

## AGENDA

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

Thursday, June 13, 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 May 9, 2019
  
- 4.) PUBLIC HEARINGS:
  - (A) Application for a variance request to allow for a reduction of side and rear yard setbacks for a property located at 3804 Dixon Road, Anderson; County Council District 5.
  - (B) Application for a Special Exception to construct and operate a gun school and firing range located at 8000 Old Greenville Hwy, Easley; County Council District 6.
  - (C) Application for a Special Exception to construct an addition to existing mini-storage facility located at 85 Princeton Hwy, Honea Path; County Council District 7.
  - (D) Application for a variance request for a reduction of side yard setbacks located at 102 Toliver Ln, Anderson.
  - (E) Application for a variance request to allow two freestanding signs located at 1470 Pearman Dairy Road, Anderson.
  - (F) Application for a variance request to allow a second wall sign located at 3558 Hwy 153, Greenville.
  - (G) Application for a variance request to allow a reduction of required off street parking located at 2605 River Road, Anderson.
- 5.) Old Business: Palmetto Boat Center Sign follow-up discussion
- 6.) New Business: Meeting July 11, 2019
- 7.) Adjournment:

**MINUTES**  
**ANDERSON COUNTY LAND USE AND ZONING BOARD OF APPEALS**

Thursday, May 9, 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, 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 from the meeting held on Thursday, April 11, 2019. He asked were there any corrections or changes to be made at this time. At this time, Mr. Harvell made a motion for the minutes to be approved as mailed. Mr. Ballard seconded the motion. The minutes were approved 6-0 unanimously by a show of hands.

**BLANKET ORDER ITEMS A-B**

Mr. Henry Copeland began with the Staff Report for item A. He stated that the applicant's request was to allow a reduction of required setbacks on the side and rear from 25 feet to 14 feet located at 3804 Dixon Road, Anderson. Mr. Copeland informed the Board that the Citizens Advisory Board voted for approval of the variance with the following stipulation, that the side setbacks be 18 feet instead of the 14 feet on each side. 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. Mr. and Mrs. Erwin came forward along with Mrs. Hollingsworth. They expressed their concerns for why they object to the request. Mr. William McCoy came forward and explained in more detail about what they proposed to do. After much discussion, Mr. McClure closed the Public Hearing. Mr. Miller made a motion to table item A. Mr. Miller and Mr. Harvell requested that West Anderson Water District communicate with property owners, show the building with a buffer yard plan, and present the sound levels for the pumps prior to the next meeting. Mr. Ballard seconded it. The variance was tabled 6-0 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's request was to allow the installation of one additional wall sign located at 3630 Highway 81 North, Anderson. Mr. Copeland informed the Board that the Citizens Advisory Board did not meet due to a lack of quorum. He continued with 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. 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. Harvell made a motion to approve item B and Mr. Miller seconded it. The variance was approved 4-0 unanimously by a show of hands.

**NEW BUSINESS:**

Mrs. Alesia Hunter came forth and gave the Board an update about the McDonalds sign. The Board asked Mr. Copeland to present a report on the Palmetto Boat sign for the next meeting. Since there was no further business, Mr. Miller made a motion to adjourn the meeting. Mr. Ballard seconded it. The meeting was adjourned at 5:50 PM. Our next meeting will be held on Thursday, June 13, 2019 at 5:15 PM.

**\*\* Request was tabled 5/9/2019: to be carried over, pending certain actions to be taken by the applicant \*\***

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  
June 13, 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 3-0 recommending **APPROVAL** of the request **with the condition that the side setback be reduced from 25 feet to 18 feet, instead of 14 feet.**

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 now requesting a **Variance** to allow a reduction of one foot from both side yard setbacks, reducing the same from 25 feet to 24 feet, in order to construct a pumping station for West Anderson Water District. *Note: Since the last meeting, the applicant has modified the original request which was to reduce both side yard and rear yard setbacks from 25 feet to 14 feet.*

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) As recently modified by the applicant, the front yard and rear yard setbacks of the proposed building will be in compliance with Code requirements. The side yard setbacks, if approved as requested, will each be one foot less than the current Code requirement of 25 feet for this location.
- 5) Bufferyard and landscaping will be reviewed and approved by staff in compliance with existing Development Standards guidelines and Land Use ordinances.
- 6) 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.
- 7) This request is in line with the spirit and intent of the ordinance to grant a variance when a hardship exists.
- 8) 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.

  
Owner's Signature

3-27-2019  
Date

### Project Information

Property Location 3804 Dixon Rd.

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

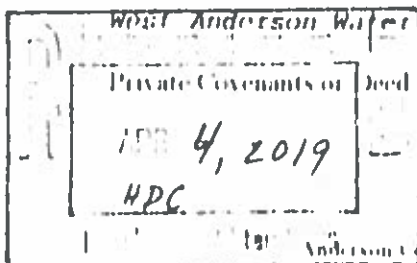
County Council District 5 School District 5

Total Acreage 0.25 ac Current Zoning C1-N

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

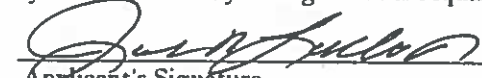
Requested Variance Setback variance from 25' to 14' sides and back  
*Please indicate if setback variance, sign variance or minimum lot size variance.*

Purpose of Variance Allow placement of prefabricated water pump station lot



West Anderson Water District  
Private Covenants or deed restrictions on the Property Yes  No

If you indicated no, your signature is required.

  
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 WAWD Whitehall Rd. line.

Conditions do not generally apply to other properties in vicinity, as shown by: Other structures are Residen 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 local

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.

  
Applicant's Signature

3-27-2019  
Date

For Office Use Only

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



**SURVEYORS  
ENGINEERS  
PLANNERS**

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

June 3, 2019

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

Subject: WAWD Variance Application – Update from May 9<sup>th</sup> Meeting  
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. Dixon Rd. location of the 30" ARJWS line is the only supply line flowing to Anderson. 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 the 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 C1-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 14.6' and 14.9' side lot lines setbacks on the south and north side of the lot, and 14.9', on the rear. These setbacks were not in compliance with County setback standards. A County aerial photograph and Site Plan are attached showing location of the previous structure with the setbacks.

The new pump station to be added will be 15' in depth x 33' in width or 495' sq. ft. This compares to 1,994 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 24'. Setbacks for the previous building on the lot are shown on Exhibit 20A with the requested new setbacks.

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.

June 3, 2019  
Anderson County Development Standards  
Page 2

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 or SCDHEC required it, fences will not be constructed.

A Site Plan on Sheet C-20A as an Exhibit shows waterline locations and the building location is also attached to this submittal. The Site Plan is an accurate legible plot plan with dimensions and locations shown. The previous structure square footage was 1,994 sq. ft. this Drawing shows sizes and setback distances for the original structure and the new structure.

Very truly yours,

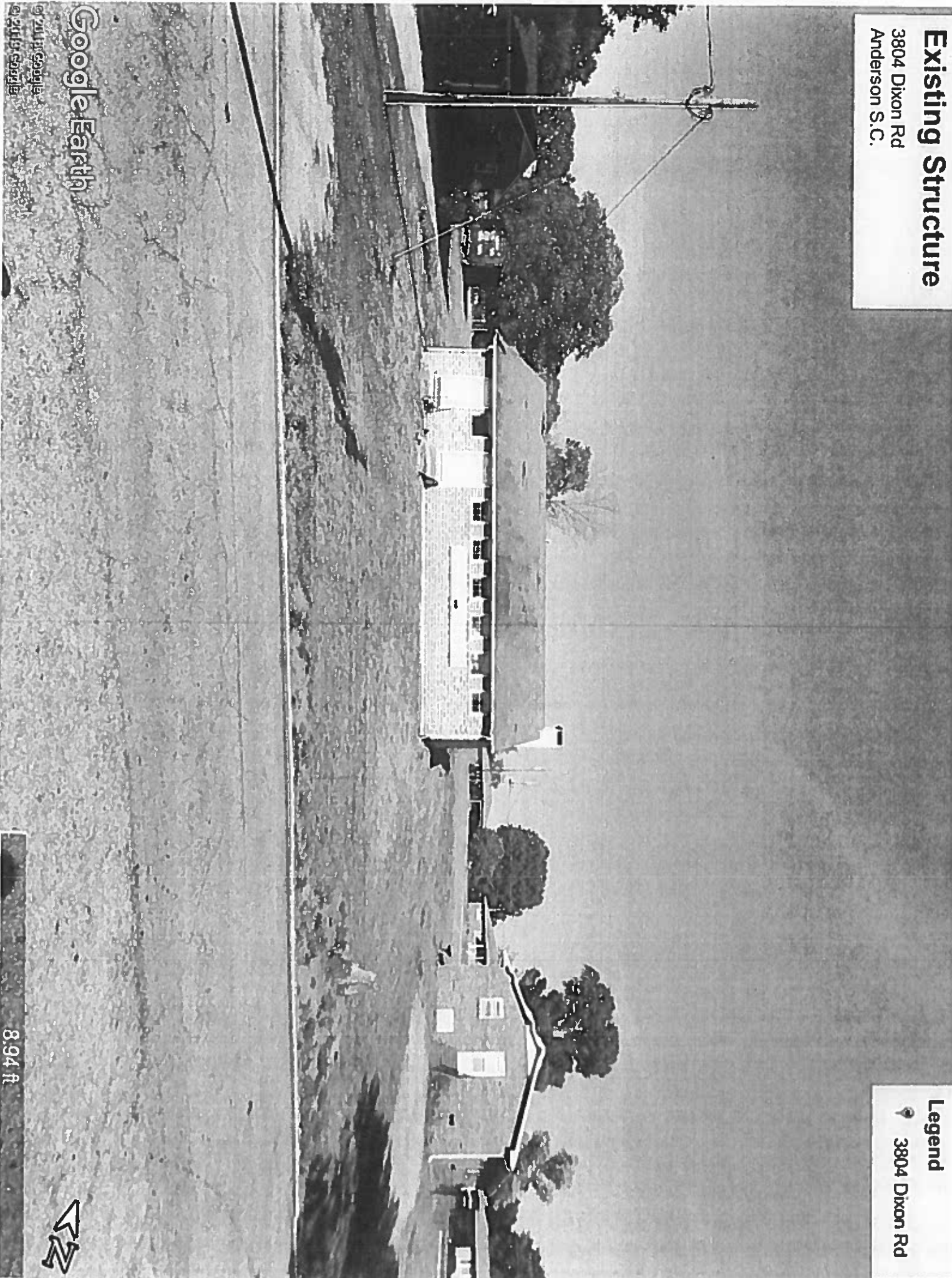
A handwritten signature in black ink that reads "William R. McCoy". The signature is written in a cursive style with a long, vertical tail on the letter "y".

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

WRM/nb

**Existing Structure**  
3804 Dixon Rd  
Anderson S.C.

**Legend**  
📍 3804 Dixon Rd

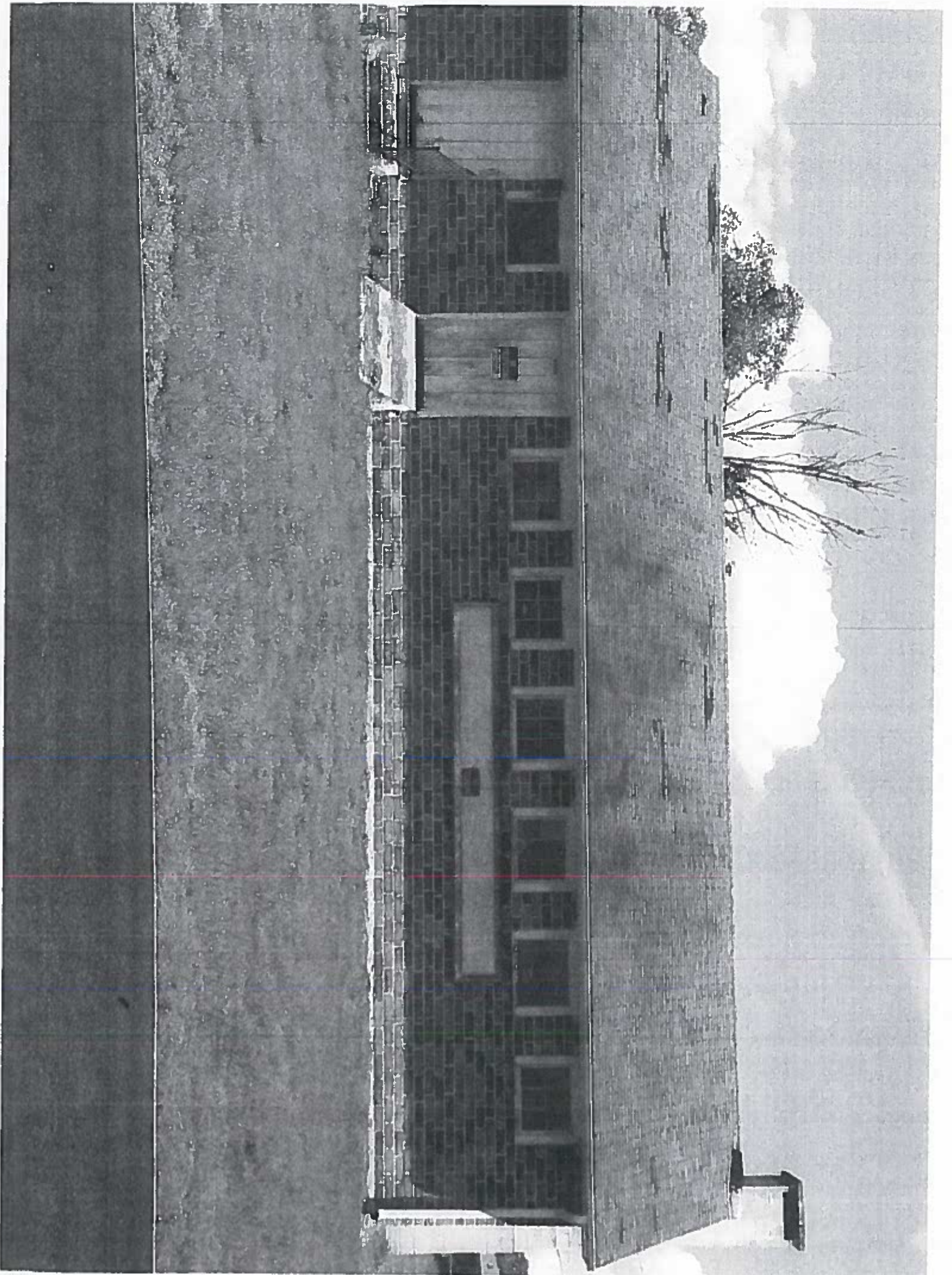


Google Earth

© 2019 Google

8.94 ft





# Existing Structure

3804 Dixon Rd  
Anderson S.C.



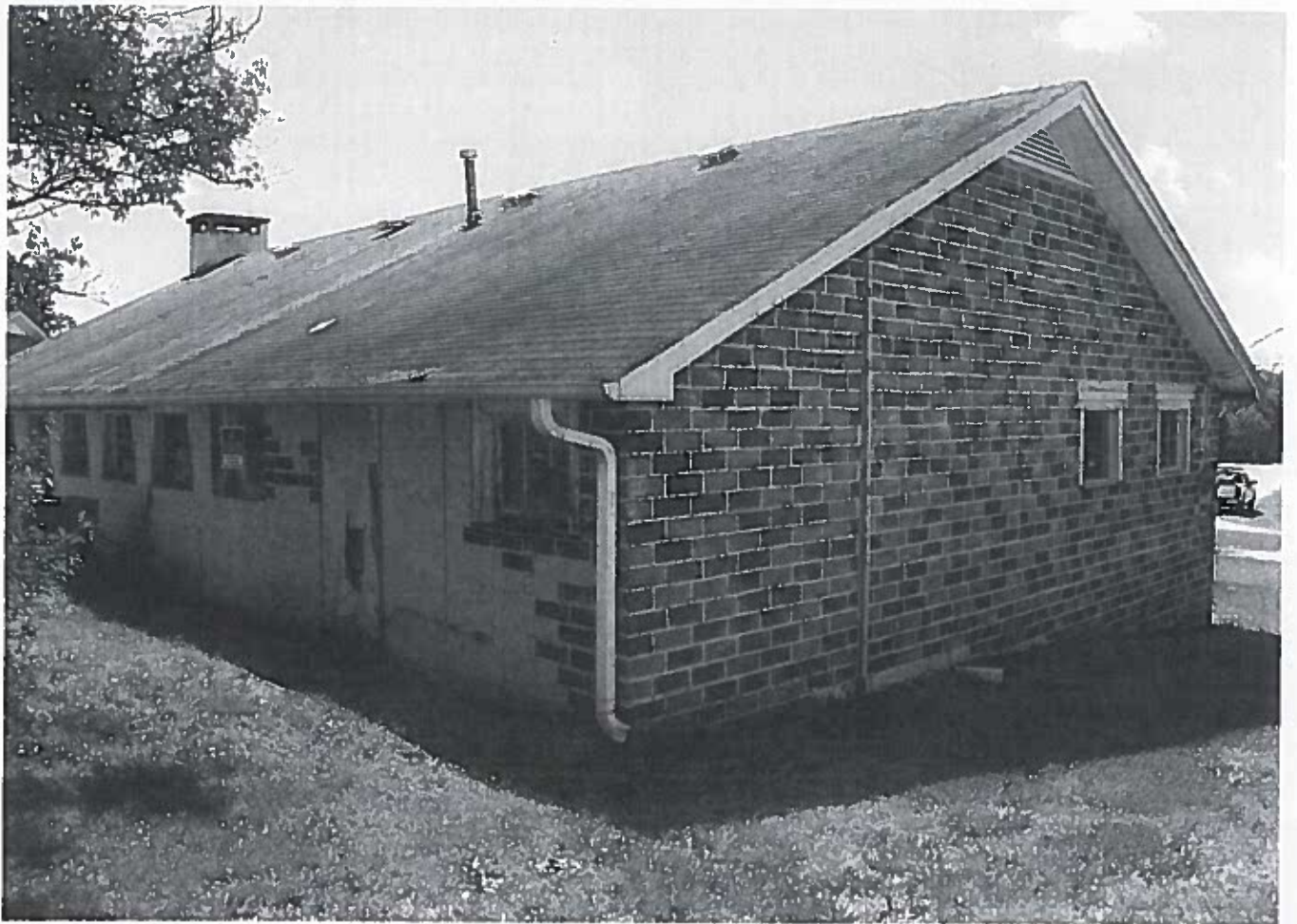
Google Earth

## Legend

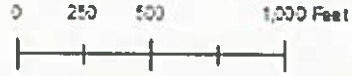
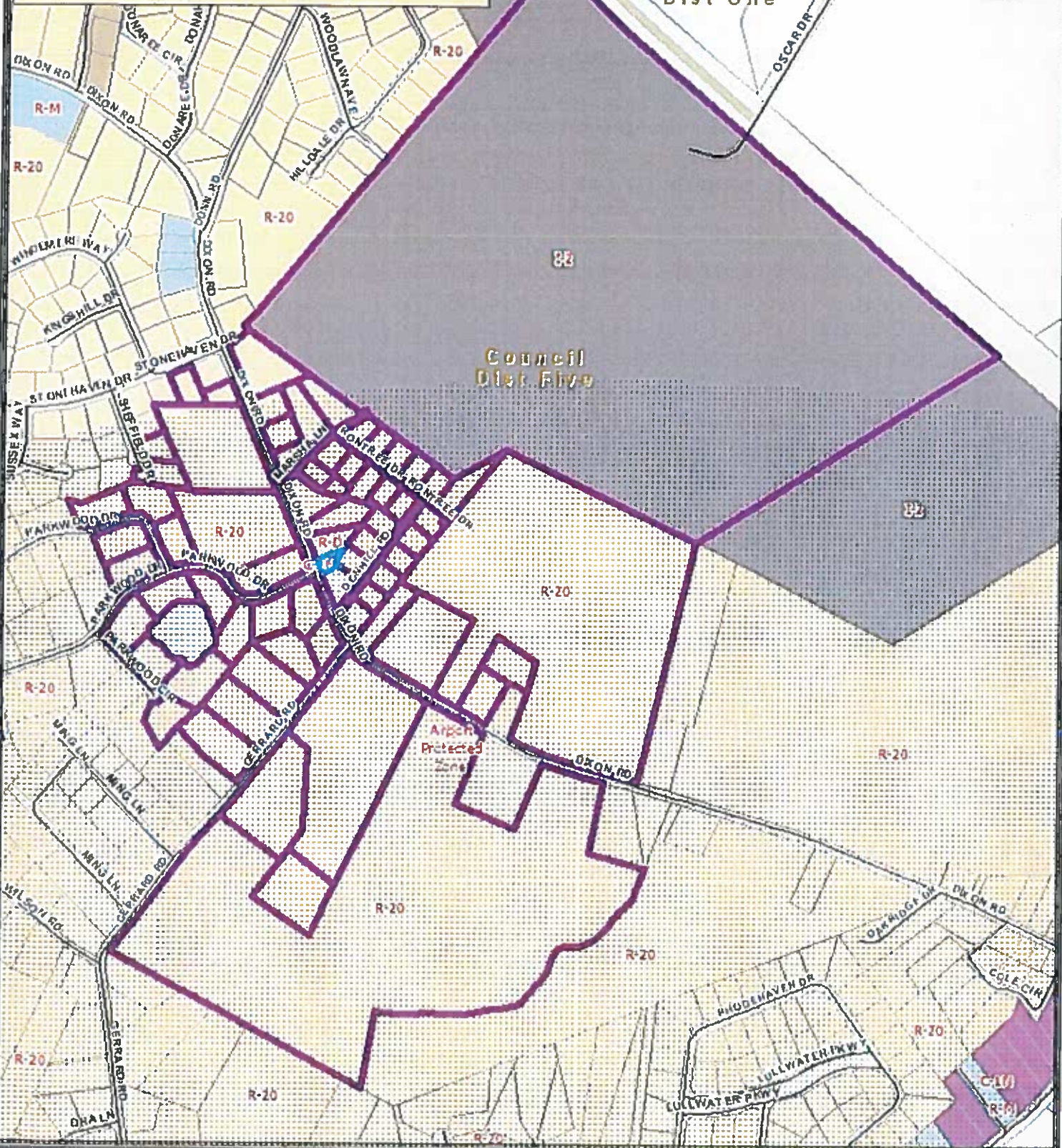
 3804 Dixon Rd

70 ft





Anderson County  
 Dixon Rd TMS# 0950205016  
 Variance for zoned C-1N in Airport Protected Zone



THIS MAP IS A PRODUCT OF A MATRAN  
 USER. IT IS NOT A LEGAL INSTRUMENT  
 AND SHOULD NOT BE USED FOR  
 ANY PURPOSES OTHER THAN FOR  
 INFORMATIONAL PURPOSES. THE  
 USER ASSUMES ALL LIABILITY FOR  
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 ANDERSON COUNTY GIS DEPARTMENT  
 12/15/2019

05/17/2019

Staff Report

Application for a **Special Exception** – To allow placement and operation of a gun school and outdoor firing range  
Anderson County Land Use Board of Zoning Appeals Meeting - District 6  
Courthouse Annex, 401 E. River Street – Planning Conference Room  
Anderson, South Carolina  
June 13, 2019 5:15 PM

Applicant: South Carolina Gun School (*contact: Chris Liles*)

Owner of Property: Martha Elaine P. Liles

Property Location: 8000 Old Greenville Hwy, Easley, SC 29642

Council District: Six (6)

Tax Map Number (TMS #): 165-00-11-001

Acreeage of Property: approximately 19.50 acres

Current Zoning: The property is zoned (R-A) Residential-Agricultural District. The Anderson County Citizens Advisory Committee for District 6 met on June 3, 2019, at 6:30 pm to consider the application. The **District 6 CAC voted 4-0 recommending DENIAL** of the request.

Land Use: The property is described as open pasture and partially wooded near a natural creek at the rear of the property. The applicant has created an open firing range near the southeastern corner of the property for which approval is being requested after the fact.

Applicant Request: Applicant is requesting a **Special Exception** to allow the operation of a gun school and outdoor firing range.

Findings of Fact: Anderson County Code of Ordinances, Under Chapter 70, Section 5:2- R-A Residential agricultural district. The purpose of this district is to provide for a full range of agricultural activities. This district also provides for spacious residential development for those who choose this environment and prevents untimely scattering of more dense urban uses that should be confined to areas planned for efficient extension of public services. Permitted uses include a wide variety of activities that relate to farm operations, allowing for uses and structures customarily associated with agriculture and animal husbandry, including community recreation activities directly associated with the farm environment. Single family residences on large tracts are allowed and encouraged while complimenting and sustaining the overall agricultural character within this zoning district. Uses permitted by **Special Exception** include schools, private recreation areas, other public and semipublic uses which are considered to be compatible with the aforementioned uses.

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

- 1) The gun school and outdoor firing range is to be operated as a commercial enterprise and is outside the scope of permitted uses and activities as described for the Residential Agricultural District.
- 2) Because of the presence and proximity of established residences and farms within this zoning district, the operation of a commercial business which is not directly related to the agricultural character of this zone is contrary to the intent of the zoning ordinance.
- 3) Alternative sites within Anderson County exist where this commercial activity is permitted and where commercial activities would be less likely to conflict with existing uses or the prescribed zoning.
- 4) The commercial use as described is contrary to the neighborhood character as stated within this zoning classification and will adversely affect surrounding land uses.
- 5) The request for a Special Exception related to the development and use of the property for a gun school and outdoor firing range is not in line with the spirit and intent of the ordinance to grant a special exception when appropriate.

**Note:** *Additional information from the applicant may be forthcoming. If received prior to the scheduled meeting, the staff report may be revised and include different recommendations, reasons and conditions.*



# Special Exception Application

5-13-19

Date of Application Completion

Application Status (Approved or Denied)

### Applicant's Information

Name: South Carolina Gun School / Owner - Chris Liles  
 Mailing Address: 8114 Old Greenville Hwy, Easley, SC 29642  
 Telephone and Fax: 864-934-5365 E-Mail: scgunschool@gmail.com

### Owner's Information

(If Different from Applicant)

Name: Martha Elaine P. Liles  
 Mailing Address: 208 Hardwood Rd, Pelzer SC, 29669  
 Telephone and Fax: 864-276-9035 E-Mail: lsc4grits@gmail.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.

M. Elaine P. Liles

Owner's Signature

05/13/2019

Date

### Project Information

Property Location: Tract 1 Old Greenville Hwy, Easley, SC 29642  
 Parcel Number(s)/TMS: 165-001-11-001  
 County Council District: 6 School District: 1  
 Total Acreage: 17.50 Current Zoning: RA  
 Requested Special Exception: To teach firearms classes  
 Purpose of Special Exception: For people to be able to safely defend themselves with a firearm

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

if you indicated no, your signature is required.

[Signature]

Applicant's Signature

5-13-19

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 obtain at the Register of Deeds Office. It is the applicant's responsibility for checking any subdivision covenants or private covenants pertaining to the property.

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.\**

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

[Signature]

Applicant's Signature

5-13-19

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: \_\_\_\_\_

N/F Hayes, Lillie R.  
Deed Book 9805 pg 223  
Plat Book 55 pg 221

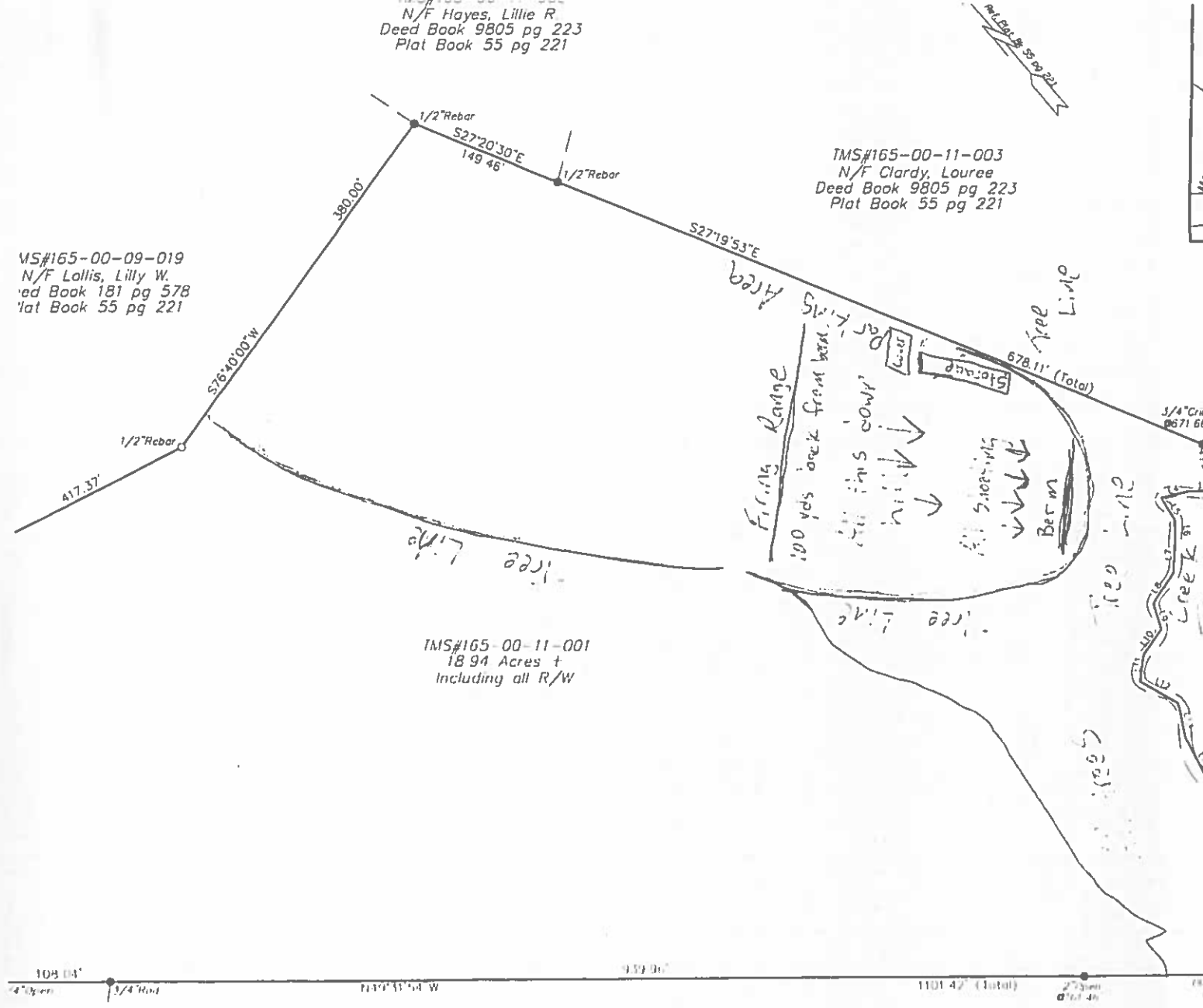
TMS#165-00-11-003  
N/F Clardy, Louree  
Deed Book 9805 pg 223  
Plat Book 55 pg 221

MS#165-00-09-019  
N/F Lollis, Lilly W.  
Deed Book 181 pg 578  
Plat Book 55 pg 221

TMS#165-00-11-001  
18.94 Acres +  
Including all R/W

TMS#165-00-11-028  
N/A Circle R Farms, LLC  
Deed Book 10733 pg 281  
Plat State 1991 pg 8

References  
TMS No. 165-00-11-001  
Plat Book 55, pg 221  
Deed Book 13746, pg 16



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Boundary Surv.

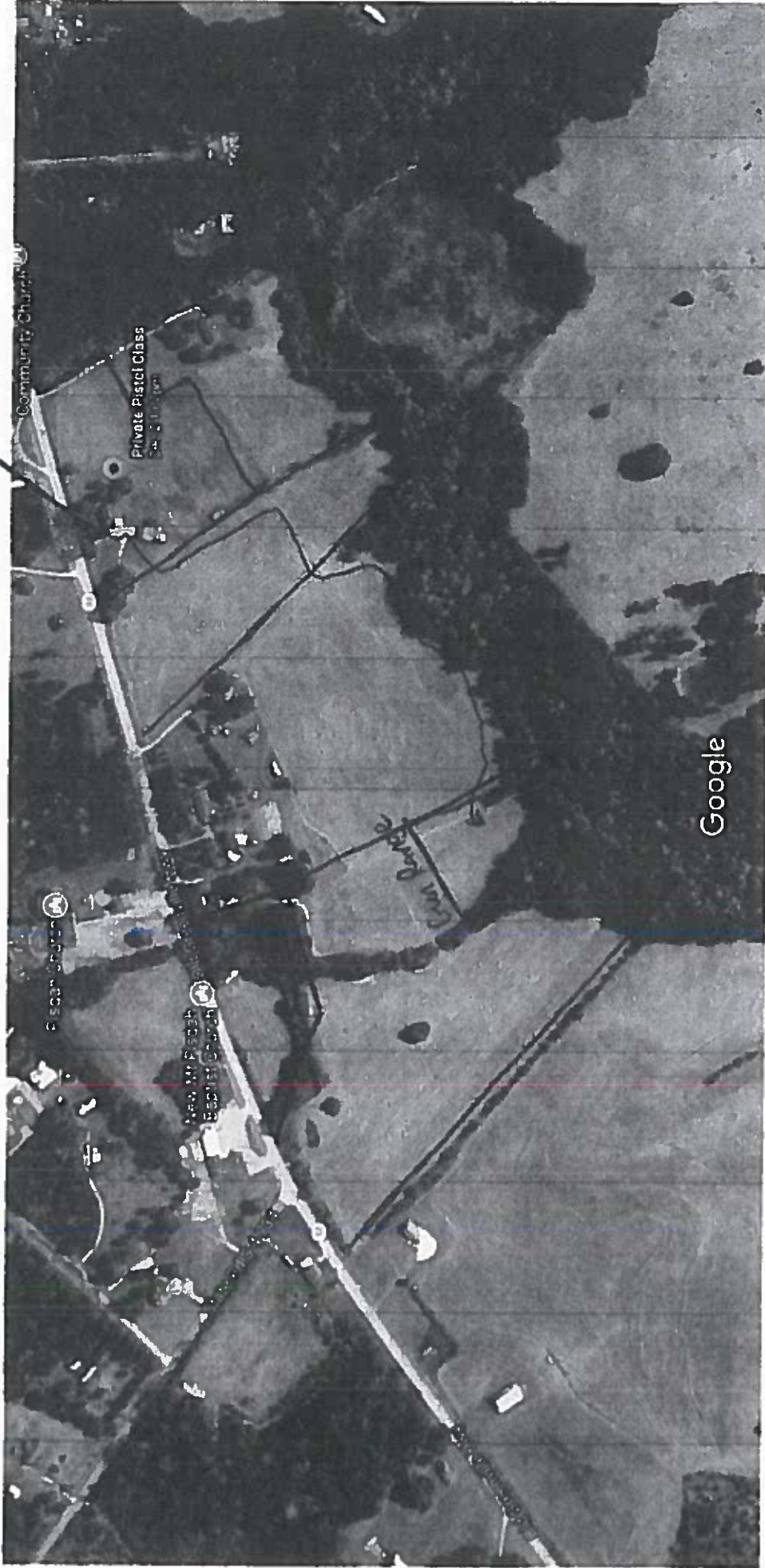
Foot of record.

11/15/2017

8114 Old Greenville Hwy - Google Maps

Go gle Maps 8114 Old Greenville Hwy

Students enter here



Imagery ©2017 Google, Map data ©2017 Google 200 ft

28 May 2019

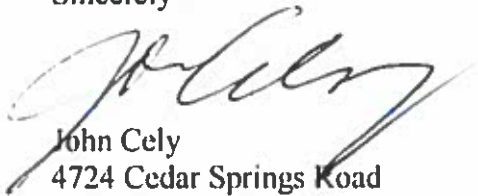
Alesia Hunter, Director  
Anderson County Land Use and Zoning Board of Appeals  
401 E. River Street  
Anderson, SC 29624

**Re: Firing Range at 8000 Old Greenville Highway, Easley**

Dear Ms. Hunter:

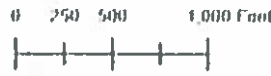
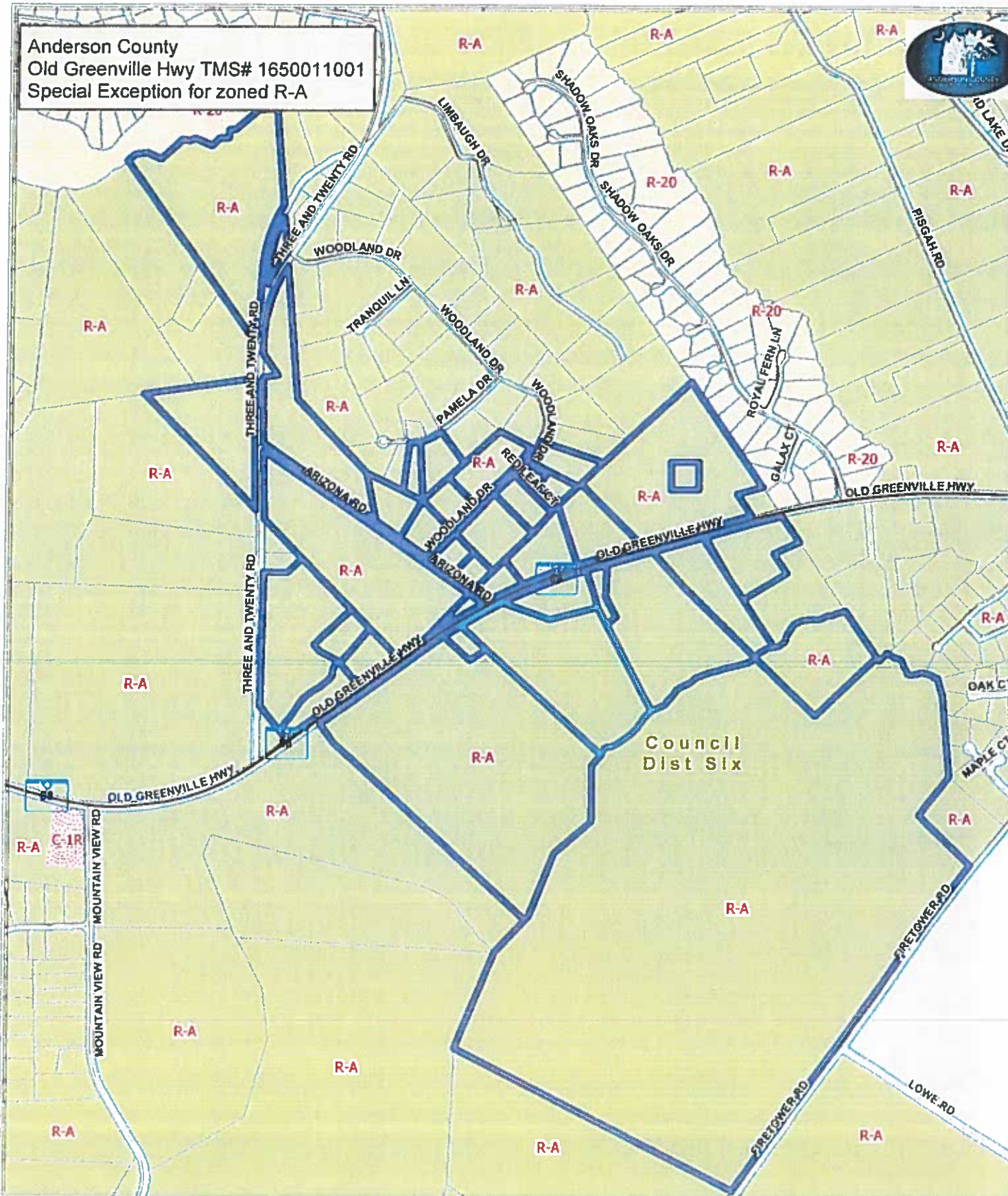
I am writing to urge the denial of a zoning variance for a gun range at 8000 Old Greenville Highway, Easley. My brothers and sister-in-law own property right across the street, on Arizona Road, from this proposed gun range. It has been in our family for more than 150 years. As a boy, many years ago, I remember visiting this property with my grandparents when it was a farm and out in the country. But it is not in the country anymore. Houses, housing developments, and churches all abound within a short distance of this location. And more such development is expected as this part of Anderson County continues to grow. A firing range is an incompatible land use with residential homes and development and will devalue property in the vicinity if allowed.

Sincerely



John Cely  
4724 Cedar Springs Road  
Columbia, SC 29206

Anderson County  
 Old Greenville Hwy TMS# 1650011001  
 Special Exception for zoned R-A



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 C-911 ADDRESSING.

05/17/2019

Staff Report

Application for a **Special Exception** – To allow an addition to an existing mini-storage warehouse facility  
Anderson County Land Use Board of Zoning Appeals Meeting - District 7  
Historic Courthouse – 101 South Main Street – 2nd Floor County Council Chambers  
Anderson, South Carolina  
June 13, 2019  
5:15 PM

Applicant: Honea Path Storage (contact: Blake Parker )

Owner of Property: Honea Path Storage LLC

Property Location: 85 Princeton Highway, Honea Path, SC 29654

Council District: Seven (7)

Tax Map Number (TMS #): 275-14-02-001

Acreeage of Property: approximately 8.75 acres

Current Zoning: The property is zoned (C-2) Highway Commercial District. The Anderson County Citizens Advisory Committee for District 7 did not meet earlier this month, therefore no recommendation was received from the CAC regarding this request.

Land Use: Property is currently developed and is the location of a mini-storage warehouse facility.

Applicant Request: Applicant is requesting a **Special Exception** to allow the construction of an addition to an existing mini-storage warehouse facility.

Findings of Fact: *Anderson County Code of Ordinances, Under Chapter 70, Section 7:16.* - Mini-warehouses may be permitted in the C-2, Highway Commercial District subject to the following requirements: a) Where sites abut residentially zoned properties, buildings adjacent to the perimeter must face inward with their doors oriented to the interior of the site; b) The facility shall not be utilized for the manufacture or sale of any commercial commodity or the provision of any service, such as the commercial repair of automobiles, boats, motors, or other items; c) The facility shall not be utilized for the storage of flammable chemical substances.

The specific site of the proposed mini-storage addition is not in the line of sight of three residential properties adjacent to the subject property, therefore it does not appear that Chapter 38, Section 38-122 would apply relative to additional bufferyards. A bufferyard is also not required between the proposed mini-storage addition and an existing residence located on the subject property, because the residence is not on a separate parcel.

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

- 1) The use meets all required conditions.
- 2) This request for a Special Exception is to allow for an addition to an existing mini-storage facility.
- 3) The site plan abides by all setback requirements applicable to the proposed use.
- 4) The use is not detrimental to the public health or general welfare.
- 5) The use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal, and similar services.
- 6) The use will not violate neighborhood character nor adversely affect surrounding land uses.
- 7) A commercial land use permit as well as building permits are required prior to commencing development of this project.
- 8) The request for a Special Exception related to the development and use of the property a mini-storage facility is in line with the spirit and intent of the ordinance to grant a special exception when appropriate.



# Special Exception Application

4/18/19  
Date of Application Completion

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

### Applicant's Information

Name: Blake Parker  
Mailing Address: PO Box 424 Honora Path SC, 29654  
Telephone and Fax: 864 934-6221 E-Mail: parkerbp58@hotmail.com

### Owner's Information

(If Different from Applicant)

Name: same  
Mailing Address: /  
Telephone and Fax: / E-Mail: /

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

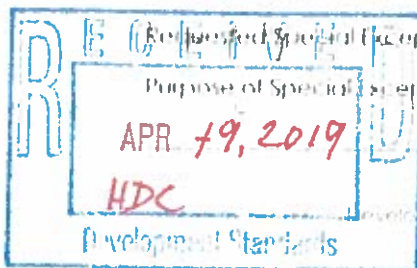
I (We) hereby appoint the person named the Applicant as my (our) agent to represent me (us) in this request for rezoning.

[Signature]  
Owner's Signature

4/18/19  
Date

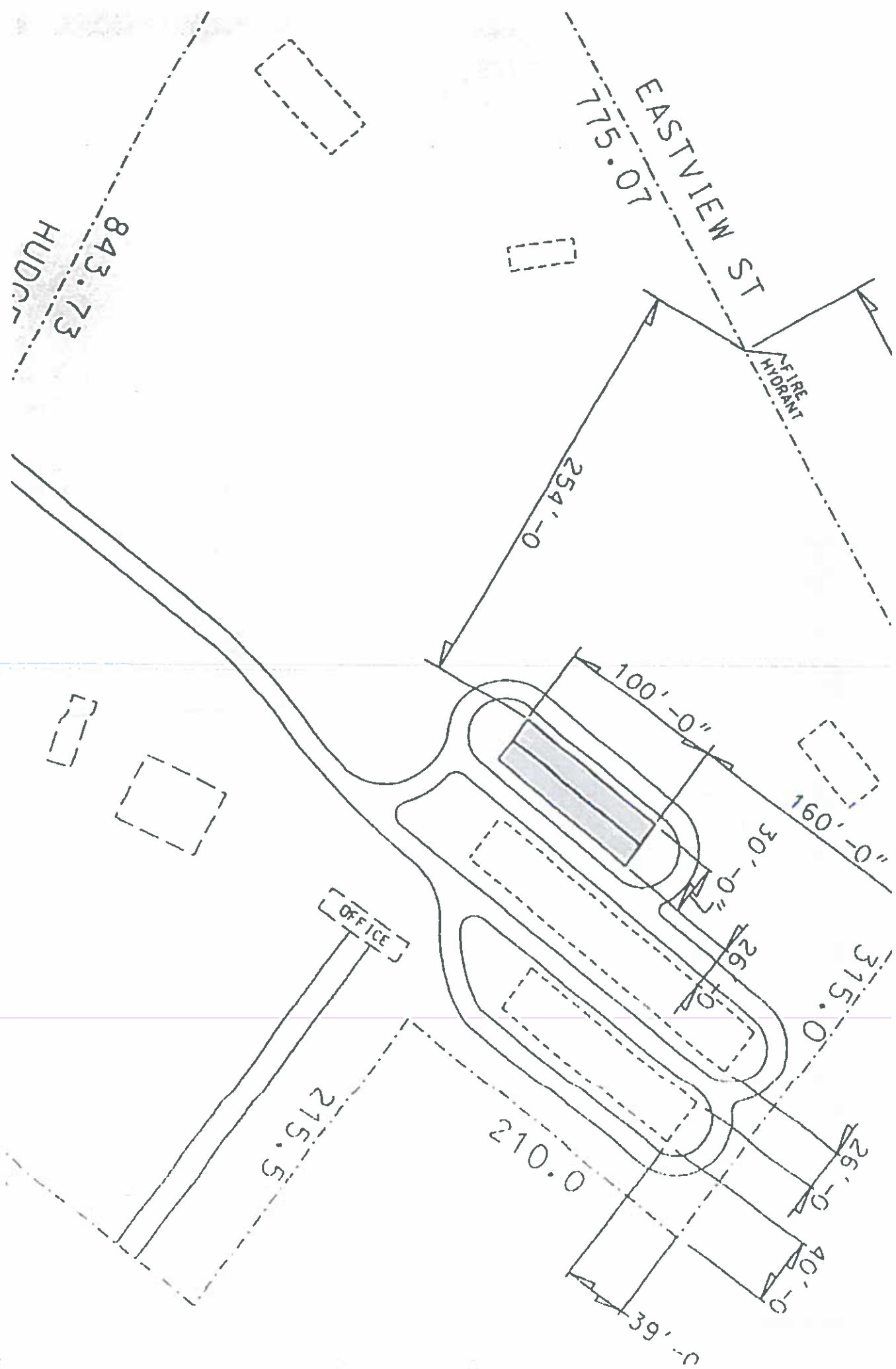
### Project Information

Property Location: 85 Princeton Hwy Honora Path SC, 29654  
Parcel Number(s)/AMS: 275 14 02001  
County Council District: 7 School District: 2  
Total Acreage: 8.75 Current Zoning: C-2

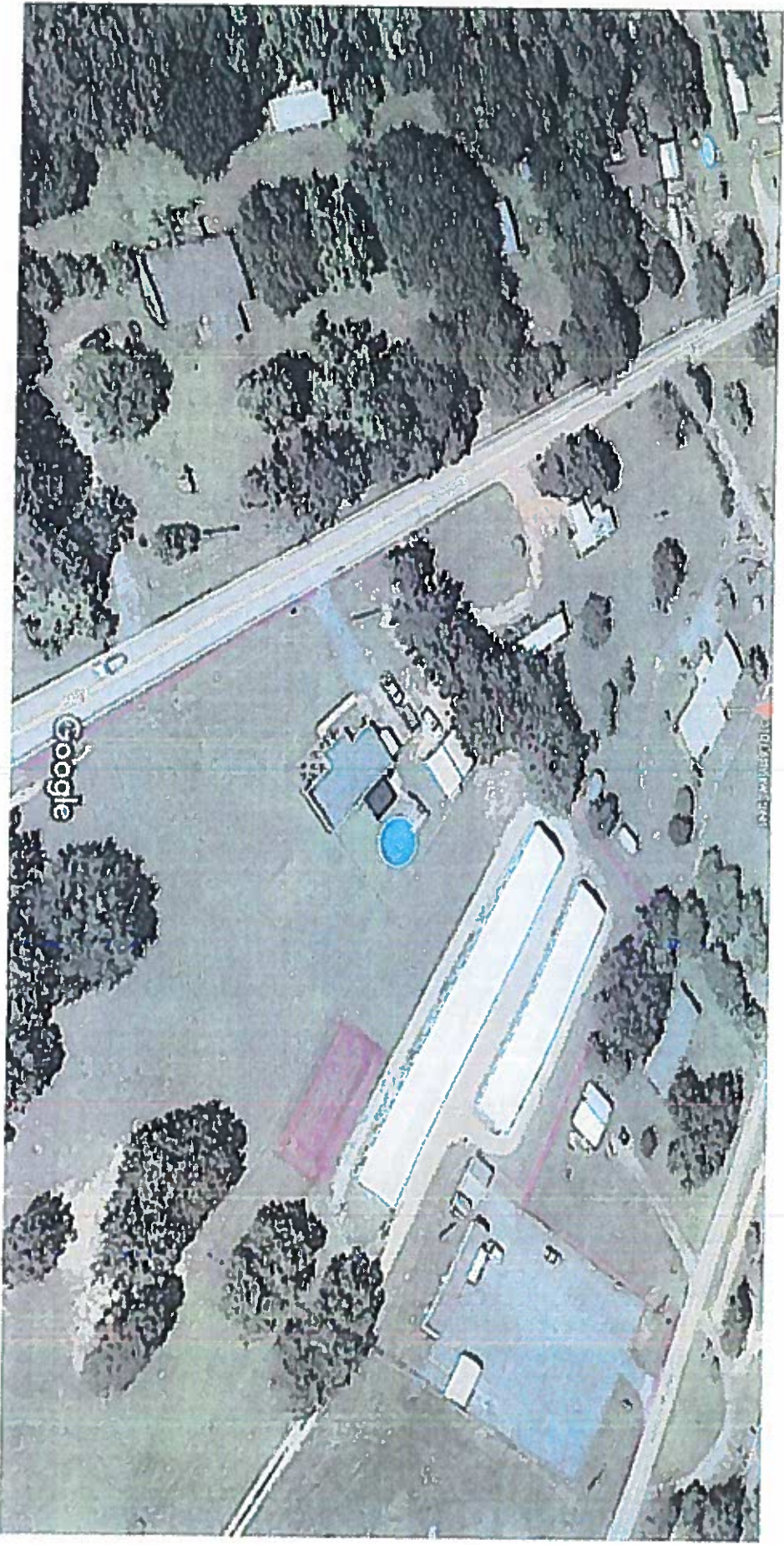


Purpose of Special Exception: Addition to existing mini-storage  
Review Required





Google Maps 310 Eastview St



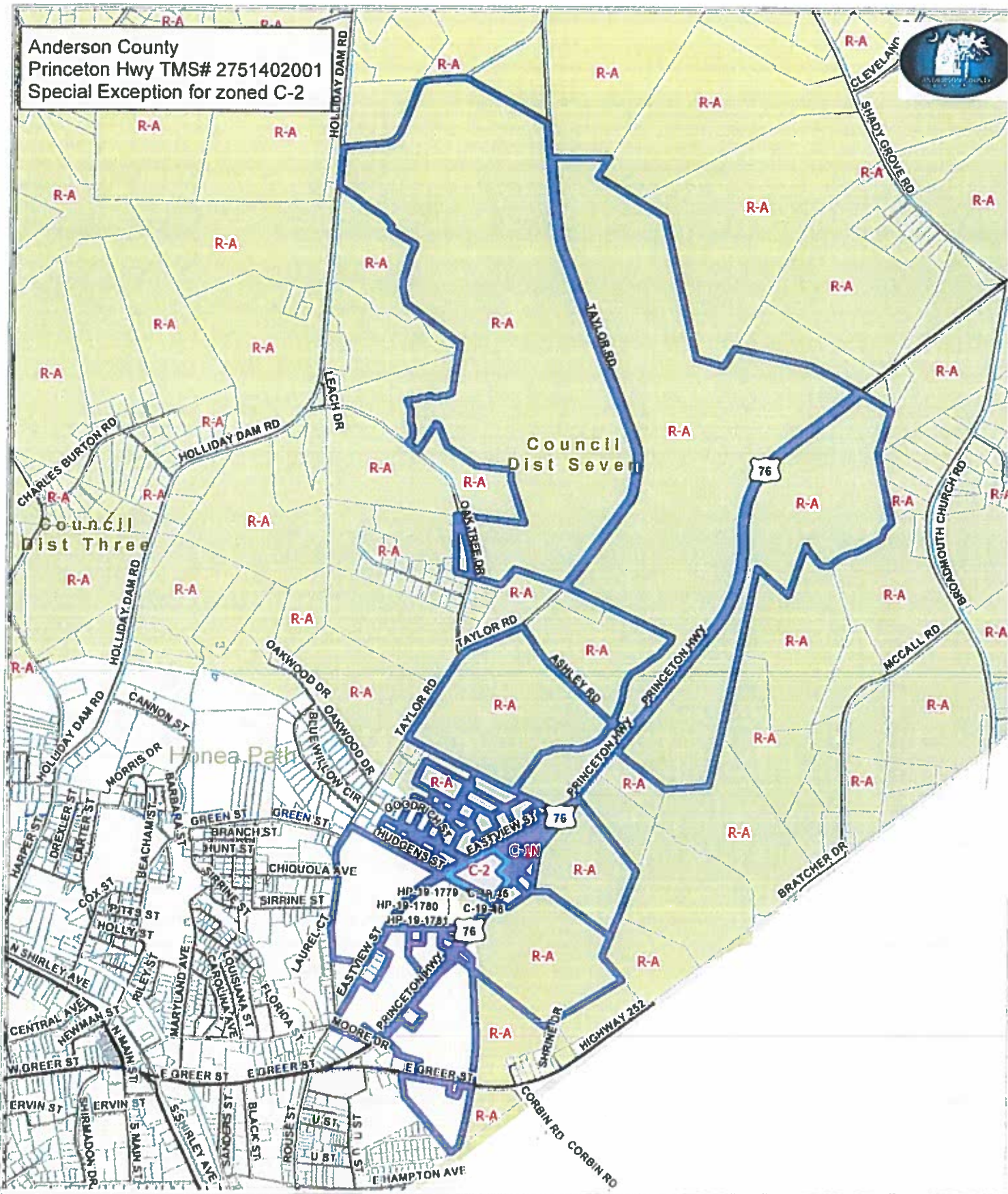
Imagery © 2019 Google, Map data © 2019

Google Maps 310 Eastview St



imagery © 2019 Google, Map data © 2019 SOT

Anderson County  
 Princeton Hwy TMS# 2751402001  
 Special Exception for zoned C-2



A-CGIS

05/17/2019



0 250.00 1 000 Feet



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.

Staff Report

Application for a **Variance** – To allow reduction of side yard setback to accommodate a detached garage  
Anderson County Land Use Board of Zoning Appeals Meeting - District 5  
Courthouse Annex, 401 E. River Street – Planning Conference Room  
Anderson, South Carolina  
June 13, 2019  
5:15 PM

Applicant: Christopher Robert McLane

Owner of Property: Christopher Robert McLane

Property Location: 102 Toliver Lane, Anderson, SC 29626

Council District: Five (5)

Tax Map Number (TMS #): 070-05-01-002

Acreage of Property: approximately 0.79 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 located within the Oak Grove Farm residential subdivision and is currently developed as a single family home.

Applicant Request: Applicant is requesting a **Variance** to allow a reduction of required side yard setback from ten feet (10.0') to five feet (5.0') in order to accommodate a detached garage with a total floor area of approximately 1,280 square feet.

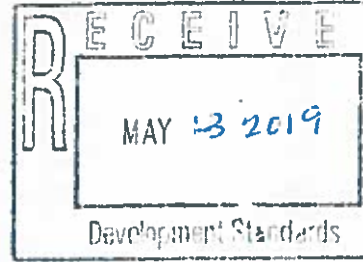
Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 38, Section 38-120 – relating to side yard setbacks, the code states where a detached accessory building's floor area is greater than 600 square feet, the minimum side yard setback is ten feet (10.0'). If the detached accessory building's floor area is less than or equal to 600 square feet, the minimum side yard setback is three feet (3.0').

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

- 1) Because of the required size and dimensions of the garage, an attached addition to the existing house would pose the same setback challenges with no remedy.
- 2) The presence of an established septic system and drain field at the rear and left side of the property limits the placement of a detached garage and extension of the existing driveway to a site to the right and rear of the house.
- 3) The existing septic tank cover requires the left wall of the garage to be aligned with the right wall of the house in order to avoid covering the septic tank with the concrete drive.
- 4) The topography of the lot slopes slightly toward the rear property line which is part of, and flows into, a drainage slough for the neighborhood. Placing the garage further toward the rear property line would interfere with the natural drainage of the yard as it ties into existing storm water runoff for the immediate area.
- 5) The size of the proposed detached garage is well within the maximum land-to-building ratio for the rear yard as stated in the Code.
- 6) Applicant has demonstrated the existence of a hardship relative to the property and improvements which cannot be remedied without making significant changes to existing infrastructure.
- 7) This request is in line with the spirit and intent of the ordinance to grant a variance when a hardship exists.
- 8) The Board has granted other variances similar to this request and would be consistent with its approval.



# Variance Application



5-13-19  
Date of Application Completion

Application Status (Approved or Denied)

### Applicant's Information

Name: Christopher Robert McLane  
Mailing Address: 102 Toliver Ln, Anderson, SC 29626  
Telephone and Fax: 864-353-2779 E-Mail: cmrods1954@yahoo.com

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

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Telephone and Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_

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

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

Christopher McLane  
Owner's Signature

5/13/19  
Date

### Project Information

Property Location: 102 Toliver Ln, Anderson, SC 29626  
Parcel Number(s) EMS: 070-05-01-002-000  
County Council District: five (5) Sched District: five (5)

Total Acreage: .79 Current Zoning: \_\_\_\_\_  
Requested Variance: 5 foot side set back variance  
*Please indicate if setback variance, side variance or minimum lot size variance.*

Purpose of Variance: so that the detached garage will not off set the house

Present Government or Deed Restrictions on the Property: Yes  No

If you indicated no, your signature is required.

[Signature]  
Applicant's Signature

5/30/19  
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.

yes

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:

NO

Conditions do not generally apply to other properties in vicinity, as shown by: NO

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

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

NO

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

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

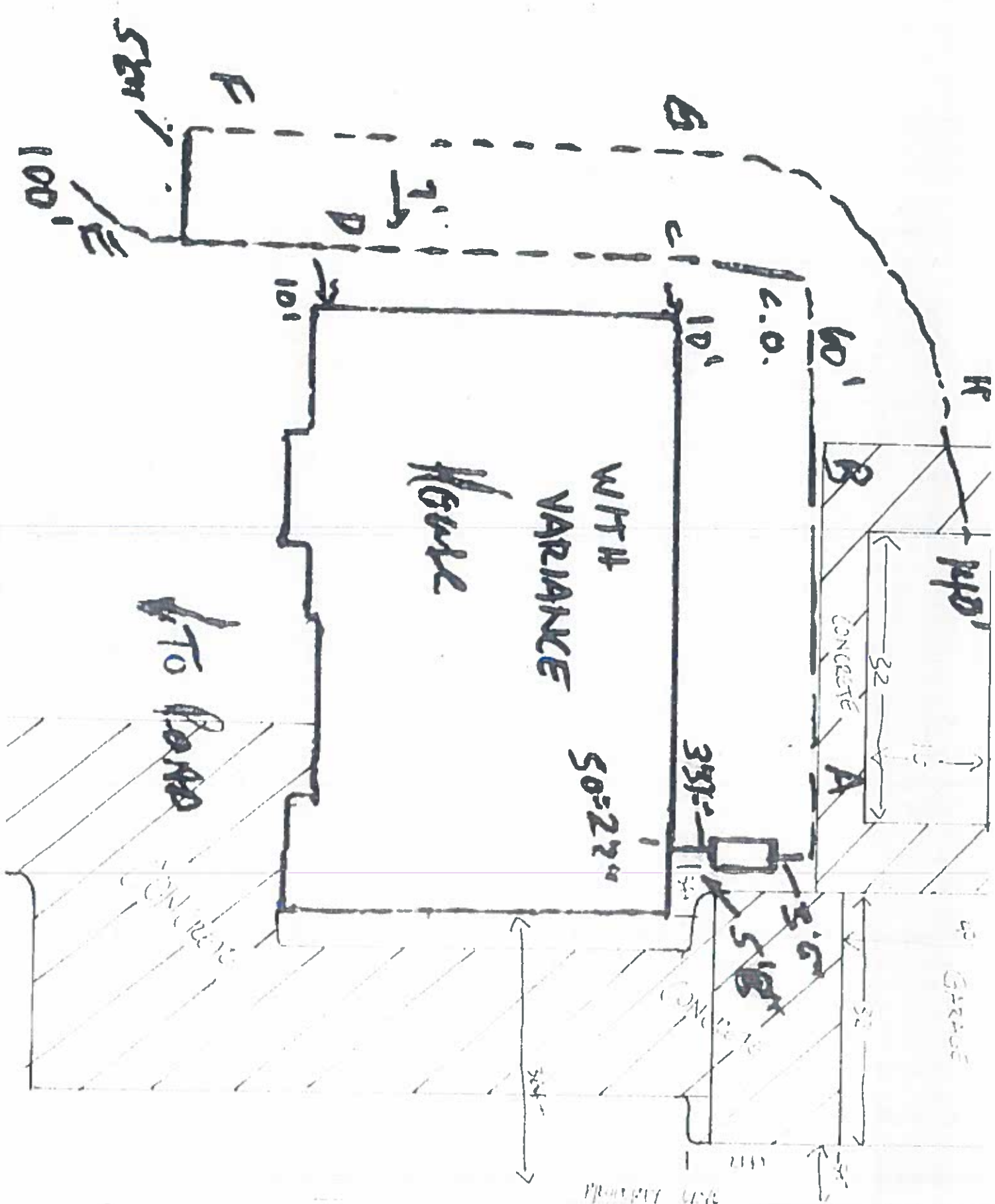
As the applicant, I hereby confirm that the required information and materials for this application are authentic and have been submitted to the Anderson County Development Standards Office.

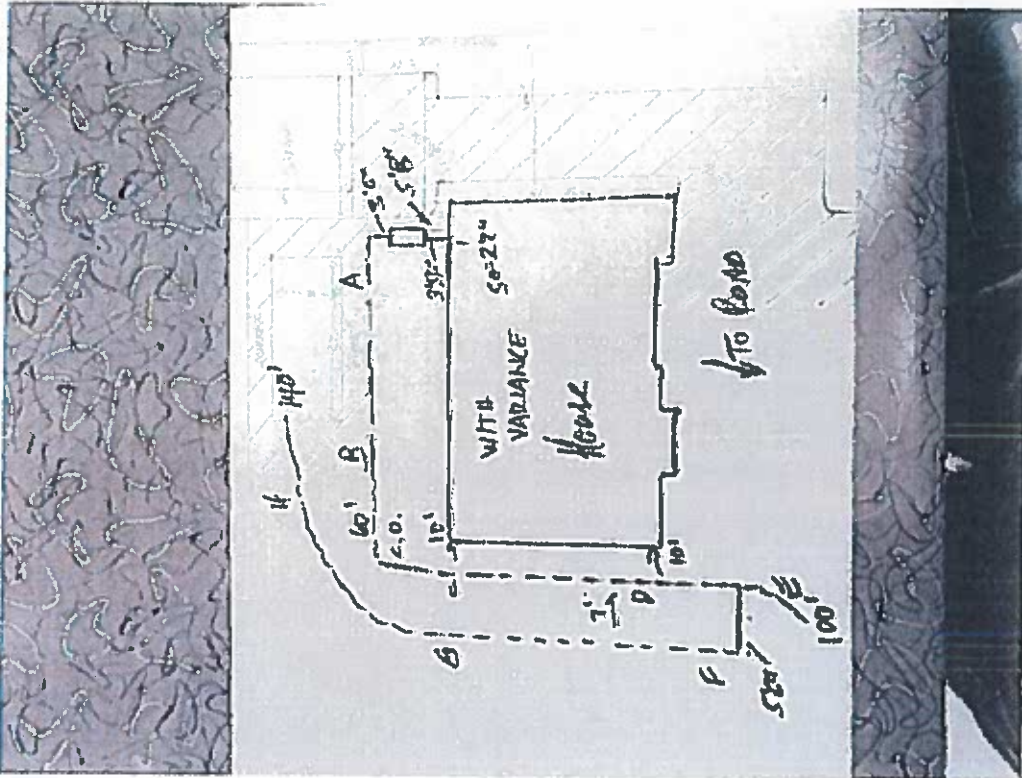
[Signature]  
Applicant's Signature

5/30/19  
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: \_\_\_\_\_





Sent from my iPhone

On Jun 3, 2019, at 8:50 AM, Henry D. Copeland <[hdcopeland@andersoncountysc.org](mailto:hdcopeland@andersoncountysc.org)> wrote:

Dear Mr. McLane:

This statement helps but is not very specific in terms of where the improvements conflict as you describe. It would be much clearer if you could submit a site plan showing where the proposed improvements (detached garage and pool) are to be located relative to the existing structures and septic system. Your sketch of the proposed and existing improvements should be measured and reflect relative scale, but a professional drawing is not required.

If at all possible, we will need your rendition of the site by 5:00 this afternoon. A fax or email attachment will be appreciated, if that is convenient.

Let me know if you have any questions.

Sincerely,

<image001.png>

**Henry de S. Copeland**

**Land Development Specialist**

Office: 864.260.4112

Cell: 864.260.4115

[hdcopeland@andersoncountysc.org](mailto:hdcopeland@andersoncountysc.org)

Developmental Site Plan, Inc.

411 East River Street

Anderson, SC 29624

# Anderson County



00007

NURSERY LN

700001007

700501001

700501002

700501003

May 13, 2019 Disclaimer accepted.

THIS	700501002
Owner	MCLANE CHRISTOPHER ROBERT
Owner Address	102 TOLIVER LN
City/State	ANDERSON SC
Deed Book	10183
Tax District	5
Sale Year	2011
Deed Page	37
Description	Description
Sale Price	\$143,000
Market Value	\$172,370



1 in = 45 ft  
 0 0.0045 0.009 0.018 mi  
 0 0.005 0.01 0.02 km  
 ESRI, HighLand Mapping, and Anderson County GIS



Staff Report

Application for a **Variance** – To allow, after the fact, a second free-standing sign on the same street front  
Anderson County Land Use Board of Zoning Appeals Meeting - District 6  
Courthouse Annex, 401 E. River Street – Planning Conference Room  
Anderson, South Carolina  
June 13, 2019  
5:15 PM

Applicant: Electric City Signs (*contact: Henry Daniel Ridgeway*)

Name of Project: McDonald's

Owner of Property: Do It LLC

Property Location: 1470 Pearman Dairy Road, Anderson, SC 29625

Council District: Six (6)

Tax Map Number (TMS #): 095-14-02-011

Acreage of Property: approximately 1.13 acres

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

Land Use: The prime commercial corner location (the intersection of Pearman Dairy Rd at Whitehall Rd) is currently improved with a recently completed McDonald's restaurant.

Applicant Request: Applicant is requesting a **Variance** to allow a second free-standing sign located on same street front (Whitehall Road). This request for approval of the second free-standing sign is after the fact.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 38, Section 38-255, the size and number of permanent freestanding business identification or highway signs is limited. 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. 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.

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

- 1) This application proposes to change or modify the conditions of a previous request for this location approved by the Land Use Board on December 13, 2018, which allowed the placement of two additional wall signs for a total of three, with the understanding that only one free-standing sign would be allowed.
- 2) Though the code permits two free-standing signs on a corner lot, with the provision that there will be no more than one sign for each of the two street fronts, there is no precedent for allowing two free-standing signs to be located on the same public road frontage.
- 3) Should the applicant elect to retain two free-standing highway signs, the corner sign must be relocated to be clearly on Pearman Dairy Road and away from the Whitehall Road intersection. Both signs together may contain a total of 300 square feet of sign area, and no more. If this course is chosen, then two of the existing three wall signs must also be removed in order to be consistent with the Board's decision of December 13, 2018.
- 4) The applicant has not demonstrated the existence of a hardship requiring a remedy beyond what the Board approved in December.
- 5) Approval of the applicant's request would not be in line with the spirit and intent of the ordinance which is to grant a variance where a hardship exists.
- 6) The Board has not approved other variances similar to this request and would be consistent with its disapproval.



# Variance Application

5-9-2019  
Date of Application Completion

Application Status (Approved or Denied)

### Applicant's Information

Name: Electric City Signs & Neon, Inc.

Mailing Address: 701 Hwy. 28 Bypass, Anderson, SC 29624

Telephone and Fax: 864-225-5351 E-Mail: cridgeway@electriccitysigns.com  
864-225-9050 (F)

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

Name: McDonald's (Terry Shugart)

Mailing Address: P.O. Box 222, Royston, GA 30662

Telephone and Fax: 706-245-0030 E-Mail: tshugart@shugartenterprise.com

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

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

Owner's Signature

Date

### Project Information

Property Location: 1410 Pearman Dairy Rd.

Parcel Number(s)/TMS: 9514 02011

County Council District: 6 School District: \_\_\_\_\_

Total Acreage: 1.13 acres Current Zoning: Not Zoned

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: to allow the existing permit-approved free standing road signs to remain as-is.

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



If you indicated no, your signature is required.  
Harold Daniel Ridgeway  
Applicant's Signature

5-9-19  
Date

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

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

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

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

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

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

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

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

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

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

Harold Daniel Ridgeway  
Applicant's Signature

5-9-19  
Date

For Office Use Only:  
Application Received By H de S. Copeland Date Complete Application Received: 5-9-2019  
Application Fee Amount Paid: N/A Check Number: N/A  
Scheduled Advisory Hearing Date: \_\_\_\_\_ Scheduled Board Hearing Date: June 13, 2019  
Staff Recommendation: \_\_\_\_\_ Advisory Recommendation: \_\_\_\_\_  
Land Use/Board of Zoning Appeals' Decision: \_\_\_\_\_

*Electric City*  
SIGNS & NEON INC.  
701 HWY. 28 BYPASS  
P.O. BOX 656  
ANDERSON, SC 29622  
864-225-5351

5-9-19

Anderson County Public Works Division  
Development Standards  
401 East River Street  
Anderson, SC 29624

To Whom It May Concern:


In March of 2018, our company Electric City Signs & Neon, Inc. was contacted by Everbrite, LLC and asked to obtain sign permits for the new McDonald's location in Anderson at the intersection of Hwy. 28 Bypass and Whitehall Road, and once permits were secured, to then install the signage. The initial sign package proposed by McDonald's for permitting included more signage than is allowed by Anderson County Building & Codes, so only the allowable signage was submitted and approved for permits.

After receiving approval, we met with the McDonald's representative and with the General Contractor on site to discuss the placement of the signs regarding the power lines on the premises. Once this concern was addressed, Electric City Signs & Neon, Inc. proceeded to install the signs in the locations dictated by site conditions within code allowances.

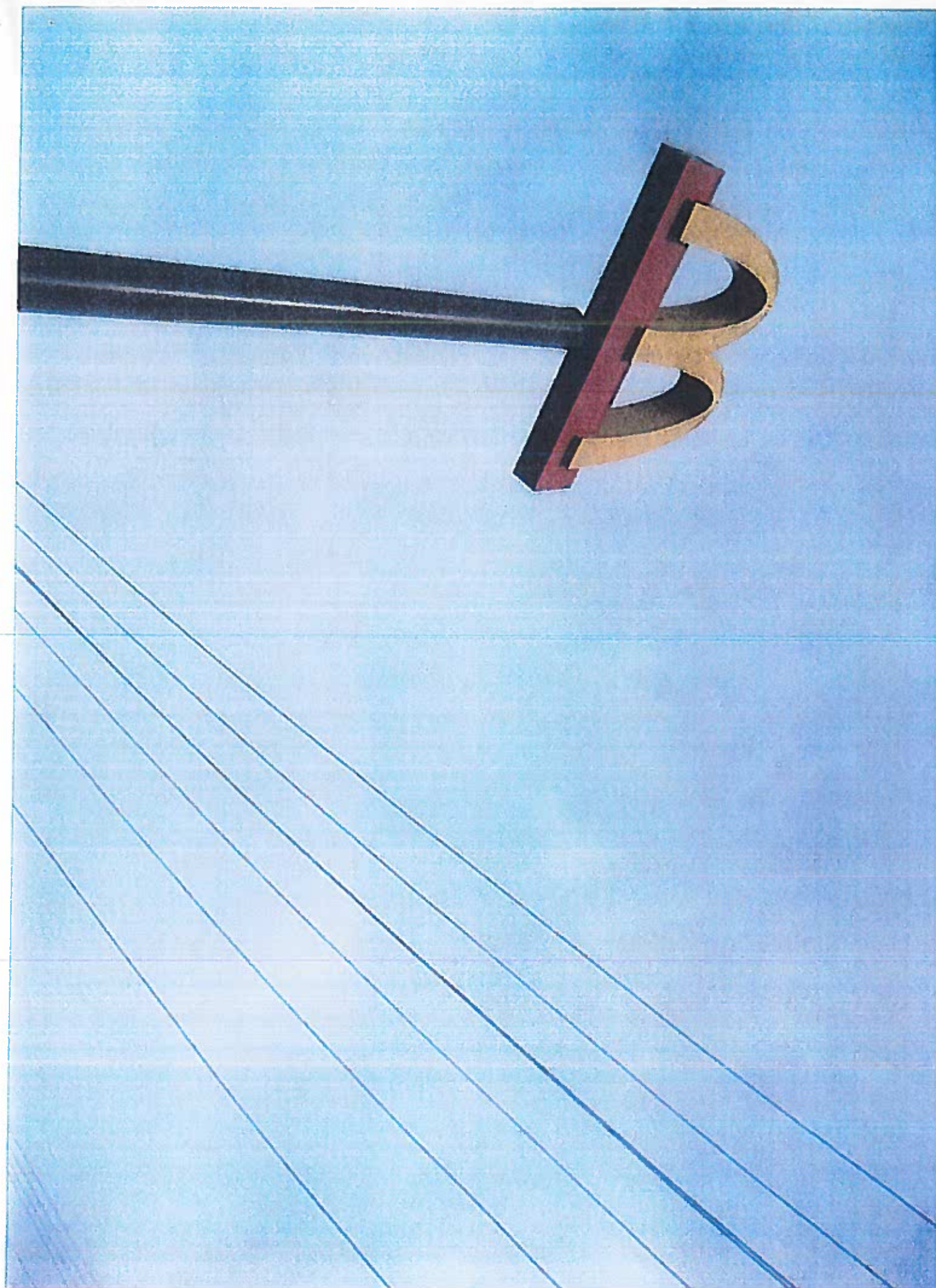
On 4-8-19 we received an email from Everbrite saying that they had been contacted via email by Scott Thompson, the Construction Manager for McDonald's. Mr. Thompson's email notified Everbrite that he had been contacted by Anderson County and informed that the road sign closest to the intersection was in violation and would need to be moved. If not moved, the county was going to start levying fines. Everbrite's email was the first indication to Electric City Signs of any concerns.

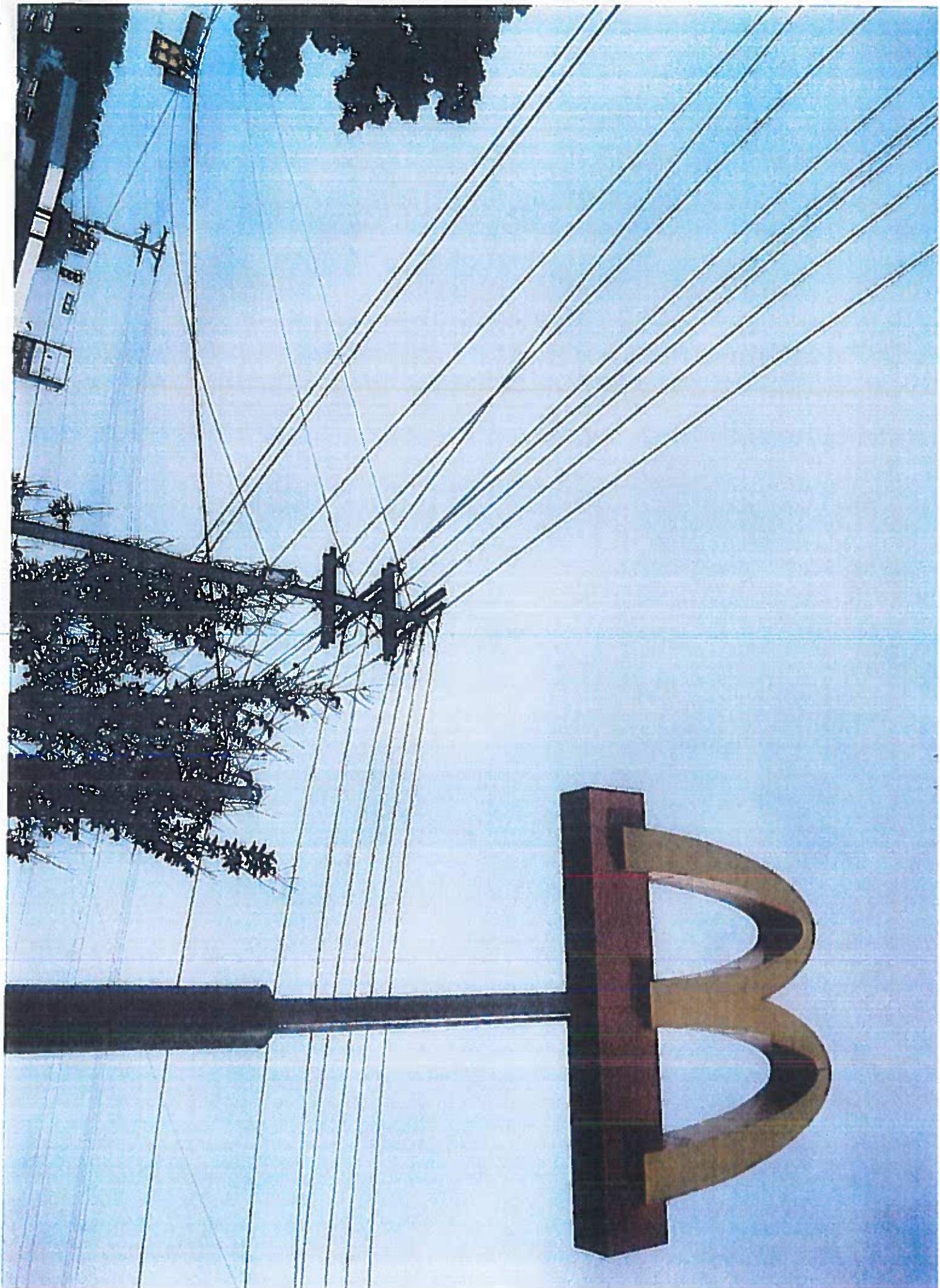
At this time, given that the signs have been duly permitted and installed, Electric City Signs & Neon, Inc. is requesting that this Variance Application be approved as submitted.

With regards,

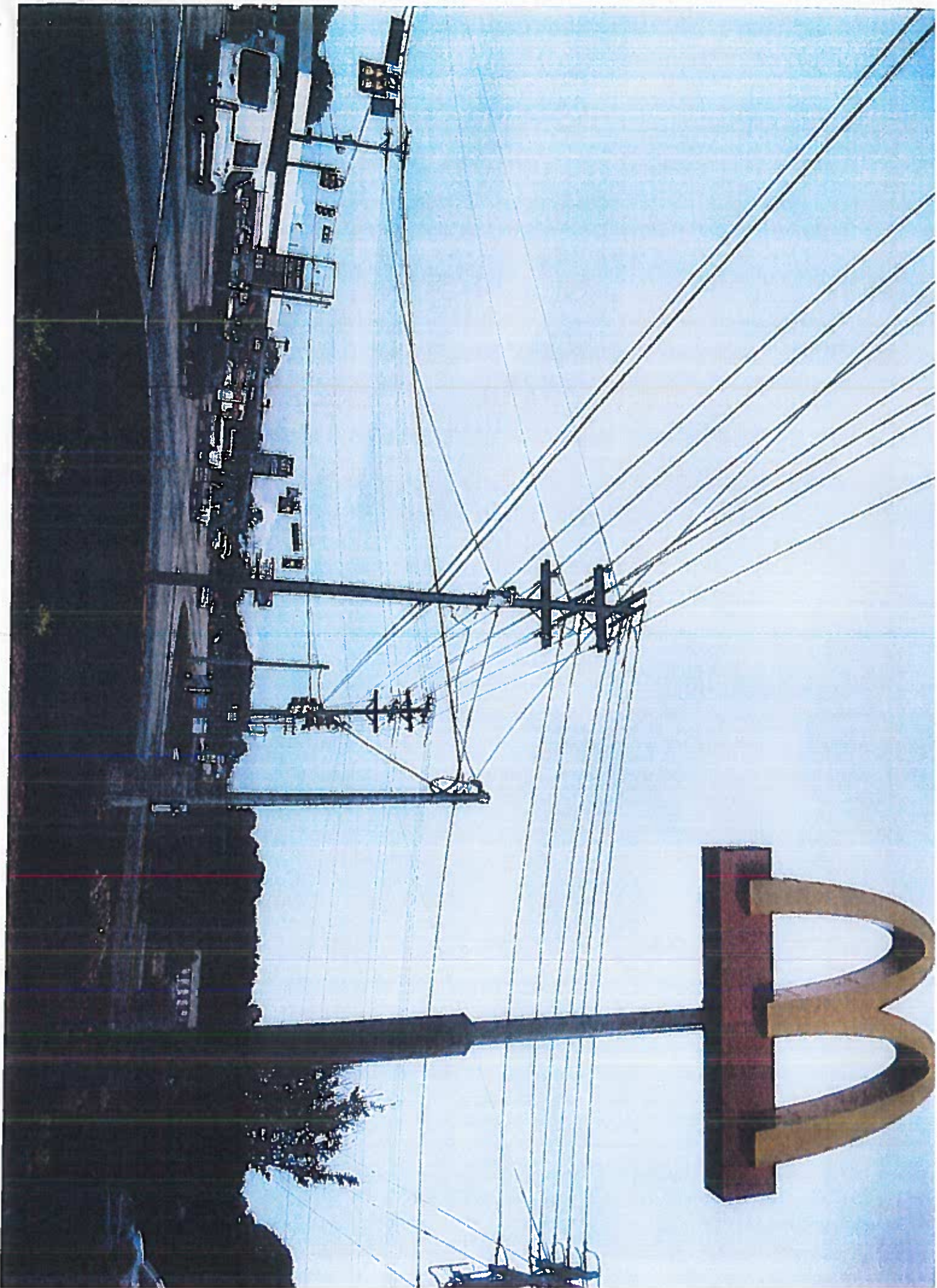
  
H. Darrell Ridgeway  
President/Owner



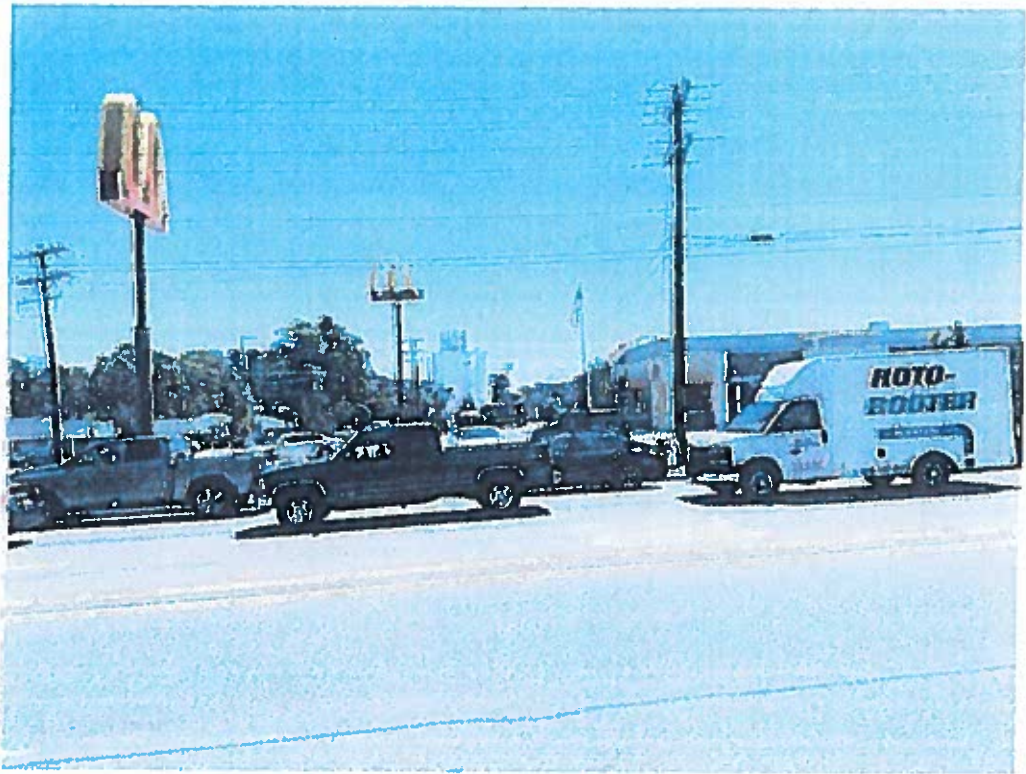








McDonald's, Pearman Dairy Road at Whitehall Road, Anderson  
(photos dated: Tuesday, May 21, 2019)



View from across Pearman Dairy Road near intersection with Whitehall Road

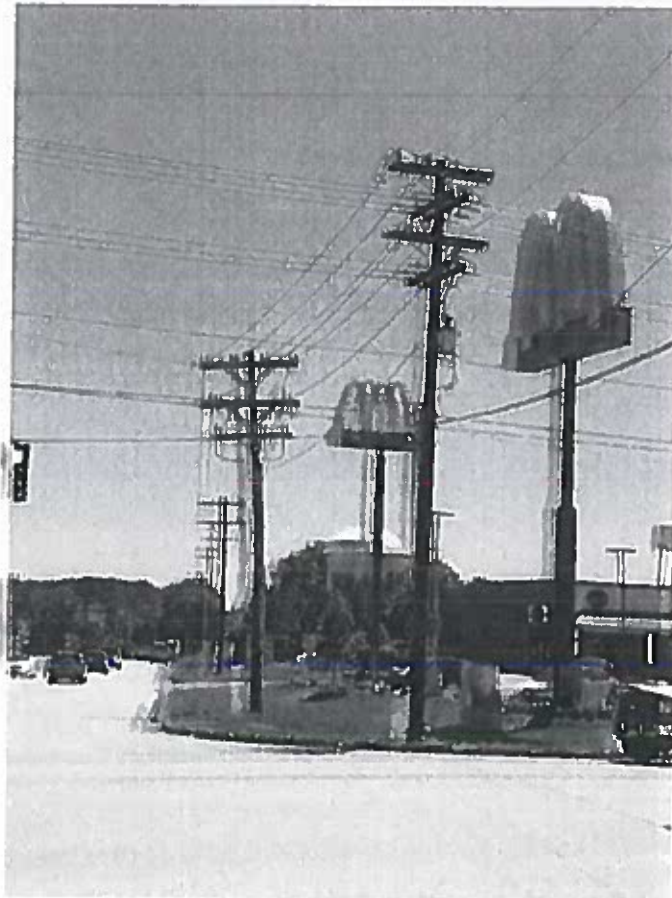


View from Pearman Dairy Road south of intersection with Whitehall Road

**McDonald's, Pearman Dairy Road at Whitehall Road, Anderson**  
*(photos dated: Tuesday, May 21, 2019)*

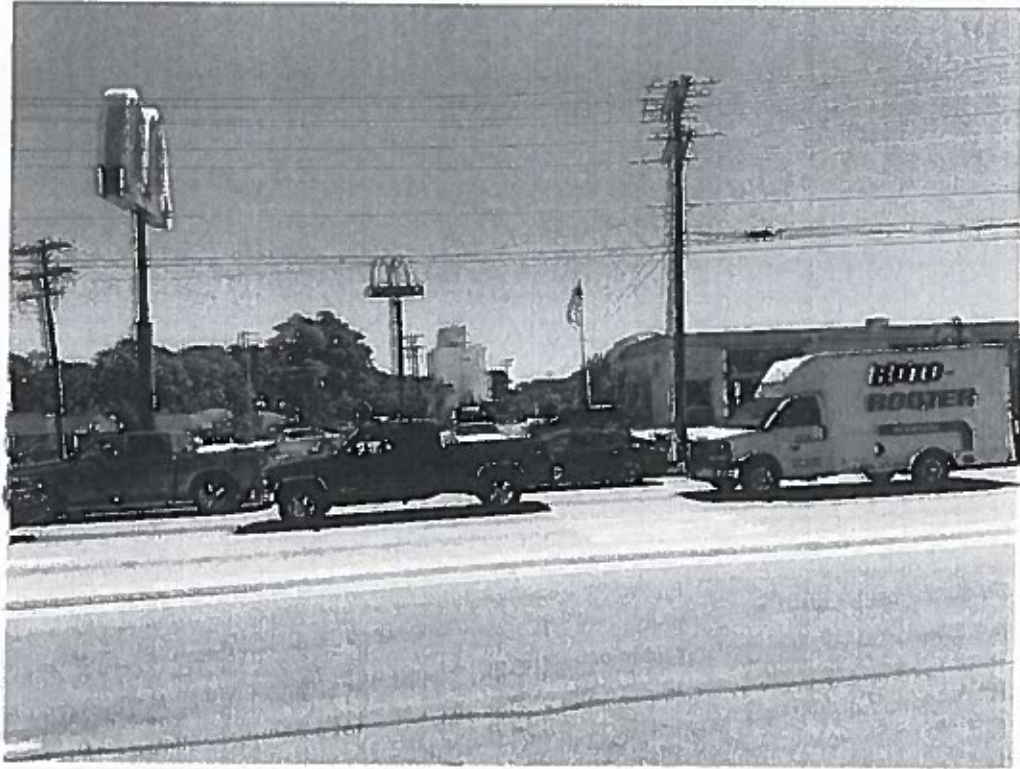


**View from Pearman Dairy Road looking east along Whitehall Rd.**



**View to east along Whitehall Road from intersection with Pearman Dairy Road**

**McDonald's, Pearman Dairy Road at Whitehall Road, Anderson**  
*(photos dated: Tuesday, May 21, 2019)*

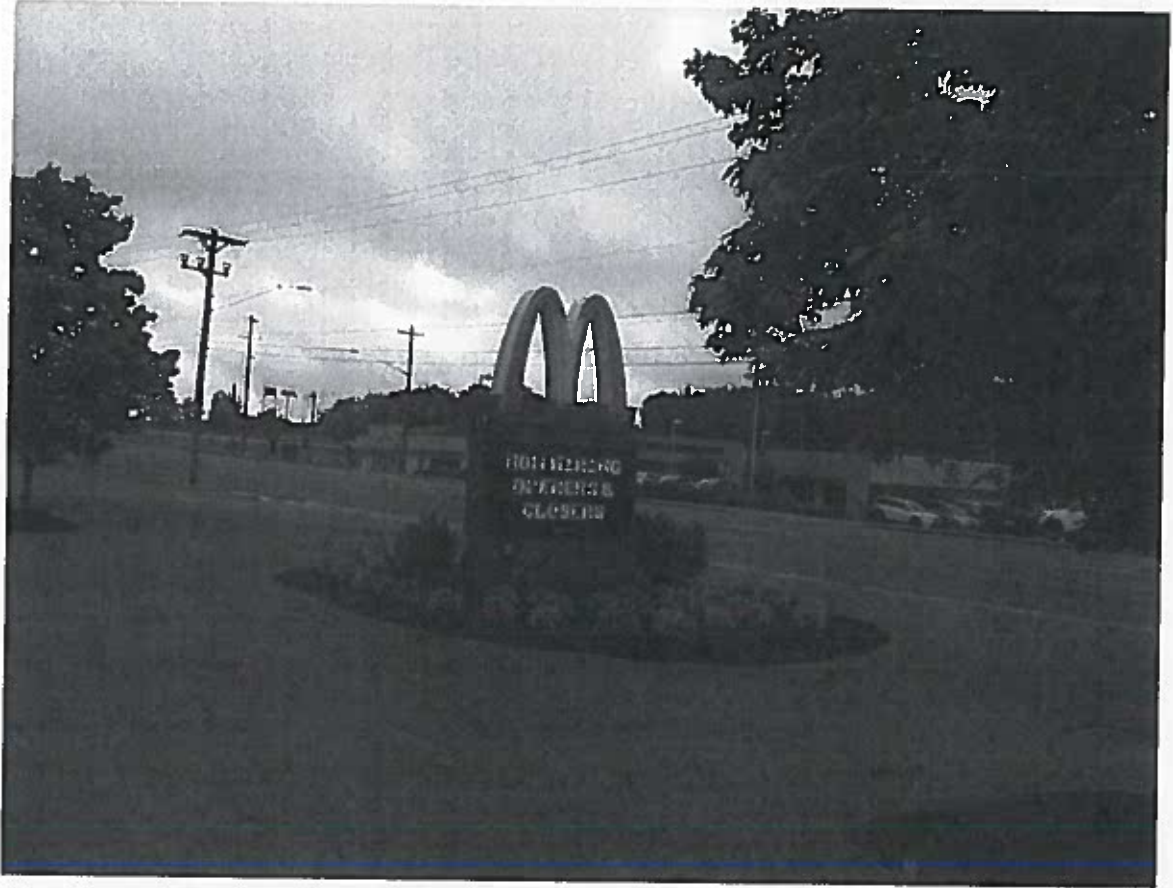


**View from across Pearman Dairy Road near intersection with Whitehall Road**



**View from Pearman Dairy Road south of intersection with Whitehall Road**

Re: Discussions relative to McDonalds signage for new store location, Pearman Dairy Rd at Whitehall Rd, Anderson, SC



**McDonalds, Hwy 123, Easley, SC**

**(example of new monument sign, recently installed)**

(photo taken on or about May 6, 2019)





# DEVELOPMENT STANDARDS

June 13, 2019

**Mr. Henry Daniel Ridgeway**  
Electric City Signs & Neon, Inc  
701 Hwy 28-Bypass  
Anderson, SC 29624

Re: **Variance** Request for property located at 1470 Pearman Dairy Rd, Anderson, SC 29625, TMS # 095-14-02-011

**Dear Mr. Ridgeway:**

The Anderson County Land Use Board of Zoning Appeals voted unanimously to deny your **Variance** request to approve an after-the-fact placement of a second free-standing sign on the Whitehall Road frontage of a McDonald's restaurant.

The Board's Conclusion:

The Board cited the fact that the property was recently granted Board approval for additional wall signs with the stipulation that only one free-standing highway sign would be installed. There is no precedent for granting approval of two signs on the same street front involving a single parcel.

The applicant has not shown that a hardship exists which is necessary for a variance to be in line with the spirit and intent of the ordinance.

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  
Courthouse Annex | 401 East River Street, Anderson SC 29624

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

Staff Report

Application for a **Variance** – To allow the placement of a second wall sign near a drive-thru service window  
Anderson County Land Use Board of Zoning Appeals Meeting - District 6  
Courthouse Annex, 401 E. River Street – Planning Conference Room  
Anderson, South Carolina  
June 13, 2019  
5:15 PM

Applicant: Tropical Smoothie Cafe (*contact: Bill Ruby*)

Owner of Property: Friddle + Friddle LLC I

Property Location: 3558 Highway 153, Greenville (Powdersville), SC 29611

Council District: Six (6)

Tax Map Number (TMS #): 236-00-02-047

Acreeage of Property: approximately 0.97 acres (includes entire retail strip center)

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

Land Use: The property is currently improved as a small retail strip center further described as an outparcel to a Bi-Lo anchored shopping center located on the well-traveled Hwy 153 commercial corridor between I-85 and Easley. This application relates to a single end-unit tenant within the four-unit retail strip center.

Applicant Request: Applicant is requesting a **Variance** to allow the placement of a second wall sign near an existing side wall drive-thru service window.

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 needed and consistent with efforts to direct appropriate traffic one of two on-site entrances (pedestrian and drive-thru), from the busy and often congested section of the highway.
- 2) Two wall signs, as proposed, are believe to be sufficient to overcome the hardships represented by heavy traffic in this location and the lack of equal visibility from both directions along a heavily traveled arterial highway.
- 3) The main sign over the front entrance and a second wall sign on the adjacent side wall nearest the drive-thru window are intended to help distinguish two different customer access points for a corner unit in the retail center.
- 4) Both wall signs, in terms of sign area, are considerably less than what the Code would allow on each wall.
- 5) The primary wall sign associated with the front entrance can be seen by traffic from both directions, but is more easily recognized by northbound customers on Hwy.153 as they prepare for a right turn directly into the Bi-Lo center or Hood Road, just beyond. This access is not as easily available to traffic in the southbound lanes.
- 6) The proposed second wall sign over the side drive-thru entrance is intended to benefit southbound traffic on Hwy. 153 and traffic accessing the Bi-Lo center's parking area from Hood Road.
- 7) Food service businesses with drive-thru windows typically have been allowed an additional wall sign for that purpose.
- 8) 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.
- 9) The Board has granted other variances similar to this request and would be consistent with its approval.



# Variance Application

5-8-19  
Date of Application Completion

Application Status (Approved or Denied)

### Applicant's Information

Name: BILL RUBY  
Mailing Address: 2607 WOODRUFF ROAD SUITE E-427 SIMPSONVILLE SC 296  
Telephone and Fax: 817 733-2360 E-Mail: bruby227@gmail.com

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

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Telephone and Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_

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

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

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

Date \_\_\_\_\_

### Project Information

Property Location: 3558 HWY 153 GREENVILLE SC 29611  
Parcel Number(s)/TMS: 236-00-02-047  
County Council District: 6 School District: POWERSVILLE

Total Acreage: \_\_\_\_\_ Current Zoning: NOT ZONED  
*There is a Variance Application fee of \$200 if in a zoned area.*

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

Purpose of Variance: SECOND SIGN

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

If you indicated no, your signature is required.

Applicant's Signature

*[Handwritten Signature]*

Date

5-8-19

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:

please see ATTACHED

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

please see ATTACHED

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

please see ATTACHED

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

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

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

*[Handwritten Signature]*

Date

5-8-19

For Office Use Only.

Application Received By: H de S. Copeland Date Complete Application Received: \_\_\_\_\_

Application Fee Amount Paid: N/A Check Number: N/A

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

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

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

May 8, 2019

RE: Commercial land use permit # 19-190 - Variance Application

To Anderson County Public Works Division – Development Standards

Please accept this Variance Application for a second sign for the retail space upfit located at 3558 Hwy 153 Greenville, SC 29611 – in Powdersville, SC – see Picture #1. The space was previously an Ultra Tan (tanning salon) and will be converted to Tropical Smoothie Café - a smoothie / sandwich shop – with a drive thru.

We request a variance for a second sign to be placed on the West side of the building visible to traffic traveling Eastbound on Hwy 153 fromasley to I-85 - see Picture #2

We believe this is a reasonable request based on the following:

1. We believe not having a second sign on the West side of the building will provide an undue hardship inasmuch as it will limit our exposure to Eastbound traffic.
  2. Signage facing East will provide better sightlines and visibility, thus allowing traffic to fluidly move to the left turn lane sooner, to make a left turn to enter the parking lot and/or drive thru lane. We believe this will reduce traffic congestion and potential incidences on Hwy 153 as customers access Tropical Smoothie Café.
  3. It's in harmony with what's in the vicinity – see picture #5
4. Tropical Smoothie Cafe Signage is simple, legible and professionally produced

Please kindly reply with any additional information needed to render a decision.

Respectfully,

Bill Bantz

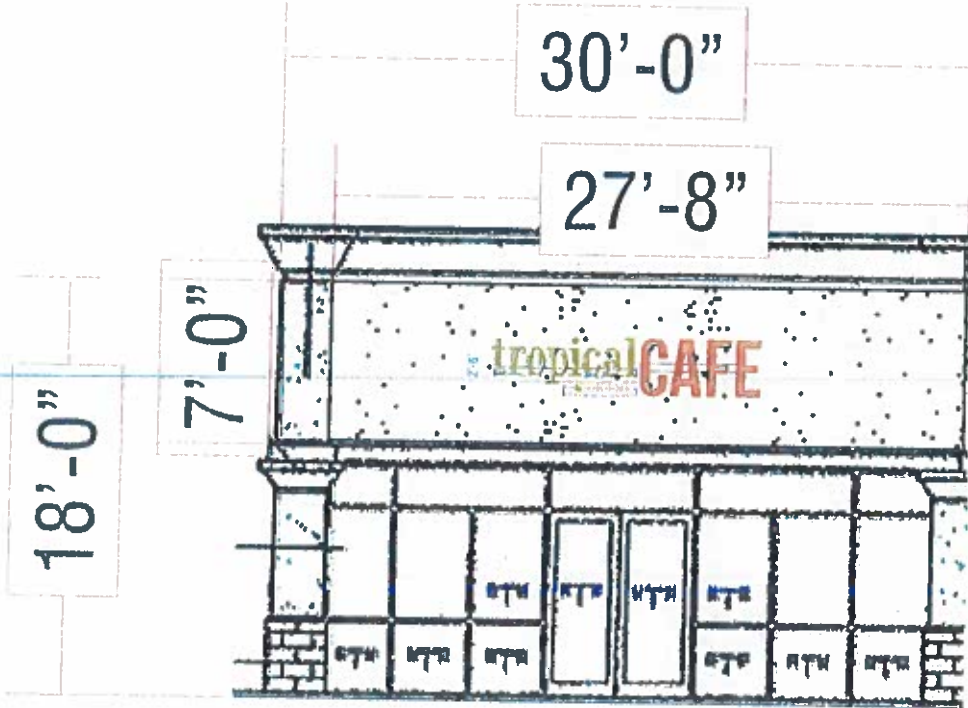
CEO - Summit 2 Sea Ventures, Inc.

aka - Tropical Smoothie Cafe

404.773.2300



FRONT ELEVATION W/ PROPOSED SIGNAGE



CUSTOMER APPROVAL

DATE

FILE LOCATION:

H:\MARKETING\GRAPHICS\CDP\08 - TROPICAL CAFE\08 TROPICAL CAFE SIGNAGE.dwg



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CLIENT	TRIPLEX EASTSIDE	SCALE	1/4" = 1'-0"
LOCATION	10000 BUCKLE RD	DATE	01/24/12
PROJECT NO.	21	DESIGNED BY	W. S. TRACY, L.L.C.

REV	DATE	BY	CHK
01	01/24/12	WST	WST
02	01/24/12	WST	WST
03	01/24/12	WST	WST

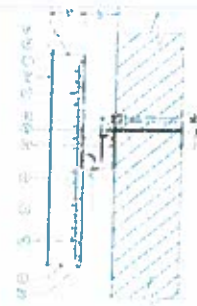
*Handwritten notes:*  
 Plan of building  
 Sign 24' x 35' 0"

TWO (2) SETS OF TROP-30-RWCL INTERNALLY ILLUMINATED REMOTE MOUNT CHANNEL LETTERS



L.E.D. RACEWAY MOUNTING DETAIL (EXTERIOR)

- A. 650" X 3" ALUMINUM RETURNS TO BE FACTORY GLOSS BLACK
- B. 1" GLOSS BLACK JEWELITE
- C. .003" ALUMINUM BACKS
- D. WHITE LED PCB LACES  
 W. 3M 3630-4397 PEA GREEN VINYL  
 W. 3M 3630-25 SUNFLOWER VINYL  
 W. 3M 3630-3176 ORANGE VINYL
- E. WIRE GE TETRA MAX 7100K 24V LED, 9 YEAR WARRANTY ON LED'S
- F. 1/2" SEALTIE CONDUIT RUNNING TO SECONDARY CONNECTION  
 \* NOTE - GENERAL CONTRACTOR TO HAVE PRIMARY CONNECTION HOOKED UP
- G. 3/8" THREADED RODS WITH 2" X 4" WOOD BLOCKING AS REQUIRED TO MOUNT RACEWAY TO WALL
- H. 2" X 9" X 3/16" ALUMINUM MOUNTING BRACKETS AS REQ'D - CENTER TO CENTER DIMENSIONS NOT TO EXCEED 6'-0" OR UNBRACKETED LENGTHS
- I. STANDARD POWER SUPPLY HOUSE D IN A 4" X 6" RACEWAY PAINTED (TBD)
- J. POWER CABLE STARTING FROM POWER SUPPLY THEN LETTER TO LETTER
- K. PLASTIC MOUNTING CLIPS AS REQ'D
- L. 1/4" WEIR HOLES AS REQUIRED
- M. SILICONE BEAD AROUND THE INSIDE OF RETURN AND BACK TO SEAL FROM WATER LEAKAGE



TYPICAL WALL SECTION  
SEE DRAWING

CUSTOMER APPROVAL

DATE

FILE LOCATION:

IN PAPERWORK 14 07M / TOP - 1 - TOP VIEW 00000000 - PROJECT NUMBER, 00 00



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PROJECT: TROPICAL SMOOTHIE  
 LOCATION: MISSISSAUGA, ON  
 DRAWN BY: ZH

DATE: 1 - 15-12  
 DATE: 26-12-12  
 DRAWN BY: ZH, JH, SL, LL, JS

REV: 001  
 REV: 002  
 REV: 003  
 REV: 004

Signatures:  
 1. [Signature] [Name]  
 2. [Signature] [Name]  
 24. 8. 15 s.f.



Picture #1: Ultra Tan was the previous tenant. The space was originally constructed with a drive thru for a restaurant tenant.



Picture #2: The general proposed location of the second sign – sizing in accordance with sign limitations – directly above the drive thru window facing Eastbound traffic



Picture #5: A second sign would be harmonious in the area.



Picture #6: An example of Tropical Smoothie Cafe's branded signage  
NOT SIZED FOR POWERSVILLE LOCATION

**Tropical Smoothie Cafe - Channel Letters**  
TOTAL SOFT: 43.72

**SIGNS**  
This sign is for the...  
www.tsc.com

**PLEASE NOTE**  
This sign is for the...  
at \$25.00 per hour

**COLOURS**

SMOOTHIE	SMOOTHIE	SMOOTHIE	SMOOTHIE
SMOOTHIE	SMOOTHIE	SMOOTHIE	SMOOTHIE
SMOOTHIE	SMOOTHIE	SMOOTHIE	SMOOTHIE
SMOOTHIE	SMOOTHIE	SMOOTHIE	SMOOTHIE

**FINISHES NEEDED**

SMOOTHIE



Staff Report

Application for a **Variance** – To allow for a reduction of the required number of off street parking spaces  
Anderson County Land Use Board of Zoning Appeals Meeting - District 6  
Courthouse Annex, 401 E. River Street – Planning Conference Room  
Anderson, South Carolina  
June 13, 2019  
5:15 PM

Applicant: Independence Properties (*contact: Charles R. Jackson*)

Name of Project: NW White Trucking Terminal

Owner of Property: Independence Properties LLC

Property Location: 2605 River Road, Piedmont, SC 29673

Council District: Six (6)

Tax Map Number (TMS #): 237-00-11-024

Acreage of Property: approximately 8.69 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 currently improved and in use as a truck terminal and service center for trucks intended for long haul deliveries.

Applicant Request: Applicant is requesting a **Variance** to allow for a reduction of the required number of off street parking spaces for a trucking terminal and truck service center.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 38, Sec. 38-209. - The purpose of off-street parking and loading standards is to ensure the provision of off-street parking in sufficient quantity to satisfy the demand generated by any given land use, and subsequently reduce the impact of development (requiring parking) on the public transportation system. Under Chapter 38, Sec. 38-210. – (a) Off-street automobile storage and parking spaces shall be provided on every lot on which any of the uses shown in a specific chart within the ordinance or are hereafter established. The number of parking spaces provided shall be at least as great as the number specified in the chart for the particular use. When application of such provision results in a fractional space requirement, the next larger requirement shall prevail. (b) The parking space requirements for a use not specifically listed in the prescribed chart shall be the same as for a listed use of similar characteristics of parking demand generation. (d) Whenever a building or use, constructed or established after the effective date of these regulations is changed or enlarged in floor area, number of employees, number of dwelling units, seating capacity or otherwise, to create a need for an increase of ten percent or more in the number of existing parking spaces, such spaces shall be provided on the basis of the enlargement or change.

There is no specific example or similar use given in the Code where off-street parking requirements apply to a trucking terminal or truck service center.

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

- 1) The proposed parking ratios appear to be in line with the intent of the ordinance, though no guidelines currently exist for this specific use.
- 2) This request is in line with the spirit and intent of the ordinance to grant a variance when a hardship exists.
- 3) The Board has granted other variances similar to this request and would be consistent with its approval.



# Variance Application

5/7/19

Date of Application Completion

Application Status (Approved or Denied)

## Applicant's Information

Name: Independence Properties

Mailing Address: PO Box 8023, Columbia, SC 29202

Telephone and Fax: 864-220-9353

E-Mail: rjackson@crjackson.com

## Owner's Information

*(If Different from Applicant)*

Name: Independence Properties

Mailing Address: PO Box 8023, Columbia, SC 29202

Telephone and Fax: 864-220-9353

E-Mail: rjackson@crjackson.com

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

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

Owner's Signature

Date

05/07/2019

## Project Information

Property Location: 2605 River Road, Piedmont, SC 29673

Parcel Number(s)/TMS: 2370011024

County Council District: 6

School District: 1

Total Acreage: 8.69

Current Zoning: unzoned

Requested Variance: Increased parking space count

*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: There is nothing in the County ordinance to accommodate the required parking for a trucking terminal.

The facility will include approximately 80 parking spaces for truck driver's personal vehicles.

15-20 spaces for office and shop staff, and approximately 80 spaces for dump trucks and tractor trailers. The dump

trucks and tractor trailers will be parked at the site during the night and on the road during the day.

Private Covenants or Deed Restrictions on the Property: Yes

No

If you indicated no, your signature is required.

*Charles R. Johnson*

Applicant's Signature

Date

05/07/2019

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 6 9 Off street parking does not have a use that fits the needs of hte site

*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:  
The type of proposed project is not addressed in the ordinance

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

Trucking terminals are not addressed in the ordinance

Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows: The project use would not be allowed due to the parking requirements not being listed in the ordinance

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

The surrounding area is mostly commercial in nature and will not be harmed by the variance. Trucks generally leave in the morning and return in the evening, traffic in and out of the facility will not be constant.

The following documents are submitted in support of this application: (Please attach copies of all additional information to this application.) Cover letter and sheet C200 (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.

*Charles R. Johnson*

Applicant's Signature

Date

05/07/2019

For Office Use Only

Application Received By

Date Complete Application Received

Application Fee Amount Paid

Check Number

Scheduled Advisory Hearing Date

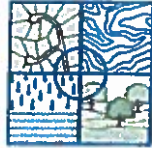
Scheduled Board Hearing Date

Staff Recommendation

Advisory Recommendation

Land Use/Board of Zoning Appeals Decision

Page 2 of 2



# SITE DESIGN, INC.

CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

May 7, 2019

Ms. Alesia Hunter  
Anderson County  
401 East River Street  
Anderson, South Carolina 29624

**SUBJECT: NW WHITE TRUCKING TERMINAL  
ANDERSON COUNTY, SOUTH CAROLINA  
SDI PROJECT NO. S130046.01  
TAX MAP #: 2370011024**

Dear Ms. Hunter,

We are submitting plans for the proposed improvements to the NW White Trucking Terminal site located on River Road in Anderson County as a request for a variance for parking. As we have discussed, County ordinance does not have parking requirements in section 6:9-Off-Street Parking that match the proposed use of the site. This facility will be home to NW White's new trucking terminal. Approximately 80 employees will park their personal vehicles at the site in the morning and take a truck out for the day to make stone, asphalt, and dirt deliveries. The trucks will remain at the site during the evenings and weekends. There will not be any materials stored at the site. There will also be approximately 20 office and shop employee cars on site during the day and 10-15 trucks awaiting service or repair.

This use will require approximately 195 total parking spaces and is not similar to any use in the ordinance.

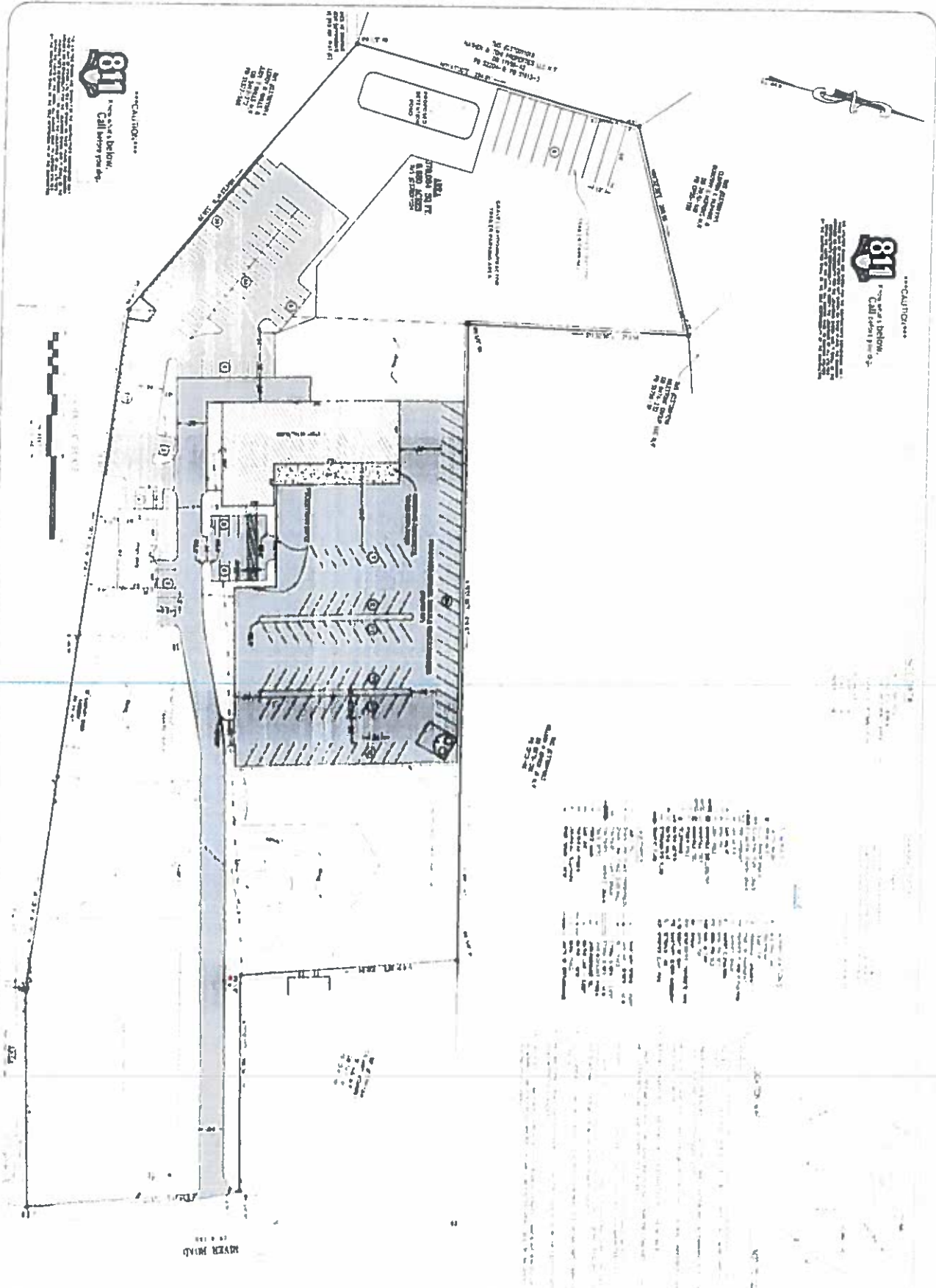
If you have any questions please do not hesitate to call us at (864) 271-0496.

Respectfully Submitted,

SITE DESIGN, INC.

Paul F. Mills, P.E.  
Senior Project Manager

Attachments: Variance Application  
Site Plan Sheets C200




**811**  
 \*\*\*CAUTION\*\*\*  
 Call before you dig.  
 For more information, call 811 or visit [www.811.com](http://www.811.com)

**811**  
 \*\*\*CAUTION\*\*\*  
 Call before you dig.  
 For more information, call 811 or visit [www.811.com](http://www.811.com)

C200

NO WHITE  
 TRUCK STATION  
 APPROVED DRAWN  
 SEITE DESIGN



SITE DESIGN, INC.  






# DEVELOPMENT STANDARDS

June 13, 2019

Mr. Charles R. Jackson  
Independence Properties  
PO Box 8023  
Columbia, SC 29202

Re: Variance Request for property located at 2605 River Rd, Piedmont, SC 29673,  
TMS # 237-00-11-024

Dear Mr. Jackson:

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 an increase in the number and realignment of existing on-site parking for a trucking terminal and service center.

The Board's Conclusion:

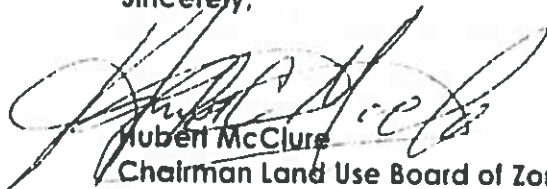
The applicant has demonstrated that there are extraordinary and exceptional conditions due to specific use of the property and the current Code of Ordinances does not offer off-street parking ratios for this particular commercial use that is otherwise compatible with the location; therefore, the applicant meets requirements for Variance approval.

A commercial land use permit will be required from the Development Standards prior to commencing with development. In addition, appropriate building permits will be required from the Building Codes Department prior to commencing any construction.

**Please provide a copy of this letter to the Anderson County Development Standards Department when submitting a commercial land use permit application. 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

☎ 864 260 4719 | F 864 260 4755 | [ahunter@andersoncountysc.org](mailto:ahunter@andersoncountysc.org)  
1001 East River Street, Anderson, SC 29624

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