

AGENDA

ANDERSON COUNTY LAND USE AND ZONING BOARD OF APPEALS MEETING

Thursday, January 9, 2020

5:15 PM

**Anderson County Historic Courthouse
County Council Courthouse: Second Floor
101 South Main Street
Anderson, South Carolina**

- 1.) Call to Order: Mr. Hubert McClure, Chairman**
- 2.) Invocation: Mr. Hubert McClure**
- 3.) Approval of Minutes: Meeting held on December 12, 2019**

4.) PUBLIC HEARINGS:

- (A) Variance application request to allow three additional wall signs located at 1475 Pearman Dairy Road, Anderson.**
- (B) Variance application request to allow for two new directional signs for the new Direct Tools Factory Outlet Store located at 1204 Martin Road, Williamston.**
- (C) Variance application request to allow an additional wall sign for Aldi's store located on Highway 153 in Powdersville.**
- (D) Variance application request to add a covered patio to an existing building located at 2900 Pelzer Hwy, Easley.**

5.) Old Business:

6.) New Business: Regular Scheduled Meeting February 13, 2020.

7.) Adjournment:

MINUTES
ANDERSON COUNTY LAND USE AND ZONING BOARD OF APPEALS
Thursday, January 9, 2020
5:15 PM

Mr. Hubert McClure, District #5, Chairman
Anderson County Historic Courthouse
County Council Courthouse: Second Floor
101 South Main Street
Anderson, South Carolina

In accordance with the South Carolina Freedom of Information Act, Section 30-4-10 et Seq., South Carolina 1976, amended and the Anderson County Ordinance #386, as adopted on September 21, 1993, the media was duly notified of the date, time and place of the meeting by the Secretary.

MEMBERS PRESENT: John Farr, District #1, Allen Ashley, District #3, Hubert McClure, Chairman, District #5, Ed Ballard, District #6, and Dan Harvell, District #7

MEMBERS ABSENT: Mike Miller, Vice-Chairman, District #2, Harold Durham, District #4

STAFF PRESENT: Alesia Hunter, Stefine Chastain, and Tim Cartee

MEETING CALLED TO ORDER:

Mr. Hubert McClure, Chairman, called the meeting to order at 5:16 PM and at this time he gave the Invocation.

APPROVAL OF MINUTES:

Mr. Hubert McClure asked for approval of the minutes from the meeting held on Thursday, December 12, 2019. He asked were there any corrections or changes to be made at this time. There was one correction that needed to be made in the beginning paragraph for item C. The deletion of the word "final" in the first sentence. At this time, Mr. Ashley made a motion for the minutes to be approved with the deletion of the word "final". Mr. Harvell seconded the motion. The minutes were approved 5-0 unanimously by a show of hands.

BLANKET ORDER ITEMS A-D

Mrs. Alesia Hunter began with the Staff Report for item A. She stated that the applicant's request was to allow the installation of three additional wall signs totaling 225 square feet located at 1475 Pearman Dairy Road, Anderson. Mrs. Hunter proceeded by stating the property information, findings of fact, and concluded with the recommendation. She said, "The Staff's recommendation is for approval and this concludes the staff report."

Mr. McClure thanked Mrs. Hunter and then proceeded to open the Public Hearing. He asked, "Is there anyone here speaking against this variance?" No one came forward. Mr. McClure closed the Public Hearing and reserved questions for the Board and Staff. No one spoke. Mr. McClure asked, "What is the feeling of the Board?" Mr. Ashley made a motion to approve the variance as request to allow the additional three wall signs. Mr. Farr seconded it. The variance was approved 5-0 unanimously by a show of hands.

Mrs. Hunter gave the Staff Report for item B. She stated that the applicant was requesting a variance to allow the installation of two on-site directional signs each measuring 60 square feet located at 1204 Martin Road, Williamston. Mrs. Hunter proceeded by stating that the Staff's recommendation was for approval after stating the property information and findings of facts as presented in the Staff Report.

Mr. McClure opened the Public Hearing and asked if there was anyone speaking against the variance. No one came forward. Mr. McClure closed the Public Hearing. He asked the Board and Staff if they had any questions. No one spoke. Mr. McClure asked, "What is the feeling of the Board?" Mr. Harvell made a motion to approve the variance as recommended by the Staff and Mr. Farr seconded it. The variance was approved 5-0 unanimously by a show of hands.

Mrs. Hunter gave the Staff Report for item C. She stated that the applicant was requesting a variance to allow the installation of a second building sign for a new Aldi grocery store located at 3340 Highway 153, Piedmont. She continued by stating the Staff's recommendation was for approval.

Mr. McClure opened the Public Hearing and asked if there was anyone speaking against the variance. No one came forward. Mr. McClure closed the Public Hearing and reserved questions for the Board and Staff. No one spoke. Mr. McClure asked, "What is the feeling of the Board?" Mr. Farr made a motion to approve the variance as recommended by the Staff. Mr. Ballard seconded it. The variance was approved 5-0 unanimously by a show of hands.

Lastly, Mrs. Hunter gave the Staff Report for item D. She stated that the applicant was requesting a variance to allow a reduction of front yard setbacks from 45 feet to 18 feet to construct an attached covered patio and outdoor dining area located at 2900 Pelzer Highway, Easley. Mrs. Hunter concluded with the Staff's recommendation after stating the property information and findings of fact as presented in the Staff Report.

Mr. McClure opened the Public Hearing and asked if there was anyone speaking against the variance. No one came forward. Mr. McClure closed the Public Hearing. He asked the Board and Staff if they had any questions. No one spoke. Mr. McClure proceeded and asked, "What is the feeling of the Board?" Mr. Harvell made a motion to approve the variance as recommended by the Staff and Mr. Farr seconded it. The variance was approved 5-0 unanimously by a show of hands.

NEW BUSINESS:

Mr. McClure asked if there was any old or new business that the Staff needed to present to the Board. Mrs. Hunter informed everyone that she and Ms. Chastain are coordinating with the Planning department to see about the Board's continuing education requirements. Mr. Ashely made a motion to adjourn the meeting. Mr. Ballard seconded it. The meeting was adjourned at 5:34PM. Our next meeting will be held on Thursday, February 13, 2020 at 5:15 PM.



Variance Application

There is a Variance Application Fee of \$200.00

12-4-19
Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Stephanie Edwards

Mailing Address: 11801 Anderson Road, Greenville, SC 29611

Telephone and Fax: 864-395-0157 E-Mail: stephanie.edwards@masstarsigns.com

Owner's Information (If Different from Applicant)

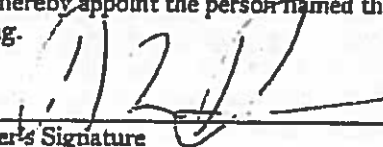
Name: Larkspur Properties

Mailing Address: 10800 Biscayne Blvd., Ste 735, Miami, FL 33161

Telephone and Fax: 786-540-4174 E-Mail: cindyrios@larkspurprop.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

12-4-19
Date

Project Information

Property Location: 1475 Pearman Dairy Road, Anderson, SC

Parcel Number(s)/TMS: 950009007

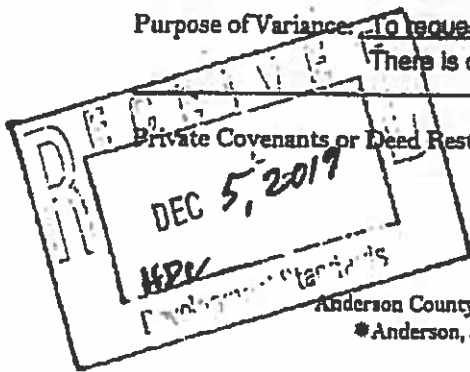
County Council District: _____ School District: School Dist 05

Total Acreage: 6.87 acres Current Zoning: Unzoned

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

Purpose of Variance: To request three additional wall signs for a total of 4 wall signs as further detailed on Page 2. There is currently one wall sign on the Pearman Dairy Storage building.

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



If you indicated no, your signature is required.

Stephanie Edwards
Applicant's Signature

12-4-19
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: Before Larkspur Properties purchased and renovated this property, the building housed 3 businesses and each of those businesses had signage. Now it is one business that has 356 feet of linear frontage and the current sign only covers 2 or 5% of the linear frontage.

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

Most businesses in this area are not this large and do not have such a large facade.

Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows: The customer has invested a lot of money and resources into this project to help beautify the overall look of this parcel. The allowed signage is not proportional to the frontage and detracts from the overall physical appearance of the building.

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 signage requested is classy and matches the overall aesthetic of the building and would make the building look more complete. Without additional signage, the building looks like a warehouse building with little to no signage. The front of building facing Whitehall Road currently has no sign at all and needs some type of wall sign.

The following documents are submitted in support of this application: (Please attach copies of all additional information to this application.) Renderings of requested signage and photos from various points along the front and side of the property.

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.

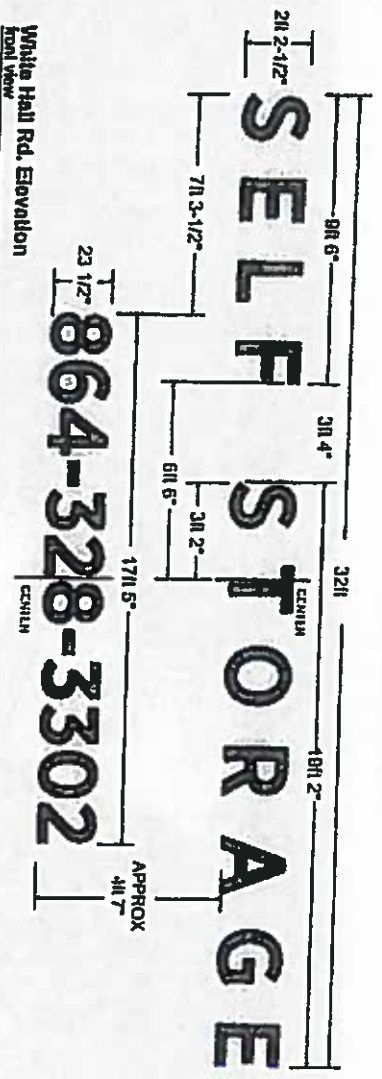
Stephanie Edwards
Applicant's Signature

12-4-19
Date

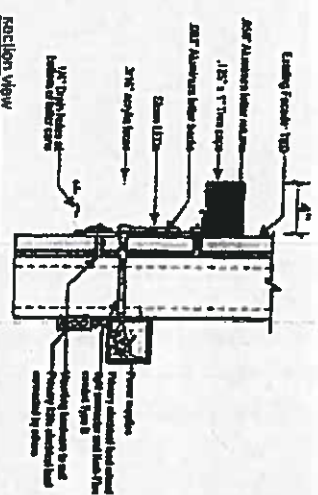
For Office Use Only:

Application Received By: H.D. Cleveland Date Complete Application Received: 12-5-2019
Application Fee Amount Paid: \$200.00 Check Number: #6318
Scheduled Advisory Hearing Date: _____ Scheduled Board Hearing Date: 1-9-2020
Staff Recommendation: _____ Advisory Recommendation: _____
Land Use/Board of Zoning Appeals' Decision: _____

Masstar to Install Only



Scale: 1/4"=1' (11x17 Paper)

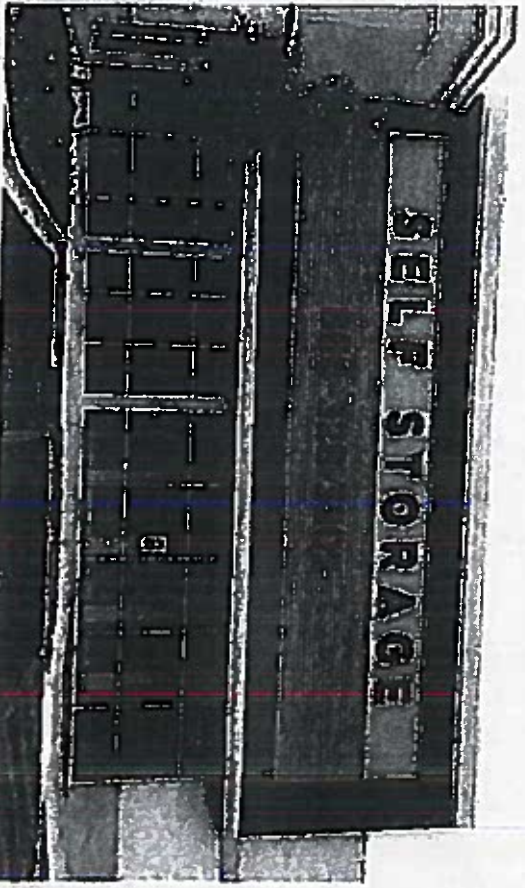


Scale: NTS (11x17 Paper)

SPECIFICATIONS

Front Lit Internally Illuminated channel letters on site.
 Mount Individually to wall and space accordingly.
 Cantler letters top to bottom on appropriate background.
 Distance between letters base lines should be around
 411.7" (adjust on site if needed)

ITEM	DESCRIPTION	QTY	UNIT
1	2700 Red	N/A	
2	Black Aluminum	N/A	
3	LED SIGN	1	WHITE SIGN
4	POWER		
5	120V		



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Job Number:

Client: Freeman Dairy Stores

Address: 4700 Parsons Dairy Rd., Anderson, SC

Subcontractor: Michael Hicks

Designer: Chadler Frank

Date Created: 01-23-18

Manufacturer: Dr.

Install By:

Concept:

Product:

Drawing Scale: As Noted

Vendor Address:

Revision 1: 03-28-18

Revision 2: 04-18-18

Revision 3: 06-29-18

Revision 4: 10-22-18

Revision 5:

Revision 6:

Revision 7:

Customer Approval:

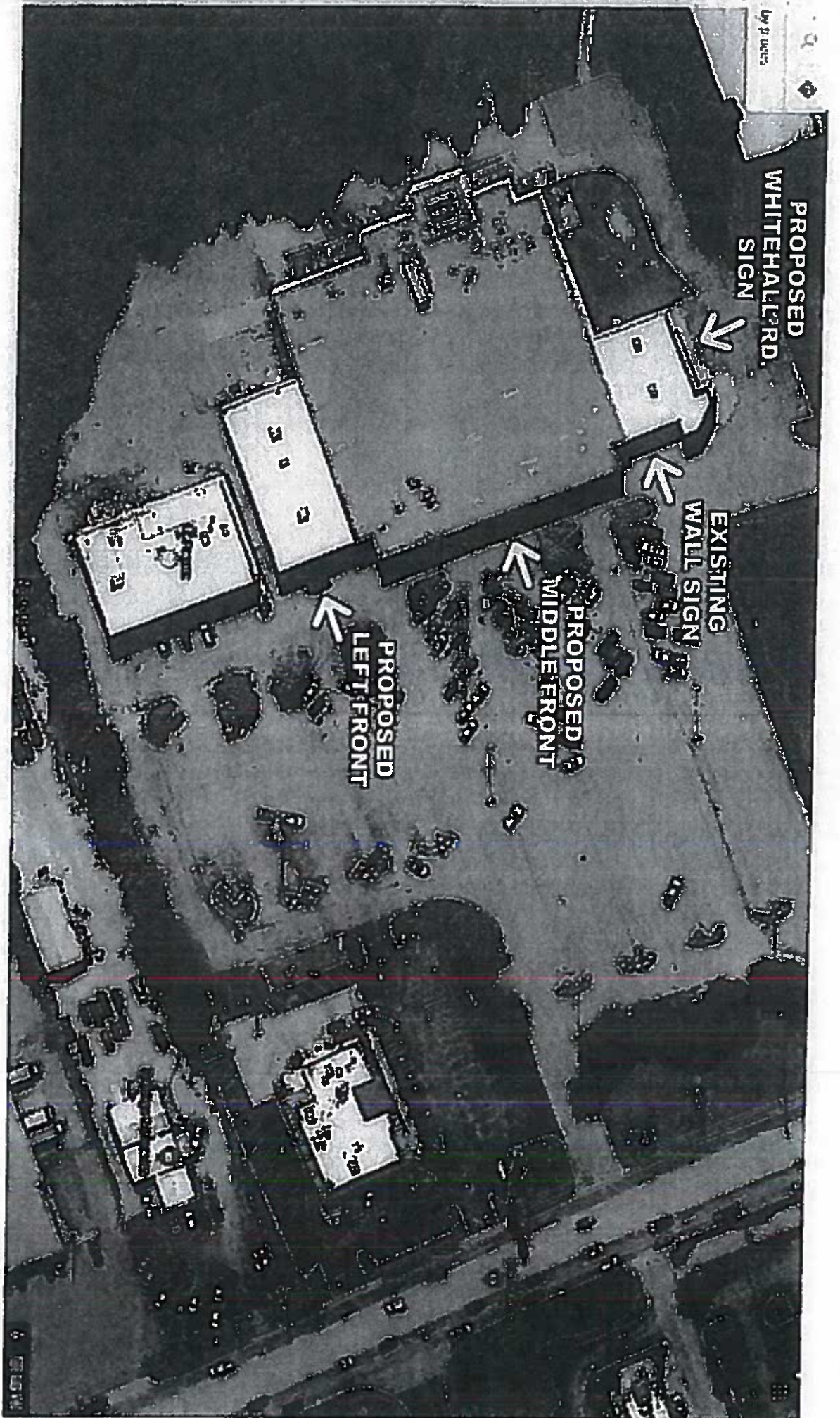
Date:

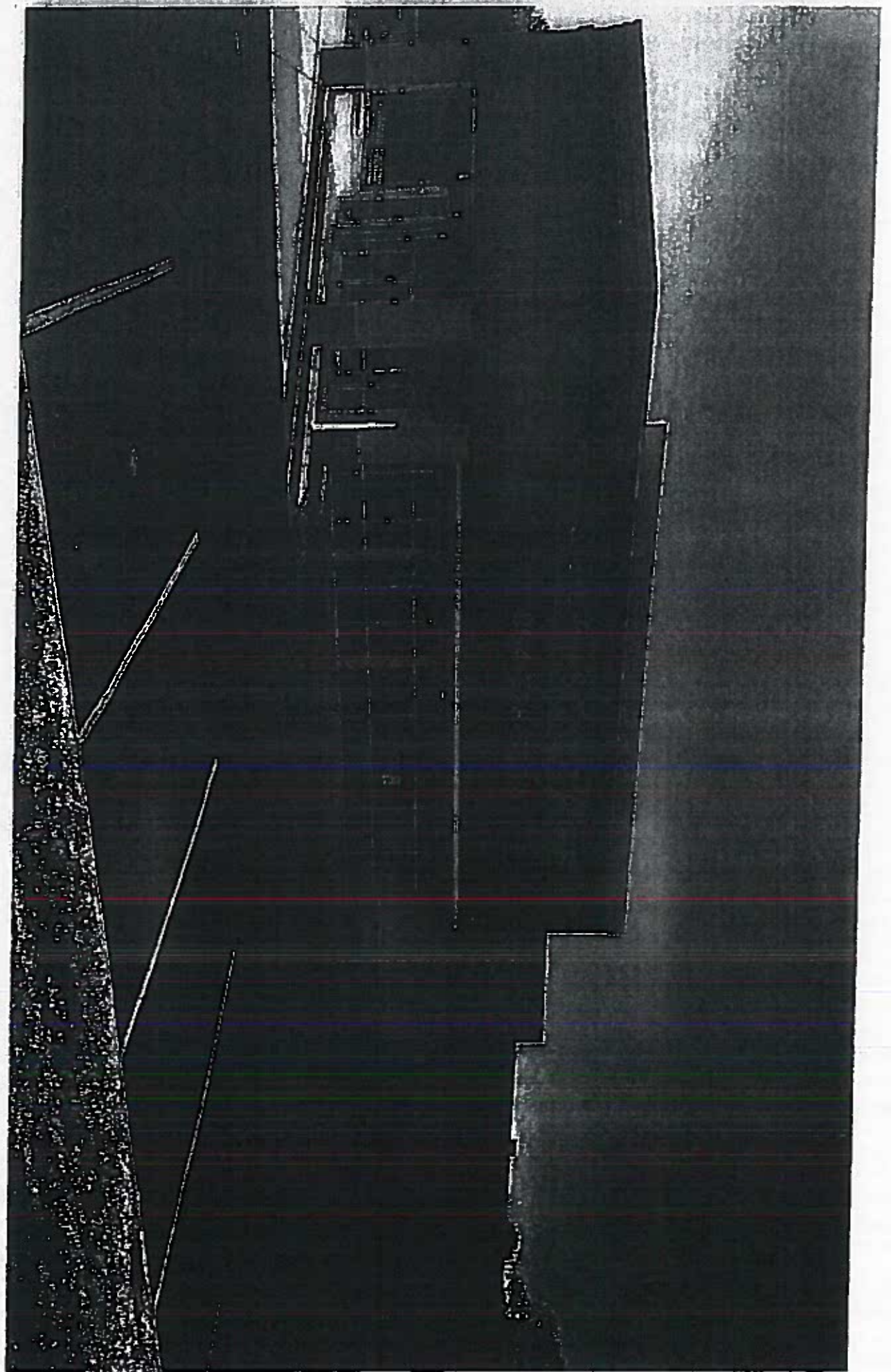
Under Approval:

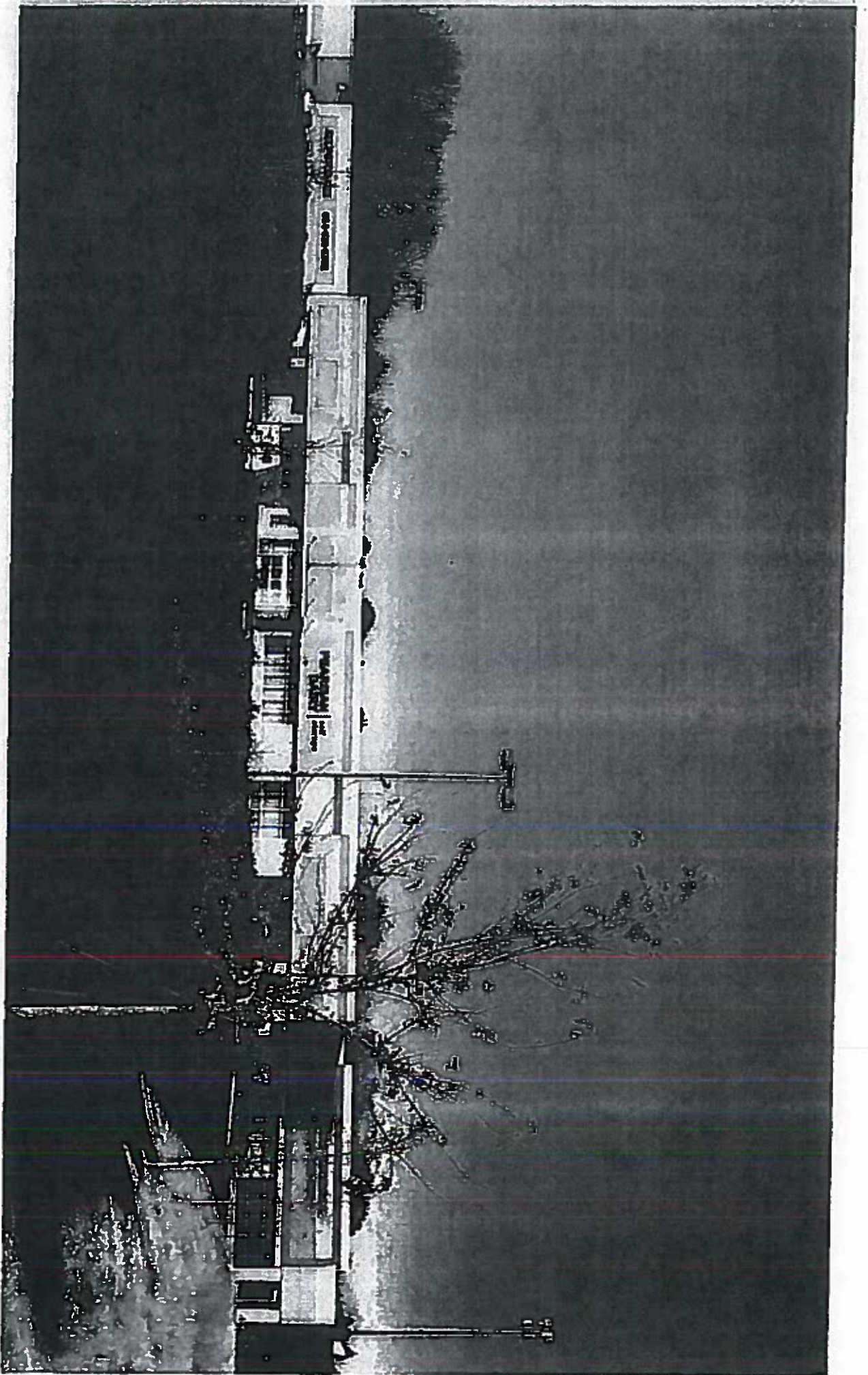
Date:

Date:









Staff Report

**Application for a Variance – To allow installation of 2 directional signs larger than prescribed by code
Anderson County Land Use Board of Zoning Appeals Meeting - District 4
Historic Courthouse – 101 South Main Street – 2nd Floor County Council Chambers
Anderson, South Carolina
January 9, 2020
5:15 PM**

Applicant: Techtronic Industries (TTI) Power Equipment (*contact: Jhan Nixon – TTI*)

Owner of Property: TTI Group NA

Property Location: 1204 Martin Rd, Williamston

Council District: Four (4)

Tax Map Number (TMS #): 169-00-03-007

Property Description: The corner lot is located at the entrance to Innovation Center. The property is described as a triangle and contains approximately 3.87 acres, bounded on three sides by Martin Road, Orange Way and Furman Road.

Current Zoning: The property is not zoned.

Land Use: Direct Tools Factory Outlet Store (direct to public retail sales)

Applicant Request: A Variance to allow the installation of 2 on-site directional signs each measuring 60 square feet. The variance would allow directional signs larger than the 9 square feet permitted by code.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 38, Section 38-253. Subsection (10)- relating to directional signs that would be exempt from the provisions of this division, that otherwise require no permit: On-site directional signs erected, displayed or placed on private property outside of any defined public right of way and no closer than five feet from any property line, nor within 15 feet from the edge of any paved or unpaved roadway where the right of way is undefined, where each sign does not exceed nine square feet in total signage area.

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

- 1) The proposed directional sign will need to be seen and recognized by truck drivers approaching the location who are unfamiliar with the area.
- 2) Small directional signs of the size permitted by code, are not seen by a significant number of drivers. Trucks that miss the entrance to the site are required to turn around, adding traffic congestion to nearby neighborhoods.
- 3) Larger directional signs are intended to give truck drivers adequate notice for locating correct turns and access points from Martin Road and Orange Way.
- 4) Other than to permit the use of a larger sign area for the benefit of truck drivers, the proposed directional signs will comply with all other applicable code requirements.
- 5) This request is in line with the spirit and intent of the ordinance to grant a variance when a hardship exists.
- 6) 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

12/9/19

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Techtronic Industries Power Equipment

Mailing Address: 100 Innovation Way, Anderson, SC 29621

Telephone and Fax: 864-209-6429

E-Mail: jhan.nixon@ttigroupna.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: 1204 Martin Road, Williamston, SC 29697

Parcel Number(s)/TMS: 1690003007

County Council District: 4

School District: 4

Total Acreage: 3.87

Current Zoning: _____

Requested Variance: Sign Variance

Please indicate if setback variance, sign variance or minimum lot size variance.

Purpose of Variance: 2 directional signs for new Direct Tools Factory Outlet Store

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

If you indicated no, your signature is required.

Jhan Nixon
Applicant's Signature

12/9/19
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.

Jhan Nixon
Applicant's Signature

12/9/19
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: _____

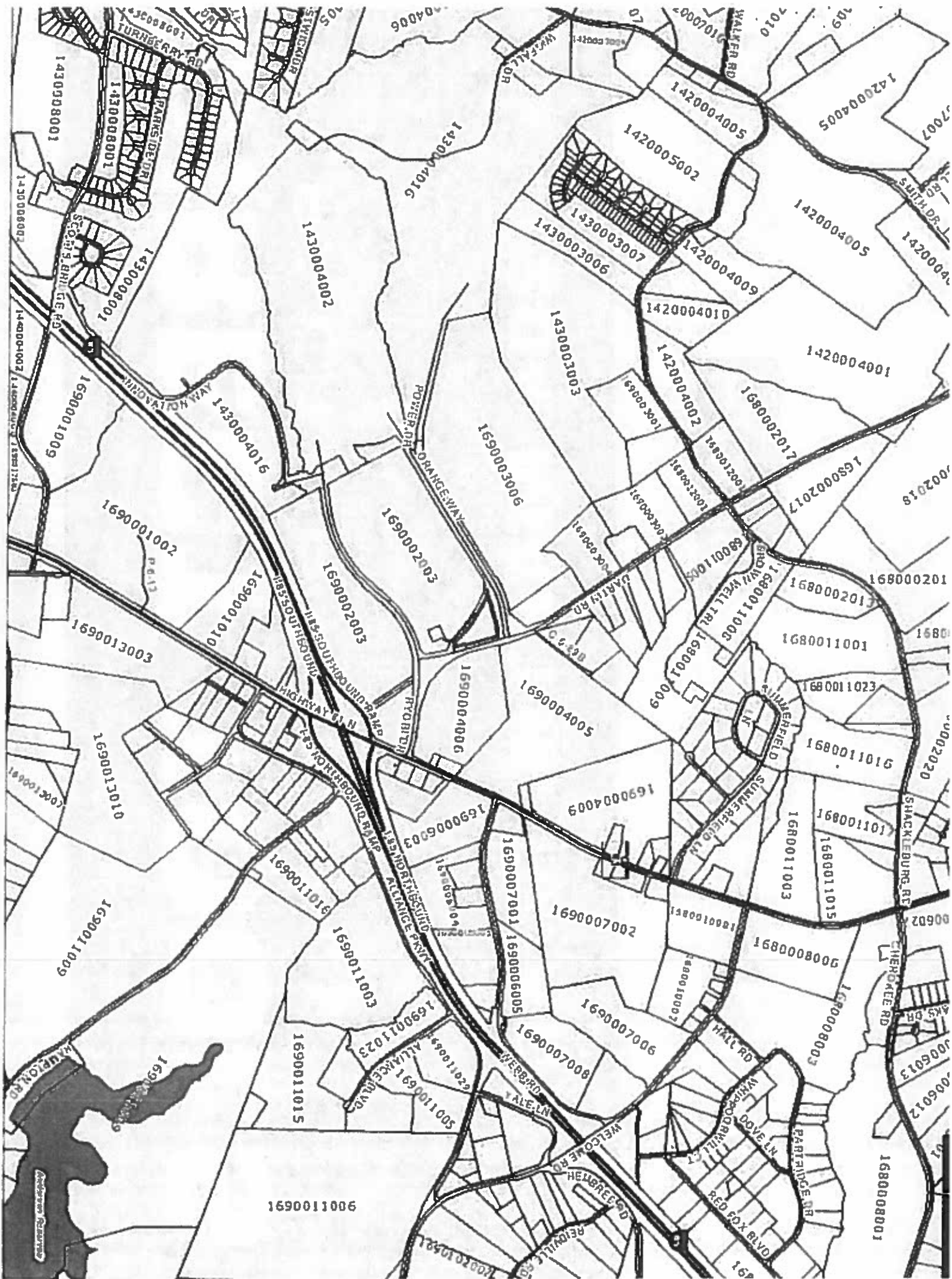
Land Use/Board of Zoning Appeals' Decision: _____

DIRECT TOOLS

FACTORY OUTLET

1204 MARTIN ROAD





Staff Report

Application for a Variance – To allow a second building sign
Anderson County Land Use Board of Zoning Appeals Meeting - District 6
Historic Courthouse – 101 South Main Street – 2nd Floor County Council Chambers
Anderson, South Carolina
January 9, 2020
5:15 PM

Applicant: Aldi (contact: Robert Ochs – Aldi, Inc.)

Owner of Property: PAGA LLC

Property Location: 3340 Hwy 153, Piedmont

Council District: Six (6)

Tax Map Number (TMS #): 236-03-03-002, -003, -020, & -039 (4 parcels)

Property Description: The site, 4 parcels recently combined, is irregular shaped and includes approximately 3.494 acres. Frontage on SC Hwy 153 measures approximately 238 feet. Street frontage at the rear of the property facing McNeely Road measures approximately 420 feet. The Aldi site has exposure to 2 public streets. The location is not a corner lot.

Current Zoning: The property is not zoned.

Land Use: Formerly the site of a real estate management company, the previous improvements were demolished and the property was cleared prior to 2019. A new Aldi grocery store is being developed on the vacant site.

Applicant Request: A Variance to allow the installation of a second building sign for a new Aldi grocery store. Both signs are to be located on a corner tower above the entrance closest to SC Hwy 153.

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. Approved Signage for this Location (no variance required): 1 free-standing highway sign; 1 wall sign containing 75 square feet of sign area.

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

- 1) The narrow and irregular shaped site has exposure on 2 public public highways. Sign placement is more difficult when highway exposure and access are from opposite sides of the property.
- 2) Unusual site conditions required constructing a building placed perpendicular to both streets. This presents additional challenges for signage to be reasonably seen from both streets and by traffic heading in either direction.
- 3) A single sign placed above the entrance facing SE toward the parking area can be observed from McNeely Road and northbound traffic on SC Hwy 153, but cannot be seen by southbound traffic.
- 4) A single sign facing SW on the same tower will have general exposure to SC Hwy 153 (north and south bound), but offer no building or business identification in the direction of the parking area or McNeely Road.
- 5) This request is in line with the spirit and intent of the ordinance to grant a variance when a hardship exists.
- 6) 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

Date of Application Completion _____

Application Status (Approved or Denied) _____

Applicant's Information

Name: Aldi Inc.
Mailing Address: 1597 Dry Pond RD., Jefferson, GA 30549
Telephone and Fax: 706-387-7700 E-Mail: robert.ochs@aldi.us

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

Name: PAGA LLC
Mailing Address: 40 West Broad St., Suite 500, Greenville, SC 29601
Telephone and Fax: 864-271-9855 E-Mail: lbusby@windsoraughtry.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.

[Signature]
Owner's Signature

11/11/2019
Date

Project Information

Property Location: Located along Hwy 153
Parcel Number(s)/TMS. 236-03-03-002, 236-03-03-003, 236-03-03-020, 236-0303-039
County Council District: CCD 6 School District: _____
Total Acreage: 3.494 Current Zoning: Unzoned
Requested Variance: Sign Variance
Please indicate if setback variance, sign variance or minimum lot size variance.
Purpose of Variance: To allow a second building sign.

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

*Rec'd
12/5/11*

If you indicated no, your signature is required.

RAU

Applicant's Signature

11/11/2019

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

Given the topography and underlying rock, we are proposing to locate our building at NE corner of the site at elevation 942 which is >10' above road grade. Both the strip center to the north of the Aldi and the large oak tree in front of the Real estate office will limit the view corridor to the Aldi. SC 153 near the property has a posted speed limit of 45 mph. The additional sign would help alert customers to the Aldi location thus helping to prevent alternate turning movement for those customers that drive by the Aldi. Only 254' of frontage on SC 153. Conditions do not generally apply to other properties in vicinity, as shown by:

Unknown.

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

Described above.

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 granting of an additional sign will not impact the adjacent properties.

The following documents are submitted in support of this application. (Please attach copies of all additional information to this application.) Proposed building elevation, site 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.

RAU

Applicant's Signature

11/11/2019

Date

For Office Use Only

Application Received By:

diagroone

Date Complete Application Received:

12/5/2019

Application Fee Amount Paid:

4200

Check Number:

1275

Scheduled Advisory Hearing Date:

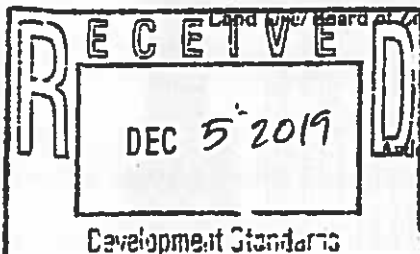
Scheduled Board Hearing Date:

Staff Recommendation:

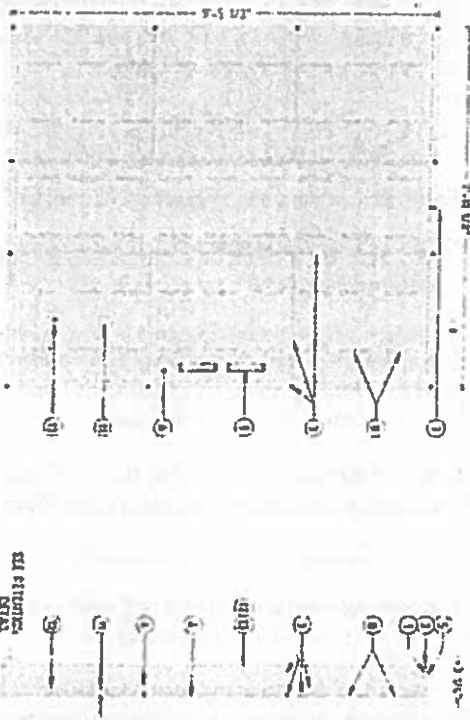
Advisory Recommendation:

Land Use/Board of Zoning Appeals' Decision:

Page 2 of 2



3.3 WALL SIGNS

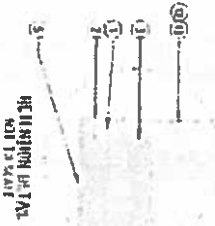


FRAME & LAMP DETAIL
SCALE 1/2" = 1'-0"

EEL FITTINGS DETAIL
SCALE 1/2" = 1'-0"



GRAPHIC DETAIL
SCALE 1/2" = 1'-0"



DECLINATION DETAIL
SCALE 1/2" = 1'-0"

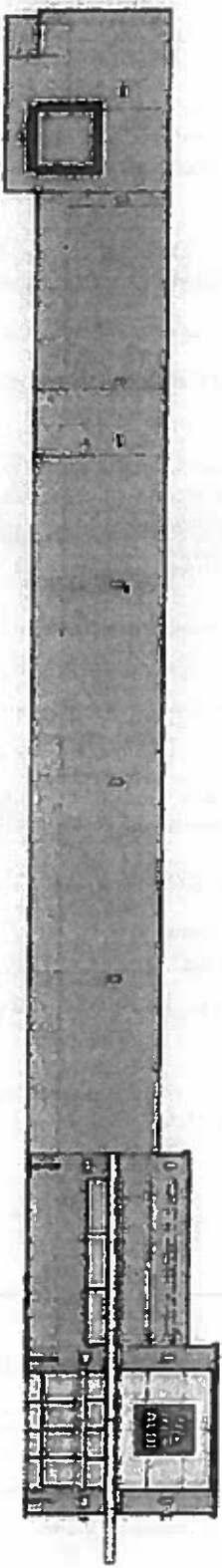
ALDI 9 X 3 SIGNAGE SPEC. LED SIGN SPECIFICATIONS

1	ALUMINUM SIGNAGE
2	1 1/2" X 3" X 1/4" ALUMINUM SIGNAGE
3	1 1/2" X 3" X 1/4" ALUMINUM SIGNAGE
4	1 1/2" X 3" X 1/4" ALUMINUM SIGNAGE
5	1 1/2" X 3" X 1/4" ALUMINUM SIGNAGE
6	1 1/2" X 3" X 1/4" ALUMINUM SIGNAGE
7	1 1/2" X 3" X 1/4" ALUMINUM SIGNAGE
8	1 1/2" X 3" X 1/4" ALUMINUM SIGNAGE
9	1 1/2" X 3" X 1/4" ALUMINUM SIGNAGE
10	1 1/2" X 3" X 1/4" ALUMINUM SIGNAGE
11	1 1/2" X 3" X 1/4" ALUMINUM SIGNAGE
12	1 1/2" X 3" X 1/4" ALUMINUM SIGNAGE
13	1 1/2" X 3" X 1/4" ALUMINUM SIGNAGE

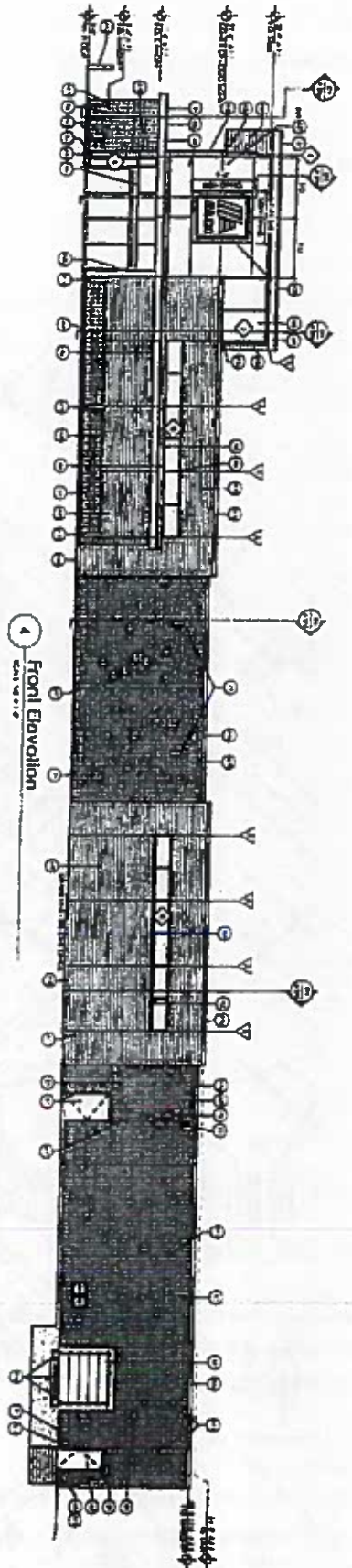
NOTES

- 1. DESIGN FACTOR TO BE DETERMINED
- 2. MATERIALS TO BE DETERMINED
- 3. 1 1/2" X 3" X 1/4" ALUMINUM SIGNAGE
- 4. 1 1/2" X 3" X 1/4" ALUMINUM SIGNAGE
- 5. 1 1/2" X 3" X 1/4" ALUMINUM SIGNAGE
- 6. 1 1/2" X 3" X 1/4" ALUMINUM SIGNAGE
- 7. 1 1/2" X 3" X 1/4" ALUMINUM SIGNAGE
- 8. 1 1/2" X 3" X 1/4" ALUMINUM SIGNAGE
- 9. 1 1/2" X 3" X 1/4" ALUMINUM SIGNAGE
- 10. 1 1/2" X 3" X 1/4" ALUMINUM SIGNAGE
- 11. 1 1/2" X 3" X 1/4" ALUMINUM SIGNAGE
- 12. 1 1/2" X 3" X 1/4" ALUMINUM SIGNAGE
- 13. 1 1/2" X 3" X 1/4" ALUMINUM SIGNAGE

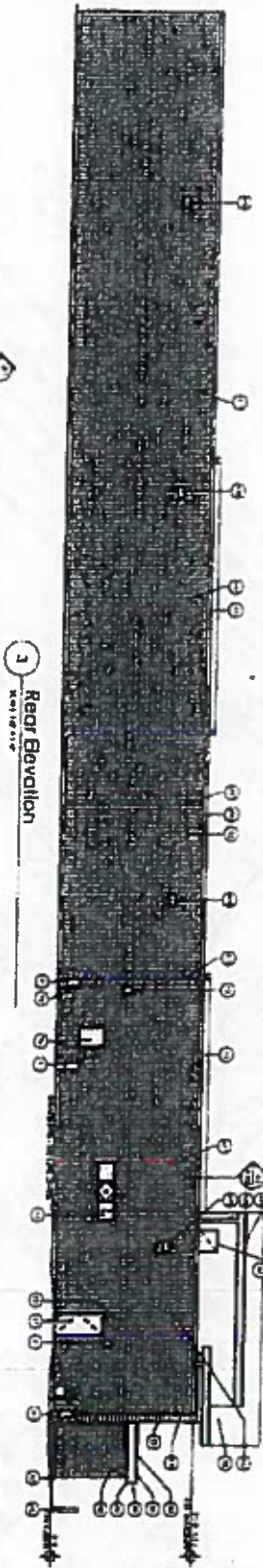
WALL SIGN DETAIL
SCALE 1/2" = 1'-0"



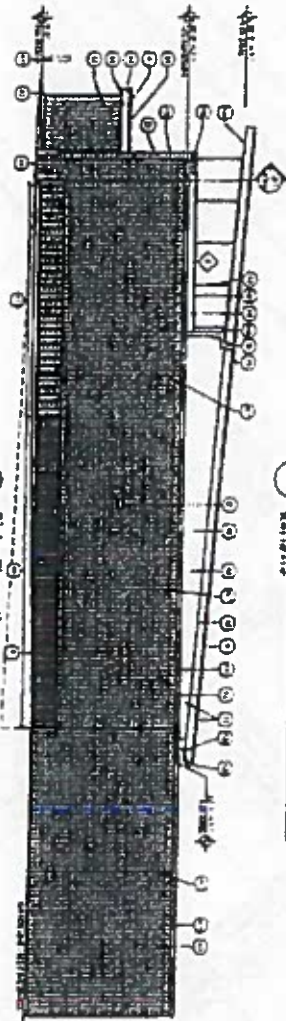
PROJECT NO.	5C-153
DATE	11/13/10
DESIGNER	ALDI FOOD STORE #2XX
SCALE	AS SHOWN
PROJECT NO.	5C-153
DATE	11/13/10
DESIGNER	ALDI FOOD STORE #2XX
SCALE	AS SHOWN



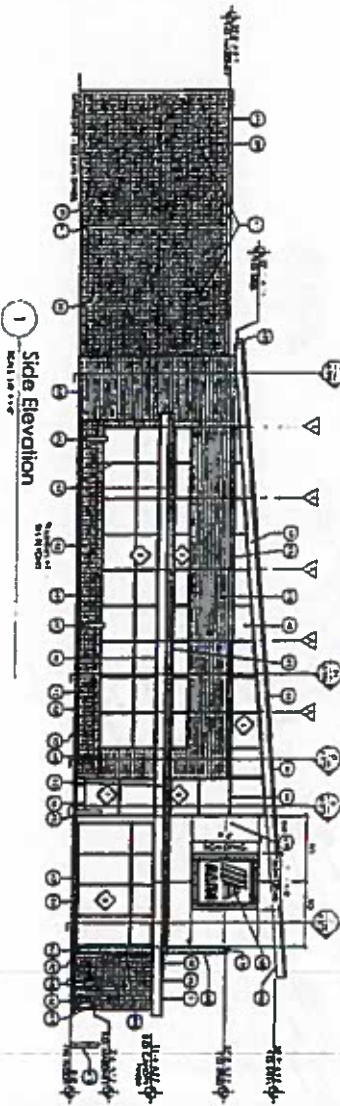
4 Front Elevation



3 Rear Elevation



2 Side Elevation



1 Side Elevation



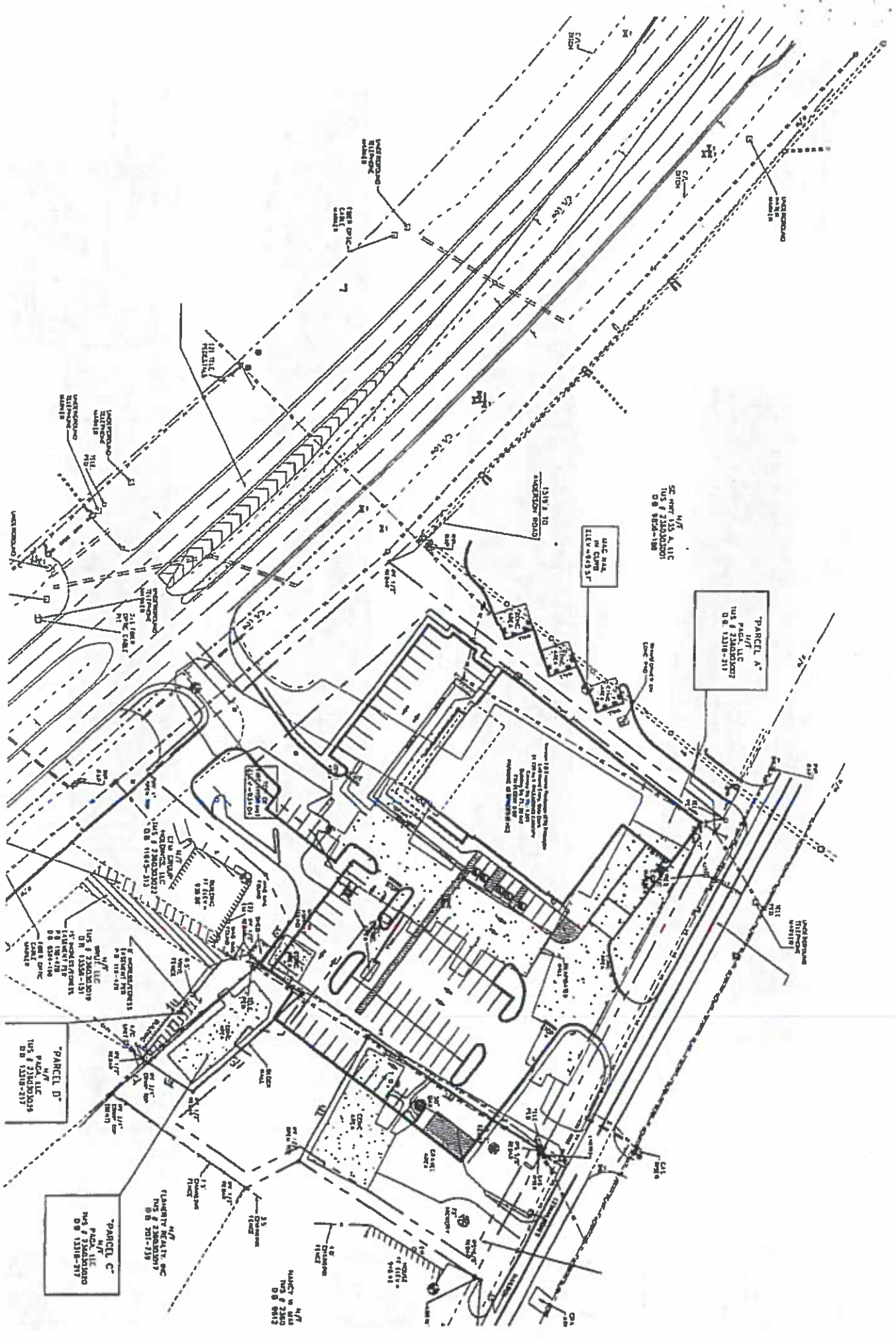
50101 Piedmont Ave
 Atlanta, GA 30341
 404.487.1111
 www.aldi.com



ALDI FOOD STORES
 50101 Piedmont Ave
 Atlanta, GA 30341
 404.487.1111

ALDI FOOD STORE #2XX
 5C-153
 PIEDMONT, S.C. 29673

PROJECT NO. 5C-153
 DATE 11/13/10
 DESIGNER ALDI FOOD STORE #2XX
 SCALE AS SHOWN
 PROJECT NO. 5C-153
 DATE 11/13/10
 DESIGNER ALDI FOOD STORE #2XX
 SCALE AS SHOWN
A-201
 1/2010/10/10



"PARCEL A"
 M/F PACA, LLC
 TNS # 2300000007
 DB # 12110-217

M/F
 52,497' 133' A, 513'
 TNS # 2300000001
 DB # 9200-100
 UAC MIA
 M CLUM
 ELEV 4653.1'

"PARCEL D"
 M/F PACA, LLC
 TNS # 2300000005
 DB # 12110-217

"PARCEL C"
 M/F PACA, LLC
 TNS # 2300000000
 DB # 12110-217

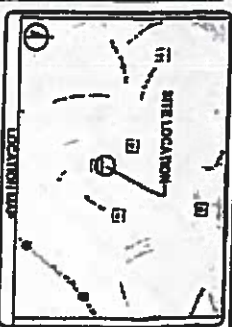
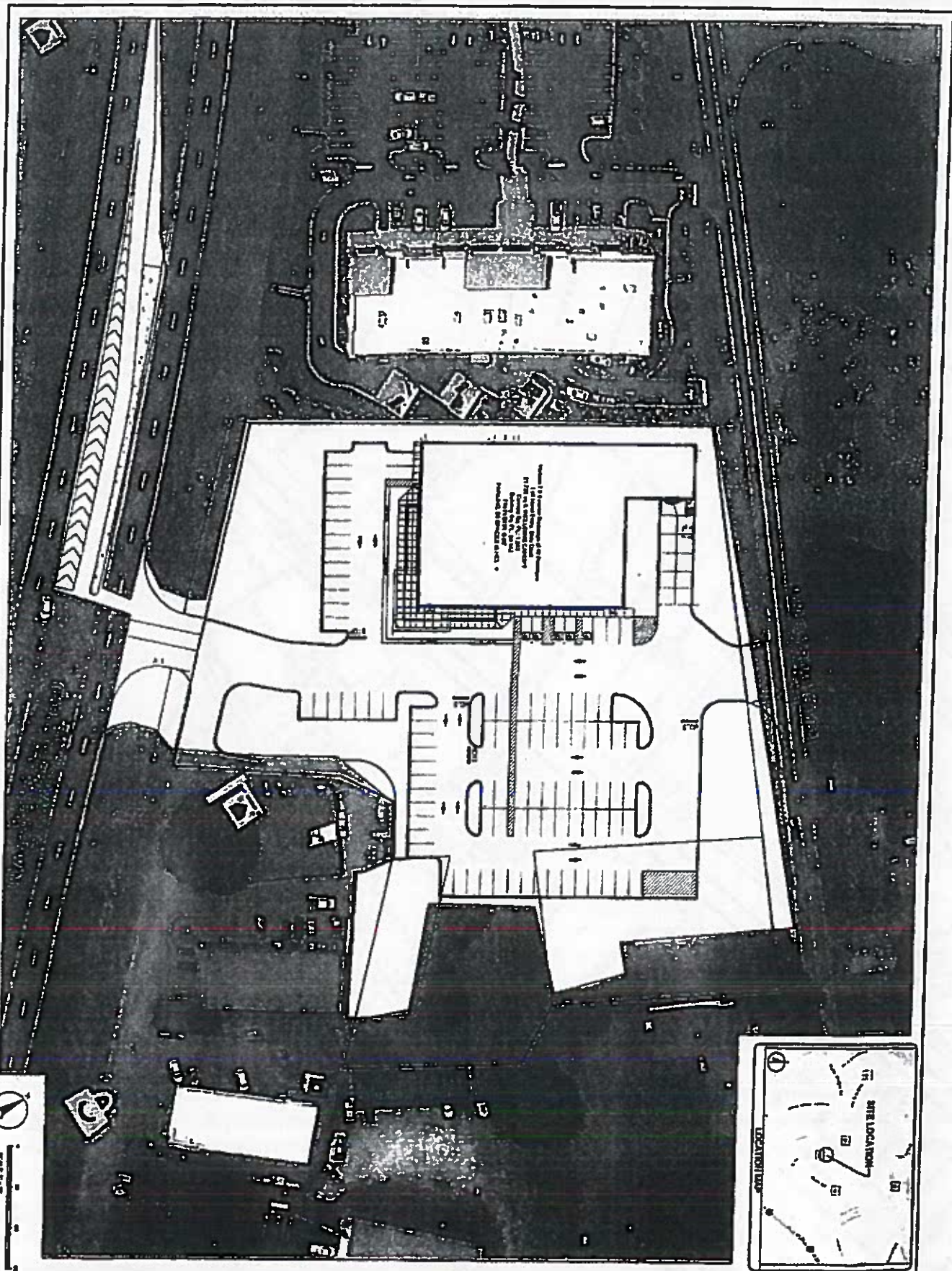
M/F
 FLAUNTY REALTY, INC
 TNS # 2300000007
 DB # 201-735

M/F
 PACA, LLC
 TNS # 2300
 DB # 9073

M/F PACA, LLC
 TNS # 2300000009
 DB # 12110-217

M/F PACA, LLC
 TNS # 2300000002
 DB # 1000-213

100' Easement (Reference 100' Easement)
 10' Easement (Reference 10' Easement)
 10' Easement (Reference 10' Easement)
 10' Easement (Reference 10' Easement)



NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

NOT FOR CONSTRUCTION

PROJECT NO. _____
 DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____



C&S
 Commercial Site Solutions, Inc.
 10000 W. 10th Avenue
 Suite 100
 Denver, CO 80202



PROPOSED ALDI STORE #110

87 HIGHWAY 100
 FORT COLLINS, CO

SITE PLAN EXHIBIT

Project Name: _____
 Project No.: _____
 Date: 2/11/19
 Drawn By: AL
 Scale: 1" = 30'

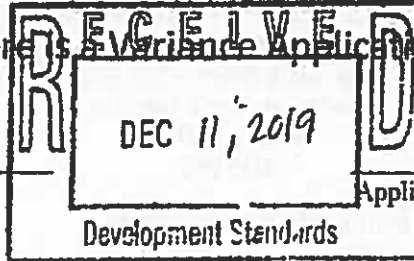


6067000000



Variance Application

There is a Variance Application Fee of \$200.00



12/11/2019
Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Mina Tadros

Mailing Address: 130 Ballentme Rd. Easter, SC 29642

Telephone and Fax: 864-616-8327 E-Mail: _____

Owner's Information (If Different from Applicant)

Name: _____

Mailing Address: — SAME —

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.

[Signature]
Owner's Signature

_____ Date

Project Information

Property Location: 2900 Pelzer Hwy. Easter, SC 29642

Parcel Number(s)/TMS: 162-00-04-004 - 1.03 ACRES

County Council District: 6 School District: Anderson District 1

Total Acreage: 0.98 Current Zoning: C2

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

Purpose of Variance: To add covered patio to existing building

Private Covenants or Deed Restrictions on the Property: Yes _____ No

Staff Report

Application for a Variance – To allow a reduction of required front yard setbacks from 45 feet to 0 feet
Anderson County Land Use Board of Zoning Appeals Meeting - District 6
Historic Courthouse – 101 South Main Street – 2nd Floor County Council Chambers
Anderson, South Carolina
January 9, 2020
5:15 PM

Name of Project/Applicant: Little Italy Restaurant (*contact: Nina Tadros*)

Owner of Property: Nina Tadros

Property Location: 2900 Pelzer Hwy, Easley

Council District: Six (6)

Tax Map Number (TMS #): 162-00-04-004

Property Description: Corner lot with 0.98 acres (+/-), including an estimated 205 feet of highway frontage along SC Hwy 8 and 170 feet of frontage facing East Church Road (county road).

Current Zoning: C-2 (Highway Commercial District).

Land Use: Traditional stand-alone corner country store and gas station with an attached canopy. The present use of the property and the existing building is a dine-in restaurant.

Applicant Request: A Variance to allow construction and use of an attached covered patio and outdoor dining area to be located on the south side of the existing building and attached canopy. The proposed additions would extend into the required front yard setback area by not more than 27 feet.

Findings of Fact: *Anderson County Code of Ordinances*, Chapter 70, Section 5:17. - C-2, Highway Commercial District., Subsections 5:17.4-1 thru 4-3. **Front setback.** All buildings and structures shall be set back from street right-of-way lines not less than 45 feet, with the exception of commercial gasoline islands and canopies which shall be set back from all street right-of-way lines not less than 15 feet. **Side setback.** None is required except on corner lots and lots adjacent to any residential district in which case all commercial buildings and structures shall be set back not less than 15 feet from property lines. The building is in compliance with side and rear yard setback requirements, but not front yard setbacks.

Approximately 2/3 of the existing commercial improvements (including the original retail gas station and attached canopy) are located short of the required front yard setback of 45 feet, as measured from the edge of the SC Hwy 8 R/W. The existing improvements, though not in compliance with current setback requirements, are seen as pre-existing non-conforming conditions. Barring any other considerations, these are allowed to remain. Additions or extensions, however, are expected to comply with current code requirements.

Staff Recommendation: Staff recommends **APPROVAL** of the Variance request for the following reasons and with the following conditions:

- 1) This is a traditional rural roadside commercial building positioned close to the highway intersection and just back from the edge of the public right of way (R/W), leaving no room for extending additions along either street front.
- 2) The location of the building on the site is at the extreme NE corner of the property. Current building setback requirements will only allow placement of an addition at the rear of the existing building.
- 3) On its west and SW, the parcel is vacant and positioned well within required setback lines, but this location lacks the required proximity to the existing building and highway exposure necessary for the proposed use.
- 4) The proposed additions will require the front yard setback of 45 feet be reduced to 18 feet, as measured from the edge of the SC Hwy 8 R/W.
- 5) Encroachments within the SC Hwy 8 R/W, if any, may be subject to review by the SC DOT.
- 6) This request is in line 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.

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:

Existing asphalt makes area unusable for other use

Conditions do not generally apply to other properties in vicinity, as shown by: Los Amigos restaurant across Hwy 8 is only about 10' off St. Paul Rd

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

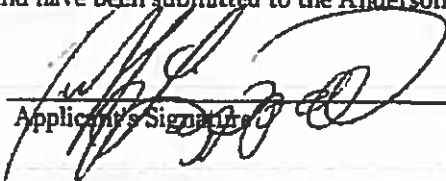
Authorization of variance will not be of substantial detriment to adjacent property or to the public good and the character of the district will not be harmed by the granting of the variance for the following reasons:

Property is separated from adjacent properties by Hwy. 8 and E. Church Rd. Patio will enhance the character of the district.

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.



Applicant's Signature

12/11/2019
Date

For Office Use Only:

Application Received By: Diagroone

* Please call for meeting dates for 2020
Date Complete Application Received: 12/11/19
Check Number: 1873

Application Fee Amount Paid: 27000

Scheduled Advisory Hearing Date: _____

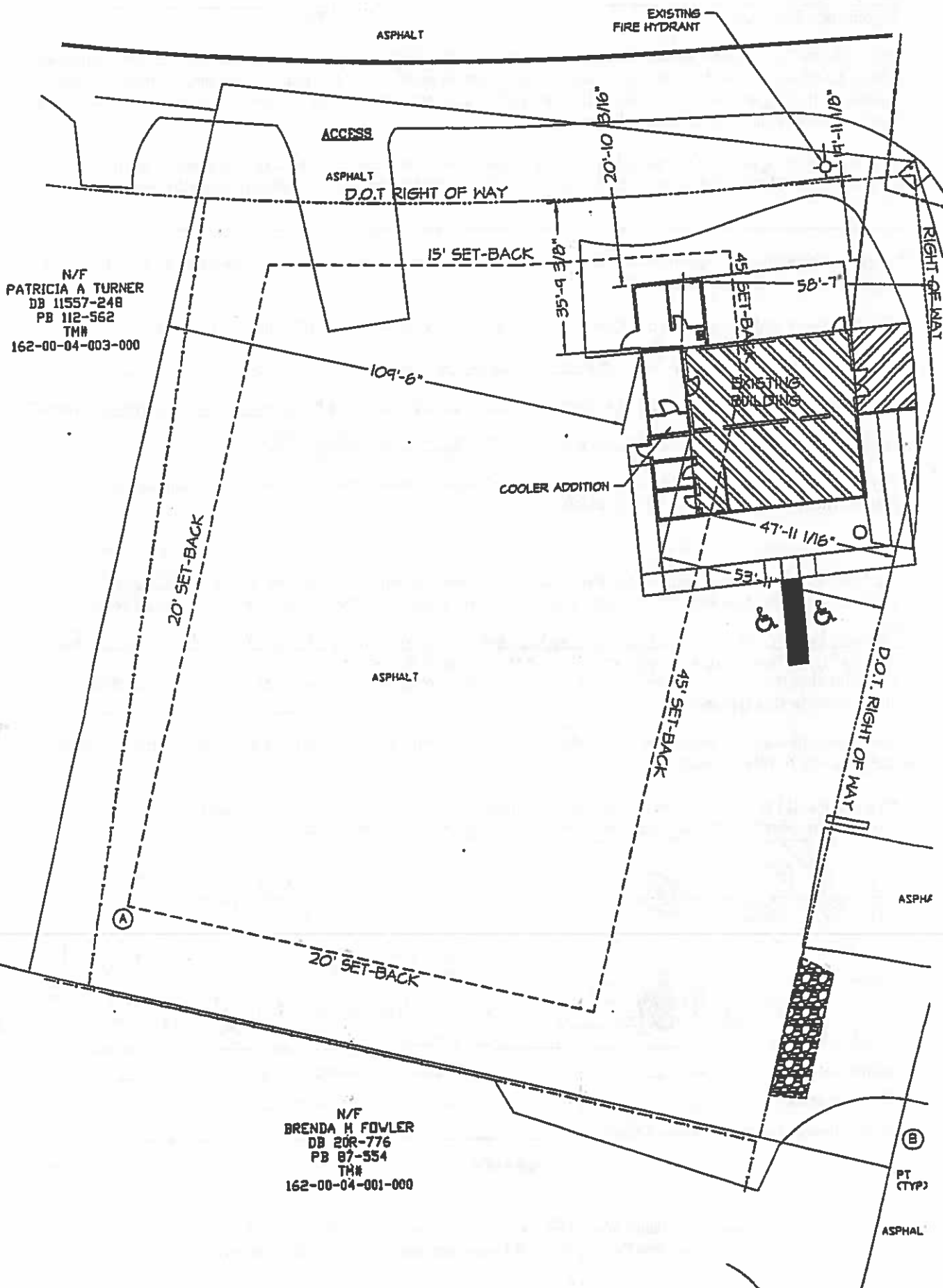
Scheduled Board Hearing Date: _____

Staff Recommendation: _____

Advisory Recommendation: _____

Land Use/Board of Zoning Appeals' Decision: _____

EAST CHURCH ROAD (S-4-485)
(PUBLIC R/W)



N/F
PATRICIA A TURNER
DB 11557-248
PB 112-562
TMM
162-00-04-003-000

N/F
BRENDA H FOWLER
DB 20R-776
PB 87-554
TMM
162-00-04-001-000

(B)
PT
(TYP)
ASPHAL

