

Planning Commission
City Hall in Council Chambers
Tuesday, August 4, 2026
6:00 pm

- I. Approval of Minutes of June 2, 2026**
- II. Addenda to Agenda**
- III. New Business**
 - ANX-26-5 (305 Edgebrook Drive)
 - RZ-26-4 (Unified Development Ordinance)
- IV. Election of Officers**
- V. Board Business**
- VI. Staff Report**
- VII. Adjourn**

**CITY OF ANDERSON
PLANNING COMMISSION
MINUTES**

**Tuesday, June 2, 2026
6:00 pm**

MEMBERS PRESENT: Lamarr Norris, Carey Ulrich, Kari Strathern, Bryce Nivens, Steve LeFevre, Ross Epstein

MEMBERS ABSENT: David Segers, Ron Sconyers

STAFF PRESENT: Christopher Darnell, Senior City Planner
Shalandrea Geer, Administrative Assistant

OTHERS PRESENT: See sign-in roster.

The meeting was called to order by Steve LeFevre.

APPROVAL OF MINUTES

A motion was made by Bryce Nivens and seconded by Carey Ulrich, carried (6-0), to approve the minutes with the following changes:

April 7, 2026: Noted that Lamarr Norris was absent.

May 5, 2026: Under Addenda to the Agenda, strike "Marshall Pickens will serve as facilitator and will recuse himself."

ADDENDA TO AGENDA

None

RZ-26-3

(504 S Fant St.)

Background: The applicant seeks to rezone two parcels (TMS#1233009006 & TMS#1233009007) totaling +/-0.39-acres to open a bakery. The current zoning of LO, Limited Office, does not allow commercial retail. The property is currently owned by St. John's Church, but the applicant plans to purchase it. The owners of the bakery are utilizing space in the City's shared kitchen and commissary for their weekend sales, but a permanent location for is now desired to grow their business.

Existing Zoning: The purpose of the LO / Limited Office district is to encourage office and related uses in buildings of high character, in attractive surroundings and at sizes which will be generally compatible with surrounding residential uses.

Requested Zoning: The purpose of the NC / Neighborhood Commercial 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.

Surrounding Zoning: At this intersection all parcels west of S Fant are zoned LO. The zoning on the east side of S Fant is NC.

Anderson Comprehensive Plan: The Future Land Use Map has identified commercial use on these parcels.

Recommendation: This application is an acceleration of proposed changes to the zoning at the intersection of S Fant and E River Streets. The approved Anderson Comprehensive Plan, which looks 20 years into the future, identified commercial uses at this intersection. The draft of the Unified Development Ordinance, to be released later in June, folds the current LO district into NC with conditional uses. If their business model afforded them the time, the applicant could wait for the parcels to be appropriately zoned for commercial use later this year. It is also important to note that this parcel is in the Anderson Historic District and the proposed rezoning would allow a commercial use in an architecturally significant building that was designed for commercial use. This restoration of use supports the Historic District Guidelines.

For these reasons Staff is recommending approval.

A motion was made by Bryce Nivens and seconded by Carey Ulrich, carried (5-0) to approve as submitted.

BOARD BUSINESS

Nothing at this time.

STAFF REPORT

A national consultant will conduct a workshop with the Planning Commission and City Council to review the Unified Development Ordinance (UDO) draft. The workshop is scheduled for Thursday, June 4.

ADJOURNMENT

With no further business the meeting adjourned.

Steve LeFevre
Acting Chairman

Shalandrea Geer
Secretary

**STAFF REPORT
CITY OF ANDERSON PLANNING COMMISSION**

Application Number: ANX-26-5

Applicant: Wesley White

Property Address: 305 Edgebrook Dr.
TMS#: 147-00-03-001

Zoning of Property: Anderson County R-20

Requested Zoning: PDD, Planned Development

Recommendation: Approval

Background: The applicant proposes to annex the subject property (9.36 acres) and construct a subdivision consisting of 15 custom-built homes. The requested zoning is PDD, Planned Development District which requires a document outlining specific development details, and is attached. Most of the lots will be over 15,000 square feet in size, and none will be below 10,000 square feet. The development pattern along Edgebrook Drive varies, with a subdivision across the road from the subject property averaging less than 8,000 square feet in lot size, and another that has townhome/patio homes. Larger lots exist along Edgebrook Drive as well. A residential dwelling currently exists on the property, but will be demolished for the construction of new home sites.

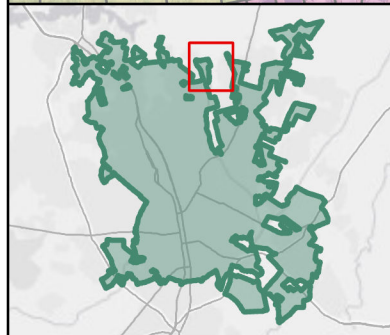
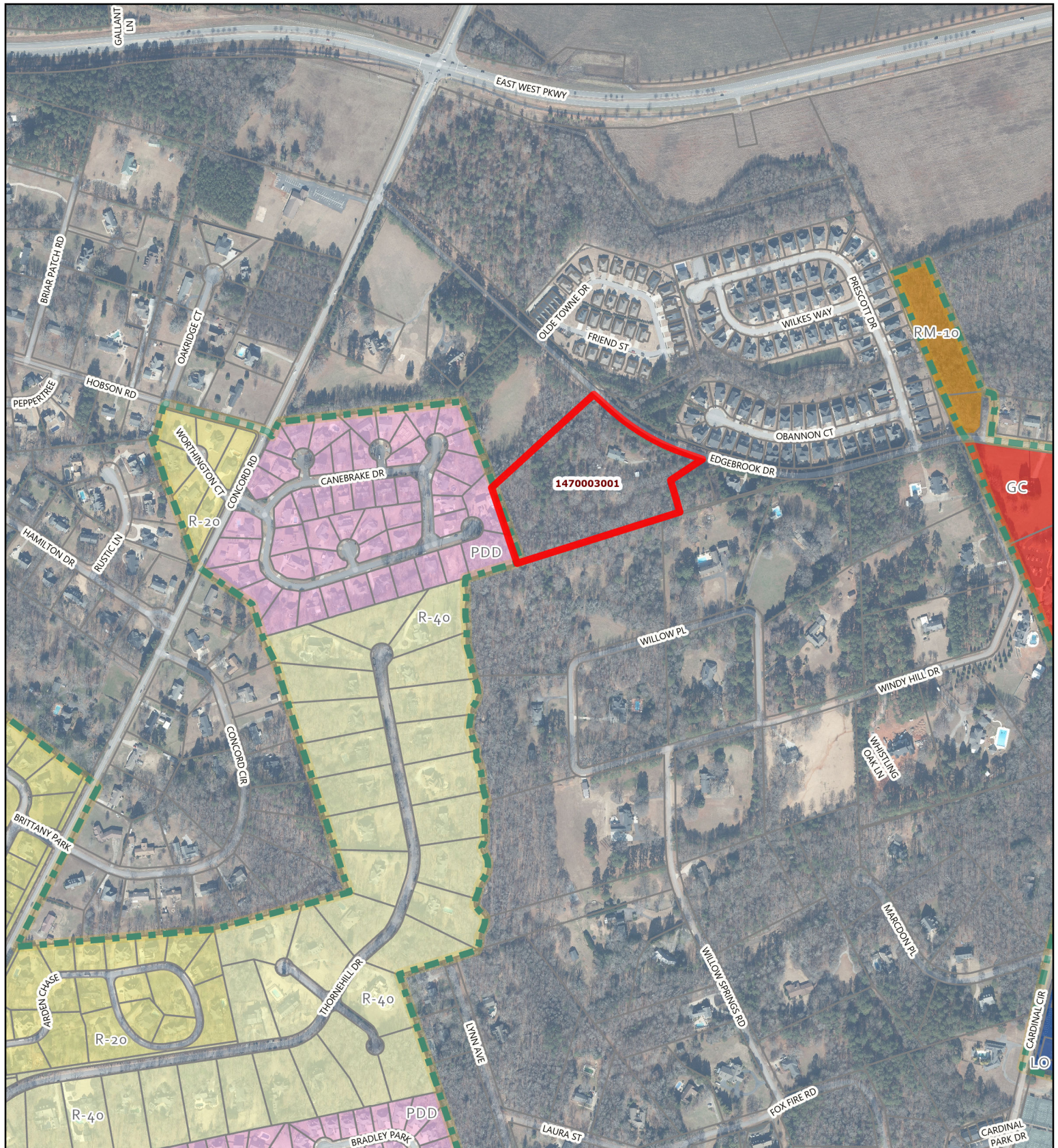
The PDD document for Water Oak outlines the development specifications which include:

- 15 single-family detached units total for a density of 1.6 lots per acre
- Lot Standards:
 - Minimum lot width of 85'
 - Minimum lot size of 10,000 sq. ft.
 - Minimum front yard setback – 15'
 - Minimum side yard setback (each side) – 7.5'
 - Minimum rear yard setback – 15'
- Landscaping and tree preservation (Comply with Article 13):
 - Street trees planted 40' on center
 - Sidewalks on both sides of new streets and adjacent sections of existing streets
 - 50' Residential Buffer Landscape Zone along Edgebrook Dr.
 - A tree survey is being conducted to ensure the preservation/adequate replacement of specimen/established trees
- A 10' wide Type B buffer shall be provided along the subdivision perimeter (Article 13 does not require a perimeter buffer).

After annexation, and once plans are submitted, staff will work with the developer to ensure that the development complies with these requirements.

Recommendation: Approval. Since this request was submitted prior to adopting the new Unified Development Ordinance, this development will follow the existing current PDD approval process. However, it would not be prudent if the proposal avoids the main elements of the new guidelines from a design and layout perspective. Staff compared the proposal to the new guidelines, and it would generally comply with the new standards. Requiring varying designs of houses and an emphasis on the placement of garages are two examples of elements that differ from the current standards but will apply to this request.

While the City's Comprehensive Plan does not address this property since it is outside the city limits, the proposed development falls into the single-family residential land use category, and closely matches the development requirements of Suburban Residential (low to medium density) in the proposed Unified Development Ordinance.



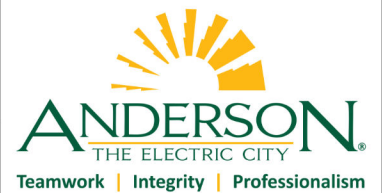
Proposed Annexation

305 Edgebrook Drive
(TMS 1470003001)

0 300 600 1,200 Feet

07/2026

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



SITE DATA

TMS #: 1470003001

TOTAL AREA: ±9.36 ACRES

EXISTING ZONING: R-20, SF RESIDENTIAL, ANDERSON COUNTY

PROPOSED ZONING: PDD, PLANNED DEVELOPMENT, CITY OF ANDERSON

TOTAL LOTS: 15 SINGLE-FAMILY

MINIMUM WIDTH: 90 FT

MINIMUM LOT SIZE: 10,800 SF

AVERAGE LOT SIZE: 15,515.60 SF

DENSITY: 15 LOTS/9.36 ACRES = 1.60 LOTS/ACRE

PROPOSED ROADS: TOTAL: ±1,117 LF (±0.21 MI)

ALL PUBLIC ROADS

INTERNAL SETBACKS:

FRONT: 15 FT

SIDE: 25% OF LOT WIDTH AT THE BUILDING LINE, BUT NOT LESS THAN 10 FT PER SIDE

REAR: 15 FT

SETBACK/BUFFERYARD

PERIMETER PROPERTY: 10 FT

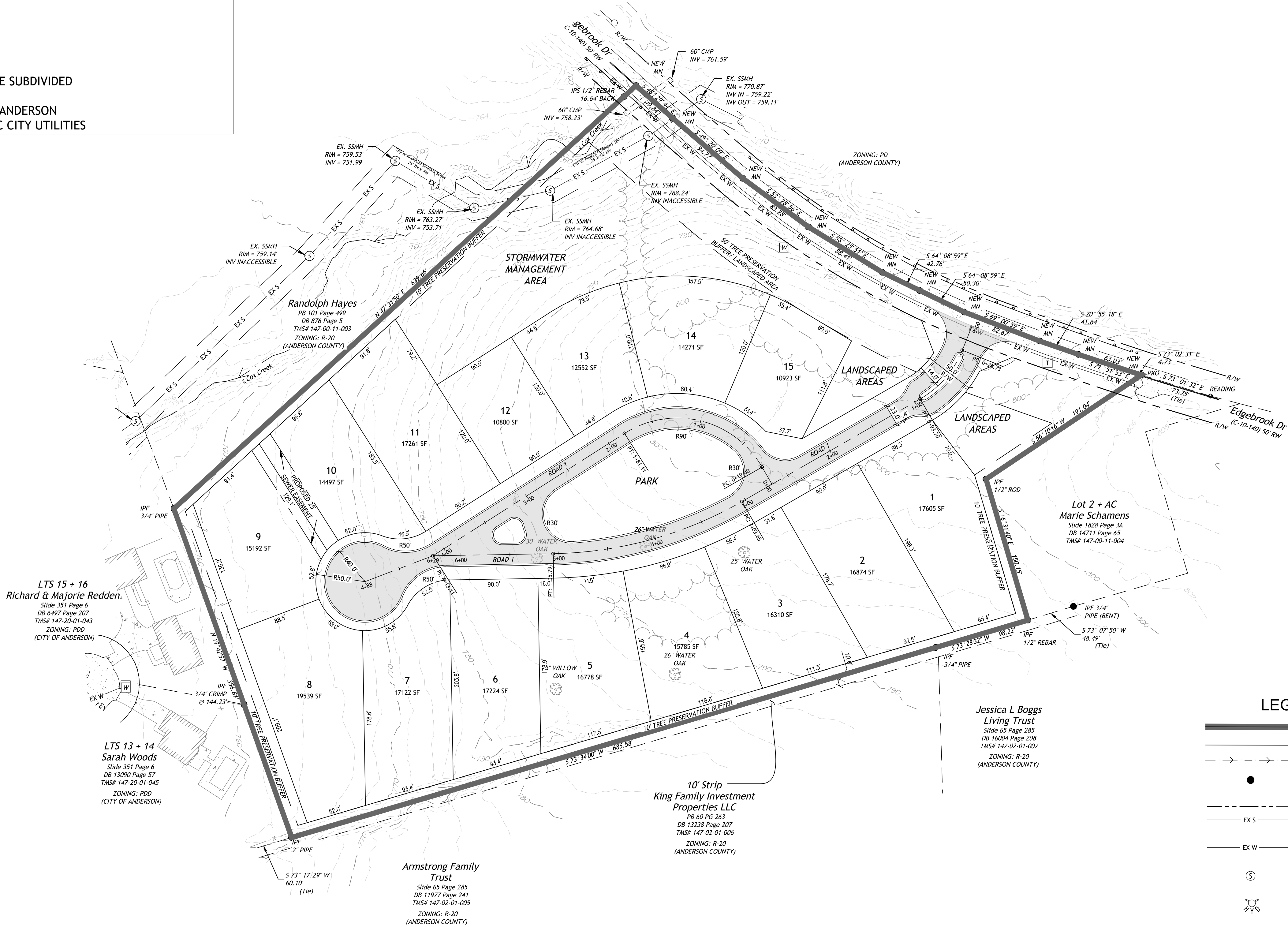
EDGEBROOK DRIVE: 50 FT

NOTE:

- COMMON/OPEN SPACE AREAS NOT TO BE SUBDIVIDED

SEWER PROVIDER: CITY OF ANDERSON

WATER PROVIDER: ELECTRIC CITY UTILITIES



LOCATION MAP 1" = 2,000'

PRELIMINARY PLAT

OWNER'S CERTIFICATION

As the owner of this land, as shown on this preliminary plat or his agent, I certify that this drawing was made from an actual survey, and accurately portrays the existing land and its features and the proposed development and improvements thereto.

Date: 7-13-26

[Owner] [Agent] (Name): James Curtis, Water Oak Development, LLC

Signed: *James Curtis*

DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this preliminary plat was prepared using a survey of the property prepared by Thomas E. Walls, R.L.S. and dated February 24, 2026; And further that the proposed subdivision meets all requirements of the City of Anderson Ordinance, as applicable to the property.

By Name: J. Wesley White

Registered Professional No. 25827

Address: PO Box 806, Anderson, SC 29622

Telephone No. 864-226-0980

Date: 7-13-26

CERTIFICATE OF PROJECT APPROVAL

All applicable requirements of the City of Anderson Ordinance relative to Project Approval having been fulfilled, approval of this preliminary plat is hereby granted by the Manager or the Subdivision Administrator, subject to further compliance with all provision of said development regulations.

Manager or Subdivision Administrator:

Date:

WATER OAK

Water Oak Development, LLC
PO Box 2746
Anderson, SC 29622

Ridgewater Engineering & Surveying, LLC
P.O. Box 806
Anderson SC 29622

OWNER ENGINEER OR SURVEYOR

NO. OF ACRES: ±9.36 MILES OF NEW ROADS: 0.21

NO. OF LOTS: 15

ZONE: ANNEXATION AS PDD

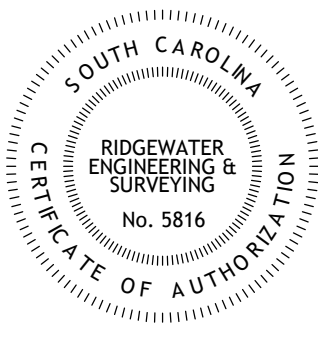
Date: 7-13-26

Drawn By: JWW

Checked: JWW

Job Number: 25183

Revisions: 0



60 0 30 60
SCALE: 1 in = 60 ft.



PO Box 806, Anderson, SC 29622
(864) 226-0980 ridgewatereng.com

This drawing and the design shown thereon are the property of Ridgewater Engineering & Surveying, LLC. The reproduction, copying or use of this drawing without written consent is prohibited and any infringement will be subject to legal action.



Unified Development Ordinance

Chapter 1: Purpose

Chapter 2: Base and Overlay Zoning District Standards

Chapter 3: Use Standards

Chapter 4: General Development Standards

Chapter 5: Parking and Access

Chapter 6: Sign Standards

Chapter 7: Tree Preservation and Landscape

Chapter 8: Subdivision Standards

Chapter 9: Review and Decision-Making Procedures

Chapter 10: Nonconformities

Chapter 11: Definitions