

**Anderson County Board of Commissioners  
OPERATIONS COMMITTEE  
AGENDA**

**October 10, 2022  
6:00 p.m. Room 312**

- 1. Call to Order**
- 2. Prayer / Pledge of Allegiance**
- 3. Approval of Agenda**
- 4. Appearance of Citizens**
- 5. Discussion concerning the rate of pay for poll workers – requested by Chairman Isbel**
- 6. Proposed Zoning Amendments to Anderson County Zoning Resolution**

**New Business**

**Old Business**

**Adjournment**

## MEMORANDUM

To: Terry Frank, County Mayor and Anderson County Commissioners

From: Joe Barrett, Staff Planner

Date: August 11 , 2022

**Re: PROPOSED ZONING AMENDMENTS TO ANDERSON COUNTY ZONING RESOLUTION**

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The Anderson County Regional Planning Commission is currently conducting a comprehensive evaluation of the Anderson County Zoning Resolution. The purpose of this evaluation is to address some concerns and issues related to the structure and intent of the zoning resolution that have been voiced recently. Over time, there has been “piecemeal” amendments to the zoning resolution that are often in response to a specific issue. The consensus of the commission is that individual amendments to the zoning resolution are less effective than a more comprehensive approach. Consequently, evaluating the resolution, as a whole, was deemed to be the most effective approach to updating the zoning resolution. The revised version should act as a planning implementation tool for the policies contained in the Anderson County Land Use and Transportation Policy Plan. Additionally, the intent of the evaluation is to structure the zoning resolution to specifically address the unique dynamics of Anderson County. There have been several workshops that have been held by the planning commission in recent months. County commissioners are always welcome to attend these workshops. The following is a summary of the progress up to this point:

- Refined the “General Purpose”, “Authority”, “Amendments to Resolution”, and “Non-Conforming Uses” Sections of Article I. The revisions of the first three sections mentioned primarily involved cleaning up the language in the sections. The “Nonconforming Use experienced the most significant revisions that included:
  - Insertion of Resolution adoption date
  - Removed confusing verbiage of “higher classification” of another nonconforming use
  - Retained option to change to another nonconforming use
  - Clarified that if a nonconforming use is changed to another nonconforming use, it must be comparable or a less intensive use by land use classification
  - Removed reference to mobile home parks losing their non-conforming protection immediately upon being discontinued (*6 mos. grace period like any other use*)
  - Include a replacement policy for mobile homes on individual lots with newer mobile home
  - Prohibition on expansion of existing mobile home parks beyond the perimeter of an existing mobile home park boundary.
- Proposed to re-format the structure of the zoning resolution to make it more use friendly.
- Proposed revising the minimum lot size from 22,000 sq. ft. to 20,000 sq. ft. (*the current min. lot size is just over a half-acre, which minimizes the average number of lots for major developments*).
- Proposed a Permitted Use Table to supplement the permitted use lists in each zoning district (*this is a matrix with broad land use categories containing specific uses under these categories to make it more use friendly and to minimize a lengthy permitted use list*).
- Proposed an “Area, Yard, and Height Requirements Chart. The chart is contained on one page and provides an easy reference to look the requirements up without referencing the individual zoning districts.

- Create a Mobile Home Park District (*the intent is not to encourage mobile home parks, but to establish mobile home park performance standards and to afford transparency on the intent to develop a mobile home park. Currently, mobile home parks are permitted by special exception in the A-2 and R-1 Districts. Consequently, whenever there is a proposed rezoning to one of these districts, there is commonly concerned citizens that are vocal about the possibility that a mobile home park could potentially be developed if rezoned*).
- *Revised the current mobile home park requirements and performance standards.*
- Restructure the zoning districts by:
  - Combining the A-1 & A-2 into one Agricultural District. Re-formatting the Agriculture District to include broad categories of “Agriculture Services”, “Crop and Animal Raising”, “Forestry and Related Services”, “Residential Use”, “Essential Services”, Accessory Uses and Structures” with the specific land use activities within those broad categories. Additionally, add under Special Exceptions, with applicable performance standards and conditions, uses such as Slaughterhouses, Agritourism, and Wineries.
  - Re-Structure the current zoning districts to include:
    - R-1, Suburban-Residential District
    - R-1-S, Residential District
    - R-2, Urban Residential District
    - MHP, Mobile Home Park District
    - C-1, General Commercial District
    - C-2, Local Commercial District
    - I-1, Industrial District
    - I-2, Environmental Industrial District
    - F-1, Flood Damage Prevention Overlay District

The evaluation of the Anderson County Zoning Resolution is still an ongoing process. Workshops have typically been held on the first Tuesday of each month or at the end of the regular planning commission meeting on the second Tuesday of the month. The County Mayor and/or County Commissioners are welcome to participate in these workshops. The overall objective of this process is to provide a zoning resolution that is more effective in application to the specific needs of Anderson County. Eventually, the County Commission will consider adopting the recommended revised Anderson County Zoning Resolution in the near future.