

Anderson County Planning Commission

David Cothran, Chair, District #5
Ed Dutton, District #1
Brad Burdette, District #3
Debbie Chapman, District #7

Jane Jones, Vice-Chair, District #6
Lonnie Murray, District #2
Will Moore, District #4

Tuesday, June 9, 2020
Regularly Scheduled
Meeting 6:30 PM

AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
 - A. March 10, 2020 Regular Meeting
4. Public Hearings
 - A. Rezoning Request: +/-29.01 acres, located at Highway 81 N from C-1 to PD
 - B. Rezoning Request: +/-19.00 acres, located at Welpine Rd. from C-2 to R-M
 - C. Rezoning Request: +/- 141.83 acres, located at Hwy. 187 from R-20 to PD
 - D. Rezoning Request: +/- 141.81 acres, located at Liberty Highway from I-2 to R-8
 - E. Beacon Outreach Ministries, located at 404 & 410 Oakwood Rd., Townville
 - F. RV Park, located at 1300 Hwy. 29 South, Anderson
 - G. Application of Appeal regarding proposed residential subdivision property in or around the Anderson County Regional Airport
5. Old Business
6. New Business
 - A. Preliminary Subdivision: Woodglen
 - i. Staff Report and Recommendation
 - ii. Public Comments
 - B. Preliminary Subdivision: Anderson Oaks
 - i. Staff Report and Recommendation
 - ii. Public Comments
 - C. Preliminary Subdivision: Townehomes at Copper Hill
 - i. Staff Report and Recommendation
 - ii. Public Comments
 - D. Preliminary Subdivision: Glen Gate
 - i. Staff Report and Recommendation
 - ii. Public Comments
7. Public Comments, non-agenda items - 3 minute limit per speaker
8. Other Business
9. Adjournment

The Planning Commission meets on the second Tuesday of each month, unless otherwise noted. Meetings are held at 6:00 PM in the County Council Chambers, 2nd floor of the old courthouse, located at 101 South Main Street, Anderson. However, subject to change due to COVID-19.

Anderson County Planning Commission
Wednesday, March 10, 2020
6:00 PM
County Council Chambers
Second Floor – Old Courthouse
Anderson, South Carolina

Minutes

In accordance with the South Carolina Freedom of Information Act, Section 30-4-10 et seq., South Carolina Code, 1976, as amended and the Anderson County Ordinance #386, as adopted on September 21, 1993, the media was duly notified of the date, time, and place of the meeting.

Members Present: Ed Dutton, Lonnie Murray, Brad Burdette, Will Moore, David Cothran, Jane Jones and Debbie Chapman

Members Absent: None

Staff Present: Alesia Hunter, Tim Cartee, Rhonda Sloan and Celia Boyd Myers

Call to Order: Chairman Cothran called the meeting to order, with a quorum present to conduct the meeting and welcomed all present to the meeting.

Approval of Agenda: Chairman Cothran called for any changes to the agenda. Hearing none, the agenda was unanimously approved, by a motion from Mr. Dutton and a second by Mr. Burdette.

Approval of Minutes: Chairman Cothran called for any changes to the minutes from the February 11th regular Commission meeting. Hearing none, the minutes were approved 7-0, with a motion by Mr. Dutton and a second by Mr. Moore.

Public Hearings:

Request to rezone +/-48.91 acres, located at 2705 Centerville Road from R-20 (Single-Family Residential) to R-A (Residential – Agricultural)

Mrs. Rhonda Sloan presented the request for rezoning and staff recommendation. The applicant is requesting a change from R-20 to R-A, in order to allow the zoning to match the current use and to expand the agricultural and equine uses. Staff recommended approval of the request. Chairman Cothran asked for questions among the Commissioners. Mr. Dutton questioned the phrasing of “appropriate use”. Mrs. Sloan explained that the property owners wished for the use and zone to match. Mrs. Jones asked for the definition of arena in this request. The applicant Grace Von Kaenel stated that it was for personal use and would not be open to the public. Mrs. Jones asked how many trees would be cleared. Mrs. Von Kaenel stated that none would be at this time. However, some would be at a later date to plant and harvest hay to allow the farm to become more self-sufficient. Chairman Cothran opened the public hearing and invited comments. Ms. Diane Burley asked if there would be hogs, chickens, camels or other livestock. She then asked the difference between the current use and this request. Chairman Cothran explained that the public hearing was to accept comments and not a question and answer session. Hearing no further comments, the public hearing was closed. Mr. Burdette moved to accept staff’s recommendation of approval; and Mr. Moore seconded the motion. The motion to recommend approval was passed 7-0.

Old Business: None

New Business:

Preliminary Subdivision: Flint Creek

Tim Cartee presented the request for Flint Creek and staff recommendation. The proposed development would be located on +/-10.63 acres on Rogers Road and utilize Big Creek Water and ReWa sewer services. Staff recommended approval of the preliminary subdivision with the following conditions:

- All lots must access proposed internal roads only. Developer must obtain the following permits prior to proceeding with development to include;
- DHEC and Anderson County approval letter for stormwater erosion control;
- DHEC and ReWa approval letter for sewer service construction and permit to operate;
- Anderson County Roads & Bridges encroachment permit and subdivision plan approval letter;
- SCDOT encroachment permit approval for the detention pond outfall on the right of way and removal of one gravel driveway from US 29;
- Big Creek Water approval letter for potable water and fire protection, verification of water line service and layout plan (This is reviewed to determine if water pressures and volumes exists for the installation of fire hydrants within 1,000 feet of all lots)

Chairman Cothran called for questions among the Commissioners. Mrs. Jones asked if the neighboring subdivision used sewer and the lot size. Mr. Cartee responded that it did (ReWa) and 8,000 square feet. Mrs. Jones stated that she had mentioned before speaking with ReWa and that they were in process regarding the sewer needs of the area. Chairman Cothran called for any public comments. No one approached. Mr. Dutton moved to approve the preliminary subdivision; and Mr. Burdette seconded. The motion to approve passed, with Mrs. Jones and Ms. Chapman opposing.

Other Business:

Chairman Cothran called for any other business. Hearing no further business, Chairman Cothran adjourned the meeting at 6:12 pm.

Respectfully Submitted,

Celia Boyd Myers, AICP

Note: These minutes are in draft form and have not yet been reviewed nor approved by the Anderson County Planning Commission.

**Anderson County Planning Commission
Staff Report
June 9, 2020**

Applicant:	Anderson 81-29 LLC c/o Ben Chase
Current Owner:	Dorothy Anne J. Thompson Family Trust
Property Address:	Hwy 81N across from Linwa Road
Precinct:	Hopewell
Council District:	7
TMS #(s):	145-00-06-001
Acreage:	+/- 29.01
Current Zoning:	C-1 (Commercial District)
Requested Zoning:	PD (Planned Development)
Surrounding Zoning:	North: C-1N (Neighborhood Commercial) South: R-20 (Single-Family Residential) East: S-1 (Service District) and R-20 (Single-Family Residential) West: PD (Planned Development -Linwa approved 12/2001)
Evaluation:	<p>The purpose of the PD district is to encourage innovative and creative design of residential and/or commercial developments and permit a greater amount of flexibility to a developer by removing some of the restrictions of conventional zoning. Each application is reviewed on its own merit.</p> <p>The proposed development lies within The Gateway to Anderson Overlay District. Established to promote a positive visual appearance along Highway 81. April 2015 the Planning Commission recommended approval of the draft overlay. County Council approved The Gateway to Anderson Overlay June 2015. The developer must adhere to the standards set forth in the overlay document.</p> <p>This request is to rezone the parcel of property described above from C-1 (Commercial District) to PD (Planned Development). The applicant's intent is to develop a mixed-use project that will encompass 4 commercial pad sites along Highway 81, with senior living and/or storage facility and a blend of multifamily units with greenspace and nature trails.</p>

The project will include 240 to 320 living units among 10 to 15 buildings with a mix of 1, 2, and 3-bedroom units, 24 units per building, 3 to 4 stories high. The 4 commercial retail sites may be leased/developed and sold as separate parcels. Each site is 1.25 acres. The senior living will include 72 one-bedroom units with 24 units per floor on 3 levels.

The developer has received letters from the appropriate agencies acknowledging water, sewer and fire services. Developer will be required to tie on to sewer if approved. Highway 81 N is classified as an arterial road. According to SCDOT, the access will need to line up with the access across the road. The southmost access is shown as being aligned with Linwa Blvd., which is good. The northmost access will need to line up with the church driveway across the street. These do not appear to line up when comparing between the plan and Anderson County GIS. The spacing between Linwa Blvd. and the church is roughly 615'. If the two outer access points to this development line up with those, then the middle access will need to be approximately centered between those two. It would be beneficial to have interconnectivity between all three accesses. It appears the northmost access is designed to standalone for the one apartment building but SCDOT recommend that this be tied to the rest of the development. A traffic impact study is not required by SCDOT for this development based on the current plan.

Single-Family Residential and Neighborhood Commercial uses are adjacent to the subject parcel. The Future Land Use Map in the County's Comprehensive Plan (2016) identifies the area as commercial and residential.

Public Outreach:

Staff hereby certifies that the required public notification actions have been completed, as follows:

- May 22: Rezoning notification signs posted on subject property;
- May 22: Rezoning notification postcards sent to 279 property owners within 2,000' of the subject property;
- May 25: Planning Commission public hearing advertisement published in the *Independent-Mail*.

Public Feedback:

To date, staff has received two phone calls requesting more information.

Staff Recommendation: Due to the compatibility with the Future Land Use map, the character of the area and the merit of the Statement of Intent, staff recommends approval based upon the access recommendations listed above.

Planning Commission

Recommendation: The Anderson County Planning Commission met on June 9, 2020 and after a duly noted public hearing recommended _____ of a request to rezone from C-1 to PD. The vote was **X** in favor, **X** opposed, and **X** absent.

County Council:

The Anderson County Council will meet on July 7, 2020 and hold a duly noted public hearing and 1st reading on this request to rezone from C-1 to PD.