



**ANDERSON  
COUNTY**  
SOUTH CAROLINA

**AGENDA**  
**Planning and Public Works Committee Meeting**  
**Wednesday, September 2, 2020 at 12:00 pm**  
**Anderson Civic Center**  
**3027 Martin Luther King Jr Blvd.**  
**Anderson, South Carolina 29625**

**M. Cindy Wilson, Presiding**

Consisting of three members of Council. functions as a review, oversight and advisory body of subdivision regulations, building and other regulatory codes, the zoning ordinance, transportation, rights of way, building and grounds, licenses and business regulations, community development, and housing authority programs, public works department, and other matters thereto.

**Tommy Dunn**  
Chairman  
Council District 5

**Brett Sanders**  
Vice Chairman  
Council District 4

**Craig Wooten**  
Council District 1

**Gracie S. Floyd**  
Council District 2

**Ray Graham**  
Council District 3

**Jimmy Davis**  
Council District 6

**M. Cindy Wilson**  
Council District 7

**Lacey A. Croegaert**  
Clerk to Council

**Rusty Burns**  
County Administrator

1. Call to Order: **Chairman M. Cindy Wilson**
2. Invocation and Pledge: **Mr. Brett Sanders**
3. Approval of Minutes for July 22, 2020 **Committee members**
4. Discussion of Stormwater management exemption for single family residential construction not part of a subdivision. **Mr. Jon Batson**
5. Deletion of "special exceptions" items from the zoning ordinance. **Ms. Alesia Hunter**
6. Discussion and recommendations for increasing lot size from 8,000 sq. ft. to 15,000 sq. ft. or developers choice to cluster buildings on 6000 sq. ft. parcels and place the difference into undeveloped space adjoining the cluster with Conservation Development Design guidance. **Ms. Alesia Hunter**
7. Upgrades for Stormwater measures in consideration of flooding episodes. **Mr. Matt Hogan**
8. New Business:
9. Citizens Comments:
10. Adjournment:

Committee Members: M. Cindy Wilson, Chair  
Honorable Brett Sanders  
Honorable Jimmy Davis

**Minutes**  
**Planning and Public Works Committee**  
**Wednesday, July 22, 2020**

The Planning and Public Works Committee meeting of Wednesday July 22, 2020 was called to order at 1:00pm by Chairman M. Cindy Wilson. Mr. Jimmy Davis and Mr. Brett Sanders were in attendance for the Planning and Public Works Committee meeting. The Invocation and Pledge of Allegiance was provided by Mr. Jimmy Davis.

The following items were discussed by the committee:

**3. Bid #20-050 Starr C&C Landfill, Mr. Robert Carroll and Mr. Greg Smith**

The first bid for this project came back over budget so some of the scope for this project was changed and it was sent out for a second bid with six bids received. The staff recommend Belk Company in Anderson for \$2,631,005.65. A sediment pond will have to be put in first before the building can begin. This will require digging out and moving 300,000 cubic yards of gravelly sandy dirt. A total of 58,000 cubic yards of dirt will stay on-site and the rest will have to be taken off-site to a place that has a land-use permit. It may take at least 6 months to complete construction for this project. DHEC has permitted, letters were sent to all neighbors, and signatures were received indicating that everyone knows what will be happening at the site.

The Starr C & C Landfill is a clean run landfill that has received compliments from DHEC for being one of the best run landfills. The Belk Company and Miller Construction have done a lot of subcontracting. They helped build part of the Whitefield site addition and constructed the Slab Town site. The Labella Engineering firm reviewed everything and recommended the County go with the Belk Company. The dirt that is being removed is not contaminated but it is a sandy gravelly dirt that can't be used for construction but can be used as landfill coverage or it can be used by a farmer for a filling area.

There is a contingency that will come back to the County if it's not used that is a set 15% of the total bid. The money for this project has already been budgeted with a Revenue bond that also included the Whitefield project, and the baler at the Murph. The landfill can possibly be used for 20 more years unless COVID-19 continues to hit every year.

Mr. Jimmy Davis made the motion to accept the bid from the Belk Company for \$2,631,005.65 with a second from Brett Sanders. The Planning and Public Works Committee voted unanimously 3-0 to recommend to Full Council.

**4. Changes, Deletions, additions to Anderson County Code of Ordinances regarding Land Use Addition of notification and posting of subject property and use of reverse 911 calling system to advise adjoining landowners and nearby neighborhoods of new projects/uses in unzoned areas**

A reverse 911 call puts phone calls out to residents. A recent landfill public hearing was held for which the State sent out postcards and notifications, but people did not receive them. The Planning Department also sent out zoning information that was not received. Anderson County is complying with the County and State requirements. The US Postal service is not as reliable now. In most homes there is not a home phone anymore almost everyone uses cellphones. In zoned areas postcards are sent to the current address provided by the Anderson County Assessor's office. The Planning Department is proposing to continue with publishing a legal advertisement and posting signs to the property 15 days before a meeting. In addition, they will send out notifications to everyone within 1000 feet. The website address is located on the signs and the information is posted on the web page with a map.

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Mr. Jimmy Davis suggested developing an app for Anderson County Planning. If an app is developed the County could offer it free to the public and every time the Planning Commission schedules a meeting an alert will be sent out to everyone who has downloaded the app. An app would be easy and cheap to develop. The Anderson County Planning app could include contacts for the Planning commissioners, and how to contact the Planning Department. It can be blasted out in several ways. The Planning Department is currently on Twitter. When people pull-up the app they will be able to see who the commissioners are, they can get alerts about the agendas and they can contact the Planning Commission. The Council members can talk to the people to get the word out about the Planning app as well as using reverse 911 that will call everyone within the area of 1000 feet. A reverse 911 call won't register unless someone answers the call, or the voicemail picks up. Mr. Mark Williamson will be able to look into this item. Ms. M. Cindy Wilson requested the special exceptions be notified in the same manner and the zoned areas should also be notified with reverse 911.

Mr. Jimmy Davis made the recommendation to full council to enact the use of the reverse 911 calling system to notify constituents in the respective areas of upcoming projects and planning as well as to start the investigation into forming an Anderson County Planning app for smart phones with a second from Mr. Brett Sanders. The Planning and Public Works Committee voted unanimously 3-0 to recommend to Full Council.

**4. Changes, Deletions, additions to Anderson County Code of Ordinances regarding Land Use Deletion of some uses allowed under “special exceptions” in zoned areas and improved notifications**

The special exceptions that should go under a “commercial use” are as follows: communication towers, childcare centers, and private recreation areas. There should be discussions about schools, veterinary clinics and hospitals that should be subject to the zoning and not just a special exception. Public hearings are currently held for these items, but more definition could be added under private recreation. The problem is the County is becoming rapidly developed and our land use and development standards must be updated.

For example, the McConnells came to the County for a private recreation area and made the application to DNR claiming acreage they provided no proof of. The DNR is not responsive due to the virus. Shooting starts at 7am until late in the evening. They were shooting tannerite causing nearby buildings to shake. There are not any problems with the roadside stand for the sale of crops, produce, and fruit produced on the property and many people are in support of this use but not allowing the McConnells to charge for shooting in a residential area. There is also an issue with parking on Midway Road that needs to be addressed.

The Bed and Breakfasts, home stays, host homes, guest homes and Air bnb's been having some issues. The County needs to try to address these issues in a better way. As Anderson County continues to grow and develop there are problems arising that were not a problem before.

In a future Planning and Public Works meeting the committee would like to discuss different commercial types and uses, defining a nuisance, special exceptions and proposed agricultural zoning classifications.

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**4. Changes, Deletions, additions to Anderson County Code of Ordinances regarding Land Use Require 8,000 square foot lots to be changed to 15,000 square foot or developer may choose to “cluster” on smaller parcels but required to have the difference of 15,000 square feet reserved in “green” or undeveloped area around the “cluster” in unzoned areas.**

Mr. Jimmy Davis requested to change the 8,000 square foot lots to 15,000 square foot lot in subdivisions. Ms. M. Cindy Wilson recommended to also provide the developer with a choice of using clustering on small parcels with a requirement of having the difference of the 15,000 square foot reserved for green or undeveloped areas around the cluster. When using clustering a developer could receive a 25% lot average discount of the lots total on unzoned properties with sewer where the lot sizes will decrease to 11,250 square foot. Some developers are using undevelopable land such as wetlands or water ways as their set aside and this could require developers to keep more space around the dwellings.

Mr. Jimmy Davis would like to present an ordinance for first reading in August that will change the 8,000 square foot lots to a 15,000 square foot lot size in the unzoned areas with sewer. The ordinance can receive additions or be changed before third reading. If the County has this ordinance it can help with quality housing and Storm water run-off.

If a conservation subdivision ordinance was proposed it would need to be considered as its own ordinance due to the special tax implications involved. The County will need to be careful when considering green space ideas to ensure that the property taxes are tied to the lots, so the county won't end up with the responsibility of these properties. A conservation subdivision can go down to 6000 square foot lot. A conservation subdivision would be an option that developers could look at.

For a twin home lot, the square footage is cut in half for town homes because there are two structures that are put together as attached units. In zoned areas there is an 8000 square foot minimum lot size and the green space is included. A duplex is a two-family one-story unit with a common firewall and each unit has a front and back door. A town home can be two or more attached units together.

Mr. Jimmy Davis made the motion to increase the lot size from 8,000 square foot to 15,000 square foot for a single lot on sewer in unzoned areas and 7,500 square feet for twin home lots on sewer with a total of 15,000 per building lot with a second from Mr. Brett Sanders. The Planning and Public Works Committee voted unanimously 3-0 to recommend to Full Council.

**6. Adjourn:**

Mr. Jimmy Davis made the motion to adjourn with a second from Mr. Brett Sanders. The Planning and Public Works Committee voted unanimously 3-0 to adjourn.

There being no further business, the Planning and Public Works Committee meeting adjourned at 2:17 pm.

**Planning and Public Works Committee**

\_\_\_\_\_, Chairman

\_\_\_\_\_ Date



# Provisions for Uses Permitted by Special Exception

Special Exception - uses allowable where facts and conditions detailed in this chapter as those upon which a use may be permitted are found to exist.

- ▶ **Section 7:2 Public utility buildings and uses** includes sewage lift stations, pump stations, electrical substations, and telephone equipment buildings. Must pay attention to Overlay Districts and use caution when approving. Example: East-West Parkway natural gas regulator at Brookhollow.
- ▶ **Section 7:3 Auto wreckers, scrap processors, junk yards** may be permitted in I-1 (Industrial District).
- ▶ **Section 7:4 Livestock in residential districts** includes ponies and horses may be kept in R-20 and R-15 (Single family residential).
- ▶ **Section 7:5 Churches** may be permitted in all districts.

- ▶ **Section 7:6 Private recreation area or country club** may be permitted in R-20, R-15, R-12, R-10, R-8 (Single family residential); R-M, R-MA (Multifamily residential); R-A (Residential Agricultural).
- ▶ Private recreation area means a recreation area maintained for members including but not limited to golf course, swimming pools, tennis clubs, and neighborhood clubhouses any and each which must comply with all requirements of the zoning ordinance.
- ▶ **Section 7:7 Child care centers or day care centers** may be permitted in R-M, R-M1, R-M2, R-M7, R-MA (Multifamily residential); R-D (Residential Duplex).

**Special Exception - uses allowable where facts and conditions detailed in this chapter as those upon which a use may be permitted are found to exist.**

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| <ul style="list-style-type: none"> <li>▶ <b>Section 7:8 Manufactured homes in conjunction with schools and parks</b> only one manufactured home shall be allowed adjacent to and in conjunction with any public or private school or park.</li> <li>▶ <b>Section 7:9 Temporary accessory residential use</b> - a manufactured home may be permitted in any zoning district as a temporary accessory residential use.</li> <li>▶ <b>Section 7:10 Accessory dwelling</b> – one accessory dwelling unit may be permitted with any permitted principal use in S-1 (Services District); I-1 (Industrial District); C-1 and C-2 (Commercial District).</li> </ul> | <ul style="list-style-type: none"> <li>▶ <b>Section 7:11 Family/group care homes</b> may be allowed in all multifamily residential districts.</li> <li>▶ <b>Section 7:12 Nursing CCRC</b> may be allowed in all multifamily residential districts.</li> <li>▶ <b>Section 7:13 Recycling</b> may be allowed in residential zoning districts and in C-1R, C-1 and C-2 (Neighborhood/Commercial District).</li> </ul> |
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## Special Exceptions continued

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| <ul style="list-style-type: none"> <li>▶ <b>Section 7:14 Automated automobile wash in conjunction with a convenience food store with gasoline</b> may be permitted in the C-1 (Commercial District).</li> <li>▶ <b>Section 7:15 Cemeteries</b> permitted as uses by special exception in the C-2 (Highway Commercial); R-20, R-15, R-12, R-10, R-8 (Single family residential); R-M, R-MA (Multifamily residential).</li> <li>▶ <b>Section 7:16 Mini-warehouses</b> may be permitted in the C-2 (Highway Commercial).</li> </ul> | <ul style="list-style-type: none"> <li>▶ <b>Section 7:17 Bed and breakfast establishments</b> may be permitted in the C-1N (Neighborhood Commercial); R-A (Residential Agricultural); R-20, R-15, R-12 (Single family residential); R-D (Residential duplex); R-M1, R-M2, R-M7, R-M, R-MA (Multifamily residential).</li> <li>▶ <b>Section 7:18 Communication towers</b> are permitted as a principal or secondary use in the S-1 (Services District); I-1 (Industrial District) and C-2, C-3 (Commercial Districts). Communication towers are permitted as an ancillary or secondary use on residentially zoned sites where another use (other than single-family or duplex use) is already established as the principal use of the property, such as a school, church, multifamily residential complex, public utility site, or other similar use; provided the principal use of the property complies with applicable zoning and subdivision regulations.</li> </ul> |
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The following uses can cause an adverse impact to properties within the zoned districts. These uses are normally designated under Section 7:6 Private recreation area.

- Shooting/Skeet ranges (indoor/outdoor)
- Gun schools
- Event venues (weddings, parties, socials, classes, etc.)
- Bed and Breakfast establishments
- Communication towers

#### Recommendation:

1. Make the above special exceptions as a standalone permitted use under Chapter 70, Article 7 Special Exceptions with specific guidance as it pertains to the zoning district and applicable guidelines.
2. Allow as permitted uses in certain zoning districts.

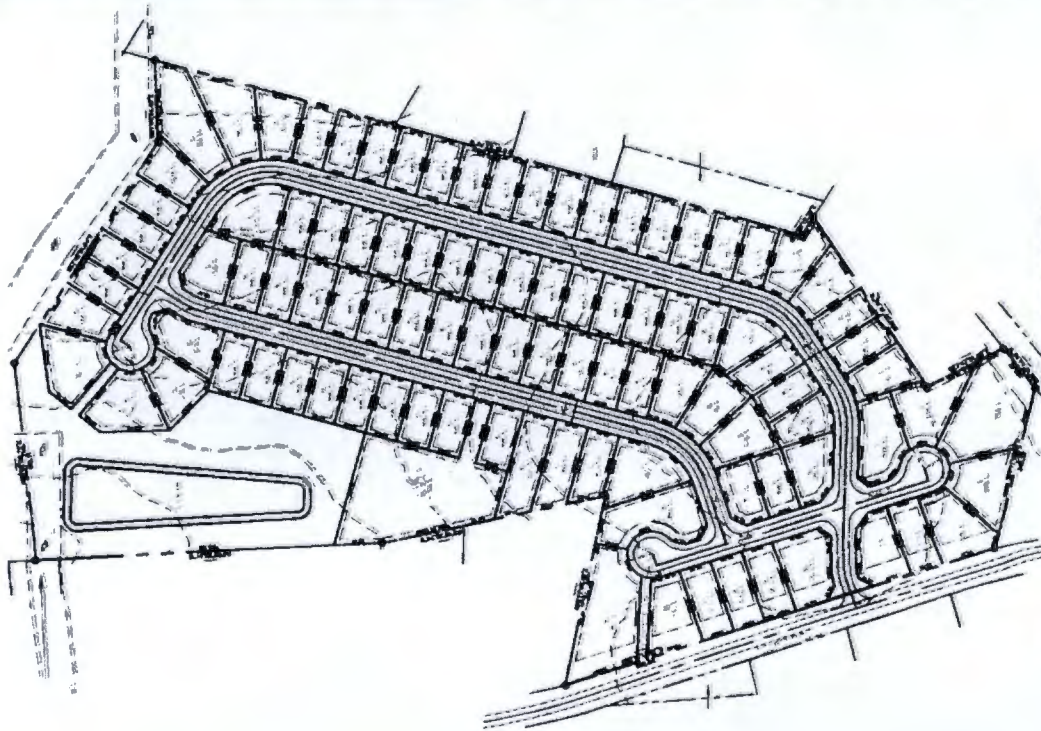


# Lot Sizes in Unzoned Areas

With Public Water and Sewer Access



# Current Allowance of 8,000 Sq Ft

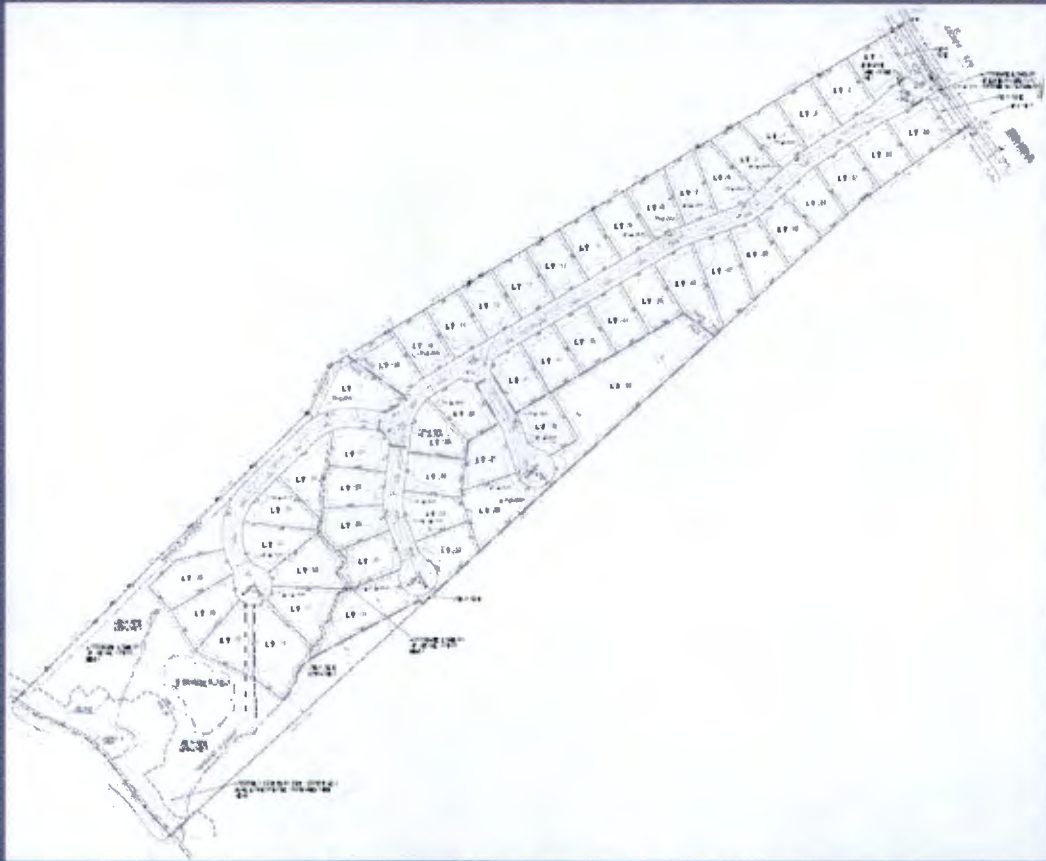


35.5 acre parcel  
99 lots  
7% green space, excluding  
stormwater pond  
1,086 sq ft per lot of open  
space

Example of subdivision in Anderson County



# Proposed 15,000 Sq Ft

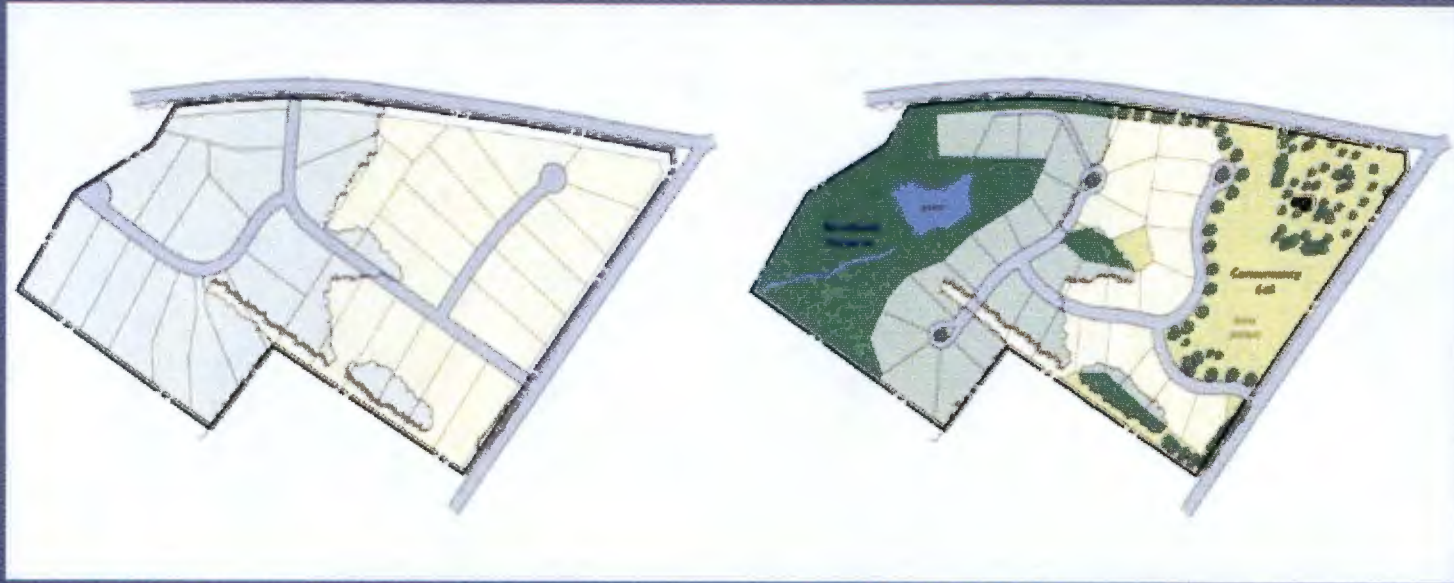


31.14 acres  
53 lots  
18.5% open space, excluding  
stormwater pond  
479 sq ft of open space per lot

Example of proposed subdivision in Anderson County



## Conventional Subdivision Vs Open Space Design Subdivision



Smaller lot sizes give same or higher overall density levels as conventional subdivisions



# 6,000 Sq Ft Lots vs 15,000 Sq Ft Lots



6,000 sq ft gives more lots but conserves more land.

Conservation of land has benefits:

- Less infrastructure maintenance cost (roads, sewer)
- Less impervious surface which reduces stormwater runoff
- Wildlife habitats & preservation
- Preserves rural character of the land.



# Conventional Cluster Subdivision



Countries vary on percentage of open space. Ranges are from 20% to 70% of common green open space.

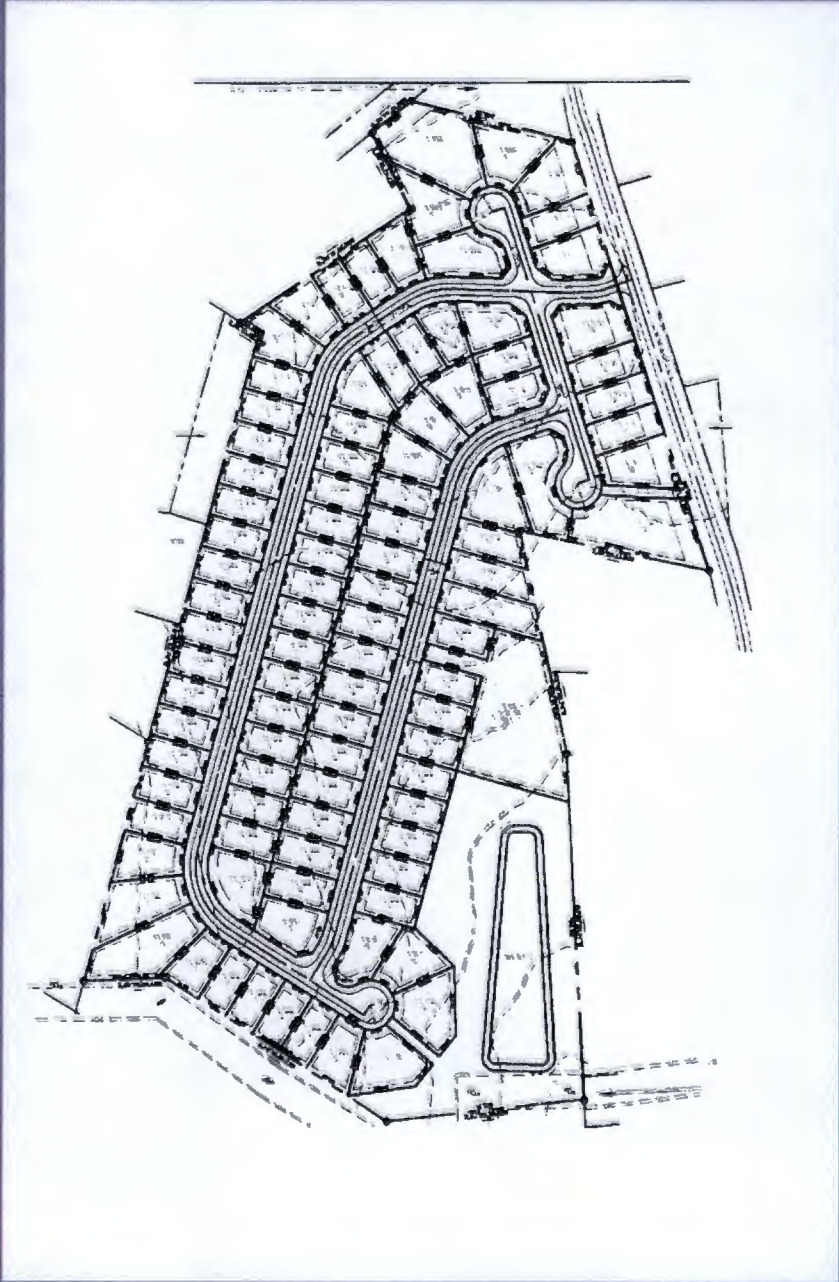


# Cluster Development vs Current 8,000

35.5 acre parcel  
99 lots

7% or 2.47 acres of green  
space, excluding  
stormwater pond  
1,086 sq ft per lot of open  
space

At 45% open space  
requirement becomes:  
133 lots,  
45% or 15 acres of green  
open space  
4,942 sq ft of open space  
per lot





# Cluster Development vs Proposed 15,000



31.14 acres

53 lots

18.5% or 5.8 acres of open space,  
excluding stormwater pond

479 sq ft of open space per lot

At 45% open space requirement  
becomes:

123 lots

45% or 13.9 acres of green open  
space

4,914 sq ft of open space per lot



# Discussion

Open Space Can Include:

- Woodlands
- Wetlands, floodplains, watercourses
- Recreational uses such as playgrounds, tennis courts, swimming pools, and ballfields.
- Greenways and bicycle and foot paths

Does the county wish to include stormwater ponds in green open space calculations?

Design allows for two flag lots as with conventional subdivisions

Subdivisions on major or minor local roads may require reclassification of road if density exceeds maximum ADT.

