

AGENDA

ANDERSON COUNTY LAND USE AND ZONING BOARD OF APPEALS MEETING

Thursday, March 14, 2019

5:15 PM

Anderson County Courthouse Annex

401 East River Street

Anderson, South Carolina

- 1.) Call to Order: Mr. Hubert McClure, Chairman
- 2.) Invocation: Mr. Hubert McClure
- 3.) Approval of Minutes: Meeting held on February 14, 2019

- 4.) PUBLIC HEARING:
 - (A) Variance application request to allow the installation of a free-standing sign with 80 sq. ft. of sign area with 40 linear feet of frontage located on Pearman Dairy Road.

- 5.) Old Business:
 - (A) Removal of McDonalds Signage located at 1470 Pearman Dairy Rd., Anderson, SC
 - (B) Verizon Wireless Tower located at 1136 Brown Road, Item #3 Earth Burm Discussion
 - (C) Discussion of the Palmetto Boat Center Signage located at 141 Country Manor Rd., Piedmont, SC.
- 6.) New Business: Meeting April 11, 2019
- 7.) Adjournment:

MINUTES
ANDERSON COUNTY LAND USE AND ZONING BOARD OF APPEALS
Thursday, February 14, 2019
5:15 PM

Mr. Hubert McClure, District #5, Chairman
Anderson County Annex
Planning Conference Room
401 E. River 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 Clerk to Council.

MEMBERS PRESENT: John Farr, District #1, Mike Miller, Vice-Chairman, District #2, Allen Ashley, District #3, Ed Ballard, District #6, and Dan Harvell, District #7

MEMBERS ABSENT: Hubert McClure, Chairman, District #5

STAFF PRESENT: Alesia Hunter, Stefine Chastain, Tim Cartee, Henry Copeland, and Whitney Storz

MEETING CALLED TO ORDER:

Mr. Mike Miller, Vice-Chairman, called the meeting to order at 5:15 PM and at this time, he gave the Invocation.

APPROVAL OF MINUTES:

Mr. Mike Miller asked for approval of the minutes of the meeting held on Thursday, January 10, 2019. He asked were there any corrections or changes to be made at this time. There were two corrections that needed to be made to the dates listed on the minutes. Both dates needed to be changed from January 10, 2018 to January 10, 2019. At this time, Mr. Harvell made a motion for the minutes to be approved with the corrections. Mr. Ballard seconded the motion. The minutes were approved 5-0 by a show of hands.

BLANKET ORDER ITEMS A-C

Mr. Henry Copeland began with the Staff Report for item A by stating that the resubmittal of this request was due to incorrect information for the property's location and parcel ID from last month's meeting. He stated that the applicant's request was to allow for the reduction of required side and rear yard setbacks for additions to an existing home located at 214 Lake Hills Dr., Townville, SC. He proceeded by stating that the Staff's recommendation was for approval, and listed the reasons for approval as listed on the staff report. Mr. Mike Miller opened the Public Hearing and asked if there was anyone speaking against the variance. No one came forward. Mr. Miller closed the Public Hearing. Mr. Ed Ballard made a motion to approve item A and Mr. John Farr seconded it. The variance was approved 5-0 unanimously by a show of hands.

Mr. Henry Copeland began with the Staff Report for item B on the agenda. He stated that the applicant was demolishing a non-conforming structure and requesting a variance to allow a reduction of required side and rear yard setbacks for a detached garage located at 600 Sunrise Circle, Fair play, SC. He continued with the Finding Facts and stated that the staff's recommendation was for approval. He proceeded by stating the reasons for approval as listed on the staff report. Mr. Mike Miller opened the Public Hearing, and asked if there was anyone speaking against the variance. No one came forward. Mr. Miller closed the Public Hearing. Mr. Allen Ashley made a motion to approve item B and Mr. Dan Harvell seconded it. The variance was approved 5-0 unanimously by a show of hands.

Mr. Henry Copeland concluded by giving the Staff Report for item C. He stated that the applicant was requesting a variance to allow a reduction of required front yard setback for a proposed detached garage located at 1204 Five Forks Road, Pendleton, SC. He continued by stating the Finding Facts and that the staff's recommendation was for approval. He proceeded by stating the reasons for approval as listed on the staff report. Mr. Mike Miller opened the Public Hearing, and asked if there was anyone speaking against the variance. No one came forward. Mr. Miller closed the Public Hearing. Mr. Dan Harvell made a motion to approve item C and Mr. Ed Ballard seconded it. The variance was approved 5-0 unanimously by a show of hands.

NEW BUSINESS:

Since there was no further business, Mr. Allen Ashley made a motion to adjourn the meeting. Mr. John Farr seconded it. The meeting was adjourned at 5:22 PM. Our next meeting will be held on Thursday, March 14, 2019 at 5:15 PM.

Staff Report

Application for a **Variance** – To allow installation of a free-standing sign larger than allowed by code
Anderson County Land Use Board of Zoning Appeals Meeting - District 5
Courthouse Annex, 401 E. River Street – Planning Conference Room
Anderson, South Carolina
March 14, 2019 5:15 PM

Applicant: J & R Acquisitions, LLC (contact: John Wright, Jr.)

Owner of Property: J+R Acquisitions LLC (3 parcels)

Property Location: (street number not assigned) Pearman Dairy Road, Anderson, SC 29625

Council District: Five (5)

Tax Map Number (TMS #): TMS # 095-14-02-010 (subject parcel); two related parcels: TMS # 095-14-02-003 and TMS # 095-14-02-004

Acreage of Property: approximately 1.541 acres, as indicated by a plat recorded 6/2/2017

Current Zoning: The property is not zoned; therefore a report from the Citizens Advisory Committee Meeting is not required.

Land Use: This property is vacant. Together with the other two parcels identified in the application they are described as prime commercial with frontage on two relatively high volume arterial streets (Whitehall Rd and Pearman Dairy Rd). The subject parcel supports a private street that provides access to the other two parcels which support a strip retail center.

Applicant Request: Applicant is requesting a **Variance** to allow the installation of a free-standing sign with 80 sq. ft. of sign area in a location with 40 linear feet of frontage facing the private street, just east of its intersection with Pearman Dairy Road.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 38, Section 38-255. – **Permitted signs**. Sec. 38-255 (1) Permanent freestanding business identification signs. (a.) Allowable area. Freestanding signs may contain 1½ square feet of total signage area per lineal foot of street frontage for each developed site, lot or parcel, up to a maximum of 300 square feet of total signage area. (b.) Number. Only one freestanding sign is allowed for each developed site. Where a developed site fronts on more than one publicly dedicated street, one additional freestanding sign is allowed for each street but shall not be located on the same street frontage, provided, however, one sign using up to the total signage area calculated for both street frontages may be placed on a single street frontage. (c.) Location. No portion of any freestanding sign shall be located closer than five feet from any defined right of way or property line, nor within 15 feet from the edge of any paved or unpaved roadway where the right of way is undefined, or in any way impair the sight lines of drivers or pedestrians at driveway or street intersections.

The applicant recently applied for and received for this project a permit for a freestanding sign containing 39.5 square feet of sign area which is to be located on Whitehall Road where the property has 164 linear feet of highway frontage.

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

- 1) The applicant owns the adjacent property located to the west at the intersection of Pearman Dairy and Whitehall roads. The applicant actively participated in the development and placement of the new McDonalds on this site, inevitably creating a loss of exposure for Whitehall Commons as seen from Pearman Dairy Road.
- 2) The existing wall signs for the businesses located in this retail center were installed using 1.5 square feet per linear foot of building frontage. The calculation was based on a higher allowance without a freestanding sign.
- 3) Additional sign area, beyond what is allowed and already permitted under the present Code, is not needed and would be contrary to the intent to reduce sign clutter. Any hardship related to location or visibility can be addressed through what the Code already allows.
- 4) The applicant has not demonstrated that a hardship exists and therefore this request is not in line with the spirit and intent of the ordinance to grant a variance when a hardship exists.
- 5) The Board has denied other variances similar to this request and would be consistent with its disapproval.



Variance Application

February 6, 2019

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: J & R Acquisitions, LLC (John Wright, Jr.)

Mailing Address: 1004 Whitehall Road, Anderson, SC 29625

Telephone and Fax: 864-224-3503 (o) 864-934-5261 (c) E-Mail: johnwrightjr@mccoyswright.com

Owner's Information

(If Different from Applicant)

Name: Same As Above

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.

N/A
Owner's Signature

N/A
Date

Project Information

Property Location: 1480-1492 Pearman Dairy Road, Anderson, SC 29625

Parcel Number(s)/TMS: 095-14-02-003, 095-14-02-004 & 095-14-02-010

County Council District: _____ School District: Five

Total Acreage: 2.1 +/- Current Zoning: Unzoned

Requested Variance: Sign Variance

There is a Variance Application fee of \$200 if in a zoned area.

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

Purpose of Variance: For approval of larger sign (80 square feet) - New construction of McDonald's blocks visibility of Plaza from Pearman Dairy Road.

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

If you indicated no, your signature is required.

N/A

N/A

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 6-29-114.5; 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.

Section 38-255 (1) a. Variance of Allowable Area

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:

Plaza is hidden from visibility by newly constructed McDonald's.

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

Other properties have road frontage.

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

For businesses and tenants in this Plaza to be successful, they need representallon on Pearman Dairy Road.

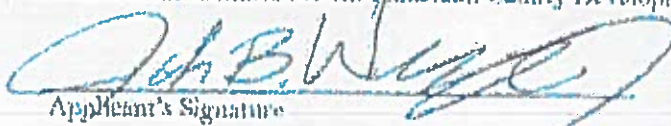
Authorization of variance will not be of substantial detriment to adjacent property or to the public good and the character of the district will not be harmed by the granting of the variance for the following reasons:

All other signs along this section of Pearman Dairy Road are larger than our request of 80 square feet.

The following documents are submitted in support of this application (Please attach copies of all additional information to this application): Covenants, Site Plans, Engineered Drawing, Tax Map & Sign Design

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

2/8/19
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: _____

3" Topper
 Non-illuminated Beige aluminum cabinet with flat cut aluminum Black letters
 2" Reveal

Internally illuminated Black sign cabinet with flat acrylic faces



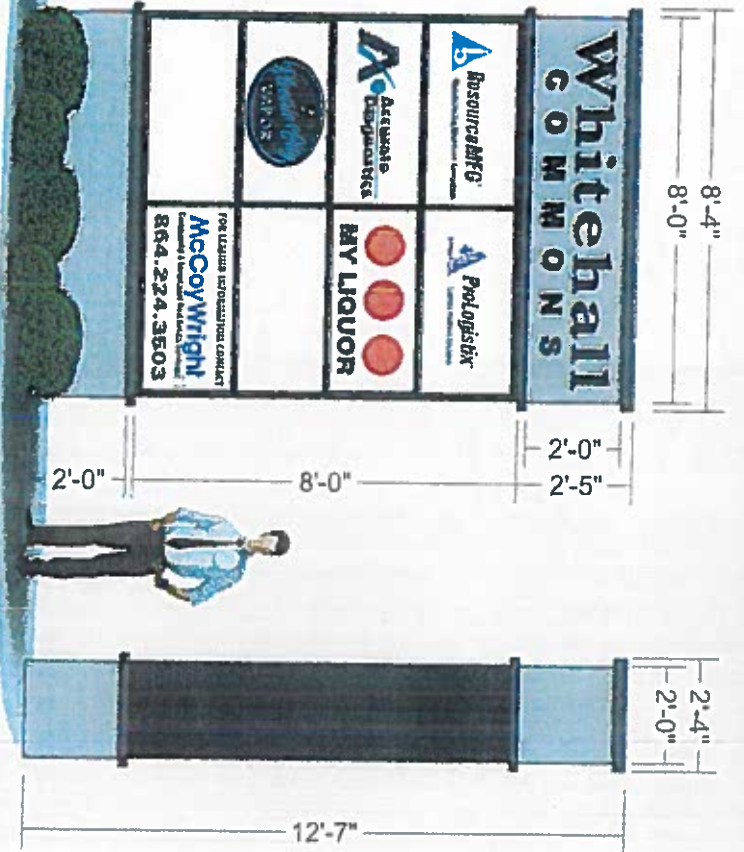
PROPOSED ELEVATION
 FOR CONCEPTUAL USE ONLY

NOT TO SCALE

Colors:

Topper:	Bronze
Cabinets:	Black
Faces:	PMS 7528
Reveals:	Bronze
Skirting:	PMS 7528
Acrylic:	White
LEDs:	White

SIGN LAYOUT



EXISTING

MASSSTAR SIGNS
 11501 American Street, Columbus, SC 29261
 Phone: (864) 297-2287
 Fax: (864) 297-7711
www.massstarsigns.com

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Salesperson:	Michael Hewie
Drawn By:	DHM
Date Original:	05-15-17
Scale:	1/4" = 1'
Vector Artwork:	REQUIRED
Revision 1:	05-28-17
Revision 2:	06-01-17
Revision 3:	11-2-18
Revision 4:	
Revision 5:	
Revision 6:	
Revision 7:	

Customer Approved: _____
 Date: _____
 Landlord Approved: _____
 Date: _____

UL Underwriters Laboratories, Inc.
 SSPCA
 Underwriters Laboratories, Inc.
 SA

4 1/2" x 1 1/2" x 1/4" REINFORCEMENT STEEL WELD TO 8" SQUARE STEEL POLE. POLE CENTERED IN CONCRETE.



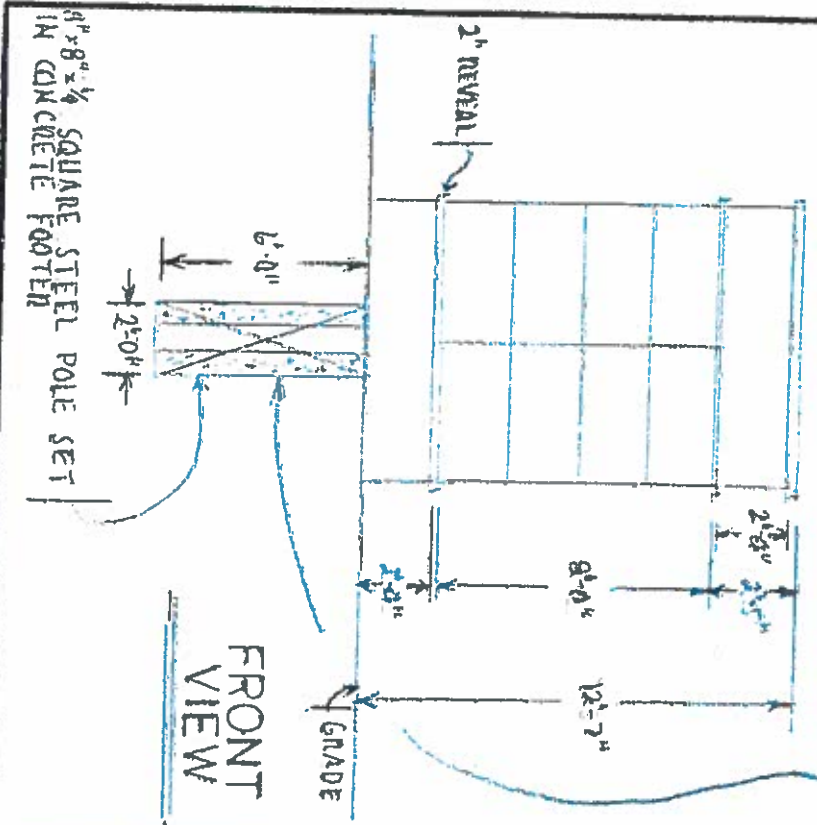
FOOTING
TOP VIEW



3000 PSI CONCRETE WITH 4 1/2" x 1 1/2" x 1/4" REINFORCEMENT STEEL. SOIL TO BE FILLED AND COMPACTED AROUND FOOTING. TO HAND COMPACTION. WELD REINFORCEMENT STEEL TO POLE.

NOTES:

1. ALL DIMENSIONS TO BE FIELD VERIFIED.
2. ACTUAL LETTERING AND SIGN PANEL CONSTRUCTION ON SIGN SHOP DRAWING.
3. CONSTRUCTION AND INSTALLATION SHALL COMPLY WITH OR EXCEED ALL FEDERAL, STATE AND LOCAL CODES.
4. SIGN SHALL BE CONSTRUCTED FOR MINIMUM 115MPH WIND LOADING.
5. REFERENCE - 2015 EDITION INTERNATIONAL BUILDING CODE



FRONT VIEW

4 1/2" x 1 1/2" x 1/4" SQUARE STEEL POLE SET IN CONCRETE FOOTING

MASS STAR SIGNS
GREENVILLE, S.C.

WHITEHALL COMMONS

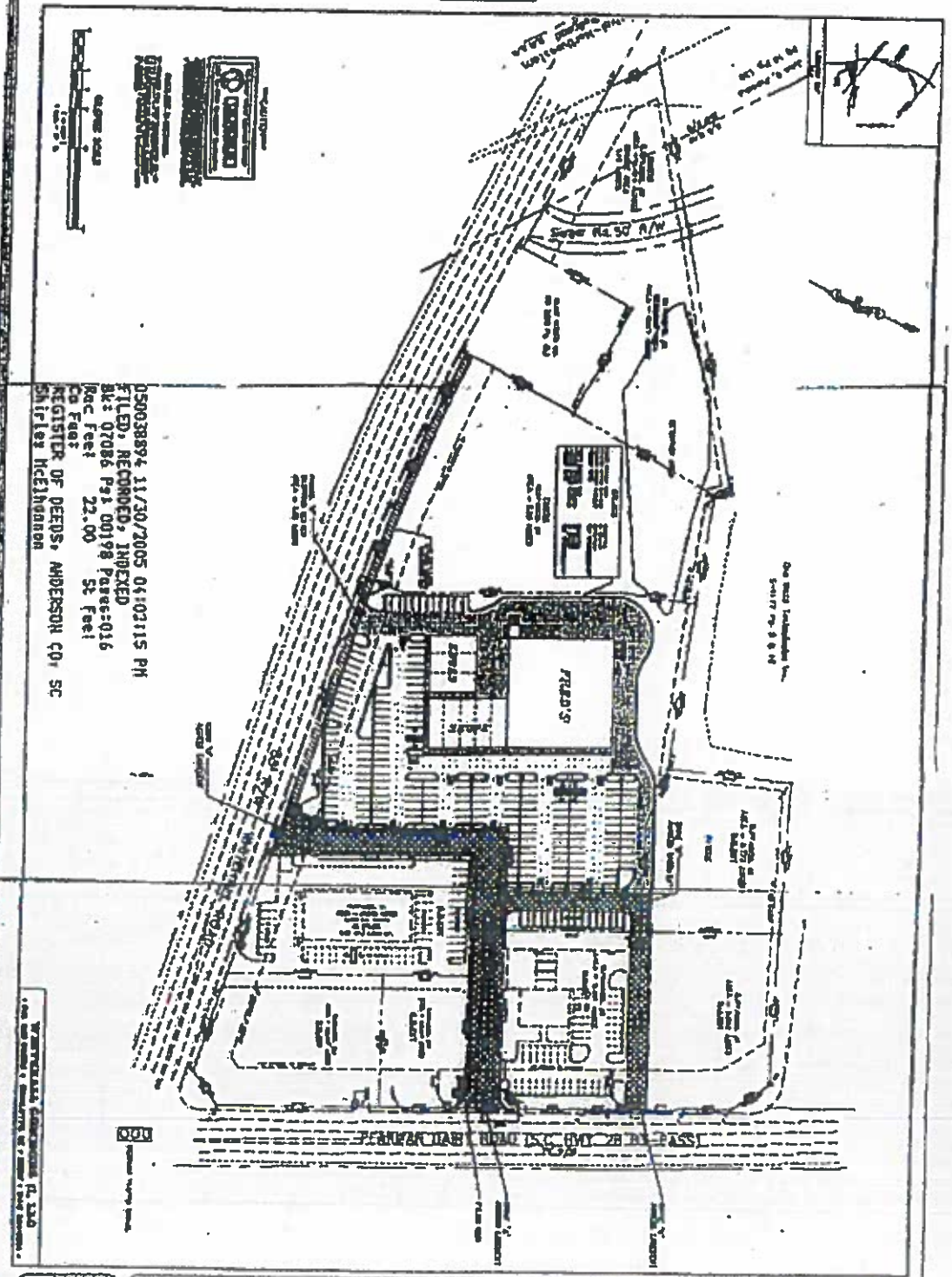
SCALE: 3/4" = 1'-0"
DATE: 11-7-2018

APPROVED BY
T.E. BOWEN, P.E.

DRAWN BY
TERRY E. BOWEN

DRAWING NUMBER
17-2018

EXHIBIT A



050038894 11/30/2005 04:03:15 PM
 FILED, RECORDED, INDEXED
 Bk: 07086 Pg: 00198 Page: 016
 Fee: 22.00 St Fee:
 REGISTER OF DEEDS, ANDERSON CO., SC
 Shirley McInnis

WHITEHALL COMMONS II, LLC
 1000 Highway 101, Anderson, SC 29624

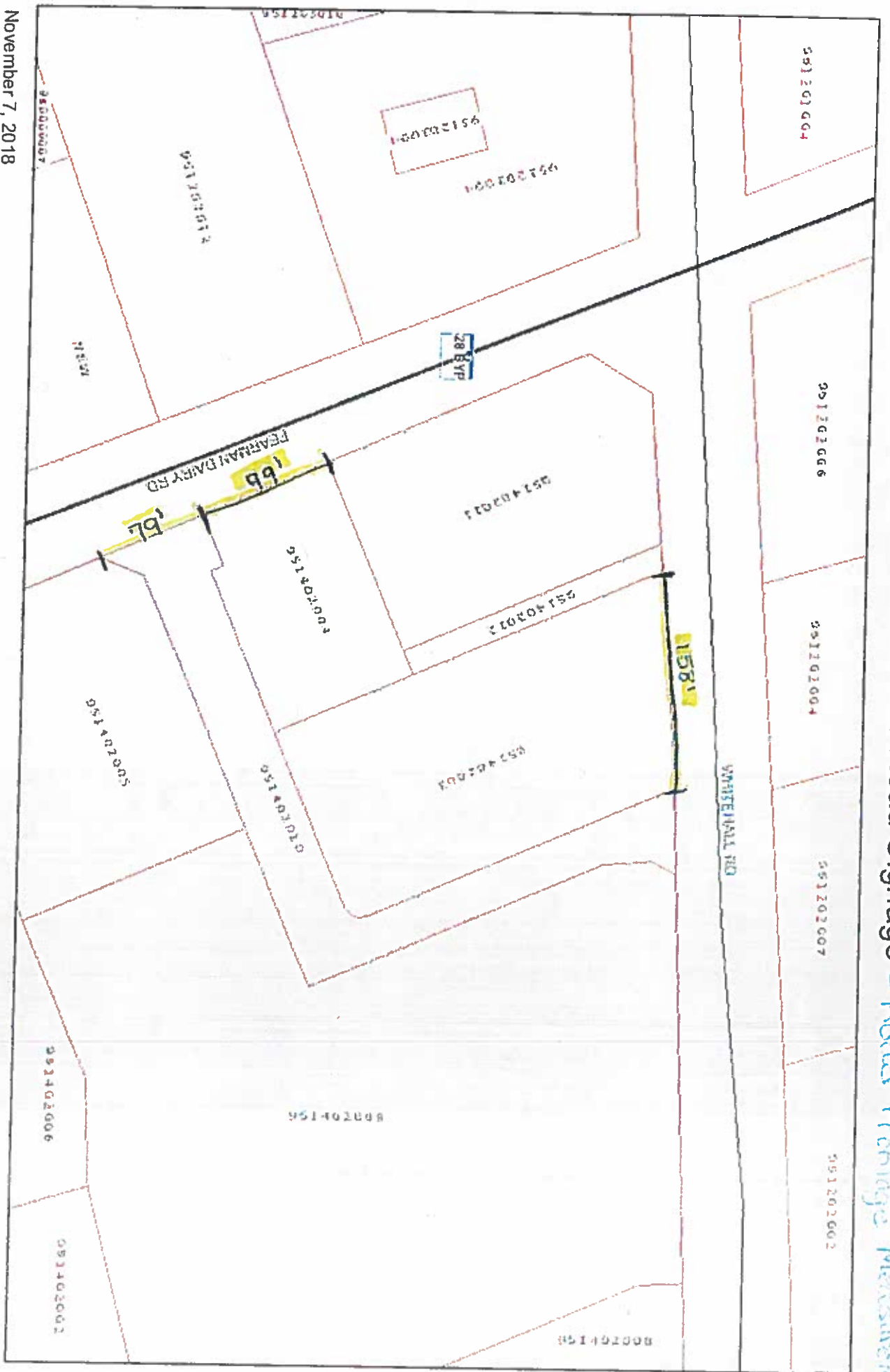
CL-0

WHITEHALL COMMONS II
 FRED'S AND RETAIL SHOPS
 HIGHWAY 101 & PALMCREST DRIVE ROAD
 ANDERSON COUNTY, SC

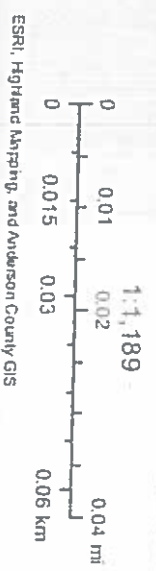
GRAY ENGINEERING
 CONSULTANTS, INC.
 ENGINEERING - SURVEYING - LAND PLANNING

NO.	DATE	DESCRIPTION
1	11/30/2005	PRELIMINARY PLAN
2	11/30/2005	FINAL PLAN
3	11/30/2005	AS BUILT
4	11/30/2005	REVISION
5	11/30/2005	REVISION
6	11/30/2005	REVISION
7	11/30/2005	REVISION
8	11/30/2005	REVISION
9	11/30/2005	REVISION
10	11/30/2005	REVISION

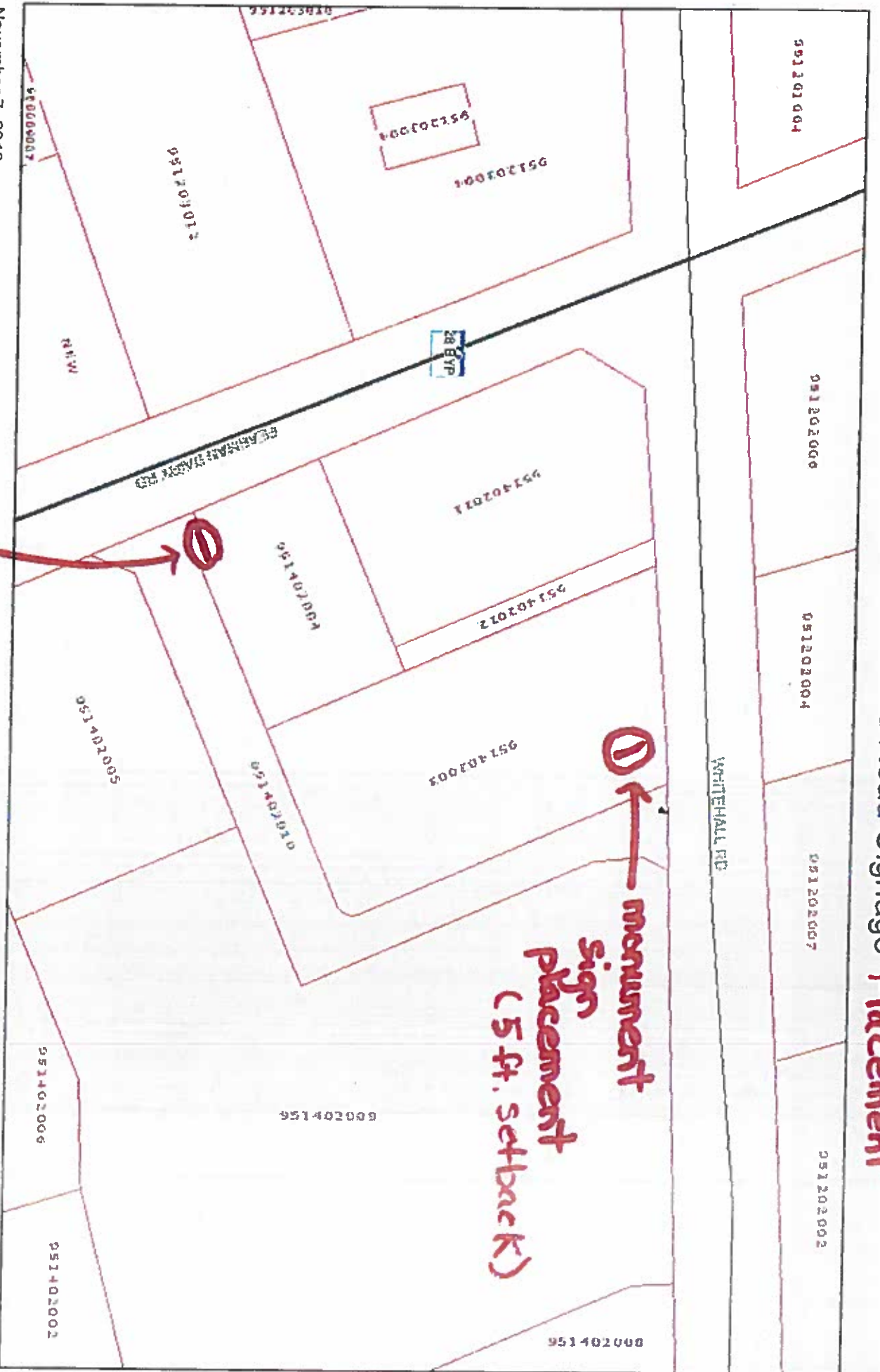
Whitehall Commons Road Signage - Road Frontage Measurement



November 7, 2018

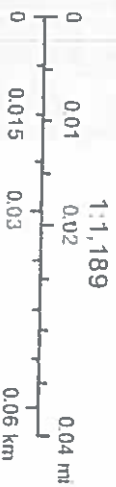


Whitehall Commons Road Signage Placement



① ← monument
sign
placement
(5 ft. setback)

→ **Rylon sign placement
(5 ft. setback)**



ESRI, Highland Mapping, and Anderson County GIS

November 7, 2018



950003006

0000



DEVELOPMENT STANDARDS

March 14, 2019

Mr. John Wright, Jr.
J & R Acquisitions, LLC
1004 Whitehall Rd
Anderson, SC 29625

Re: **Variance** Request for property located at Pearman Dairy Road near Whitehall Road, Anderson, SC 29625, TMS # 095-14-02-010 (subject parcel)

Dear Mr. Wright:

The Anderson County Land Use Board of Zoning Appeals voted unanimously in favor of a motion to approve your Variance request for the above referenced property. The **Variance** granted allows the installation of a freestanding sign, 80 square feet as indicated on the drawing submitted by the applicant. As part of this approval, the Board and the applicant agree that a larger free-standing sign area which is otherwise allowed on the Whitehall Road frontage for this project is to be reduced to not more than 40 square feet of sign area.

The Board's Conclusion:

The applicant has demonstrated that there are extraordinary and exceptional conditions due to the location of the property.

Please provide a copy of this letter to the Anderson County Development Standards Department when requesting a sign permit. Contact the Building Codes Department (tel. 864-250-4158) to obtain the appropriate information regarding submittals for building permits, if needed.

If you have any additional questions, please contact the Development Standards Department by telephone at (864) 260-4719.

Sincerely,

A handwritten signature in black ink, appearing to read "Hubert McClure".

Hubert McClure

Chairman Land Use Board of Zoning Appeals

PUBLIC WORKS DIVISION

Alesia Hunter, Manager

O: 864-260-4719 | F: 864-260-4795 | ahunter@andersoncountysc.org
Courthouse Annex | 401 East River Street, Anderson SC 29624

www.andersoncountysc.org

MINUTES
ANDERSON COUNTY LAND USE AND ZONING BOARD OF APPEALS
Thursday, December 13, 2018
5:15 PM

Mr. Hubert McClure, District #5, Chairman
Anderson County Annex
Planning Conference Room
401 E. River 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 Clerk to Council.

MEMBERS PRESENT: Mike Miller, District #2, Allen Ashley, District #3, Hubert McClure, Chairman, District #5, Ed Ballard, District #6, and Dan Harvell, Vice-Chairman, District #7

MEMBERS ABSENT: John Farr, District #1

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

MEETING CALLED TO ORDER:

Mr. Hubert McClure, Chairman, called the meeting to order at 5:15 PM and at this time, he gave the Invocation.

APPROVAL OF MINUTES:

Mr. Hubert McClure asked for approval of the minutes of the meeting held on Thursday, November 8, 2018. He asked were there any corrections or changes to be made at this time. At this time, Mr. Ashley made a motion for the minutes to be approved as mailed. Mr. Michael Miller seconded the motion. The minutes were approved 5-0 by a show of hands.

BLANKET ORDER ITEMS A-G

Mr. Henry Copeland began with the Staff Report for item A on the agenda. He stated that the applicant was requesting a variance to allow a reduction of the rear setback requirements from 30 feet to 20 feet and a reduction of the width of side bufferyards from 15 feet to 5 feet relative to adjacent residential properties located at 100 Keasler Cir and Hwy 187, Anderson. After stating what the applicant was requesting, he informed the Board that the Citizens Advisory Committee met on December 5, 2018 and voted 3-0 unanimously to approve the variance. He continued by stating the Finding Facts and stated that the Staff's recommendation was for approval. He proceeded by stating the reasons for approval as listed on the Staff Report. Mr. Hubert McClure opened the Public Hearing, and asked if there was anyone speaking against the variance. No one came forward, so Mr. McClure closed the Public Hearing. Mr. Miller made a motion to approve item A and Mr. Harvell seconded it. The variance was approved 5-0 unanimously by a show of hands.

Mr. Henry Copeland began with the Staff Report for item B on the agenda. He stated that the applicant was requesting a variance to allow a reduction of the required setbacks to accommodate a manufactured home located at 352 Mize Road, Belton. He continued by giving the Finding Facts and

stated that the Staff's recommendation was for approval. He proceeded by stating the reasons for approval as listed on the Staff Report. Mr. Hubert McClure opened the Public Hearing, and asked if there was anyone speaking against the variance. No one came forward, so Mr. McClure closed the Public Hearing. Mr. Dan Harvell made a motion to approve item B and Mr. Ashley seconded it. The variance was approved 5-0 unanimously by a show of hands.

Mr. Henry Copeland began with the Staff Report for item C on the agenda. He stated that the applicant was requesting a variance to allow a reduction in lot size located at Lot 195, Warriors Path, Anderson. He continued by giving the Finding Facts and stated that the Staff's recommendation was for approval. He proceeded by stating the reasons for approval as listed on the Staff Report. Mr. Hubert 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. Mr. Michael Miller made a motion to approve item C and Mr. Joseph Ballard seconded it. The variance was approved 5-0 unanimously by a show of hands.

Mr. Henry Copeland began by giving the Staff Report for item D on the agenda. He stated that the applicant was requesting a variance to allow a reduction of the required front yard and rear yard setbacks in order to accommodate a detached storage shed located at 606 Jackson Road, Anderson. He continued by stating the Finding Facts and that the Staff's recommendation was for approval. He proceeded with the reasons for approval as listed on the Staff Report. Mr. Hubert 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. Mr. Dan Harvell made a motion to approve item D and Mr. Michael Miller seconded it. The variance was approved 5-0 unanimously by a show of hands.

Mr. Henry Copeland began with the Staff Report for items E and F on the agenda. He stated that the applicant was requesting a variance to allow a reduction of the required front yard setbacks from 30 feet to 15 feet located at 10 Q Street and 100 Q Street in Anderson. He continued by giving the Finding Facts and stated that the Staff's recommendation was for approval. He proceeded by stating the reasons for approval as listed on the Staff Report. Mr. Hubert 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. Mr. Michael Miller made a motion to approve items E and F, and Mr. Allen Ashley seconded it. The variance was approved 5-0 unanimously by a show of hands.

Mr. Henry Copeland began with the Staff Report for item G on the agenda. He stated that the applicant was requesting a variance to allow the installation of two additional wall signs located at 1470 Pearman Dairy Road, Anderson. He continued by giving the Finding Facts and stated that the Staff's recommendation was for denial. He proceeded by stating the reasons for denial as listed on the Staff Report. Mr. Hubert McClure opened the Public Hearing, and asked if there was anyone speaking against the variance. No one came forward. There was much discussion between the Board and applicant. Mr. Hubert McClure closed the Public Hearing. Mr. Hubert McClure made a motion to approve item G to allow the installation of two additional wall signs in addition to the one wall sign allowed under the existing ordinance and with the agreement by the applicant that only one freestanding sign would be allowed on site. Mr. Michael Miller seconded it. The variance was approved 5-0 unanimously by a show of hands.

NEW BUSINESS:

Since there was no further business, Mr. Allen Ashley made a motion to adjourn the meeting, and Mr. Joseph Ballard seconded it. The meeting was adjourned at 5:54 PM. Our next meeting will be held on Thursday, January 10, 2018 at 5:15 PM.

MINUTES

ANDERSON COUNTY LAND USE AND ZONING BOARD OF APPEALS
Thursday, December 14, 2017

5:15 PM

Mr. Hubert McClure, Chairman, District #5
Anderson County Historic Courthouse
County Council Chambers—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 Clerk to Council.

MEMBERS PRESENT: John Farr, District #1, Mike Miller, District #2, Allen Ashley, District #3, Hubert McClure, Chairman, District #5, Ed Ballard, District #6 and Dan Harvell, District #7.

MEMBERS ABSENT: Frank Allison, District #4

STAFF PRESENT: Alesia Hunter, Ann Dove, Henry Copeland and Tim Cartee

MEETING CALLED TO ORDER:
Mr. Hubert McClure, Chairman, called the meeting to order at 5:15 PM and at this time he gave the Invocation.

ELECTION OF OFFICERS:
Mr. McClure stated the Election of Officers would be held at the end of the meeting.

APPROVAL OF MINUTES:
Mr. McClure asked for approval of the minutes of the meeting held on Thursday, November 9, 2017. He asked were there any corrections or changes to be made at this time. At this time, Mr. Dan Harvell made a motion the minutes be approved as mailed. Mr. John Farr seconded the motion. The minutes were approved 6-0 by a show of hands unanimously. During this time, Mr. McClure stressed there would be no name calling. He also discussed that the Robert's Rule of Order of Order would be followed. He stated the agenda would be changed so B,C,D would be done in blanket order, item E next and then item A will be moved to last.

BLANKET ORDER B,C,D

Mr. Henry Copeland stated items B, C, and D would be combined. The staff has recommended approval.

At this time, Mr. McClure, opened the Public Hearing to see if everyone was for or against these requests. Since no one came forward, Mr. Allen Ashley made a motion to except all three blanket orders, B-C. Mr. Mike Miller seconded the motion. The motion was approved 6-0 unanimously by a show of hands.

(E) Variance to allow for three additional wall signs for property located at 3421 Highway 153, Powdersville, SC

Mr. Copeland stated item E for Dunkin Donuts is renovating interiors, changing out exterior signage and will operate a Dunkin Donut store with a drive-thru window. Additional building wall signage will promote drive-thru service. The applicant is request a variance to allow the placement of building three additional wall signs beyond the one allowed and recently permitted. Staff permitted approval of the variance request for two of three wall signs with the following reasons and conditions. Staff then recommended denial of the variance for third of three building wall signs.

At this time, the Public Hearing was opened to see if anyone was for or against this request. Mr. Craig Hall explained the three, the mural, to drop the cup to substitute. A discussion followed. Mr. Hubert McClure made a motion that three additional signs be attached to the building. Mr. Mike Miller seconded the motion. The motion was approved 4-1-1 (1 (Ed Ballard abstained, Dan Harvell against).

(A) Special Exception for a proposed 145' communication tower located at 1136 Brown Road, Anderson, SC 29621

Ms. Alesia Hunter, stated this was held for District Four and voted 4-0. He property is zoned R-20, Single Family Residential District. She stated the applicant is requesting a Special Exception to allow for the installation of a communication tower within a zoned residential neighborhood. She then covered the Findings of Fact, and stated staff recommends approval.

At this time, Mr. McClure opened the Public Hearing to see if everyone was for or against this request. Mr. Jim LaPann came forward and Mr. Michael Berkowitz was at this time also regarding the Economic Inpact Study. The following individuals then came forward to speak: Charles Morris, Camilla Ramos, Brandon Cox, and Chris Plunk. At this time, Mr. McClure closed the Public Hearing so he could ask questions. A discussion followed. Mr. Allen Ashley then made a motion to approve the cell phone. Mr. Mike Miller seconded the motion since it will be 10-12 feet in height with a 3' buffer if necessary, Type 10' with a 4' Berm planted that are in that area. The board approved the motion 5-1 (Dan Harvell abstained). Mr. McClure stated in addition to the above motion, he would like to make an addition that anytime Verizon must stay and that the tower cannot be higher than 140'. Mr. Allen Ashley seconded the motion. The board approved the motion 4-2 (Dan Harvell abstained; Ed Ballard against).

BY-LAWS

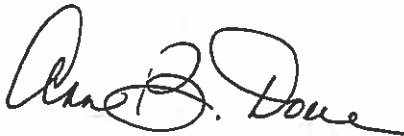
The board members were given copies of the By-Laws and told they could be considered at the January meeting on the 3rd.

ELECTION OF OFFICERS

Mr. Hubert McClure, present Chairman, was nominated for Chairman and voted 6-0 and Mr. Dan Harvell, present Vice-Chairman was voted 6-0. Mr. Mike Miller was now voted to be able to stand in for Chairman and Vice-Chairman and has that ability.

Mr. Tim Cartee is now on Staff of the Development Standards. Our next meeting will be held on Wednesday, January 3, 2017 and at the same location.

Respectfully Submitted,



Ann B. Dove
Administrative Specialist



Anderson County

Development Standards Department

401 E. River Street, Anderson, SC 29624 • (864) 260-4774 • Fax (864) 260-4795

June 14, 2016

Tommy Dunn
Chairman
Council District 5

Ken Waters
Vice-Chairman
Council District 6

Francis M. Crowder, Sr.
Council District 1

Gracie S. Floyd
Council District 2

J. Mitchell Cole
Council District 3

Thomas F. Allen
Council District 4

M. Cindy Wilson
Council District 7

Kimberly A. Paulin
Clerk to Council

Rusty Burns
County Administrator

Ms. Colleen Krainas
3184 Wade Hampton Blvd.
Taylors, South Carolina 29687

Re: Variance Amendment to allow for a 480 square foot sign to be installed on property located at the 141 Country Manor Road, Piedmont.

TMS #215-00-04-021

Dear Ms. Krainas:

The Anderson County Land Use Board of Zoning Appeals voted unanimously to approve your variance application for the above referenced request. The sign must not exceed 480 square feet.

The Board's Conclusion:

The Board cited that the existing sign was over the limit, therefore would allow for an increase. The Board cited that the existing sign was already over the limitations in terms of square footage. Therefore, the Board will allow for the increase as a compromise.

If you have any additional questions, contact the Development Standards Department at 260-4719.

Sincerely,

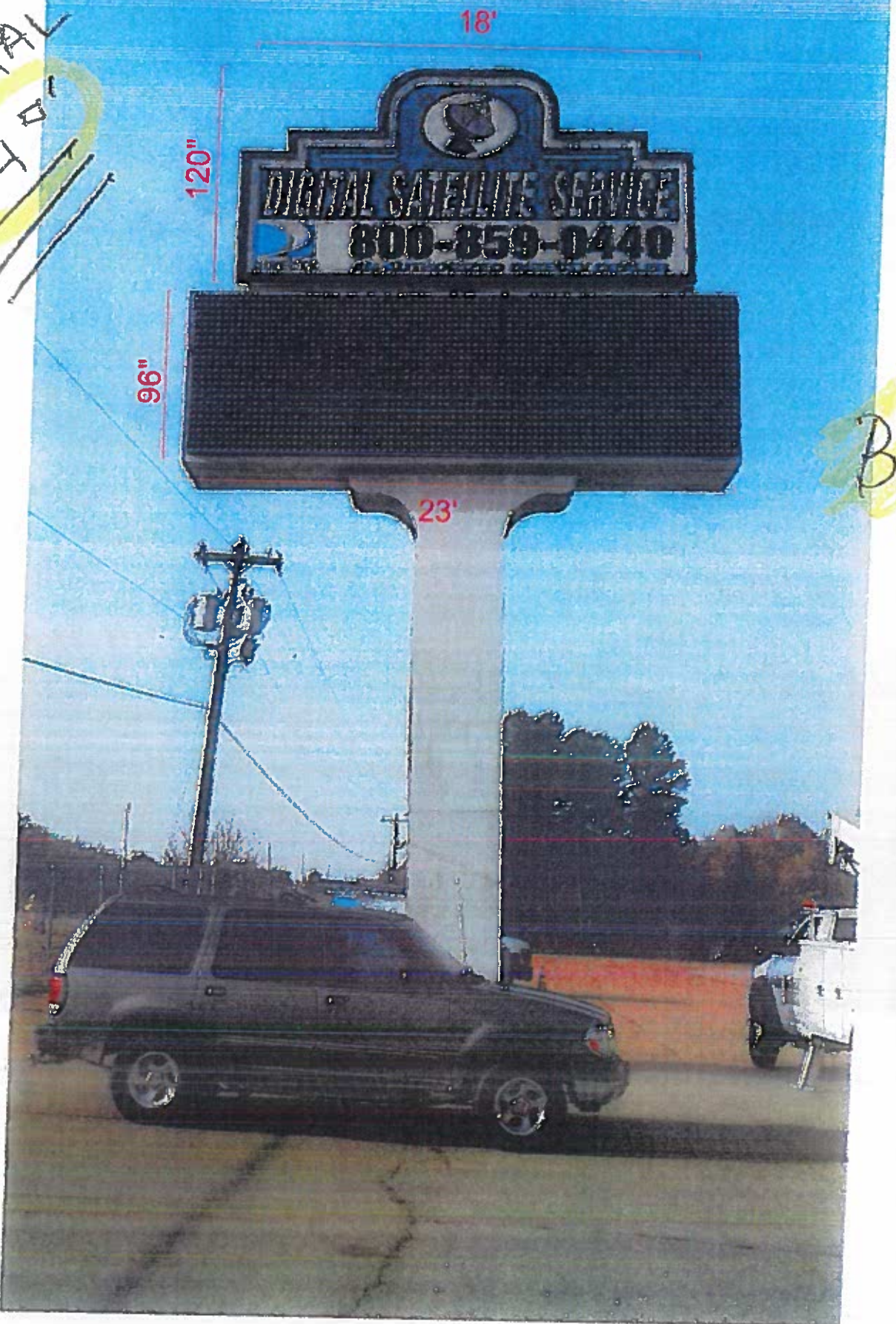
Hubert McClure
Chairman
Land Use Board of Zoning Appeals



Accredited by the
American Public
Works Association

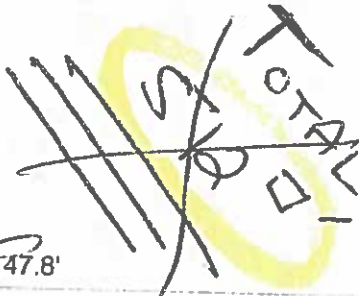
EXISTING SIGN:

TOTAL
364 sq ft

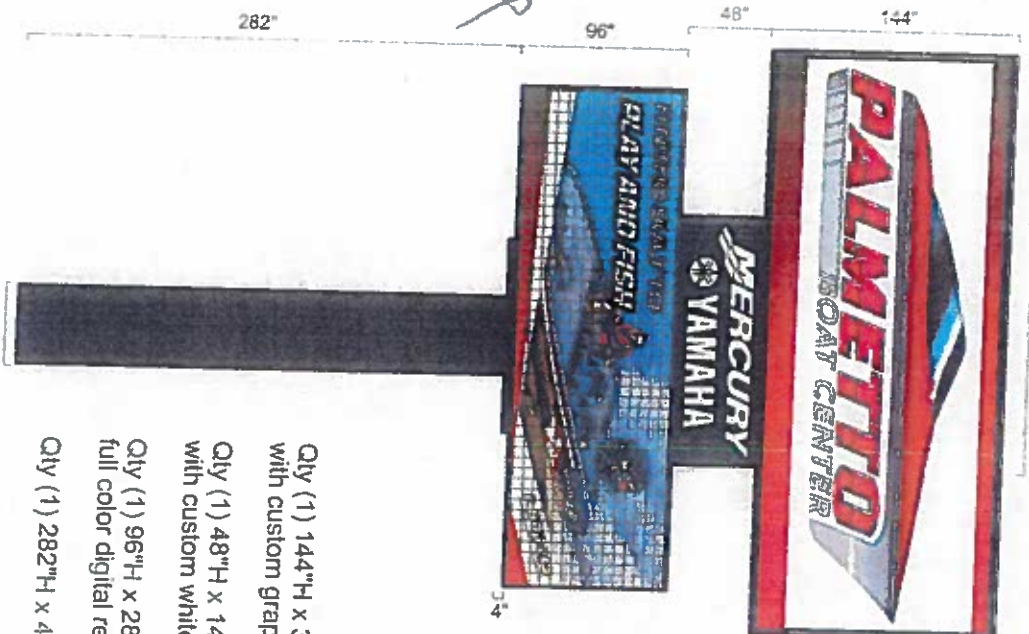


Before

260°



Reduced #



336"
288"
144"



SIDE VIEW



- Qty (1) 144"H x 336"W x 48" Deep double sided cabinet with custom graphic flex facos.
- Qty (1) 48"H x 144"W x 36" Deep double sided cabinet with custom white vinyl graphics.
- Qty (1) 96"H x 288"W x 48" Deep double sided 16mm full color digital reader board.
- Qty (1) 282"H x 46.5"W x 36" Deep black aluminum pole cover.

Aster



It is your responsibility to verify quantities, sizes, colors, spelling and overall concept(s) contained in your layout. Any correction made after production begins will be your responsibility and additional charges will apply.

Production will proceed upon receipt of your signed and dated approval

PLEASE NOTE:
St. Clair Signs is happy to provide one complimentary sign layout and one complimentary sign layout revision. Any revisions thereafter are subject to graphic design fees at a rate of \$85.00 per hour.



3184 Wade Hampton Blvd.
Taylors, SC 29687
864-244-9877 Fax
864-244-9040
StClairSigns.com

CLIENT: Palmetto Boat Center	Phone:
EMAIL:	ARTIST: Brianna
SALESMAN: Eddie	REVISION:
	DATE: 4.4.16

CLIENT APPROVAL:
By signing this proof, client is authorizing sign(s) to be constructed exactly as shown above and has reviewed all pertaining information and found it to be correct. Client agrees to pay 50% deposit before production begins with the remaining balance due before sign(s) are installed. For signs that are picked up at our office, payment is due when you pick up your sign. This layout is the property of St. Clair Signs and may not be reproduced in any way without written permission.