

AGENDA

ANDERSON COUNTY LAND USE AND ZONING BOARD OF APPEALS MEETING

Thursday, August 8, 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 July 11, 2019

- 4.) PUBLIC HEARINGS:
 - (A) Variance application request to allow for an existing home site to be subdivided off of Kathryn, Ct. Piedmont.
 - (B) Variance application request to co-locate small cell wireless facilities in the counties r/w located at Highway 153 Piedmont.
 - (C) Variance application request to place a drive-thru canopy within the required front yard setback located at 3420 Hwy 153, Piedmont.

- 5.) Old Business:
- 6.) New Business: Regular Scheduled Meeting September 12, 2019
- 7.) Adjournment:

MINUTES
ANDERSON COUNTY LAND USE AND ZONING BOARD OF APPEALS
Thursday, August 8, 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: John Farr, District #1, Mike Miller, Vice-Chairman, District #2, Allen Ashley, District #3, Hubert McClure, Chairman, District #5, and Ed Ballard, District #6

MEMBERS ABSENT: Dan Harvell, District #7

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

MEETING CALLED TO ORDER:

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

APPROVAL OF MINUTES:

Mr. Hubert McClure asked for approval of the minutes from the meeting held on Thursday, July 11, 2019. He asked were there any corrections or changes to be made at this time. At this time, Mr. Miller made a motion for the minutes to be approved as mailed. Mr. Ashley seconded the motion. The minutes were approved 5-0 unanimously by a show of hands.

BLANKET ORDER ITEMS A-C

Mr. Tim Cartee began with the Staff Report for item A. He stated that the applicant's request was to subdivide a 1 acre tract out of 5 acres to replace a mobile home with a modular home located at 129 Kathryn Court, Piedmont. Mr. Cartee 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. There was not anyone present to speak against the variance request. The applicant, Ms. Linda A. Wilson, was present to answer any questions that the Staff or Board may have had. The Staff and Board did not have any questions, so Mr. McClure closed the Public Hearing. Mr. Farr made a motion to approve item A and Mr. Ballard seconded it. The variance was approved 5-0 unanimously by a show of hands.

Mr. Henry Copeland began with the Staff Report for item B on the agenda. He stated that the applicant's request was to allow the placement of a small cell wireless facility in the Anderson County right-of-way located at 2710 SC Highway 153, Piedmont. 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. Joshua Godwin and Ms. Tania Fusco were present to answer questions that either the Staff or Board had. Mr. McClure started the conversation with the following question, "Why are you putting it where the State and the County do not want it?" Mr. Godwin replied by informing everyone that "there are very slow data speeds in the area, a residential area is close by, and that there is already an existing Duke pole that they will be replacing to apply their equipment on." Not only did he relay that information, he also acknowledged that South Carolina will begin to see a lot more of these in the near future. Mr. McClure continued by asking the following question, "Staff is the applicant

replacing the pole?" Mr. Copeland replied saying, "That information was not anywhere in what we had." Mr. McClure stated, "That makes a difference, it makes a big difference." Other members of the Board agreed. Ms. Fusco made a statement in regards to why the variance was needed and reiterated what Mr. Godwin previously mentioned. "Can you tell us what type of pole is there right now?" asked Mr. McClure. "A wood pole." replied Mr. Godwin. Mr. McClure then asked for the height of the pole. Mr. Godwin replied, "Thirty feet." "And what are you going to replace it with?" asked Mr. McClure. "Probably a wider diameter pole to hold up the equipment" responded Mr. Godwin. "How tall is it?" asked Mr. McClure. "Thirty-four feet, total structure I believe thirty-seven feet and eight inches." was Mr. Godwin's response. Mr. McClure proceeded to ask the Staff, "Since there's a pole there, is it okay to replace it?" Mrs. Hunter responded by saying, "Well, it's not generated for cellular coverage right now. The Staff and Board continued discussing the issue at hand with some more elaboration from Mr. Godwin and Ms. Fusco throughout. Throughout the discussion, the Board became more aware about what exactly a small cell pole does/is used for, and were informed that these small cell poles will be coming to become more prevalent in South Carolina. Mr. Miller asked a question pertaining to the size of the box that will be attached to the pole, and the discussion continued. Mr. Godwin stated, "Twenty-four inches wide, and sixteen and a half inches deep" is the size that the box will be. Mr. McClure then proceeded to ask Staff, "What is Anderson County's biggest problem with it?" Mrs. Hunter stated, "They placed their comments in the letter." The discussion continued and there was more clarity given which made it difficult for the Board to come to a resolution. "Staff my question is this... If we approve it, what's the county going to do? Are they going to go out there and tear it down with a bulldozer? And talk all of those people out of power? I don't understand... I guess what my problem is, if the pole is there and the pole has been there for fifteen to twenty-five years, whatever... Why is there a problem now?" asked Mr. McClure. Mr. Ballard and Mrs. Hunter responded saying, "Because they expanded the right-of-way." Mrs. Hunter continued to inform Mr. McClure that what the applicant is requesting, "would now be considered a tower and that towers require a certain setback." Mr. McClure response was, "But it's not a tower." Mrs. Hunter quickly responded by saying, "It is a tower" and gave the definition as to why it is being considered one. The Board, Staff, and representatives continued the discussion and gathered that there will be a three foot pole attached to the wooden pole with an antenna. "Are we going to see this more? Is it going to become more common?" asked Mr. McClure. "Yes," said Ms. Fusco. "Well, probably until the county decides that they are going to adopt that small cell ordinance. She's correct that some parts of the counties in the state have adopted that, but our Planning Commission and Council have not adopted that." said Mrs. Hunter. Mr. McClure voiced his concerns further, and then closed the Public Hearing. He asked what the feeling of the Board was. No one spoke up, so Mr. McClure made a motion to approve the variance and Mr. Miller seconded it. The variance was approved 5-0 unanimously by a show of hands. The Board asked Mrs. Hunter to speak with the Planning Commission regarding adopting some language because the Board cannot continue to grant variances if no county ordinance is adopted. Mrs. Hunter is to give the Board an update at the September meeting.

Mr. Henry Copeland began with the Staff Report for item C on the agenda. He stated that the applicant's request was to allow the placement of a drive-thru canopy within the required front yard setback located at 3420 Highway 153, Piedmont. He continued with the Finding Facts and stated that the staff's recommendation was for approval. He proceeded by stating the reasons for the approval 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. Ms. Sarah Kasprzyk was present on behalf of Chick-Fil-A to answer any questions that either the Staff or Board had. Mr. McClure closed the Public Hearing. Mr. Miller made a motion to approve item C and Mr. Ballard seconded it. The variance was approved 5-0 unanimously by a show of hands.

NEW BUSINESS:

Since there was no further business, Mr. Farr 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, September 12, 2019 at 5:15 PM.

Staff Report
Application for a Variance-
Land Use Board of Zoning Appeals
August 8, 2019
5:15 PM

Applicant: Linda A. Wilson

Owner of Property: Linda A. Wilson

Property Location: 129 Kathryn Court, Piedmont

Council District: 6

Tax Map Number: 217-00-06-007

Acreage of Property: 5.0

Current Zoning: None

Land Use: Residential

Application Request: Subdivide a 1 acre tract out of a 5 acres tract to replace a mobile home with a modular home

Findings of Fact: Anderson County Ordinance Division 3. – Access. Sec. 38-353

(a) All lots developed in the county from the date of the adoption of this article must be situated on or have direct access by right-of-way or easement to an approved county, state maintained road, or private road built to county standards. Direct access to any new lot must be in the form of an individual right of way or easement for each lot, not less than 20 feet in width to a county road or private road built to county standards. Direct access to a state road must be in the form of an individual right of way or easement for each lot, not less than 20 feet in width.

Staff recommends approval of the variance request for the following reasons:

- The applicant has demonstrated that there are extraordinary and exceptional conditions pertaining to the property.
- This existing mobile home will be replaced with a modular home and will not increase the density
- Research indicated these structures were place prior to ordinance change
- This variance meets the spirit and intent of the ordinance to grant a variance in cases which present a hardship



Variance Application

There is a Variance Application Fee of \$200.00

7-10-19
Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Linda A Wilson

Mailing Address: 131 Kathryn Ct., Piedmont, SC 29673

Telephone and Fax: 854-884-8307 E-Mail: papaandfafa2@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: 129 Kathryn Ct., Piedmont, SC 29673

Parcel Number(s)/TMS: 217-00-06-007

County Council District: 6 School District: 1

Total Acreage: Approx. 5.00 acres Current Zoning: Residential

Requested Variance: Requirement that private road conform to county standards
Please indicate if setback variance, sign variance or minimum lot size variance.

Purpose of Variance: See attached.

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

If you indicated no, your signature is required.

Applicant's Signature

Date

If you indicated yes, please provide a copy of your covenants and deed restrictions with this application - pursuant to State Law (Section 6-29-1145: 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.

Sec. 38-353

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:

See attached.

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

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:

See attached.

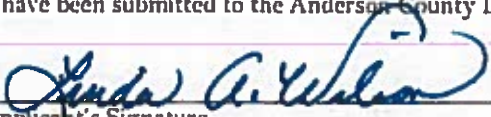
Authorization of variance will not be of substantial detriment to adjacent property or to the public good and the character of the district will not be harmed by the granting of the variance for the following reasons:

See attached.

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.


Applicant's Signature

7-10-19
Date

For Office Use Only:

Application Received By: RL Date Complete Application Received: 7-10-19

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: _____

Purpose of Variance:

There are currently three homes on this 5.00 acre tract. I live in one home, my mother lives in one home, and my son lives in one home. My son's home is an older mobile home, and he would like to remove this home and replace it with a modular home in the same spot. In order for him to get financing for his modular home, I would like to survey out 1.00 acre where my son's home currently is on this 5.00 acre tract and convey that 1.00 acre to him.

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

My 5.00 acre tract is on a private road, Kathryn Court. This private road has been in existence for more than 45 years. There are six other property owners that own property on this private road. In order to bring this private road up to county standards, the resulting new right of way would be very close to structures of neighboring property owners. The cost of bringing this road up to county standards would also be prohibitively expensive for my family and the neighboring property owners.

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

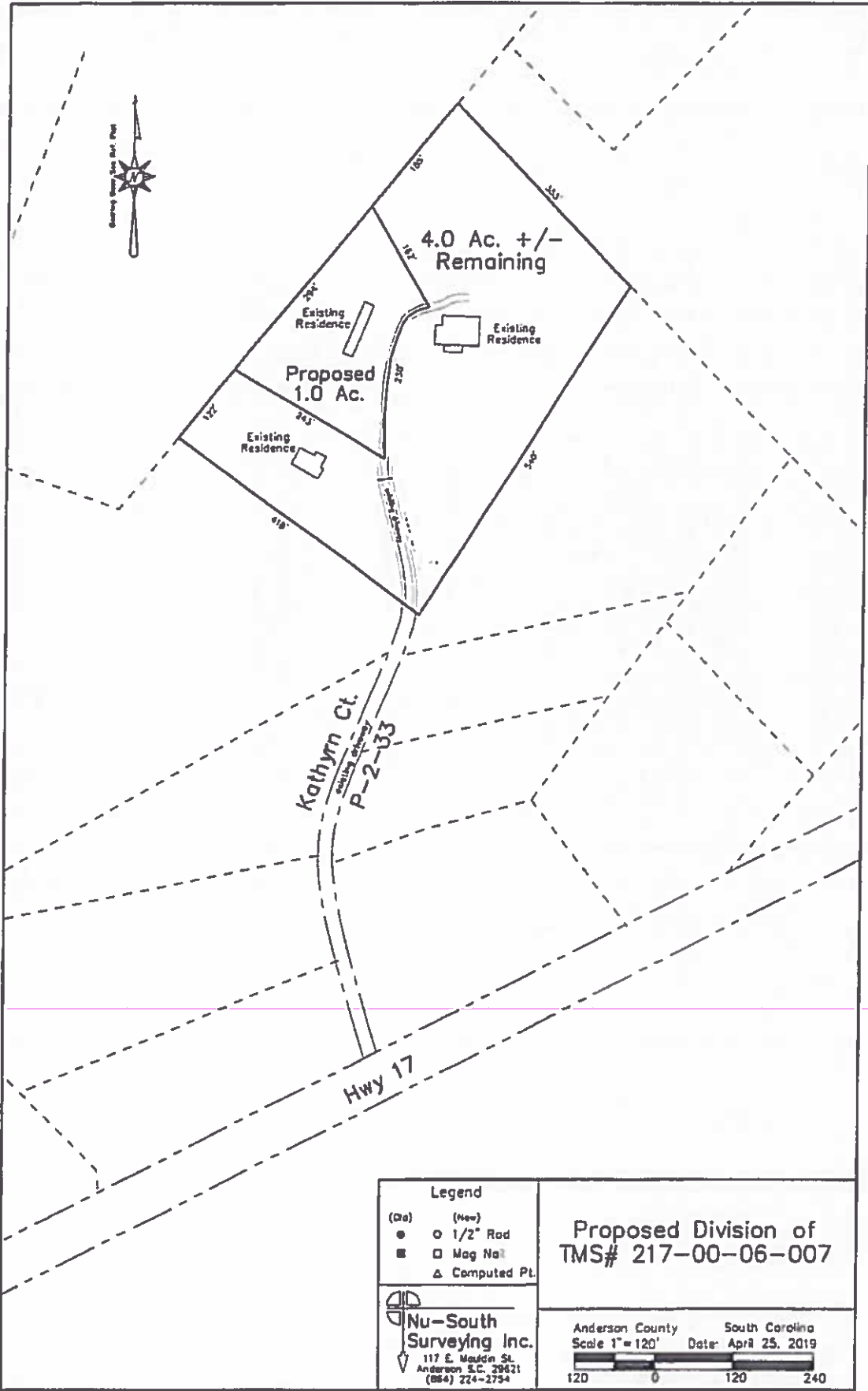
This is a unique situation because this private road has been in place for more than 45 years, and there are several homes and parcels currently on this road. The road's current condition is the best that it has ever been.

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

If I cannot survey out this 1.00 acre parcel for my son, he will not be able to replace his current mobile home on the property with a modular home. His current mobile home is old and falling into disrepair. The modular home that he is purchasing would be new and would greatly enhance the look of the neighborhood.

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

This variance would not negatively affect neighboring property owners in any way. My son is currently living at this location, and it would just be replacing an old mobile home for a new modular home. It would actually be a benefit to neighboring property owners because the new home would make the neighborhood look much better.



Kathryn Ct.
 existing radius
 P-2-033

Hwy 17

4.0 Ac. +/-
 Remaining

Proposed
 1.0 Ac.

Existing
 Residence

Existing
 Residence

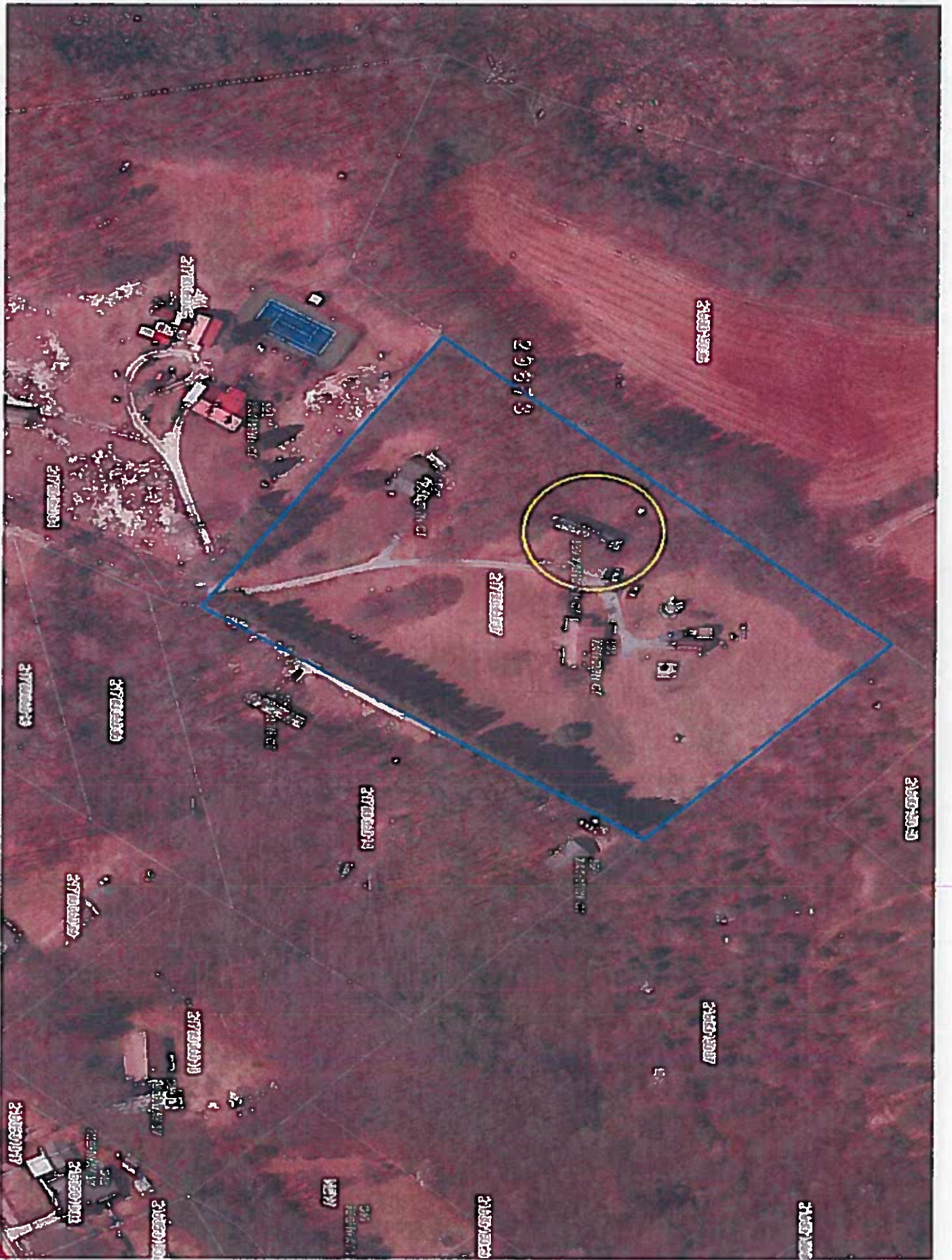
Existing
 Residence

- Legend**
- | | |
|-------|----------------|
| (Old) | (New) |
| ● | ○ 1/2" Rad |
| ■ | □ Mag Nail |
| △ | △ Computed Pt. |

**Nu-South
 Surveying Inc.**
 117 E. Mauldin St.
 Anderson S.C. 29621
 (864) 224-2754

**Proposed Division of
 TMS# 217-00-06-007**

Anderson County South Carolina
 Scale 1" = 120' Date: April 25, 2019





DEVELOPMENT STANDARDS

August 8, 2019

Ms. Linda A. Wilson
131 Kathryn Ct.
Piedmont, SC 29673

Re: **Variance** Request for property located at 129 Kathryn Ct., Piedmont, SC 29673,
TMS # 217-00-06-007

Dear Ms. Wilson: 129 Kathryn Ct, Piedmont, SC 29673 | 129 Kathryn Ct, Piedmont, SC 29673

The Anderson County Land Use Board of Zoning Appeals voted unanimously to approve your **Variance** request for the above referenced property. The approval granted allows you to subdivide one-acre from an existing five-acre tract.

The Board's Conclusion:

The Board cited the fact that the property to be subdivided includes an existing home which was part of a non-conforming parcel with two or more dwellings. The existing number of homes will remain unchanged.

The request is in line with the spirit and intent of the ordinance which is to grant a **Variance** in cases of a hardship.

A copy of the revised plat must be submitted to the Development Standards Department staff for approval and the new plat must then be recorded with the Anderson County Deeds Office. Please present a copy of this approval letter together with the revised plat. A residential compliance letter will be required prior to commencing with changes to the existing residence.

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 | Director

O: 864-260-4719 | F: 864-260-4795 | ahunter@andersoncountysc.org
Development Standards

401 E. River Street, Anderson SC 29624 | www.andersoncountysc.org

Staff Report

Application for a **Variance** – To allow placement of a drive-thru canopy within the required front yard setback
Anderson County Land Use Board of Zoning Appeals Meeting - District 6
Courthouse Annex, 401 E. River Street – Planning Conference Room
Anderson, South Carolina
August 8, 2019
5:15 PM

Name of Project: Verizon Wireless

Applicant: Joshua Godwin (*contact*)

Owner of Closest Adjacent Property: Tylan Plantation Properties LLC

Adjacent Property Location: 2710 SC Hwy 153, Piedmont, SC 29673

Council District: Six (6)

Right of Way Located Adjacent to Tax Map Number (TMS #): 237-00-07-057

Acreage of Adjacent Property: approximately 2.97 acres

Current Zoning: The property and adjacent neighborhoods are not zoned.

Land Use: The adjacent property is partially improved. The front portion along Hwy 153 has been developed and is in use as a professional dental office building. The rear portion of the property fronting Barclay Road is vacant and unimproved. SC Highway is a state maintained arterial road. Barclay Road and Ravenwood Circle which intersect Highway 153 on either side of the

Applicant Request: Applicant is requesting a **Variance** to allow the placement of a small cell wireless facility in the Anderson County Right of Way together with a pole-mounted equipment cabinet.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 38, Section 38-121. – Building height standards. (d) [Restricted Towers.] No cell tower, transmission tower, water tower, utility tower or radio tower shall be located within a horizontal distance equal to 100 percent of its vertical collapsing tower (the “fall down areas”) from any road, dwelling, or property line nor may any dwelling or road be built within the fall down area of any existing tower.

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

- 1) The Anderson County Roads and Bridges Department has denied the request to place cellular communications equipment within the right of way.
- 2) The American Association of State Highway and Transportation Officials (AASHTO) guidelines specify the need for a clear zone “beyond the edge of the traveled way, available for safe use by vehicles.” Vertical obstructions should not be located within the clear zone.
- 3) Anderson County has followed this practice in regard to the existing policy of not allowing any type of pole, tower or structure within the designated right of way.
- 4) Along with maintaining the clear zone, Anderson County Ordinance requires a setback to avoid the fall down area as referenced in the code.
- 5) This request is not in line with the spirit and intent of the ordinance which is to grant a variance when a hardship exists.
- 6) The Board has denied other variances similar to this request and would be consistent with its disapproval.



Variance Application

June 21, 2019

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Joshua Godwin
Mailing Address: 10700 Sikes Place, Suite 360, Charlotte, NC 28277
Telephone and Fax: 980-202-6515 E-Mail: jagodwin@tepgroup.net

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

Name: Verizon Wireless (Tuan Hoang)
Mailing Address: 8921 Research Drive. Charlotte, NC 28262
Telephone and Fax: 704-510-6120 E-Mail: tuan.hoang@verizonwireless.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

June 21, 2019

Date

Project Information

Property Location: 2710 SC-153, Piedmont, SC (Anderson Co. Right of Way)
Parcel Number(s)/TMS: 297-00-07-057-000
County Council District: CCD Six School District: School District 01
Total Acreage: N/A Current Zoning: Not Zoned according to GIS
There is a Variance Application fee of \$200 if in a zoned area.
Requested Variance: N/A
Please indicate if setback variance, sign variance or minimum lot size variance.
Purpose of Variance: To receive approval of collocating Small Cell Wireless Facilities in the Anderson County Right of Way and requesting approval for a pole-mounted equipment cabinet.
Private Covenants or Deed Restrictions on the Property: Yes _____ No _____

If you indicated no, your signature is required.

Joshua Godwin
Applicant's Signature

June 21, 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.

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:

None.

Conditions do not generally apply to other properties in vicinity, as shown by: The site located in the public right of way.

Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows: The ordinance does not adequately address the use of small cell antennas in the public right of way.

Authorization of variance will not be of substantial detriment to adjacent property or to the public good and the character of the district will not be harmed by the granting of the variance for the following reasons: All small cell installations will have an minimum impact on the surrounding environment.

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.

Joshua Godwin
Applicant's Signature

June 21, 2019
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: _____



MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES

DATE: July 23, 2019

TO: Alesia Hunter

FROM: Matt Hogan
Roads and Bridges Manager

CC: Holt Hopkins
Deputy Administrator

SUBJECT: Verizon Wireless Variance Request Ravenwood Circle

Anderson County Roads and Bridges is denying this variance request to install wireless cell structure within Anderson County's Right of Way for the following reasons.

The American Association of State Highway and Transportation Officials (AASHTO) guidelines specify the need for a clear zone "beyond the edge of the traveled way, available for safe use by errant vehicles." Vertical obstructions should not be located within the clear zone.

Anderson County has followed this practice in regard to our existing policy of not allowing any type of pole, tower or structure within our designated right of way. Along with maintaining the clear zone, Anderson County Ordinance requires a setback to avoid the fall down area as referenced in the following:

Sec. 38-121. - Building height standards.

(d) [Restrictions of towers.] No cell tower, transmission tower, water tower, utility tower or radio tower shall be located within a horizontal distance equal to 100 percent of its vertical collapsing towers (the "fall down areas") from any road, dwelling, or property line nor may any dwelling or road be built within the fall down area of any existing tower.

Tommy Dunn
Chairman, District 5

Craig Wooten
Council District 1

Brett Sanders
Council District 4

Cindy Wilson
Council District 7

ANDERSON COUNTY
SOUTH CAROLINA

Ray Graham
V. Chairman, District 3

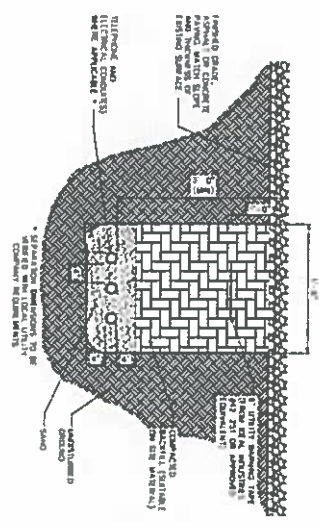
Gracie Floyd
Council District 2

Jimmy Davis
Council District 6

Lacey Croegaert
Clerk to Council

Rusty Burns | County Administrator
rburns@andersoncountysc.org

- NOTES:**
1. ALL TRENCHING OF CONDUITS TO BE REBARBED PER LOCAL REGULATIONS.
 2. PROVIDE PROTECTIVE EQUIPMENT TO BE INSTALLED BEFORE CONDUIT RUNS ARE LAID.
 3. PROVIDE AND CONDUIT AND TIGHTEN AT 1500 PSI TO PREVENT CONDUIT FROM MOVING.
 4. PROVIDE PROTECTIVE EQUIPMENT TO BE INSTALLED BEFORE CONDUIT RUNS ARE LAID.

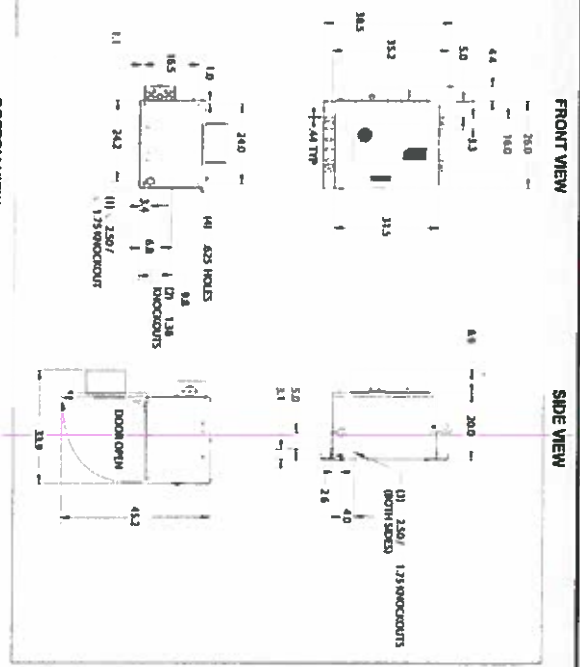


CONDUIT TRENCHING DETAILS

SCALE: 1" = 1'-0"

NOTE:

CABINET DETAILS, TABLE FROM COMMERCIAL SPECIFICATIONS BY MANUFACTURER. SEE MANUFACTURER'S SPECIFICATIONS FOR ADDITIONAL DETAILS. MANUFACTURER'S SPECIFICATIONS.



CABINET DETAILS

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

ANTENNA SCHEDULE NOTES:

1. CONSTRUCTION TO WITHSTAND 1/2" (12.5) PWS, AND ONE (1) INCH (25.4) WIND LOAD.
2. PROVIDE PROTECTIVE EQUIPMENT TO BE INSTALLED BEFORE CONSTRUCTION.
3. PROVIDE PROTECTIVE EQUIPMENT TO BE INSTALLED BEFORE CONSTRUCTION.

PROPOSED ANTENNA/FEDLINE SCHEDULE

MANUFACTURER (MODEL #)	INDUSTRY WEIGHT	FEEDLINE SIZE (IN)	ANTENNA TYPE	ANTENNA LENGTH (IN)	ANTENNA WIDTH (IN)	ANTENNA HEIGHT (IN)
AMMO (MODEL #)	4.5K 3"	1/2"	1/2"	1/2"	1/2"	1/2"
AMMO (MODEL #)	4.5K 3"	1/2"	1/2"	1/2"	1/2"	1/2"

PROPOSED ANTENNA SCHEDULE

- SIGNAGE NOTES:**
1. ALL SIGNAGE TO BE INSTALLED TO FACE.
 2. ALL SIGNAGE TO BE INSTALLED TO FACE.
 3. ALL SIGNAGE TO BE INSTALLED TO FACE.

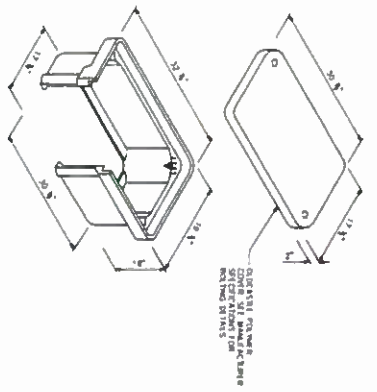


SIGNAGE DETAILS

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

NOTES:

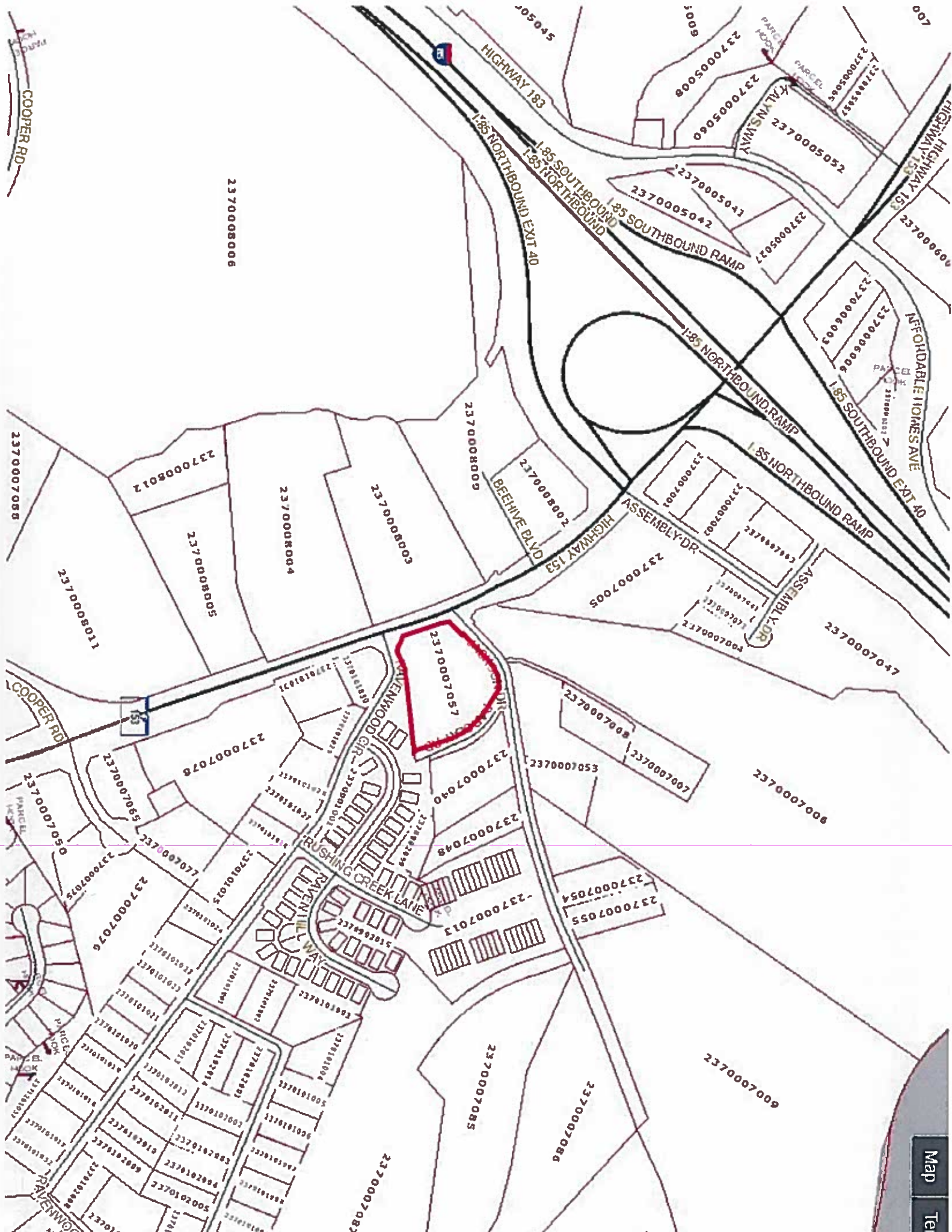
1. INSTALL THE 1/2" (12.5) PWS, AND ONE (1) INCH (25.4) WIND LOAD.
2. PROVIDE PROTECTIVE EQUIPMENT TO BE INSTALLED BEFORE CONSTRUCTION.
3. PROVIDE PROTECTIVE EQUIPMENT TO BE INSTALLED BEFORE CONSTRUCTION.



HANDHOLE DETAILS

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

<p>CIVIL DETAILS</p> <p>SHEET NUMBER: C-2</p> <p>REVISION: 1</p>	<p>PRELIMINARY</p>	<p>PROJECT INFORMATION</p> <p>VERIZON SITE ID: SMC POWERSVILLE 1 NODE 10-A</p> <p>NEAREST ADDRESS: 2710 NC 2700 POWERSVILLE, NC 28073 (ANDERSON COUNTY)</p>	<p>PLANS PREPARED BY: TOWER DESIGNER PROFESSIONALS 285 TRYON ROAD RALEIGH, NC 27603 PHONE: 919.876.4201 FAX: 919.876.4202</p>	<p>verizon</p> <p>8001 RESEARCH DR CHARLOTTE, NC 28262</p>
		<p>DRAWN BY: []</p> <p>CHECKED BY: []</p>	<p>DATE: []</p> <p>SCALE: []</p>	





DEVELOPMENT STANDARDS

August 8, 2019

Ms. Kat Alvarez
Esencia Architecture & Urban Design
1743 E. McNair Dr, Suite 200
Tempe, AZ 85283

Re: Variance Request for property located at 3420 Hwy 153, Piedmont, SC 29673, TMS # 236-00-09-006

Dear Ms. Alvarez:

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 placement of a canopy over existing drive-thru lanes, reducing the front setback from 50 feet to 12 feet as measured from the property line.

The Board's Conclusion:

The applicant has demonstrated that there are extraordinary and exceptional conditions due to the size and configuration of the property; 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 | Director

O: 864-260-4719 | F: 864-260-4795 | ahunter@andersoncountysc.org
Development Standards
401 E. River Street, Anderson SC 29624 | www.andersoncountysc.org

Staff Report

Application for a **Variance** – To allow placement of a drive-thru canopy within the required front yard setback
Anderson County Land Use Board of Zoning Appeals Meeting - District 6
Courthouse Annex, 401 E. River Street – Planning Conference Room
Anderson, South Carolina
August 8, 2019
5:15 PM

Name of Project: Chick-Fil-A

Applicant: Kat Alvarez (*contact*)

Owner of Property: SC HWY 153 A LLC

Property Location: 3420 Highway 153, Piedmont, SC 29673

Council District: Six (6)

Tax Map Number (TMS #): 236-00-09-006

Acreage of Property: approximately 1.36 acres

Current Zoning: The subject property, like the surrounding commercial neighborhood, is not zoned.

Land Use: The property is improved and is currently the location of a Chick-Fil-A restaurant.

Applicant Request: Applicant is requesting a **Variance** to allow the placement of a detached drive-thru canopy to be placed within the required front yard setback. Applicant is requesting a variance to allow a reduction of the minimum required front setback from fifty feet (50') to twelve feet (12') from the front property line. Applicant has proposed placing a canopy over two existing drive-thru lanes in order to protect employees and drive-thru customers from weather extremes as drive-thru food ordering and delivery models have been expanded.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 38 – Land Use, Section 38-120(c) in the Land Use and Development Standards Ordinance, the applicable ordinances state that the front yard setback must be fifty feet (50') from the public R/W if the roadway is designated an “arterial” road, as Hwy 153 is. This setback is measured from the front property line or the edge of the public road right of way, whichever is further back. A recorded plat for the subject property indicates that the front property line and the edge of the right of way are one and the same.

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

- 1) Records indicate existing drive-thru lanes and order-points (kiosks) were installed within the front setback area as part of the overall site plan approved in 2014.
- 2) Relocation of the existing drive-thru lanes so as not to encroach upon the required setback area would cause the loss of existing on-site parking spaces and would greatly hinder traffic flow within the site.
- 3) No signage is proposed or requested for the drive-thru canopy.
- 4) No part of the proposed canopy will be located within the Hwy. 153 right-of-way.
- 5) Placement of this structure within the required setback area fronting SC Hwy. 153, as proposed, is contingent upon review and approval.
- 6) Based on proposed site plan, the description of the canopy and its placement, SC DOT stated it has no objection.
- 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

Date of Application Completion _____

Application Status (Approved or Denied) _____

Applicant's Information

Name: Kat Alvarez

Mailing Address: 1743 E McNair Dr Ste 200 Tempe, AZ 85283

Telephone and Fax: 480-755-0959

E-Mail: alvarez@esencia.org

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

Name: SCHUY 153A LLC

Mailing Address: POST OFFICE BOX 387, EASLEY SC 29641

Telephone and Fax: 864.855.0017

E-Mail: robinsonseasley@att.net

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.

Alfred B. Robinson Jr, Member
Owner's Signature

13 June 2019
Date

Project Information

Property Location: 3420 Highway 153

Parcel Number(s)/TMS: _____

County Council District: _____

School District: _____

Total Acreage: _____

Current Zoning: _____

Requested 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: Install canopy's over existing drive thru for the protection of employees and vehicles.

Private Covenants or Deed Restrictions on the Property: Yes _____

No

CFA 3330

If you indicated no, your signature is required.

Applicant's Signature

Date

6-20-19

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:

This Chick-Fil-A location borders a highway that prescribes a very large setback in comparison to similar sites.

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

~~This property already has its order-points with small canopy's already within the setback.~~

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

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

This will actually benefit surrounding properties by reducing traffic back-ups in the area.

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.

Applicant's Signature

Date

6-20-19

For Office Use Only:

Application Received By: _____ Date Complete Application Received: _____

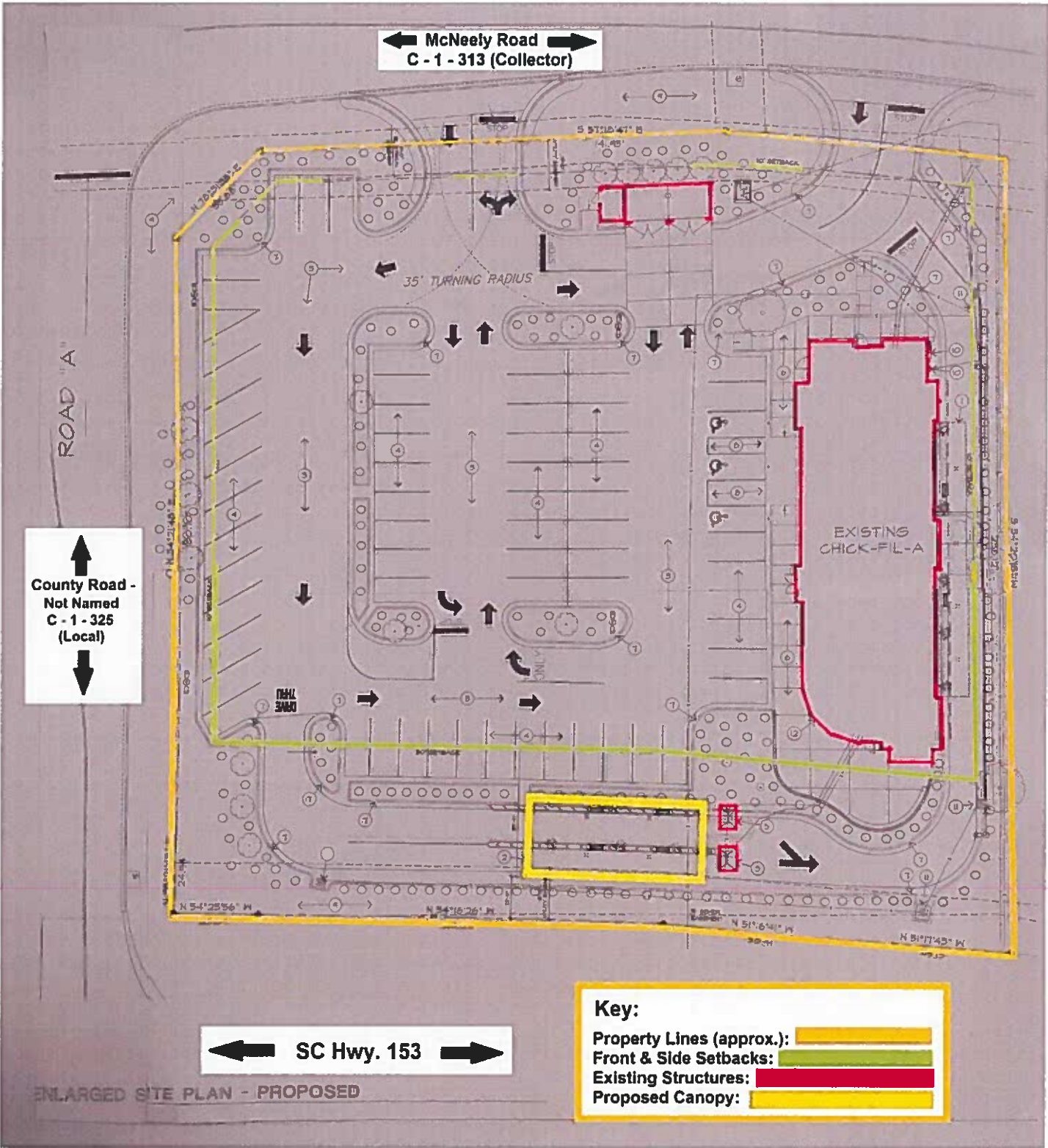
Application Fee Amount Paid: _____ Check Number: _____

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

Staff Recommendation: _____ Advisory Recommendation: _____

Land Use/Board of Zoning Appeals' Decision: _____

Site Plan



**Chick – Fil – A, 3420 SC Hwy. 153, Piedmont, SC
Setback Variance Request**

MATERIAL SAMPLES

CANOPY DECK - UNDERSIDE FACE



COMPANY: LANE SUPPLY, INC
COLOR: LANE HIGH GLOSS WHITE

CANOPY ROOF



COMPANY: LANE SUPPLY, INC
COLOR: JET MATTE BLACK



CANOPY APPLIANCES

CANOPY LIGHT



LED CANOPY LIGHT - LEGACY (CRUS)
MODEL: LIGHT OUTPUT - CRUS
COLOR: COOL WHITE

OVERHEAD PATIO HEATER



SUPREME SCHWANK
MODEL: 2352 N OUTDOOR

INDUSTRIAL MOUNTED
WORKSTATION FAN



TPI CORPORATION
MODEL: U-18-TE
FAN SIZE: 18"



◆ SHEET TITLE
FACE TO FACE DOUBLE LANE CANOPY
REFERENCE ONLY, NON SITE SPECIFIC



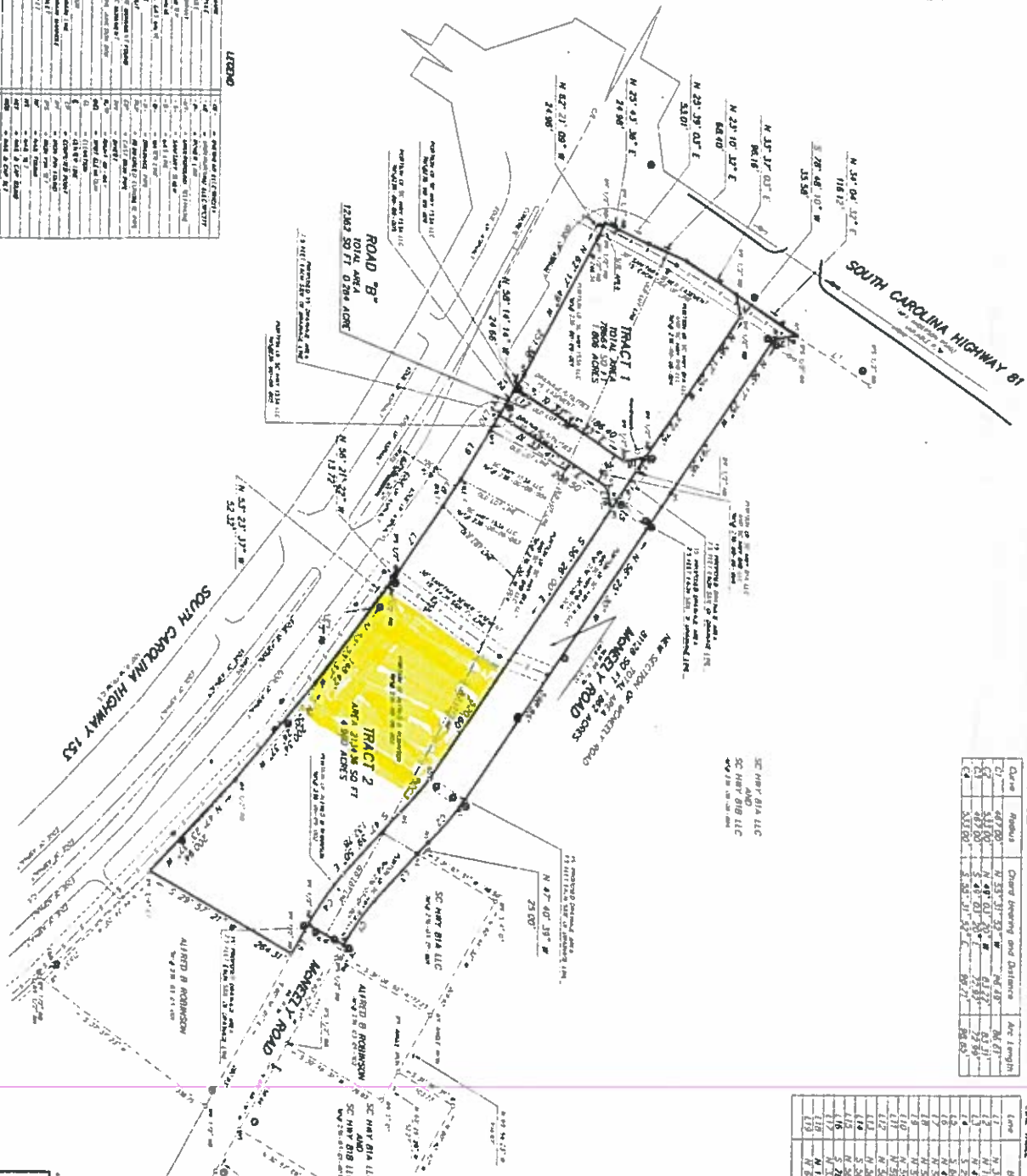
◆ DATE: OCT 11, 2016 ◆ PROJECT: CANOPY PROGRAM ◆ PROJECT #: 18011

◆ SCHED. IFC - NOT FOR CONSTRUCTION USE



LEGEND

1	Proposed 11/2" Easement
2	Proposed 11/2" Easement
3	Proposed 11/2" Easement
4	Proposed 11/2" Easement
5	Proposed 11/2" Easement
6	Proposed 11/2" Easement
7	Proposed 11/2" Easement
8	Proposed 11/2" Easement
9	Proposed 11/2" Easement
10	Proposed 11/2" Easement
11	Proposed 11/2" Easement
12	Proposed 11/2" Easement
13	Proposed 11/2" Easement
14	Proposed 11/2" Easement
15	Proposed 11/2" Easement
16	Proposed 11/2" Easement
17	Proposed 11/2" Easement
18	Proposed 11/2" Easement
19	Proposed 11/2" Easement
20	Proposed 11/2" Easement
21	Proposed 11/2" Easement
22	Proposed 11/2" Easement
23	Proposed 11/2" Easement
24	Proposed 11/2" Easement
25	Proposed 11/2" Easement
26	Proposed 11/2" Easement
27	Proposed 11/2" Easement
28	Proposed 11/2" Easement
29	Proposed 11/2" Easement
30	Proposed 11/2" Easement
31	Proposed 11/2" Easement
32	Proposed 11/2" Easement
33	Proposed 11/2" Easement
34	Proposed 11/2" Easement
35	Proposed 11/2" Easement
36	Proposed 11/2" Easement
37	Proposed 11/2" Easement
38	Proposed 11/2" Easement
39	Proposed 11/2" Easement
40	Proposed 11/2" Easement
41	Proposed 11/2" Easement
42	Proposed 11/2" Easement
43	Proposed 11/2" Easement
44	Proposed 11/2" Easement
45	Proposed 11/2" Easement
46	Proposed 11/2" Easement
47	Proposed 11/2" Easement
48	Proposed 11/2" Easement
49	Proposed 11/2" Easement
50	Proposed 11/2" Easement
51	Proposed 11/2" Easement
52	Proposed 11/2" Easement
53	Proposed 11/2" Easement
54	Proposed 11/2" Easement
55	Proposed 11/2" Easement
56	Proposed 11/2" Easement
57	Proposed 11/2" Easement
58	Proposed 11/2" Easement
59	Proposed 11/2" Easement
60	Proposed 11/2" Easement
61	Proposed 11/2" Easement
62	Proposed 11/2" Easement
63	Proposed 11/2" Easement
64	Proposed 11/2" Easement
65	Proposed 11/2" Easement
66	Proposed 11/2" Easement
67	Proposed 11/2" Easement
68	Proposed 11/2" Easement
69	Proposed 11/2" Easement
70	Proposed 11/2" Easement
71	Proposed 11/2" Easement
72	Proposed 11/2" Easement
73	Proposed 11/2" Easement
74	Proposed 11/2" Easement
75	Proposed 11/2" Easement
76	Proposed 11/2" Easement
77	Proposed 11/2" Easement
78	Proposed 11/2" Easement
79	Proposed 11/2" Easement
80	Proposed 11/2" Easement
81	Proposed 11/2" Easement
82	Proposed 11/2" Easement
83	Proposed 11/2" Easement
84	Proposed 11/2" Easement
85	Proposed 11/2" Easement
86	Proposed 11/2" Easement
87	Proposed 11/2" Easement
88	Proposed 11/2" Easement
89	Proposed 11/2" Easement
90	Proposed 11/2" Easement
91	Proposed 11/2" Easement
92	Proposed 11/2" Easement
93	Proposed 11/2" Easement
94	Proposed 11/2" Easement
95	Proposed 11/2" Easement
96	Proposed 11/2" Easement
97	Proposed 11/2" Easement
98	Proposed 11/2" Easement
99	Proposed 11/2" Easement
100	Proposed 11/2" Easement

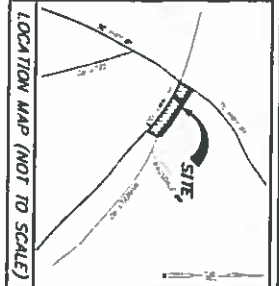


CAMP TABLE

Curve	Radius	Chord bearing and Distance	Arc Length
C1	44770	N 33° 31' 33" W 147.78	147.78
C2	44770	N 49° 01' 01" W 153.31	153.31
C3	44770	S 59° 31' 57" E 167.77	167.77
C4	44770	S 59° 31' 57" E 167.77	167.77

LINE TABLE

Line	Bearing	Distance
1	N 34° 01' 37" E	143.00
2	N 11° 00' 28" W	153.31
3	N 49° 01' 01" W	153.31
4	S 59° 31' 57" E	167.77
5	S 59° 31' 57" E	167.77
6	S 59° 31' 57" E	167.77
7	S 59° 31' 57" E	167.77
8	S 59° 31' 57" E	167.77
9	S 59° 31' 57" E	167.77
10	S 59° 31' 57" E	167.77
11	S 59° 31' 57" E	167.77
12	S 59° 31' 57" E	167.77
13	S 59° 31' 57" E	167.77
14	S 59° 31' 57" E	167.77
15	S 59° 31' 57" E	167.77
16	S 59° 31' 57" E	167.77
17	S 59° 31' 57" E	167.77
18	S 59° 31' 57" E	167.77
19	S 59° 31' 57" E	167.77
20	S 59° 31' 57" E	167.77
21	S 59° 31' 57" E	167.77
22	S 59° 31' 57" E	167.77
23	S 59° 31' 57" E	167.77
24	S 59° 31' 57" E	167.77
25	S 59° 31' 57" E	167.77
26	S 59° 31' 57" E	167.77
27	S 59° 31' 57" E	167.77
28	S 59° 31' 57" E	167.77
29	S 59° 31' 57" E	167.77
30	S 59° 31' 57" E	167.77
31	S 59° 31' 57" E	167.77
32	S 59° 31' 57" E	167.77
33	S 59° 31' 57" E	167.77
34	S 59° 31' 57" E	167.77
35	S 59° 31' 57" E	167.77
36	S 59° 31' 57" E	167.77
37	S 59° 31' 57" E	167.77
38	S 59° 31' 57" E	167.77
39	S 59° 31' 57" E	167.77
40	S 59° 31' 57" E	167.77
41	S 59° 31' 57" E	167.77
42	S 59° 31' 57" E	167.77
43	S 59° 31' 57" E	167.77
44	S 59° 31' 57" E	167.77
45	S 59° 31' 57" E	167.77
46	S 59° 31' 57" E	167.77
47	S 59° 31' 57" E	167.77
48	S 59° 31' 57" E	167.77
49	S 59° 31' 57" E	167.77
50	S 59° 31' 57" E	167.77
51	S 59° 31' 57" E	167.77
52	S 59° 31' 57" E	167.77
53	S 59° 31' 57" E	167.77
54	S 59° 31' 57" E	167.77
55	S 59° 31' 57" E	167.77
56	S 59° 31' 57" E	167.77
57	S 59° 31' 57" E	167.77
58	S 59° 31' 57" E	167.77
59	S 59° 31' 57" E	167.77
60	S 59° 31' 57" E	167.77
61	S 59° 31' 57" E	167.77
62	S 59° 31' 57" E	167.77
63	S 59° 31' 57" E	167.77
64	S 59° 31' 57" E	167.77
65	S 59° 31' 57" E	167.77
66	S 59° 31' 57" E	167.77
67	S 59° 31' 57" E	167.77
68	S 59° 31' 57" E	167.77
69	S 59° 31' 57" E	167.77
70	S 59° 31' 57" E	167.77
71	S 59° 31' 57" E	167.77
72	S 59° 31' 57" E	167.77
73	S 59° 31' 57" E	167.77
74	S 59° 31' 57" E	167.77
75	S 59° 31' 57" E	167.77
76	S 59° 31' 57" E	167.77
77	S 59° 31' 57" E	167.77
78	S 59° 31' 57" E	167.77
79	S 59° 31' 57" E	167.77
80	S 59° 31' 57" E	167.77
81	S 59° 31' 57" E	167.77
82	S 59° 31' 57" E	167.77
83	S 59° 31' 57" E	167.77
84	S 59° 31' 57" E	167.77
85	S 59° 31' 57" E	167.77
86	S 59° 31' 57" E	167.77
87	S 59° 31' 57" E	167.77
88	S 59° 31' 57" E	167.77
89	S 59° 31' 57" E	167.77
90	S 59° 31' 57" E	167.77
91	S 59° 31' 57" E	167.77
92	S 59° 31' 57" E	167.77
93	S 59° 31' 57" E	167.77
94	S 59° 31' 57" E	167.77
95	S 59° 31' 57" E	167.77
96	S 59° 31' 57" E	167.77
97	S 59° 31' 57" E	167.77
98	S 59° 31' 57" E	167.77
99	S 59° 31' 57" E	167.77
100	S 59° 31' 57" E	167.77



3-1/2" SUMMARY PLAT
POTENTIAL STATION
TRACTS 1 AND 2

DATE: 11/15/2011
 TIME: 10:00 AM
 PROJECT: 11/15/2011

SCHEIDT & BOND
 1000 N. W. 10th St.
 Ft. Lauderdale, FL 33304
 TEL: 954-525-1100
 FAX: 954-525-1101
 WWW.SCHEIDTANDBOND.COM

SCHEIDT & BOND
 1000 N. W. 10th St.
 Ft. Lauderdale, FL 33304
 TEL: 954-525-1100
 FAX: 954-525-1101
 WWW.SCHEIDTANDBOND.COM

SCHEIDT & BOND
 1000 N. W. 10th St.
 Ft. Lauderdale, FL 33304
 TEL: 954-525-1100
 FAX: 954-525-1101
 WWW.SCHEIDTANDBOND.COM

TOTAL AREA
38595 SQ FT 0.882 ACRES

THIS PLAT IS THE PROPERTY OF SCHEIDT & BOND, P.A. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SCHEIDT & BOND, P.A.

