



MEMORANDUM

ANDERSON COUNTY DEVELOPMENT STANDARDS

DATE: April 8, 2021

TO: Land Use and Zoning Board of Appeals Members

FROM: Alesia Hunter

SUBJECT: April 15, 2021

The Anderson County Land Use and Zoning Board of Appeals is scheduled to hold its next meeting on Thursday, April 15, 2021 at 5:15 PM at the Civic Center, 3027 Martin Luther King Jr Blvd, Anderson, SC 29625.

The meeting agenda and packet are attached for your review.

Please email tjchapman@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

John Wright, Jr.
Council District 1

Ray Graham
Council District 3

Cindy Wilson
Council District 7

ANDERSON COUNTY
SOUTH CAROLINA

Brett Sanders
V. Chairman, District 4

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, April 15, 2021

5:15 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 January 14, 2021
- 4.) PUBLIC HEARING:
 - (A) Variance application - request to reduce side yard setback to accommodate an additional building located at 108 Chippewa Ln., Williamston. [Council District 7]
 - (B) Special Exception - request to allow school expansion for construction of maintenance building and barn located at 702 Belton Hwy, Williamston. [Council District 7]
 - (C) Special Exception - request to allow a winery and vineyard located at 5351 Copeland Rd, Williamston. [Council District 7]
 - (D) Special Exception – request to allow park and athletic field expansions located at 1939 Evergreen Rd., Anderson. [Council District 4]
 - (E) Special Exception - request to allow short term rentals, providing housing (host home) for traveling professional renters doing work/business in Anderson limited to a maximum of four guestrooms located at 4400 and 4402 Lexington Way, Anderson. [Council District 1]
- 5.) Old Business:
- 6.) New Business:
- 7.) Adjournment:

STATE OF SOUTH CAROLINA)
COUNTY OF ANDERSON)

ANDERSON COUNTY
LAND USE AND BOARD OF ZONING APPEALS
JANUARY 14, 2021

PRESENT:

HUBERT MCCLURE, CHAIRMAN
ALLEN ASHLEY
DAN HARVELL
JOHN FARR
MIKE MILLER

ALSO PRESENT:
ALESIA HUNTER
BRITTANY MCABEE
TIM CARTEE
HENRY COPELAND
TRACY SMITH

1 HUBERT MCCLURE: Okay. We'll go
2 ahead and call this meeting of land use board to order.
3 We'll go ahead and have the invocation. Let us pray.

4 **INVOCATION BY HUBERT MCCLURE**

5 HUBERT MCCLURE: Approval of
6 minutes. Has everybody looked over the minutes from
7 the last meeting? Any additions or deletions from the
8 meeting of last month?

9 DAN HARVELL: Motion to approve,
10 Mr. Chairman.

11 HUBERT MCCLURE: Mr. Harvell motions
12 to approve. Do we have a second?

13 JOHN FARR: Second.

14 HUBERT MCCLURE: Second by Mr. Farr.
15 All those in favor. And that's five and zero.

16 I'd like to make a motion to move the election of
17 officers to old and new business, or whichever, to the
18 end of the meeting. And switch (A) and (B), because we
19 noted that (B) is going to be a little bit less time
20 consuming. I'm going to make that as far as a motion.

21 MIKE MILLER: Second.

22 HUBERT MCCLURE: Second. All those
23 in favor? And that's five and zero. So that's done.

24 So we'll go ahead and start with (B), which is
25 variance application. And I believe this is Broyles

1 Landing, 110. Staff report.

2 TRACY SMITH: Yes, sir. I just
3 wanted to introduce myself to the board and the chair.
4 My name is Tracy Smith. I'm going to be now the
5 liaison for your guys, for this board, so I just wanted
6 to introduce myself to you. So you'll be hearing from
7 me instead.

8 HUBERT MCCLURE: All right. Turn
9 your mic on so we can hear you.

10 TRACY SMITH: Sorry about that.
11 Tonight's application before you is a second variance
12 application request due to a survey not being available
13 at the last meeting in November. And I'll go ahead and
14 start reading the staff report for you.

15 The applicant is Graham Hall. The owner of the
16 property is Charles Hall. The location is 110 Broyles
17 Landing in Townville. The council district is 4. The
18 property description is 1.01 acres on the corner of
19 Broyles Landing. The current zoning is property is not
20 zoned at this time. And the land use is commercial
21 storage facility.

22 The variance request is to allow for the reduction
23 of front yard setback requirement from twenty feet to
24 10.7 feet from the right-of-way and a reduction of the
25 side yard setback from ten feet to eight feet from the

1 property line to accommodate the addition of the
2 commercial boat storage.

3 The findings of fact is Anderson County Code of
4 Ordinances, Chapter 38, Section 120, the required front
5 setback shall be twenty feet from any right-of-way and
6 side yard setback shall be at least ten feet from the
7 property line.

8 The current conditions is the commercial storage
9 facility adjacent to residential and vacant properties.
10 And there is an aerial copy survey showing the new
11 storage unit that they're wanting to place. And that
12 was what we were waiting on. This is a picture of, I
13 think -- it's kind of blurry -- but I think this is the
14 fence showing the height from the right-of-way. I
15 think y'all received this in the last packet. Again,
16 another aerial view of the storage facility.

17 And the staff recommends approval for the
18 following reasons: The building is to provide a safe
19 turning radius for boat trailers. The placement of the
20 storage will not cause a detriment to the road right-
21 of-way. The building is approximately four feet higher
22 than the road and a chain link fence is located between
23 the proposed building and the right-of-way. Not cause
24 detriment to other properties. And the privacy fence
25 and the property across the road is vacant. And if

1 approved, the applicant will still be required to
2 obtain a land use permit from the Development Standards
3 office, as well as a building permit from Building
4 Codes.

5 This concludes my staff report. I'm sorry.

6 HUBERT MCCLURE: That's all right.
7 Okay. So at this time I'll open up the public hearing.
8 Anyone speaking against 110 Broyles Landing? Anyone
9 speaking against? Okay. I'll close the public hearing
10 and leave and reserve questions for Mr. Graham Hall or
11 Mr. Charles Hall. Are y'all here if we have any
12 questions? Okay. Is there any questions for Mr. Hall
13 or staff from the board at this time?

14 Okay. What's the feeling of the board?

15 JOHN FARR: Move we approve.

16 HUBERT MCCLURE: Mr. Farr has a
17 motion to approve.

18 MIKE MILLER: I'll second.

19 HUBERT MCCLURE: Second by Mr.
20 Miller. All those in favor, by uplifted hand. And
21 that's five and zero.

22 Next will be staff report on 1210 Gilreath Road.

23 BRITTANY MCABEE: Good evening. This
24 is a special exception for 1210 Gilreath Road located
25 in council district 1. The applicant is Troy Gilreath

1 and the owner of the property is Hunt Camp LLC. The
2 property description is two green houses and a
3 germination building. It's a private farm not open to
4 the public. It is currently zoned R-20, which is
5 single family residential twenty thousand square feet.
6 The land use is agriculture.

7 The requested special exception is to allow for a
8 hemp far at a pre-existing, nonconforming farm and to
9 maintain existing agriculture use for business
10 purposes.

11 Findings of fact is according to Anderson County
12 Code of Ordinance under Chapter 70 an expansion of a
13 nonconforming use requires a special exception. The
14 farm has been in existence before zoning was
15 implemented. Therefore, it is considered a
16 nonconforming use. However, no major change is being
17 made to the use of the property.

18 This is an aerial view of the property. This is
19 the posting of the property. This is a picture of the
20 greenhouse on the property. This is the South Carolina
21 certified grown and the USDA organic certification that
22 Mr. Gilreath has obtained. And this lists him as a
23 hemp farmer in South Carolina. His name is listed on
24 the second page there.

25 Staff recommends approval of this special

1 exception request for the following reasons: State law
2 allows the cultivation of hemp and sets the standards
3 for which it is regulated. The special exception is a
4 legal use. There are six other South Carolina
5 Department of Agriculture permitted farmers in Anderson
6 County. The use is not detrimental to the public
7 health or welfare. The use will not violate
8 neighborhood character nor adversely affect surrounding
9 land uses. The property has been used as a farm prior
10 to zoning being implemented in February 2000. The
11 natural buffer yard must remain in place. No
12 commercial activity is permitted onsite. All crops
13 harvested must be sold offsite. All conditions and
14 requirements of the USDA and state permits will apply.
15 The applicant will be required to obtain a residential
16 compliance letter and a building permit prior to the
17 construction of any of the three additional
18 greenhouses.

19 Before concluding the staff report, we have
20 received concerned calls about the nature of hemp, and
21 I have a short presentation on the science and legal
22 issues surrounding the special exception.

23 Cannabis is a genus of flowering plants and
24 includes three species of sativa, indica and ruderalis.
25 The Controlled Substance Act of 1970 at the time banned

1 the entire cannabis genus, which included the ruderalis
2 species which is known as hemp and contains minuscule
3 THC. Ruderalis contains no more than .3% THC by dry
4 weight. Pot is made from the sativa or indica species,
5 which can produce up to thirty percent THC by dry
6 weight. The sativa and indica species is still treated
7 as a controlled substance and is federally illegal.

8 Ruderalis plants have small thick leaves and a few
9 branches and a very fibrous stem. The plants do not
10 grow taller than four feet. Ruderalis or hemp produces
11 low levels of THC and is not used recreationally. It
12 does produce high levels of cannabidiol oil or CBD,
13 which is often used for a medical supplement.
14 Ruderalis/hemp is also grown for the production of
15 sustainable clothing and textiles. It does have a
16 history of being used for various resources such as
17 paper and housing material.

18 On the other hand, which is known as pot is made
19 from indica and sativa. The indica is the shorter and
20 denser plant and it's the most well known pot plant and
21 produces effects that soothe muscles and pain. When
22 people speak of medical pot, they are referring to the
23 indica species of cannabis. The sativa can grow very
24 tall and be over eighteen feet. It's used
25 recreationally for its euphoria producing THC content

1 rather than medically.

2 The two pot plants, indica and sativa, their
3 effects on humans have not been scientifically
4 determined, however. But this presentation was to
5 illustrate the difference between what is known as pot
6 and hemp.

7 This concludes the staff report.

8 HUBERT MCCLURE: Thank you, staff.
9 Okay. At this time we'll open up the public hearing.
10 We do know that there are some people that have signed
11 up to speak against. And at this time I will ask them
12 to come up and then we will ask questions of staff or
13 Mr. Gilreath at that time. We'll let him speak.

14 So before I ask the first person to come up or
15 whoever wants to come up, I would like to mention that
16 we are trying to be professional here and civil. At
17 the first point where I start to pick up that you are
18 not being that way, I will cut you off. I'm not going
19 to put up with hearsay and things that people did
20 twenty years ago. Not in this account, but in the past
21 we had people that says, well, he did this twenty years
22 ago and he's doing this and he's doing this. And
23 unless you have a picture or documentation or a police
24 report, we don't want to hear about it. Okay? I want
25 to keep it professional and civil. And that's just was

1 past experience. It's not this one. From past.

2 At this time -- I don't want to butcher your

3 names, but I believe it says Mr. Malik.

4 JOSHUA MALIK: Malik.

5 HUBERT MCCLURE: Okay. Go ahead and
6 state your name and address, please, in the microphone.

7 JOSHUA MALIK: My name is Joshua
8 Malik. I will at 409 Van Martin Road. It's a few
9 roads over, actually, from where he's trying to grow
10 the hemp farm or actually expand his agricultural
11 needs.

12 HUBERT MCCLURE: How far would you
13 say that you live, feet-wise or miles?

14 JOSHUA MALIK: Less than half a
15 mile.

16 HUBERT MCCLURE: Okay.

17 JOSHUA MALIK: Probably maybe a
18 third of a mile or a quarter. Walkable distance, at
19 least.

20 DAN HARVELL: Excuse me. Are you
21 on this petition?

22 JOSHUA MALIK: Yes.

23 DAN HARVELL: You are?

24 JOSHUA MALIK: Yes. As well, my
25 wife is.

1 DAN HARVELL: All right. Thank
2 you.

3 HUBERT MCCLURE: Go ahead.

4 JOSHUA MALIK: Okay. I originally
5 moved to Anderson two years ago to a nice neighborhood.
6 And that's why I actually chose the neighborhood I live
7 in now. My neighbors, as well as the person I was
8 sitting beside, they're a great place. It's a great
9 place to start a family and that's why I moved there.

10 I understand that marijuana and hemp are two
11 different things. They both contain THC, though. And
12 as that, THC does or can cause someone to fail a drug
13 test. In my opinion, if it can make you fail a drug
14 test, THC can -- I know there's different levels of THC
15 in hemp. I'm not sure what he's actually growing in
16 that sort of hemp, but I would rather that not be in my
17 neighborhood. If it was rezoned to somewhere else,
18 that's a different whole aspect to me. You know, if
19 it's somewhere not in a community itself.

20 Personally I know laws versus personal opinions
21 and stuff, I would rather it just not be near my house,
22 especially in a house that I do plan to start having
23 kids in very soon. Something that is part of a drug
24 family. I know it's not pot. I know it's not. I'm
25 not guaranteeing and I'm saying it is. But it is still

1 part of the cannabis family. That would be like saying
2 -- you know, someone saying Coke versus Pepsi. Them
3 saying, oh, well, yes, they are two different things,
4 but they're both still soda that have syrup just like
5 both cannabis -- like the hemp and the marijuana both
6 have THC in it.

7 As you see by the signatures that we acquired, we
8 got, I think a hundred, if not more, a hundred
9 signatures of the neighborhood itself in just that
10 surrounding area where people did oppose having hemp
11 being grow at this agricultural farm.

12 I feel that if we're able to walk around in a
13 pandemic and wear masks and actually get people to sign
14 a piece of paper saying that they do not want this in
15 their neighborhood, that's a pretty big feat in my
16 opinion, saying that people are willing to actually
17 come to the door. I know people were -- when I was
18 walking around, they were very questionable about
19 should I tough this paper or should I not. But they
20 were still willing to listen to us and sign saying we
21 would rather not have that in our community itself.
22 That was the biggest thing that I saw. It didn't
23 matter if it was maybe somewhere else. But in a
24 community around children that play around and walking
25 my dog near that house and stuff like that, it's just,

1 in my opinion, morally not right for that there. I'm
2 fine with his farming practices. If he wants to
3 continue growing herbs, spices and being a business,
4 that's fine. I just would rather that not be added the
5 hemp to it.

6 HUBERT MCCLURE: Thank you, sir.

7 JOSHUA MALIK: Thank you for your
8 time.

9 HUBERT MCCLURE: Ms. Small. Or Mr.
10 Small. I'm sorry. Okay. Are you going to speak?

11 MR. SMALL: (Inaudible.)

12 HUBERT MCCLURE: Okay. How far do
13 you live from the farm, round-about, way the crow
14 flies.

15 MR. SMALL: Less than a quarter
16 of a mile.

17 HUBERT MCCLURE: How much?

18 MR. SMALL: Less than a quarter
19 of a mile. (Inaudible).

20 DAN HARVELL: Mr. Malik, did you
21 say how far you are from it?

22 JOSHUA MALIK: Yeah; half a mile.

23 DAN HARVELL: One-half mile?

24 Okay.

25 MIKE MILLER: But we -- go ahead.

1 HUBERT MCCLURE: No, I was going to
2 call Mr. Jones.

3 MIKE MILLER: With both of y'all
4 living that distance, can you actually see where he is
5 going to be planting this and doing this? Come back
6 up, since you're a spokesman for two.

7 JOSHUA MALIK: When I go for my
8 walks with my wife -- we have two dogs, we go walk the
9 neighborhood, it is visibly seen when you walk the
10 neighborhood. You walk down Gilreath Road and we make
11 our turn, it is visibly seen. I know he has added
12 black paper about four feet high now, but it is still
13 seen. So out of visual, at least in a greenhouse, I
14 don't know how he's going to expand that practice, but
15 from the road it is seen, at least.

16 MIKE MILLER: What are you
17 actually seeing from the road?

18 JOSHUA MALIK: We're seeing the
19 greenhouses and other plants. I mean it's kind of hard
20 to tell sometimes.

21 MIKE MILLER: Can you physically
22 see the hemp inside the greenhouse or what plants he's
23 got inside the greenhouse?

24 JOSHUA MALIK: Not at this time,
25 no.

1 MIKE MILLER: So he -- with the
2 greenhouses up now, what you're speaking of, you can't
3 tell what's inside the greenhouse?

4 JOSHUA MALIK: Not at this time.

5 MIKE MILLER: Okay. Thank you.

6 JOSHUA MALIK: Okay.

7 HUBERT MCCLURE: Mr. Jones. And how
8 far do you live?

9 MR. JONES: Right next door to
10 him, more or less. So, no, you cannot see what he's
11 growing in there. The trees, everything else grown up
12 around his fence; you can't see. You can see the
13 greenhouse.

14 MIKE MILLER: So if he was
15 growing tomatoes -- you know, I'm just trying to see
16 what y'all are seeing because I know the farm is what
17 ---

18 MR. JONES: You can't tell if
19 it's tomatoes, hemp, butterbeans.

20 MIKE MILLER: Because what I'm
21 seeing is the farm has been there for over a hundred
22 years. And you know, the farm was there before the
23 subdivision was built.

24 MR. JONES: But not the hemp.

25 MIKE MILLER: And like I said,

1 you know, that's what I'm trying to question, if you're
2 walking around what you're seeing. If you're only ---

3 MR. JONES: He has the black
4 around the fence. But me, I just don't want -- you
5 start growing it, he has fences up, people are going to
6 know about it. It's going to bring a bad set of people
7 to our neighborhood. And I don't want that. You put
8 fences up for honest people. Criminals, they're going
9 -- you put locks on doors for honest people. Criminal
10 will kick in the door or cut the fence. I don't want
11 that around my neighborhood. I've been living there
12 for sixteen years. And it's been a peaceful
13 neighborhood.

14 But I just -- I don't want it anywhere near a
15 residential neighborhood. And he can go out to the
16 country and grow hemp all he wants. Really don't care.
17 Just not in our neighborhood. That's all I have.

18 HUBERT MCCLURE: Okay. Thank you,
19 sir. Mr. Gilreath.

20 RICHARD EARLE: I'd like to speak.
21 I had to go to the restroom before I could sign up.

22 HUBERT MCCLURE: Okay. Come on up
23 right quick. State your name and address and how far
24 you live from the farm, please.

25 RICHARD EARLE: Pardon?

1 HUBERT MCCLURE: State your name and
2 address and how far you live from the farm?

3 RICHARD EARLE: Okay. I'm a little
4 bit hard of hearing ---

5 HUBERT MCCLURE: That's okay.

6 RICHARD EARLE: --- so you'll have
7 to speak up. My name is Richard Earle. I live at 2400
8 Old Williamston Road. I live approximately a quarter
9 of a mile from Mr. Gilreath's farm.

10 When I was coming up a farm existed of several
11 larger places of fields and all and growing crops and
12 vegetables and things like that. I understand the
13 difference between hemp and marijuana. One has a .2 or
14 3 THC value. The other one is for recreational use of
15 a .5. I understand what the necessary needs of this
16 is. And it has helped seizure patients. I understand
17 that. My problem being is that it's going to be grown
18 inside of a neighborhood. A neighborhood who has in
19 the past had some sort of a little bit of bad
20 reputation at times, of thieving, criminals, people
21 breaking in cars. We've had all kind of unsavory
22 looking characters here lately. Something that I --
23 you know, I spent a lot of money updating my home in
24 the last couple of years because I'm reaching the age
25 of retirement. My wife is reaching the age of

1 retirement. I don't feel like that I should have to be
2 uprooted and have to move to get away from this.

3 When I was coming up, I was raised on a hundred
4 acre farm, little better. And we didn't grow stuff
5 inside. We grew it outside.

6 Talking about being able to see the plants, if you
7 go down the road to go see the neighbor over there,
8 which is a good friend of mine, you can see the plants
9 if the door is open. I don't know how often the door
10 stays open. I don't stay down there and spy on
11 nobody.

12 However, I'm adamantly requesting that you deny
13 the exception on this because when I come up, like I
14 say, a farm was out in the country. I know this used
15 to be the country, but it's now a subdivision. It's
16 real close to the Glenview School out there. I think
17 it's Glenview, the name of it. But as the crow flies,
18 he's as close to me almost as he is to the school. I
19 wonder if all the parents to those students know that
20 there's going to be a hemp farm. And if the state
21 passes a law that hemp and marijuana is incorporated
22 into the same law, then here we're going to be, you
23 know, he's going to be growing marijuana possibly. I'm
24 saying possibly. And then that's going to invite other
25 people around.

1 Me personally, I don't care if he grows the
2 marijuana myself, as long as it's done out of our
3 neighborhood. Thank you for your time.

4 HUBERT MCCLURE: Thank you.

5 Okay. Mr. Gilreath. Mr. Gilreath, state your
6 name and address for us. Go ahead and say what you
7 want to say and then if we have any questions we'll ask
8 you.

9 TROY GILREATH: I'm Troy Gilreath,
10 1210 Gilreath Road. I'd like to answer some of the
11 complaints presented by these gentlemen.

12 Mr. Malik, I don't mean to mispronounce it, but he
13 was talking about family values. We have a lot of
14 family values. In fact, we have -- we invite children
15 to our greenhouse facility. We give plants to them at
16 the jockey lot and when we're at the market. It's all
17 about family to us. And if any child in the area has
18 an adult with them, they're more than welcome to come
19 in.

20 Because we're in a new age of agriculture. And I
21 understand all their complaints completely. I
22 completely understand. Education in the community, you
23 know, we're lacking education on hemp across the board.
24 It's something that people have always represented or
25 looked at as marijuana. And it's completely not

1 marijuana. We've got Clemson University teaching their
2 students how to grow it. Clemson has got a huge farm
3 down in Charleston. I went down there and helped them
4 and their students plant. It's just a new crop. And
5 you're going to have all kinds of opposition. You've
6 going to have, you name it, everybody's opinion in the
7 world about something that nobody knows about. And the
8 only thing that we know is what we see on TV or what
9 we've been brought up or, you know, things like that.
10 That's where I stand on family.

11 As far as drug tests, you can't fail a drug test
12 by sniffing it or -- it's possible you can touch it and
13 fail a drug test. But every law approved oil or salve
14 that is hemp, under three percent, it -- you've going
15 to pass a drug -- they say don't use CBD if you're
16 worried about failing a drug test because there's a
17 possibility you've got .0001 and you can still fail a
18 drug test. That's just the way it is. It's just the
19 way scientists -- science pulls the THC test out of,
20 you know, fluids.

21 I talked about kids. Seen visibly, you have to be
22 right up on my fence to see it. I put a -- we've have
23 a five-foot chain link -- black chain link fence around
24 the front half of my property. I just put a black no-
25 see-through fence around my current fence, but it's not

1 for the growing. My wife has been on me for about two
2 years to put up a privacy fence due to my neighbors on
3 one side, which is also the two gentlemen's friend. So
4 I finally got that done. But you can't see in. You
5 have to walk up to the fence because I have trees
6 behind it. If you look at that picture that was on the
7 slide and it shows my front gate, you'll see exactly
8 how hard it is to see through.

9 Mr. Jones, I think his name was Mr. Jones, you
10 know, it's all about education. You know, it's a state
11 product. South Carolina Agricultural Department and
12 Clemson University are pushing and pushing and wanting
13 more and more individuals into hemp farming. If you
14 look at statistics now, the average farm and the number
15 of farms are decreasing from year to year. And you
16 know, if this is a crop that helps kids find something
17 to grow, you know, it can lead to tomatoes, it can lead
18 to peppers. You know, all it takes is one spark of
19 imagination for a kid and they're off. They're off
20 growing. And you know, we have a huge agricultural
21 school right here in -- close by in Clemson. My son is
22 even agriculture. He's here.

23 And it boils down to it's a crop that nobody knows
24 anything about. It's -- you know, unless you're in it,
25 you don't know it. But you know, it's a crop that it's

1 gaining momentum as far as people understanding and are
2 being educated about it. But we're still four or five
3 years away. You know, it's still a while. To get my
4 license to even grow hemp, I had to pass a federal
5 background check, ten years. If I've ever had an issue
6 with backgrounds, you won't get a permit. We sign away
7 our rights. County law enforcement, DEA, anybody has a
8 right to come on our property. I signed that away,
9 right up with the license. The only time the county
10 has ever been out to my place was when somebody called
11 in September saying I was growing marijuana because
12 they saw my black fence going up, the cloth part, said
13 I was growing marijuana. They came out. They looked
14 at it. They loved it. The county loved it. I've got
15 their names. They can be called today. They thought
16 my plants were beautiful. They thanked me for doing
17 what I was doing; the CBD market. You know, I've got
18 the county narcotics division saying they love it. And
19 then I have a city cop that lives in the neighborhood
20 says he don't. You know, it's like a catch 22. You
21 know, which way do we go?

22 But I've never had the law called out to my
23 property; never. And then I received -- after the
24 county said that there was no issue with the hemp, you
25 know, they looked at my license. They looked at my

1 greenhouses. I showed them around. I showed them my
2 germination rooms. They thanked me. They even said if
3 I need them to patrol out in the area any time, just
4 like they run a neighborhood, you know. They know I'm
5 here. They didn't know I was there before.

6 And then about a month ago somebody called and
7 said I was running a business without a license. And
8 that's my farm business. And that's why we're here
9 today.

10 HUBERT MCCLURE: I've got a question
11 for you. First of all, how many acres do you have
12 there on your farm, just roughly?

13 TROY GILREATH: Twenty.

14 HUBERT MCCLURE: Okay. And how many
15 -- do you have greenhouses there now?

16 TROY GILREATH: Yes, sir.

17 HUBERT MCCLURE: How many do you
18 have?

19 TROY GILREATH: Two.

20 HUBERT MCCLURE: Two? And then you
21 have plots where you have other things planted and ---

22 TROY GILREATH: Right beside them.

23 Now ---

24 HUBERT MCCLURE: How many acres do
25 you think, including the greenhouses, how many acres do

1 you think you have planted ---

2 TROY GILREATH: Quarter.

3 HUBERT MCCLURE: --- of the twenty?

4 TROY GILREATH: Quarter.

5 HUBERT MCCLURE: Five acres?

6 TROY GILREATH: No, quarter of an
7 acre.

8 HUBERT MCCLURE: Oh, quarter of an
9 acre.

10 TROY GILREATH: I do all my growing
11 mostly inside. That's just the way I've always done as
12 a kid. So what I learned growing up. I don't have any
13 technical training as far as going to Clemson or
14 anything. So I grow inside. But my square footage, if
15 you think of an acre as what, forty-three, forty-four
16 thousand square feet ---

17 HUBERT MCCLURE: Forty-three five
18 sixty.

19 TROY GILREATH: Yeah. I'm growing
20 four thousand -- two thousand square feet full time;
21 four thousand square feet full time. It's less than
22 ten percent of an acre. One-tenth of an acre. That's
23 the answer to your question.

24 HUBERT MCCLURE: My second question
25 is, you've talked to these people around Anderson that

1 grow hemp; correct?

2 TROY GILREATH: Yes.

3 HUBERT MCCLURE: I assume before you
4 did and now I assume you do now that you have a license
5 and everything. And you said you -- out of Anderson
6 you said you went down to Charleston and taught. Is
7 there a security issue? Is there a criminality
8 thinking this is pot? What have you heard as far as
9 other farmers?

10 TROY GILREATH: You know, I haven't
11 had any issues. And my farmers that buy from me, I --
12 I grow starter plants in the spring. They get up about
13 -- they're hemp starters because you can't really plant
14 the seed directly in the ground because it's got to be
15 just right. They don't have the mechanization to do
16 that yet.

17 HUBERT MCCLURE: Kind of like tomato
18 plants?

19 TROY GILREATH: Exactly. They're
20 about this tall. So I grow a few of those and
21 distribute those to my farmers who field plant. And
22 they haven't had any problems.

23 HUBERT MCCLURE: Anything out of the
24 area? I guess what I'm asking you is, and this is --
25 I'll leave it up to you. Is there a census out there

1 that, oh, Troy's growing hemp, I'm going to go break
2 into his ... Is there a census out there like that
3 with these other farmers that have been doing it for
4 years or the last couple of years, however long they've
5 been doing it?

6 TROY GILREATH: Well, I've been
7 licensed for -- this is my third year. And I haven't
8 had any issues.

9 HUBERT MCCLURE: Okay.

10 TROY GILREATH: If I was way out on
11 the side of the road or something on a highway -- I'm
12 on a dead-end road. Nobody comes back there unless you
13 live there. And my neighbors that live directly beside
14 me, my closest neighbor, she signed a petition for me.
15 And the one next to me signed a petition for me. They
16 don't have any problems. And they're a couple hundred
17 feet away.

18 HUBERT MCCLURE: I'm going to leave
19 the questions for the board.

20 JOHN FARR: I've got a question
21 for you.

22 HUBERT MCCLURE: Go ahead.

23 JOHN FARR: What kind of plans
24 do you have for expanding your production or expanding
25 the hemp farm?

1 TROY GILREATH: My flower business,
2 as far as plants like petunias and pansies and that
3 kind of thing, it's growing more rapidly than my hemp
4 because ---

5 JOHN FARR: Okay.

6 HUBERT MCCLURE: And you're growing
7 sprouts for the other farmers?

8 TROY GILREATH: Yes. And I grow
9 the full size plants, too.

10 MIKE MILLER: How big an area are
11 you planting with the full size plants?

12 HUBERT MCCLURE: Yeah, the full
13 size, how big an area do you farm?

14 TROY GILREATH: Oh, it's in that
15 two thousand square foot greenhouse.

16 MIKE MILLER: So it's actually in
17 the ground? Because I've got a friend of mine, they do
18 it on the low part of the state. And I know with DEA
19 and everything, you've got to pinpoint GPS ---

20 TROY GILREATH: That's correct.

21 MIKE MILLER: --- you've got to
22 do everything that's there. Because I've been on his
23 farm. His farm is right at a hundred fifty acres of
24 it. And so I know a little bit about it. And I've
25 talked to him about it earlier. So mostly what you're

1 doing is producing a plant that you're selling, for
2 instance, using Danny Ford or someone else that's doing
3 that, you're selling him the plant, the plant in his
4 fields through your greenhouse.

5 TROY GILREATH: That's right.

6 MIKE MILLER: And then you've got
7 a two thousand square foot area that you're actually
8 planting some plants and then harvesting those out?

9 HUBERT MCCLURE: Plant-wise?

10 MIKE MILLER: Plant-wise.

11 HUBERT MCCLURE: Plant-wise

12 percentage? A hundred percent you growing plants, how
13 many goes to the farmers and how many goes to your two
14 thousand ---

15 TROY GILREATH: I grow about ten
16 percent of what I give them. Because I don't have the
17 room. They need somebody to start plants.

18 HUBERT MCCLURE: So you say eighty
19 to ninety percent you sell to other farmers?

20 TROY GILREATH: Yes. And speaking
21 of GPS coordinates, every point -- say if I have five
22 species of hemp, every location is GPS'ed. It's given
23 to the state. We turn in our crop production for last
24 year. So hopefully we'll have crop insurance in the
25 coming years. We follow all the state guidelines.

1 We've never been disciplined. You just wouldn't
2 believe all the hoops and the expense that it takes.

3 HUBERT MCCLURE: (Inaudible.)

4 TROY GILREATH: With the crop
5 insurance you have to count every single bill.

6 JOHN FARR: Somebody mentioned
7 the odor involved in the hemp. It would be an odor in
8 the neighborhood; is that true?

9 TROY GILREATH: Every plant -- if I
10 had a house full of basil, it would smell like basil
11 within probably thirty, forty, fifty feet from the
12 greenhouse.

13 JOHN FARR: What does the hemp
14 smell like?

15 TROY GILREATH: It's a different
16 kind of hemp. It kind of smells like -- if you ever
17 smelled marijuana or somebody smoking in school, then
18 it kind of smells like that, but it's more of a flowery
19 smell because it's green and it has oil glands all over
20 it. It's like if I grow cilantro, my house smells like
21 cilantro. If I grow pansies, petunias -- petunias are
22 probably the strongest smelling plant there is other
23 than hemp.

24 HUBERT MCCLURE: What percent of
25 your whole twenty acres is growing hemp and how far do

1 you want to take it? You said two or three
2 greenhouses. What percent are you growing now? With
3 the eighty to ninety percent you're giving to farmers
4 or selling to farmers and the ten percent, what is that
5 percentage right now, your growth you're farming?

6 TROY GILREATH: Like what I'm
7 growing right now ---

8 HUBERT MCCLURE: And herbs and
9 spices, tomato plants?

10 TROY GILREATH: Okay. I grow about
11 -- right now I'm growing about two thousand square feet
12 of hemp. In my other greenhouse, we just sanitized it
13 last week. We're fixing to load it up with flowers,
14 tomato plants, culinary herbs, that kind of thing. So
15 you've got two greenhouses. One has got hemp in it ---

16 HUBERT MCCLURE: So the majority is
17 in the greenhouses?

18 TROY GILREATH: It's all in the
19 greenhouses.

20 HUBERT MCCLURE: Okay. So you don't
21 have any outside plots except for the ---

22 TROY GILREATH: No, sir.

23 HUBERT MCCLURE: It's the two
24 greenhouses?

25 TROY GILREATH: I haven't applied

1 for any outside plots.

2 HUBERT MCCLURE: Okay. So you've
3 got two greenhouses, fifty percent hemp, fifty percent
4 non-hemp?

5 TROY GILREATH: Right. And these
6 -- and when you look at greenhouses, some people get
7 the representation that they're as big as this room,
8 you know, they're a thousand feet wide. My greenhouses
9 are twenty feet wide. They're about a foot and a half
10 taller than my hand, which is about nine feet, nine and
11 a half feet. Somewhere eight and a half, nine feet.
12 And they're hoop houses. They're not required to have
13 a building permit. They're PVC. It's simple plastic.
14 But what I've learned over my thirty plus years of
15 growing is my greenhouses are the most updated
16 technology advanced greenhouses around. We're self-
17 efficient. We pull water out of the air to water our
18 plants. We -- you know, it's energy efficient.

19 HUBERT MCCLURE: How long are the
20 buildings? You said they were twenty feet wide. How
21 long ---

22 TROY GILREATH: One's ninety feet
23 and one's a hundred and fifteen feet.

24 MIKE MILLER: And they're twenty
25 wide.

1 TROY GILREATH: Yeah.

2 MIKE MILLER: So one is eighteen
3 hundred square feet ---

4 TROY GILREATH: Right. That's
5 correct. I said two thousand. I just rounded it up.
6 Maybe I shouldn't have, but ...

7 HUBERT MCCLURE: Any other questions
8 for Mr. Gilreath? Thank you, Mr. Gilreath.

9 TROY GILREATH: Thank you.

10 HUBERT MCCLURE: Okay. At this time
11 I'm going to close the public hearing. We've heard
12 against; we've heard for. We've got a petition up here
13 again. We've got a petition for. What's the feeling
14 of the board?

15 ALLEN ASHLEY: (Inaudible.)

16 HUBERT MCCLURE: I don't know, Mr.
17 Ashley. I don't know. That's something that we can't
18 answer.

19 DAN HARVELL: Okay. Did I miss
20 this? How many other operations are there in Anderson?

21 HUBERT MCCLURE: In Anderson, six.
22 Six; correct?

23 BRITTANY MCABEE: Right.

24 DAN HARVELL: What are the size
25 of the other operations?

1 HUBERT MCCLURE: Can you tell us the
2 size of those operations?

3 BRITTANY MCABEE: I do not know. I
4 ---

5 HUBERT MCCLURE: Are they farmers or
6 greenhouses? What would you call -- you call it a
7 nursery; right? Would you consider it a nursery?

8 TROY GILREATH: Road crops, they're
9 road croppers.

10 HUBERT MCCLURE: Okay. Yeah, road
11 croppers.

12 BRITTANY MCABEE: The only
13 information that's available is this USDA.

14 MIKE MILLER: That's that list
15 right yonder.

16 DAN HARVELL: Yeah, yeah.
17 There's no acreage indication ---

18 HUBERT MCCLURE: Well, let me ask --
19 Mr. Gilreath, can you come back up?

20 TROY GILREATH: Sure.

21 MIKE MILLER: He's not a road
22 cropper?

23 HUBERT MCCLURE: I know, but he
24 sells to them. How many road croppers do you sell to?
25 About?

1 TROY GILREATH: Three.

2 HUBERT MCCLURE: Are they in

3 Anderson?

4 TROY GILREATH: One is.

5 HUBERT MCCLURE: Okay. How big ---

6 TROY GILREATH: Quarter acre or --

7 no, I'll take that back. About an acre. One acre.

8 HUBERT MCCLURE: About an acre?

9 TROY GILREATH: Uh-huh

10 (affirmative).

11 HUBERT MCCLURE: So where are the

12 other two -- where are they from?

13 TROY GILREATH: That's kind of a

14 business strategy thing, but they're in another county.

15 HUBERT MCCLURE: How big is theirs?

16 TROY GILREATH: They're no more

17 than -- I think one is five and one is two acres.

18 HUBERT MCCLURE: So we're not

19 talking about two hundred acre farms here? We're

20 talking -- you're selling to people that grow an acre

21 to five acres?

22 TROY GILREATH: That's correct.

23 And Danny Ford is a good friend of mine and he said the

24 other day that, you know, really you can't handle much

25 more because of the viruses -- this is a new crop.

1 Nobody knows what bugs attack it. They don't know what
2 viruses attack it. They don't know anything about it
3 because it's so new.

4 HUBERT MCCLURE: So you're jumping.

5 TROY GILREATH: We're trying to
6 fight things we can't see until we see it and sometimes
7 it's too late.

8 And another thing about the THC thing is, we buy
9 our seed from state licensed seed suppliers. Those
10 seed suppliers are licensed with the state to ensure us
11 that what we're getting is hemp seed. And when we
12 plant those, the state comes out when it's time to
13 harvest. We give them a plant report. They get their
14 samples. We do our samples all along, and I think I
15 gave you a copy of the samples, because we want to make
16 sure that what we were given is what we're supposed to
17 be growing.

18 MIKE MILLER: And some of it deer
19 will eat and some of it deer won't eat?

20 TROY GILREATH: Yeah. I haven't
21 heard anybody having deer problems yet. I know that
22 has come up at the big state convention they had down
23 in Columbia.

24 MIKE MILLER: I've got a friend
25 of mine that's a doctor that lives toward Enoree and

1 DNR actually came in and did plants. He owns eight
2 hundred acres. And actually did food plots to see what
3 the deer -- and it was an experiment. Some actually
4 they didn't touch and some of it they ate to the
5 ground.

6 TROY GILREATH: They all smell
7 different. And so you just have to find one that deer
8 don't like.

9 HUBERT MCCLURE: Any other questions
10 of the gentleman? Thank you, Mr. Gilreath.

11 DAN HARVELL: Well, just to get a
12 better reading on this, Mr. Chairman, we have two
13 petitions here. We actually have one petition
14 supporting or people that apparently are okay with it,
15 and they've signed that. And I did a number count. We
16 have twenty-eight that have signed the petition saying
17 that they either support it or have no problem with it.
18 This petition that we have has forty-four names on it,
19 I believe, against. I think it's forty-four. Well,
20 no, I missed that last sheet.

21 ALLEN ASHLEY: A total of eighty-
22 five.

23 DAN HARVELL: So it's eighty-
24 five. Okay. You know, sometimes I base my judgment on
25 who all is willing to come here. And even though

1 they're not talking, would it be out of character for
2 us or out of protocol for us to ask for those that are
3 for and against it to stand?

4 HUBERT MCCLURE: You can do that if
5 you want to.

6 DAN HARVELL: Well, I have to
7 have your permission to do it.

8 HUBERT MCCLURE: Yeah, go ahead.
9 Thank you.

10 DAN HARVELL: Okay. So those
11 that are here in support of this, would you please
12 stand?

13 HUBERT MCCLURE: Now, make sure you
14 count right.

15 DAN HARVELL: Okay.

16 HUBERT MCCLURE: Not that kind they
17 do in Georgia. Don't count like they do in Georgia.

18 DAN HARVELL: Yeah, I know.

19 TROY GILREATH: Can I say one more
20 thing?

21 DAN HARVELL: Okay. That's nine
22 here for. And those against, if you'll please stand.
23 Okay. Thank you.

24 HUBERT MCCLURE: Mr. Gilreath, come
25 right up. Make it brief, please, because I closed the

1 public hearing. We just asked you a question.

2 TROY GILREATH: When I found out
3 that there was a petition circulating against me, I
4 called -- I sent out a Facebook thing -- well, I
5 answered a Facebook thing for Cobbs Glen who's got four
6 hundred and something members. I sent one out to Long
7 Meadow Subdivision, which I think has seventy-three,
8 seventy-five members. Told them I'm having an open
9 house. That I had heard of some things that was being
10 said that I didn't feel like were true. And I invited
11 everybody from both subdivision, four hundred
12 something, seventy-five -- over five hundred people.
13 Two days in a row, Monday and Tuesday, I had zero
14 people show up. Cobbs Glen -- I don't know if anybody
15 is here from Cobbs Glen, but it seemed like they were
16 all supportive. They didn't have any issues. And
17 they're a pretty good size subdivision.

18 HUBERT MCCLURE: Okay. All right.
19 Thank you. Any other questions for staff or Mr.
20 Gilreath at this time?

21 MIKE MILLER: Mr. Chairman.

22 HUBERT MCCLURE: Yes, sir.

23 MIKE MILLER: I make a motion to
24 approve.

25 HUBERT MCCLURE: We have a motion to

1 approve.

2 JOHN FARR: I second.

3 HUBERT MCCLURE: Second Mr. Farr and
4 Mr. Ashley. All those in favor show by uplifted hand.
5 And five and zero. Thank you.

6 Okay. Those of you that don't want to stay for
7 old business and new business, you're welcomed to
8 leave.

9 At this time we're going to let Alesia take
10 control because this is -- we're going to elect
11 officers, so we need to go ahead and do that.

12 ALESIA HUNTER: Mr. Chairman.

13 HUBERT MCCLURE: Yes.

14 ALESIA HUNTER: You want me to wait
15 until ---

16 HUBERT MCCLURE: No, you can go
17 ahead. Let's get this over with as soon as possible.

18 ALESIA HUNTER: Okay. Mr.
19 Chairman, every year the bylaws require the Board of
20 Zoning and Appeals to elect the chair and vice chair.
21 And so far the information my staff has received, they
22 contact us, we have a motion on the floor for chairman,
23 Mr. Hubert McClure for chairman.

24 HUBERT MCCLURE: Great.

25 ALESIA HUNTER: For vice chairman

1 we have Mr. Mike Miller.

2 HUBERT MCCLURE: So the status quo
3 is okay?

4 ALESIA HUNTER: Yes. So we need
5 the board to vote on this for the record.

6 HUBERT MCCLURE: Okay. We have a
7 motion from staff to accept the two names they've given
8 for chairman and vice chairman. Do we have a second?

9 ALLEN ASHLEY: Second.

10 HUBERT MCCLURE: All those in favor.
11 I guess I'll say yes. Okay.

12 ALESIA HUNTER: Unanimous. Thank
13 you.

14 HUBERT MCCLURE: Thank y'all. What
15 else?

16 ALESIA HUNTER: And then also we
17 have -- I think Brittany provided you all with an
18 emergency -- a copy of the emergency ordinance. This
19 will be our last meeting for sixty days. We will stay
20 in contact with the board to let you know when this
21 moratorium is lifted. So this is your last meeting
22 until probably April if the covid numbers decrease.

23 HUBERT MCCLURE: That breaks my
24 heart. I love you, Alisia, but that just breaks my
25 heart.

1 ALESIA HUNTER: Mr. Chairman, it
2 breaks mine, too.

3 HUBERT MCCLURE: I tell you -- any
4 old or new business?

5 ALESIA HUNTER: Mr. Chairman, we're
6 happy to see you and glad that you're feeling better.

7 HUBERT MCCLURE: Well, I'm going to
8 tell you something. I don't know which one it was
9 because I tested positive for both the flu and covid at
10 the same time. And I found out a week later that a guy
11 forty years old died the same time that I was in the --
12 what do you call it? Urgent care? They gave me two
13 IVs and all kinds of stuff to take for about a week.
14 And I was fine after about three days; I was fine. So
15 they gave me a Zpack and some steroids, you know,
16 little pills to help you get rid of something,
17 whatever. And they gave me a couple of other things.
18 And in three days it was gone. But I had 104.3
19 temperature, and that's when I decided to go to urgent
20 care. And I'm going to tell you something, I don't
21 know if it was the flu and the covid, or covid or just
22 flu, I don't know which one, but it was rough. It was
23 really rough. Now, a lot of the symptoms I had was
24 flu. A lot of the symptoms I had was flu.

25 DAN HARVELL: Did you have it,

1 too?

2 **(Inaudible discussions)**

3 HUBERT MCCLURE: Well, I wasn't
4 coughing at all. And the guy that was forty years old,
5 he didn't make it. That really shook my tree, because
6 he had covid and I don't know what ---

7 MIKE MILLER: You are a Marine.

8 HUBERT MCCLURE: No, I just -- I'm
9 very -- what I'm trying to say is I'm blessed.

10 Do we have a motion to adjourn?

11 ALLEN ASHLEY: Motion.

12 MIKE MILLER: Mr. Ashley. I
13 second.

14 HUBERT MCCLURE: All right. All in
15 favor. Five zero.

16

17 **MEETING ADJOURNED AT APPROXIMATELY 6:05 P.M.**

18

Staff Report

Application for a **Variance** – To allow a reduction of side setback to accommodate an additional building
Anderson County Land Use Board of Zoning Appeals Meeting - District 7
Civic Center, 3027 Martin Luther King Jr Blvd.
Anderson, SC 29625
Thursday, April 15, 2021
5:15 PM

Applicant: Mihail Curdoglo
Owner of Property: Mihail Curdoglo
Property Location: 108 Chippewa Ln, Williamston
Council District: Seven (7)
Tax Map Number (TMS #): 220-06-01-005
Property Description: .56 Acres, Lot 14 on Chippewa Ln
Current Zoning: S-1 (Services District)
Land Use: Transportation Business
Analysis: Chapter 70, Section 5:19.4-2 of the Official Code of Ordinance.
The applicant seeks relief from side yard setback.

	Required Setback	Requested
Side Yard	25'	5'

Applicant is requesting a **Variance** to allow a reduction of side setback requirement from 25 feet to 5 feet to accommodate an additional building.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 70, Section 5:19.4-2, no building shall be located closer than 25 feet to a side property line.

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

- 1) The current building was constructed in December 1999, prior to zoning being implemented on October 3, 2000. The current building is non-conforming as is because it does not meet required side setback to the south.
- 2) The property was rezoned from C-2 to S-1 in 2019. C-2 required a side setback when adjacent to a residential parcel. The parcel is adjacent to C-2 zoned parcels, which would not require side yard setback.
- 3) The parcel is .56 acres with the required setbacks only leaving approximately 80' of usable land, 52' of which is the current building size, leaving only 28' for construction.
- 4) As such, the proposed addition will not cause detriment to other properties which are commercial uses as well.
- 5) If approved, the applicant will be required to obtain a land use permit from Development Standards and a building permit from Building & Codes prior to construction.



Variance Application

There is a Variance Application Fee of \$200.00

2-18-2021
Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Mihail Curedoglo
Mailing Address: 240 Pineland Meadows Rd Belton SC 29621
Telephone and Fax: 916 254 9913 E-Mail: mckdispatch@gmail.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.

[Signature]
Owner's Signature

2-18-2021
Date

Project Information

Property Location: 108 Chippewa Ln Williamston SC 29697
Parcel Number(s)/TMS: 220-06-01-005
County Council District: 7 School District: 1
Total Acreage: .56 Current Zoning: S-1
Requested Variance: Side yard setback 25' to 5'
Please indicate if setback variance, sign variance or minimum lot size variance.
Purpose of Variance: To Build Extra storage, add dock door with Bay door in the Front
Private Covenants or Deed Restrictions on the Property: Yes _____ No

If you indicated no, your signature is required.

MCS
Applicant's Signature

2-18-2021
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:

Small Lot For S1

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: 25 foot does not allowed to use the 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:

Commercial district

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.

MCS
Applicant's Signature

2-18-2021
Date

For Office Use Only:

Application Received By: B. m-Abee Date Complete Application Received: _____

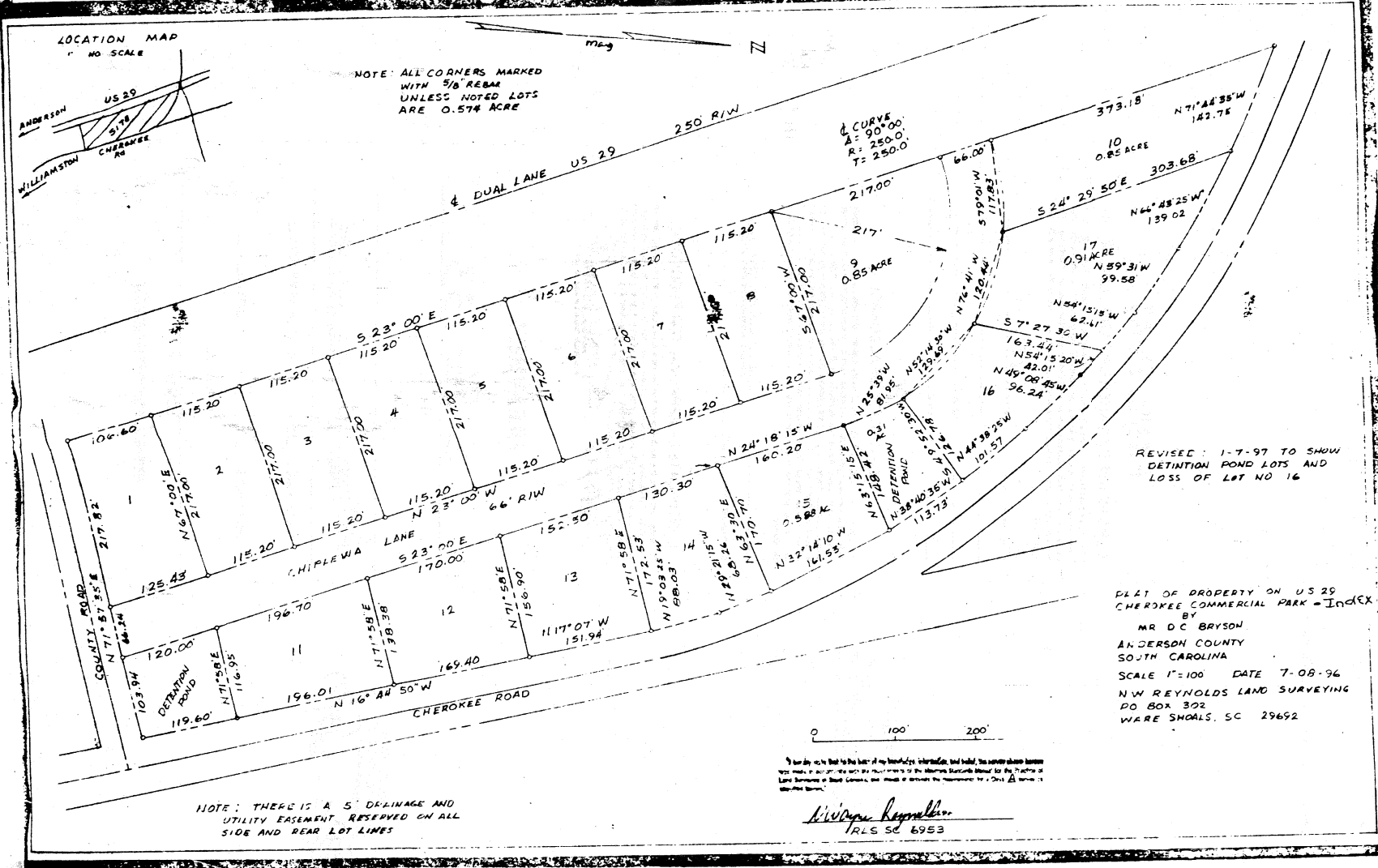
Application Fee Amount Paid: \$200 Check Number: _____

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

Staff Recommendation: _____ Advisory Recommendation: _____

Land Use/Board of Zoning Appeals' Decision: _____

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HIGHWAY 29 N

CHIPPEVALN

CHEROKEE RD

JOE BLACK RD

ESTELMEDA

CHEROKEE

29



Staff Report

Application for a **Special Exception** – To construct maintenance building and barn
Anderson County Land Use Board of Zoning Appeals Meeting - District 7
Civic Center – 3027 Martin Luther King, Jr. Blvd.
Anderson, South Carolina
April 15, 2021
5:15 PM

Applicant: ADC Engineering, Inc (Clay Greene)

Owner of Property: Anderson County School District /Districts 1 & 2-Career & Technology Center

Property Location: 702 Belton Hwy, Williamston

Council District: Seven (7)

Tax Map Number (TMS #): 222-00-03-007, 221-00-09-042, & 221-00-09-005

Property Description: Approximately 45.07 acres off Belton Hwy and Highway 77, both classified as arterial roads.

Current Zoning: The property is zoned R-A, (Residential Agricultural) PD, (Planned Development) and R-20 (Single-Family Residential)

Land Use: Anderson School Districts 1 & 2 Career and Technology Center (expansion of existing).

Applicant Request: Applicant is requesting a **Special Exception** to construct maintenance building and barn to serve as office space, workshop, and storage for career and technology center.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 70, Article 5, Section 5:2 & 5:3.2 Uses permitted by special exception– schools -public, parochial, and private must be permitted by special exception by the Board of Zoning Appeals for uses permitted.

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

- 1) This is an addition to the center building that is currently located on the property. R-20 and R-A zonings require special exception when expanding.
- 2) The proposed addition will not cause detriment to the public health or general welfare.
- 3) The use will not violate neighborhood characteristics nor adversely affect surrounding land uses.
- 4) If approved, the applicant will be required to obtain a commercial land use permit and building permit prior to construction.
- 5) The Board has granted other special exceptions similar to this request and would be consistent with its approval.



Special Exception Application

3-1-2024
Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: ADC Engineering, Inc. (Clay Greene, P.E.)
Mailing Address: 25 Woods Lake Road, Suite 210; Greenville, SC 29607
Telephone and Fax: 864-751-9123 E-Mail: clayg@adcengineering.com

Owner's Information

(If Different from Applicant)

Anderson Districts 1 & 2 Career and Technology Center
Name: _____
Mailing Address: 702 Belton Hwy., Williamston, SC 29697
Telephone and Fax: 864-847-4121/ 864-847-3537 E-Mail: hharrell@andersonctc.org

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

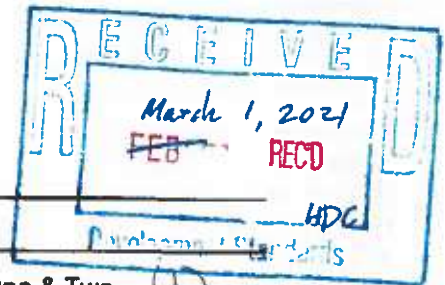
I (We) hereby appoint the person named the Applicant as my (our) agent to represent me (us) in this request for rezoning.

Holly Harrell
Owner's Signature

3/1/2024
Date

Project Information

Property Location: 702 Belton Hwy., Williamston, SC 29697
Parcel Number(s)/TMS: 222-00-03-007; 221-00-09-042; 221-00-09-043
County Council District: Districts One & Two 7 School District: Districts One & Two (1)
Total Acreage: 33.50; 5.00; 6.57 Current Zoning: R-A, B-20
Requested Special Exception: New 12,050 +/- SF maintenance building with parking and a new barn
Purpose of Special Exception: new maintenance building will serve as maintenance staff office space workshop and storage for supplies.



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

If you indicated no, your signature is required.

CG Gae
Applicant's Signature

3/1/21
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 subdivison covenants or private covenants pertaining to the property.

Comments: _____

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

There is a Special Exception Application Fee of \$200.

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

CG Gae
Applicant's Signature

3/1/21
Date

For Office Use Only:

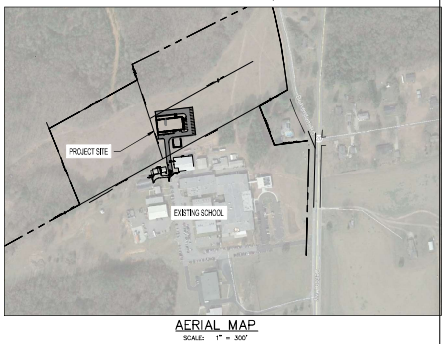
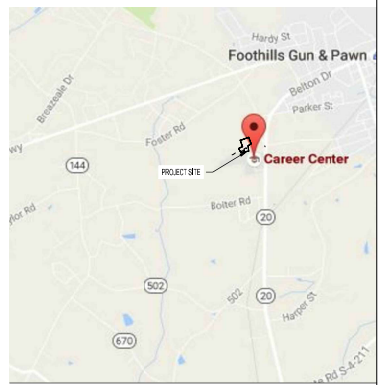
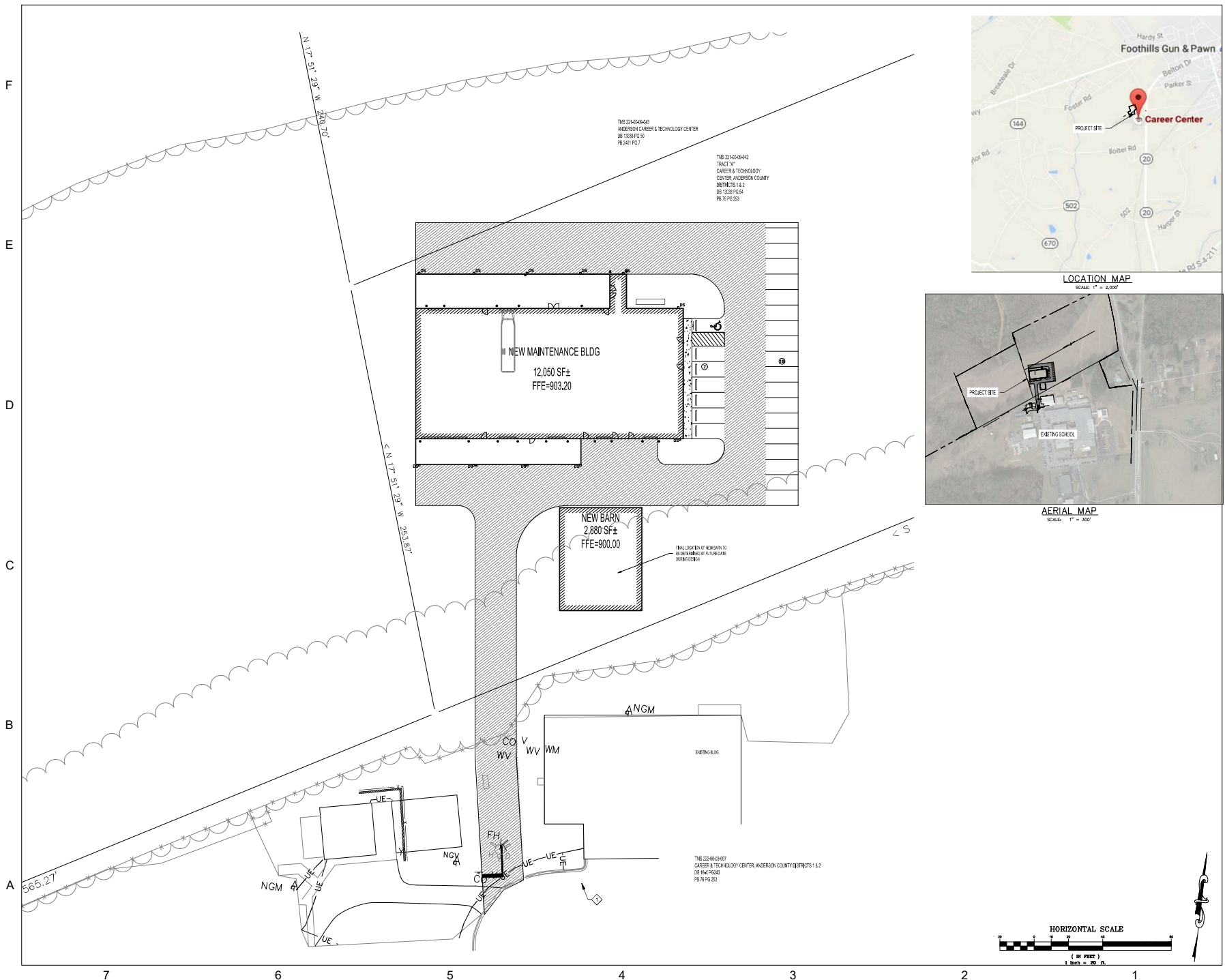
Application Received By: HDC Date Complete Application Received: 3-1-2021

Application Fee Ampunt Paid: \$ 200.00 Check Number: #1001

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

Staff Recommendation: _____ Advisory Recommendation: _____

Land Use/Board of Zoning Appeals' Decision: _____



CRAIG GAULDEN DAVIS

● Architecture
● Planning
● Interiors

19 Washington Park
Greenville, SC 29601
Phone: 864.242.0181
Fax: 864.251.9948
E-mail: cgd@cgad.com

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CONSULTANT
ADC
ENGINEERING
CHARLESTON, COLEMAN & GREENVILLE
25 WOODS LAKE ROAD, SUITE 210
GREENVILLE, SC 29607
IN WASHINGTON
WWW.ADCENGINEERING.COM

ANDERSON DISTRICTS I & II

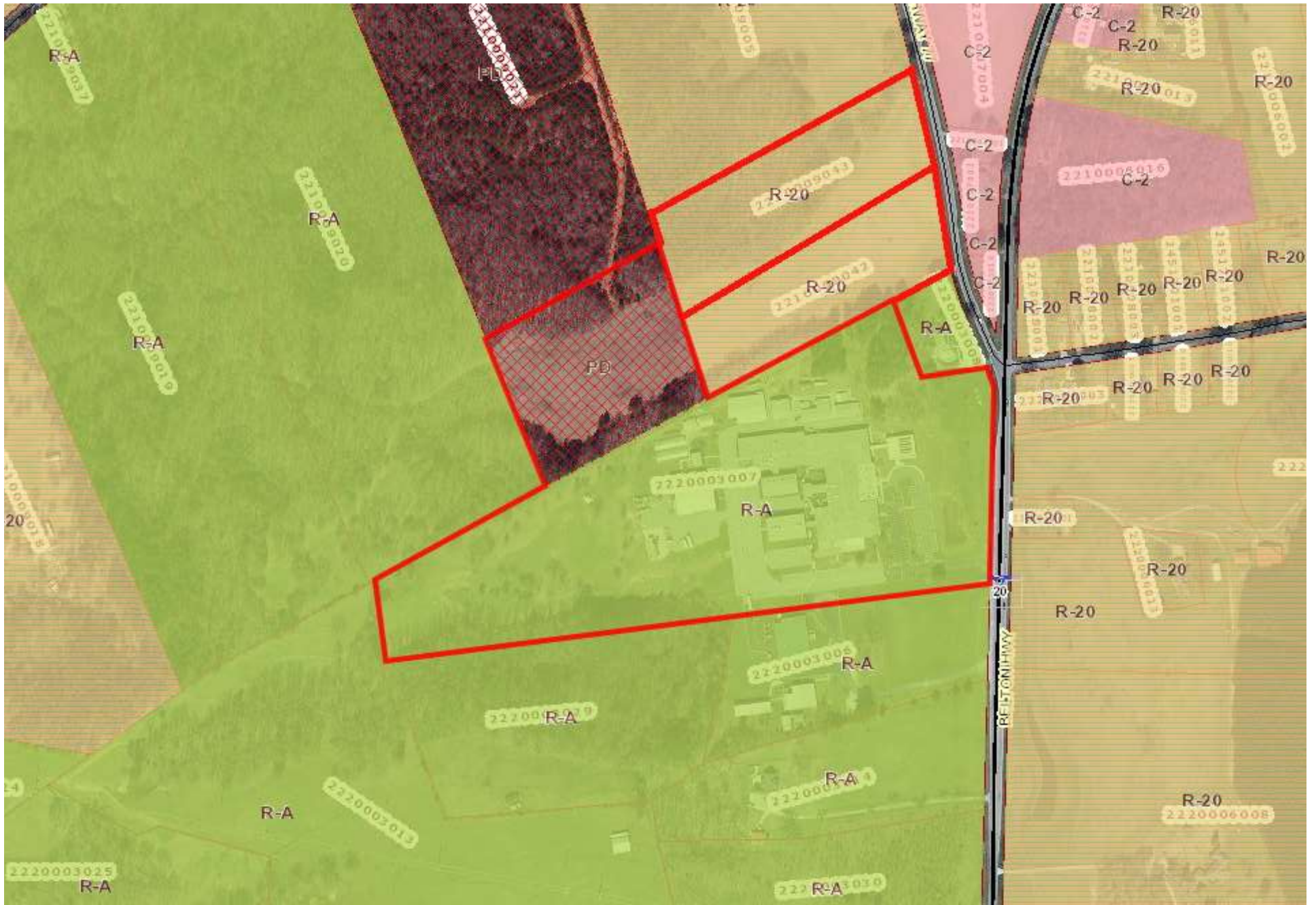
ANDERSON CAREER CENTER MAINTENANCE BUILDING

702 BELTON HIGHWAY
WILLIAMSTON, SC 29687

DATE: MARK: DESCRIPTION:

ISSUE: DESIGN DEVELOPMENT
DATE: 03/12/2021
PROJECT NO.: 20048 (ADC # 203501)
DRAWN BY: CJD
CHECKED BY: CJD
SITE PLAN

C200



Staff Report

Application for a **Special Exception** – To allow the development and operation of a vineyard and winery
Anderson County Land Use Board of Zoning Appeals Meeting - District 7
Civic Center – 3027 Martin Luther King, Jr. Blvd.
Anderson, South Carolina
April 15, 2021
5:30 PM

Applicant: Cleveland Farms LLC / Vineyard & Winery (*contact: Beverly W. Cleveland; Josh Cleveland*)

Owner of Property: Ronnie K. and Beverly W. Cleveland

Property Location: 5351 Copeland Road, Williamston, SC 29697

Council District: Seven (7)

Tax Map Number (TMS #): 222-00-14-006

Property Description: Approximately 17.94 acres, (also known as Cleveland Farm). The parcel fronts Copeland Road which is county maintained and classified as a Major Rural Local road.

Current Zoning: Two acres of the subject property is zoned C-1R (Rural Commercial District). The property was rezoned in 2019 to facilitate development of a vineyard, winery and wine sales operation within an established family farm. (See Anderson County Council Ordinance # 2019-053, approved 12/3/2019.) The property is surrounded by R-A (Residential Agricultural District) which applies to the remainder of the Cleveland Farm tract and other adjacent properties.

Land Use: Agricultural and farm related operations in support of a vineyard.

Applicant Request: Applicant is requesting a **Special Exception** to allow a local agriculture related retail sales operation to be conducted as part of a vineyard & winery. Organized educational activities and limited product sampling will be part of the business model.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 70, Article 5, Section 5:15. - C-1R, Rural Commercial District. The purpose of this district is to provide for commercial activity in areas which are generally rural in character and for the convenience of local residents in rural areas. This district shall not be applied in those areas which are identifiable as urban in character or which possess facilities necessary for extensive urban growth and development. Also under Article 7, Provisions for Uses Permitted By Special Exception, Sections 7:1 and 7:2, relating to uses permitted by special exception granted by the Board of Zoning Appeals which are in accordance with provisions and conditions set forth in the ordinances.

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

- 1) A vineyard and winery, together with improvements and buildings intended to facilitate sales of locally produced agricultural products are allowed. Where pre-packaged food and beverage products are permitted for sale, product sampling is a standard sales practice.
- 2) The use shall meet all required conditions, including: a) winery shall be enclosed within a building or by a suitable fence providing protection and screening against light, noise, fumes, or unsightliness; b) open areas shall be appropriately landscaped; and c) adequate on-site parking shall be provided.
- 3) Hours of operation will be 4:00 p.m. to 8:00 p.m. during the week and 9:00 a.m. to 5:00 p.m. on the weekends.
- 4) The use is not detrimental to the public health or general welfare.
- 5) The use is appropriately located with respect to transportation facilities water supply, fire and police protection, waste disposal, and similar services.
- 6) The use will not violate neighborhood character nor adversely affect surrounding land uses.
- 7) The applicant will be required to obtain all appropriate permits, including any utility, building or land use.
- 8) The Board has granted other special exceptions similar to this request and would be consistent with its approval.



Special Exception Application

PAID
#21-549

March 4, 2020
Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Cleveland Farms, LLC (Beverly W. Cleveland)

Mailing Address: 5351 Copeland Road

Telephone and Fax: 864-313-3704 E-Mail: ClevelandFarmsLLC@gmail.com

Owner's Information

(If Different from Applicant)

Name: _____

Mailing Address: _____

Telephone and Fax: _____ E-Mail: _____

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

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

Owner's Signature

Date

Project Information

Property Location: 5351 Copeland Road

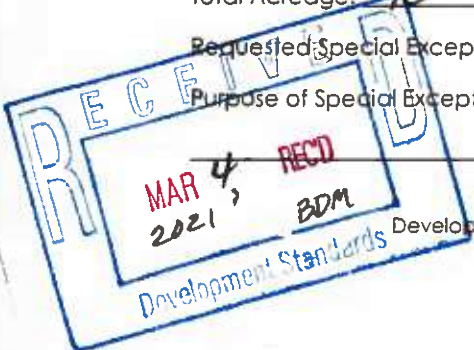
Parcel Number(s)/TMS: 222-00-14-006

County Council District: 7 School District: 1

Total Acreage: 2 Current Zoning: C-1R

Requested Special Exception: Vineyard & Winery

Purpose of Special Exception: Vineyard & Winery



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

If you indicated no, your signature is required.

Jessie R. Cleveland
Applicant's Signature

March 4, 2021
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: Previously re-zoned for C-1R for the vineyard & winery.

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

There is a Special Exception Application Fee of \$200.

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

Jessie R. Cleveland
Applicant's Signature

March 4, 2021
Date

For Office Use Only:

Application Received By: BDM Date Complete Application Received: 3/4/21

Application Fee Amount Paid: \$200 Check Number: 1001

Scheduled Advisory Hearing Date: _____ Scheduled Board Hearing Date: 4-15-2021

Staff Recommendation: _____ Advisory Recommendation: _____

Land Use/Board of Zoning Appeals' Decision: _____



① Exterior Right



② Storefront



③ Tasting Area

PRELIMINARY

THE INTENT OF THESE PLANS IS FOR DESIGN PURPOSES ONLY. IF APPLICABLE, SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.



JANUARY 2021

JMF

DESIGN STUDIO
Building and Renovation Solutions

Jamie M Field

JMF Design Studio, LLC
Laurens, South Carolina
864-992-8252

jamiefdesigns@gmail.com

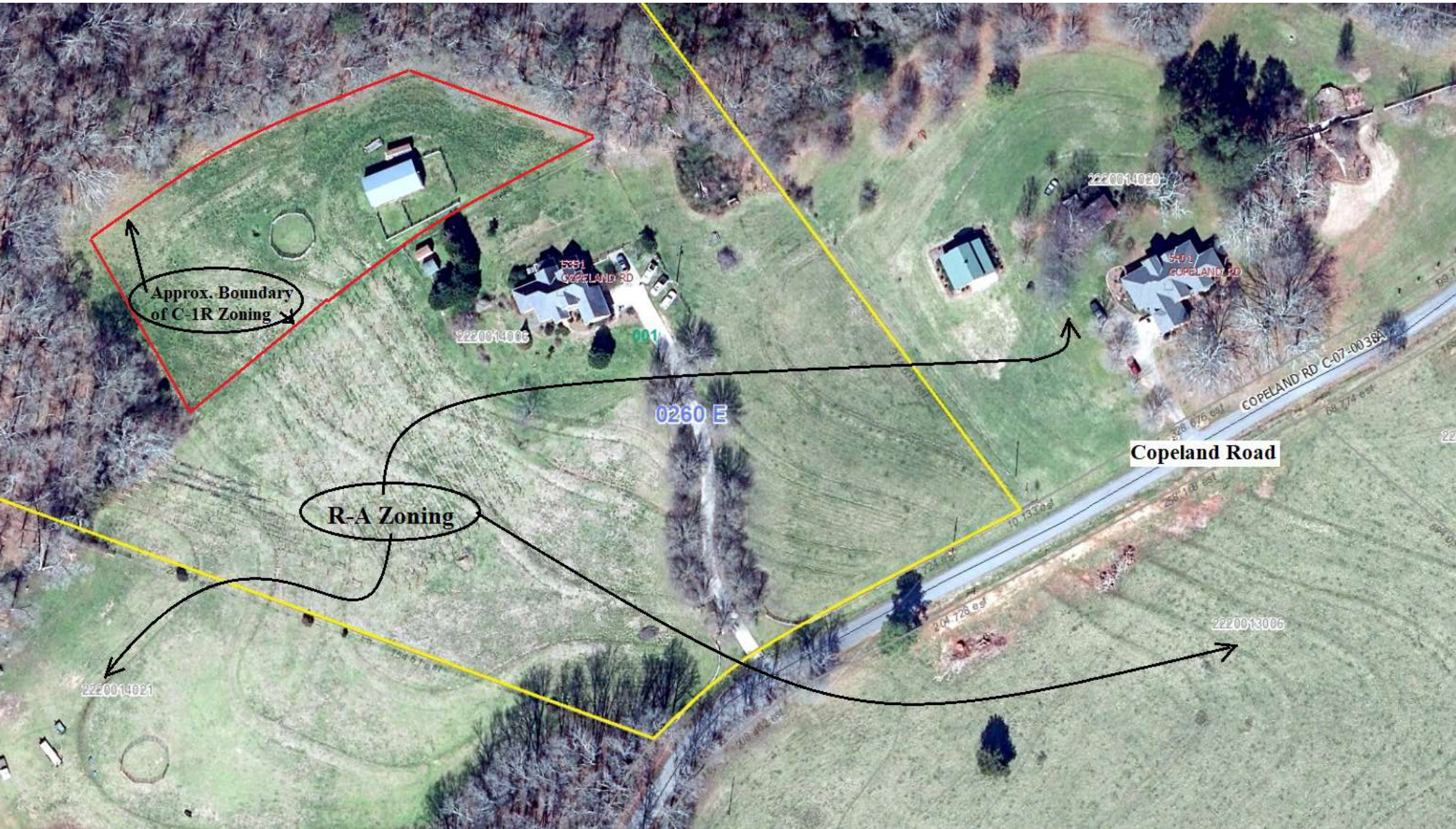
No.	Description	Date

COVER SHEET
WILLIAMSTON WINERY
RENOVATIONS AND ADDITIONS
5351 COPELAND ROAD
WILLIAMSTON, SC 29697

Project Number	0121-06
Date	03.03.2021
Drawn by	JAMIE FIELD
Scale	00







Approx. Boundary of C-1R Zoning

R-A Zoning

0260 E

Copeland Road

2220014005

5001

2220014020

5401

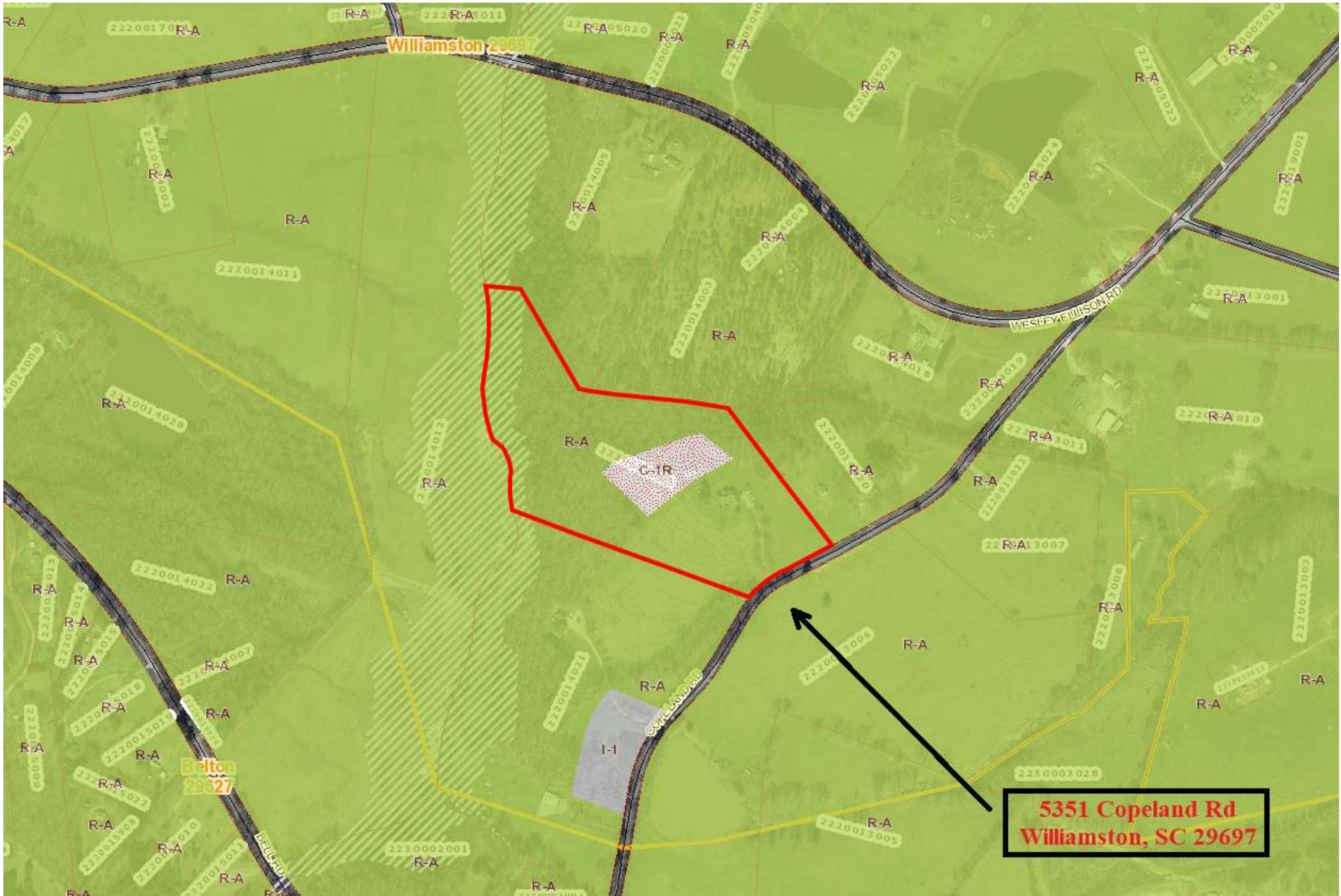
2220014021

204 728 es

10 137 es

2220013006

COPELAND RD C-07-0038A



**5351 Copeland Rd
Williamston, SC 29697**

Staff Report

Application for a **Special Exception** – To allow increase in private recreation area in R-20 District
Anderson County Land Use Board of Zoning Appeals Meeting - District 4
Civic Center – 3027 Martin Luther King, Jr. Blvd.
Anderson, South Carolina
April 15, 2021
5:15 PM

Applicant: Anderson Area YMCA (*contact: Joe Drennon*)

Owner of Property: Anderson Area YMCA, Inc. (YMCA of Anderson)

Property Location: Ducworth/Tucker Sports Park, 1660 Evergreen Road, Anderson, SC 29621

Council District: Four (4)

Tax Map Number (TMS #): 144-00-06-008 and 145-00-03-002

Property Description: Approximately 57.7 acres (combined area for both parcels) fronting Evergreen Road, classified as a collector road within the state highway system

Current Zoning: The property is zoned R-20 (Single-Family Residential)

Land Use: As of 2020, a majority of the land area was vacant (wooded) with the remainder in use for outdoor recreation

Applicant Request: Applicant is requesting a **Special Exception** to expand existing park by more than 25% of current size to include construction of ballfields, cross country trail, baseball tower and restrooms, along with off street parking.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 70, Article 5, Section 5:3.2, and Section 7.6 1-4 –A private recreation area or country club may be permitted in R-20 district subject to the following requirements: shall be located on a site no less than two acres in area, all buildings, courts, pools and similar structures shall be set back from front, side, and rear property lines a minimum of 50 feet, all food and entertainment for members and guests may be permitted provided that such provision shall not cause a nuisance in the resident district, and that off street parking shall be provided in accordance with provisions set forth of the district in which it is located and is permitted by special exception by the Board of Zoning Appeals

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

- 1) The current use and proposed expansion of the property as an outdoor recreational facility is permitted as a special exception.
- 2) Effective access and utility will be improved through renovations and expansion of playing fields, parking areas and trails.
- 3) All requirements relating to size, setbacks and on-site improvements will continue to be in compliance with existing codes.
- 4) The use is not detrimental to the public health or general welfare.
- 5) The appearance and primary function of the park shall remain as is.
- 6) The use will not violate neighborhood characteristics nor adversely affect surrounding land uses.
- 7) The Board has granted other special exceptions similar to this request and would be consistent with its approval.

PAID
#21-811



Special Exception Application

03/16/21

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Anderson Area YMCA (contact: Joe Drennon)
Mailing Address: 201 East Reed Road Anderson, SC 29621
Telephone and Fax: 864-716-6262 E-Mail: joed@andersonareaymca.org

Owner's Information

(If Different from Applicant)

Name: Joe Drennon
Mailing Address: 201 E. Reed Rd.
Telephone and Fax: 864) 716-6262 E-Mail: joed@andersonareaymca.org
Designation of Agent: (Complete only if owner is not the applicant)

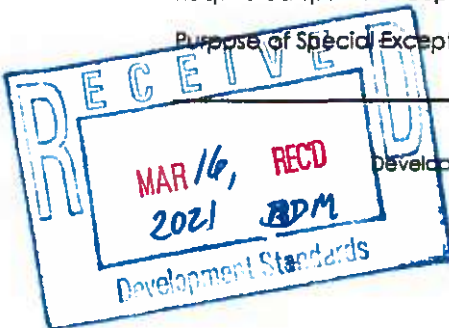
I (We) hereby appoint the person named the Applicant as my (our) agent to represent me (us) in this request for rezoning.

Joe Drennon
Owner's Signature

3/16/21
Date

Project Information

Property Location: 1939 Evergreen Road
Parcel Number(s)/TMS: 1440006008, 1450003002
County Council District: CCD FOUR School District: 05
Total Acreage: 57.7 Current Zoning: R-20
Requested Special Exception: Expansion of more than 25% private recreation in R-20
Purpose of Special Exception: Allow more than 25% increase in private recreation area in R-20 zoning.



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

If you indicated no, your signature is required.

Joe Drennon
Applicant's Signature

3/16/21
Date

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

Comments: _____

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

There is a Special Exception Application Fee of \$200.

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

Joe Drennon
Applicant's Signature

3/16/21
Date

For Office Use Only:

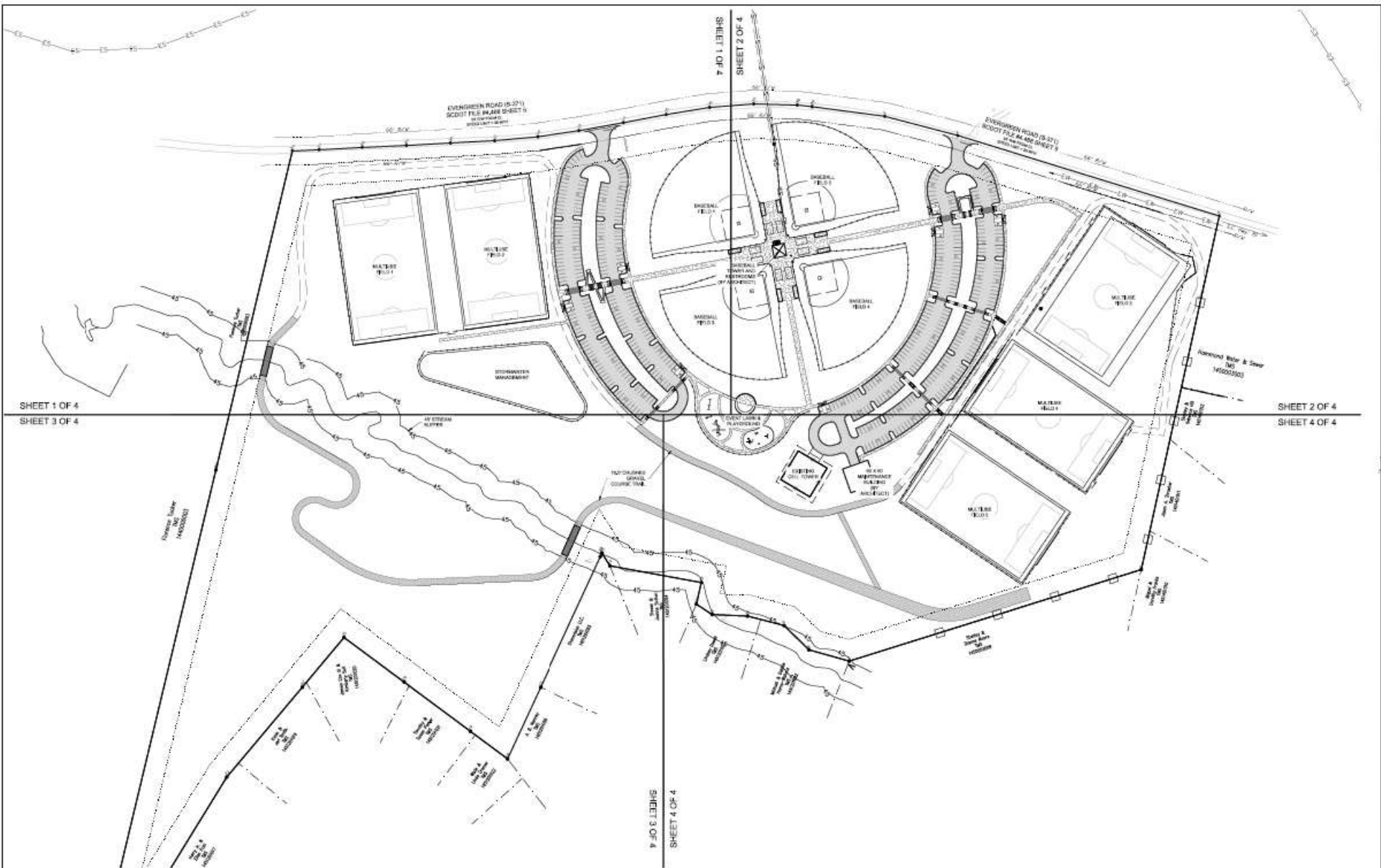
Application Received By: BDM Date Complete Application Received: 3-16-2021

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

Scheduled Advisory Hearing Date: _____ Scheduled Board Hearing Date: 4-15-2021

Staff Recommendation: _____ Advisory Recommendation: _____

Land Use/Board of Zoning Appeals' Decision: _____



CONTRACTOR NOTE:
 CONTRACTOR TO FIELD VERIFY LOCATION OF ALL EXISTING UTILITY LINES BEFORE CONSTRUCTION ACTIVITIES BEGIN. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE THAT OCCURS TO EXISTING UTILITIES.

- DEMOLITION NOTES:**
1. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF DAMAGED ITEMS NOT TO BE DEMOLISHED DURING CONSTRUCTION ACTIVITIES.
 2. CONTRACTOR IS TO DEMOLISH AND REMOVE VEGETATION WITHIN THE LIMITS OF DISTURBANCE UNLESS OTHERWISE SHOWN.
 3. PRIOR TO PAVING, SAWCUT EXISTING ASPHALT OR CONCRETE SURFACES WHERE NEW ASPHALT OR CONCRETE IS TO BE LAYED AND PROVIDE A SMOOTH TRANSITION.
 4. ALL DEMOLITION DEBRIS IS TO BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE CITY, COUNTY, STATE, AND FEDERAL REGULATIONS.
 5. CONTRACTOR TO ENSURE THAT ANY FILL DIRT OR WASTE DIRT IS TO BE FROM OR TO A PERMITTED SITE.

CONTRACTOR NOTE:
 CONTRACTOR TO FIELD VERIFY LOCATION OF ALL EXISTING UTILITY LINES BEFORE CONSTRUCTION ACTIVITIES BEGIN. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE THAT OCCURS TO EXISTING UTILITIES.

SURVEY NOTE:
 BOUNDARY AND ALL ELEVATIONS ARE BASED ON THE TOPOGRAPHIC SURVEY COMPLETED BY SAS PROFESSIONALS, LLC DATED JULY 24, 2002. THE VERTICAL ELEVATION DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) AND THE HORIZONTAL DATUM IS NAD83.



FOR NOTES AND LEGEND, SEE SHEET 05.1



MOUNT PLEASANT, SC 29524-1907
 GREENVILLE, SC 29615-9534
 SUMMERVILLE, SC 29585-0710
 SPARTANBURG, SC 29176-1272
 CHARLOTTE, NC 28217-0460
 www.swinc.com

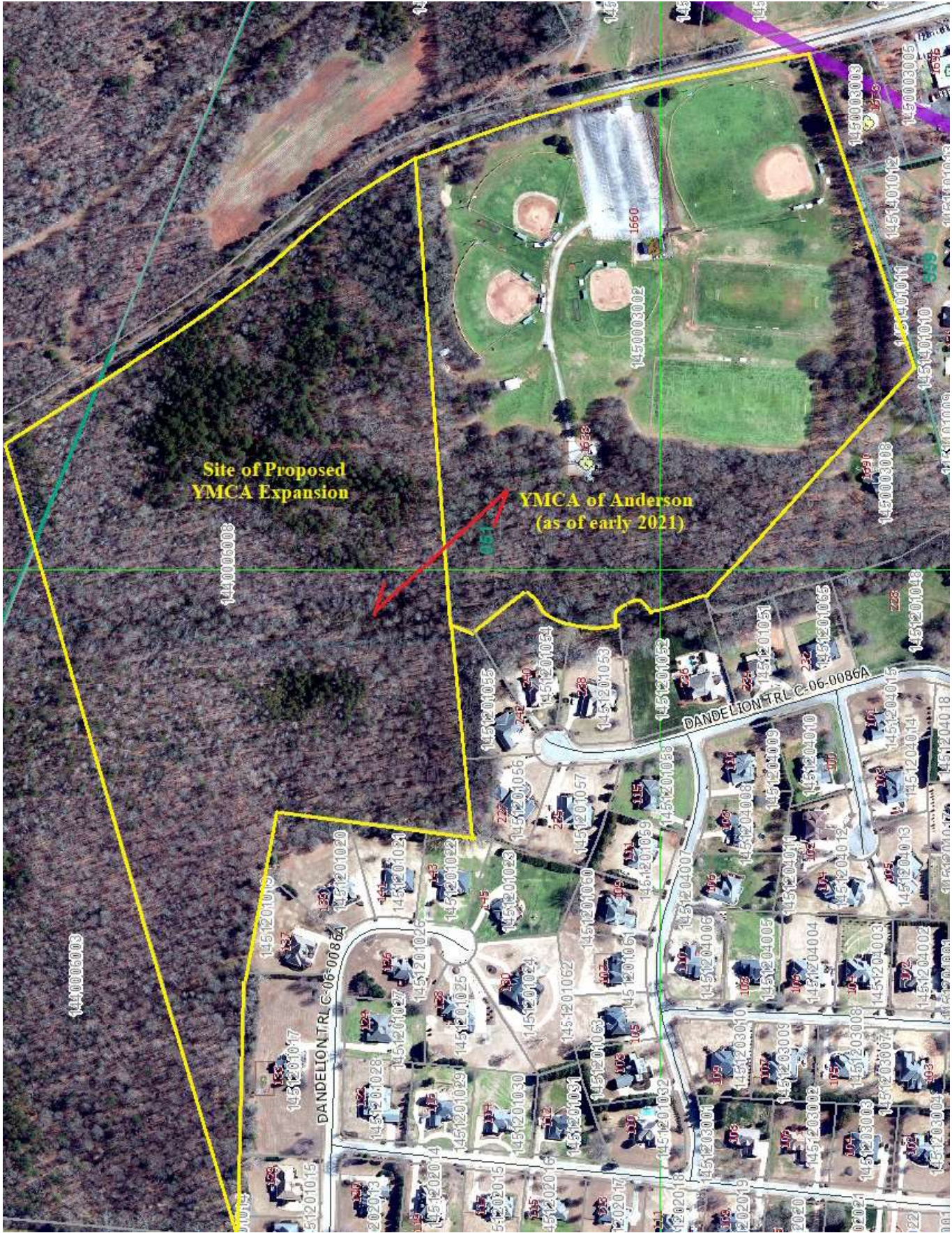


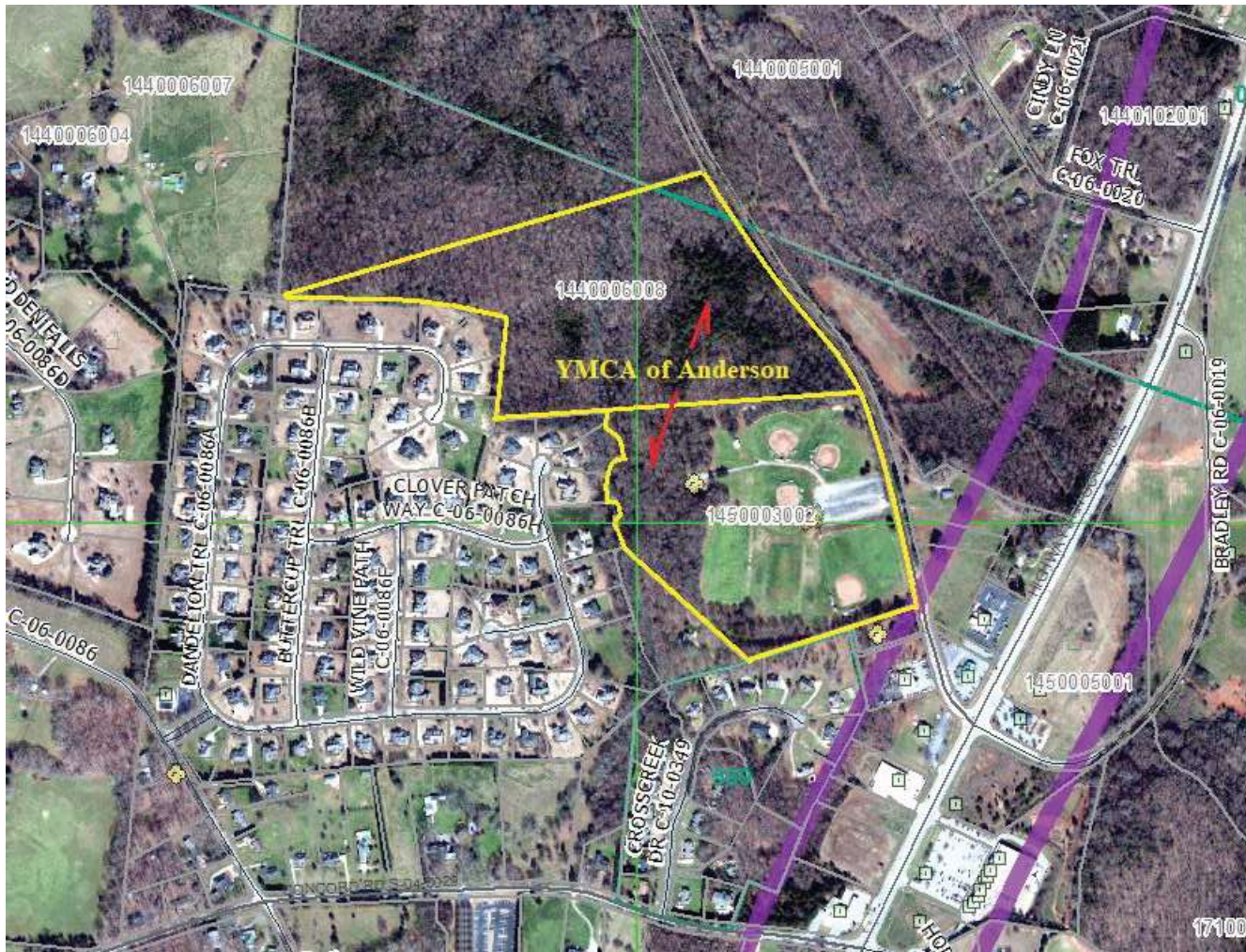
**DUCWORTH-TUCKER
 SPORTS PARK**
 ANDERSON COUNTY, SC

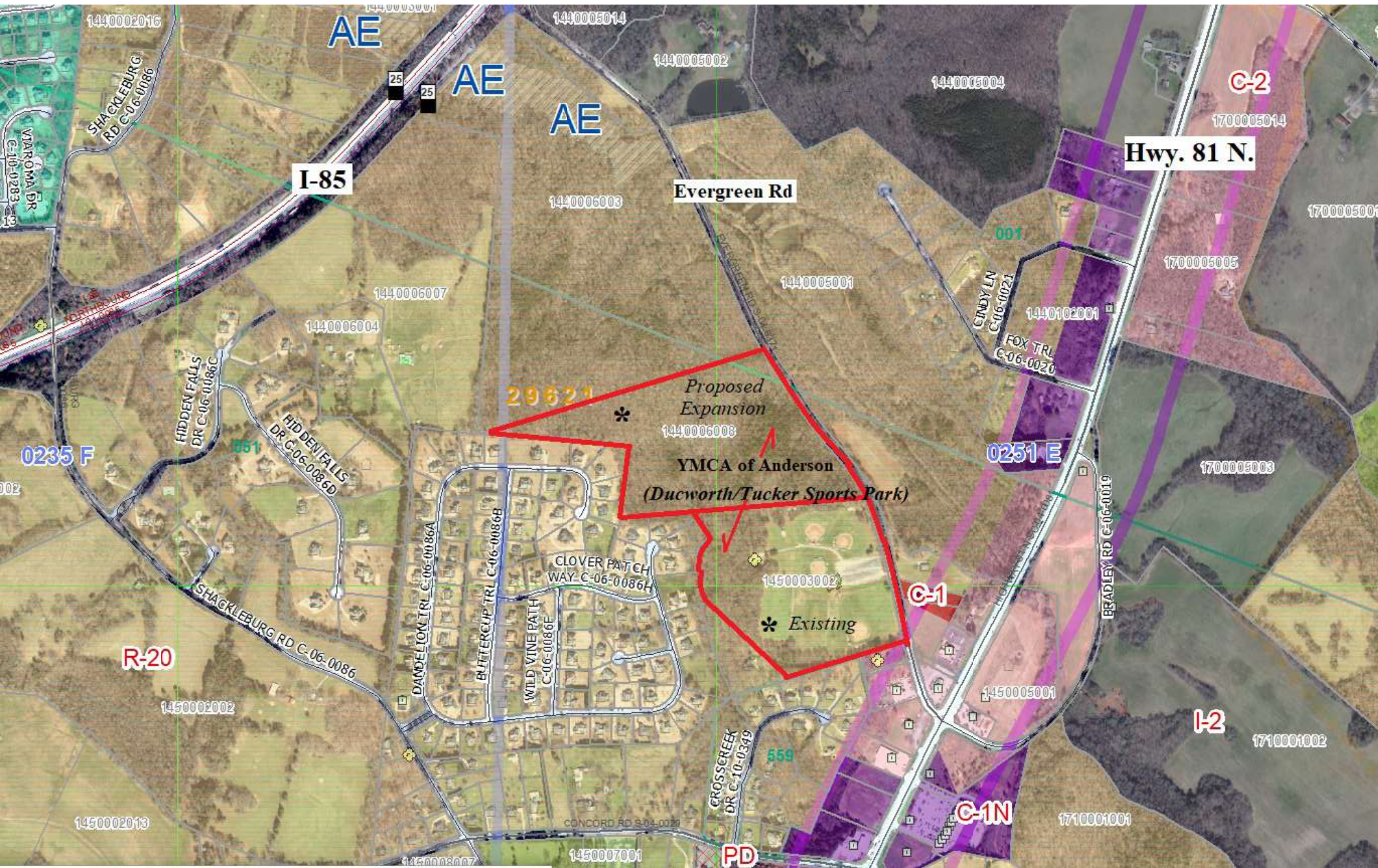
REVISION HISTORY

NO.	DATE	DESCRIPTION
1.	08/12/22	

OVERALL SITE PLAN







AE

AE

AE

C-2

I-85

Hwy. 81 N.

Evergreen Rd

0235 F

0251 E

29621 *

Proposed Expansion

YMCA of Anderson
(Ducworth/Tucker Sports Park)

* Existing

R-20

C-1

I-2

PD

C-1N

Staff Report

Application for a **Special Exception** – To provide housing for travel professionals
Anderson County Land Use Board of Zoning Appeals Meeting - District 7
Civic Center – 3027 Martin Luther King, Jr. Blvd.
Anderson, South Carolina
April 15, 2021
5:15 PM

Applicant: Michael Henderson

Owner of Property: Same

Property Location: 4400 and 4402 Lexington Way. Anderson, SC 29621

Council District: One (1)

Tax Map Number (TMS #): 93-08-02-045 and 93-08-02-044

Property Description: Approximately .1141 and .0742 acres off Lexington Way, road is classified as county.

Current Zoning: The property is zoned R-20 (Single-Family Residential)

Land Use: Residential Rental Property (Duplex)

Applicant Request: Applicant is requesting a **Special Exception** to provide housing for travel professional renters doing work/business in Anderson County (such as doctors, nurses, etc) as short term rentals limited to a maximum of four guestrooms.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 70, Article 5, Section 5:3.2– Bed and breakfast homestay, host homes, and guest homes mean a private home offering lodging and breakfast to guests. Accommodations are limited to a maximum of four guestrooms. This type of establishment is primarily a private home offering lodging and breakfast to guests. The appearance and primary function of the home shall remain as a residence, not as a lodging establishment permitted by special exception by the Board of Zoning Appeals.

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

- 1) The applicant’s main purpose is rental services for travel professionals such as doctors and nurses, which with the current health crisis calls for such a need for housing for those professionals.
- 2) The appearance and primary function of the home shall remain as a residence, not as a lodging establishment.
- 3) The use would not be detrimental to the quiet residential nature of the area.
- 4) The use of this property would not be detrimental to the public health or general welfare.
- 5) The use will not violate neighborhood characteristics nor adversely affect surrounding land uses.
- 6) The Board has granted other special exceptions similar to this request and would be consistent with its approval.



Special Exception Application

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: MICHAEL HENDERSON
 Mailing Address: 307 TANGLEWOOD DRIVE ANDERSON, SC 29621
 Telephone and Fax: 864-221-9067 E-Mail: michaelhen@bellsouth.net

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

2/26/21

 Date

Project Information

Property Location: 4400 AND 4402 LEXINGTON WAY ANDERSON SC 29621
 Parcel Number(s)/TMS: 930802045 AND 930802044
 County Council District: 1 School District: 5
 Total Acreage: .1141 AND .0742 Current Zoning: R-20
 Requested Special Exception: HOUSING TRAVEL PROFESSIONALS NURSES, DOCTORS, ETC
 Purpose of Special Exception: PROVIDE HOUSING FOR TRAVEL PROFESSIONALS, NURSES + DOCTORS AS SHORT TERM RENTAL

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

If you indicated no, your signature is required.



Applicant's Signature

2/26/21

Date


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

Comments: _____

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

There is a Special Exception Application Fee of \$200.

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



Applicant's Signature

2/26/21

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: _____







930802048

930802065

930802031

930802032

930802049

930802057

930802053

930802044

930802045

PAUL REVERE TRL

930802023

930802075

930802054

LEXINGTON WAY

930805034

930805035

930805037

930805036

930805022

930805021

930805020

930805019

930805018

