



MEMORANDUM

ANDERSON COUNTY DEVELOPMENT STANDARDS

DATE: December 7, 2020

TO: Land Use and Zoning Board of Appeals Members

FROM: Alesia Hunter

SUBJECT: January 14, 2021

The Anderson County Land Use and Zoning Board of Appeals is scheduled to hold its next meeting on Thursday, January 14 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 tcsmith@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, January 14th, 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 December 14th, 2020
- 4.) Election of Officers:
 - (A) Chairman
 - (B) Vice-Chairman
- 5.) Public Hearing:
 - (A) Special Exception- request to allow expansion of pre-existing non-conforming use (agriculture) to include hemp, located at 1210 Gilreath Rd, Anderson.
 - (B) Variance application – request to allow reduction of front and side yard setbacks to allow construction of commercial boat storage building.
- 6.) Old Business:
- 7.) New Business:
- 8.) Adjournment.

STATE OF SOUTH CAROLINA)
COUNTY OF ANDERSON)

ANDERSON COUNTY
LAND USE AND BOARD OF ZONING APPEALS
DECEMBER 14, 2020

PRESENT:

MIKE MILLER, VICE CHAIRMAN
ALLEN ASHLEY
DAN HARVELL
JOHN FARR

ALSO PRESENT:
ALESIA HUNTER
BRITTANY MCABEE
TIM CARTEE
HENRY COPELAND

1 MIKE MILLER: I'm going to go
2 ahead and open up the Anderson County Land Use and
3 Zoning Board of Appeals meeting. I will go ahead and
4 open us up in prayer.

5 **INVOCATION BY MIKE MILLER**

6 MIKE MILLER: Our last
7 communication was held November the 23rd, 2020. Are
8 there any deletions or corrections to our last
9 communication?

10 ALLEN ASHLEY: I make a move we
11 approve them as presented.

12 MIKE MILLER: Hearing none, I
13 hear Mr. Ashley saying he so moves to approve. Mr.
14 Farr seconds. All in favor raise your right hand. It
15 approves.

16 Staff report.

17 BRITTANY MCABEE: Good evening. The
18 only thing on the agenda is the 121 Chasewater Drive,
19 Anderson. The applicant and owner of the property is
20 Jeff Kubu. It's located at 121 Chasewater Drive in
21 Council District 4. The property is lot 12 in
22 Chasewater at Welborn Pointe, approximately .57 acres
23 and is zoned R-20. Land use is residential.

24 Requesting a variance to allow reduction of side
25 setback from 10 feet to 6.9 feet to allow construction
26 of a single-family residence. Anderson County Code of
27 Ordinance states that the side yard setback shall be
28 ten percent of the total lot width or ten feet,
29 whichever is greater, but not to exceed twenty-five
30 feet. The irregular shaped lot measures at 87.52 feet
31 wide, which gives a minimum setback of ten feet.

32 This is a survey showing exactly how the house
33 will be set up on this lot.

34 This is an aerial view of the lot and surrounding
35 properties.

36 Staff recommends approval of this request for the
37 following reasons: the lot is rainbow shaped and
38 narrow. The lot width is 87.52 feet. The subdivision
39 covenants require an assigned yard setback of no less
40 than five feet. Requested variance does not violate
41 these covenants. This request is in line with the
42 spirit and intent of the ordinance to grant a variance
43 when a hardship exists. The board has granted other
44 variances similar to this in the past. If approved the
45 applicant will be required to obtain a residential
46 compliance letter from Development Standards and a
47 building permit from Building and Codes.

48 This concludes the staff report.

49 MIKE MILLER: Thank you, staff.
50 I will now open up our meeting to public hearing. Are

1 there anyone here speaking against? Please stand, come
2 forward, state your name.

3 RANDY COOPER: Hi, my name is
4 Randy Cooper. I'm Jeff's neighbor, or will be Jeff's
5 neighbor. And he and I have traded emails. The 6.9
6 foot setback would be on my side of the lot. And so my
7 preference, of course, is that 6.9 feet be on the other
8 side of the lot, maintaining as much space as we can
9 between our two houses. Because I'm on the tight side
10 anyway. My house is right at ten feet also; just over
11 that.

12 Alternatively, I'm happy to split the difference
13 if that works for everybody else. That's kind of my
14 position on that.

15 MIKE MILLER: Okay. Thank you.

16 RANDY COOPER: Thanks.

17 MIKE MILLER: Anyone else
18 speaking against? Hearing no one else speaking again,
19 I will go ahead and close the public hearing.

20 DAN HARVELL: Mr. Chairman?

21 MIKE MILLER: Yes, sir.

22 DAN HARVELL: Do we allow the
23 applicant ---

24 MIKE MILLER: I'm fixing to bring
25 him up now.

26 DAN HARVELL: Oh, before -- oh,
27 okay. I'm sorry. My apology.

28 MIKE MILLER: Mr. Kubu, would you
29 mind approaching the mic?

30 MR. KUBU: Yes, sir.

31 MIKE MILLER: You heard your
32 neighbor that's sitting there with a complaint.

33 MR. KUBU: Correct.

34 MIKE MILLER: Are there any way
35 that you can switch it to the other side?

36 MR. KUBU: I'm willing to
37 split the difference between the two if that is what
38 the board so desires. I mean it's not a big deal to me
39 one way or the other. That was pretty much a worst
40 case scenario that I submitted to you guys. So if we
41 need to move it a little bit or adjust it a little bit,
42 I'm fine with that.

43 MIKE MILLER: Okay. Your septic
44 tank and power and all location to your house if you do
45 move it or shift it, is it going to interfere with it?

46 MR. KUBU: It should not
47 interfere; no. The septic tank has been approved for
48 the back side of the house. It's already -- approval
49 has already been given to me by DHEC. But it will not
50 affect that.

1 MIKE MILLER: So you could shift
2 the house?
3 MR. KUBU: Correct.
4 MIKE MILLER: Mr. Harvell, do you
5 have any other ---
6 DAN HARVELL: No, I don't.
7 MIKE MILLER: Any other board
8 member have any questions?
9 Staff, can he shift this without another approval?
10 BRITTANY MCABEE: He can split the
11 difference. You guys can put whatever condition you
12 want on the approval.
13 MIKE MILLER: So what are you
14 looking for if you split the difference?
15 MR. KUBU: It would be roughly
16 nine feet on the one side and whatever the difference
17 of it is on the other, so it would add another foot,
18 foot and a half either way.
19 MIKE MILLER: So the nine foot on
20 both sides would work to you?
21 MR. KUBU: I believe it would
22 need to be probably two foot on one side and one foot
23 on the other in order to make it -- because we're right
24 at -- a little bit over three feet on that front
25 corner. And it's just one corner that's hitting it.
26 MIKE MILLER: All right.
27 MR. KUBU: I think it's nine
28 foot six inches; is that correct? Or six foot nine
29 inches. Excuse me.
30 BRITTANY MCABEE: Yes, 6.9.
31 MR. KUBU: 6.9 on that one
32 front corner. But if we shift the house over then it
33 would adjust that.
34 MIKE MILLER: So you could go
35 with an 8.9 on one side?
36 MR. KUBU: Yes.
37 DAN HARVELL: Okay. May I ask
38 Mr. Cooper, are you perfectly fine with that?
39 RANDY COOPER: Yes, sir.
40 DAN HARVELL: Okay. This is
41 exactly what we love to see when we have these issues
42 between neighbors. In fact, you don't know how rare
43 this is. So we say bless both of you for coming to an
44 agreement before you came here. It makes it a lot
45 easier on us. Because we don't want to ever displease
46 anybody, but, you know, we do have ordinances and rules
47 we have to follow.
48 So, Mr. Chairman, if there's no further
49 discussion, I make the motion that we grant this
50 variance based on the change of the setbacks on either

1 side.
2 MIKE MILLER: I have a motion.
3 TIM CARTEE: Mr. Chairman, can I
4 interject for just a minute? Would you please write on
5 that plat the distance on both side for the record, so
6 if it is approved it can be put with the letter.
7 MIKE MILLER: That's what I'm
8 looking for now, is the plat. And I haven't got it
9 there. So I've got a motion from Dan Harvell, a second
10 from Mr. Farr. All in favor raise your right hand.
11 All opposed like sign. It carries.
12 I will need to find that plat before we do this so
13 we know what we're doing.
14 MR. KUBU: Okay. I've got a
15 copy if you need one.
16 MIKE MILLER: I need to find it
17 in our folder.
18 Are there any old business?
19 Since there's no old business, the new business is
20 what I'm showing. Our election is January of 2021.
21 Our next regular communication will be held January the
22 14th, 2021.
23 Do you have anything else, staff?
24 BRITTANY MCABEE: No.
25 MIKE MILLER: Hearing nothing
26 else, do I have a motion to adjourn?
27 DAN HARVELL: Motion.
28 MIKE MILLER: Second?
29 JOHN FARR: Second.
30 MIKE MILLER: I just drew a
31 blank. All in favor raise your right hand. All
32 opposed like sign. Meeting is adjourned.
33
34 **MEETING ADJOURNED AT APPROXIMATELY 5:43 P.M.**

Staff Report

Application for a **Special Exception** – to allow for a hemp farm
Anderson County Land Use Board of Zoning Appeals Meeting - District 1
Civic Center – 3027 Martin Luther King, Jr. Blvd.
Anderson, South Carolina
January 14, 2021
5:15 PM

Applicant: Hunt Camp LLC (*contact: Troy Gilreath*)

Owner of Property: Hunt Camp LLC

Property Location: 1210 Gilreath Road, Anderson

Council District: One (1)

Tax Map Number (TMS #): 148-22-01-011 and 148-22-01-058

Property Description: The property is located 1210 Gilreath Road which is a dead-end road and the property is located at the end of the road. Gilreath Road is a local road with direct access to Old Williamston Road which is an arterial road. There are two greenhouses, a germination building and grow area located on the property which is approximately 19.33 acres. This is a private farm not open to the public.

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

Land Use: Existing Agricultural. Troy Gilreath established his agriculture in 1983. His grandfather in the 1920s had silviculture. Hunt Camp Farm currently harvests herbs, various vegetables, and microgreens such as sunflowers, peas, and radishes. The farm has been in existence before zoning was implemented. Therefore, it is considered a nonconforming use. However, no major change is being made to the use of the property.

Applicant Request: A **Special Exception** to allow for a hemp farm at a pre-existing, nonconforming farm to sell herbs/spices and crops and to maintain existing agriculture use for business purposes. The applicant would like to add three more greenhouses in the near future.

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

Staff Recommendation:

- 1) State law Title 46, Chapter 55 (approved May 10, 2017) allows the cultivation of hemp and sets the standards for which it is regulated. The special exception is a legal use. There are 6 other SC Department of Agriculture permitted farmers in Anderson County.
- 2) The use is not detrimental to the public health or general welfare.
- 3) The use will not violate neighborhood character nor adversely affect surrounding land uses.
- 4) The property has been used as a farm prior to zoning which was implemented in February 2000.
- 5) In 2005, Agriculture Use Application was approved by the Assessor's office.
- 6) The natural bufferyard must remain in place.
- 7) All herbs/spices and crops must be sold off site.

South Carolina Hemp Farming State Plan (Summary)

South Carolina law define hemp as any part of the plant with a THC concentration that does not exceed 0.3 percent on a dried weight basis. Anything above that is considered marijuana and is illegal in the state.

It is unlawful for a person to cultivate, handle, or process hemp in this state without a hemp license by the South Carolina Department of Agriculture pursuant to the state plan.

The State of South Carolina must collect, maintain and report to USDA contact and real-time information of each hemp producer licensed or authorized in the state.

Hemp farmers must apply for a permit with SCDA. This allows SCDA to transmit this information to USDA.

Any person seeking to cultivate, handle, or process hemp shall undergo a state criminal records check, supported by fingerprints, by the State Law Enforcement Division and a national criminal records check, supported by the Federal Bureau of Investigation.

SCDA requires each Hemp farmer to provide global positioning coordinates; physical address; maps for each field, greenhouse, building, or storage facility where hemp is cultivated or stored; and number of outdoor acres, indoor square footage and number of plants intended to be planted.

A permitted hemp farmer or processor shall not grow, handle, process or store hemp in any outdoor field or site that is located within 1,000 feet of a school, daycare, park or similar public area frequented by children as determined by SCDA.

Fifteen days prior to the anticipated harvest, federal, state, local enforcement agencies will collect samples from the flower material for delta-9 tetrahydrocannabinol concentration level testing. Representatives from the agencies will have unrestricted access during business hours. Inspections and sampling are conducted annually.

All hemp plants with a THC concentration greater than the Federally defined THC level must be collected for destruction by an authorized person. The method of destruction shall be approved by SCDA. SCDA must approve destruction plan prior to destruction.

The Commissioner may suspend or revoke any permit if they believe that a Permittee has violated any provisions of the South Carolina Hemp Farming Act. No penalty may be assessed or permit suspended or revoked prior to holding an adjudicatory hearing before the commissioner. SCDA will submit finding of fact to the Commissioner. The Commissioner will make final determinations on the alleged violations.

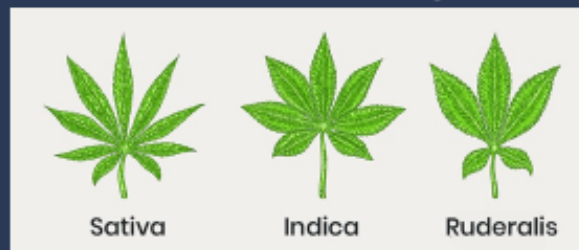
Permittee may appeal denials for permit renewals, permit suspensions, or permit revocations.

If a Permittee is found to have negligently committed a violation for failing to provide a legal description of the field, failing to obtain a permit, or producing hemp exceeding the acceptable hemp THC level may be subject to a Corrective Action Plan.

If a person is believed to be in violation of the South Carolina Hemp Farming Act or the State Plan may be issued a stop order by SCDA.

Hemp vs Pot

- Cannabis a genus of flowering plants and include three species of sativa, indica, and ruderalis.
- The Controlled Substances Act of 1970 banned the entire Cannabis genus, which included the ruderalis species which is Hemp and miniscule THC. Ruderalis contains no more than 0.3% THC by dry weight.
- Pot is made from the sativa or indica species, which can produce up to 30% THC by dry weight. The sativa and indica species is still treated as a controlled substance and is federally illegal.



Hemp vs Pot



- Ruderalis plants have small thick leaves with a few branches and a fibrous stem. The plants do not grow taller than 4 feet.
- Ruderalis produces low levels of THC and is not used recreationally. It does produce high levels of cannabidiol (CBD), which is often used for a medical supplement.
- Ruderalis or hemp is also grown for the production sustainable clothing and textiles. It has a history of being used for various resources such as paper and housing material.
- Indica is shorter and is a denser plant. Indica is the most well known pot plant and produces effects that soothe muscles and pain. This is the plant that is used in medical pot.
- The sativa can grow very tall and be over 18 feet. The sativa plant is used recreationally for its euphoria-producing THC content rather than medically.
- Both plants produce CBD and THC. The psychological effects between the two plants have not been scientifically determined.

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

If you indicated no, your signature is required.

T. L.

Applicant's Signature

12/21/20

Date

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

Comments: See Attached 11 pages

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.

T. L.

Applicant's Signature

12/21/20

Date

For Office Use Only:

Application Received By: R. Sloan Date Complete Application Received: 12/22/20

Application Fee Amount Paid: \$200.00 Check Number: 1075

Scheduled Advisory Hearing Date: _____ Scheduled Board Hearing Date: 1/14/21

Staff Recommendation: _____ Advisory Recommendation: _____

Land Use/Board of Zoning Appeals' Decision: _____

Property History: 1210 Gilreath Rd., Anderson, SC 29621

My Grandfather bought the property as a much bigger tract of land some 100 years ago. He farmed pigs, chickens, horses, vegetables, among many things during his ownership up through the 1970's. Yellow Pine trees were also grown for the U.S. Govt back when they paid farmers to grow them. My father obtained the land after my Grandfather died. In 1976 we built a house and moved to the land tract. Around 1979 my mother who was in the flower business already invested in me and we built our first greenhouse and germination room on the property. After my father died in the 80's I received the land from my father. In the 80's I put up miles of electric fence around the property where I raised Duroc Hogs, grew plants and vegetables for sale with the help of my mother. From the 80's on I continued my farming with chickens, flowers and vegetables. Around 1988 I established a construction company using this address to help create another avenue for income. From 1988 on to this very day my growing business and my construction business continues to provide income for my family. I have become a well know grower and provide not only beautiful hanging baskets to the community, I also grow culinary herbs and foreign lettuces and herbs for the local restaurant chefs. We also provide food assistance for our state's nutrition program and provide fresh fruits and vegetables to anyone with EBT, Senior Vouchers, etc. My construction business continues as well. I specialize in vehicle bridge construction and bridge foundations for Anderson County and Counties across the State of SC.



Troy Gilreath

1210 Gilreath Rd.

Anderson, SC 29621

Germination Building

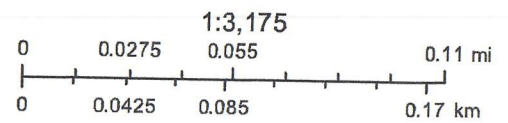
Grow Area

Anderson County 1995

3 of 11



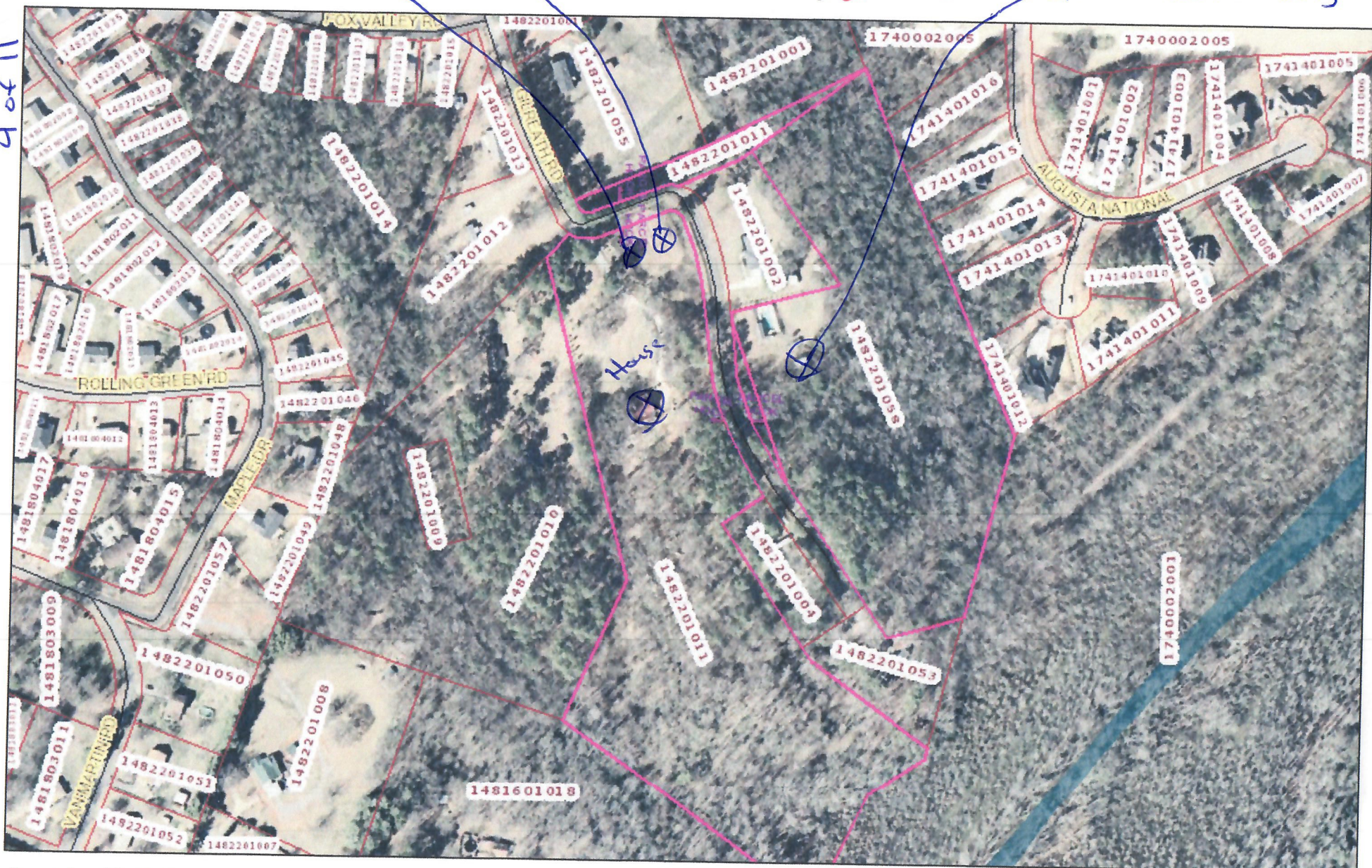
December 21, 2020



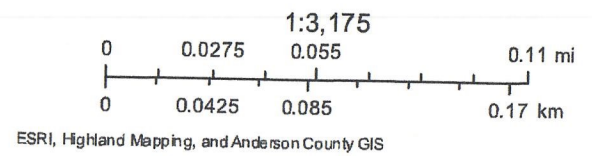
ESRI, Highland Mapping, and Anderson County GIS

Greenhouse
Gravel Area
Anderson County 2005
Germination Building

4 of 11



December 21, 2020



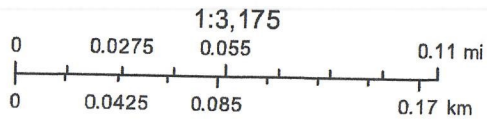
Anderson County 2011

5 of 11



December 21, 2020

Germination Building



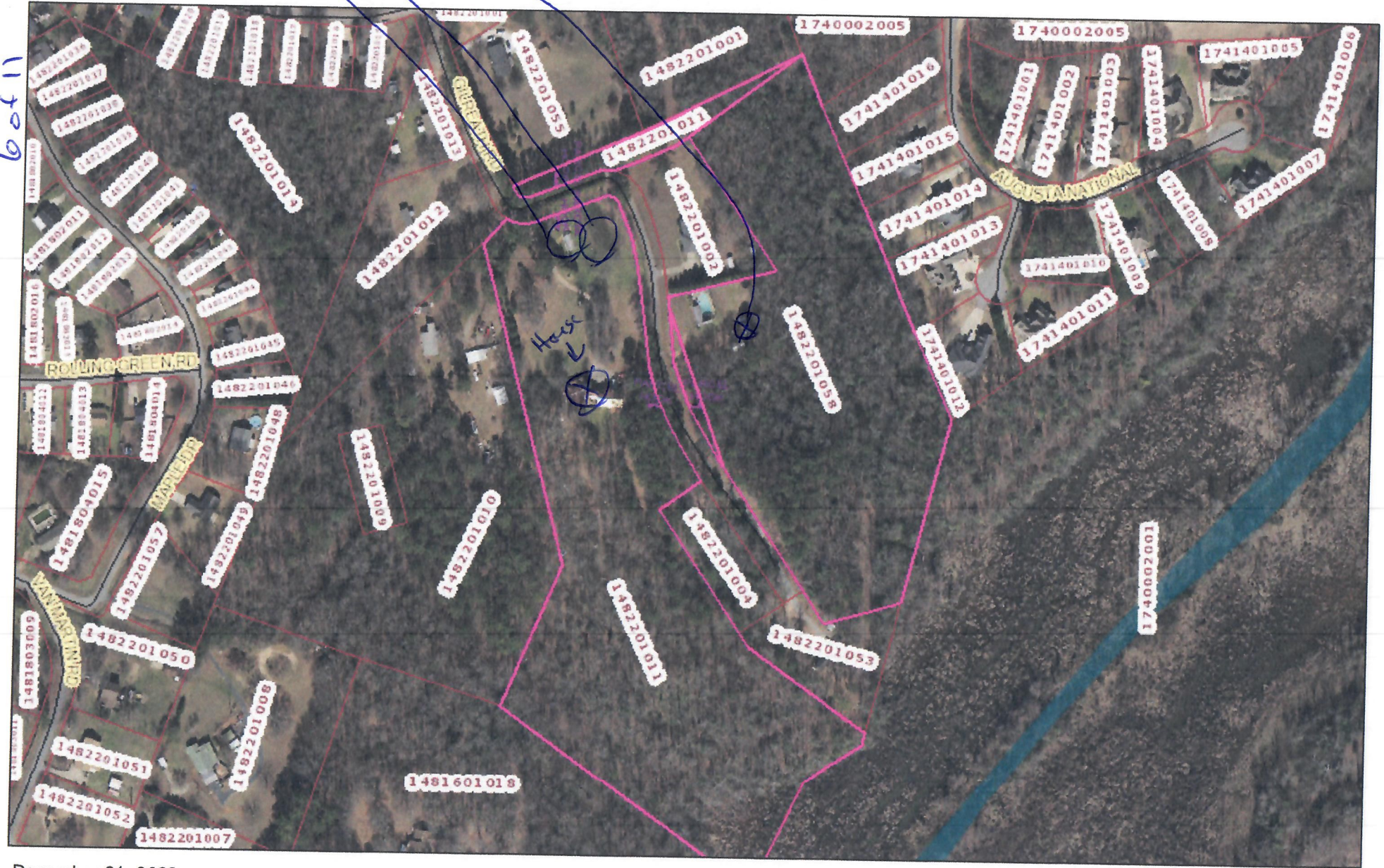
ESRI, Highland Mapping, and Anderson County GIS

Anderson County 2017

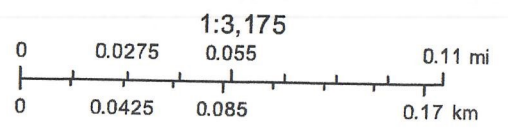
lot 11

Greenhouse
Grow Area
Germination Building

House



December 21, 2020



ESRI, Highland Mapping, and Anderson County GIS



Hunt Camp Farm

Troy Gilreath - Grower

CERTIFICATIONS:

- USDA Farm #7300
- SC Dept of Agriculture Licensed Nursery #404701
- SC Dept of Agriculture Licensed Dealer and Handler #1185-00
- SC Dept of Agriculture Licensed Weighmaster License #373
- USDA Organic Certification # DPI-200-10 (Clemson Univ.)
- SC Licensed Hemp Processor License # 19-029 (2019)
- SC Licensed Hemp Grower # 45_0421
- Produce Safety Alliance Grower - Trained
- USDA GAP/GHP - Trained (Veg/ Produce food safety)
- SC Farmers Nutrition Program - Licensed Provider
- USDA Certified To Process - SNAP, EBT, Healthy Bucks, WIC
License # 204-54
- Member - SC Specialty Crop Growers Association
- Member - SC Dept of Agriculture (Certified SC Grown)
- Member - Carolina Farm Stewardship
- SC State University - Grant Recipient
- USDA Organic - Grant Recipient
- Dept. of Homeland Security - Declared Essential Service/bus.



South Carolina
DEPARTMENT OF AGRICULTURE

9 of 11

Hugh E. Weathers, Commissioner

NOTICE OF ESSENTIAL FOOD AND AGRICULTURAL EMPLOYEE

As Commissioner of Agriculture, I hereby give notice that Troy Gilreath, an employee of Hunt Camp Farm (farm, business name, agricultural group or association), is an employee performing essential job functions in the area of food and agriculture. It is necessary that this employee be able to proceed to work, conduct any and all functions of his/her job in whatever setting or locale required, and to return home after work, consistent with the U.S. Department of Homeland Security's (DHS) identification of the production and supply of food and agriculture as one of 16 critical infrastructure areas providing a vital service to the nation. This notice is issued due to the restrictions on travel and congregation issued by various government authorities pertaining to the COVID-19 virus, such as "shelter-in-place," "stay-at-home" and similar ordinances and proclamations.

Agricultural Group Verification:

President March 31, 2020
Title Date

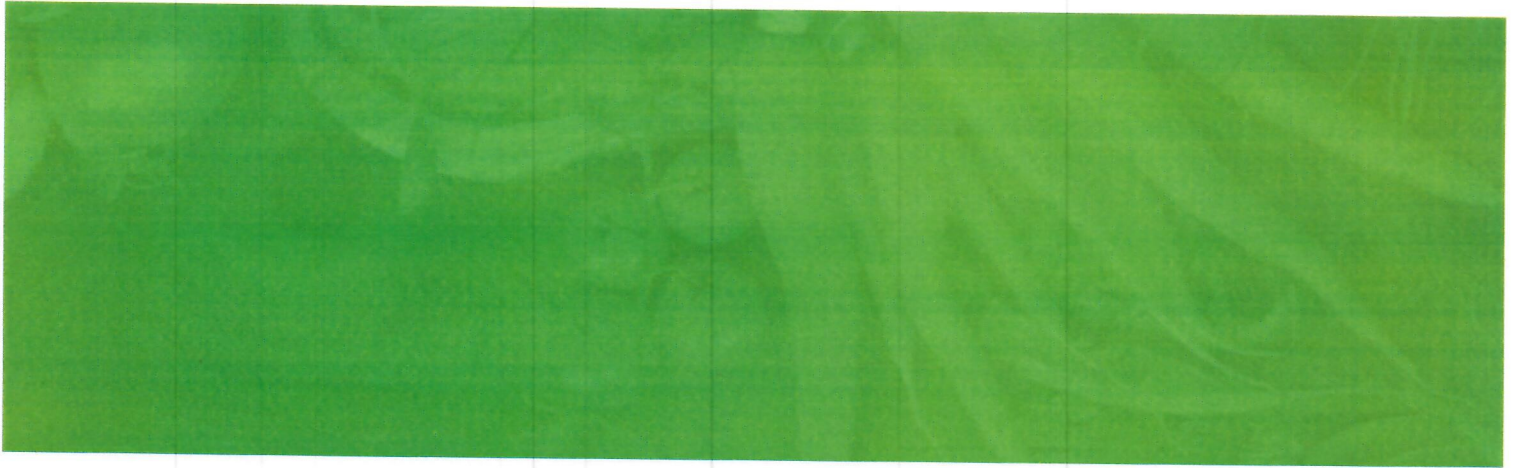
Hunt Camp Farm, 1210 Gilreath Road, Anderson, SC 29621
Organization

For verification or inquiries regarding this designation, please contact the above representative at:

864-505-0898
Phone number

By his signature, the Commissioner of Agriculture hereby makes this designation on this the 31 day of March, 2020.

Hugh E. Weathers, Commissioner of Agriculture



CERTIFIED SC MEMBER

« [Back to Members \(https://certifiedsc.com/programs/member-listing/\)](https://certifiedsc.com/programs/member-listing/)

HUNT CAMP FARM

Herbs – sage, thyme, oregano, cilantro, basil, arugula, spearmint, chives, rosemary, dill

Microgreens – sunflower, pea, radish

Address: 1210 Gilreath Road, Anderson, SC 29621

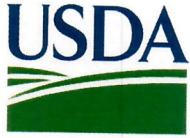
County: Anderson

Contact Person: Troy Gilreath

Phone: 843-335-4167

Email: info@huntcampfarm.com (mailto:info@huntcampfarm.com)

CERTIFIED FRESH PICK



Operation Profile (6830020010) updated on 12/2/2020

This Operation Profile was generated by the USDA Agricultural Marketing Service National Organic Program. Additional up-to-date details about certified products can be found online in the INTEGRITY Operation Profile through the QR Code or URL printed at the bottom of this page, or by contacting the Certifier directly.



Operation Information

Operation Name: Hunt Camp Farm
Operation Status: Certified
Status Effective Date: 9/10/2020
Certifier: [CU] Clemson University
NOP ID: 6830020010
Certifier Client ID: 20010
Other/Former Names: N/A
NOP Anniversary Date: 3/1/2021
Business Types/Service: --

Scope and Product Summary

Table with 4 columns: Scope, Status, Effective Date, Certified Products. Row 1: CROPS, Certified, 9/10/2020, Leaf Vegetables: Spinach (Baby Leaf); Herbs/Spices: Basil, Borage, Chervil

Contact Information

Name: Troy Gilreath
Phone: N/A
Email: info@huntcampfarm.com
Website: N/A
Addresses: [Physical Address] [Mailing Address]
1210 Gilreath Road
Anderson, SC 29621
United States of America





South Carolina
DEPARTMENT OF AGRICULTURE

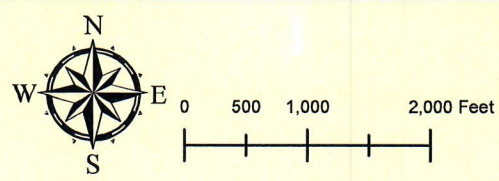
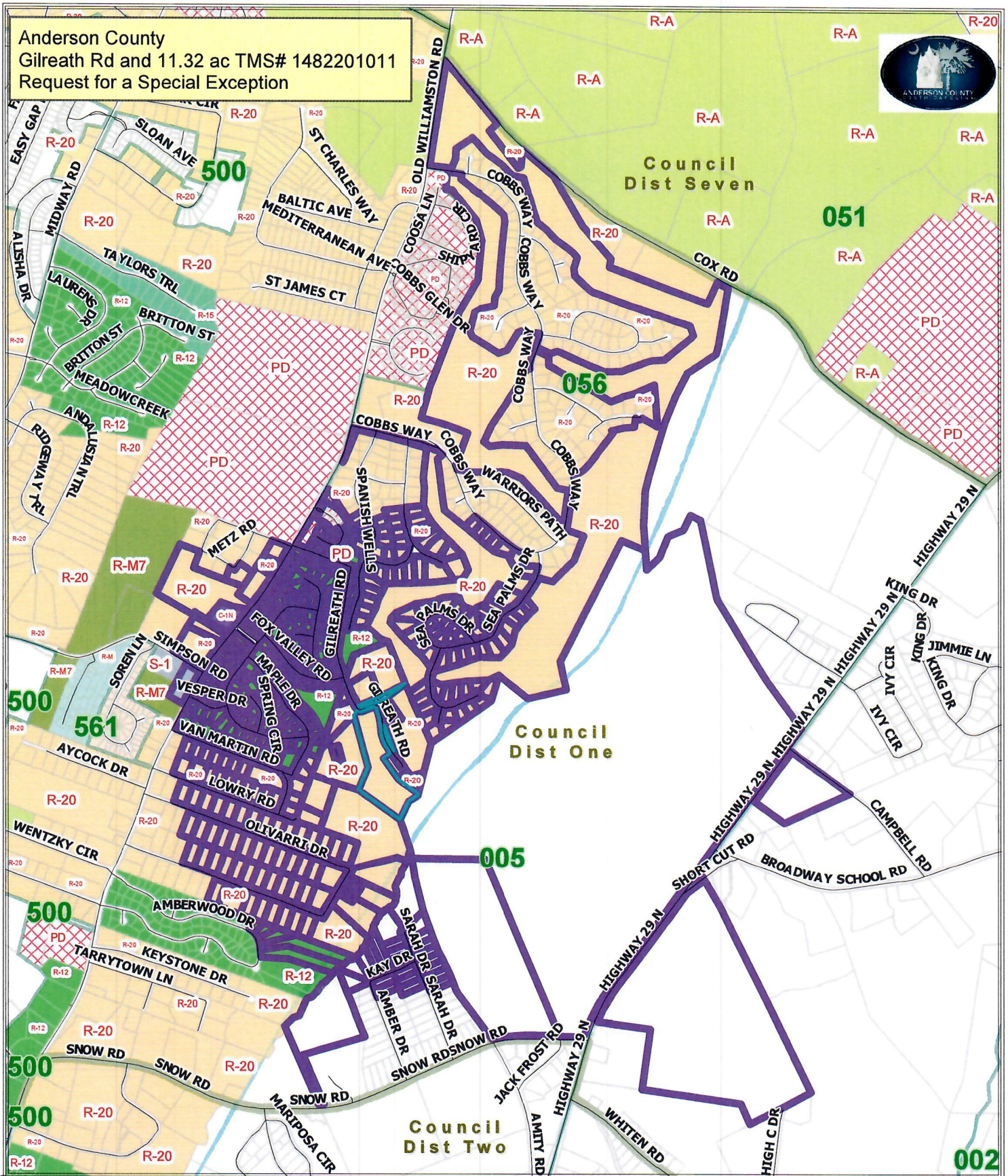
Hugh E. Weathers, Commissioner

2020 Permitted Hemp Farmers

| Company Name | Phone | Email | County |
|--------------------------|--------------|---------------------------------|--------------|
| Aaron Anderson-Rolfes | 843-531-0597 | andersonrolfes@gmail.com | York |
| Aaron William Ringel | 828-308-0577 | a_ringel2017@yahoo.com | Anderson |
| Adrian Sims Truluck | 843-819-9727 | atruluck@arrowheadseed.com | Georgetown |
| Albert M. Johnson II | 843-421-7602 | martin@newsouthbotanicals.com | Horry |
| Aleta Zamora Ford | 803-450-6223 | Fordaleta71@gmail.com | Barnwell |
| Allison Forehand | 803-259-3486 | Allison@sproutinc.house | Barnwell |
| Allison Hope Justice | 864-903-0227 | Allison@thehempmine.com | Oconee |
| Andrew Seegars | 864-318-4990 | seegarsj@aol.com | Abbeville |
| Angela P. Allen | 803-447-7850 | angelaallen62817@gmail.com | Richland |
| Angela Thompson Cook | 803-899-1464 | tenna776@yahoo.com | Chester |
| Anthony Glover | | ag_legacy11farm@gmail.com | Charleston |
| Ariel Ezekiel | 843-499-4644 | hollandhillfarmllc@gmail.com | Aiken |
| Ashely Lynette Walker | | awalk25@clemson.edu | Hampton |
| Betty Jean Johnson | 864-590-9288 | bj78sc@att.net | Spartanburg |
| Billy D. Williams | 843-260-6014 | bdwilliams418@att.net | Florence |
| Bonnie Proctor | 817-733-3409 | bonnieproctor2@gmail.com | Union |
| Bradley Hampton Morgan | 843-607-2413 | bmorgan@breakersbarandgrill.com | Richland |
| Brandon Mauney | 843-731-6992 | bmauney86@gmail.com | Horry |
| Brett Allen Ford | 843-297-0669 | brett@scoastal.org | Charleston |
| Brian Bush | 843-458-6451 | littlegreenacres@scgrows.com | Berkeley |
| Brian Edward Hughes | 803-664-0541 | fabtech1772@icloud.com | Orangeburg |
| Bryan Anthony Laney | 704-649-8511 | bryan_laney@earthlink.net | Darlington |
| Bryanna Emma Ware | 843-941-2035 | calimusic63@aol.com | Horry |
| Buck Grier Ricks | | buckricks@gmail.com | Horry |
| Carlton Douglas Rucker | 803-230-2780 | kingruck@hotmail.com | Lancaster |
| Carolyn Reaves-Bey | 718-249-7773 | reavesbeyc@gmail.com | Fairfield |
| Chad Erskine Adams | 561-929-4678 | earliebirdfarms@gmail.com | Anderson |
| Charles Gene Butler | 954-292-1412 | charleshandy29@icloud.com | Orangeburg |
| Charles M Vanderford | 678-943-9675 | vanderfc@bellsouth.net | Edgefield |
| Charles Reid Jackson JR. | 843-287-2862 | cjackson@jacksonoil.com | Chesterfield |
| Charles Robert Williams | 803-497-7950 | Charlierwilliams@gmail.com | Richland |
| Charles W. Clunan, Jr. | 864-245-3803 | billclunan@gmail.com | Anderson |
| Cheryl Griner | 803-625-4436 | grinerfarms@hotmail.com | Hampton |
| Christopher Ethridge | | cethridge@livingwellaiken.com | Aiken |
| Christopher R. Browne | 803-206-4563 | lowcountrybrownes@yahoo.com | Anderson |
| Christopher R. Webber | 404-433-0209 | cornita@gmail.com | Richland |
| Christopher Sean Smith | 864-444-1780 | steppingstonenaturals@yahoo.com | Anderson |
| Chuenchai Singkhonket | 803-236-6565 | thaiteausa1@gmail.com | Sumter |

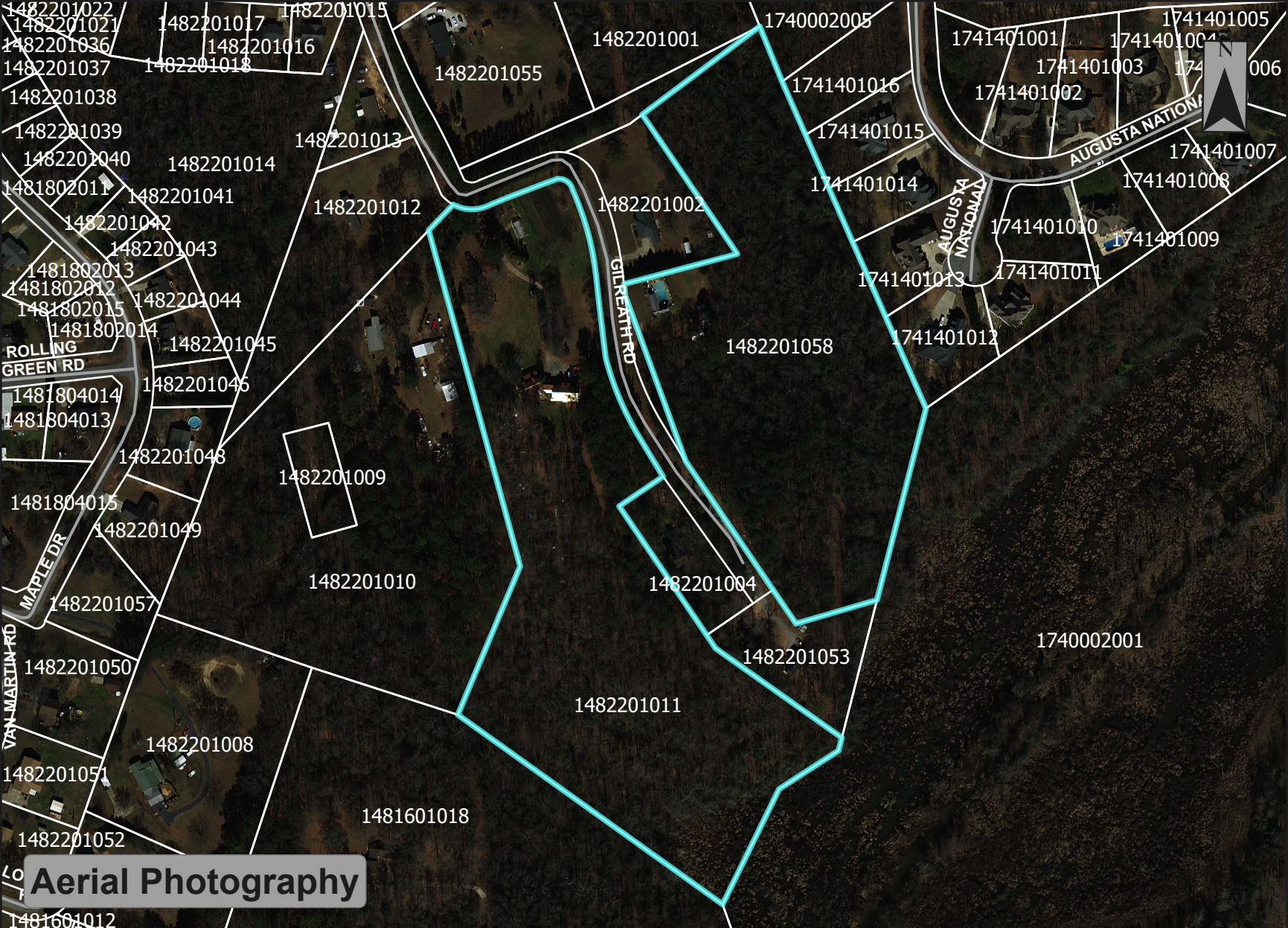
| | | | |
|---------------------------|--------------|-------------------------------|--------------|
| Thomas Garrison , III | 864-940-0357 | tegarr3@gmail.com | Anderson |
| Thomas Mcleod Jones | 843-206-2776 | Thomasjones558@gmail.com | Marion |
| Thomas Mcneil | 843-217-4800 | tom@straightarrowhemp.com | Hampton |
| Timothy Cullum Shirley | 843-270-1823 | timothyshirley@gmail.com | Charleston |
| Timothy Thompson | 843-546-9400 | thompson889@hotmail.com | Georgetown |
| Tony Ellison | 864-506-4287 | ellisontony@rocketmail.com | Pickens |
| Trenton Charles Garvin | 803-837-0242 | trentgarvin01@gmail.com | Orangeburg |
| Trenton Dale Tyler | 843-241-3605 | rubydean@sccoast.net | Horry |
| Trey Cooper | 843-610-3084 | treyzz@yahoo.com | Florence |
| Tron Van Nguyen | 404-542-3689 | AAVFARM@gmail.com | Richland |
| Troy Gilreath | 864-335-4156 | info@huntcampfarm.com | Anderson |
| Tyrone Anthon Thomas | 843-900-1617 | ty09thomas@gmail.com | Berkeley |
| Valando Wyse | 803-308-9787 | mercyfamilyfarms@gmail.com | Dillon |
| Vanche D. Woods | 803-237-7837 | harlemhemingwayhemp@gmail.com | Lexington |
| Vanessa English | 317-519-9216 | rockdrumlin@msn.com | Richland |
| Vincent Anthony Patterson | 803-608-0967 | vpatterson5@live.com | Richland |
| Warren S. Smith | | Smithrus81@gmail.com | Lexington |
| William Albert Cudd | 803-374-5502 | cuddwa@gmail.com | Spartanburg |
| William Bruce Adams | | bruce.adams@furman.edu | Greenville |
| William Bull | 803-513-0826 | willshiresod@ntinet.com | Orangeburg |
| Willaim Carlton Cranfill | 385-259-9757 | willanford@icloud.com | Charleston |
| William Chapman | 843-332-4528 | wchapman3@roadrunner.com | Darlington |
| William Cooper Lee | 843-544-3994 | gator6117@gmail.com | Marlboro |
| William Edenfield | 803-429-7052 | wpe44per@gmail.com | Richland |
| William Edward Timmons | 843-372-1285 | sales@timmonsconcrete.com | Williamsburg |
| William Joseph Goldsmith | 864-434-9011 | williamgoldsmith4@gmail.com | Greenville |
| William Mark Steedly | 843-696-1254 | Steedleymark@gmail.com | Charleston |
| William Sheldon Holden | 864-361-9902 | jboranch864@gmail.com | Anderson |
| Willie Addae Tural | | willietural@yahoo.com | Beaufort |
| Willie Capehart | 803-536-6933 | capehart04@bellsouth.net | Orangeburg |
| Woodrow Jenkins Coker III | 803-479-2001 | angeltcoker@gmail.com | Lexington |
| Zachary Daniel Gibson | 865-567-6715 | kurakumafarms@gmail.com | Greenwood |
| Zeb Portanova | 803-571-5137 | zportanova@yieldsci.com | Aiken |
| | | | |

Anderson County
 Gilreath Rd and 11.32 ac TMS# 1482201011
 Request for a Special Exception



THIS MAP IS A PRODUCT OF ANDERSON COUNTY. REASONABLE EFFORTS HAVE BEEN MADE TO ENSURE ITS ACCURACY. ANDERSON COUNTY DISCLAIMS ANY LIABILITY FROM THE USE OF THIS MAP. MAP PRODUCED BY ANDERSON COUNTY DEPARTMENT OF GEOGRAPHICAL INFORMATION SERVICES AND E-911 ADDRESSING

12/23/2020



Staff Report
Application for Variance

Anderson County Land Use Board of Zoning Appeals Meeting – District 4
Civic Center, 3027 Martin Luther King Jr. Blvd.
Anderson, SC 29625
Monday, January 14th, 2021

Second Variance Request: Due to survey not available

APPLICANT: Graham Hall

PROPERTY OWNER: Charles Hall

LOCATION: 110 Broyles Lndg Townville

COUNCIL DISTRICT: Four (4)

CURRENT ZONING: Not Zoned

REQUEST: The applicants seeks reduction of front and side yard setbacks for placement of boat storage.

TAX MAP NUMBER (TMS) #: 290-40-01-001

PROPERTY DESCRIPTION: 1.01 acres on the corner of Broyles Lndg

LAND USE: Commercial Storage Facility

| | Required Setback | Requested |
|------------|------------------|-----------|
| Front Yard | 20' | 10.7' |
| Side Yard | 10' | 8' |

The applicant is requesting a **Variance** to allow a reduction of front setback requirement from 20 feet to 10.7 feet from the right of way of Broyles Landing and a reduction of side yard setback from 10 feet to 8 feet from property line to accommodate the addition of a commercial boat storage building. If approved, the structure would be 9.3 feet closer to the front yard right of way and 2 feet closer to the side yard property line.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 38, Section 120, the required front yard setback on a local road shall be 20 feet from the right-of-way and side yard setback be 10 feet from the property line.

STAFF RECOMMENDATION:

- 1) The location of the building is to provide a safe turning radius for boat trailers.
- 2) The placement of the storage will not cause a detriment to the road right-of-way because the potential building is approximately 4 feet higher than the road and a chain-link fence is located between the proposed building and right-of-way.
- 3) The proposed addition will not cause detriment to other properties as adjacent property has a privacy fence and the property across the road is vacant.
- 4) If approved, the applicant will be required to obtain a commercial land use permit from Development Standards and a building permit from Building & Codes.



Variance Application

There is a Variance Application Fee of \$200.00

Date of Application Completion _____

Application Status (Approved or Denied) _____

Applicant's Information

Name: Graham Hall

Mailing Address: 2203 Poplar Lane

Telephone and Fax: 864-940-4732

E-Mail: ghhall616@gmail.com

Owner's Information

(If Different from Applicant)

Name: Charles Hall

Mailing Address: P.O. Box 4434

Telephone and Fax: 864-940-4730

E-Mail: 1cwhall@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.

Charles Hall
Owner's Signature

12/23/20
Date

Project Information

Property Location: 110 Broyles Ldg Townville, SC 29689

Parcel Number(s)/TMS: 290401001

County Council District: 4

School District: 4

Total Acreage: 1.01

Current Zoning: Not Zoned

Requested Variance: Setback Variance

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

Purpose of Variance: To build a boat storage building within the setback. Variance to match attached survey by John Tinsley

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

If you indicated no, your signature is required.

[Signature]
Applicant's Signature

12/23/20
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 placement of the potential building is approximately 4 feet in elevation higher than the road.

Conditions do not generally apply to other properties in vicinity, as shown by: Properties in Exhibits 2-6 are less than a mile from the property with setback variances. TMS #'s: 290402047, 290403001, 290404004, 290402021, 290401014. Commerical property TMS 280002005, Exhibit 7, is in the area.

Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows: Strict application of the ordiance would not allow expansion of the business using optimal sized building and prohibits best use of property.

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

Adjacent property has a privacy fence and property across the street is empty. No harm will be made to the public good if there is ever an improvement to the nearby intersection at Hattons Ford Road, the safest option would be to shift the road away from the potential building. The character of the district will not change as existing boat storage units are in the area.

The following documents are submitted in support of this application: (Please attach copies of all additional information to this application.) Index and exhibits are attached with County maps and photographs of setback variance examples in the area: 18 pages.

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

12/23/20
Date

For Office Use Only:

Application Received By: JW Date Complete Application Received: 12/23/20

Application Fee Amount Paid: 200.00 Check Number: _____

Scheduled Advisory Hearing Date: _____ Scheduled Board Hearing Date: 1/14/2020

Staff Recommendation: _____ Advisory Recommendation: _____

Land Use/Board of Zoning Appeals' Decision: _____

LEGEND

- W - WATER METER
- G - GAS VALVE
- E - ELECTRIC METER
- T - TELEPHONE PEDESTAL
- FO - FIBER OPTIC

NOTES:

1) STATE PLANK COORDINATES AS SHOWN WERE ESTABLISHED BY RTK GPS METHOD WITH THE S.C. VIRTUAL NETWORK.

2) ALL DISTANCES AS SHOWN ARE HORIZONTAL GROUND DISTANCES

1400 +/- 30
SC HWY 29

SC GRID N:901706.92
SC GRID E:1447928.24
GRID TO GROUND SCALE
FACTOR : 1.000127990332

T1514 029 045 001
S.F. KEOWEE CLUB LTD
DB 12, L PG 144
PB 90 PG 177

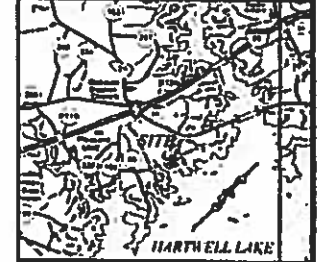
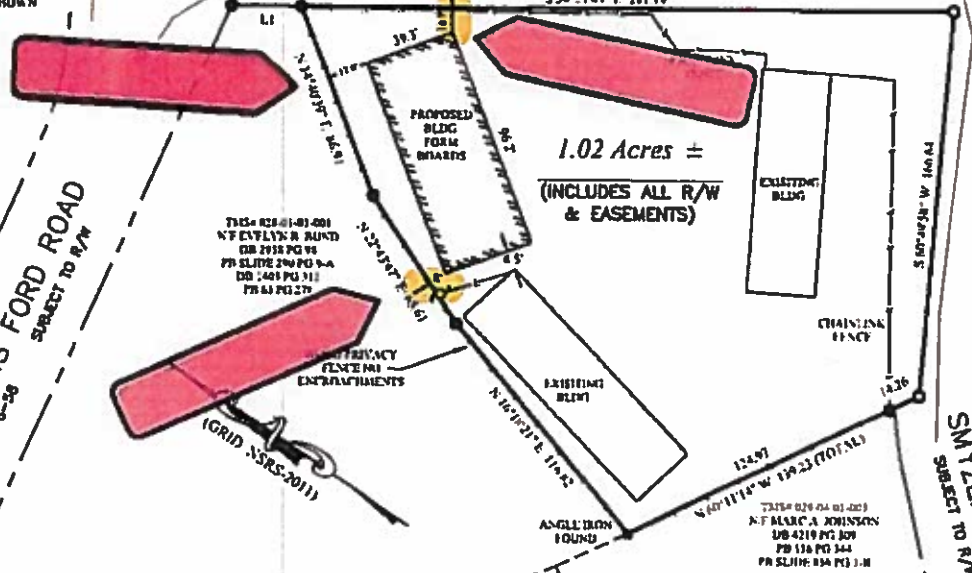
LINE: 10-CAR-101 10-15-AS-17
LI R 11-21-17 E 10-00

BROYLES LANDING

C-B-140 SUBJECT TO R/W

HATTONS FORD ROAD
C-B-30
SUBJECT TO R/W

SNYZER ROAD
SUBJECT TO R/W



LEGEND

- - IRON ROD SET (IRS)
- - IRON ROD FOUND (IRF)
- - IRON PIPE FOUND (IPF)
- - MONUMENT FOUND (AS NOTED)
- ▲ - NAIL FOUND
- △ - NA L SET
- - COMPUTED POINT (UNLESS OTHERWISE NOTED)
- ⊕ - TBM (TEMPORARY BENCH MARK)
- ⊙ - POWER POLE
- ⊗ - LIGHT PILE
- ⊕ - FIRE HYDRANT
- - SEWER MANHOLE
- (NTS) - NUT TO SCALE
- (FOP) - EDGE OF PAVEMENT
- (BOC) - BACK OF CURB
- E- OVERHEAD POWER (SUBJECT TO R/W)
- GAS- GASLINE (SUBJECT TO R/W)
- TELE- TELEPHONE (SUBJECT TO R/W)
- S- SEWER (SUBJECT TO R/W)
- X- FENCE

NOTES:

- MAP NO 20079
- TAX MAP NO. 029-04-01-001
- DEED REFERENCE: CC DB 1403 PG 314
- PLAT REFERENCE: PR SLIDE 127 PG 3-B
- THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHT-OF-WAYS EASEMENTS (DRAINAGE, UTILITY, AND OTHER), ZONING, BUILDING SETBACKS, AND RESTRICTIONS OF RECORD OR ON THE GROUND.
- THIS PROPERTY IS SUBJECT TO ANY ALL FACTS REVEALED BY A FULL AND ACCURATE TITLE SEARCH
- THIS PROPERTY IS SUBJECT TO ALL FLOOD ZONES, FLOODWAYS, AND FLOOD HAZARD AREAS, OF RECORD AND NOT OF RECORD, IF ANY
- ALL IRON ROD SET (IRS) ARE 1/2" REBAR UNLESS OTHERWISE NOTED.

This Plat protected by Copyright Law

John F. Tinsley
Professional Land Surveyor
No. 16824
328 Pickett Drive
Piedmont, South Carolina 29670
(864) 234-3442

Non-Transferable
Survey and Certification For

CHARLES W. HALL

Americana County, South Carolina December 22, 2020



I hereby state that to the best of my knowledge, information, and belief, the above shows correct and made in accordance with the requirements of the Standards of Practice Manual for Surveyors in South Carolina, and meets or exceeds the requirements for a final survey as specified therein. All other are on record as per laws, statutes or provisions other than those.

John F. Tinsley, P.L.S. No. 16824

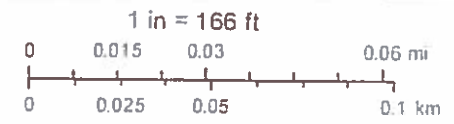
tabbles
10
EXHIBIT

Anderson County



October 16, 2020 Disclaimer accepted.

| | | | |
|----------------|----------------|---------------|------------------------------|
| TMS: | 290401001 | Zip Code: | 29622 |
| Owner: | HALL CHARLES W | Current Plat: | CP S-127/3-B |
| Owner Address: | PO BOX 4434 | Description: | LT A + C BROYLES LDG 1.01 AC |
| City/State: | ANDERSON SC | Market Value: | |
| Deed Book: | 1403 | Deed Page: | 314 |
| Tax District: | 4 | | |
| Sale Year: | 1992 | | |



ESRI, Highland Mapping and Anderson County GIS

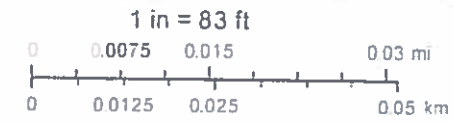
Anderson County



tabbles
EXHIBIT
2

October 16, 2020 Disclaimer accepted.

| | | | |
|----------------|---------------------------------|---------------|--------------------------|
| TMS: | 290402047 | | |
| Owner: | TOLLEY MARK + ROBERT S MCINTOSH | | |
| Owner Address: | 4069 BEAVERDAM RD | | |
| City/State: | CANTON NC | Zip Code: | 28716 |
| Deed Book: | 5725 | Deed Page: | 150 |
| Tax District: | 4 | Description: | LOTS A + B LAKE SHORE DR |
| Sale Year: | 2003 | Sale Price: | \$74,000 |
| | | Market Value: | \$20,800 |
| | | Current Plat: | CP S 1102/7B |



ESRI, Highland Mapping, and Anderson County GIS

INDEX OF EXHIBITS:

- Exhibit 1.....Anderson County Property map of Existing Setback Variances
- Exhibit 2.....Setback Variance 1 Anderson County property map and pictures
- Exhibit 3.....Setback Variance 2 Anderson County property map and pictures
- Exhibit 4.....Setback Variance 3 Anderson County property map and pictures
- Exhibit 5.....Setback Variance 4 Anderson County property map and pictures
- Exhibit 6.....Setback Variance 5 Anderson County property map and pictures
- Exhibit 7.....Setback Variance 6 Anderson County property map and picture
- Exhibit 8.....Anderson County property maps of sharp intersection at
Hattons Ford Road and adjacent properties
- Exhibit 9.....Plot Plan
- Exhibit 10.....Survey by John Tinsley
-

EXHIBIT
2



Anderson County



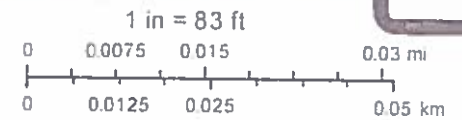
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EXHIBIT
3

October 16, 2020 Disclaimer accepted.

| | | | |
|----------------|--------------------|---------------|------------------------------|
| TMS: | 290403001 | Zip Code: | 29689 |
| Owner: | GASPAROVIC MICHAEL | Current Plat: | CP S 379/3A |
| Owner Address: | 1134 PINE LAKE DR | PP 094/00185 | |
| City/State: | TOWNVILLE SC | | |
| Deed Book: | 2714 | Deed Page: | 318 |
| Tax District: | 4 | Description: | LT 1 + PT LT 2 LAKE SHORE DR |
| Sale Year: | 1997 | Sale Price: | \$5 |
| | | Market Value: | \$104,530 |



ArcGIS



ESRI | Highland Mapping and Anderson County GIS

EXHIBIT
3



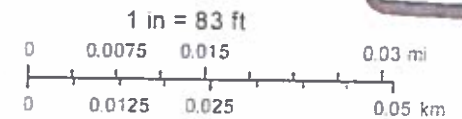
Anderson County



tabbler
EXHIBIT
4

October 16, 2020 Disclaimer accepted.

| | | | |
|----------------|--------------------|----------------------------------|----------------------------|
| TMS: | 290404004 | | |
| Owner: | OKES DOLORES E | | |
| Owner Address: | 1102 LAKE SHORE DR | | |
| City/State: | TOWNVILLE | SC | Zip Code: 29689 |
| Deed Book: | 11192 | Deed Page: 50 | Current Plat: CP S 1571/6B |
| Tax District: | 4 | Description: LT 13 LAKE SHORE DR | |
| Sale Year: | 2013 | Sale Price: \$1 | Market Value: \$159,890 |



ESRI, Highland Mapping, and Anderson County GIS

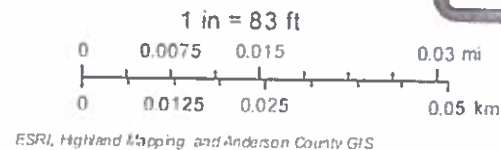


Anderson County



October 16 2020 Disclaimer accepted.

| | | | |
|----------------|----------------|---------------|-----------------|
| TMS: | 290402021 | Zip Code: | 29689 |
| Owner: | BROCK SLOAN | Current Plat: | CP 055/022 |
| Owner Address: | 1041 SMYZER RD | Description: | LT 72 SMYZER RD |
| City/State: | TOWNVILLE SC | Sale Year: | 2010 |
| Deed Book: | DOD | Deed Page: | 2010 |
| Tax District: | 4 | Sale Price: | \$1 |
| Sale Year: | 2010 | Market Value: | \$13,960 |



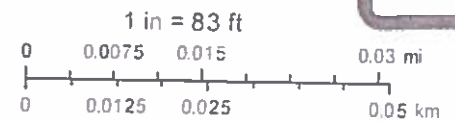


Anderson County



October 16, 2020 Disclaimer accepted.

| | | | |
|----------------|--|---------------|-----------------------------|
| TMS: | 290401014 | Zip Code: | 296894115 |
| Owner: | MOREHEAD MICHAEL H + MONICA L MCDONALD | Current Plat: | CP S 1611/5B |
| Owner Address: | 425 HATTONS FORD RD | Description: | LTS 37 + 38 HATTONS FORD RD |
| City/State: | TOWNVILLE SC | Sale Price: | \$6 000 |
| Deed Book: | 21G Deed Page 341 | Market Value: | \$59,030 |
| Tax District: | 4 | | |
| Sale Year: | 1987 | | |



ESRI, Highland Mapping and Anderson County GIS

EXHIBIT
6



Anderson County, South Carolina

Geographic Information Systems

County Home Page | Mobile | Help



Search Results Layers

Results List

Details

Zoom To

Clear

Adjoiners

Buffer

Anderson County Tax Parcel

TMS 280002205
Owner ACE ENERGY CORP
1414 E WASHINGTON ST
GREENVILLE SC 29607
Physical Address 6600 HWY 24
Description HWY 24 - 15 AC
Deed Reference 13534 226
Sale Price \$550 000
Sale Year 2018
Previous Owner DOBBINS STANLEY RHETT + JACK DOBBINS I

Buffer



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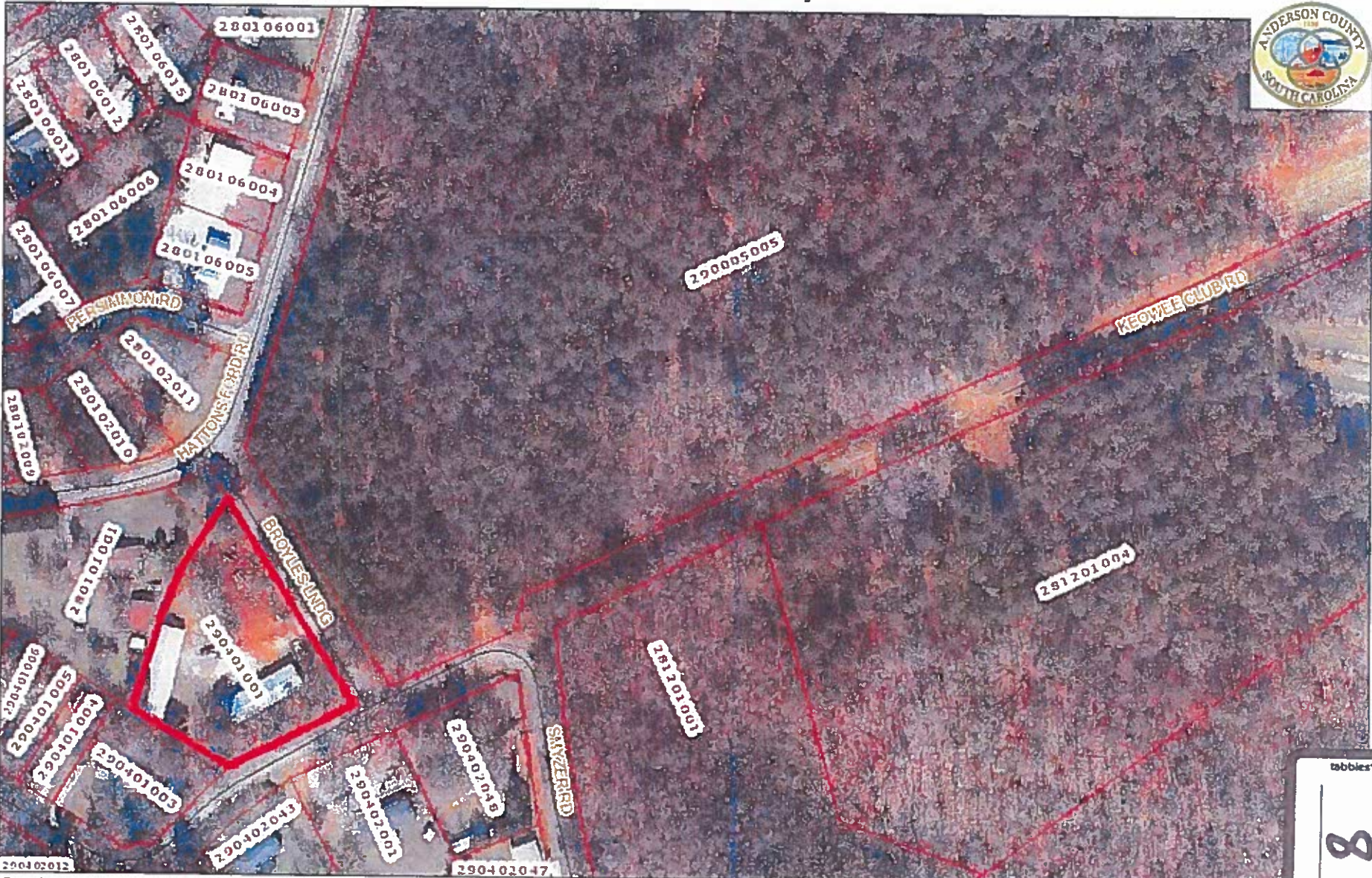
EXHIBIT

7

EXHIBIT
7

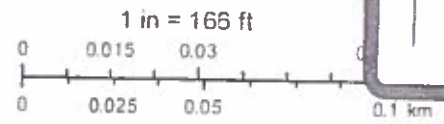


Anderson County



October 16, 2020 Disclaimer accepted.

| | | | |
|----------------|----------------|---------------|------------------------------|
| TMS: | 290401001 | Zip Code: | 29622 |
| Owner: | HALL CHARLES W | Current Plat: | CP S-127/3-B |
| Owner Address: | PO BOX 4434 | Description: | LT A + C BROYLES LDG 1.01 AC |
| City/State: | ANDERSON SC | Sale Price: | Market Value: |
| Deed Book: | 1403 | Deed Page: | 314 |
| Tax District: | 4 | | |
| Sale Year: | 1992 | | |



ESRI, Highland Mapping, and Anderson County GIS



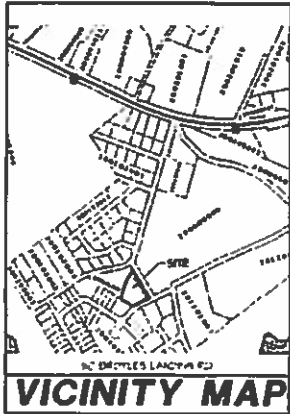
PALMETTO STORAGE

| REVISIONS | |
|-----------|------|
| NO. | DATE |
| | |
| | |
| | |

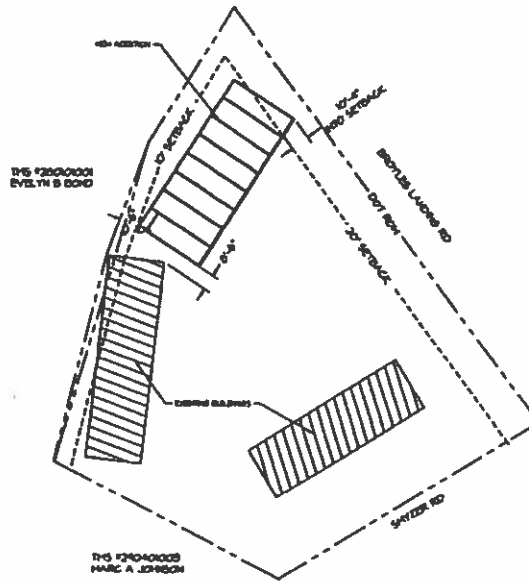
PRIME PROFESSIONAL:
JOHN HIPSHER - ENGINEER

DESIGN PROFESSIONALS:
JOHN HIPSHER - ENGINEER
DAVID SIMPSON - ARCHITECT

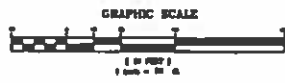
- DRAWING LIST:
- 000 SITE UTILIZATION PLAN
 - 001 CODE REVIEW
 - 200 FOUNDATION PLAN
 - 300 FLOOR PLAN & ELECTRIC



NOTE:
OWNER TO HAVE SURVEYER VERIFY THE LOCATIONS OF EXISTING STRUCTURES AND THE EXTENT OF NEW BUILDING'S INTRUSION INTO SETBACK.



SITE PLAN
SCALE 1" = 30' - 0"



tabbler

EXHIBIT

9

David M. Simpson
Architect
555 Douglas Blvd
Gainesville, FL 32609
941-359-9900
941-359-9933 Fax

TOWNVILLE



JOHN HIPSHER
ENGINEER
1551 2ND ST
GAINESVILLE, FL 32609
941-359-9900
941-359-9933 Fax
www.johnhipsher.com

LEGEND

- (W) - WATER METER
- (G) - GAS VALVE
- (E) - ELECTRIC METER
- (T) - TELEPHONE PEDESTAL
- (FO) - FIBER OPTIC

NOTES:

- 1) STATE PLANE COORDINATES AS SHOWN WERE ESTABLISHED BY RTK GPS METHOD, WITH THE S.C. VIRTUAL NETWORK.
- 2) ALL DISTANCES AS SHOWN ARE HORIZONTAL GROUND DISTANCES.

1400' +/- TO SC HWY 24

SC GRID N:981706.92
SC GRID E:1447928.24
GRID TO GROUND SCALE
FACTOR : 1.000127990332

TMS# 029-00-05-005
N/F KEOWEE CLUB LTD
DB 12- U PG 186
PB 80 PG 877

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 33°41'42" E | 29.80 |

BROYLES LANDING

C-8-140 SUBJECT TO R/W

HATTONS FORD ROAD
C-8-58
SUBJECT TO R/W

TMS# 028-01-01-001
N/F EVELYN B. BOND
DB 2958 PG 98
PB SLIDE 290 PG 9-A
DB 1403 PG 312
PB 65 PG 278

WOOD PRIVACY FENCE NO ENCROACHMENTS

1.02 Acres ±
(INCLUDES ALL R/W & EASEMENTS)

EXISTING BLDG.

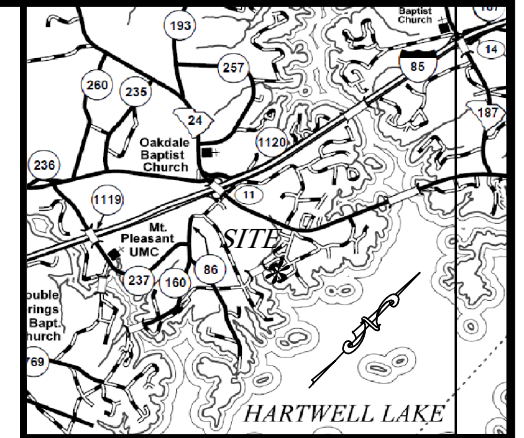
CHAINLINK FENCE

EXISTING BLDG.

ANGLE IRON FOUND

TMS# 029-04-01-003
N/F MARC A. JOHNSON
DB 4219 PG 309
PB 116 PG 344
PB SLIDE 856 PG 3-B

SMYZER ROAD
SUBJECT TO R/W



LOCATION MAP - N.T.S.

LEGEND

- - IRON ROD SET (IRS)
- - IRON ROD FOUND (IRF)
- ⊙ - IRON PIPE FOUND (IPF)
- - MONUMENT FOUND (AS NOTED)
- ▲ - NAIL FOUND
- △ - NAIL SET
- - COMPUTED POINT (UNLESS OTHERWISE NOTED)
- ⊕ - TBM (TEMPORARY BENCH MARK)
- ⊙ - POWER POLE
- ⊙ - LIGHT POLE
- ⊙ - FIRE HYDRANT
- ⊙ - SEWER MANHOLE
- (NTS) - NOT TO SCALE
- (EOP) - EDGE OF PAVEMENT
- (BOC) - BACK OF CURB
- E- OVERHEAD POWER (SUBJECT TO R/W)
- GAS- GASLINE (SUBJECT TO R/W)
- TELE- TELEPHONE (SUBJECT TO R/W)
- S- SEWER (SUBJECT TO R/W)
- X- FENCE

NOTES:

- MAP NO.20079
- TAX MAP NO. 029-04-01-001
- DEED REFERENCE:DB 1403 PG 314
- PLAT REFERENCE: PB SLIDE 127 PG 3-B
- THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHT-OF-WAYS EASEMENTS (DRAINAGE, UTILITY, AND OTHER), ZONING, BUILDING SETBACKS, AND RESTRICTIONS OF RECORD OR ON THE GROUND.
- THIS PROPERTY IS SUBJECT TO ANY ALL ALL FACTS REVEALED BY A FULL AND ACCURATE TITLE SEARCH.
- THIS PROPERTY IS SUBJECT TO ALL FLOOD ZONES, FLOODWAYS, AND FLOOD HAZARD AREAS, OF RECORD AND NOT OF RECORD, IF ANY.
- ALL IRON ROD SET (IRS) ARE 1/2" REBAR UNLESS OTHERWISE NOTED.

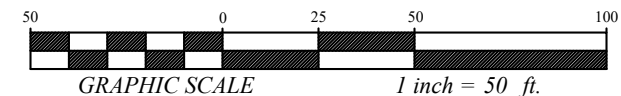
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(864) 224-3442

Non-Transferable
Survey and Certification For

CHARLES W. HALL

Anderson County, South Carolina December 22, 2020



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

John F. Tinsley, P.L.S. No. 16824

