

# Anderson County Planning Commission

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David Cothran, Chair, District #5  
Ed Dutton, District #1  
Brad Burdette, District #3  
Debbie Chapman, District #7

Jane Jones, Vice-Chair, District #6  
Lonnie Murray, District #2  
Jerry Vickery, District #4

**August 9, 2016**  
**Regularly Scheduled Meeting**  
**2nd Floor Conference Room**

**6:00 PM**

## **AGENDA**

1. Call to Order
2. Approval of Minutes (from July 12<sup>th</sup> meeting)
3. New Business
  - A. Preliminary Subdivision: Rivermill, Phase I
  - B. Preliminary Subdivision: Bronson Ridge
  - C. Variance Request: Edna Smith, 9940 Highway 81 South
4. Other Business
5. Adjournment

The Planning Commission meets on the second Tuesday of each month, unless otherwise noted. Meetings are held at 6:00 PM in the County Council Chambers, 2<sup>nd</sup> floor of the old courthouse, located at 101 South Main Street, Anderson.

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### **Planning & Community Development Department**

401 East River Street  
Post Office Box 8002  
Anderson, South Carolina 29622  
864-260-4720 (Telephone)

[Planning@andersoncountysc.org](mailto:Planning@andersoncountysc.org) (Email)

**Anderson County Planning Commission**  
**Tuesday, July 12, 2016**  
**6:00 PM**  
**County Council Chambers**  
**Second Floor – Old Courthouse**  
**Anderson, South Carolina**

**Minutes**

*In accordance with the South Carolina Freedom of Information Act, Section 30-4-10 et seq., South Carolina Code, 1976, as 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.*

Members Present: David Cothran, Jane Jones, Ed Dutton, Lonnie Murray, Brad Burdette and Jerry Vickery and Debra Chapman

Members Absent: None

Staff Present: Michael Forman, Alesia Hunter, Bryan Shumpert and Celia Myers

Call to Order: Planning Commission Chairman David Cothran called the meeting to order, with a quorum present to conduct the meeting. Chairman Cothran welcomed all present to the meeting.

Approval of Minutes: Chairman Cothran called for any changes to the minutes from the June 14<sup>th</sup> regular Commission meeting. Hearing none, the minutes were unanimously approved.

Public Hearings:

**Request for major amendment of Planned Development The Preserve at Covered Bridge Subdivision, located between Shackleburg Road and Covered Bridge Parkway**

Mr. Michael Forman presented the request by Seamon Whiteside and Associates along with staff's recommendation of denial due to negatively altering the unique design and character of the PD. Chairman Cothran opened the Public Hearing and invited public comments. Chris Watson, representative from Seamon Whiteside approached first. He stated that to allow the change to front loading homes would keep in character to the development next door making them similar. Mr. Murray questioned the land across the Parkway. Mr. Watson stated that it was a wetland. Questions were asked by Commissioners regarding the alleyway behind the homes and whether it currently existed. Mr. Watson stated that it was a rough road. Mr. Dutton questioned the reasoning behind this request. Mr. Watson stated that Meritage Homes did not have a rear entry design home. Next, Ashely Cluley of 100 Jones Creek Circle approached. She began by stating that the conceptual plan proposed 9 driveways in 800 feet and much smaller lot sizes making this development different than its neighbors. Mrs. Cluley was also concerned with the ~1.4 acres of open space behind the lots if the road was removed, adding that a concrete curb existed. She then presented the Commission with a petition requesting denial of the proposal or requiring Meritage Homes to establish new lot lines and resubmit their request. (Petition is on file at the Planning & Community Development office.) Mrs. Cluley concluded by saying that out of 40 lots within the Covered Bridge development, 15 were occupied and 12 signed the petition requesting denial. Finally, Randy Compton, owner of lot 2, 150 Jones Creek Circle approached. He stated that his property was across from The Preserve. He listed several concerns, specifically questioning the safety of one access point vs two, if the entrance behind The Preserve was omitted. He referenced a recent event when a fallen tree prevented access into and out of the subdivision. Hearing no further comments, Chairman Cothran then closed the Public Hearing. Mr. Vickery moved to recommend denial of the PD amendment request, as presented by staff. Mr. Murray seconded the motion. The motion to deny the request passed 7-0.

**Tattoo Facility: Hazzard Line**

Mr. Bryan Shumpert presented the request by Brandy Duncan along with staff's recommendation of approval with required permits. Mr. Shumpert noted that the McDonald's within the 1,000 foot distance requirement did not have a playground and thus did not disqualify this location. Chairman Cothran opened the Public Hearing and invited public comments. Hearing no comments, Chairman Cothran closed the Public Hearing. Mr. Vickery moved to recommend approval of the request for tattoo facility, as presented. Mr. Burdette seconded the motion. The motion was approved 6-0 with Mr. Murray abstaining.

**Public Service Use: New Horizon Electric Cooperative, Inc.**

Mr. Shumpert presented the request by New Horizon of a proposed electrical substation to service the Piercetown Community, along with staff's recommendation of approval with conditions. Conditions included obtaining right of way encroachment approval/permit from Duke Energy and Blue Ridge Electric, approval from US Corps of Engineers for any wetland delineation or land disturbance, an environment impact analysis and others. Chairman Cothran opened the Public Hearing and invited public comments. Hearing none, Chairman Cothran closed the Public Hearing. Mrs. Chapman moved to recommend approval of the request, as presented. Mr. Dutton seconded the motion. The motion was approved 7-0.

New Business:**Concord Trail, Preliminary Plat**

Mr. Shumpert presented the preliminary plat for Concord Trail, located on Concord Road, west of Cross Creek Drive. This 7 acre parcel is zoned R-20. The preliminary plat shows 11 lots. Mr. Dutton moved to approve the preliminary plat with conditions, as presented by the Development Standards office; and Mr. Vickery seconded. The motion was carried 7-0.

**Rogers Road, Preliminary Plat**

Mr. Shumpert presented the preliminary plat for Rogers Road Subdivision, located on Rogers Road, east of Highway 29. This 57.10 acre parcel is not zoned. The preliminary plat shows 99 lots. Mr. Dutton moved to approve the preliminary plat with conditions, as presented by the Development Standards office; and Mr. Murray seconded. The motion was carried 7-0.

**Wren Haven, Preliminary Plat**

Mr. Shumpert presented the preliminary plat for Wren Haven, located just south of Laroache Road and Roper Road. This 30 acre parcel is not zoned. The preliminary plat shows 36 lots. Mrs. Jones questioned the use of average daily trips per day, as Wren High, a middle and elementary school, in this vicinity causes an increase in traffic on the roads. Mr. Vickery moved to approve the preliminary plat with conditions, as presented by the Development Standards office; and Mr. Burdette seconded. The motion was carried 4-3, with Mrs. Jones, Mrs. Chapman and Mr. Murray opposing.

Other Business:**Hanna Crossing, Consent Agenda**

Mr. Shumpert presented the consent agenda item for Hanna Crossing, located on Highway 81. The applicant, Mr. Eddie Kinsey, requested a revision of phasing on the project from three to two. Mr. Dutton moved to approve the phasing revision request with conditions, as presented by the Development Standards office; and Mr. Vickery seconded. The motion was carried 7-0.

Chairman Cothran, hearing no further business, adjourned the meeting at 6:32 pm.

Respectfully Submitted,

Celia Boyd Myers, AICP  
Planning Commission Secretary

Anderson County Planning Commission  
August 9, 2016  
6:00 PM

Staff Report – Rivermill Subdivision  
Revised as Rivermill Phase I

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**Preliminary Subdivision Name:** Rivermill Subdivision – Phase I  
53 Lots; 0.46 miles of road  
(Original approval on October 13, 2015: 99 Lots;  
0.89 miles of road)

**Intended Development:** Residential

**Applicant:** Gray Engineering

**Surveyor/Engineer:** Gray Engineering

**Location:** 2610 River Road. Location is approximately 2,000  
linear feet north of Interstate 85.

**County Council District:** 6

**Surrounding Land Use:** North – Commercial  
South – Commercial  
East – Commercial  
West – Residential

**Zoning:** Un-Zoned

**Tax Map Number:** 237-00-05-016

**Extension of Existing Dev:** New Residential

**Existing Access Road:** River Road

**Number of Acres:** 35.55

**Number of Lots:** 53 lots

**Water Supplier:** Powdersville Water

**Sewer Supplier:** Anderson County Wastewater

**Variance:**

None Requested

**Traffic Impact Analysis:**

This new subdivision is expected to generate 530 new trips per day. River Road is classified as a collector road. There is not a maximum average vehicle trips per day requirement for River Road. An encroachment permit shall be required by SC DOT.

**Staff Recommendation:**

Staff recommends **APPROVAL** of the preliminary subdivision with the following conditions.

1. Subdivision and road names must be approved by the Addressing Department.
2. If volumes and pressures exist, fire hydrants must be placed within 1000' of all lots.
3. All lots must access proposed internal roads only.
4. Developer must obtain the following permits prior to proceeding with development to include;
  - 5. Anderson County Roads and Bridges for road profile construction.
  - 6. An approval letter for encroachment from SC DOT.
  - 7. Approval from Hammond Water District for services.
  - 8. Application must be filed with Anderson County Wastewater for sewer services.
  - 9. SCDHEC and Anderson County Stormwater Department for review and approval of Erosion and Sediment Control.
10. Setbacks are required to be shown on the Final Plat.



# Subdivision Plat Application

Date of Application Completion \_\_\_\_\_

Rivermill Subdivision  
Name of Project \_\_\_\_\_

## Applicant's Information

Name: Gray Engineering  
Mailing Address: 132 Pilgrim Road Greenville, SC 29607  
Telephone and Fax: 864-297-3027 E-Mail: rodneygray@gmail.com

## Owner's Information

(If Different from Applicant)

Name: Mark III Properties  
Mailing Address: 170 Camelot Drive Spartanburg, SC 29301  
Telephone and Fax: 864-595-1735 E-Mail: \_\_\_\_\_

## Project Information

Project Location: River Road, Piedmont SC  
Parcel Number/TMS: 2370005016  
County Council District: CCD 6 School District: District 1  
Total Acreage: 35.55 Number of Lots: 53  
Intended Development: Single Family Homes Current Zoning: Un-zoned

Surrounding Land Uses: North: Commercial South: Residential East: Commercial West: Residential

Water Supplier: Powdersville Water Sewer Supplier: Anderson County Wastewater

Have any changes been made since this plat was last before the Planning Commission?: \_\_\_\_\_

If so, please describe: \_\_\_\_\_

Is there a request for a variance?: No If so, please attach the description to this application.

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

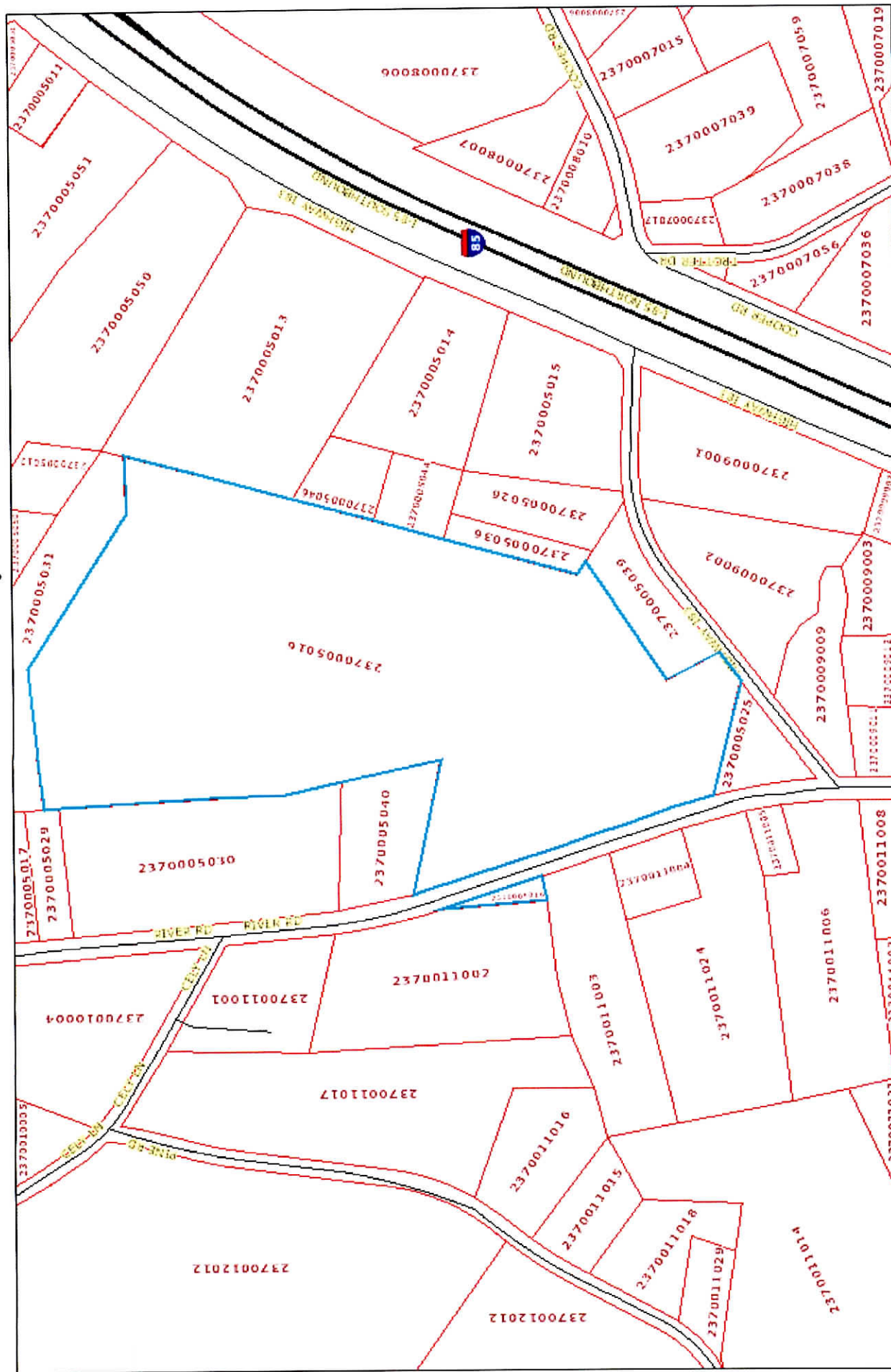
Applicant's Signature \_\_\_\_\_

Date 7-14-16

Page 1 of 1

For Office Use Only: \_\_\_\_\_ Scheduled Public Hearing Date: \_\_\_\_\_  
Application Received By: HD Copeland Date Complete Application Received: 7-14-2016  
Amount of Fee Paid: \$ 153.00 Check Number: 12401  
Staff Recommendation: \_\_\_\_\_ Planning Commission Decision: \_\_\_\_\_



# Anderson County

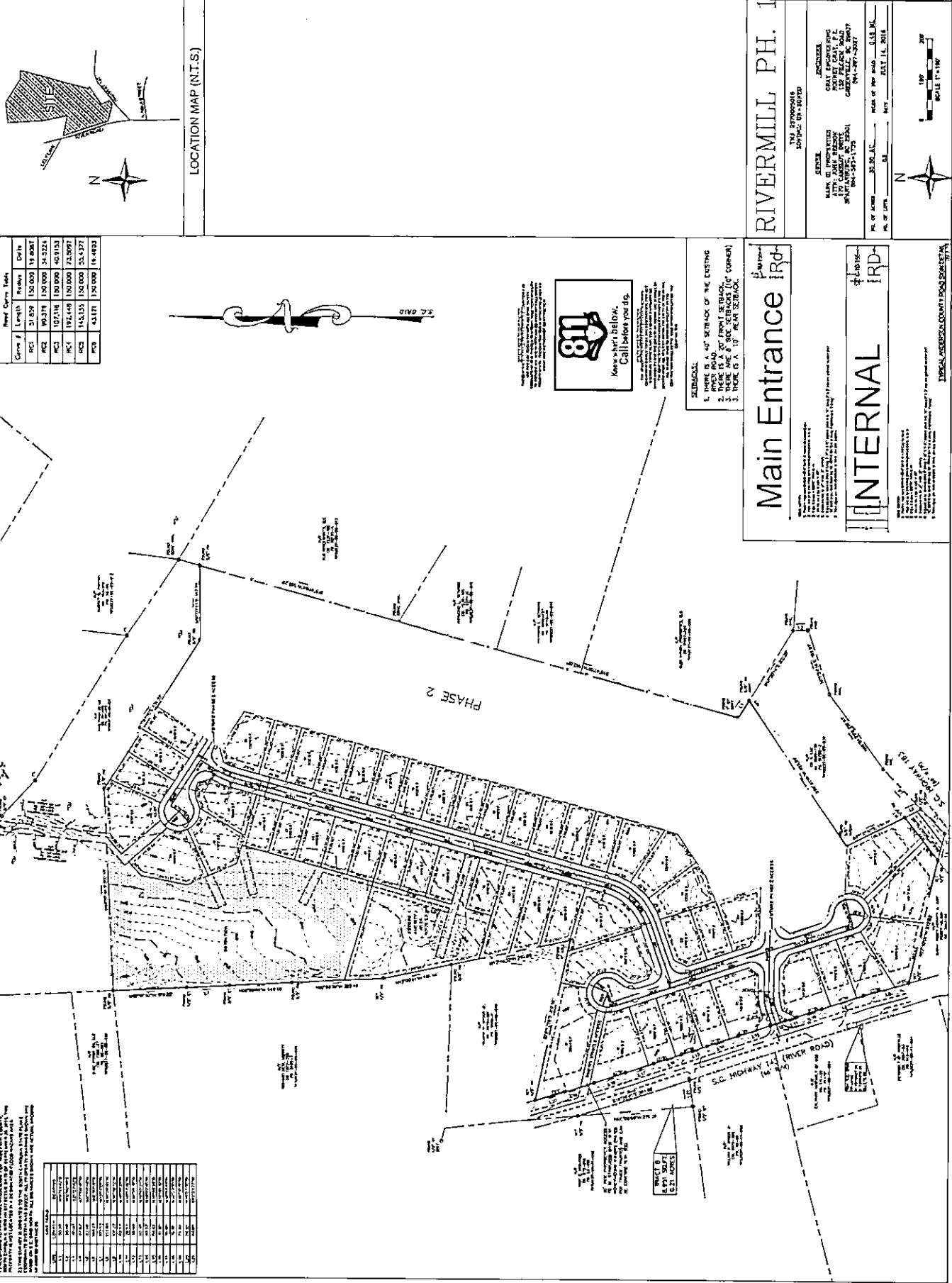


July 19, 2016 Disclaimer accepted.

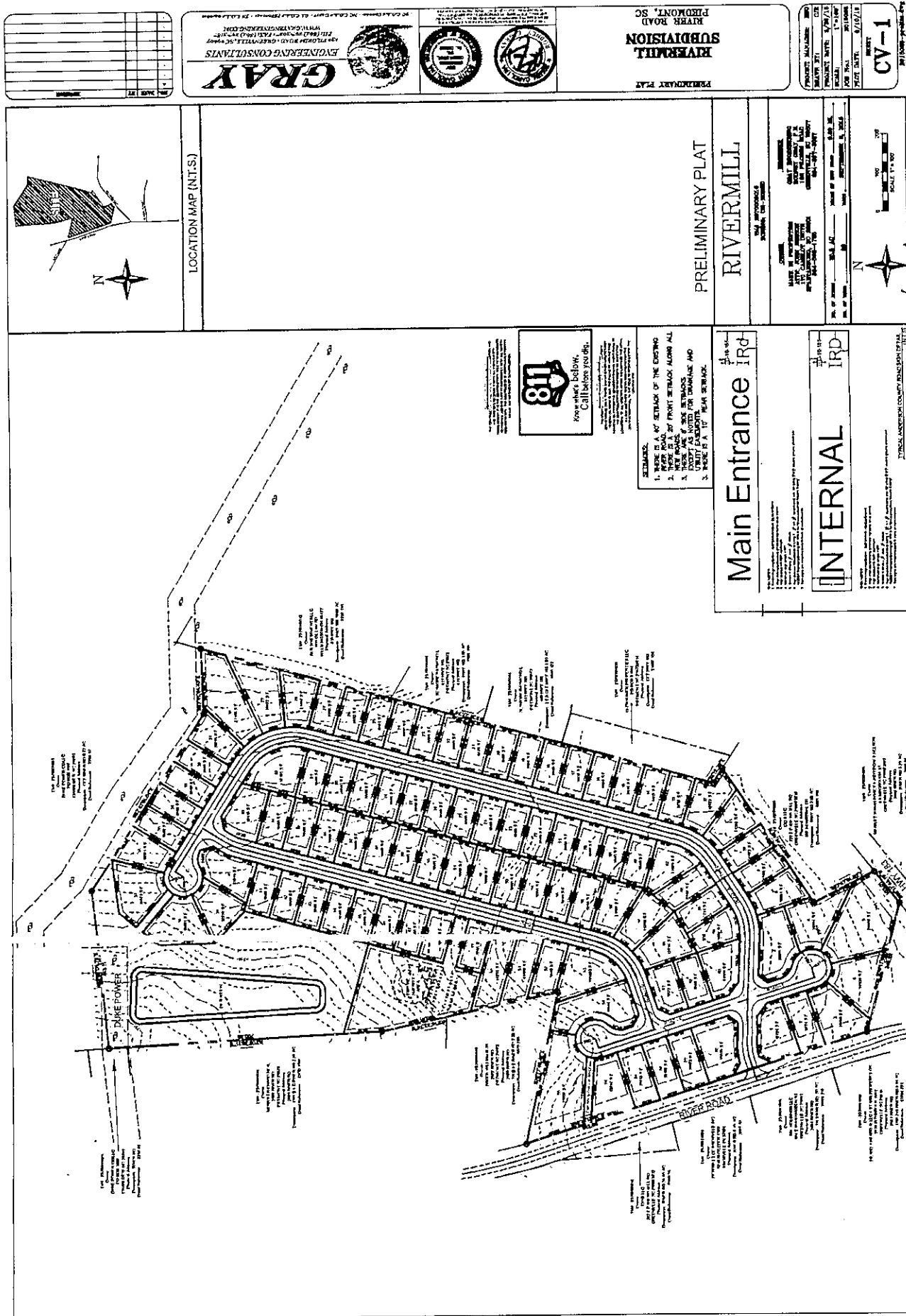
TMS: 2370005016  
 Owner: CO B LLC  
 Owner Address: 222 E PARKINS MILL RD  
 City/State: GREENVILLE SC  
 Zip Code: 296073712  
 Deed Book: 8960  
 Deed Page: 56  
 Tax District: 1  
 Description: RIVER RD 36.85 AC  
 Sale Price: \$10  
 Market Value: \$112,930  
 Sale Year: 2008



<b>STAKEOUT PLAN</b> <b>RIVERMILL PHASE 1</b> <b>SUBDIVISION</b> <b>PIEDMONT, SC</b> <b>RIVER ROAD</b>		 <b>GRAY ENGINEERING CONSULTANTS</b> 1001 W. 10TH STREET, SUITE 100 COLUMBIA, SC 29201 (803) 733-1111 WWW.GRAYENGINEERINGCONSULTANTS.COM		 <b>GRAY ENGINEERING CONSULTANTS</b> 1001 W. 10TH STREET, SUITE 100 COLUMBIA, SC 29201 (803) 733-1111 WWW.GRAYENGINEERINGCONSULTANTS.COM		1001 W. 10TH STREET, SUITE 100 COLUMBIA, SC 29201 (803) 733-1111 WWW.GRAYENGINEERINGCONSULTANTS.COM	
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# Anderson County Planning Commission

August 9, 2016

6:00 PM

## Staff Report – Preliminary Subdivision

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**Preliminary Subdivision Name:** Bronson Ridge Subdivision (The developer is requesting to be allowed to phase this project at shown on the plat Phase I, Phase II, and Phase III.

**Intended Development:** Residential

**Applicant:** Eddie Kinsey

**Surveyor/Engineer:** Blue Water Civil Design

**Location:** Vandiver Road

**County Council District:** 1

**Surrounding Land Use:**  
North – School  
South – Agricultural  
East – Commercial  
West – Agricultural

**Zoning:** R-10(Residential Single-Family) the proposed subdivision is allowed lot averaging under the Zoning Ordinance. The minimum square footage of individual lots may be reduced by up to 25% provided the average lot size for the entire subdivision meets the zoning classification minimum lot area. The proposed subdivision layout indicates that there are no lots smaller than 8,000 square feet and the overall property area divided by the number of lots is greater than 10,000 square feet.

**Setbacks:** New Requirements for setbacks as of May 4, 2016 Adopted by County Council. 40' along Vandiver Road, 20' internal lots, 10' sides, and 20' rear

**Tax Map Number:** 146-00-07-001

**Extension of Existing Dev:** No

**Existing Access Road:** Vandiver Road

**Number of Acres:** 32.55

**Number of Lots:** 94

<b>Water Supplier:</b>	Hammond Water
<b>Sewer Supplier:</b>	City of Anderson
<b>Variance:</b>	None Requested

**Traffic Impact Analysis:**

This new subdivision is expected to generate 940 new trips per day. Vandiver Road is classified as a minor urban collector road with no maximum average vehicle trips per day requirement. A traffic study will not be required due to the fact that the subdivision did not exceed the 100 lot requirement. However, both entrances locations are shown near a curve and proper site distances will be required by Anderson County Roads and Bridges Department. The developer will be required to make road improvements as the county deem necessary and applicable to make ingress and egress access safe to develop the subdivision. The developer and engineer both understand this requirement. An encroachment permit shall be required by Anderson County Roads and Bridges Department.

**Staff Recommendation:**

Approval, staff recommends approval of the preliminary subdivision with the following conditions.

- Developer must meet the requirements listed in Addendum Letter dated April 15, 2016 without variances. Individual plan review will be required prior to the issuance of building permits. These plans will be reviewed by the Development Standards Department to make certain that building material, square footage, and setbacks are all met.
- Subdivision and road names must be approved by the Addressing Department.
- If volumes and pressures exit, fire hydrants must be placed within 1000' of all lots.
- All lots must access proposed internal roads only.
- Developer must obtain the following permits prior to proceeding with development to include;
- Developer will be responsible for making all site improvements that may be required depending upon site distances.
- Anderson County Roads and Bridges for road construction plans.
- City of Anderson and SCDHEC for sewer approval.
- SCDHEC and Anderson County Stormwater Department for approval for erosion and sediment control.
- Approval from Hammond Water for potable water and fire protection.



# Subdivision Plat Application

July 14, 2016  
Date of Application Completion

Bronson Ridge Subdivision  
Name of Project

*This Plat is requesting to be  
Phased at the discretion  
of developer*

## Applicant's Information

Name: Eddie Kinsey  
Mailing Address: 521 North McDuffie Street, Anderson, SC 29621  
Telephone and Fax: (864) 225-0025 E-Mail: eddiekinsey@hotmail.com

## Owner's Information

*(If Different from Applicant)*

Name: Energy Conversion Corp.  
Mailing Address: 521 North McDuffie Street, Anderson, SC 29621  
Telephone and Fax: (864) 225-0025 / (864) 225-0027 -Fax E-Mail: eddiekinsey@hotmail.com

## Project Information

Project Location: 122 Vandiver Road, Anderson, SC 29621  
Parcel Number/TMS: 146-00-07-001  
County Council District: 1 School District: 5  
Total Acreage: 32.55 Number of Lots: 94  
Intended Development: Residential Current Zoning: R-10  
Surrounding Land Uses: North: School South: Agricultural East: Commercial West: Agricultural  
Water Supplier: Hammond Water Sewer Supplier: City of Anderson  
Have any changes been made since this plat was last before the Planning Commission?: No  
If so, please describe: \_\_\_\_\_  
Is there a request for a variance?: No If so, please attach the description to this application.

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

Eddie Kinsey  
Applicant's Signature

\_\_\_\_\_  
Date

Page 1 of 1

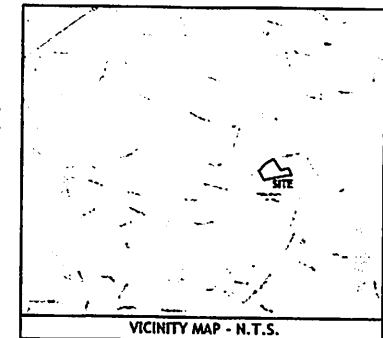
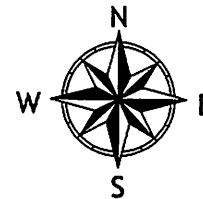
For Office Use Only: Alvin W. Hunter Scheduled Public Hearing Date: August 9, 2016 @ 6:00 P.M.  
Application Received By: Alvin W. Hunter Date Complete Application Received: July 14, 2016  
Amount of Fee Paid: 194.00 Check Number: 16819  
Staff Recommendation: \_\_\_\_\_ Planning Commission Decision: \_\_\_\_\_

# SITE DATA

TAX MAP NO.: 1460007001  
 LAND AREA: ±32.55 AC.  
 ZONING: R-10  
 SETBACK INFORMATION: 40' ALONG VANDIVER ROAD  
 20' FRONT SETBACK  
 10' SIDE SETBACKS  
 20' REAR SETBACK  
 TOTAL ROADWAY: 4,388 LF 12' PAVED W/  
 50' R.O.W.  
 PROPOSED LOTS: \*\*94 TOTAL LOTS  
 \*\*R-10 UTILIZING LOT AVERAGING. LAYOUT SUBJECT TO  
 P.C. APPROVAL.

N/F  
 ANDERSON COUNTY  
 SCHOOL DISTRICT #5  
 D.B. 5812/11  
 P.S. 1544/1  
 TMS 146-00-05-006

N/F  
 ANDERSON COUNTY  
 SCHOOL DISTRICT #5  
 D.B. 8198/182  
 P.S. 1720/10  
 TMS 146-00-05-005



LINE OF SIGHT NOTE:  
 MINIMUM SIGHT DISTANCE TO BE MAINTAINED PER  
 ANDERSON COUNTY REQUIREMENTS. SIGHT DISTANCE  
 EASEMENTS TO BE OBTAINED IF NECESSARY.

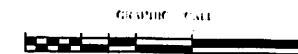
LOT AVERAGING USED TO MEET THE ANDERSON COUNTY MINIMUM LOT SIZE  
 REQUIREMENTS. NO LOT IS SMALLER THAN 8,000 SQ. FT. AND THE OVERALL  
 PROPERTY AREA DIVIDED BY THE NUMBER OF LOTS IS GREATER THAN 10,000  
 SQ. FT.

TOTAL NUMBER OF PROPOSED LOTS = 94 LOTS  
 TOTAL SQUARE FOOTAGE OF LOTS = 1,026,352 SQ. FT.  
 DIVIDE 1,026,352 SQ. FT. BY 12 LOTS = 10,919 SQ. FT. (LOT AVERAGE)

DIMENSION NOTE:  
 ALL DIMENSIONS SHOWN ON ROADWAY ARE  
 MEASURED FROM F.O.C. TO F.O.C. UNLESS  
 OTHERWISE SPECIFIED.

## SITE PLAN LEGEND

- TYPICAL LIGHT DUTY  
ASPHALT PAVEMENT
- OPEN SPACE
- PROPERTY LINE
- PROPOSED BUILDING SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N28°09'28"W	14.87
L2	N72°28'29"E	5.97
L3	S84°53'21"E	13.27
L4	S28°16'01"W	49.35
L5	S84°53'21"E	14.79

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	14.11	137.87	13.10	N28°09'28"W
C2	205.22	199.12	199.12	N72°28'29"E
C3	832.87	833.40	203.12	S84°53'21"E



**blueWATER**  
 civil design  
 19 Washington Park, Suite 100 • Greenville, SC 29601  
 www.BlueWaterCivil.com • info@BlueWaterCivil.com

BRONSON RIDGE  
 SFR SUBDIVISION  
 VANDIVER ROAD  
 ANDERSON COUNTY, SC

PRELIMINARY  
 LAYOUT PLAN

SP-1

# ENERGY CONVERSION CORP.

521 NORTH McDUFFIE STREET - 29621

P.O. BOX 5078 - 29623

ANDERSON, SOUTH CAROLINA

Phone: (864) 225-0025

Fax : (864) 225-0027

April 15, 2016

Mr. Michael Forman  
Anderson County  
Planning and Community Development Manager  
401 East River Street  
Anderson, SC 29621

Re: Vandiver Road Rezoning TMS# 146-00-07-001

Please allow this letter to be the Addendum to the Rezoning Application we submitted on Vandiver Road. The following are stipulations we will have on the property:

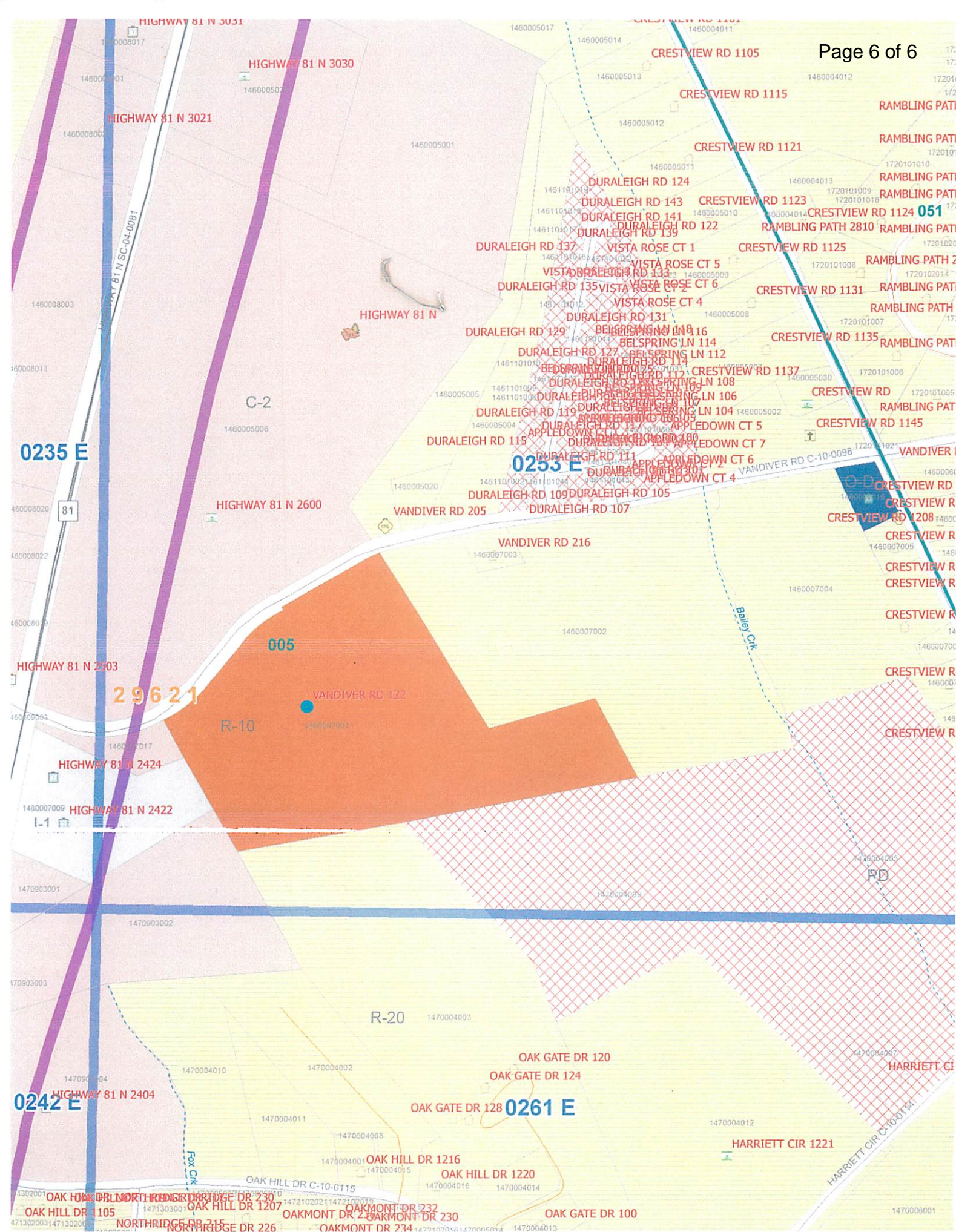
- 1.) Brick or Stone Fronts
- 2.) No Vinyl Siding
- 3.) No more than 500 SF deviation between adjacent homes
- 4.) Home sizes to be 1600 – 3200 SF
- 5.) 20' Rear Set Back

If there are any questions, please feel free to contact me.

Best Regards,  
Energy Conversion Corp.

  
Eddie Kinsey







Staff Report-Variance  
Anderson County Planning Commission Meeting  
August 9, 2016  
6:00PM

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**Project Name:** Edna Smith Property  
**Applicant:** Edna Smith  
**Owner:** Edna Simpson Smith Life Estate  
**Intended Use:** Residential  
**Location:** 9940 Highway 81 South

**Details of Request:**

Mrs. Smith is transferring 5.00 acres of property to her granddaughter for a single family residence. Current access to the Smith property is by way of a shared driveway with the adjacent property owner, Mrs. Smith's son.

**County Council District:** 3  
**Zoning:** Not Zoned  
**Total Site Area:** 131.07  
**Tax Map Number:** 134-00-10-002  
**Extension of Existing Development:** No  
**Water:** Private well  
**Sewer:** Individual On-Site Wastewater  
**Variance:** Subdivide a parcel on a private driveway

**Staff Recommendation:**

Staff recommends APPROVAL of this variance based on the facts that the property has extraordinary and exception conditions that is unnecessary hardships;

1. Property only has access to Highway 81 South via an access point provided by her son. This driveway has been in use for over fifty (50) years.
2. Conditions do not generally apply to other properties as those properties have road frontage on Highway 81 south.
3. Without the variance, Mrs. Smith could not transfer the 5.00 acre parcel to her granddaughter.
4. Granting the variance would not be detrimental to adjacent properties. This area has large tracts with smaller tracts interspersed. This is a rural area and will most likely remain so.
5. Additional subdivision of property along the private easement shall not be allowed.



## Variance Application

Date of Application Completion

Application Status (Approved or Denied)

### Applicant's Information

Name: Edna Smith  
 Mailing Address: 9940 Hwy 81 S, Iva, SC 29655  
 Telephone and Fax: 864-348-3182 E-Mail: N/A

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

Name: Edna Simpson Smith Life Estate  
 Mailing Address: 9940 Hwy 81 S, Iva, SC 29655  
 Telephone and Fax: 864-348-6416 E-Mail: Meta 77@wc tel.net

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

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

Owner's Signature

Date

### Project Information

Property Location: 9940 Highway 81 S Iva, SC  
 Parcel Number(s)/TMS: ~~134-00-1002~~ 134-00-10-002  
 County Council District: 3 School District: 3  
 Total Acreage: 131.07 Current Zoning: Un zoned  
 Requested Variance: There is a Variance Application fee of \$200 if in a zoned area.

Please indicate if setback variance, sign variance or minimum lot size variance.

Purpose of Variance: Subdivide a 5.00 acre tract off of a private drive. Property does not have access to Hwy 81

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

4

If you indicated no, your signature is required:

Rita A. Metz  
Applicant's Signature

7-22-2016  
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:

Limited access to Hwy 81 S. Driveway has been used for years.

Conditions do not generally apply to other properties in vicinity, as shown by: adjacent properties have road frontage on Hwy 81 S.

Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows: Ms. Smith is transferring property to granddaughter. Need variance to subdivide

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:

One driveway will be utilized. Rural setting

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 Planning Division - Development Standards.

Rita A. Metz  
Applicant's Signature

7-22-2016  
Date

Page 2 of 2

For Office Use Only:

Application Received By: \_\_\_\_\_ Date Complete Application Received: \_\_\_\_\_

Application Fee Amount Paid: \_\_\_\_\_ Check Number: \_\_\_\_\_

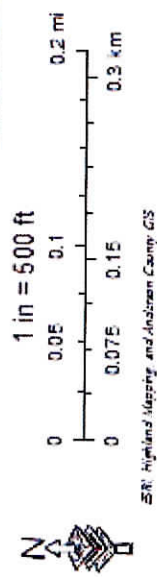
Scheduled Advisory Hearing Date: \_\_\_\_\_ Scheduled Board Hearing Date: \_\_\_\_\_

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

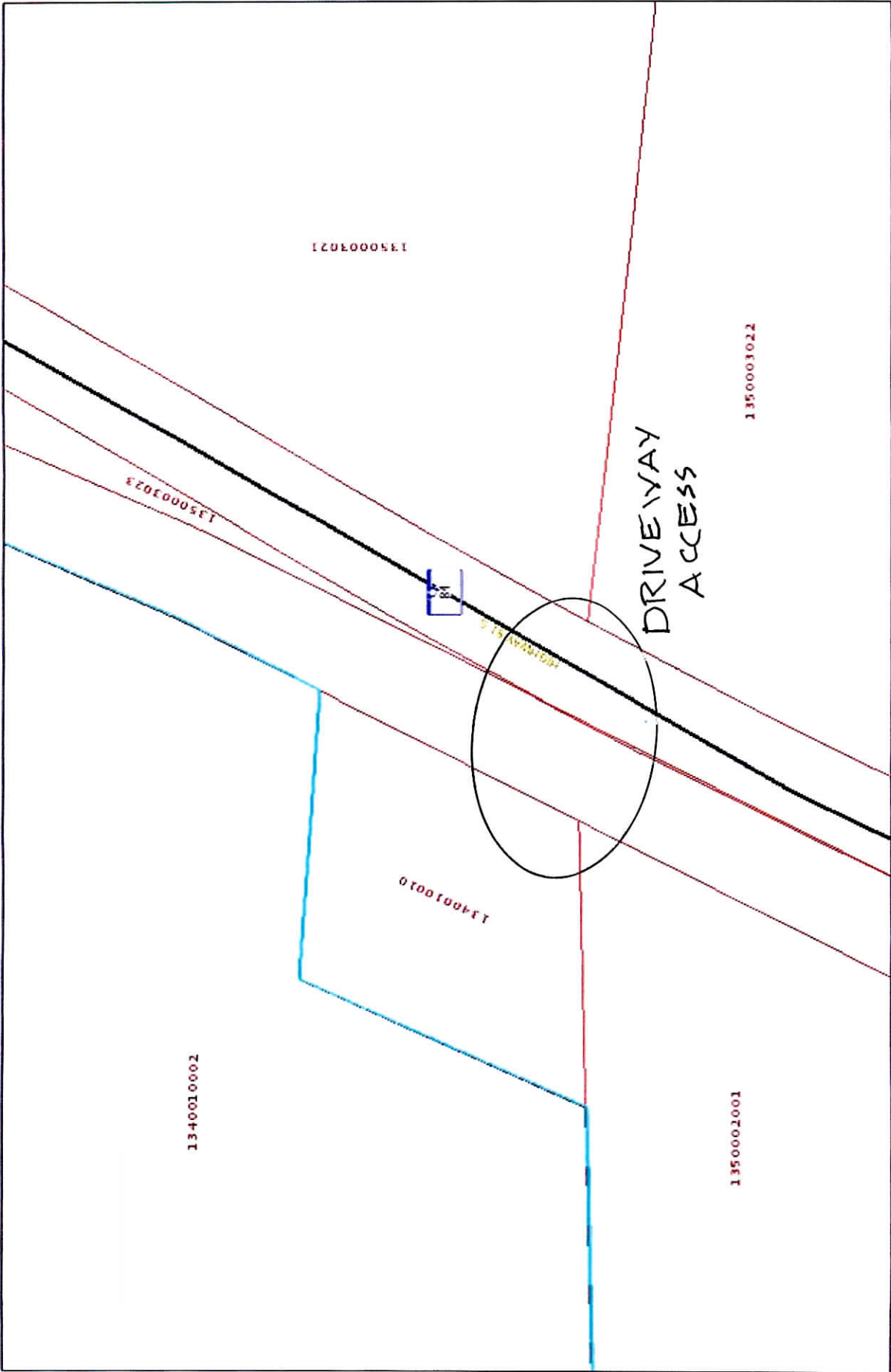
Land Use/Board of Zoning Appeals' Decision: \_\_\_\_\_

Category	Item	Value	Unit
TMS	TMS	100	kg
TMS	TMS	100	kg

Owner	Owner Address	City/State	Deed Book	Deed Page	Deed Pg	Zip Code	Market Value
Owner	Owner Address	City/State	Deed Bk	Description	Pg	Zip Code	Market Value
Tax District	Tax District	Tax District	Sale Year	Sale Price	Sale Price	Market Value	Market Value



# Access Area



July 26, 2016 Disclaimer accepted

TMS		Owner		Zip Code	
Owner Address:	Owner Address	City/State	Deed Page	Deed Pg	Zip Code
Deed Book	Deed Bk	Tax District	Description	Market Value	Market Value
Sale Year	Sale Year	Sale Price	Sale Price	Market Value	Market Value



