

ORDINANCE NO. 2024-039

AN ORDINANCE TO AMEND SECTIONS 24-139 AND 24-336 TO PROVIDE FOR CERTIFICATION FROM UTILITY PROVIDERS THAT UTILITY SERVICES ARE AVAILABLE TO PROPOSED DEVELOPMENTS; AND OTHER MATTERS RELATED THERETO.

WHEREAS, Anderson County, South Carolina, a body politic and a corporate and political subdivision of the State of Carolina, acting by and through the Anderson County Council, previously adopted Sections 24-139 and 24-336 of the Anderson County Code of Ordinances;

WHEREAS, issues have occurred during the approval process of various proposed projects within Anderson County as to whether adequate utility services, including without limitation, electrical, natural gas, water, sewage, broadband, and cable TV services are available to the proposed development; and

WHEREAS, Anderson County Council desires to amend Sections 24-139 and 24-336 to address the issue of utility services availability within proposed developments within unincorporated areas of the County.

NOW, THEREFORE, be it ordained by the Anderson County Council in meeting duly assembled that:

1. Section 24-139 of the Code of Ordinances, Anderson County, South Carolina is hereby amended to read as follows:

Sec. 24-139. Site plan required.

Site plans, at a scale of one inch equals 50 feet or other appropriate scale, shall accompany the application for a preliminary certificate of compliance for those uses listed in section 24-138. The site plan shall show the relationship of the proposed use to the surrounding area, all required bufferyards, off-road parking, entrances and exits, permeable areas, open space and other such information as may be required by the planning commission, or the development standards manager. Suppose the preliminary plat shows, or otherwise indicates, connection to a public utility, including but not limited to electrical, natural gas, water, sewage, broadband, and cable TV. In that case, the applicant shall attach to the Land Use Review Application a letter from each utility provider certifying that the utility has the capacity to provide utility service to the proposed development.

2. Section 24-336(ii) of the Code of Ordinances, Anderson County, South Carolina, is hereby amended to read as follows

Sec. 24-336. Preliminary Plat.

(ii) Location of utilities and utility easements on and adjacent to the tract, showing proposed connections to existing utility systems. If the preliminary plat shows, or otherwise indicates, connection to a public utility, including but not limited to electrical, natural gas, water, sewage, broadband, and cable TV. In that case, the applicant shall attach to the Subdivision Plat Application a letter from each utility provider certifying that the utility has the capacity to provide utility service to the proposed development.

3. All Orders and Ordinances in conflict herewith are, to the extent of such conflict only, hereby repealed and rescinded.

4. All Ordinances, Orders, Resolutions, and actions of Anderson County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked and rescinded.

5. This Ordinance shall take effect and be in full force upon Third Reading and Enactment by Anderson County Council.

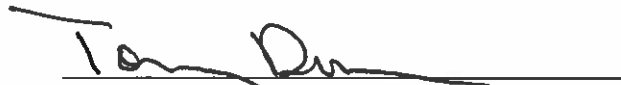
ENACTED in a duly assembled meeting this 15th day of October, 2024.

ATTEST:

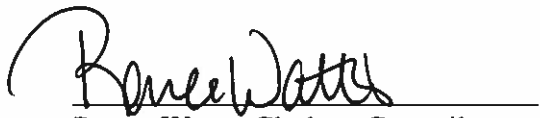


By: Rusty Burns
Its: Administrator

FOR ANDERSON COUNTY:

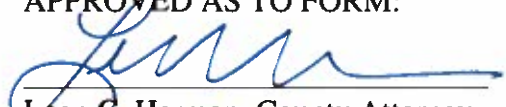


By: Tommy Dunn
Its: Chairman, Anderson County Council



Renee Watts, Clerk to Council

APPROVED AS TO FORM:



Leon C. Harmon, County Attorney

First Reading: September 3, 2024
Second Reading: September 17, 2024
Third Reading: October 15, 2024
Public Hearing: October 15, 2024