

Anderson County Planning Commission

Will Moore, Chair, District #4
James McClain, MD, District #1
Brad Burdette, District #3
Jane Jones, District #6
Bryan P. Boggs, At Large

Wesley Grant, Vice-Chair, At Large
Donna P. Mathews, District #2
David Cothran, District #5
Dan Harvell, District #7

Memorandum

To: Anderson County Planning Commission
From: Brittany McAbee
Date: August 1, 2022
Cc: County Council
Re: August 9, 2022 Regular Commission Meetings

The Anderson County Planning Commission is scheduled to hold its next meeting on **Tuesday, August 9, 2022 6:00PM** at the **Historic Courthouse**, located at **101 S Main St, Anderson, SC 29622**.

The meeting agenda and packet are attached for your review.

Please email bdmcabee@andersoncountysc.org or call 864-260-4720, to inform staff whether or not you will be in attendance. This ensures a quorum prior to arrival. Thank you.

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August 9, 2022
Regularly Scheduled
Meeting 6:00 PM

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Approval of Agenda
4. Approval of Minutes
 - A. July 12, 2022 minutes forthcoming
5. Public Hearings
 - A. Rezoning Request: +/- .92 acres, located at 5930 Highway 187 [**Council District 4**]
 - i. Staff Report Recommendation
 - ii. Developer Presentation
 - iii. Public Comments
6. Old Business
7. New Business
8. Public Comments, non-agenda items – 3 minutes limit per speaker
9. Other Business
10. Adjournment

**Anderson County Planning Commission
Staff Report
July 12, 2022**

Applicant: Tejashkumar Patel

Current owner: Yogiraj, LLC

Property location: 5930 Highway 187

Precinct: Mount Tabor

Council district: 4

TMS#(s): 43-00-12-001

Acreage: +/- .92 acres

Current zoning: C-1N (Neighborhood Commercial District)

Requested zoning: C-2 (Highway Commercial District)

The Highway Commercial district is established to provide for the development on major thoroughfares of commercial land uses which are oriented to customers traveling by automobile. Establishments in this district provide goods and services for the traveling public and also for the convenience of local residents.

Surrounding zoning: North: I-2 (Industrial Park District)
South: R-20 (Single-Family Residential District)
East: R-20 (Single-Family Residential District)
West: I-2 (Industrial Park District)

Evaluation: This request is to rezone from C-1N to C-2 for the purpose of expanding existing business. Potential uses include food service, tobacco, cigar, or vape shop, coffee shop, moving truck rentals, or liquor or ABC stores.

Public outreach: Staff hereby certifies that the required public notification actions have been completed, as follows:

- July 25, 2022: Rezoning notification postcards sent to 52 property owners within 2,000' of the subject property; to date, staff has received **no** phone calls requesting more information.
- July 25, 2022: Rezoning notification signs posted on subject property;
- July 25, 2022: Planning Commission public hearing advertisement published in the *Independent-Mail*.

Staff recommendation: At the Planning commission Meeting during which the rezoning is scheduled to be discussed, staff will present their recommendation at that time.



Rezoning Application

Anderson County Planning & Development

Date of Submission

Approved/Denied

Applicant's Information

Applicant Name: Tejashkumar Patel

Mailing Address: 5930 Hwy 187, Anderson, SC 29625

Telephone: 732-857-1033

Email: taj8612@gmail.com

Owner's Information

(If Different from Applicant)

Owner Name: _____

Mailing Address: _____

Telephone: _____

Email: _____

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

I hereby appoint the person named the Applicant as my agent to represent me in this request for rezoning:

Owner's Signature

Date

Project Information

Property Location: 5930 Hwy 187, Anderson, SC 29625

Parcel Number(s)/TMS: 430012001

County Council District: District 4

School District: District 4

Total Acreage: 0.92 AC

Current Land Use: _____

Requested Zoning: C-2

Current Zoning: C-1N

Purpose of Rezoning: Expend business opportunity

Are there any Private Covenants or Deed Restrictions on the

☐ Yes

☒ No

Property? If you indicated no, your signature is required.

Peter Tejush 2

Applicant's Signature

7/7/22

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.

Additional Information or Comments: _____

An accurate plat (survey) of the property must be submitted with this application.

If pursuing a review district classification (IZOD, PC, PD, POD, RRD), a preliminary development plan, statement of intent and letters from appropriate agencies or districts verifying available and adequate public facilities must be submitted with the application.

Please refer to Chapter 70 of the Anderson County Code of Ordinances for further information regarding submission requirements.

As the applicant, I hereby confirm that all required information and materials for this application are authentic and have been submitted to the Planning & Development office.

Peter Tejush 2

Applicant's Signature

6/15/2022

Date

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

For Office Use Only:

Application Received By: _____

Complete Submission Date: _____

Commission Public Hearing: _____

Council Public Hearing: _____



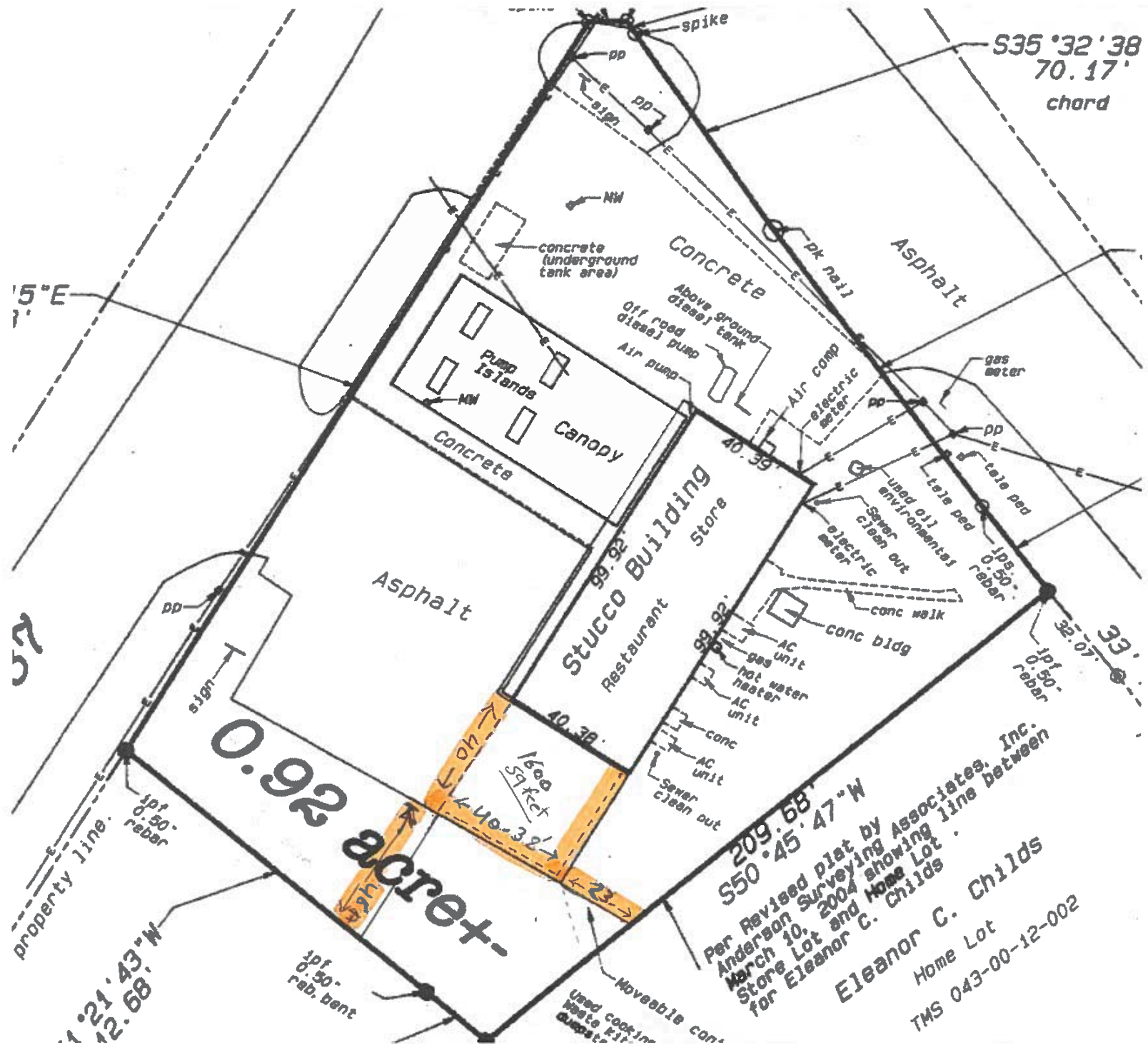
ANDERSON COUNTY REZONING APPLICATION NARRATIVE

Please provide a narrative below, describing the proposed use of the property including, but not limited to:

1. General description of proposed use;
2. Plans for protection of abutting properties, if applicable;
3. Any additional information deemed reasonable for review.

I am rezoning this my Property to open more opportunity to do more business. ~~My~~ my plans is to add 2000 square feet to addition to the current building. And either rent to someone or open my own business. it can be food serving, Tobacco shop, Cigar Shop, coffee shop, Vape shop, U-haul Rental liquor stores, ABC store. ~~Anything that I want~~ After Rezoning to - C-2 it will give me more opportunity to do more business.

Also it will Add .5-8 New Jobs. At it will generate more income for County



YOGIRAJ LLC

Corporate Information	Important Dates
Entity Type: Limited Liability Company	Effective Date: 08/10/2015
Status: Good Standing	Expiration Date: N/A
Domestic/Foreign: Domestic	Term End Date: N/A
Incorporated State: South Carolina	Dissolved Date: N/A
Registered Agent	
Agent: TEJASHKUMAR PATEL	
Address: 5930 HIGHWAY 187 ANDERSON, South Carolina 29625	

Official Documents On File

Filing Type	Filing Date
Organization	08/10/2015



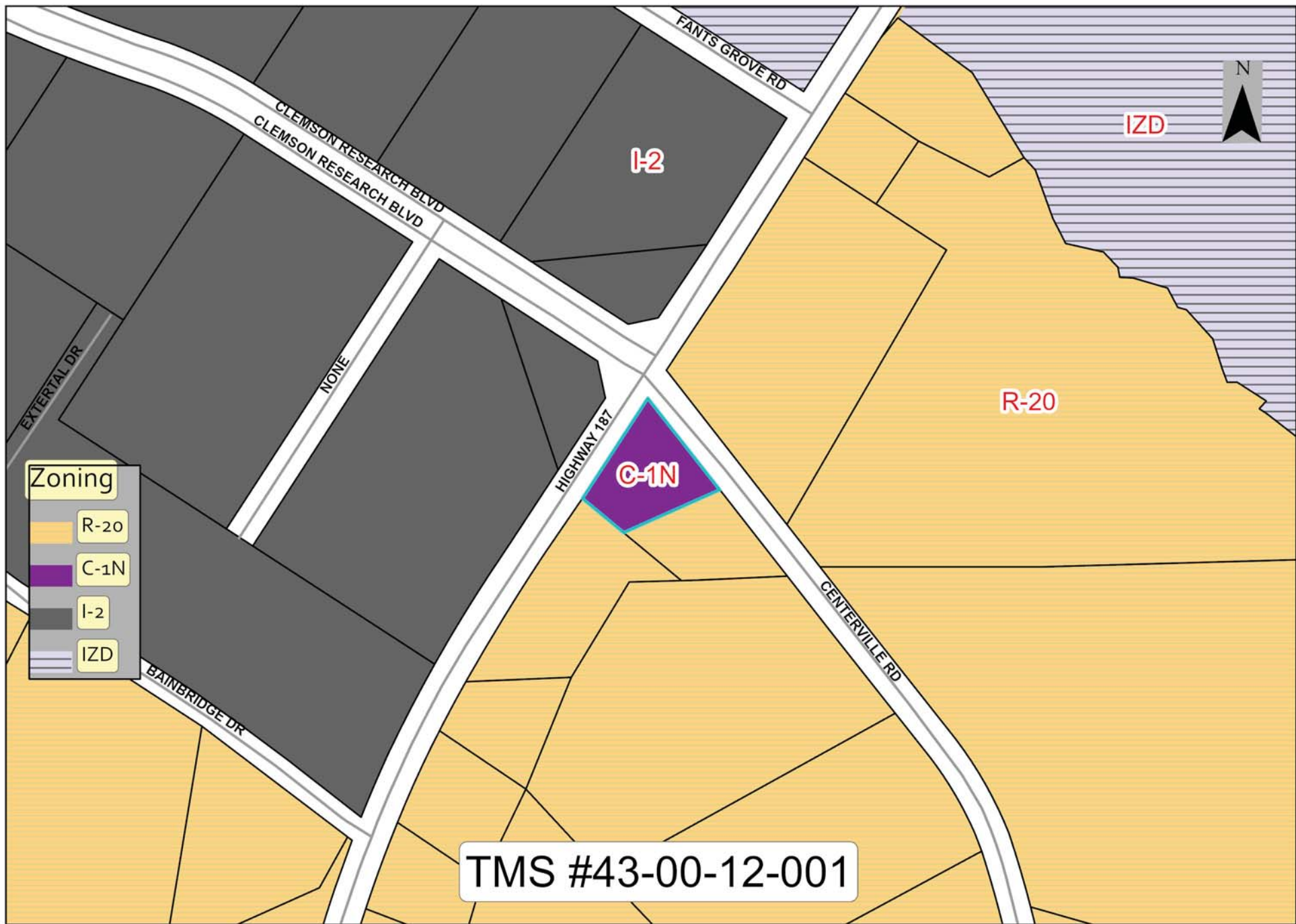


Aerial Photography

TMS #65-00-04-013

0 255 510 1,020 Feet





0 285 570 1,140 Feet