

## AGENDA

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

Thursday, May 9, 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 April 11, 2019
  
  - 4.) PUBLIC HEARINGS:
    - (A) Variance application request to allow a reduction of required setbacks on the side and rear from 25 feet to 14 feet located at 3804 Dixon Road, Anderson.
    - (B) Variance application request to allow the installation of one additional wall sign located at 3630 Highway 81 North, Anderson.
  
  - 5.) Old Business:
  - 6.) New Business: Meeting June 13, 2019
  - 7.) Adjournment:
-

MINUTES  
ANDERSON COUNTY LAND USE AND ZONING BOARD OF APPEALS  
Thursday, April 11, 2019  
5:15 PM  
Mr. Hubert McClure, District #5, Chairman  
County Council Chambers  
Second Floor Historic Courthouse  
101 S Main St.  
Anderson, SC 29624

*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, and Dan Harvell, District #7

MEMBERS ABSENT: Ed Ballard, District #6

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, March 14, 2019. He asked were there any corrections or changes to be made at this time. At this time Mr. Dan Harvell made a motion for the minutes to be approved as mailed. Mr. Mike Miller seconded the motion. The minutes were approved 5-0.

BLANKET ORDER ITEMS A-D

Mr. Hubert McClure asked Mr. Henry Copeland to start with items A and B since they were similar. Mr. Copeland began with the Staff Report for items A and B by stating that the applicant's request was to allow the installation of two additional wall signs located at 4680 Clemson Blvd., Anderson, SC and one additional wall sign located at 3635 Highway 153, Greenville, SC respectively. He proceeded by stating that the Staff's recommendation was for approval, and listed the reasons for approval as listed on the staff reports. 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. Miller made a motion to approve items A and B, and Mr. Hubert 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. He stated that the applicant was requesting a variance to allow the installation of two additional wall signs beyond the one wall sign currently allowed located at 101 Wellington Lane, Piedmont, 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. 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 and asked what was the feeling of the Board. Mr. Harvell motioned to approve item C and Mr. Farr 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 D. He stated that the applicant was requesting a Special Exception to allow for the modification of the previously approved site plan relative to a communications tower located at 1136 Brown Road, Anderson, SC. He continued by stating that the Staff's recommendation was for approval, and listed the reasons for approval as listed on the staff report. There was no opposition or property owner present during the discussion for the communication tower. Mr. McClure asked what the pleasure of the Board was. Mr. Ashley made a motion to approve the Special Exception as listed on the report and Mr. Miller seconded it. The Special Exception was approved 5-0 unanimously by a show of hands.

NEW BUSINESS:

Since there was no further business, Mr. Mike Miller made a motion to adjourn the meeting. Mr. John Farr seconded it. The meeting was adjourned at 5:23 PM. Our next meeting will be held on Thursday, May 9, 2019 at 5:15 PM.

Staff Report

Application for a **Variance** – To allow a reduction of both side and rear setbacks  
Anderson County Land Use Board of Zoning Appeals Meeting - District 5  
Courthouse Annex, 401 E. River Street – Planning Conference Room  
Anderson, South Carolina  
May 9, 2019  
5:15 PM

Project Name: Dixon Road Pumping Station

Applicant: West Anderson Water District (*contact: John Lollis*)

Owner of Property: West Anderson Water District

Property Location: 3804 Dixon Rd, Anderson, SC 29625

Council District: Five (5)

Tax Map Number (TMS #): 095-02-05-016

Acreeage of Property: approximately 0.25 acres

Current Zoning: The property is zoned C-1N (Neighborhood Commercial District). The Anderson County Citizens Advisory Committee for District 5 met on May 1, 2019, at 6:30 pm to consider the application. The CAC voted **00-00** recommending **APPROVAL/DENIAL** of the request.

Land Use: A small masonry structure, originally associated with a nearby dairy farm no longer in existence, was recently demolished. That building has been also described as a pre-existing non-conforming structure since it was situated on the property with less than the required side setbacks. The property is currently vacant.

Applicant Request: Applicant is requesting a **Variance** to allow a reduction of both required side and rear setbacks from 25 feet to 14 feet in order to construct a pumping station for West Anderson Water District.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 70, Section 5-14 – C-1N, Neighborhood Commercial District (Subsection – 4) - Minimum yard requirements between all structures and exterior property lines shall be as follows: Front: 45 feet, Side: 25 feet, Rear: 25 feet.

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

- 1) Main water supply line from ARJWS is located on Dixon Road and must be tapped before reaching Gerrard Road to be able to tie into the applicant's (WAWD's) Whitehall Road line.
- 2) No alternative locations are available that would meet the technical and engineering requirements for this connection between these two public water systems. The proposed pumping station is positioned on this site in direct response to the technical and engineering requirements.
- 3) The proposed pumping station at this specific location will join two public water providers at the closest point between two major service lines, one each belonging to ARLWS and WAWD.
- 4) The applicant will be providing a public service with the construction of a pumping station designed to meet water needs in the immediate and more distant service areas.
- 5) This request is in line with the spirit and intent of the ordinance to grant a variance when a hardship exists.
- 6) The Board has granted other variances similar to this request and would be consistent with its approval.



# Variance Application

April 4, 2019  
Date of Application Completion

Application Status (Approved or Denied)

### Applicant's Information

Name: West Anderson Water District

Mailing Address: 504 Hwy 187S Anderson, SC 29626

Telephone and Fax: (864) 225-5741; E-Mail: john.lollis@att.net  
(864) 226-1011 (fax)

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

Name: Same

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

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

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

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

[Signature]  
Owner's Signature

3-27-2019  
Date

### Project Information

Property Location: 3804 Dixon Rd.

Parcel Number(s)/TMS: 095-02-05-016

County Council District: 5 School District: 5

Total Acreage: 0.25 ac Current Zoning: CL-N

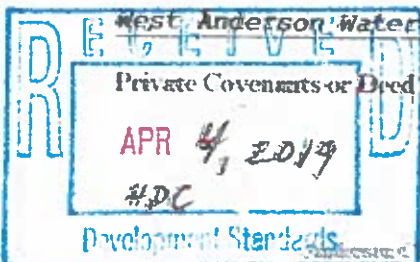
*There is a Variance Application fee of \$200 if in a zoned area.*

Requested Variance: Setback variance from 25' to 14' sides and back  
*Please indicate if setback variance, sign variance or minimum lot size variance.*

Purpose of Variance: Allow placement of prefabricated water pump station for

West Anderson Water District

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



If you indicated no, your signature is required.

*[Signature]*  
Applicant's Signature

3-27-2019  
Date

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

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

Side lot line set back of 25'. Appeal for reduction to 14'. Same for rear lot lines.

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:  
Main water supply line from ARJWS (30" DIP) is located on Dixon Rd. and must be taped before reaching Gerrard Rd to be able to tie into WARD Whitehall Rd. line.

Conditions do not generally apply to other properties in vicinity, as shown by: Other structures are Residential A Commercial building had previously occupied this lot and did not have the 25' setback distance.

Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows: No other lots available along the 30" DIP waterline route before Gerrard Rd. Main supply line (30" DIP) is required tap location

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: Commercial building previously on this site. Public good will be enhanced by increasing water pressure to the entire system. District character not affected by similar brick structure in place.

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

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

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

*[Signature]*  
Applicant's Signature

3-27-2019  
Date

For Office Use Only

Application Received By: HD Copeland Date Complete Application Received 4-4-2019  
Application Fee Amount Paid: \$200.00 Check Number: 22222  
Scheduled Advisory Hearing Date: May 1, 2019 Scheduled Board Hearing Date: May 9, 2019  
Staff Recommendation: \_\_\_\_\_ Advisory Recommendation: \_\_\_\_\_  
Land Use/Board of Zoning Appeals Decision: \_\_\_\_\_



**SURVEYORS  
ENGINEERS  
PLANNERS**

211 Society Street  
Anderson, S.C.  
864-226-0980

April 4, 2019

Anderson County Development Standards  
401 E. River St.  
Anderson, SC 29624

Subject: WAWD Variance Application  
3804 Dixon Rd.  
TMS# 095-02-05-016

Request is made for side and rear setback variances for the subject submittal. West Anderson Water District needs to install another main water supply tap and Booster Pump Station to the Anderson Regional Joint Water System 30" DIP main supply line for continuing adequate water supply for the District. Location of the 30" ARJWS line is the only supply line flowing to Anderson and is on Dixon Rd. The new tap for West Anderson needs to be made in as close proximity as possible to Gerrard Rd./Dixon Rd. intersection. This location will allow best connection to the West Anderson system on Whitehall Rd. Line to be added is a 12" DIP line which will serve as a main supply line to the Huitt Rd. water tank. Knowing the need for the best location of the main supply tap led to purchase of 3804 Dixon Rd. for the proposed pump station location. At the time of purchase (10-19-11) the particular lot purchased was zoned CL-N and was occupied by a structure 54' wide by 36' deep. It was the only lot available for purchase near the Gerrard Rd. intersection. Placement of the existing structure on the lot gave a 14.6' side lot line setback on the south side of the lot 14.9', on the rear and on the northside. A County aerial photograph is attached showing location of the previous structure with the setbacks.

The new pump station will be 15' in depth x 33' in width or 495' sq. ft. This compares to 1,695 sq. ft. for the previous structure. West Anderson Water District's Appeal is for reduction of the side and back lot lines setback requirements from 25' to 14' which were the setbacks for the previous building on the lot. Information requested on the Variance Request Form includes for "Extraordinary and Exceptional Conditions pertaining to this particular piece of property". Meeting those conditions for this location is that the main water supply is available only from the 30" DIP ARJWS line located only on Dixon Rd. The waterline tap and pump station need to be in as close proximity as possible to Gerrard Rd. and Dixon Rd intersection to begin connection to the WAWD water system.

Previous occupant of this lot was commercial usage and did not have the County specified 25' side and rear setback distances. Application of the setback distances (25') to this proposed location would effectively prohibit or unreasonably restrict utilization of the property for this purpose. Because of the

necessary location of the pump station as close as possible to Gerrard Rd., this is the only location suitable for location of the pump station.

All sides of the structure will be brick facing with color/texture selected to match existing neighboring brick. Unless security becomes a problem, fences will not be constructed.

A Site Plan showing waterline location and the building location is attached to this submittal. The Site Plan is an accurate legible plot plan with dimensions and locations shown. The previous structure square footage was 1,695 sq. ft.

Very truly yours,



William R. McCoy, PE  
F&S Surveyors, Engineers and Planners, Inc.

WRM/nb

# Untitled Map

Write a description for your map.



Google Earth

© 2010 Google

**Legend**  
3804 Dixon Rd

500 ft



Field Route  
6" DIP Drain  
To Daylight  
With Splash Pad

Top  
Meter Pit  
823.5  
Bot.  
816.5

El. Floor  
823.5  
Prop. Bldg.

New  
UGP  
Gravel

Proposed  
Pump Station (C-21)  
Pre-Fab

Existing  
Drive

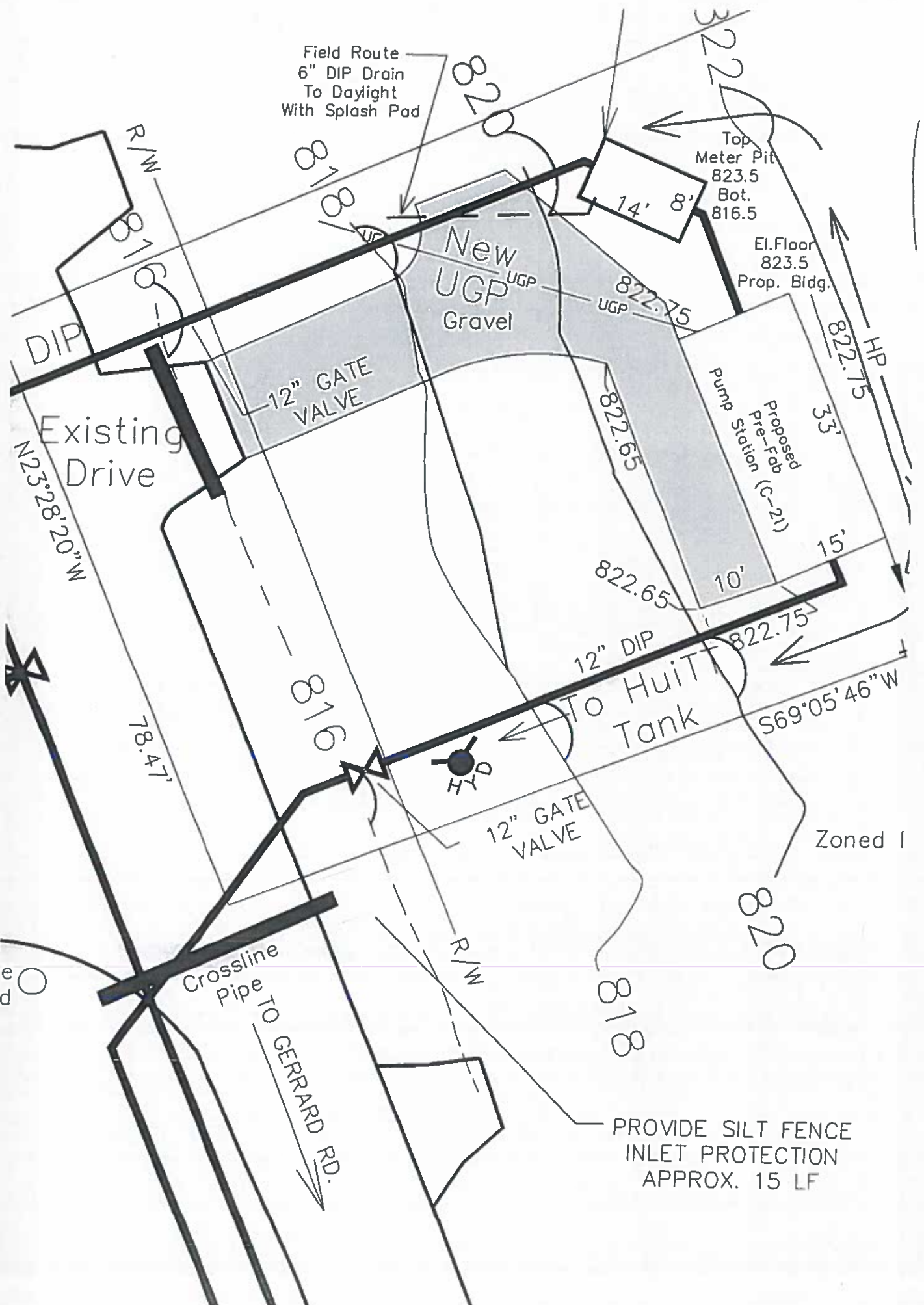
12" DIP  
To Huit  
Tank

12" GATE  
VALVE

Zoned I

Crossline  
Pipe TO GERRARD RD.

PROVIDE SILT FENCE  
INLET PROTECTION  
APPROX. 15 LF



April 18, 2018

Ms. Aleisha Hunter  
Anderson County Planning and Development Director  
401 Rivers Street  
Anderson, SC 29621

Ms Hunter,

We are writing a letter of OBJECTION regarding the proposed changes at 3804 Dixon Road, Anderson, SC. According to the notice we received, there is a request to change the current standards of a 25 foot clearance on the sides and back portions of this property. It is our understanding that West Anderson Water Company originated this request through your department.

We own the property at 3806/3808 which is adjacent to 3804. Our property line and the 3804 property line is a shared line. We object to the proposed change because the 14 feet clearance on the shared line would make the proposed pump station entirely too close to our property. This would result in **devaluation of our property and extreme difficulty in our attempt to resell or our ability to rent 3806.**

We have contacted West Anderson Water Company seeking information and requesting clean up on 3804 without any success.

Please share this information at the citizens hearing on May 1, 2019 as we will be out of town. We plan to attend the May 9, 2019 meeting to share our OBJECTION to this request.


Property owners

Michael F. Erwin



864 958 0099

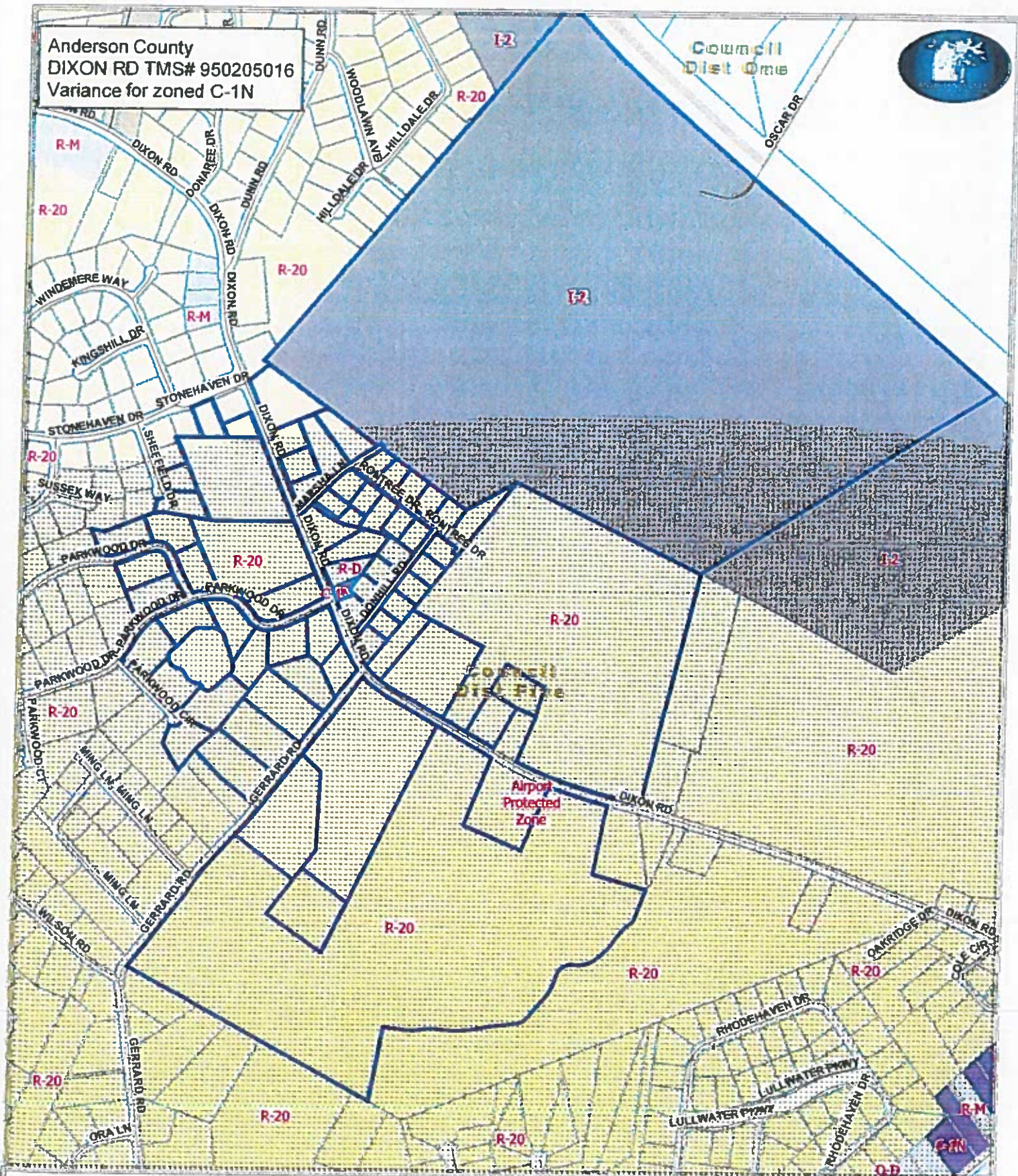
Kathie B. Erwin



864 933 6862

Anderson County  
DIXON RD TMS# 950205016  
Variance for zoned C-1N

Council  
Dist 0ms



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. MAP PRODUCED BY ANDERSON COUNTY DEPARTMENT OF GEOGRAPHICAL INFORMATION SERVICES AND E-911 ADDRESSING.

04/08/2019

Staff Report

Application for a **Variance** – To allow placement of a 2<sup>nd</sup> wall sign on business  
Anderson County Land Use Board of Zoning Appeals Meeting - District 7  
Courthouse Annex, 401 E. River Street – Planning Conference Room  
Anderson, South Carolina  
May 9, 2019  
5:15 PM

Name of Project: Subway/LaPizzeria

Applicant: Leroy Dyer & Sons Signs (contact: Debbie Campbell)

Owner of Property: Yaser Alnasser

Property Location: 3630 Hwy 81 - North, Anderson, SC 29621

Council District: Seven (7)

Tax Map Number (TMS #): 145-00-06-012

Acreage of Property: approximately 1.11 acres

Current Zoning: The property is zoned C-1N (Neighborhood Commercial District) and is also located within the Gateway to Anderson Overlay District. The Anderson County Citizens Advisory Committee for District 7 met on May 1, 2019, at 6:30 pm to consider the application. The CAC voted 00-00 recommending **APPROVAL/DENIAL** of the request.

Land Use: The commercial property with highway frontage is currently developed and is occupied by a Subway restaurant.

Applicant Request: Applicant is requesting a **Variance** to allow one additional wall sign on existing restaurant building.

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. The Gateway to Anderson Overlay District has additional sign requirements designed to meet the intended objectives of the overlay district. Under these guidelines a business wall sign may not exceed 20% of the total front wall area.

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

- 1) Applicant's business is located within an overlay district which has specific goals and regulations that are more stringent than general land use standards applied outside of the overlay district.
- 2) Overlay district's sign regulations specifically limit the number, size and height of signage to a greater degree than what is covered in the county-wide sign ordinances, including a maximum ratio of sign to building wall area.
- 3) Combined sign area equals just over 5% of the front wall surface (56' x 16' = 896 sq. ft.) for both proposed signs. An alternative to a second sign exists. Applicant could combine the content of two signs into one slightly larger wall sign and still be in compliance with both the county sign ordinances and the overlay district regulations.
- 4) Applicant has not demonstrated the existence of a hardship as part of the application or relative to the plans submitted.
- 5) This denial is in line with previous decisions of the Board when the applicant can make adjustments to the proposal to comply with the code requirements.



4/10/19  
Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Leroy Dyer & Sons Signs  
Mailing Address: PO Box 14096 Greenville, SC 29610  
Telephone and Fax: 864-269-4826 E-Mail: office.dyersignco@att.net

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

Name: Yaser Alnasser  
Mailing Address: 3630 Hwy #1 Anderson SC 29621  
Telephone and Fax: 864-716-6773 E-Mail: yzach100@aol.com

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

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

  
Owner's Signature Yaser Alnasser

4/10/19  
Date

Project Information

Property Location: 3630 Hwy 81 Anderson SC 29621  
Parcel Number(s)/TMS: 145-00-06-012  
County Council District: 7 School District: 5  
Total Acreage: 1.1 Current Zoning: None **X CIN**  
Requested Variance: Sign *There is a Variance Application fee of \$200 if in a zoned area*

Purpose of Variance: I need to put a sign up at end of building next to Subway. LaPizzeria Entrance is on side of building but I need one on front as for people to be able to see it. No road access on side.

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

If you indicated no, your signature is required.

Debbi Campbell  
Applicant's Signature

4/10/19

Date

If you indicated yes, please provide a copy of your covenants and deed restrictions with this application - pursuant to State Law (Section 6-29-11+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.

No Road frontage on side where entrance is located.

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

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

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

Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows: Will not be able to see that my business is located there.

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:

LaPizzeria is end with Subway

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

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

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

Debbi Campbell  
Applicant's Signature Debbi Campbell Signs

4/10/19

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: \_\_\_\_\_



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PHOTOCOPYING, RECORDING,  
OR BY ANY INFORMATION  
SYSTEM WITHOUT PERMISSION  
IN WRITING FROM SIGNS BY  
DERIVATIVE

CLIENT \_\_\_\_\_  
LOCATION \_\_\_\_\_  
DRAWING \_\_\_\_\_  
DATE \_\_\_\_\_  
DRAWN BY \_\_\_\_\_

### REVISIONS

NO.	DESCRIPTION	DATE

### COLORS

LEADERS ARE FOR  
REFERENCE ONLY

CUSTOMER  
APPROVAL

DATE

SCALE

LEROY DYER & SONS CO.  
3608 Cottonwood Hwy  
Georgetown, SC 29611  
PO Box 12096, Georgetown, SC 29610



56' BLD.

3 X 12 SIGN  
36 sq. ft.  
existing

8'-8"

18" x 8'-8" sign  
10 sq. ft.



FRONT ELEVATION

channel letters on faceway  
total sq. ft. signs = 46



# DEVELOPMENT STANDARDS

May 9, 2019

**Ms. Debbie Campbell**  
Leroy Dyer & Sons Signs  
PO Box 14096  
Greenville, SC 29610

Re: Variance Request for property located at 3630 Hwy 81 - North, Anderson, SC 29621,  
TMS # 145-00-06-012

**Dear Ms. Campbell:**

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 a second wall sign where one already exists.

The Board's Conclusion:

The applicant has demonstrated that there are extraordinary and exceptional conditions due to the presence of a second food service business within an existing restaurant building. Based on available public records and site observations, we are able to establish a history of dual use by more than one restaurant at this location.

**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,

**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](mailto:ahunter@andersoncountysc.org)  
Courthouse Annex | 401 East River Street, Anderson SC 29624

[www.andersoncountysc.org](http://www.andersoncountysc.org)

*The Gateway to Anderson Ordinance*

(c) Signage.

- All signage shall be permitted in accordance with the provisions set forth in the county sign ordinance;
- All new detached signage in this District shall be monument type only, and shall be architecturally designed to reflect the character of the structure for which they are advertising;
- Signage shall be limited to one sign at each entrance drive into the property from a public roadway. If more than one entrance to the property from a public roadway exists, signs must be a minimum of 100 feet apart;



- The maximum height of a single tenant sign shall be 10 feet;
- The maximum height of a multi-tenant sign shall be 20 feet;
- Exterior attached wall signage shall not exceed 20% of the total area of the wall of the building in which the sign is placed;
- Electronic signs, animated signs, or signs with flashing lights are prohibited in the District. New billboards shall not be permitted in any instance.



Google Maps 3682 SC-81



Image capture: Apr 2014 © 2019 Google

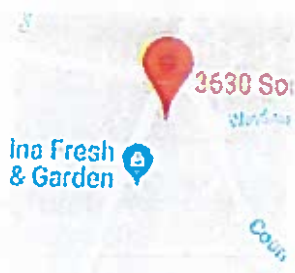
Anderson, South Carolina

Google

Street View - Apr 2014



Currently shown: Apr.2014



Google Maps 3630 N Hwy 81

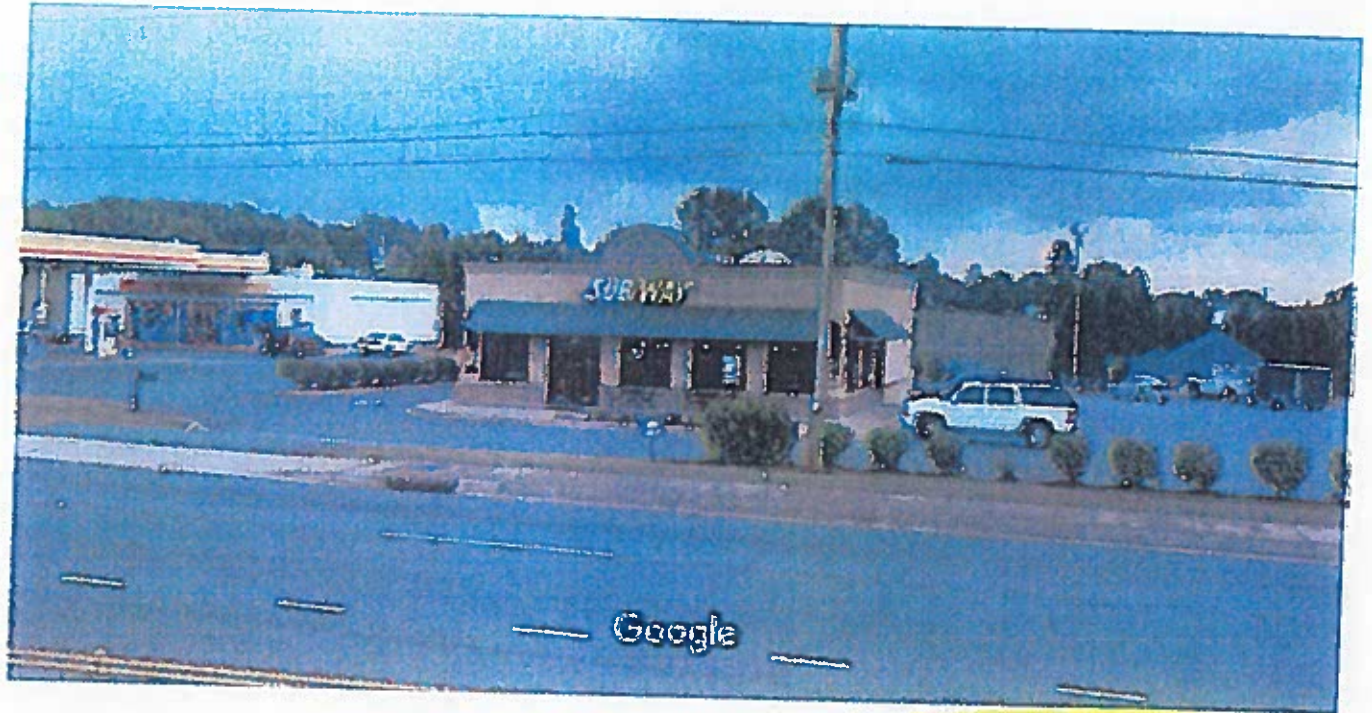
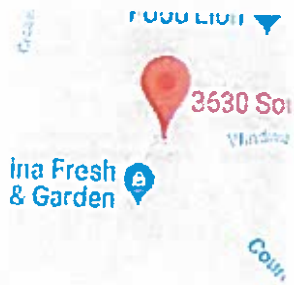


Image capture Aug 2016 © 2019 Google

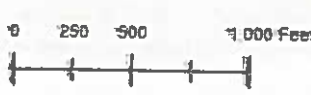
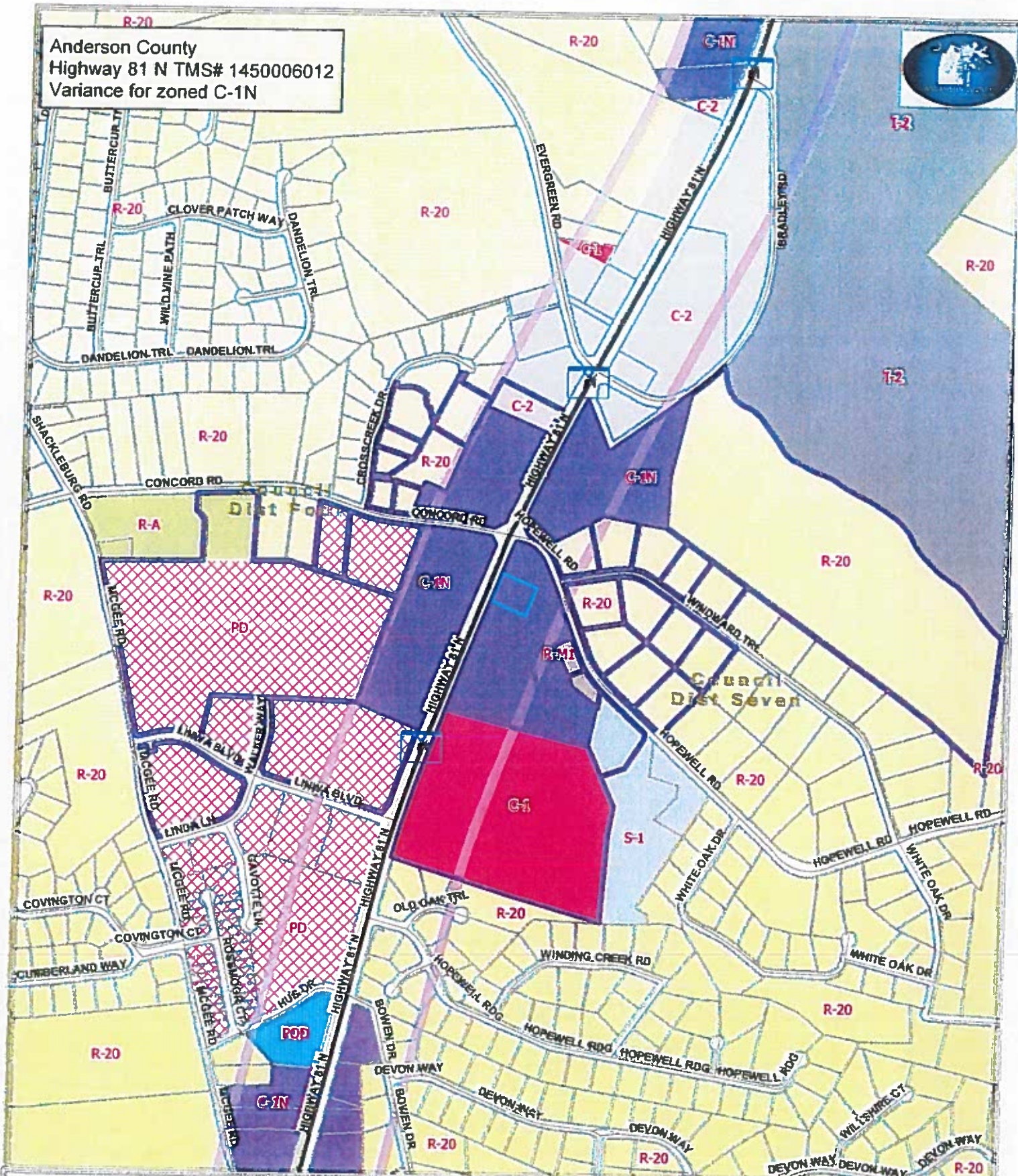
Anderson, South Carolina

Google

Street View - Aug 2016



Anderson County  
 Highway 81 N TMS# 1450006012  
 Variance for zoned C-1N



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04/11/2019