



DEVELOPMENT STANDARDS

Memorandum

To: Anderson County Land Use & Zoning Board of Appeals Members
From: Alesia Hunter
Date: June 2, 2020
Re: June 10, 2020 Scheduled Meeting

The Anderson County Land Use and Zoning Board of Appeals is scheduled to hold its next meeting on Wednesday, June 10, 2020 at 5:30 PM in the Civic Center, 3027 Martin Luther King Jr Blvd., Anderson, SC 29625.

The meeting agenda and packet are attached for your review.

Please email sbchastain@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.

MINUTES

ANDERSON COUNTY LAND USE AND ZONING BOARD OF APPEALS

Thursday, March 12, 2020

5:15 PM

Mr. Hubert McClure, District #5, Chairman
Anderson County Historic Courthouse
County Council Courthouse: Second Floor
101 South Main Street
Anderson, South Carolina

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

MEMBERS PRESENT: John Farr, District #1, Mike Miller, Vice-Chairman, District #2, Allen Ashley, District #3, Harold Durham, District #4, Hubert McClure, Chairman, District #5, Ed Ballard, District #6, and Dan Harvell, District #7

MEMBERS ABSENT:

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

MEETING CALLED TO ORDER:

Mr. Hubert McClure, Chairman, made a motion to call the meeting to order at 5:03 PM. Mr. Miller seconded it and the meeting time change was unanimously approved 7-0. At this time, he gave the Invocation.

APPROVAL OF MINUTES:

Mr. Hubert McClure asked for approval of the minutes from the meeting held on Thursday, February 13, 2020. He asked were there any corrections or changes to be made at this time. There were no corrections to be made. At this time, Mr. Ashley made a motion for the minutes to be approved as mailed. Mr. Miller seconded the motion. The minutes were approved 7-0 unanimously by a show of hands.

BLANKET ORDER ITEM A

Mr. Henry Copeland began with the Staff Report for item A. He stated that the applicant's request was to allow two additional wall signs located at 109 Interstate Blvd., Anderson. Mr. Copeland presented the application with findings of fact and staff's recommendation. Staff's recommendation was for approval. There was only one present from the public. Mr. Copeland informed the Board that Mr. Henry Ridgeway was the representative for the variance.

Mr. McClure opened the Public Hearing. There were no opposition against the variance. Mr. McClure closed the Public Hearing and reserved questions for the Board, Staff, and Mr. Ridgeway. No one had any questions. Mr. Miller made a motion to approve the variance as recommended by the staff. Mr. Harvell seconded it. The variance was approved 7-0 unanimously by a show of hands.

NEW BUSINESS:

Mr. McClure asked if there was any new business for the Board. Mrs. Hunter informed the Board that a time change has been presented to allow a Board member adequate time to arrive at the meetings. Mr. Durham explained his position for why the time change from 5:15 PM to 5:30 PM would be beneficial to him. Discussion occurred among the members and Mr. McClure made a motion to accept the time change. Mr. Harvell seconded it. The new time change to 5:30 PM was approved 7-0 unanimously by a show of hands. Mrs. Hunter also informed the Board that she is still working on the continual education for Board Members. Mr. McClure asked if she would check into seeing if it could be done through Skype. The discussion ended. Mr. Miller made a motion to adjourn the meeting. Mr. Harvell seconded it. The meeting was adjourned at 5:12 PM. Our next meeting will be held on Wednesday, June 10, 2020 at 5:30 PM.

AGENDA

ANDERSON COUNTY LAND USE AND ZONING BOARD OF APPEALS MEETING

Wednesday, June 10, 2020

5:30 PM

Civic Center

3027 Martin Luther King Jr Blvd.

Anderson, South Carolina

- 1.) Call to Order: Mr. Hubert McClure, Chairman
- 2.) Invocation: Mr. Hubert McClure
- 3.) Approval of Minutes: Meeting held on March 12, 2020

4.) PUBLIC HEARING:

- (A) Variance application request to allow for a reduction of side yard setback requirements from 10 feet to 7.5 feet to accommodate a proposed addition located at 1216 Andersonville Road, Townville.
- (B) Variance application request to allow for a reduction of side yard setback requirements from 10 feet to 5 feet to accommodate a proposed addition located at 435 Hopkins Rd., Townville.
- (C) Variance application request to allow for a second wall sign in addition to the one allowed by code located at 297 Hwy 20, Pelzer.
- (D) Variance application request to allow for two additional wall signs located at 2020 US Hwy 29 N, Anderson.
- (E) Special Exception request to accommodate a natural gas regulator station located off of E-W Parkway & Brookhollow, Anderson.
- (F) Variance application request to allow for a setback from Frontage Road located at 101 Falcons Landing, Anderson.

5.) Old Business:

6.) New Business: Meeting July 9, 2020

7.) Adjournment:



Variance Application

There is a Variance Application Fee of \$200.00

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: William H. STROTHMANN

Mailing Address: 1405 HUNTERS TRAIL ANDERSON, SC 29625

Telephone and Fax: 864-356-7040 E-Mail: southrunmann@aol.com
FAX 864-964-0614

Owner's Information

(If Different from Applicant)

Name: GLENN + DEBRA STULL

Mailing Address: 1216 ANDERSONVILLE RD TOWNVILLE, SC

Telephone and Fax: 864-230-3123 E-Mail: ~~stull~~ stullges@gmail.com

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

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

Debra Stull
Owner's Signature

2/12/20
Date

Project Information

Property Location: 1216 ANDERSONVILLE RD Townville SC

Parcel Number(s)/TMS: 018-05-02-001

County Council District: 4 School District: _____

Total Acreage: .77 Current Zoning: NOT ZONED

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

Purpose of Variance: To allow for a 12'x20' addition to front of house. It will be positioned to have same setback as the corner of the house and not cover kitchen window on the other side
Private Covenants or Deed Restrictions on the Property: Yes NO

If you indicated no, your signature is required.

Willie H. Stout
Applicant's Signature

2/12/20
Date

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

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

Add a 12'x20' addition to front of existing house a distance of 7.5' from property line.
The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by State Law and the ordinance are met by the following facts:

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

The corner of the existing house is 7.5' from property line.

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: The addition can be located to

maintain existing 7.5'. Moving addition over would block the existing kitchen windows

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:

It would maintain the existing 7.5' setback

The following documents are submitted in support of this application: (Please attach copies of all additional information to this application.) Survey / Surveys with addition drawn in.

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.

Willie H. Stout
Applicant's Signature

2/12/20
Date

For Office Use Only:

Application Received By: _____ Date Complete Application Received: _____

Application Fee Amount Paid: _____ Check Number: _____

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

Staff Recommendation: _____ Advisory Recommendation: _____

Land Use/Board of Zoning Appeals' Decision: _____

Variance Appliance Checklist

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

Application Submittal Requirements and Process

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

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

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

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

Additional Requirements/Comments: If the house had been
built parallel to the lot line there would
be no problem. However, the angle of the house causes the proposed addition to encroach on the lot line.



Kitchen

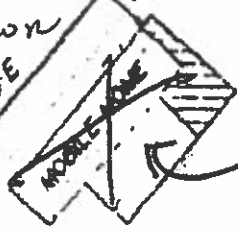
A

LOT 3

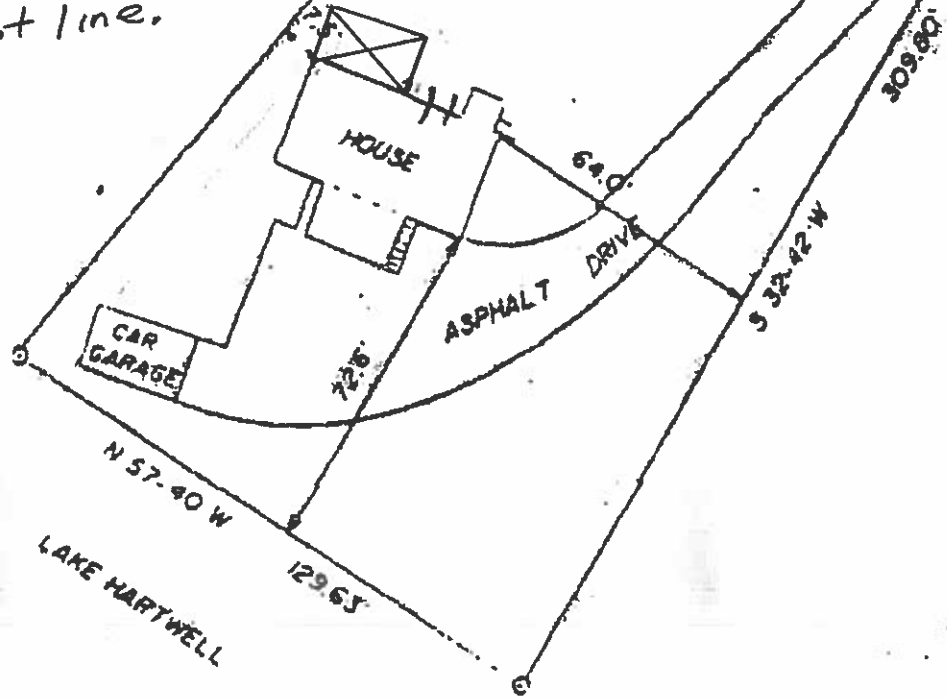
LOT 4
0.77 AC.



No realizing the house was at angle to the lot line, we were going to place the addition as shown here, but that would have encroached closer to the lot line.



No longer there



RECORDED
OF...
IN VOL. 1
AT 2:3
ANDERS

NOTE: THERE IS A SIDE & REAR

I CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY AS SHOWN HEREON IS 1/7500 AND THE AREA WAS DETERMINED BY THE METHOD OF CALCULATION. THE PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD ZONE NOR ARE THERE ANY OTHER ENCROACHMENTS OTHER THAN SHOWN.

L. R. S. Evans
S.C. R.L.S. & P.E. #8857

PROPERTY DESIGNATION
PREVIOUS PLAT BOOK REFERENCE

PROPERTY SURVEY



200689

SWYDER DR
20-0056

180501006

180501004
180501005

180501007

180501009

180501022

180501013

180501014

180501016

180501017

180501018

180501019

180501020

180501021

200689

180501004

180501005

180501001

180501006



Variance Application

There is a Variance Application Fee of \$200.00

May 14, 2020
Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Everette Hobson

Mailing Address: 435 Hopkins Rd., Townville, SC 29689

Telephone and Fax: 828-766-5123 E-Mail: edhobson2233@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: 435 Hopkins Rd., Townville, SC 29689

Parcel Number(s)/TMS: Parcel A - Lot #10 / TMS 026-03-01-035

County Council District: _____ School District: Anderson District 4

Total Acreage: 0.26 Current Zoning: _____

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

Purpose of Variance: Add closets to two bedrooms

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

If you indicated no, your signature is required.

[Signature]
Applicant's Signature

May 14, 2020
Date

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

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

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

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

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

Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows: We have moved here to use as our full-time residence. Lack of closet space makes it hard to utilize the space comfortably.

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:

There is a large wooded space between us and the next house.

The following documents are submitted in support of this application: (Please attach copies of all additional information to this application.) Drawing showing where addition would be located. Photos of property.

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

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

[Signature]
Applicant's Signature

May 14, 2020
Date

For Office Use Only:

Application Received By: _____ Date Complete Application Received: _____

Application Fee Amount Paid: _____ Check Number: _____

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

Staff Recommendation: _____ Advisory Recommendation: _____

Land Use/ Board of Zoning Appeals' Decision: _____



Photo showing opposite end of house where power, water & sewer come into house.



Photo taken from highway showing our house on the right and the adjoining lot. Addition would be on this end of our house.



Additional picture showing adjoining lot



End of house where addition would be.



2nd picture of end of house where the addition would be.





Variance Application

There is a Variance Application Fee of \$200.00

Date of Application Completion _____

Application Status (Approved or Denied) _____

Applicant's Information

Name: Stephanie Edwards

Mailing Address: 11801 Anderson Road, Greenville, SC 29611

Telephone and Fax: 864-395-0157

E-Mail: stephanie.edwards@masstarsigns.com

Owner's Information

If Different from Applicant

Name: Goodwill Industries

Mailing Address: 297 SC Hwy 20, Pelzer, SC 29669

Telephone and Fax: 864-351-0150

E-Mail: stephanie.edwards@masstarsigns.com

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

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

Crystal Hardisty
Owner's Signature

3/31/20
Date

Project Information

Property Location: 297 SC Hwy 20, Pelzer, SC 29669

Parcel Number(s)/TMS: 2440006008

County Council District: _____

School District: _____

Total Acreage: _____

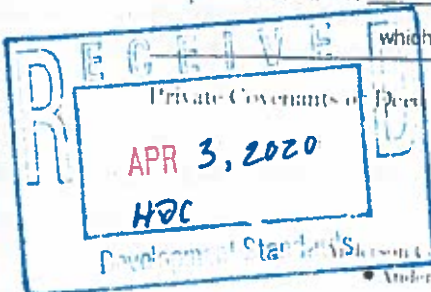
Current Zoning: _____

Requested Variance: Sign Variance

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

Purpose of Variance: To allow for an additional "Donations" wall sign of 28.5 sq. ft. over the drive thru on the side of the building which fronts Courtney Street.

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



If you indicated no, your signature is required.

Stephanie Edwards
Applicant's Signature

3-26-20
Date

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

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

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

Extraordinary and exceptional conditions pertaining to the particular piece of property, as follows:
The property has two (2) street fronts and the customer needs to clearly identify the location for making donations. The wall facade for this elevation is 135 ft. long and a 9 ft. square "directional" sign would be dwarfed and would not clearly identify the building as needed. The requested size sign is consistent with what Goodwill has done at their other locations.

Conditions do not generally apply to other properties in vicinity, as shown by: Most properties do not have the same business purpose and may not have two (2) street fronts.

Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows: The need to properly identify the location for donations to avoid confusion with their customers.

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

The requested signage is not considered too large and would not harm the character of the surrounding properties or community.

The following documents are submitted in support of this application: (Please attach copies of all additional information to this application.) Sign Rendering of "Donations" Sign, Other Signage to be installed on property, Site Picture showing sign superimposed on Building

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.

Stephanie Edwards
Applicant's Signature

3-26-20
Date

For Office Use Only:

Application Received By: BDMCABEEDS Date Complete Application Received: 5-3-2020

Application Fee Amount Paid: 1200.00 Check Number: # 6584

Scheduled Advisory Hearing Date: _____ Scheduled Board Hearing Date: 6-10-2020

Staff Recommendation: _____ Advisory Recommendation: _____

Land Use/Board of Zoning Appeals' Decision: _____

REQUESTED



9 sqft PER CODE



Sign Channel Letters
Sq. Ft. 28.5 sq Ft

2'-0"
14'-3"
Donations
1'-5"

front view
Scale: 1/2" = 1' (11x17 Paper)

SPECIFICATIONS

- A Qty: Front Lit, LED illuminated Channel letter set: 3/16" fat polycarbonate faces with vinyl graphics applied to surface, trincaps and aluminum returns painted to match Blue color. Mounted to raceway: 0.080" aluminum raceway painted to match building fascia.
- B Letters and Logo will be illuminated with 6500K LEDs. Power supplies will be located within raceway.

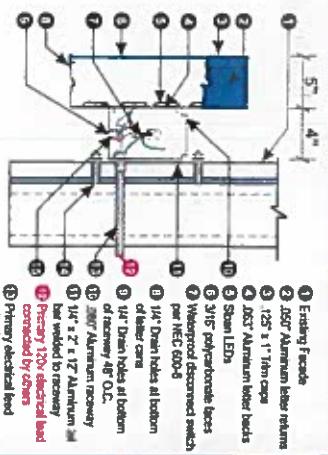


Proposed - Night View

COLOR LEGEND	
PAINT	VINYL
PMS Rafter Blue / MIP 10147 Impulse Blue	Orcaol 1590 Gentian Blue
Raceway TBD	N/A
ILLUMINATION	LED COLOR
POWER	White LED Sloan
120V	



Proposed - Day View



section view
Scale: NTS (11x17 Paper)

- 1 Existing facade
- 2 20G Aluminum letter returns
- 3 1/2" x 1" Trim caps
- 4 20G Aluminum letter heads
- 5 Sloan LEDs
- 6 3/16" Polycarbonate faces
- 7 Waterproof disconnect switch per NEC 600.8
- 8 1/4" Drain holes at bottom of raceway
- 9 1/4" Drain holes at bottom of raceway 48" O.C.
- 10 20G Aluminum raceway per NEC 600.8
- 11 1/4" x 2" x 1/2" Aluminum bar welded to raceway
- 12 Precision 120v electrical lead connected by others
- 13 Primary electrical feed
- 14 Weld type connector and kick-free corded 1/2" B
- 15 Mounting hardware to suit
- 16 Power supply

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MASSSTAR SIGNS

11201 Massstar Drive, Denville, NJ 07834
Phone: 609-251-2999
Fax: 609-251-7711
www.massstarsigns.com

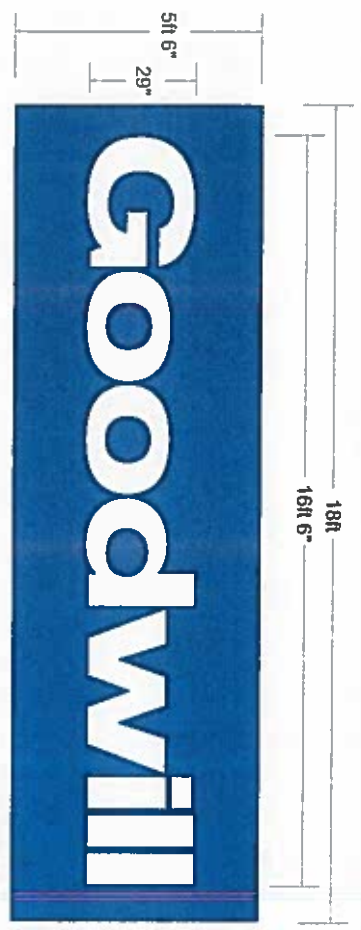
Job Number: 816-18
Client: Goodwill Industries
Address: 2017 SC Hwy 20 Pkwy, SC
Salesperson: Michael Hinkle
Designer: Danny Moore
Date Ordered: 02-25-20
Manufacture By:
Install By:
Conceptual: ●
Finalized: ○
Drawing Scale: As Noted
Vector Artwork:
Revision 1:
Revision 2:
Revision 3:
Revision 4:
Revision 5:
Revision 6:
Revision 7:
Customer Approved:
Date: _____
Landlord Approved:
Date: _____
Underwriters Laboratories, Inc. logo
SSEA logo
ISA logo

Other Signage
to be Installed
For Goodwill

SIGN Face Replacement
 Sq. Ft. 98.0 sq ft

SPECIFICATIONS
 Qty: (2) Double Sided
 Internally illuminated flat flex
 face replacement with custom
 graphics

NOTE:
 These items need to be confirmed



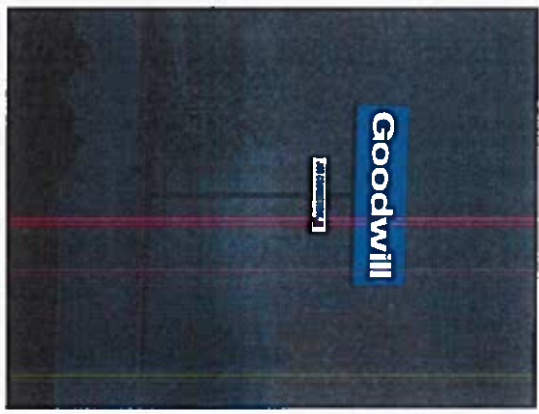
front view
 Scale: 3/8" = 1' (11x17 Paper)

11" ht
 letters
JOB CONNECTIONS
 15 1/2"
 logo

20" (?) x 96" existing box

SPECIFICATIONS
 Qty: (2) Double Sided
 Internally illuminated flat acrylic
 face replacement with custom
 graphics.
 20" (?) x 96" existing box

COLOR LEGEND	
PMS PAINT	WYNL
PMS Reflex Blue MP 10147 Impulse Blue	Oracal 8500 Genlan Blue
PMS Black / MP Black	Oracal 8500-070 Black
White	N/A
ILLUMINATION:	
POWER	LED COLOR
120V	White LED Beam



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11801 Providence Road, Greenville, SC 29615
 Phone: 864-672-2702
 Fax: 864-672-2712
 WWW.MASSTARSIGNS.COM

Job Number: 200-19
 Client: Goodwill Industries
 Address: 297 SC Hwy 20
 Pelzer, SC
 Salesperson: Michael Hahle
 Designer: Danny Moore
 Date Originated: 02-26-20
 Manufacture By: JETROCK
 Install By: JETROCK

Conceptual: ●
 Finalized: ○
 Drawing Scale: 1/4" = 1'
 Vendor artwork: REQUIRED
 Revision 1:
 Revision 2:
 Revision 3:
 Revision 4:
 Revision 5:
 Revision 6:
 Revision 7:

Customer Approved: _____
 Date: _____
 Landlord Approved: _____
 Date: _____
 Underwriters Laboratories, Inc. UL LISTED





Variance Application

There is a Variance Application Fee of \$200.00

5-19-2020
Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Joey Blackwell (Enloe, Inc)
Mailing Address: P.O. Box 95 Aiken, SC 29802
Telephone and Fax: (803) 648-1714 - T E-Mail: jblackwell@enloeinc.com
(803) 649-7130 - F

Owner's Information (If Different from Applicant)

Name: 7-Eleven, Inc.
Mailing Address: 1722 South St. Suite 1000 Dallas, TX 75201
Telephone and Fax: (214) 965-0990 E-Mail: devon.roy@7-11.com

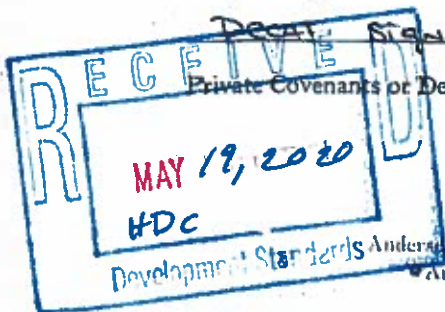
Designation of Agent: (Complete only if owner is not the applicant)

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

Devon Roy Sr. RER SC 7-11 Inc 5/19/2020
Owner's Signature Date

Project Information

Property Location: 2012 US 29 Anderson, SC
Parcel Number(s)/TMS: 1750203002
County Council District: _____ School District: _____
Total Acreage: _____ Current Zoning: _____
Requested Variance: Additional allowed wall signage for Diesel Canopy.
Please indicate if setback variance, sign variance or minimum lot size variance.
Purpose of Variance: To gain approval to install (2) new vinyl
DEED SIGNS ON the new Diesel Canopy.
Private Covenants or Deed Restrictions on the Property: Yes _____ No



If you indicated no, your signature is required.

J Blackwell
Applicant's Signature

5/19/20
Date

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

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

Division 8, Section 38-255 "Permitted Signs", 2c. "Number of signs"

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:

Original Gas Station did not have a Truck Diesel Canopy.

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

existing gas stations in the vicinity that would require additional signage.

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

truck Diesel canopy, having no signage would restrict the knowledge for trucks to stop for fuel.

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:

Since there are no other gas stations adjacent, there would not be any substantial detriment or harm to the public.

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.

J Blackwell
Applicant's Signature

5/19/20
Date

For Office Use Only:

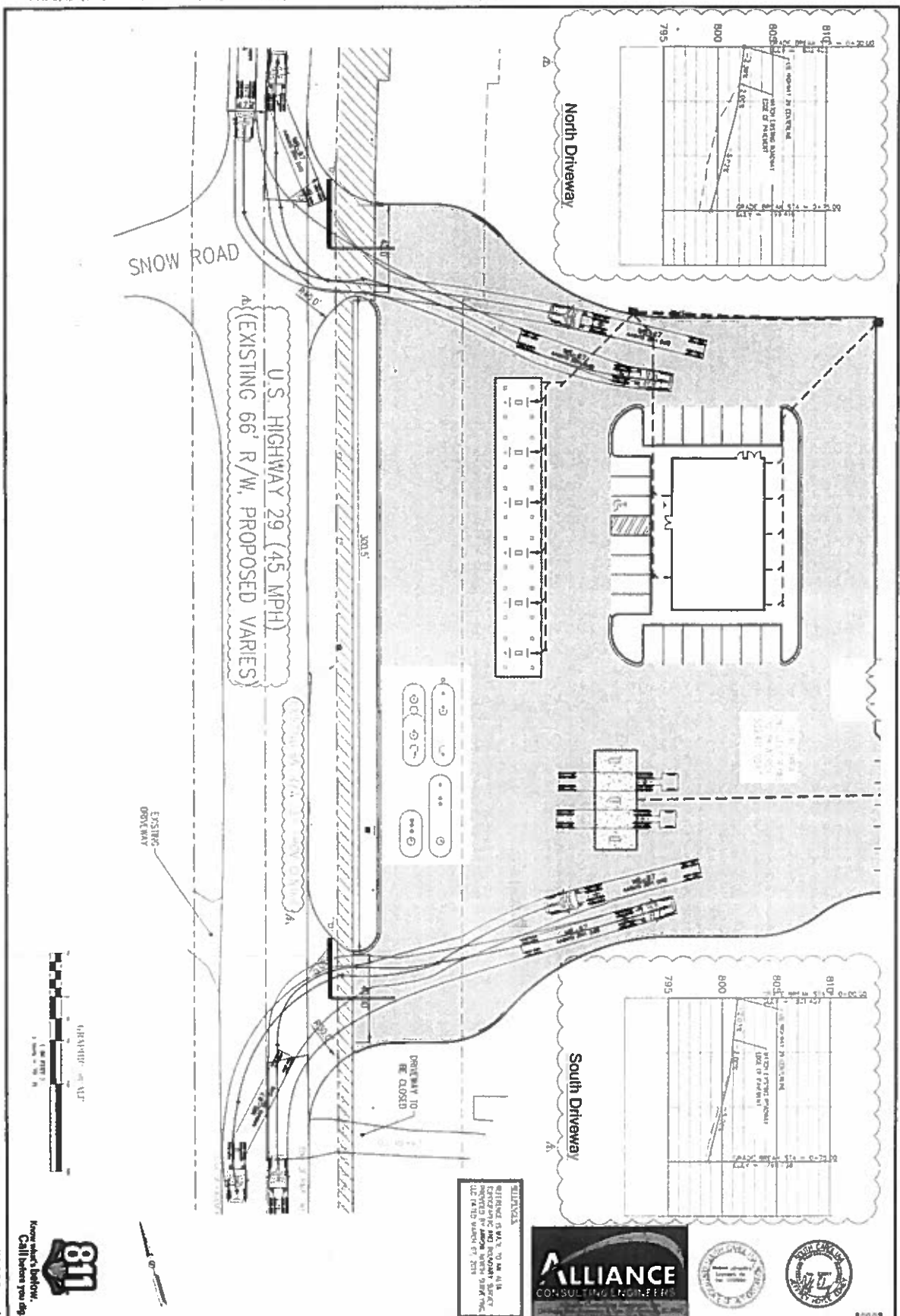
Application Received By: HD Copeland Date Complete Application Received: 5-19-2020

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

Scheduled Advisory Hearing Date: _____ Scheduled Board Hearing Date: June 2020 (tentative)

Staff Recommendation: _____ Advisory Recommendation: _____

Land Use/Board of Zoning Appeals' Decision: _____



#39637 - ANDERSON, SC

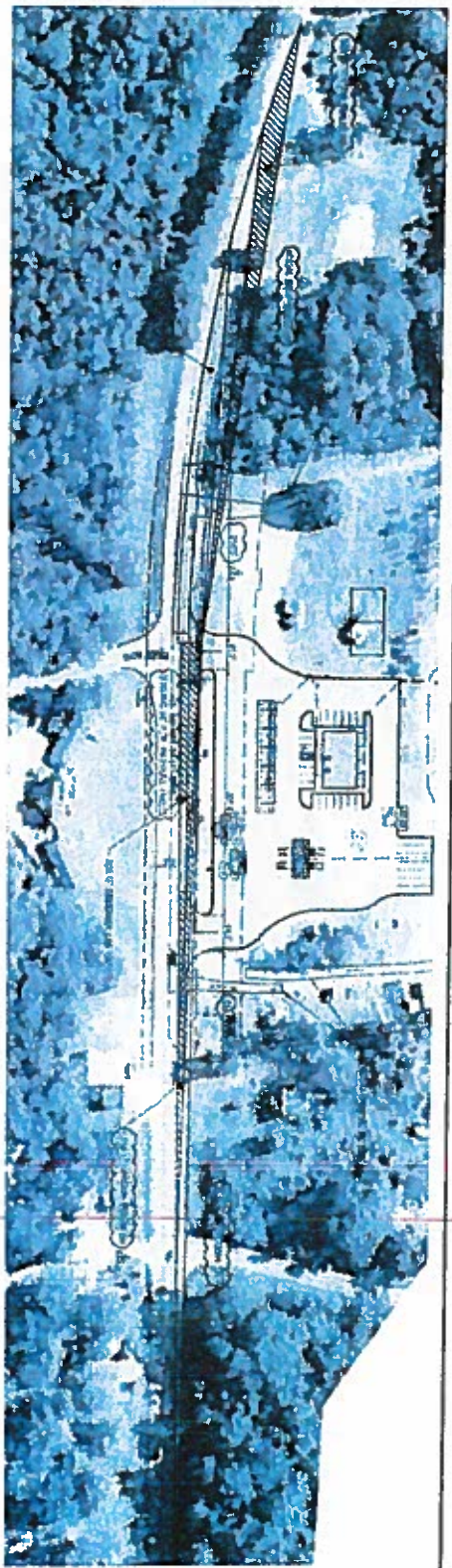


PROJECT	HWY 29 @ SNOW RD., ANDERSON, SC
DESCRIPTION	TRUCK TURNS AND DRIVEWAY PROFILES
DATE	2012 HWY 29 ANDERSON, SC
PROJECT NUMBER	39637
SCALE	C-12

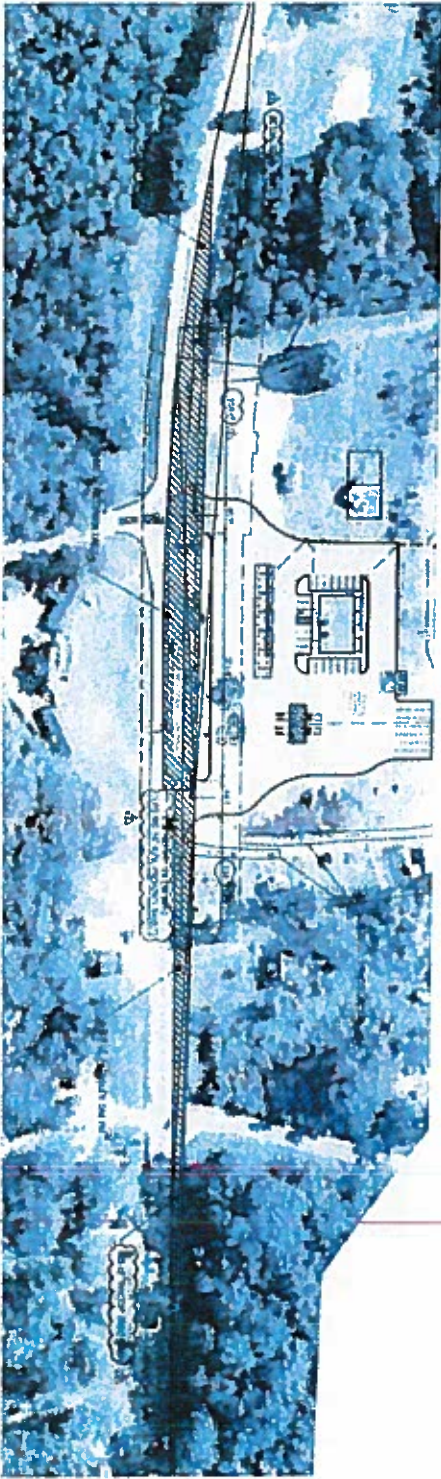
DATE	07/25/12	DESCRIPTION	ANDERSON COUNTY STORMWATER CLEANUP
DATE	09/10/12	DESCRIPTION	DRIVEWAY ANDERSON COUNTY STORMWATER COMMENTS
DATE	01/27/13	DESCRIPTION	DRIVEWAY SCOOT REVIEW COMMENTS
DATE		DESCRIPTION	
DATE		DESCRIPTION	
DATE		DESCRIPTION	



#39637 - ANDERSON, SC



INTERSECTION SIGHT DISTANCE (ISD) LEGEND
 75' U. SIGHT TRIANGLE
 75' U. VEHICLE LANE



#38837 - ANDERSON, SC

DATE: 08/20/2018
 PROJECT: SNOW RD. @ HWY 29 - ANDERSON, SC
 DRAWING NO.: 18-001
 SHEET NO.: 18-001-01



NO.	DATE	DESCRIPTION
01	08/20/2018	ISSUED FOR PERMITS
02	08/20/2018	ISSUED FOR PERMITS
03	08/20/2018	ISSUED FOR PERMITS
04	08/20/2018	ISSUED FOR PERMITS
05	08/20/2018	ISSUED FOR PERMITS
06	08/20/2018	ISSUED FOR PERMITS
07	08/20/2018	ISSUED FOR PERMITS
08	08/20/2018	ISSUED FOR PERMITS
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11	08/20/2018	ISSUED FOR PERMITS
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48	08/20/2018	ISSUED FOR PERMITS
49	08/20/2018	ISSUED FOR PERMITS
50	08/20/2018	ISSUED FOR PERMITS

#38837 - ANDERSON, SC





Special Exception Application

02/27/2020

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Matthew Bare (W.K. Dickson) on the behalf of Piedmont Natural Gas, Inc.

Mailing Address: 1213 W Morehead St. Suite 300 Charlotte, NC 28208

Telephone and Fax: 704-344-5348

E-Mail: MBare@WKDickson.com

Owner's Information

(If Different from Applicant)

Name: GRAHAM GST IRREVOCABLE TRUST

Mailing Address: 310 HOBSON RD ANDERSON SC 29621

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: Approx. 1400' Northeast of the intersection of E-W Pkwy & Brookhollow Rd

Parcel Number(s)/TMS: 1211101008

County Council District: CCD One

School District: 05

Total Acreage: 5.96 Ac.

Current Zoning: R-20

Requested Special Exception: The installation of a Natural Gas Regulator Station

Purpose of Special Exception: The regulator station is needed to supply natural gas to the surrounding community.

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

If you indicated no, your signature is required.

Maria Bar

02/28/2020

Applicant's Signature

Date

If you indicated yes, please provide a copy of your covenants and deed restrictions with this application – pursuant to State Law (Section 6-29-1145: July 1, 2007) – determining existence of restrictive covenants. Copies may be 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.

Maria Bar

02/28/2020

Applicant's Signature

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: _____



R-15

FALCONS LN PG
085-8869

29625

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660901091

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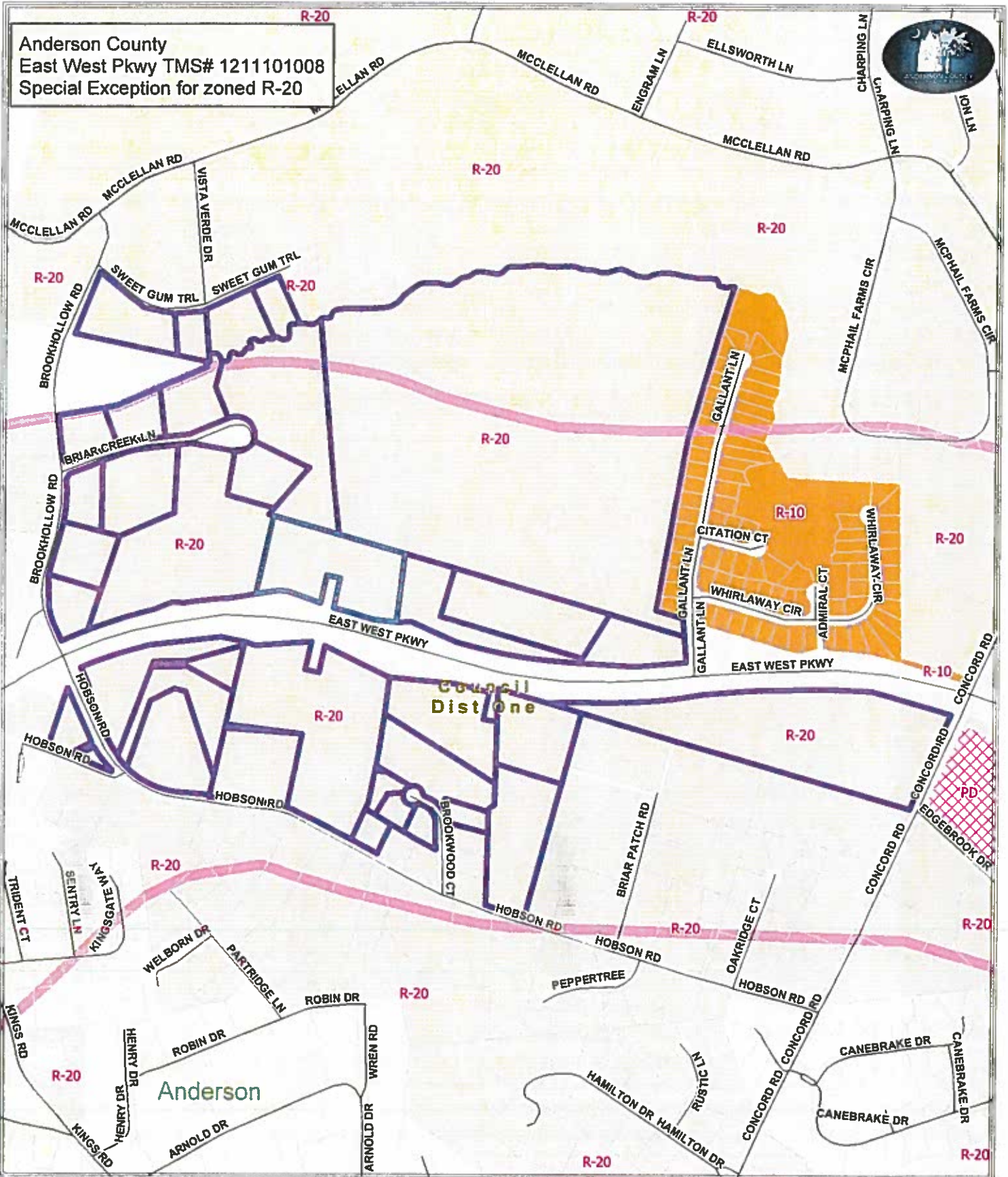
660903009

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660903002

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081101105
R-15

Anderson County
East West Pkwy TMS# 1211101008
Special Exception for zoned R-20



Council
Dist One

Anderson



ArcGIS

05/21/2020



0 250 500 1,000 Feet



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Variance Application

There is a Variance Application Fee of \$200.00

APRIL 08 2020
Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: EARL O'BRIEN (NU-SOUTH SURVEYING)

Mailing Address: 115 E. MAULDIN ST.

Telephone and Fax: 864-224-2754 E-Mail: nusouthsc@gmail.com

Owner's Information

(If Different from Applicant)

Name: LOREA LLC

Mailing Address: 508 CANTERBURY PARK RD.

Telephone and Fax: 864-307-1181 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: FALCONS LANDING SUBD. (LOT 26)

Parcel Number(s)/TMS: 66-09-01-092

County Council District: 5 School District: 4

Total Acreage: _____ Current Zoning: R-15

Requested Variance: SETBACK FROM FRONTAGE RD.
Please indicate if setback variance, sign variance or minimum lot size variance.

Purpose of Variance: TO MAKE THE LOT BUILDABLE - WE WERE GIVEN A 30' SETBACK FROM I-85 RW - NOT SETBACK FROM ROYAL AMERICAN RD.

Private Covenants or Deed Restrictions on the Property: Yes No

If you indicated no, your signature is required.

Applicant's Signature

Date

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

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

FRONTAGE ROAD SETBACKS

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

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

THIS IS ONLY A 60' WIDE LOT APPROVED AS BUILDABLE IN 2003

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: COULD NOT HAVE

ROOM FOR A HOUSE ON THE LOT.

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

THE E OF THE FRONTAGE ROAD IS 54' FROM THE R/W LINE OF I-85

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

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

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



Applicant's Signature

April 08, 2020

Date

For Office Use Only:

Application Received By: _____ Date Complete Application Received: _____

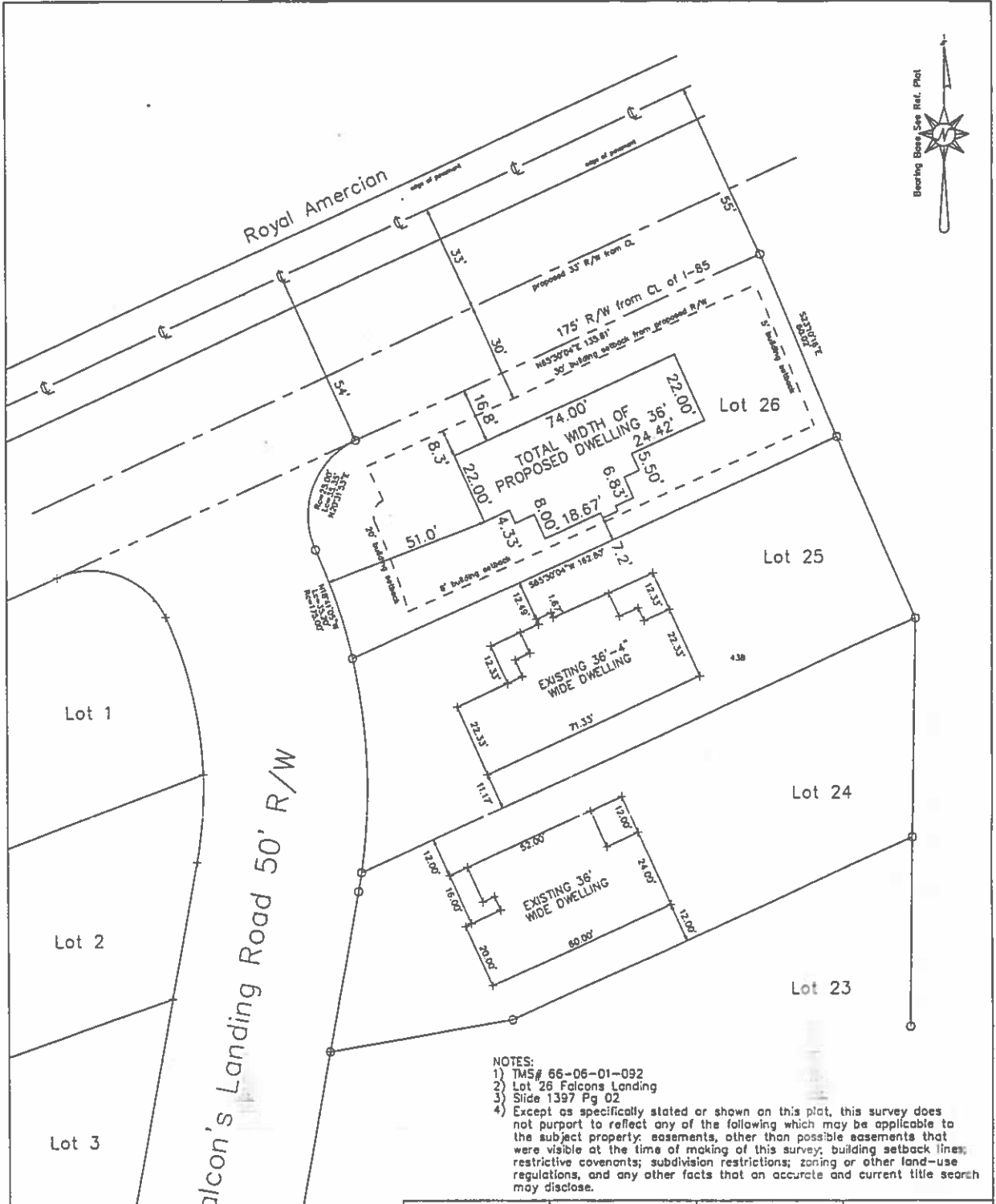
Application Fee Amount Paid: _____ Check Number: _____

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

Staff Recommendation: _____ Advisory Recommendation: _____

Land Use/Board of Zoning Appeals' Decision: _____





NOTES:
 1) TMS# 66-06-01-092
 2) Lot 26 Falcons Landing
 3) Slide 1397 Pg 02
 4) Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject property; easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, and any other facts that an accurate and current title search may disclose.

Falcon's Landing Road 50' R/W

Lot 1
 Lot 2
 Lot 3

Lot 26
 Lot 25
 Lot 24
 Lot 23

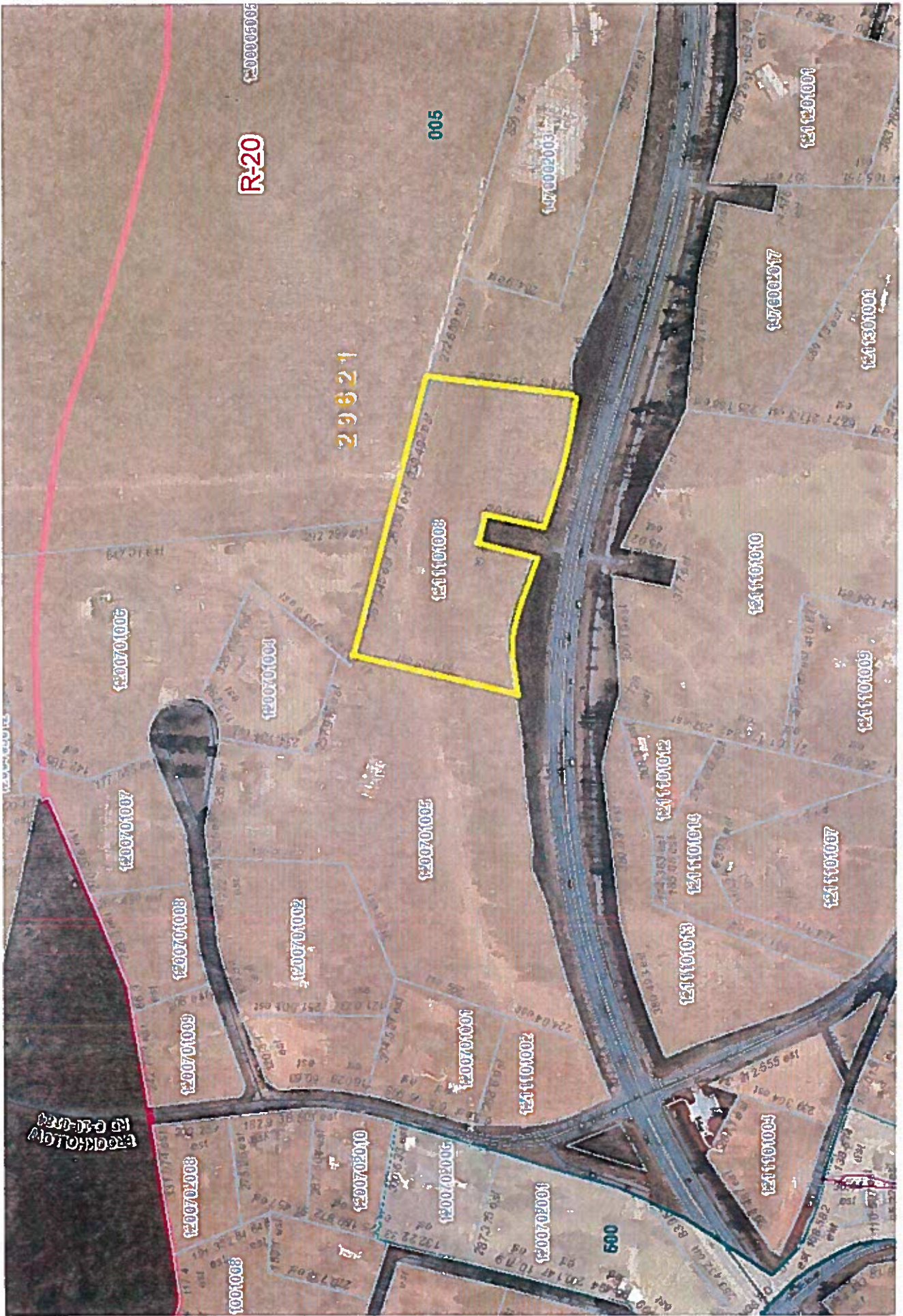


"I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified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

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

Map #	Surveyed By	Drawn By	Checked By
			EBO
Legend (Old) ● (New) ○ ■ □ ▲ Computed Pt.		Survey and Certification for <h2 style="text-align: center;">Lorea, LLC</h2> <p style="text-align: center;">NON-Transferable</p>	
Nu-South Surveying Inc. 115 E. Mauldin St. Anderson S.C. 29621 (854) 224-2754 nusouthsc@gmail.com		Anderson County South Carolina Scale 1" = 30' Date: April 08, 2020 	

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R-20

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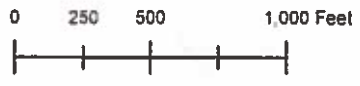
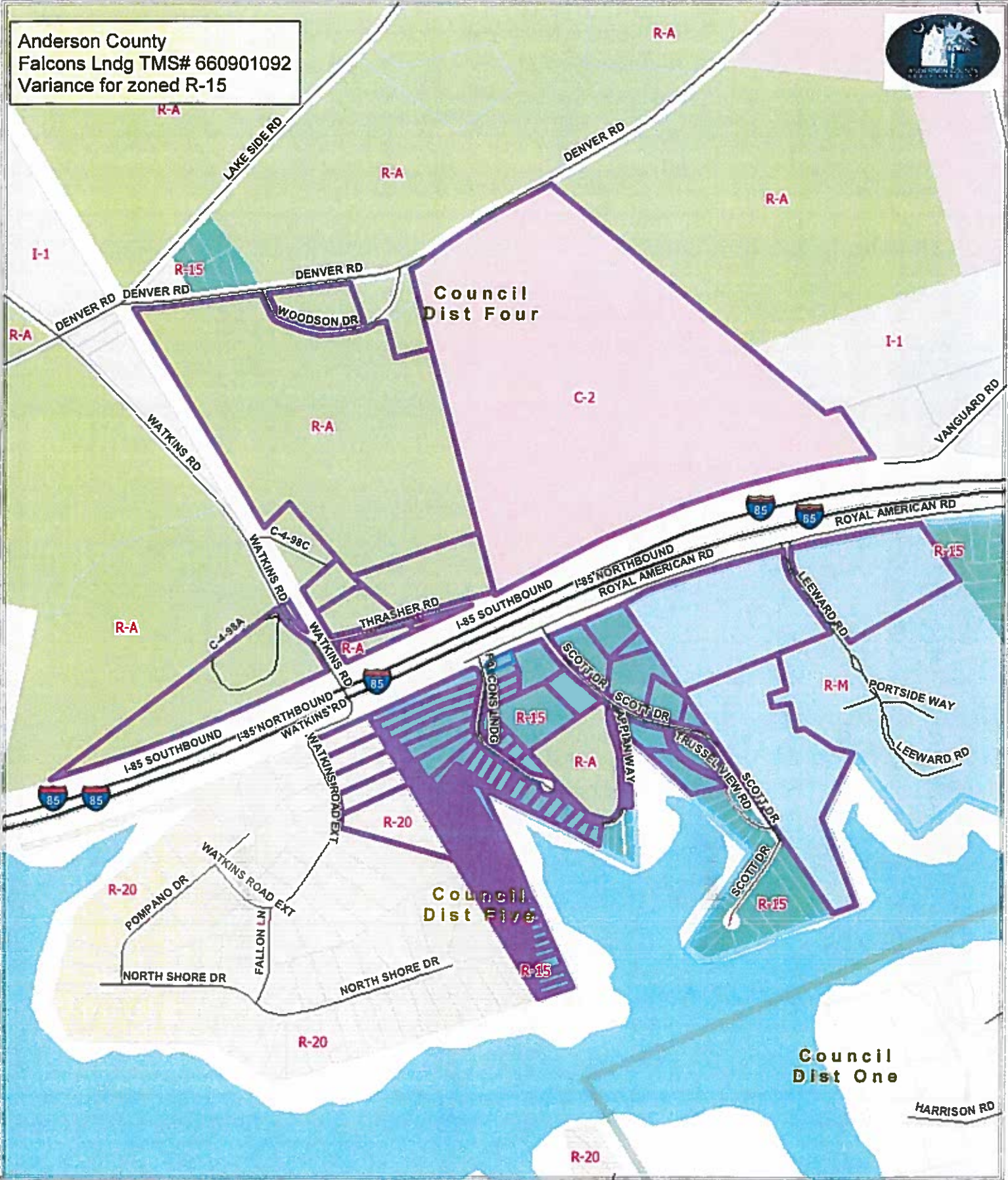
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Anderson County
 Falcons Lndg TMS# 660901092
 Variance for zoned R-15



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