

East-West Connector Corridor Overlay District



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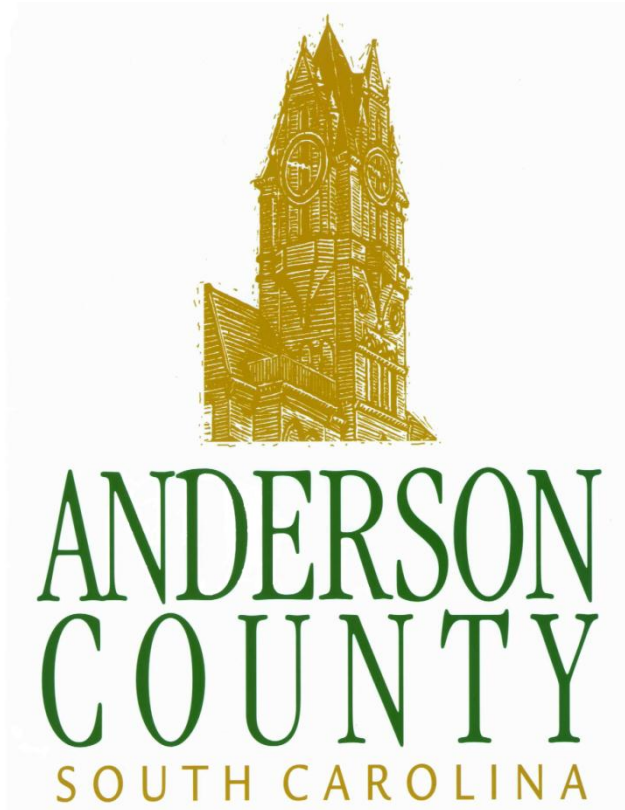
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Introduction

A. Origin of Study

The East-West Connector Corridor Overlay District was initiated by a request from the Anderson County Council. Made in September, 2010, the request was in response to numerous concerns expressed by area residents over several re-zoning requests along the East-West Connector corridor. In response to these concerns, the Anderson County Council authorized this study to create a corridor along the East-West Connector to preserve the neighborhood characteristics of that corridor.

The foundation of this Overlay is the community's vision of keeping and enhancing their own quality of life through well thought out planning. Some foundations of this plan include; acknowledging the East-West Connector corridor as a primarily residential environment, providing adequate public space, and avoiding drastic physical changes to current land uses by creating a consistent pattern of development.

It is the intent of the Anderson County Council to develop an Overlay District to protect the neighborhood characteristics of the areas specified in this District, where a substantial inventory of residential uses already exists, such that the:

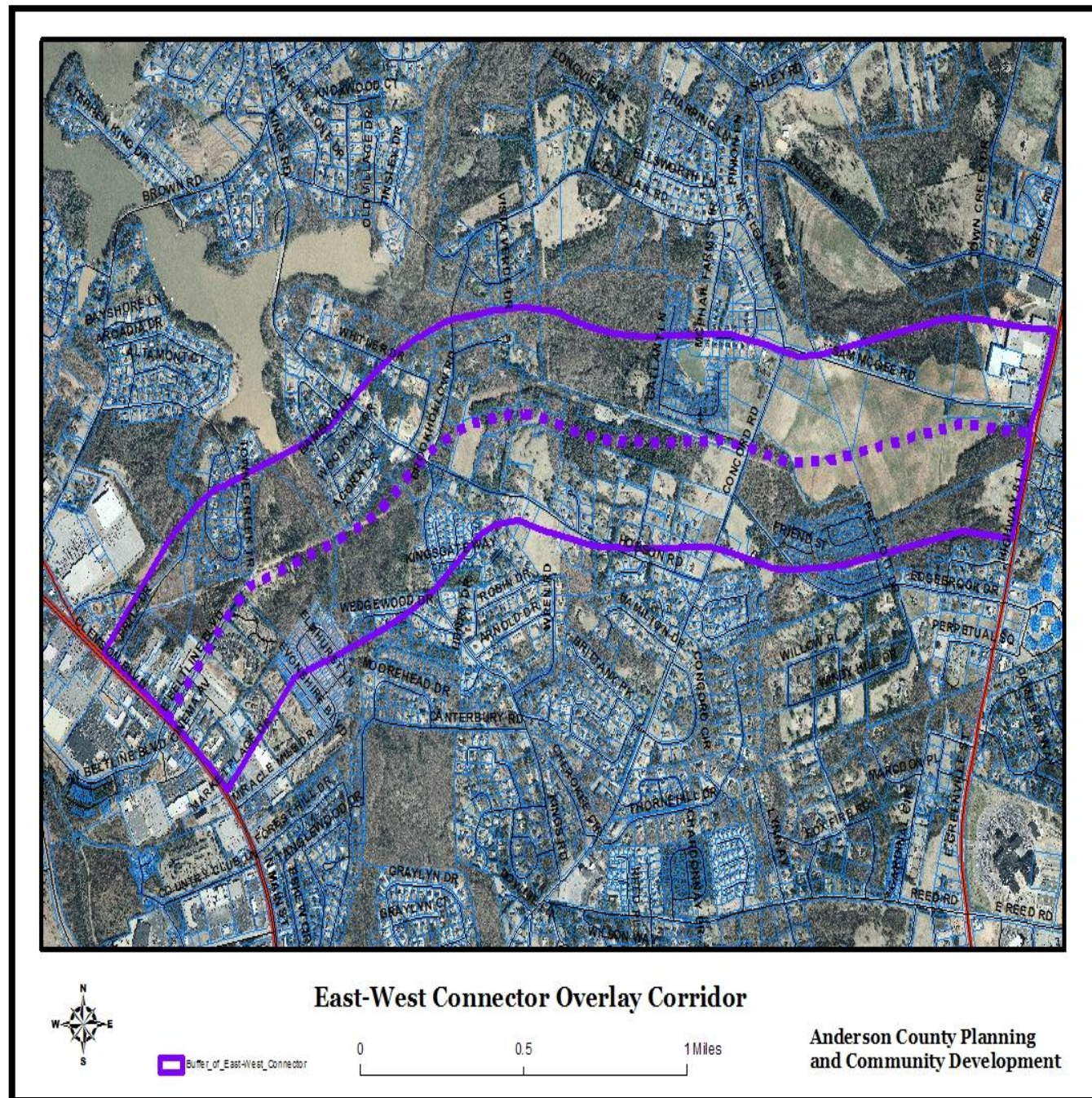
- (a) Existing residential characteristics of the District areas are not negatively altered;
- (b) Commercial uses that might serve as support for existing or future residential construction are considered, and;
- (c) Existing non residential activities, compatible with existing and future residential construction, may continue.

The Overlay District is intended to serve as a complementary tool for implementing the development policies and guidelines set forth in the Anderson County 20 Year Comprehensive Plan.

B. East-West Connector Corridor Overlay District

The Overlay District is shown in Figure 1.1 at right. All properties, or portions of properties, that are within ¼ mile of the proposed centerline of the East-West Connector, in addition to being east of the centerline of U.S. Highway 76 (Clemson Boulevard); in addition to being west of the centerline of S.C. Highway 81 (Greenville Street).

This area is bordered to the west by Clemson Boulevard and to the east by Greenville Street. The total area of the study is 1,071 square acres or 1.67 square miles.



*Aerial view of the East-West Connector Corridor Overlay District
(Anderson County Department of Community Planning and
Development)*

C. Process

The initial planning process began in September of 2010, when the Anderson County Planning Division was tasked with compiling background information and preparing informational exhibits at the request of Anderson County Council.

Two community wide public meetings were scheduled, the first for November 3rd, 2010 and the second meeting for November 17th, 2011. Cards were issued at the initial meeting to measure the most common interests or concerns that the public feels should be addressed. The second scheduled public meeting showcased the public comments that have been incorporated into the plan. Final comments, requests, and suggestions were also gathered at the second meeting to form the final revisions of the public input portion of the study prior to the County's approval process.

This study is divided into six Sections

Section 1 compiles current conditions of the Corridor, including demographics, topography, and infrastructure information.

Section 2 presents existing land use and development activity in the Corridor.

Section 3 presents community input from public meetings held in November 2010.

Section 4 presents in detail the breakdown of three distinct areas of the Corridor.

Section 5 presents Overlay recommendations to County Council.

Section 6 presents recommendations for rezoning of portions of the Study Area.

Section 1: Conditions

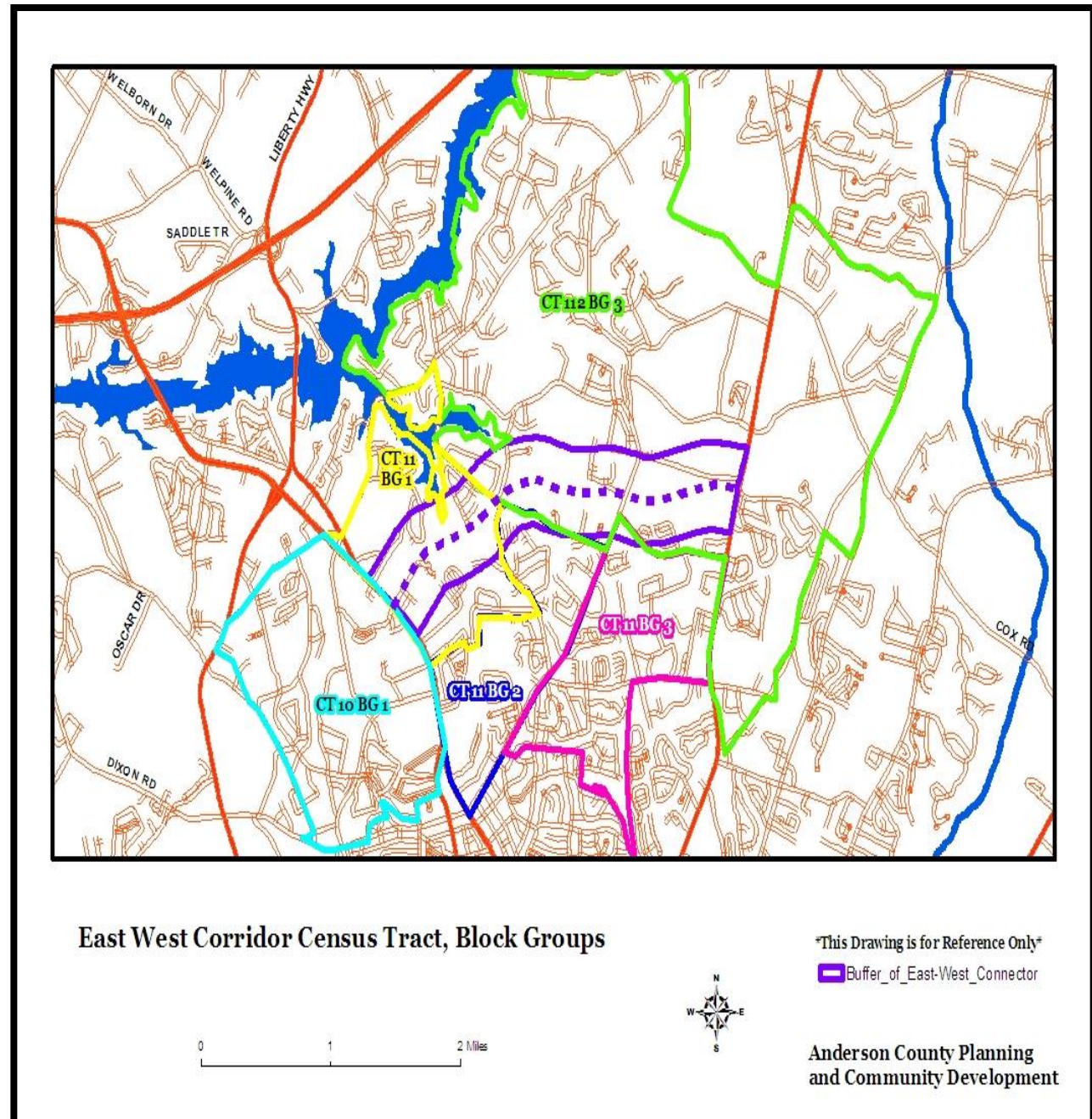
A. Demographics

Methodology

US Census data from 1990 and 2000 were used along with American Community Survey three year estimates from 2006-2008 to derive the data utilized in this study. The data was organized into Census Tract Block Groups as delineated by the United States Bureau of the Census. These five Block Groups all have a portion of their area located within the Overlay District boundaries, and encompass the entire East-West Connector Corridor Study area.

The five Census Tract Block Groups are:

- Census Tract 10, Block Group 1
- Census Tract 11, Block Group 1
- Census Tract 11, Block Group 2
- Census Tract 11, Block Group 3
- Census Tract 112, Block Group 3



1.1 Aerial view of the Census Block Groups Encompassing the East-West Connector Corridor Overlay District (Anderson County Department of Community Planning and Development)

Population

Table 1.2 at right shows that the total population for Anderson County grew by roughly 24% from 1990 to 2008, while the East-West Connector Corridor Study Area grew by nearly 69% in the same time span. Much of the growth in the Study Area was driven by Census Tract 112, Block Group 3, more than doubling in size between 1990 and 2008.

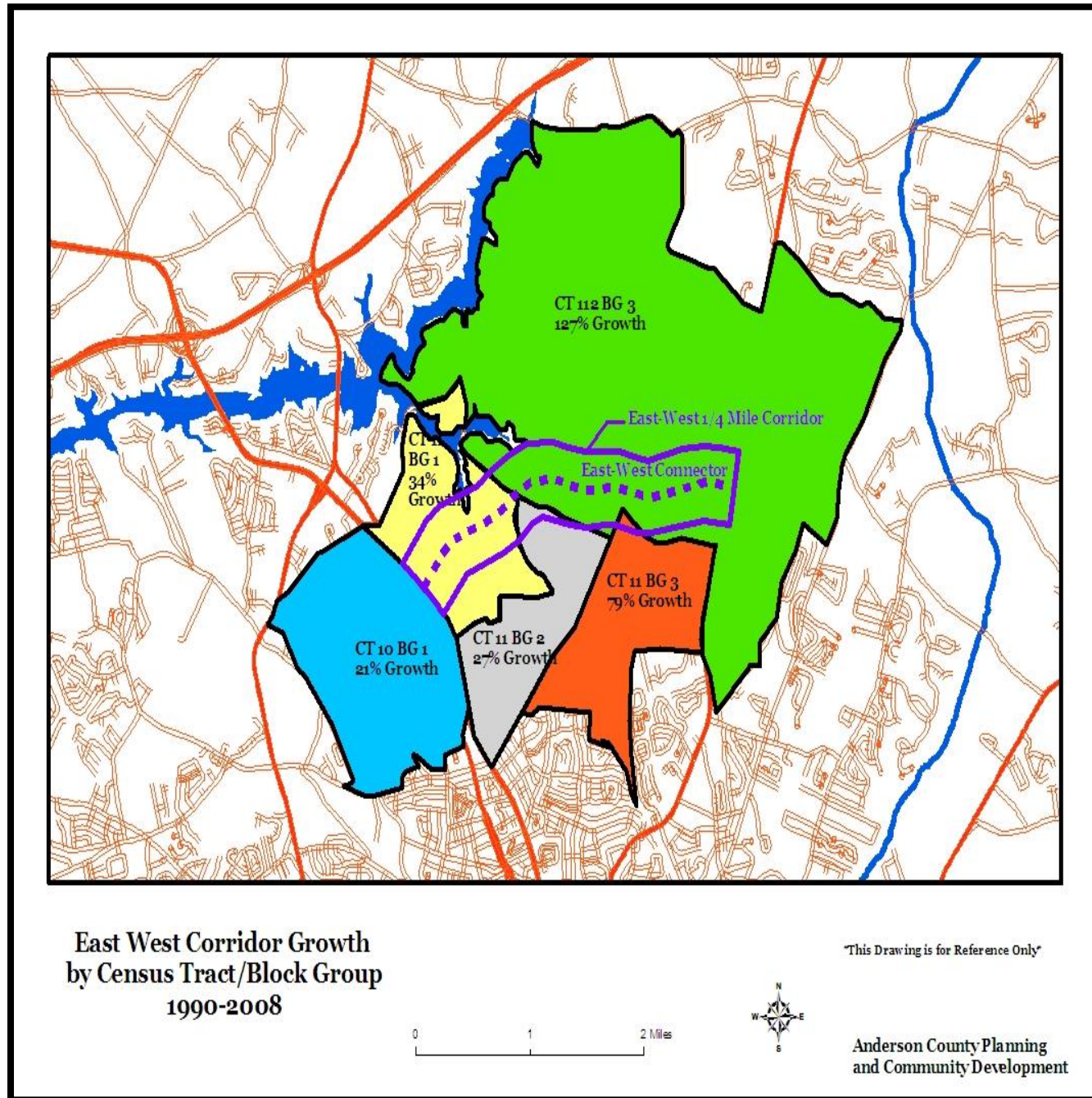
According to the South Carolina Budget and Control Board, Office of Research and Statistics, Anderson County's population is projected to grow to 218,520 by the year 2030.

Area	Population 1990	Population 2000	Population 2008 (est)	Percent Increase (1990-2008)	Density 2008
Anderson County	145,196	165,740	179,916	23.9%	0.37/acre
East-West Study Area	6,170	8,940	10,425	68.9%	1.21
CT 10, BG 1	915	1,073	1,108	21.1%	0.90
CT 11, BG 1	1,456	1,789	1,944	33.5%	2.52
CT 11, BG 2	912	1,133	1,158	26.9%	1.79
CT 11, BG 3	709	1,156	1,268	78.8%	1.61
CT 112, BG 3	2,178	3,789	4,947	127.1%	0.95

1.2 Study Area population data (U.S. Census Bureau)

Map 1.3 at right shows that the Census Block Groups that encompass the Study Area experienced growth as a whole. Census Tract 112, Block Group 3 experienced a very large increase in population between 1990 and 2008, more than doubling in size.

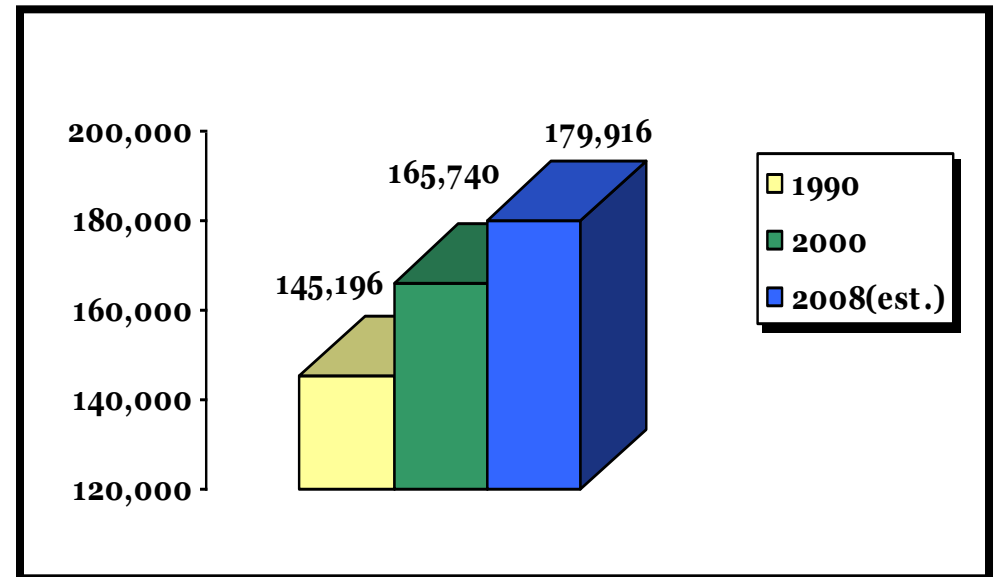
As a result of this growth, the Connector Study Area is much denser than the County as a whole. This can also be explained by the fact that a large part of the County is rural, while the Connector Study Area is located within or near the City of Anderson limits. The densest areas along the corridor can be seen in Census Tract 11, Block Groups 1-3. The areas of greatest growth can be seen along the north and eastern sections of the Study Area.



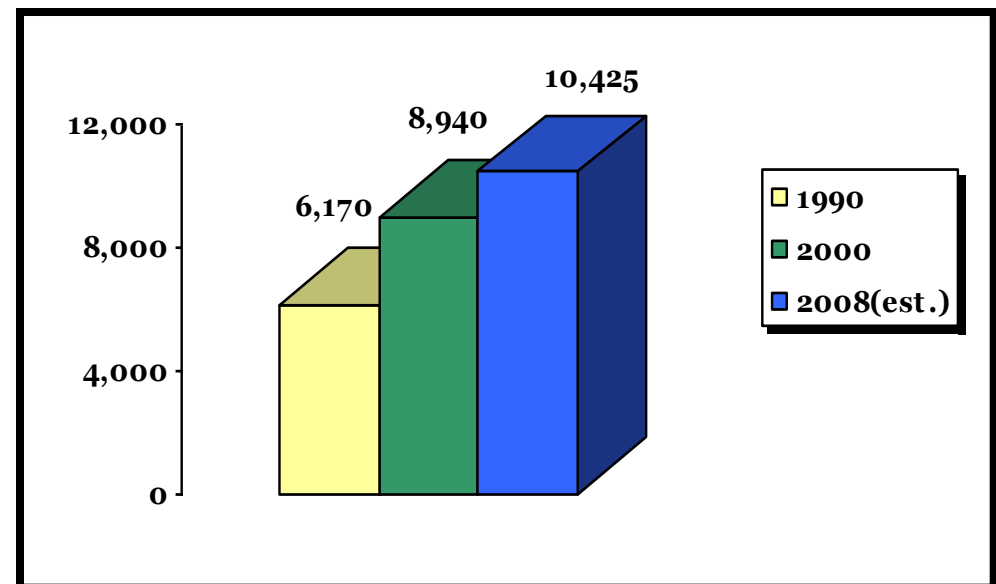
1.3 East West Connector Corridor Study Area population growth 1990 to 2000 (Anderson County Department of Community Planning and Development & U.S. Census Bureau) 10

Charts 1.4 and 1.5 at right compare Anderson County's populations, as well as the Study Area's populations, respectively. These figures are tallied using the 1990 and 2000 censuses, and the 2008 estimate from the US Census Bureau.

The County population increased by 34,720 people between 1990 and 2008, or 24%, while the Study Area's population increased by 4,255 people, or 69%.



1.4 Anderson County Population 1990-2008(est.) (U.S. Census Bureau)



1.5 Census Block Groups Encompassing the East-West Connector Corridor Study Area populations 1990-2008(est.) (U.S. Census Bureau)

Housing Units

Table 1.6 at right shows that the Study Area built new housing almost two and a half times faster than the County as a whole between 1990 and 2008. The areas of greatest increase occurred along the eastern and northeastern portions of the study area.

Census Tract 112, Block Group 3 (to the north and east of the Study Area) showed the greatest increase in housing units, a 152% growth rate, almost tripling in 18 years from 730 units to 1,841.

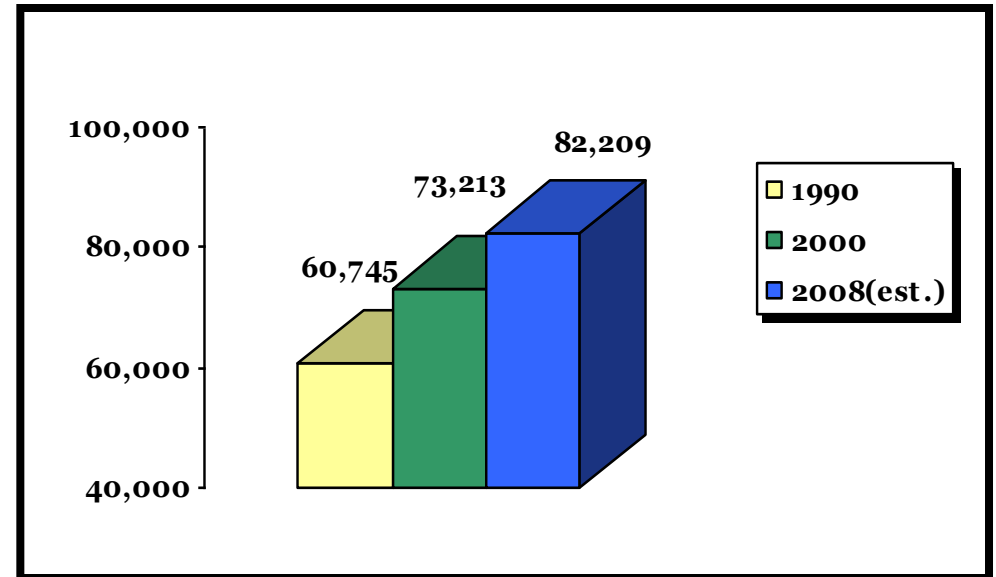
The smallest housing growth occurred in Census Tract 10, Block Group 1 (to the west of the Study Area), with a comparatively modest increase of 114 units, or about 30% growth.

Area	Housing Units 1990	Housing Units 2000	Housing Units 2008 (est.)	Percent Increase (1990-2008)
Anderson County	60,745	73,213	82,209	35.3%
East-West Study Area	2,529	3,837	4,617	82.6%
CT 10, BG 1	384	458	498	29.7%
CT 11, BG 1	753	1,033	1,183	57.1%
CT 11, BG 2	385	484	521	35.3%
CT 11, BG 3	277	501	574	107.2%
CT 112, BG 3	730	1,361	1,841	152.2%

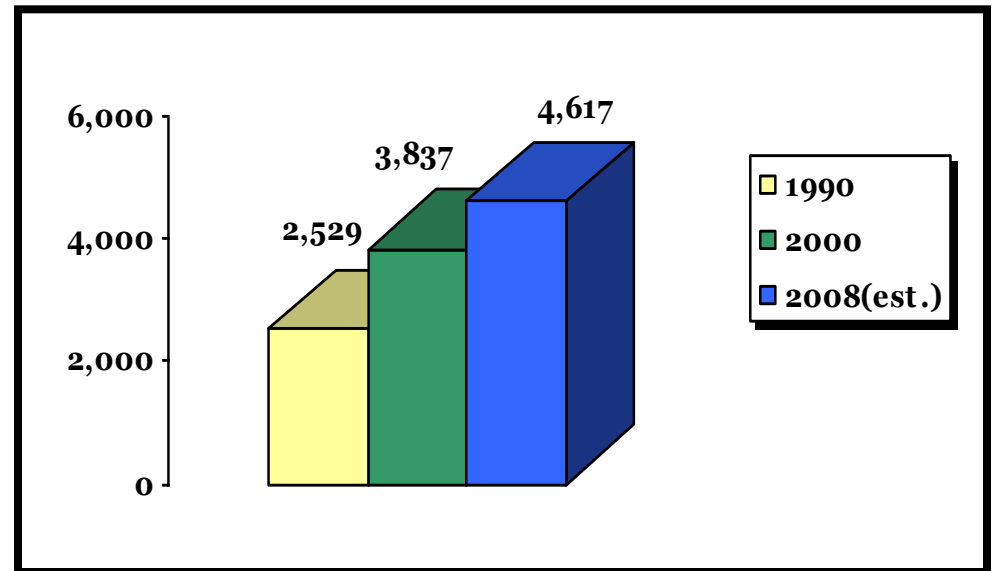
*1.6 Anderson County Housing Units 1990-2008(est.)
(U.S. Census Bureau)*

Charts 1.7 and 1.8 at right compare Anderson County housing units and the Study Area's Housing Units, respectively. These figures were tallied using the 1990 and 2000 censuses, as well as a 2008 estimate from the US Census Bureau.

The County housing stock increased by 21,464 units between 1990 and 2008, or 35%, while the Study Area's housing stock increased by 2,088 people, or 83%.



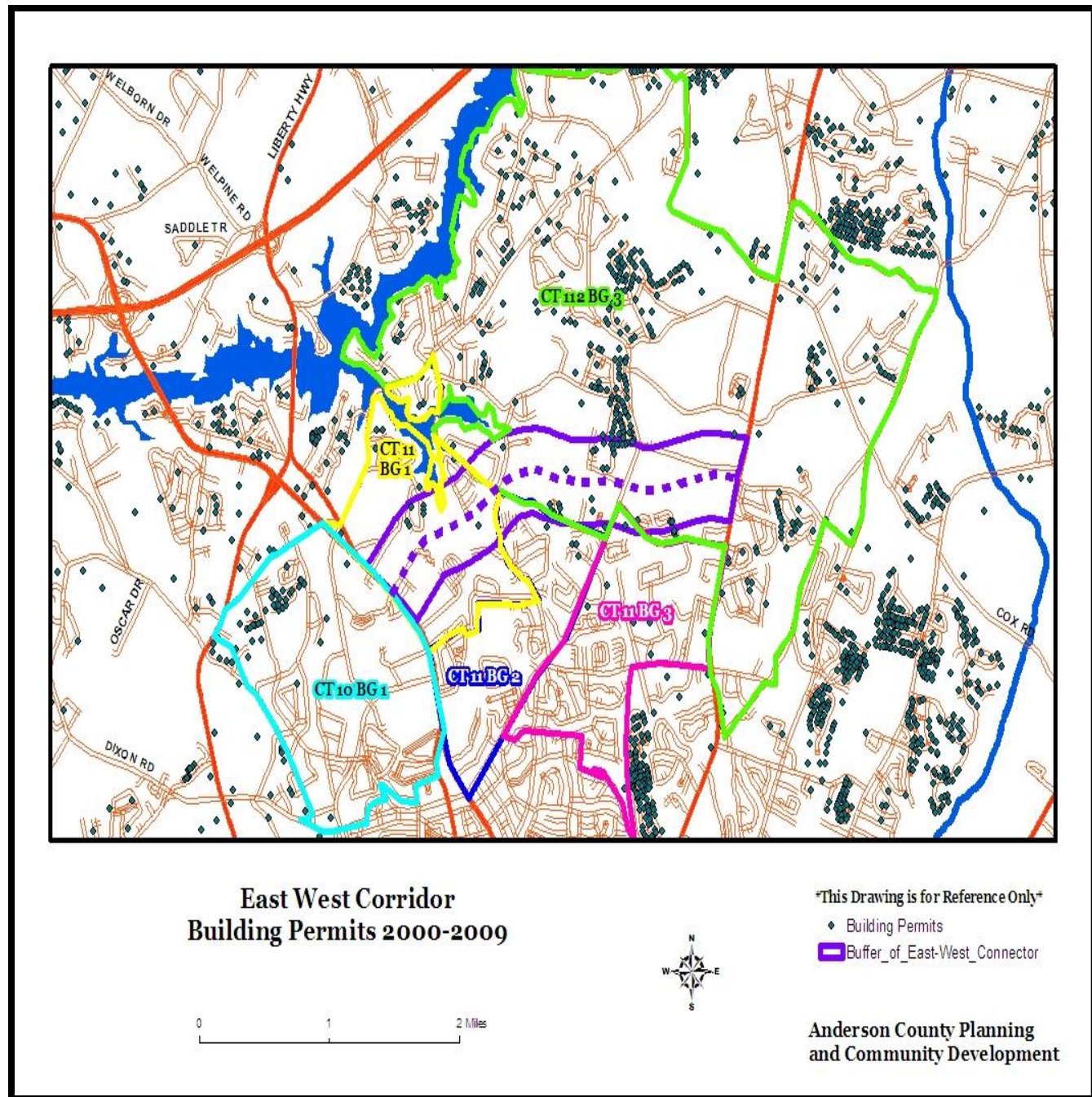
1.7 Anderson County Housing Units (U.S. Census Bureau)



1.8 East West Connector Corridor Study Area Housing Units (U.S. Census Bureau)

Map 1.9 at right shows the locations of all residential building permits issued by the County between 2000 and 2009.

The greatest concentrations of building activity in the Study Area occurred north of the Corridor, along Concord Road and Brown Road. Significant growth also occurred to the west between Salem Church Road and McGee Road.

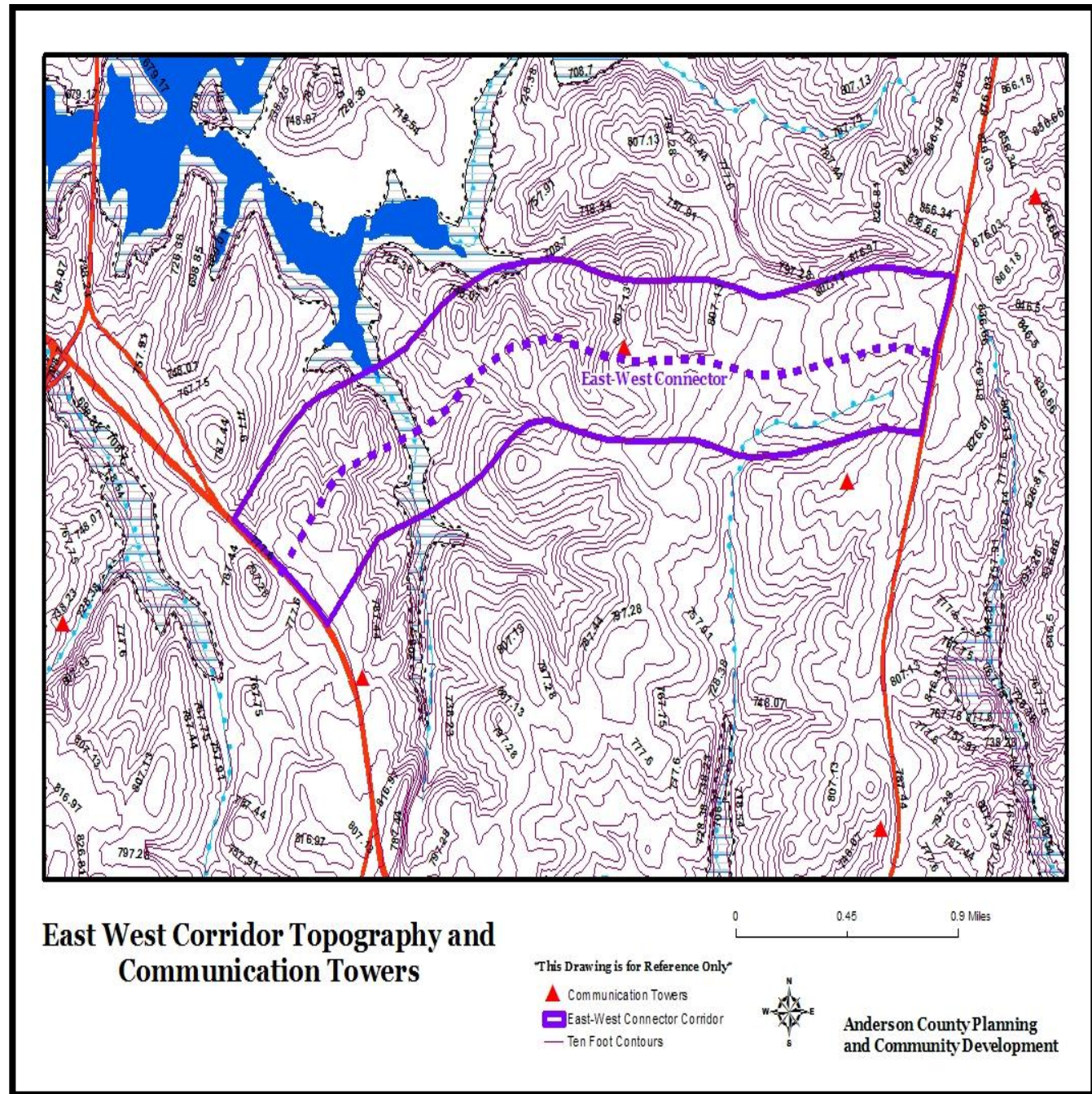


1.9 East West Connector Corridor Study Area Building Permits Issued between 2000-2009 (Anderson County Department of Community Planning and Development & U.S. Census Bureau)

B. Topography & Towers

As shown in figure 1.10 at right, rolling hillside characterizes the topography of the Study Area. Elevation generally rises from west to east along the connector, rising from roughly 780' above sea level along Clemson Boulevard, dipping sharply moving toward the Lake Hartwell watershed, then increasing to roughly 850' above sea level along Greenville Street.

There is currently one communication tower located within the Study Area, with four more located within one mile of the Study Area.



1.10 Topographical contour and Communication Tower map of the East-West Connector Study Area (Anderson County Department of Community Planning and Development)

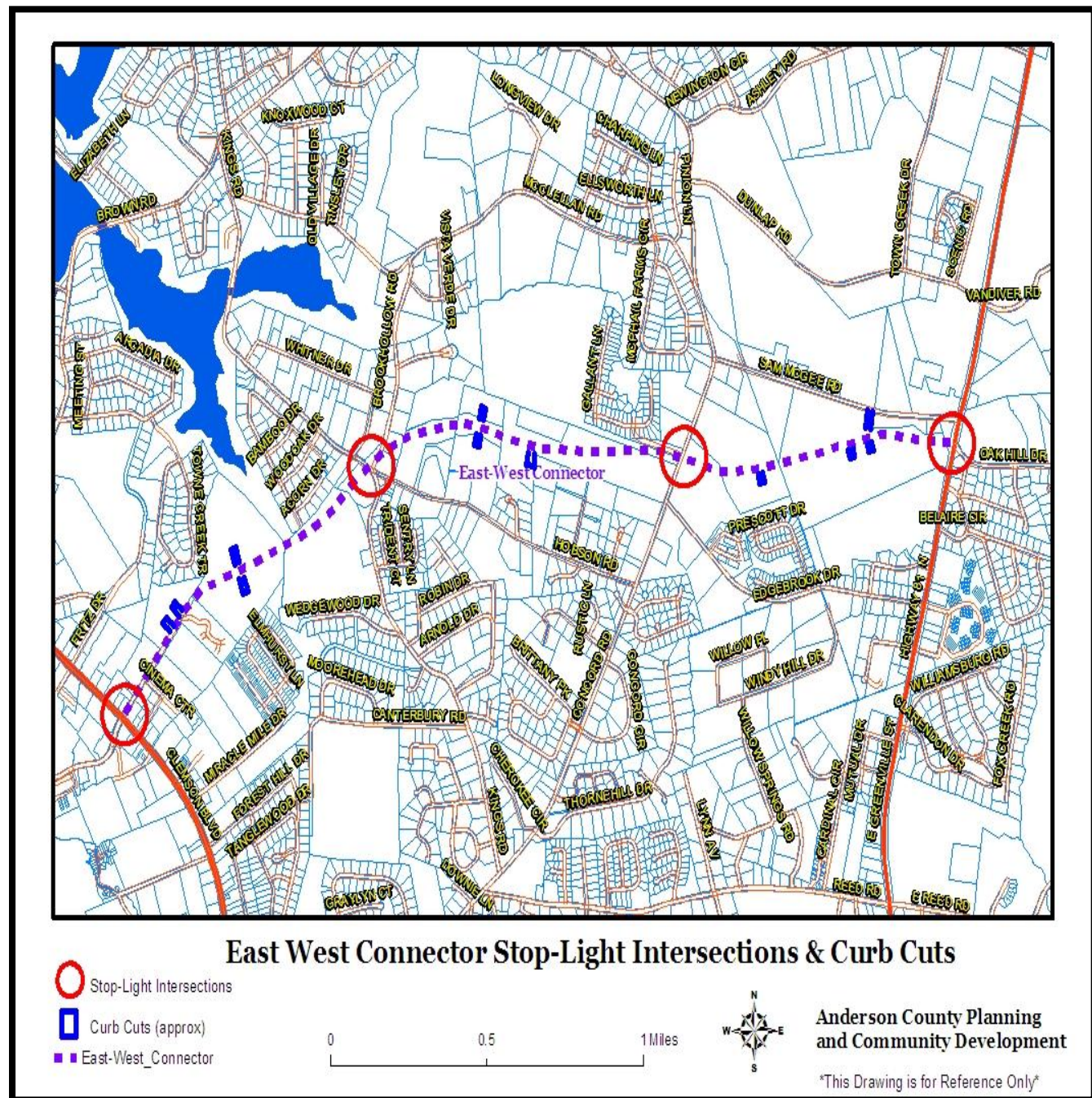
C. Infrastructure

Roads

The net length of the East-West Connector project is roughly 2.94 miles.

As shown in Figure 1.11 to the right, major intersections along the Connector will occur at Clemson Boulevard, at Kings Road, at Concord Road, and at Greenville Street, as shown in red.

The curb cuts that have been approved by SCDOT are shown in blue.

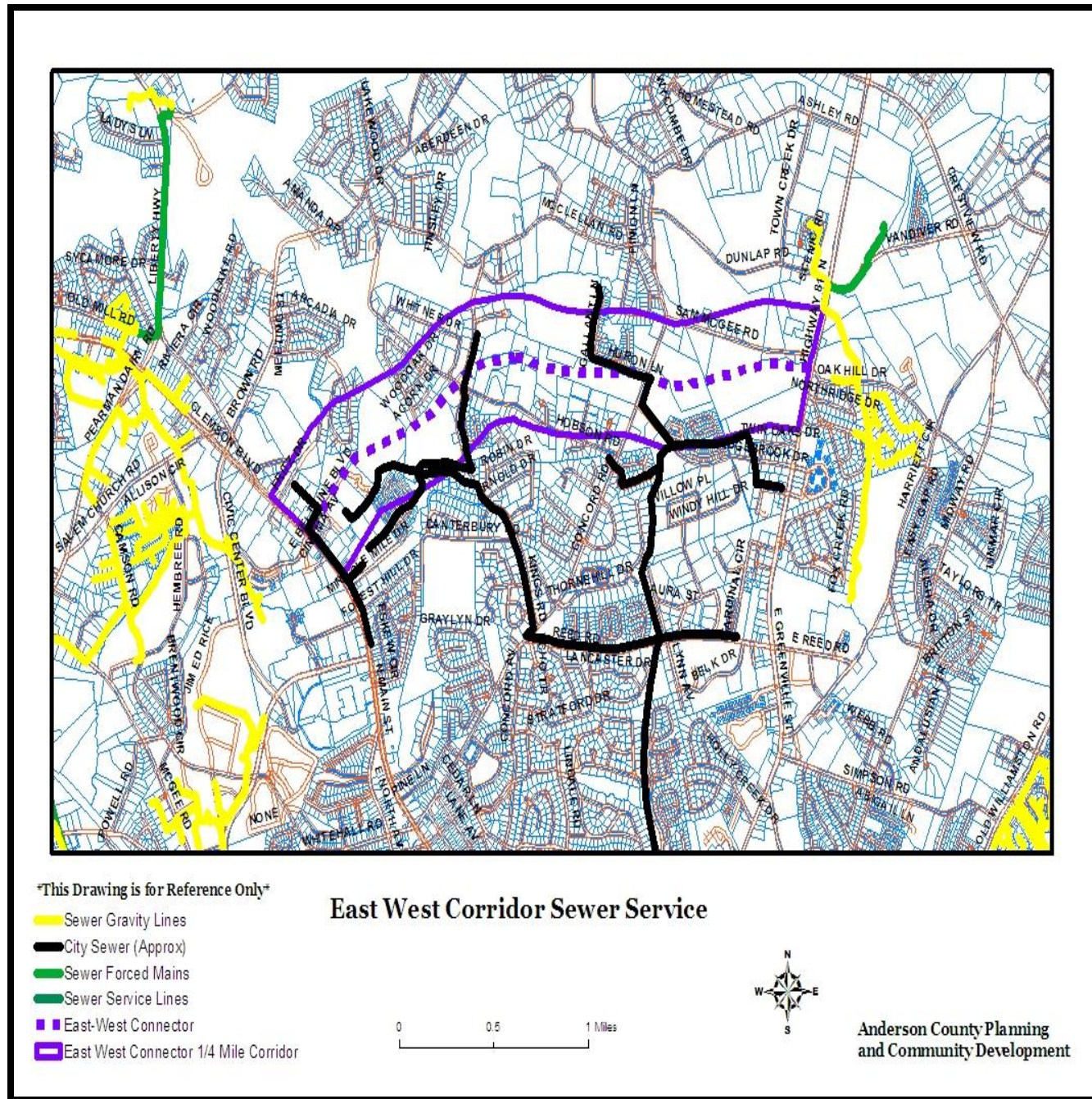


1.11 Major intersections and curb cut map of the East-West Connector Study Area (Anderson County Department of Community Planning and Development) 16

Sewer

The presence or absence of municipally supplied infrastructure such as water and sanitary sewer services greatly impacts the land use potential within a given area. The presence of water and sewer together lessens the requirements for overall acreage involved in a development.

As shown in figure 1.12 at right, sewer lines are available along Clemson Boulevard and Highway 81, along the Oak Hill Subdivision, along Concord Road, along the Lexington Pointe Subdivision along the Kings Road Corridor, and along the Edgebrook Forest PD.

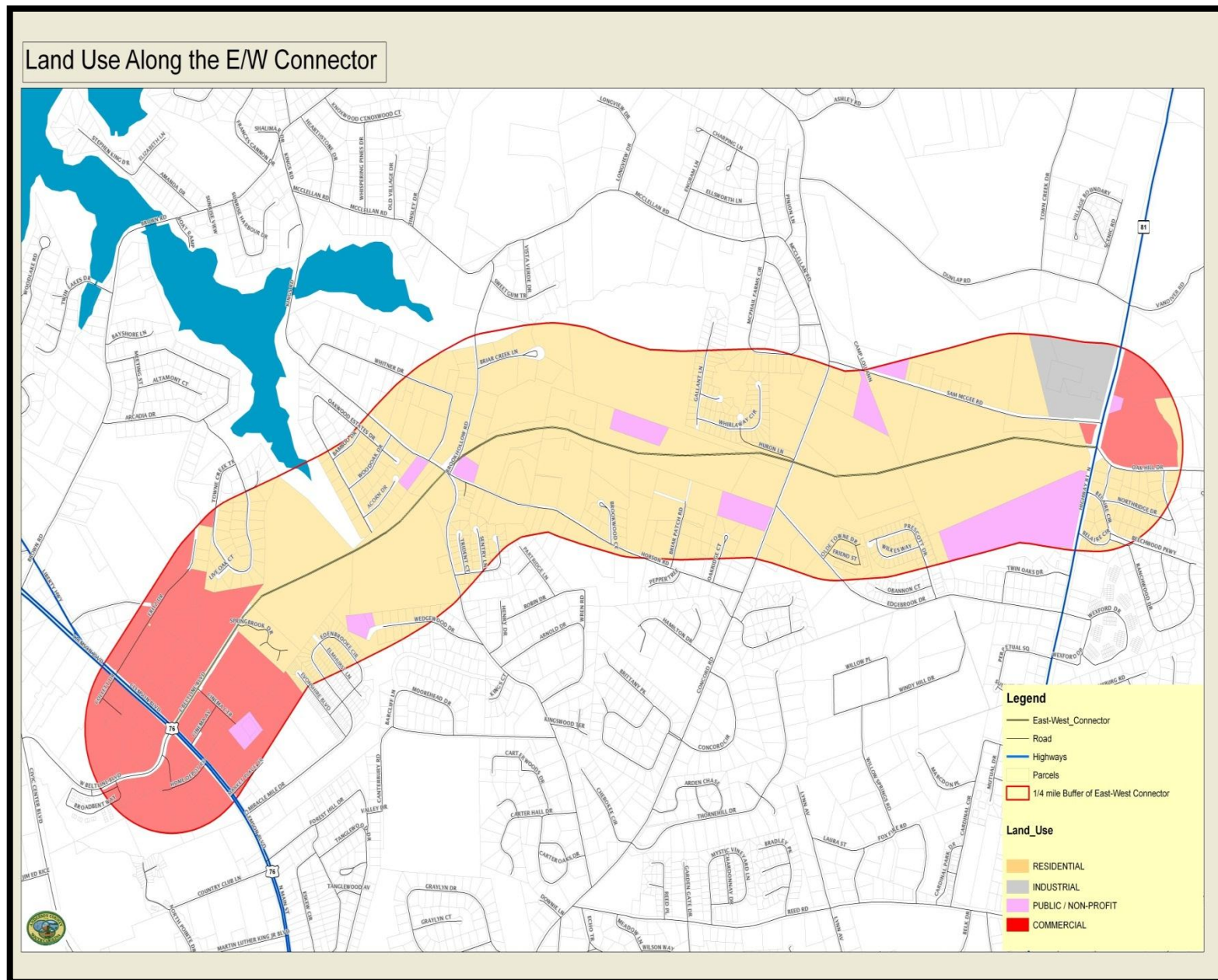


1.12 Sewer Service map of the East-West Connector Study Area
(Anderson County GIS Department and City of Anderson Wastewater Department)

As shown in Figure 1.13 at right, the East West Corridor is serviced by the Hammond Water and Sewer Company to the north and east, and by Electric City Utilities to the west and south, generally.



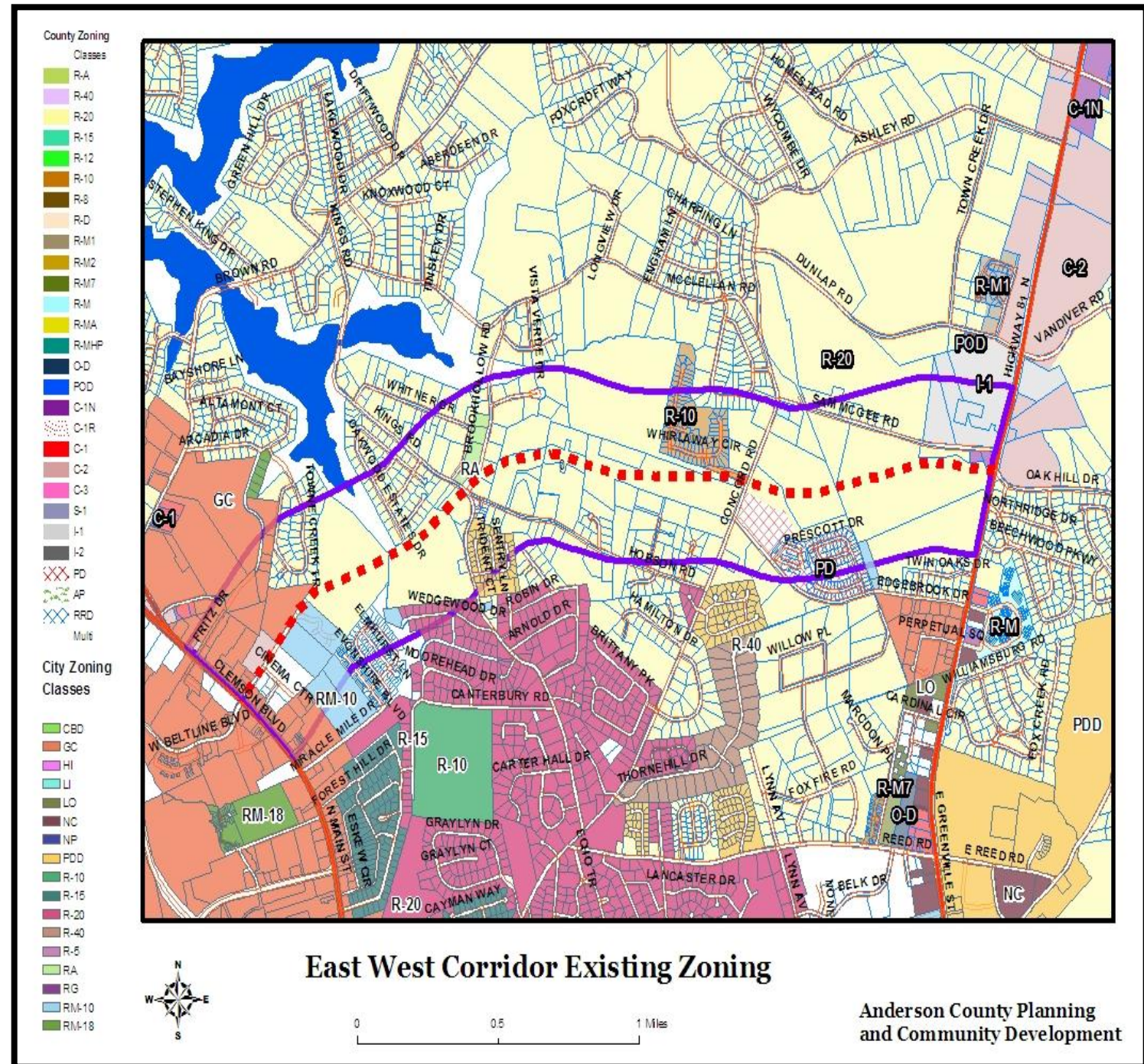
Section 2: Existing Land Use and Zoning



2.1 Land Use map of the East-West Connector Study Area (Anderson County Department of Community Planning and Development and Anderson County GIS Department)

As shown in Figure 2.2 at right, the vast majority of the East-West Connector Study Area is zoned. Western portions of the Study Area are zoned under the City of Anderson's jurisdiction, and are shown in green.

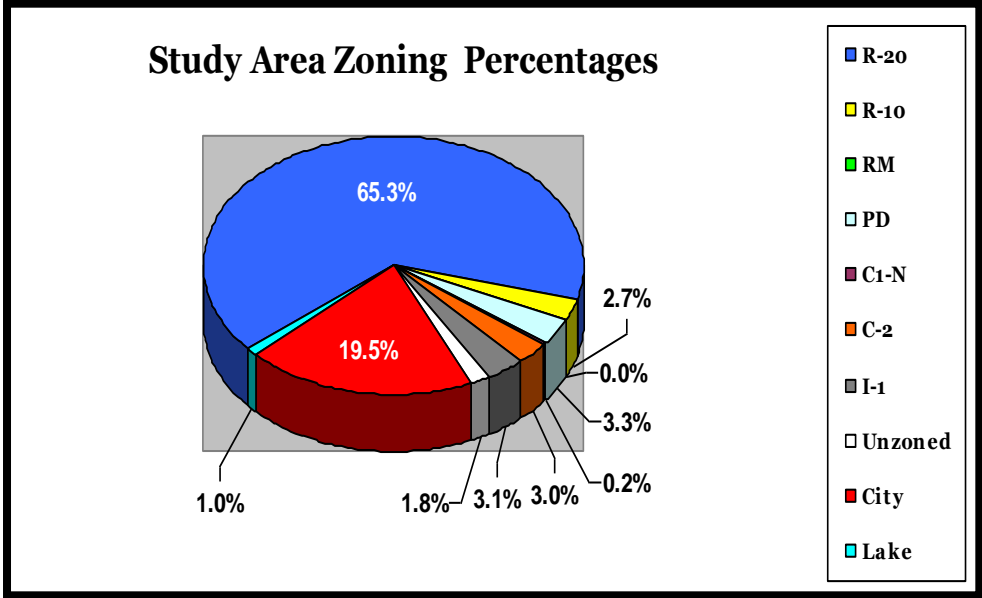
Roughly 2% of the Study Area is un-zoned. Small islands of un-zoned areas fall under the County's jurisdiction in the western portion of the Study Area. A small slice of property along the northwest portion of the Study Area is the Army Corps of Engineers Lake Hartwell property.



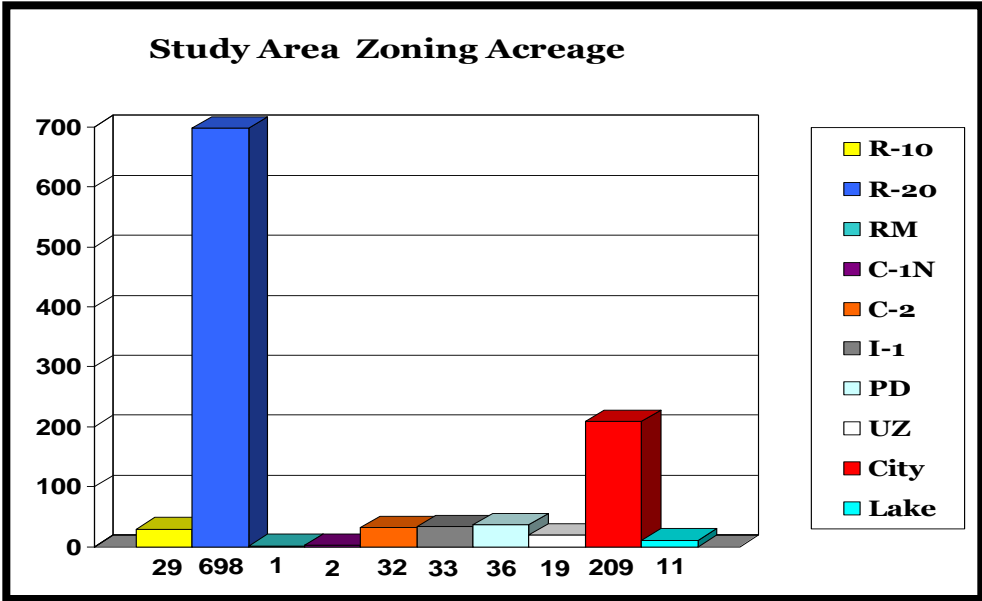
2.2 Zoning map of the East-West Connector Study Area (Anderson County Department of Community Planning and Development)

Table 2.3 at right shows the total shares of zoning according to their classification. Over 92% of the County's portion of the Study Area is zoned for residential use. The most common zoning use is R-20 designation, with over 65% of the total Study Area. R-20 designation requires a minimum of 20,000 square feet per lot with no allowance for non-residential uses. This zoning pattern encourages that the current function of the Study Area be preserved.

Table 2.4 at right shows the total acreage broken down by each Zoning classification for all properties located within the Study Area.



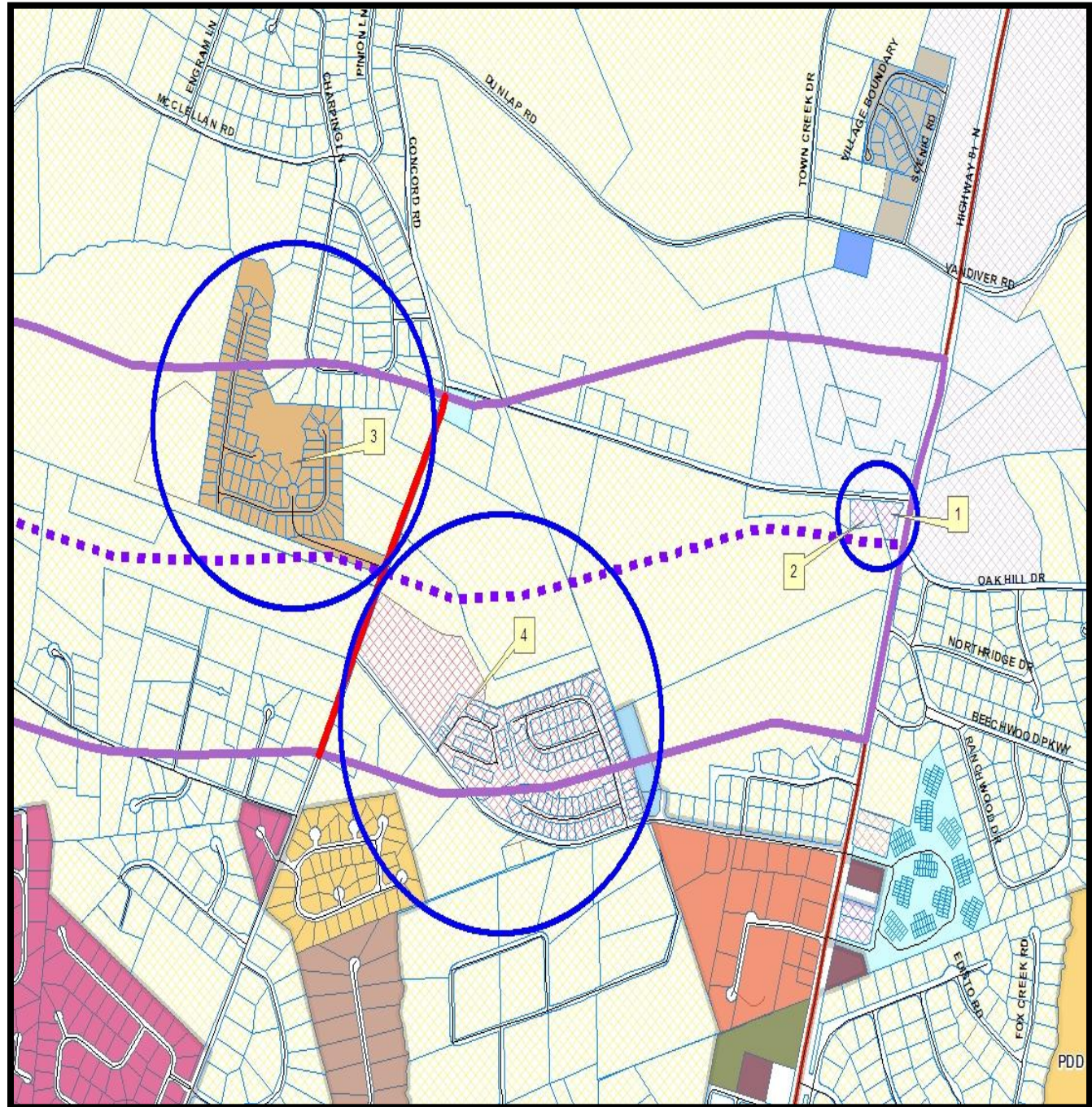
2.3 Zoning classifications and percentage share of the East-West Connector Study (Anderson County Department of Community Planning and Development)



2.4 East West Connector Study Area Zoning Acreage (Anderson County Department of Community Planning and Development)

Rezoning activity in the County portion of the Study Area has been relatively slow, with four parcels having been rezoned since 2000. They are as follows:

- 1) Property along Highway 81 and Sam McGee Road (1 acre) rezoned from R-20 to C1-N.
- 2) 109 Sam McGee Road (1 acre) rezoned from R-20 to C1-N.
- 3) Lexington Point (35 acres) rezoned from R-20 to R-10.
- 4) Edgebrook Forest and Old Town Village (34 acres) rezoned from R-20 to PD.



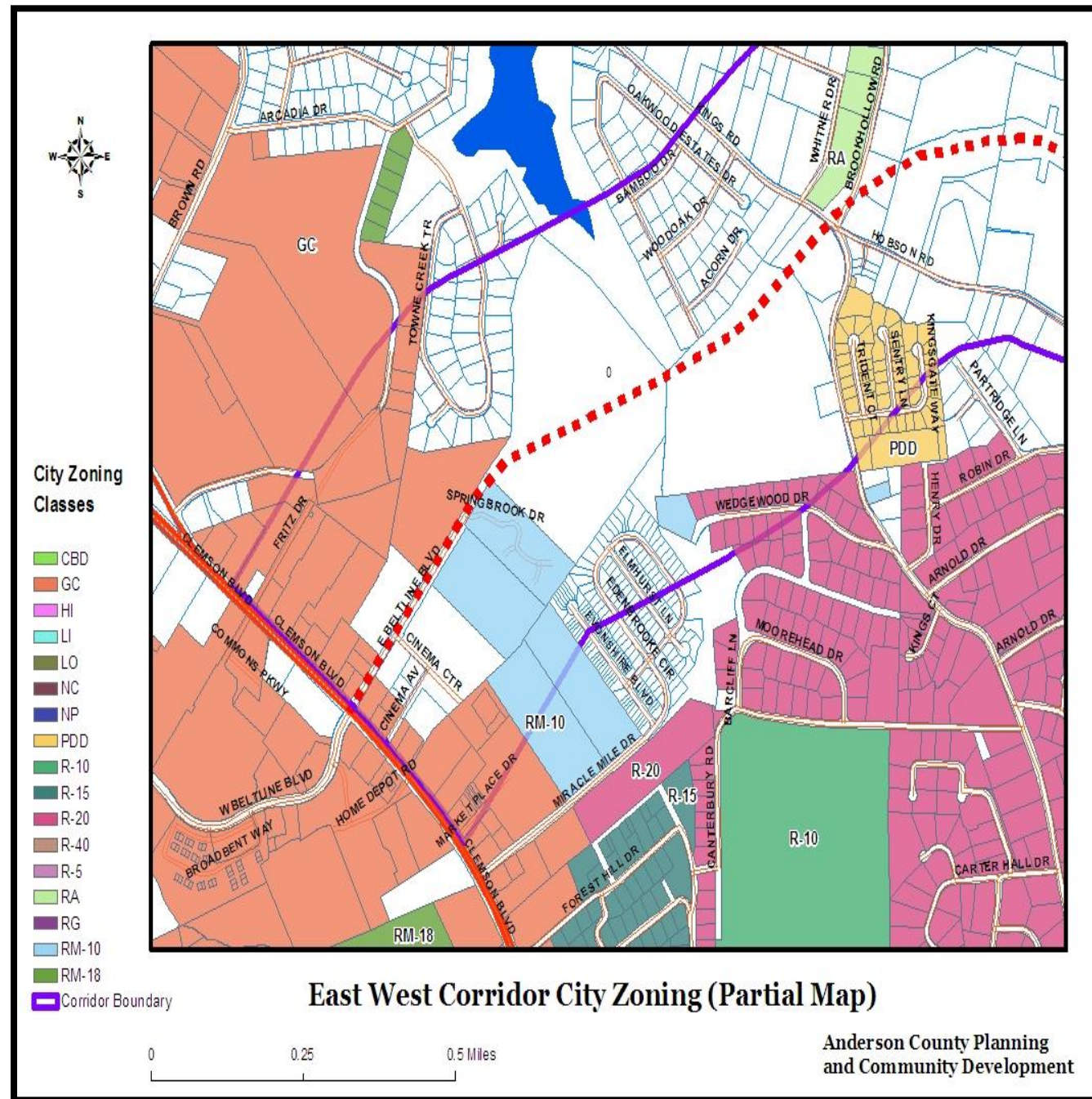
2.5 Prior re-zonings along the East-West Connector Study Area
(Anderson County Department of Community Planning and Development) 22

Figure 2.6 at right shows the City of Anderson's zoning districts located within the Overlay District. Much of the western tip of the Study Area is located within the City's boundaries, and is zoned General Commercial and Residential Multifamily.

General Commercial districts (GC) are intended to encourage office, commercial, retail and services and are primarily located along major thoroughfares, in this case Clemson Boulevard.

Residential Multifamily (RM-10) is intended to provide for and protect medium density multi-family development and accessory uses normally necessary and compatible with such use.

Other small areas of City zoning include Residential Agriculture (RA), which intends to provide for and protect very low density single family residential development together with traditional low intensity agricultural and farming activities, and a Planned Development District (PDD).

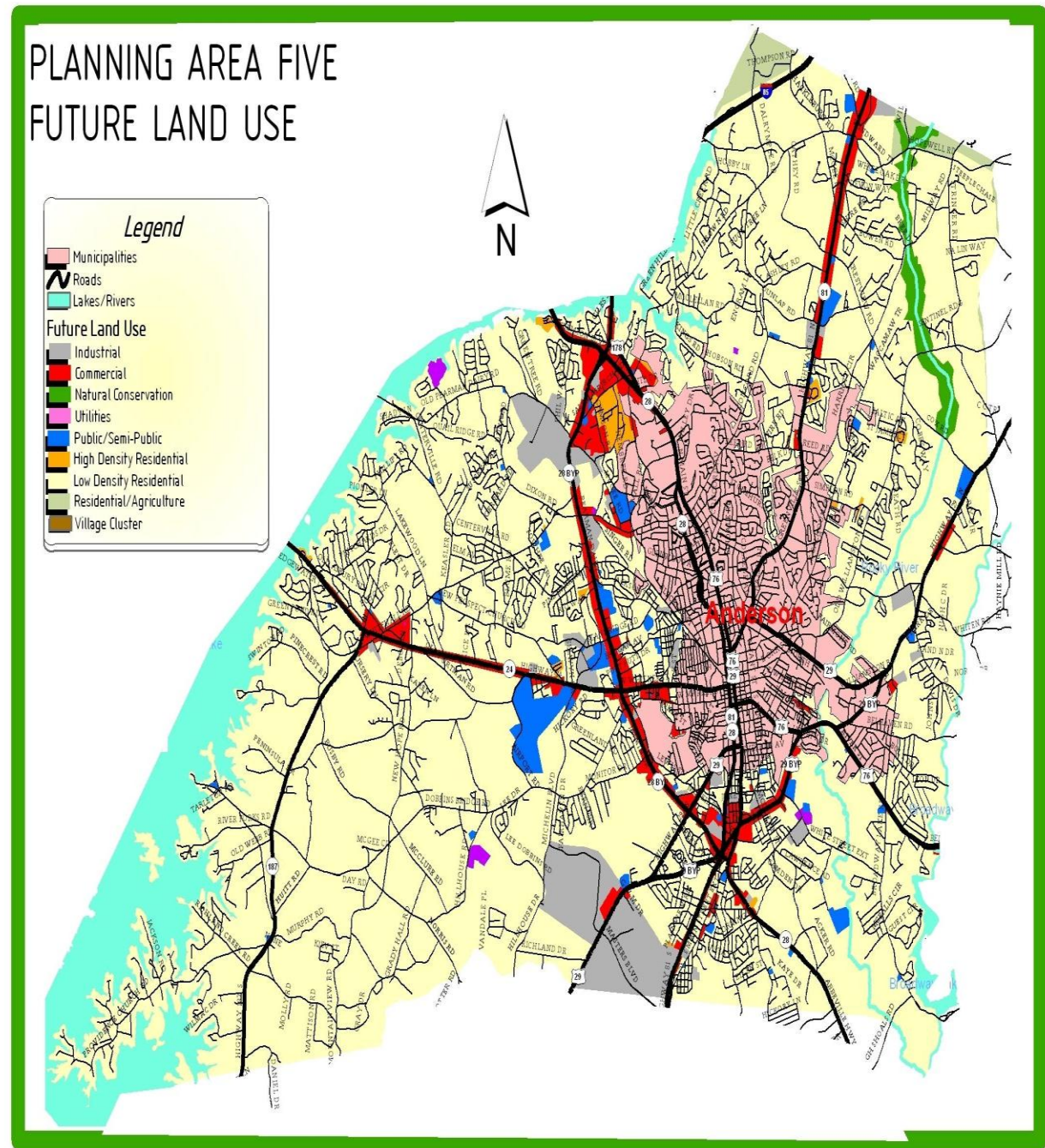


2.6 City of Anderson Zoning Map (City of Anderson Department of Planning and Community Development)

The Future Land Use Map, at right in Figure 2.7, is derived from the 2007 update of the Anderson County 20-Year Comprehensive Plan.

Beginning on the easternmost edge of the Connector, there are a few commercial and industrial designations, notably the Ingles Shopping Center on Highway 81 and Oak Hill Drive, and Orian Rugs, on Highway 81 and Sam McGee Road.

The connector area transitions into Low Density residential designations as it begins to head west from Highway 81 along the Connector. This promotion of larger lot sizes generally holds true for the length of the Connector until it reaches the City of Anderson municipal limits on the westernmost side of the connector. It's at this point that Residential Multifamily designations transition into General Commercial districts along Clemson Boulevard.



2.7 Planning Area Five Future Land Use Map from the 2007 Anderson County Comprehensive Plan (Anderson County Planning Division)

The general pattern of zoning has remained intact since the zoning ordinance's inception. However, with the East West Connector and the growth pressures associated with it, the upcoming Comprehensive Plan could make the map subject to change. Therefore efforts should be made now to assess the current pattern and maintain it as necessary, with the intent of keeping it current, therefore less subject to further change.

The County recognizes the capacity for lands abutting U.S Highway 76 (Clemson Boulevard) and S.C. Highway 81 (Greenville Street) to support more intensive uses. Therefore for the purpose of this document, the East-West Connector Overlay District as delineated will be broken down into three clearly defined areas. These areas are:

- (1) Clemson Boulevard Area: Higher density residential and commercial with a more urban character.
- (2) Central Overlay Area: Lower density residential with a more rural character. It is the intent of the County Council to restrict any non-residential use within the boundaries of the Central Overlay Area, thereby preserving its quiet "country" character.
- (3) Greenville Street Area: Lower density residential and office commercial with a more suburban character.

These areas are broken down into further detail in Section 4 of this document.

Development Activity

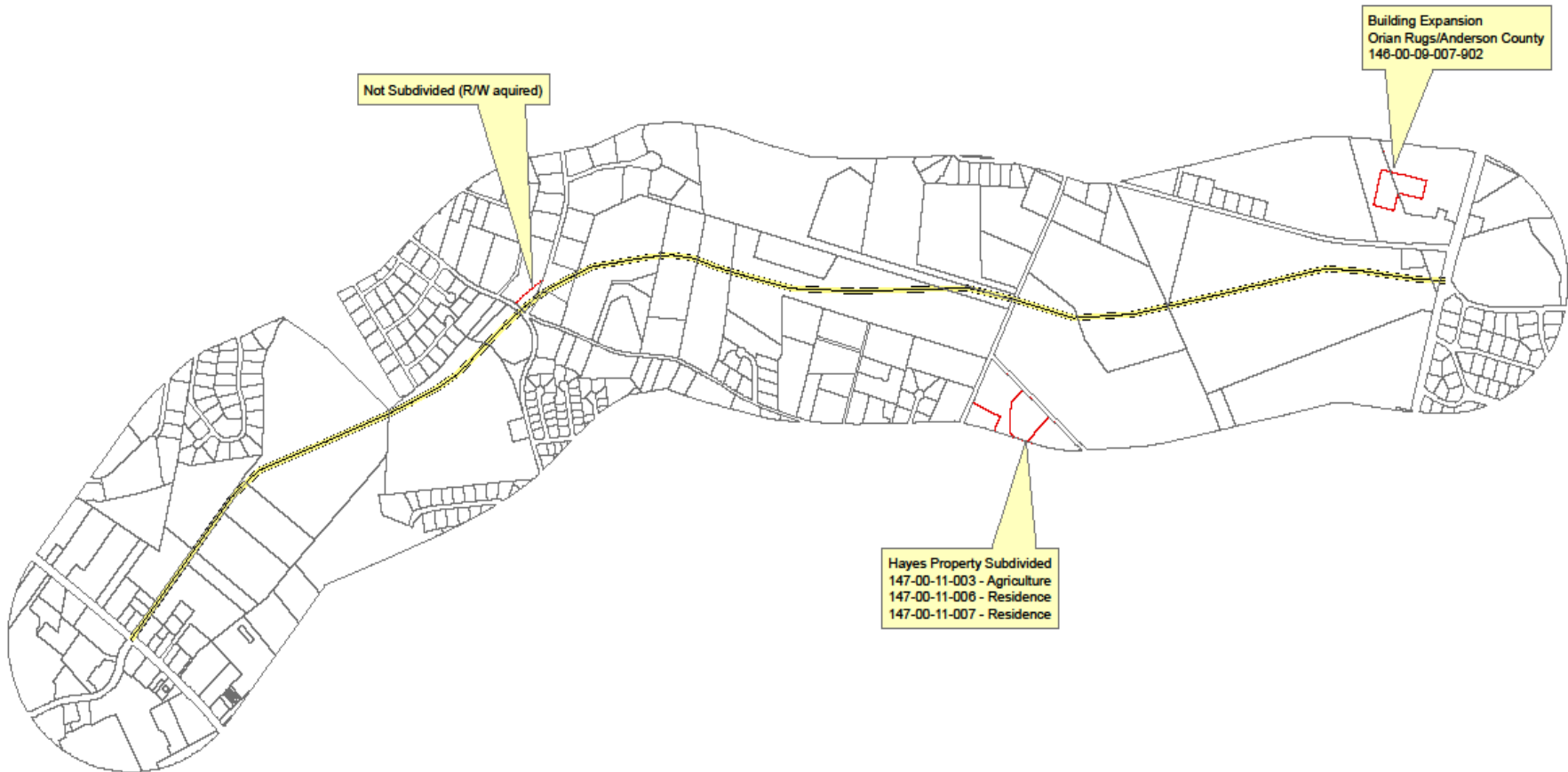
From 2000 to 2009, development activity along the Corridor Study Area has remained relatively quiet. Two County subdivisions were permitted in this time, both consistent with the residential function and character of the area.

The two subdivisions are:

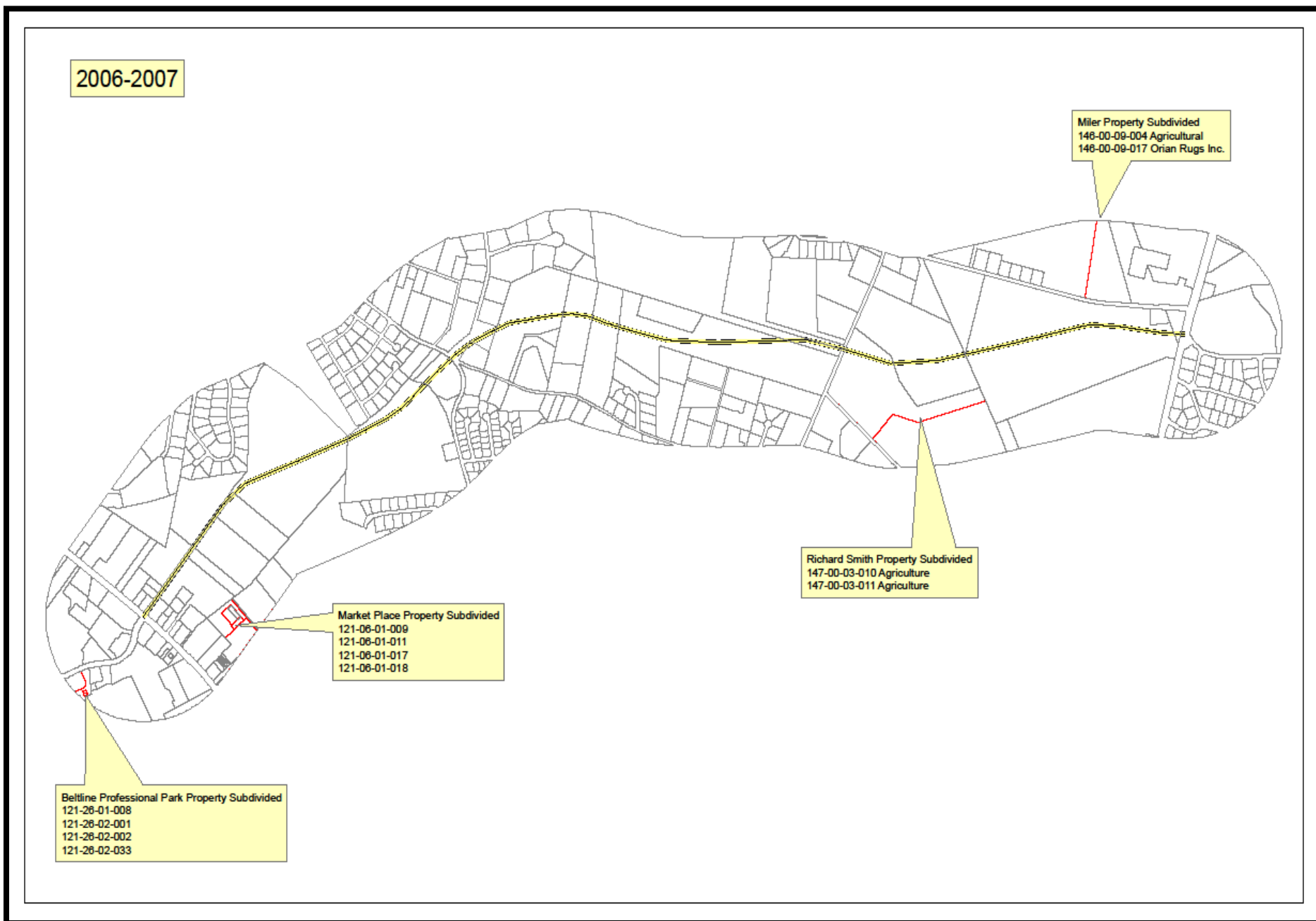
- 1) Lexington Pointe: Approved 2004. 85 single family lots on 35 total acres. Zoned Residential (R-10).
- 2) Edgebrook Forest and Old Town Village PD: Approved 2006. 81 lots, 56 townhomes on 34 total acres. Zoned Planned Development (PD)

Tables 2.10 to 2.14 show subdivisions of land between the years 2005 and 2010. The greatest activity took place in the FY 2007-2008, with three large projects.

2005-2006

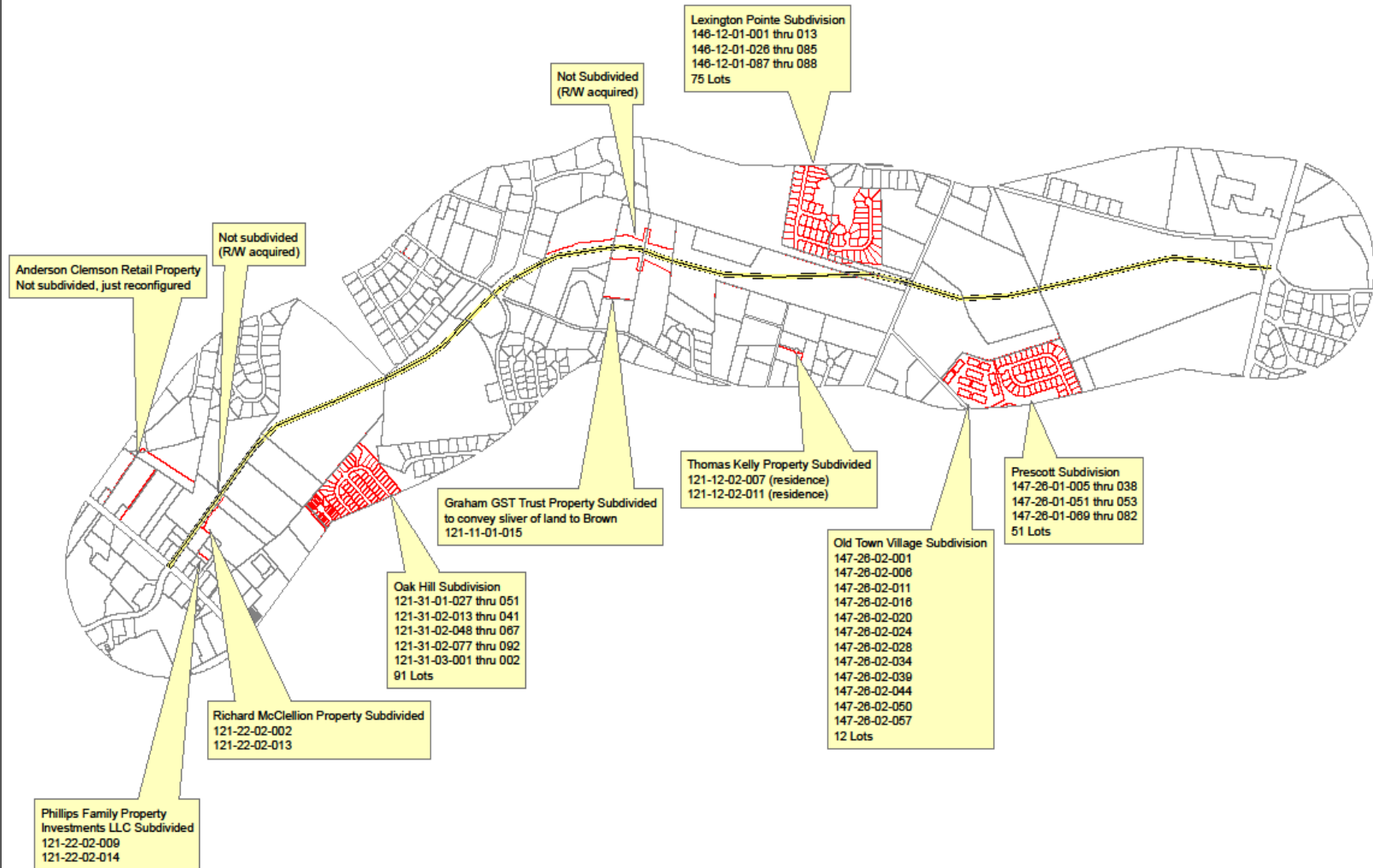


2.10 Subdivisions of land in FY 2005-2006 (Anderson County Planning Division & Anderson County Assessors Office)



2.11 Subdivisions of land in FY 2006-2007 (Anderson County Planning Division & Anderson County Assessors Office)

2007-2008



2.12 Subdivisions of land in FY 2007-2008 (Anderson County Planning Division & Anderson County Assessors Office)

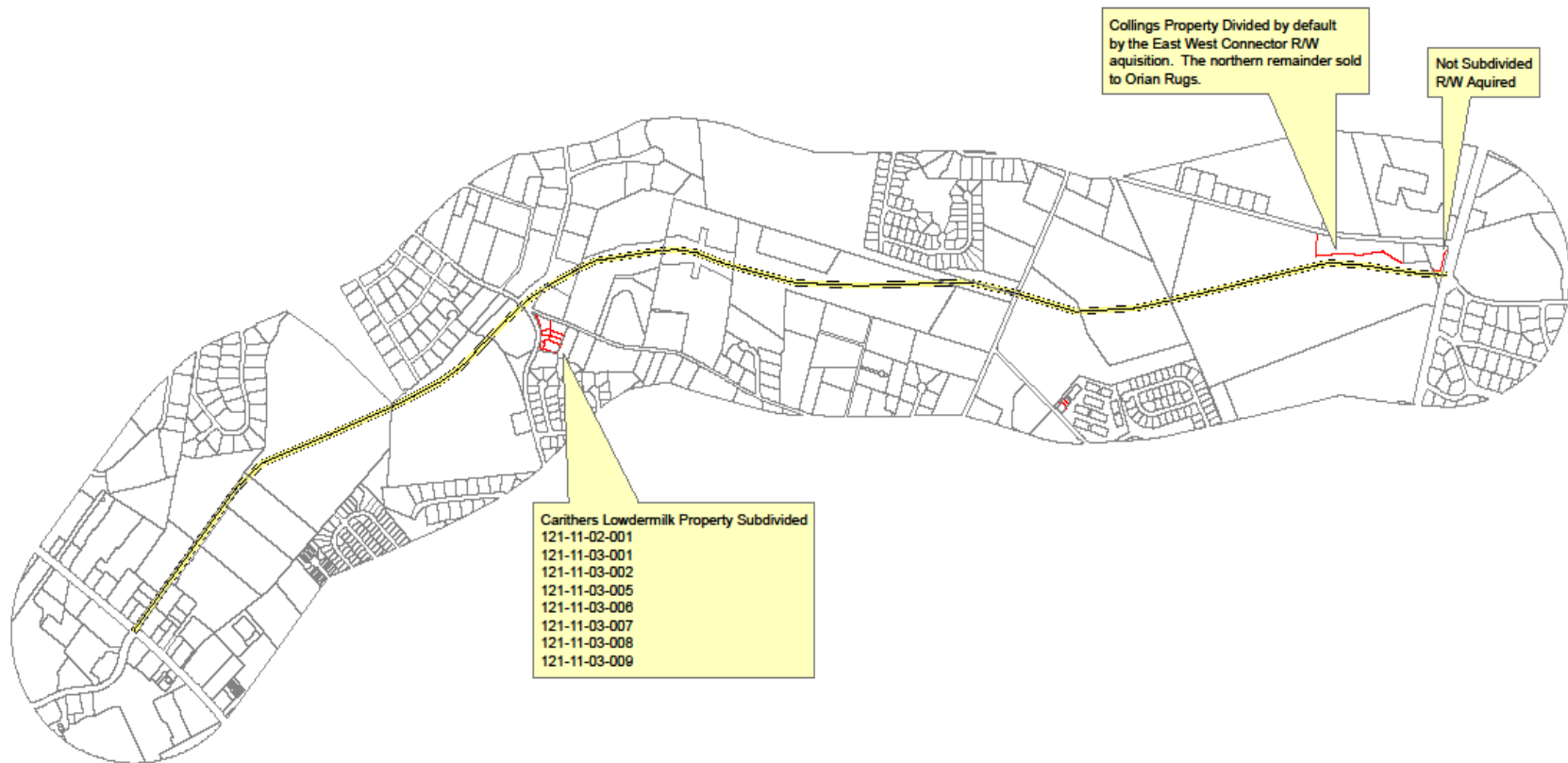
2008-2009

Anderson Clemson Retail LLC
Property Subdivided
121-22-01-001
121-22-01-006
121-22-02-004
121-22-02-009
121-22-02-014
121-22-02-015
121-22-02-016
121-22-02-017
121-22-02-018
121-22-02-019
121-22-02-020
11 Lots



2.13 Subdivisions of land in FY 2008-2009 (Anderson County Planning Division & Anderson County Assessors Office)

2009-2010



2.14 Subdivisions of land in FY 2009-2010 (Anderson County Planning Division & Anderson County Assessors Office)

Section 3: Community Input

The values of a community hold the largest importance in a community plan. As such, suggestions from the public are essential to ensure a complete vision is obtained by the community. The following is a list developed by the reactions of some community members in attendance at the meeting held November 3, 2010. Most of these ideas were written on cards specifically distributed for the purpose of idea gathering at the November 3rd meeting. Others were generated via mail and email from respondents.

Public thoughts, concerns, and recommendations:

- Concern that neighborhood will not stay intact and will become commercial
- Low light pollution requested
- No cell towers
- No billboards
- No advertising benches
- All property along corridor should remain R-20
- Corridor should be kept residential and safe for families
- Zoning should be maintained along corridor with commercial development restricted to Clemson Blvd.
- During construction, place an oversize pipe in areas where sewer service might be utilized later
- Consider differentiating between the east and west sections of the corridor. Protection from commercialization along the western section is necessary. Prohibition of commercial property in the eastern section would destroy land values.
- Questions arose at the November 3rd meeting regarding the impact of this study. Mr. West made it clear that this study does not legally change any regulations in the Study Area, but rather provides guidance for County council to make future decisions regarding re-zonings in the area.

Conclusions Based Upon Public Comments as of November 17, 2010

Area residents have expressed their concerns over several re-zoning requests along the East-West Connector corridor. In response to these concerns, Anderson County Council authorized a study to create a corridor along the East-West Connector to preserve the neighborhood characteristics of that corridor.

The public portion of the Corridor Study shows the following conclusions:

Some residents who responded are concerned that the area will become a commercial hub, so plans should be put in place to prevent things like billboards, advertisements, or cell towers in the area. None of the above mentioned activities are allowable under the current applicable zoning regulations in residential districts or without a special exception, or creation of a new zoning district within the Corridor that specifically addresses these issues.

Most residents who responded would like to see the area around the East West Connector stay residential, and therefore safe and family friendly. However, some have expressed interest in allowing some commercialization along the eastern portion of the Connector, from Kings Road east to Greenville Street.

The Technical portion of the Corridor Study has shown the following items:

Populations figures show that the Study Area grew at almost triple the rate of the County between 1990 and 2008. The density of the Study Area is also about three times as dense as the County as a whole. Even so, the majority of the land in the Study Area is currently zoned for low density residential uses.

Zoning patterns have stayed intact since zoning was adopted by the County a decade ago. Only four County re-zonings have been adopted within the boundaries of the Overlay District in that time.

Infrastructure is in place along the Overlay District that could lead to rapid growth. As such, steps must be taken now to ensure that future development and infrastructure complement one another. A proactive approach to denser residential design is necessary to preserve the character of the Study Area.

Efforts should be made now to assess the current Future Land Use pattern and adjust it as necessary when the new Comprehensive Plan for Anderson County is completed. Conformity with existing land use patterns would keep the vast majority of the Overlay District as residential. However, the portion of the Overlay District bordering Greenville Street could have the potential to accommodate light commercial or multifamily uses that would complement the surrounding area, which includes Orian Rugs and Ingles Supermarket.

The City of Anderson has expressed their interest in respecting the findings of this study, and will consider these findings when making any future decisions regarding annexation in the Overlay District.

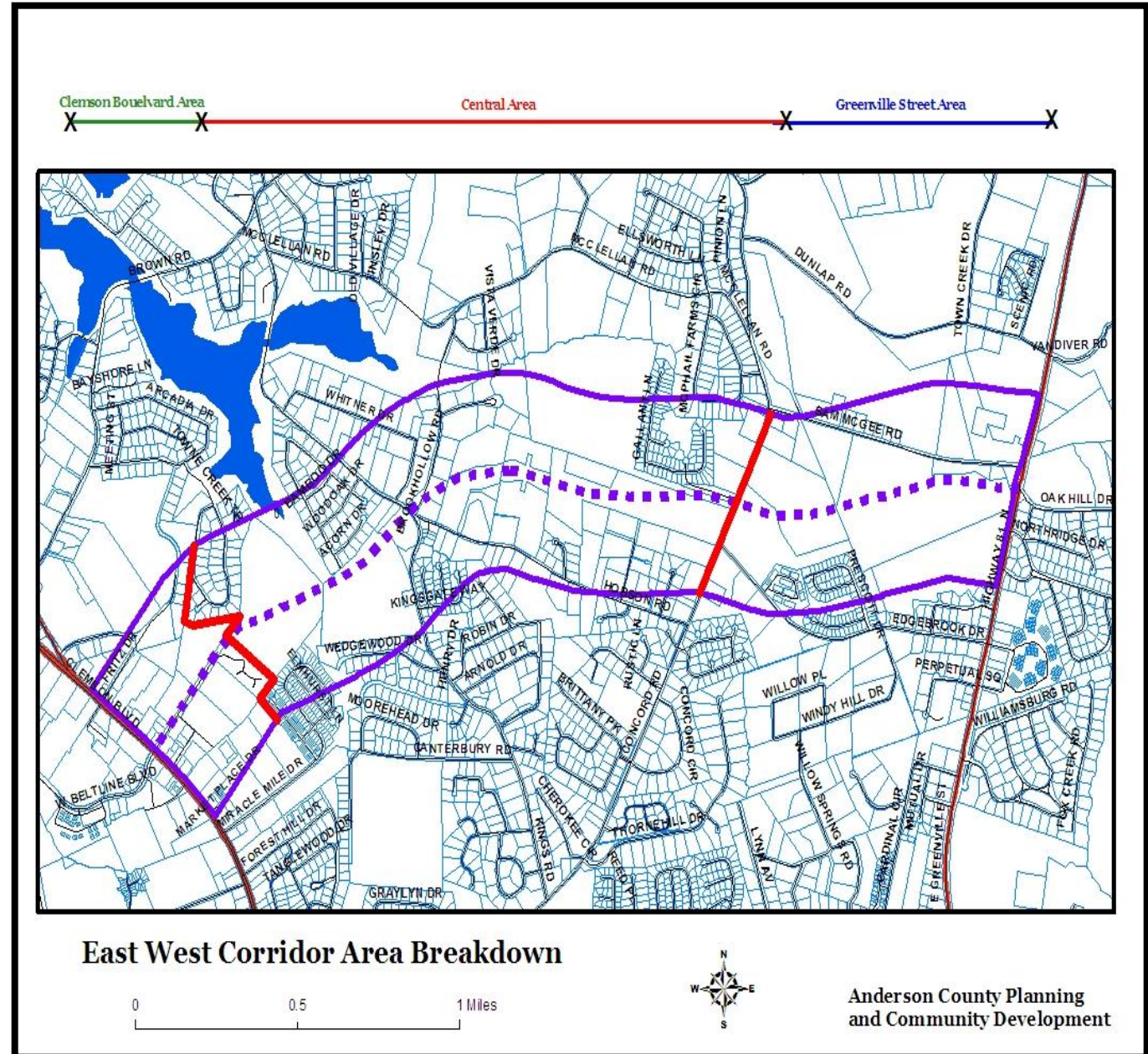
The Anderson County Council has heard the concerns voiced by their constituents and has commissioned this Overlay District to help guide them and future Anderson County leaders in making decisions that are advantageous to protect the character of the East-West Connector Corridor.

Section 4: Corridor Areas Breakdown

Clemson Boulevard Area: Higher density residential and commercial with a more urban character.

Central Area: Lower density residential with a more rural character.

Greenville Area: Street Lower density residential and office district with a more suburban character.



4.1 Aerial view of District Overlay Corridor Areas breakdown
(Anderson County Department of Planning and Community Development)

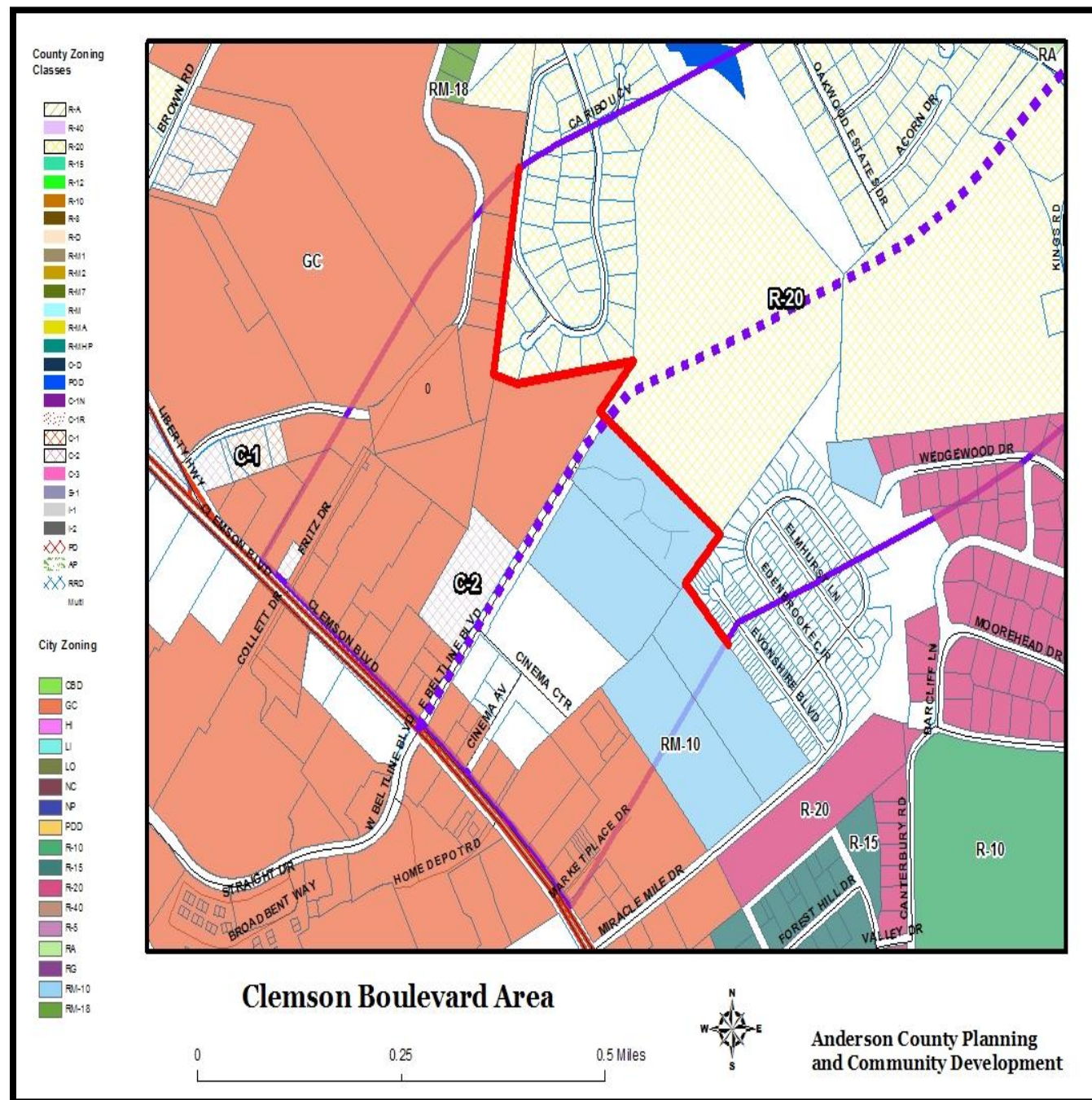
The Clemson Boulevard Area is shown in greater detail in Figure 4.2 to the right. Higher density residential and commercial with a more urban character is the main focus of this area.

The majority of this area is comprised of City zoned 'General Commercial' districts (GC), shown in peach, which are intended to encourage office, commercial, retail and services.

'Residential Multifamily' (RM-10) is shown in light blue on Figure 4.2, and is intended to provide for medium density multi-family development and accessory uses normally necessary and compatible with such use.

Un-zoned County property encircled by City property, referred to as "donut holes", also exist in the Clemson Boulevard Area.

The line of separation between the Clemson Boulevard Area and the Central Overlay Area is shown in red, and generally follows the demarcation line between the City of Anderson and Anderson County to the north and east.



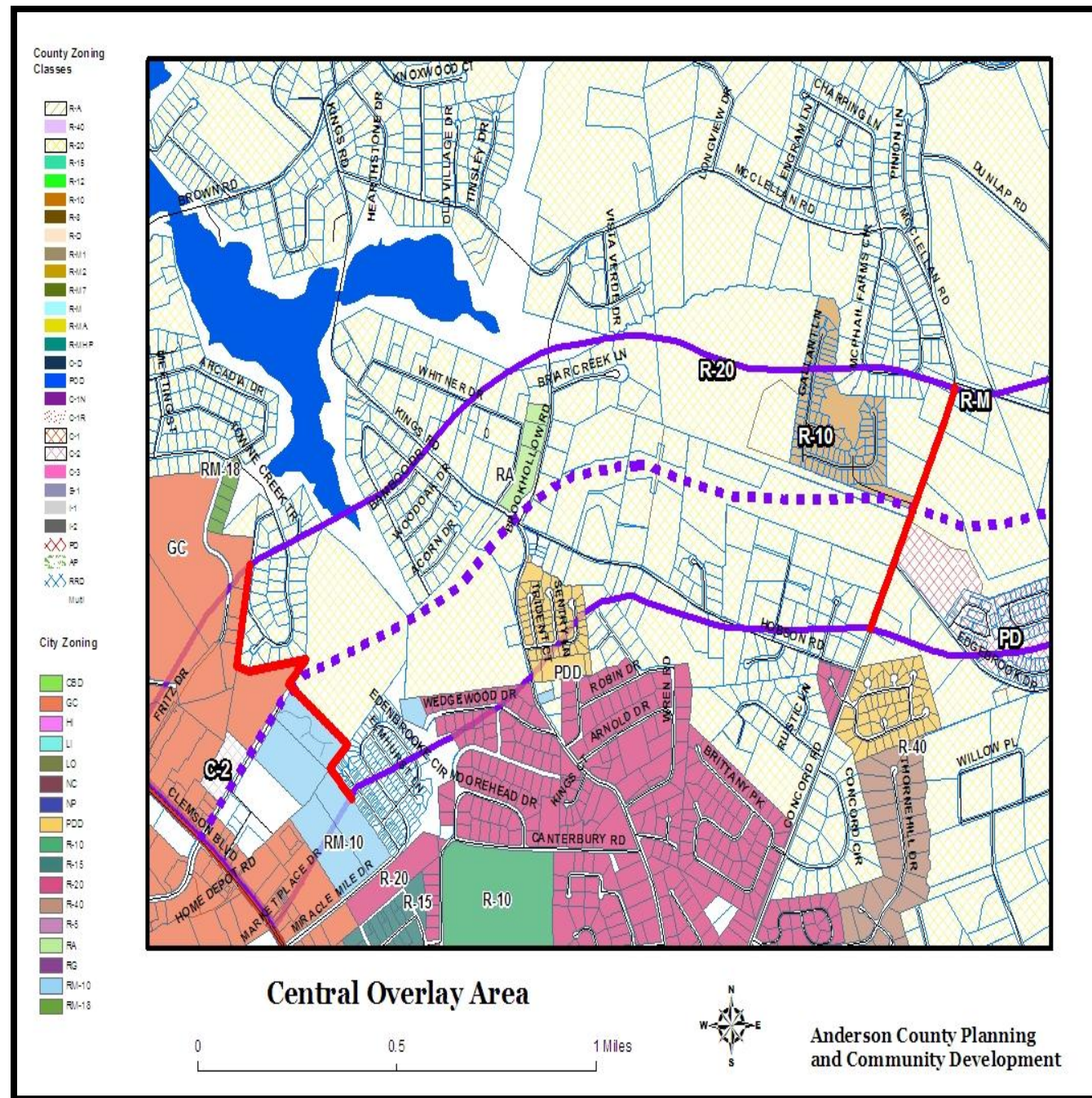
4.2 Aerial view of District Overlay Corridor Clemson Boulevard Area
(Anderson County Department of Planning and Community Development) 36

The Central Overlay Area is shown in greater detail in Figure 4.3 to the right. Lower density residential is the main focus of this area.

The majority of this area is comprised of County zoned 'R-20', which is by definition a piece of property with a 20,000 square foot minimum lot size.

Other, less prominent zoned parcels in the Central Overlay District include County zoned 'R-10'; while City zoned parcels in this area include 'R-20', 'RA' (Residential Agriculture), and 'PDD' (Planned Development).

The Central Overlay Area is situated between the Clemson Boulevard Area to the west and the Greenville Street Area to the east, and represents the largest land mass of the three areas.



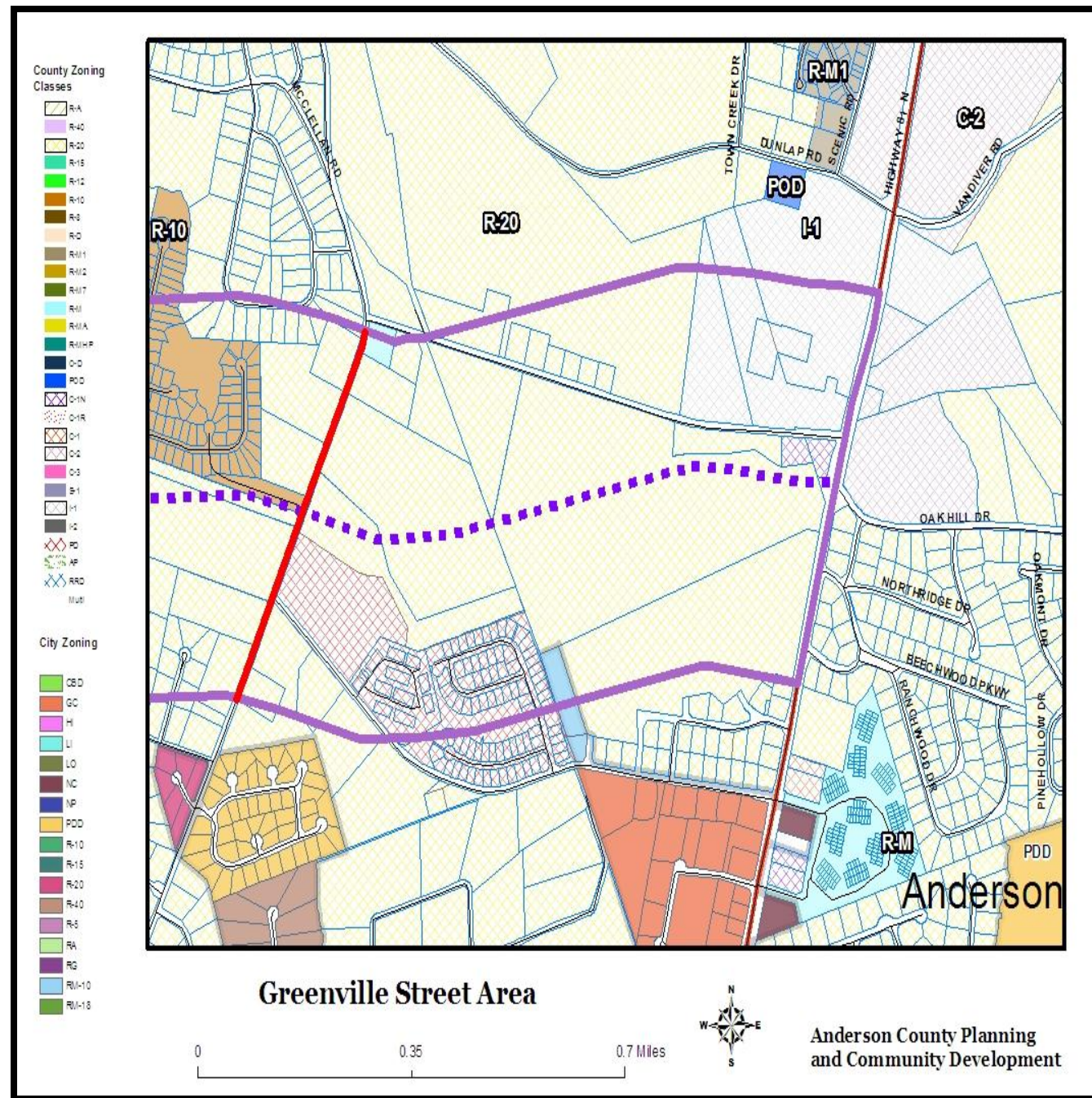
4.3 Aerial view of District Overlay Corridor Central Overlay Area (Anderson County Department of Planning and Community Development) 37

The Greenville Street Area is shown in greater detail in Figure 4.4 to the right. A mixture of low density residential, commercial, and industrial are the main focus of this area.

The majority of this area is comprised of County zoned 'R-20', which by definition are lots with a 20,000 square foot minimum lot size.

Other, zoned parcels in the Greenville Street Area include County zoned 'I-1' (Industrial), 'C-2' (Highway Commercial), 'C-1N' (Neighborhood Commercial), and 'PD' (Planned Development); with a single City zoned 'R-10' lot to the south.

The line of separation between the Greenville Street Area and the Central Overlay Area is the centerline of Concord Road, shown in red.



Section 5: Corridor Overlay District Regulations

(1) Establishment and Purpose

Establishment of an East-West Connector Overlay District is proposed. It is the intent of the Anderson County Council to develop an Overlay District to protect the neighborhood characteristics of the areas specified in this District, where a substantial inventory of residential uses already exists, such that the:

- (a) Existing residential characteristics of the District areas are not negatively altered;
- (b) Commercial uses that might serve as support for existing or future residential construction are considered, and;
- (c) Existing non residential activities, compatible with existing and future residential construction, may continue.

The Overlay District is intended to provide an environment supportive of low density housing within the District while permitting existing non residential activities to operate and adjust to changing circumstances through limited expansion in ways that minimize the impact on residential activities. However, the County recognizes the capacity for lands along the East-West Connector to support more intensive uses. The County also recognizes the need to have these lands clearly delineated to ensure the character of the area is not disrupted. Therefore for the purpose of this document, the East-West Connector Overlay District as delineated will be broken down into three clearly defined sections. These sections are the Clemson Boulevard Section, the Central Overlay Section, and the Greenville Street Section.

The Overlay District is intended to serve as a complementary tool for implementing the development policies and guidelines set forth in the Anderson County 20-Year Comprehensive Plan.

The identified East-West Connector Overlay District is also an important transportation corridor, and will continue as such with future growth trends in Anderson County. This transportation corridor is expected to carry significant volumes of traffic, making development along this corridor highly visible to the traveling public. Therefore, it is the purpose of this Overlay District to ensure high aesthetic quality of development through:

- (a) The establishment of standards for future improvements such as subdivisions, landscaping, lighting, and other improvements constructed on the properties bordering and within the identified Overlay District; and
- (b) The establishment of development requirements which will encourage quality development of these properties and promote quality, scale, and character consistent with existing and planned uses bordering and within the identified Overlay District.

Proposed re-zonings within the Corridor shall be reviewed by the Planning Commission before being presented to County Council for supermajority approval. Submitted plans shall comply with the Anderson County development plan submittal requirements outlined in Chapter 70 of the Anderson County Code of Ordinances and shall contain enough detail to illustrate that the requirements of this Overlay have been met.

(2) East-West Connector Corridor Overlay District Boundaries

The boundaries of the East-West Connector Corridor Overlay District are hereby established as follows:

All properties, or portions of properties, that are within ¼ mile of the proposed centerline of the East-West Connector, in addition to being east of the centerline of U.S. Highway 76 (Clemson Boulevard); in addition to being west of the centerline of S.C. Highway 81 (Greenville Street).

The terms “Corridor”, “District” and “Overlay” are used interchangeably throughout these regulations.

(3) Permitted Uses

The Overlay District provisions apply in addition to any base zoning district set forth in Chapter 70 of the Anderson County Code of Ordinances that exists within the defined area. Permitted uses shall be subject to the provisions of this Overlay and shall be further subject to requirements of the applicable zoning district.

(4) Modification of Design Standards

The Board of Zoning Appeals may approve modification of the design requirements of the Overlay District. Requests for modification of the design standards shall be considered at the time development plans are submitted for review and shall comply with all submittal requirements established in the zoning ordinance.

(5) Applications and Exceptions

- (a) These standards apply to sites (including all principal and accessory buildings) that are within the Corridor Overlay District unless otherwise specified herein, and apply to all use categories.
- (b) Existing structures are exempt from these requirements.
- (c) Single family residential properties are exempt from these requirements, with the exception of exterior lighting requirements.
- (d) The following standards coupled with the existing County Zoning ordinance provide the minimum requirements that must be met in order to receive authorization to develop or redevelop property within the Overlay District.
- (e) Unless otherwise noted in this Section, the standards of the underlying base Zoning Districts shall apply. If overlapping regulations appear in other sections of the Land Development Code, the more restrictive of the regulations shall apply.
- (f) If an existing non-residential property is damaged/destroyed due to an act of nature (flood, hurricane, tornado, etc.), or catastrophic event and is reconstructed within 12 months of such damage or destruction, the standards contained herein shall not apply. This exemption shall not relieve the property owner of having to meet applicable building or zoning regulations that may be in place at the time of reconstruction.

(6) Standards for All Defined Areas of the Overlay District

- (a) *Building Design.* It is the intention of this Overlay to ensure that new development is designed with the purpose of blending with the existing community features. Building design shall incorporate materials to convey permanence, substance, timeliness, and restraint, with low maintenance. Recommended building materials include, but are not limited to; clay or masonry brick, stucco, natural stone, decorative masonry, or wood.
- (b) *Outdoor Equipment.* Exterior mechanical equipment, trash enclosures, and outdoor storage shall be located so that they are not visible from any road right-of-way.
- (c) *Natural Features.* Significant natural or existing features shall be incorporated into the site design, while still allowing for reasonable use of the site. These features include but are not limited to, drainage swales, existing trees, and windbreaks.
- (d) *Signage.* All new signage in this District shall be in accordance with the provisions set forth in the county sign ordinance. Billboards shall not be permitted in any instance. Freestanding and monument-style signage shall be architecturally designed to reflect the character of the structure for which they are advertising, and shall be limited to one sign per parcel. Animated signs or signs with flashing lights are prohibited in the District.
- (e) *Communication Towers.* No new communication towers as defined in Chapter 70 of the Anderson County Code of Ordinances shall be permitted in any instance.

- (f) *Bufferyards.* All new non-residential properties shall follow the bufferyard requirements set forth in Section 38-122 of the Anderson County Code of Ordinances.

When any non-residential property being developed abuts a single family residential property, a Type VI buffer shall be utilized to mitigate the transition from all levels of commercial and industrial development to residential development.

No fence, berm, or landscape material shall be designed or located in a manner that obstructs the vision of vehicular traffic at street and/or driveway intersections. When a new residential development is created adjacent to or abutting to an existing non-residential zoned property within the Corridor, it is the responsibility of that new residential development to meet the buffer requirements and improvement standards listed herein.

(g) *Berms.* When a berm is utilized to provide separation between non-similarly zoned properties or for the purpose of modifying other standards elsewhere required by these regulations, it shall adhere to the following:

(1) Have side slopes no greater than 2:1 that are stabilized with suitable groundcover. Any alternative designs shall be noted on all plans; and

(2) Breaks in the berm may be allowed as for drainage or walkthroughs; and

(3) All plants used for landscaping shall be indigenous to this climate and shall be properly maintained in a healthy, controlled manner by the property owner.

(h) *Exterior Lighting.* Exterior illumination shall be carefully considered in order to promote safety and security while limiting light trespass and reducing glare. New lighting shall be mounted and shielded to obscure light pollution to the greatest extent possible. Fixtures must be mounted in such a manner that its cone of light does not cross any property line of the site. All exterior lighting designs shall meet minimum IESNA (Illuminating Engineering Society of North America) guidelines.

No flashing lights are permitted within the Corridor. Emergency lighting for public safety and hazard warning, and seasonal residential decorations are exempt from the provisions of this Corridor Overlay.

- (i) *Additions/Alterations.* Any improvement, expansion, renovation, alteration, construction or modification of a building or accessory structure existing as of the effective date of this Ordinance in which said improvement, expansion, renovation, alteration, construction or modification results in greater than a twenty-five percent (25%) increase in the total square footage of the existing building and accessory structure footprint shall be subject to the provisions set forth in this Overlay.
- (j) *Bus stops.* No advertisements may be placed on or about any bus stop shelter or bench.

Section 6: Rezoning Recommendations

County staff would like to recommend at this time that three portions within the East-West Connector Overlay Corridor be considered for adoption of re-zoning. The portions are as follows (greater detail provided on subsequent pages):

- 1) Six parcels that comprise an un-zoned “donut hole” within the Clemson Boulevard Area. Total area of the six parcels is 13.54 acres. Staff is recommending these six properties be re-zoned to Highway Commercial District (C-2).
- 2) A 14.25 acre parcel, stretching west from Greenville Street, within the Greenville Street Area. The recommendation for this property is to be re-zoned to Office District (O-D).
- 3) A 3.35 acre parcel south of Sam McGee Road within the Greenville Street Area. Staff is recommending this property be re-zoned to Industrial District (I-1).

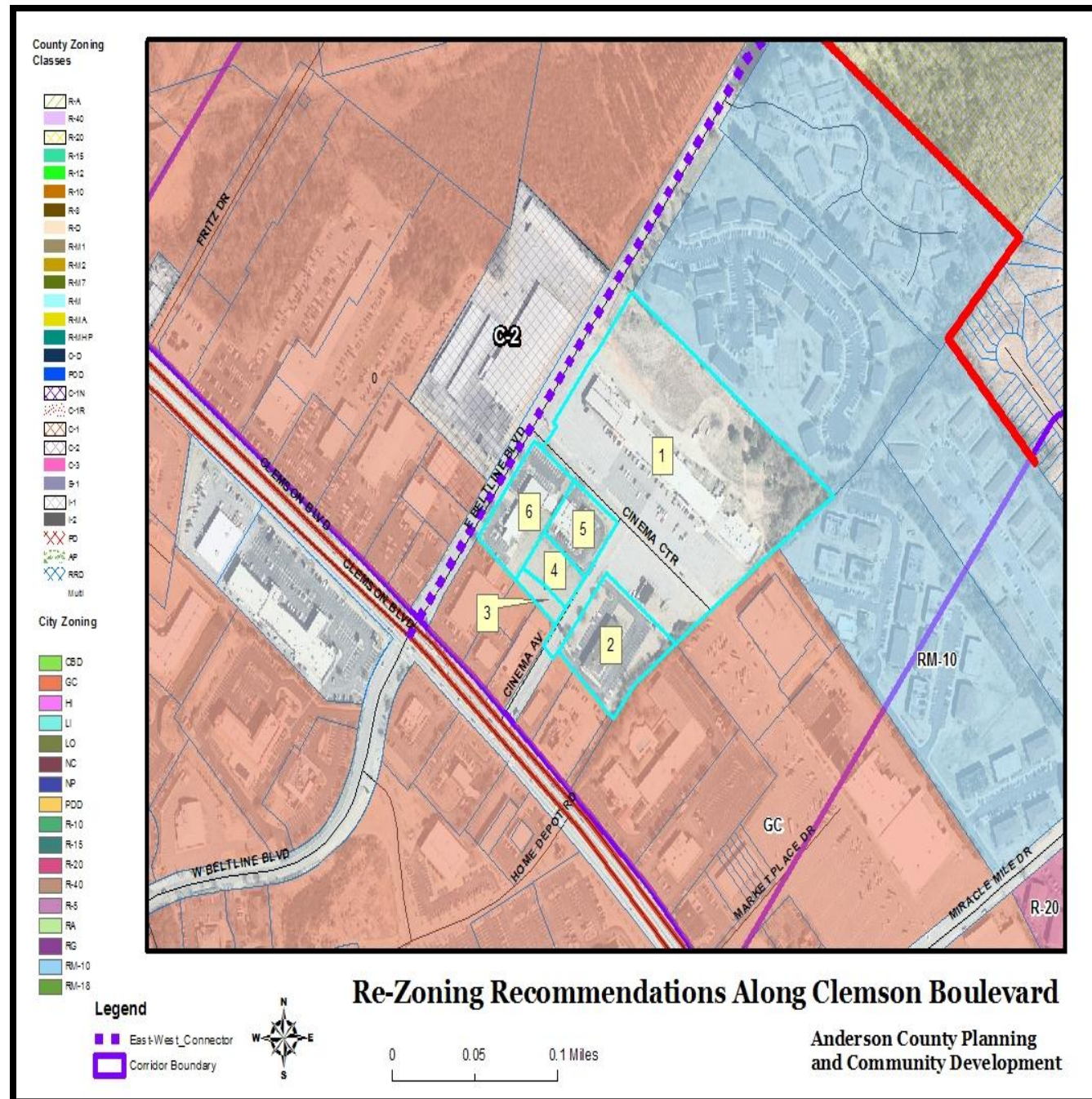
Staff is recommending the six parcels as shown in Figure 6.1 be re-zoned to Highway Commercial District (C-2).

The C-2 zoning classification will allow for consistency with adjacent County and City zoning, as the 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.

The six parcels are identified as follows:

- 1) TMS #121-22-02-013 (9.75 acres)
- 2) TMS #121-22-02-008 (1.55 acres)
- 3) TMS #121-22-02-009 (0.18 acres)
- 4) TMS #121-22-02-014 (0.40 acres)
- 5) TMS #121-22-02-010 (0.64 acres)
- 6) TMS #121-22-02-002 (1.02 acres)



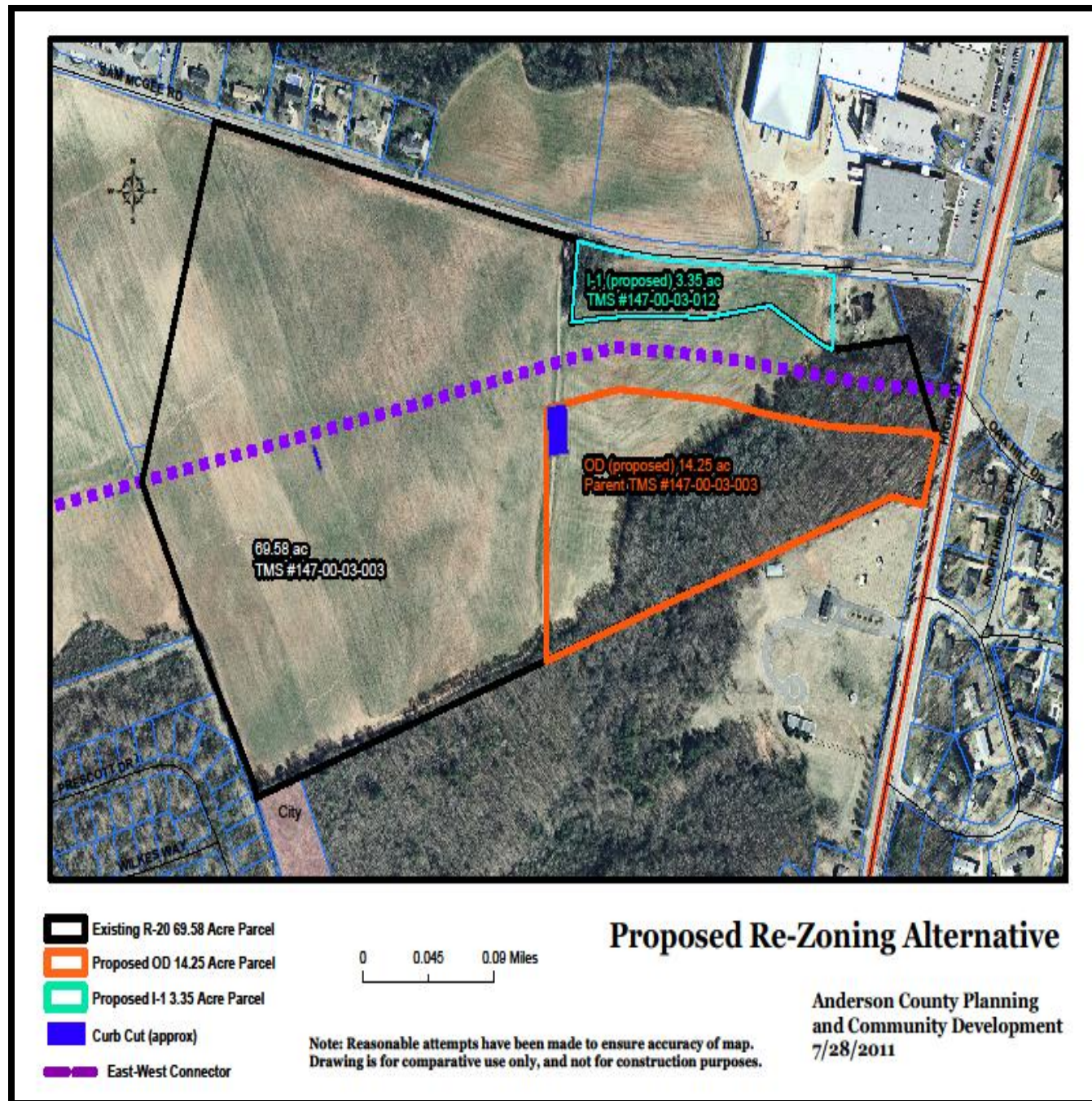
6.1 Seven parcels recommended for rezoning
(Anderson County Department of Planning and Community Development) 49

The parcel as shown in Figure 6.2 be re-zoned to Office District (O-D) is currently zoned Residential (R-20).

The uses permitted in the Office District are limited to office and research facilities, assisted living facilities, residential care facilities, nursing homes, medical clinics, and outpatient hospitals and shall not include any use engaged in retail sales or stocking and storage of merchandise with the exception of certain provisions laid forth in Chapter 70 of the Anderson County Code of Ordinances.

The parent TMS of the proposed parcel is identified as follows:

TMS#147-00-03-003 (69.58 acres)

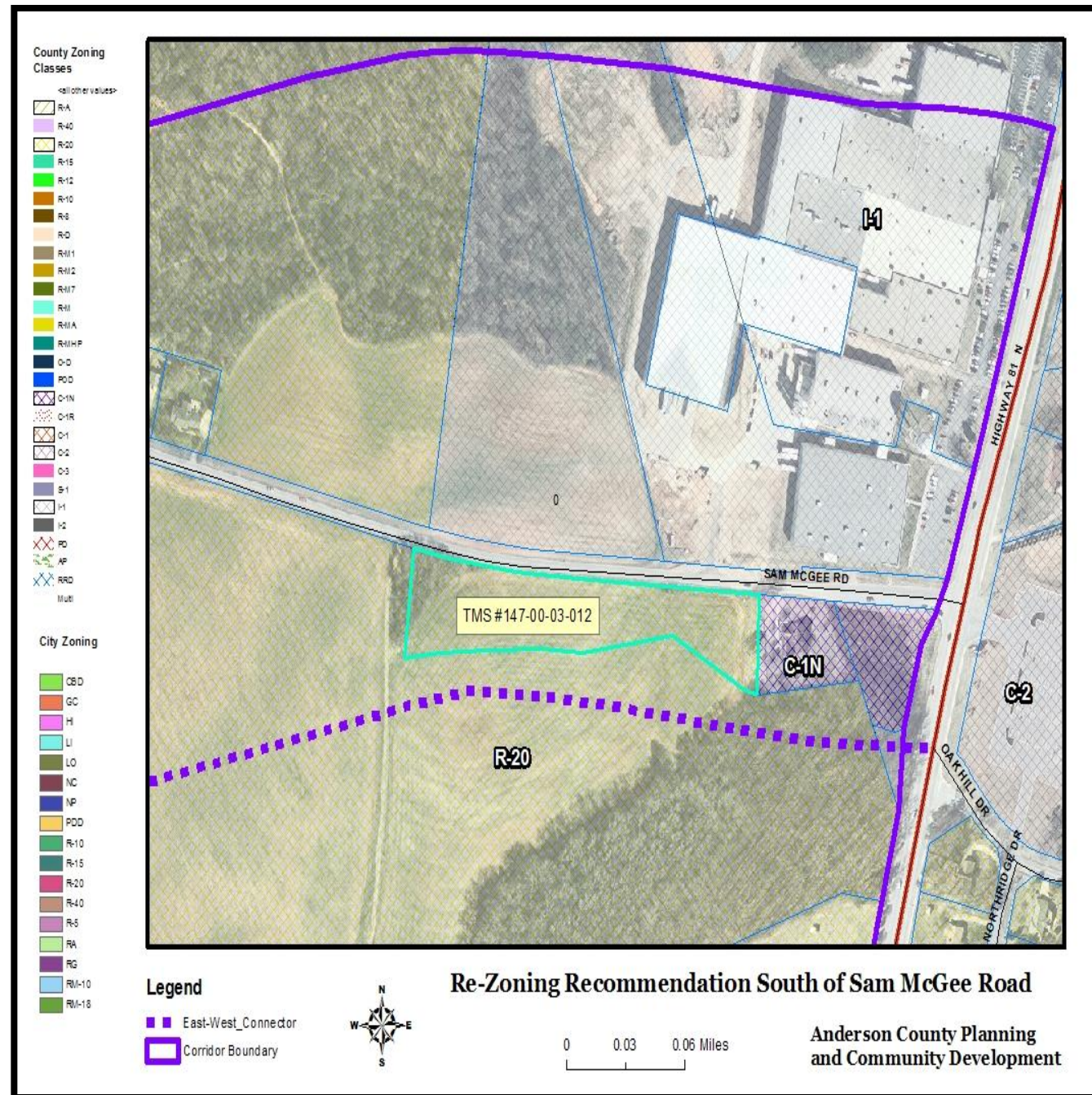


Staff is recommending the 3.35 acre parcel as shown in Figure 6.3 be re-zoned to Industrial (I-1). The parcel is currently zoned Residential (R-20).

The re-zoning will allow for the compatible use of neighboring property to the north.

The I-1 district is established as a district for manufacturing plants, assembly plants, and warehouses.

The I-1 district 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.



6.3 Parcel recommended for rezoning
(Anderson County Department of Planning and Community Development) 51

Process

Planning Commission Public Hearing:	June 14, 2011
County Council 1 st Reading:	August 8, 2011
County Council 2 nd Reading:	August 16, 2011
County Council Final Reading:	September 6, 2011

Please visit www.andersoncountysc.org to find the link to this presentation.

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