

Planning Commission
City Hall in Council Chambers
Tuesday,

May 20, 2026
6:00 pm

- I. Approval of Minutes of April 7, 2026**
- II. Addenda to Agenda**
- III. New Business**
 - RZ-26-2 (1200 S. Tower St.)
- IV. Board Business**
- V. Staff Report**
- VI. Adjourn**

**CITY OF ANDERSON
PLANNING COMMISSION
MINUTES
Tuesday, April 7, 2026
6:00 pm**

- MEMBERS PRESENT:** Lamarr Norris, Carey Ulrich, Kari Strathern, Ron Sconyers, Marshall Pickens, Steve LeFevre
- MEMBERS ABSENT:** David Segers, Ross Epstein, Bryce Nivens
- STAFF PRESENT:** Christopher Darnell, Senior City Planner
Shalandrea Geer, Administrative Assistant
- OTHERS PRESENT:** See sign-in roster.

The meeting was called to order and the invocation was given by Marshall Pickens.

APPROVAL OF MINUTES

A motion by Ron Sconyers, with a second by Kari Strathern, carried (6-0) to approve the minutes of February 3, 2026.

ADDENDA TO AGENDA

Marshall Pickens will serve as facilitator and will recuse himself

ANX-26-4

(3415 Clemson BLVD.)

The applicant seeks to annex the 4-acre parcel with a zoning designation of GC, General Commercial. This parcel has historically been in use as an automobile dealership. It is a “donut hole”, that is completely surrounded by the city limits. After annexation, the proposal is to redevelop this site for commercial uses that comply with the GC zoning classification.

Background: To receive water/sewer for the redevelopment, annexation is necessary pursuant to the requirements of the Water/Sewer Service Annexation Agreement and Restrictive Covenant.

The property is contiguous to the city limits on all four sides. Surrounding land uses in the area are mostly commercial in nature and the proposed GC zoning is consistent with properties accessing Clemson Blvd. The parcel is also adjacent to RM-18 zone along the back half of its southern property line.

Attached is a general concept plan of what is proposed. Once annexed, official site and building plans will be submitted and reviewed by staff to ensure compliance with all requirements.

Recommendation: Approval.

Applicant is present.

A motion was made by Carey Ulrich and seconded by Lamarr Norris, carried (6-0) to approve as submitted.

Will go to City Council April 13, 2026.

RZ-25-8

(1401 S. Fant St.)

Background: The applicant seeks to rezone the subject properties to operate a funeral home. The lots consist of a vacant building and associated parking. The site was in operation as a funeral home for many years and was a legal non-conforming use. Since the funeral home ceased to operate a couple years ago, it lost its non-conforming status and must be rezoned to reopen.

The NC, Neighborhood Commercial zoning classification is the least intensive commercial classification that allows funeral homes.

Recommendation: Referral to the Planning Commission. The Planning Commission meets on April 7th to consider this request.

Applicant is present.

A motion was made by Steve LeFevere and seconded by Ron Sconyers, carried (5-0) to approve as submitted.

Will go to City Council April 13, 2026.

RZ-26-1

(1502 E Greenville Street)

Background: The applicant would like to redevelop these two parcels as a car wash. This site is currently two parcels, approximately 1.1 acres in size at the corner of McLees and E Greenville St. A car wash is not an allowed use in NC. There are other GC zoned parcels with a continuing commercial use near this location on the west side of E. Greenville St.

Existing Zoning: The purpose of the NC District is to encourage office and low intensity retail uses in buildings of high character, in attractive surroundings and at sizes which will be generally compatible with surrounding residential uses and will service local neighborhoods.

Requested Zoning: The purpose of the General Commercial District is to encourage high intensity office, commercial, retail, and service activities generally servicing a city-wide area. This district will be primarily located along major thoroughfares.

Surrounding Land Uses: E Greenville St. in this area is mostly zoned NC, with a couple pockets of GC. In this area the GC zoning is restricted to a larger shopping center, Anderson Pavillion, with internal vehicular circulation and parking. The other GC zoned area south of this site, the old Windsor Place Shopping Center, is currently owned by AnMed and being redeveloped for a medical office use. Because of its shift in use, this parcel is under consideration for being reduced in zoning intensity as part of the Unified Development Ordinance revision later this year.

Recommendation: While the Future Land Use map does indicate commercial use in this area, the trend is toward those uses compliant with Neighborhood Commercial (low intensity retail) in keeping with the office and residential areas further off E. Greenville Street. The requested zoning of GC, General Commercial, is intended to accommodate high intensity commercial uses focused on serving the entire city. This is not in keeping with most other uses in this area, particularly the frontage between Cornelia Road and McLees Road.

Staff believes this section of East Greenville should be preserved as Neighborhood Commercial and recommends denial.

Applicant is present

A motion was made by Kari Strathern and seconded by Carey Ulrich, carried (3-2) to deny the application.

BOARD BUSINESS

Nothing at this time.

STAFF REPORT

Nothing at this time.

ADJOURNMENT

With no further business the meeting adjourned.

Marshall Pickens
Chairman

Shalandrea Geer
Secretary

**STAFF REPORT
CITY OF ANDERSON PLANNING COMMISSION**

Application Number: RZ-26-2

Applicant: Daniel Vieira

Property Address: 1200 S Tower St.

Zoning of Property: LI, Light Industrial

Requested Zoning: RM-10, Multi-Family Residential

Recommendation: Approval

Background: The applicant seeks to rezone the 0.35-acre parcel to bring the existing single-family home into zoning compliance and potentially subdivide the lot for the construction of a single-family dwelling. The current zoning of LI, Light Industrial, does not allow single-family homes.

Rezoning the property to RM-10 is considered a downzoning which will allow less-intensive land use. RM-10 zoning allows single-family housing on lots that are at least 5,000 square feet in size. The lot is over 16,000 feet in size, so if rezoned, it appears it could be subdivided.

In early 2025, an adjacent lot to the west went through the same rezoning process to allow four new homes to be built on the 0.61-acre site. Construction of the four homes is complete.

Existing Zoning: It is the intent and purpose of the LI Zoning District to provide for low intensity industrial uses which are not significantly objectionable in terms of noise, odor, fumes, smoke, gas, dust, fire hazard, dangerous radiation, or other obnoxious conditions, to surrounding properties.

Requested Zoning: It is the intent and purpose of the RM-10 Multi-Family District to provide for and protect medium density multi-family development and accessory uses normally necessary and compatible with such use.

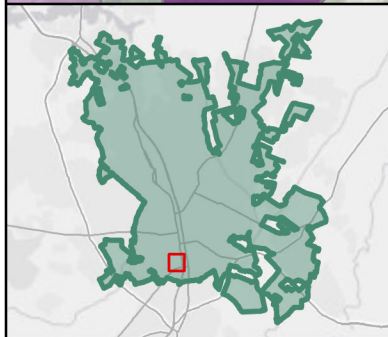
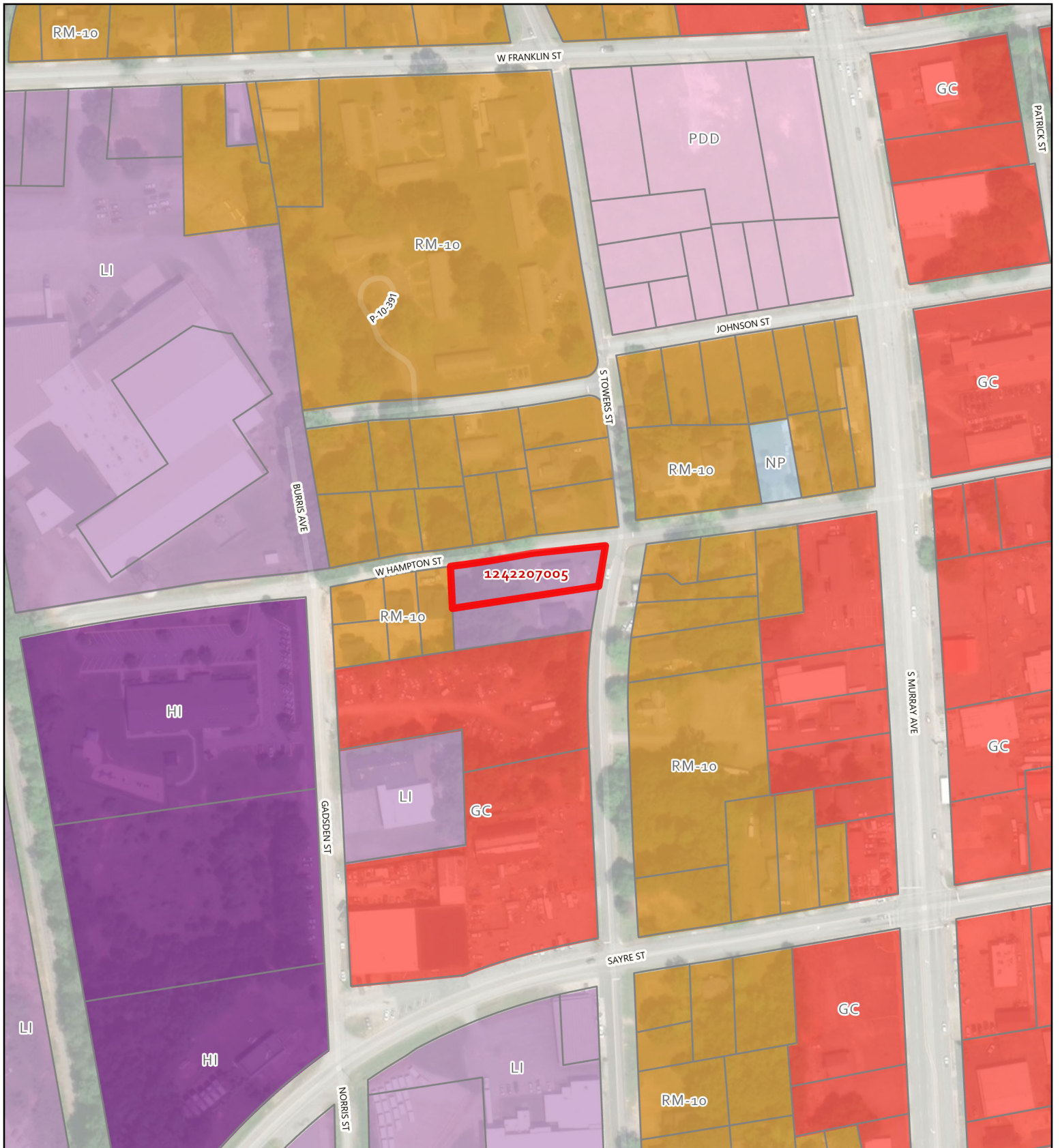
Surrounding Zoning: The zoning opposite the site on W Hampton St. and S Tower St. is RM-10. Adjacent to the parcel to the west, several smaller lots are also zoned RM-10.

Anderson Comprehensive Plan: The Future Land Use Map has this parcel as a Single-Family Residential use.

Recommendation: This application represents an opportunity to resolve several issues:

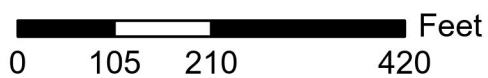
1. The request is compliant with the Comp Plan, moving the community closer to that vision.
2. The request eliminates a legal nonconforming use.
3. The request is a better use for a small parcel unable to accommodate LI district uses.
4. The proposed zoning district is appropriate because it is adjacent to the parcel.
5. The request helps address the housing shortage without an expansion of infrastructure.

Staff recommends approval.



Proposed Rezoning

1200 S. Towers Street
(TMS 1242207005)



04/2026

City of Anderson, SC - Planning & Development, GIS Departments

