ANDERSON®
THE ELECTRIC CITY

Planning Commission
City Hall in Council Chambers
Tuesday, December 1, 2026
6:00 pm

I. **Approval of Minutes of November 3, 2026**

II. **Addenda to Agenda**

III. **New Business**

- RZ-26-6 (Henry Dr)
- RZ-26-7 (707 N Murray)

IV. **Board Business**

V. **Staff Report**

VI. **Adjourn**

CITY OF ANDERSON
PLANNING COMMISSION
MINUTES
Tuesday, November 3, 2026
6:00 pm

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

MEMBERS ABSENT: Ron Sconyers

STAFF PRESENT: Maurice McKenzie, Director

OTHERS PRESENT: See sign-in roster.

The meeting was called to order by Bryce Nivens.

APPROVAL OF MINUTES

A motion was made by Kari Strathern and seconded by Steve LeFevre, carried (7-0), to approve the minutes for September 1, 2026 and October 6, 2026.

ADDENDA TO AGENDA

None

ANX-26-8

Request to annex and zone MR, Mixed Residential, approximately 61.80 acres located HembreeRoad

Background: The applicant seeks to annex the 61.80 parcel of land and construct a single-family residential subdivision. The conceptual drawing indicates that 212 lots are proposed. The city limit boundary is contiguous to the site along its northern property line.

Prior to the adoption of the Unified Development Ordinance (UDO) in August 2026, it was common for residential subdivisions to have a PDD, Planned Development District designation, which required a document outlining the development details for the site. The new UDO is significantly more detailed with development/community appearance requirements, so in most cases, a PDD classification will no longer be necessary to require important development standards. Some of the standards in the UDO for subdivisions include:

- Requirement for the applicant to provide a Traffic Impact Analysis (to be submitted with the preliminary plat and site plan review), and measures for the applicant to provide mitigation as deemed necessary by the analysis

- Tree reservation, landscaping, street trees and a 50-foot-wide landscaped buffer along each road frontage
- Creation of social gathering spaces/amenities in the development
- Requirement for adding a sidewalk where none exists along the property's road frontage (in this case, along Hembree Road, Overbrook Road, and a portion of Camson Road).
- Design standards for home construction, including building materials; also, anti-monotony standards to ensure a variety of house designs

The requested zoning of MR, Mixed Residential, allows for a variety of housing types, including single-family, and various multi-family options such as duplexes, triplexes, quadraplexes, townhouses, and lower-density apartment units. For single-family, which is proposed, the standards are:

Minimum lot size: 4,000 square feet
Minimum lot width: 50 feet

The attached concept plan indicates lots being a minimum of 5,000 square feet in size and 50 feet in width.

Surrounding Land Uses: Hembree Station Subdivision abuts the subject property to the north. This subdivision was developed in Anderson County, and annexed post-development in 2020. It is a single-family subdivision that is approximately 26 acres in size with 86 homes – zoned MR, Mixed Residential. While the majority of the lots exceed 8,000 square feet in size, a few fall just under 8,000 square feet. Because the next step up in zoning, NR, Neighborhood Residential requires lots to be at least 8,000 square feet in size, the MR zoning was placed on this development to eliminate any non-conforming lots.

To the east and south are single-family residential houses on larger lots, along with vacant land. Commercial and industrial uses exist to the west and southwest.

Water/Sewer Availability: To serve this site, the City of Anderson's water utility will need to extend a line approximately 3,700 feet, which is feasible. Sewer will be served by Anderson County.

Recommendation: Denial of requested zoning classification. The staff supports annexation and the development of single-family residential on the site, instead of commercial, industrial and multi-family uses on the large tract. The Future Land Use Map in the Comprehensive Plan also indicates that this site be developed for single-family residential. While the proposed zoning of MR, Mixed Residential prohibits commercial and industrial uses, it does allow opportunities for higher density multi-family residential development and single-family lots of 4,000 square feet. Even though the applicant is proposing to construct single-family houses on 5,000 square foot lots, development plans can change due to market conditions and other factors. Therefore, MR Mixed Residential zoning is not recommended.

The staff would be supportive of the NR, Neighborhood Residential zoning classification. This will eliminate the opportunity to develop multi-family uses and require lots to be a little larger with a minimum of 8,000 square feet in size. Although the neighboring Hembree Station

subdivision is zoned MR, Mixed Residential, it mostly has the lot size characteristics of NR zoning. The chart below provides a comparison of uses/lot standards between the two zoning classifications.

Bulk & Dimensional Standards	**NR, Neighborhood Residential**	**MR, Mixed Residential**
Lot Area per **Single Family**	8,000 square feet	4,000 square feet
Lot Width	60’	50’
Front Yard Setback	25’	15’
Street Side Yard Setback	5’	10’
Interior Side Yard Setback	8’	8’
Rear Yard Setback	20’	10’
Lot Area per **Duplex**	Not Permitted	4,000 square feet
Lot per **Triplex**	Not Permitted	6,000 square feet
Lot per **Four-Unit**	Not Permitted	8,000 square feet
Lot Area per **Townhouse Cluster**	Not Permitted	16,000 square feet
Lot Area Per Multi-Family Unit (5-12 Units)	Not Permitted	4,356 square feet

Annexation into the City of Anderson will provide additional layers of guidelines to ensure quality development that is not found in unzoned areas of the county. The standards in City’s new Unified Development Ordinance focus on design, community appearance, environmental preservation, and other requirements to reduce adverse effects on neighboring properties and the surrounding area.

If annexation and zoning is approved by the City Council, the Preliminary Subdivision Plat, Site Plans, Traffic Impact Analysis, and other required information must be submitted for staff review to ensure that all UDO and other City guidelines are met prior to development.

A motion was made by David Segers and seconded by Steve LaFevere to approve as submitted. The motion carried (4-3), with Lamarr Norriss, Bryce Nivens, and Ross Epstein voting in opposition.

ANX-26-9
Request to annex and zone to HM, High-Density Multi-Family Residential, 4.96 acres located on Salem Church Road

Background: The applicant seeks to annex the property and construct a multi-family apartment community consisting of 54 units. The city limit boundary is contiguous on the northeast and the south of the site. The applicant intends to develop 3.96 acres for multi-family purposes and reserve the remaining one acre for the use as a public park. The developers of the proposed

project completed the Aston Pointe apartment community in 2025, which is generally across Salem Church Road from the subject property. They are also constructing a multi-family community at the corner of S. Murray Avenue and W. Franklin Street.

Prior to the adoption of the Unified Development Ordinance (UDO) in August 2026, it was common for developments such as this to have a PDD, Planned Development District designation, which required a document outlining the development details for the site. The new UDO is significantly more detailed with development/community appearance requirements, so in most cases, a PDD classification will no longer be necessary to require important development standards. Some of the standards in the UDO for a multi-family apartment community include:

- Requirement for the applicant to provide a Traffic Impact Analysis (to be submitted with the site plan review), and measures for the applicant to provide mitigation as deemed necessary by the analysis
- Tree preservation, landscaping, street trees and a 50-foot-wide landscaped buffer along Salem Church Road
- Requirement for adding a sidewalk where none exists along the property's road frontage (in this case, along Salem Church Road).
- Design standards for apartment building construction, including building materials and roof articulation

The requested zoning of HM, High Density Multi-Family Residential, is intended to provide a range of high-density housing types, building configurations and development styles. The proposed housing density is permitted according to the standards of the HM district. Nearby apartment communities that are inside the city are also zoned HM.

Surrounding Land Uses: A variety of land uses are near the subject property. Multi-family apartment units, commercial, single-family residential, and a non-profit support home can be found along Salem Church Road, and industrial/warehousing exists behind the site.

Water/Sewer Availability: The City of Anderson's water utility serves this site. Sewer will be provided by Anderson County.

Recommendation: Approval. The Comprehensive Plan indicates this site as a growth area for the City of Anderson, and the Future Land Use Map shows it being commercial. Per the Unified Development Ordinance's principal use standards, multi-family residential development is allowed in commercial areas. Multi-Family Residential also exist nearby and abutting the site.

Annexation into the City of Anderson will provide additional layers of guidelines to ensure quality development that is not found in unzoned areas of the county. The standards in the Unified Development Ordinance focus on design, community appearance, environmental preservation, and other requirements to reduce adverse effects on neighboring properties and the surrounding area.

If annexation and zoning are approved by the City Council, the Site Plans, Traffic Impact Analysis, and other required information must be submitted for staff review to ensure that all UDO and other City guidelines are met prior to development.

A motion was made by Kari Strathern and seconded by Cari Ulrich to approve as submitted. The motion carried (6-1), with Ross Epstein voting in opposition.

BOARD BUSINESS

Nothing at this time.

STAFF REPORT

Nothing at this time.

ADJOURNMENT

With no further business the meeting adjourned.

_____	_____
Bryce Nivens	Shalandrea Geer
Chairman	Secretary

STAFF REPORT
CITY OF ANDERSON PLANNING COMMISSION

Application Number: RZ-26-6

Applicant: Wes Nalley

Property Address: Henry Drive, TMS# 121-00-05-001-000

Zoning of Property: PDD, Legacy Planned Development District

Requested Zoning: SR, Suburban Residential

Recommendation: Approval

Background: The applicant seeks to rezone approximately 3 acres located at the terminus of Henry Drive from PDD, Planned Development District (Legacy) to SR, Suburban Residential. The subject property was zoned as a Planned Development District in the mid-1980's, and very little information exists regarding the development standards for the site. Due to the length of time that has passed since it was zoned as a Planned Development, along with uncertainty regarding development details, the applicant requests to bring the property into compliance with the current SR zoning standards.

Existing Zoning: The PDD district is established to provide flexibility for developments, allowing diverse uses, structures, and open spaces, and to create opportunities for innovative concepts that result in aesthetically pleasing living, shopping, and working environments. (UDO, Table 2.02.01 Base Zoning District Establishment, Purpose, and Intent)

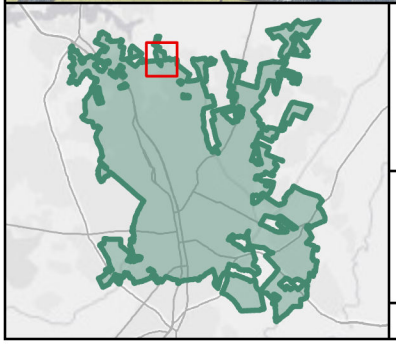
Requested Zoning: The SR district is established to provide for and protect the quiet and peaceful character of low- to medium- density single-family residential development and accessory uses necessary and compatible with such uses. (UDO, Table 2.02.01 Base Zoning District Establishment, Purpose, and Intent)

Surrounding Zoning: This parcel is surrounded by Kingsgate Planned Development except for the adjacent properties to the south which are zoned SR.

Future Land Use: On the City of Anderson Comprehensive Plan's Future Land Use Map, this parcel is part of a larger Single Family Residential land use category designation in this area. The Single-Family Residential category consists of single-family homes occupying individual lots. (Land Use and Development, Anderson Comprehensive Plan, Page 26)

Recommendation: The requested zoning of SR, Suburban Residential allows for single-family residential development and is consistent with abutting properties in the neighborhood to the south. This application represents an opportunity to clarify ambiguous development standards on this parcel and ensure it will be developed in a manner that is compatible with adjacent parcels per the Anderson Comprehensive Plan. Staff supports this proposed rezoning to SR.





Proposed Rezoning

3.00 Acres off Kings Rd
(TMS 1210005001)

Feet
0 210 420 840

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

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STAFF REPORT
CITY OF ANDERSON PLANNING COMMISSION

Application Number: RZ-26-7

Applicant: Bradley Richardson

Property Address: 707 N. Murray Ave., TMS# 123-24-01-018

Zoning of Property: GC, General Commercial

Requested Zoning: LI, Light Industrial

Recommendation: Denial

Background: The applicant wishes to rezone the property so a manufacturing operation can take place in the existing metal building on the site. Under the previous zoning code, the property was zoned LI, Light Industrial, and some limited industrial uses occupied the site in the past. During the process of updating the Unified Development Ordinance and Zoning Map, the zoning of the general area shifted to NC, Neighborhood Commercial because of guidance from the Comprehensive Plan's Future Land Use Map. Since the building is currently unoccupied, it does not have legal non-conforming status.

Existing Zoning: The NC, Neighborhood Commercial, district is established to encourage low-intensity office and small-scale commercial uses while maintaining compatibility with surrounding residential areas. It also supports mixed-use and small-scale residential opportunities, such as multiunit dwellings up to 12 units. Development in this district should be compact, pedestrian-oriented, and provide multi-modal connectivity to surrounding development. (UDO, Table 2.02.01 Base Zoning District Establishment, Purpose, and Intent)

Requested Zoning: The LI district is established to provide for low-intensity industrial uses that do not generate off-site impacts such as noise, traffic, vibrations, or visual concerns. Development in this district should be concentrated in campus-style parks and be compatible with surrounding residential uses. (UDO, Table 2.02.01 Base Zoning District Establishment, Purpose, and Intent).

Per Table 3.03.01 (Principal Uses) in the City of Anderson Unified Development Ordinance (UDO) (adopted August 24, 2026), the table below lists every principal use permitted in the Light Industrial (LI) district that would otherwise be prohibited in the Neighborhood Commercial (NC). Uses permitted and uses prohibited in both districts are omitted below.

Principal Uses Allowed in NC and LI Districts (UDO, Table 3.03.01 Principal Uses)

Use Category & Principal Use	NC (Neighborhood Commercial)	LI (Light Industrial)
Commercial Uses		
General Retail, 15,000 sq ft or more	—	P
Micro-Brewery / Winery / Distillery	—	P
Restaurant and Bar, 3,000 sq ft or more	—	P

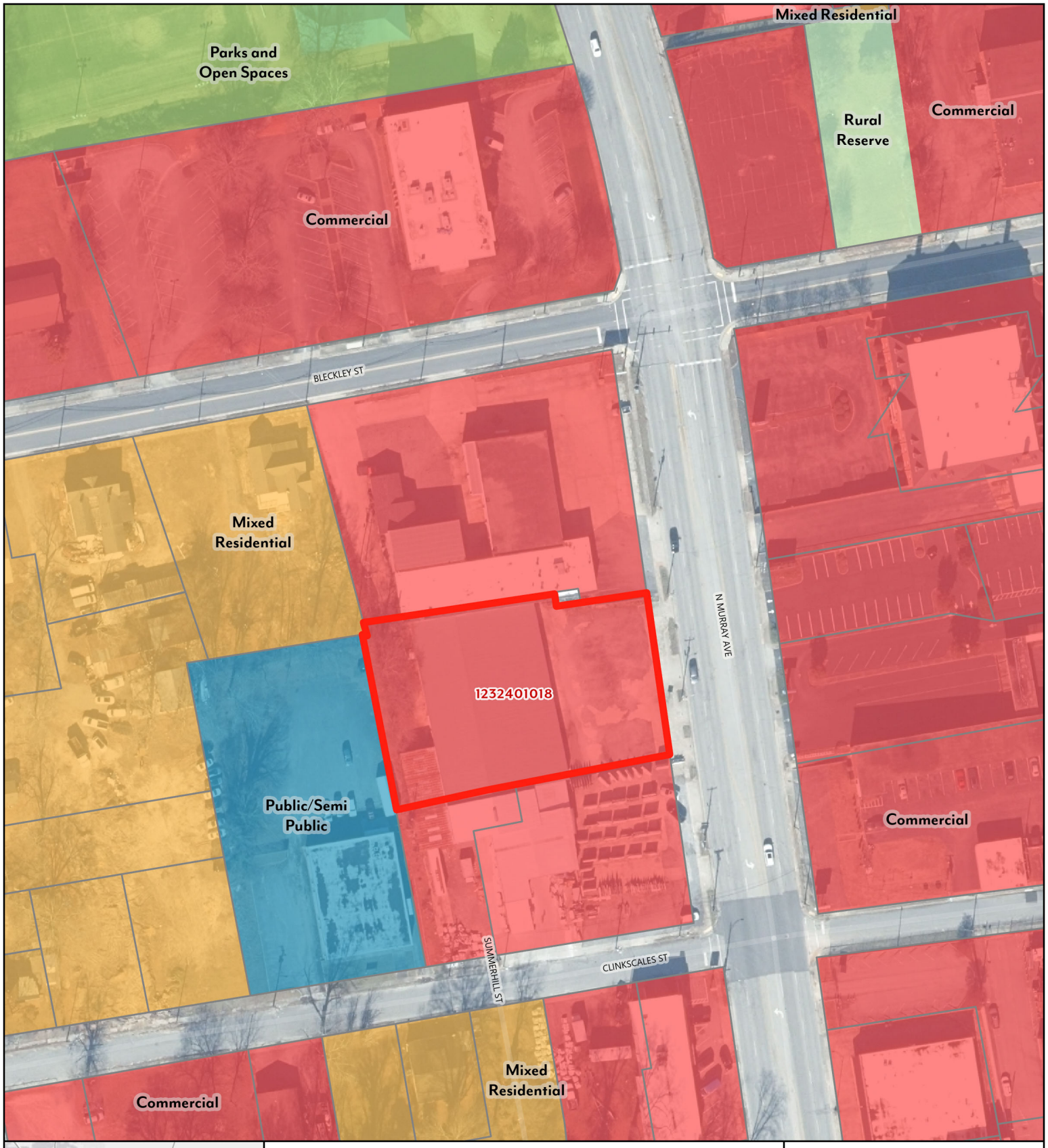
Use Category & Principal Use	NC (Neighborhood Commercial)	LI (Light Industrial)
Industrial & Automotive Uses		
Automobile Fueling Station	—	P
Brewery / Winery / Distillery	—	P
Car Wash	—	P
Commercial Kitchen	—	P
Crematorium	—	P
Data Center	—	P
Industry, Light	—	P
Parking Lot, Principal	—	P
Parking Structure, Principal	—	P
Recycling Collection and Processing	—	P
Self-Service Storage	—	P
Storage Facility or Warehouse	—	P
Vehicle Rental / Leasing / Sales	—	P
Vehicle Services, Major Repair / Body Work	—	P
Vehicle Services, Minor Repair / Maintenance	—	P
Wholesale, Warehouse, and Distribution	—	P
Utilities & Infrastructure Uses		
Cellular / Wireless Communication Tower	—	P
Agriculture & Animal Related Uses		
Indoor Agriculture	—	P
Kennel or Animal Hospital	—	P

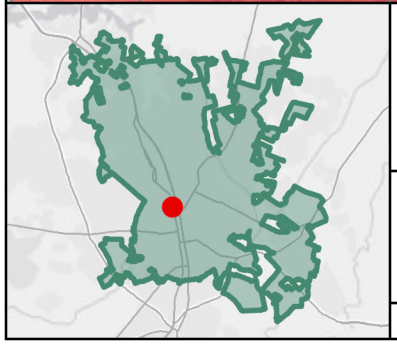
Surrounding Zoning: The properties on both sides of this block of N. Murray Avenue are zoned NC. Although they are not permitted in the NC district, they are legally non-conforming, since they are currently in operation.

Future Land Use: The Future Land Use map in the Anderson Comprehensive Plan indicates this parcel and block of Murray Avenue as Commercial.

Recommendation: The current zoning (NC, Neighborhood Commercial) and the Anderson Comprehensive Plan's Future Land Use Map (Commercial) are in alignment. This area is on the edge of downtown. A new housing development being constructed a block south of this parcel represents a real expansion of the walkable downtown. Rezoning the subject property from NC to LI would be inconsistent with the vision of expanding downtown-oriented uses and maintaining a less intensive development pattern in areas surrounding downtown.

Based on guidance from the Comprehensive Plan and Future Land Use Map, staff recommends denial of the request to rezone 707 N. Murray Avenue from NC, Neighborhood Commercial to LI, Light Industrial.





Future Land Use Map

707 N. Murray Ave, Units A-D
(TMS 1232401018)

Feet
0 50 100 200

11/2026

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

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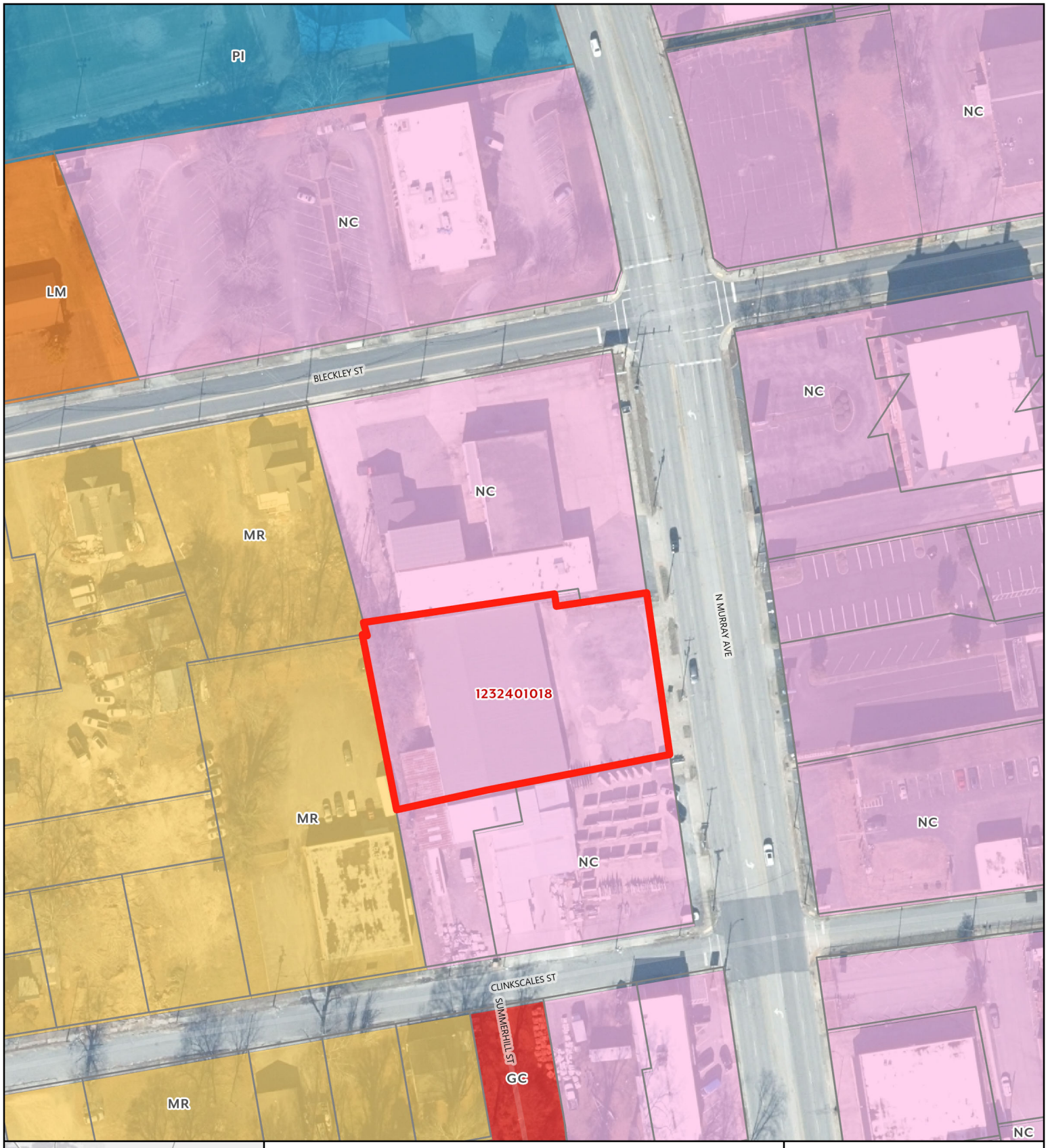

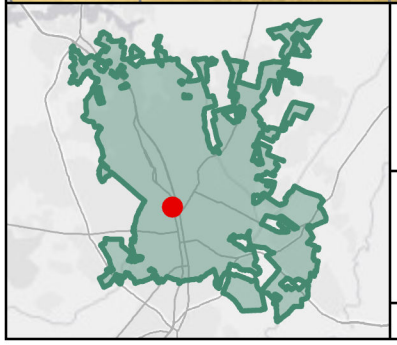

Proposed Rezoning

707 N. Murray Ave, Units A-D
(TMS 1232401018)

0 50 100 200 Feet

11/2026

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