Development Standards
Land Use Review Application

Thank you for your interest in Anderson County, South Carolina. This packet includes the necessary documents for Land Use Reviews to be heard by the Anderson County Planning Commission.

APPLICATION FOR: Land Use Review Project Name: _____

Is this a County project? ☐ **Yes** ☐ **No** **If Yes, no fees required.**

Note to Applicant: All applications must be typed or legibly printed and all entries must be completed on all the required application forms and submitted by 3:00pm. Incomplete applications or applications submitted after the posted deadlines will be delayed due to advertisement submittal date.

Name of Applicant _____

Mailing Address _____

Telephone _____ E-mail _____

Applicant is the: Owner's Agent _____ Property Owner _____

Property Owner(s) of Record _____

Mailing Address _____

Telephone _____ E-mail _____

Authorized Representative _____

Mailing Address _____

Telephone _____ E-mail _____

Address/Location of Property _____

Existing Land Use _____

Proposed Land Use _____

Tax Map Number(s) _____

Total Size of Project (acres) _____

REQUEST FOR VARIANCE (IF APPLICABLE): (Fee $375.00)
Is there a variance request? ☐ Yes ☐ No
If YES, applicant must include explanation of request and give appropriate justifications.

_____

_____

_____

SCDOT/ Roads & Bridges must be contacted for this development prior to Planning Commission review, please attach conformation letters. A traffic impact study shall be required along the County road-network when a development will generate 100 or more trips per hour during the peak hour of the adjacent street, see section 24 - 115 Intensity Standards in the Anderson County Code of Ordinances. This traffic study must be submitted with the application.

RESTRICTIVE CONVENANT STATEMENT

Pursuant to South Carolina Code of Laws 6-29-1145:

I (we) certify as property owner(s) or as authorized representative for this request that the referenced property:

☐ **IS** subject to recorded restrictive covenants and that the applicable request(s) is permitted, or not otherwise in violation, of the same recorded restrictive covenants.

☐ **IS** subject to recorded restrictive covenants and that the applicable request(s) was not permitted, however a waiver has been granted as provided for in the applicable covenants. *(Applicant must provide an original of the applicable issued waiver)*

☐ **IS NOT** subject to recorded restrictive covenants

This application applies to the following uses when proposed in the unincorporated areas of the county:

1. Hazardous Waste and Nuclear Waste Disposal Site Fee $750.00
2. Motorsports facilities and testing track Fee $750.00
3. Mining and Extraction Operation Fee $750.00
4. Gun Clubs, Skeet Ranges, Outdoor Firing Range Fee $750.00
5. Stockyards, Slaughterhouses, Animal Auction House Fee $750.00
6. Certain Public Service Uses Fee $750.00
    a. Land Fills
    b. Water and Sewage Treatment facilities
    c. Electrical Substations
    d. Prisons
    e. Recycling Stations
    f. Transfer Stations
    g. Schools
    h. Water and Sewer Lines

7.z Large Scale Projects Fee $650.00
    a. Any project that is capable of generating 100 or more off-road parking spaces, as determined by
    b. section 38-210, excluding single-family subdivisions.
    c. A truck or bus terminal, including service facilities designed principally for such uses. Outdoor sports or recreational facilities that encompass one (1) or more acres in parking and facilities.

8. Tattoo Facilities Fee $450.00
9. Mobile Home Parks/Manufactured Home Parks/RV Parks Fee $450.00
10. Sexually Oriented Business Fee $750.00
11. Salvage, junk, and scrap yards Fee $750.00
12. Cell Towers $1000.00

APPLICATION PROCESS

1) An application is submitted, along with any required filing fee, to the Development Standards Department according to the set deadline schedule,legal advertisement & posting. Site plan revision Fee $105.00.
2) The Development Standards Department shall review the application for completeness within 5 business days of submission. Incomplete or improper applications will not be accepted at the time of submittal.
3) If the application is considered complete and proper then the Development Standards staff will further review the application and may make a written recommendation.
4) Legal notice is required to be printed in a newspaper of general circulation in Anderson Independent Mail at least 15 days before public hearings in the legal notice section.
5) A public hearing sign is erected on the property at least 15 days before the public hearing. This sign will be erected and removed by staff.
6) The Planning Commission reviews the proposed land use request and takes action on the request following the public hearing. The Planning Commission meets the second Tuesday of each month. Meetings are held at 6:00 P.M. in the County Council Chambers, second floor of the Historic Courthouse.
7) The Commission shall review and evaluate each application with respect to all applicable standards contained within the Development Standards Ordinance (DSO). At the conclusion of its review, the Planning Commission may approve the proposal as presented, approve it with specified modifications, or disapprove it.
8) In consideration of a land use permit, the Planning Commission shall consider factors relevant in balancing the interest in promoting the public health, safety, or general welfare against the right of the individual to the unrestricted use of property and shall consider specific, objective criteria. Due weight or priority shall be given to those factors that are appropriate to the circumstances of each proposal. A decision of the Planning Commission may be appealed as provided for in Title 6, Chapter 29 of the South Carolina Code.
9) Within 15 days of the Planning Commission taking action on the request, planning staff will send the applicant a Notice of Action.
14) Any applicant wishing to withdraw a proposed land use permit prior to final action by the Planning Commission shall file a written request for withdrawal with the Development Standards Department.
15) All associated fees are non-refundable. If a case is withdrawn or postponed at the request of the applicant, after the notice has been placed with the newspaper, the applicant is responsible for all associated cost of processing and advertising the application.
16)

The following is a checklist of information required for submission of a Land Use Review application. Incomplete applications or applications submitted after the deadline **may be delayed.**

Completed application form

Letter of intent

Sketch Plan one (1) copy 8 ½" x 11"

Attachment "A"

REQUIRED ITEMS

1) APPLICATION FORM: One (1) copy of the appropriate Application form with all required attachments and additional information must be submitted.

2) LETTER OF INTENT:

a. One (1) copy of a Letter of Intent (must be typed or legibly printed).

b. The Letter of Intent must give details of the proposed use of the property and should include at least the following information:
1.A statement as to what the property is to be used for;
2.The acreage or size of the tract;
3.The land use requested;
4.The number of lots and number of dwelling units or number of buildings proposed;
5.Building size(s) proposed;
6.If a variance of the regulations is also being requested, a brief explanation must also be included.

3) SKETCH PLAN (multi-family and non-residential): Site Plan Information Guide Form

a. An application for a land use permit for a multi-family project or a non-residential project shall be accompanied by a sketch plan.

b. A sketch plan must be prepared by a professional engineer, a registered land surveyor or a landscape architect.

c. The sketch plan shall be drawn to approximate scale on a boundary survey of the tract or on a property map showing the approximate location of the boundaries and dimensions of the tract.

d. The sketch plan shall show, at a minimum, the following:

1. Proposed name of the development	2. Acreage of the entire development	3. Location map
4. Proposed building(s) location(s)	5. Anticipated property density states as a FAR (Floor Area Ratio)	6. Setbacks, with front setbacks shown, side and rear may be stated.
7. Proposed parking areas.	8. Proposed properly access locations.	9. Natural features located on the property.
10. Man-made features both within and adjacent to the property including a) Existing streets and names (with ROW shown) b) City and County boundary lines c) Existing buildings to remain.		

a) Existing streets and names (with ROW shown)

b) City and County boundary lines

c) Existing buildings to remain

11. Required and proposed buffers and landscaping
12. Flood Plains and areas prone to flooding
13. Such additional information as may be useful to permit an understanding of the proposed use and development of the property.

4). ATTACHEMENTS: All attachments must be included in order for the application to be considered complete

Anderson County, South Carolina
LAND USE REVIEW
Standards of Land Use Approval Consideration

In consideration of a land use permit, the Planning Commission shall consider factors relevant in balancing the interest in promoting the public health, safety, and general welfare against the right of the individual to the unrestricted use of property and shall specifically consider the following objective criteria. Due weight or priority shall be given to those factors that are appropriate to the circumstances of each proposal.

Please respond to the following standards in the space provided or you may use an attachment as necessary:

(A) Is the proposed use consistent with other uses in the area or the general development patterns occurring in the area?

(B) Will the proposed use not adversely affect the existing use or usability of adjacent or nearby property?

(C) Will the proposed use not cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?

(D) Is the property suitable for the proposed use relative to the requirements set forth in this development ordinance such as off-street parking, setbacks, buffers, and access?

(E) Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?

SIGNATURE(S) OF APPLICANTS(S):

I (we) certify as property owners or authorized representative that the information shown on and any attachment to this application is accurate to the best of my (our) knowledge, and I (we) understand that any inaccuracies may be considered just cause for postponement of action on the request and/or invalidation of this application or any action taken on this application. I (we) further authorize staff of Anderson County to inspect the premises of the above-described property at a time which is agreeable to the applicant/property owner.

Signature of Applicant _____ Date _____

PROPERTY OWNER'S CERTIFICATION

The undersigned below, or as attached, is the owner of the property considered in this application and understands that an application affecting the use of the property has been submitted for consideration by the Anderson County Planning Commission.

Signature of Owner(s) _____ Date _____

Staff Use Only:
Application Received By: _____
Planning Commission Date: _____
Planning Commission Decision: _____
Fee Paid Yes No Credit Card/Check# _____

Date: _____

Site Plan Revision Fee $ **105.00**

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