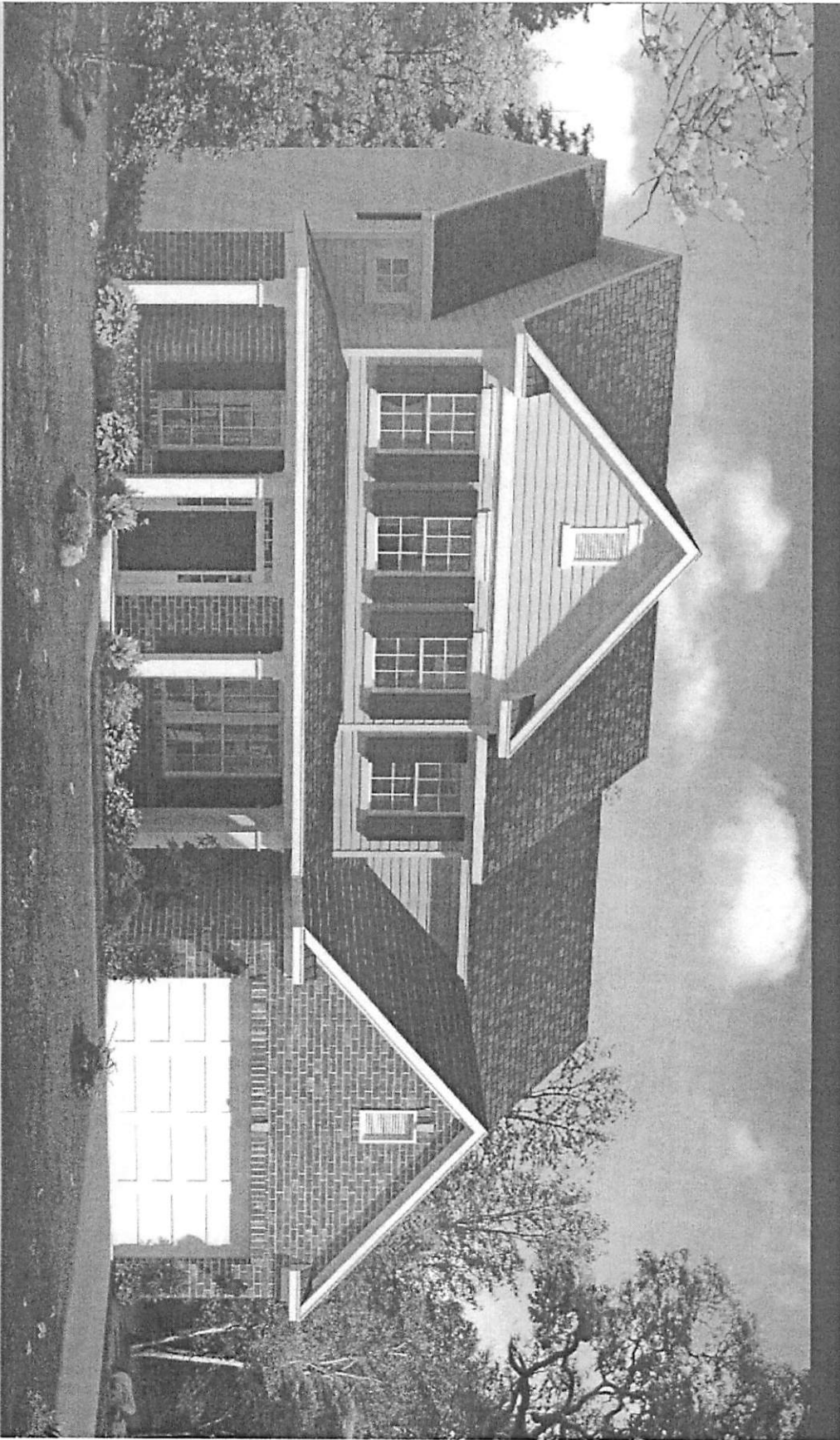
*Right Where You Want to Be!*



*Better Value. Better Living.™*

ELEVATION 5

# ARLINGTON



*Right Where You Want to Be!*



*Better Value. Better Living.™*

ELEVATION 7

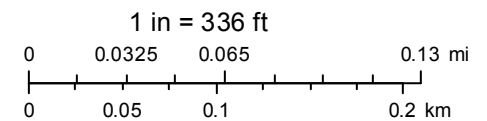


# Anderson County



September 16, 2015 Disclaimer accepted.

TMS:	1240501001
Owner:	CROSBY ANDERSON FEE OWNER LLC
Owner Address:	PO BOX 1159
City/State:	DEERFIELD IL
Deed Book:	8737
Tax District:	5
Sale Year:	2008
Deed Page:	147
Description:	W WHITNER ST 2.02 AC
Sale Price:	\$5,691,931
Market Value:	\$2,882,600
Zip Code:	60015

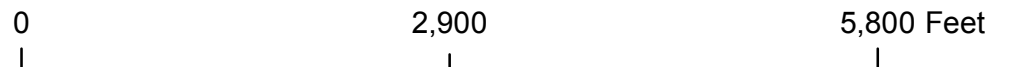


ESRI, Highland Mapping, and Anderson County GIS

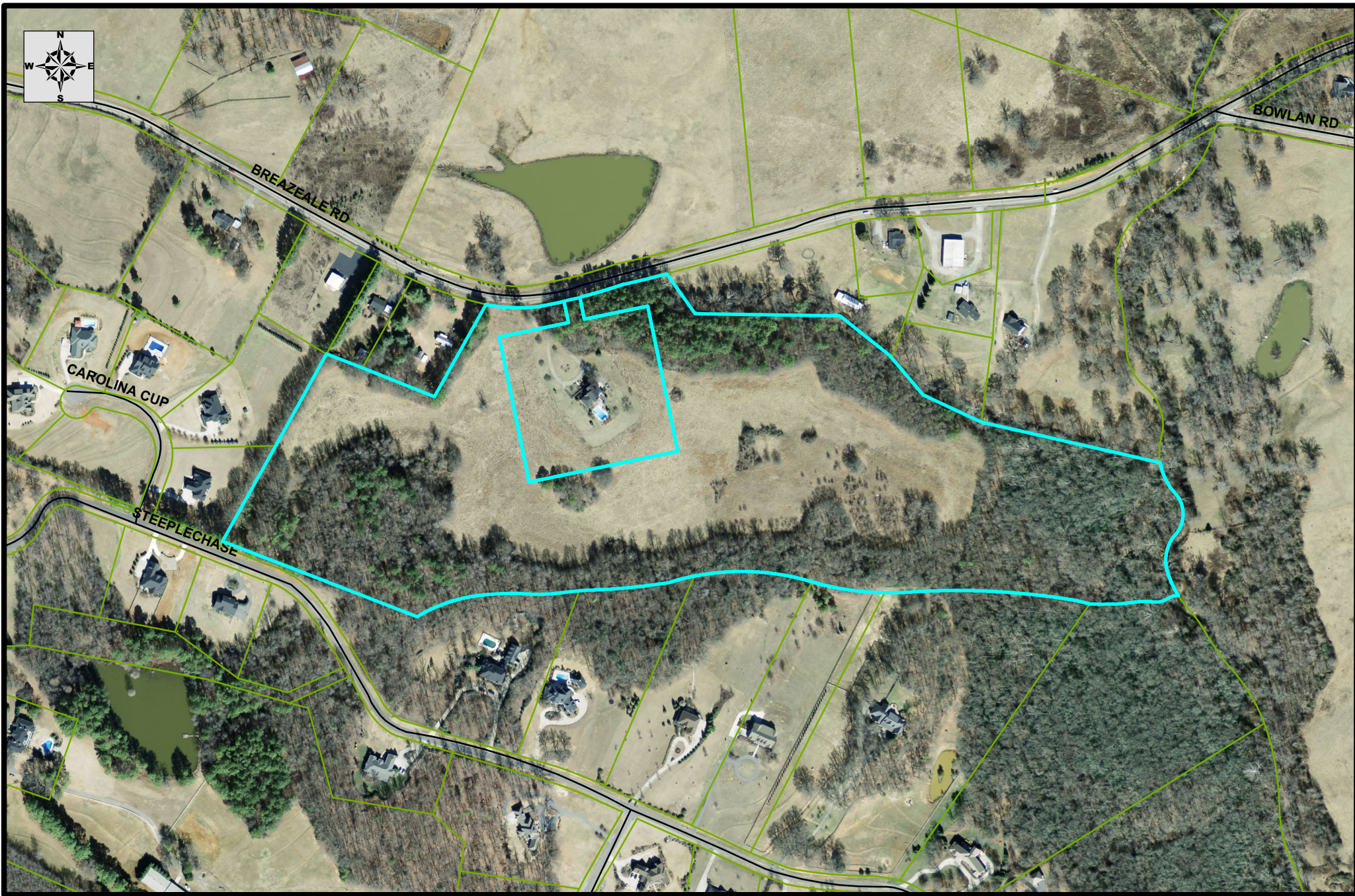




**1605 Breazeale Road  
R-A to R-20  
Rezoning Request**



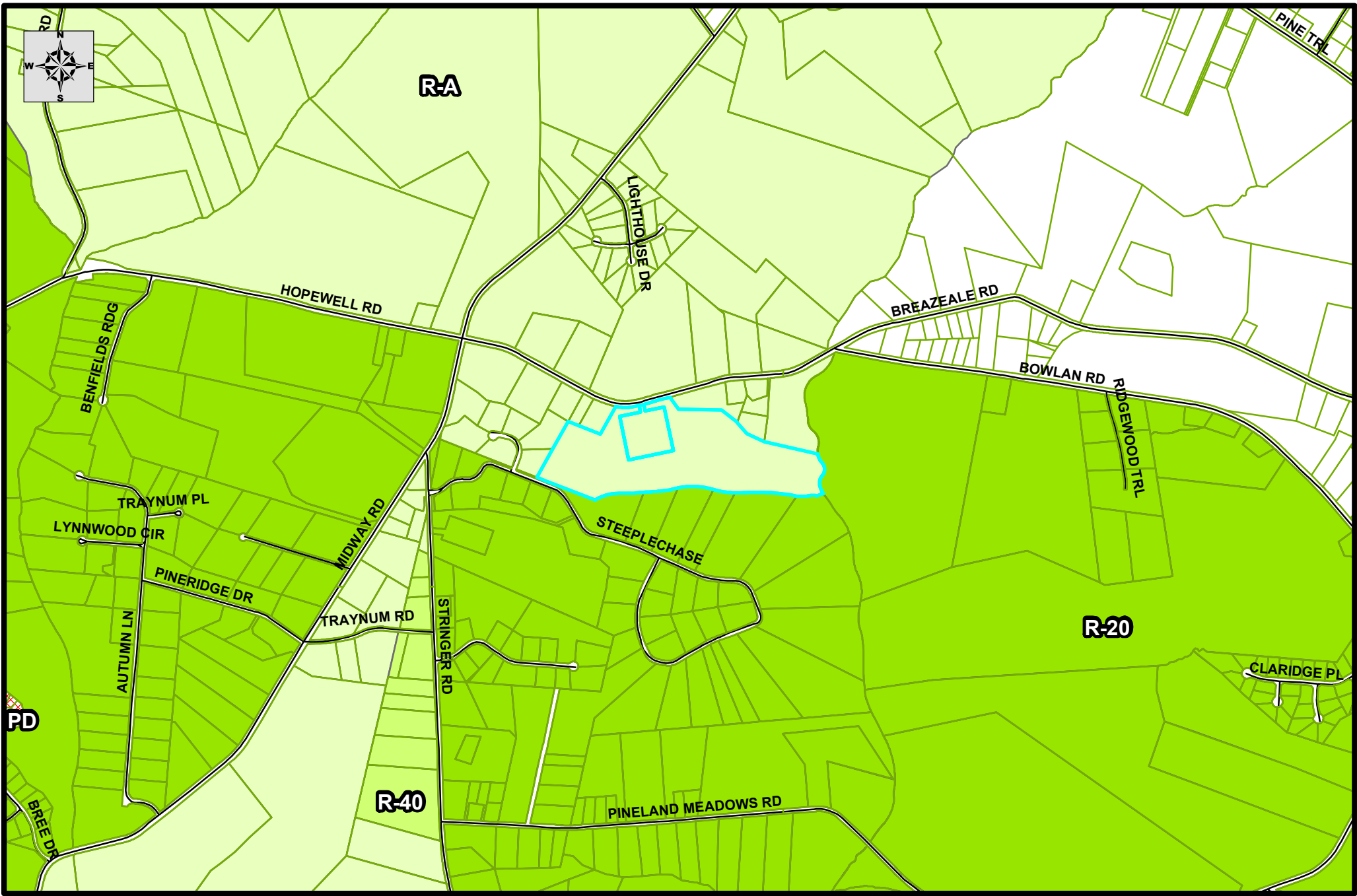




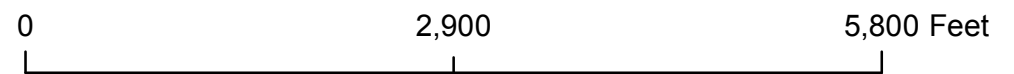
**1605 Breazeale Road  
R-A to R-20  
Rezoning Request**



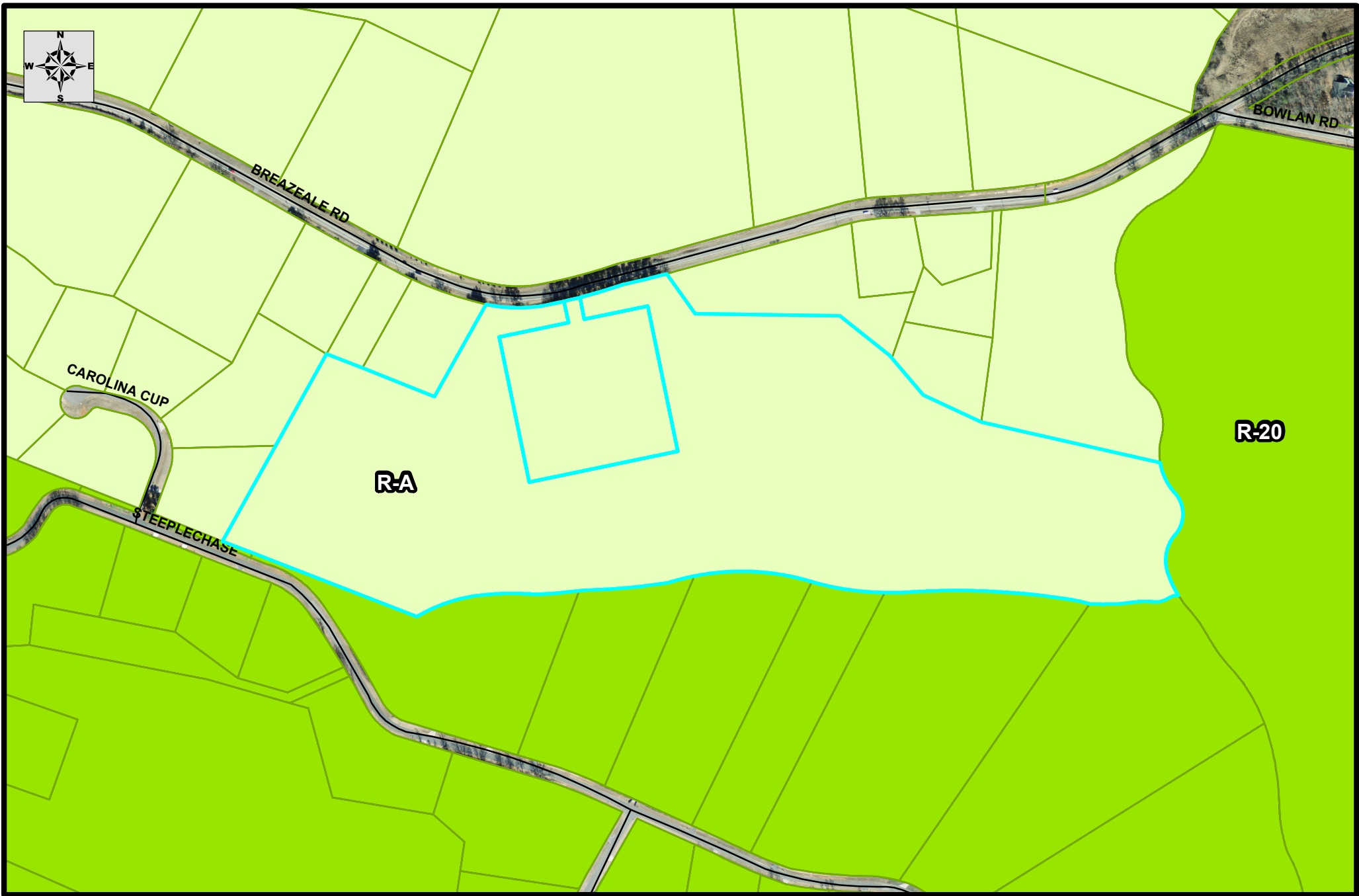




**1605 Breazeale Road**  
**R-A to R-20**  
**Rezoning Request**







**1605 Breazeale Road**  
**R-A to R-20**  
**Rezoning Request**

0 850 1,700 Feet













REGULATORY PUBLIC  
HEARING NOTICE  
MCL 206A.4728



