PLANNING COMMISSION

City Council Chambers – City Hall
Tuesday, November 3, 2026
6pm

I. **Invocation**

II. **Approval of Minutes (September 1st and October 6th 2026)**

III. **Addenda to Agenda**

IV. **New Business (Public Hearings)**

- ANX-26-8: Request to annex and zone to MR, Mixed Residential, 61.80 acres located on Hembree Road

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

V. **Other Business**

VI. **Adjourn**

CITY OF ANDERSON
PLANNING COMMISSION
MINUTES
Tuesday, September 1, 2026
6:00 pm

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

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 Bryce Nivens.

APPROVAL OF MINUTES

A motion was made by Kari Strathern and seconded by Cari Ulrich, carried (6-0), to approve the minutes for August 4, 2026.

ADDENDA TO AGENDA

None

SD-26-2

(The Reserve at Stonebridge)

Background: The applicant requests Preliminary Plat approval for a single-family detached subdivision, *The Reserve at Stonebridge* (formerly known as *Stonebridge at Rankin's Lake, Phase II*). The proposed development consists of **21 lots on 28.74 acres**. The PDD document for the development was approved in 2004, along with the Preliminary Plat for the entire subdivision. Phase I of the development, consisting of 60 lots, has been completed. Originally, 45 lots were planned for Phase II.

The plans and layout to develop Phase II, now known as *The Reserve at Stonebridge* have changed since the original approval in 2004, so a resubmission of a Preliminary Plat is required to be considered by the Planning Commission. The number of lots has been decreased (45 to 21) and the lot sizes are now significantly larger than what was originally approved.

Existing Zoning: The subdivision plat complies with the specifications of the PDD document, which was implemented prior to the adoption of the Unified Development Ordinance. Those standards are attached. Specifics for the proposed subdivision include:

- Minimum lot size – 14,000 square feet
- Average lot size – 19,790 square feet
- Density – 0.73 lots per acre
- Residential Lot Setbacks:
  - Front Yard – 15 feet
  - Side Yard – 10 feet per side
  - Rear Yard – 10 feet
- Perimeter Setback/Buffer – 10 feet
- This phase is proposed to be gated, but the street must be constructed per the City's public road standards

Analysis: The applicant has provided a subdivision plat that is compliant with the minimum requirements to obtain preliminary subdivision approval under the Legacy PDD standards.

Recommendation: Approval – the development density is significantly less than what was originally approved in 2004, and the plat meets the requirements per the subdivision standards in which the project began. The approval of the preliminary plat shall be authorization for the developer to proceed under the supervision of the City's engineering department with the preparation of construction drawings, installation of improvements, staking lots, etc. The site plans/construction drawings will be reviewed by various City departments for compliance, once the preliminary plat is approved. The City's Engineering Department will also work with the developer/engineer regarding potential flooding and wetland impacts that may be present.

A motion was made by Carey Ulrich and seconded by Lamarr Norris, carried (5-1) to approve as submitted.

BOARD BUSINESS

Nothing at this time.

STAFF REPORT

Nothing at this time.

ADJOURNMENT

With no further business the meeting adjourned.

Bryce Nivens
Chairman

Shalandrea Geer
Secretary

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

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

MEMBERS ABSENT: Ross Epstein, David Segers, 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

The approval of minutes will come at the next meeting.

ADDENDA TO AGENDA

None

ANX-26-7

Request to annex and zone SR, Suburban Residential, approximately 31.5 acres located at 216 Vandiver Road

Background: The applicant seeks to annex the property and construct a single-family residential subdivision consisting of 62 lots. The City limit boundary is contiguous to the site along its southern property line.

This annexation/zoning request is the first to be considered since the adoption of the new Unified Development Ordinance (UDO). Under the previous zoning guidelines, 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 ensure important development details. Some of the standards in the UDO for subdivisions include:

- Requirement for the applicant to provide a Traffic Impact Analysis, and measures for the applicant to provide mitigation as necessary

- Tree preservation, landscaping and a 50-foot-wide landscaped buffer along the road frontage
- Requirement for adding a sidewalk where none exists along the property's road frontage (in this case, along Vandiver Road)
- Design standards for home construction, including materials to be used; also, anti-monotony standards for a variety of house designs

The requested zoning of SR, Suburban Residential, allows low-to-medium density single-family residential development. The UDO provides several methods for subdivision design to allow alternatives to conventional lot patterns. In the SR district, subdivisions may either follow the traditional layout of having lots with a minimum square footage of 17,000 square feet, or use the Conservation Design, Green Court, or Motor Court configurations.

The applicant plans to design this development under the Conservation Design configuration. This provides design flexibility to preserve protected areas in perpetuity. A minimum of 40 percent of the site must be identified as a conservation area where no development activity may occur. Also, the maximum residential density for a Conservation Design configuration must not exceed the underlying SR zoning standards, which is approximately 2.5 units per acre. The attached concept plan indicates a 40 percent conservation area of over 12 acres with 62 lots, equating to approximately 2.03 lots per acre.

Existing Zoning: The property is in Anderson County's jurisdiction and has an R-20 zoning classification. The current zoning allows for single-family detached residential housing on lots with a minimum of 20,000 square feet. This zoning would yield approximately the same number of lots as proposed under the requested SR zoning.

Surrounding Land Uses: Bronson Ridge Subdivision abuts the subject property to the west. It is a single-family subdivision that is approximately 32.5 acres in size with 94 homes. Across Vandiver Road is the rear portion of TL Hanna High School property, along with a single-family residential subdivision, Vandiver Commons. The development covers a little over 17 acres with 55 houses. Vacant land and single-family residential uses adjoin the subject property to the east.

Recommendation: Approval. Since the county zoning would generally provide a similar density of development, annexation into the City of Anderson will provide additional layers of guidelines to ensure quality development. 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 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 guidelines are met prior to development.

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

RZ-26-5

Request to rezone 202 US 29 Bypass from GC, General Commercial to LI, Light Industrial

Background: The applicant seeks to rezone the property which has a vacant building and use it for a storage facility/warehouse. The site consists of approximately 2.25 acres, and the building is roughly 20,000 square feet in size. According to the applicant, the facility will primarily be used for the indoor storage of materials, equipment, supplies, and other items associated with business operations. No manufacturing or industrial production is proposed.

Existing Zoning: The current zoning of GC prohibits storage, warehouse, and distribution uses. The GC district is intended to encourage office, restaurant, retail, and service activities generally serving a city-wide area.

Proposed Zoning: The LI, Light Industrial zoning classification will permit the proposed use, with a condition being that the storage of inventory, machinery, equipment, etc. is located within a fully enclosed building. The intent of the LI district is to provide for low-intensity industrial and manufacturing uses that do not generate off-site impacts such as noise, traffic, vibrations, or visual concerns. Ideally, these uses should be concentrated in campus-style parks and be compatible with surrounding residential areas.

Surrounding Zoning: The abutting property along US 29 Bypass is zoned GC, General Commercial, and the subject property also abuts Single-Family Residential Zoning (SR, Suburban Residential) lots along Belhaven Road. Some industrially zoned properties exist after crossing the railroad track heading northeast.

Additional Information: The new Unified Development Ordinance was adopted in August 2026. Under the previous guidelines, the site was also zoned GC, General Commercial, so there were no zoning classification changes made to this site when the regulations changed.

Recommendation: Denial. The US 29 Bypass has a variety of zoning classifications and land uses, including residential, commercial, and industrial. Because of this diversity, the corridor was studied during the creation of the City's Comprehensive Plan in 2025. It was determined that the development patterns should trend in more of a commercial manner. The City's Comprehensive Plan and Future Land Use Map is designed to serve as a foundation to guide decision-making with zoning and land use. The Future Land Use Map in the Comprehensive Plan encourages that the property remains commercial.

If the property is rezoned, it could allow other more intensive uses in the future per the LI standards, if the current use is abandoned.

A motion was made by Steve LeFevre and seconded by Kari Strathern, carried (5-0) to deny request to rezone202 US 29 Bypass from GC, General Commercial to LI, Light Industrial.

BOARD BUSINESS

Nothing at this time.

STAFF REPORT

Nothing at this time.

ADJOURNMENT

With no further business the meeting adjourned.

Bryce Nivens
Chairman

Shalandrea Geer
Secretary

CITY OF ANDERSON PLANNING COMMISSION

Application Number: ANX-26-8

Applicant: Lancaster Properties Trust

Property Address: Hembree Road TMS# 121-00-01-001

Zoning of Property: Unzoned in County

Requested Action: Annexation to MR, Mixed Residential

Recommendation: Denial of Requested Zoning Classification

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 preservation, 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.



Proposed Annexation

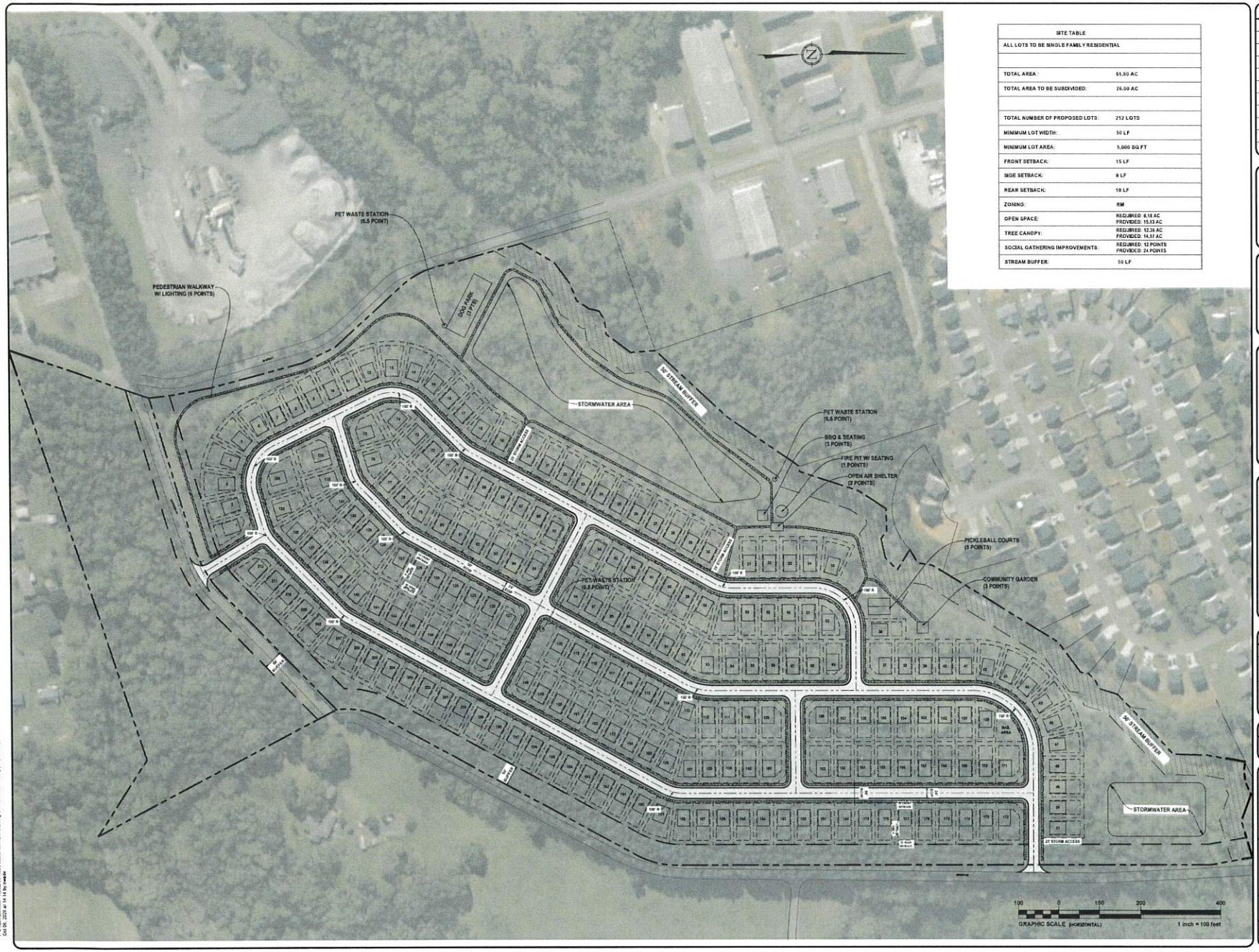
Hembree Road Tracts A + B
(TMS 1210001001)

0 250 500 1,000 Feet

10/2026

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

ANDERSON
THE ELECTRIC CITY



SITE TABLE	
ALL LOTS TO BE SINGLE FAMILY RESIDENTIAL	
TOTAL AREA:	61.80 AC
TOTAL AREA TO BE SUBDIVIDED:	26.09 AC
TOTAL NUMBER OF PROPOSED LOTS:	212 LOTS
MINIMUM LOT WIDTH:	50 LF
MINIMUM LOT AREA:	5,000 SQ FT
FRONT SETBACK:	15 LF
SIDE SETBACK:	8 LF
REAR SETBACK:	10 LF
ZONING:	RM
OPEN SPACE:	REQUIRED: 8.18 AC PROVIDED: 15.33 AC
TREE CANOPY:	REQUIRED: 12.36 AC PROVIDED: 14.37 AC
SOCIAL GATHERING IMPROVEMENTS:	REQUIRED: 12 POINTS PROVIDED: 24 POINTS
STREAM BUFFER:	50 LF

REVISIONS:

NO.	DATE	DESCRIPTION	BY

SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

CORPORATE SEAL:

LAND PLANNING ASSOCIATES
A Division of Civil Design Concepts, P.A.

LAND PLANNING ASSOCIATES
A Division of Civil Design Concepts, P.A.
110 West 1st Avenue - Suite A
Easley, SC 29640
864.242.6072

HEMBREE SUBDIVISION

ANDERSON, SC

PROPERTY INFORMATION:

TAX MAP NUMBER:	121-00-01-001-000
REFERENCE D.B. & PG:	D.B. 10339 PG. 86
ADDITIONAL INFO:	

ISSUE FOR CONSTRUCTION:

PERMIT DATE:	
BID DATE:	

DRAWN BY:	CRN
DESIGN BY:	CRN
CHECKED BY:	PMR
DATE:	7/9/25
SCALE:	HORZ. 1" = 100' VERT.
JOB NUMBER:	PRELIM

PRELIM SITE PLAN

CONCEPT

HEMBREE SUBDIVISION
ANDERSON
SOUTH CAROLINA

P:\Hembree Road Subdivision\DWG\Drawings\Site Plan.dwg | Layout: Layout1
07/09/2025 at 1:41:54 pm

CITY OF ANDERSON PLANNING COMMISSION

Application Number: ANX-26-9

Applicant:	Sarah Niemann
Property Address:	Salem Church Road TMS# 121-00-02-004
Zoning of Property:	Unzoned in County
Requested Action:	**Annexation to HM, High Density Multi-Family Residential**
Recommendation:	**Approval**

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.

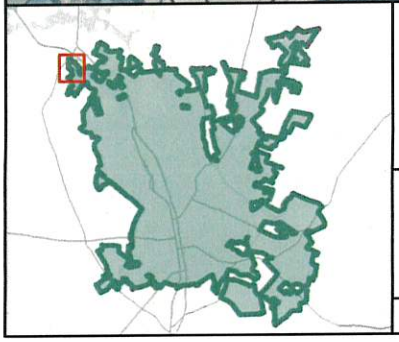
Water/Sewer Availability: The City of Anderson's water utility serves this site. Sewer will be provided by Anderson County.

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.





Proposed Annexation

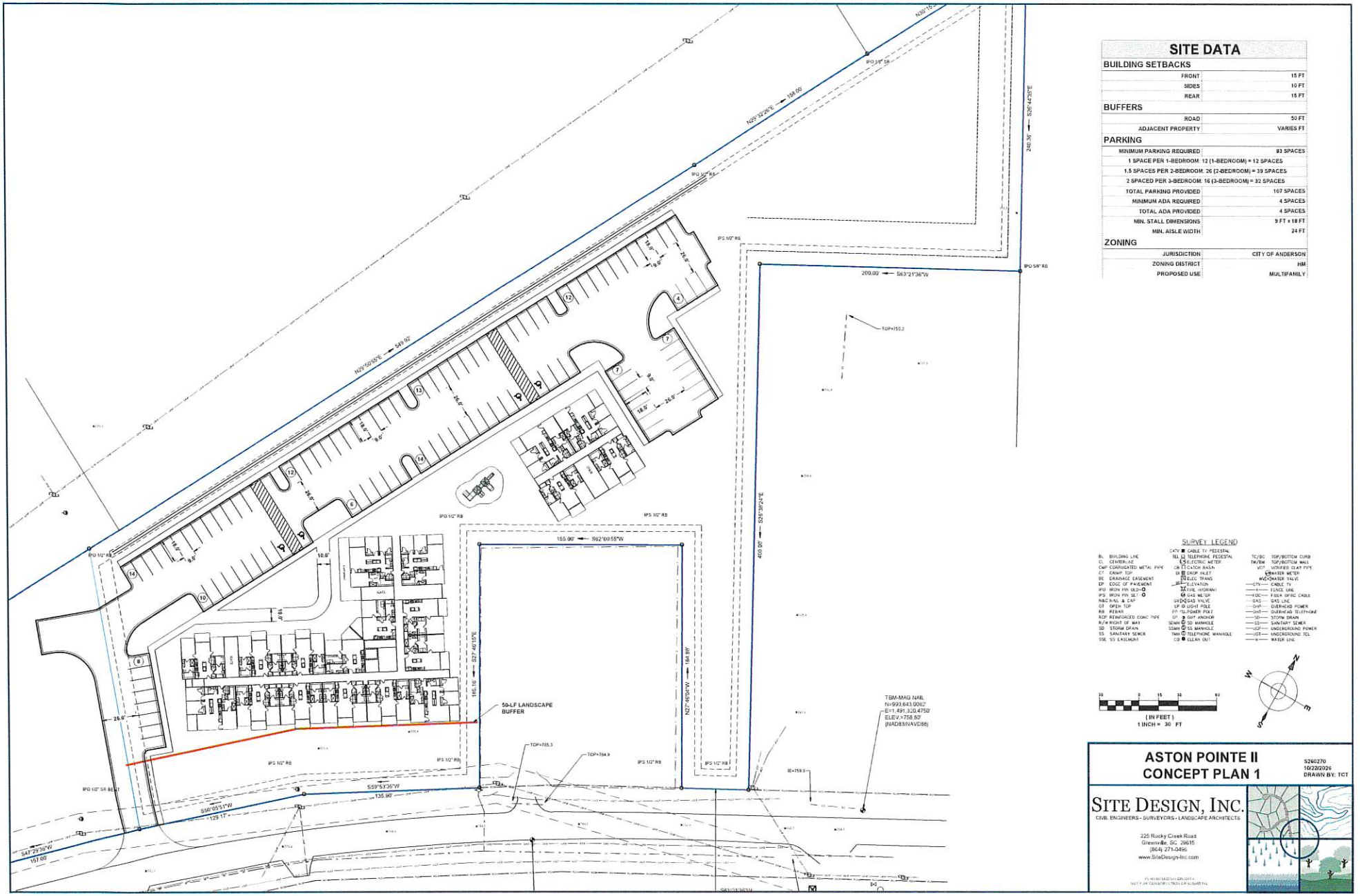
Salem Church Road
(TMS 1210002004)

0 165 330 660 Feet

10/2026

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

ANDERSON
THE ELECTRIC CITY



SITE DATA

BUILDING SETBACKS	
FRONT	15 FT
SIDES	10 FT
REAR	15 FT
BUFFERS	
ROAD	50 FT
ADJACENT PROPERTY	VARIES FT
PARKING	
MINIMUM PARKING REQUIRED	83 SPACES
1 SPACE PER 1-BEDROOM: 12 (1-BEDROOM) = 12 SPACES	
1.5 SPACES PER 2-BEDROOM: 26 (2-BEDROOM) = 39 SPACES	
2 SPACED PER 3-BEDROOM: 16 (3-BEDROOM) = 32 SPACES	
TOTAL PARKING PROVIDED	107 SPACES
MINIMUM ADA REQUIRED	4 SPACES
TOTAL ADA PROVIDED	4 SPACES
MIN. STALL DIMENSIONS	9 FT x 18 FT
MIN. AISLE WIDTH	24 FT
ZONING	
JURISDICTION	CITY OF ANDERSON
ZONING DISTRICT	HM
PROPOSED USE	MULTIFAMILY

SURVEY LEGEND

BL BUILDING LINE
CL CENTERLINE
CMP CORRUGATED METAL PIPE
CT CRIMP TOP
DE DRAINAGE EASEMENT
EP EDGE OF PAVEMENT
IPO IRON PIN OLD
IPS IRON PIN SET
NAIL N NO. & CAP
OT OPEN TOP
RB REBAR
RCP REINFORCED CONC PIPE
R/W RIGHT OF WAY
SD STORM DRAIN
SS SANITARY SEWER
SSE SS EASEMENT

CATV CABLE TV PEDESTAL
TEL TELEPHONE PEDESTAL
ELECTRIC METER
CB CATCH BASIN
DI DROP INLET
ELEC TRANS
ELEVATION
FIRE HYDRANT
GAS METER
GV GAS VALVE
LP LIGHT POLE
PP POWER POLE
GP GUY ANCHOR
SDMH SD MANHOLE
SSMH SS MANHOLE
TMH TELEPHONE MANHOLE
CO CLEAN OUT

TC/BC TOP/BOTTOM CURB
TW/BW TOP/BOTTOM WALL
VCP VITRIFIED CLAY PIPE
WATER METER
WV WATER VALVE
CTV CABLE TV
FENCE LINE
FOC FIBER OPTIC CABLE
GAS GAS LINE
OHP OVERHEAD POWER
OHT OVERHEAD TELEPHONE
SD STORM DRAIN
SS SANITARY SEWER
UGP UNDERGROUND POWER
UGT UNDERGROUND TEL
WATER LINE

30 0 15 30 60
(IN FEET)
1 INCH = 30 FT

N E S W

ASTON POINTE II
CONCEPT PLAN 1

S260270
10/22/2026
DRAWN BY: TCT

SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS
225 Rocky Creek Road
Greenville, SC 29615
(864) 271-0496
www.SiteDesign-Inc.com

PLANS BASED ON GIS DATA
NOT FOR CONSTRUCTION OR SUBMITTAL

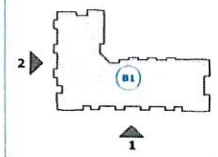


2 A5-1.1 WEST ELEVATION



1 A5-1.1 SOUTH ELEVATION

KEY PLAN



ELEVATION KEYNOTES

1	FIBER CEMENT LAP SIDING
2	FIBER CEMENT PANEL
3	BRICK VENEER
4	BRICK SOLDIER COURSE
5	ASPHALT SHINGLE ROOFING
6	VINYL CLAD WINDOWS
7	METAL RAILING
8	EXTERIOR METAL DOOR
9	DECORATIVE SHUTTER
10	ALUMINUM GUTTER
11	METAL CANOPY
12	STOREFRONT WINDOW

GEHEBER LEWIS ARCHITECTS
GLARTL.COM

REVISION

Prestwick

ASTON POINTE II

1270 BLOCK OF SALEM CHURCH RD
ANDERSON, SC 29625
ANDERSON COUNTY

26072

BLDG 1 ELEVATIONS

A5-1.1

NOT ISSUED FOR CONSTRUCTION