

AGENDA

ANDERSON COUNTY LAND USE AND ZONING BOARD OF APPEALS MEETING

Thursday, July 11, 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 June 13, 2019

4.) PUBLIC HEARINGS:

- (A) Special Exception application request to construct and operate a gun school and firing range located at 8000 Old Greenville Hwy, Easley, SC.
- (B) Special Exception application request to construct and operate a solar photovoltaic facility or solar farm located at Burns Bridge Rd. and Burns Bridge Circle, Anderson, SC.
- (C) Special Exception application request to allow occasional outdoor events involving music and sound equipment on church site located at 2940 Concord Rd., Anderson, SC.
- (D) Variance application request to allow three additional wall signs for Wendy's restaurant located at 103 Wall Street and Hwy 153, Piedmont, SC.

5.) Old Business: Palmetto Boat Center Sign and McDonald's Sign

6.) New Business: Regular Scheduled Meeting August 8, 2019

7.) Adjournment:

MINUTES
ANDERSON COUNTY LAND USE AND ZONING BOARD OF APPEALS
Thursday, July 11, 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 Secretary

MEMBERS PRESENT: 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: John Farr, District #1

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

MEETING CALLED TO ORDER:

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

APPROVAL OF MINUTES:

Mr. McClure asked for approval of the minutes of the meeting held on Thursday, June 13, 2019. He asked were there any corrections or changes to be made at this time. At this time Mr. Ashley made a motion for the minutes to be approved as mailed. Mr. Miller seconded the motion. The minutes were approved 5-0.

BLANKET ORDER ITEMS A-D

Prior to the meeting, Mr. McClure made a motion to rearrange the Items in the following order: B, C, D, A. Mr. Miller seconded it. Mr. Henry Copeland began with the Staff Report for item B, and stated that the applicant's Special Exception request was to allow construction and operation of a solar farm facility located at Burns Bridge Road and Burns Bridge Circle, Anderson. He proceeded by stating that the Citizens Advisory Committee for District 4 met on July 3, 2019 and that their recommendation was for approval, 2-0. Mr. Copeland continued by stating that the Staff's recommendation was also for approval and gave the reasons for approval as listed on the staff report. Mr. McClure opened the Public Hearing and asked if there was anyone speaking against the Special Exception. No one came forward. Mr. Ludwig, the applicant, was present to answer any questions that the Staff or Board had for him regarding his request. Mr. Miller, Mr. Ballard, and Mr. McClure asked Mr. Ludwig a few questions about how the power is sold to Duke Energy. Afterwards, Mr. McClure closed the Public Hearing. Mr. Miller made a motion to approve item B, and Mr. Harvell seconded it. The Special Exception was approved 3-1 by a show of hands.

Mr. Copeland began with the Staff Report for item C. He stated that the applicant was requesting a Special Exception to allow occasional outdoor entertainment as private recreation as associated with New Spring church located at 2940 Concord Road, Anderson. 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. McClure opened the Public Hearing and asked if there was anyone speaking against the Special Exception. The following people came forward to speak against the Special Exception request: Ms. Patricia, Mr. Vince Price, Mr. Joseph Stone, Laura Price, and Mr. Nick West. Each of them focused on the loudness of the northwest

outdoor speakers. The applicant, Mr. Danny Bear, came forward and elaborated more on what the church was requesting. He stated that the church would like to host up to four (4) outdoor events that are accommodated with music of some sort within a year. There was much discussion, and then Mr. McClure closed the Public Hearing. Mr. Miller asked Mr. Danny Bear if he'd be opposed to going out to the neighbor's houses to witness exactly what they hear without his sound guys knowing to help resolve the issue if they tabled the request until next month. The rest of the Board chimed in and also added that he have an officer that does not attend the church accommodate him when he does. Mr. Danny Bear said that he wouldn't be opposed to doing it. Mr. Miller made a motion to table the request and Mr. McClure seconded it. The Special Exception was tabled 5-0 unanimously by a show of hands.

Mr. Copeland began with the Staff Report for item D. He stated that the applicant was requesting to allow the placement of three additional wall signs on a new Wendy's located at 103 Wall Street and Hwy 153, Piedmont. Mr. Copeland stated that the Staff's recommendation was for approval for the drive-thru sign and wall sign facing the interior or rear of the property adjacent to the Wall Street commercial center, and denial for the corporate sign. No one from the public came forward to speak against the request. Mr. Jacobs, the representative for Wendy's, was present to answer any questions. The Board asked Mr. Jacobs some questions pertaining to following the Board's instructions, and everyone was in agreement that the applicant would only do what the Board approved. Mr. Miller made a motion to approve the Staff's recommendation, and Mr. Ballard seconded it. The variance was approved 5-0 unanimously by a show of hands.

Mr. Copeland began with the Staff Report for item A. He stated that this Special Exception was a carryover from last month's meeting and that the applicant was requesting to allow placement and operation of a gun school and outdoor firing range located at 8000 Old Greenville Hwy, Easley. He continued by stating that the Staff's recommendation was still for denial and listed the reasons for denial as listed on the staff report and supporting documentation. Mr. McClure opened the Public Hearing and asked if there was anyone speaking against the Special Exception. There were many people present. Mr. Jerry Lollis stated that he lived across the road from the property and gave a list of his concerns. He focused on the following topics: property value, property rentals, insurance, responsibility, community, noise. Mr. Sullivan came forward and voiced his concerns about the noise being a disturbance. Mrs. Alesia Hunter interjected during the discussion and informed the Board that the Staff had more documentation to present from the applicant. Before Mr. Copeland could begin, Mr. Liles asked those opposed of his request if anything had happened regarding safety while he was in operation for two years out of frustration. Those opposed responded by saying "no". Mr. Copeland stated that the applicant has begun to revamp the gun school's schedule, and Mr. Liles abruptly interjected. He stated that the changes have already been made and that there aren't any Sunday classes. Mr. McClure asked Mr. Liles to hold on one moment while the Staff presented the rest of the information. Mr. Copeland restated that Mr. Liles had begun to revamp his schedule by not having any firing classes on Sundays and Wednesdays, that the classes would be no later than 5:30 PM, and that the firing times aren't necessarily going to be used all of the time. He also mentioned that pictures had been submitted to show the revision of the berm and showed the direction in which the shooting would take place. Mr. Liles interjected by stating that the pictures show that there are trees all around and that they shoot at an angle and that there were hills. Mr. Copeland continued by stating that the pond issue had been resolved and could also be seen in the pictures. He reiterated that there will not be any firing on Sundays and Wednesdays but there could be classes inside the classroom. He direct the Board through the old and new schedule with some input from Mr. Liles to help clarify. He also mentioned that he had letters to present that expressed both sides as well. Mr. Liles chimed in by stating that there is also another business in the area about 2,000 feet from his range called the Open Shooting Preserve. He went on to say that they have triple/quadruple the amount of people than he does and start at 7 AM. There was some back and forth between the applicant and property owners, then Mr. McClure asked Mr. Liles, "How many people do you think that you actually have?" Mr. Liles replied, "My firing class averages two to four with at most six to seven... CWP class has at most fifteen and only outside to shoot for thirty to forty-five minutes to shoot for the qualify training course." He continued, "I verify every gun to make sure that no one is loaded until they are on the firing line." He also acknowledged the fact that there are houses around, stated that he prides himself on safety, and informed everyone that he takes safety and instructor classes. He placed emphasis on being a

“school” and not a range. He said, “The only time that someone is shooting, is once I give them instructions and when we go down there to go over what they learned in class.” Afterwards, he restated that he’s not a shooting range, but a school. Mr. McClure asked him about the guns that are used. Mr. Liles answered by stating, “Handgun (predominately 9mm) may have a 45 or 40 caliber that shows up... rifles (AR-15 or AK-47), shotgun class isn’t predominate but the largest caliber is a 12 gauge.” Mr. McClure asked Mr. Liles if 7.62 is his highest caliber rifle and if they shoot into the berm. Mr. Liles answered yes to both questions. Mr. McClure continued his questioning by asking Mr. Liles about the height of the berms. Mr. Liles stated, “right now, they are probably two and a half to three feet because we shoot down at an angle about a 45 degree angle down and the most that I shoot is 50 yards. He ensured everyone that he stays in the tree lines to ensure safety on every side. Mr. McClure asked him if he had insurance. Mr. Liles said, “I have instructors insurance for the school.” To add to the insurance question, Mr. McClure asked what kind of insurance that it entailed. Mr. Liles said, “The instructors insurance cover if there’s any accident or like that, plus anyone that comes into my classroom... everyone signs a waiver. I sat down with a lawyer to make sure that it is a legitimate waiver. Everybody signs a waiver... even if I have friends over to shoot I make them sign waivers. Mr. McClure opened up for questions and stated that he’s going to leave the public hearing open, but asked “everyone to be professional and ask question pertaining to and answer their questions in detail.” He asked the Board if they had any question for Mr. Liles or the neighborhood. Mr. Miller added that if anyone has a response that they don’t just blurt out, but instead raise their hand to try to keep things cordial. Mr. Ballard asked the property owners if they sold any property to the applicant. Mr. Liles’s response was, “No! All my property is family land that was inherited and has been passed down, so my family has had land out there for a hundred years. A matter of fact some of my family sitting over there complaining against me. Mr. McClure sympathized with him, and one of his family members spoke up by stating that “it is uncomfortable for them.” Mr. Liles explained that they gave him permission to drive across their property because his doesn’t have an entrance. Mr. McClure started to ask a question, but noticed that Mr. Ballard still had another question. Mr. McClure gave him the floor and apologized. Mr. Ballard proceeded with his question by asking Mr. Liles if his insurance would cover any of the property owners. Mr. Liles replied, “Yes, yes! But I can assure you that that will not happen.” A property owner began to shake their head, and Mr. Liles responded by saying “You can shake your head all you want, but until you come down...” Mr. McClure immediately interjected to the situation. Mr. Liles’s wife spoke next. She informed everyone that her husband isn’t the only one out there shooting. Mr. McClure kindly cut her off and Mr. Ballard asked his next question. He asked how long the property been zoned. Mrs. Hunter responded by saying “probably between 1999 and 2003.” Mr. Liles stated that the property is still worked as agriculture and that he only utilizes a small section of it. He also pointed out that the farmers have been outside working while he conducts class, and that “they aren’t even worried about anything happening because they know how safe that I am.” He stated, “that he talks with them all of the time and that the guy that works the land is the one that helped him put in a fence so he wouldn’t drive across their property and also the one that’s going to help him bring in the dirt to build the berm up because that was already in talks before all of this happened.” Mr. Ballard then asked Mr. Liles about the schedule to see if it is his way of making a promise to the property owners that he will not operate on Sundays and Wednesdays. Mr. Liles’s response was that he will not do any live firing classes on Sunday and that he has classes scheduled on Wednesdays with no shooting. Mr. Ballard then questioned the height of the berm. Mr. Liles responded “I know it’s not high that’s why I’ve had plans to build it up.” Mr. McClure then asked Mr. Liles if he was firing into/downward into a berm. Mr. Liles’s response was “down into the berm”. Mr. Liles explained more by demonstrating with his hands where the berm is in relation to where they shoot and the angle. He informed everyone that “it isn’t his plan to say out there, and that his goal is to build money to get out and go in with some friends to open an indoor range and not to stay on the property.” He went on to say, “from what I’ve been told, I can still go down there and shoot and nothing can be done against that because it’s my property. So, the gun fire is still going to be there. I’m going to be safe. The gun fire is already there because there is a public farm that I printed up in here that shows that other people shoot in the area as well, it’s not just me shooting they are loping everybody in with me. I don’t know what their vendetta is with me...” Mr. McClure abruptly interjected and said, “We are not going into that...Okay? Any other question?” “I have one other

question”, said Mr. Ballard. He asked the property owners the following: “Have you ever had any fall out of pellets from the shotguns coming down on top of you? One of the property owners stated, “Shotguns are not that in distance as far as firing.” Another property owner interjected and asked, “Are you talking about from this shooting or just in general?” “From the reserve”, said Mr. McClure. At the same time, Mr. Ballard said “in general, and then from the reserve.” The first adversary’s response was, “You can do shotguns with turkey hunts at a... local establishment.” Mr. Ballard asked, “How loud is that when you’re shooting, when they’re shooting?” “This is a lot louder than a shotgun”, said one of the property owners. “It’s hard to describe it”, said another. Another property owner said, “The problem is the frequency of it”, and gave an example. One of the property owners that previously spoke asked a question pertaining to people who work night shift and if Mr. Liles used on type of firearm at a time. Mr. Liles didn’t fully understand his question, so Mr. McClure elaborated. “I put everyone on the firing line and we shoot together” said Mr. Liles. Next, Mr. Mike expanded on the last topic by asking Mr. Liles about his CWP classes. His response was “whatever they bring”. Mr. Liles was referring to the guns that are shot during his firing sessions. One of the property owners made a statement in reference to the gun fire and stated, “There have been many of times that all of the weapons go off.” After the previous statement by one of the property owners, Mr. McClure asked Mr. Liles “Is there times that there are multiple weapons just like...” “We don’t do like a mad dump or anything. I’ll give them a round count and we’ll get on the firing line. I’ll say fire three (3) rounds and we’ll have four (4) people firing three (3) rounds” said Mr. Liles. Mr. Miller stated that “that would be twelve (12) shots at one time.” “Okay, I got a couple of questions” said Mr. Harvell. “Go ahead and ask” said Mr. McClure. “Alright, I am a little behind the ball on this because I had to leave the last meeting early before this was addressed. Alright, so going back to the origins of being able to have a gun range in Anderson County...” Mr. Liles abruptly interjected stating, “I’m sorry. I am not a range, I’m a school”. “Okay. Gun school... there is a difference” said Mr. McClure. Mr. Harvell picked back up from where he was in his questioning. “A place where, where guns are fired commercially in this case then. What was the original allowance for this to happen on that property?” Mrs. Hunter asked, “To allow him to operate?” Mr. Harvell responded by saying, “Well anybody, anybody that wanted to do something that he was doing. What was the original allowance for that based on County Ordinances and Zoning?” Mrs. Hunter’s response was, “Well, this is why we’re here because it is a Special Exception. You all have to, the Board has to determine if they would allow them to do it. Mr. McClure said, “It’s not like we have these come up all the time.” Mrs. Hunter and Mr. Harvell were in agreement with Mr. McClure. Mr. Miller stated “It’s not like you’re putting it on an acre or three acres, you’re putting it on a farm or either a partial property that exist outside of the five or seven acres.” Mr. Harvell interjected and said, “But, but I’m hearing that this has been going on a long time, so has this been a commercial venture here for a long time?” Mr. McClure began to explain that Mr. Harvell wasn’t there to fully understand, and Mrs. Hunter explained the process more thoroughly. She highlighted the following: “that there was initially a complaint, that Mr. Liles was unaware that he needed a permit, that there’s a preserve in the same area, and that Mr. Liles didn’t know that he was in a zoned area...” “He did not know that he was in a zoned area?” “But, but I asked him last week. He said before he got there, that he knew that it was zoned” said Mr. Ballard. Immediately after, Mr. Liles and Mrs. Hunter expressed that Mr. Ballard’s statement was incorrect by saying “no”. Both of them continued speaking trying to explain the situation at the same time. Mrs. Hunter paused and gave Mr. Liles the floor. He explained that he was “curious if there was something he’d have to cap once he first got out there and sought answers. He said the following, “I called the tax office... they told me to call the Deed’s office, the Deed’s office told me to call the Sheriff’s office. No one told me to call Development Standards, I had no clue. The Sheriff’s office told me that as long as I’m not classified as a gun range there wasn’t anything that I needed because it was my property and I was in the county... I was in an area where there was no noise ordinance against shooting.” A few of the Board members began to speak at once. “If I’m not mistaken, I’m not trying to change subjects but isn’t the preserve... they are in the same boat right?” asked Mr. McClure. “Yeah, they’ll have to come” answered Mrs. Hunter. “Did they know?” asked Mr. McClure. “Uh, he said that, Mr. Wiggins said that he did not know” responded Mrs. Hunter. Mr. Miller stated “And I understand that.” Mr. McClure asked if there were any more questions. One of the property owners asked, “Is there any kind of regulations on how close you can build this to houses...where people live?” Mrs. Hunter responded,

"Normally it's about twenty-five hundred to fifteen hundred, but that's in our un-zoned piece of properties. So, that's in Chapter 38 which is our Land Use Ordinance, so this is a totally separate Ordinance... This is why this is in Special Exception. "And this Ordinance calls for what?" asked Mr. Harvell. "It doesn't give us a distance in the zoned area Mr. Harvell", said Mrs. Hunter. "Well you would, but like I said this is something that doesn't come up", said Mr. McClure. He continued by informing everyone about the discussion that went on between New Spring Church and their neighbors, as well as the Harley-Davidson discussion to explain that they can't control the sound. He also wanted each side to know that there's nothing against them, but ultimately that the Board had to make a decision. A property owner tried to ask a question, but an up roar began between him, other property owners, and Mr. Liles. Mr. McClure put a stop to it and told the property owner to make it brief. The property owner asked if it was legal for Mr. Liles to fire on Sundays and Wednesdays and about the sound. Mr. McClure expressed his empathy for the situation and then asked the "Board once more if they had anything else that they'd like to ask Mr. Liles or the neighborhood. At that time, Mr. Miller stated his observation of Mr. Liles schedule. Mr. Copeland said, "Saturdays have been adjusted to show..." Mr. Liles picked up from where he left off and said, "Saturdays, starting in September, will be some fighting classes and they will be going every other Saturday. Those will be the only one that where we would... I start the class at 9 AM, we start shooting around 10 AM, around 11:00 AM- 11:30 AM I'll give around a fifteen to twenty minute break. Plus we are taking breaks throughout that in between that period for people to reload and stuff like that, so it's not constant shooting." He continued by informing everyone that he "takes safety seriously and that he is trying everything he can because he doesn't want a bad label." Mr. McClure interjected by asking him if he'd ever had his boys over. Mr. Liles said, "I have friends over periodically, but we're not doing mad dumps..." Mr. Harvell asked, "How are the ranges regulated in proximity to neighbors?" Mrs. Hunter said, "This would not apply because there are separate ordinances. "Tell me about the range..." said Mr. Harvell. "I think it's usually between fifteen hundred to twenty-five hundred feet from a residence", responded Mrs. Hunter. The discussion continue between Mrs. Hunter and Mr. Harvell. One of the property owners stated about the fact they've been there and moved to this area prior to the thought of a gun school being placed there. Mr. McClure discussed more of his empathy by informing the property owners that he lives between two gun ranges and then asked Mr. Liles "how big his firing line was for his school." He said, "I mean, it is fifty yards across, but I don't even think we use that much. It's fifty yards across." "So, would you say that it's an acre?" asked Mr. McClure. "I don't even know if it's even an acre" responded Mr. Liles. Mr. Miller asked Mr. Liles how many yards he shoots. "Three, five, seven, twelve, and fifteen yards" was Mr. Liles's response. "So, forty-five feet from the berm is what you shot?" asked Mr. Miller. Mr. Liles's response was, "Yes. And the max I go, even with the rifle, is about fifty yards back. The only time I take someone one hundred yards back is when they are coming to me wanting me to sign in their rifle. And usually I am shooting their rifle for them and they aren't even handling the gun at that distance. Mr. McClure asked if anyone had any more questions. One of the property owners questioned the post card that was sent out that stated "It said it was to construct and operate a gun school and firing range." Mr. McClure addressed the Staff and asked them to explain why the post card stated "firing range". Mrs. Hunter explained that the "firing range is part of what he will do and that he will also discharge the firearm." "It is a school?" asked Mr. McClure. "Yes, yes. It is a school" said Mrs. Hunter. "Just arranged with a fire..." said Mr. Ballard. "Yes, right" responded Mrs. Hunter. Mr. McClure if there were any more questions. No one spoke. He then stated, "That he was going to leave any questions or discussions for the Board members." He asked if there were any more questions before he closed the Public Hearing. No one responded so he closed the Public Hearing. He asked what the motion was of the Board. Mr. Ashley made a motion to approve the applicant's request and Mr. Miller seconded it. The Special Exception was approved 3-2 by a show of hands. "Thank you ... Thank ya'll... and thank ya'll for being professional. Thank ya'll for being courteous" said Mr. McClure. There were many conversations going on at once between the Staff, Board, and Public as the Public began to exist. Someone from the neighborhood didn't fully hear/see what the vote was and Mr. McClure restated "3 to 2, 3 to permit and 2 not to permit." Right after, Mr. McClure said, "Everybody be careful and thank you very much for being here." Mr. Liles asked Mrs. Hunter a question pertaining to the next steps, and she said, "We'll call you tomorrow with the instructions." Mr. Liles responded, "Okay". Some chatter took place, and then Mr.

Ballard stated, "Let's compute this guys. I'm going to tell you this up front. You did wrong! And you know you did." (While pointing his finger at Chairman, McClure.) "The meeting is over, the meeting is over" said Mr. McClure. Mr. Ballard repeated, "But you did wrong." "Mr. Ballard, I do not tell you how to vote and I would appreciate if you don't tell me how to vote. I don't tell any Board member how to vote" said Mr. McClure. "How am I wrong, just because I voted the way I did?" asked Mr. McClure. "You voted wrong" said Mr. Ballard. "I believe that I voted the way I should have. We are going to be gentleman about this with no hard feelings. We are going to shake hands before we leave this meeting. I want you on this Board Mr. Ballard, and everyone have a great night" said Mr. McClure.

OLD BUSINESS:

Mr. Copeland informed the Board that the Palmetto Boat Center Sign is actually in compliance with what was approved, the problem is the brightness of the sign at night. Mr. McClure asked, "And how are you going to monitor that?" "I'm fixing to tell you how. We fixing to go there. Wendy's the next signs that come in here that are going on a new building, the only way that they are going to get their CO on their building is those signs got to be measured, got to be approved, and then Anderson County is going to have to verify it before they get their CO. That's where we are going." "Can that be done?" asked Mr. McClure. "Well, that involves manpower" stated Mr. Harvell. "Mr. Vice-Chair, I don't think you will have that problem" assured Mrs. Hunter. The discussion continued between the Board and the Staff. Mr. McClure asked about the McDonald's sign, and Mrs. Alesia Hunter informed him on the process that they had to go through in order to get them to remove the second sign.

NEW BUSINESS:

Since there was no further business, Mr. Miller made a motion to adjourn the meeting. Mr. Harvell seconded it. The meeting was adjourned at 7:10 PM. Our next meeting will be held on Thursday, August 8, 2019 at 5:15 PM.

Staff Report

Application for a **Special Exception** – To allow construction and operation of a solar farm facility
Anderson County Citizens Advisory Committee Meeting - District 4
Historic Courthouse – 101 South Main Street – 2nd Floor County Council Chambers
Anderson, South Carolina
July 3, 2019
6:30 PM

Applicant: Tarpon Solar I, LLC (contact: Ben Ludwig)

Owner of Property: George W. & Thelma W. Williams Family Trust

Property Location: Burns Bridge Road and Burns Bridge Circle, Anderson, SC 29625

Council District: Four (4)

Tax Map Number (TMS #): 043-00-06-001

Acreage of Property: approximately 37.76 acres

Current Zoning: The portion of this property which includes the proposed project is zoned (R-A) Residential Agricultural District. [A small remainder of subject parcel is located west of Burns Circle Road. This tract is not contiguous to nor is it part of the proposed project. This tract is zoned (R-20) Single Family Residential District.] The Anderson County Land Use Board of Zoning Appeals will meet on July 11, 2019, at 5:15 pm to hear the Citizens Advisory Committee's recommendation.

Land Use: The current use is described as vacant pasture and grassland with limited wooded areas along the NW end of Burns Bridge Circle.

Applicant Request: Applicant is requesting a **Special Exception** to allow for the construction and operation of a low maintenance tier one solar facility using high efficiency solar modules placed in arrays, which are to be mounted on racks.

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. Uses permitted by Special Exception include schools, private recreation areas, public utility buildings and related uses, and other public and semipublic uses which are considered to be compatible with the aforementioned uses.

Required setbacks from the property line or R/W are 40 feet from Burns Bridge Road and 30 feet from Burns Bridge Circle. There are no side or rear property lines not fronting a public road for the subject property.

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 construction and operation of a solar farm 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 for a solar farm is in line with the spirit and intent of the ordinance to grant a special exception when appropriate.

Staff Report

Application for a **Special Exception** – To allow construction and operation of a solar farm facility
Anderson County Land Use Board of Zoning Appeals Meeting - District 4
Courthouse Annex, 401 E. River Street – Planning Conference Room
Anderson, South Carolina
July 11, 2019
5:15 PM

Applicant: Tarpon Solar I, LLC (*contact: Ben Ludwig*)

Owner of Property: George W. & Thelma W. Williams Family Trust

Property Location: Burns Bridge Road and Burns Bridge Circle, Anderson, SC 29625

Council District: Four (4)

Tax Map Number (TMS #): 043-00-06-001

Acreage of Property: approximately 37.76 acres

Current Zoning: The portion of this property which includes the proposed project is zoned (R-A) Residential Agricultural District. *[A small remainder of subject parcel is located west of Burns Circle Road. This tract is not contiguous to nor is it part of the proposed project. This tract is zoned (R-20) Single Family Residential District.]* The Anderson County Citizens Advisory Committee for District 4 met on July 3, 2019, at 6:30 pm to consider the application. The District 4 CAC voted **0-0** recommending **APPROVAL/DENIAL** of the request.

Land Use: The current use is described as vacant pasture and grassland with limited wooded areas along the NW end of Burns Bridge Circle.

Applicant Request: Applicant is requesting a **Special Exception** to allow for the construction and operation of a low maintenance tier one solar facility using high efficiency solar modules placed in arrays, which are to be mounted on racks.

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- 8) The request for a Special Exception related to the development and use of the property for a solar farm is in line with the spirit and intent of the ordinance to grant a special exception when appropriate.



Special Exception Application

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Tarpon Solar I, LLC

Mailing Address: 1519 King Street Ext, Charleston, SC 29405

Telephone and Fax: 540-849-8758 E-Mail: bludwig@southerncurrentllc.com

Owner's Information

(If Different from Applicant)

Name: George & Thelma Williams

Mailing Address: 1146 Tarpon Dr., Rockledge, FL 32955

Telephone and Fax: 0321-636-7011 (home) / 321-480-0626 (cell) E-Mail: thlmwillms@yahoo.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.

George Williams Thelma Williams

5/09/19

Owner's Signature

Date

Project Information

Property Location: 34°35'18.53"N 82°46'42.68"W Burns Bridge Rd & Owners Circle, Anderson, SC 29625

Parcel Number(s)/TMS: 0430006001000

County Council District: CD 4 School District: SD 4

Total Acreage: 37.76 Current Zoning: R-A / R-20

Requested Special Exception: To allow a solar photovoltaic facility on this parcel

Purpose of Special Exception: To allow a solar photovoltaic facility on this parcel

See letter

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

If you indicated no, your signature is required.



Applicant's Signature

5/09/19

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.



Applicant's Signature

5/09/19

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: _____

Tarpon Solar I, LLC

June 6, 2019

Citizen's Advisory Committee & Land Use and Zoning Board of Appeals
401 East River Street
Anderson, SC 29624

RE: Application for Special Exception: <i>Approximately 30 (30) located off Burns Bridge Road, Anderson, South Carolina; Parcel No. 0430006001, the "George and Thelma Williams Property" for the development of a solar photovoltaic facility (the "Project").</i>
--

To Whom It May Concern:

Southern Current LLC ("Southern Current"), the parent company of Tarpon Solar I, LLC ("Applicant") is delivering a Special Exception Application regarding the above referenced property. We offer the following:

1. Our check in the amount of \$200.00 representing the application fee;
2. Completed and executed Special Exception Application signed by the Landowner and
3. Copy of the site plan

The Project is a tier one solar facility in the Southern Current 2019 pipeline. As such, our operations team is actively working with local and state jurisdictions in order to facilitate a timely start of construction which is scheduled for the Summer of 2019. Southern Current is exceptional in that it designs, builds, owns and operates its solar projects for the long term. Where our competition may excel in volume; Southern Current excels in quality projects that are built to last. We are one of the oldest and most well-established solar energy companies in the State of South Carolina.

During the construction process, Southern Current follows SC DHEC Best Management Practices related to stormwater management and designs ground cover as pervious to the maximum extent possible. Solar photovoltaic projects such as the one proposed require very little maintenance; however, the Project offers enough room for parking service vehicles in the event such maintenance is required.

The Project will consist of tier one, high efficiency solar modules in arrays, which are then mounted on racks. During construction, approximately eight (8) deliveries of major equipment will reach the property. Construction will take between two (2) and three (3) months. Following construction, no materials will be stored on the property.

Solar energy projects like the one proposed represent valuable assets in the community – creating local construction jobs, workforce training, economic development, increased property tax base, and ongoing educational opportunities. The Project will generate renewable power, which will be delivered by Duke Energy Carolinas, who in turn will make it available for residents, businesses, schools and non-profits.

Tarpon Solar I, LLC

Tarpon Solar I, LLC is asking the Citizens' Advisory Committee & Land Use and Board of Zoning Appeals (the "Board") to grant a Special Exception to develop a 2MWac solar facility.

The request to develop a solar facility meets the standards for a Special Exception as demonstrated by the following facts:

(a) The use is not detrimental to the public health or general welfare.

Because of the nature of the solar energy technology (no air or noise pollution) and the low amount of maintenance required of such projects, there will be no discernible effects on traffic in the area, and otherwise, the authorization of a Special Exception will not be of substantial detriment to adjacent property or to the public good. Conversely, solar projects such as the one proposed have a positive impact to adjacent property and the public good. The Project will have no adverse impact on the health, safety or welfare of Anderson County, the surrounding neighborhood or the general public.

(b) The use is appropriately located with respect to transportation facilities water supply, fire and police protection, waste disposal, and similar services.

Tarpon Solar I, LLC is located on Burns Bridge Road which is approximately 2.75 miles from the Sandy Springs Fire Station 26. The Project is within the Sandy Springs Water District; however, it will not require water service.

(c) The use will not violate neighborhood character nor adversely affect surrounding land uses.

The Project is located in an R-A zoning district, and the facility will utilize setbacks greater than what is required by the ordinance. In addition, the perimeter of the entire facility will be screened with a Type I vegetative buffer. As stated above, the facility does not produce noise or air pollution and will not violate the neighborhood character nor adversely affect the surrounding land uses.

We believe that the proposed development of the property is in keeping with responsible land use, and the Project will provide yet another model for best practices for future projects by either Southern Current or other developers in the State of South Carolina.

Our goal in working with Anderson County will be to create a unique, best-in-class solar project that is built to the greatest extent possible in harmony with the area in which it is located and in general conformity with the *Anderson County Code of Zoning Ordinance*.

I look forward to collaborating further with your office and the public in the process. Please feel free to contact me if you have any questions or need additional information.

Tarpon Solar I, LLC

Sincerely,

A handwritten signature in blue ink that reads "Ben Ludwig". The signature is stylized and includes a long, sweeping horizontal line that extends to the right, ending in a point.

Ben Ludwig
Land Use & Community Relations Manager
Southern Current, LLC
(540)849-8758
bludwig@southerncurrentllc.com



2025 Kleinfelder, LLC. All Rights Reserved.
 Project: TARPON, LLC SITE DETAILS
 Date: 11/15/2024



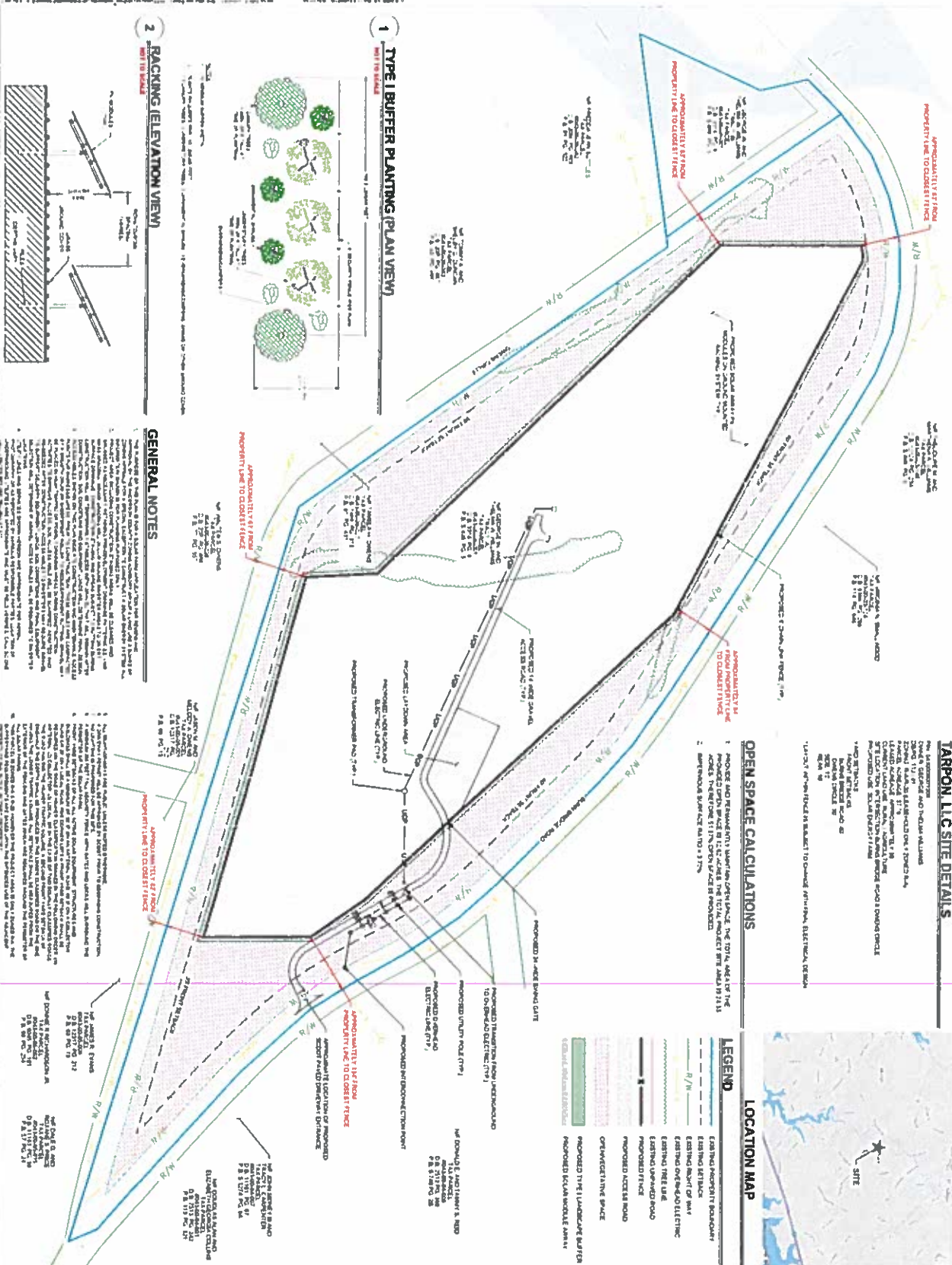
LOCATION MAP

OPEN SPACE CALCULATIONS

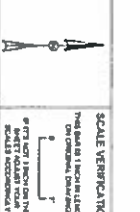
1. PROJECT AND REMAINING OPEN SPACE: THE TOTAL AREA OF THE PROJECT AND REMAINING OPEN SPACE IS 1,111,111 SQ. FT. (25.2 ACRES). THE REMAINING OPEN SPACE IS 1,111,111 SQ. FT. (25.2 ACRES).
2. APPROXIMATE SURFACE AREA TO 3.17%

LEGEND

[Symbol]	EXISTING PROPOSED IT BOUNDARY
[Symbol]	EXISTING STREET
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[Symbol]	EXISTING OVERHEAD UTILITY
[Symbol]	EXISTING FIRE LINE
[Symbol]	EXISTING UNPAVED ROAD
[Symbol]	PROPOSED FENCE
[Symbol]	PROPOSED ACCESS ROAD
[Symbol]	OVERWEIGHTING SPACE
[Symbol]	PROPOSED TYPE I LANDSCAPE BUFFER
[Symbol]	PROPOSED SCALM WOODS BUFFER



FOR REVIEW
 NOT FOR CONSTRUCTION



TARPON SOLAR, LLC
 8111 W. STATE STREET
 AMERSON SOUTH CAROLINA

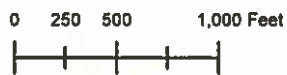
SOUTHERN CURRENT

1510 W. STATE STREET, SUITE 100
 CHARLOTTE, NC 28205

ZONING SITE PLAN

PROJECT NO.	20240111
REVISION	01
DATE	11/15/2024
DESIGNED BY	CSJ
CHECKED BY	CSJ
DATE	11/15/2024
PROJECT NO.	20240111
DATE	11/15/2024

Anderson County
Burns Bridge Rd TMS# 0430006001
Special Exception for zoned R-A and R-20



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

06/17/2019

Staff Report

Application for a **Special Exception** – To allow occasional outdoor entertainment as private recreation associated with a church
Anderson County Land Use Board of Zoning Appeals Meeting - District 4
Courthouse Annex, 401 E. River Street – Planning Conference Room
Anderson, South Carolina
July 11, 2019
5:15 PM

Applicant: New Spring Community Church (contact: Danny Bear)

Owner of Property: New Spring Community Church

Property Location: 2940 Concord Road, Anderson, SC 29621

Council District: Four (4)

Tax Map Number (TMS #): 145-00-07-001

Acreage of Property: approximately 37.81 acres

Current Zoning: The property is zoned (PD) Planned Development District. The Anderson County Citizens Advisory Committee for District 4 met on July 3, 2019, at 6:30 pm to consider the application. The District 4 CAC voted 0-0 recommending **APPROVAL/DENIAL** of the request.

Land Use: The property is currently improved for use by a church and its related activities associated with a large congregation.

Applicant Request: Applicant is requesting a **Special Exception** to allow occasional outdoor entertainment described as private recreation associated with a church at this location.

Findings of Fact: Anderson County Code of Ordinances, Under Chapter 70, Section 5:22, referring to a Planned Development District designation, it states the PD District is established to encourage innovative and creative design of residential and/or commercial developments and to permit a greater amount of flexibility to a developer by removing some of the restrictions of conventional zoning.

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 setting aside on-campus venues intended for occasional outdoor entertainment associated with the church and activities sponsored on behalf of church members.
- 3) The site plan abides by all setback requirements applicable to the proposed use.
- 4) Applicant must adhere to noise levels addressed in the Code.
- 5) The use is not detrimental to the public health or general welfare.
- 6) The use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal, and similar services.
- 7) The use will not violate neighborhood character nor adversely affect surrounding land uses.
- 8) Any approval to grant a Special Exception by the Land Use Board of zoning appeals is subject to the applicant receiving appropriate permission from the governing body of the PD.



Special Exception Application

6-13-2019
Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Danny Bear
Mailing Address: 2940 Concord Rd. Anderson, S.C. 29621
Telephone and Fax: 864-634-4330 E-Mail: danny.bear@newspring.cc

Owner's Information

(If Different from Applicant)

Name: New Spring Community Church
Mailing Address: P.O. Box 1407 Anderson, S.C. 29621
Telephone and Fax: 864-965-9990 E-Mail: danny.bear@newspring.cc

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.

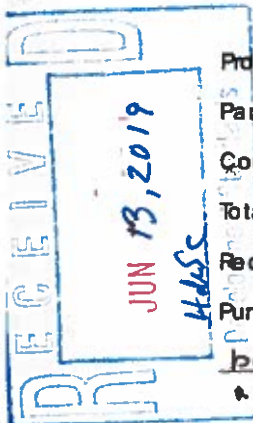
[Signature]
Owner's Signature

6/13/19
Date

Project Information

Property Location: 2940 Concord Rd. Anderson, S.C. 29621
Parcel Number(s)/TMS: 1450007001
County Council District: CCD 4 School District: 05
Total Acreage: 37.81 Current Zoning: PD

Requested Special Exception: Covenants state, unreasonable noise or sound in sec. 3.02 a
Purpose of Special Exception: We want to be able to get a permit to have a band outside for events as needed. The county will not allow us to get a permit based on the covenants.



Private Covenants or Deed Restrictions on the Property: Yes No

If you indicated no, your signature is required.

Ramy Bear

Applicant's Signature

6-13-2019

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.

Comments _____

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

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

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

Ramy Bear

Applicant's Signature

6-13-2019

Date

For Office Use Only:

Application Received By: HdS Copeland Date Complete Application Received: 6-13-2019

Application Fee Amount Paid: \$200.00 Check Number: CC

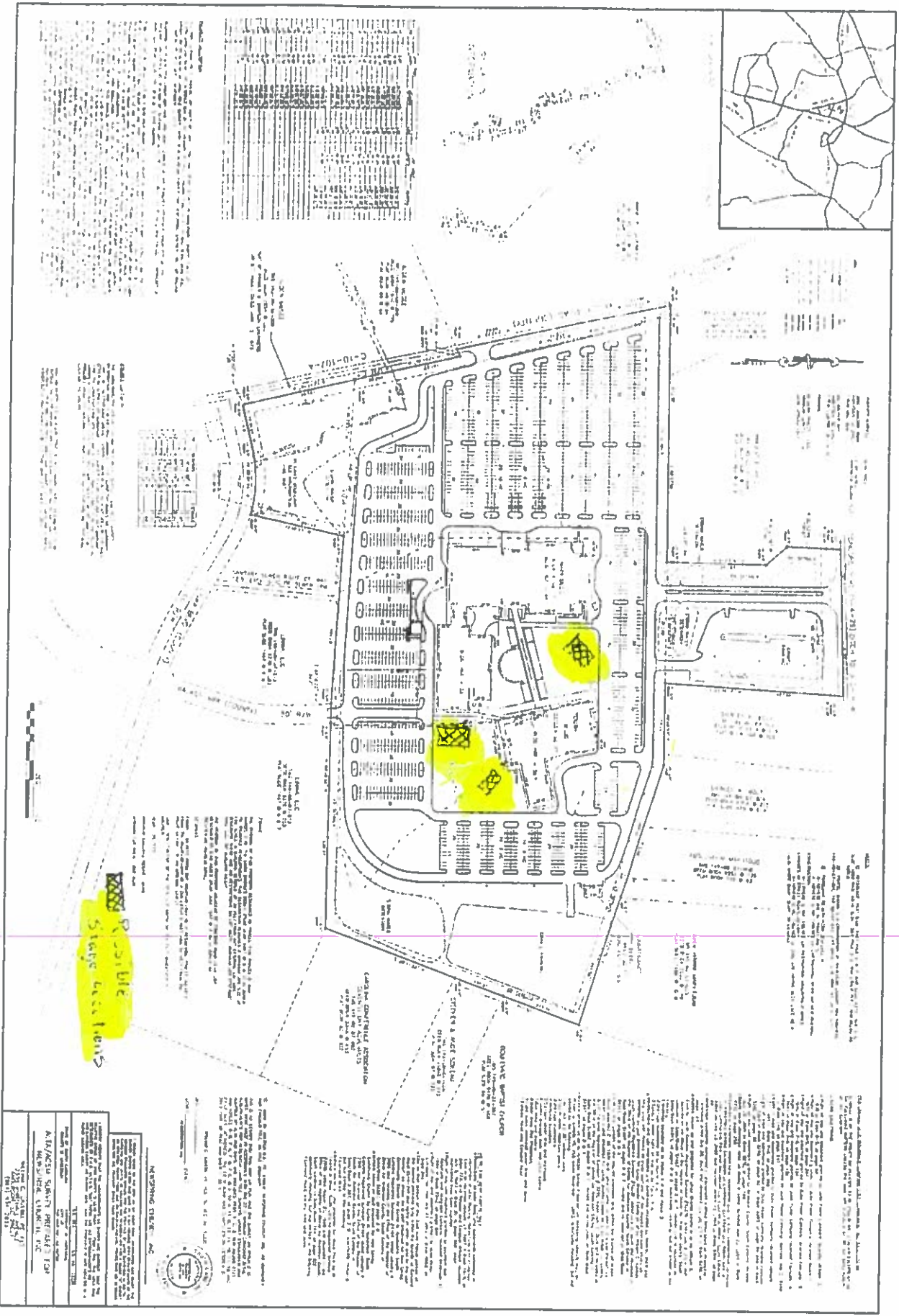
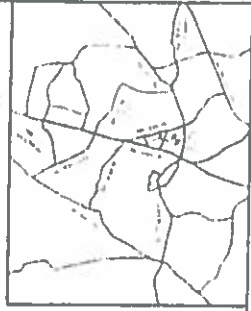
Scheduled Advisory Hearing Date: 7-3-2019 Scheduled Board Hearing Date: 7-11-2019

Staff Recommendation: _____ Advisory Recommendation: _____

Land Use/Board of Zoning Appeals' Decision: _____



Development Standards * 401 East River Street * Anderson, South Carolina 29624
Phone: (864) 260-4719 * Fax: (864) 260-4795



POSSIBLE
STAIR ACCESS

<p>MEASURING CLERK: AC</p> <p>DATE: 11/11/71</p> <p>PROJECT: 111111</p> <p>SCALE: 1/4" = 1'-0"</p> <p>BY: [Signature]</p>
<p>APPROVED:</p> <p>[Signature]</p>
<p>DATE: 11/11/71</p>

NOT TO SCALE

SEE SHEET 111111 FOR CONTIGUOUS AREAS

THIS PLAN IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

THE ARCHITECT HAS CONDUCTED VISUAL SURVEYS AND HAS OBTAINED PHOTOGRAPHS OF THE SITE AND SURROUNDINGS. THE ARCHITECT HAS CONDUCTED VISUAL SURVEYS AND HAS OBTAINED PHOTOGRAPHS OF THE SITE AND SURROUNDINGS. THE ARCHITECT HAS CONDUCTED VISUAL SURVEYS AND HAS OBTAINED PHOTOGRAPHS OF THE SITE AND SURROUNDINGS.

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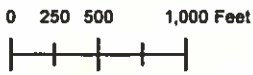
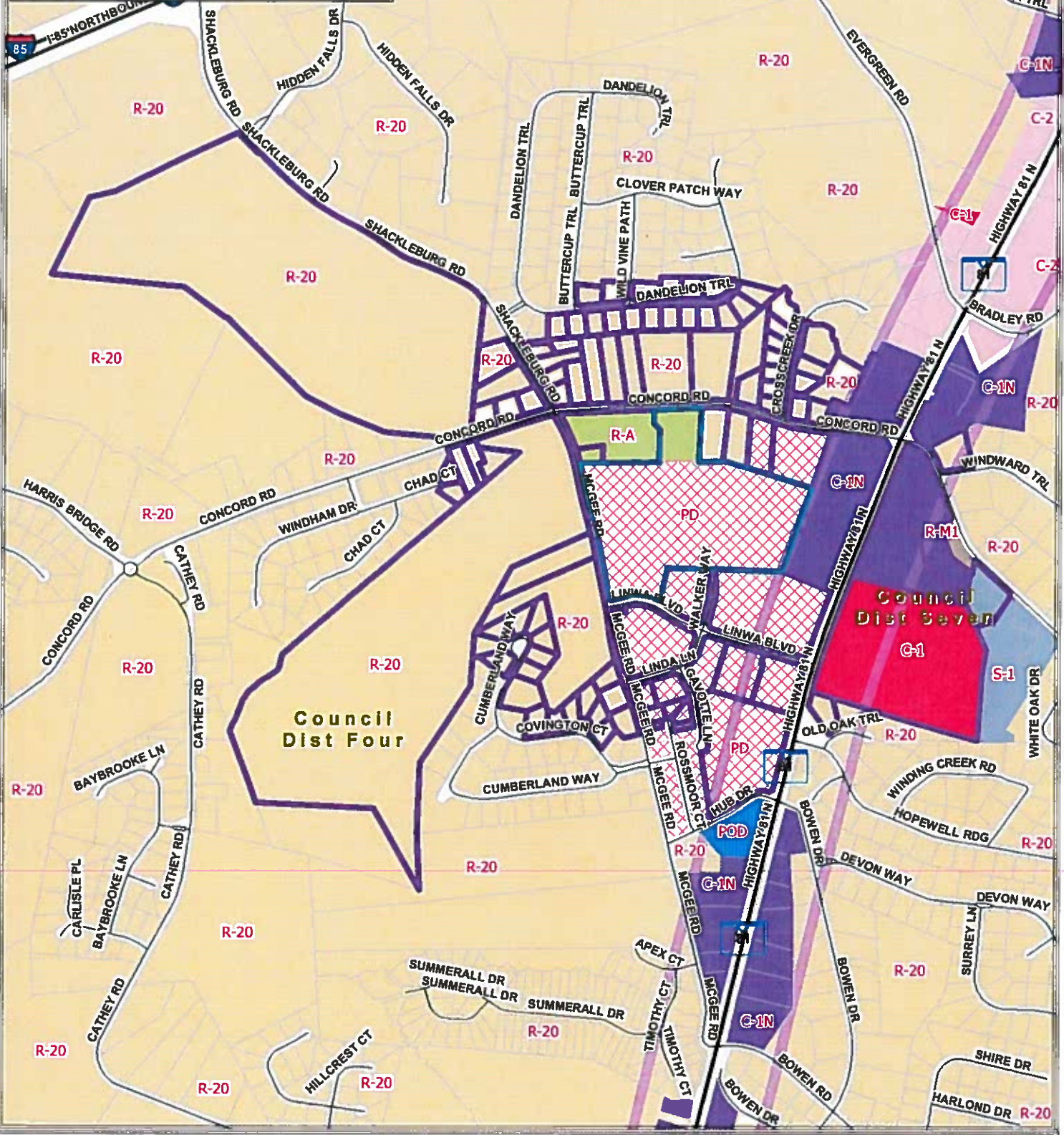
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R-15

R-20

Anderson County
Concord Rd TMS# 1450007001
Special Exception for zoned PD and R-A



06/17/2019

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

Staff Report

Application for a **Variance** – To allow placement of three additional wall signs on new Wendy's location
Anderson County Land Use Board of Zoning Appeals Meeting - District 6
Courthouse Annex, 401 E. River Street – Planning Conference Room
Anderson, South Carolina
July 11, 2019
5:15 PM

Name of Project: Wendy's restaurant

Applicant: Signs by Design (contact: Debbie Lott)

Owner of Property: Fort Hill Land Holdings LLC

Property Location: 103 Wall Street and Hwy 153, Piedmont, SC 29673

Council District: Six (6)

Tax Map Number (TMS #): 236-00-11-020

Acreage of Property: approximately 1.51 acres

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

Land Use: A free-standing Wendy's restaurant was recently constructed on this site.

Applicant Request: Applicant is requesting a **Variance** to allow the placement of three (3) additional wall signs for a total of four (4) wall signs at this location.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 38, Section 38-255. – Code requirements relative to permanent business identification signs (wall signs) attached to buildings 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 sign area per lineal foot of principal building frontage may be placed on the building. Permits were recently issued for one wall sign facing Wall Street and one free-standing sign for this corner location facing Hwy. 153.

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

- 1) Two large free-standing signs fronting Hwy. 153 are located very close to the new Wendy's, with these signs obstructing the view in both directions. The two signs are: (a) a large billboard located on a parcel slightly SE of the subject, and (b) a free-standing sign for the commercial center on Wall Street immediately north of the subject.
- 2) A single pylon sign installed for Wendy's along Hwy. 153 is insufficient to overcome the obstructions caused by these two large signs located so close to the subject.
- 3) A second wall sign is necessary to direct appropriate traffic to the drive-thru service window which faces Hwy. 153. The drive-thru sign can also be seen from the busy highway to better identify the specific business location.
- 4) A third wall sign is intended to more clearly define the pedestrian entrance facing the interior or rear of the property in the direction of the adjacent Wall Street commercial center.
- 5) A smaller sign on each of the two side walls, as proposed, is believed to be sufficient to overcome the hardships represented by the traffic congestion in this location and the lack of visibility from various directions along a heavily traveled highway currently obstructed by nearby free-standing signs.
- 6) The applicant has demonstrated that a hardship exists and therefore the request for two additional wall signs, but not a third as discussed, is in line with the spirit and intent of the ordinance to grant a variance when a hardship exists.
- 7) The Board has granted other variances similar to this request and would be consistent with its approval.

June 13

July 11



Variance Application

6-7-2019

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Signs by Design
 Mailing Address: 6 EAST LEE ROAD TAYLORS S.C 29687
 Telephone and Fax: 864-322-7073 E-Mail: info4sign@gmail.com
Debbie Lott

Owner's Information (If Different from Applicant)

Name: Fort Hill Land Holdings, LLC
 Mailing Address: 127 Kiowa Ln, Piedmont S.C, 29673
 Telephone and Fax: 864-626-3227 E-Mail: _____

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

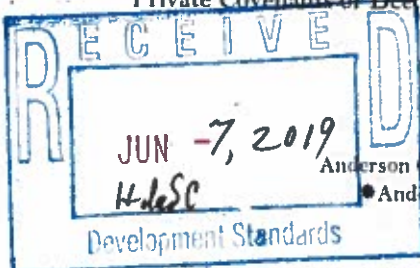
I (We) hereby appoint the person named the Applicant as my (our) agent to represent me (us) in this request for rezoning.

Owner's Signature _____

Date _____

Project Information

Property Location: 103 WALL ST Piedmont S.C.
 Parcel Number(s)/TMS: 236-00-11-020
 County Council District: 6 School District: 1
 Total Acreage: 1.51 Current Zoning: Not Zoned
There is a Variance Application fee of \$200 if in a zoned area.
 Requested Variance: 3 Additional Wall signs, Pylon sign near billboard
Please indicate if setback variance, sign variance or minimum lot size variance.
 Purpose of Variance: A place 3 Additional Wall Signs on Building B Place Pylon Sign within 1000 Feet of Billboard.
 Private Covenants or Deed Restrictions on the Property: Yes _____ No



If you indicated no, your signature is required.

Cyloft
Applicant's Signature

6-7-19
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.

Add 3 Wall Signs, and Pylon Sign Close to billboard

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: WALL Signs
Hardship on corner, line of site is blocked, Drive thru
NEEDS SIGNAGE FOR GUIDANCE, ALSO IS ON 2 ROADS
Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows: A Restaurant is Entitled to Free
standing Sign, Billboard is pre existing.

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) SEE Sign Permit Applications

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.

Cyloft
Applicant's Signature

6-7-19
Date

For Office Use Only:

Application Received By: H de S Capeland Date Complete Application Received: 6-7-2019

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

Scheduled Advisory Hearing Date: N/A Scheduled Board Hearing Date: July 11, 2019

Staff Recommendation: _____ Advisory Recommendation: _____

Land Use/Board of Zoning Appeals' Decision: _____

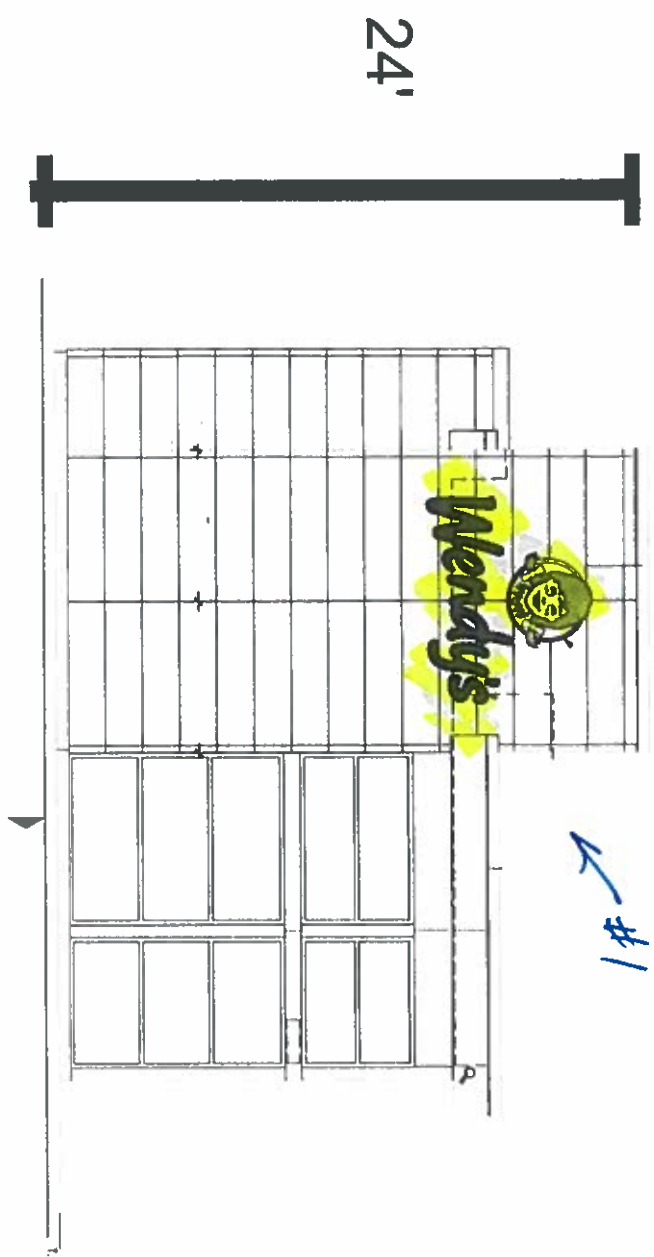
APPROVED

To be permitted:
19-215

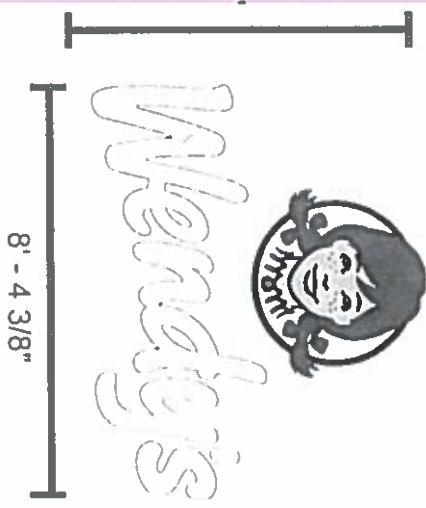
Approved: 6.13.2019
HLS Copeland

Illuminated Logo

Illuminated Channel Letters



6' 8 7/8"



non lit formed letters

5' - 11 1/2"
QUALITY
SERVICE THAT
DOESN'T CUT
CORNERS
IS OUR RECIPE

Illuminated Channel Letters

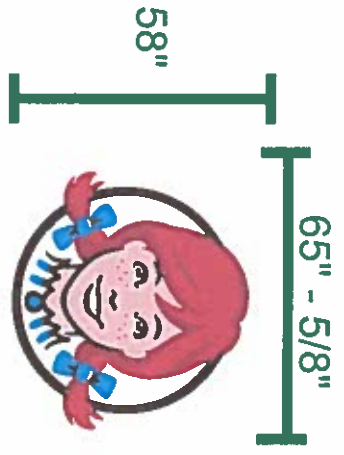
3' 6"
Mendy's

84'

17' 11"



Illuminated Logo



81'

3rd
↓

17' 11"

