



MEMORANDUM

ANDERSON COUNTY DEVELOPMENT STANDARDS

DATE: September 2, 2020

TO: Land Use and Zoning Board of Appeals Members

FROM: Alesia Hunter

SUBJECT: September 17, 2020 Scheduled Meeting

The Anderson County Land Use and Zoning Board of Appeals is scheduled to hold its next meeting on Thursday, September 17, 2020 at 5:30 PM at the Civic Center, 3027 Martin Luther King Jr Blvd, Anderson, SC 29625.

The meeting agenda and packet are attached for your review.

The agenda items A-F were previously mailed for the August meeting. That packet is still valid and will be heard on September 17. Please see the enclosed packet containing new agenda items G-K. If you need another A-F packet, please let me know at 864-260-4719.

Please email bdmcabee@andersoncountysc.org or call 864-260-4719 to inform staff whether or not you will be in attendance. This ensures a quorum prior to arrival. Thank you.

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

A G E N D A

ANDERSON COUNTY LAND USE AND ZONING BOARD OF APPEALS MEETING

Thursday, September 17, 2020

5:30 PM

Civic Center

3027 Martin Luther King Jr Blvd.

Anderson, South Carolina

- 1.) Call to Order: Mr. Hubert McClure, Chairman
- 2.) Invocation: Mr. Hubert McClure
- 3.) Approval of Minutes: Meeting held on July 9, 2020 *
(Note: The minutes of this meeting will be provided at a later date, to be sent via email prior to the next meeting.)*
- 4.) PUBLIC HEARING:
 - (A) Variance application - request to allow placement of 2 additional wall signs on a new restaurant located at 1929 SC Hwy 86, Piedmont.
 - (B) Variance application - request to allow placement of 3 additional wall signs on a gas island canopy for new convenience store located at 2800 Hwy 29 South, Anderson.
 - (C) Variance application - request to allow placement of 3 additional wall signs on a new restaurant located at 330 Pearman Dairy Rd, Anderson.
 - (D) Variance application - request to allow a reduction in required rear setbacks from 5 feet to 1.9 feet to allow the construction of a pool and deck for an existing home located at 102 Ambassador Drive, Anderson.
 - (E) Variance application - request to allow a reduction of required side setback from 25 feet to 10 feet in order to allow the addition of an attached garage, located at 12300 Belton-Honea Path Hwy, Honea Path.
 - (F) Special Exception - request to allow for the expansion of a pre-existing non-conforming use (auto service and repairs) to include retail auto sales within the commercial business located at 1905 Anderson Hwy, Williamston.
 - (G) Variance application – request to allow a 6-foot reduction of required rear yard setback from 25 feet to 19 feet to allow for the construction of a storage building located at 7013 Old Greenville Highway, Liberty.

- (H) Special Exception - request to allow a food truck to park on occasional weekends (Fri. – Sun.) for takeout BBQ, located at 3202 Highway 81 N, Anderson.
- (I) Variance application – request to allow a reduction in required rear setback from 10 feet to 1.5 feet for construction of screened in porch located at 312 Paradise Cir, Townville.
- (J) Variance application – request to allow a reduction in required rear setback from 10 feet to 4 feet for construction of single family home located at 145 Brady Dr, Anderson.
- (K) Variance application – request to allow installation of additional freestanding sign for restaurant located at 1470 Pearman Dairy Rd, Anderson.

5.) Old Business:

6.) New Business:

Meeting October 8, 2020

7.) Adjournment:

Staff Report
Application for a **Variance** – To allow 2 additional wall signs
Anderson County Land Use Board of Zoning Appeals Meeting - District 6
Civic Center, 3027 Martin Luther King Jr Blvd.
Anderson, SC 29625
Thursday, August 13, 2020 5:30 PM

Applicant: Burger King (contact: Kate Boyd, The Sign Connection, Inc)

Owner of Property: NLA Piedmont BK, LLC (Burger King)

Property Location: 1929 SC Hwy 86, Piedmont, SC 29673

Council District: Six (6)

Tax Map Number (TMS #): 216-00-10-010

Property Description: Highway commercial site for a newly constructed Burger King restaurant and drive thru located adjacent to an exit ramp from I-85 northbound at SC Highway 86.

Current Zoning: The property is not zoned.

Land Use: The site containing 1.45 acres has been developed as a free-standing fast-food restaurant with drive-thru service. The location is adjacent to the I-85 off ramp at SC Hwy 86.

Applicant Request: To allow the placement of 2 additional wall signs on a new Burger King restaurant. This will be in addition to the 1 wall sign already permitted at this location. All 3 wall signs will be identical. The 2 signs requested through this variance are to be placed on each of the side elevations.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 38, Section 38-255. – Regarding permanent business identification signs attached to buildings (wall signs): Allowable area, where a freestanding business identification sign also exists, one permanent business identification sign containing not more than one square foot of total signage area per lineal foot of principal building frontage may be placed on the building. The number of wall signs is also limited to one projecting sign allowed per building frontage.

Sign Permits Approved (No Variance Required): Applicant has received permit approval for two signs; one (1) free-standing pylon sign and one (1) wall sign for the front elevation. Because this is a corner lot adjacent to an off ramp for I-85 northbound, the total height of the pylon sign will be 100 feet, the maximum allowed within the required distance of the interstate highway interchange. Total sign area of the pylon will not exceed 300 s.f., the maximum allowed. The wall sign will have 28.25 s.f. of sign area, less than the maximum size allowed (58 s.f.).

Staff Recommendation: **APPROVAL** of the **Variance** request for the following reasons:

- 1) Though 2 free-standing signs would be allowed for this corner location, the applicant has elected to forgo the 2nd highway sign for 2 additional wall signs.
- 2) One of the two wall signs requested will be located adjacent to the drive-thru window and is intended to assist in directing appropriate traffic and lessen confusion in locating the correct point of sale from the parking area.
- 3) A third wall sign will face the off ramp from I-85 and is designed to direct traffic that may no longer be able to see the pylon sign because of its height. Traffic congestion associated with the off-ramp at this intersection is the primary hardship.
- 4) This request is in line with the spirit and intent of the ordinance to grant a variance when a hardship exists.
- 5) The Board has granted other variances similar to this request and would be consistent with its approval.



Variance Application

There is a Variance Application Fee of \$200.00

7/5/2020
Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Shaun Keaton

Mailing Address: 907 Poplar St Cayle S.C 29033

Telephone and Fax: 803-939-7158 E-Mail: Kate@TheSignConnectionInc.com

Owner's Information

(If Different from Applicant)

Name: Burger King

Mailing Address: 1929 SC Hwy 86 Piedmont S.C 29673

Telephone and Fax: 678-296-9339 E-Mail: Dave Wallace @ Carolina Fit. 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.

Dave Wallace
Owner's Signature

7/5/2020
Date

Project Information

Property Location: 1929 SC Hwy 86 Piedmont SC 29673

Parcel Number(s)/TMS: 216-00-10-010

County Council District: _____ School District: _____

Total Acreage: 1.45 Current Zoning: _____

Requested Variance: Sign Variance
Please indicate if setback variance, sign variance or minimum lot size variance.

Purpose of Variance: To increase number and sign features of signage

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

If you indicated no, your signature is required.

[Signature]
Applicant's Signature

7/5/2020
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:

Building sit next to interstate ramp and need additional signs

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

Due to its location it need additional signs to attract visibility

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

visibility. Attract more customers and revenue

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:

Variance is strictly to attract more customers and revenue to 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.

[Signature]
Applicant's Signature

7/5/2020
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: _____

FORESITE group
 FORESITE GROUP, INC.
 2144 Daniels Ct., Suite 100
 Piedmont, Georgia, GA 30083
 Phone: 404.241.1111
 Fax: 404.241.1112

PROJECT: CAROLINA FRANCHISE EXCHANGE
 PROJECT NUMBER: 1219.010

BURGER KING
 1929 HWY 86
 PIEDMONT, ANDERSON COUNTY, SC 29621
 PARCEL # 216091010

REVISIONS

NO.	DATE	DESCRIPTION
1	08-12-2010	ISSUED FOR PERMITS
2	08-12-2010	ISSUED FOR CONSTRUCTION
3	08-12-2010	ISSUED FOR CONSTRUCTION
4	08-12-2010	ISSUED FOR CONSTRUCTION
5	08-12-2010	ISSUED FOR CONSTRUCTION
6	08-12-2010	ISSUED FOR CONSTRUCTION
7	08-12-2010	ISSUED FOR CONSTRUCTION
8	08-12-2010	ISSUED FOR CONSTRUCTION
9	08-12-2010	ISSUED FOR CONSTRUCTION
10	08-12-2010	ISSUED FOR CONSTRUCTION

PROJECT MANAGER: [Name]
 ARCHITECT: [Name]
 DATE: [Date]
 SCALE: 1" = 40'-0"
 SHEET: C-1

SITE & PAVING PLAN
C-1
 RELEASED FOR CONSTRUCTION
 1219.010



GENERAL NOTES:

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
2. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.
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LEGEND:

- EXISTING CURB
- EXISTING DRIVE
- EXISTING SIDEWALK
- EXISTING PAVEMENT
- EXISTING UTILITY
- EXISTING EASEMENT
- EXISTING FENCE
- EXISTING WALL
- EXISTING SIGN
- EXISTING TREE
- EXISTING SHrub
- EXISTING GRASS
- EXISTING SAND
- EXISTING GRAVEL
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING BRICK
- EXISTING STONE
- EXISTING TILE
- EXISTING GLASS
- EXISTING METAL
- EXISTING WOOD
- EXISTING PLASTER
- EXISTING GYPSUM
- EXISTING STUCCO
- EXISTING PAINT
- EXISTING FINISH
- EXISTING TRIM
- EXISTING DOOR
- EXISTING WINDOW
- EXISTING ROOF
- EXISTING FLOOR
- EXISTING CEILING
- EXISTING WALL
- EXISTING PARTITION
- EXISTING CORE
- EXISTING STRUCTURE
- EXISTING FOUNDATION
- EXISTING FOOTING
- EXISTING PILING
- EXISTING BRACE
- EXISTING BRACKET
- EXISTING JOIST
- EXISTING RAFTER
- EXISTING TRUSS
- EXISTING BEAM
- EXISTING COLUMN
- EXISTING POST
- EXISTING BOLT
- EXISTING NUT
- EXISTING WASHER
- EXISTING ANCHOR
- EXISTING HOOK
- EXISTING EYE
- EXISTING RING
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- EXISTING RAFTER
- EXISTING TRUSS
- EXISTING BEAM
- EXISTING COLUMN
- EXISTING POST
- EXISTING BOLT
- EXISTING NUT
- EXISTING WASHER
- EXISTING ANCHOR
- EXISTING HOOK
- EXISTING EYE
- EXISTING RING
- EXISTING PLATE

LEGEND

SYMBOL	DESCRIPTION
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NOTE: SEE SHEET C-1 FOR MATCHLINE

South Carolina 811
 CALL 811 BEFORE YOU DIG
 CALL 811 BEFORE YOU DIG

Staff Report

Application for a **Variance** – To allow 3 additional wall signs
Anderson County Land Use Board of Zoning Appeals Meeting - District 3
Civic Center, 3027 Martin Luther King Jr Blvd.
Anderson, SC 29625
Thursday, August 13, 2020 5:30 PM

Applicant: Power Trac (contact: CA Patel)

Owner of Property: Dhruv Corporation

Property Location: 2800 US Hwy 29 South, Anderson, SC 29626

Council District: Three (3)

Tax Map Number (TMS #): 099-01-02-011

Property Description: Commercial site contains approximately 3.03 acres, east of the City of Anderson, with approximately 465 feet of highway frontage along the north side of US Hwy 29 South. The corner location has additional 400 feet of road frontage along Cleveland Road located on the west side of the property.

Current Zoning: The property is not zoned.

Land Use: The former site of the Sunrise Motel, the property was cleared before 2020, in order to construct a multi-use package store, convenience store, and gas station operating under the name Power Trac #9, the primary business occupant.

Applicant Request: To allow 3 additional signs to be placed on a fuel island canopy. This would be in addition to the two wall signs already permitted, one for each business operating within the convenience store building.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 38, Section 38-255. – Regarding permanent business identification signs attached to buildings (wall signs): Allowable area, where a freestanding business identification sign also exists, one permanent business identification sign containing not more than one square foot of total signage area per lineal foot of principal building frontage may be placed on the building. The number of wall signs is also limited to one projecting sign allowed per building frontage.

Sign Permits Approved (No Variance Required): Applicant has received permit approval for 3 signs; one (1) monument sign and two (2) wall signs for the front elevation, one for each business within. Total sign area of the monument sign is less than 80 s.f., far less than the maximum 300 s.f. allowed for this location. The combined sign area for the 2 wall signs will equal the estimated 101 s.f. allowed for the building's 101 linear feet of front elevation.

Staff Recommendation: **APPROVAL** of the **Variance** request for the following reasons:

- 1) The convenience store and package store, each with separate entrances, have two wall signs on the main building. There is no direct reference to gas or fuel sales indicated within either wall sign sign.
- 2) The monument sign is intended to be the primary indicator that this location sells gas.
- 3) The applicant has chosen to use a monument sign instead of a typical pylon sign. This and the use of uniform gas canopy signage, as proposed, is part of an effort to establish a consistent and coordinated commercial image while reducing visual clutter.
- 4) This request is in line with the spirit and intent of the ordinance to grant a variance when a hardship exists.
- 5) The Board has granted other variances similar to this request and would be consistent with its approval.



Variance Application

There is a Variance Application Fee of \$200.00

7-8-2020
Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Power Trac
Mailing Address: PO BOX 40, Piedmont, SC 29673
Telephone and Fax: 864-906-6521 E-Mail: powertraccstore@yahoo.com

Owner's Information

(If Different from Applicant)

Name: (same)
Mailing Address: _____
Telephone and Fax: _____ E-Mail: _____
Designation of Agent: (Complete only if owner is not the applicant) Ankur Patel

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 07-07-2020

Project Information

Property Location: 2800 Highway 29S, Anderson, SC 29626
Parcel Number(s)/TMS: 990102011
County Council District: 3 School District: 3
Total Acreage: 3.03 Acres Current Zoning: Unzoned
Requested Variance: Sign Variance
Please indicate if setback variance, sign variance or minimum lot size variance.

Purpose of Variance: _____

This Location has a Retail Package Store, a Convenience Store and Gas Station. We are able to put a sign for Retail Liquor Store and C Store on Building, but gas branding could not be put on building. It would have to be put on Canopy, as people recognize the gas brand by what they see on Canopy. It would also be for the purpose of consistency as we have 7 other locations in upstate that have same signage on Canopy. I would like a variance to put 1 illuminated channel letter and 2 vinyl signs on 3 sides of canopy.

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



If you indicated no, your signature is required.

[Signature]
Applicant's Signature

07-07-2020
Date

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

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

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

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

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

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

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

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

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

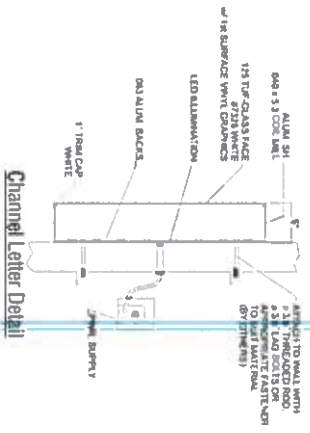
As the applicant, I hereby confirm that the required information and materials for this application are authentic and have been submitted to the Anderson County Development Standards Office.

[Signature]
Applicant's Signature

07-07-2020
Date

For Office Use Only:
Application Received By: HDCopeland Date Complete Application Received: 7-8-2020
Application Fee Amount Paid: 9200.00 Check Number: CA # 1411
Scheduled Advisory Hearing Date: _____ Scheduled Board Hearing Date: 8-13-2020
Staff Recommendation: _____ Advisory Recommendation: _____
Land Use/Board of Zoning Appeals' Decision: _____

PowerTrac #9 Canopy Layout





Staff Report

Application for a **Variance** – To allow 3 additional wall signs
Anderson County Land Use Board of Zoning Appeals Meeting - District 5
Civic Center, 3027 Martin Luther King Jr Blvd.
Anderson, SC 29625
Thursday, August 13, 2020 5:30 PM

Applicant: Wendy's (contact: Debbie Lott, Signs by Design)

Owner of Property: FHLH 310 Pearman Dairy, LLC (Wendy's)

Property Location: 330 Pearman Dairy Rd, Anderson, SC 29625

Council District: Five (5)

Tax Map Number (TMS #): 123-04-01-021

Property Description: Highway commercial site recently cleared for a newly constructed Wendy's restaurant and drive thru. Site is located at the SE corner of the intersection of Pearman Dairy Rd and Standridge Rd, west of the City of Anderson in Anderson County. The site has approximately 250 feet of frontage along Pearman Dairy Rd and 350 feet of frontage along Standridge Rd.

Current Zoning: The property is not zoned.

Land Use: The 1.87 acre corner site was used as a mobile home sales lot as recently as 2008. Sometime afterwards and before 2012, the property was cleared and remained vacant. In 2019 the site was approved for the construction of a new fast-food restaurant with drive-thru service.

Applicant Request: To allow the placement of 3 additional wall signs on a new Wendy's restaurant, for a total of 4 wall signs including the 1 wall sign already permitted.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 38, Section 38-255. – Regarding permanent business identification signs attached to buildings (wall signs): Allowable area, where a freestanding business identification sign also exists, one permanent business identification sign containing not more than one square foot of total signage area per lineal foot of principal building frontage may be placed on the building. The number of wall signs is also limited to one projecting sign allowed per building frontage.

Sign Permits Approved (No Variance Required): Applicant has received permit approval for two signs; one (1) free-standing pylon sign and one (1) wall sign for the front elevation. Total sign area of the pylon is estimated to be 198 s.f., significantly less than the maximum allowed (300 s.f.). The wall sign will have approximately 32.1 s.f. of sign area, well within the maximum size allowed based on the front elevation measuring 39.0 lineal feet.

Staff Recommendation: **APPROVAL** of the **Variance** request for the following reasons:

- 1) The site, though located on a corner, has limited highway visibility due to several off-site obstructions.
- 2) Heavy tree cover hides the approaches along Standridge Road.
- 3) Northbound traffic along Pearman Dairy Road have a limited view of the pylon sign due to dense tree cover along the highway approaches. When the building finally comes into view, the signage, as currently allowed and permitted, has been missed.
- 4) This request is in line with the spirit and intent of the ordinance to grant a variance when a hardship exists.
- 5) The Board has granted other variances similar to this request and would be consistent with its approval.

HENRY'S WORK COPY



Variance Application

There is a Variance Application Fee of \$200.00



Date of Application Completion

Application Status (Approved or Denied)

Name: SIGNS by DESIGN - Debbie Lott
 Mailing Address: 6 E. Lee Rd - Taylors, SC 29687
 Telephone and Fax: 864-322-7073 E-Mail: info@signs@gmail.com

Owner's Information (If Different from Applicant)

Name: P. Prophet Capital Five LLC
 Mailing Address: 120 W. Whitniece St - Anderson, SC 29624
 Telephone and Fax: 864-556-2195 E-Mail: Timje@fsmc256.com
 Designation of Agent: (Complete only if owner is not the applicant)

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

Owner's Signature

Date

Project Information

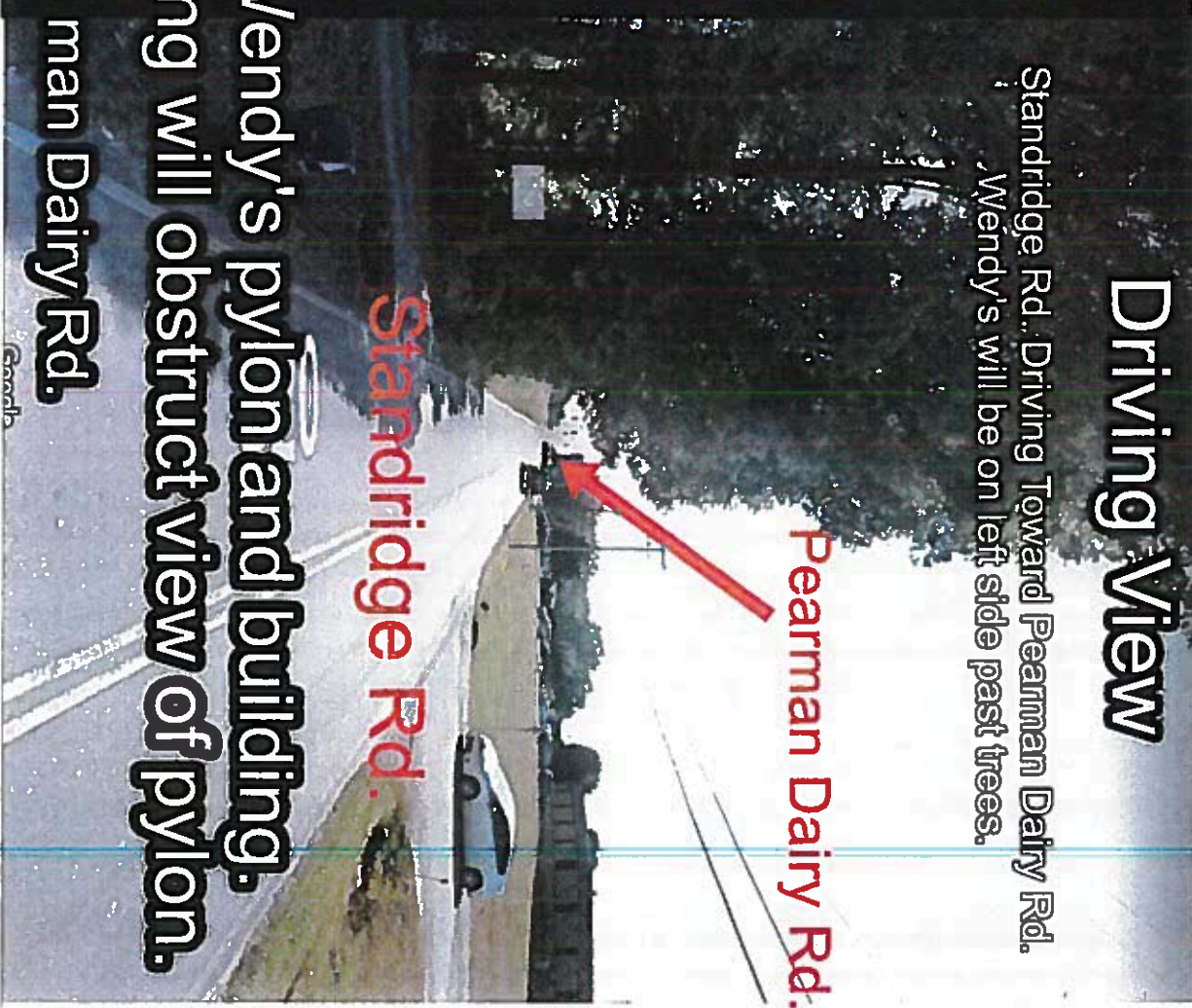
Property Location: 310 PEARMAN DAIRY Rd.
 Parcel Number(s)/TMS: 123-04-01-021
 County Council District: 5 School District: 5
 Total Acreage: 1.87 ACRES Current Zoning: NONE
 Requested Variance: SIGN VARIANCE
Please indicate if setback variance, sign variance or minimum lot size variance.
 Purpose of Variance: PLACE 3 ADDITIONAL WALL SIGNS ON BUILDING SIGNS A, C, D
 Private Covenants or Deed Restrictions on the Property: Yes _____ No X



Aerial View

Trees that block view of property and pylon

Trees obstruct view of Wendy's pylon and building.
Once get past trees, building will obstruct view of pylon.
Wendy's - 310 Pearman Dairy Rd.



Driving View

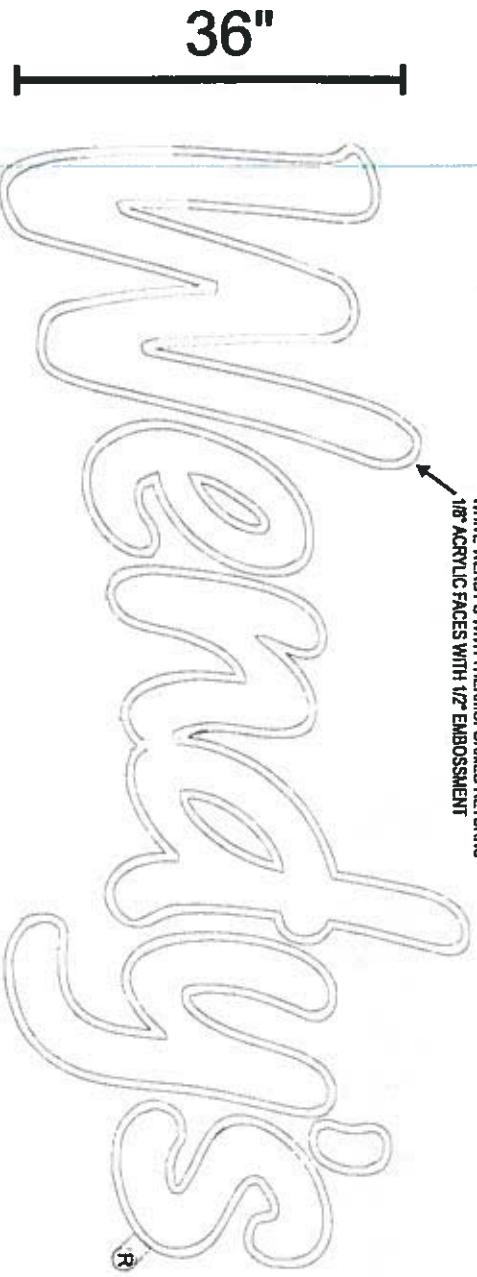
Standridge Rd. Driving Toward Pearman Dairy Rd.
Wendy's will be on left side past trees.

Pearman Dairy Rd.

Standridge Rd.

Illuminated Channel Letters

8' 1/6"



WHITE WENDY'S WITH THERMOFORMED RETURNS
1/8" ACRYLIC FACES WITH 1/2" EMBOSSEMENT

LETTR WLJ6NC NEW LOGO FLUSH WHT. (NSS# 81009215)

SQUARE FOOTAGE

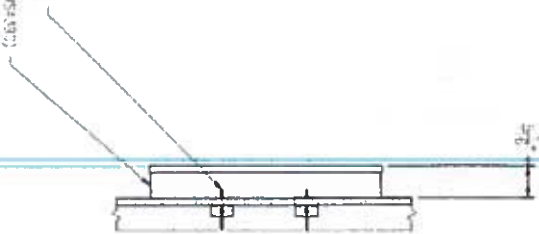
ACTUAL = 8.78 SQFT

NEAREST RECT. = 21.51 SQFT

TOTAL ELECTRICAL LOAD - 1.2 A @ 120V/60HZ.

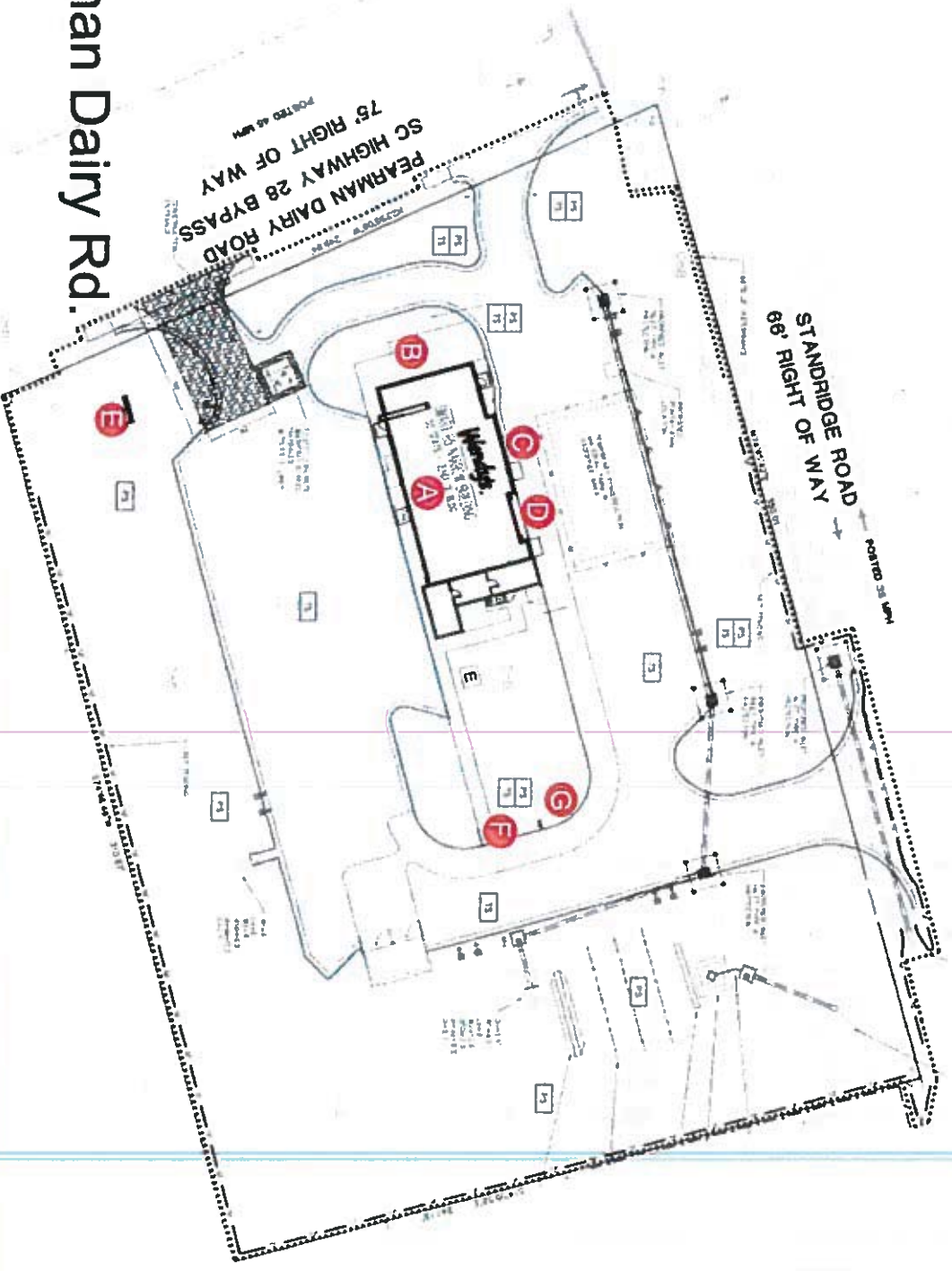
Wendy's - 310 Pearman Dairy Rd.

APPROPRIATE FASTENERS FOR WALL MATERIAL
(SHOWN THRU LETTER)
(CALL BRONXIE RETURNS TO MATCH POSITION)



Site Plan

- A** Illuminated Flush Mount Cameo
- B** Illuminated Channel Letters
- C** Illuminated Channel Letters
- D** Non Illuminated Aluminum Formed Letters
- E** Pylon
- F** Pre Menu Board
- G** Menu Board



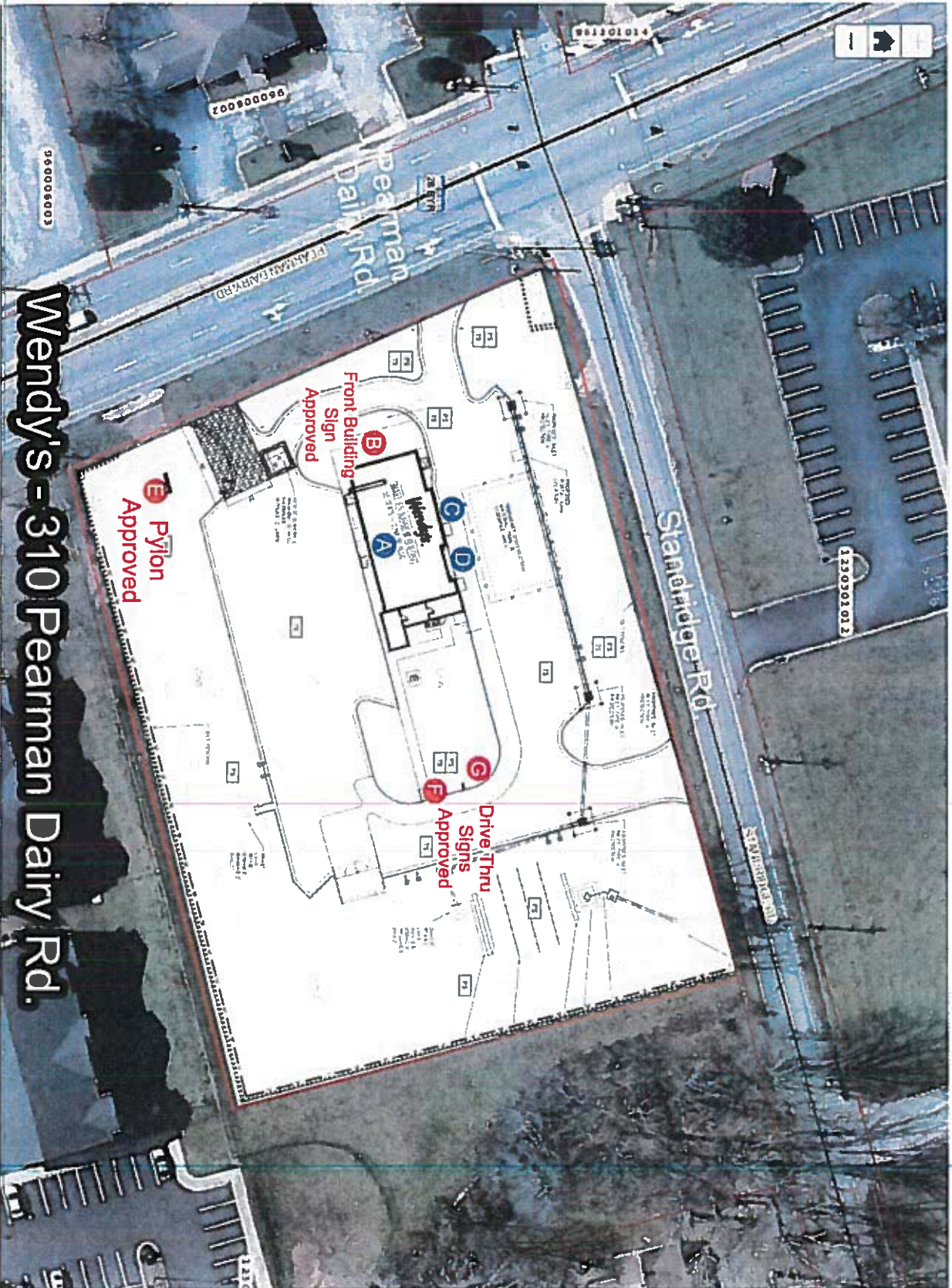
Wendy's - 310 Pearman Dairy Rd.

Signage Variance

- A** Logo
- C** Channel Letters
- D** Formed Letters

Signage Approved

- B** Channel Letters
- E** Pylon
- F** Pre Menu Board
- G** Menu Board

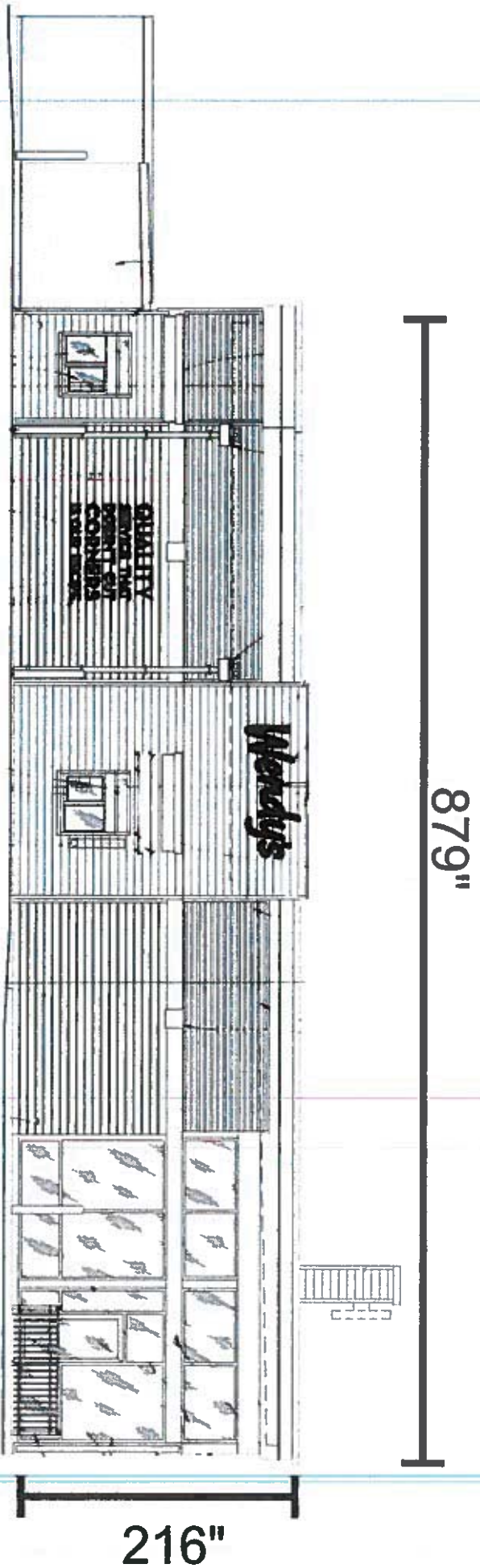


Wendy's - 310 Pearman Dairy Rd.

Proposed Variance for Signage

Building Frontage facing Standridge Rd.

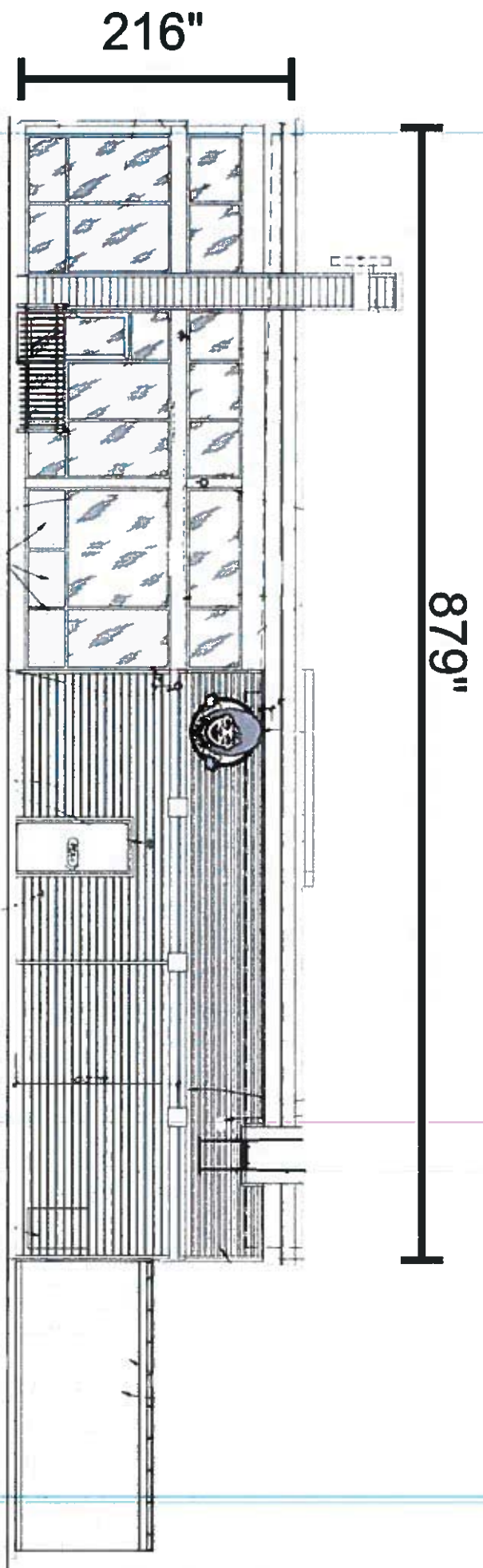
- C Illuminated Channel Letters
- D Non Illuminated Aluminum Formed Letters



Wendy's - 310 Pearman Dairy Rd.

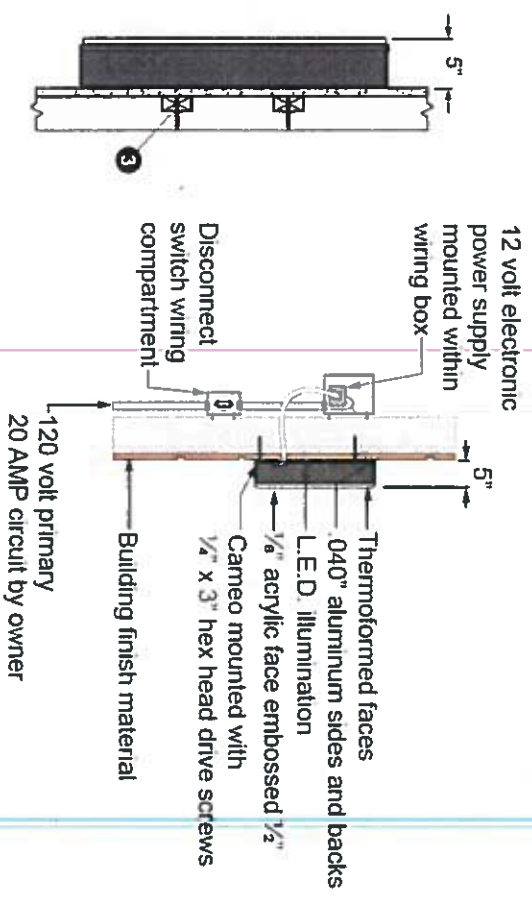
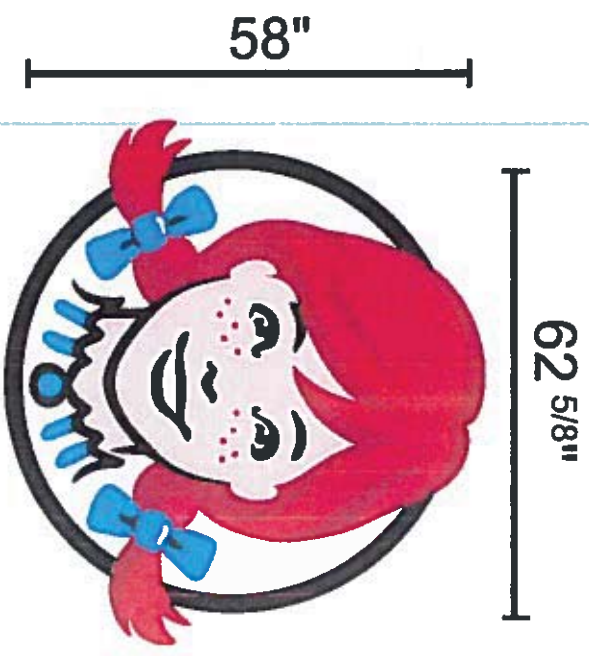
Proposed Variance for Signage Vestibule Side Elevation

A Illuminated Flush Mount Cameo



Wendy's - 310 Pearman Dairy Rd.

A Illuminated Flush Mount Cameo



MATERIALS & SPECS

- 1 Letter returns - 4 3/4" deep .040 aluminum.
- 2 Illumination - white LEDs.
- 3 Appropriate fasteners for wall material (Shown Thru Bolted)

Wendy's - 310 Pearman Dairy Rd.

- PMS 186c - hair, freckles
- PMS 201c - hair, outline
- PMS 698c - face, neck
- PMS 299c - bow, shirt, brooch
- PMS 439c - outline

Actual: 17.57 ft² | Nearest Rectangle: 29.29 ft²



Staff Report

Application for a Variance – Setback from rear property line
Anderson County Land Use Board of Zoning Appeals Meeting - District 5
Civic Center – 3027 Martin Luther King, Jr. Blvd.
Anderson, South Carolina
August 13, 2020
5:30 PM

Applicant: Brian K. Fowler

Owner of Property: Brian K. and Lisa R. Fowler

Property Location: 102 Ambassador Drive, Anderson

Council District: Five (5)

Tax Map Number (TMS #): 066-10-01-005

Property Description: The property is located on Ambassador Drive with direct access to Ambassador Drive (private/local road) within the Denver-Sandy Springs voting precinct. The house is located on Lake Hartwell.

Current Zoning: The property is currently zoned R-20 (Single-Family Residential 20,000 square feet).

Land Use: Residential – Single Family

Applicant Request: A Variance to install a 28x14 in ground pool on the left side, rear of the house and build a 18x18 deck coming off the right side of the existing sunroom, rear corner of the house. The deck will extend approximately 6 feet past the sunroom. The left side of the house has a detached garage. On the right side of the house is the septic tank and pump line that leads to the leach fields in the front of the house. The applicant is requesting a rear setback reduction of 3.1 feet from the rear property line.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 70, Article 5, Section 5:3.3 accessory buildings may be located in the rear yard, setback not less than five feet from any property line and occupy not more than 20 percent of the rear yard. In the same chapter, Article 6, Section 6:13.2 swimming pools shall be setback not less than five feet, setback requirements for pools are the same as accessory buildings, swimming pools cannot occupy more than 50 percent of the rear yard, and lighting for swimming pools shall have proper shielding from glare.

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

- 1) Staff and the Board has been consistent in the past and not approve setbacks less than 2 feet from the property line. However, since it is near the core line and the Army Corp of Engineers has no setback rules except it cannot cross the line; the Board at their discretion can make the determination based on the information provided.
- 2) The request is in with the spirit and intent of the ordinance to grant a variance when a hardship exists
- 3) Due to the conditions of this particular property, the applicant is restricted to the use of the property because on the left side of the house is a detached garage and on the right side of the house is the septic tank and pump lines.
- 4) If approved, the applicant must obtain a residential compliance permit with Development Standards.
- 5) If approved, the applicant will be required to get a building permit for the pool and deck.
- 6) If approved, Building and Codes will not require any additional requirements.
- 7) If approved, the applicant must abide by the requirements in the 2018 International Swimming Pool & Spa Code.



Variance Application

There is a Variance Application Fee of \$200.00

06/30/20

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: BRIAN K. FOWLER

Mailing Address: 102 AMBASSADOR DR, ANDERSON SC 29625

Telephone and Fax: 8644495324 E-Mail: BRIAN@BKFBUILDERS.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: 102 AMBASSADOR DR, ANDERSON SC 29625

Parcel Number(s)/TMS: 661001005

County Council District: 5 School District: 4

Total Acreage: .60 Current Zoning: R-20

Requested Variance: setback variance of 1 ft. 9" to edge of coping vs. 5 ft. from rear line

Purpose of Variance: To make pool larger
Please indicate if setback variance, sign variance or minimum lot size variance. Install deck rear of house on right side cannot go to side of house because have septic system there.

Private Covenants or Deed Restrictions on the Property: Yes No



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.

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: N/A

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

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

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

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

6/30/20
Date

For Office Use Only:

Application Received By: H. Copeland Date Complete Application Received: 7/1/20

Application Fee Amount Paid: \$200.00 cc Check Number: N/A

Scheduled Advisory Hearing Date: Scheduled Board Hearing Date: 8/13/20

Staff Recommendation: Advisory Recommendation:

Land Use/Board of Zoning Appeals' Decision:



3' 1" from waters edge to ~~envelope~~

2' 1" from back of coping to ~~envelope~~

2' 9" from waters edge to ~~envelope~~

1' 9" from back of coping to ~~envelope~~

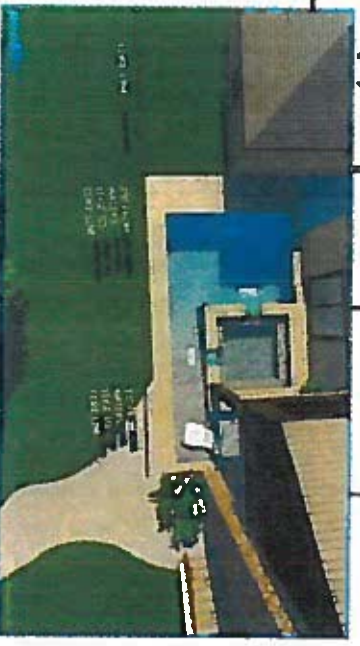
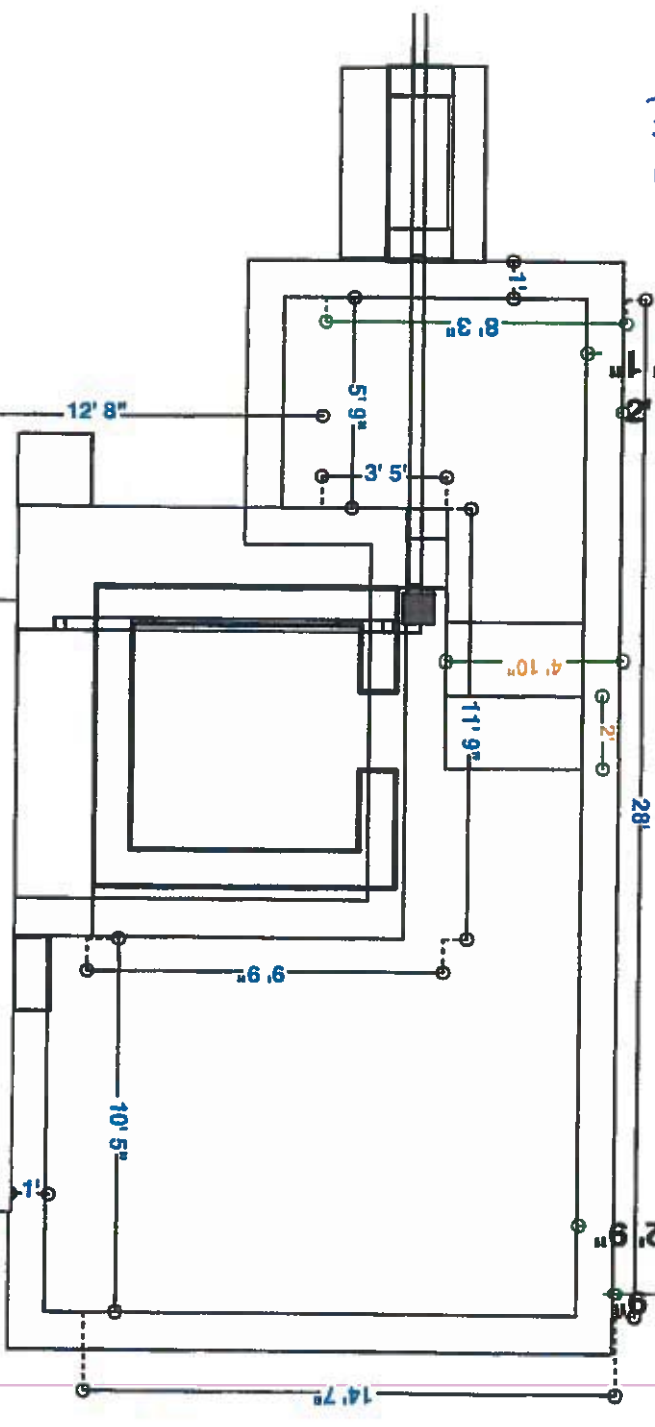
GREENLINE

Property line

Property line

Property line

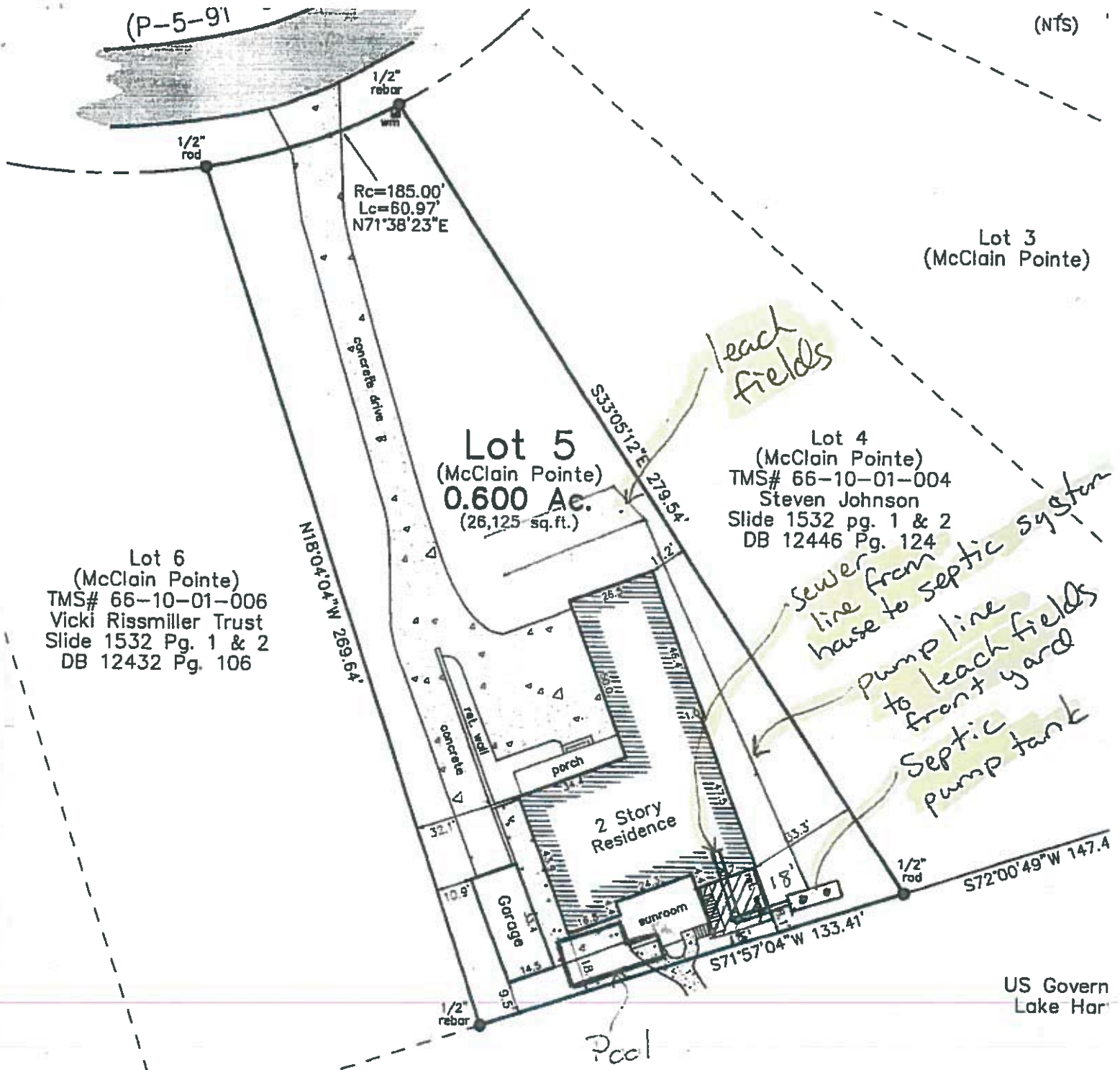
Property line



Pools	
ENVELOPE:	28' x 14' 7"
PERIMETER:	94' 3"
AREA:	245.65 ft ²
INT SURFACE AREA:	554.33 ft ²
DEPTH:	0' to 48"
VOLUME:	5,405 gallons
LIGHTS:	0
TILE LINE:	+8' 94' 3"
TILE MATERIAL:	6" x 6" standard tile
CONCRETE:	21 yards ³
REBAR:	1713' 7"
Spas	
ENVELOPE:	8' 3" x 8' 3"
PERIMETER:	33'
DAM WALL:	+11' 4" +13' 18' 10"
AREA:	68.09 ft ²
INT SURFACE AREA:	155.95 ft ²
VOLUME:	986 gallons
DEPTH:	3'
LIGHTS:	0
SPILLOVER LENGTH(S):	2x2'
TILE LINE:	+6' 33"
TILE MATERIAL:	6" x 6" standard tile
COPING AREA:	45.79 ft ²
COPING INTERIOR:	29'
COPING MATERIAL:	TBD
STEPS/BENCHES:	1
STEP LINEAR FT:	24' 10"
STEP PERIMETER:	55' 8"
STEP AREA:	26.94 ft ²
CONCRETE:	7.4 yards ³
REBAR:	625' 8"

(P-5-91)

(NTS)



Lot 6
(McClain Pointe)
TMS# 66-10-01-006
Vicki Rissmiller Trust
Slide 1532 Pg. 1 & 2
DB 12432 Pg. 106

Lot 5
(McClain Pointe)
0.600 Ac.
(26,125 sq.ft.)

Lot 4
(McClain Pointe)
TMS# 66-10-01-004
Steven Johnson
Slide 1532 pg. 1 & 2
DB 12446 Pg. 124

Lot 3
(McClain Pointe)

leach fields

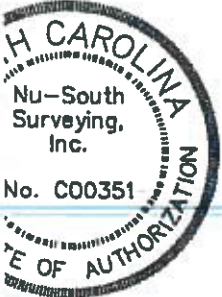
sewer line from house to septic system
pump line to leach fields front yard
septic pump tank

Pool

US Govern
Lake Har

NOTES:

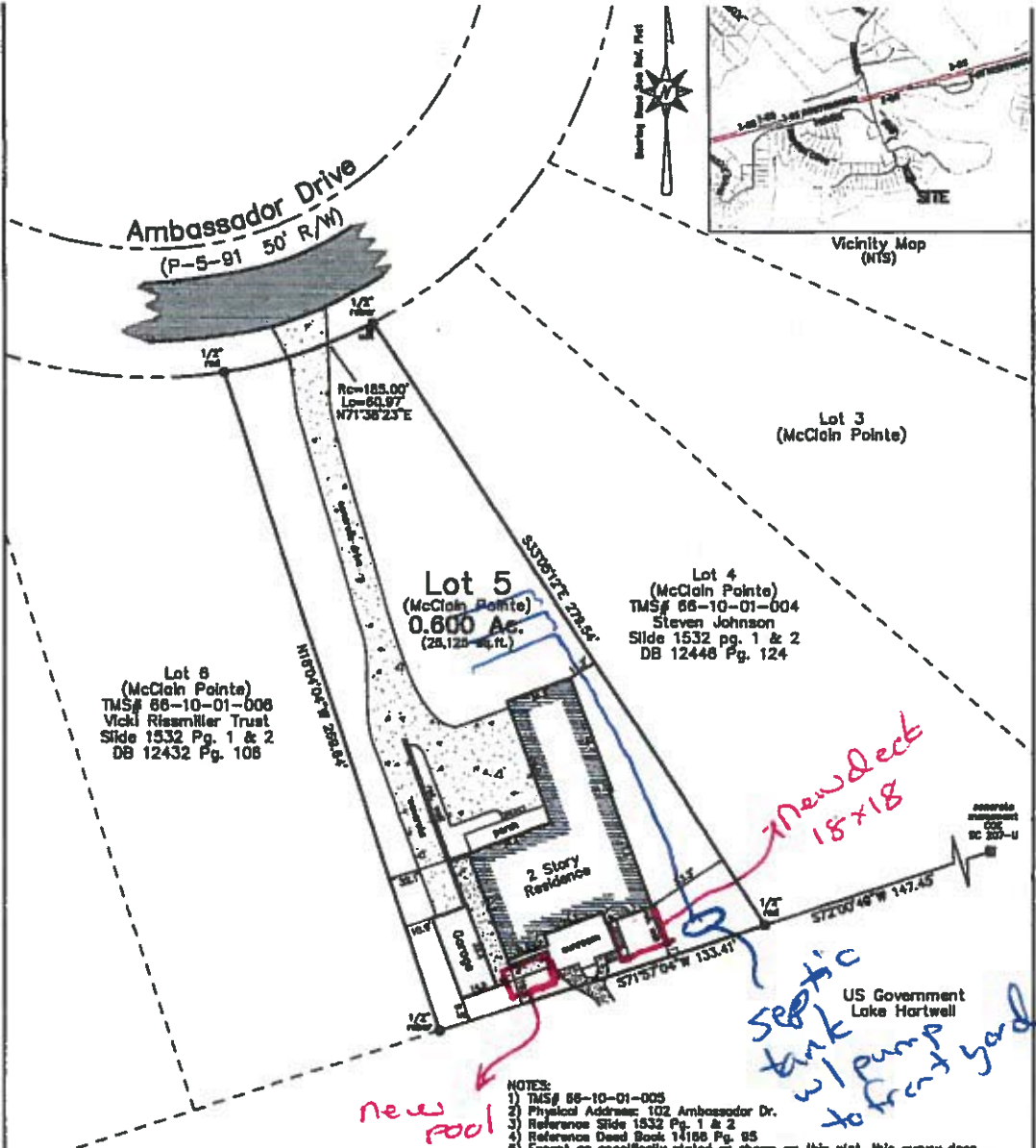
- 1) TMS# 66-10-01-005
- 2) Physical Address: 102 Ambassador Dr.
- 3) Reference Slide 1532 Pg. 1 & 2
- 4) Reference Deed Book 14166 Pg. 95
- 5) Except as specifically stated or shown on this plot, this survey not purport to reflect any of the following which may be app the subject property: easements, other than possible easem were visible at the time of making of this survey; building s restrictive covenants; subdivision restrictions; zoning or other regulations, and any other facts that an accurate and curren may disclose.



US Government
Lake Hartwell

Map #	Surveyed By	Drawn By
11640	AE	JE

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Lot 8
(McClain Pointe)
TMS# 88-10-01-008
Vicki Risemiller Trust
Slide 1532 Pg. 1 & 2
DB 12432 Pg. 108

Lot 5
(McClain Pointe)
0.600 Ac.
(28,125 sq. ft.)

Lot 4
(McClain Pointe)
TMS# 88-10-01-004
Steven Johnson
Slide 1532 pg. 1 & 2
DB 12448 Pg. 124

Lot 3
(McClain Pointe)

NOTES:
1) TMS# 88-10-01-005
2) Physical Address: 102 Ambassador Dr.
3) Reference Slide 1532 Pg. 1 & 2
4) Reference Deed Book 14186 Pg. 85
5) Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject property: easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, and any other facts that an accurate and current title search may disclose.



US Government
Lake Hartwell

Map #	Surveyed By	Drawn By	Checked By
11840	AE	JE	EBO

THIS DRAWING AND THE DESIGN SHOWN THEREON ARE THE PROPERTY OF NU-SOUTH SURVEYING, INC. THE REPRODUCTION, COPYING OR USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.

EXEMPTION FROM REVIEW PROCESS
This plat is a RESURVEY of an existing lot of record.

Earl B. O'Brien, PLS SC#10755

I hereby state that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown.

Earl B. O'Brien R.L.S. No.10755

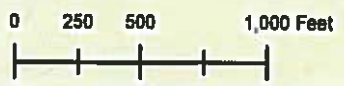
- Legend**
- (Old)
 - (New)
 - 1/2" Rebar
 - Mag Nail
 - △ Computed Pt.

Nu-South Surveying Inc.
118 E. Main St.
Anderson S.C. 29621
(864) 224-2754
nusouthac@gmail.com

Survey and Certification for
Brian K. Fowler
and
Lisa R. Fowler
NON-Transferable

Anderson County South Carolina
Scale 1" = 40'
Date: _____
40 0 40 80

Anderson County
Ambassador Dr TMS# 661001005
Special Exception for zoned R-20



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07/06/2020

Staff Report

Application for a Variance – reduction of side yard setback
Anderson County Land Use Board of Zoning Appeals Meeting - District 3
Civic Center – 3027 Martin Luther King, Jr. Blvd.
Anderson, South Carolina
August 13, 2020
5:30 PM

Applicant: Rachel Friddle-Johnson

Owner of Property: Frank E. and Sandra S. Friddle

Property Location: 12300 Belton Honea Path Highway, Honea Path

Council District: Three (3)

Tax Map Number (TMS #): 267-00-11-005

Property Description: The triangle shaped property is located on the Belton Honea Path Highway with direct access to BHP Hwy. which is an arterial road within the High Point voting precinct. High Point zoning was implemented in August 2000. The property is 2.92 acres and the home was built in the early 1900's. The proposed attached garage is 34x34 which only a portion of the garage exceeds the existing 25-foot setback; therefore, a reduction of 15 feet would be required to allow the proposed attached garage to be constructed.

Current Zoning: The property is currently zoned I-1 (Industrial District).

Land Use: Residential Single Family home

Applicant Request: A Variance to reduce the side setback by 15 feet to add an attached 34x34 garage to tie into the existing driveway. The garage will include a laundry room, mud room, and kitchen pantry along with stair access for a bonus room above the garage. Therefore, remaining inside the garage will be approximately 576 sq. ft. to park cars. At the rear of the home is an existing composite deck with hot tub enclosed in a chain link fence around the property. In addition, the natural gas line, septic tank and drain lines are located at the rear of the property. There is an existing 100-year old pecan tree located near the rear deck of the home. To build the garage on the opposite side of the house will not integrate with the current home renovations.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 70, Article 5, Section 5:20.4-2 Side Setback - no building shall be located closer than 25 feet to a side lot line. In the same chapter, Article 6, Section 6:1.5 Nonconforming uses. After the effective date of this chapter [July 20, 1999] structures or uses of land or structures which would be prohibited under the regulations for the district in which such structures or uses are located shall be considered as nonconforming.

Staff Recommendation: **APPROVAL** of the Variance request for the following reasons:

- 1) The variance will not be of substantial detriment to adjacent property or to the public good and it will not harm the character of the district.
- 2) Due to the configuration of the property the gas lines and septic tank must remain unobstructed.
- 3) The current location is the only viable location to add the garage addition due to the 100-year old pecan tree.
- 4) The applicant must obtain a residential compliance permit with Development Standards.
- 5) The applicant will be required to get a building permit from Building and Codes.
- 6) The request is in 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.



Variance Application

There is a Variance Application Fee of \$200.00

2020-06-30

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Rachel Friddle - Johnson
 Mailing Address: 12300 Belton Honea Path Hwy, P.O. Box 207
Honea Path SC 29654
 Telephone and Fax: 804-369-2328 E-Mail: rjohnson@friddles.com

Owner's Information (If Different from Applicant)

Name: Frank E. Friddle, Jr.
 Mailing Address: 12300 Belton Honea Path Hwy, Honea Path, SC 29654
 Telephone and Fax: 804-934-9653 E-Mail: frank.friddlejr@friddles.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.

Frank E. Friddle, Jr.
 Owner's Signature

6/3/2020
 Date

Project Information

Property Location: 12300 Belton Honea Path Hwy, Honea Path, SC 29654
 Parcel Number(s)/TMS: 267-00-11-005
 County Council District: 7 School District: 2
 Total Acreage: 2.92 Acres Current Zoning: I-1 (Industrial)
 Requested Variance: Side Setback Variance
Please indicate if setback variance, sign variance or minimum lot size variance.
 Purpose of Variance: To reduce the Side setback for an existing residential home on the property,
to 10'-0" or less for the purpose of adding an attached Garage to the existing residence.
 Private Covenants or Deed Restrictions on the Property: Yes _____ No X

If you indicated no, your signature is required.

Rachel Middle-Johnson
Applicant's Signature

6/30/2020
Date

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

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

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

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

Conditions do not generally apply to other properties in vicinity, as shown by: Other surrounding existing residential properties in this area are zoned for Residential use and have smaller setback requirements.

Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows: The side setback for I-1 zoned property is 25'-0", and applying this requirement does not leave enough room for an attached garage to be added to the side of the home with the existing driveway and entrances.

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 adjoining property is the privately owned business of the Owner's daughter, who is purchasing the home from the home owner (her father).

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

Rachel Middle-Johnson
Applicant's Signature

6/30/2020
Date

For Office Use Only:

Application Received By: R. Sloan Date Complete Application Received: 7/1/20

Application Fee Amount Paid: \$200.00 Check Number: 1043

Scheduled Advisory Hearing Date: _____ Scheduled Board Hearing Date: 8/13/20

Staff Recommendation: _____ Advisory Recommendation: _____

Land Use/Board of Zoning Appeals' Decision: _____



2670011007

2670011009

2670011002

2670011003

2670011012

2670011013

2670011001

NEW

2670011005

2670011004

2670011015

2680011008

2670011006

2680011009

2680011007

2680011000

2670011000

2670011000

2670011001

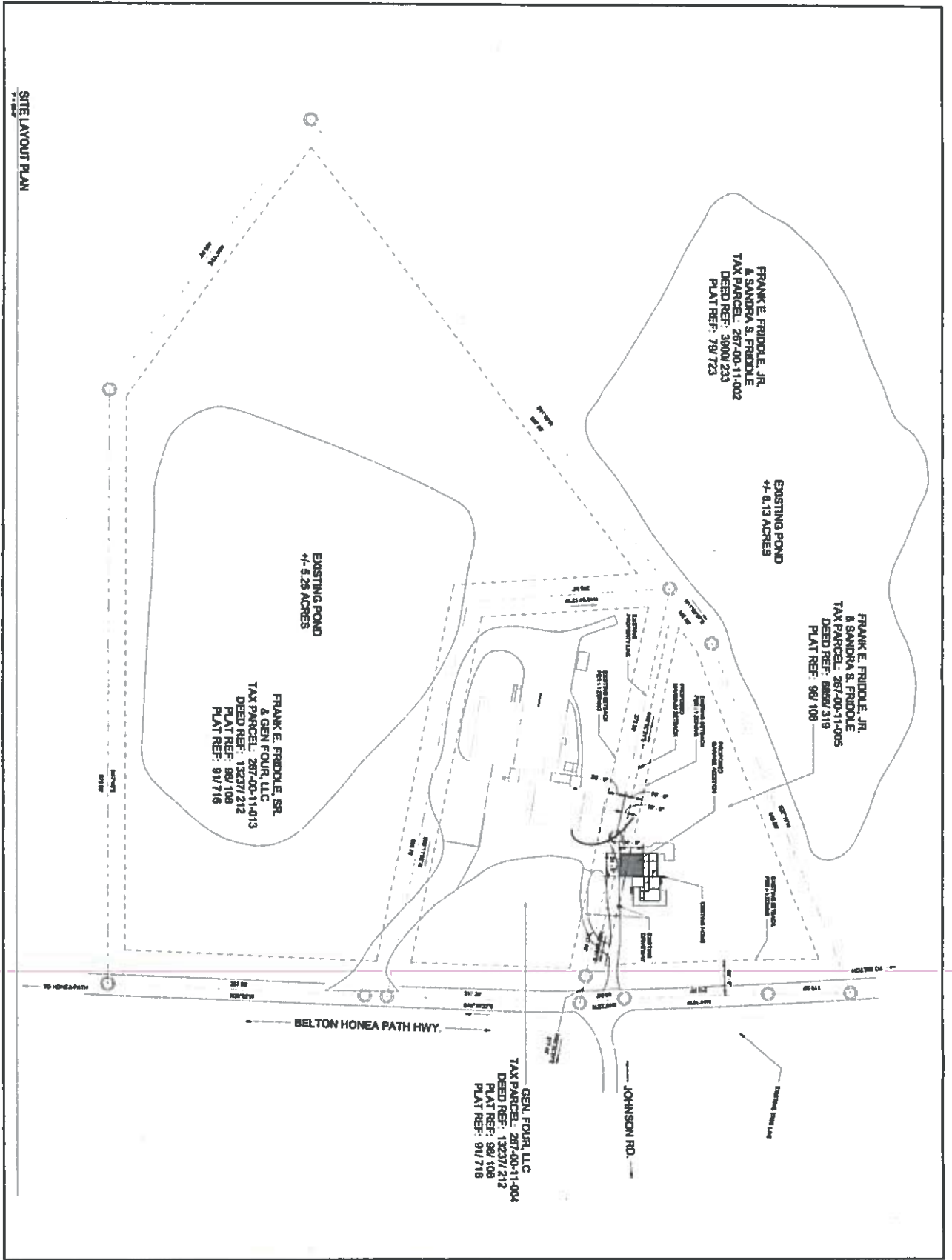
2680011002

2680011003

Map Terrain Aerials

2670011001





SITE LAYOUT PLAN

FRANK E. FRIDDLE, JR.
& SANDRA S. FRIDDLE
TAX PARCEL: 267-00-11-002
DEED REF: 3800/233
PLAT REF: 79/723

EXISTING POND
4+ 6.13 ACRES

FRANK E. FRIDDLE, JR.
& SANDRA S. FRIDDLE
TAX PARCEL: 267-00-11-005
DEED REF: 6659/319
PLAT REF: 98/108

EXISTING POND
4+ 5.25 ACRES

FRANK E. FRIDDLE, SR.
& GEN FOUR, LLC
TAX PARCEL: 267-00-11-013
DEED REF: 13237/212
PLAT REF: 98/109
PLAT REF: 91/716

GEN. FOUR, LLC
TAX PARCEL: 267-00-11-004
DEED REF: 13237/212
PLAT REF: 98/108
PLAT REF: 91/716

BELTON HONEA PATH HWY.

JOHNSON RD.

EXISTING TRAIL LANE

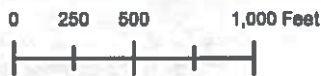
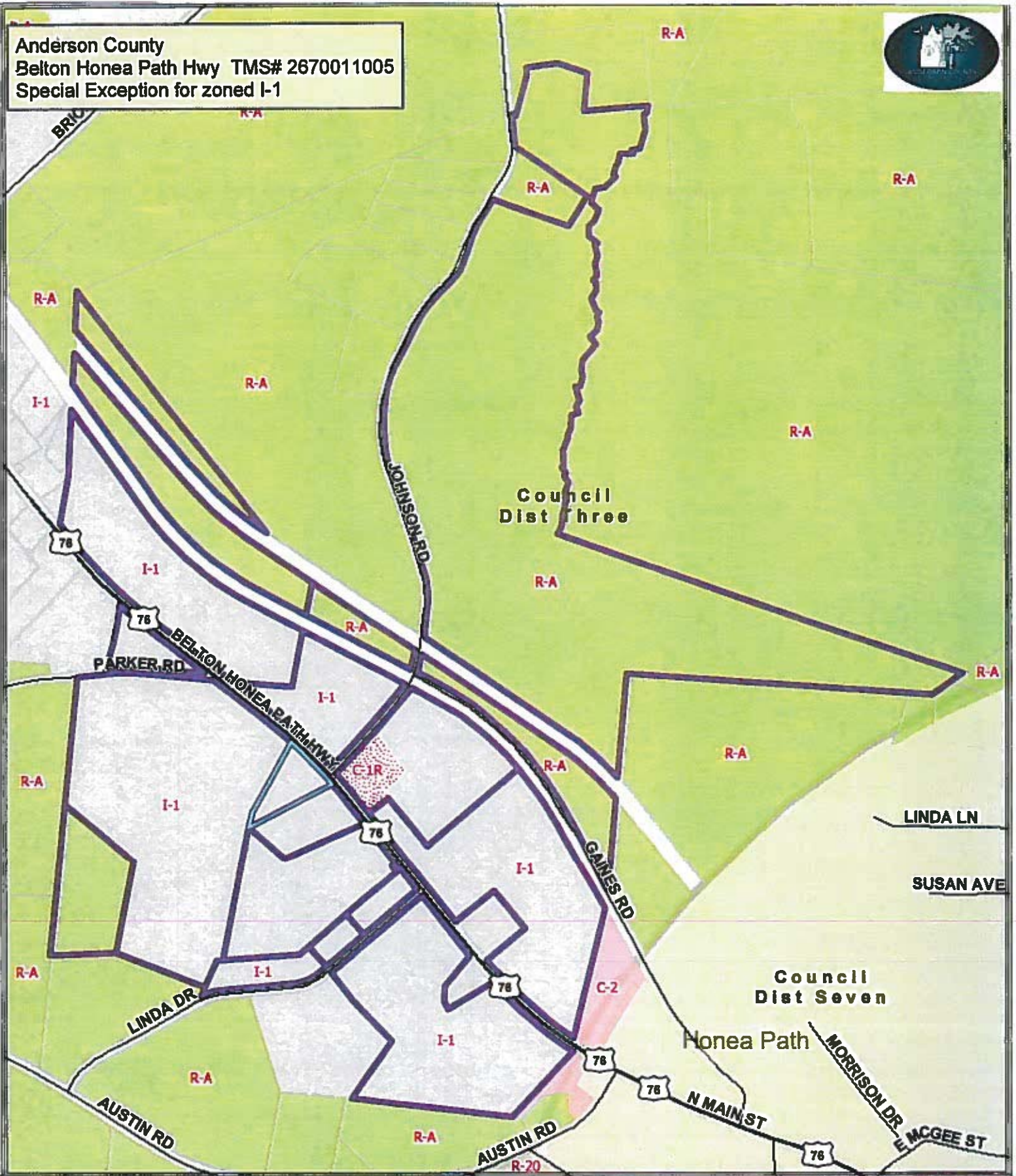
AB Design
LLC

PRELIMINARY
NOT FOR
CONSTRUCTION

REVISIONS & ADDITIONS FOR THE FRIDDLE RESIDENCE
SITE LAYOUT PLAN

C-01

Anderson County
Belton Honea Path Hwy TMS# 2670011005
Special Exception for zoned I-1



07/06/2020

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Staff Report

Application for a Special Exception – to allow retail auto sales at existing auto repair shop
Anderson County Land Use Board of Zoning Appeals Meeting - District 7
Civic Center – 3027 Martin Luther King, Jr. Blvd.
Anderson, South Carolina
August 13, 2020
5:30 PM

Applicant: 1905 Anderson Drive LLC (contact: James Louie Murphy)

Owner of Property: 1905 Anderson Drive LLC

Property Location: 1905 Anderson Highway, Williamston

Council District: Seven (7)

Tax Map Number (TMS #): 221-07-01-002

Property Description: The property is located on the Anderson Highway with direct access to Anderson Hwy. which is a collector road within the Williamston Mill voting precinct. There is an existing 1,800 sq. ft. metal building with 3 bays, office and bathroom on the property and two driveway entrances.

Current Zoning: The property is currently zoned R-20 (Single Family Residential 20,000 square feet).

Land Use: Commercial/auto repair shop

Applicant Request: A Special Exception to allow for a small scale retail auto sales at a pre-existing, nonconforming auto repair shop to sell approximately five to ten cars a month. No change to building size. The selling of cars will be a part time operation and not increase the number of people coming onto the property.

Findings of Fact: Anderson County Code of Ordinances, Under Chapter 70, Article 6, Section 6:1.5 Nonconforming uses. After the effective date of this chapter [July 20, 1999] structures or uses of land or structures which would be prohibited under the regulations for the district in which such structures or uses are located shall be considered as nonconforming. Nonconforming structures or uses may be continued provided they conform to the provisions contained in section 6:2. In the same chapter and article, Section 6:2 other nonconforming buildings, structures, land, or portions thereof, may be maintained or rebuilt as they existed at the time they became nonconforming, and may, by special exception of the board of zoning appeals, be expanded by a maximum of 500 square feet or 25 percent of the portion of the land, building or structure dedicated to the nonconforming use at the time of the adoption of this amendment

Staff Recommendation: **APPROVAL** of the Special Exception request for the following reasons:

- 1) The use is not detrimental to the public health or general welfare.
- 2) The use will not violate neighborhood character nor adversely affect surrounding land uses.
- 3) The property has been an auto repair shop for thirty years.
- 4) A commercial land use permit was permitted for the auto repair shop in 1998.
- 5) The applicant will be required to obtain a commercial land use permit for the auto sales.
- 6) The natural bufferyard must remain in place with a Type I bufferyard along Hwy. 20 with a minimum width of 5 feet and a Type II bufferyard along the east, west and back property line.
- 7) Existing chain link fence should remain in place and include slacks for privacy.
- 8) Seven required parking spaces and one accessible parking space.
- 9) No passenger vehicles without a current registration and license tag can be stored on the property.
- 10) The Board has granted other variances similar to this request and would be consistent with its approval.



Special Exception Application

7-17-20

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: 1905 ANDERSON DRIVE LLC (JAMES LOUIE MURPHY, JR. AS MANAGING MEMBER)

Mailing Address: 325 MURPHY ROAD BELTON, SC 29627

Telephone and Fax: (864) 420-6458 (CELL) E-Mail: wrenchmonkey5@hotmail.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: 1905 ANDERSON HIGHWAY WILLIAMSTON, SC 29697

Parcel Number(s)/TMS: 22 | 070 1002

County Council District: 7 School District: 01

Total Acreage: APPROX. 1.8 Current Zoning: R-20

Requested Special Exception: TO ALLOW RETAIL AUTO SALES AT EXISTING AUTO REPAIR SHOP

Purpose of Special Exception: LOCATION HAS BEEN AUTO REPAIR SHOP FOR THIRTY YEARS. I AM SEEING A HIGH DEMAND FROM TENANTS WANTING RETAIL AUTO SALES AT THIS LOCATION WHICH IS LOCATED ON A HIGH TRAFFIC COLLECTOR ROAD INTO WILLIAMSTON, S.C..

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

If you indicated no, your signature is required.

James Bonnie Murphy, Jr.
Applicant's Signature

7/17/2020
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: ALLOWING RETAIL AUTO SALES USE WITH EXISTING REPAIR SHOP WILL ATTRACT MORE STABLE TENANTS WHO PROVIDE AN ESSENTIAL SERVICE. LOCATION HAS BEEN AUTO REPAIR LOCATION SINCE IT WAS BUILT IN 1990. * VERY QUIET UNOBTRUSIVE BUSINESS ON A HIGH TRAFFIC COUNT ROAD.
Please attach an accurate, legible plot plan showing the dimensions and locations of structures and improvements of the property to this application. (ATTACHED)

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.

James Bonnie Murphy, Jr.
Applicant's Signature

7/17/2020
Date

For Office Use Only:

Application Received By: R. Sloan Date Complete Application Received: 7/17/20

Application Fee Amount Paid: \$200⁰⁰ CC Check Number: _____

Scheduled Advisory Hearing Date: _____ Scheduled Board Hearing Date: 8/13/20

Staff Recommendation: _____ Advisory Recommendation: _____

Land Use/Board of Zoning Appeals' Decision: _____



2210905007

2210905009

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2210010008

2210905008

2210010004

2210010002

2210701002

WAVE PARKER

2210904014

2210905007

2210701008

2210701007

2210904008

2210701009

2210701003

2210701003

2210701007

WPAWDR

2210903005

DOTTLE CT

2210701004

2210901013

2210701010

2210701011

2210701012

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2210701010

WPAWDR

2210701012

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Map Terrain Aerials

2210701010

2210701012

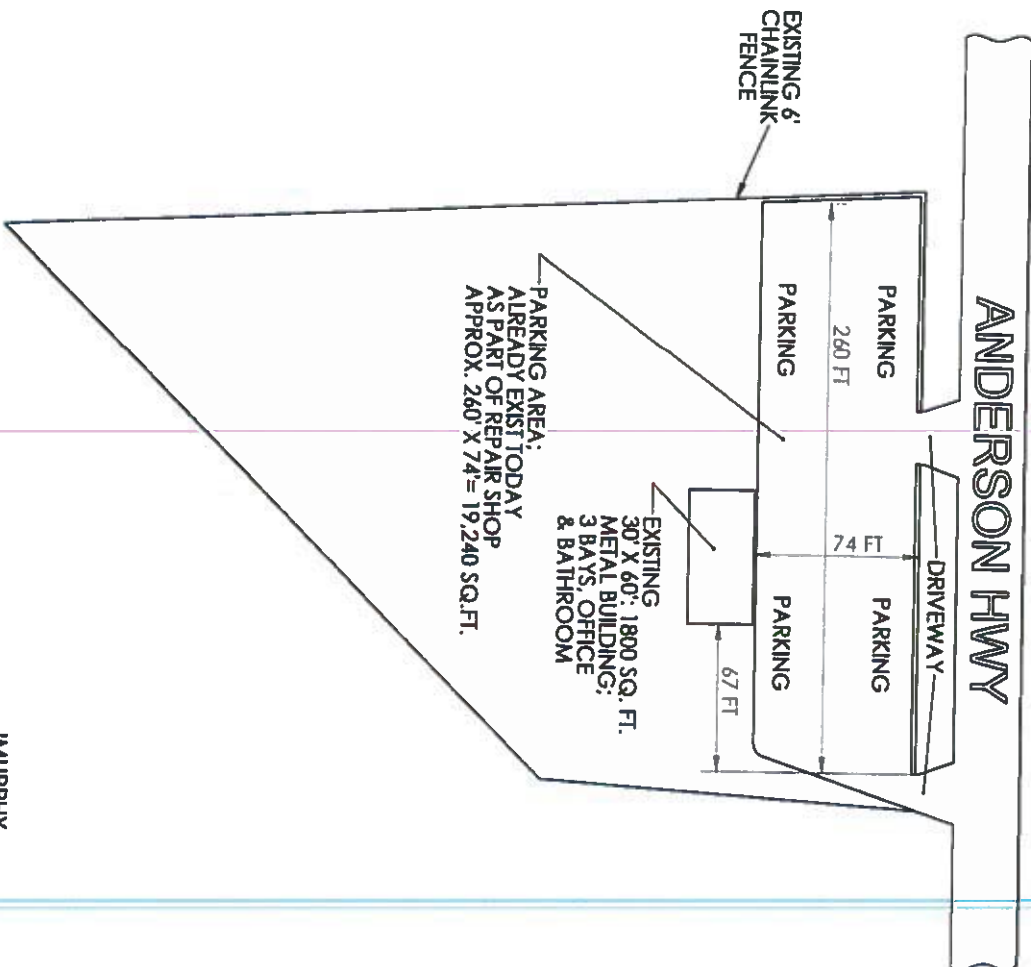
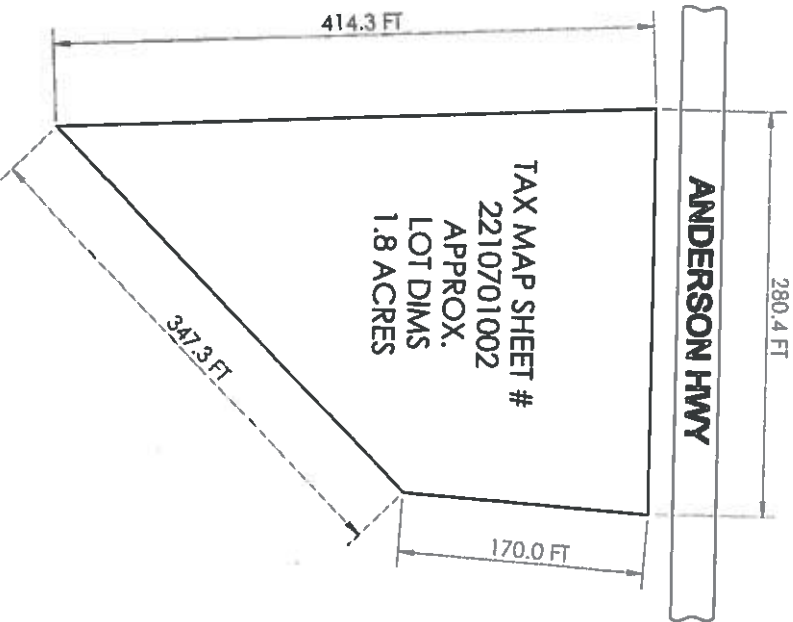
2210702027

TMS# 2210701002

OWNER:

1905 ANDERSON DRIVE LLC
325 MURPHY RD
BELTON SC 29627

PHYSICAL ADDRESS:
1905 ANDERSON HWY
WILLIAMSTON SC 29697



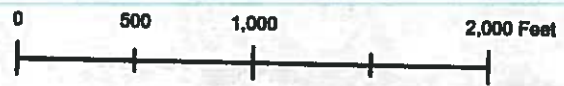
JMURPHY
7-30-2020

Anderson County
 Anderson Hwy TMS# 2210701002
 Variance for zoned R-20

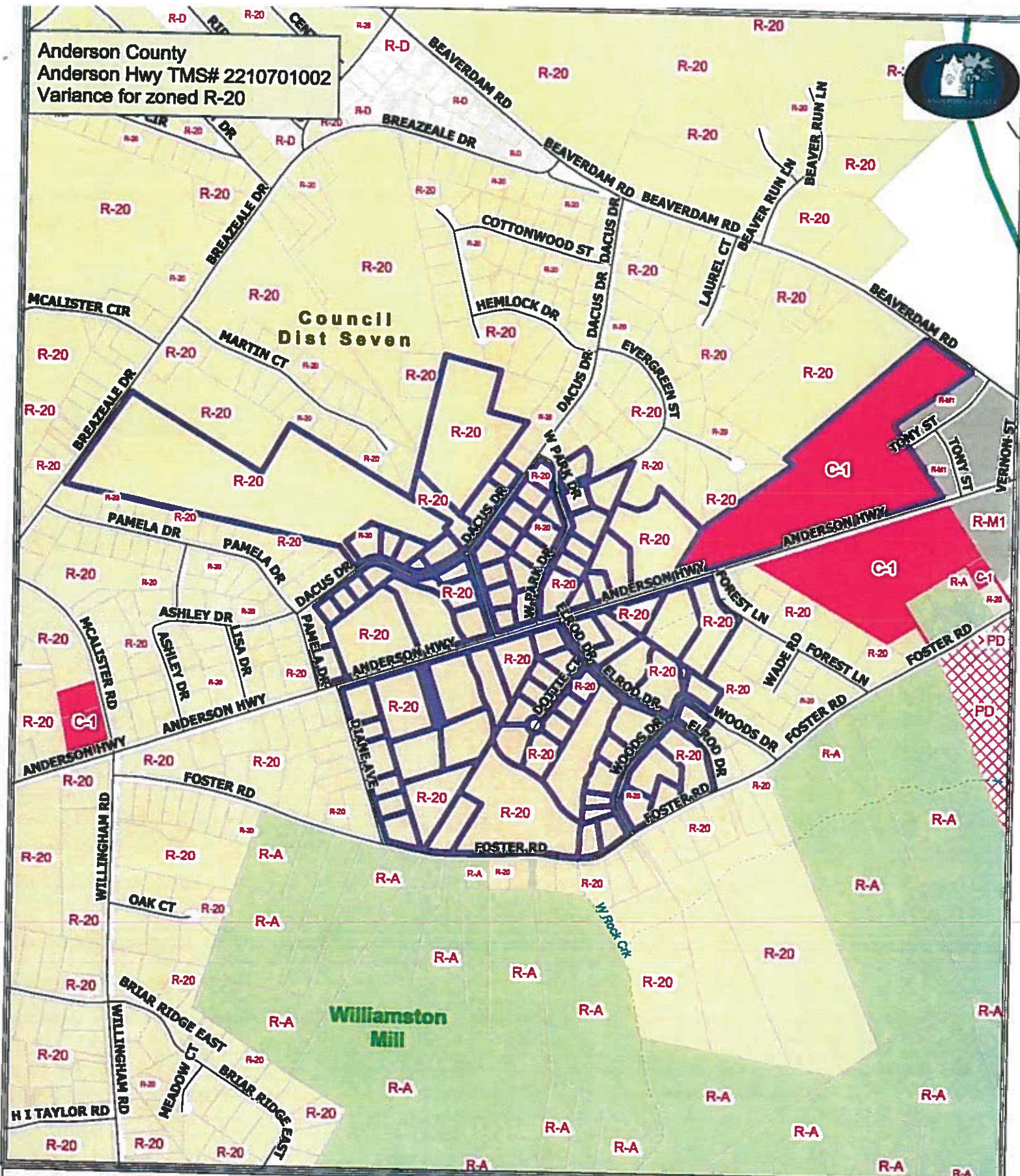


Council
 Dist Seven

Williamston
 Mill



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07/17/2020

Staff Report

Application for a **Variance** – reduction of rear yard setback
Anderson County Land Use Board of Zoning Appeals Meeting - District 6
Civic Center – 3027 Martin Luther King, Jr. Blvd.
Anderson, South Carolina
September 17, 2020
5:30 PM

Applicant: Jason Lyda

Owner of Property: Bobby and Charlotte Mikell

Property Location: 7013 Old Greenville Highway, Liberty

Council District: Six (6)

Tax Map Number (TMS #): 139-01-01-001

Property Description: The rectangle shaped property is located on Old Greenville Highway with direct access to Old Greenville Hwy. which is a collector road within the Three and Twenty voting precinct. Three and Twenty zoning was implemented in 2008. The property is approximately 2.9 acres. At the rear of the home is an existing above ground pool. In addition, the septic tank and drain field and pool drain lines are located at the rear of the property.

Current Zoning: The property is currently zoned R-A (Residential-Agricultural).

Land Use: Residential Single Family home

Applicant Request: A **Variance** to reduce the rear yard setback from 25 feet to 19 feet, a 6-foot reduction to construct a 30 x 56 metal storage building for cars and personal equipment.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 70, Article 5, Section 5:2.7 Rear yard. The minimum depth of the rear yard shall be 25 feet.

Staff Recommendation: **APPROVAL** of the **Variance** request for the following reasons:

- 1) The variance will not be of substantial detriment to adjacent property or to the public good and it will not harm the character of the district.
- 2) Due to the location of the septic tank and drain field and pool drain lines which must remain unobstructed, therefore, that location is the only viable place to construct the storage building.
- 3) The applicant must obtain a residential compliance permit with Development Standards.
- 4) The applicant will be required to get a building permit from Building and Codes.
- 5) The request is in with the spirit and intent of the ordinance to grant a variance when a hardship exists.
- 6) The Board has granted other variances similar to this request and would be consistent with its approval.



Variance Application

There is a Variance Application Fee of \$200.00

8/24/20
Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Jason Lyda
Mailing Address: 199 Opals Rest Lane Pickens S.C. 29671
Telephone and Fax: 864-395-0479 E-Mail: Jasonlyda13@gmail.com

Owner's Information (If Different from Applicant)

Name: Bobby and Charlotte Mikell
Mailing Address: 7013 Old Greenville Hwy Liberty SC 29657
Telephone and Fax: 864-293-3078 E-Mail: Smileyinside@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.

Bobby Mikell
Owner's Signature

8/24/20
Date

Project Information

Property Location: 7013 Old Greenville Hwy Liberty S.C. 29657
Parcel Number(s)/TMS: 01390101001 00000
County Council District: 6 School District: 4
Total Acreage: 2.9 Current Zoning: RA
Requested Variance: Set back variance
Please indicate if setback variance, sign variance or minimum lot size variance.

Purpose of Variance: Backyard is limited on space, trying to keep as much backyard as possible

Private Covenants or Deed Restrictions on the Property: Yes (No) ✓

I need a reduction of 25' to '19' on rear set back

If you indicated no, your signature is required.

[Signature]
Applicant's Signature

8/24/20
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.

To change the rear set back from 25' to 19'

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

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

The extra space will allow needed backyard area and room for structure

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

Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows: I would lose a great deal

of my backyard space that my kids play in

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 property / lot behind me is very big. It will not affect any other properties

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.

[Signature]
Applicant's Signature

8/24/20
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: _____

Variance Appliance Checklist

The following checklist is to aid the applicant in providing the necessary materials for submittal.

Application Submittal Requirements and Process

To submit a Variance Application, you must provide the following to the Development Standards Office:

- *Completed and Signed Variance Application
- *One (1) Copy of all Private Covenants and Deed Restrictions Related to the property, if applicable
- *One (1) Accurate, Legible Plot Plan with Dimensions and Locations of Structures and Improvements of the Property
- *Check made payable to Anderson County for Variance Application Fee of \$200.00

If the property is located in a zoned area, the Development Standards' Staff will recommend approval or Denial to the Citizen's Advisory Board and Land use Board of Zoning Appeals at a scheduled Public Hearing. Applicants are notified of the date, time and location of all meetings; and are encouraged to Attend, in case questions arise. The Citizen's Advisory Committee will recommend approval or denial to the Land Use/Board of Zoning Appeals, who will make the final decision.

If the property is located in an un-zoned area, the Development's Staff will recommend approval or denial to the Land Use/Board of Zoning Appeals at a scheduled Public Hearing. Applicants are notified of the date, time and location of this meeting; and are encouraged to attend, in case questions arise. The Land Use/Board of Zoning Appeals will make the final decision.

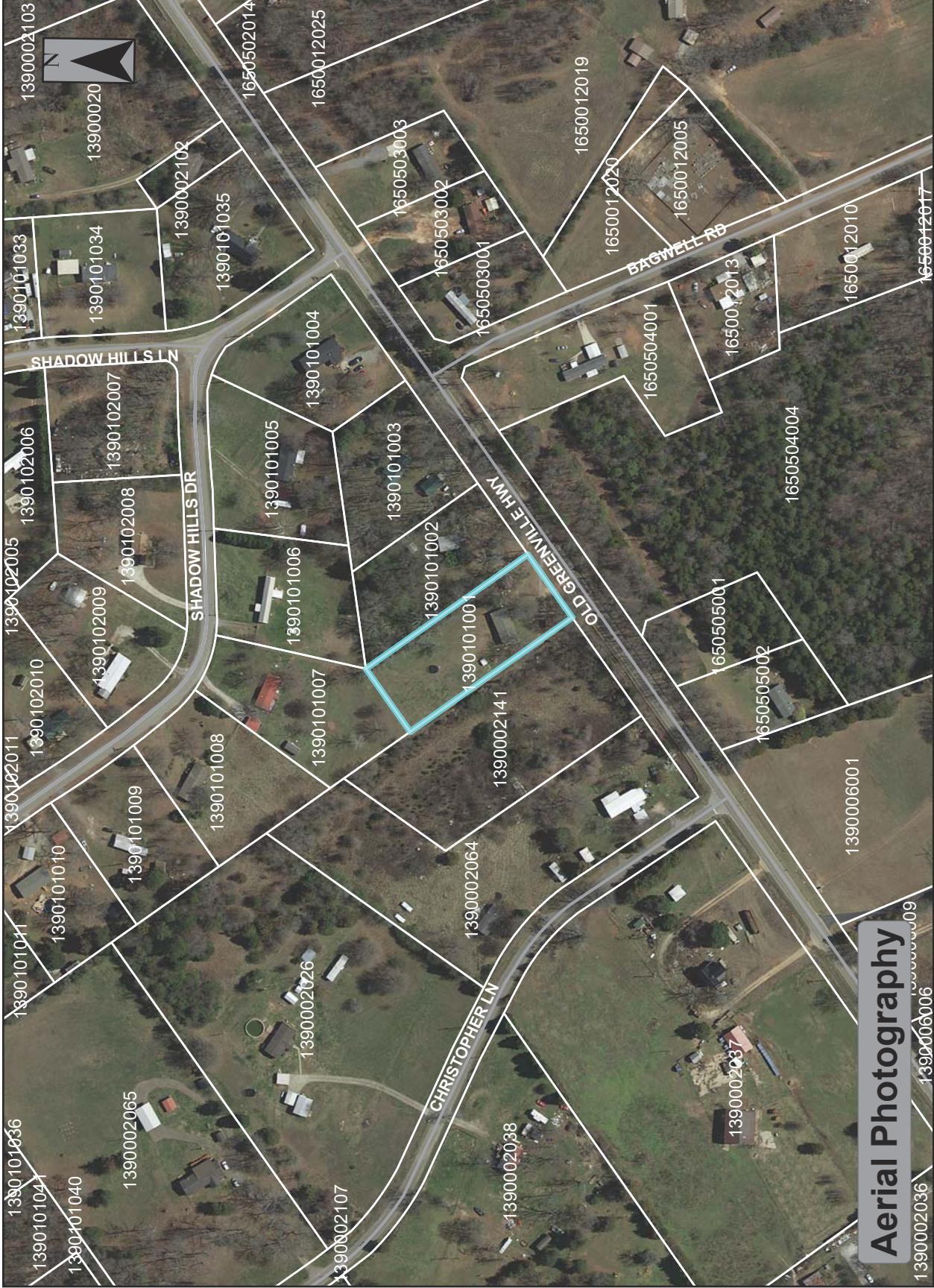
Additional Requirements/Comments: When I originally did the layout for where I need my building to be positioned in my backyard I didnt realize that there was a 25' rear set back requirement. Its an oversite on my part. I really need this extra 6' so that I dont lose any more of my back yard. This would not affect any adjacent properties and would allow me the space I need to grade for the water flow in my backyard.

-19-

Proposed
Garage

POOL

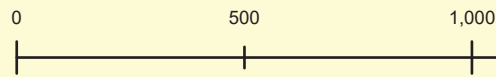
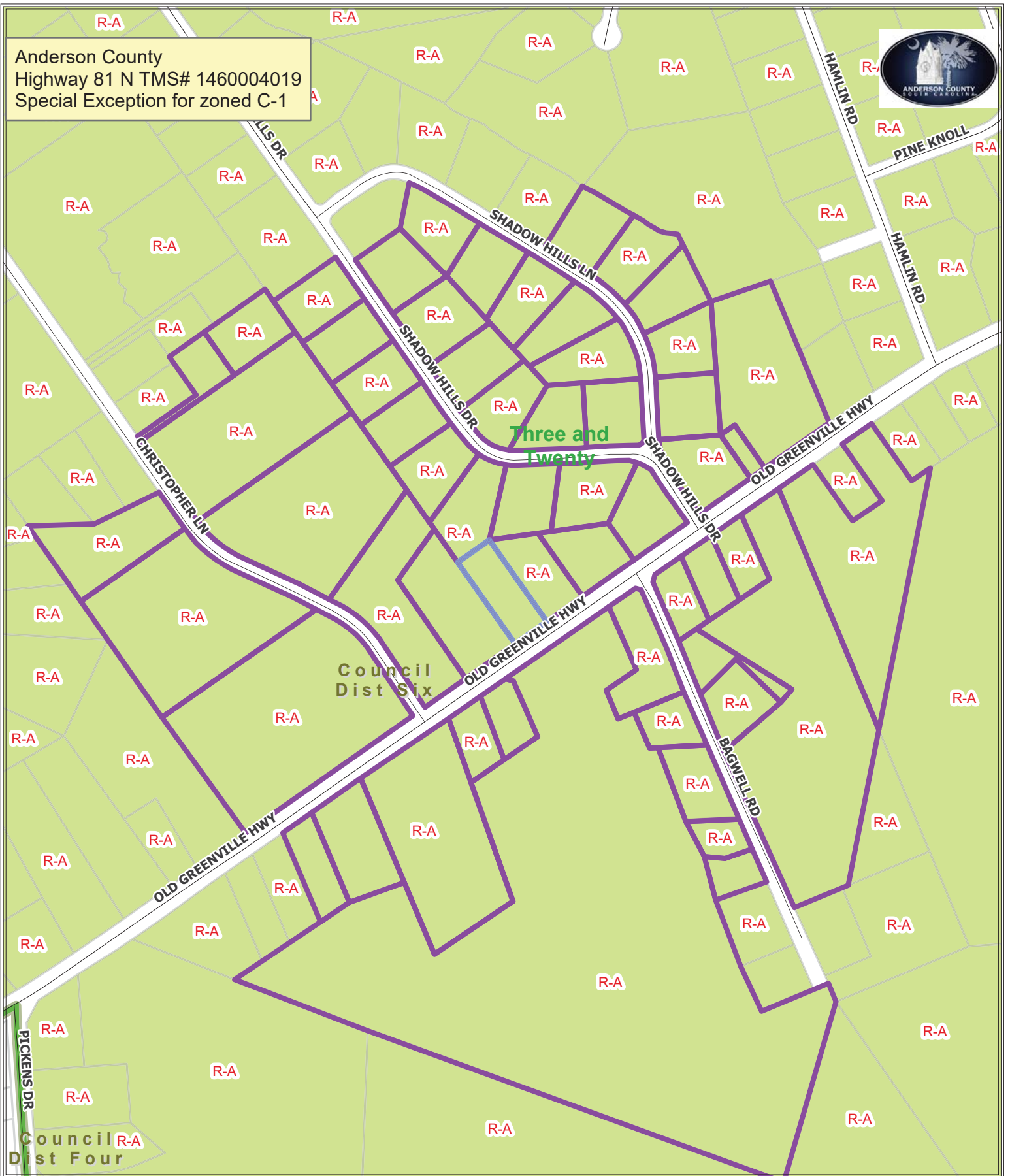
Howe



Aerial Photography



Anderson County
Highway 81 N TMS# 1460004019
Special Exception for zoned C-1



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ALL DATA IS COPYWRITTEN BY ANDERSON COUNTY.

08/19/2020

Staff Report

Application for a **Special Exception** – To allow for a food truck
Anderson County Land Use Board of Zoning Appeals Meeting - District 7
Civic Center – 3027 Martin Luther King, Jr. Blvd.
Anderson, South Carolina
September 17, 2020
5:30 PM

Applicant: Gary Collins

Owner of Property: Collins Landscape Management, Inc.

Property Location: 3202 Highway 81 N, Anderson, SC

Council District: Seven (7)

Tax Map Number (TMS #): 146-00-04-019

Property Description: Approximately 9.51 acres, the parcel is located at the corner of Highway 81 (arterial) and Crestview Road (collector). It is currently open lawn space with no structures, the food truck would occupy approximately 1 acre of the property. The entrance and exit would be located on Crestview Road only.

Current Zoning: The property is zoned C-1 (Commercial District).

Land Use: Vacant/open space

Applicant Request: Applicant is requesting a **Special Exception** to allow a food truck to park on occasional weekends (Fri.-Sun.) for takeout BBQ. This is a temporary food truck parked onsite when serving food.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 70, Article 7, Section 7:1 – 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. Under the same chapter, Article 8, Section 8:3.3 a temporary certificate of occupancy may be issued by the zoning administrator for a period not to exceed six months for bazaars, carnivals, waste storage lots incidental to construction, and such provided that such temporary permit may require such conditions and safeguards as will protect the safety of the occupants and the general public.

Staff Recommendation: **APPROVAL** of the **Special Exception** request for the following reasons:

- 1) The use meets all required conditions. A restaurant is a permitted use in the C-1 zoning classification, therefore, a food truck is no more than a restaurant on wheels. One is brick and mortar and the other is mobile.
- 2) The use is not detrimental to the public health or general welfare. The location of the food truck will not block the visual clearance of the intersection.
- 3) Parking will be provided within the open lawn space and not on the road.
- 4) The use will not violate neighborhood characteristics nor adversely affect surrounding land uses. The food truck will only be parked temporary onsite when serving food. No permanent or overnight parking.
- 5) Hours of operation will be 11 a.m. to 7 p.m.
- 6) The applicant will be required to obtain a commercial land use permit.



Special Exception Application



7-28-20

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Gary Collins

Mailing Address: 3304 N. Hwy 81, Anderson, SC 29621

* Telephone and Fax: 864-202-2300 E-Mail: gary@collinslandscape.com

Owner's Information

(If Different from Applicant)


Name: - SAME -

Mailing Address: _____

Telephone and Fax: _____ E-Mail: _____

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

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


Owner's Signature

7-28-20
Date

Project Information

Property Location: Crestview Rd / N. Hwy 81 - corner 3202 N. Hwy 81

Parcel Number(s)/TMS: 146-00-04-019

County Council District: 7 School District: 5

Total Acreage: 9.51 Current Zoning: C-1

Requested Special Exception: Yes

Purpose of Special Exception: To allow a food truck to park on occasional weekends (Fri-Sun) for take out BBQ, when Ken's BBQ does not have catering events. It's currently open lawn space. It has been well received by numerous families during this covid 2020.

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

If you indicated no, your signature is required.



Applicant's Signature

7-28-20

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: This is a temporary food truck parked on site only when serving food. -- Not permanent and never overnight. This also is typically NOT every weekend, as he does catering and events. We are trying to give Kenneth and Ken's BBQ a place to serve to suppliment income between events during Covid.
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.



Applicant's Signature

7-28-20

Date

For Office Use Only:

Application Received By: _____ Date Complete Application Received: _____

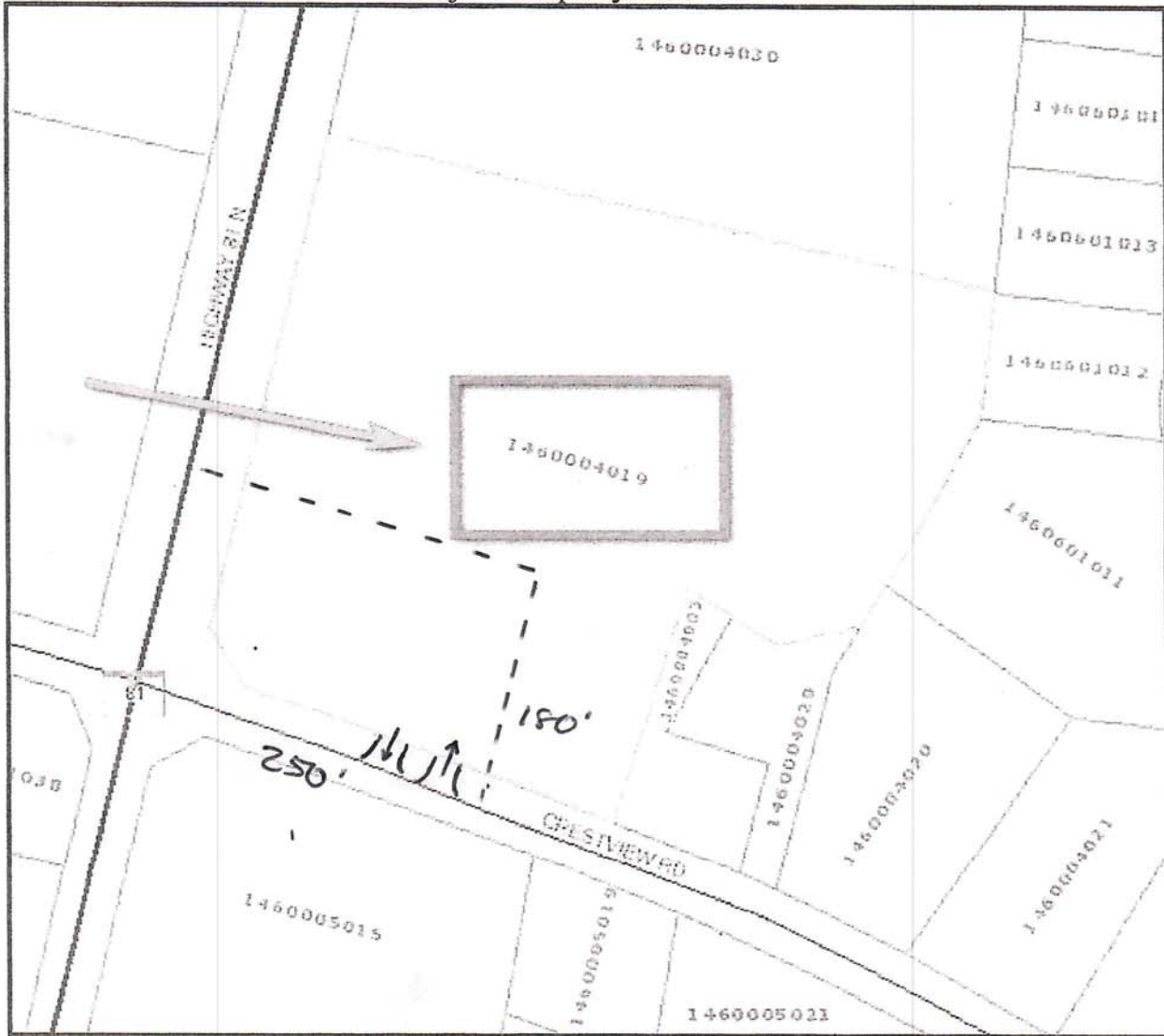
Application Fee Amount Paid: _____ Check Number: _____

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

Staff Recommendation: _____ Advisory Recommendation: _____

Land Use/Board of Zoning Appeals' Decision: _____

Subject Property Exhibit A



- open lawn space with No structures.
- 250' x 180'
- Entrance and exit on Crestview Rd. NOT 81.



Aerial Photography



STARSMOKERS@GMAIL.COM



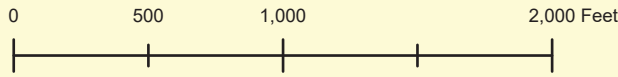
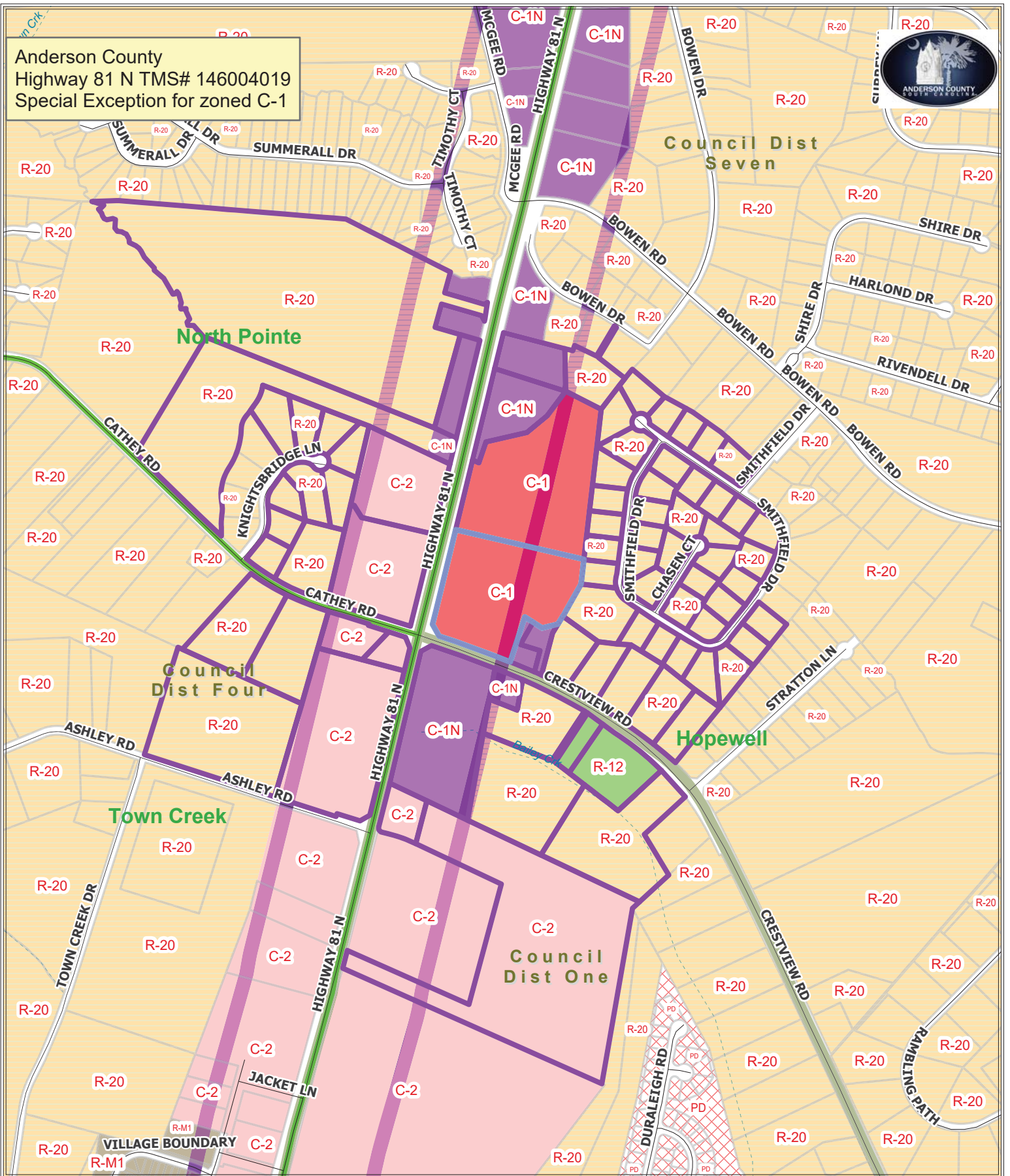
864-940-0166

864-983-9000

CATERING AND EVENTS



Anderson County
Highway 81 N TMS# 146004019
Special Exception for zoned C-1



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08/19/2020

Staff Report

Application for a **Variance** – To allow a reduction of rear yard setback to accommodate deck addition
Anderson County Land Use Board of Zoning Appeals Meeting - District 4
Civic Center, 3027 Martin Luther King Jr Blvd.
Anderson, SC 29625
Thursday, September 17
5:30 PM

Applicant: Robert M & Leann N Heil

Owner of Property: Robert M & Leann N Heil

Property Location: 312 Paradise Circle, Townville, SC 29689

Council District: Four (4)

Tax Map Number (TMS #): 27-05-01-023

Property Description: Lot 21 of Paradise Pointe, approximately .91 with 170 feet of lake frontage

Current Zoning: Unzoned

Land Use: Single family residence with on-site septic system, fronting Lake Hartwell.

Applicant Request: Applicant is requesting a **Variance** to allow a reduction of rear setback requirements from 10 feet to 1.5 feet to accommodate the addition of a screened in porch.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 38, Section 38-371 - relating to required setbacks as applicable to dwellings located on lots with on-site waste water systems (septic tanks), the minimum rear yard setbacks shall be 10 feet from the rear lot line. The current rear setback is approximately 12 feet.

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

- 1) Staff and the Board has been consistent in the past and not approved setbacks less than 2 feet from the property line. The Board at their discretion can make the determination based on the information provided.
- 2) The screened in porch is for the enjoyment of the lake at the north side of the property line and faces USACOE property.
- 3) The property faces USACOE property, and the USACOE has stated that they require no setback from their property as long as their property is not encroached upon.
- 4) There is an existing deck on the north side of the property.
- 5) The west side of the property contains the septic tank.
- 6) If approved, the applicant will be required to obtain a residential compliance letter from Development Standards and a building permit from Building & Codes.



Variance Application

There is a Variance Application Fee of \$200.00

8-3-2020
Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Robert M & LeAnn W. Heil
Mailing Address: 305 Four Lakes Dr, Sasley, SC 29642
Telephone and Fax: 864-360-7079 E-Mail: rmhcrpa@aol.com
rmhcrpa@aol.com

Owner's Information (If Different from Applicant)

Name: Robert M Heil
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

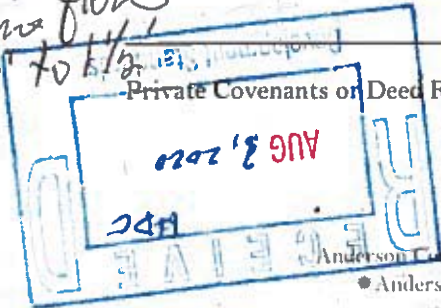
Project Information

Property Location: 312 Paradise Cir, Townville, SC
Parcel Number(s)/TMS: 27-05-01-023
County Council District: #4 School District: _____
Total Acreage: 2.1 acre Current Zoning: None

Requested Variance: Zone of lot variance. Other side of house is hindered by septic tank
Purpose of Variance: To be able to fully enjoy the ownership of property.
Please indicate if setback variance, sign variance or minimum lot size variance.

Reduction of Rear Property Line from 10' to 6 1/2'

Private Covenants or Deed Restrictions on the Property: Yes No



If you indicated no, your signature is required.

[Signature]
Applicant's Signature

8-3-2020
Date

If you indicated yes, please provide a copy of your covenants and deed restrictions with this application - pursuant to State Law (Section 6-29-11+5: July 1, 2007) - determining existence of restrictive covenants. Copies may be obtained at the Register of Deeds Office. It is the applicant's responsibility for checking any subdivision covenants or private covenants pertaining to the property.

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

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:

Other side of house is hindered by placement of Septic Tank

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

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

restrict the best placement of additional living space for family, full enjoyment of property

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

No other person could be harmed

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.

[Signature]
Applicant's Signature

8-3-2020
Date

For Office Use Only:

Application Received By: HDC opeland Date Complete Application Received: 8-3-2020

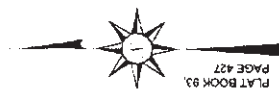
Application Fee Amount Paid: \$200.00 Check Number: CK # 7679

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

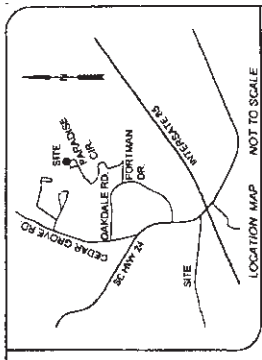
Staff Recommendation: _____ Advisory Recommendation: _____

Land Use/ Board of Zoning Appeals' Decision: _____

Screen Placement

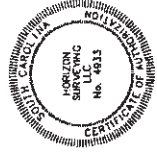


PLAT BOOK 93, PAGE 427



HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, THE SURVEY SHOWN ON THIS PLAT IS ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 'C' SURVEY AS SPECIFIED THEREIN, ALSO AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

RODNEY K. SEYMORE, P.L.S.
S.C. REG. NO. 29011



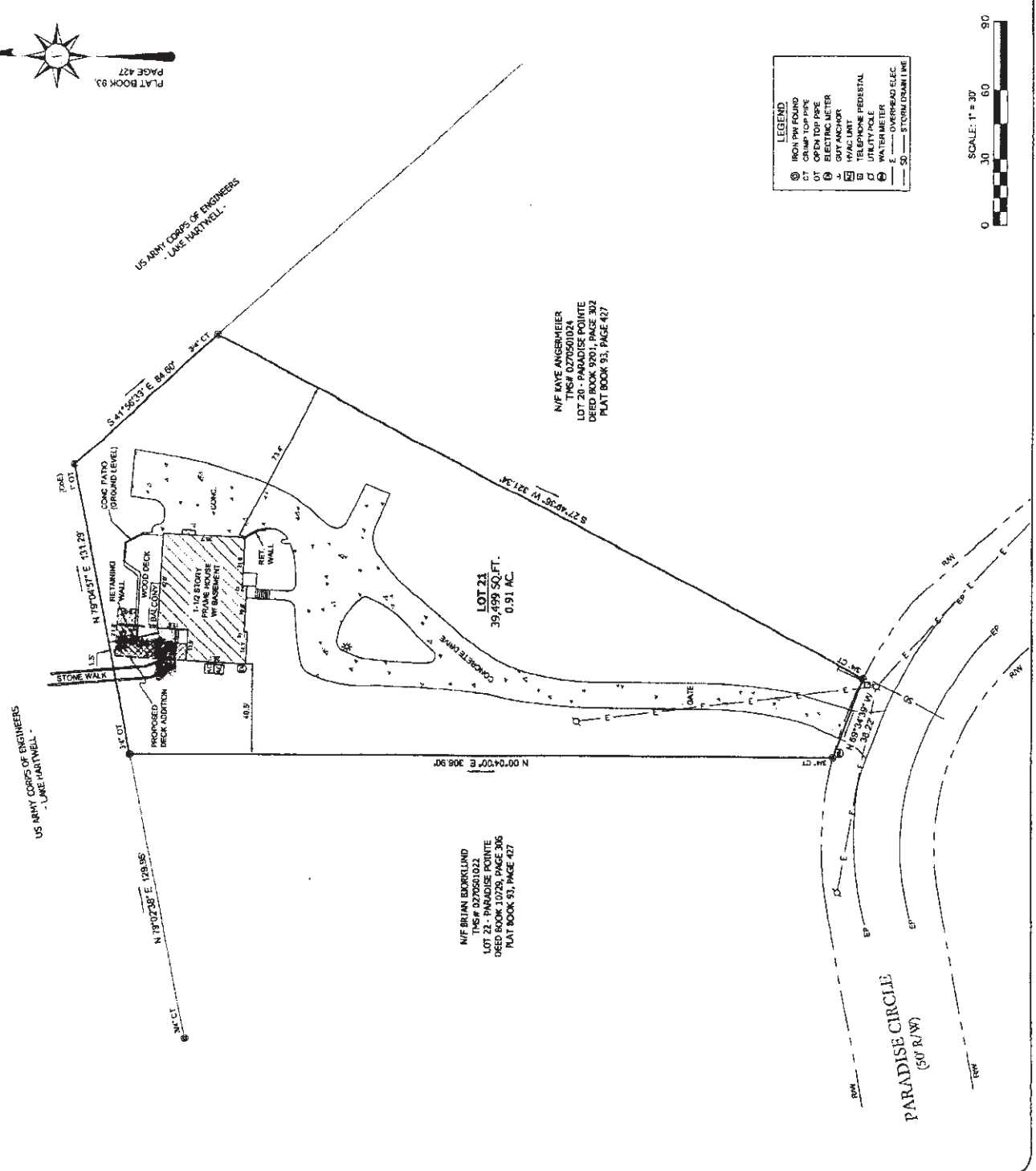
SURVEYOR'S NOTES:

- 1) THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING RIGHT-OF-WAYS FOR ROADS, UTILITIES AND ANY OTHER EASEMENTS THAT MAY APPEAR OF RECORD OR NOT OF RECORD.
- 2) EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING: (A) EASEMENTS, RIGHTS OR INTERESTS THAT WERE VISIBLE AT THE TIME OF THIS SURVEY; (B) BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND USE REGULATIONS; (C) ANY UNRECORDED EASEMENTS, RIGHTS AND INTERESTS THAT MAY BE DISCOVERED BY A TITLE SEARCH; (D) ANY UNRECORDED EASEMENTS, RIGHTS AND INTERESTS THAT MAY BE DISCOVERED BY A TITLE SEARCH BY THE SURVEYOR.
- 3) THERE IS A 5' DRAINAGE AND UTILITY EASEMENT ALONG ALL SIDE & REAR LOT LINES.
- 4) THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE REFERENCE POINT, A POINT OF ADJACENT PARADISE POINTE, RECORDED IN PLAT BOOK 93, PAGE 427.

EXEMPTION FROM REVIEW PROCESS
THIS PLAT IS A RESURVEY OF AN EXISTING LOT OF RECORD WITH NO CHANGES TO EXISTING LOT LINES.
RODNEY K. SEYMORE, SC P.L.S. 29011

LEGEND:

- ⊙ IRON PIN FOUND
- OPEN TOP PIPE
- ⊕ ELECTRIC METER
- ⊖ GUY ANCHOR
- ⊠ 1/4" x 1/4" UNIT
- ⊡ TELEPHONE PEDestal
- ⊣ WATER METER
- ⊤ OVERHEAD ELEC.
- ⊥ STORM DRAIN LINE



M/F KAYE ANGERMEIER
TNS# 0270501024
LOT 20 - PARADISE POINTE
DEED BOOK 9301, PAGE 302
PLAT BOOK 93, PAGE 427

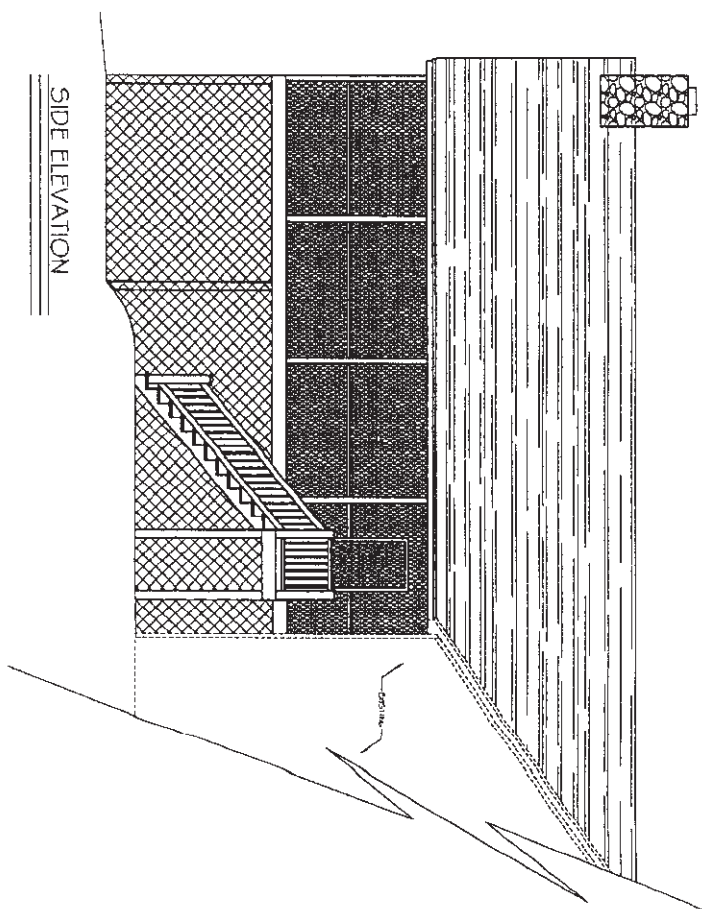
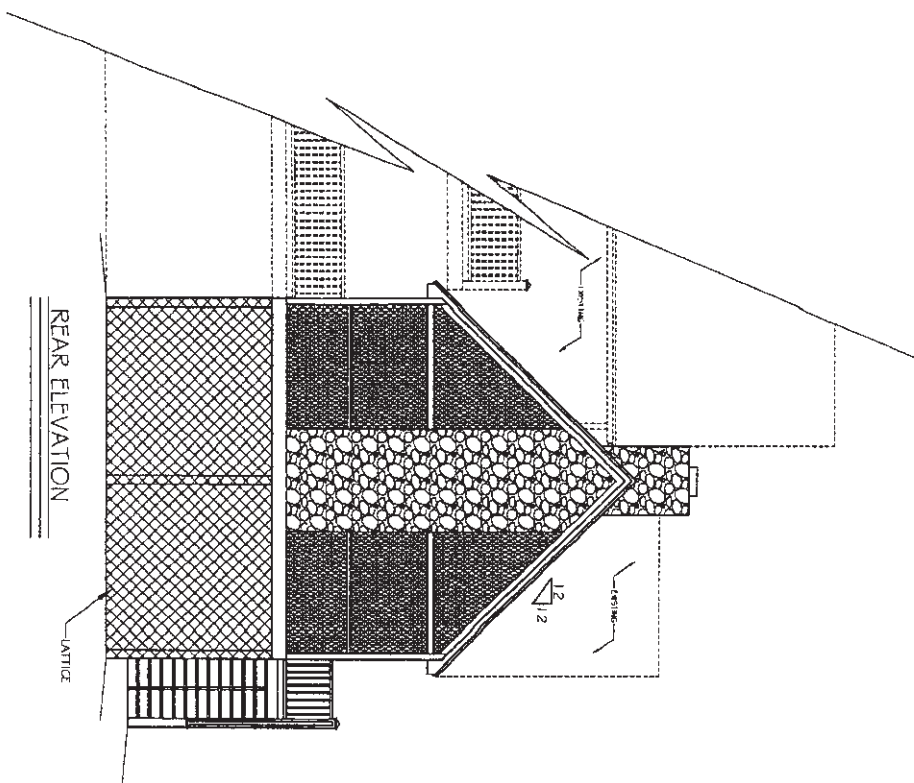
M/F BRIAN BOKKRLAND
TNS# 0270501022
LOT 22 - PARADISE POINTE
DEED BOOK 10703, PAGE 385
PLAT BOOK 93, PAGE 427

HORIZON SURVEYING LLC
PIEDMONT, SC 29673
964.505.3048 www.horizonsurveying.com

BOUNDARY SURVEY FOR:
ROBERT M. HEIL & LEANN NALLEY HEIL
ANDERSON COUNTY, SOUTH CAROLINA

PROPERTY ADDRESS:	DATE OF SURVEY:
312 PARADISE CIRCLE	11/20/19
TOWNVILLE, SC 29689	JOB #
	H190355
	TAX PIN:
	270501023

THE PROPERTY SHOWN IS SHOWN AS LOT 218 ON A PLAT TITLED: "SUBDIVISION OF PARADISE POINTE, RECORDED IN PLAT BOOK 93, PAGE 427, DEED BOOK 9301, PAGE 302, DECEMBER 1, 1981 (REVISED FEBRUARY 19, 1985), RECORDED IN PLAT BOOK 93, PAGE 427, OFFICE OF REGISTRAR OF DEEDS, ANDERSON COUNTY, SC.



HEIL RESIDENCE - DECK ADDITION

ELEVATIONS

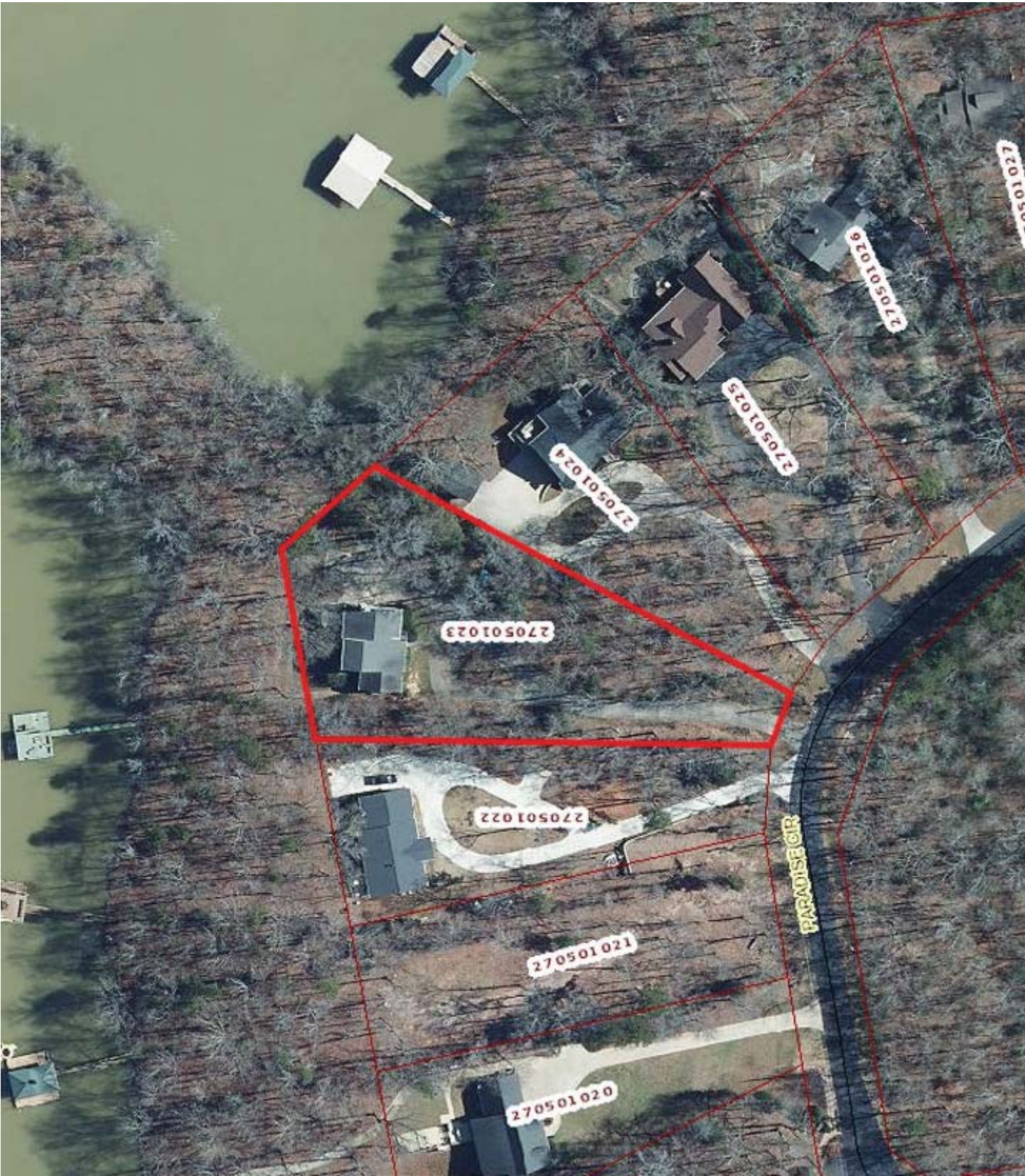
DESIGN INFO.
 SCALE: 1/8" = 1'-0"
 DATE: 10/15/11

A-2

THIS DRAWING IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND IS THE PROPERTY OF DIM DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DRAWING IS 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 DIM DESIGN.

DATE: 10/15/11
 DRAWN BY: J. HEIL
 CHECKED BY: J. HEIL
 PROJECT: HEIL RESIDENCE - DECK ADDITION
 SHEET: A-2

DIMENSIONAL DESIGN
 DIMDESIGN7@GMAIL.COM





DEPARTMENT OF THE ARMY
SAVANNAH DISTRICT, CORPS OF ENGINEERS
HARTWELL LAKE
5625 ANDERSON HIGHWAY
HARTWELL, GEORGIA 30643-5259

August 21, 2020

SUBJECT: Hartwell Lake - Permit No. 8240, Paradise Point III Subd., Anderson Co., SC

Mr. Robert M Heil
312 Paradise Circle
Townville, SC 29689

Dear Mr. Heil:

In response to your request for a variance with your HOA and Anderson County to construct a deck on private property at 312 Paradise Circle, Townville, SC 29689.

The Corps of Engineers does not have jurisdiction to enforce federal rules and regulations on private property. The Corps of Engineers does enforce private property actions that negatively impact Corps property or encroachments located on the property line or over the property line. The Corps does not have an issue with an adjacent private property owner constructing a building, deck or alike structure on private property. During previous conversations with Mr. Heil, he stated the proposed deck will be 2 ft. to 1 ft. 6 in. from the private/public property line. As this structure will be completely on private property with no overhangs located on the property line or Corps property, the Corps of Engineers does not have an issue with Mr. Heil constructing the deck as described. The Corps of Engineers does recommend getting a licensed surveyor to accurately identify the property pins to reduce any chance of building a structure on or over the private/public property line. If the structure is built on or over the property line, Mr. Heil is responsible for removing the encroachment at his expense.

We appreciate your interest and understanding of the management decisions necessary to protect the Hartwell Project resource while balancing competing demands. If you have any questions, please contact me at 706-856-0336 or toll free, 1-888-893-0678, extension 0336.

Sincerely,

A handwritten signature in black ink that reads "Asher L. Alexander".

Digitally signed by
ALEXANDER.ASHER.LAMAR.1296
631139
Date: 2020.08.21 10:25:22 -04'00'

Asher Alexander
Park Ranger

August 17, 2020

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

Re:
Robert M & LeAnn N Heil
312 Paradise Circle
Townville, SC 29689
Parcel Number 27-05-01-023

Variance Request - Reducing the rear property restriction from 10 feet to 1.6 feet.
Rear property line is maintained by Army Corp of Engineers.
Neighborhood HOA covenants and restrictions are silent on rear set back line restrictions, so therefor the county automatically implements a 10-foot restriction.
Purpose of Variance - Building a screen porch addition onto existing house in best position of lot without removing 24-year-old fig tree and installing new septic tank.

I am requesting that you sign your approval of the allowance of the requested variance. You are stating that it will not encroach on your property, will not hinder any of your personal use and enjoyment of your property and or the use and enjoyment of Lake Hartwell. It will not reduce the value of the adjoining property values.

Your assistance in this matter is greatly appreciated,
Robert M Heil, Property Owner

Adjoining Property Owners, Neighborhood Members and addresses:

Name	<u>Bruce Gabriel</u>	Address	<u>400 PARADISE CIR</u>
* Name	<u>Norma Repp</u>	Address	<u>112 Paradise Circle</u>
Name	<u>Pamela Balash</u>	Address	<u>104 Paradise Circle</u>
* Name	<u>Delores R. Trivell</u>	Address	<u>123 Paradise Circle</u>
Name	<u>Tony Trivelli</u>	Address	<u>121 PARADISE CIRCLE</u>
Name	<u>Dennis Olson</u>	Address	<u>113 Paradise Circle</u>
Name	<u>Dw Bygg</u>	Address	<u>308 Paradise Circle</u>
Name	_____	Address	_____
Name	_____	Address	_____

* Architectural/Control HOA Committee

Paradise Point HOA
P.O. BOX 201
Architectural Review Committee (ARC)
Townville, SC 29689

Dave Smith 864-517-6000/ Norma Rapp 864-314-6360 / Debbie Trivelli 864-940-6182

Property Owner: Robert M & the Ann N Heil
Lot #: _____ Address: 312 Paradise Cir
City: Townville State: SC Zip Code: 29108
Phone #'s: H _____ W 864-605-1120 Cell 864-360-7079

Category of Improvement

Landscaping: _____ Fencing: _____ Structure: Screened Porch

Checklist

Please refer to the covenants regarding this request. In addition to Anderson County, SC. Building requirements/ permits PPHOA Covenants may exceed those and must be adhered to.

All information must be filled out in its entirety in order for the Architectural Committee to approve or deny any request. Please make sure you supply the following information and mail this information to the Architectural Committee at the above address. **This will be mailed back to you if the information is incomplete.** Please allow up to 30 days after form is submitted for response - **DO NOT** Schedule the start of your project until response from ARC

Your builder/ contractor must also make contact with one of the ARC members and must signify in writing by mail or email that they understand all of the rules /regulations of PPHOA and Anderson County, SC. prior to start of work.

THE COMMITTEE WILL NEED ALONG WITH THIS FORM:

- Plot plan showing the footprint of the house to confirm setback lines - including corner lots
- Plot plan for other buildings such as garages and any improvements
- Any house plans showing floor levels and square footage per level and overall completed appearance
- All sketches for improvements - including landscaping, walls, fences, driveways parking areas, concrete aprons for near lakefront property, trees to be taken down that are large than 12" in diameter, and any other pertinent information.
- Include photo, brochure, or sketch of improvement
- Clear concise written description of improvement
- Material listing (including colors, type of exterior finish etc.) for improvement
- Fence type

Jim O'Leary
864-918-4998
C & D Enterprises
James R O'Leary
Cousin

Approximately 520 sq ft Screened in Porch
Minor use of Handyboard
Painted Same as he

ALL WORK MUST BE COMPLETED WITHIN 10 MONTHS of the START DATE AND BE PERFORMED IN ACCORDANCE WITH ANDERSON COUNTY BUILDING AND CODES
ALL APPROVALS EXPIRE 12 MONTHS FROM THE DATE ARC signed below

<u>W L</u>	<u>11/22/19</u>	<u>Norma Rapp</u>	
ARC MEMBER	DATE	ARC MEMBER	DATE
		<u>Robert M Heil</u>	<u>11-22-19</u>
ARC MEMBER	DATE	PROPERTY OWNER(S)	DATE

APPROVED DENIED

From: leheil@aol.com,
To: rmhcpapa@aol.com,
Subject: Fwd: Project Approval
Date: Sun, Jan 26, 2020 7:13 pm
Attachments: image001.png (14K), PPHOARB Review Approval Bob Heil 2019_11_22.pdf (255K)

Sent from my iPhone

Begin forwarded message:

From: "Dave Smith" <dsmith@signarama-anderson.com>
Date: January 25, 2020 at 3:22:50 PM EST
To: <leheil@aol.com>
Cc: <debrivelli@charter.net>, "Norma Rapp" <njrapp1@outlook.com>
Subject: Project Approval
Reply-To: <dsmith@signarama-anderson.com>

Hi Bob,

I know I had told you the project was ok when we met but have been negligent in getting you the formal approval – I apologize for that but here it is now. Let me know if you want an original copy but this should suffice for your records.

I'd like to have a quick conversation with the GC – have him call me on my mobile when it's convenient. It's mostly common sense stuff – the need for a construction dumpster / trash control, working during normal business hours as there are full time residents within ear shot, etc.

Good luck on the project!

Thanks,

Dave Smith

Signarama Anderson

864 964 0029 Office

864 517 6000 Mobile

dsmith@signarama-anderson.com

Staff Report

Application for a **Variance** – To allow a reduction of rear yard setback for construction of single family home
Anderson County Land Use Board of Zoning Appeals Meeting - District 5
Civic Center, 3027 Martin Luther King Jr Blvd.
Anderson, SC 29625
Thursday, September 17
5:30 PM

Applicant: Glenn Chappellear

Owner of Property: Glenn Chappellear

Property Location: 145 Brady Dr, Anderson, SC 29626

Council District: Five (5)

Tax Map Number (TMS #): 32-06-03-014

Property Description: Lot 16 of Brady Dr, approximately .32 acres with 270 feet of lake frontage

Current Zoning: Unzoned

Land Use: vacant lot with sewer access, fronting Lake Hartwell.

Applicant Request: Applicant is requesting a **Variance** to allow a reduction of rear setback requirements from 10 feet to 4 feet for construction of single family home.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 38, Section 38-371 - relating to required setbacks as applicable to dwellings located on lots with sewer access, the minimum rear yard setbacks shall be 10 feet from the rear lot line.

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

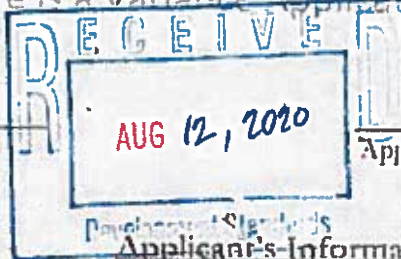
- 1) The parcel is irregular shaped and is 75 feet and 66 feet wide on either side of the property. Required setbacks leaves an average width of 40.5 feet to build within.
- 2) The property faces USACOE property, and the USACOE has stated that they require no setback from their property as long as their property is not encroached upon.
- 3) The proposed reduced setback presents no detriment to any adjoining property.
- 4) The applicant has demonstrated the existence of a hardship requiring a remedy.
- 5) This request is in line with the spirit and intent of the ordinance to grant a variance when a hardship exists.
- 6) The Board has granted other variances similar to this request and would be consistent with its approval.
- 7) If approved, the applicant will be required to obtain a residential compliance letter from Development Standards and a building permit from Building & Codes.



Variance Application

There is a Variance Application Fee of \$200.00

8-12-2020
Date of Application Completion



Application Status (Approved or Denied)

Applicant's Information
Name: Glenn Chappeler
Mailing Address: 6018 Fords Lake CT NW, Acworth GA 30101
Telephone and Fax: 404-630-1682/voice E-Mail: glenn@sportsmens&track.c

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

Glenn Chappeler
Owner's Signature

8-12-2020

Date

Project Information

Property Location: 145 Brady Drive
Parcel Number(s)/TMS: 320603014
County Council District: _____ School District: 5
Total Acreage: .32 Current Zoning: _____
Requested Variance: setback variance
Please indicate if setback variance, sign variance or minimum lot size variance.
Purpose of Variance: construction of single family home

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

If you indicated no, your signature is required.

M. Ken Chynoweth
Applicant's Signature

8-12-2020
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.

I am requesting to build 4 feet from corp line

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

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

The lot is located at end of street, bordered on 2 sides by the corp + only 66' wide

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

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

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

no

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

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.

M. Ken Chynoweth
Applicant's Signature

8-12-2020
Date

For Office Use Only:

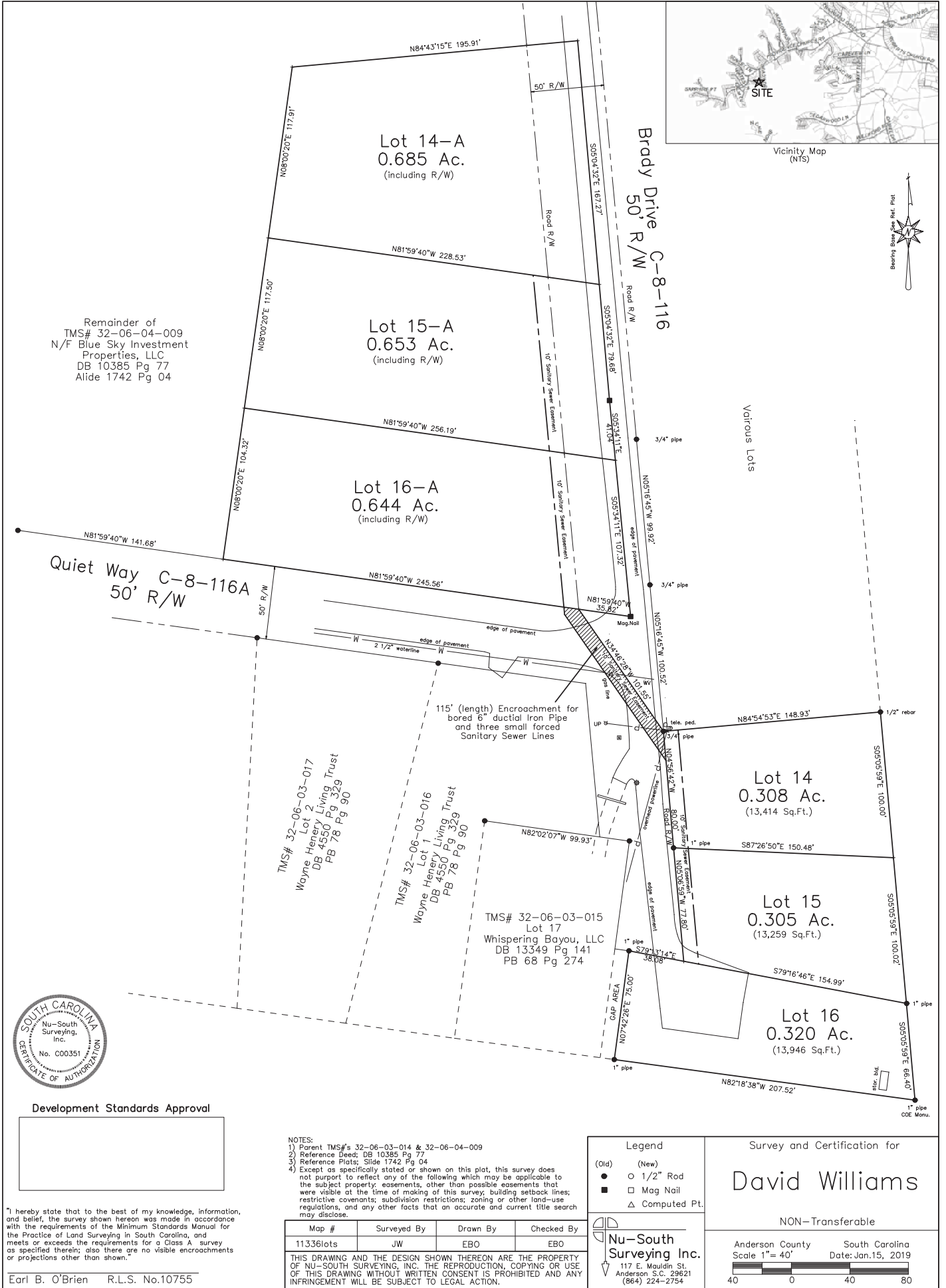
Application Received By: diagroone Date Complete Application Received: 8/12/20

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

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

Staff Recommendation: _____ Advisory Recommendation: _____

Land Use/Board of Zoning Appeals' Decision: _____



Vicinity Map (NTS)



Remainder of
TMS# 32-06-04-009
N/F Blue Sky Investment
Properties, LLC
DB 10385 Pg 77
Alide 1742 Pg 04

Quiet Way C-8-116A
50' R/W

Brady Drive C-8-116
50' R/W



Development Standards Approval



- NOTES:
- 1) Parent TMS#s 32-06-03-014 & 32-06-04-009
 - 2) Reference Deed; DB 10385 Pg 77
 - 3) Reference Plats; Slide 1742 Pg 04
 - 4) Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject property; easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; and any other facts that an accurate and current title search may disclose.

Map #	Surveyed By	Drawn By	Checked By
11336lots	JW	EBO	EBO

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- Legend
- (Old) (New)
 - ○ 1/2" Rod
 - □ Mag Nail
 - △ Computed Pt.

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

Survey and Certification for

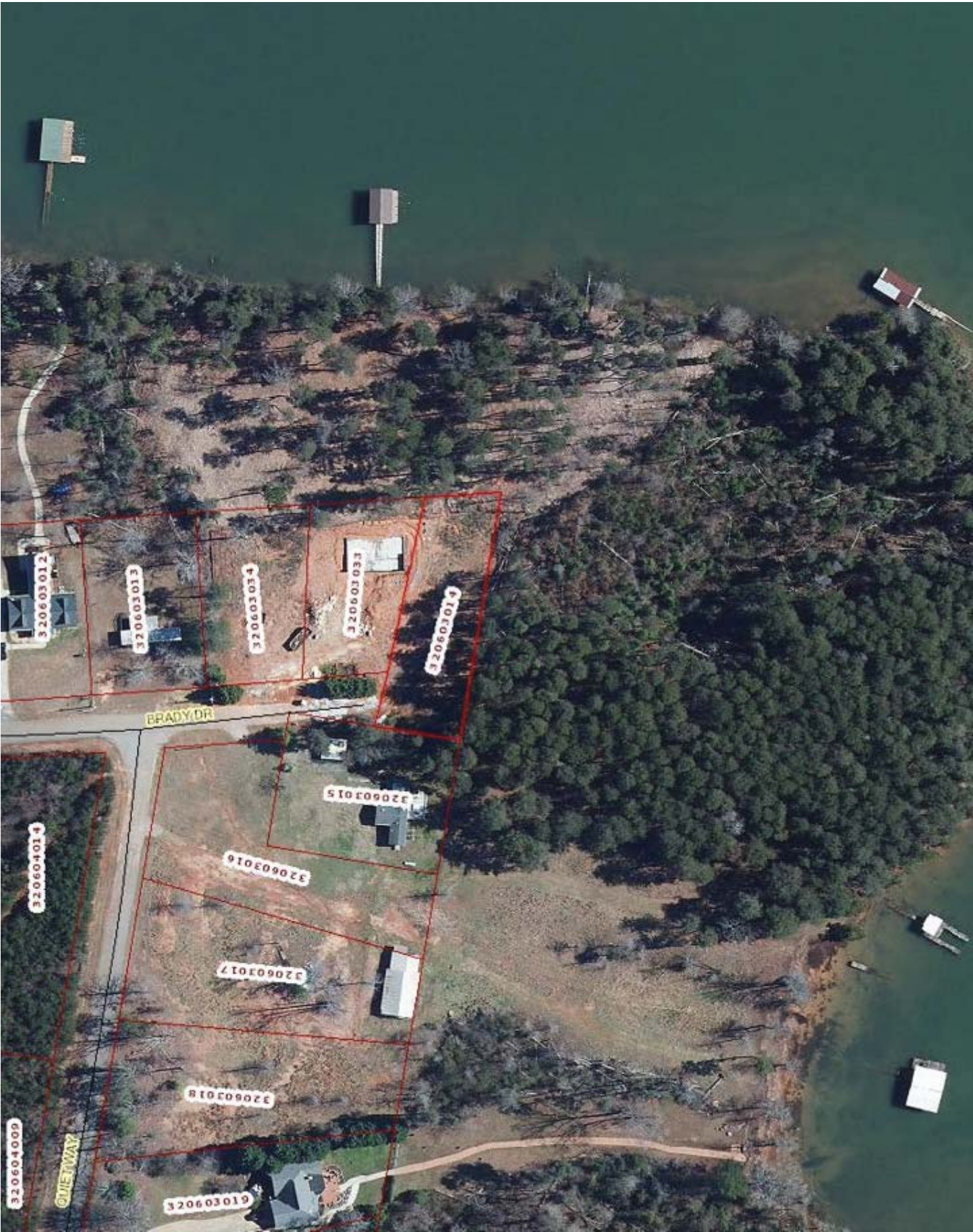
David Williams

NON-Transferable

Anderson County South Carolina
Scale 1"= 40' Date: Jan.15, 2019

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 Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown.

Earl B. O'Brien R.L.S. No.10755



320603012

320603013

320603034

320603033

320603014

BRADY DR

320603015

320603016

320603017

320603018

320603019

320604000

QUIET WAY

320604014

Glenn Chappelear

From: David Williams <david@lakehartwellproperties.com>
Sent: Tuesday, August 11, 2020 12:47 PM
To: Glenn Chappelear
Subject: Fwd: 16 Brady Drive Anderson, SC (UNCLASSIFIED)

EXTERNAL

See below from USACE.

Thank you,

David Williams, BIC
864-230-2515
www.lakehartwellproperties.com

> CLASSIFICATION: UNCLASSIFIED

>

> To Whom It May Concern:

>

> Lot 16 Brady Drive in Anderson, SC (TMS# 032-06-03-014) borders US Army Corps of Engineers property to the south and to the east. It is our understanding that the current owner would like to build on this lot, but the county has concern with setback requirements on COE property. The COE does not have a minimum setback requirement in regards to construction on private property adjacent to COE lands. Our only requirement is that private property does not touch or encroach on or beyond the property line delineating the separation of public and private land. If further information is required, please feel free to contact me.

>

> Zachary J. Harkness
> Natural Resources Program Manager
> Hartwell Lake
> 888-893-0678 ext. 310

>

>

> CLASSIFICATION: UNCLASSIFIED

Staff Report

Application for a **Variance** – To allow a 2nd Pylon Sign
Anderson County Land Use Board of Zoning Appeals Meeting - District 6
Civic Center, 3027 Martin Luther King Jr Blvd.
Anderson, SC 29625
Thursday, September 17, 2020 5:30 PM

Applicant: Britt, Peters & Associates, Inc. (*contact: Kristin Lang*)

Name of Project: McDonald's

Owner of Property: Do It LLC

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

Council District: Six (6)

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

Acreage of Property: approximately 1.13 acres

Current Zoning: The property is not zoned.

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

Applicant Request: Applicant is requesting a **Variance** to allow a second free-standing sign to be located on the Pearman Dairy Road side of a corner lot which also fronts Whitehall Road.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 38, Section 38-255, the size and number of permanent freestanding business identification or highway signs is limited. Freestanding signs may contain 1½ square feet of total signage area per lineal foot of street frontage for each developed site, lot or parcel, up to a maximum of 300 square feet of total signage area. Only one freestanding sign is allowed for each developed site. Where a developed site fronts on more than one publicly dedicated street, one additional freestanding sign is allowed for each street but shall not be located on the same street frontage, provided, however, one sign using up to the total signage area calculated for both street frontages may be placed on a single street frontage.

Facts Relating to the Application: This information is being provided for the benefit of the members of the Land Use Board of Zoning Appeals in order to help make clear the conditions that preceded this variance request which is to allow the placement of a 2nd free-standing sign on the Pearman Dairy Road frontage at this location.

- 1) Minutes from the BZA Meeting held on December 13, 2018, indicate a variance was granted to allow the placement of 2 additional wall signs on the new building at this location, in addition to 1 previously permitted, provided the number of free-standing signs was limited to 1. (See also Staff Report for same meeting.)
- 2) Minutes from the BZA Meeting held on June 13, 2019, indicate a variance request to allow a 2nd free-standing sign to remain at this location was denied. Both free-standing signs fronted Whitehall Road. (See also Staff Report for the same meeting.)
- 3) Four photographs taken of subject prior to BZA Meeting held on June 13, 2019, indicate both free-standing signs were located on the Whitehall frontage of the McDonalds's location.
- 4) The Staff has provided this information for the benefit of the Board and makes no recommendation. The Board will determine if this request for a 2nd free-standing sign is consistent with previous decisions.



Variance Application

There is a Variance Application Fee of \$200.00

08-18-2020
Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Britt, Peters & Associates, Inc - Kristin Lang

Mailing Address: 101 Falls Park Drive, Greenville, SC 29601

Telephone and Fax: 864-271-8869/864-233-5140 E-Mail: klang@brittpeters.com

Owner's Information

(If Different from Applicant)

Name: McDonald's USA, LLC

Mailing Address: 110 N Carpenter St, Chicago, IL 60607

Telephone and Fax: 678-357-5698 E-Mail: vivian.valdivia@us.mcd.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.

DocuSigned by:
Vivian Valdivia
Owner's Signature

8/18/2020
Date

Project Information

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

Parcel Number(s)/TMS: 951402004, 951402011

County Council District: Five School District: 05

Total Acreage: 1.26 Current Zoning: Unzoned

Requested Variance: _____
Please indicate if setback variance, sign variance or minimum lot size variance.

Purpose of Variance: Install freestanding road sign on Pearman Dairy Road frontage

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

If you indicated no, your signature is required.

DocuSigned by:
John Connelly
Applicant's Signature

8/18/2020
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:

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.) Site plan with proposed sign location, sign 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.

DocuSigned by:
John Connelly
Applicant's Signature

8/18/2020
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: _____



Sign Permit Application

Date of Application Completion 10/25/18 Permit Status **APPROVED** Permit# #18-327

Owner's Information

Name: McDonald's
Business Name (if applicable): McDonald's
Mailing Address: 1470 Pearman Dalry Road, Anderson, SC 29625
Telephone and Fax: 864-494-2491
E-Mail: steve.kellett@us.mcd.com

Sign Company/Authorized Representative's Information

Name: Marie McClain
Company Name: Electric City Signs & Neon
Mailing Address: PO Box 656, Anderson, SC 29622
Telephone and Fax: 864-225-5351
E-Mail: marie@electriccitysigns.com

Project Information

Property/Sign Location: 1470 Pearman Dalry Rd
Parcel Number(s)/TMS: 951402004, 951402011, 951402012
Existing Sign(s) on Site: (Please List Sign Type, Area and Height, 2 copies of rendering)
None - undeveloped site

Nature of Work:
New Construction Alteration _____ Repair _____
Change out of existing/one for one replacement: _____
Proposed Type of Signage:
Permanent Free-Standing Temporary _____ Business Identification _____
Off-Premises Directional _____ Attached to Building (Wall Sign)



DEVELOPMENT STANDARDS

December 13, 2019

Mr. John Connely
Brill, Peters & Associates, Inc.
101 Falls Park Dr
Greenville, SC 29601

Re: **Variance** Request for property located at 1470 Pearman Dairy Rd, Anderson, SC 29625, TMS # 095-14-02-004 and TMS # 095-14-02-011

Dear Mr. Connely:

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 the installation of two additional wall signs, in addition to the one wall sign allowed under the existing ordinance.

The Board's Conclusion:

The applicant has demonstrated that there are extraordinary and exceptional conditions due to the location of the property.

Please provide a copy of this letter to the Anderson County Development Standards Department when requesting a sign permit. Contact the Building Codes Department (tel. 864-250-4158) to obtain the appropriate information regarding submittals needed for building permits.

If you have any additional questions, please contact the Development Standards Department by telephone at (864) 260-4719.

Sincerely,


Hubert McClure
Chairman Land Use Board of Zoning Appeals

PUBLIC WORKS DIVISION

Alesia Hunter, Manager

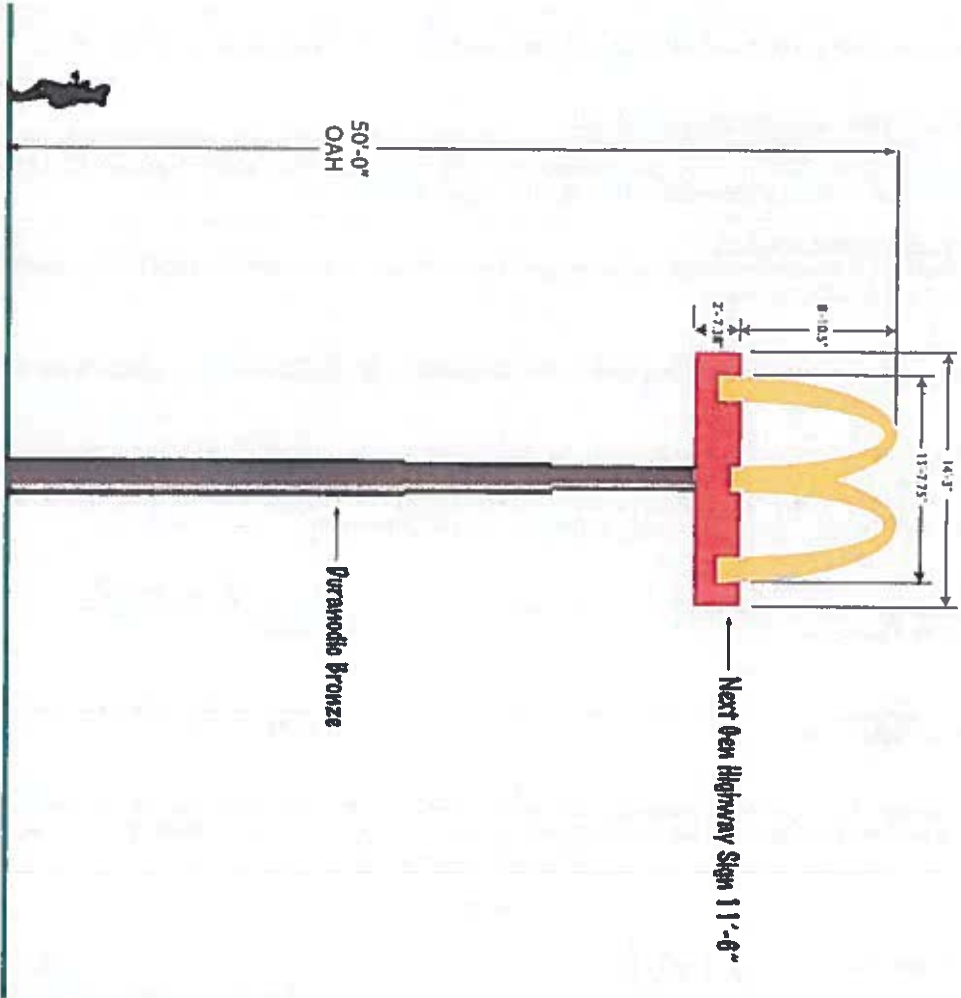
O: 864-260-4719 | F: 864-260-4795 | ahunter@andersoncountysc.org
Courthouse Annex | 401 East River Street, Anderson SC 29624

www.andersoncountysc.org

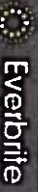
Next Gen Highway Sign 11'-6"



(Whitehall)



Actual Square Footage = 73.4 sf including arch and red banner



Customer: MCD: McDonald's Corp.

Project No: 392333

Date: 9/24/18

Location: Anderson, SC

Scale: NTS

Drawn By: KW

Site No: NN38023

Description: Next Gen Highway Sign 11'-6" @ 50' Overall Height

Revised:

Revised:

Customer Approval: Graphics and colors on file will be used unless otherwise specified by customer. Please review drawing carefully. By signing below, you agree to graphics as shown above, and to location of sign as shown. Please return signed copy back to Everbrite.

CUSTOMER SIGNATURE _____

DATE _____

LANDLORD SIGNATURE _____

DATE _____

	Type of Sign (Free-standing, Wall or Monumental)	Square Footage of Sign	Building Frontage for Sign (If a Wall Sign)	Sign Height
Sign One (1)	Wall	14 sf	Front - Whitehall frontage	42" high
Sign Two (2)	Freestanding	73.4 sf actual	Whitehall frontage	50'
Sign Three (3)	Freestanding	130.13 sf actual	Pearman Dairy frontage	50'

• Please attach a design/sketch of each sign with dimensions, show total height for free-standing signs

Road Right-of-Way Verification (Road ROW List):

The right-of-way for an Anderson County maintained road can be obtained by contacting the Roads and Bridges Department at (864) 260-4190. If the sign is located on a state road, please contact the South Carolina Department of Transportation (SCDOT) at (864) 260 2215 for right-of-way verification.

Minimum Setback Requirements:

Five (5) feet from any defined right-of-way or property line or fifteen (15) feet from the edge of the pavement, if there is not a defined right-f-way.

• You must contact the Building and Codes Department at (864) 260-4158 to obtain a permit. •

As the applicant(s), I (we) hereby confirm that the required information and materials for this application are authentic and have been submitted to the Anderson County Public Works Division – Development Standards. I (We) further confirm that I (we) have read and understand the road right-of-way and minimum setback requirements and will adhere to them as stated in the Anderson County Code of Ordinances.

Marie McClain
Applicant's Signature

9-28-18
Date

Applicant's Signature

Date

This sign permit is only valid for the sign(s) constructed, erected or installed in accordance with the application herewith and in compliance with all applicable provisions of the Anderson County Development Standards Ordinance, as amended.

For Office Use Only:

Application Received By: 10/22/18 Date Complete Application Received: 10/26/18
 Application Fee of \$15 for each sign: 4500 Check or Credit Card: 6447
 Date Application Approved: 10/20/18 Approved By: diagroone



DEVELOPMENT STANDARDS

CERTIFIED MAIL/RETURN RECEIPT

July 22, 2019

Mr. Terry Shugart
McDonald's
Post Office Box 222
Royston, Georgia 30662

Re: Compliance issue McDonalds Signage 1470 Pearman Dairy Road, Anderson South Carolina
TMS# 095-14-02-011

Dear Mr. Shugart:

Please be advised that the Board of Zoning Appeals voted unanimously on June 13, 2019 to deny the variance request to allow the second free standing business identification sign constructed after the fact to remain. The sign is now over thirty (30) days in violation of Anderson County Code of Ordinance Chapter 38, Section 38-41.

Chapter 38, Section 38-41 state that the construction, reconstruction, erection, structural alteration or use of any building or structure, or the use of land or premises in violation of any provisions of this article is hereby declared to be a misdemeanor. Where such an act or omission is continued in violation of the provisions of this article after notice of such violation by the county, each and every day shall be deemed a separate offense and misdemeanor that is punishable by the court of competent jurisdiction.

Please remove the sign immediately and contact our office for a site inspection once the sign is removed in order that we can provide a report to the Board of Zoning Appeals that compliance is in order.

If you have further questions, please contact me at 864-260-4719.

Sincerely,

A handwritten signature in blue ink, appearing to read "Alesia A. Hunter".

Alesia A. Hunter
Director
Development Standards Department



DEVELOPMENT STANDARDS

June 13, 2019

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

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

Dear Mr. Ridgeway:

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

The Board's Conclusion:

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

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

If you have any additional questions, please contact the Development Standards Department by telephone at (864) 260-4719.

Sincerely,

A handwritten signature in black ink, appearing to read "Hubert McClure".

Hubert McClure
Chairman Land Use Board of Zoning Appeals

PUBLIC WORKS DIVISION

Alesia Hunter, Manager

☎ 864 260 4719 | F 864 260 4795 | ahunter@andersoncountysc.org
Courthouse Annex | 401 East River Street, Anderson SC 29624

www.andersoncountysc.org

Variance Appliance Checklist

The following checklist is to aid the applicant in providing the necessary materials for submittal.

Application Submittal Requirements and Process

To submit a Variance Application, you must provide the following to the Development Standards Office:

- *Completed and Signed Variance Application
- *One (1) Copy of all Private Covenants and Deed Restrictions Related to the property, if applicable
- *One (1) Accurate, Legible Plot Plan with Dimensions and Locations of Structures and Improvements of the Property
- *Check made payable to Anderson County for Variance Application Fee of \$200.00

If the property is located in a zoned area, the Development Standards' Staff will recommend approval or Denial to the Citizen's Advisory Board and Land use Board of Zoning Appeals at a scheduled Public Hearing. Applicants are notified of the date, time and location of all meetings; and are encouraged to Attend, in case questions arise. The Citizen's Advisory Committee will recommend approval or denial to the Land Use/Board of Zoning Appeals, who will make the final decision.

If the property is located in an un-zoned area, the Development's Staff will recommend approval or denial to the Land Use/Board of Zoning Appeals at a scheduled Public Hearing. Applicants are notified of the date, time and location of this meeting; and are encouraged to attend, in case questions arise. The Land Use/Board of Zoning Appeals will make the final decision.

Additional Requirements/Comments: _____

Anderson County Land Use & Zoning Board of Appeals

Variance Application (continued)

In October 2018, Electric City signs applied for a sign permit for a McDonald's under construction for one wall sign and two freestanding signs. A permit was issued by the County for this work.

In December 2018, a variance was applied for to install two additional wall signs. In a letter dated December 13, 2019 (attached - typo 2019 instead of 2018), it was stated that the two additional wall signs were approved for a variance. The discussion from the LUZBA meeting that this was conditional on one freestanding sign being installed was not stated in the letter. At the time, two freestanding signs and two wall signs had already been installed.

Subsequent to the meeting, McDonald's was informed that one of the freestanding signs needed to be taken down. Electric City Signs applied for a variance in June 2019 to allow the 2nd freestanding sign to remain. At that meeting, it was stated that the variance request 1) went against the ruling from the December 2018 meeting, 2) the signs were considered to be on the same frontage, and 3) if the 2nd freestanding sign was to be installed, one of the wall signs would need to be removed.

In May 2020, a sign application was submitted to the County to reinstall the 2nd freestanding road sign in a new location proposed along the Pearman Dairy Road frontage.

In August 2020, McDonald's via the Applicant was informed that the matter would need to go in front of the LUZBA. This application is hereby being submitted in accordance with that direction.

This Variance Application is to request the following:

- 1) Approval of the Sign Application to install a second freestanding sign as proposed in an alternate location on the Pearman Dairy Road frontage (approximately 93 feet from the previously installed location).
- 2) Removal of one wall sign to be in accordance with Land Use sign regulations, if required by the LUZBA.



Staff Report

Application for a **Variance** – To allow, after the fact, a second free-standing sign on the same street front
Anderson County Land Use Board of Zoning Appeals Meeting - District 6
Historic Courthouse – 101 South Main Street – 2nd Floor County Council Chambers
Anderson, South Carolina

June 13, 2019

5:15 PM

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

Name of Project: McDonald's

Owner of Property: Do It LLC

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

Council District: Six (6)

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

Acreage of Property: approximately 1.13 acres

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

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

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

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 38, Section 38-255, the size and number of permanent freestanding business identification or highway signs is limited. Freestanding signs may contain 1½ square feet of total signage area per lineal foot of street frontage for each developed site, lot or parcel, up to a maximum of 300 square feet of total signage area. Only one freestanding sign is allowed for each developed site. Where a developed site fronts on more than one publicly dedicated street, one additional freestanding sign is allowed for each street but shall not be located on the same street frontage, provided, however, one sign using up to the total signage area calculated for both street frontages may be placed on a single street frontage.

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

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

MINUTES
ANDERSON COUNTY LAND USE AND ZONING BOARD OF APPEALS

Thursday, June 13, 2019

5:15 PM

Mr. Hubert McClure, District #5, Chairman
County Council Chambers
Second Floor Historic Courthouse
101 S Main St.
Anderson, SC 29624

In accordance with the South Carolina Freedom of Information Act, Section 30-4-10 et Seq., South Carolina 1976, amended and the Anderson County Ordinance #386, as adopted on September 21, 1993, the media was duly notified of the date, time and place of the meeting by the Clerk to Council.

MEMBERS PRESENT: John Farr, District #1, Mike Miller, Vice-Chairman, District #2, Allen Ashley, District #3, Hubert McClure, Chairman, District #5, Ed Ballard, District #6, and Dan Harvell, District #7

MEMBERS ABSENT:

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

MEETING CALLED TO ORDER:

Mr. Hubert McClure, Chairman, called the meeting to order at 5:18 PM and at this time, he gave the Invocation.

APPROVAL OF MINUTES:

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

BLANKET ORDER ITEMS A-G

Before Mr. Henry Copeland gave the Staff Reports, Mr. Hubert McClure made a motion to place the Items in the following order: C, D, F, G, E, B, and A. Mr. Dan Harvell seconded it. Mr. Henry Copeland began with the Staff Report for item C, and stated that the applicant's Special Exception request was to allow an addition to an existing mini-storage warehouse facility located at 85 Princeton Highway, Honea Path, SC. He proceeded by stating that the Staff's recommendation was for approval and listed the reasons for approval as listed on the staff report. Mr. Hubert McClure opened the Public Hearing and asked if there was anyone speaking against the variance. No one came forward. Mr. McClure closed the Public Hearing. Mr. Mike Miller made a motion to approve item C, and Mr. Dan Harvell seconded it. The variance was approved 6-0 unanimously by a show of hands.

Mr. Henry Copeland began with the Staff Report for item D. He stated that the applicant was requesting a variance to allow a reduction of side yard setback to accommodate a detached garage. He proceeded by stating that the Staff's recommendation was for approval and listed the reasons for approval as listed on the staff report. Mr. Hubert McClure opened the Public Hearing and asked if there was anyone speaking against the variance. No one came forward. Mr. McClure closed the Public Hearing. Mr. John Farr motioned to approve item D and Mr. Dan Harvell seconded it. The variance was approved 6-0 unanimously by a show of hands.

Mr. Henry Copeland began with the Staff Report for item F. He stated that the applicant was requesting a variance to allow the placement of a second wall sign near a drive-thru service window located at 3558 Highway 153, Greenville. He continued by stating that the Staff's recommendation was for approval and

listed the reasons for approval as listed on the staff report. Mr. Hubert McClure opened the Public Hearing and asked if there was anyone speaking against the variance. No one came forward. Mr. Hubert McClure closed the Public Hearing and Mr. Allen Ashley made a motion to approve the variance request as listed on the report and Mr. Mike Miller seconded it. The variance was approved 6-0 unanimously by a show of hands.

Mr. Henry Copeland began with the Staff Report for item G. He stated to the Board that the applicant was actually requesting for an increase instead of a reduction of the required number of off street parking spaces located at 2605 River Road, Piedmont. He continued by stating that the Staff's recommendation was for approval, and listed the reasons for approval as listed on the staff report. Mr. Hubert McClure opened the Public Hearing and asked if there was anyone speaking against the variance. No one came forward. Mr. Hubert McClure closed the Public Hearing. Mr. Mike Miller made a motion to approve the variance request as listed on the report and Mr. Ed Ballard seconded it. The variance was approved 6-0 unanimously by a show of hands.

Mr. Henry Copeland began with the Staff Report for item E. He stated that the applicant was requesting to allow, after the fact, a second free-standing sign on the same street frontage as one sign located at 1470 Pearman Dairy Road, Anderson. He continued by stating that the Staff's recommendation was for denial and listed the reasons for the denial as listed on the staff report. Mr. Hubert McClure opened the Public Hearing and asked if there was anyone speaking against the variance recommendation. Mr. John Connelly, PE, Britt, Peters, and Associates from Greenville, and Mr. Darrell Ridgeway came forward. There was much discussion between the applicants and the Board. Mr. Hubert McClure closed the Public Hearing and Mr. Mike Miller made a motion to deny the variance request as listed on the report and Mr. Allen Ashley seconded it. The variance was denied by a show of hands, 5 for and 1 abstained.

Mr. Henry Copeland began with the Staff Report for item B. He stated 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 for denial and listed the reasons for the denial as listed on the staff report. Mr. Hubert McClure opened the Public Hearing and asked if there was anyone speaking against the variance. Five people came forward to voice their opinion about why they did not want this Special Exception request to be approved. Throughout the discussion, the Board asked the five people from the audience, and the owner of the property questions. Mr. Hubert McClure closed the Public Hearing. After the discussion, Mr. Hubert McClure made a motion to table the request until the next meeting. He made the motion to table the request because Mr. Dan Harvell was excused from the meeting before this Special Exception was heard. He felt that there was not enough information present from each side to make a decision. Mr. John Farr seconded it. The variance was tabled 5-0 unanimously by a show of hands.

Mr. Henry Copeland began with the Staff Report for item A. He stated that the applicant was requesting a variance to allow a reduction of both side and rear setbacks located at 3804 Dixon Rd, Anderson. He continued 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. Two individuals came forward. They voiced their concerns and then Mr. William McCoy came forward on behalf of West Anderson Water District. After much discussion, Mr. Hubert McClure closed the Public Hearing. Mr. Allen Ashley made a motion to approve the variance request as listed on the report and Mr. John Farr seconded it. The variance was approved 5-0 unanimously by a show of hands.

NEW BUSINESS:

Mr. Henry Copeland came forth and gave the Board a report on the Palmetto Boat Center sign. He informed the Board that the sign was larger than they approved for from a previous meeting. Since there was no further business, Mr. Mike Miller made a motion to adjourn the meeting. Mr. Ed Ballard seconded it. The meeting was adjourned at 6:44 PM. Our next meeting will be held on Thursday, July 11, 2019 at 5:15 PM.



DEVELOPMENT STANDARDS

June 13, 2019

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

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

Dear Mr. Ridgeway:

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

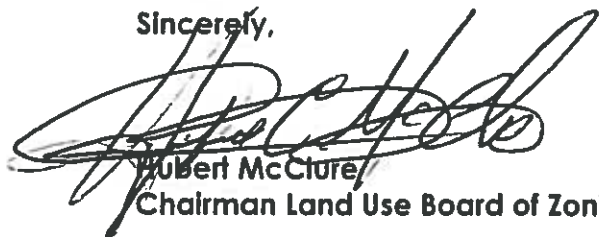
The Board's Conclusion:

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

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

If you have any additional questions, please contact the Development Standards Department by telephone at (864) 260-4719.

Sincerely,



Hubert McClure
Chairman Land Use Board of Zoning Appeals

PUBLIC WORKS DIVISION

Alesia Hunter, Manager

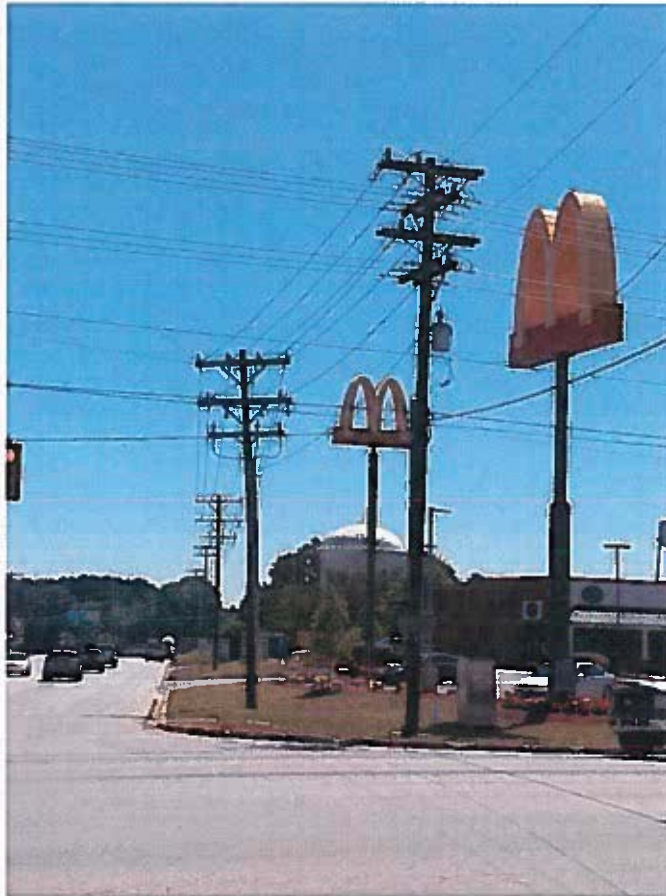
O 864-260-4719 | F 864-260-4795 | ahunter@andersoncountysc.org
Courthouse Annex | 401 East River Street, Anderson SC 29624

www.andersoncountysc.org

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



View from Pearman Dairy Road looking east along Whitehall Rd.



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

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



View from across Pearman Dairy Road near intersection with Whitehall Road



View from Pearman Dairy Road south of intersection with Whitehall Road

Staff Report

Application for a Variance – To allow additional wall signs
Anderson County Land Use Board of Zoning Appeals Meeting - District 6
Courthouse Annex, 401 E. River Street – Planning Conference Room
Anderson, South Carolina

December 13, 2018 5:15 PM

Applicant: McDonalds (contact: John Connelly)

Owner of Property: J+R Acquisitions LLC (2 parcels)

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

Council District: Six (6)

Tax Map Number (TMS #): two (2) total: TMS # 095-14-02-004 and TMS # 095-14-02-011

Acreeage of Property: approximately 1.20 acres as indicated by the applicant (or 1.17 acres, based on Anderson County GIS system)

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

Land Use: Both parcels are described as prime commercial with frontage on 2 relatively high volume arterial streets. The property is occupied by a recently completed McDonald's fast food restaurant.

Applicant Request: Applicant is requesting a Variance to allow the installation of two additional wall signs.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 38, Section 38-255. – **Permitted signs.** (2) Permanent business identification signs attached to buildings: (a.) Allowable area. If there is a freestanding business identification sign on the developed lot, parcel or site, one permanent business identification sign containing not more than one square foot of total signage area per lineal foot of principal building frontage may be placed or displayed on the building. (c.) Number of signs. Only one projecting sign is allowed per building frontage. **Additional Code references:** Sec. 38-255 (1) Permanent freestanding business identification signs. (a.) Allowable area. Freestanding signs may contain 1½ square feet of total signage area per lineal foot of street frontage for each developed site, lot or parcel, up to a maximum of 300 square feet of total signage area. (b.) Number. Only one freestanding sign is allowed for each developed site. Where a developed site fronts on more than one publicly dedicated street, one additional freestanding sign is allowed for each street but shall not be located on the same street frontage, provided, however, one sign using up to the total signage area calculated for both street frontages may be placed on a single street frontage. Sec. 38-253. - **Exempt signs.** The following signs are exempt from the provisions of this division, and require no permit: (9) Window signs. (10) On-site directional signs erected, displayed or placed on private property outside of any defined public right of way and no closer than five feet from any property line, where each sign does not exceed nine square feet in total signage area.

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

- 1) The applicant represents a recently constructed and relocated McDonald's restaurant located at the intersection of two well traveled arterial streets NW of downtown Anderson.
- 2) A single free-standing sign has been permitted at this location. Two free-standing signs are allowed by Code.
- 3) Based on the total linear frontage of both streets (approximately 471 feet), the maximum aggregate freestanding sign area allowed (300 sq. ft.) is allowed.
- 4) On-site directional signs, each containing no more than 9 sq. ft. are allowed under the Code. This option can address concerns about on-site directions raised by the applicant and is also exempt from the permitting process.
- 5) This location is described as a high traffic commercial intersection of two arterial roads. Two freestanding signs, or one well placed freestanding sign at the corner of the intersection, visible from all four highway vehicular approaches, would best serve the needs of the applicant.
- 6) The ordinance recognizes the differences between commercial locations that address vehicular traffic with freestanding signs as opposed to locations dependant on pedestrian traffic which respond better to wall signs.
- 7) Additional wall signage, beyond the one allowed and already permitted under the present Code, is not needed and would be contrary to the intent to differentiate between locations influenced more by vehicular traffic or by pedestrians. Any hardship related to location or visibility can be addressed through what the Code already allows.
- 8) The applicant has not demonstrated that a hardship exists and therefore this request is not in line with the spirit and intent of the ordinance to grant a variance when a hardship exists.
- 9) The Board has denied other variances similar to this request and would be consistent with its disapproval.

MINUTES
ANDERSON COUNTY LAND USE AND ZONING BOARD OF APPEALS
Thursday, December 13, 2018

5:15 PM

Mr. Hubert McClure, District #5, Chairman
Anderson County Annex
Planning Conference Room
401 E. River Street
Anderson, South Carolina

In accordance with the South Carolina Freedom of Information Act, Section 30-4-10 et Seq., South Carolina 1976, amended and the Anderson County Ordinance #386, as adopted on September 21, 1993, the media was duly notified of the date, time and place of the meeting by the Clerk to Council.

MEMBERS PRESENT: Mike Miller, District #2, Allen Ashley, District #3, Hubert McClure, Chairman, District #5, and Ed Ballard, District #6, Dan Harvell, Vice-Chairman, District #7

MEMBERS ABSENT: John Farr, District #1

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

MEETING CALLED TO ORDER:

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

APPROVAL OF MINUTES:

Mr. Hubert McClure asked for approval of the minutes of the meeting held on Thursday, November 8, 2018. 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. Michael Miller seconded the motion. The minutes were approved 5-0 by a show of hands.

BLANKET ORDER ITEMS A-G

Mr. Henry Copeland began with the Staff Report for item A on the agenda. He stated that the applicant was requesting a variance to allow a reduction of the rear setback requirements from 30 feet to 20 feet and a reduction of the width of side bufferyards from 15 feet to 5 feet relative to adjacent residential properties located at 100 Keasler Cir and Hwy 187, Anderson. After stating what the applicant was requesting, he informed the Board that the Citizens Advisory Committee met on December 5, 2018 and voted 3-0 unanimously to approve the variance. He continued by stating the Finding Facts and stated that the Staff's recommendation was for approval. He proceeded by stating the reasons for approval as listed on the Staff Report. Mr. Hubert McClure opened the Public Hearing, and asked if there was anyone speaking against the variance. No one came forward, so Mr. McClure closed the Public Hearing. Mr. Miller made a motion to approve item A and Mr. Harvell 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 was requesting a variance to allow a reduction of the required setbacks to accommodate a manufactured home located at 352 Mize Road, Belton. He continued by giving the Finding Facts and stated that the Staff's recommendation was for approval. He proceeded by stating the reasons for approval as listed on the Staff Report. Mr. Hubert McClure opened the Public Hearing, and asked if there was

anyone speaking against the variance. No one came forward, so Mr. McClure closed the Public Hearing. Mr. Dan Harvell made a motion to approve item B and Mr. Ashley seconded it. The variance was approved 5-0 unanimously by a show of hands.

Mr. Henry Copeland began with the Staff Report for item C on the agenda. He stated that the applicant was requesting a variance to allow a reduction in lot size located at Lot 195, Warriors Path, Anderson. He continued by giving the Finding Facts and stated that the Staff's recommendation was for approval. He proceeded by stating the reasons for approval as listed on the Staff Report. Mr. Hubert McClure opened the Public Hearing, and asked if there was anyone speaking against the variance. No one came forward. Mr. McClure closed the Public Hearing. Mr. Michael Miller made a motion to approve item C and Mr. Joseph Ballard seconded it. The variance was approved 5-0 unanimously by a show of hands.

Mr. Henry Copeland began by giving the Staff Report for item D on the agenda. He stated that the applicant was requesting a variance to allow a reduction of the required front yard and rear yard setbacks in order to accommodate a detached storage shed located at 606 Jackson Road, Anderson. He continued by stating the Finding Facts and that the Staff's recommendation was for approval. He proceeded with the reasons for approval as listed on the Staff Report. Mr. Hubert McClure opened the Public Hearing, and asked if there was anyone speaking against the variance. No one came forward. Mr. McClure closed the Public Hearing. Mr. Dan Harvell made a motion to approve item D and Mr. Michael Miller seconded it. The variance was approved 5-0 unanimously by a show of hands.

Mr. Henry Copeland began with the Staff Report for items E and F on the agenda. He stated that the applicant was requesting a variance to allow a reduction of the required front yard setbacks from 30 feet to 15 feet located at 10 Q Street and 100 Q Street in Anderson. He continued by giving the Finding Facts and stated that the Staff's recommendation was for approval. He proceeded by stating the reasons for approval as listed on the Staff Report. Mr. Hubert McClure opened the Public Hearing, and asked if there was anyone speaking against the variance. No one came forward. Mr. McClure closed the Public Hearing. Mr. Michael Miller made a motion to approve items E and F, and Mr. Allen Ashley seconded it. The variance was approved 5-0 unanimously by a show of hands.

Mr. Henry Copeland began with the Staff Report for item G on the agenda. He stated that the applicant was requesting a variance to allow the installation of two additional wall signs located at 1470 Pearman Dairy Road, Anderson. He continued by giving 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. Hubert McClure opened the Public Hearing, and asked if there was anyone speaking against the variance. No one came forward. There was much discussion between the Board and applicant. Mr. Hubert McClure closed the Public Hearing. Mr. Hubert McClure made a motion to approve item G to allow the installation of two additional wall signs in addition to the one wall sign allowed under the existing ordinance and with the agreement by the applicant that only one freestanding sign would be allowed on site. Mr. Michael Miller seconded it. The variance was approved 5-0 unanimously by a show of hands.

NEW BUSINESS:

Since there was no further business, Mr. Allen Ashley made a motion to adjourn the meeting, and Mr. Joseph Ballard seconded it. The meeting was adjourned at 5:54 PM. Our next meeting will be held on Thursday, January 10, 2018 at 5:15 PM.



DEVELOPMENT STANDARDS

December 13, 2019

← Typo - Corrected Date
December 13, 2018

Mr. John Connely
Brill, Peters & Associates, Inc.
101 Falls Park Dr
Greenville, SC 29601

Re: **Variance** Request for property located at 1470 Pearman Dairy Rd, Anderson, SC 29625, TMS # 095-14-02-004 and TMS # 095-14-02-011

Dear Mr. Connely:

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 the installation of two additional wall signs, in addition to the one wall sign allowed under the existing ordinance.

The Board's Conclusion:

The applicant has demonstrated that there are extraordinary and exceptional conditions due to the location of the property.

Please provide a copy of this letter to the Anderson County Development Standards Department when requesting a sign permit. Contact the Building Codes Department (tel. 864-250-4158) to obtain the appropriate information regarding submittals needed for building permits.

If you have any additional questions, please contact the Development Standards Department by telephone at (864) 260-4719.

Sincerely,

Hubert McClure
Chairman Land Use Board of Zoning Appeals

PUBLIC WORKS DIVISION

Alesia Hunter, Manager

O: 864-260-4719 | F: 864-260-4795 | ahunter@andersoncountysc.org
Courthouse Annex | 401 East River Street, Anderson SC 29624

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