

AGENDA

ANDERSON COUNTY LAND USE AND ZONING BOARD OF APPEALS MEETING

Thursday, April 11, 2019

5:15 PM

County Council Chambers

Second Floor Historic Courthouse

101 S Main St.

Anderson, SC 29624

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

 - 4.) PUBLIC HEARINGS:
 - (A) Variance application request to allow the installation of two additional wall signs located at 4680 Clemson Blvd., Anderson, SC.
 - (B) Variance application request to allow the installation of one additional wall sign located at 3635 Highway 153, Greenville, SC.
 - (C) Variance application request to allow the installation of two additional wall signs located at 101 Wellington Ln., Piedmont, SC.
 - (D) Special Exception request to allow modifications to site plans for a proposed Verizon Wireless communication tower previously approved located at 1136 Brown Road, Anderson, SC.

 - 5.) Old Business:
 - 6.) New Business: Regular Scheduled Meeting May 9, 2019
 - 7.) Adjournment:
-

MINUTES
ANDERSON COUNTY LAND USE AND ZONING BOARD OF APPEALS
Thursday, March 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, Hubert McClure, Chairman, District #5, Ed Ballard, District #6, and Dan Harvell, District #7

MEMBERS ABSENT:

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, February 14, 2019. He asked were there any corrections or changes to be made at this time. At this time Mr. Miller made a motion for the minutes to be approved as mailed. Mr. Ashley seconded the motion. The minutes were approved 6-0 by a show of hands.

BLANKET ORDER ITEM A

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 the installation of a free-standing sign with 80 sq. ft., of sign area located on Pearman Dairy Road. He proceeded by stating that the Staff's recommendation was for denial and listed the reasons 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. Hubert opened the floor to those speaking for the variance request. The applicant, Mr. John Wright, came forward and stated that they'd like to have the larger sign on Pearman Dairy Road, and place the smaller sign on Whitehall Road. He informed the Board that he has the room to place the larger sign on Pearman Dairy Road because he allowed himself an easement off of Pearman Dairy Road. Two more gentleman came forward and reiterated the information that Mr. Wright stated and explained more in depth why they needed the approval of the variance. After much discussion, the Board and applicant came to an agreement. Mr. Ashley made a motion to approve the request as followed: they would allow the applicant to place the 40 sq. ft. sign on Whitehall Road and the 80 sq. ft. sign on Pearman Dairy Road. Mr. Mike Miller seconded it. The variance was approved unanimously by a show of hands; 6-0.

INFORMATIVE OLD BUSINESS:

A.) Mrs. Alesia Hunter began by informing the Board that Mr. John Connelly is working on the removal of the McDonalds sign located on Pearman Dairy Road. She stated that they will give a report about the removal of the sign the first part of next week and that she will update the Board the next scheduled meeting.

B.) Mrs. Alesia Hunter informed the Board that Mr. Jim LaPann with Verizon Wireless was present to go over the information about if a berm was required from a previous meeting. Mrs. Hunter stated that the minutes did not state anything about the berm not being required. Mr. LaPann came forward and proposed more questions to the Board. The Board recommended that he resubmit an application to the staff before leaving so that he could have changes made to his original plan by amending it.

C.) Mrs. Alesia stated that more information about the size of the sign would be gathered and placed back on next month's agenda with a full report.

NEW BUSINESS:

Since there was no further business, Mr. Allen Ashley made a motion to adjourn the meeting. Mr. Ed Ballard seconded it. The meeting was adjourned at 5:48 PM. Our next meeting will be held on Thursday, April 11, 2019 at 5:15 PM.

Staff Report

Application for a **Variance** – To allow placement of two (2) additional wall signs on new Starbucks location
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
April 11, 2019
5:15 PM

Name of Project: Starbucks

Applicant: Hilton Displays (*contact: Mary Glen Double*)

Owner of Property: Anderson 85 LLC (Starbucks)

Property Location: 4680 Clemson Blvd., Anderson, SC 29621

Council District: Four (4)

Tax Map Number (TMS #): 093-00-03-001

Acreage of Property: approximately 0.67 acres

Current Zoning: The property is zoned (C-2) Highway Commercial District. The Anderson County Citizens Advisory Committee for District 4 met on April 3, 2019, at 6:30 pm to consider the application. The CAC voted 0-0 recommending **APPROVAL/DISAPPROVAL** of the request.

Land Use: The property was recently approved for the construction of and use by a free-standing restaurant or café intended to be occupied by a Starbucks franchise.

Applicant Request: Applicant is requesting a **Variance** to allow the placement of two (2) additional wall signs, in addition to the one (1) wall sign that is permitted by Code. The location is in a congested intersection with an unusual traffic pattern that prevents direct return access to the main highway from the restaurant. A rear entrance and exit offers an access alternative from a secondary street, but is potentially confusing to some users. The additional wall signs are intended to offer a remedy and to improve traffic flow to and from the business from the both directions.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 38, Section 38-255. – Code requirements relative to permanent business identification signs attached to buildings (wall signs) are as follows: Allowable area - if there is a freestanding business identification sign on the property, 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. Number of signs - only one projecting sign is allowed per building frontage.

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

- 1) Two additional wall signs are believed to be necessary in order to direct appropriate traffic to one of two entrances (pedestrian and drive-thru) from the busy highway and within the retail center's parking area.
- 2) Taken together, the wall signs, in terms of size, are considerably less than what the code would allow on each of the three walls.
- 3) A smaller sign on each of the three walls as proposed is believed to be sufficient to overcome the hardships represented by the traffic congestion in this location and the lack of visibility from various directions along the heavily traveled highway.
- 4) The applicant has demonstrated that a hardship exists and therefore 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

2/12/19

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Palmetto State Sign Installation (Maria Whack)

Mailing Address: 131 Egret Ln, Goose Creek SC 29445

Telephone and Fax: 715-233-USEX E-Mail: psipermits@aprul.com

Owner's Information

(If Different from Applicant)

Name: Starbucks Coffee

Mailing Address: 4680 ~~4680~~ Clemson Blvd Anderson, SC 29621

Telephone and Fax: 800-353-9132 E-Mail: manjglendouse@hiltardaysdays

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: Starbucks Coffee

Parcel Number(s)/TMS: ~~430003025~~ 093-00-03-001

County Council District: 4

School District: 4

Total Acreage: .67

Current Zoning: C-2

Requested Variance: Sign Variance There is no variance application fee of \$200 if in a zoned area.
additional wall signs: 2 (two)
Please indicate if setback variance, sign variance or maximum lot size variance.

Purpose of Variance: To approve signage for Starbucks Coffee

Private Covenants or Deed Restrictions on the Property: Yes

No X

Page 1 of 2

If you indicated no, your signature is required

X [Signature]
Applicant's Signature

X 3/11/19
Date

If you indicated yes, please provide a copy of your covenants and deed restrictions with this application - pursuant to State Law (Section 6-29-111) 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:

This location has more than one street frontage and requires clarity for entrance & exit.

Conditions do not generally apply to other properties in vicinity, as shown by Arby's, McDonald's,

& Wendy's all have multiple wall signs, even though some only have one street frontage.

Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows: This store is expected to have a

high volume of interstate travelers, limiting Starbucks to (1) wall sign would limit their visibility to the store; not allowing enough time to turn
Authorization of variance will not be of substantial detriment to adjacent property or to the public good or access and the character of the district will not be harmed by the granting of the variance for the following reasons: entrance

The additional signage will not negatively affect the landscape and is in keeping with businesses directly adjacent.

The following documents are submitted in support of this application. (Please attach copies of all additional information to this application.) Attached are photos of signage on establishments

Please attach an accurate, legible plot plan showing the dimensions and locations of structures and improvements (1) sign in the direct vicinity of this location; all showing more than
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

2/14/19
Date

For Office Use Only

Application Received By: Hdes Copeland Date Complete Application Received: 3-7-2019

Application Fee Amount Paid: \$200.00 Check Number: # 7012

Scheduled Advisory Hearing Date: 4-3-2019 Scheduled Board Hearing Date: 4-11-2019

Staff Recommendation: _____ Advisory Recommendation: _____

Land Use/Board of Zoning Appeals' Decision: _____

STARBUCKS COFFEE # 56069

I-85 & Clemson

4680 Clemson Blvd.

Anderson, SC 29621



18-43368

HILTON DISPLAYS

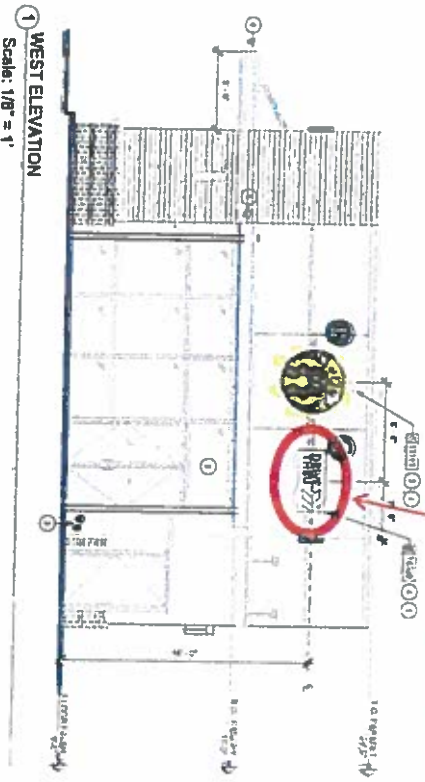
125 HILLSIDE DRIVE • GREENVILLE SC 29607

P 800 353 9132 • F 864 242 2204

www.hiltondisplays.com

ELEVATION

- ② PYLON + SIREN
- ③ PYLON + OT FACES
- ④ 48" SIREN
- ⑤ 18" CHANNEL LETTERS
- ⑥ 48" DRIVE THRU CABINETRY
- ⑦ PARKING SIGNS
- ⑧ 48" DT BIRECTIONAL
- ⑨ 48" TYES BIRECTIONAL
- ⑩ CLEARANCE BAR
- ⑪ BRE-MENU BOARD
- ⑫ BOB ON BOB
- ⑬ PANEL MENU BOARD



① WEST ELEVATION
Scale: 1/8" = 1'

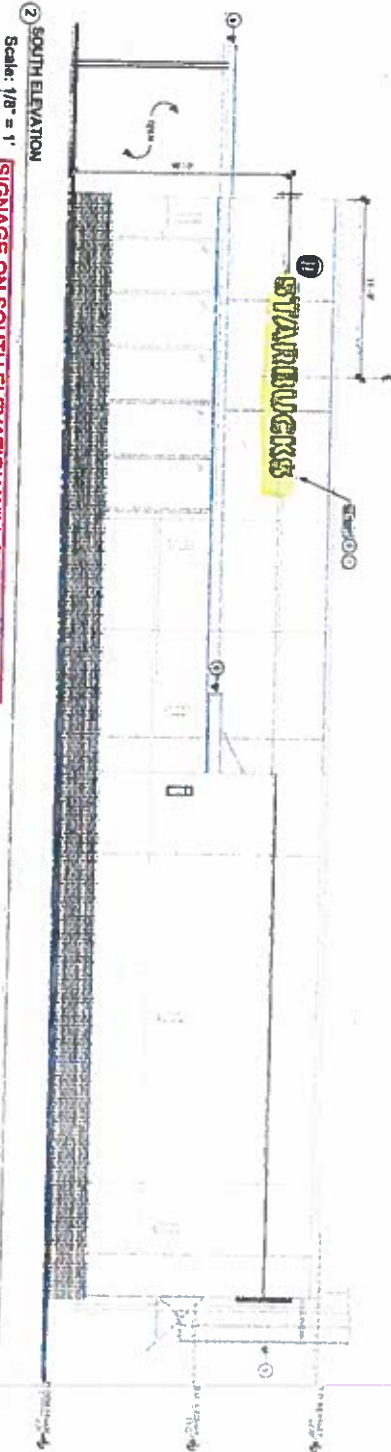
Wall sign Permit Approved - Front Elevation - Hwy 76 (Clemson Blvd)

This sign at the design and placement shown is not to be reproduced, copied, or modified without the written consent of the designer. © 2018 SIGN-A-RAMA, INC.

<p>HIFOND DISPLAYS 1710 S. Highway 101, Suite 101, Anderson, SC 29621 803.747.1111 • Fax 803.747.1122 www.hifond.com</p>	
<p>QID 18-43368</p>	
JOB NAME	Starbucks #8069
LOCATION	4688 Clemson Blvd. Anderson, SC
CUSTOMER CONTACT	
SALESMAN / PM	Mary Glen Double
DESIGNER	Chad Wile
DWG. DATE	8-10-18
REV. DATE / REVISION	8-10-18 DS / SQMS/18-010 10-11-18 CW / 18-010 2-28-19 CW
SCALE	As Noted
FILE	2118/Starbucks Anderson SCI 18-43368-SD Anderson SC 56098.cdr
DESIGN SPECIFICATIONS REFERENCED	
QID#	
DESIGNER	
UNDERWRITER	Underwriters Laboratories Inc.

ELEVATION

- 1 PYLON - SIREN
- 2 PYLON - BY FACES
- 3 48" SIREN
- 4 19" CHANNEL LETTERS
- 5 48" DRIVE THRU CABINET, RH
- 6 PARKING SIGNS
- 7 48" BY DIRECTIONAL
- 8 48" T/Y/E/D DIRECTIONAL
- 9 CLEARANCE BAR
- 10 PRE-MENU BOARD
- 11 BOB ON POST
- 12 PANEL MENU BOARD



SIGNAGE ON SOUTH ELEVATION WILL BE INCLUDED IN VARIANCE APPLICATION TO BE HEARD ON 4/11.

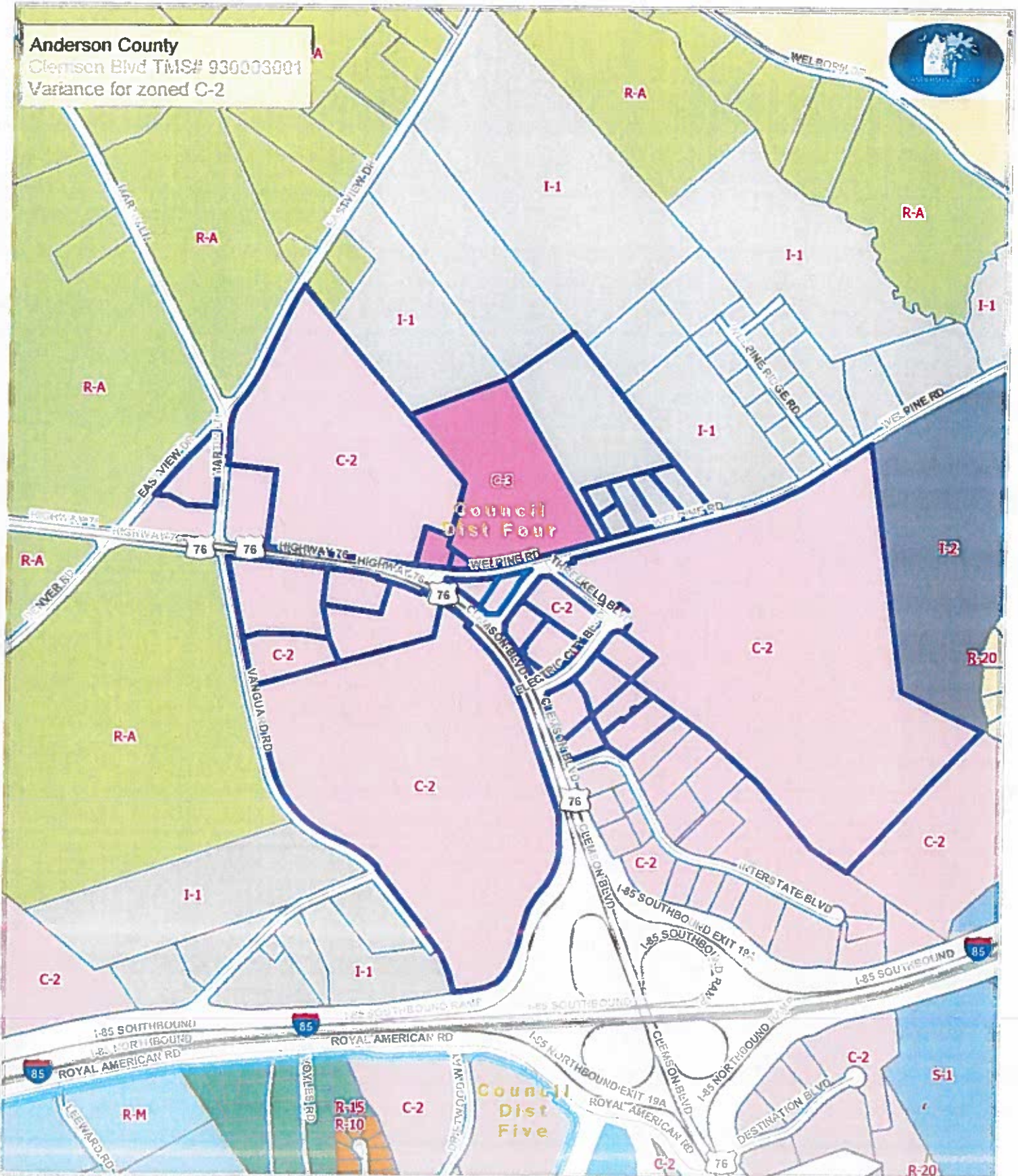
2 SOUTH ELEVATION
Scale: 1/8" = 1'

Requested Variance - side Elevation (fronts Wopendal Street)

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<p>151 W. 134th Ave. - Suite 100 - KC 64127 P: 913.312.1212 F: 913.312.1213 www.hilsondesignsays.com</p>	
<p>OID 18-43368</p>	
<p>JOB NAME Starbucks 58068</p>	
<p>LOCATION 4686 Clemons Blvd. Anderson, SC</p>	
<p>CUSTOMER CONTACT</p>	
<p>SALESMAN: HJD Mary Glen Double</p>	
<p>DESIGNER Chad Wile</p>	
<p>DWG. DATE 9-10-18</p>	
<p>REV. DATE / REVISION 6-10-18 BY: S/W/S/MS/PLD 18-138 CIV./LANDSCAPE 2-28-18 CW</p>	
<p>SCALE As Noted</p>	
<p>FILE 2018/Starbucks Anderson SC/ 18-43368/SS Anderson SC/ 58068.dwg</p>	
<p>DESIGN SPECIFICATIONS ACCEPTED BY: DATE: _____</p>	
<p>DATE: _____</p>	
<p>UNDERSEALERS Laboratories Inc.</p>	

Anderson County
 Clemson Blvd TMS# 930003001
 Variance for zoned C-2



A-C GIS



0 250 500 1,000 Feet



03/18/2019

THIS MAP IS A PRODUCT OF ANDERSON COUNTY. REASONABLE EFFORTS HAVE BEEN MADE TO ENSURE ITS ACCURACY. ANDERSON COUNTY DISCLAIMS ANY LIABILITY FROM THE USE OF THIS MAP. PRODUCED BY ANDERSON COUNTY DEPARTMENT OF GEOGRAPHICAL INFORMATION SERVICES AND E-911 ADDRESSING.



DEVELOPMENT STANDARDS

April 11, 2019

Ms. Mary Glen Double
Hilton Displays
125 Hillside Dr
Greenville, SC 29607

Ms. Maria Whack
Palmetto State Sign Installation
131 Egret Ln
Goose Creek, SC 29445

Re: Variance Request for property located at 4680 Clemson Blvd., Anderson, SC 29621, TMS # 093-00-03-001

Dear Ms. Double and Ms. Whack:

The Anderson County Land Use Board of Zoning Appeals voted unanimously to approve your Variance request for the above referenced property. The **Variance** request granted allows for the installation of two (2) additional wall signs, in addition to the one (1) wall sign recently permitted, for Starbucks Coffee located at 4680 Clemson Blvd, Anderson.

The Board's Conclusion:

The applicant has demonstrated that there are extraordinary and exceptional conditions associated with 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 needed for building permits.

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

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

www.andersoncountysc.org

Staff Report

Application for a **Variance** – To allow placement of a second wall sign on new Starbucks location
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
April 11, 2019
5:15 PM

Name of Project: Starbucks

Applicant: Hilton Displays (*contact: Chris Grubbs*)

Owner of Property: Powdersville

Property Location: 3635 Highway 153, Greenville, SC 29611

Council District: Six (6)

Tax Map Number (TMS #): 236-00-16-018

Acreage of Property: approximately 0.90 acres

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

Land Use: A free-standing retail store intended for occupancy by a Starbucks cafe was recently constructed on this site. The property is described as a prime commercial out-parcel with frontage on a high volume arterial street (Hwy. 153). The parcel is one of several located within a retail and professional office center. The commercial uses are similar and compatible with the surrounding highway oriented neighborhood.

Applicant Request: Applicant is requesting a **Variance** to allow the placement of one (1) additional wall sign, in addition to the one (1) wall sign that is permitted by Code.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 38, Section 38-255. – Code requirements relative to permanent business identification signs attached to buildings (wall signs) are as follows: Allowable area - if there is a freestanding business identification sign on the property, 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. Number of signs - only one projecting sign is allowed per building frontage.

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

- 1) Two wall signs are believed to be necessary in order to direct appropriate traffic to one of two entrances (pedestrian and drive-thru), from the busy highway and within the retail center's parking area.
- 2) Both wall signs, in terms of size, are considerably less than what the code would allow on each of the two walls.
- 3) A smaller sign on each of the two walls as proposed is believe to be sufficient to overcome the hardships represented by the traffic congestion in this location and the lack of visibility from various directions along the heavily traveled highway.
- 4) The applicant has demonstrated that a hardship exists and therefore 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

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Hilton Displays j Chris Grubbs
 Mailing Address: 125 Hillside Dr Greenville, SC 29607
 Telephone and Fax: 864-233-0401; 864-242-2234 E-Mail: Chrisgrubbs@hiltondisplays.com

Owner's Information (If Different from Applicant)

Name: Powdersville 10D j Greg Carter
 Mailing Address: 101 E Washington St Suite 400 Greenville, SC 29601
 Telephone and Fax: 864-752-0303/864-752-0258 E-Mail: GCarter@collette.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.

Greg Carter
Owner's Signature

2-13-19
Date

Project Information

Property Location: 3637 Hwy 153 Greenville, SC 29611
 Parcel Number(s)/TMS: 2360016017
 County Council District: 6 School District: 1
 Total Acreage: 0.9 Current Zoning: UNincorporated
 Requested Variance: Sign 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: We are requesting an additional sign for the main entrance of the building.

Private Covenants or Deed Restrictions on the Property Yes _____ No

If you indicated no, your signature is required.

Chig Gull
Applicant's Signature

2/18/19
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:

There a number of trees along 153 that block the view of the site. Trees cannot be removed.
Conditions do not generally apply to other properties in vicinity, as shown by: Goodwill, Bilo, Verizon and 7-11 all have multiple signs.

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

shopping complex do not allow potential customers to see the store in time to turn in safely.

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:

This store is located in a corridor with numerous businesses. Allowing an additional sign will not affect the surrounding landscape.

The following documents are submitted in support of this application: (Please attach copies of all additional information to this application.) I've attached multiple pictures showing the trees at the site as well as businesses with multiple signs.

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.

Chig Gull
Applicant's Signature

2/18/19
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: _____

STARBUCKS COFFEE #57818
Hwy. 153 & Three Bridges Rd.
Powdersville, SC



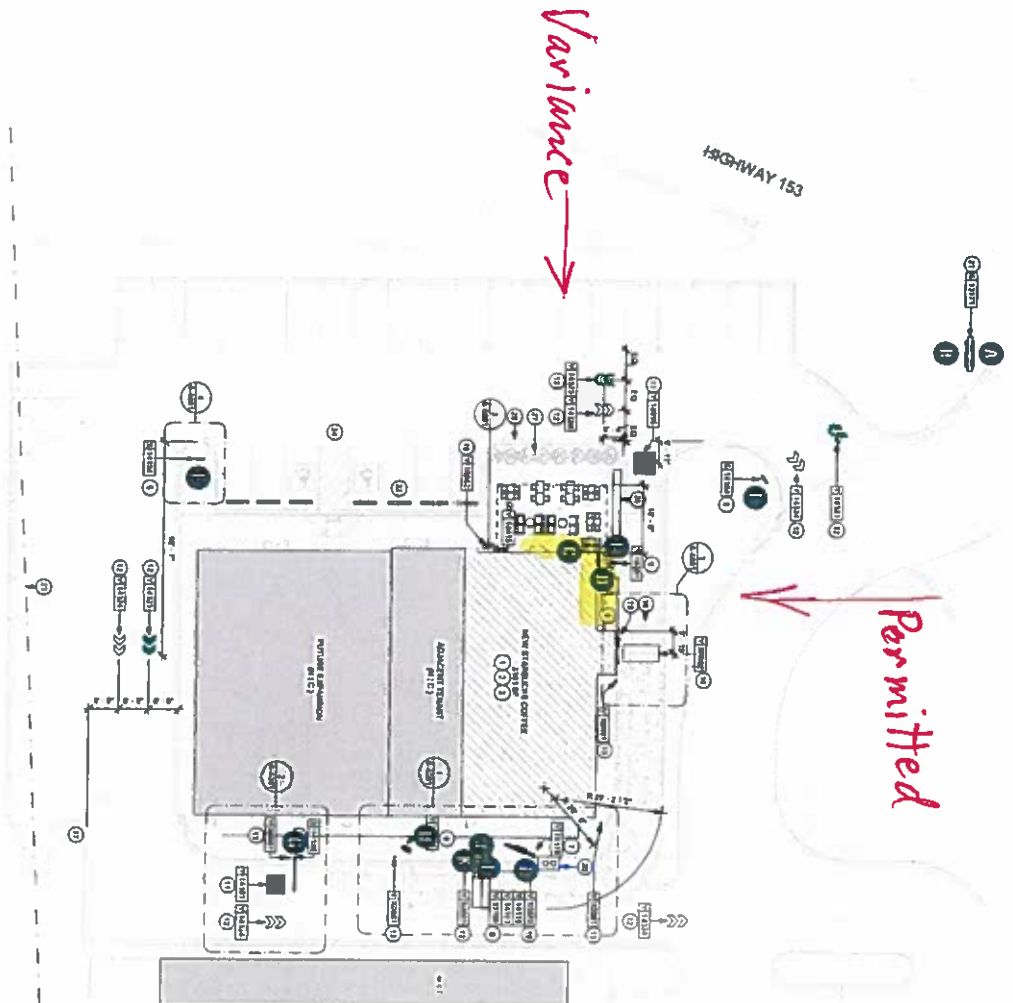
18-43024

HILTONDISPLAYS

125 HILLSIDE DRIVE • GREENVILLE SC 29607
P 800 353 9132 • F 864 242 2204
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SITE PLAN

- Ⓐ PYLON FACES
- Ⓑ PYLON DT FACES
- Ⓒ 16" CHANNEL LETTERS
- Ⓓ 60" WALL SIGN
- Ⓔ 46" DT DIRECTIONAL
- Ⓕ 46" TYED DIRECTIONAL
- Ⓖ CLEARANCE BAR
- Ⓗ PRE-MENU BOARD
- Ⓘ DOS
- Ⓝ DCB
- Ⓚ CANOPY
- Ⓛ MENU BOARD
- Ⓜ PARKING SIGN



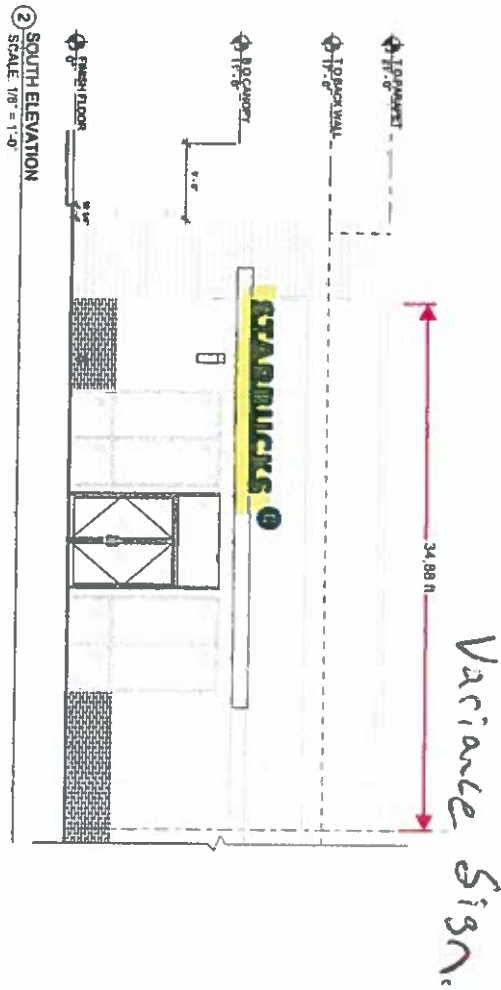
ARCHITECTURAL SITE PLAN - FOR REFERENCE ONLY

THIS DESIGN IS THE ORIGINAL AND UNPUBLISHED WORK OF HILTON DISPLAYS AND MAY BE REGISTERED IN THE OFFICE OF THE CLERK OF THE DISTRICT COURT IN THE COUNTY OF HILTON COUNTY, SOUTH CAROLINA.

<p>25 HILTON DRIVE - COLUMBIA, SC 29207 P: 803.731.9172 - F: 803.731.2701 WWW.HILTONDISPLAYS.COM</p>	
JOB NAME	OID 18-43024
LOCATION	Starbucks Coffee Hwy. 153 & Three Bridges Rd. Powdersville, SC
CUSTOMER CONTACT	
SALESMAN / PM	Chris Grubbs
DESIGNER	Greg Sloan
DWG. DATE	8-17-18
REV. DATE / REVISION	8-28-18 / GTS 9-20-18 / PWA 11-15-18 / GTS 2-12-19 / GTS
SCALE	
FILE #	2018/Starbucks/ Powdersville SC/ 18-43024
DESIGN SPECIFICATIONS ACCEPTED BY	
CLIENT	
SIGNAL LANDLORD	
<p>THE BRIGHTER THE LIGHTING, THE LOWER THE COST. A COMPLETE LIGHTING SOLUTION FOR YOUR SPACE. THE BRIGHTER THE LIGHTING, THE LOWER THE COST. A COMPLETE LIGHTING SOLUTION FOR YOUR SPACE.</p>	

ELEVATION

- Ⓐ PYLON FACES
- Ⓑ PYLON DT FACES
- Ⓒ 16" CHANNEL LETTERS
- Ⓓ 60" WALL SIGN
- Ⓔ 48" DT DIRECTIONAL
- Ⓕ 48" TYPED DIRECTIONAL
- Ⓖ CLEARANCE BAR
- Ⓗ PRE-MENU BOARD
- Ⓘ DOS
- Ⓚ DCB
- Ⓛ CANOPY
- Ⓜ MENU BOARD
- Ⓝ PARKING SIGN



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 703.535.9311 • 803.742.1268
 www.heltondesign.com

QID 18-43024

JOB NAME

Starbucks Coffee

LOCATION

Hwy. 153 & Three Bridges Rd.
 Powdersville, SC

CUSTOMER CONTACT

SALESMAN / PM
 Chris Grubbs

DESIGNER
 Greg Sloan

DWG. DATE
 8-17-18

REV. DATE / REVISION

- 8-28-18 / GTS
- 8-20-18 / PWA
- 11-15-18 / GTS
- 2-12-19 / GTS

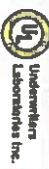
SCALE

FILE

2018/Starbucks/
 Powdersville SC/
 18-43024

DESIGN SPECIFICATIONS ACCEPTED BY

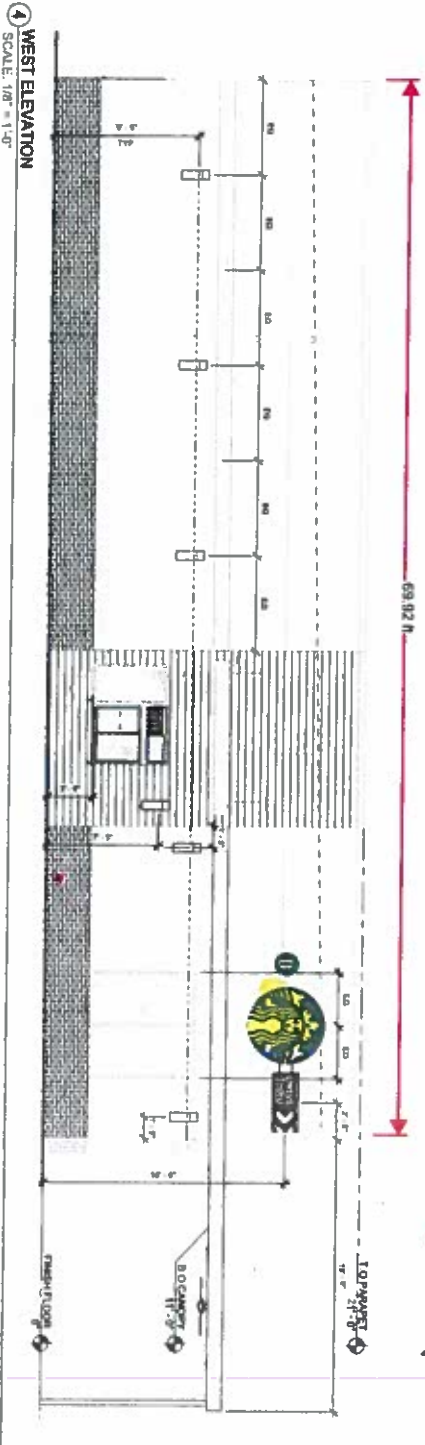
DATE: 10/10/18



WE BUILD THE FOUNDATION TO SIGN & CONCEPTUALIZE THE DESIGN OF THE PROJECT. WE PROVIDE THE DESIGN AND CONCEPTUALIZATION OF THE PROJECT. WE PROVIDE THE DESIGN AND CONCEPTUALIZATION OF THE PROJECT. WE PROVIDE THE DESIGN AND CONCEPTUALIZATION OF THE PROJECT.

ELEVATION

- Ⓐ PYLON FACES
- Ⓑ PYLON DT FACES
- Ⓒ 16" CHANNEL LETTERS
- Ⓓ 60" WALL SIGN
- Ⓔ 46" DT DIRECTIONAL
- Ⓕ 46" TYEO DIRECTIONAL
- Ⓖ CLEARANCE BAR
- Ⓗ PRE-MENU BOARD
- Ⓘ DOS
- Ⓚ DCB
- Ⓛ CANOPY
- Ⓜ MENU BOARD
- Ⓝ PARKING SIGN



Permitted
Sign on application

① WEST ELEVATION
SCALE: 1/8" = 1'-0"

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HILTON BRANDS
1510508 P&L - 04/10/11 05:29:07
P: 803.313.1111 F: 803.422.1201
www.hiltonbrands.com

OID 18-43024

JOB NAME

Starbucks Coffee

LOCATION

Hwy. 153 & Three Bridges Rd,
Powdersville, SC

CUSTOMER CONTACT

SALESMAN PNI
Chris Grubbs

DESIGNER
Greg Sloan

DWG. DATE
8-17-18

REV. DATE / REVISION

- 8-28-18 / GTS
- 9-20-18 / PWA
- 11-15-18 / GTS
- 2-12-19 / GTS

SCALE

FILE

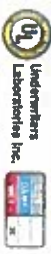
2018/Starbucks/
Powdersville SC/
18-43024

DESIGN SPECIFICATION ACCEPTED BY

IST CLIENT

SIGN LANDLORD

THE REVISION REQUIREMENTS TO SOCIAL CONCEPTS, INC. REPRESENTATION OF THE PROJECTS SHOWN HEREIN ARE THE PROPERTY OF SOCIAL CONCEPTS, INC. AND SHALL REMAIN THE PROPERTY OF SOCIAL CONCEPTS, INC. IF THE PROJECT IS NOT COMPLETED BY SOCIAL CONCEPTS, INC. WITHIN THE TIME FRAME SPECIFIED IN THE AGREEMENT.



16" CHANNEL LETTERS
 QTY: 1
 PART #

Variance Requested 7.11 F+2

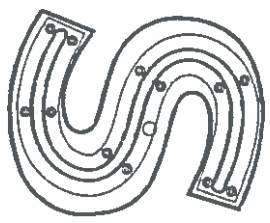


FRONT VIEW
 SCALE 3/4" = 1'-0"

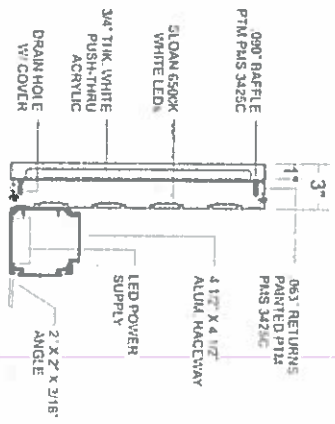
4 1/2" X 4 1/2" EXTRUDED ALUMINUM RACEWAY WITH POWER SUPPLIES MOUNTED INSIDE
18.04 SQ.FT.

SPECIFICATIONS

- A** Internally illuminated channel letters fabricated from .063 aluminum with welded returns. Letter returns, backs and internal baffles painted to match PMS 3425C Green
- B** Channel letters to have open faces, with exposed push-thru features and recessed internal baffles
- C** Illumination via Sloan 6500K White LEDs, with power supplies mounted within aluminum raceway. Raceway and angle brackets painted matte black.
- D** Channel letters and raceway to be mounted on top of storefront entrance canopy (canopy details TBD)



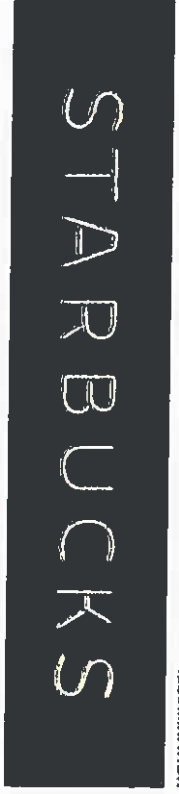
SIDE VIEW



SECTION VIEW
 SCALE 1 1/2" = 1'-0"

COLOUR LEGEND

COLOUR	CODE	NAME
PMS 3425 C	342	3425C-16
PAL 7212B	348	3520-22
PMS WHITE	348	3425C-10
PMS 349 C	NA	NA
REFL. WHITE	348	650-10



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MILFORD DISPLAYS
 13710 LOR PARK - GREENVILLE SC 29615
 P: 803.351.6117 F: 803.252.4784
 www.milforddisplays.com

QID 18-43024

JOB NAME
 Starbucks Coffee

LOCATION
 Hwy. 153 & Three Bridges Rd.
 Powdersville, SC

CUSTOMER CONTACT

SALES MAN / PM
 Chris Grubbs

DESIGNER
 Greg Sloan

DWG. DATE
 8-17-18

REV. DATE / REVISION

8-28-18 / GTS
9-20-18 / MVA
11-15-18 / GTS
2-12-19 / GTS

SCALE

FILE

2018/Starbucks/
 Powdersville SC/
 18-43024

DESIGN SPECIFICATIONS ACCEPTED BY:

CLIENT:

DATE DRAWING:

Underwriters Laboratories Inc.

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CUSTOM ILLUMINATED WALL SIGN
SBC-18-43024-X

27 ft²

Permitted



FRONT VIEW
 SCALE: 1/2" = 1'-0"



SIDE VIEW

SPECIFICATIONS

- A** Single faced internally illuminated wall mount logo disk with Drive Thru. Cabinet to be 3" deep, with fabricated aluminum sidewalls and back. Paint shen cabinet exterior black polyurethane and 3 1/2" deep Drive Thru cabinet exterior to match RAL 7021M with 3M 7725-10 White vinyl end cap.
- B** Faces to be 3/16" White Acrylic with 1" black trimcap retainer. Graphics of logo to be first surface 3M Translucent Scotcal vinyl, 3M 3630-76 Holly Green. Sign to show thru as White.
- C** Directional copy and chevrons backed up with 125" white polycarbonate. All polycarbonate face elements to be attached to aluminum face panel with weld slits.
- D** Internally illuminate logo disk with Swan White LEDs installed to back of disk, and onto internal baffle in Drive Thru cabinet. Power with self-contained power supplies enclosed in painted white I-boxes.
- E** Joiners between letter sets will be 1/2" Aluminum pipe painted to match building fascia. Attach via internal threaded rod and washers/nuts internally in letters.
- F** Fasten to wall with required fasteners.

1.01 ORIGINAL LEGEND

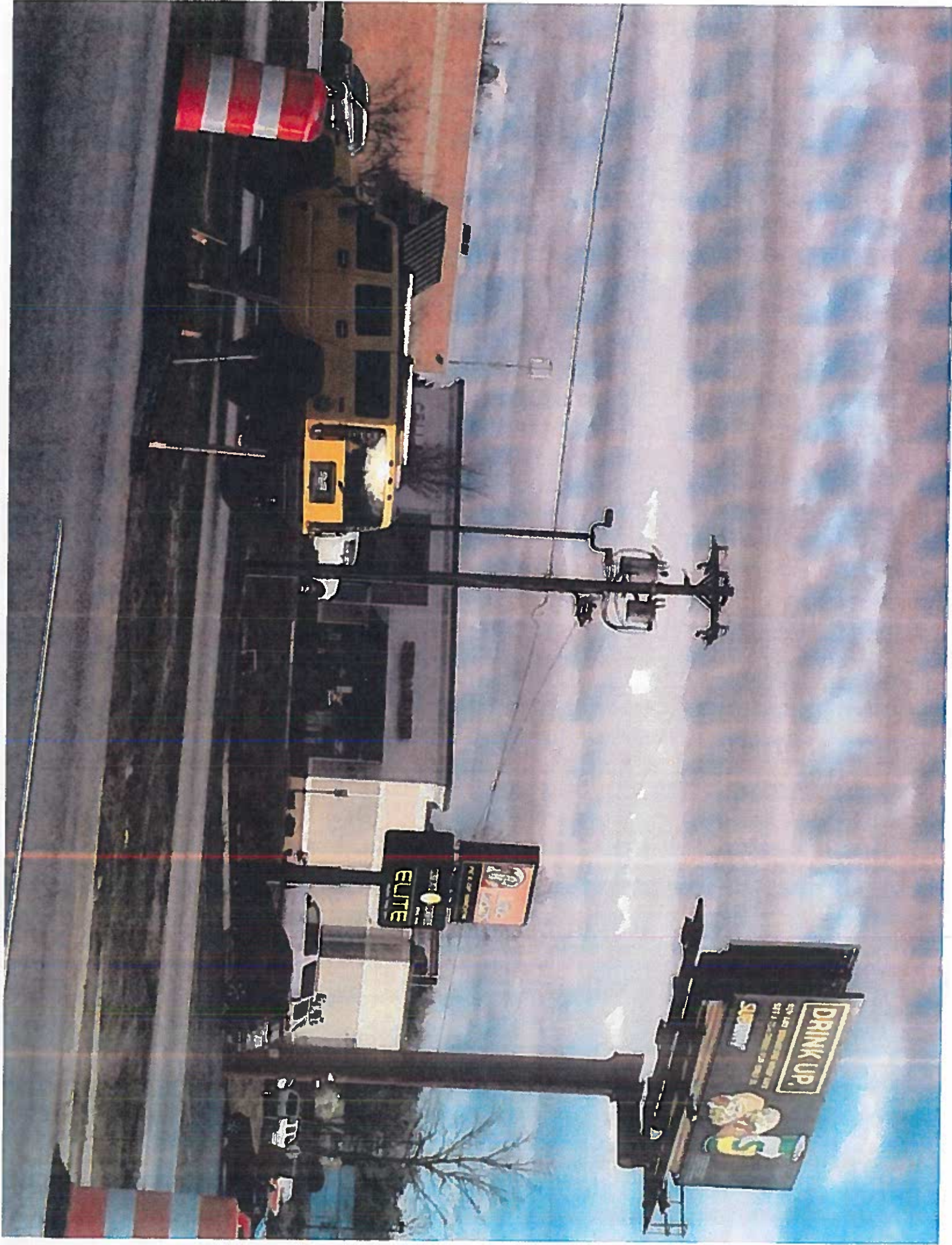
FINISH	3021
PAINTS	3M 3630-76
RAL 7021M	3M 3630-42
PAINT WHITE	3M 3630-20/7725-10
PAINT 369 C	NA
REFL. WHITE	3M 666-10

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115141504 Dwyer - CAPTION: 11-15-18 P: 803.553.9112 F: 803.212.2364 www.hiltondenyers.com	
QID 18-43024	
JOB NAME:	Starbucks Coffee
LOCATION:	Hwy. 153 & Three Bridges Rd. Powdersville, SC
CUSTOMER CONTACT:	
SALES MANAGER:	Chris Grubbs
DESIGNER:	Greg Slogan
DWG DATE:	8-17-18
REV DATE / REVISION:	8-28-18 / GTS 9-20-18 / PWA 11-15-18 / GTS 2-12-19 / GTS
SCALE:	
FILE:	2018/Starbucks/ Powdersville SC/ 18-43024
DESIGN SPECIFICATIONS ACCEPTED BY:	
CLIENT:	
BY:	
DATE:	









Loading Map... Please Wait



DEVELOPMENT STANDARDS

April 11, 2019

Mr. Chris Grubbs
Hilton Displays
125 Hillside Dr
Greenville, SC 29607

Re: Variance Request for property located at 3635 Hwy 153, Greenville, SC 29611, TMS # 236-00-16-018

Dear Mr. Grubbs:

The Anderson County Land Use Board of Zoning Appeals voted unanimously to approve your Variance request for the above referenced property. The **Variance** request granted allows for the installation of one (1) additional wall sign, in addition to the one (1) wall sign recently permitted, for Starbucks Coffee located at 3635 Highway 153 in the Powdersville area of Anderson County.

The Board's Conclusion:

The applicant has demonstrated that there are extraordinary and exceptional conditions due to unique characteristics and irregularities associated with 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 needed for building permits.

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

Staff Report

Application for a **Variance** – To allow placement of two (2) additional wall signs on new Patina Storage mini-storage facility
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
April 11, 2019
5:15 PM

Applicant: Masstar Signs (*contact: Stephanie Edwards*)

Owner of Property: Patina Storage LLC

Property Location: 101 Wellington Lane, Piedmont, SC 29673 (*a cul-de-sac just off Powers Blvd.*)

Council District: Six (6)

Tax Map Number (TMS #): 236-00-11-015

Acreage of Property: approximately 1.82 acres

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

Land Use: The property is under review for use by a climate controlled enclosed mini-storage facility located at the intersection of Powers Blvd. and Wellington Lane.

Applicant Request: Applicant is requesting a **variance** to allow the installation of two (2) additional wall signs beyond the one (1) wall sign currently allowed. If approved, applicant will abandon the right to place two (2) monument or free-standing signs (one on each street front).

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 38, Section 38-255. – Code requirements relative to permanent business identification signs attached to buildings (wall signs) are as follows: Allowable area - if there is not a freestanding business identification sign on the property, one permanent business identification sign containing not more than one and a half square feet of total signage area per lineal foot of principal building frontage may be placed on the building. Number of signs - only one projecting sign is allowed per building frontage.

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

- 1) The shape of the structure, with the main walk-in entrance on the diagonal façade, gives the building maximum potential street exposure between the corner lot on Powers Blvd. and the turnoff from the Hwy. 153 commercial arterial corridor.
- 2) Placement of the wall signs in this location is to assist commercial traffic from Hwy. 153 in identifying the location before entering the largely residential neighborhoods to the west. The proposed wall signage is intended to benefit most any southbound commercial traffic on Hwy. 153 that turns west onto Powers Blvd. since visibility from this direction is hindered by existing buildings to the east and north of the subject.
- 3) Two (2) additional wall signs would replace the the applicant's right to install a monument or free-standing sign on one or both of the public streets for this corner location, thereby reducing sign clutter.
- 4) Concentrating the main sign over the entrance and two subordinate signs on the adjacent side walls nearest the entrance present the appearance of a single unified sign on a very large building.
- 5) The applicant has demonstrated that a hardship exists and therefore 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

March 4, 2019

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Stephanie Edwards/Masstar Signs

Mailing Address: 11801 Anderson Road, Greenville, SC 29611

Telephone and Fax: Ph. 864-395-0157/Fx. 864-269-7711 E-Mail: stephanie.edwards@masstarsigns.com

Owner's Information

(If Different from Applicant)

Name: Patina Storage LLC

Mailing Address: 401 McGukin Road, Starr, SC 29684

Telephone and Fax: 864-934-6648 E-Mail: bqty@icloud.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.

Kim T. Hanson

Owner's Signature

3-6-19

Date

Project Information

Property Location: 101 Wellington Lane, Piedmont, SC 29673

Parcel Number(s)/TMS: 2360011015

County Council District: _____ School District: _____

Total Acreage: 1.82 acres Current Zoning: unzoned

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

Requested Variance: Sign Variance

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

Purpose of Variance: The purpose of this Variance is to request wall signage on both side elevations in addition to the allowed wall sign on the front facade. This property is located on a corner lot and would benefit from a wall sign on the side of the building for each road frontage.

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

If you indicated no, your signature is required.

Stephanie Edwards
Applicant's Signature

3-5-19
Date

If you indicated yes, please provide a copy of your covenants and deed restrictions with this application - pursuant to State Law (Section 6-29-1115; 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) b

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:

Property is located on a large corner lot.

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

Most other properties do not require signage to be visible from different roads.

Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows: The property owner is willing to abandon the allowed monument sign on each road frontage in order to accommodate a wall sign on each side of the building that is adjacent to a road frontage

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:

This would allow for a more pleasing look for the area and less clutter on the road frontage.

The following documents are submitted in support of this application: (Please attach copies of all additional information to this application.) Sign Rendering and Placement, Building Elevations, Property Details

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

3-5-19
Date

For Office Use Only:

Application Received By: _____ Date Complete Application Received: _____

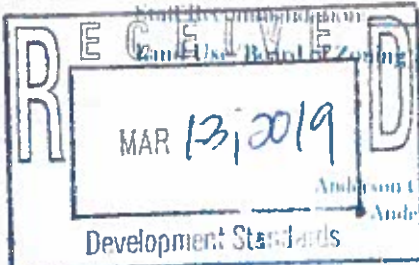
Application Fee Amount Paid: _____ Check Number: _____

Scheduled Advisory Planning Date: _____ Scheduled Board Hearing Date: _____

Staff Recommendation: _____ Advisory Recommendation: _____

Final Use: _____ Board of Zoning Appeals Decision: _____

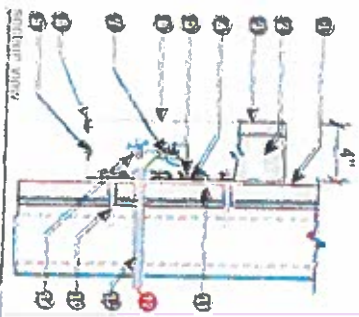
Page 2 of 2



SIGN # _____ Client's office
 Sq. Ft. **39.8 SQ FT**
 Quantity: **1**



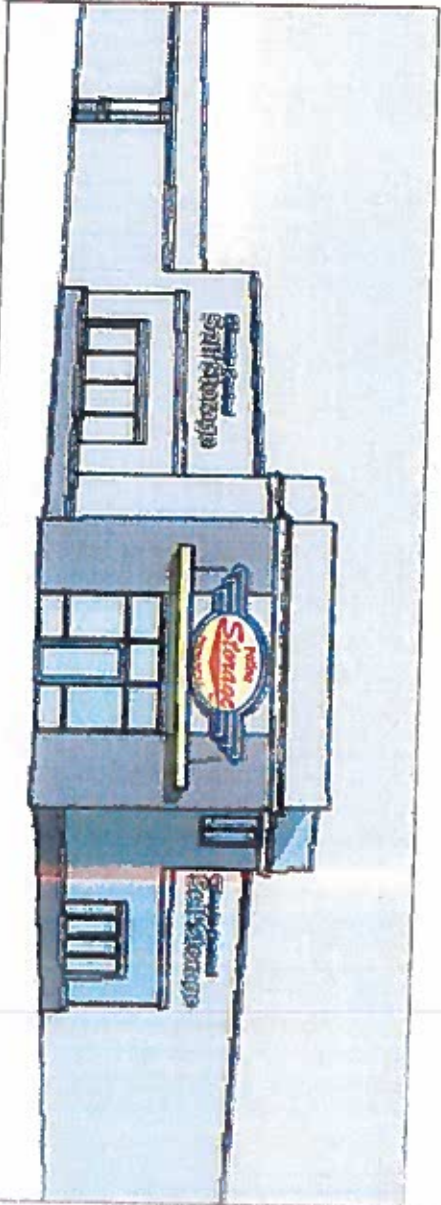
Scale 1/20" = 1' (11x17 Paper)



Scale NTS (11x17 Print)

- SPECIFICATIONS**
- A** QV2: Front lit, LED internally illuminated channel letter set, 3/16" polycarbonate faces with blue vinyl graphics applied to surface to match logo color, white trim cap and white returns. Flush mounted to building fascia
 - B** Channel letters will illuminate with Sloan Prism 6500K LEDs. Power supplies will be behind the wall

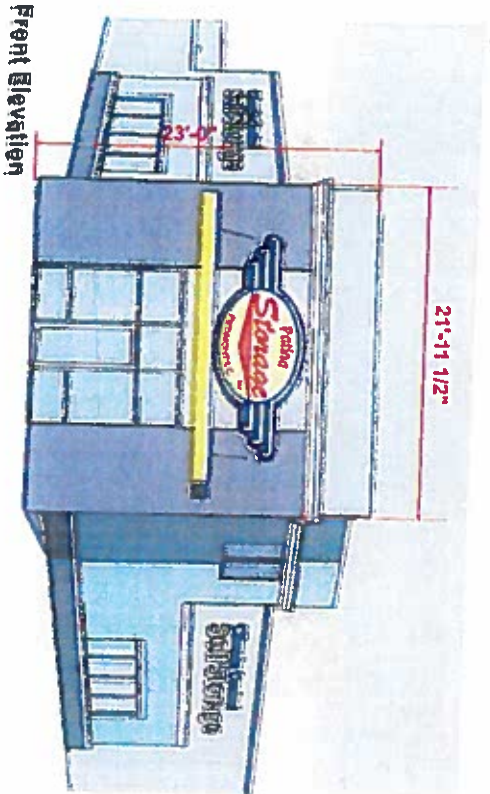
COLOR LEGEND	
BASEMNT	VINYL
RGB WHITE	TRM
RGB BLACK	TRM
RGB BLUE	TRM
ILLUMINATION:	LED COLOR
TRM	White A (Blue LED Phen)



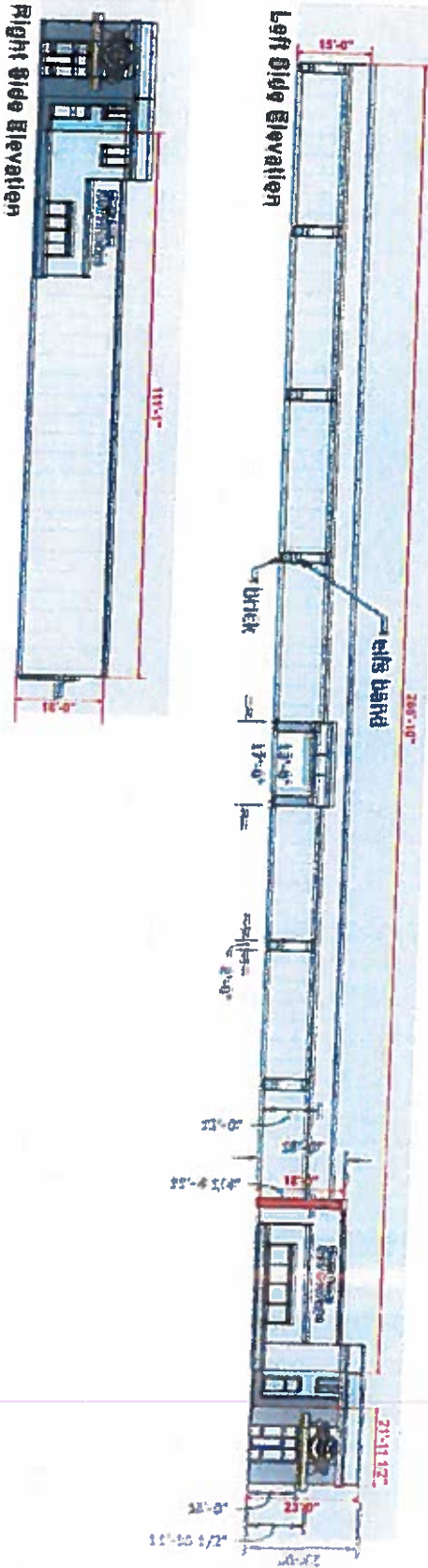
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MASTAIR SIGNS
 1877 Appleton Road, Suite 100, York, PA 17403
 Phone: 717-765-2422
 Fax: 717-765-2771
WWW.MASTAIRSIGNS.COM

Job Number: **MY19**
 Client: **Public Storage**
 Address: **York, PA**
 Sign Location: **Lower Entry**
 Designer: **CLC/JS**
 Date Ordered:
 Bill To:
 Contact: **Feedback**
 Comments:
 Estimated Start: **As Directed**
 Vendor/Agency: **Not Specified**
 Revision 1:
 Revision 2:
 Revision 3:
 Revision 4:
 Revision 5:
 Revision 6:
 Revision 7:
 Customer Approved:
 Location Approved:
 Date:
 Mastair Signs & Fabrications, Inc.
 1877 Appleton Road, Suite 100, York, PA 17403
 Phone: 717-765-2422
 Fax: 717-765-2771
 www.mastair.com



Front Elevation



Left Side Elevation

Right Side Elevation

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1 Paul ...
 17 ...
 1 ...
 www.maastarsigns.com

Job Number:	xxx-18
Client:	Palma Storage LLC
Address:	Piedmont, SC
Salesperson:	Lester Erwin
Designer:	Christina Plueda
Date Created:	01-03-19
Manufacturer By:	
Instal By:	
Conceptual:	●
Finalized:	○
Drawing Scale:	As Noted
Vector Artist:	Not Required
Revision 1:	
Revision 2:	
Revision 3:	
Revision 4:	
Revision 5:	
Revision 6:	
Revision 7:	
Customer Approval:	
Date:	
Layout Approved:	
Date:	



Anderson County, South Carolina

Geographic Information Systems

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Anderson County Tax Parcel

Parcel ID	Parcel Description
233001001	Parcel 1
233001002	Parcel 2
233001003	Parcel 3
233001004	Parcel 4
233001005	Parcel 5
233001006	Parcel 6
233001007	Parcel 7
233001008	Parcel 8
233001009	Parcel 9
233001010	Parcel 10
233001011	Parcel 11
233001012	Parcel 12
233001013	Parcel 13
233001014	Parcel 14
233001015	Parcel 15
233001016	Parcel 16
233001017	Parcel 17
233001018	Parcel 18
233001019	Parcel 19
233001020	Parcel 20

Zoom To | Layers | Adjusters

Clear



DEVELOPMENT STANDARDS

April 11, 2019

Ms. Stephanie Edwards

Masstar Signs
11801 Anderson Rd
Greenville, SC 29611

Re: Variance Request for property located at 101 Wellington Lane, Piedmont, SC 29673,
TMS # 236-00-11-015

Dear Ms. Edwards:

The Anderson County Land Use Board of Zoning Appeals voted unanimously to approve your Variance request for the above referenced property. The **Variance** request granted allows for the installation of two (2) additional wall signs at the Patina Storage project located at 101 Wellington Lane in Piedmont. This is in addition to the one (1) wall sign allowed by the current sign ordinance. The applicant will also abandon the right to place two (2) monument or free-standing signs on the corner lot (one on each street front).

The Board's Conclusion:

The applicant has demonstrated that **there** are extraordinary and exceptional conditions due to shape of the building and 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 needed for building permits.

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

☎ 864-260-4719 | F 864-260-4715 | ahunter@andersoncountysc.org
Courthouse Annex | 401 East River Street, Anderson, SC 29624

www.andersoncountysc.org

Staff Report – (Amendment to Board Approval Granted on December 14, 2017)

Application for a Special Exception – To Allow Modification of Approved Site Plan for a Communications Tower
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
April 11, 2019
5:15 PM

Applicant: Verizon Wireless (Contact: Faulk & Foster; James L. La Pann)

Owner of Property: Upstate Church of Christ

Property Location: 1136 Brown Road, Anderson, SC 29621

Council District: Four (4)

Tax Map Number: 120-00-04-035

Acres of Property: approximately 10.0 acres

Current Zoning: The property is zoned (R-20) Single-Family Residential District. The Anderson County Citizens Advisory Committee for District 4 met on April 3, 2019, at 6:30 pm to consider the application. The CAC voted 00-00 recommending APPROVAL/DENIAL of the request.

Land Use: (current) Church and ancillary support facilities associated with a church.

Applicant Request: Applicant is requesting a Special Exception to allow for the modification of the previously approved site plan relative to a communications tower located within a zoned residential neighborhood. Applicant requests that the condition requiring an earth berm be deleted and a modified site plan be approved to provide a visual shield to block the line of sight between the cul-de-sac and the stealth tower. The new site plan will maintain and sustain an existing natural tree barrier between the tower and the adjacent neighborhood.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 70, Article 7, Section 7:18. - Communication towers, Communication towers are permitted as a use permitted by special exception by the board of zoning appeals as an ancillary or secondary use on residentially zoned sites where another use (other than single-family or duplex use) is already established as the principal use, in this case a church. On such residentially zoned sites, the minimum setback of the zoning district in which it is located shall be increased by one foot for each one foot of tower height in excess of 40 feet.

Staff Recommendation: Staff recommends APPROVAL of the Special Exception request for the following reasons and with the following conditions:

- 1) The permitted use meets the setback requirements of the underlying zoning district in which it is located.
- 2) Proposed modified site plan is intended to improve the aesthetics and neighborhood character associated with the previously approved communications tower.
- 3) The revised site plan submitted by the applicant, will conform to all code and land use requirements relating to landscaping, screening, bufferyards and setbacks.
- 4) Site plans will be submitted to the Anderson County Airport for review and comments.
- 5) The use meets all required conditions for approval as a special exception.
- 6) A commercial land use permit, an encroachment permit as well as a building permit will be required prior to commencing with installation of the communications tower.
- 7) The Board's granting of approval for this Special Exception is in keeping with similar requests previously granted to amend or modify.



Special Exception Application

Date of Application Completion _____

Application Status (Approved or Denied) _____

Applicant's Information

Name: Verizon Wireless, by Faulk & Foster, through James L. LaPann
 Mailing Address: 584 Laurel Lane, Lancaster, PA 17601
 Telephone and Fax: (518) 791-3740 E-Mail: jim.lapann@faulkandfoster.com

Owner's Information (If Different from Applicant)

Name: Upstate Church of Christ - Anderson
 Mailing Address: 1136 Brown Rd., Anderson, SC 29621
 Telephone and Fax: 864-226-4056 E-Mail: RON@RONHASKELL.COM
No Fax

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.

Ron Haskell

Owner's Signature

Date

3-21-19

Project Information

Property Location: 1136 Brown Road, Anderson, SC, 29621
 Parcel Number(s)/TMS: TMS-1200004035
 County Council District: _____ School District: Anderson #5
 Total Acreage: 10 Current Zoning: R-20
 Requested Special Exception: Modification of Special Exception
 Purpose of Special Exception: Remove Condition 3 (Earth Berm) due to modification of site plan to provide a visual shield blocking the line of sight between the cul-de-sac and the stealth tower.

Page 1 of 2

Private Covenants or Deed Restrictions on the Property: Yes _____ No X
If you indicated no, your signature is required.

Applicant's Signature

[Handwritten Signature]
R. A. Ashbell

3-14-19
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.

Comments: _____

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

•There is a Special Exception Application Fee of \$200, if property is located within a zoned area. •

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 Planning Division - Development Standards.

Applicant's Signature

[Handwritten Signature]
R. A. Ashbell

3-14-19
Date

Page 2 of 2

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: _____

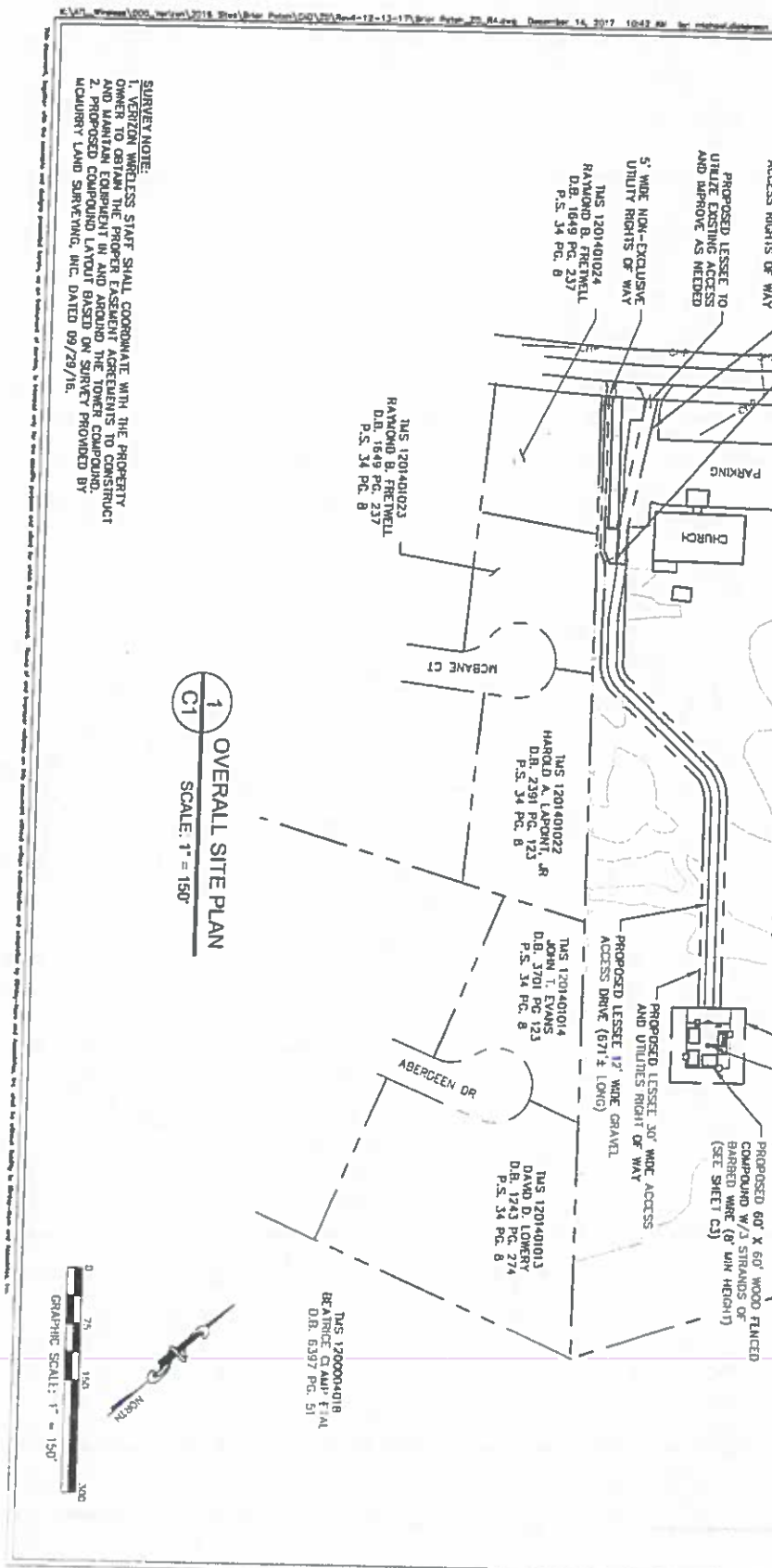
Staff Recommendation: _____ Advisory Recommendation: _____

Land Use/Board of Zoning Appeals' Decision: _____

TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER)	
NORTH	95'-1"
SOUTH	349'-5"
EAST	171'-5"
WEST	171'-4"

SURVEY NOTE:
 1. VERIZON WIRELESS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONDUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
 2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY MCKURRY LAND SURVEYING, INC. DATED 09/29/16.

1 OVERALL SITE PLAN
 C1 SCALE: 1" = 150'



<p>VERIZON WIRELESS 2025 W. BIRCHWOOD BLVD SUITE 100 ANDERSON COUNTY GA 30414</p>	<p>PROJECT INFORMATION:</p> <p>VERIZON NAME: BRIAR PATCH VERIZON NO. TBD TOWER TYPE: ANTENNA PATTERN ANDERSON COUNTY</p>																				
	<p>ISSUED FOR:</p> <p>12/14/17</p>																				
<p>ZONING:</p> <table border="1"> <tr><th>NO. DATE</th><th>ISSUED FOR</th><th>TYPE</th><th>DATE</th></tr> <tr><td>0</td><td>08/29/17</td><td>ZONING</td><td>WCE</td></tr> <tr><td>1</td><td>08/29/17</td><td>ZONING</td><td>WCE</td></tr> <tr><td>2</td><td>10/12/17</td><td>ZONING</td><td>WCE</td></tr> <tr><td>3</td><td>12/14/17</td><td>ZONING</td><td>WCE</td></tr> </table>	NO. DATE	ISSUED FOR	TYPE	DATE	0	08/29/17	ZONING	WCE	1	08/29/17	ZONING	WCE	2	10/12/17	ZONING	WCE	3	12/14/17	ZONING	WCE	<p>OWNER INFORMATION:</p> <p>M. J. SMITH, SR. & WIFE 1200004018 BRATRICE CI AMP ET AL ANDERSON COUNTY GA 30414</p>
NO. DATE	ISSUED FOR	TYPE	DATE																		
0	08/29/17	ZONING	WCE																		
1	08/29/17	ZONING	WCE																		
2	10/12/17	ZONING	WCE																		
3	12/14/17	ZONING	WCE																		
<p>VERIZON PROFESSIONAL ENGINEER</p> <p>DAVID FRANKLIN 332-2 12/14/17</p>	<p>VERIZON PROJECT NUMBER:</p> <p>C1</p>																				



DEVELOPMENT STANDARDS

April 11, 2019

Mr. James L. La Pann
Faulk & Foster
584 Laurel Lane
Lancaster, PA 17601

Re: Special Exception Request for amendment to site plan at 1136 Brown Road,
Anderson, SC 29621, TMS # 120-00-04-035

Dear Mr. La Pann:

The Anderson County Land Use Board of Zoning Appeals voted unanimously to approve your Special Exception request to amend the site plan for this project originally approved on December 14, 2017. The Special Exception granted allows a modification to change the access road so that it will enter the compound from the center of the lot rather than along the edge of the lot. The approved modification will also include a solid wood fence and a row of vegetation on the side towards the cul-de-sac. The approved amendment to modify the original site plan is subject to the following conditions:

- 1) The on-site access drive and gate to the tower compound will be oriented toward the center of the lot and away from the western edge of the property to be less visible from the adjacent residential neighborhood.
- 2) A wood fence measuring ten to twelve feet (10'-12') in height must be constructed around the base of the tower with a Type 3 buffer planted around the fence area.
- 3) In place of the previously required earth berm, a row of vegetation on the side of the wood fence facing towards the cul-de-sac will be installed and maintained.
- 4) All other conditions previously approved for this project remain unchanged.

The Board's Conclusion:

The Board cited the fact that the applicant has met all required conditions for a Special Exception under the Anderson County Code of Ordinances, Chapter 70, Article 7, Sec. 7:18 – relative to a Communications Tower. The approved modification of the original site plan meets the requirements for Special Exception approval.

PUBLIC WORKS DIVISION

Alesia Hunter, Manager

O 864-260-4717 | F 864-260-4795 | ahunter@andersoncountysc.org
Courthouse Annex 1, 401 East River Street, Anderson, SC 29624

www.andersoncountysc.org



DEVELOPMENT STANDARDS

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April 11, 2019

A Commercial Land Use Permit Application has already been submitted for this project. Staff will continue with site plan review in accordance with existing code requirements and the conditions approved under the original Special Exception, as amended.

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

Sincerely,

Hubert McClure

Chairman Land Use Board of Zoning Appeals

PUBLIC WORKS DIVISION

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