Anderson County Board of Zoning Appeals

Hubert McClure, Chair, District #5
Wayne Scott, District #1
Vacant, District #4
Debbie Chapman, District #7

Mike Miller, Vice-Chair, District #2
Russ Brown, District #3
Alivia Connelly, District #6

AMENDED AGENDA

August 13, 2026
5:15 PM
Historic Courthouse
101 South Main Street
Anderson, South Carolina

1.) Call to Order: Mr. Hubert McClure, Chairman
2.) Invocation: Mr. Hubert McClure
3.) Approval of Minutes: Minutes will be forthcoming
4.) Introduction of Anderson County Board of Zoning Appeals Members:
   A. Council District 1, Wayne Scott.
   B. Council District 6, Alivia Connelly.
5.) Public Hearings:
   A. Special Exception: To allow the use for a short-term rental. Located at 217 Maret Road. / TMS 18-09-02-007 **(Council District 4)**.
6.) New Business:
   A. Copy of Ordinance for the Special Exception Moratorium for 6 months.
   B. Discussion of Meeting Time for Future Meetings.
7.) Old Business: None
8.) Public Comments, non-agenda items – 3 minutes limit per speaker
9.) Adjournment.

Application for a Special Exception
Anderson County Land Use Board of Zoning Appeals Meeting
County Council Chambers 2nd Floor-Historic Courthouse
Anderson, South Carolina
August 13, 2026
5:15 PM

Applicants:	Jake Dukes
Owner of Property:	Stephen Argo and Jane Argo
Property Location:	217 MARET RD, Townville, SC
Council District:	Four (4)
Tax Map Number (TMS #):	018-09-02-007-000
Property Description:	LT 6 MARET RD .65 AC
Current Zoning:	R-20 (Residential Single-Family)
Voting Precinct	Fork No. 2
Zoning:	The property was Unzoned, changed by Ordinance 2023-22, signed 11/7/23
Last Approved Rental:	201 Lake Grove Ln, Townville, SC 29689 **(Approved 6/12/2025)**
Required distance:	1,500 feet
Actual distance:	1.5 miles (7,920 feet)

Land Use: Residential

Applicant Request: Applicant is requesting a Special Exception to allow for the part-time use as a short-term rental.

Findings of Fact: *Anderson County Code of Ordinances*, Ordinance # 2026-28 amends Chapter 48: Article 4 of the Code of Ordinances, Anderson County, South Carolina, is hereby amended to read as follows:
Article 4 of Chapter 48 of the Code of Ordinances, Anderson County, South Carolina, is hereby amended to read as follows:

Short-term rental means an accommodation for transient guests, rented for the purpose of overnight lodging to such guests for a period of less than 30 consecutive days. For the purposes of this definition, short-term rental shall include all housing types. (Ordinance is attached for your reference.)

Staff Assessment:

1) The use meets all of the requirements in Section 5:3.2. Uses permitted by special exception.
2) The applicants have indicated and certified that there are no private covenants and restrictions
3) The distance, as required by the ordinance is greater than 1,500 feet from the last approved Short-Term Rental in June of 2025.
4) The use will not violate neighborhood character nor adversely affect surrounding properties.
5) Applicant requirements as mandated.

Special Exception Application

SEA-26-6

Submitted On: Jun 29, 2026

Applicant

Jake Dukes
229-425-1217
jdukes44@gmail.com

Primary Location

217 Maret Rd
Townville, SC 29689

Project Information

All special exception applications are required to go before the Anderson County Board of Zoning Appeals. All applicants are strongly encouraged to attend the Board of Zoning Appeals public hearing in which their application is to be reviewed..:

Project Address

217 Maret Road

Tax Map Number (TMS)

180902007

Is the Applicant the Property Owner?

No

Is The Property Zoned?

Zoned

County Council District?

4

School District

4

Total Acreage

.65

Requested Special Exception?

Short Term Rental Exemption

Purpose of Special Exception?

Short Term Rental Exemption

Have you researched your Private Covenants/Deed restrictions at the Anderson County Register of Deeds Office?

No

Private Covenants or Deed Restrictions on the Property?

No

If you indicated no and covenants/deed restrictions are discovered after application submittal, the application will be removed from the agenda and any approvals granted by the Board of Zoning Appeals will be null and void. If you indicated no, your signature is required..:

Comments:

We are the purchaser of the property. Our offer on the property is contingent upon the approval of the exemption.

Property Owner Information

Owner Name

Stephen Argo

Owner Address

217 Maret Road

City

Townville

State

SC

Zipcode

29689

Phone Number

770-339-9233

Email Address

--

Acknowledgement

Anderson County Code of Ordinances Chapter 48 Zoning- Article 7.- Provisions for uses permitted by special exception Section 7:1.- General Provisions: The board of zoning appeals may issue permits for those uses permitted by special exception which are in accordance with the provisions of this chapter and the specific conditions set forth below. The board shall determine that: A. The use meets all required conditions. B. The use is not detrimental to the public health or general welfare. C. The use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal, and similar services. D. The use will not violate neighborhood character nor adversely affect surrounding land uses. Anderson County Code of Ordinances Chapter 48 Zoning- Article 9.- Board of Zoning Appeals Section 9:5.- Powers and Duties Section 9:5.1 Review. The board shall hear and decided appeals where it is alleged there is error in any order, requirements, decision, determination made by the zoning administrator in the enforcement of this chapter Section 9:5.3 Uses permitted by special exception. The board of zoning appeals may hear and decide upon uses permitted by special exception specifically authorized by the terms of this chapter. A use permitted by special exception shall not be authorized by the board unless and until: A. A written application is submitted. B. Notice shall be given at least 15 days in advance of a public hearing in a newspaper of general circulation. C. The request has been referred to the appropriate zoning advisory group for review and report to the board of zoning appeals. The planning commission staff will also refer the request to the appropriate zoning advisory group for review and report to the board of zoning appeals. The zoning advisory group will meet in public sessions and shall provide a written report and recommendation. D. A public hearing shall be held. E. The board shall make findings. F. The board shall make written findings certifying compliance with the regulations governing the special use.

The Development Standards Staff will recommend approval or denial to the Board of Zoning Appeals at a scheduled Public Hearing . Applicants are notified of the date, time, and location of this meeting, and must attend in case questions arise. The Board of Zoning Appeals will make the final decision.:

As the applicant, I hereby confirm I have reviewed all information and the materials for this application are authentic and have been submitted to Planning/Development Standards.

true

Date

06/29/2026

Applicant Signature

true

LandscapeReport



June 30, 2026 Disclaimer accepted.

TMS:	180902007		
Deed Book:	18036	Deed Page: 39	Current Plat: CP 116/654
Tax District:	4	Description: LT 6 MARET RD .65 AC	
Sale Year:	2025	Sale Price: $625,000	Market Value: $379,520

0.01
0.01

1:989

ESRI, Highland Mapping, and Anderson County GIS

LandscapeReport



June 30, 2026 Disclaimer accepted.

TMS:	180902007		
Deed Book:	18036	Deed Page: 39	Current Plat: CP 116/654
Tax District:	4	Description: LT 6 MARET RD .65 AC	
Sale Year:	2025	Sale Price:	Market Value:

0.01
0.0

1:989

ESRI, Highland Mapping, and Anderson County GIS

201 Lake Grove Ln and 217 Maret Rd

Previously approved STR on Lake Grove Ln and pending special exception for 217 Maret Rd



201 Lakegrove Ln, Townville, SC 29689 to 217 Maret Rd, Townville, SC 29689

Drive 1.5 miles, 3 min



Imagery ©2026 , Map data ©2026 500 ft

via Hattons Ford Rd and Double Springs Rd — 3 min, 1.5 miles
Fastest route

via Hattons Ford Rd and Double Springs Rd — 33 min, 1.5 miles

Explore nearby 217 Maret Rd

Restaurants | Hotels | Gas stations | Parking Lots | More

ORDINANCE NO. 2026-028

AN ORDINANCE TO AMEND ARTICLE 4 OF CHAPTER 48 OF THE ANDERSON COUNTY CODE OF ORDINANCES TO ADD DEFINITIONS RELATED TO SHORT TERM RENTALS; AND OTHER MATTERS RELATED THERETO.

WHEREAS, the Anderson County Council has the authority under South Carolina Code Section 4-9-30(9) to regulate the use of land; and

WHEREAS, Anderson County Council desires to clarify its intention in regulating bed and breakfast establishments and short-term rentals; and

WHEREAS, Anderson County Council desires to add the following definitions to clarify that short-term rentals should be regulated as bed and breakfast establishments.

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

1. Article 4 of Chapter 48 of the Code of Ordinances, Anderson County, South Carolina, is hereby amended to read as follows:

> *Bed and breakfast establishments* include short term rentals, regardless of owner presence or the service of breakfast.
>
> *Short-term rental* means an accommodation for transient guests, rented for the purpose of overnight lodging to such guests for a period of less than 30 consecutive days. For the purposes of this definition, short-term rental shall include all housing types.

2. That the Code of Ordinances, Anderson County, South Carolina, is hereby amended by adding the definitions found in section 1 above in alphabetical sequence with the other definitions found in Article 4.

3. All other terms, provisions, sections, and contents of the Code of Ordinances, Anderson County, South Carolina not specifically affected hereby remain in full force and effect.

4. Should any part or provision of this Ordinance be deemed unconstitutional or unenforceable by any court of competent jurisdiction, such determination shall not affect the remainder of this Ordinance, all of which is hereby deemed separable.

5. This Ordinance shall take effect from and after the public hearing and the third reading in accordance with the Code of Ordinances, Anderson County, South Carolina.

ORDAINED in meeting duly assembled this 21st day of July 2026.

ATTEST:

Rusty Burns
Anderson County Administrator

Renee Watts
Clerk to Council

FOR ANDERSON COUNTY:

Tommy Dunn, District #5, Chairman

APPROVED AS TO FORM:

Leon C. Harmon
Anderson County Attorney

First Reading: June 16, 2026
Second Reading: June 29, 2026
Third Reading: July 21, 2026

Public Hearing: July 21, 2026

Except where specifically defined herein, all words used in this chapter shall carry their customary meanings. Words used in the present tense include the future tense; the singular number includes the plural. The word shall is mandatory, not directory.

Accessory use means a use of land or of a building or portion thereof customarily incidental to the principal use of the land or building and located on the same lot with such principal use. For the purpose of this chapter, accessory uses include swimming pools and game courts and shall meet the requirements of Article 6.

Agriculture, farming means the science or art of cultivating the soil, producing crops, plants, trees or shrubs, and/or raising livestock which does not require a tax license by the State of South Carolina.

Apartment. Same as "Dwelling, multiple-family."

Automobile wash, automated, means any automobile cleaning facility that provides exterior washing and cleaning on a drive-through or rollover basis.

Automobile wash, full-service, means any automobile cleaning facility which provides exterior and interior washing and cleaning services for automobiles and other motor vehicles.

Automobile wash, self-service, means any automobile cleaning facility where equipment and/or facilities are provided for the self-service cleaning of automobiles and other motor vehicles.

Barn means a structure that may be used to house animals, farm equipment, feed, storage or other farm-related items.

Bed and breakfast establishments include short term rentals, regardless of owner presence or the service of breakfast.

Bed and breakfast inn, lodge, cottage means a home used for lodging. The home is secondary to the business. These types of facilities provide accommodations with breakfast in operator or owner occupied homes that are primarily used for inn activities. Inns are operated as a commercial enterprise. Bed and breakfast inns, lodges, and cottages may operate restaurants offering meals to the general public, as well as overnight guests. Accommodations for overnight stays are limited to five to 15 guest rooms.

Bed and breakfast homestay, host home, guest house means a private home offering lodging and breakfast to guests. Accommodations are limited to a maximum of four guestrooms. This type of establishment is primarily a private home offering lodging and breakfast to guests. The appearance and primary function of the home shall remain as a residence, not as a lodging establishment.

Building means any structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of any person, process, equipment, or goods.

Building, accessory, means a structure attached to or detached from a principal building on the same lot and customarily incidental to the use of the principal building.

Building, principal, means a building in which is conducted the principal use of the lot.

Building permit means a certificate which has been endorsed by the zoning administrator that a proposal to use or occupy a tract of land or a building, or to erect, install, or alter a structure, building, or sign, fully meets the requirements of this chapter.

Building setback line means a line establishing the minimum allowable distance between the nearest portion of any building, excluding steps, gutters, and similar fixtures, and the property line when measured perpendicularly thereto.

Canopy means a rooflike, unenclosed (except when connected to a building) shelter having various means of support and generally used for protection from weather for pedestrians.

Cemetery means land used or intended to be used for the burial of the dead and dedicated for cemetery purposes, and including columbariums, mausoleums, and chapels when operated in conjunction with and within the boundaries of such cemetery.

Certificate of occupancy means a statement signed by the zoning administrator setting forth that the building, structure, or use complies with the zoning ordinance and that the same may be used for the purpose stated herein.

Child care center means any home, center, agency, or place where children not related to the operator are received for care.

Child care home means one in which care is given in a family home for one and not more than six children. Only those residing in the home may be involved in the day-to-day operation of the child care home.

Cluster housing means grouping of three or more structures around courts, cul-de-sacs, or short streets, more closely than in conventional single-family classifications, in order to preserve open space for common use.

Collection center for recyclable consumer items means a facility designed to receive household consumer items for recycling, such as metal food containers and cans, glass food containers, beverage bottles, discarded newspapers, magazines, cardboard and flat paper.

Columbarium means a building or structure designed with niches for the location of urns to hold the ashes of cremated persons. Columbaria shall be operated only within the boundaries of approved cemeteries and churches.

Communication antenna means a device used to transmit and/or receive radio or electromagnetic waves between terrestrially or orbitally based structures.

Communication tower means a tower of any size which supports communication (broadcast or receiving) equipment utilized by commercial, governmental, or other public and quasi-public users. This does not include communication equipment operated by a public service agency, private home use of satellite dishes and television antennas, or amateur radio operators as licensed by the Federal Communications Commission.

Community recreational area means a recreational area shown on an approved preliminary subdivision plat comprised of one or more of the following: swimming pools, picnic shelter, game courts, and neighborhood clubhouses. A community recreational area is intended to serve the residents of the subdivision in which it is located. It does not include for-profit, privately owned and operated facilities.

Continuing care retirement center means one or more structures maintained for the purpose of providing housing to two or more individuals, except rooms or units occupied by resident personnel staff, which may be in conjunction with medical and skilled nursing care and personal services such as shared food preparation, dining areas, recreation, social, and other personal services for the exclusive use of the residents.

[Definitions for terms D through R omitted to reduce length.]

Screening means the method by which a view of one site from another adjacent site is shielded, concealed, or hidden. Screening techniques include fences, walls, hedges, or other features.

Service station means an establishment used for the servicing of automobiles, including the sale of gasoline, oil, grease, minor accessories, and washing and polishing, but excluding the sale of automobiles, body repairing, major motor repairing, and painting.

Setback line means that line which is parallel to and a given distance from the front lot line of a lot or parcel of land at such distance as is required in this chapter.

Sexually oriented business means any business as defined and regulated under Anderson County Code section 42-400 [now section 10-63].

Short-term rental means an accommodation for transient guests, rented for the purpose of overnight lodging to such guests for a period of less than 30 consecutive days. For the purpose of this definition, short-term rental shall include all housing types.

Sign means any form of publicity which is visible from any public way directing attention to an individual, business, commodity, service, activity, or product by means of words, lettering, parts of letters, figures, numerals, phrases, sentences, emblems, devices, designs, trade names or trademarks, or other pictorial matter designed to convey such information and displayed by means of paint, bills, posters, panels, or other devices created on an open framework or attached or otherwise applied to stakes, posts, poles, trees, buildings, or other structures or supports.

Sign, accessory, means an advertising device used to disseminate information concerning a person, place, or thing pertaining to the use of the land upon which it is located.

Sign, advertising, means a sign which directs attention to a business, commodity, service, or entertainment not necessarily conducted, sold, or offered upon the premises where the sign is located.

Sign, business, means a sign which directs attention to a business, service, activity, or product sold, conducted, or offered upon the premises where such sign is located.

Sign, identification, means a sign on the premises bearing the name of a subdivision, farm, or group housing project; or of a school, college, park, church, or other public or quasipublic facility, but bearing information pertaining only to the premises on which such sign is located.

Sign, occupancy, means a sign on the premises bearing the name or address of the piece of property, the name of the owner or resident, or any permitted home occupation, but bearing information pertaining only to the premises on which the sign is located.

Sign, temporary, means an advertising device for the purpose of disseminating information about special events or occurrences, about property for sale or rent, and warning or informational signs on construction-sites; such signs as may be required in the public interest.

Street means a dedicated public right-of-way which affords the principal means of access to abutting property and which has been accepted for maintenance by Anderson County or the state highway department. For the purposes of these regulations, the term "street" or "streets" shall also mean avenues, boulevards, roads, lanes, and other public ways.

Arterial street means a federal or state highway designed primarily for the movement of large volumes of traffic from one area to another.

Collector street means a public way designed primarily to connect residential service streets with arterial streets, or to provide a direct connection between two arterial streets, and may be expected to carry a significant volume of traffic having neither origin nor destination on the street.

Residential service street means a public or private way used primarily for providing direct access to abutting property.

Structure means anything constructed or erected which requires permanent location above grade. For purposes of this chapter, "structure" does not include landscape features such as ornamental pools, planting boxes, sculptures, bird baths, open terraces, walkways, driveways, walls or fences, shelters for pets, playhouses, open stairs, recreational equipment, flagpoles, light standards, game courts, swimming pools, underground fallout shelters, air conditioning compressors, pump houses or wells, mailboxes, outdoor fireplaces, gatehouses, burial vaults, or bus shelters.

Tattoo facility means any such business as defined and regulated under Anderson County Code section 38-183 [now section 24-149].

Tavern means any establishment, whether public or operated as a private club, including cocktail lounges, etc., serving a predominantly adult clientele, and whose primary business is the sale of alcoholic beverages, including beer and wine, for consumption on the premises, and where the purchase of food is at the option of the customers and not required by the operator. The state alcoholic beverage commission must license the sale of alcoholic beverages, beer, and wine.

Townhouse means a row of two or more single-family attached dwelling units, each with its own outside entrance, which are joined together by a common party wall. For the purpose of this chapter, a townhouse shall be treated as a single-family attached dwelling.

Travel trailer means any vehicle mounted on wheels and designed and intended to serve primarily as short-term shelter.

Uses permitted by special exception means uses allowable where facts and conditions detailed in this chapter as those upon which a use may be permitted are found to exist.

Utility, public, means any agency which, under public franchise or ownership, provides the general public with electricity, gas, heat, steam, communication, rail transportation, water, sewage collection, or other service.

Variance means a relaxation of the dimensional terms of the zoning ordinance where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of actions of the applicant, a literal enforcement of the chapter would result in unnecessary and undue hardship; and does not involve a change in the use of property.

Veterinary clinic means a facility for diagnosis, treatment, and care of large and small animals. Animals may be boarded in this facility. All activities related to this facility shall be enclosed in a self-contained, freestanding building wholly occupied by the activities related to the veterinary clinic.

Veterinary clinic, mobile, means a veterinary clinic operating in a travel trailer or other such temporary structure that temporarily locates in an area to provide veterinary services. [A] temporary sign notifying of clinic date and time of service may be posted not more than one week prior to date of service. Duration of service time shall not exceed eight hours in one day.

Veterinary hospital means a facility for diagnosis, treatment, and care of large and small animals. The facility shall be a freestanding building wholly occupied by the activities related to the veterinary hospital. Animals may be boarded in this facility. Activities are not restricted to the interior of the building.

Veterinary office means a facility for diagnosis, treatment, and care of small domestic animals. Sick or injured animals may be boarded on a short-term basis. No commercial boarding is allowed in the veterinary office facility. All activities related to this facility shall be enclosed in a self-contained, freestanding building wholly occupied by activities related to the veterinary office.

Yard, required, means the open space between a lot line and the buildable area within which no structure may be located except as otherwise provided in this chapter. All yards referred to in this chapter are minimum required yards.

Yard, front, means an area extending across the full width of the lot and lying between the front lot line and the setback line as required in the applicable district.

Yard, rear, means an area extending across the full width of the lot and lying between the rear lot line parallel thereto at a distance therefrom as required in the applicable district.

Yard, side, means an area extending along the length of the lot between the required front yard and the required rear yard and between the side lot line and a line parallel thereto and a distance therefrom as required in the various districts.

Zoning advisory groups means at the time of initial zoning of a voting precinct, the council member(s) whose district(s) include that precinct may recommend appointment of a zoning advisory group to offer advice on zoning-related matters in that precinct. The group shall be composed of three residents from the zoned precinct, and shall operate for a period of no more than two years from the time of the zoning of the precinct. The planning and community development department shall provide the zoning advisory group with necessary information concerning rezoning, variance, and special exception requests in that precinct. The group shall communicate its recommendations on these matters to the planning and community development department in a timely fashion. The planning and community development department shall make these recommendations known to the planning commission, board of zoning appeals, and the county council.

Except where specifically defined herein, all words used in this chapter shall carry their customary meanings. Words used in the present tense include the future tense; the singular number includes the plural. The word shall is mandatory, not directory.

Accessory use means a use of land or of a building or portion thereof customarily incidental to the principal use of the land or building and located on the same lot with such principal use. For the purpose of this chapter, accessory uses include swimming pools and game courts and shall meet the requirements of Article 6.

Agriculture, farming means the science or art of cultivating the soil, producing crops, plants, trees or shrubs, and/or raising livestock which does not require a tax license by the State of South Carolina.

Apartment. Same as "Dwelling, multiple-family."

Automobile wash, automated, means any automobile cleaning facility that provides exterior washing and cleaning on a drive-through or rollover basis.

Automobile wash, full-service, means any automobile cleaning facility which provides exterior and interior washing and cleaning services for automobiles and other motor vehicles.

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Barn means a structure that may be used to house animals, farm equipment, feed, storage or other farm-related items.

Bed and breakfast establishments include short term rentals, regardless of owner presence or the service of breakfast.

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Building means any structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of any person, process, equipment, or goods.

Building, accessory, means a structure attached to or detached from a principal building on the same lot and customarily incidental to the use of the principal building.

Building, principal, means a building in which is conducted the principal use of the lot.

Building permit means a certificate which has been endorsed by the zoning administrator that a proposal to use or occupy a tract of land or a building, or to erect, install, or alter a structure, building, or sign, fully meets the requirements of this chapter.

Building setback line means a line establishing the minimum allowable distance between the nearest portion of any building, excluding steps, gutters, and similar fixtures, and the property line when measured perpendicularly thereto.

Canopy means a rooflike, unenclosed (except when connected to a building) shelter having various means of support and generally used for protection from weather for pedestrians.

Cemetery means land used or intended to be used for the burial of the dead and dedicated for cemetery purposes, and including columbariums, mausoleums, and chapels when operated in conjunction with and within the boundaries of such cemetery.

Certificate of occupancy means a statement signed by the zoning administrator setting forth that the building, structure, or use complies with the zoning ordinance and that the same may be used for the purpose stated herein.

Child care center means any home, center, agency, or place where children not related to the operator are received for care.

Child care home means one in which care is given in a family home for one and not more than six children. Only those residing in the home may be involved in the day-to-day operation of the child care home.

Cluster housing means grouping of three or more structures around courts, cul-de-sacs, or short streets, more closely than in conventional single-family classifications, in order to preserve open space for common use.

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Communication tower means a tower of any size which supports communication (broadcast or receiving) equipment utilized by commercial, governmental, or other public and quasi-public users. This does not include communication equipment operated by a public service agency, private home use of satellite dishes and television antennas, or amateur radio operators as licensed by the Federal Communications Commission.

Community recreational area means a recreational area shown on an approved preliminary subdivision plat comprised of one or more of the following: swimming pools, picnic shelter, game courts, and neighborhood clubhouses. A community recreational area is intended to serve the residents of the subdivision in which it is located. It does not include for-profit, privately owned and operated facilities.

Continuing care retirement center means one or more structures maintained for the purpose of providing housing to two or more individuals, except rooms or units occupied by resident personnel staff, which may be in conjunction with medical and skilled nursing care and personal services such as shared food preparation, dining areas, recreation, social, and other personal services for the exclusive use of the residents.

[Definitions for terms D through R omitted to reduce length.]

Screening means the method by which a view of one site from another adjacent site is shielded, concealed, or hidden. Screening techniques include fences, walls, hedges, or other features.

Service station means an establishment used for the servicing of automobiles, including the sale of gasoline, oil, grease, minor accessories, and washing and polishing, but excluding the sale of automobiles, body repairing, major motor repairing, and painting.

Setback line means that line which is parallel to and a given distance from the front lot line of a lot or parcel of land at such distance as is required in this chapter.

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Short-term rental means an accommodation for transient guests, rented for the purpose of overnight lodging to such guests for a period of less than 30 consecutive days. For the purposes of this definition, short-term rental shall include all housing types.

Sign means any form of publicity which is visible from any public way directing attention to an individual, business, commodity, service, activity, or product by means of words, lettering, parts of letters, figures, numerals, phrases, sentences, emblems, devices, designs, trade names or trademarks, or other pictorial matter designed to convey such information and displayed by means of paint, bills, posters, panels, or other devices created on an open framework or attached or otherwise applied to stakes, posts, poles, trees, buildings, or other structures or supports.

Sign, accessory, means an advertising device used to disseminate information concerning a person, place, or thing pertaining to the use of the land upon which it is located.

Sign, advertising, means a sign which directs attention to a business, commodity, service, or entertainment not necessarily conducted, sold, or offered upon the premises where the sign is located.

Sign, business, means a sign which directs attention to a business, service, activity, or product sold, conducted, or offered upon the premises where such sign is located.

Sign, identification, means a sign on the premises bearing the name of a subdivision, farm, or group housing project; or of a school, college, park, church, or other public or quasipublic facility, but bearing information pertaining only to the premises on which such sign is located.

Sign, occupancy, means a sign on the premises bearing the name or address of the piece of property, the name of the owner or resident, or any permitted home occupation, but bearing information pertaining only to the premises on which the sign is located.

Sign, temporary, means an advertising device for the purpose of disseminating information about special events or occurrences, about property for sale or rent, and warning or informational signs on construction-sites; such signs as may be required in the public interest.

Street means a dedicated public right-of-way which affords the principal means of access to abutting property and which has been accepted for maintenance by Anderson County or the state highway department. For the purposes of these regulations, the term "street" or "streets" shall also mean avenues, boulevards, roads, lanes, and other public ways.

Arterial street means a federal or state highway designed primarily for the movement of large volumes of traffic from one area to another.

Collector street means a public way designed primarily to connect residential service streets with arterial streets, or to provide a direct connection between two arterial streets, and may be expected to carry a significant volume of traffic having neither origin nor destination on the street.

Residential service street means a public or private way used primarily for providing direct access to abutting property.

Structure means anything constructed or erected which requires permanent location above grade. For purposes of this chapter, "structure" does not include landscape features such as ornamental pools, planting boxes, sculptures, bird baths, open terraces, walkways, driveways, walls or fences, shelters for pets, playhouses, open stairs, recreational equipment, flagpoles, light standards, game courts, swimming pools, underground fallout shelters, air conditioning compressors, pump houses or wells, mailboxes, outdoor fireplaces, gatehouses, burial vaults, or bus shelters.

Tattoo facility means any such business as defined and regulated under Anderson County Code section 38-183 [now section 24-149].

Tavern means any establishment, whether public or operated as a private club, including cocktail lounges, etc., serving a predominantly adult clientele, and whose primary business is the sale of alcoholic beverages, including beer and wine, for consumption on the premises, and where the purchase of food is at the option of the customers and not required by the operator. The state alcoholic beverage commission must license the sale of alcoholic beverages, beer, and wine.

Townhouse means a row of two or more single-family attached dwelling units, each with its own outside entrance, which are joined together by a common party wall. For the purpose of this chapter, a townhouse shall be treated as a single-family attached dwelling.

Travel trailer means any vehicle mounted on wheels and designed and intended to serve primarily as short-term shelter.

Uses permitted by special exception means uses allowable where facts and conditions detailed in this chapter as those upon which a use may be permitted are found to exist.

Utility, public, means any agency which, under public franchise or ownership, provides the general public with electricity, gas, heat, steam, communication, rail transportation, water, sewage collection, or other service.

Variance means a relaxation of the dimensional terms of the zoning ordinance where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of actions of the applicant, a literal enforcement of the chapter would result in unnecessary and undue hardship; and does not involve a change in the use of property.

Veterinary clinic means a facility for diagnosis, treatment, and care of large and small animals. Animals may be boarded in this facility. All activities related to this facility shall be enclosed in a self-contained, freestanding building wholly occupied by the activities related to the veterinary clinic.

Veterinary clinic, mobile, means a veterinary clinic operating in a travel trailer or other such temporary structure that temporarily locates in an area to provide veterinary services. [A] temporary sign notifying of clinic date and time of service may be posted not more than one week prior to date of service. Duration of service time shall not exceed eight hours in one day.

Veterinary hospital means a facility for diagnosis, treatment, and care of large and small animals. The facility shall be a freestanding building wholly occupied by the activities related to the veterinary hospital. Animals may be boarded in this facility. Activities are not restricted to the interior of the building.

Veterinary office means a facility for diagnosis, treatment, and care of small domestic animals. Sick or injured animals may be boarded on a short-term basis. No commercial boarding is allowed in the veterinary office facility. All activities related to this facility shall be enclosed in a self-contained, freestanding building wholly occupied by activities related to the veterinary office.

Yard, required, means the open space between a lot line and the buildable area within which no structure may be located except as otherwise provided in this chapter. All yards referred to in this chapter are minimum required yards.

Yard, front, means an area extending across the full width of the lot and lying between the front lot line and the setback line as required in the applicable district.

Yard, rear, means an area extending across the full width of the lot and lying between the rear lot line parallel thereto at a distance therefrom as required in the applicable district.

Yard, side, means an area extending along the length of the lot between the required front yard and the required rear yard and between the side lot line and a line parallel thereto and a distance therefrom as required in the various districts.

Zoning advisory groups means at the time of initial zoning of a voting precinct, the council member(s) whose district(s) include that precinct may recommend appointment of a zoning advisory group to offer advice on zoning-related matters in that precinct. The group shall be composed of three residents from the zoned precinct, and shall operate for a period of no more than two years from the time of the zoning of the precinct. The planning and community development department shall provide the zoning advisory group with necessary information concerning rezoning, variance, and special exception requests in that precinct. The group shall communicate its recommendations on these matters to the planning and community development department in a timely fashion. The planning and community development department shall make these recommendations known to the planning commission, board of zoning appeals, and the county council.

ORDINANCE NO. 2026-028

AN ORDINANCE TO AMEND ARTICLE 4 OF CHAPTER 48 OF THE ANDERSON COUNTY CODE OF ORDINANCES TO ADD DEFINITIONS RELATED TO SHORT TERM RENTALS; AND OTHER MATTERS RELATED THERETO.

WHEREAS, the Anderson County Council has the authority under South Carolina Code Section 4-9-30(9) to regulate the use of land; and

WHEREAS, Anderson County Council desires to clarify its intention in regulating bed and breakfast establishments and short-term rentals; and

WHEREAS, Anderson County Council desires to add the following definitions to clarify that short-term rentals should be regulated as bed and breakfast establishments.

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

1. Article 4 of Chapter 48 of the Code of Ordinances, Anderson County, South Carolina, is hereby amended to read as follows:

> *Bed and breakfast establishments* include short term rentals, regardless of owner presence or the service of breakfast.
>
> *Short-term rental* means an accommodation for transient guests, rented for the purpose of overnight lodging to such guests for a period of less than 30 consecutive days. For the purposes of this definition, short-term rental shall include all housing types.

2. That the Code of Ordinances, Anderson County, South Carolina, is hereby amended by adding the definitions found in section 1 above in alphabetical sequence with the other definitions found in Article 4.

3. All other terms, provisions, sections, and contents of the Code of Ordinances, Anderson County, South Carolina not specifically affected hereby remain in full force and effect.

4. Should any part or provision of this Ordinance be deemed unconstitutional or unenforceable by any court of competent jurisdiction, such determination shall not affect the remainder of this Ordinance, all of which is hereby deemed separable.

5. This Ordinance shall take effect from and after the public hearing and the third reading in accordance with the Code of Ordinances, Anderson County, South Carolina.

ORDAINED in meeting duly assembled this 21st day of July 2026.

ATTEST:

Rusty Burns
Anderson County Administrator

Renee Watts
Clerk to Council

FOR ANDERSON COUNTY:

Tommy Dunn, District #5, Chairman

APPROVED AS TO FORM:

Leon C. Harmon
Anderson County Attorney

First Reading: June 16, 2026
Second Reading: June 29, 2026
Third Reading: July 21, 2026

Public Hearing: July 21, 2026

Except where specifically defined herein, all words used in this chapter shall carry their customary meanings. Words used in the present tense include the future tense; the singular number includes the plural. The word shall is mandatory, not directory.

Accessory use means a use of land or of a building or portion thereof customarily incidental to the principal use of the land or building and located on the same lot with such principal use. For the purpose of this chapter, accessory uses include swimming pools and game courts and shall meet the requirements of Article 6.

Agriculture, farming means the science or art of cultivating the soil, producing crops, plants, trees or shrubs, and/or raising livestock which does not require a tax license by the State of South Carolina.

Apartment. Same as "Dwelling, multiple-family."

Automobile wash, automated, means any automobile cleaning facility that provides exterior washing and cleaning on a drive-through or rollover basis.

Automobile wash, full-service, means any automobile cleaning facility which provides exterior and interior washing and cleaning services for automobiles and other motor vehicles.

Automobile wash, self-service, means any automobile cleaning facility where equipment and/or facilities are provided for the self-service cleaning of automobiles and other motor vehicles.

Barn means a structure that may be used to house animals, farm equipment, feed, storage or other farm-related items.

Bed and breakfast establishments include short term rentals, regardless of owner presence or the service of breakfast.

Bed and breakfast inn, lodge, cottage means a home used for lodging. The home is secondary to the business. These types of facilities provide accommodations with breakfast in operator or owner occupied homes that are primarily used for inn activities. Inns are operated as a commercial enterprise. Bed and breakfast inns, lodges, and cottages may operate restaurants offering meals to the general public, as well as overnight guests. Accommodations for overnight stays are limited to five to 15 guest rooms.

Bed and breakfast homestay, host home, guest house means a private home offering lodging and breakfast to guests. Accommodations are limited to a maximum of four guestrooms. This type of establishment is primarily a private home offering lodging and breakfast to guests. The appearance and primary function of the home shall remain as a residence, not as a lodging establishment.

Building means any structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of any person, process, equipment, or goods.

Building, accessory, means a structure attached to or detached from a principal building on the same lot and customarily incidental to the use of the principal building.

Building, principal, means a building in which is conducted the principal use of the lot.

Building permit means a certificate which has been endorsed by the zoning administrator that a proposal to use or occupy a tract of land or a building, or to erect, install, or alter a structure, building, or sign, fully meets the requirements of this chapter.

Building setback line means a line establishing the minimum allowable distance between the nearest portion of any building, excluding steps, gutters, and similar fixtures, and the property line when measured perpendicularly thereto.

Canopy means a rooflike, unenclosed (except when connected to a building) shelter having various means of support and generally used for protection from weather for pedestrians.

Cemetery means land used or intended to be used for the burial of the dead and dedicated for cemetery purposes, and including columbariums, mausoleums, and chapels when operated in conjunction with and within the boundaries of such cemetery.

Certificate of occupancy means a statement signed by the zoning administrator setting forth that the building, structure, or use complies with the zoning ordinance and that the same may be used for the purpose stated herein.

Child care center means any home, center, agency, or place where children not related to the operator are received for care.

Child care home means one in which care is given in a family home for one and not more than six children. Only those residing in the home may be involved in the day-to-day operation of the child care home.

Cluster housing means grouping of three or more structures around courts, cul-de-sacs, or short streets, more closely than in conventional single-family classifications, in order to preserve open space for common use.

Collection center for recyclable consumer items means a facility designed to receive household consumer items for recycling, such as metal food containers and cans, glass food containers, beverage bottles, discarded newspapers, magazines, cardboard and flat paper.

Columbarium means a building or structure designed with niches for the location of urns to hold the ashes of cremated persons. Columbaria shall be operated only within the boundaries of approved cemeteries and churches.

Communication antenna means a device used to transmit and/or receive radio or electromagnetic waves between terrestrially or orbitally based structures.

Communication tower means a tower of any size which supports communication (broadcast or receiving) equipment utilized by commercial, governmental, or other public and quasi-public users. This does not include communication equipment operated by a public service agency, private home use of satellite dishes and television antennas, or amateur radio operators as licensed by the Federal Communications Commission.

Community recreational area means a recreational area shown on an approved preliminary subdivision plat comprised of one or more of the following: swimming pools, picnic shelter, game courts, and neighborhood clubhouses. A community recreational area is intended to serve the residents of the subdivision in which it is located. It does not include for-profit, privately owned and operated facilities.

Continuing care retirement center means one or more structures maintained for the purpose of providing housing to two or more individuals, except rooms or units occupied by resident personnel staff, which may be in conjunction with medical and skilled nursing care and personal services such as shared food preparation, dining areas, recreation, social, and other personal services for the exclusive use of the residents.

[Definitions for terms D through R omitted to reduce length.]

Screening means the method by which a view of one site from another adjacent site is shielded, concealed, or hidden. Screening techniques include fences, walls, hedges, or other features.

Service station means an establishment used for the servicing of automobiles, including the sale of gasoline, oil, grease, minor accessories, and washing and polishing, but excluding the sale of automobiles, body repairing, major motor repairing, and painting.

Setback line means that line which is parallel to and a given distance from the front lot line of a lot or parcel of land at such distance as is required in this chapter.

Sexually oriented business means any business as defined and regulated under Anderson County Code section 42-400 [now section 10-63].

Short-term rental means an accommodation for transient guests, rented for the purpose of overnight lodging to such guests for a period of less than 30 consecutive days. For the purpose of this definition, short-term rental shall include all housing types.

Sign means any form of publicity which is visible from any public way directing attention to an individual, business, commodity, service, activity, or product by means of words, lettering, parts of letters, figures, numerals, phrases, sentences, emblems, devices, designs, trade names or trademarks, or other pictorial matter designed to convey such information and displayed by means of paint, bills, posters, panels, or other devices created on an open framework or attached or otherwise applied to stakes, posts, poles, trees, buildings, or other structures or supports.

Sign, accessory, means an advertising device used to disseminate information concerning a person, place, or thing pertaining to the use of the land upon which it is located.

Sign, advertising, means a sign which directs attention to a business, commodity, service, or entertainment not necessarily conducted, sold, or offered upon the premises where the sign is located.

Sign, business, means a sign which directs attention to a business, service, activity, or product sold, conducted, or offered upon the premises where such sign is located.

Sign, identification, means a sign on the premises bearing the name of a subdivision, farm, or group housing project; or of a school, college, park, church, or other public or quasipublic facility, but bearing information pertaining only to the premises on which such sign is located.

Sign, occupancy, means a sign on the premises bearing the name or address of the piece of property, the name of the owner or resident, or any permitted home occupation, but bearing information pertaining only to the premises on which the sign is located.

Sign, temporary, means an advertising device for the purpose of disseminating information about special events or occurrences, about property for sale or rent, and warning or informational signs on construction-sites; such signs as may be required in the public interest.

Street means a dedicated public right-of-way which affords the principal means of access to abutting property and which has been accepted for maintenance by Anderson County or the state highway department. For the purposes of these regulations, the term "street" or "streets" shall also mean avenues, boulevards, roads, lanes, and other public ways.

Arterial street means a federal or state highway designed primarily for the movement of large volumes of traffic from one area to another.

Collector street means a public way designed primarily to connect residential service streets with arterial streets, or to provide a direct connection between two arterial streets, and may be expected to carry a significant volume of traffic having neither origin nor destination on the street.

Residential service street means a public or private way used primarily for providing direct access to abutting property.

Structure means anything constructed or erected which requires permanent location above grade. For purposes of this chapter, "structure" does not include landscape features such as ornamental pools, planting boxes, sculptures, bird baths, open terraces, walkways, driveways, walls or fences, shelters for pets, playhouses, open stairs, recreational equipment, flagpoles, light standards, game courts, swimming pools, underground fallout shelters, air conditioning compressors, pump houses or wells, mailboxes, outdoor fireplaces, gatehouses, burial vaults, or bus shelters.

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Yard, required, means the open space between a lot line and the buildable area within which no structure may be located except as otherwise provided in this chapter. All yards referred to in this chapter are minimum required yards.

Yard, front, means an area extending across the full width of the lot and lying between the front lot line and the setback line as required in the applicable district.

Yard, rear, means an area extending across the full width of the lot and lying between the rear lot line parallel thereto at a distance therefrom as required in the applicable district.

Yard, side, means an area extending along the length of the lot between the required front yard and the required rear yard and between the side lot line and a line parallel thereto and a distance therefrom as required in the various districts.

Zoning advisory groups means at the time of initial zoning of a voting precinct, the council member(s) whose district(s) include that precinct may recommend appointment of a zoning advisory group to offer advice on zoning-related matters in that precinct. The group shall be composed of three residents from the zoned precinct, and shall operate for a period of no more than two years from the time of the zoning of the precinct. The planning and community development department shall provide the zoning advisory group with necessary information concerning rezoning, variance, and special exception requests in that precinct. The group shall communicate its recommendations on these matters to the planning and community development department in a timely fashion. The planning and community development department shall make these recommendations known to the planning commission, board of zoning appeals, and the county council.