

Ordinance #2018-007

An Ordinance to amend Ordinance #99-004, the Anderson County Zoning Ordinance, as adopted July 20, 1999, by amending the Anderson County Official Zoning Map to rezone +/- 3.3 acres from R-M7 (Multi-Family Residential) to C-3 (Commercial District) on 8 parcels of land, identified as along Highway 24 and Welborn Street in the Fork No. 1 Precinct shown in Deed Book 12763 page 00050. The parcels are further identified as TMS #028-07-03-006; 028-07-04-001; 028-07-04-002; 028-07-04-003; 028-07-04-004; 028-07-04-005; 028-07-04-006 and 028-07-04-026.

Whereas, Anderson County, a body politic and corporate and a political subdivision of the State of South Carolina (the "County"), acting by and through its County Council (the "County Council") has previously adopted Anderson County Ordinance #99-004, the Anderson County Zoning Ordinance (the "Ordinance"), which Ordinance contains the Anderson County Official Zoning Map (the "Map"); and,

Whereas, the Ordinance contains provisions providing for the amendment of the Map; and,

Whereas, County Council desires to amend the Map by adopting a zoning map amendment from R-M7 to C-3 for +/- 3.3 acres of TMS # 028-07-03-006; 028-07-04-001; 028-07-04-002; 028-07-04-003; 028-07-04-004; 028-07-04-005; 028-07-04-006 and 028-07-04-026 described above; and,

Whereas, the Anderson County Planning Commission has held a duly advertised Public Hearing on March 13, 2018, during which it reviewed the proposed rezoning from to R-M7 to C-3 +/- 3.3 acres of TMS #028-07-03-006; 028-07-04-001; 028-07-04-002; 028-07-04-003; 028-07-04-004; 028-07-04-005; 028-07-04-006 and 028-07-04-026 described above; and,

Whereas, the Anderson County Council has duly advertised and held a Public Hearing on April 3rd, 2018, regarding said amendment of the Anderson County Official Zoning Map:

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

1. The Anderson County Council hereby finds that this proposed rezoning is consistent with the Anderson County Comprehensive Plan and in accord with requirements of the South Carolina Code of Laws Title 6, Chapter 29, Article 5.
2. The Anderson County Council hereby amends the Anderson County Official Zoning Map as previously adopted July 20, 1999, by Anderson County Ordinance # 99-004 to rezone from R-M7 to C-3 +/- 3.3 acres of TMS # 028-07-03-006; 028-07-04-001; 028-07-04-002; 028-07-04-003; 028-07-04-004; 028-07-04-005; 028-07-04-006 and 028-07-04-026 described above and including those restrictions and other development obligations committed to in writing by developer as seen in **Attachment #1**.
3. Should any portion of this Ordinance be deemed unconstitutional or otherwise unenforceable by any court of competent jurisdiction, such determination shall not affect the remaining terms and provisions of this ordinance, all of which are hereby deemed separable.
4. All orders, resolutions, and enactments 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 and effect from and after third reading and enactment by Anderson County Council.

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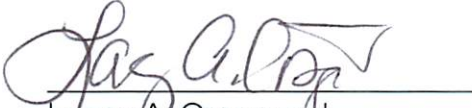
ATTEST: Ordinance 2018-007



Rusty Burns
Anderson County Administrator




Tommy Dunn, Chairman
County Council



Lacey A. Croegaert
Clerk to Council

APPROVED AS TO FORM:



Leon Harmon, Esquire
Anderson County Attorney

1st Reading: April 17, 2018

2nd Reading: May 1, 2018

3rd Reading: May 15, 2018

Public Hearing: April 3, 2018

Attachment #1
Ordinance # 2018-007

Bill & Brady Collins

2351 Hwy. 187 South, Anderson, SC 29626
Voice (864) 225-2881
Internet: brady@collinsdock.com
Fax (864) 231-7869

April 30, 2018

Mr. Jeff Parkey
Planning & Community Development Dept.
401 East River St.
Anderson, SC 29626

Re: Rezoning Property at Hwy 24 and Welborn St.

Mr. Parkey,

I appreciate your efforts in guiding us through the process of rezoning the above mentioned property.

The property owners (Bill and Brady D. Collins) are committed to adhering to the promises made to the adjacent homeowners and will commit to the following developmental obligations:

1. Leyland cypress trees will be placed 3 ft. from adjacent residential homeowner's property line and the chain length fence 10 ft. from adjacent residential homeowner's property line.
2. Buildings will have lights on building shining down.
3. Security gate will have an overhead light on pole for security.
4. Gate entrance next to the Lake Hartwell Outdoor Center will have stacked stone posts and Black fencing. Stone similar to Outdoor Center.
5. Leyland cypress trees will line the rear property line (Line next to adjacent homeowners), and all of Welborn Ave. and up Hwy 24 to just short of entrance way.
6. Building colors similar to The Lake Hartwell Outdoor Center.
7. Setback of buildings will be 12 ft. plus from rear property line.

8. Entrance gate for single lot on corner of Welborn Ave. and Hwy 24 will be on Welborn Ave. Entrance will have stone posts and black fencing.
9. Water runoff will not be on adjacent homeowner's property. Only down street or highway.
10. Time frame for breaking ground will be determined by Zoning and Engineering requirements.
11. A discount will be given to neighbors for annual payments.
12. Sizes, layout and spacing of buildings will be determined by landowner. Colors and setbacks are agreed upon and listed above.
13. Security Cameras will be on buildings and gate. Type and spacing to be determined by landowner.

Please let me know if anything else is required before the County Council Meeting on May 1, 2018.

Respectfully,

Brady D. Collins

Bill Collins

Bill & Brady Collins

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Brady D. Collins


Bill Collins