



MEMORANDUM

ANDERSON COUNTY DEVELOPMENT STANDARDS

DATE: June 4, 2021

TO: Land Use and Zoning Board of Appeals Members

FROM: Brittany McAbee

SUBJECT: June 10, 2021 Meeting

The Anderson County Land Use and Zoning Board of Appeals is scheduled to hold its next meeting on **Thursday, June 10, 2021 at 5:15 PM** at the Civic Center, 3027 Martin Luther King Jr Blvd, Anderson, SC 29625.

The meeting agenda and packet are attached for your review.

After July 1, 2021, meetings the meetings will be held the second Thursday of each month and held at the historic courthouse, located at 101 S Main St, Anderson, SC 29624. A new calendar will be published online and emailed to the board members.

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

Tommy Dunn
Chairman, District 5

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

Glenn Davis
Council District 2

Jimmy Davis
Council District 6

Lacey Croegaert
Clerk to Council

Rusty Burns | County Administrator
rburns@andersoncountysc.org

AGENDA

ANDERSON COUNTY LAND USE AND ZONING BOARD OF APPEALS MEETING

Thursday, June 10, 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 April 15, 2021
- 4.) Public Hearing:
 - (A) Variance application- request to allow for lots at Townville Point (Water's Edge) to be subdivided and combined, located off Bay Ridge Dr, Townville. [Council District 4]
 - (B) Variance application- request to allow front yard setback reduction to accommodate duplex, located at 319 Village Boundary, Anderson. [Council District 4]
 - (C) Variance application- request to allow placement of 5 additional wall signs, located at 4610 Hwy 81-N, Anderson [Council District 4]
 - (D) Variance application- request to allow placement of a 2nd free-standing pylon sign on same street frontage, located at 160 & 162 E. Shockley Ferry Rd, Anderson [Council District 2]
 - (E) Variance application- request to allow reduction of required setback for monument sign from 5 feet to 0 feet, located at 3454 Hwy 81-N, Anderson [Council District 7]
- 5.) Old Business:
- 6.) New Business:
 - (A) After July 1, 2021, meetings to be held at historic courthouse
- 7.) Adjournment.

STATE OF SOUTH CAROLINA)
COUNTY OF ANDERSON)

ANDERSON COUNTY
LAND USE AND BOARD OF ZONING APPEALS
APRIL 15, 2021

PRESENT:

MIKE MILLER, VICE CHAIRMAN
ALLEN ASHLEY
DAN HARVELL

ALSO PRESENT:
ALESIA HUNTER
BRITTANY MCABEE
TIM CARTEE
TRACY CHAPMAN

1 MIKE MILLER: Again, we're sorry
2 for the delay. But we're going to go ahead and get
3 started. I'd like to go ahead and call Anderson County
4 Land Use and Zoning Board of Appeals meeting to order.
5 I'll go ahead and open us with prayer.

6 **INVOCATION BY MIKE MILLER**

7 MIKE MILLER: Since it's been
8 January 14, 2020 since we've met, we do have to approve
9 our minutes of our last communication. Has everyone
10 looked at the meeting and at the minutes of the
11 meeting?

12 ALLEN ASHLEY: Make a motion.

13 MIKE MILLER: I have a motion
14 from Mr. Ashley to approve.

15 DAN HARVELL: Second. With an
16 apology for being late.

17 MIKE MILLER: All in favor raise
18 your right hand. All opposed like sign.
19 Staff report.

20 TRACY CHAPMAN: Mr. Chair, board
21 members, the first application is A. The applicant and
22 owner is Mr. Mihail Curdogio. The location is 108
23 Chippewa Lane in Williamston. The Council District is
24 7. Tax map number is on your staff report, as well as
25 the presentation. The property location is .56 acres,
26 lot 14 of Chippewa Lane. The current zoning is S-1,
27 which is Services District. And the land use is
28 transportation business.

29 The requested variance is the applicant requests
30 to ask for the reduction of side yard setback from
31 twenty-five feet to five feet for the addition of a
32 building. The finding of the facts under Chapter 70,
33 Article 5, Section 5:19.4.2 of the Ordinance Code
34 states no building shall be located closer than twenty-
35 five feet to a side property line. Again, the current
36 condition is .56 acres in commercial district.

37 This is the plat of the applicant's property,
38 along with other commercial properties around it. I
39 brought that out a little bit more so you could see the
40 property, his property. The next is an aerial view of
41 his property, along with property lines. This is a
42 zoning map showing the purple is his property, which is
43 S-1. The surrounding is zoned C-2, which is pink.

44 And staff recommends approval of the variance for
45 the following reasons: Current building was
46 constructed in December 1999 prior to zoning being
47 implemented in October 2000. Current building is non-
48 conforming as is because it doesn't meet required side
49 setback to the south. The proposed zoning from C-2 to
50 S-1 -- I'm sorry -- in 1999 C-2 required a side yard

1 setback when adjacent to a residential parcel. The
2 parcels adjacent to C-2 zoning, which wouldn't require
3 a side yard setback. The parcel is .56 acres, with
4 required setbacks, only leaving approximately eighty
5 feet of usable land, fifty-two feet of which is current
6 building size, having only twenty-eight feet for
7 construction. As such, the proposed addition would not
8 be a detriment to the other properties, which are
9 commercial uses. If approved, the applicant will be
10 required to obtain a land use permit from Development
11 Standards, along with a building permit from the
12 Building Codes Department prior to construction.

13 And that concludes my presentation.

14 MIKE MILLER: Thank you, staff.

15 I will now open this meeting here to -- I just
16 drew a blank -- public hearing. Are there anyone
17 speaking against? Are there anyone speaking again?
18 Hearing no one speaking against, I will now close the
19 public hearing. Has any of the board got any
20 questions? For staff or for the owner? What is the
21 pleasure of the board?

22 DAN HARVELL: I'll make a motion
23 to approve.

24 MIKE MILLER: Mr. Harvell makes a
25 motion.

26 ALLEN ASHLEY: Second.

27 MIKE MILLER: A second Mr.
28 Ashley. All in favor raise your right hand. All
29 opposed like sign.

30 Staff report, please.

31 TRACY CHAPMAN: Next item is B,
32 702 Belton Highway in Williamston. The applicant is
33 ABC Engineering. The owners of the property are
34 Anderson School District 1 and 2, the Technology and
35 Career Center. Again, the location is 702 Belton
36 Highway. The Council District is 7. The property
37 description is approximately 45.07 acres off Belton
38 Highway and Highway 77. The current zonings are P-D,
39 R-A and R-20. The land use is Career Center.

40 Requires special exception to construct a
41 maintenance building. That is what they're requiring,
42 along with a workshop and storage. The finding of
43 facts is Chapter 70, Article 5.5, Section 5:2 and
44 5.3.2, uses permitted by special exceptions such as
45 schools, maintenance buildings, expansions, etcetera.
46 The current school district owns five parcels with
47 current zoning P-D, R-A and R-20. R-A and R-20 require
48 special exceptions when expanding.

49 Again, this is a plat copy of the proposed barn
50 and a maintenance -- excuse me -- a site plan of the

1 proposed barn and maintenance building. This is an
2 aerial view of the current building and the new parcels
3 where they would be placing the buildings. They're
4 highlighted in red. Zoning map showing the parcels and
5 their zoning, such as P-D, R-A and R-20.

6 And staff approves the special exception for the
7 following reasons: This is to an addition to the
8 center building that is currently located on the
9 property. R-20 and R-A zoning require a special
10 exception when expanding. The proposed addition will
11 not cause detriment to the public health or general
12 welfare. Use will not violate neighborhood
13 characteristics nor adversely affect surrounding land
14 use. If approved, the applicant will be required to
15 obtain a commercial land use permit from the
16 Development Standards Office. The board has granted
17 other special exceptions similar to this request and
18 would be consistent with its approval.

19 MIKE MILLER: Thank you, staff.

20 TRACY CHAPMAN: That concludes my
21 report.

22 MIKE MILLER: I will now open
23 this meeting up to public hearing. Are there anyone
24 speaking against? Are there anyone speaking against?
25 Hearing no one speaking against, I will now close the
26 public hearing. Any questions from the board? I make
27 a motion to approve.

28 ALLEN ASHLEY: Second.

29 MIKE MILLER: Mr. Ashley seconds.
30 All in favor. All opposed like sign.

31 Staff report, please.

32 HENRY COPELAND: Mr. Chairman,
33 agenda item C is a special exception request related to
34 a small vineyard and winery. The property owner and
35 applicant is Ronnie and Beverly Cleveland. Their agent
36 who may also be present is Josh Cleveland, their son.

37 It's a proposed Williamston winery, and is located
38 at 5351 Copeland Road, approximately two miles
39 southwest of the town of Williamston. Cleveland Farms
40 contains approximately eighteen acres of -- eighteen
41 acres, the majority of which is zoned R-A, residential
42 agricultural district. The Anderson County Council
43 recently rezoned two acres of the subject property from
44 R-A to C-1R, which is -- excuse me -- C-1R which is
45 commercial district rural. The zoning change was
46 approved in 2019 to accommodate this proposal. The
47 current land use of the immediate site is agricultural
48 with a vacant barn, and adjacent to vineyards and
49 wooded tracts. The special exception request is to
50 allow the sale of local agricultural products

1 incorporating use of an existing barn as part of a
2 vineyard and winery.

3 The operation will include organized educational
4 activities and limited product sampling as part of the
5 business model.

6 The Anderson County Code, Chapter 70, Section 5:15
7 established that the rural commercial district, C-R1,
8 this allows commercial activity in areas which are
9 rural in character and for the convenience of local
10 residents. A winery is permitted -- is a permitted use
11 by special exception under Section 7:1 and 7:2 when
12 granted by Zoning Appeals in according with provisions
13 and conditions outlined by the ordinance.

14 Currently the two-acre subject includes a metal
15 barn containing about twelve hundred square feet. A
16 vineyard has also been planted, replacing a former
17 horse pasture. The proposed changes would be to
18 renovate the barn as a small winery tasting area and
19 sales room. A small addition to the existing building
20 will accommodate code compliant restrooms and limited
21 service kitchen. Onsite parking is proposed for the
22 remaining pasture adjacent to the vineyard.

23 And the illustrations are as follows: The new
24 winery, which is being shown here, is within the
25 renovated barn. Next will be a floor plan of the --
26 showing the winery tasting area, indoor and outdoor
27 seating and service area additions. This is a drawn
28 photo of the agricultural tract with the existing barn
29 at the left center in the photograph. The next is an
30 aerial photo of the subject agricultural operations and
31 the owners' home. The 2019 photo of the entrance to
32 the property from Copeland Road, a very rural road, and
33 I mentioned it's classified as a local in the county
34 system.

35 And then finally, this next to last is a two-acre
36 tract currently zoned rural commercial district, C-R1.
37 And finally, the aerial photo of the adjacent
38 properties zoned residential agricultural is completely
39 surrounding the subject property.

40 The staff recommends approval of the special
41 exception request for the following reasons: A winery
42 associated -- and associated vineyard is an allowable
43 special exception. The use shall meet all required
44 conditions. Activities shall be enclosed within a
45 building or behind protective screening. The site
46 shall be appropriately landscaped. And onsite parking
47 shall be provided. Hours of operation will be four
48 p.m. to eight p.m. during the week and nine a.m. to
49 five p.m. on weekends. The use is not detrimental to
50 the public health or general welfare. It's

1 appropriately located with respect to necessary
2 infrastructure and will not violate neighborhood
3 characteristics nor adversely affect surrounding land
4 uses.

5 The applicant will be required to obtain all
6 appropriate permits, including any utility, building or
7 land use permits. And finally, the board has granted
8 similar special exceptions similar to this request and
9 would be consistent with its approval.

10 Mr. Chairman, I'm going to make one last comment
11 that wasn't in the reports exclusively. But the hours
12 of operation that are highlighted here draws a line
13 under the fact that this is not meant to be an event
14 venue. This is strictly a winery and vineyard for that
15 purpose. And that seemed to have been some concern
16 from some people.

17 But this concludes the staff report for the agenda
18 for item C, and the staff will continue to be available
19 should the board members have any questions.

20 MIKE MILLER: Thank you, staff.
21 I will now open up in public hearing. Are there anyone
22 speaking against? Are there anyone speaking against?
23 Hearing no one speaking again, I will now close the
24 public hearing. Any questions from the board?

25 ALLEN ASHLEY: I move to approve.

26 MIKE MILLER: So Mr. Ashley moves
27 to approve. I've got a motion.

28 DAN HARVELL: Second.

29 MIKE MILLER: Second. All in
30 favor raise your right hand. All opposed like sign.
31 Staff report.

32 HENRY COPELAND: Mr. Chairman,
33 Agenda Item D. This is a special exception request
34 related to the proposed expansion of an existing
35 private recreational facility located within a
36 residential district.

37 The property owners and applicant are the Anderson
38 Area YMCA, which is represented by John Drennon. The
39 project is also known as the Ducworth/Tucker Sports
40 Park. The location of existing and proposed expansion
41 is fronting 1660 Evergreen Road near but not adjacent
42 to Highway 81 and the Gateway to Anderson Overlay Zone.
43 The property is described as two tracts of -- or
44 parcels containing a combined total of approximately
45 fifty-eight acres fronting Evergreen Road. This street
46 is classified as a collector road under the state
47 system. The property and adjacent subdivisions to the
48 west and south are zoned R-20, residential district.
49 The majority of the subject property is vacant or
50 wooded. The remainder is developed and managed for

1 outdoor recreation.

2 The requested special exception is to expand the
3 existing park to include construction of new ball
4 fields, cross country trail, baseball tower and
5 restrooms, together with adequate off-street parking.

6 The Anderson County Code, Chapter 70, Section
7 5:3.2 says that a private recreation area or country
8 club may be permitted in an R-20 district, subject to
9 the following requirements: Shall be located on a site
10 not less than two acres. All structures shall be set
11 back from the front side and real property line by a
12 minimum of fifty feet. Food and entertainment for
13 members and guests may be permitted provided it shall
14 not cause a nuisance to adjacent residential areas.
15 Off-street parking shall be provided in accordance with
16 the district requirements. And the request is
17 permitted by special exception by the Board of Zoning
18 Appeals. It is further -- this is further permitted
19 under Section 7.1 and 7.2 when granted by the Board of
20 Zoning Appeals in accordance with provisions and
21 conditions outlined in the ordinances.

22 Currently a majority of the land area is vacant or
23 wooded, with the remainder in use by the Anderson Area
24 YMCA for outdoor recreation.

25 The illustrations that are going to be shown next
26 are, first is an aerial image of the existing
27 properties, followed by a proposed expansion site plan.
28 You'll notice that the red line in between separates
29 the existing park on the right, with the wooded area on
30 the left. The third illustration is an aerial view of
31 the tax map showing two subject parcels west of Highway
32 81. And finally the last one is the aerial photo of
33 the zoning map with subject parcels outlined in red.

34 Staff recommends approval of the special exception
35 request for the following reasons: The current use and
36 proposed expansion of the property is -- as an outdoor
37 recreational facility is permitted as a special
38 exception. All requirements related to size, setbacks
39 and onsite improvements will continue to be maintained
40 in compliance with existing codes. The use is not
41 detrimental to the public health or general welfare.
42 The appearance and primary function of the park will
43 remain as is. The use will not violate neighborhood
44 characteristics or adversely affect surrounding land
45 uses. The board has granted other special exceptions
46 similar to this request and would be consistent with
47 its approval.

48 This concludes the staff report. And we will
49 remain available should you have any questions. Thank
50 you.

1 MIKE MILLER: Thank you, staff.
2 I will now open up to public hearing. Are there anyone
3 speaking again? Are there anyone speaking against?
4 Hearing no one speaking against, I will now close the
5 public hearing. What is the pleasure of the board?
6 DAN HARVELL: Motion to approve.
7 ALLEN ASHLEY: Second.
8 MIKE MILLER: Mr. Ashley seconds.
9 All in favor.
10 Staff report.
11 TRACY CHAPMAN: Yes, sir. Thank
12 you, Mr. Chairman. I just wanted to give an update. I
13 did lay on the table for you guys an updated copy of
14 the staff report for item number E. I know Mr. Harvell
15 come in late so I wasn't aware if he did see that or
16 not. It is some additional information that is
17 provided for you that we found later out this afternoon
18 that we have added to the staff report.
19 I'll go ahead and proceed if that's okay.
20 MIKE MILLER: That's fine.
21 TRACY CHAPMAN: The owner and
22 applicant is Michael Henderson. The location is 4400
23 and 4402 Lexington Way in Anderson. The Council
24 District is 1. Tax map number is provided for you.
25 The property description is .114 and .0742 acres off of
26 Lexington Way, which the road is a county road and
27 maintained. Current zoning is R-20. The land use is
28 residential duplex.
29 The requested special exception is to provide
30 housing for travel professionals that are doing work
31 and business, such as like doctors and nurses, as short
32 term rentals to a maximum of four guest rooms. The
33 finding of the facts is Chapter 70, Article 4 and 5,
34 Section 5.3.2, which states bed and breakfast home
35 stays, host homes and guest homes mean a private home
36 offering private lodging and breakfast to guests.
37 Private home's appearance and function will stay the
38 same as a residential use, which may be permitted by
39 the Board of Zoning Appeals. The current condition is
40 duplex located on .561 acres. And I have provided --
41 this is a view of -- a picture of the outside of the
42 duplex. And I also have provided some pictures of the
43 inside of the duplex, as well.
44 This is an aerial view of the property showing the
45 property lines. It does sit on two lots. This is a
46 map showing property zoning, along with a neighboring
47 R-20 zoning.
48 Staff recommends approval of THE special
49 exception. If you'll let me go back, this is the new
50 information. I'm sorry. It's not on the PowerPoint.

1 I'll be glad to read that.

2 MIKE MILLER: That's fine.

3 TRACY CHAPMAN: Oh, there it is.

4 I'm sorry. Thank you. If the board grants the special
5 exception request, the following will apply: Applicant
6 must maintain a guest register which must include name,
7 license plate numbers, home address, work and telephone
8 numbers. The registrant must be provided to law
9 enforcement if requested. Applicant must meet all fire
10 and building code requirements, health department
11 requirements, sewer requirements and obtain a
12 commercial land permit from the Development Standards
13 prior to operation. Bed and breakfast facilities must
14 conform to zoning requirements. Any signage must be a
15 non-illustrated wall sign not more than two square feet
16 in size. All parking must be located in the rear of
17 side of the facility. One parking space per guest room
18 must be provided. All covenants and deed restrictions
19 must be adhered to. If the request is in violation of
20 any covenant or deed restriction, the approval is
21 hereby null and void.

22 The following items are prohibited: Cooking
23 facilities are not to be located in guest rooms.
24 Cooking facilities are only to be confined to the main
25 kitchen only. Luncheons, banquets, fund-raises and
26 other gatherings are prohibited. Private amenities
27 such as a pool are prohibited. Enlargement or
28 expansion on the existing structure is prohibited
29 without another special exception approval.

30 And I will go back and read staff recommends
31 approval for the special exception for the following
32 reasons: Applicant's main purpose is rental service
33 for travel professionals such as doctors, nurses, which
34 with the current health crisis, calls for such a need.
35 Appearance and primary function of the home shall
36 remain as a residence, not as a lodging establishment.
37 Use would not be a detriment to the quiet residential
38 nature. Use of the property would not be detrimental
39 to public health or welfare. Use will not violate
40 neighborhood characteristics nor adversely affect
41 surrounding land use. The board has granted other
42 special exceptions similar to request to be consistent
43 with approval.

44 That is the conclusion of my application, sir.
45 And staff does -- is available for any questions that
46 you might have. And this right here is a copy of the
47 covenants. If you would like to see that, I'll be glad
48 to bring that up.

49 MIKE MILLER: Yes, please. Thank
50 you.

1 ALESIA HUNTER: We've got copies up
2 there, sir. We have copies, sir.
3 Mr. Chairman, the covenants have been provided for
4 you. So Deborah, is she here?
5 MIKE MILLER: Yeah, that sounds
6 better.
7 ALESIA HUNTER: Does that sound
8 better? Okay. We were provided some additional
9 information late of the covenants you have there. I
10 had a discussion with Miss Deborah and she has stated
11 to me that the covenants ran for a period of twenty-
12 five years and that after that twenty-five years I
13 believe that they were automatically renewed at a five-
14 year increment unless the existing homeowners -- and
15 she can probably touch upon that once she gets here.
16 She's probably close to getting here. But she's
17 stating that the subdivision covenants would supercede
18 the special exception requirements to not allow for any
19 type of commercial use. So those are the covenants
20 that she emailed to me a little after four this
21 afternoon. The application is checked no, that there
22 are not any covenants. When the applicant gets up to
23 speak they can address that, Mr. Chair.
24 MIKE MILLER: Yeah, I know most
25 of your covenants after a time frame that they have to
26 be revoted on. But also, too, if you look around on
27 the houses, a lot of them has got outbuildings and
28 stuff that's supposed to be built back. And I haven't
29 had time to read this. A lot of them, you'll see, is
30 supposed to be built out of the same material that the
31 houses is actually constructed of.
32 ALESIA HUNTER: Sorry for the late
33 ---
34 MIKE MILLER: That's fine.
35 ALESIA HUNTER: We wasn't aware
36 there were any covenants because we were going off
37 based upon the actual application. The applicant has
38 checked no on there, so ...
39 MIKE MILLER: I'll go ahead and
40 open us into public hearing. I don't know how many
41 I've got speaking against. If you don't mind raise
42 your hand and let me see who all is speaking against.
43 Have you already filled out information to be -- Tim,
44 have you got the information?
45 ALESIA HUNTER: Brittany has it.
46 She's bringing it forth.
47 MIKE MILLER: All right. Mr.
48 Brissey, are you speaking against?
49 WILLIAM S. BRISSEY: Yes, I am.
50 MIKE MILLER: Will you approach

1 the mic right there. Please come forward.

2 WILLIAM S. BRISSEY: I'm probably
3 speaking ---

4 MIKE MILLER: Mr. Brissey, they
5 don't know who you are. But please state your name,
6 what you do and where you live.

7 WILLIAM S. BRISSEY: I'm William S.
8 Brissey, Bill Brissey. I'm in the real estate
9 business. Have been for over forty years. I live at
10 1406 Hunters Trail here in Anderson out on the lake.

11 MIKE MILLER: Okay. And what is
12 your concerns to this?

13 WILLIAM S. BRISSEY: Well, I have two
14 real reasons. I'm an owner of several apartments up
15 there at Lexington Way. But the main reason is what we
16 brought out just now, that these restrictions
17 automatically renewed. And it says in the restrictions
18 if some of them are not enforced that doesn't take away
19 all of it. So what we're saying -- in the restrictions
20 it says there's no type hotel use. That's in there.
21 It says there's no type short-term rental. You can
22 read the restrictions. It's single-family, for single-
23 family residential use only. And it does not -- it has
24 in there particularly the word hotel. That there be no
25 hotel use, none of that type. So that's one of the
26 things that's in there that we think -- and of course,
27 the other things we'll mention in just a minute. And I
28 will read that. If you look at residential use on page
29 two under residential purposes, that's when it says
30 that there's no hotel use should be used there. No
31 dwelling to be allowed to use for transient or hotel
32 purposes. Now, that's pretty clear; isn't it? When
33 they're doing a daily rental or weekly rental, that's
34 for hotel purposes.

35 Our legal people said that was one thing that
36 probably would stick pretty good if we brought that
37 out. So that's the reason we're bringing it out.

38 The other things that we go through, I think I
39 would be very worrisome about is on that street just a
40 few days ago I came out and the school bus is unloading
41 kids in front of these two units. That's where the
42 school bus stops.

43 When you lease an apartment and it's in the
44 restrictions that we have to have a signed lease and
45 you don't have to do a background check, but in the
46 years past and up to now with things going on,
47 everybody does a background check. We get, you know,
48 permission from the renter to do a background check so
49 that we can see if they've had any problems in the
50 past.

1 Now, when you're renting by the day, this cannot
2 be -- there's no way to check that. We don't know
3 who's living there, who's staying there, if he's in
4 here for a day to do something legally or illegally or
5 is here on a business trip. We don't really know. And
6 we think it would be a really bad situation if you were
7 to put somebody in on a daily basis. There's no way to
8 control, with all these young kids that are running up
9 and down the road that plays in the road out there --
10 and you can ride by there probably when you leave here
11 if you go by there you'll see this what I'm talking
12 about. Most of these renters up there are not wealthy
13 people. They're not -- they are people that work every
14 day at hard jobs. A lot of people are -- I have in my
15 apartments, I have about five retirees. And they've
16 been there -- one of them has been there over eight
17 years. And so these people are not transient people in
18 and out up there. I will agree that sometimes you miss
19 somebody and you get a bad egg occasionally. But I
20 just feel like to start -- to set a precedent when I
21 don't really feel like, and my legal people don't feel
22 like that the county has the power to change our
23 restrictions. That's the thing that we're talking
24 about primarily. Are the restrictions in force? And I
25 think they're still in force. And that's what my legal
26 people have told me.

27 So I'm going to stop right there. And of course,
28 my real personal reason for being here, I guess, is I
29 have a great grandson living next door to this place.
30 And he's five years old. And I just would really worry
31 about different people coming into the apartment on a
32 daily basis not knowing who they are, what they're here
33 for or anything else, with my great grandson living
34 next door. And he's my only great grandson.

35 MIKE MILLER: Okay.

36 WILLIAM S. BRISSEY: So that's a
37 personal reason. But I think you've got to consider
38 the children that are playing up there and whether
39 they're going to be safe or not. I think you have to
40 consider this. We certainly don't want anything on our
41 hands that would be otherwise.

42 ALLEN ASHLEY: That's three
43 minutes.

44 WILLIAM S. BRISSEY: Other than that,
45 that you read through the restrictions. There are
46 about eight things in there that would say -- take care
47 of that.

48 MIKE MILLER: Yeah. I was
49 supposed to tell you before we started we was ---

50 WILLIAM S. BRISSEY: I'm hoping that

1 you, you know, don't pass this because it would really
2 start a bad precedent where a lot of retired people
3 live and people that work every day on hard jobs just
4 working trying to make their rent payment and their car
5 payment. I appreciate your time.

6 MIKE MILLER: I was supposed to
7 tell you, Mr. Brissey, we're on a three-minute time.
8 County and staff have been doing that. So I appreciate
9 your concerns.

10 Who else was speaking against it? Are you on this
11 list? All right. Come forward, state your name, where
12 you live.

13 SHARON SHORT: My name is Sharon
14 Short. I live at 300 Hopewell Ridge in Anderson. And
15 my husband was one of the developers of this property
16 -- I should say ex-husband, and is now deceased. And
17 most assuredly, this was set up for beginning young
18 people. I would say that I owed a duplex directly
19 across from the parking lot in which I would think
20 would be accessible. One side of that duplex does not
21 have any way to have parking behind it. If you look to
22 that picture, the one on the left-hand side, there's no
23 way to get parking behind it because the lot is not
24 wide enough, and you would have to tear off a screened
25 porch on the back of it if you did find some way to get
26 it in there.

27 The only one that is accessible from the side on
28 the corner is to the right. And I owned a duplex
29 directly across the street. I have sold five duplexes
30 in there in the past few years. And every single one
31 of them has been sold to owners. When I say that,
32 people who are going to be living in it. As you are
33 well aware, the cost of construction has gone up, the
34 cost of housing has gone up, and we are now having
35 people that are buying them for their own personal use.
36 Sold two in 2019, and both of them are home owners. I
37 don't think they would be attracted to this. And both
38 of them were on that very same street. The street goes
39 up to the side of that and that's called Paul Revere
40 Trail. The one directly to the right of it I sold
41 that's on the corner, that they call it 4324, I sold
42 that one and the lady lives there herself. And then
43 going up to the end of the cul-de-sac on that same
44 street, sold to another lady who lives in there
45 herself. And these units are going back to home
46 ownership rather than to rentals, having to do with the
47 cost of construction.

48 I do not like having somebody that can rent
49 something out at a low price. When I say low price,
50 yes, it makes more money if you can rent it out daily

1 for the same amount, but the number that I have been
2 told was seventy -- either seventy-two or seventy-four
3 dollars a night. And I'm sorry, but that does not --
4 that is not a number that attracts medical people or
5 kind of the level of people that seems to be portrayed
6 here that's renting.

7 MIKE MILLER: Okay. Your three
8 minutes is up. Thank you.

9 WILLIAM S. BRISSEY: Can I say one thing
10 more? Just one statement.

11 MIKE MILLER: Yes, sir.

12 WILLIAM S. BRISSEY: I believe that if
13 you check your ordinances that the county code will not
14 allow two bread and breakfasts within a certain set of
15 feet. And this is a duplex that they want to use a bed
16 and breakfast in both sides. And that is against the
17 code in Anderson County. You cannot have two bed and
18 breakfasts -- that's two different -- owned by one
19 person but it's two different tax maps, two different
20 taxes are paid on this property. It's two different
21 properties. So I think your own code would supercede
22 what he's trying to do. Thank you.

23 MIKE MILLER: All right. Thank
24 you. Anyone else speaking against?

25 ANN SELF: I did not sign up to
26 speak, but I have information ---

27 MIKE MILLER: Okay. Come
28 forward, state your name and where you live.

29 ANN SELF: I'm Ann Self. And
30 we -- my husband and I, Wayne Self, live at 404 Timber
31 Lane, which is the neighborhood closest to Lexington
32 Place.

33 I happen to have Deborah's information that I can
34 share with you, although I did not sign up.

35 Number one, the properties under application are
36 two separate properties, just as Mr. Brissey just
37 stated.

38 Per applicable Anderson County Ordinance 7:17.3,
39 not more than one property may be placed in bed and
40 breakfast rental within fifteen hundred feet of a like-
41 use property.

42 Number three, only one of the subject properties
43 meets the ordinance requirement of providing one
44 parking place just as Sharon spoke of, per guest room
45 on the side or rear of subject property.

46 Number four, per Air B&B current listing and
47 reviews, applicant is and has been, since at least
48 January 2021, has already been in violation of
49 ordinance 17.1 by using at least one of subject
50 properties as a short-term rental. That's published in

1 a review dated January, March and April of 2021.

2 Although these ordinances do not include a
3 provision for distance from a District 5 school bus
4 stop, please note that the bus stop in the Lexington
5 Place Community where the subject properties are
6 located is at the corner of Lexington Way and Paul
7 Revere Trail. This is the same intersection where 4400
8 Lexington Way is located.

9 This is from Deborah. I and other residents and
10 owners of the community believe that this poses an
11 unnecessary risk and danger to the children of the
12 community.

13 Also note that Deborah has been advised by a staff
14 member of the Planning & Development Office that there
15 will be no oversight, no policing of the property, and
16 no ongoing usage of subject properties, including types
17 of tenants rented to, nor the duration of stays.

18 I'm skipping some of it because I think it's
19 already been said tonight.

20 Also, operators of all bed and breakfast
21 facilities must maintain a guest register. And we are
22 questioning as to whether this stipulation could be
23 consistently conformed to since the application does
24 not -- the applicant does not reside nor have offices
25 at any of the subject properties. In fact, Air B&B
26 listing for the property includes the house rules. And
27 those are listed if you would like to have those.

28 But those were Deborah's concerns and the concerns
29 of the people that met prior to this meeting. Thank
30 you.

31 MIKE MILLER: Anyone else
32 speaking against? Yes, ma'am.

33 SHAUNG LIU: I'm Shaung Liu. I
34 live -- well I own a property at Holly Road. This is
35 an impact neighbor actually. And first thing, we have
36 a restriction. When a person purchase or pays on Holly
37 Road, and I got a restriction filed, so I know this
38 place -- in this place we cannot rent to commercial,
39 hotel, something like that. So I feel safe. I
40 purchase a place. I don't want any commercial around
41 me.

42 And second, I saw there is an Air B&B listing
43 online and -- from this place already. And I saw the
44 first comments about this Air B&B business was from
45 January. And there was another comment about this
46 place saying that we stay there for more than two
47 months. It looks like this place has already been
48 renting. And I don't feel safe if someone, some
49 strangers come back and forth in my neighborhood. So
50 yeah, this is a major concern for me. Thank you.

1 MIKE MILLER: All right. Thank
2 you. Anyone else speaking against? Since there's no
3 one else speaking again, I'm going to go ahead and
4 close the public hearing. And with me being Vice
5 Chairman, then this is my findings.

6 I do not know enough ---

7 ALESIA HUNTER: Mr. Chairman, I
8 think -- is the applicant here? We need to let the
9 applicant ---

10 MIKE MILLER: All right. Is he
11 here? Okay.

12 ALESIA HUNTER: Yeah, we need to
13 let the applicant speak.

14 MIKE HENDERSON: Yes, sir, my name
15 is Michael Henderson. I reside at 307 Tanglewood Drive
16 in Anderson, South Carolina. And I've sat here and
17 I've listened to this community's concerns. And I
18 would agree. I have a neighborhood. I stay in a
19 neighborhood. And if somebody was doing that --
20 something in my neighborhood, I'd have concerns just
21 like they had it. But however, any of the concerns
22 that they want to have met, if they want to come up
23 with background checks for whoever is going to be in
24 that property or whatever, we would be willing to
25 supply all that. I mean, we wouldn't have anybody
26 there -- just like I said, I wouldn't want nobody
27 coming into my community. And if you look at the
28 places -- we went in here and renovated these places.
29 They're not trash. I would be willing to bet that the
30 renovations we done in these properties anybody would
31 be proud of. And I would request if any of y'all would
32 like to come and look, feel free. Feel free. And any
33 guidelines that y'all would like for us to meet, we'd
34 be willing to do that.

35 That's all I have to say. I got a packet here, a
36 booklet, a welcome booklet just showing you what we're
37 actually doing in this property. This is actually my
38 property manager here. We did have someone stay in the
39 property. From what I was told, that if it was
40 anything over thirty days you can stay there. And I
41 think we had somebody in there for like three months.
42 There was a couple that was in there for three months.
43 And then we have two sides. I think she actually did
44 book somebody there for less than thirty days, which
45 that was a miscommunication on my part because there's
46 one unit that hasn't been booked at all. And she
47 thought I was referring to that unit. But any
48 guidelines that need to be met to make the neighborhood
49 feel comfortable, we'd be more than willing to do.

50 You know, I'm actually a travel professional

1 myself. I've been doing it for twenty years. I go and
2 stay in communities throughout the southeast United
3 States. From Florida up to Virginia, over to
4 Tennessee, Mississippi. These homes that people
5 provide, they're so helpful to us. You know, we come
6 into these communities just like, hey, you're a part of
7 that community. And a lot of places I go to they do do
8 background checks. They take your ID. They want to
9 know who you are, where you're from, who you're working
10 with, your contact information. And it's like it makes
11 a home. You know, it makes you feel comfortable. It's
12 better than being in a hotel. You've got a kitchen.
13 You've got a home. You know, somewhere that you can
14 call a real place to stay. And that's all we're trying
15 to offer here. Thank you.

16 MIKE MILLER: Thank you. What I
17 was going to say was as of right now I was going to let
18 staff do some clarification.

19 ALESIA HUNTER: Yes, sir. Thank
20 you, Mr. Chairman. I think there was some confusion
21 about the distance requirement. And you being a
22 contractor and a builder, you know about the unit being
23 under one roof. Under building codes we do (mic
24 cutting out) we do count that as actually one
25 structure. So one structure could probably meet the
26 ordinance requirements in terms of law enforcement.
27 What staff meant by that is that the law enforcement do
28 not go out and do background checks on someone that's
29 actually doing rental. They depend upon the actual
30 owner of the property to maintain those records and
31 information on file because due to manpower they just
32 can't go all over the county to do that.

33 So the covenants and restrictions, Mr. Chairman,
34 and board, I think Mr. Brissey brought that up. And so
35 we do need to get clarification and maybe the owner, so
36 we do need to look at it to make certain that the
37 covenants and restrictions do not preclude the
38 gentleman from providing his Air B&B. So we did want
39 to clarify that. I don't know if the gentleman is
40 aware of these covenants and restrictions. We did
41 provide you with those copies.

42 So the covenants and restrictions, if they don't
43 prohibit that, then one side of the duplex -- and it's
44 our interpretation both sides could be rented out for
45 that because everything is concerned under one roof.
46 Even though they're separate parcels and have separate
47 tax map numbers, it's considered one structure. And
48 Mr. Chairman, if you disagree, you let us know. But we
49 do count that under building codes as actually one
50 structure.

1 The ordinance is intended to not allow them to do
2 another duplex. You have to space that out by fifteen
3 hundred feet. Well, it can't be any closer than the
4 fifteen hundred feet from that actual Air B&B. So I
5 guess the main question is the covenants, are they
6 valid covenants that would prohibit the gentleman from
7 allowing an Air B&B there. Or if he doesn't do that, I
8 mean he could still just rent the unit out if the
9 covenants would allow him to do that. So I think
10 that's where we are. And once we determine that, then
11 the board could probably move forward with whatever
12 decision that you may have.

13 MIKE MILLER: So what I would
14 like to do is table this. Turn it back over to staff
15 to be able to talk to Anderson County's attorney. Let
16 him advise the staff if we're doing this right or
17 wrong, is the way I would like to do this.

18 DAN HARVELL: Can I get a
19 clarification on these covenants? Did -- I may have
20 missed this, but when did these appear?

21 ALESIA HUNTER: We received these
22 covenants approximately a little after four today,
23 about four fifteen.

24 DAN HARVELL: Okay.

25 ALESIA HUNTER: And the actual
26 application, I don't know if the owner was aware that
27 there were covenants because he's got checked no. So I
28 don't know that he realized that there were covenants
29 on there. And he's stating he had no idea that there
30 were covenants on the property.

31 DAN HARVELL: Well, I think the
32 county attorney can clarify the validity of these
33 covenants based on their age.

34 ALESIA HUNTER: Yes.

35 DAN HARVELL: And there is a date
36 on here; right?

37 ALESIA HUNTER: There is a date on
38 there. We could take -- if that's the board's
39 decision, we could take a copy of those covenants to
40 the county attorney and let him review those and give
41 us what his findings are and then we can report that
42 back to the board.

43 DAN HARVELL: Okay. Well, Mr.
44 Chairman, based on your recommendation, I make a motion
45 that we table this for the interim for the county
46 attorney to review those covenants.

47 MIKE MILLER: All right. We have
48 a motion. Mr. Ashley seconds. All in favor raise your
49 right hand. All opposed like sign.

50 Do we have any other old business?

Anderson County - Land Use Board of Zoning Appeals - April 15, 2021

1 ALESIA HUNTER: Mr. Chairman, I
2 think that's all the business that we have for this
3 evening. Thank you.
4 MIKE MILLER: Okay. Do we have
5 any new business?
6 ALESIA HUNTER: No new business,
7 Mr. Chair.
8 MIKE MILLER: Well, do I have a
9 motion to adjourn.
10 ALLEN ASHLEY: Motion.
11 MIKE MILLER: Motion Mr. Ashley.
12 DAN HARVELL: Second.
13 MIKE MILLER: Mr. Harvell. All
14 in favor. Thank y'all.
15 ALESIA HUNTER: Thank you.
16
17 **MEETING ADJOURNED AT APPROXIMATELY 7:05 P.M.**

Staff Report

Application for a **Variance** – To allow for lot combinations
Anderson County Land Use Board of Zoning Appeals Meeting - District 4
Civic Center, 3027 Martin Luther King Jr Blvd.
Anderson, SC 29625
Thursday, June 10, 2021
5:15 PM

Applicant: Tony Cirelli

Owner of Property: Townville Point, LLC

Property Location: Bay Ridge Drive, Townville

Council District: Four (4)

Tax Map Number (TMS #): 14-12-01-005

Property Description: 2.03 acres

Current Zoning: Unzoned

Development Information: Townville Point (Waters Edge) was approved June 13, 2000 for 31 single family lots and 22 camper spaces on one lot as shown on preliminary plat and for construction of "mini-chalets" along the lakefront.

Applicant Request: Variance to combine lots C-2-3, C-4-5, C-6-7 and C-8-9 only and the remainder of property would be left in it's current state.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 38, Section 38-371 (c) , The following minimum dimensions apply for lots with access to public water and septic tank: (1) Minimum area of 25,000 sq. ft. for a single lot, when not in a zoned area of the county.

The current final plat does not allow for the sale of the individual cabins.

Staff Recommendation:

- 1) The owner wishes to sell C-2-3, C-4-5, C-6-7, C-8-9 lots instead of renting spaces.
- 2) This will not impact the subdivision with these additional lots since the mini-chalets are already built were built in the 2000s.
- 3) The use will not and does not violate neighborhood character nor adversely affect surrounding land uses.
- 4) The use is not detrimental to the public health or general welfare.



Variance Application

There is a Variance Application Fee of \$200.00

Date of Application Completion _____

Application Status (Approved or Denied) _____

Applicant's Information

Name: TONY CIRELLI

Mailing Address: 148 HARPER Rd, Pendleton, SC 29670

Telephone and Fax: 864-245-0523 (P) E-Mail: tonycirelli397@gmail.com
864-225-9800 (F)

Owner's Information

(If Different from Applicant)

Name: Townville Point, LLC

Mailing Address: 5367 HIGHWAY 24, ANDERSON, SC 29625

Telephone and Fax: 864-617-1185 E-Mail: cliffbcpa@live.com

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

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

Owner's Signature

Date 5/11/21

Project Information

Property Location: BAY RIDGE DR, Townville, SC 29689 (WATERS EDGE 5480)

Parcel Number(s)/TMS: 14-12-01-005

County Council District: 4 School District: 4

Total Acreage: 2.3 Current Zoning: NONE

Requested Variance: COMBINATION OF LOTS C2-C3/C4-C5/C6-C7/C8-C9
Please indicate if setback variance, sign variance or minimum lot size variance.

Purpose of Variance: TO ALLOW THE SALE OF THESE CABINS TO PROTECT THE LOT SIZE REQUIRED FOR A SEPTIC TANK + RESIDENCE

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.

ALLOW FOR LESS LOTS AND SALE OF FOUR INDIVIDUAL PROPERTIES AS PROVIDED BY THE SUBDIVISION REGULATIONS.

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:

CURRENT PLAT DOES NOT ALLOW FOR SALE OF CABINS

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

PLAT PREPARED BY NU SOUTH SURVEYING.

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

WOULD NOT ALLOW FOR THE PARCELS TO BE SOLD

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:

THIS WOULD ALLOW THE SALE AND DECREASE SIZE OF CAMPERS

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

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 _____

Date _____

5/11/21

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: _____





Staff Report

Application for a **Variance** – To allow a reduction of front setback to allow construction of duplex
Anderson County Land Use Board of Zoning Appeals Meeting - District 4
Civic Center, 3027 Martin Luther King Jr Blvd.
Anderson, SC 29625
Thursday, June 10, 2021
5:15 PM

Applicant: Stanley Martin Homes

Owner of Property: Stanley Martin Companies Inc

Property Location: 319 Village Boundary, Anderson

Council District: Four (4)

Tax Map Number (TMS #): 146-10-01-024

Property Description: Lot 10 in Northmeded and approximately 4000 sq ft

Current Zoning: R-M1 (Mixed Residential District)

Land Use: Vacant

Applicant Request: Applicant is requesting a **Variance** to allow a reduction of front setback requirement from 15 feet to 14 feet to accommodate a residential duplex.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 70, Section 5:5.4-3, non-single family detached dwellings (duplexes) shall not be located closer than 30 feet on a residential service street.

Staff Recommendation:

- 1) On June 29, 2004, the Board of Zoning appeals granted a variance to lots 6, 10, 11, and 22 to reduce front yard setback to 15'.
- 2) The property is located on an unusual road curvature.
- 3) The roads are private and serve the residents of the development only.
- 4) As such, the proposed addition will not cause detriment to other properties.
- 5) If approved, the applicant will be required to obtain a residential compliance letter from Development Standards and a building permit from Building & Codes.



Variance Application

There is a Variance Application Fee of \$200.00

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Stanley Martin Homes

Mailing Address: 430 Roper Mountain Rd Ste F-1

Telephone and Fax: 843-3125552 E-Mail: _____

Owner's Information

(If Different from Applicant)

Name: _____

Mailing Address: _____

Telephone and Fax: _____ Email: MatthiesenTD@stanleymartin.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.

Taylor Matthiesen
Owner's Signature

5/6/21
Date

Project Information

Property Location: 319 Village Boundary Anderson SC 29621

Parcel Number(s)/TMS: 1461001024

County Council District: CCD Four School District: 5

Total Acreage: _____ Current Zoning: R-m1

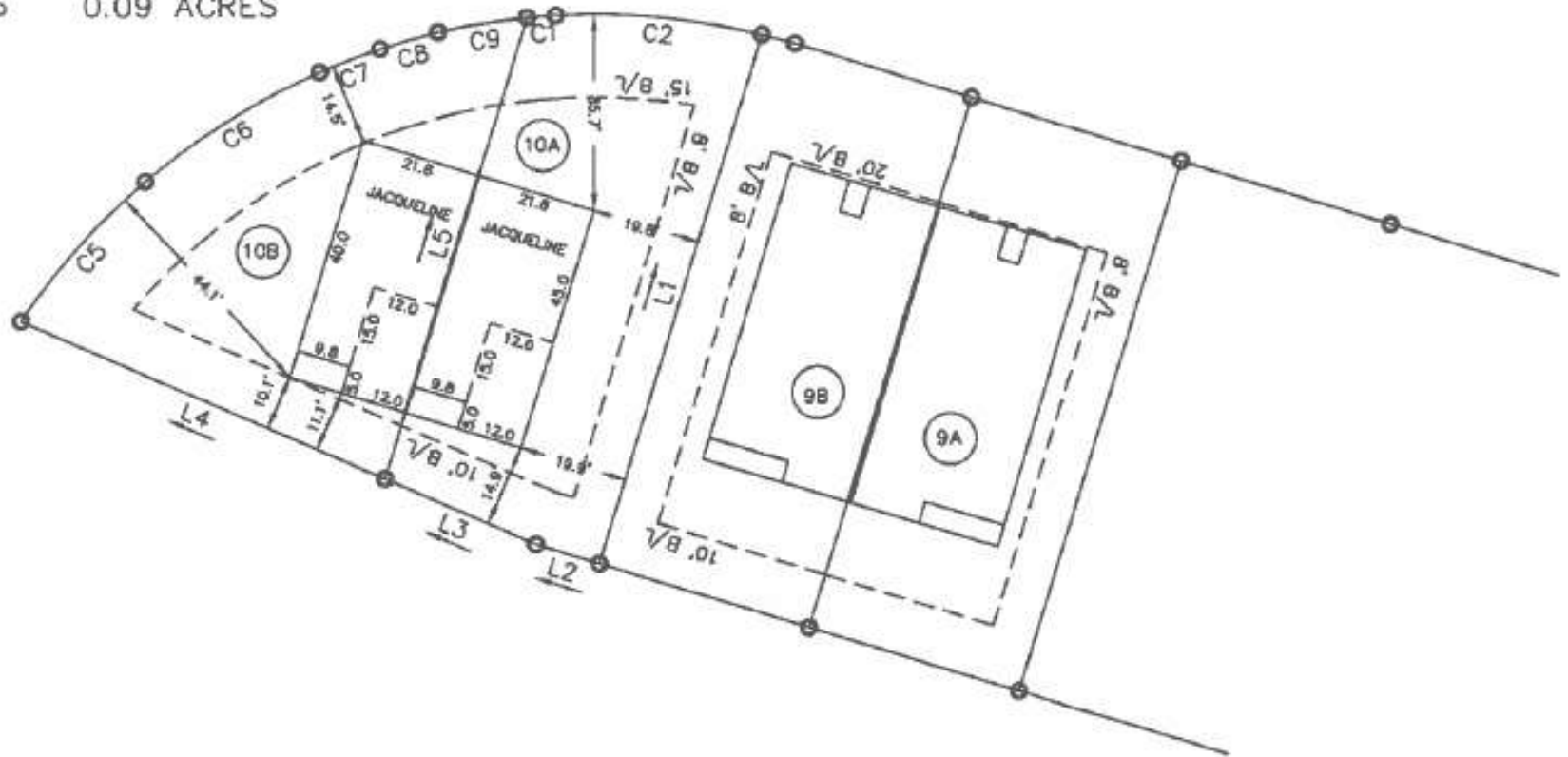
Requested Variance: 1 ~~ft~~ ^{front} ft from right of way reduction from 15' to 14'
Please indicate if setback variance, sign variance or minimum lot size variance.

Purpose of Variance: Home plan crosses building line by 1 1/2 ft.

VILLAGE BOUNDARY (50' R/W)

4,005 SQ.FT.
0.09 ACRES

4,001 SQ.FT.
0.09 ACRES





Staff Report
Application for a **Variance** – To allow 5 additional wall signs
Anderson County Land Use Board of Zoning Appeals Meeting - District 4
Civic Center, 3027 Martin Luther King Jr Blvd.
Anderson, SC 29625
Thursday, June 10, 2021
5:30 PM

Applicant: 7-Eleven / Exxon / Roost *represented by St. Clair Signs (contact: Donna Zielinski)*

Property Owner: Marian M. Moorhead

Property Location: 4610 Hwy 81-N, Anderson, SC 29621

Council District: Four (4)

Tax Map Number (TMS #): 169-00-06-001, 169-00-06-002 (part of), 169-00-06-015

Property Description: The site is an assemblage of all or part of 3 parcels containing approximately 5 acres. The location is adjacent to I-85 Southbound at the Exit 27 off ramp which intersects with SC Hwy 81 N.

Current Zoning: The property is not zoned.

Land Use: The property is fully occupied by a newly constructed 7 Eleven/Exxon convenience store with fuel station with a Roost brand fast food restaurant.

Applicant Request: To allow placement of 5 additional wall signs, 1 for restaurant and 4 for gas/diesel island canopies, relating to new 7-Eleven/Exxon convenience store.

Findings of Fact: Under Chapter 38 of the Anderson County Code, Section 38-255 (Permitted Signs), the size, number, location and height of permanent freestanding business identification or highway signs are specifically regulated. Where a freestanding business identification sign also exists, one permanent business identification sign containing not more than one square foot of total signage area per lineal foot of principal building frontage may be placed on the building. The number of wall signs is also limited to one projecting sign allowed per building frontage.

Staff Recommendation:

- 1) Convenience stores and fuel stops located in high traffic areas with multiple access points from well-traveled traffic arteries, require clearly marked signage to direct traffic around multiple customer service points, including self-service fuel islands and walk-in retail businesses operations inside.
- 2) The 7 Eleven convenience store and Roost restaurant are separate businesses operating within the same building. As per Code, each business has been approved for a single wall sign on the front elevation where a primary entrance is shared.
- 3) The Roost wall sign proposed for the side elevation facing the I-85 off ramp is intended to alleviate confusion as traffic transitions from the Interstate to the local highway. From this direction traffic is unable to see the signage on Hwy 81 N blocked from view while still on the I-85 exit.
- 4) The use of uniform gas canopy signage, as proposed, is part of an effort to establish a consistent and coordinated commercial image while reducing visual clutter.
- 5) This request is in line with the spirit and intent of the ordinance to grant a variance when a hardship exists.
- 6) The Board has granted other variances similar to this request and would be consistent with its approval.



Variance Application

There is a Variance Application Fee of \$200.00

05-04-2021

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Donna Ziellnski w/ St. Clair Signs

Mailing Address: 1334 Miller Rd. Greenville, SC 29607

Telephone and Fax: 864-244-0040

E-Mail: donna@stclairsigns.com

Owner's Information

(If Different from Applicant)

Name: Moorehead Marian

Mailing Address: P. O. Box 711 Dallas, TX 75221-0711

Telephone and Fax: _____ Email: donna@stclairsigns.com

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

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

Owner's Signature

Date

Project Information

Property Location: 4610 Highway 81 N

Parcel Number(s)/TMS: 169-00-06-001, 169-00-06-002, & 169-00-06-015

County Council District: 4 School District: Anderson 5 School District

Total Acreage: 1.20 A Current Zoning: Not Zoned

Requested Variance: sign variance

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

Purpose of Variance: Better visibility for the various entities of this business.



PAID
#21-1168

Have you researched your Private Covenants/Deed restrictions at the Anderson County Register of Deeds?
Yes: ___ No: ___ Date visited ROD or Date searched online: no. A tremendous amount of guidance was given to me by Harry Copeland.

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

If you indicated no and covenants/deed restrictions are discovered after application submittal, the application will be removed from the agenda and any approvals granted by the Board of Zoning Appeals or Planning Commission will be null and void. If you indicated no, your signature is required.

Donna Zielenki _____ 05-04-2021 _____
Applicant's Signature Date

PLEASE SEE ATTACHED LETTER FROM CUSTOMER REGARDING THE FOLLOWING INFORMATION

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

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

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

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

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

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

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

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

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

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

Donna Zielenki _____ 05-04-2021 _____
Applicant's Signature Date

For Office Use Only:

Application Received By: HDC _____ Date Completed Application Received: 5-6-2021
Application Fee Amount Paid: 2.00.00 _____ Check Number: CC
Scheduled Board Hearing Date: _____ Land Use/Board of Zoning Appeals' Decision: 6-10-2021

Page 2 of 2



To: Whom It May Concern

Re: Proposed 7-11 Convenience Store & Exxon Fuel Station, 4610 Hwy 81N

Please accept this letter in support of the variance application for the referenced site.

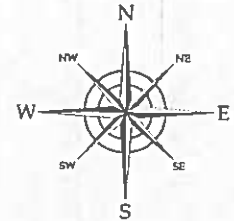
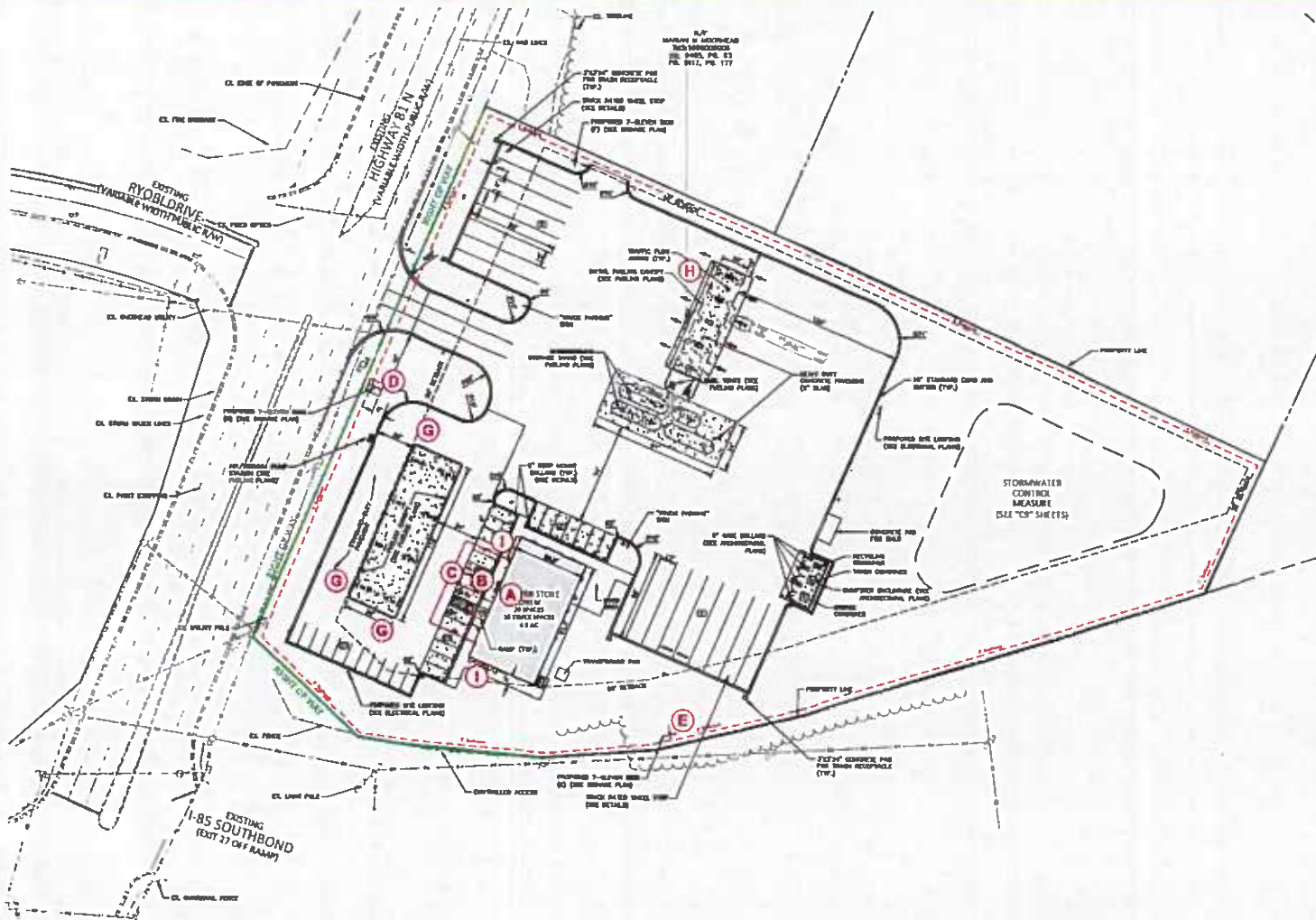
- **Extraordinary and exceptional conditions pertaining to this piece of property:**
 - The site is located at the I-85 off-ramp, which makes it ideally suited for a convenience store and fuel station with diesel fuel.
- **These conditions do not generally apply to other properties in the vicinity.**
 - There is only one other site in the vicinity that is located at an interstate off-ramp.
- **Application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows:**
 - **Regarding the requested "Roost" sign on the south façade:** Due to the County's size restrictions for freestanding signs, we are not able to advertise the Roost restaurant on the hi-rise pylon sign along I-85. The requested sign will be seen by customers as they exit the interstate. This encourages "one-stop shopping" for food and fuel, which reduces trips on the roadway.
 - **Regarding the requested "Exxon" and "Exxon Diesel" fuel canopy signage:** Exxon and 7-Eleven are separate businesses, thus the need for separate signage for Exxon. Furthermore, there is the need to differentiate between the fueling stations for large trucks versus that for passenger vehicles. From a safety perspective, it is critical to provide traffic direction as soon as possible in order to separate the two types of traffic upon entering the site.
- **Authorization of variance will not be of substantial detriment to adjacent property.**
 - Authorization of the variance will not be detrimental to the adjacent property. The adjacent property is currently under the same ownership as the subject property and will have shared access in the future. The Owner has no objection to the variance request.

Sincerely,



Signature (Employee)

Devon J. Roy
Real Estate Manager
7-Eleven, Inc.



A	8' Keystone Wall Sign
B	"Welcome" push Thru
C	Building Tri-Stripe
D	Pylon Sign
E	Highway Hi-Rise Pylon
G	Exxon Canopy Channel Letters
H	Exxon Diesel Canopy Channel Letters
I	Roost Pin-Mount Sign-STACKED

****SOME PROPOSED SIGNAGE TO REQUIRE A VARIANCE**



Site Plan
See Graphic Scale

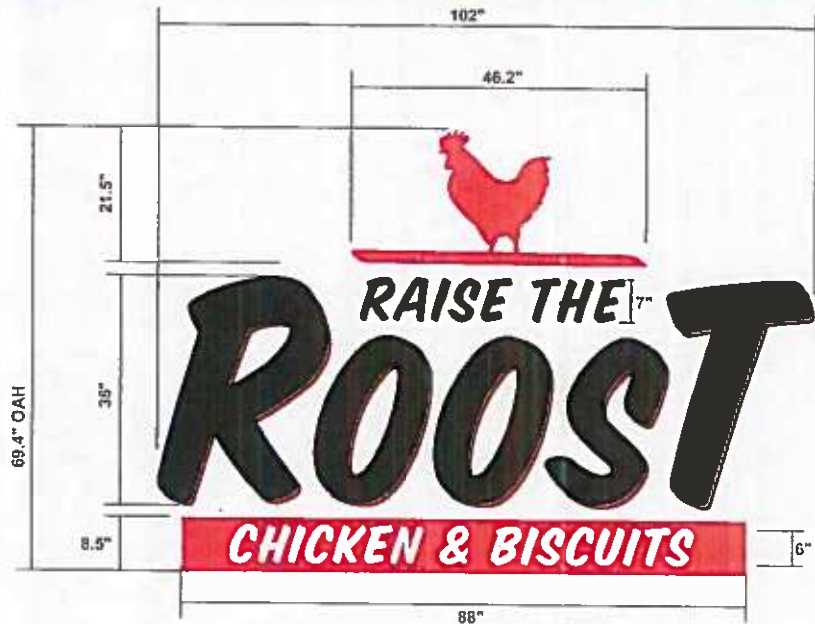
12/04/2020



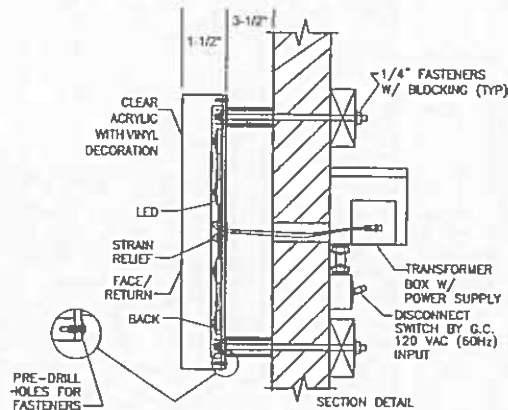
Everbrite, LLC • 4949 South 110th Street • Greenfield, WI 53228 • www.everbrite.com
 Customer/Site No: 7ELEV41792
 Address: 4610 HIGHWAY 81 N, ANDERSON, SC 29621
 Description: 7-Eleven/Exxon/ROOST Brand Book

Prepared By: T. Heesen
 Date: 04/30/21
 Customer Signature:

PAGE 1 OF 17



Front View: NTS



Tagline
Side View: NTS

GENERAL SPECIFICATIONS:

- Materials:**
Extruded aluminum cabinet - Clear acrylic with cavity routed from back.
- Face Decoration:**
Red accents on "Roost" to be face-illuminated.
- Cabinet Depth:**
1.5"
- Area Squared:**
49.1 Sq. Ft.
- Wind Load:**
Special/High Wind Load (MPH) : 58 PSF

ELECTRICAL:

- Illumination:**
Logo to be Halo-Illuminated.
"Raise the" & "Roost" copy to be Halo-Illuminated
- Internal Illumination:**
GE Tetra Rayz White LEDs
- LED Power Supply:**
1 Channel 24V POWER SUPPLY 4 AMPS @ 120VAC

COLORS:



Rendering
is for informational purposes only and does not constitute a contract. All dimensions and materials are subject to change without notice. Please refer to the final contract for all details.

Boxed Area: 49.1 SF

UL LISTED I.A. 49 & NEC COMPLIANT

Routed Acrylic / Halo Illuminated Roost Letter Set - Sign 1
NTS



Everbrite, LLC • 4949 South 110th Street • Greenfield, WI 53228 • www.everbrite.com

Customer/Site No: 7ELEV41792
Address: 4610 HIGHWAY 81 N, ANDERSON, SC 29621
Description: 7-Eleven/Exxon/ROOST Brand Book

Prepared By: T. Heesen
Date: 04/30/21
Customer Signature: _____

Project No: 430202-13



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THREE (3) 2D EXXON ACM LOGO BOX CANOPY SIGNS. THERMOFORMED LETTERSET MOUNTED TO ACM BOX. BOXES TO BE INTERNALLY ILLUMINATED W/ WHITE LEDS.



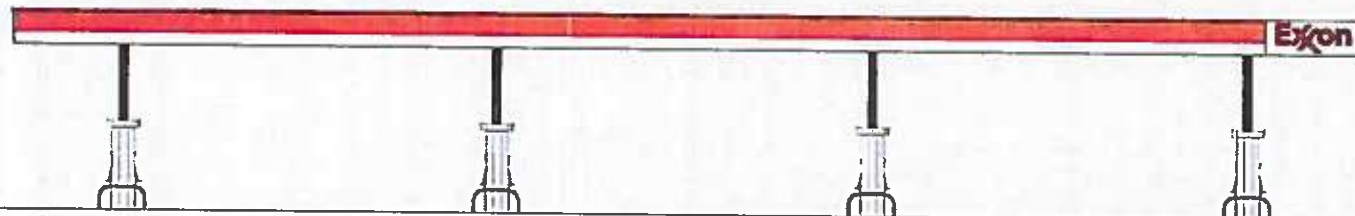
THREE (3) LED ILLUMINATED CANOPY "EYEBROW" RAIL SYSTEM.

NOTE: LED ILLUMINATED RAILS TO BE INSTALLED ON 3 SIDES OF THE CANOPY WHICH ARE TO BE FACING TOWARDS THE STREET.

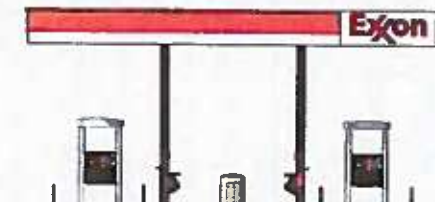
Front Elevation & Side Mounting Detail - Exxon ACM Logo Box - 2D Canopy Fascia - **Sign C**
1/2" = 1'-0" *Must be printed at actual size for scale to apply. Display Square Footage: 16.6 sq. ft.

Typical Canopy Sign & LED Illuminated EYEBROW Rail System Layout - **Sign C**
3/8" = 1'-0" *Must be printed at actual size for scale to apply.

Code Information	
1 If Graphics are used, then the branding counts as a wall sign and square foot	
2 Canopy signage included in Wall Sign square footage total. "Signage proposed will require a Variance"	
Wall Allowed:	93 Sq Ft
Wall Proposed:	194.8 Sq Ft
Canopy Proposed:	48.8 Sq Ft (below only)
Direct Canopy Proposed:	29 Sq Ft (below only)
Total Proposed:	272.6 Sq Ft



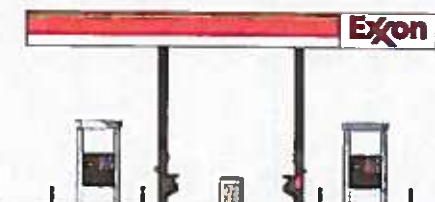
5 ELEVATION - FUEL CANOPY LONG 2D LED-Illuminated Canopy "Eyebrow" Rail System
\$1,000



6 ELEVATION - FUEL CANOPY SHORT 2D LED-Illuminated Canopy "Eyebrow" Rail System
\$1,000



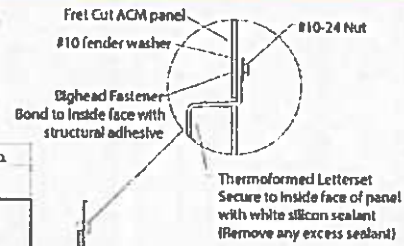
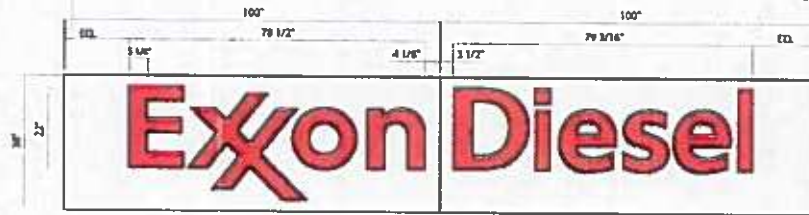
5 ELEVATION - FUEL CANOPY LONG 2D NON-Illuminated
\$1,000



6 ELEVATION - FUEL CANOPY SHORT 2D NON-Illuminated Canopy "Eyebrow" Rail System
\$1,000



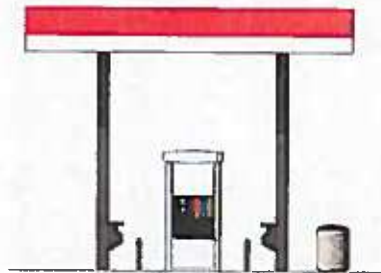
****Exxon Diesel channel letters to be supplied by others. Everbrite does not manufacture Exxon Diesel channel letters.**
****Other Exxon Diesel canopy specifications to be provide by others.**



CODE INFORMATION:
 1. If Graphics are used, then the branding course is a wall sign and square foot.
 2. Canopy signage included in Wall Sign square footage total. **"Signage proposed will require a Variance"**

Wall Allowed:	93 Sq Ft
Wall Proposed:	186.8 Sq Ft
Canopy Proposed:	49.8 Sq Ft (includes sign)
Diesel Canopy Proposed:	29.8 Sq Ft (includes sign)
Total Proposed:	235.8 Sq Ft

2D Non illuminated RED vinyl Fascia around all (4) sides of Diesel Canopy.



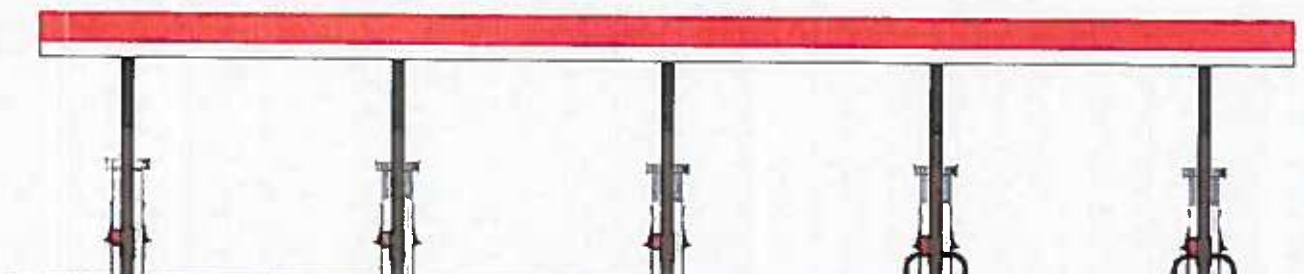
8 ELEVATION - DIESEL CANOPY SHORT
 2D non-illuminated Fascia (or Canopy)
 R1.00



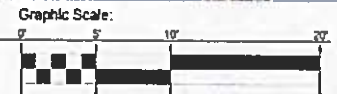
7 ELEVATION - DIESEL CANOPY LONG North West Sign H
 2D non-illuminated Fascia (or Canopy)
 R1.00



8 ELEVATION - DIESEL CANOPY SHORT
 2D non-illuminated Fascia (or Canopy)
 R1.00



7 ELEVATION - DIESEL CANOPY LONG
 2D non-illuminated Fascia (or Canopy)
 R1.00





Hwy 81 N.

I-85 Southbound

7-Eleven / Exxon Site

I-85 Northbound

0140 F

29697

EXIT 27

AE

Staff Report

Application for a **Variance** – To allow a 2nd free-standing sign on same street front where another already exists
Anderson County Land Use Board of Zoning Appeals Meeting - District 2
Civic Center, 3027 Martin Luther King Jr Blvd.
Anderson, SC 29625
Thursday, June 10, 2021
5:30 PM

Business/Applicant: Good 2 Go (*auto sales*) / Leroy Dyer & Sons Signs (*contact: Debbie Campbell*)

Property Owner: Steve Cook/CNG Investments

Property Location: 160 & 162 E. Shockley Ferry Road, Anderson, SC 29624

Council District: Two (2)

Tax Map Number (TMS #): 125-11-01-002

Property Description: The site is described as a highway commercial out-parcel formerly associated with Watson Village retail center. It contains approximately 0.49 acres with 200 feet of frontage located along the south side of East Shockley Ferry Road. The interior parcel is not located on a corner.

Current Zoning: The property is not zoned.

Land Use: The property was originally developed as a branch bank building with adequate off-street parking. The building has since been subdivided for general commercial use by 1 or 2 business tenants.

Applicant Request: To allow placement of a 2nd free-standing pylon sign on same street front, with 2 separate free-standing signs, each representing a different business.

Findings of Fact: Under Chapter 38 of the Anderson County Code, Section 38-255 (Permitted Signs), the size, number, location and height of permanent freestanding business identification or highway signs are specifically regulated. Freestanding signs may contain 1½ square feet of total sign area per lineal foot of street frontage for each developed site, lot or parcel, up to a maximum of 300 square feet of total signage area. Only one freestanding sign is allowed for each developed site. Where a developed site fronts on more than one publicly dedicated street, one additional freestanding sign is allowed for each street but shall not be located on the same street frontage.

Staff Recommendation:

- 1) Two related businesses, a title loan store (Cash N Go) and an auto sales operation (Good 2 Go - *the applicant*), occupy the same building. Both businesses have been approved and permitted for separate wall signs in accordance with existing Code requirements.
- 2) With 200 linear feet of frontage along East Shockley Ferry Road, the site is entitled to one free-standing sign containing up to, but not exceeding, 300 square feet of sign area.
- 3) Cash N Go currently uses a free-standing pole sign supporting approximately 60 square feet of sign area.
- 4) The allowable sign area remaining for the existing free-standing sign is sufficient for additional panels dedicated to other businesses, similar to a shared or common sign used for small retail centers.
- 5) The applicant has not demonstrated the existence of a hardship requiring a remedy.
- 6) Approval of the applicant's request would not be in line with the spirit and intent of the ordinance which is to grant a variance where a hardship exists.
- 7) The Board has not approved other variances similar to this request and would be consistent with its disapproval.

PAID
21-1251



Variance Application

There is a Variance Application Fee of \$200.00

4/23/21

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Leroy Dyer & Son Signs

Mailing Address: PO Box 14096 Greenville, SC 29610

Telephone and Fax: 864-269-4826 E-Mail: office.dyersigns@aatt.net
Fax - 864-269-4826

Owner's Information

(If Different from Applicant)

Name: Steve Cook/CNG Investments

Mailing Address: PO Box 51468 Piedmont, SC 29673

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.

Steve Cook

Owner's Signature

Date

4/23/21

Project Information

Property Location: 160 110 E. Shockley Ferry Rd/ Good to Go

Parcel Number(s)/TMS: 1251101002

County Council District: _____ School District: _____

Total Acreage: _____ Current Zoning: _____

Requested Variance: Pole Sign for New business

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

Purpose of Variance: Good to Go going into same building as Cash N Go and am requesting a Pole Sign for the Good to GO

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

Anderson County Public Works Division - Development Standards • 401 East River Street
• Anderson, South Carolina 29624 • Phone: (864) 260-4710 • Fax: (864) 260-4795



If you indicated no, your signature is required.

Dakki Campbell
Applicant's Signature

4-23-21
Date

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

Removed old Drive thru from previous business. New business moving into same building as Cash N Go. Will be seprate business altogether
Conditions do not generally apply to other properties in vicinity, as shown by: _____

N/a

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

None

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:

Cash N Go will keep their sign and am needing a pole Sign for Good to Go so public will know they are there. it will take away from the property

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.

Dakki Campbell
Applicant's Signature

4-23-21
Date

For Office Use Only:

Application Received By: HDC Date Complete Application Received: 5-3-2021

Application Fee Amount Paid: 200.00 Check Number: CC (5-17-2021)

Scheduled Advisory Hearing Date: _____ Scheduled Board Hearing Date: 6-10-2021

Staff Recommendation: _____ Advisory Recommendation: _____

Land Use/Board of Zoning Appeals' Decision: _____



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 THE WRITTEN CONSENT OF DYER SIGN CO.

CLIENT Good to Go
 LOCATION Anderson S.C.
 DRAWING 1125
 SALESPERSON Steve Dyer
 DATE 2/20/21
 DRAWN BY Steve

REVISIONS

COLORS

	orange
	purple
	black
	White

COLORS ARE FOR REFERENCE ONLY

CUSTOMER APPROVAL

DATE 2.20/21

SCALE

EROY DYER SIGN CO.
 1600 Calhoun Mem. Hwy.
 Greenville S.C. 29611
 P.O. Box 14096 Greenville S.C. 29610



Front Elevation
 double face illuminated sign



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CLIENT Good to Go
 LOCATION Anderson S.C.
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 DATE 2/20/21
 DRAWN BY Steve

REVISIONS

COLORS

	orange
	purple
	black
	White

COLORS ARE FOR REFERENCE ONLY

CUSTOMER APPROVAL

DATE
2.20/21

SCALE

EROY DYER SIGN CO.
 1600 Calhoun Mem. Hwy.
 Greenville S.C. 29611
 P.O. Box 14096 Greenville S.C. 29610

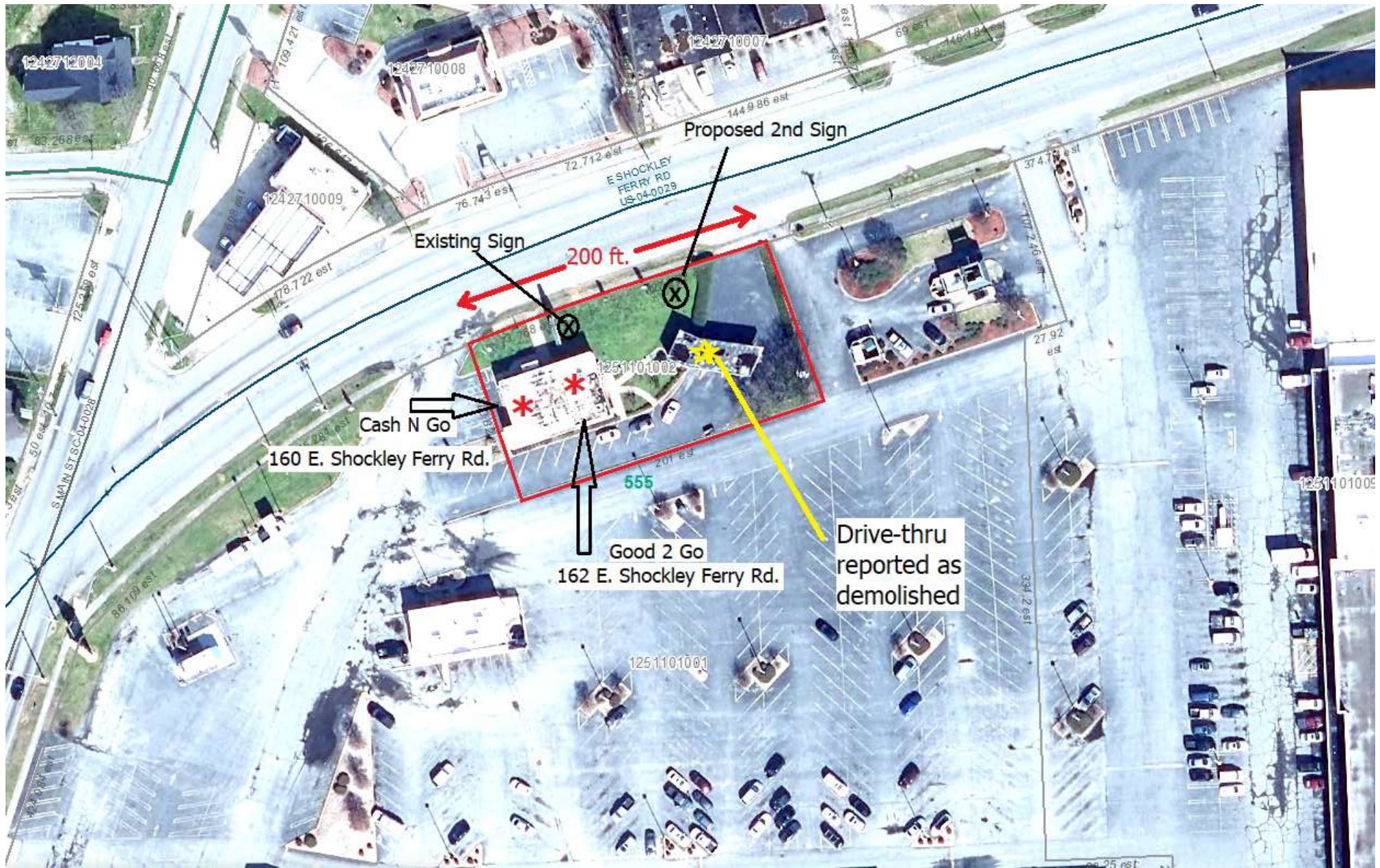


Front Elevation
 double face illuminated sign



Google Image Captured: June 2019

Image capture: Jun 2019 © 2021 Google United States





Staff Report

Application for a **Variance** – To allow reduction of minimum setback for monument sign
Anderson County Land Use Board of Zoning Appeals Meeting - District 7
Civic Center, 3027 Martin Luther King Jr Blvd.
Anderson, SC 29625
Thursday, June 10, 2021
5:30 PM

Owner/Applicant: Hopewell Family Dentistry (*Patrick Carter*) / Signarama Anderson (*contact: Julie Prieur*)

Property Location: 3454 Hwy 81-N, Anderson, SC 29621

Council District: Seven (7)

Tax Map Number (TMS #): 145-07-01-016

Property Description: The property is described as a neighborhood oriented commercial site facing a major entry way into the City of Anderson. The parcel contains approximately 0.96 acres with nearly 230 feet of frontage on the east side of SC Hwy 81 N. The lot is not located on a corner.

Current Zoning: The property is zoned C-1N, Neighborhood Commercial District. The site is also located within the Gateway to Anderson Overlay District.

Land Use: The property has been recently developed for single tenant professional office use. A dentistry practice and related offices were approved for construction on this site last year.

Applicant Request: To allow required minimum setback of monument sign to be reduced from 5 feet to 0 feet, as measured from edge of public right of way (R/W) that includes SC Hwy 81 N.

Findings of Fact: Under Chapter 38 of the Anderson County Code, Section 38-255 (Permitted Signs), the size, number, location and height of permanent freestanding business identification or highway signs are specifically regulated. No portion of any freestanding sign may be located closer than 5 feet from any defined right of way or property line, nor within 15 feet from the edge of a roadway where the right of way is undefined.

As part of the Gateway to Anderson Overlay District additional sign requirements apply. All new detached signage shall be monument type only, and shall be architecturally designed to reflect the character of the structure to which the sign is associated. The maximum height of a single tenant sign shall be 10 feet.

Staff Recommendation:

- 1) Applicant's business is located within an overlay district which has specific goals and regulations that are more stringent than general land use standards applied outside of the overlay district.
- 2) Overlay district's sign regulations specifically limit the number, size, location and height of signage to a greater degree than what is covered in the county-wide sign ordinances, including required sign setbacks, height limits and the use of monument signs in place of other types of free-standing signs.
- 3) An application was approved and permit issued in February 2021 for a monument sign at this location which met all requirements, including setbacks, as found in the Code and for the GTA Overlay District.
- 4) Site has 2 entrances from Hwy 81 N which provides for additional sign exposure within the guidelines. GTA Overlay District regulations allow for a 2nd monument sign provided the 2 signs are a minimum of 100 feet apart.
- 5) Applicant has not demonstrated the existence of a hardship as part of the application or relative to the plans submitted.
- 6) This denial is in line with previous decisions of the Board when the applicant can make adjustments to the proposal to comply with the code requirements.



Variance Application

There is a Variance Application Fee of \$200.00

PAID
#21-1244

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Patrick Carter

Mailing Address: 111 Winding Creek Rd Anderson, SC 29621

Telephone and Fax: 803 856 9098 E-Mail: patrickcarterdmdogmail.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.

Patrick Carter
Owner's Signature

4/30/21
Date

Project Information

Property Location: 3454 N. Hwy. 81 Anderson, SC 29621

Parcel Number(s)/TMS: 145-07-01-016-000

County Council District: 7 School District: 05

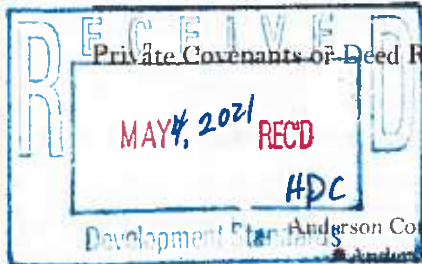
Total Acreage: 0.96 Current Zoning: C-1N

Requested Variance: Set back variance

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

Purpose of Variance: To relieve hardship of sign visibility along road

Private Covenants or Deed Restrictions on the Property: Yes No



If you indicated no, your signature is required.

Applicant's Signature

Date

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

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

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

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

Adjacent property is higher in elevation, obstructing view of sign and entrance travelling north on Hwy. 81.
Conditions do not generally apply to other properties in vicinity, as shown by: _____

Please see attached photo

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

sign for Hopewell Family Dentistry coming from Anderson which could cause them to miss the entrance or slow down rapidly causing danger to other motorists.
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 distance to nearest pavement/sidewalk is still > 20'; other businesses in the vicinity have signs even closer to the road.

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.

Pat [Signature]
Applicant's Signature

4/30/21
Date

For Office Use Only:

Application Received By: H/DC Date Complete Application Received: 5-14-2021

Application Fee Amount Paid: \$ 200.00 Check Number: 1006

Scheduled Advisory Hearing Date: _____ Scheduled Board Hearing Date: June 10, 2021

Staff Recommendation: _____ Advisory Recommendation: _____

Land Use/Board of Zoning Appeals' Decision: _____

4/30/21

To Whom it May Concern:

I am requesting a variance to the ordinance stating signage must be 5ft back from the right of way (ROW) line. At my new property, the ROW on Hwy 81 is approximately 22 ft from the back of the sidewalk, and another 5ft (per the standards) would put my sign at 27ft from sidewalk and 32ft from the edge of pavement. There is undue hardship in that the property to the south of me is higher in elevation and restricts view of my building and sign as a motorist would be driving from Anderson in my direction. This could cause patients to miss my entrance, or see it very late in a 50mph zone and slam on their brakes to safely turn into my parking lot – which is unsafe for motorists behind them. I do not want to have a very tall sign either (which would require a different variance request).

We have previously submitted a sign for permit, and it was approved with comments about maintaining this 5ft set-back. Because of the restricted view, I have decided to change the type of sign, in addition to the request for this variance. The original permitted sign is attached, as is a sketch of the new sign. I am simply requesting I be allowed to bring my sign up to the SCDOT ROW line, which is approximately 22ft from the back of sidewalk – which is further than Anderson County requires when there is no defined ROW, but also does not encroach on the DOT ROW. I respectfully request your consideration for this variance.

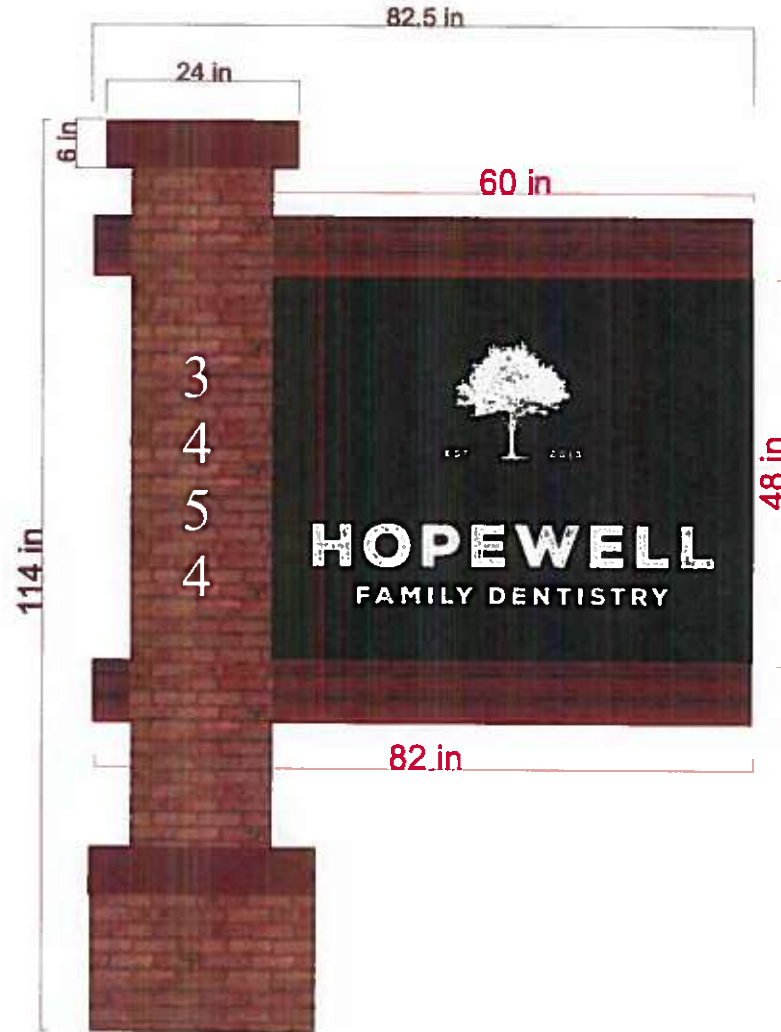
Thank you,

Patrick Carter



Quantity 1 Double Sided

Materials Aluminum cabinet routed and backed with acrylic. LED illuminated



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Signarama
The way to grow your business.

4130 - A Clemson Blvd. • Anderson, SC 29621
864-964-0029 • www.signarama-anderson.com

I verify that all sizes, colors, spelling and overall concept of this layout to be correct. I agree that any changes made after this approval are my responsibility and subject to additional charges.

Customer Signature _____

DATE _____

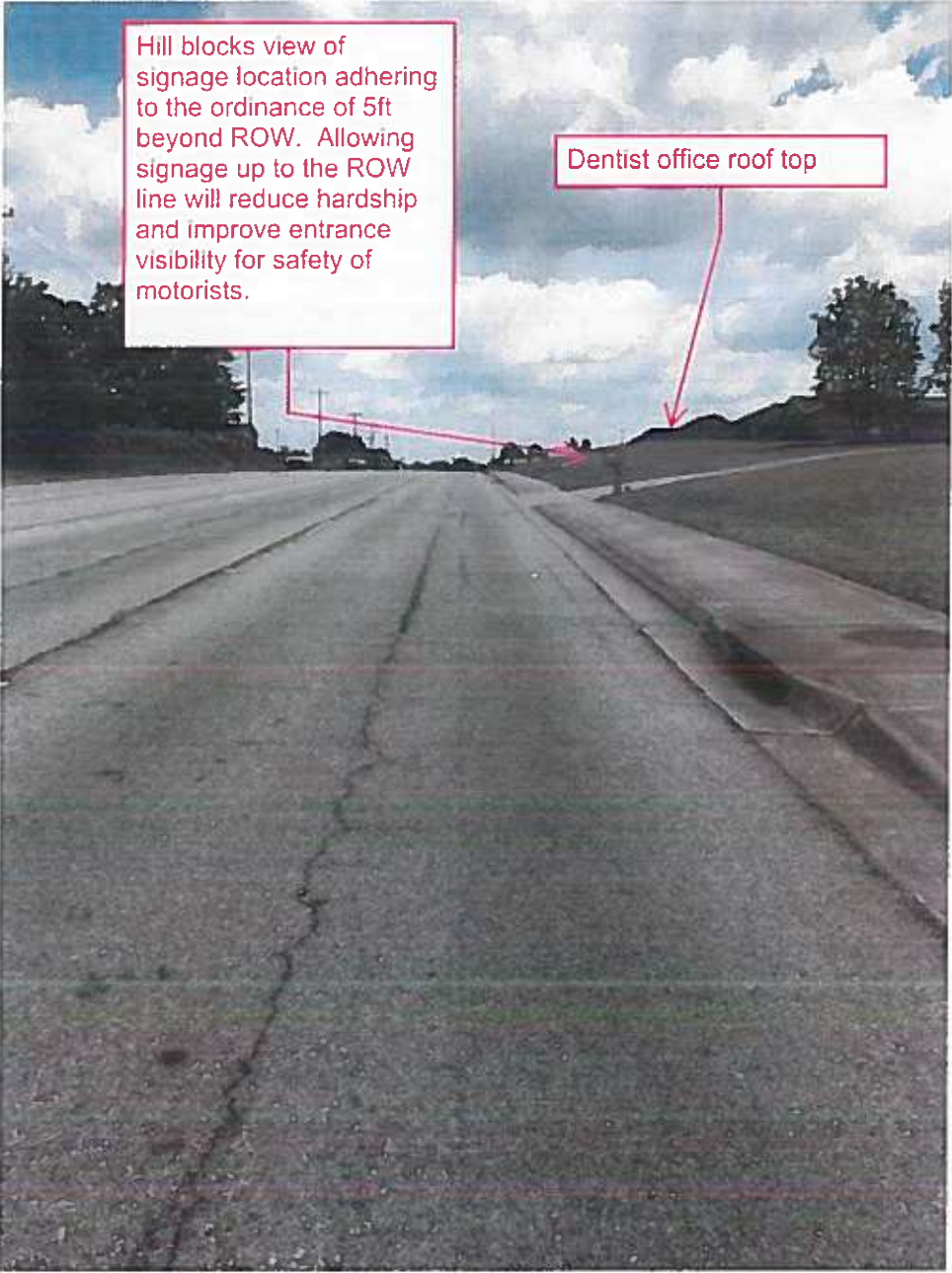
Customer Trehel

Item Monument Sign

Order No. 14154

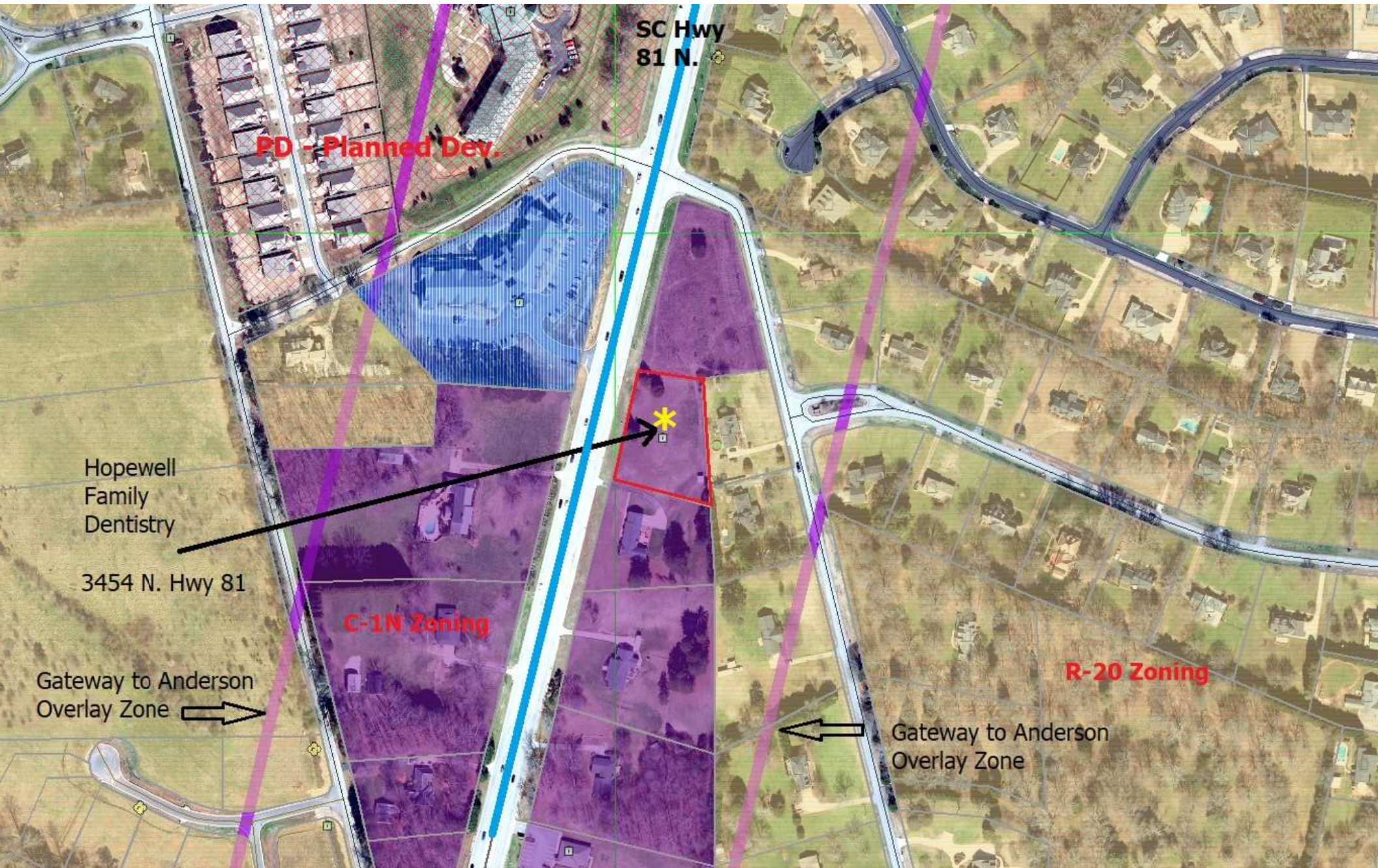
Date 04-29-21

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Hill blocks view of signage location adhering to the ordinance of 5ft beyond ROW. Allowing signage up to the ROW line will reduce hardship and improve entrance visibility for safety of motorists.

Dentist office roof top



SC Hwy
81 N.

PD - Planned Dev.

Hopewell
Family
Dentistry

3454 N. Hwy 81

C-1N Zoning

R-20 Zoning

Gateway to Anderson
Overlay Zone

Gateway to Anderson
Overlay Zone

