



# DEVELOPMENT STANDARDS

## Memorandum

**To:** Anderson County Land Use and Zoning Appeals Board Members  
**From:** Alesia Hunter  
**Date:** August 5, 2020  
**Re:** August 13, 2020, Regular Scheduled Meeting

The Anderson County Land Use Board of Zoning Appeals is scheduled to hold its next meeting on Thursday, August 13, 2020, at 5:30 PM in the Civic Center, located at 3027 Martin Luther King Jr Blvd., Anderson, SC 29625.

The meeting agenda and packet are attached for your review.

Please email [ahunter@andersoncountysc.org](mailto:ahunter@andersoncountysc.org) or call (864) 260-4719 to inform staff whether or not you will be in attendance. This ensures a quorum prior to your arrival.

Thank you.

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### PUBLIC WORKS DIVISION

**Alesia Hunter | Director**

O: 864-260-4719 | F: 864-260-4795 | [ahunter@andersoncountysc.org](mailto:ahunter@andersoncountysc.org)  
Development Standards

401 E. River Street, Anderson SC 29624 | [www.andersoncountysc.org](http://www.andersoncountysc.org)

# A G E N D A

## ANDERSON COUNTY LAND USE AND ZONING BOARD OF APPEALS MEETING

Thursday, August 13, 2020

5:30 PM

Civic Center

3027 Martin Luther King Jr Blvd.

Anderson, South Carolina

- 1.) Call to Order: Mr. Hubert McClure, Chairman
- 2.) Invocation: Mr. Hubert McClure
- 3.) Approval of Minutes: Meeting held on July 9, 2020 \*  
*(\* Note: The minutes of this meeting will be provided at a later date, to be sent via email prior to the next meeting.)*

#### 4.) PUBLIC HEARING:

- (A) Variance application - request to allow placement of 2 additional wall signs on a new restaurant located at 1929 SC Hwy 86, Piedmont.
- (B) Variance application - request to allow placement of 3 additional wall signs on a gas island canopy for new convenience store located at 2800 Hwy 29 South, Anderson.
- (C) Variance application - request to allow placement of 3 additional wall signs on a new restaurant located at 330 Pearman Dairy Rd, Anderson.
- (D) Variance application - request a reduction in the rear setbacks from 5 feet to 1.9 feet to allow the construction of a pool and deck for an existing home located at 102 Ambassador Drive, Anderson.
- (E) Variance application - request to allow a reduction of required side setback from 25 feet to 10 feet in order to allow the addition of an attached garage, located at 12300 Belton-Honea Path Hwy, Honea Path.
- (F) Special Exception - request to allow for the expansion of a pre-existing non-conforming use (auto service and repairs) to include retail auto sales within the commercial business located at 1905 Anderson Hwy, Williamston.

5.) Old Business:

6.) New Business:

Meeting September 10, 2020

7.) Adjournment:

Staff Report  
Application for a **Variance** – To allow 2 additional wall signs  
Anderson County Land Use Board of Zoning Appeals Meeting - District 6  
Civic Center, 3027 Martin Luther King Jr Blvd.  
Anderson, SC 29625  
Thursday, August 13, 2020 5:30 PM

Applicant: Burger King (contact: Kate Boyd, The Sign Connection, Inc)

Owner of Property: NLA Piedmont BK, LLC (Burger King)

Property Location: 1929 SC Hwy 86, Piedmont, SC 29673

Council District: Six (6)

Tax Map Number (TMS #): 216-00-10-010

Property Description: Highway commercial site for a newly constructed Burger King restaurant and drive thru located adjacent to an exit ramp from I-85 northbound at SC Highway 86.

Current Zoning: The property is not zoned.

Land Use: The site containing 1.45 acres has been developed as a free-standing fast-food restaurant with drive-thru service. The location is adjacent to the I-85 off ramp at SC Hwy 86.

Applicant Request: To allow the placement of 2 additional wall signs on a new Burger King restaurant. This will be in addition to the 1 wall sign already permitted at this location. All 3 wall signs will be identical. The 2 signs requested through this variance are to be placed on each of the side elevations.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 38, Section 38-255. – Regarding permanent business identification signs attached to buildings (wall signs): Allowable area, where a freestanding business identification sign also exists, one permanent business identification sign containing not more than one square foot of total signage area per lineal foot of principal building frontage may be placed on the building. The number of wall signs is also limited to one projecting sign allowed per building frontage.

Sign Permits Approved (No Variance Required): Applicant has received permit approval for two signs; one (1) free-standing pylon sign and one (1) wall sign for the front elevation. Because this is a corner lot adjacent to an off ramp for I-85 northbound, the total height of the pylon sign will be 100 feet, the maximum allowed within the required distance of the interstate highway interchange. Total sign area of the pylon will not exceed 300 s.f., the maximum allowed. The wall sign will have 28.25 s.f. of sign area, less than the maximum size allowed (58 s.f.).

Staff Recommendation: **APPROVAL** of the **Variance** request for the following reasons:

- 1) Though 2 free-standing signs would be allowed for this corner location, the applicant has elected to forgo the 2<sup>nd</sup> highway sign for 2 additional wall signs.
- 2) One of the two wall signs requested will be located adjacent to the drive-thru window and is intended to assist in directing appropriate traffic and lessen confusion in locating the correct point of sale from the parking area.
- 3) A third wall sign will face the off ramp from I-85 and is designed to direct traffic that may no longer be able to see the pylon sign because of its height. Traffic congestion associated with the off-ramp at this intersection is the primary hardship.
- 4) This request is in line with the spirit and intent of the ordinance to grant a variance when a hardship exists.
- 5) The Board has granted other variances similar to this request and would be consistent with its approval.



# Variance Application

There is a Variance Application Fee of \$200.00

7/5/2020  
Date of Application Completion

Application Status (Approved or Denied)

### Applicant's Information

Name: Shaun Keaton

Mailing Address: 907 Poplar St Cayle S.C 29033

Telephone and Fax: 803-939-7158 E-Mail: Kate@TheSignConnectionInc.com

### Owner's Information

(If Different from Applicant)

Name: Burger King

Mailing Address: 1929 SC Hwy 86 Piedmont S.C 29673

Telephone and Fax: 678-296-9339 E-Mail: Dave Wallace @ Carolina Fit. Com

Designation of Agent: (Complete only if owner is not the applicant)

I (We) hereby appoint the person named the Applicant as my (our) agent to represent me (us) in this request for rezoning.

Dave Wallace  
Owner's Signature

7/5/2020  
Date

### Project Information

Property Location: 1929 SC Hwy 86 Piedmont SC 29673

Parcel Number(s)/TMS: 216-00-10-010

County Council District: \_\_\_\_\_ School District: \_\_\_\_\_

Total Acreage: 1.45 Current Zoning: \_\_\_\_\_

Requested Variance: Sign Variance  
*Please indicate if setback variance, sign variance or minimum lot size variance.*

Purpose of Variance: To increase number and sign features of signage

Private Covenants or Deed Restrictions on the Property: Yes \_\_\_\_\_ No

If you indicated no, your signature is required.

[Signature]  
Applicant's Signature

7/5/2020  
Date

If you indicated yes, please provide a copy of your covenants and deed restrictions with this application - pursuant to State Law (Section 6-29-1145: July 1, 2007) - determining existence of restrictive covenants. Copies may be obtained at the Register of Deeds Office. It is the applicant's responsibility for checking any subdivision covenants or private covenants pertaining to the property.

Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application to the property described in the Notice of Appeal of the following provision of the Development Standards Ordinance.

The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by State Law and the ordinance are met by the following facts:

Extraordinary and exceptional conditions pertaining to the particular piece of property, as follows:

Building sit next to interstate ramp and need additional signs

Conditions do not generally apply to other properties in vicinity, as shown by: \_\_\_\_\_

Due to its location it need additional signs to attract visibility

Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows: The increase in signs would increase

visibility. Attract more customers and revenue

Authorization of variance will not be of substantial detriment to adjacent property or to the public good and the character of the district will not be harmed by the granting of the variance for the following reasons:

Variance is strictly to attract more customers and revenue to area.

The following documents are submitted in support of this application: (Please attach copies of all additional information to this application.) \_\_\_\_\_

Please attach an accurate, legible plot plan showing the dimensions and locations of structures and improvements of the property to this application.

As the applicant, I hereby confirm that the required information and materials for this application are authentic and have been submitted to the Anderson County Development Standards Office.

[Signature]  
Applicant's Signature

7/5/2020  
Date

For Office Use Only:

Application Received By: \_\_\_\_\_ Date Complete Application Received: \_\_\_\_\_

Application Fee Amount Paid: \_\_\_\_\_ Check Number: \_\_\_\_\_

Scheduled Advisory Hearing Date: \_\_\_\_\_ Scheduled Board Hearing Date: \_\_\_\_\_

Staff Recommendation: \_\_\_\_\_ Advisory Recommendation: \_\_\_\_\_

Land Use/Board of Zoning Appeals' Decision: \_\_\_\_\_



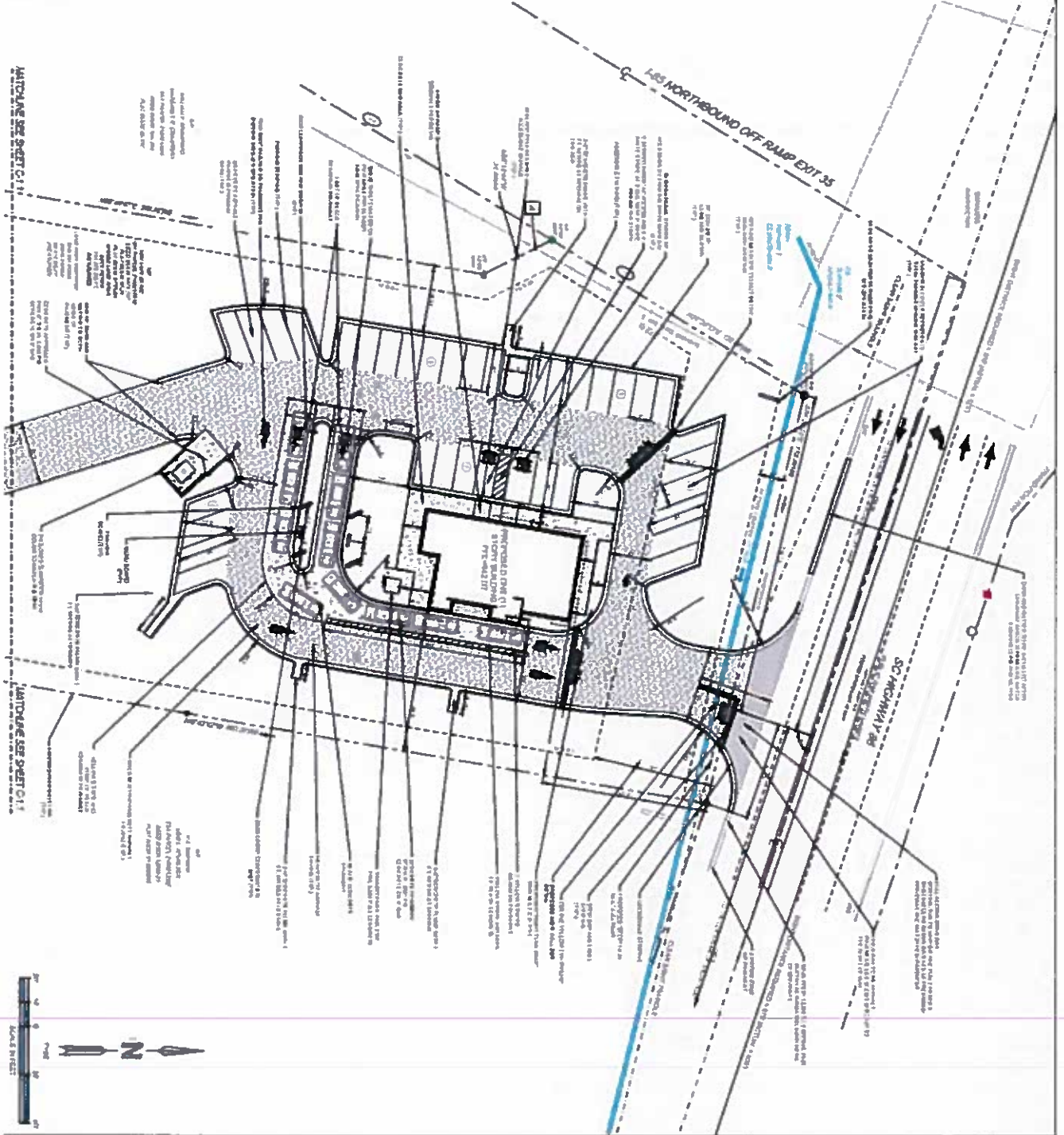
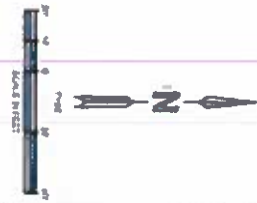






LATCHING SEE SHEET C-11

LATCHING SEE SHEET C-11



Notes:  
1. All dimensions are in feet and inches.  
2. All elevations are in feet above sea level.  
3. All bearings are in degrees, minutes, and seconds.  
4. All areas are in square feet.  
5. All volumes are in cubic feet.

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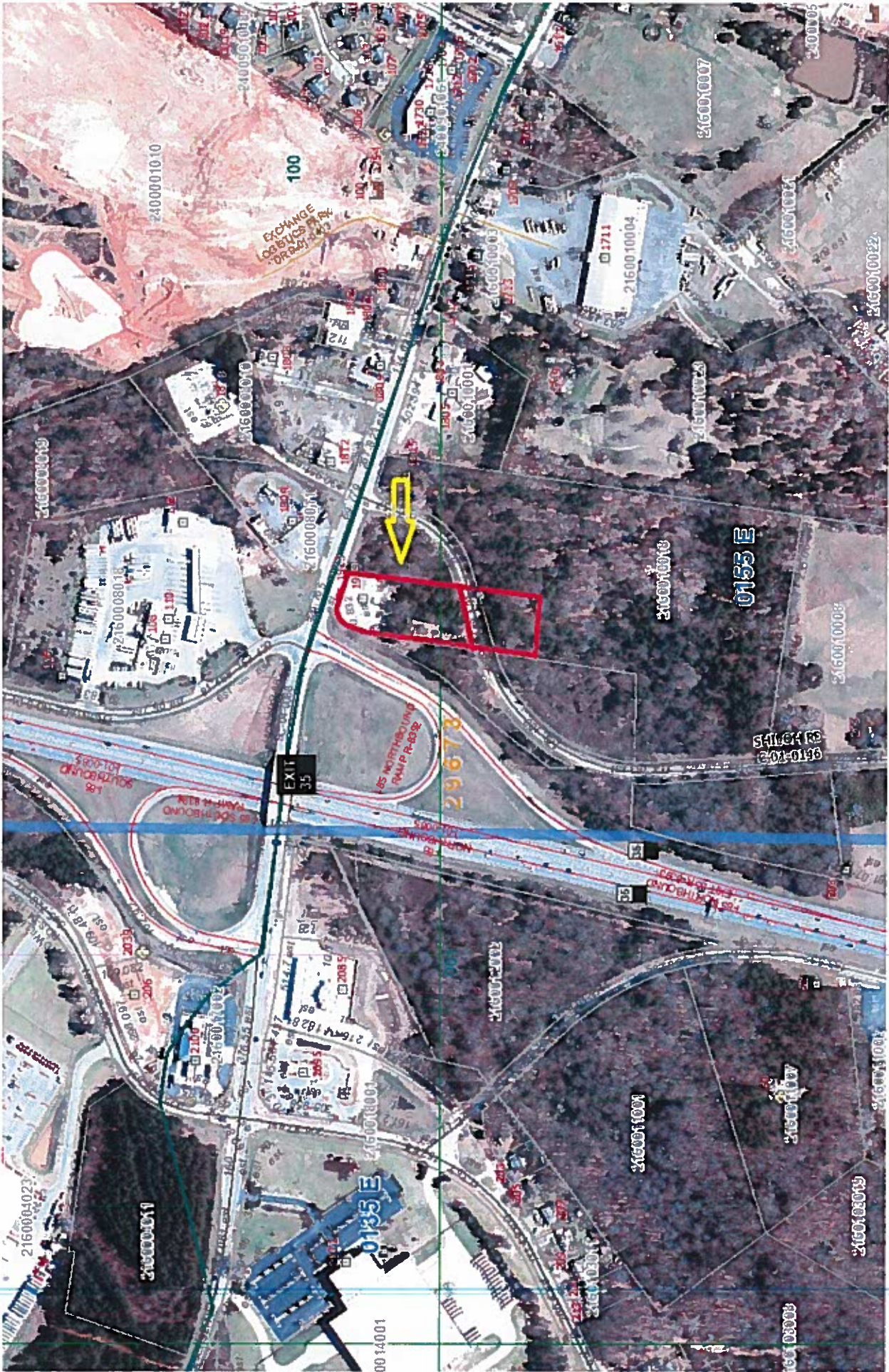
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3. All bearings are in degrees, minutes, and seconds.  
4. All areas are in square feet.  
5. All volumes are in cubic feet.



Staff Report

Application for a **Variance** – To allow 3 additional wall signs  
Anderson County Land Use Board of Zoning Appeals Meeting - District 3  
Civic Center, 3027 Martin Luther King Jr Blvd.  
Anderson, SC 29625  
Thursday, August 13, 2020 5:30 PM

Applicant: Power Trac (contact: CA Patel)

Owner of Property: Dhruv Corporation

Property Location: 2800 US Hwy 29 South, Anderson, SC 29626

Council District: Three (3)

Tax Map Number (TMS #): 099-01-02-011

Property Description: Commercial site contains approximately 3.03 acres, east of the City of Anderson, with approximately 465 feet of highway frontage along the north side of US Hwy 29 South. The corner location has additional 400 feet of road frontage along Cleveland Road located on the west side of the property.

Current Zoning: The property is not zoned.

Land Use: The former site of the Sunrise Motel, the property was cleared before 2020, in order to construct a multi-use package store, convenience store, and gas station operating under the name Power Trac #9, the primary business occupant.

Applicant Request: To allow 3 additional signs to be placed on a fuel island canopy. This would be in addition to the two wall signs already permitted, one for each business operating within the convenience store building.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 38, Section 38-255. – Regarding permanent business identification signs attached to buildings (wall signs): Allowable area, where a freestanding business identification sign also exists, one permanent business identification sign containing not more than one square foot of total signage area per lineal foot of principal building frontage may be placed on the building. The number of wall signs is also limited to one projecting sign allowed per building frontage.

Sign Permits Approved (No Variance Required): Applicant has received permit approval for 3 signs; one (1) monument sign and two (2) wall signs for the front elevation, one for each business within. Total sign area of the monument sign is less than 80 s.f., far less than the maximum 300 s.f. allowed for this location. The combined sign area for the 2 wall signs will equal the estimated 101 s.f. allowed for the building's 101 linear feet of front elevation.

Staff Recommendation: **APPROVAL** of the **Variance** request for the following reasons:

- 1) The convenience store and package store, each with separate entrances, have two wall signs on the main building. There is no direct reference to gas or fuel sales indicated within either wall sign sign.
- 2) The monument sign is intended to be the primary indicator that this location sells gas.
- 3) The applicant has chosen to use a monument sign instead of a typical pylon sign. This and the use of uniform gas canopy signage, as proposed, is part of an effort to establish a consistent and coordinated commercial image while reducing visual clutter.
- 4) This request is in line with the spirit and intent of the ordinance to grant a variance when a hardship exists.
- 5) The Board has granted other variances similar to this request and would be consistent with its approval.



# Variance Application

There is a Variance Application Fee of \$200.00

7-8-2020  
Date of Application Completion

\_\_\_\_\_  
Application Status (Approved or Denied)

### Applicant's Information

Name: Power Trac  
Mailing Address: PO BOX 40, Piedmont, SC 29673  
Telephone and Fax: 864-906-6521 E-Mail: powertraccstore@yahoo.com

### Owner's Information *(If Different from Applicant)*

Name: (same)  
Mailing Address: \_\_\_\_\_  
Telephone and Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_  
Designation of Agent: (Complete only if owner is not the applicant) Ankur Patel

I (We) hereby appoint the person named the Applicant as my (our) agent to represent me (us) in this request for rezoning.

\_\_\_\_\_  
Owner's Signature

07-07-2020  
Date

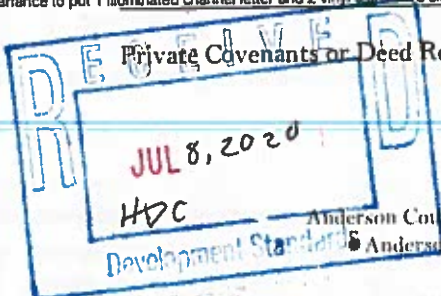
### Project Information

Property Location: 2800 Highway 29S, Anderson, SC 29626  
Parcel Number(s)/TMS: 990102011  
County Council District: 3 School District: 3  
Total Acreage: 3.03 Acres Current Zoning: Unzoned  
Requested Variance: Sign Variance  
*Please indicate if setback variance, sign variance or minimum lot size variance.*

Purpose of Variance: \_\_\_\_\_

This Location has a Retail Package Store, a Convenience Store and Gas Station. We are able to put a sign for Retail Liquor Store and C Store on Building, but gas branding could not be put on building. It would have to be put on Canopy, as people recognize the gas brand by what they see on Canopy. It would also be for the purpose of consistency as we have 7 other locations in upstate that have same signage on Canopy. I would like a variance to put 1 illuminated channel letter and 2 vinyl signs on 3 sides of canopy.

Private Covenants or Deed Restrictions on the Property: Yes \_\_\_\_\_ No



If you indicated no, your signature is required.

[Signature]  
Applicant's Signature

07-07-2020  
Date

If you indicated yes, please provide a copy of your covenants and deed restrictions with this application - pursuant to State Law (Section 6-29-1145: July 1, 2007) - determining existence of restrictive covenants. Copies may be obtained at the Register of Deeds Office. It is the applicant's responsibility for checking any subdivision covenants or private covenants pertaining to the property.

Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application to the property described in the Notice of Appeal of the following provision of the Development Standards Ordinance.

*The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by State Law and the ordinance are met by the following facts:*

Extraordinary and exceptional conditions pertaining to the particular piece of property, as follows:

\_\_\_\_\_

Conditions do not generally apply to other properties in vicinity, as shown by: \_\_\_\_\_

Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows: \_\_\_\_\_

Authorization of variance will not be of substantial detriment to adjacent property or to the public good and the character of the district will not be harmed by the granting of the variance for the following reasons:

\_\_\_\_\_

The following documents are submitted in support of this application: (Please attach copies of all additional information to this application.) \_\_\_\_\_

Please attach an accurate, legible plot plan showing the dimensions and locations of structures and improvements of the property to this application.

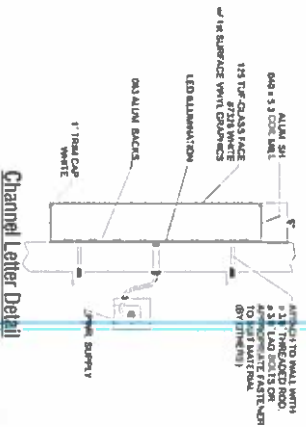
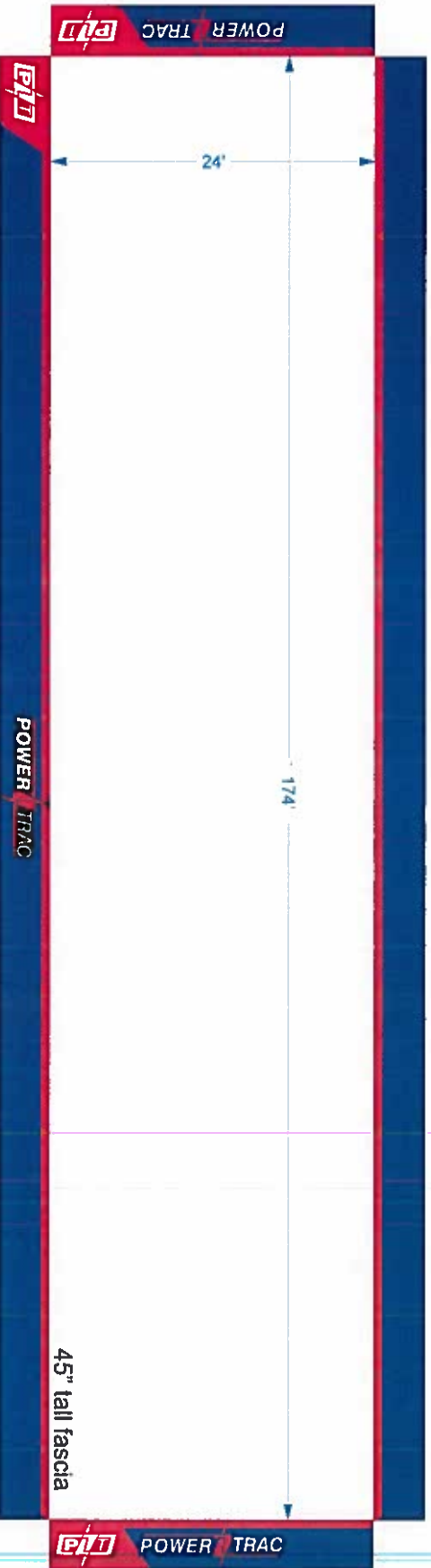
As the applicant, I hereby confirm that the required information and materials for this application are authentic and have been submitted to the Anderson County Development Standards Office.

[Signature]  
Applicant's Signature

07-07-2020  
Date

For Office Use Only:  
Application Received By: HDCopeland Date Complete Application Received: 7-8-2020  
Application Fee Amount Paid: 9200.00 Check Number: CA # 1411  
Scheduled Advisory Hearing Date: \_\_\_\_\_ Scheduled Board Hearing Date: 8-13-2020  
Staff Recommendation: \_\_\_\_\_ Advisory Recommendation: \_\_\_\_\_  
Land Use/Board of Zoning Appeals' Decision: \_\_\_\_\_

# PowerTrac #9 Canopy Layout







Staff Report

Application for a **Variance** – To allow 3 additional wall signs  
Anderson County Land Use Board of Zoning Appeals Meeting - District 5  
Civic Center, 3027 Martin Luther King Jr Blvd.  
Anderson, SC 29625  
Thursday, August 13, 2020 5:30 PM

Applicant: Wendy's (contact: Debbie Lott, Signs by Design)

Owner of Property: FHLH 310 Pearman Dairy, LLC (Wendy's)

Property Location: 330 Pearman Dairy Rd, Anderson, SC 29625

Council District: Five (5)

Tax Map Number (TMS #): 123-04-01-021

Property Description: Highway commercial site recently cleared for a newly constructed Wendy's restaurant and drive thru. Site is located at the SE corner of the intersection of Pearman Dairy Rd and Standridge Rd, west of the City of Anderson in Anderson County. The site has approximately 250 feet of frontage along Pearman Dairy Rd and 350 feet of frontage along Standridge Rd.

Current Zoning: The property is not zoned.

Land Use: The 1.87 acre corner site was used as a mobile home sales lot as recently as 2008. Sometime afterwards and before 2012, the property was cleared and remained vacant. In 2019 the site was approved for the construction of a new fast-food restaurant with drive-thru service.

Applicant Request: To allow the placement of 3 additional wall signs on a new Wendy's restaurant, for a total of 4 wall signs including the 1 wall sign already permitted.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 38, Section 38-255. – Regarding permanent business identification signs attached to buildings (wall signs): Allowable area, where a freestanding business identification sign also exists, one permanent business identification sign containing not more than one square foot of total signage area per lineal foot of principal building frontage may be placed on the building. The number of wall signs is also limited to one projecting sign allowed per building frontage.

Sign Permits Approved (No Variance Required): Applicant has received permit approval for two signs; one (1) freestanding pylon sign and one (1) wall sign for the front elevation. Total sign area of the pylon is estimated to be 198 s.f., significantly less than the maximum allowed (300 s.f.). The wall sign will have approximately 32.1 s.f. of sign area, well within the maximum size allowed based on the front elevation measuring 39.0 lineal feet.

Staff Recommendation: **APPROVAL** of the Variance request for the following reasons:

- 1) The site, though located on a corner, has limited highway visibility due to several off-site obstructions.
- 2) Heavy tree cover hides the approaches along Standridge Road.
- 3) Northbound traffic along Pearman Dairy Road have a limited view of the pylon sign due to dense tree cover along the highway approaches. When the building finally comes into view, the signage, as currently allowed and permitted, has been missed.
- 4) This request is in line with the spirit and intent of the ordinance to grant a variance when a hardship exists.
- 5) The Board has granted other variances similar to this request and would be consistent with its approval.

HENRY'S WORK COPY



# Variance Application

There is a Variance Application Fee of \$200.00



Date of Application Completion \_\_\_\_\_

Application Status (Approved or Denied) \_\_\_\_\_

### Applicant's Information

Name: Signs by Design - Debbie Lott

Mailing Address: 6 E. Lee Rd - Taylors, SC 29687

Telephone and Fax: 864-322-7073 E-Mail: info@signsgmail.com

### Owner's Information

(If Different from Applicant)

Name: P. Prophet Capital Five LLC

Mailing Address: 120 W. Whitniece St - Anderson, SC 29624

Telephone and Fax: 864-556-2195 E-Mail: Timje@fsmc256.com

Designation of Agent: (Complete only if owner is not the applicant)

I (We) hereby appoint the person named the Applicant as my (our) agent to represent me (us) in this request for rezoning.

Owner's Signature \_\_\_\_\_

Date \_\_\_\_\_

### Project Information

Property Location: 310 PEARMAN DAIRY Rd.

Parcel Number(s)/TMS: 123-04-01-021

County Council District: 5 School District: 5

Total Acreage: 1.87 ACRES Current Zoning: NONE

Requested Variance: SIGN VARIANCE  
*Please indicate if setback variance, sign variance or minimum lot size variance.*

Purpose of Variance: PLACE 3 ADDITIONAL WALL SIGNS ON BUILDING SIGNS A, C, D

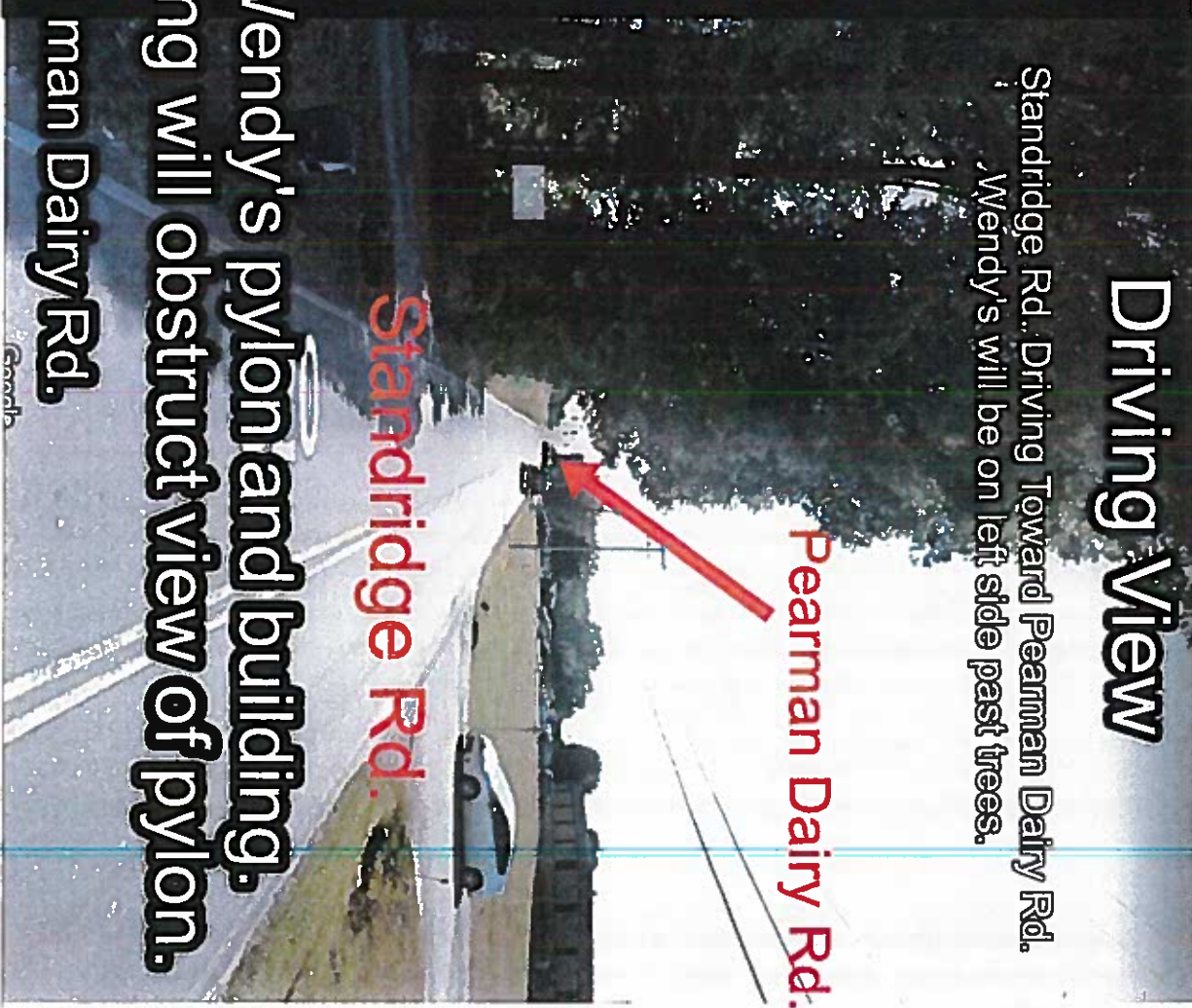
Private Covenants or Deed Restrictions on the Property: Yes \_\_\_\_\_ No X



# Aerial View

Trees that block view of property and pylon

Trees obstruct view of Wendy's pylon and building.  
Once get past trees, building will obstruct view of pylon.  
Wendy's - 310 Pea man Dairy Rd.



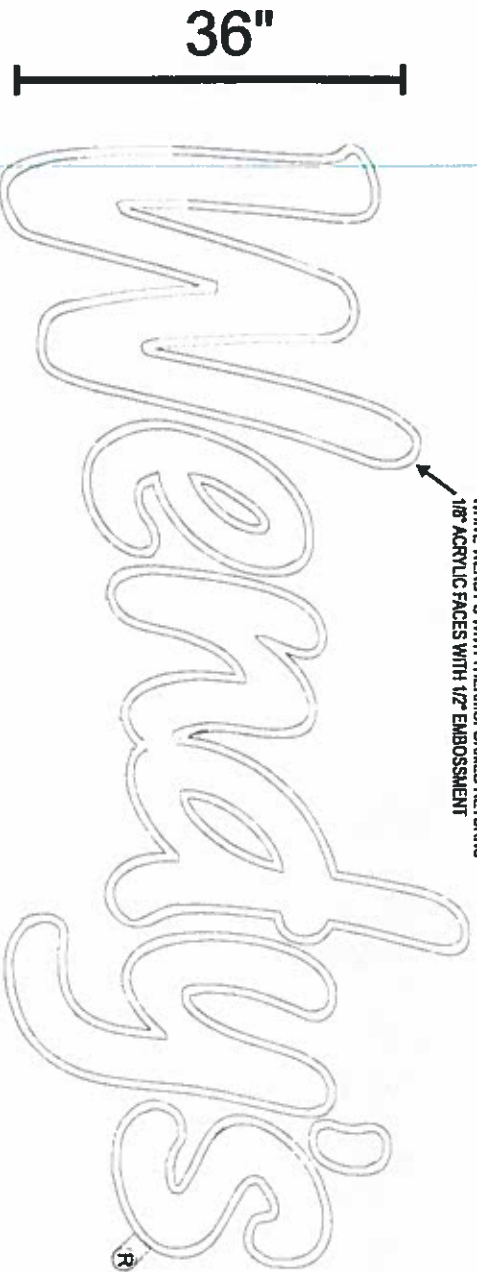
# Driving View

Standridge Rd. Driving Toward Pea man Dairy Rd.  
Wendy's will be on left side past trees.

Pearman Dairy Rd.  
Standridge Rd.

# Illuminated Channel Letters

8' 1/6"



WHITE WENDY'S WITH THERMOFORMED RETURNS  
1/8" ACRYLIC FACES WITH 1/2" EMBOSSEMENT

LETR WLJ6NC NEW LOGO FLUSH WHT. (NSS# 81009215)

**SQUARE FOOTAGE**

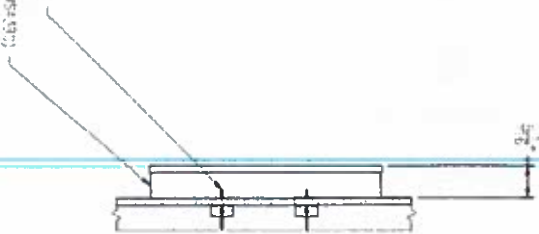
ACTUAL = 8.78 SQFT

NEAREST RECT. = 21.51 SQFT

TOTAL ELECTRICAL LOAD - 1.2 A @ 120V/60HZ.

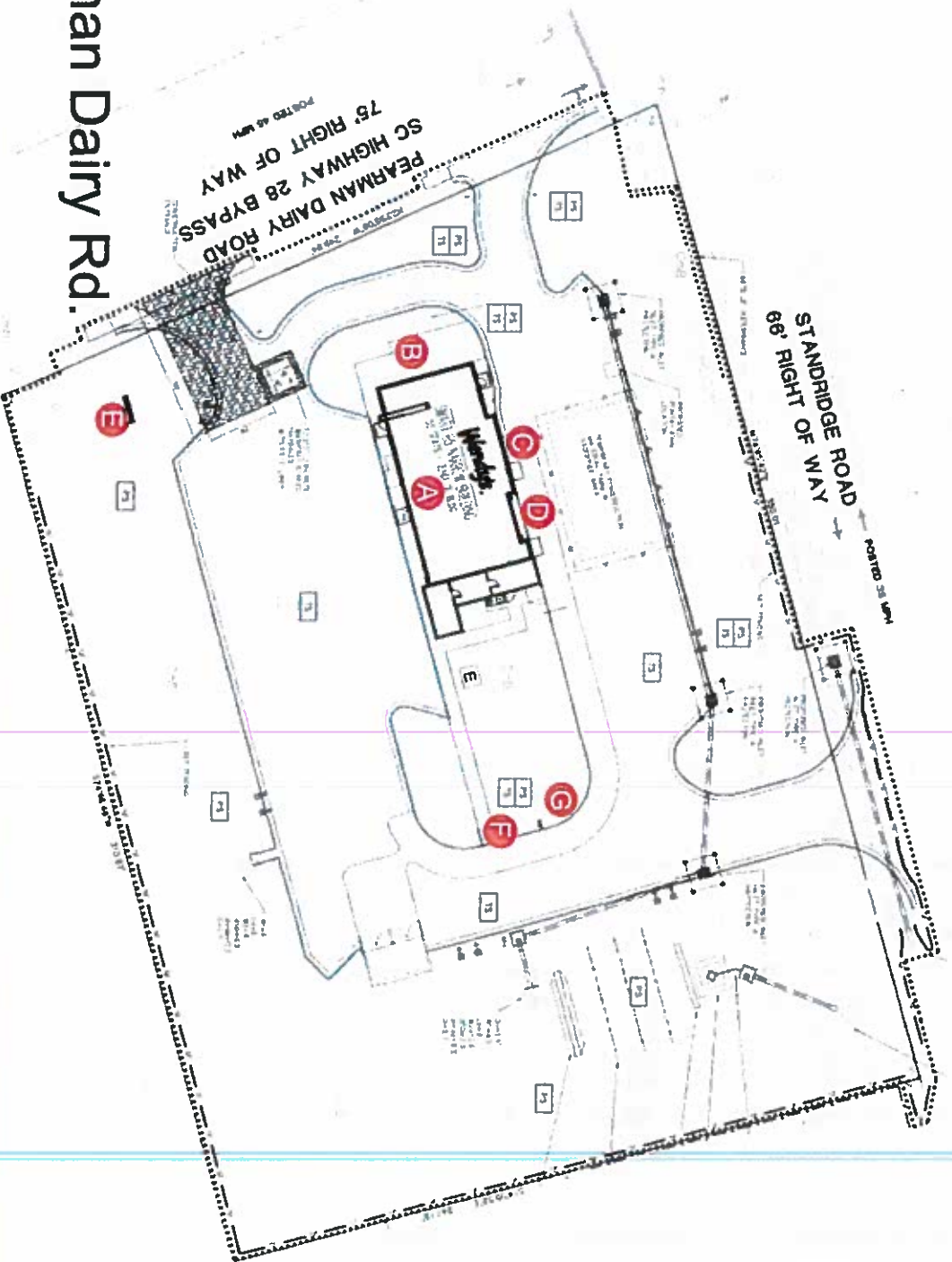
Wendy's - 310 Pearman Dairy Rd.

APPROPRIATE FASTENERS FOR WALL MATERIAL  
(SHOWN THRU LETTER)  
DARK BRONZE RETURNS (TO MATCH FASTENERS)



# Site Plan

- A** Illuminated Flush Mount Cameo
- B** Illuminated Channel Letters
- C** Illuminated Channel Letters
- D** Non Illuminated Aluminum Formed Letters
- E** Pylon
- F** Pre Menu Board
- G** Menu Board



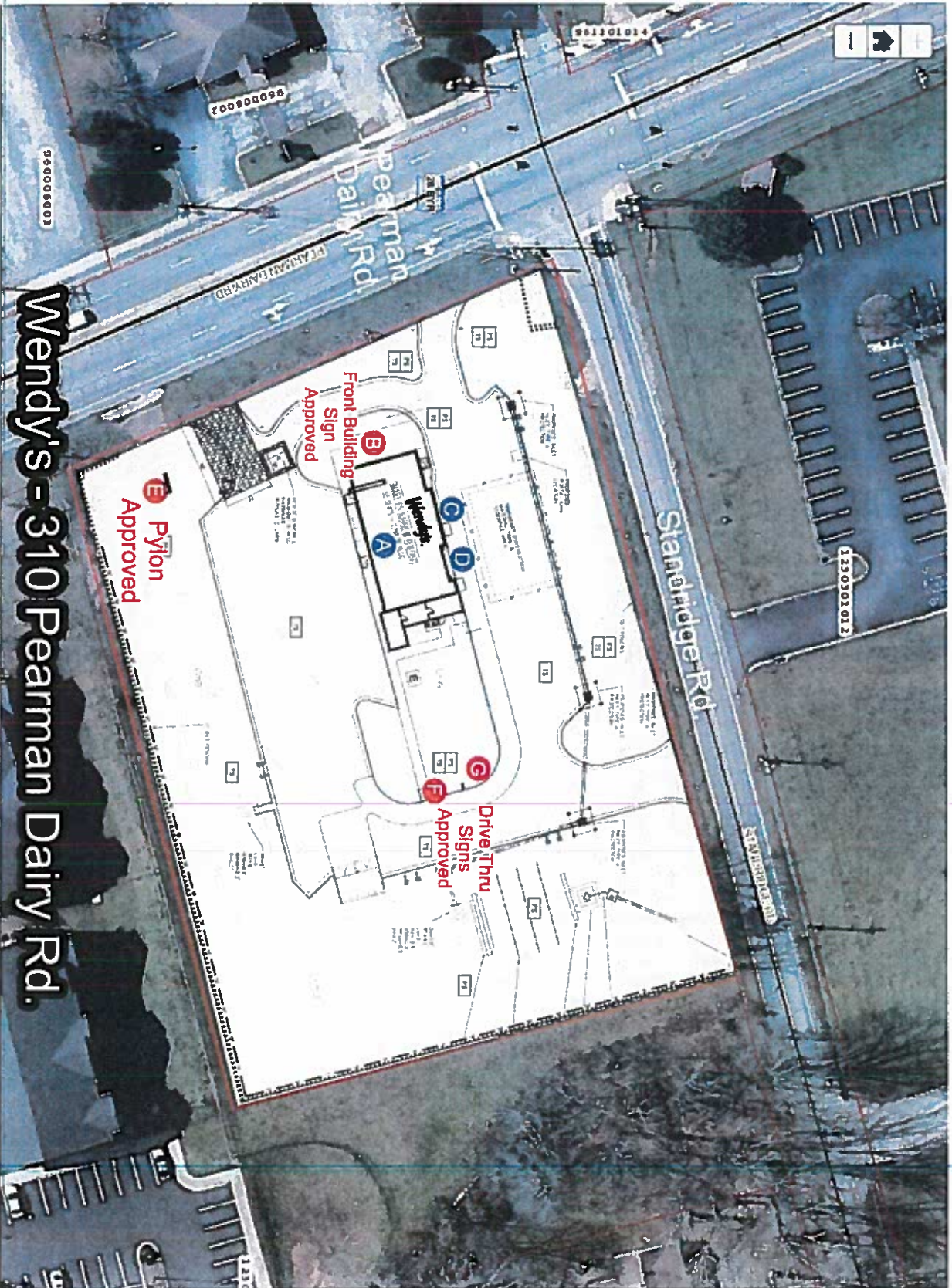
Wendy's - 310 Pearman Dairy Rd.

Signage Variance

- A** Logo
- C** Channel Letters
- D** Formed Letters

Signage Approved

- B** Channel Letters
- E** Pylon
- F** Pre Menu Board
- G** Menu Board

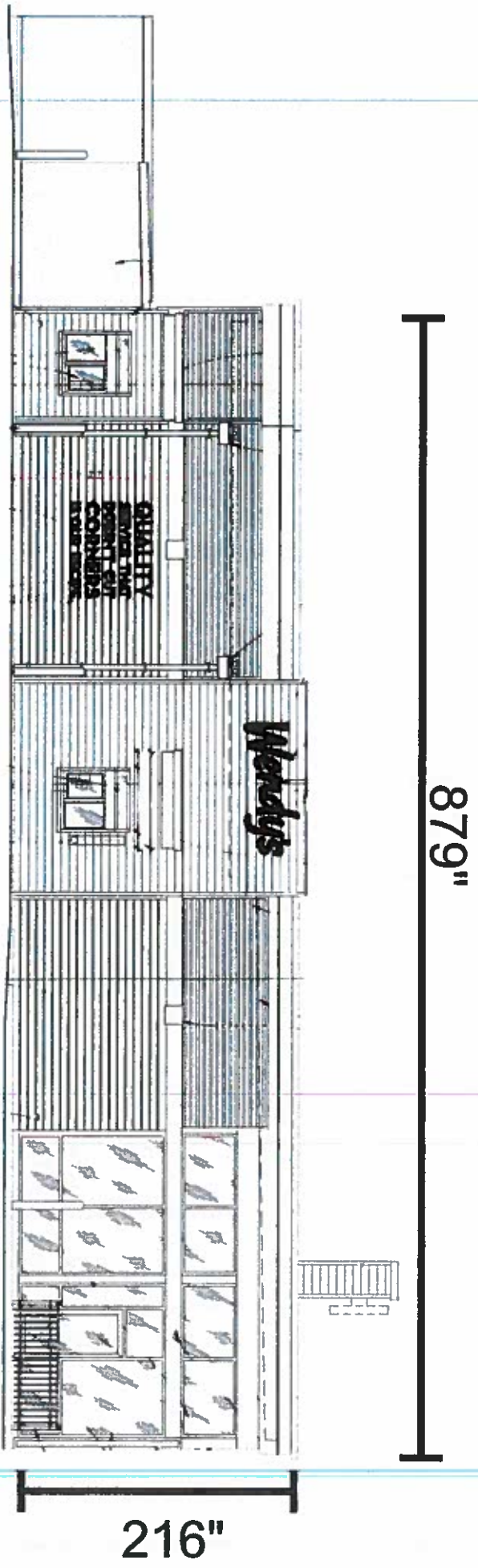


Wendy's - 310 Pearman Dairy Rd.

# Proposed Variance for Signage

Building Frontage facing Standridge Rd.

- C Illuminated Channel Letters
- D Non Illuminated Aluminum Formed Letters

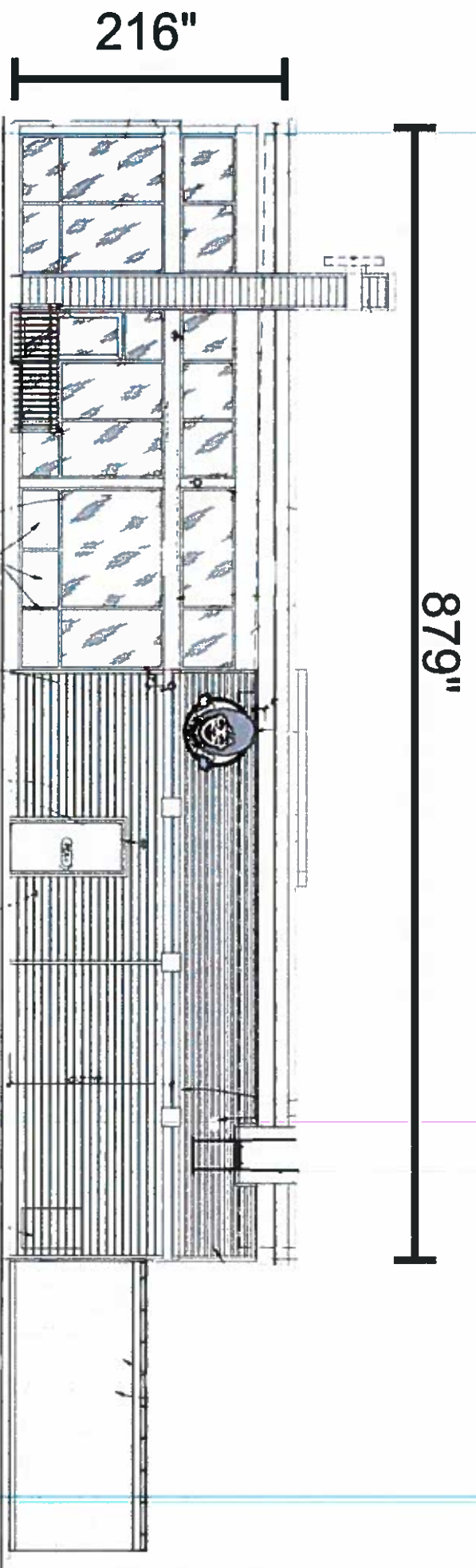


Wendy's - 310 Pearman Dairy Rd.

# Proposed Variance for Signage

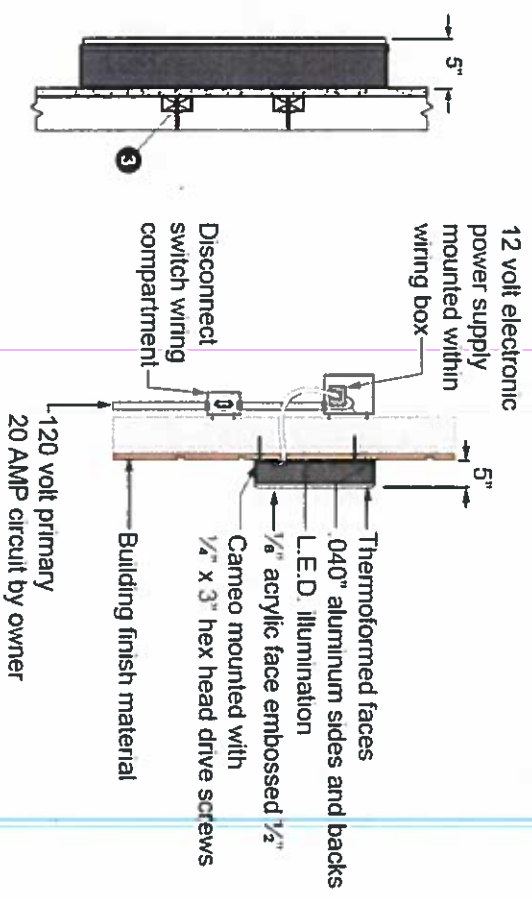
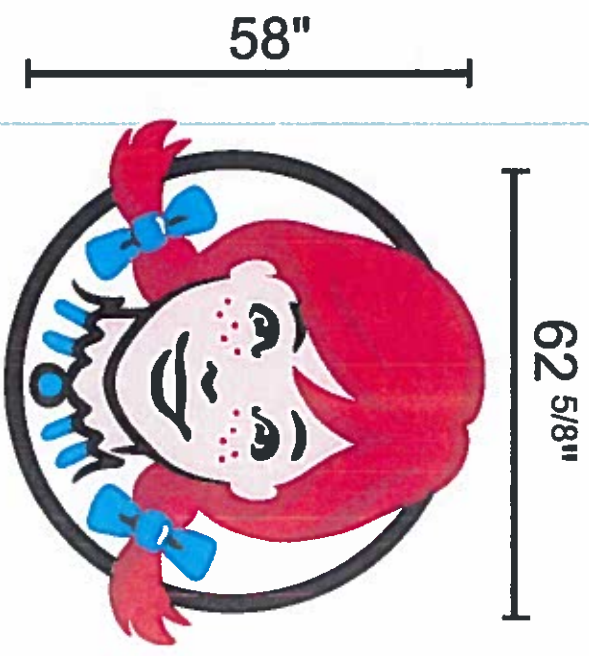
## Vestibule Side Elevation

**A** Illuminated Flush Mount Cameo



Wendy's - 310 Pearman Dairy Rd.

# A Illuminated Flush Mount Cameo



## MATERIALS & SPECS

- 1 Letter returns - 4 3/4" deep .040 aluminum.
- 2 Illumination - white LEDs.
- 3 Appropriate fasteners for wall material (Shown Thru Bolted)

Actual: 17.57 ft<sup>2</sup> | Nearest Rectangle: 29.29 ft<sup>2</sup>

- PMS 186c - hair, freckles
  - PMS 201c - hair, outline
  - PMS 698c - face, neck
  - PMS 299c - bow, shirt, brooch
  - PMS 439c - outline
- Wendy's - 310 Pearman Dairy Rd.



Staff Report

Application for a Variance – Setback from rear property line  
Anderson County Land Use Board of Zoning Appeals Meeting - District 5  
Civic Center – 3027 Martin Luther King, Jr. Blvd.  
Anderson, South Carolina  
August 13, 2020  
5:30 PM

Applicant: Brian K. Fowler

Owner of Property: Brian K. and Lisa R. Fowler

Property Location: 102 Ambassador Drive, Anderson

Council District: Five (5)

Tax Map Number (TMS #): 066-10-01-005

Property Description: The property is located on Ambassador Drive with direct access to Ambassador Drive (private/local road) within the Denver-Sandy Springs voting precinct. The house is located on Lake Hartwell.

Current Zoning: The property is currently zoned R-20 (Single-Family Residential 20,000 square feet).

Land Use: Residential – Single Family

Applicant Request: A Variance to install a 28x14 in ground pool on the left side, rear of the house and build a 18x18 deck coming off the right side of the existing sunroom, rear corner of the house. The deck will extend approximately 6 feet past the sunroom. The left side of the house has a detached garage. On the right side of the house is the septic tank and pump line that leads to the leach fields in the front of the house. The applicant is requesting a rear setback reduction of 3.1 feet from the rear property line.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 70, Article 5, Section 5:3.3 accessory buildings may be located in the rear yard, setback not less than five feet from any property line and occupy not more than 20 percent of the rear yard. In the same chapter, Article 6, Section 6:13.2 swimming pools shall be setback not less than five feet, setback requirements for pools are the same as accessory buildings, swimming pools cannot occupy more than 50 percent of the rear yard, and lighting for swimming pools shall have proper shielding from glare.

Staff Recommendation: **DENIAL** of the Variance request for the following reasons:

- 1) Staff and the Board has been consistent in the past and not approve setbacks less than 2 feet from the property line. However, since it is near the core line and the Army Corp of Engineers has no setback rules except it cannot cross the line; the Board at their discretion can make the determination based on the information provided.
- 2) The request is in with the spirit and intent of the ordinance to grant a variance when a hardship exists
- 3) Due to the conditions of this particular property, the applicant is restricted to the use of the property because on the left side of the house is a detached garage and on the right side of the house is the septic tank and pump lines.
- 4) If approved, the applicant must obtain a residential compliance permit with Development Standards.
- 5) If approved, the applicant will be required to get a building permit for the pool and deck.
- 6) If approved, Building and Codes will not require any additional requirements.
- 7) If approved, the applicant must abide by the requirements in the 2018 International Swimming Pool & Spa Code.



# Variance Application

There is a Variance Application Fee of \$200.00

06/30/20

Date of Application Completion

Application Status (Approved or Denied)

### Applicant's Information

Name: BRIAN K. FOWLER

Mailing Address: 102 AMBASSADOR DR, ANDERSON SC 29625

Telephone and Fax: 8644495324 E-Mail: BRIAN@BKFBUILDERS.COM

### Owner's Information

*(If Different from Applicant)*

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone and Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Designation of Agent: (Complete only if owner is not the applicant)

I (We) hereby appoint the person named the Applicant as my (our) agent to represent me (us) in this request for rezoning.

Owner's Signature

Date

### Project Information

Property Location: 102 AMBASSADOR DR, ANDERSON SC 29625

Parcel Number(s)/TMS: 661001005

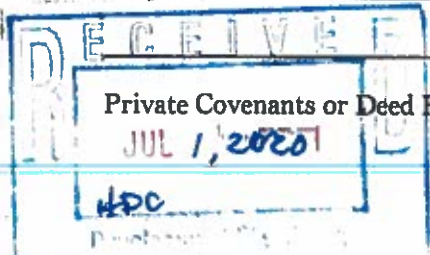
County Council District: 5 School District: 4

Total Acreage: .60 Current Zoning: R-20

Requested Variance: setback variance of 1 ft. 9" to edge of coping vs. 5 ft. from rear line

Purpose of Variance: To make pool larger  
*Please indicate if setback variance, sign variance or minimum lot size variance. Install deck rear of house on right side cannot go to side of house because have septic system there.*

Private Covenants or Deed Restrictions on the Property: Yes  No



If you indicated no, your signature is required.

Applicant's Signature

Date

If you indicated yes, please provide a copy of your covenants and deed restrictions with this application - pursuant to State Law (Section 6-29-1145: July 1, 2007) - determining existence of restrictive covenants. Copies may be obtained at the Register of Deeds Office. It is the applicant's responsibility for checking any subdivision covenants or private covenants pertaining to the property.

Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application to the property described in the Notice of Appeal of the following provision of the Development Standards Ordinance.

The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by State Law and the ordinance are met by the following facts:

Extraordinary and exceptional conditions pertaining to the particular piece of property, as follows:

None

Conditions do not generally apply to other properties in vicinity, as shown by: N/A

Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows: No

Authorization of variance will not be of substantial detriment to adjacent property or to the public good and the character of the district will not be harmed by the granting of the variance for the following reasons:

True

The following documents are submitted in support of this application: (Please attach copies of all additional information to this application.) Plat, covenant and deeds

Please attach an accurate, legible plot plan showing the dimensions and locations of structures and improvements of the property to this application.

As the applicant, I hereby confirm that the required information and materials for this application are authentic and have been submitted to the Anderson County Development Standards Office.

Applicant's Signature

6/30/20

Date

For Office Use Only:

Application Received By: H. Copeland Date Complete Application Received: 7/1/20

Application Fee Amount Paid: \$200.00 cc Check Number: N/A

Scheduled Advisory Hearing Date: Scheduled Board Hearing Date: 8/13/20

Staff Recommendation: Advisory Recommendation:

Land Use/Board of Zoning Appeals' Decision:



3' 1" from waters edge to ~~envelope~~

2' 1" from back of coping to ~~envelope~~

2' 9" from waters edge to ~~envelope~~

1' 9" from back of coping to ~~envelope~~

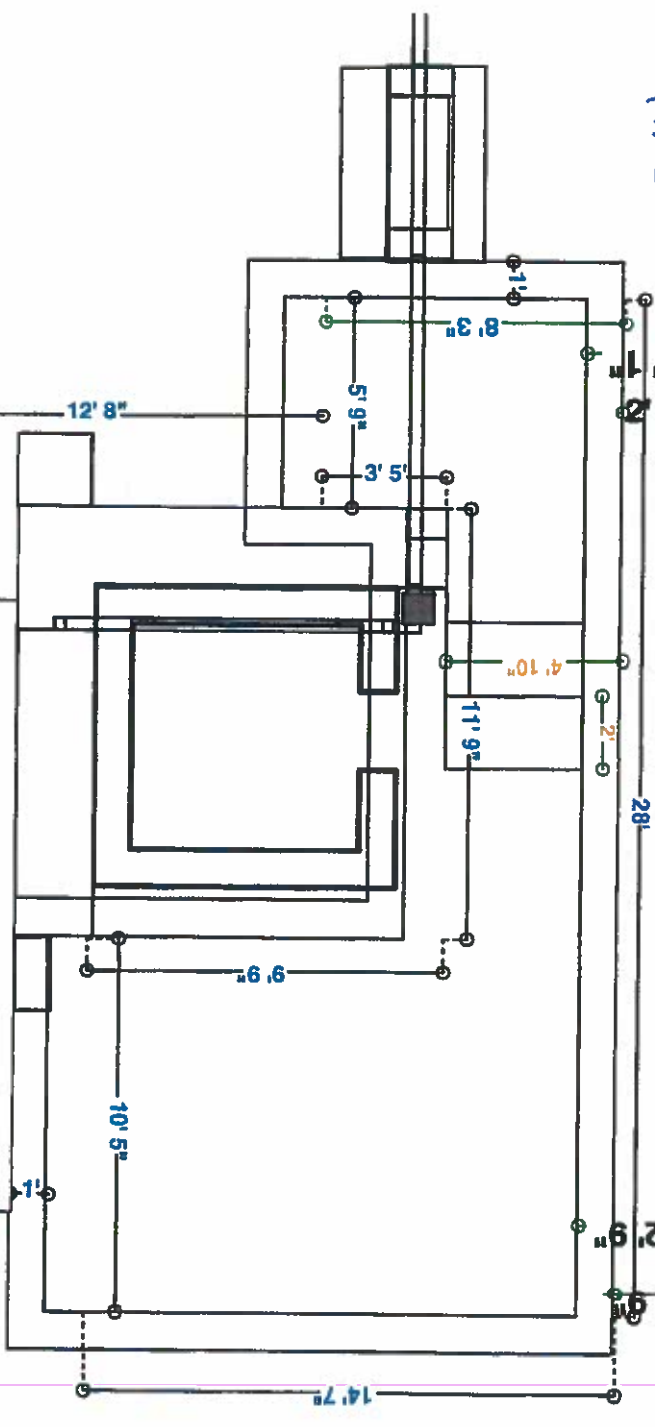
GREENLINE

Prep work line

Prep work line

Prep work line

Prep work line

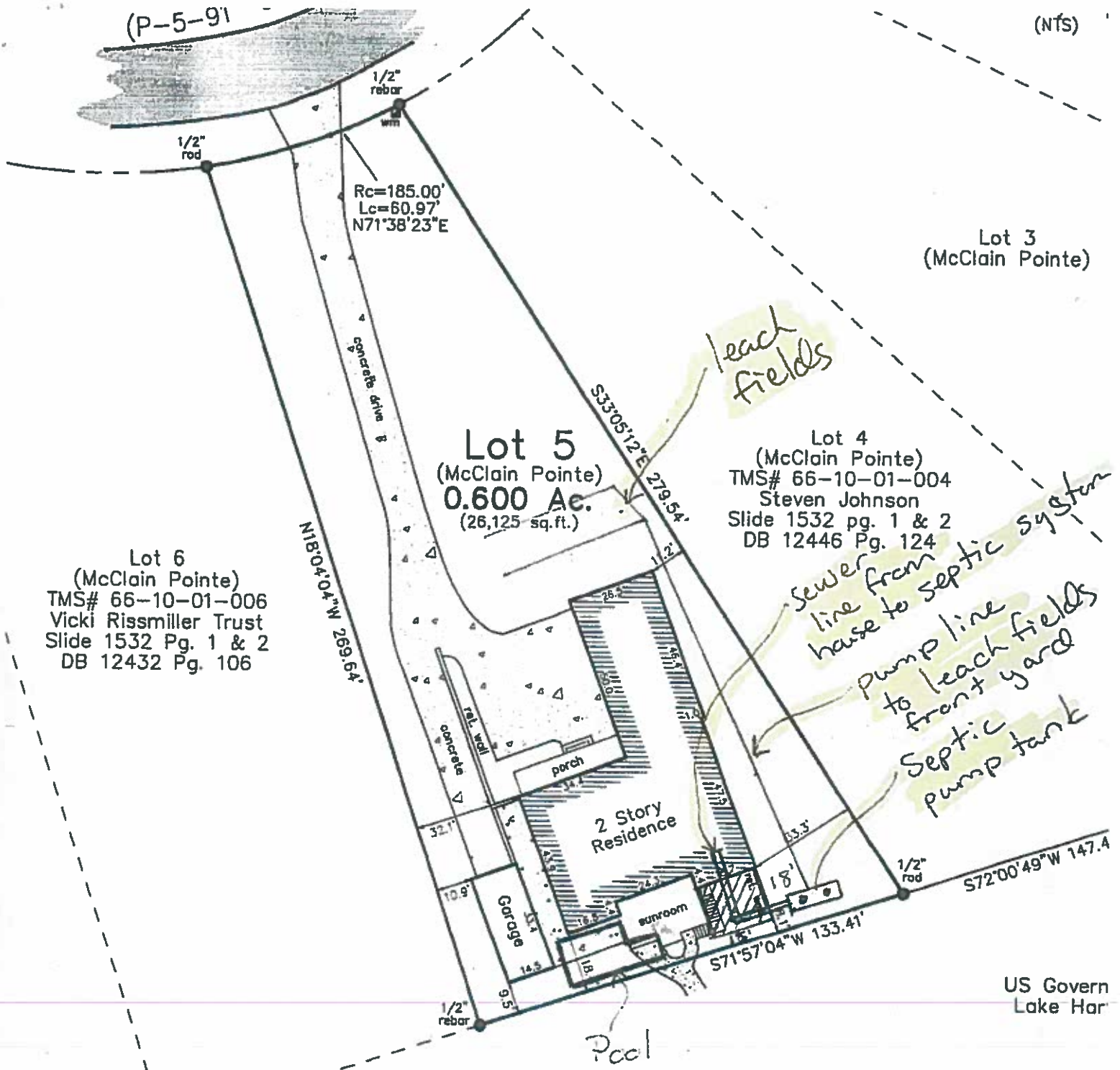


Pools	
ENVELOPE:	28' x 14' 7"
PERIMETER:	94' 3"
AREA:	245.65 ft <sup>2</sup>
INT SURFACE AREA:	554.33 ft <sup>2</sup>
DEPTH:	0' to 48"
VOLUME:	5,405 gallons
LIGHTS:	0
TILE LINE:	+8' 94' 3"
TILE MATERIAL:	6" x 6" standard tile
CONCRETE:	21 yards <sup>3</sup>
REBAR:	1713' 7"
<b>Spas</b>	
ENVELOPE:	8' 3" x 8' 3"
PERIMETER:	33'
DAM WALL:	+11' 4" +13' 18' 10"
AREA:	68.09 ft <sup>2</sup>
INT SURFACE AREA:	155.95 ft <sup>2</sup>
VOLUME:	986 gallons
DEPTH:	3'
LIGHTS:	0
SPILLOVER LENGTH(S):	2x2'
TILE LINE:	+6' 33"
TILE MATERIAL:	6" x 6" standard tile
COPING AREA:	45.79 ft <sup>2</sup>
COPING INTERIOR:	29'
COPING MATERIAL:	TBD
STEPS/BENCHES:	1
STEP LINEAR FT:	24' 10"
STEP PERIMETER:	55' 8"
STEP AREA:	26.94 ft <sup>2</sup>
CONCRETE:	7.4 yards <sup>3</sup>
REBAR:	625' 8"



(P-5-91)

(NTS)



Lot 6  
(McClain Pointe)  
TMS# 66-10-01-006  
Vicki Rissmiller Trust  
Slide 1532 Pg. 1 & 2  
DB 12432 Pg. 106

Lot 5  
(McClain Pointe)  
0.600 Ac.  
(26,125 sq.ft.)

Lot 4  
(McClain Pointe)  
TMS# 66-10-01-004  
Steven Johnson  
Slide 1532 pg. 1 & 2  
DB 12446 Pg. 124

Lot 3  
(McClain Pointe)

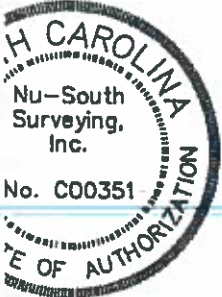
leach fields

sewer line from house to septic system  
pump line to leach fields front yard  
septic pump tank

US Govern  
Lake Har

NOTES:

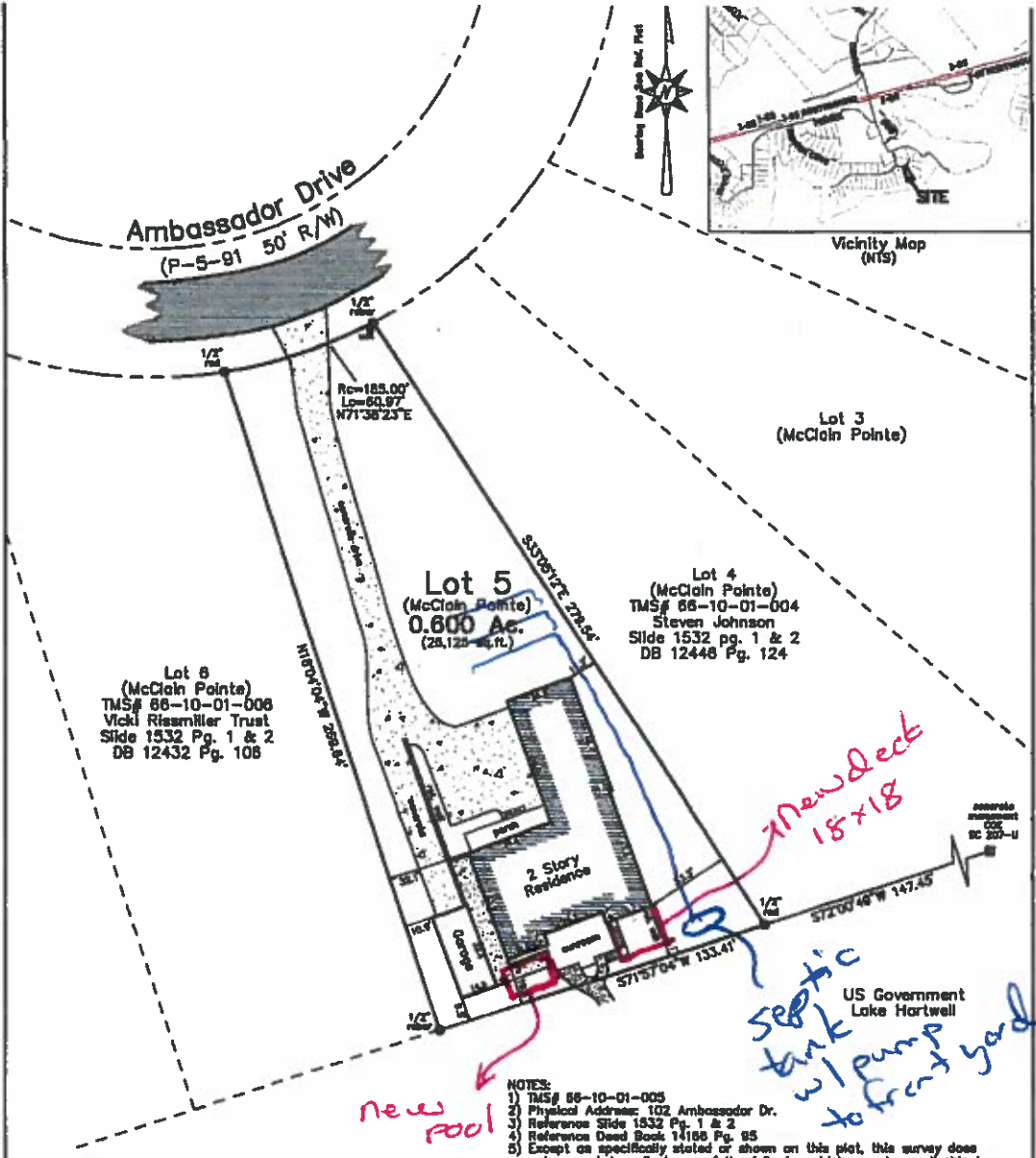
- 1) TMS# 66-10-01-005
- 2) Physical Address: 102 Ambassador Dr.
- 3) Reference Slide 1532 Pg. 1 & 2
- 4) Reference Deed Book 14166 Pg. 95
- 5) Except as specifically stated or shown on this plot, this survey not purport to reflect any of the following which may be app the subject property: easements, other than possible easem were visible at the time of making of this survey; building s restrictive covenants; subdivision restrictions; zoning or other regulations, and any other facts that an accurate and curren may disclose.



US Government  
Lake Hartwell

Map #	Surveyed By	Drawn By
11640	AE	JE

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US Government Lake Hartwell

Map #	Surveyed By	Drawn By	Checked By
11840	AE	JE	EBO

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**EXEMPTION FROM REVIEW PROCESS**  
This plot is a RESURVEY of an existing lot of record.  
  
Earl B. O'Brien, PLS SC#10755

I hereby state that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown.

Earl B. O'Brien R.L.S. No.10755

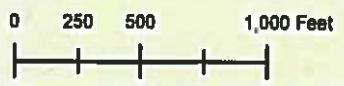
- Legend**
- (Old)
  - (New)
  - 1/2" Rebar
  - Mag Nail
  - △ Computed Pt.

**Nu-South Surveying Inc.**  
118 E. Main St.  
Anderson, S.C. 29621  
(864) 224-2754  
nusouthac@gmail.com

Survey and Certification for  
**Brian K. Fowler**  
and  
**Lisa R. Fowler**  
NON-Transferable

Anderson County South Carolina  
Scale 1" = 40'  
Date: \_\_\_\_\_

Anderson County  
Ambassador Dr TMS# 661001005  
Special Exception for zoned R-20



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07/06/2020

Staff Report

Application for a Variance – reduction of side yard setback  
Anderson County Land Use Board of Zoning Appeals Meeting - District 3  
Civic Center – 3027 Martin Luther King, Jr. Blvd.  
Anderson, South Carolina  
August 13, 2020  
5:30 PM

Applicant: Rachel Friddle-Johnson

Owner of Property: Frank E. and Sandra S. Friddle

Property Location: 12300 Belton Honea Path Highway, Honea Path

Council District: Three (3)

Tax Map Number (TMS #): 267-00-11-005

Property Description: The triangle shaped property is located on the Belton Honea Path Highway with direct access to BHP Hwy. which is an arterial road within the High Point voting precinct. High Point zoning was implemented in August 2000. The property is 2.92 acres and the home was built in the early 1900's. The proposed attached garage is 34x34 which only a portion of the garage exceeds the existing 25-foot setback; therefore, a reduction of 15 feet would be required to allow the proposed attached garage to be constructed.

Current Zoning: The property is currently zoned I-1 (Industrial District).

Land Use: Residential Single Family home

Applicant Request: A Variance to reduce the side setback by 15 feet to add an attached 34x34 garage to tie into the existing driveway. The garage will include a laundry room, mud room, and kitchen pantry along with stair access for a bonus room above the garage. Therefore, remaining inside the garage will be approximately 576 sq. ft. to park cars. At the rear of the home is an existing composite deck with hot tub enclosed in a chain link fence around the property. In addition, the natural gas line, septic tank and drain lines are located at the rear of the property. There is an existing 100-year old pecan tree located near the rear deck of the home. To build the garage on the opposite side of the house will not integrate with the current home renovations.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 70, Article 5, Section 5:20.4-2 Side Setback - no building shall be located closer than 25 feet to a side lot line. In the same chapter, Article 6, Section 6:1.5 Nonconforming uses. After the effective date of this chapter [July 20, 1999] structures or uses of land or structures which would be prohibited under the regulations for the district in which such structures or uses are located shall be considered as nonconforming.

Staff Recommendation: **APPROVAL** of the Variance request for the following reasons:

- 1) The variance will not be of substantial detriment to adjacent property or to the public good and it will not harm the character of the district.
- 2) Due to the configuration of the property the gas lines and septic tank must remain unobstructed.
- 3) The current location is the only viable location to add the garage addition due to the 100-year old pecan tree.
- 4) The applicant must obtain a residential compliance permit with Development Standards.
- 5) The applicant will be required to get a building permit from Building and Codes.
- 6) The request is in with the spirit and intent of the ordinance to grant a variance when a hardship exists.
- 7) The Board has granted other variances similar to this request and would be consistent with its approval.



# Variance Application

There is a Variance Application Fee of \$200.00

2020-06-30

Date of Application Completion

Application Status (Approved or Denied)

### Applicant's Information

Name: Rachel Friddle - Johnson  
 Mailing Address: 12300 Belton Honea Path Hwy, P.O. Box 207  
Honea Path SC 29654  
 Telephone and Fax: 804-369-2328 E-Mail: rjohnson@friddles.com

### Owner's Information (If Different from Applicant)

Name: Frank E. Friddle, Jr.  
 Mailing Address: 12300 Belton Honea Path Hwy, Honea Path, SC 29654  
 Telephone and Fax: 804-934-9653 E-Mail: frank.friddlejr@friddles.com

Designation of Agent: (Complete only if owner is not the applicant)

I (We) hereby appoint the person named the Applicant as my (our) agent to represent me (us) in this request for rezoning.

Frank E. Friddle, Jr.  
 Owner's Signature

6/3/2020  
 Date

### Project Information

Property Location: 12300 Belton Honea Path Hwy, Honea Path, SC 29654  
 Parcel Number(s)/TMS: 267-00-11-005  
 County Council District: 7 School District: 2  
 Total Acreage: 2.92 Acres Current Zoning: I-1 (Industrial)  
 Requested Variance: Side Setback Variance  
*Please indicate if setback variance, sign variance or minimum lot size variance.*  
 Purpose of Variance: To reduce the Side setback for an existing residential home on the property,  
to 10'-0" or less for the purpose of adding an attached Garage to the existing residence.  
 Private Covenants or Deed Restrictions on the Property: Yes \_\_\_\_\_ No X

If you indicated no, your signature is required.

Rachel Middle-Johnson  
Applicant's Signature

6/30/2020  
Date

If you indicated yes, please provide a copy of your covenants and deed restrictions with this application - pursuant to State Law (Section 6-29-1145; July 1, 2007) - determining existence of restrictive covenants. Copies may be obtained at the Register of Deeds Office. It is the applicant's responsibility for checking any subdivision covenants or private covenants pertaining to the property.

Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application to the property described in the Notice of Appeal of the following provision of the Development Standards Ordinance.

*The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by State Law and the ordinance are met by the following facts:*

Extraordinary and exceptional conditions pertaining to the particular piece of property, as follows:

Conditions do not generally apply to other properties in vicinity, as shown by: Other surrounding existing residential properties in this area are zoned for Residential use and have smaller setback requirements.

Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows: The side setback for I-1 zoned property is 25'-0", and applying this requirement does not leave enough room for an attached garage to be added to the side of the home with the existing driveway and entrances.

Authorization of variance will not be of substantial detriment to adjacent property or to the public good and the character of the district will not be harmed by the granting of the variance for the following reasons:

The adjoining property is the privately owned business of the Owner's daughter, who is purchasing the home from the home owner (her father).

The following documents are submitted in support of this application: (Please attach copies of all additional information to this application.) Site Survey and Site layout plan

Please attach an accurate, legible plot plan showing the dimensions and locations of structures and improvements of the property to this application.

As the applicant, I hereby confirm that the required information and materials for this application are authentic and have been submitted to the Anderson County Development Standards Office.

Rachel Middle-Johnson  
Applicant's Signature

6/30/2020  
Date

For Office Use Only:

Application Received By: R. Sloan Date Complete Application Received: 7/1/20

Application Fee Amount Paid: \$200.00 Check Number: 1043

Scheduled Advisory Hearing Date: \_\_\_\_\_ Scheduled Board Hearing Date: 8/13/20

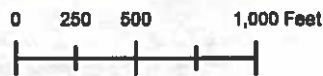
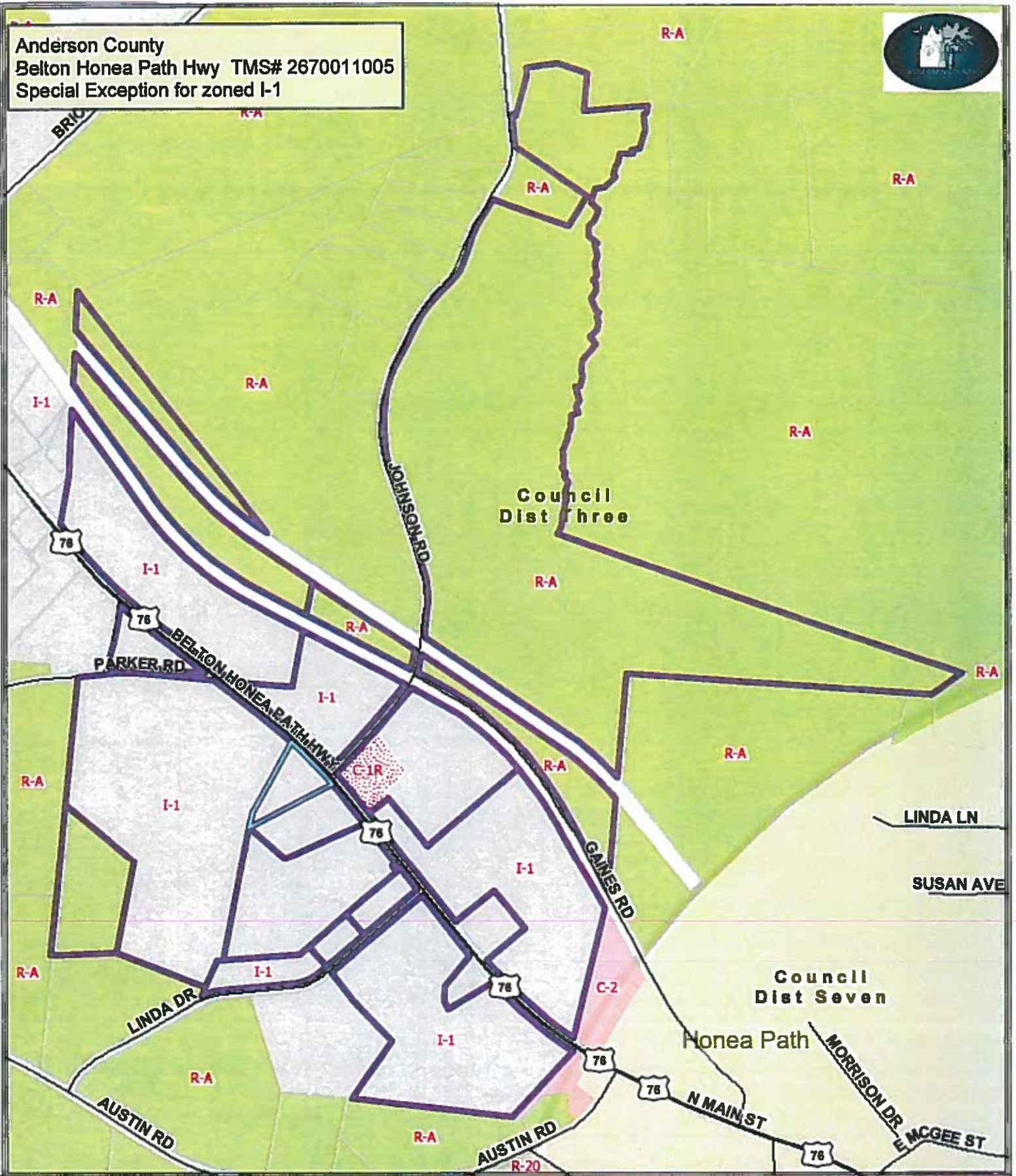
Staff Recommendation: \_\_\_\_\_ Advisory Recommendation: \_\_\_\_\_

Land Use/Board of Zoning Appeals' Decision: \_\_\_\_\_





Anderson County  
Belton Honea Path Hwy TMS# 2670011005  
Special Exception for zoned I-1



07/06/2020

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Staff Report

Application for a Special Exception – to allow retail auto sales at existing auto repair shop  
Anderson County Land Use Board of Zoning Appeals Meeting - District 7  
Civic Center – 3027 Martin Luther King, Jr. Blvd.  
Anderson, South Carolina  
August 13, 2020  
5:30 PM

Applicant: 1905 Anderson Drive LLC (contact: James Louie Murphy)

Owner of Property: 1905 Anderson Drive LLC

Property Location: 1905 Anderson Highway, Williamston

Council District: Seven (7)

Tax Map Number (TMS #): 221-07-01-002

Property Description: The property is located on the Anderson Highway with direct access to Anderson Hwy. which is a collector road within the Williamston Mill voting precinct. There is an existing 1,800 sq. ft. metal building with 3 bays, office and bathroom on the property and two driveway entrances.

Current Zoning: The property is currently zoned R-20 (Single Family Residential 20,000 square feet).

Land Use: Commercial/auto repair shop

Applicant Request: A Special Exception to allow for a small scale retail auto sales at a pre-existing, nonconforming auto repair shop to sell approximately five to ten cars a month. No change to building size. The selling of cars will be a part time operation and not increase the number of people coming onto the property.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 70, Article 6, Section 6:1.5 Nonconforming uses. After the effective date of this chapter [July 20, 1999] structures or uses of land or structures which would be prohibited under the regulations for the district in which such structures or uses are located shall be considered as nonconforming. Nonconforming structures or uses may be continued provided they conform to the provisions contained in section 6:2. In the same chapter and article, Section 6:2 other nonconforming buildings, structures, land, or portions thereof, may be maintained or rebuilt as they existed at the time they became nonconforming, and may, by special exception of the board of zoning appeals, be expanded by a maximum of 500 square feet or 25 percent of the portion of the land, building or structure dedicated to the nonconforming use at the time of the adoption of this amendment

Staff Recommendation: APPROVAL of the Special Exception request for the following reasons:

- 1) The use is not detrimental to the public health or general welfare.
- 2) The use will not violate neighborhood character nor adversely affect surrounding land uses.
- 3) The property has been an auto repair shop for thirty years.
- 4) A commercial land use permit was permitted for the auto repair shop in 1998.
- 5) The applicant will be required to obtain a commercial land use permit for the auto sales.
- 6) The natural bufferyard must remain in place with a Type I bufferyard along Hwy. 20 with a minimum width of 5 feet and a Type II bufferyard along the east, west and back property line.
- 7) Existing chain link fence should remain in place and include slacks for privacy.
- 8) Seven required parking spaces and one accessible parking space.
- 9) No passenger vehicles without a current registration and license tag can be stored on the property.
- 10) The Board has granted other variances similar to this request and would be consistent with its approval.



# Special Exception Application

7-17-20

Date of Application Completion

Application Status (Approved or Denied)

### Applicant's Information

Name: 1905 ANDERSON DRIVE LLC (JAMES LOUIE MURPHY, JR. AS MANAGING MEMBER)

Mailing Address: 325 MURPHY ROAD BELTON, SC 29627

Telephone and Fax: (864) 420-6458 (CELL) E-Mail: wrenchmonkey5@hotmail.com

### Owner's Information

(If Different from Applicant)

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone and Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Designation of Agent: (Complete only if owner is not the applicant)

I (We) hereby appoint the person named the Applicant as my (our) agent to represent me (us) in this request for rezoning.

Owner's Signature

Date

### Project Information

Property Location: 1905 ANDERSON HIGHWAY WILLIAMSTON, SC 29697

Parcel Number(s)/TMS: 22 | 070 1002

County Council District: 7 School District: 01

Total Acreage: APPROX. 1.8 Current Zoning: R-20

Requested Special Exception: TO ALLOW RETAIL AUTO SALES AT EXISTING AUTO REPAIR SHOP

Purpose of Special Exception: LOCATION HAS BEEN AUTO REPAIR SHOP FOR THIRTY YEARS. I AM SEEING A HIGH DEMAND FROM TENANTS WANTING RETAIL AUTO SALES AT THIS LOCATION WHICH IS LOCATED ON A HIGH TRAFFIC COLLECTOR ROAD INTO WILLIAMSTON, S.C..

Private Covenants or Deed Restrictions on the Property: Yes \_\_\_\_\_ No

If you indicated no, your signature is required.

James Lonnie Murphy, Jr.  
Applicant's Signature

7/17/2020  
Date

If you indicated yes, please provide a copy of your covenants and deed restrictions with this application - pursuant to State Law (Section 6-29-1145: July 1, 2007) - determining existence of restrictive covenants. Copies may be obtain at the Register of Deeds Office. It is the applicant's responsibility for checking any subdivision covenants or private covenants pertaining to the property.

Comments: ALLOWING RETAIL AUTO SALES USE WITH EXISTING REPAIR SHOP WILL ATTRACT MORE STABLE TENANTS WHO PROVIDE AN ESSENTIAL SERVICE. LOCATION HAS BEEN AUTO REPAIR LOCATION SINCE IT WAS BUILT IN 1990. \*VERY QUIET UNOBTRUSIVE BUSINESS ON A HIGH TRAFFIC COUNT ROAD.  
Please attach an accurate, legible plot plan showing the dimensions and locations of structures and improvements of the property to this application. (ATTACHED)

\*There is a Special Exception Application Fee of \$200.\*

As the applicant, I hereby confirm that the required information and materials for this application are authentic and have been submitted to Development Standards.

James Lonnie Murphy, Jr.  
Applicant's Signature

7/17/2020  
Date

For Office Use Only:

Application Received By: R. Sloan Date Complete Application Received: 7/17/20

Application Fee Amount Paid: \$200<sup>00</sup> CC Check Number: \_\_\_\_\_

Scheduled Advisory Hearing Date: \_\_\_\_\_ Scheduled Board Hearing Date: 8/13/20

Staff Recommendation: \_\_\_\_\_ Advisory Recommendation: \_\_\_\_\_

Land Use/Board of Zoning Appeals' Decision: \_\_\_\_\_



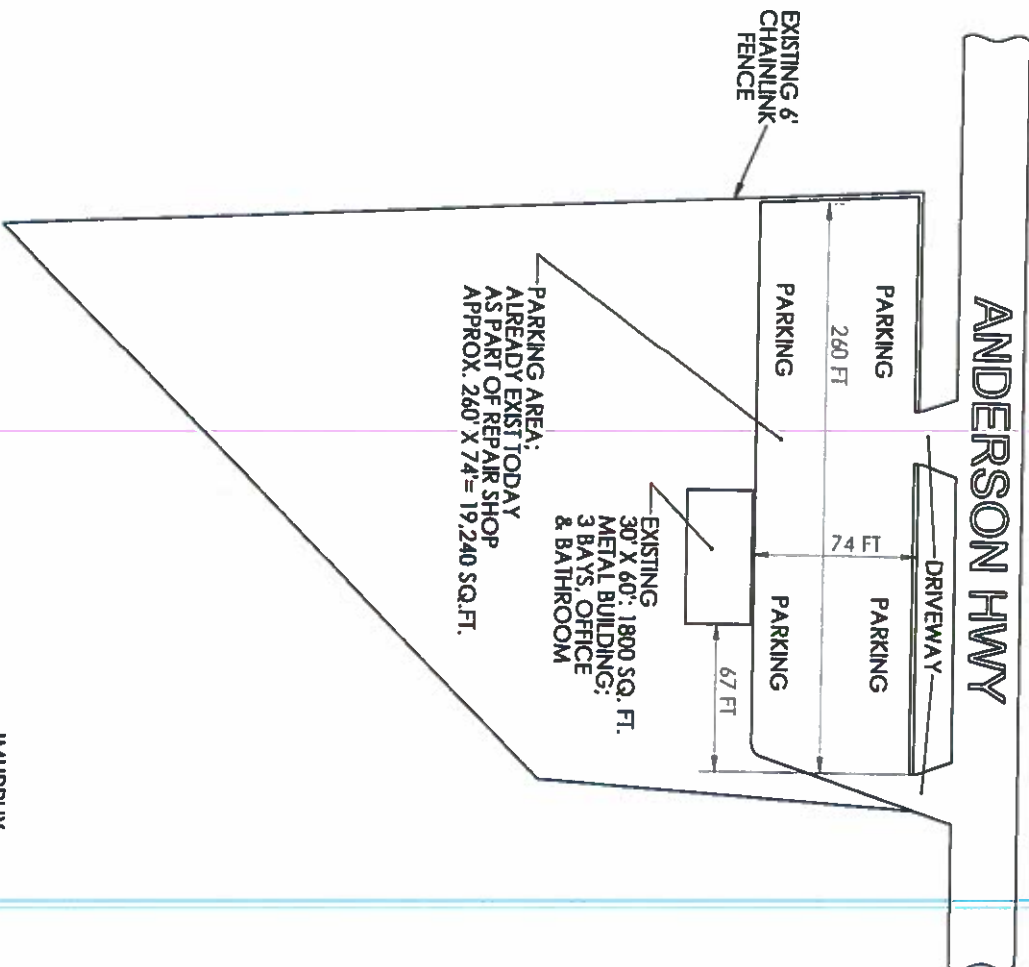
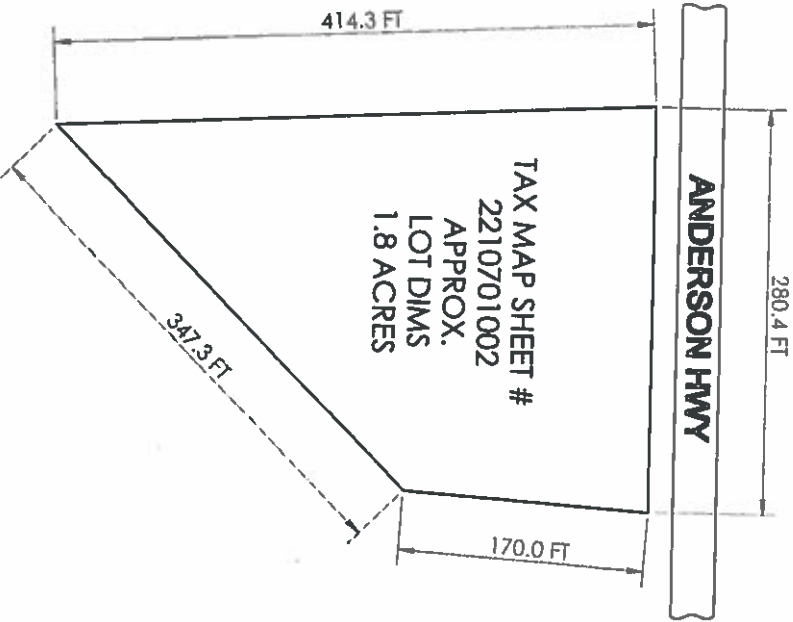
Map  
Terrain  
Aerials

TMS# 2210701002

OWNER:

1905 ANDERSON DRIVE LLC  
325 MURPHY RD  
BELTON SC 29627

PHYSICAL ADDRESS:  
1905 ANDERSON HWY  
WILLIAMSTON SC 29697



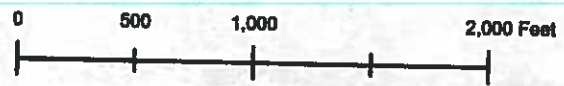
JMURPHY  
7-30-2020

Anderson County  
 Anderson Hwy TMS# 2210701002  
 Variance for zoned R-20

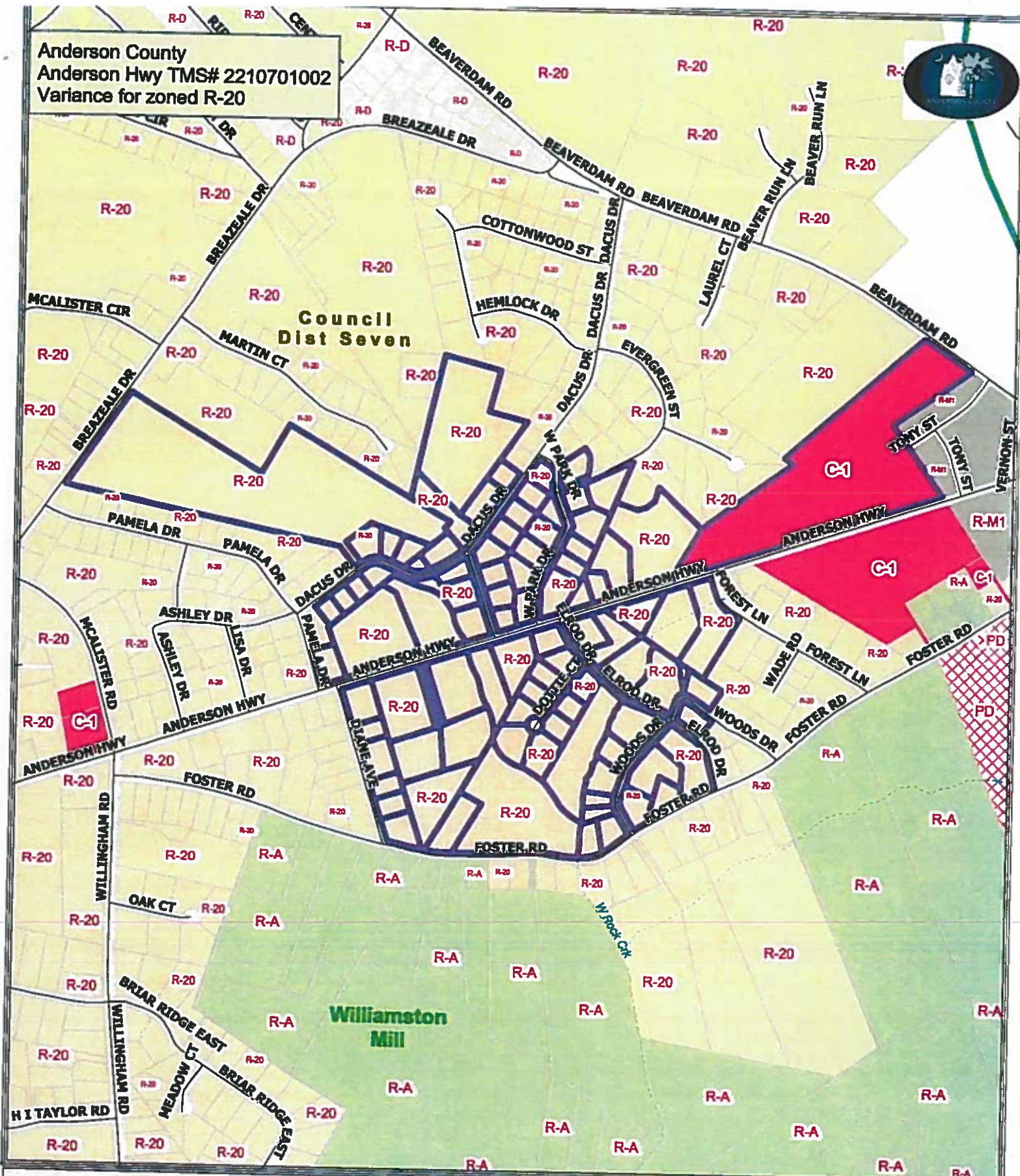


**Council  
 Dist Seven**

**Williamston  
 Mill**



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