

Ordinance #24-004

An Ordinance amending Ordinance #23-006-, the Town of Pelzer Zoning Ordinance, as adopted May 9, 2023, by amending the Town of Pelzer Official Zoning Map to amend the I-1 (Industrial District) land consisting of+/- 4.83 acres of property located on McCaughrin Street to GC General Commercial, TMS# 244-10-02-051 and described in Deed Reference 11231 299 Current Plat CP S 3004/10PPS 2841/1 description, Pelzer, South Carolina.

Whereas, the Town of Pelzer, a body politic and corporate and a political subdivision of the State of South Carolina (the "Town"), acting by and through its Town Council (the "Pelzer Council") has previously adopted Town of Pelzer Ordinance #23-006 the Town of Pelzer Zoning Ordinance (the "Ordinance"), which Ordinance contains the Town of Pelzer Official Zoning Map (the "Map"); and,

Whereas, the Ordinance contains provisions providing for the amendment of the Map; and,

Whereas, Town of Pelzer Council desires to amend the Map by adopting a zoning map amendment to the Industrial District for 244-10-02-051 described above; and,

Whereas, the Town of Pelzer Planning Commission will hold a duly advertised Public Hearing on June 5, 2024, during which it will review the proposed development plan of an open outdoor commercial entertainment venue and other commercial uses to the Industrial District for TMS#, 244-10-02-051 described above with the Town of Pelzer Comprehensive Plan, and,

Whereas, the Town of Pelzer Council has duly advertised and held a Public Hearing on May 14, 2024, regarding said amendment of the Town of Pelzer Official Zoning Map:

NOW, THEREFORE, be it ordained by Town of Pelzer Council, in meeting duly assembled, that:

1. The Town of Pelzer Council hereby finds that this proposed rezoning is consistent with the Town of Pelzer Comprehensive Plan and in accord with requirements of the South Carolina Code of Laws Title 6, Chapter 29, Article 5.
2. The Town of Pelzer Council hereby amends the Town of Pelzer Official Zoning Map as previously adopted May 5, 2023, by Town of Pelzer Ordinance #23-006 to amend the I-1 Industrial District for Pelzer Heritage Commission, TMS# 244-10-02-051 described above.

3. Should any portion of this Ordinance be deemed unconstitutional or otherwise unenforceable by any court of competent jurisdiction, such determination shall not affect the remaining terms and provisions of this ordinance, all of which are hereby deemed separable.
4. All orders, resolutions, and enactments of Town of Pelzer Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded.
5. This ordinance shall take effect and be in full force and effect from and after second reading and enactment by Town of Pelzer Council.

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ATTEST: Ordinance 24-004

Will Ragland, Mayor

Cheryl Bates, Town Clerk

1st Reading: May 14, 2024

2nd Reading: June 11, 2024

Public Hearing: May 14, 2023



Town of Pelzer Rezoning Application

Date Application

Received: 3-13-24

Project Name: Open-Air Mkt.

Please check intended use for project

Commercial ☒ Industrial ☐ Multi-Family ☐ Institutional ☐ Other ☐

FEE \$ ✓ 600.00 CASH

Date of 1st Reading/ Public Hearing Town of Pelzer Council: * May 14th -2024

Date 2nd Reading Town Council : _____

Town of Pelzer Planning Commission Public Hearing Date: _____

**Owner's Information (Lease Agreement OR Letter of
Authorization Required from Property Owner's at the time
of submittal)**

Name: HARRY J. COKE

Mailing Address: 872 Cooley Bridge Rd.

Telephone and Fax: 864-243-9120 E-Mail: hcoke8@att.net

Applicant Information:

Name: Pelzer Heritage Commission

CompanyName: _____

Mailing Address: 627 Pelzer

Telephone and Fax: 864-243-9120 E-Mail: hcoke8@att.net

Project Engineer/Company Information (If Applicable)

Name: _____ Phone Number: _____ Email Address: _____

Project Information:

Type of Business (Use): General Commercial / Open Air Venue Entertainment

Property Location: 4.83 AC MACCAUGHRAU ST OTHER ISSUES AS COMMERCIAL

Parcel Number(s)/TMS: 244-10-02-051

Total Acreage: 4.83 Total Acreage Disturbed: 4.83

Current Land Use: Industrial Current Zoning: I1

Requested Zoning: NC New Square Footage Added: _____

Total Building Square Footage: No Building with no roof - Open Area

Project Description: Open Air Venue Entertainment and other issues as commercial

Please note if: New Construction ☐ Renovation ☒ Addition ☐

E-911 Address: _____



**Town of Pelzer Council Meeting-112 Lebbby Street, Pelzer, SC
Industrial Zoning District Rezoning Request to Rezone to General
Commercial Zoning District
Rezoning Report
May 14, 2024, 6:00PM**

APPLICANT: Pelzer Heritage Commission
CURRENT OWNER: Pelzer Heritage Commission
PROPERTY LOCATION: McCaughrin Street
TMS #(s): 244-10-02-051

ACREAGE: +/- 4.835 acres total

CURRENT ZONING: I-1(Industrial) EXISTING BUILDING

REQUESTED ZONING: GC (General Commercial)

SURROUNDING ZONING: North: I-1(Industrial)
South: (Institutional)
East: (Residential)
West: (Residential)

COMPREHENSIVE PLAN: 2022-2032 Town of Pelzer Comprehensive Plan
calls for Future Redevelopment of site
development.

EVALUATION: This request is to rezone this property to
allow for an open-air market, commercial
outdoor venue, and entertainment utilizing
the existing structures associated with said
property located on McCaughrin Street.

RECOMMENDATION: This application to rezone +/-4.835 acres of property on McCaughrin Street calls for Industrial Development of the zoning district and the Town of Pelzer Comprehensive Plan.

PLANNING COMMISSION: The Town of Pelzer Planning Commission, if approved, will hold a public hearing on June 7, 2024, at 6:00PM to discuss the commercial land development plan and to vote on the proposed commercial use plan.

TABLE 4
1990-1995, 2000-2004
4,535 ACTORS

SEABOARD COASTLINE RAILROAD

LEBBY STREET S.C. HIGHWAY

LYMAN STREET

McCAUGHY STREET

BEATHE STREET

[illegible]

Dose (mg)	
100	100.00
50	50.00
25	25.00
10	10.00
5	5.00
2.5	2.50
1.25	1.25
0.625	0.625
0.3125	0.3125
0.15625	0.15625
0.078125	0.078125
0.0390625	0.0390625
0.01953125	0.01953125
0.009765625	0.009765625
0.0048828125	0.0048828125
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0.0000000000000011102230246251562786111131667595703125	0.000000000000001110223024625156278611113

12-12-12

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

17998: P: 100



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Pelzer Zoning Map

Date: May 9th, 2023



Legend

HistoricCtr

Historical District

ZoneType

AG: Agricultural

GC: General Commercial

I-1: Industrial Use

IN: Institutional

MH: Mobile Home

MHP: Mobile Home Park

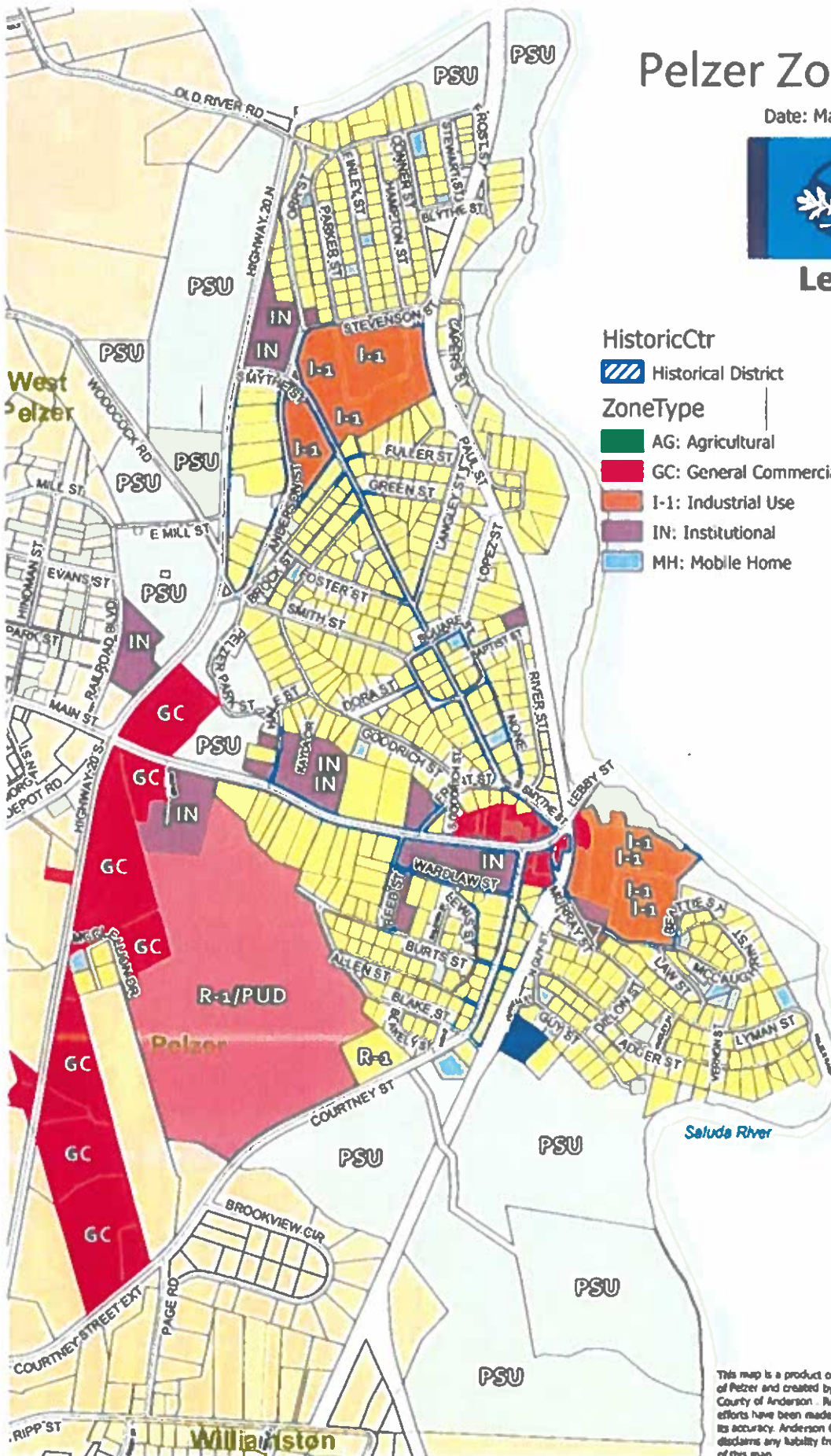
MX: Mixed Use

PSU: Public Service Use

R-1: Residential Family/Single-Family

R-2: Residential/Duplex

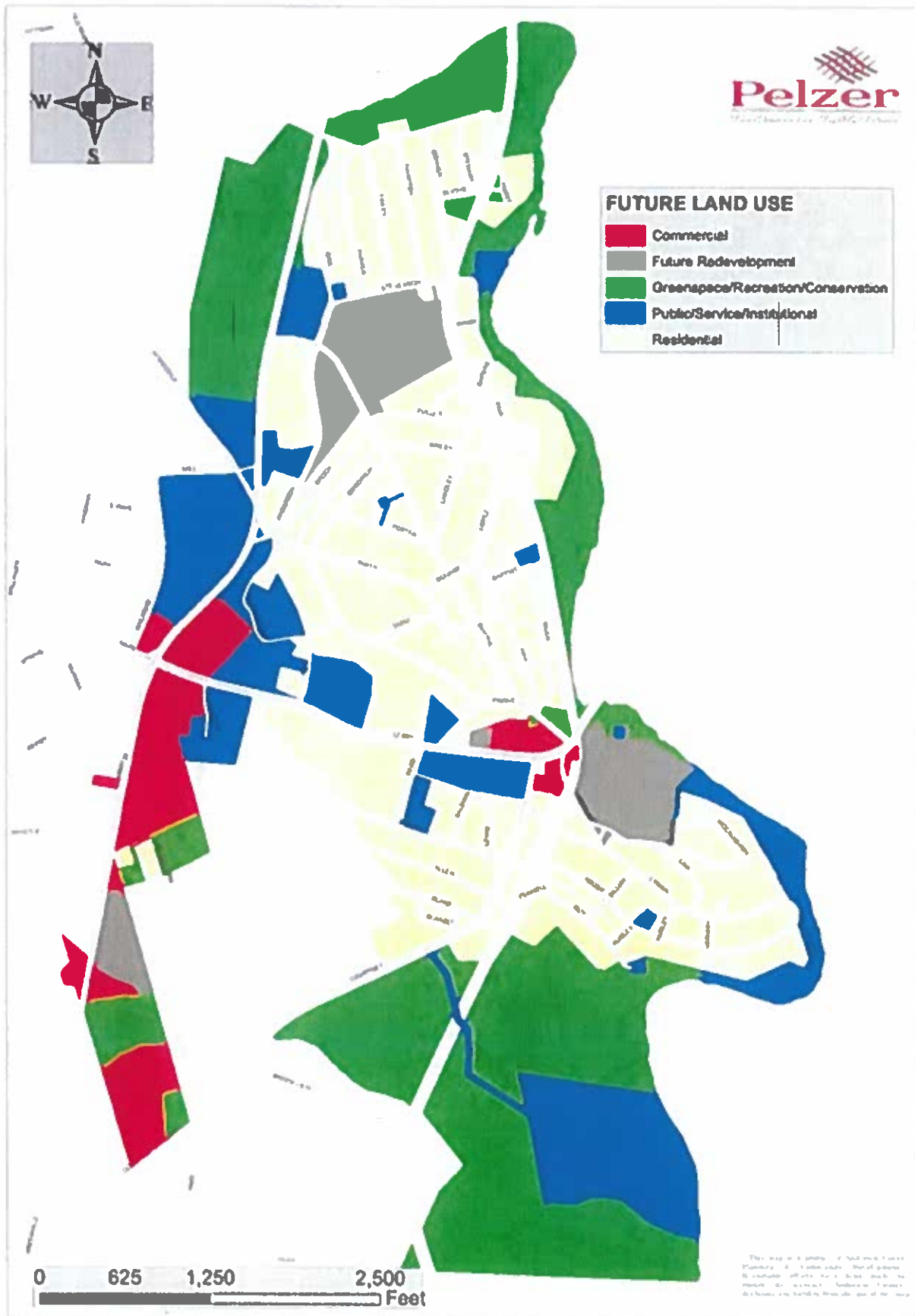
R-1/PUD: Single Family Residential/Planned Urban Development



This map is a product of the Town of Pelzer and created by the County of Anderson. Reasonable efforts have been made to ensure its accuracy. Anderson County disclaims any liability from the use of this map.

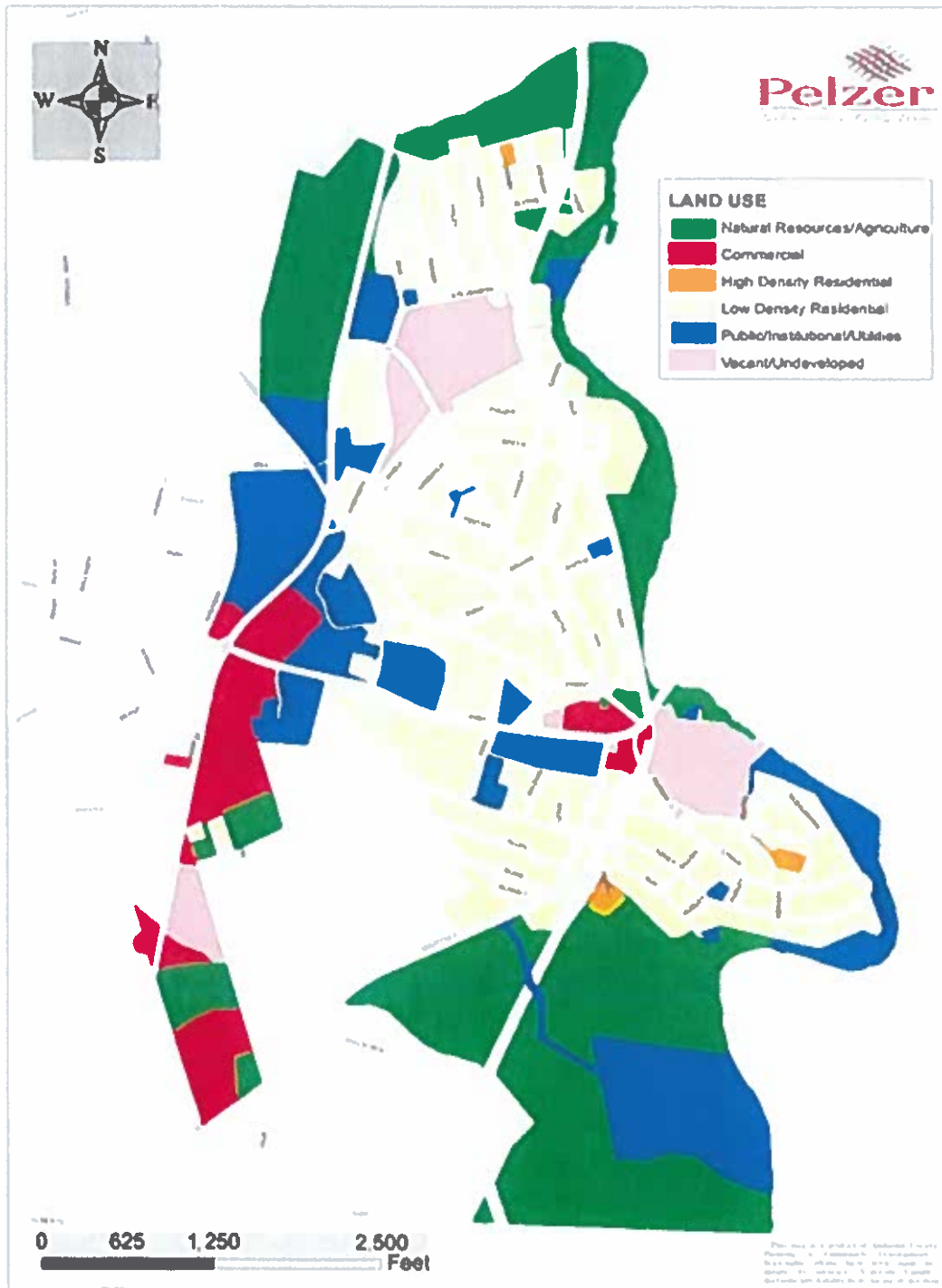


Map 8.3: Future Land Use Map



Map 8.1 below presents the spatial arrangement of the various land use types in Pelzer. Land use categories shown on the map include commercial, low density residential, high density residential, public/service/institutional, natural resources/agriculture, and undeveloped/ vacant. Commercial areas are located on Highway 20 and Lebbby Street. The residential core is encircled by a ring of green space, public facilities and recreational uses. There are no active industrial uses within the town limits. A few parcels are classified as vacant or undeveloped. These are inactive commercial or manufacturing sites that are now in a transitional state.

Map 8.1: Current land use.



Anderson County



March 15, 2024 Disclaimer accepted.

TMS: 2441002051
 Owner: PELZER HERITAGE COMMISSION
 Owner Address: PO BOX 627
 City/State: PELZER SC
 Deed Book: 11231
 Tax District: 12
 Sale Year: 2013
 Deed Page: 299
 Description: PR 4 4.83 AC MCCAUUGHIRAN ST
 Market Value: \$60,380
 Sale Price: \$5

Zip Code: 29669
 Current Plat: CP S 3004/10
 PP S 284 1/1

AGIS

ESRI, Highland Mapping, and Anderson County GIS