

AGENDA

ANDERSON COUNTY LAND USE AND ZONING BOARD OF APPEALS MEETING

Thursday, September 12, 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 August 8, 2019

 - 4.) PUBLIC HEARING:
 - (A) Medical exception application to allow for a temporary accessory residential use located on Hogg Road, Williamston.

 - 5.) Old Business:
 - 6.) New Business: Staff Report regarding Planning Commission Ordinance discussion of small cell wireless antennas and towers. Regular Scheduled Meeting October 10, 2019.
 - 7.) Adjournment:
-

MINUTES
ANDERSON COUNTY LAND USE AND ZONING BOARD OF APPEALS
Thursday, September 12, 2019
5:15 PM

Mr. Hubert McClure, District #5, Chairman
Anderson County Historic Courthouse
County Council Courthouse: Second Floor
101 South Main 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, Ed Ballard, District #6, and Dan Harvell, District #7

MEMBERS ABSENT:

STAFF PRESENT: Alesia Hunter and Stefine Chastain

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, August 8, 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. Mike seconded the motion. The minutes were approved 6-0 unanimously by a show of hands.

BLANKET ORDER ITEM A

Mrs. Alesia Hunter began with the Staff Report for item A. She stated that the applicant's request was to allow for the placement of a manufactured home for as a temporary accessory use under a Medical Exception located at 230 Hogg Road, Williamston. Mrs. Hunter 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 for or against the variance. No one came forward. Mr. McClure closed the Public Hearing. Mr. Harvell made a motion to approve item A and Mr. Farr seconded it. The Medical Exception was approved 6-0 unanimously by a show of hands.

NEW BUSINESS:

Mr. McClure asked if there was any old or new business that the Staff needed to present to the Board. Mrs. Hunter gave the Board a report on the small cell wireless antennas and towers. She stated that the Planning Commission and Mr. Jeff Parkey have begun to work on establishing an Ordinance for the small cell wireless antennas and towers. Along with that, she informed the Board that she had spoken with the County Attorney, Mr. Leon Harmon, because Staff had received four applications in regards to the small cell wireless antennas and towers. She explained to the Board that she would ask the applicant to hold off until the Planning Commission could adopt an ordinance before proceeding. Mr. McClure agreed because he stated at the last meeting that he did not want to set a precedence for the small cell wireless antennas and towers any more, until after an ordinance was put into place. Mr. Miller made a motion to adjourn the meeting. Mr. Ballard seconded it. The meeting was adjourned at 5:22PM. Our next meeting will be held on Thursday, October 10, 2019 at 5:15 PM.

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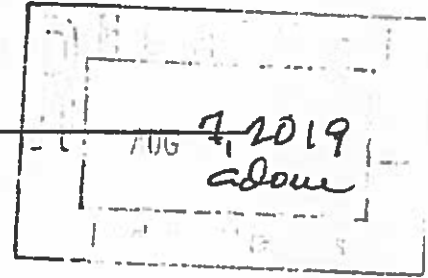
Anderson County

Development Standards Department

401 E. River Street, Anderson, SC 29624 • (864) 260-4719 • Fax (864) 260-4795

Medical Exception in Zoned Areas

Application Processing Fee \$200.00



R-40, R-20, R-15, R-12, R-10, R-8, Single Family Districts.0
R-M, R-M1, R-M2, R-M7, R-MA, R-A, and R-A2

Are there any private covenants or deed restrictions on the property? Yes () No (✓)
If you checked no, your signature is required:

Signature: [Handwritten Signature] Date: 8/5/19

If you checked 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.

Uses permitted by special exception. The following uses may be permitted by special exception by the board of zoning appeals in accordance with provisions in article 7:

Section 7:9. Temporary accessory residential use

A manufactured home as defined in article 4 of this chapter may be permitted in any zoning district as a temporary accessory residential use, which shall be clearly subordinate to a principal single-family, detached dwelling or manufactured home, whether or not such principal use is conforming, subject to all the requirements listed below. In authorizing the temporary accessory residential use the board of zoning appeals may impose such reasonable and additional stipulations, conditions, or safeguard that in the board's judgment will better fulfill the intent of this chapter.

The board of zoning appeals may authorize issuance of a permit for a temporary accessory residential use for a period not to exceed one year. At the end of that year and each subsequent year thereafter, the board may, after a complete review of the request, grant an extension of the original application procedure. It shall be the responsibility of the zoning administrator to present to the board after each one-year period a status report of the conditions and to notify the applicant of the review.

The board of zoning appeals may at any time terminate the authorization at the request of the initiating applicant or upon the finding that the extenuating conditions no longer exist. The temporary accessory residential use and any associated services shall be removed from the premises within 30 days after notice of termination.

The board shall determine that the following requirements have been satisfied:

- A. The use shall be necessitated by the incapacity, infirmity, or extended illness of an individual who requires continuous nursing care. The attending physician shall certify the physical and or mental condition of the person in question.
- B. The use is intended only to meet a temporary need or hardship.
- C. If the principal residential use is nonconforming, the provisions of section 6:2.1 shall be satisfied. (6:2 Nonconforming uses of land or structures existing at the time of initial adoption of the precinct zoning map shall not hereafter be enlarged or extended in any way except as outlined: Nonconforming single-family residential structures may be enlarged or extended in any zoning district provided that the new additions conform to the setback requirements provided in the zoning district in which such structures or uses are located. In addition to the right to enlarge or extend in any way, legally nonconforming farms shall be permitted to diversify or change the scope of their agricultural activities.)
- D. The temporary accessory residential use shall meet all of the requirements contained in this chapter for accessory uses.
- E. The temporary accessory residential use shall conform to all of the requirements for uses permitted by special exception as set forth in section 7:1. (7:1. General provisions. The board of zoning appeals may issue permits for those uses permitted by special exception, which are in accordance with the provisions of this chapter, and the specific conditions set forth below. The board may grant, deny, or modify any request for a use permitted by special exception after a public hearing has been held on the written request submitted by an applicant in accordance with article 9, section 9:5.3. It may also attach any necessary conditions such as time limitations or requirements that one or more things be done before the request can be initiated. Additionally, the board may require an acceptable bond to ensure that uses allowed on review are completed consistent with proposed time schedules. This bond may be issued for a maximum period of one year, renewable upon request to the board of appeals. The board shall act on requests for uses permitted by special exception within 60 days of the date of submittal. Failure to act within 60 days shall constitute approval of the request. If the request is granted, the board shall determine that:
 - A. The use meets all required conditions.
 - B. The use is not detrimental to the public health or general welfare.
 - C. The use is appropriately located with respect to transportation facilities water supply, fire and police protection, waste disposal, and similar services.
 - D. The use will not violate neighborhood character nor adversely affect surrounding land uses.

If the board denies the request, the reasons shall be entered in the minutes of the meeting at which the permit is denied. In granting the permit, the board may designate any necessary and appropriate conditions in addition to the specific conditions contained in this chapter to assure that the proposed use will be in harmony with the area in which it is to be located and within the spirit of this chapter.)

- F. No minimum lot area or lot width requirements shall be required for the temporary accessory residential use.
- G. The temporary accessory residential use shall conform to the front, side, and rear yard requirements established for the district in which the use is located.

H. Off-street parking shall be provided in accordance with the provisions set forth in section 6:9 for the principal residential dwelling only.

I. A manufactured home that is being utilized as a temporary accessory residential use may not be physically attached to or be a part of the principal structure located on the lot.

J. No permit to allow a temporary accessory residential use shall be issued until all applicable regulations to the Anderson County codes department and other public agencies have been satisfied in regard to the adequate provision of water, sewer, access, electrical service, and fire protection. In seeking approval of the temporary accessory residential use, the applicant must demonstrate to the board of zoning appeals that these facilities and services are adequately situated with respect to the lot in question.

K. The principal for whom the accessory use is requested must be a relative by blood or marriage or in a relationship created through adoption or through foster parental care.

L. To provide for adequate notification of the permit application to surrounding property owners, the applicant shall provide to the board of zoning appeal signatures of the following;

1. All property owners who own property abutting the subject property.
2. All property owners of property located directly across a street from the subject property.

Jamal E. Rollins *Rayshia Bailey*
Jui L. Jones *Glenda J. Payton*

J. LINDSAY PARKS, D.O.
MAHONING MEDICAL CENTER
100 NEAL AVENUE
MARION CENTER, PA 15759

(724) 349-3140
(724) 397-3571
(724) 397-2600 FAX

DEA # _____
LIC # _____
NPI # _____

NAME Howard Hutton B

ADDRESS _____ DATE 22 MAR 2009

TAMPER-RESISTANT FEATURES INCLUDE: SAFETY-BLUE
ERASE-RESISTANT BACKGROUND, "LILLEGAL" PANTOGRAPH,
QUANTITY CHECK-OFF BOXES AND REFILL INDICATOR

R
MR HUTTON REQUIRES
FULL-TIME CARE DUE TO
HIS WORSENING
DEMENTIA. HE NEEDS
FULL-TIME CARE, AND
CANNOT BE LEFT
ALONE.

- 1-24
 - 25-49
 - 50-74
 - 75-100
 - 101-150
 - 151 and over
- Units

LABEL

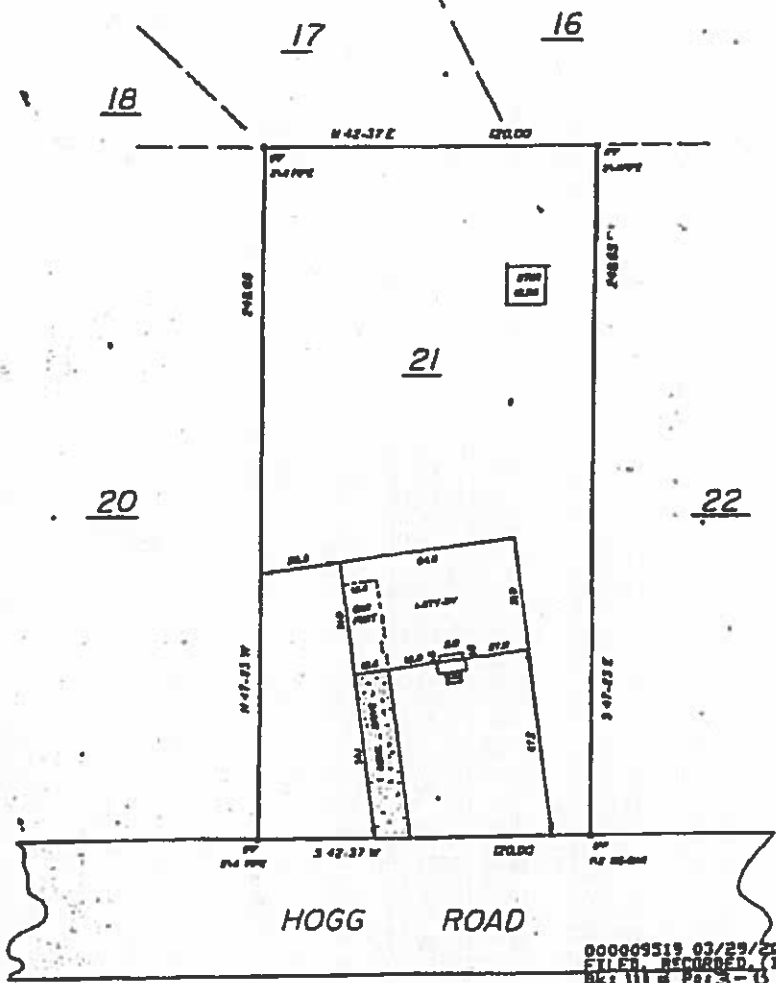
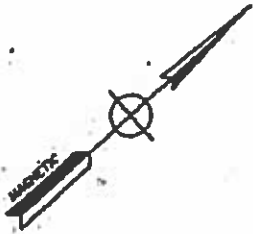
Refill NR 1 2 3 4 5

SUBSTITUTION PERMISSIBLE JLP

IN ORDER FOR A BRAND NAME PRODUCT TO BE DISPENSED
THE PRESCRIBER MUST HANDWRITE "BRAND NECESSARY"
OR "BRAND MEDICALLY NECESSARY" IN THE SPACE BELOW

001784

4KFP6005280



000009519 03/29/2000 09:01:44AM
 FILED, RECORDED, INDEXED
 SK: 111 - P: 3 - (3) Pages: 1
 Rec Fee: 10.00 St Fee: 0.00
 Co Fee: 10.00
 REGISTER OF DEEDS, ANDERSON CO., SC
 Shirley McElhannon

ADDRESS 210 HOGG RD. UNDERGROUND UTILITIES TMS 270-018-021

CLOSING SURVEY FOR

DAVID B DORIS J. HUTTON

SURVEYED MARCH 20, 2000

STATE OF SOUTH CAROLINA
 COUNTY OF ANDERSON
 TOWNSHIP OF BELMONTON
 RANGE, DISTRICT NO. 1
 CITY OF

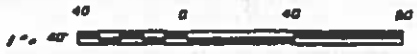
Indef
 R.D. GARRISON
 2004 S NORTH MAIN ST.
 ANDERSON S.C. 29427
 PHONE 803-251-4230
 RET. L.S. NO. 5078

R.D. Garrison

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ANDERSON STANDARD MAPS FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO UNRECORDED EASEMENTS OR INTERESTS IN THE PROPERTY DESCRIBED HEREON, NOR ARE THERE ANY UNRECORDED EASEMENTS OR INTERESTS IN THE PROPERTY DESCRIBED HEREON.

THIS IS LOT NO. 21 AS SHOWN ON PLAT BY ROBERT R. SPEARMAN DATED JUNE 27, 1977
 STRONGER HEIGHTS S/D
 AND RECORDED IN PLAT BOOK 63 PAGE 641
 OR IN BLUE PAGE
 OR RED BOOK PAGE
 ANDERSON COUNTY COURTHOUSE

NOTE: THIS LOT IS NOT LOCATED IN A PLANNED AREA





AIRDORVE

8/7/2019 REC 201900924

Application #:

Onsite Wastewater System Application

Bureau of Environmental Health Services

Applicant Information

I, DAVID HUTTON hereby apply to construct an Onsite Wastewater System for a
 Applicant Name House Mobile Home Other (Specify) MIGHT BE PORTABLE CABIN

PAPLI PLUMBING @ GMAIL .COM E-mail Address 864-933-4508 Contact Phone # 864-933-2940 Alternate Phone #

230 HOGG ROAD Mailing Address WILLIAMSTON City SC State 29697 Zip Code

Site Location

ANDERSON County WILLIAMSTON City 230 HOGG ROAD Street

21 Subdivision 220-01-01-021 Lot # 220-01-01-021 TMS/PIN

Please Give Exact Directions To Lot: 230 HOGG ROAD, WILLIAMSTON, SC, 29697

Water Source

Public Water

Well: Public Private Existing Propo

Residential

Mobile Home

of Bedrooms: 2 or LESS (LOOKING FOR 1 BATH)

Foundation: Slab Crawlspace

Basement: Full Partial None

Plumbing in Basement: Yes No N/A

Commercial

Detailed Description of Business

of Occupants 2 # of Employees 0

Other: ADDON
(seating capacity, meals per day, etc.)

of Public Restrooms 0 # of Hours of Daily Operation 0

I, the applicant, have received and read the included Onsite Wastewater System Application Instruction: understand that the property must be properly prepared for evaluation and that I must confirm proper preparation to activate the application. I have also been informed that reevaluation fees will be assessed based on parameters listed on the Onsite Wastewater System Application Instructions.

I certify that the information submitted in this document is true and accurate to the best of my knowledge.

Permission and Authority is hereby granted for DHEC representatives to enter the above-described property reasonable hours for the purpose of onsite wastewater system inspection and/or site evaluation.

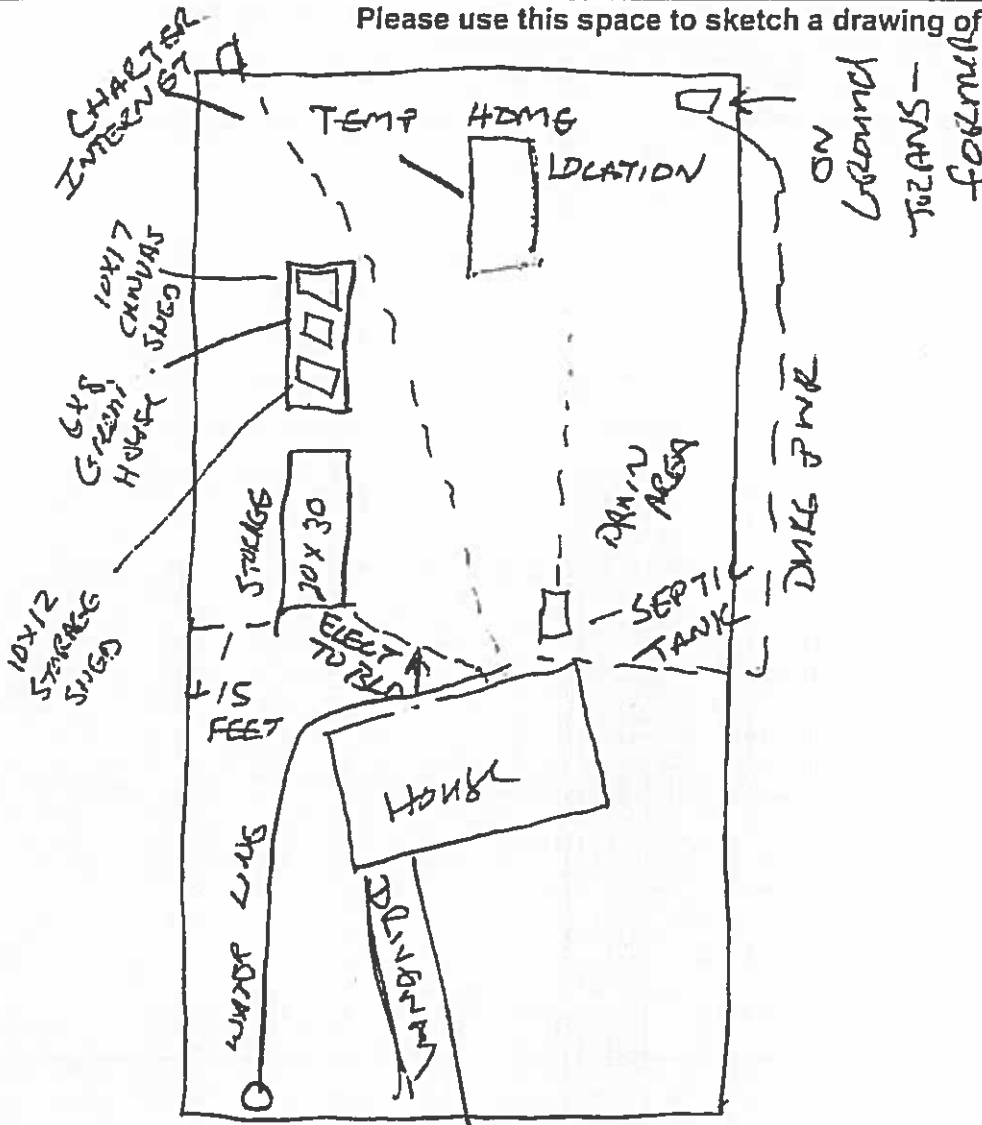
I am the property owner. I am not the property owner, but have the included letter as per instructions.

8/7/19
Date

David Hutton
Applicant Printed Name

[Signature]
Applicant Signature

Please use this space to sketch a drawing of the property.



Does not need to be drawn to exact scale, but should be legible and drawn clearly.

Sketch must include labelling the location, dimensions, and distance from property lines of existing and/or proposed:

- Primary building.
- Septic tank and drain field area.
- Wells, including those on adjacent properties.
- Underground utility lines, existing drainage pipes, and/or easements.
- Driveways, parking areas, or other vehicular traffic or traffic bearing structures.
- Porches, decks, pools, garages, carports, out-buildings, and other permanent structures and their dimensions.
- Show areas of any proposed grading or other soil disturbance, changes in drainage patterns, or changes in surface or topographical features on the site.

Please note that any changes such as grading, soil disturbances, or site alterations to topography could negatively impact the wastewater system or lead to permit revocation.

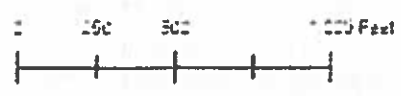
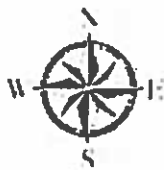
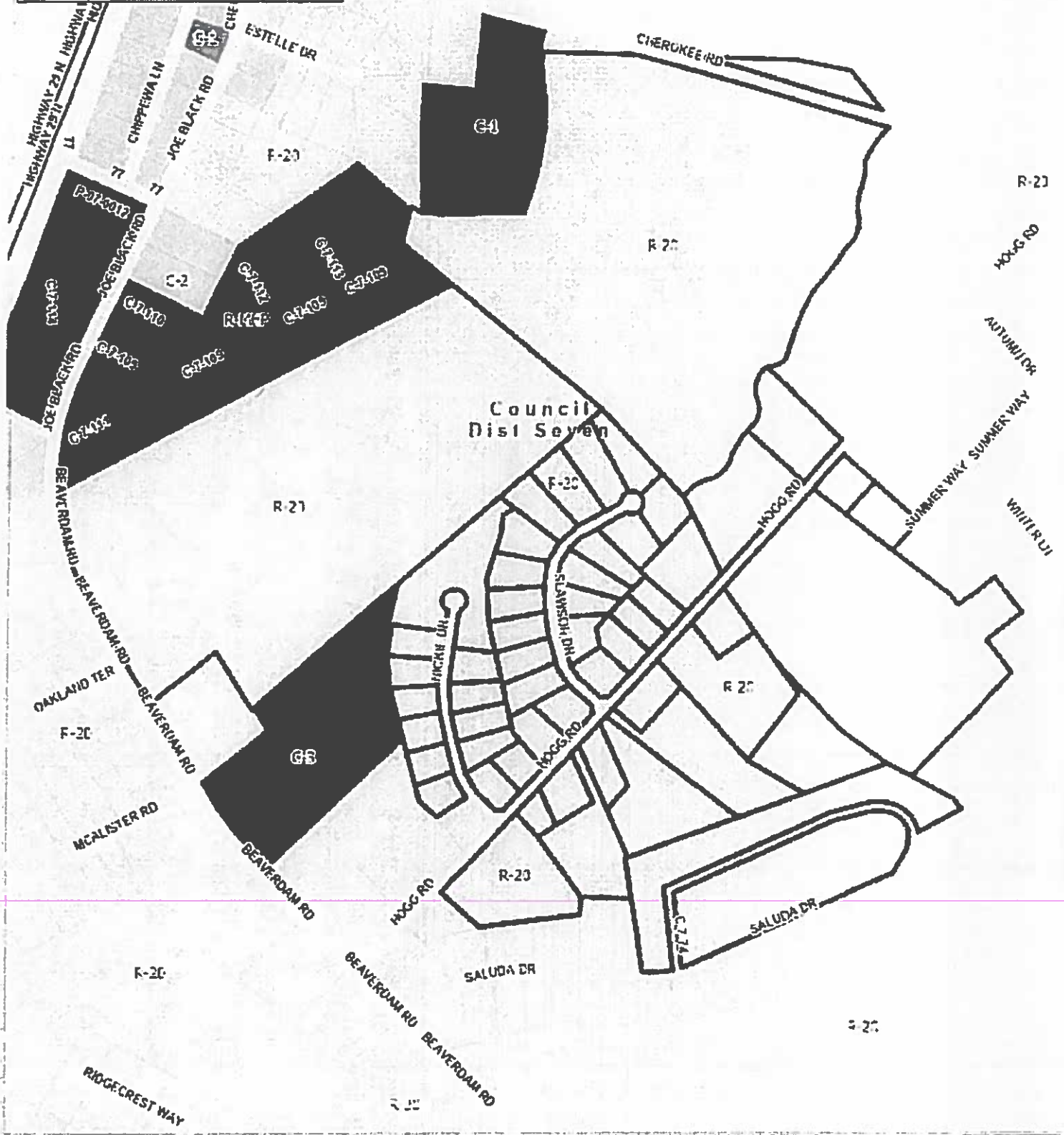
Check here if the sketch is attached or on the plat instead of this application.

Check here if application will be ready for activation on 1/4/11 by Applicant DA or Staff .

Date Initial Initial



Anderson County
 Hogg Rd TMS# 2200101021
 Medical Exception for zoned R-20



THIS IS A PRELIMINARY ZONING MAP. IT IS NOT A LEGAL INSTRUMENT. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE ZONING DISTRICTS SHOWN ON THIS MAP ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE ZONING DISTRICTS SHOWN ON THIS MAP ARE SUBJECT TO CHANGE WITHOUT NOTICE.