



MEMORANDUM

ANDERSON COUNTY DEVELOPMENT STANDARDS

DATE: November 8, 2021

TO: Land Use and Zoning Board of Appeals Members

FROM: Henry Youmans

SUBJECT: November 18, 2021 Meeting

The Anderson County Land Use and Zoning Board of Appeals is scheduled to hold its next meeting on Thursday, November 18, 2021 at 5:15 PM at the Historic Courthouse, 101 South Main Street, Anderson, SC 29624.

The meeting agenda and packet are attached for your review.

Please email hbyoumans@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

Anderson County Board of Zoning Appeals

Hubert McClure, Chair, District #5
John Farr, District #1
Vacant, District #4
Dan Harvell, District #7

Mike Miller, Vice-Chair, District #2
Allen Ashley, District #3
Brad Swillen, District #6

AGENDA

Thursday, November 18, 2021

5:15 PM

Historic Courthouse
101 South Main Street
Anderson, South Carolina

- 1.) Call to Order: Mr. Hubert McClure, Chairman
- 2.) Invocation: Mr. Hubert McClure
- 3.) Approval of Minutes: Meeting held on October 14, 2021
- 4.) Public Hearing:
 - A) Variance – Dist. 7, Zoned: C-1N (Neighborhood Commercial District); variance to allow use of a 2nd wall sign for new stand-alone retail store (Dollar General); Code permits one wall sign located at 4752 Hwy. 29-N at Cheddar Rd, Belton, SC 29627. (*TMS # 197-03-02-001*).
 - B) Variance – Dist. 4, Not Zoned; variance to allow placement of an off-site commercial sign with 50 square feet of sign area (Health Markets Insurance); Code permits a maximum of 32 square feet located at Lot 4, US Hwy. 76 at Circle Dr, Pendleton, SC 29670. (*TMS # 065-02-03-002*).
 - C) Variance- District 6, Not Zoned; variance request to allow reduction of required front setback to construct commercial building located at 108 Corporate Drive, Easley. Code requires front setback shall be 40 feet from collector roads. (*TMS 236-07-01-047*).
 - D) Variance- District 4, Not Zoned; variance request to allow reduction of required front setback to construct single-family home and workshop located at 1234 Pine Lake Dr, Townville. Code requires the side setback shall be 10 feet. (*TMS 27-03-01-005*).
 - E) Variance- District 4, Not Zoned; variance request to allow reduction of required front setback to construct garage located at 137 Whitaker Rd, Townville. Code requires front setback shall be 20 feet from local roads. (*TMS 17-05-04-020*).
 - F) Appeal- District 6, Not Zoned; appeal of staff interpretation of parking requirements for a townhome development located at 119 Cely Lane, Piedmont. Code requires two parking spaces with a dwelling unit having two or more bedrooms. (*TMS#: 236-00-11-008*)
- 5.) Old Business:
- 6.) New Business:
- 7.) Adjournment.

STATE OF SOUTH CAROLINA)
COUNTY OF ANDERSON)

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

PRESENT:

HUBERT MCCLURE, CHAIRMAN
DAN HARVELL
JOHN FARR
BRAD SWILLEN

ALSO PRESENT:
BRITTANY MCABEE
TIM CARTEE
HENRY YOUMANS

1 HUBERT MCCLURE: Since nobody is
2 here, we're going to call this to order. Let me go
3 ahead and I'll do the invocation and then we'll go from
4 there.

5 **INVOCATION BY HUBERT MCCLURE**

6 HUBERT MCCLURE: Any deletions? I
7 was not here for the last meeting. I was sick. So any
8 -- sinus, allergies sick. I want to make sure I say
9 that before everybody runs out of here like a bat out
10 of hades. I wasn't sick. I was allergy sick. Anybody
11 got any deletions or additions to the notes?

12 JOHN FARR: I move we accept.

13 HUBERT MCCLURE: Got a motion to
14 accept from Mr. Farr. Do we have a second? I'll make
15 a second. All those in favor uplifted hand.

16 And we would like to welcome -- as well as our
17 second Henry. Now, Henry, we're going to have to --
18 what's Henry's last name?

19 HENRY YOUMANS: Youmans. Youmans.

20 HUBERT MCCLURE: Henry Y.

21 HENRY YOUMANS: Right. Yeah.

22 HUBERT MCCLURE: Okay. And the
23 other one is Henry what? What's Henry's -- what's the
24 other Henry's last name?

25 TIM CARTEE: We call him Henry
26 Lee.

27 HUBERT MCCLURE: Henry Lee? I'm not
28 going to call him that.

29 BRITTANY MCABEE: For the record, his
30 middle name is not Lee.

31 HUBERT MCCLURE: I was fixing to
32 say. What's his last name?

33 BRITTANY MCABEE: Copeland.

34 HUBERT MCCLURE: Copeland. So Henry
35 C. and Henry Y. And we've got Mr. Sewell?

36 BRAD SWILLEN: Swillen.

37 HUBERT MCCLURE: Swillen. Sorry.
38 Swillen. He is our new -- I'd say from Slabtown,
39 Piercetown, Wren. Whatever we -- what is that area
40 called up there?

41 BRAD SWILLEN: Jimmy Davis's
42 Council District. The forgotten area as everybody up
43 there says.

44 HUBERT MCCLURE: Good gracious. I
45 don't know why y'all are forgotten. Y'all have some
46 beautiful houses up there.

47 All right. So at this time let's go ahead and
48 hear from staff on Hopkins Road.

49 HENRY YOUMANS: Good evening,
50 board. If you will note, there's an amended staff

1 report that corrects a typo on the original report that
2 was sent. It was from twenty to eight feet was
3 incorrect. The correct verbiage is on the amended
4 report goes from twenty feet to twelve feet, which
5 recommends the eight foot setback that is being
6 requested.

7 This is an application for variance to allow the
8 reduction of a front setback for construction of a
9 single-family home. The applicant's name is James R.
10 Mayo. He and his wife own the property. The
11 applicant's request is -- he's requesting a variance to
12 allow the setback from -- reduction of the front
13 setback requirements from twenty feet to twelve feet
14 from the right-of-way of Hopkins Road to allow for the
15 construction of a single-family home residence.

16 The Anderson County Code of Ordinance under
17 Chapter 38, Section 38-374, the required front setback
18 shall be twenty feet from local roads.

19 The finding of facts has been already stated.
20 This is a diagram of the original plat showing a mobile
21 home which has been removed from the property. This is
22 the proposed construction of the single-family
23 residence that is being brought before you today.

24 DAN HARVELL: That's a tight lot.

25 JOHN FARR: It is.

26 HENRY YOUMANS: This is an aerial
27 view of the lot.

28 Staff recommends approval of the variance request
29 for the following reasons: the lot has a hundred and
30 nineteen feet of road frontage, with the road positing
31 and angling the parcel. The lot is an existing non-
32 conforming lot of record, approximately nine thousand
33 five hundred and eighty-three square feet. The
34 position of the septic tank and lines require that the
35 house be positioned closer to the road. The proposed
36 house meets the side and rear setbacks of ten feet.
37 The applicant has demonstrated the existence of a
38 hardship and the single-family residence would be a
39 detriment -- would not be a detriment to the area.
40 The request is in line with the spirit and intent of
41 the ordinance to grant a variance when a hardship
42 exists. And the board has granted other variances
43 similar to this request and would be consistent with
44 its approval.

45 And if you'll note on your amended report there is
46 a letter from a neighbor that encourages this approval.

47 Staff recommends that the approval of this
48 variance request be made.

49 HUBERT MCCLURE: Thank you, staff.

50 I would open up to public hearing, but there's nobody

1 here. So there's nobody that could speak for or
 2 against, so I'm not going to open up a public hearing.
 3 So I'm just going to go ahead and see if there's any
 4 questions because this is pretty much straightforward.
 5 Any questions from the board or the staff at this time?

6 Okay. I'm going to go ahead and make a motion to
 7 approve. I know the Chairman don't do that, but in
 8 this case, since it's straightforward, I'm going to
 9 make a motion to approve. All those ---

10 DAN HARVELL: Second.

11 HUBERT MCCLURE: Second. And all
 12 those in favor.

13 And I wish all of them were like this. Thank you,
 14 sir. Thank you, staff.

15 Anything else? Do you need to make announcements
 16 about the training, just in case?

17 BRITTANY MCABEE: Yes, sir. So we do
 18 have continuing education training next Tuesday,
 19 October 19th, from nine a.m. to twelve p.m. that will
 20 fulfil your three-hour requirement.

21 We do have orientation from nine a.m. to three
 22 p.m. on Thursday, October 28th, which is required for
 23 new members. If you haven't signed up already, I
 24 encourage you to get with me so that you can sign up.
 25 We will be serving lunch to encourage attendance.
 26 Thank you.

27 JOHN FARR: Is it going to be
 28 at the Civic Center?

29 BRITTANY MCABEE: And breakfast.

30 Yes, sir, it'll be at the Civic Center.

31 JOHN FARR: Civic Center.

32 Okay.

33 BRAD SWILLEN: What time was the
 34 meeting on the 28th?

35 BRITTANY MCABEE: It will be at nine
 36 a.m. ---

37 BRAD SWILLEN: Okay.

38 BRITTANY MCABEE: --- to three p.m.

39 HUBERT MCCLURE: If you could, see
 40 what the probability is that y'all will have a video?
 41 If not I'll have to take off for Thursday so I could --
 42 because I want to make sure I get it in because I don't
 43 want no problems. I'm going to try to shoot for
 44 Thursday if we can't get a videotape or whatever.

45 BRITTANY MCABEE: Right. I have
 46 arranged for it to be recorded. So that should work
 47 for any ---

48 HUBERT MCCLURE: Murphy's Law
 49 dictated. Make sure -- after that, if it doesn't
 50 record let me know because I need to make sure I

1 attend.
2 BRITTANY MCABEE: Okay. Will do.
3 HUBERT MCCLURE: Because Murphy's
4 Law dictates that something's going to happen.
5 BRITTANY MCABEE: I hope not.
6 DAN HARVELL: That's Tuesday the
7 19th?
8 BRITTANY MCABEE: Yes, sir.
9 HUBERT MCCLURE: And Thursday the
10 ---
11 BRITTANY MCABEE: 28th. So you only
12 need to attend one.
13 BRAD SWILLEN: So even the new
14 member, there's only one of those that I have to do; is
15 that right? Or ---
16 BRITTANY MCABEE: You need six hours
17 total.
18 BRAD SWILLEN: Okay.
19 BRITTANY MCABEE: So however you get
20 those six hours. Whether you want to split the two
21 days or if you just want to attend the whole day
22 Thursday. It's up to you.
23 BRAD SWILLEN: Okay.
24 HUBERT MCCLURE: I think he needs to
25 attend all of them.
26 BRAD SWILLEN: I've got so much
27 free time on my hands.
28 HUBERT MCCLURE: Okay. Do we have
29 any other old or new business? Okay.
30 Do we have a motion to adjourn and a second?
31 JOHN FARR: So moved.
32 HUBERT MCCLURE: All in favor. All
33 right.
34
35 **MEETING ADJOURNED AT APPROXIMATELY 5:24 P.M.**
36

Staff Report

Application for a **Variance** – To allow placement of a 2nd wall sign exceeding maximum allowed by Code
Anderson County Land Use Board of Zoning Appeals Meeting - District 7
Historic Courthouse – 101 South Main Street – 2nd Floor County Council Chambers
Anderson, South Carolina
Thursday, 18 November 2021
5:15 PM

Owner/Applicant: Dollar General / St Clair Signs (*contact: Donna Zielinski*)

Property Location: 4752 Hwy 29-N, Belton, SC 29627

Council District: Seven (7)

Tax Map Number (TMS #): 197-03-02-001

Property Description: This is a corner lot containing 3.17 acres. Site fronts 3 public roads.

Land Use: Property is being developed as a stand-alone retail store (Dollar General) now under construction.

Current Zoning: The property is zoned C-1N, Neighborhood Commercial District.

Applicant Request: To allow placement of a 2nd wall sign facing the side elevation of the building visible from a street front which has no other sign exposure.

Findings of Fact: Under Chapter 38 of the Anderson County Code, Section 38-255 (Permitted Signs), the size and number of wall mounted business identification 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) In accordance with Code requirements, two signs (1 wall sign and 1 free-standing highway sign) were recently approved and permitted for this location by Anderson County.
- 2) The site is a corner lot, with direct access to and frontage along 3 public streets. Applicant is entitled to a 2nd free-standing sign in accordance with Code regulations relating to a business with 2 street fronts.
- 3) Site has an entrance facing Big Woods Circle, one of 2 entrances to the commercial property from the adjacent public streets. As a county road with a “local” classification, this is not documented as a street with significant through traffic.
- 4) An additional wall sign, as proposed, would not increase sign visibility from either of the 2 major streetfronts.
- 5) A required part of the variance application is to demonstrate the existence of a hardship. No hardship has been shown to be addressed by the applicant’s proposed solution, relative to the plans submitted.
- 6) This denial is in line with previous decisions of the Board when the applicant can make other adjustments to the proposal and still comply with the Code requirements.

PAID
\$21-2614



Variance Application

There is a Variance Application Fee of \$200.00

1 Oct 2021
Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Donna 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: Patton Development SC, LLC
Mailing Address: P O Box 69, Reidville, SC 29375
Telephone and Fax: 864-529-8297 E-Mail: laurin@pattondevelopment.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.

[Signature]
Owner's Signature

09-30-21
Date

Project Information

Property Location: 4752 Hwy 29 N
Parcel Number(s)/TMS: 197-03-02-001-000
County Council District: 7 School District: _____
Total Acreage: 2 Current Zoning: C-1N

Requested Variance: Sign variance - requesting a 2nd sign for the side elevation of the bldg.
Please indicate if setback variance, sign variance or minimum lot size variance.

Purpose of Variance: Requesting an additional wall sign for the right side elevation
of the building.

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



If you indicated no, your signature is required.

Donna Zielinski
Applicant's Signature

9-28-21
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.

only 1 wall sign allowed

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:
please see attached letter

Conditions do not generally apply to other properties in vicinity, as shown by: due to the
position of the building and it surrounded by three street front, it is very unique

Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows: with only having 1 wall sign, visibility
would be limited to Hwy 29

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:
will not affect any adjacent properties or public good

The following documents are submitted in support of this application: (Please attach copies of all additional information to this application.) artwork, building elevation, site plan, variance application
variance letter, photos of surrounding area

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 Zielinski
Applicant's Signature

10-1-21
Date

For Office Use Only:

Application Received By: 1 Oct. 2021 Date Complete Application Received: 1

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

Scheduled Advisory Hearing Date: _____ Scheduled Board Hearing Date: 18 Nov 2021

Staff Recommendation: _____ Advisory Recommendation: _____

Land Use/Board of Zoning Appeals' Decision: _____

DOLLAR GENERAL

100 MISSION RIDGE / GOODLETTSVILLE, TENNESSEE 37072-2170

PHONE 615-855-4036

FAX 615-855-4705

E-MAIL shcarver@dollargeneral.com

October 1, 2021

Anderson County Public Works Division
Development Standards – Attn: Alesia Hunter
401 East River St.
Anderson, SC 29624

Re: Dollar General Store #23250
HWY 29
Belton, SC 29627

Dear Ms. Hunter:

We are scheduled to open a new Dollar General in January of 2022. At the time of code check, we were advised that we are only allowed a single building sign to be installed on a wall facing a street. That single building sign, along with a 6' x 16' pylon sign, is all the signage we are allowed to install.

Our issue is that our building is surrounded by three sides of street frontage and we will have two entrances into our site. With our building having a corner door entrance, only one side of that entrance is allowed to have a sign. In order to help identify our business, we are requesting a second wall sign, that will be installed over our entrance doors that will allow our customers to locate us further down US HWY 29 and off from Big Woods Circle. Our pylon sign will also be located off from US HWY 29. While drivers on Hwy 29 will have good visibility of our signs, no one on Big Woods Circle has any indication that a Dollar General store is there even though there is an entrance into the lot from that road.

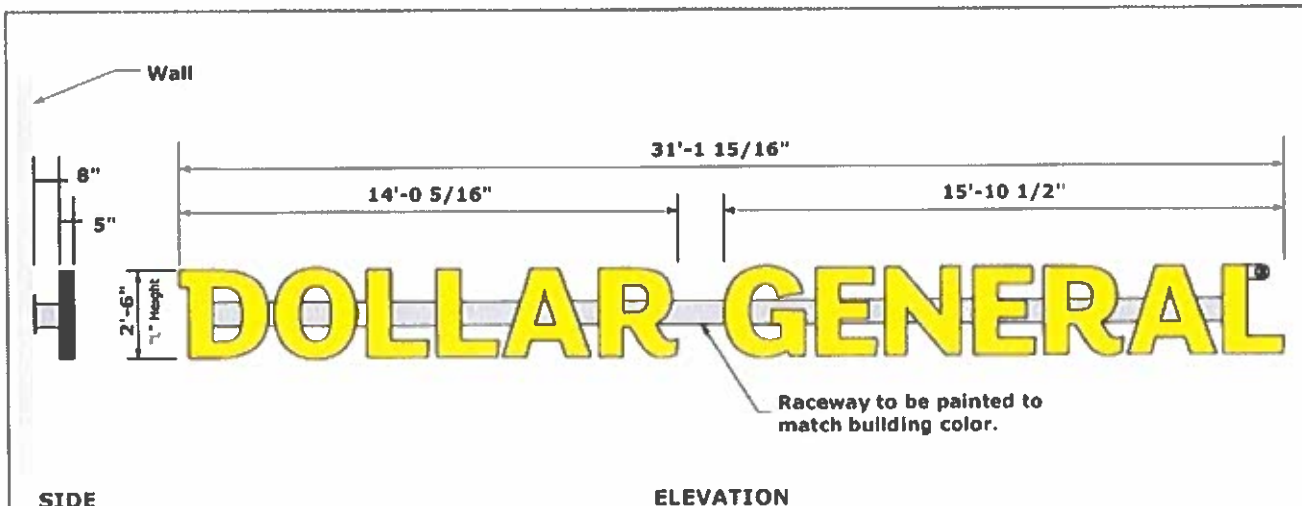
With increased customer awareness, sales will increase and when sales are increased, tax dollars to the City of Belton are increased. We want to be a good community partner and need your help in doing so by granting us a variance for a second building sign that would be installed on a second wall of our building. We appreciate your consideration to our request and look forward to hearing from you soon. Thank you.

Sincerely,

DOLLAR GENERAL CORPORATION

Shannon Carver

Shannon Carver
Exterior Sign Specialist



3/16" Yellow #2037 acrylic face with Semi-Gloss Black returns.
 To be mounted to Signcomp 8" raceway.
 Illuminated with AgLight White LED's.

SQUARE FOOTAGE	
ACTUAL	BOXED METHOD
DOLLAR GENERAL	
43.32 sq. ft.	77.90 sq. ft.

COLOR SPECIFICATIONS	
Yellow:	match Spraylat C6-2633
Brushed Aluminum:	match Spraylat FM-171
Black (Copy):	match Spraylat Black
Semi-Gloss Black (Metal):	match Black Polyurethane
Cool Gray:	match PMS Cool Gray 5
Rock Bottom Gray:	match Sherwin Williams SW7062
Green:	match PMS 368C



File Name: Dollar General Cutsheets 2013	
Project #: 13-0181	Page: 15 of 33
Date: 08/30/2013	
Approved By:	

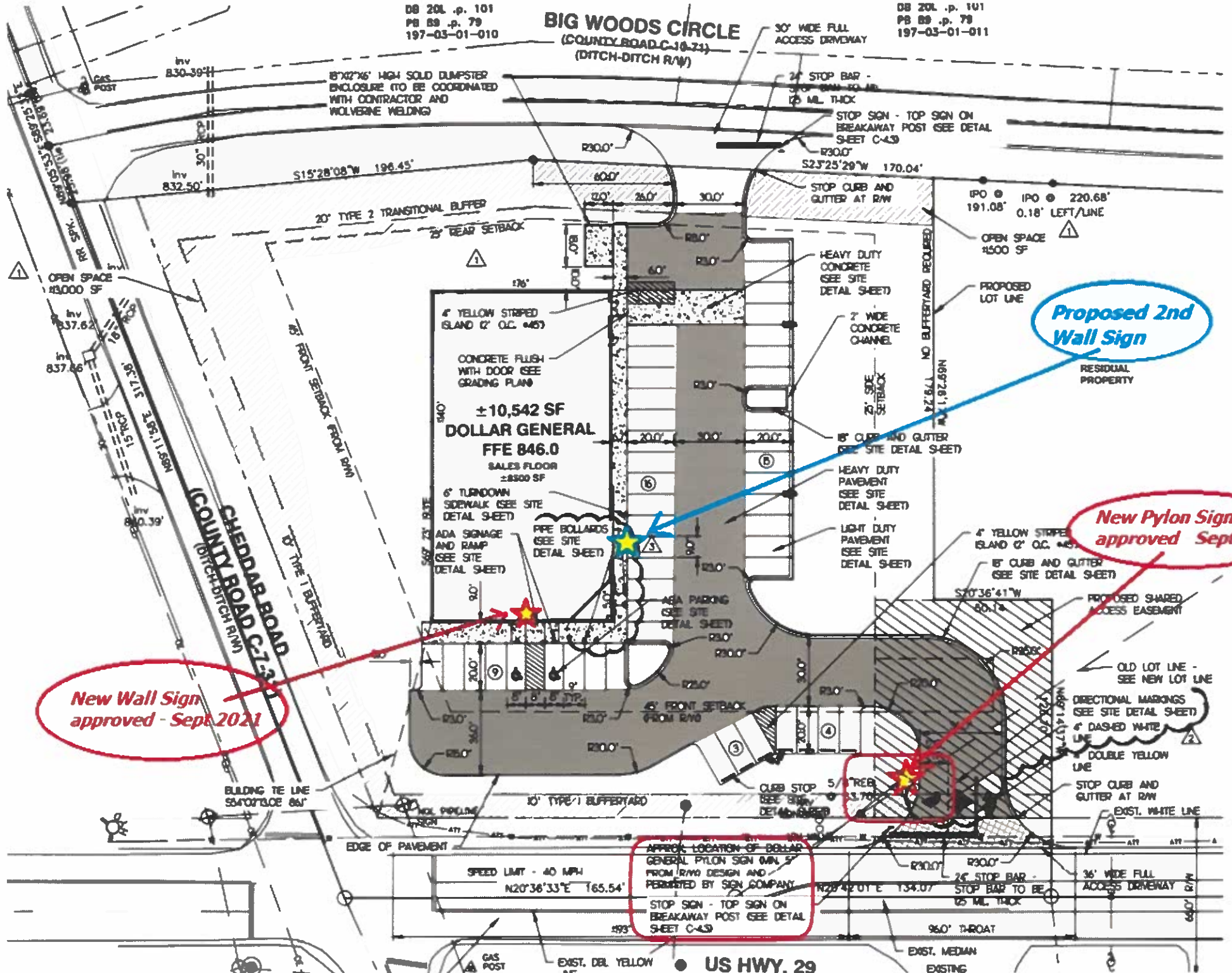


135 SOUTH DAVID LANE
 KNOXVILLE, TN 37922
 OFFICE: 865-539-4001
 FAX: 865-539-0851
 WWW.LINKENOR.COM

DB 20L .p. 101
PB 89 .p. 79
197-03-01-010

BIG WOODS CIRCLE (COUNTY ROAD C-18-74) (DITCH-DITCH R/W)

DB 20L .p. 101
PB 89 .p. 79
197-03-01-011



New Wall Sign approved - Sept 2021

Proposed 2nd Wall Sign

New Pylon Sign approved Sept 2021

APPROXIMATE LOCATION OF DOLLAR GENERAL PYLON SIGN ON R/W DESIGN AND PERMITTED BY SIGN COMPANY

CONTR
SCOOT
610-205
DRIVE
PERMIT
CONTRI

US HWY. 29

*Site of Dollar General, Cheddar Rd at
Big Woods Circle - as of June 2021*



*Site of Proposed Dollar General,
Hwy 29 at Cheddar Rd - June 2021*

← CHEDDAR RD
YIELD
BREAZENE RD →

Breazene

Google

*Existing Family Dollar, north
of proposed Dollar General*



*Site of Proposed Dollar General,
Hwy 29 at Cheddar Rd*



Google



**Dollar General,
4752 Hwy 29,
Belton**

29627

1970013011
1970012001
1970011001
1970011004
1970011005

1970013009
1970012002

1970303027
1970303021
1970303026
1970303024
1970303019
1970303028

1970303002

1970302001

1970301009

1970301008

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1970301010

1970301006

1970301012

1970301013

1970301016

1970301014

1970301015

1970301017

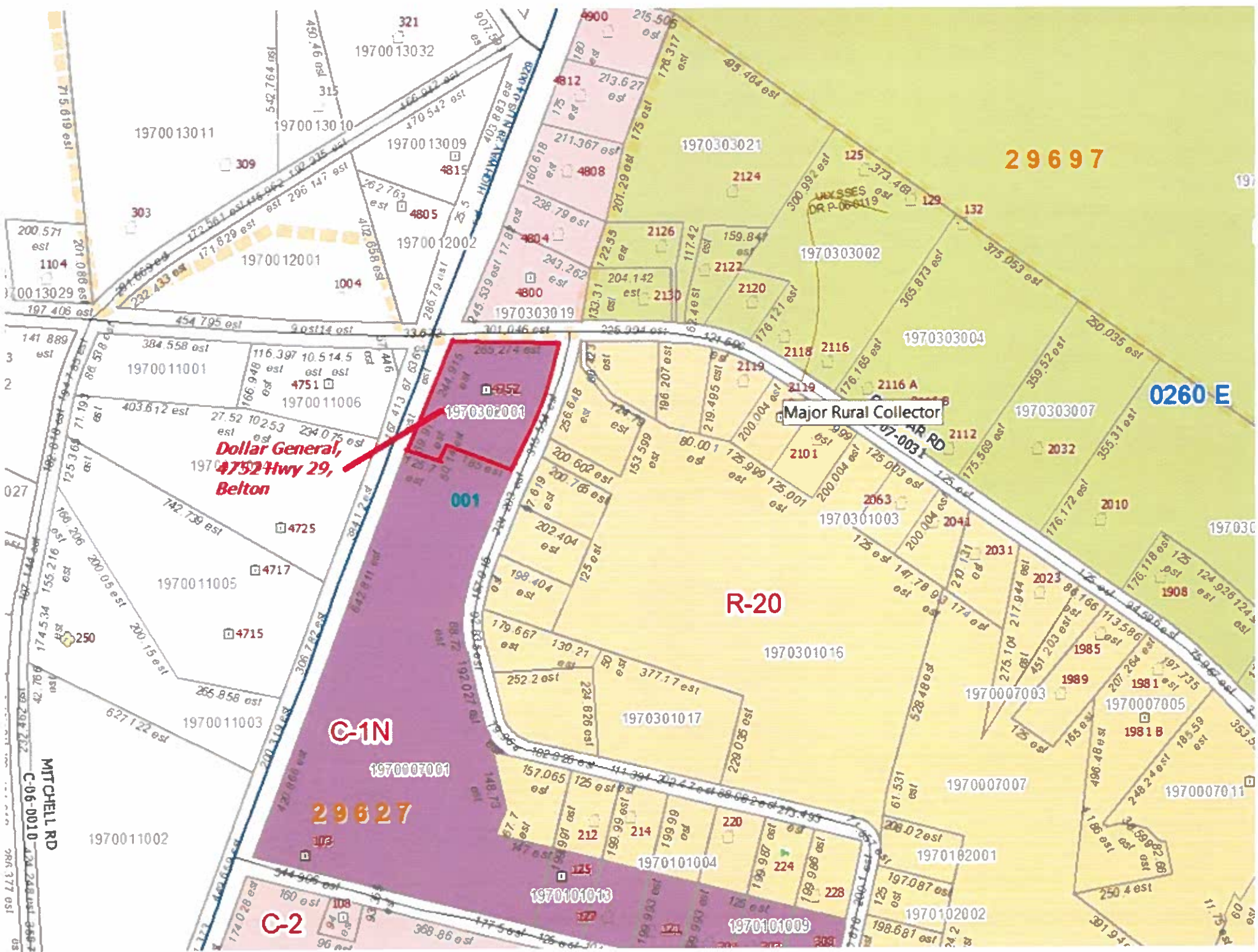
1970301002

1970301001

1970007001

1970101003

1970007007



**Dollar General,
4752 Hwy 29,
Belton**

4952
001
1970302001

Major Rural Collector

R-20

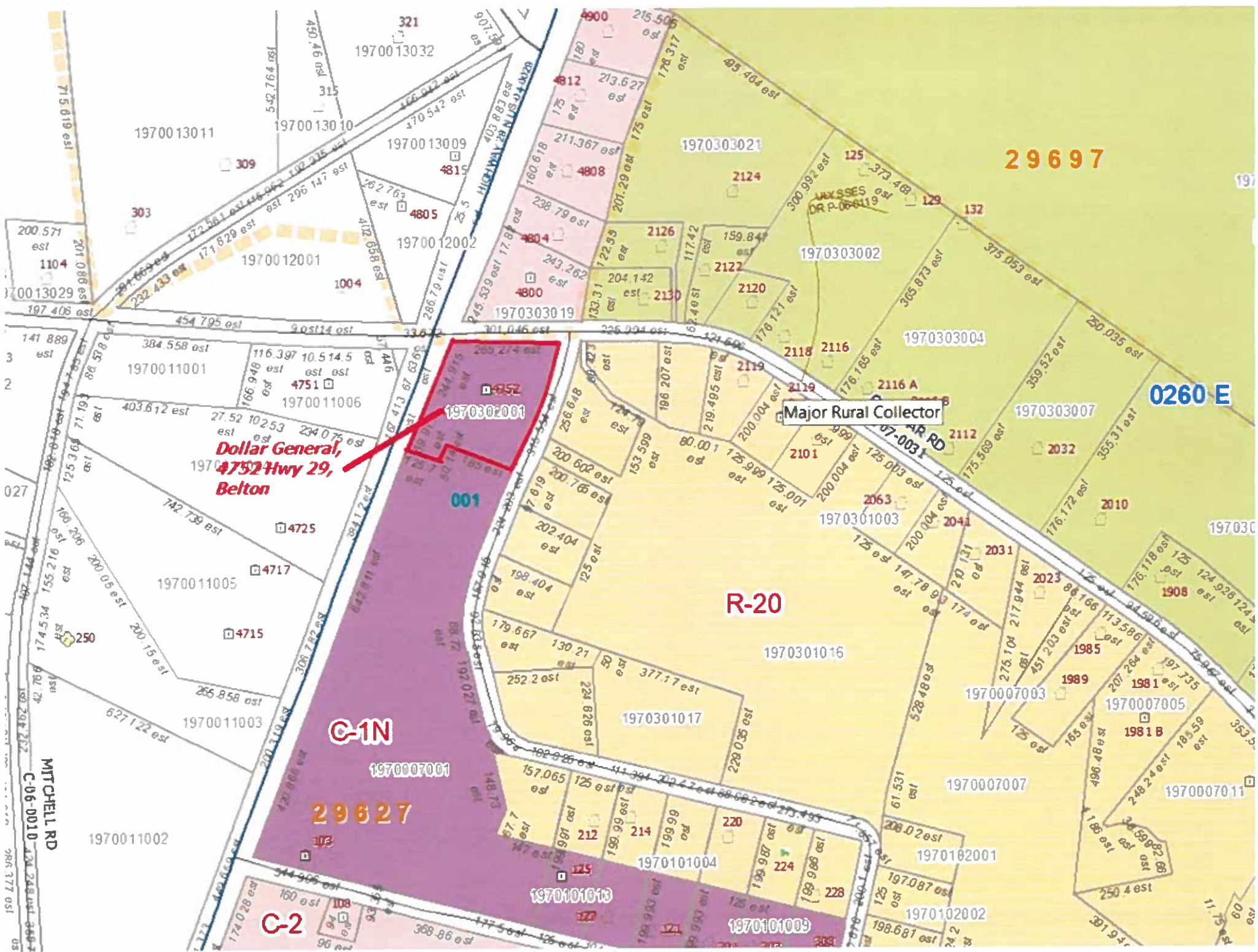
C-1N

C-2

29697

0260 E

29627



Staff Report

Application for a **Variance** – To allow placement of an off-site sign w/sign area to exceed maximum size
Anderson County Land Use Board of Zoning Appeals Meeting - District 4
Historic Courthouse – 101 South Main Street – 2nd Floor County Council Chambers
Anderson, South Carolina
Thursday, 18 November 2021
5:15 PM

Owner/Applicant: Health Markets Insurance Agency (*Debbie Whitworth*) / Paramount Custom Signs
(*contact: Candice Diggins*)

Property Location: Lot 4, Hwy 76 at Circle Dr, Pendleton, SC 29670

Council District: Four (4)

Tax Map Number (TMS #): 065-02-03-002

Property Description: A vacant corner lot.

Current Zoning: The property is not zoned.

Applicant Request: To allow the placement of an off-site commercial sign with a total sign area of 50 square feet. This is to replace an existing off-site sign which was installed well before 2008 with a total sign area of approximately 42 square feet. No permit appears to have been issued for the existing sign.

Findings of Fact: Under Chapter 38 of the Anderson County Code, Section 38-255 (Permitted Signs), the size and location of off-premises business identification signs are specifically regulated. Paragraph (5) states that an off-premises business sign is allowed provided: No portion of any off-premises 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. Maximum allowable sign face area shall be 32 square feet.

Staff Recommendation:

- 1) Though the existing sign is located on a curve, nearby trees do not appear to be an obstacle, as stated by the applicant.
- 2) The applicant also states, commercial businesses in the immediate area appear to maintain larger signs. These signs, in most cases, conform to on-site signage as allowed by Code.
- 3) With the recent removal and relocation of a large billboard on or adjacent to the subject site, there has been a significant reduction in sign exposure in the immediate area, leaving less competition for the signs that remain.
- 4) Applicant has not demonstrated as part of the application the existence of a hardship.
- 5) Denial of this request would be in line with previous decisions of the Board when the applicant can make adjustments to the proposal to comply with the Code requirements.

CA 21-2677



Variance Application

There is a Variance Application Fee of \$200.00

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Procoment Custom Signs - Curdine

Mailing Address: PO Box 3815 Anderson SC 29602

Telephone and Fax: 864-958-1524 E-Mail: candy.dempsey@procoment.com
864-221-4565 (Michael)

Owner's Information

(If Different from Applicant)

Name: Debbie A Whitworth

Mailing Address: PO Box 305 Sandy Springs GA 30077

Telephone and Fax: 864-760-3700 Email: debbies@outlook.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.

Debbie Whitworth

Owner's Signature

9/21/21

Date

Project Information

Property Location: Lot 4 N Circle Drive

Parcel Number(s) TMS: 065-02-03-002

County Council District: _____ School District: _____

Total Acreage: _____ Current Zoning: unzoned

Requested Variance: 32 SF TO 50 SF
Please indicate if setback variance, sign variance or minimum lot size variance

Purpose of Variance: REQUESTING 50 SF INSTEAD OF 32 SF



Have you researched your Private Covenants/Deed restrictions at the Anderson County Register of Deeds?
Yes: No: Date visited ROD or Date searched online _____

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.

Cassdee Lee Segins, Paramount Custom
Applicant's Signature for Michael Helvie Segins

9-21-21
Date

If you indicated yes, please provide a copy of your covenants and deed restrictions with this application - pursuant to State Law (Section 6-29-1115; 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:
SEVERAL TREES BLOCK VISIBILITY OF SIGN & SPEED OF TRAFFIC WARRANTS A LARGER SIGN

Conditions do not generally apply to other properties in vicinity, as shown by: OTHER PROPERTIES
HAVE STORE FRONT AND/OR BUILDING WITHOUT TREES

Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows: 32 SF SIGN WOULD GET LOST & NOT BE
VISIBLE

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:
NEW SIGN REPLACES OLD SIGN THAT IS NOT IN GOOD CONDITION

The following documents are submitted in support of this application: (Please attach copies of all additional information to this application.) DRAWING OF NEW SIGN - GOOGLE MAPS OF PROPERTY

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

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

Cassdee Lee Segins, Paramount Custom
Applicant's Signature for Michael Helvie Segins

9-21-21
Date

For Office Use Only
Application Received By _____ Date Completed Application Received _____
Application Fee Amount Paid: _____ Check Number _____
Scheduled Board Hearing Date _____ Land Use/ Board of Zoning Appeals Decision _____

OPTION A

Choosing Insurance is Hard. I Can Help!



Debbie A. Whitworth
Licensed Insurance Agent

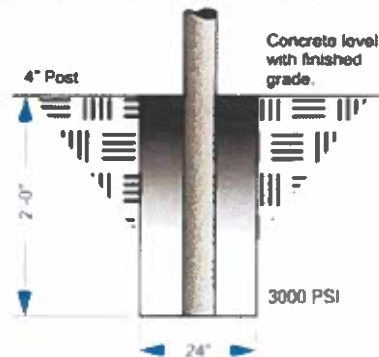
Call for a
FREE Quote Today!
(864) 760-3700

health
markets

HealthMarkets Insurance Agency - Life | Health | Medicare | Long-Term Care



6ft Over all Height



SPECIFICATIONS:

DOUBLE SIDED:

- Double Sided ACM
- Mounted On 4x4 Wood Post
- Graphics First Surface

COLORS:

- Digital Print

PAGES:

1 of 1

DATE:

07/21/21

REVISION DATE:

08/18/21

JOB LOCATION:

Pendleton,
South Carolina

CONTACT:

Michael Helve

DRAWING:

DEBBIE WHITWORTH

DESIGNER:

D. Sloan



PLEASE NOT

This drawing is for informational purposes only. It is not intended to be used for construction. All dimensions are approximate. Please refer to the final drawing for all details.

PLEASE NOT

This drawing is for informational purposes only. It is not intended to be used for construction. All dimensions are approximate. Please refer to the final drawing for all details.

PLEASE NOT

This drawing is for informational purposes only. It is not intended to be used for construction. All dimensions are approximate. Please refer to the final drawing for all details.

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PLEASE NOT

This drawing is for informational purposes only. It is not intended to be used for construction. All dimensions are approximate. Please refer to the final drawing for all details.





Site of Billboard,
removed before 2020
(proposed site
of new sign)

Existing Off-Site Sign
(to be removed)

Location: Lot 4 Circle Dr
at US Hwy 76

29670

0207 E

004

6004
HIGHWAY 76

650202002

650201004

650202003

FORBES DR C05-0068
21776
5920
HIGHWAY 76
88-037
650203001

181 CIRQUE DR
180-976

650202009

112219
HIGHWAY 76

CIRCLE DR C05-0068
24132
650201012

108 CIRCLE DR
650202004

650206009

HIGHWAY 76 US 04-0078
11778
591
HIGHWAY 76
650206018

650202005

106 CIRCLE DR

118 MARB ST

650206002

5907
HIGHWAY 76

Existing Off-Site Sign
(to be removed)

650206008

Location: Lot 4 Circle Dr
at US Hwy 76

650206003

120 MAYS ST
650206008

2506
HIGHWAY 76
650206003

650206012

151 MAYS ST

650206004

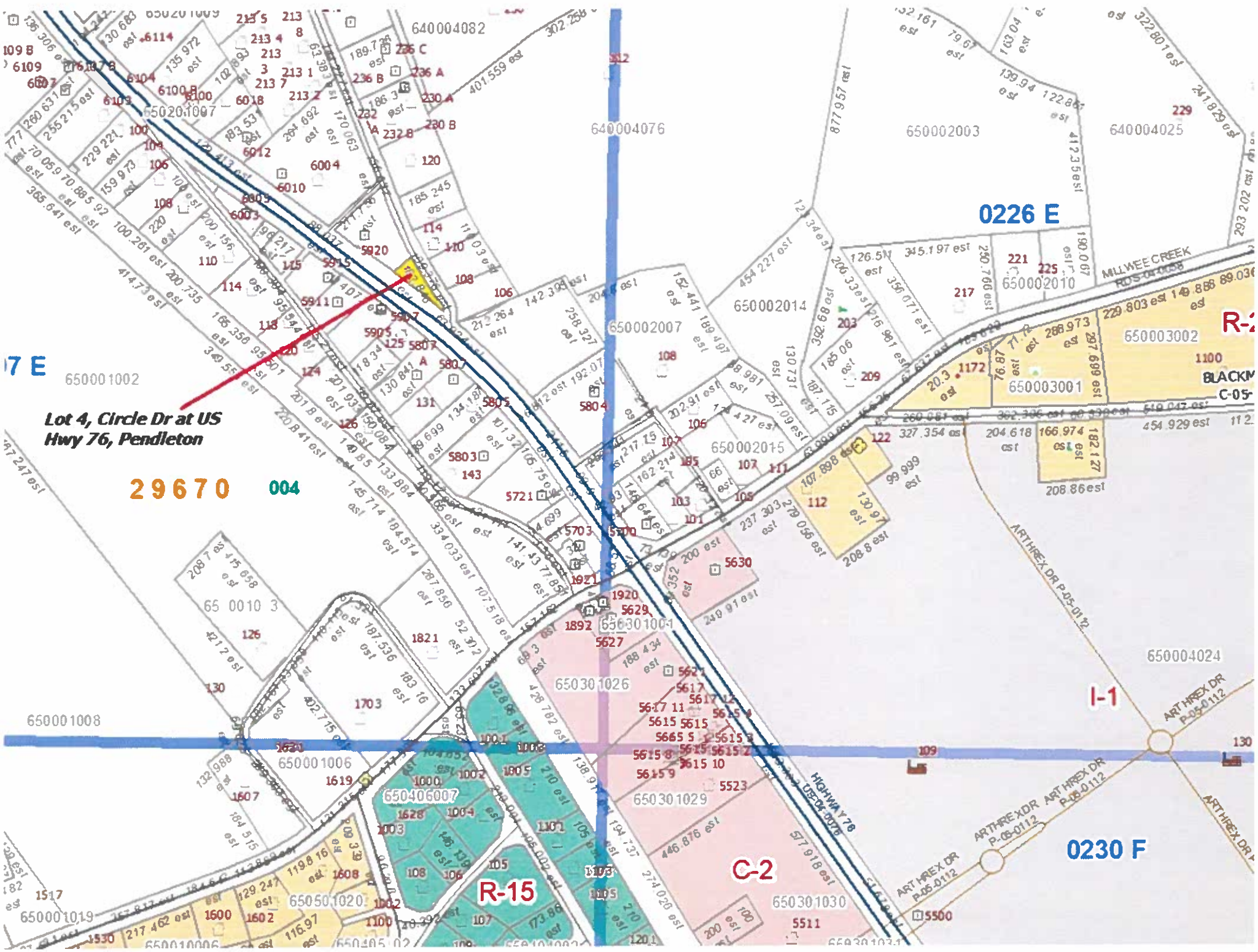
650206002

650206009



*Existing Sign, Lot 4, Circle Dr
at US Hwy 76 - April 2021*

Google



17 E

Lot 4, Circle Dr at US Hwy 76, Pendleton

29670 004

0226 E

R-15

C-2

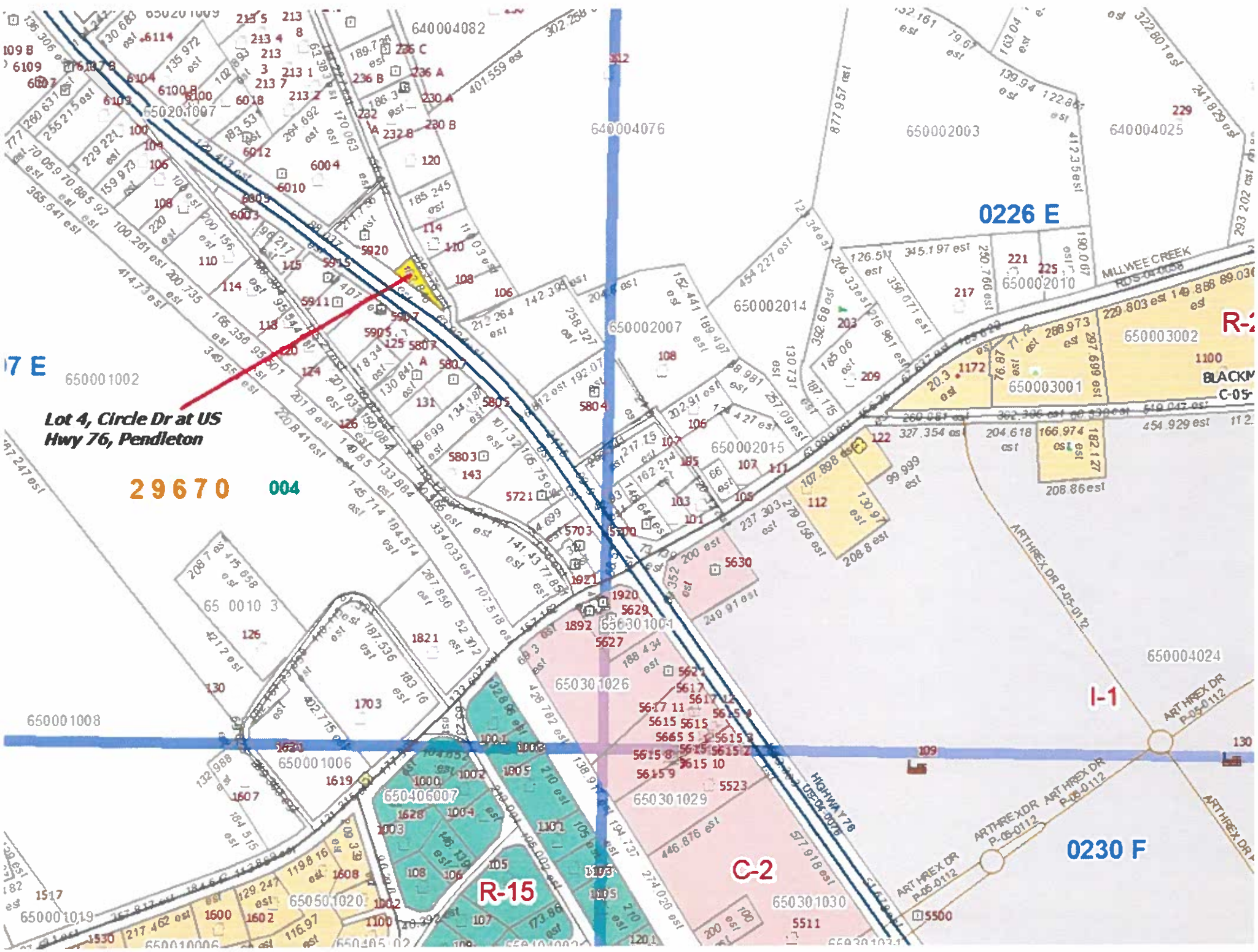
0230 F

R-1

BLACKM

C-05

I-1



Anderson County Land Use Board of Zoning Appeals Meeting - District 6
Historical Courthouse
101 S Main St
Anderson, SC 29622
Staff Report

Application for a **Variance** – To allow a reduction of front setback for construction of a 30 x 40 metal commercial building

Applicant: Scott Miller for MEE Investments, LLC

Owner of Property: MEE Investments, LLC

Property Location: 108 Corporate Drive, Easley, SC

Council District: Six (6)

Tax Map Number (TMS #): 236-07-01-047

Property Description: Corporate Drive- .19 acres

Current Zoning: Unzoned

Land Use: Commercial

Applicant Request: Applicant is requesting a Variance to allow a reduction of front setback requirements from 20 feet to 0 feet from the right-of-way of Corporate Dr to allow construction of a metal commercial building.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 38, Section 38-120, the required front setback shall be 40 feet from collector roads.

Staff Recommendation: Staff makes **No Recommendation** for the **Variance** request for the reduction of the front setback to 0' and seeks the guidance of the Board. This is consistent with previous variances requesting 0' setback.

- 1) The lot has common easement for ingress and egress and parking positioning the angle of the parcel.
- 2) The lot is an existing, non-conforming lot of record approximately .19 acres.
- 3) The position of the sewer easement limits the placement of the building.
- 4) Applicant has demonstrated the existence of a hardship and the construction of the 30 x 40 commercial building would not be a detriment to the area.
- 5) The Board has granted other variances similar to this request of 1 ½ to 2 feet and would be consistent if approved.
- 6) If approved, the applicant will be required to obtain building permit from Buildings and Codes and a land use permit from Development Standards



Variance Application

\$ PAID
21-2465

There is a Variance Application Fee of \$200.00

10/3/21
Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Scott Miller

Mailing Address: 100 Bartfield Dr Easley SC 29642

Telephone and Fax: 864-420-8199 E-Mail: scott@cindyfoxmiller.com

Owner's Information

(If Different from Applicant)

Name: _____

Mailing Address: _____

Telephone and Fax: _____ Email: _____

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.

Scott Miller MEE INVESTMENTS
Owner's Signature

10/3/21
Date

Project Information

Property Location: 108 Corporate Dr Easley SC 29642

Parcel Number(s)/TMS: 236-07-01-047

County Council District: 6 School District: 1

Total Acreage: .19 Current Zoning: NONE

Requested Variance: Reduction OF FRONT setback to 0' FT
Please indicate if setback variance, sign variance or minimum lot size variance.

Purpose of Variance: Construct building

Have you researched your Private Covenants/Deed restrictions at the Anderson County Register of Deeds?
Yes: X No: Date visited ROD or Date searched online: 9/1/2021

Private Covenants or Deed Restrictions on the Property: Yes X 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.

Scott Miller MEE INVESTMENTS
Applicant's Signature

10/3/21
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:
Common Area is for Parking, does not affect other properties, sewer easement prevents placement of building anywhere else
Conditions do not generally apply to other properties in vicinity, as shown by: PLAT

Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows: SEWER EASEMENT PREVENTS PLACEMENT OF BUILDING ANYWHERE ELSE

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:
All parking, drainage, common use will not be affected. Common area is constructed of gravel & dirt

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

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.

Scott Miller MEE INVESTMENTS
Applicant's Signature

10/3/21
Date

For Office Use Only:

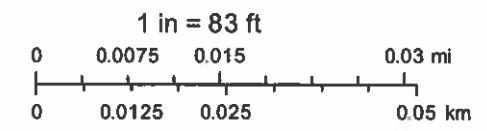
Application Received By: _____ Date Completed Application Received: _____
Application Fee Amount Paid: _____ Check Number: _____
Scheduled Board Hearing Date: _____ Land Use/Board of Zoning Appeals' Decision: _____

Anderson County



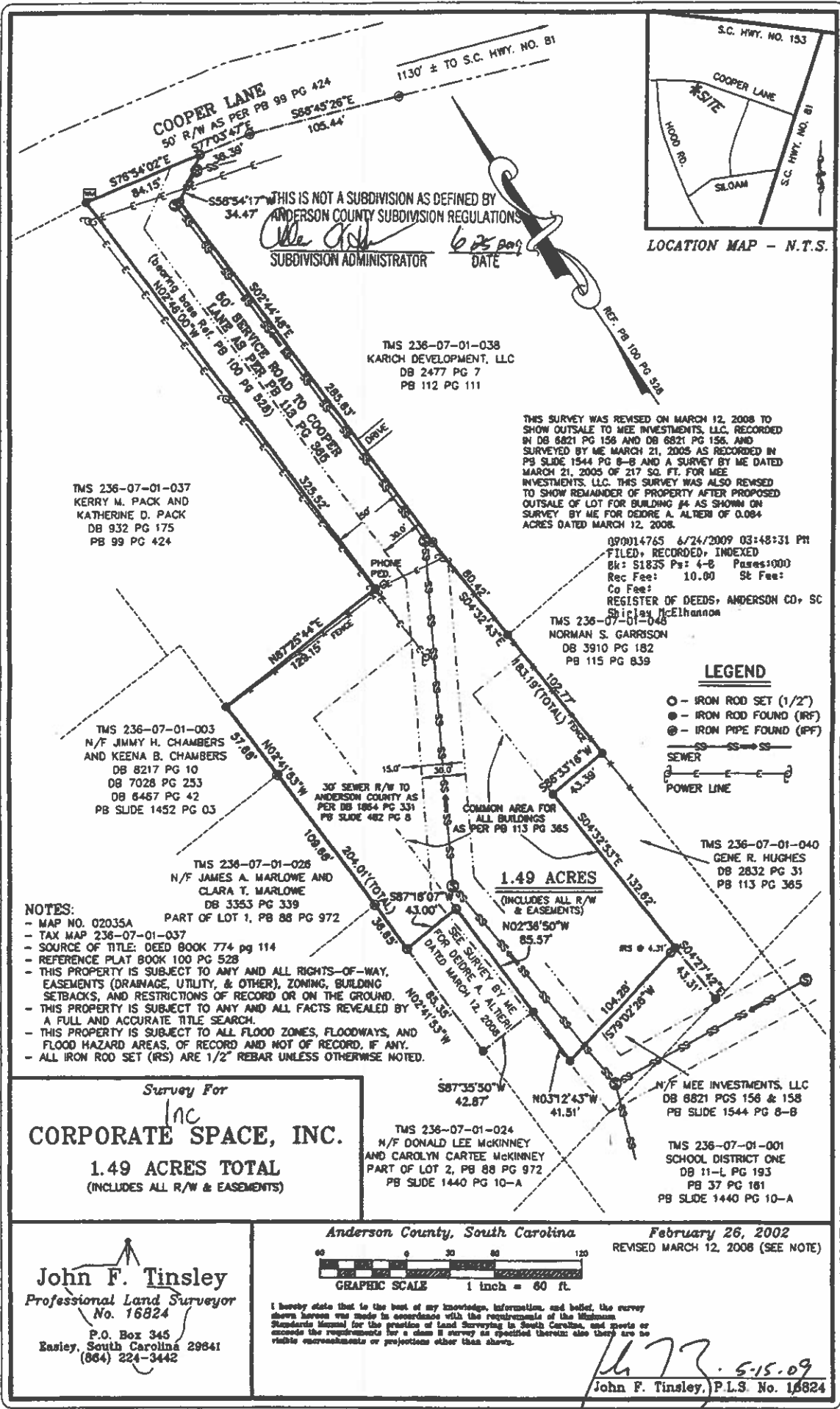
October 5, 2021 Disclaimer accepted.

TMS:	2360701047		
Owner:	MEE INVESTMENTS LLC		
Owner Address:	100 BARFIELD DR		
City/State:	EASLEY SC	Zip Code:	29642
Deed Book:	6821	Deed Page:	158
Tax District:	1	Description:	CORPORATE DR .19 AC
Sale Year:	2005	Sale Price:	\$100,000
		Market Value:	\$117,400

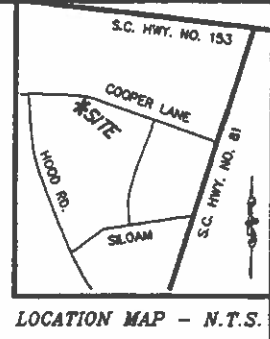


ESRI, Highland Mapping, and Anderson County GIS





THIS IS NOT A SUBDIVISION AS DEFINED BY ANDERSON COUNTY SUBDIVISION REGULATIONS
John F. Tinsley
 SUBDIVISION ADMINISTRATOR
 DATE 6-25-09



TMS 236-07-01-037
 KERRY M. PACK AND
 KATHERINE D. PACK
 DB 932 PG 175
 PB 99 PG 424

TMS 236-07-01-038
 KARICH DEVELOPMENT, LLC
 DB 2477 PG 7
 PB 112 PG 111

THIS SURVEY WAS REVISED ON MARCH 12, 2008 TO SHOW OUTSALE TO MEE INVESTMENTS, LLC, RECORDED IN DB 6821 PG 158 AND DB 6821 PG 158, AND SURVEYED BY ME MARCH 21, 2008 AS RECORDED IN PB SLIDE 1544 PG 8-8 AND A SURVEY BY ME DATED MARCH 21, 2005 OF 217 SQ. FT. FOR MEE INVESTMENTS, LLC. THIS SURVEY WAS ALSO REVISED TO SHOW REMAINDER OF PROPERTY AFTER PROPOSED OUTSALE OF LOT FOR BUILDING #4 AS SHOWN ON SURVEY BY ME FOR DEIDRE A. ALTEBI OF 0.084 ACRES DATED MARCH 12, 2008.

090014765 6/24/2009 03:48:31 PM
 FILED, RECORDED, INDEXED
 Bk: S1835 Ps: 4-8 Pages:1000
 Rec Fee: 10.00 St Fee:
 Co Fee:
 REGISTER OF DEEDS, ANDERSON CO., SC
 Shiley McElhannon

TMS 236-07-01-048
 NORMAN S. GARRISON
 DB 3910 PG 182
 PB 115 PG 839

LEGEND

- - IRON ROD SET (1/2")
- - IRON ROD FOUND (IRF)
- ⊗ - IRON PIPE FOUND (IPF)
- — — — — SEWER
- — — — — POWER LINE

TMS 236-07-01-003
 N/F JIMMY H. CHAMBERS
 AND KEENA B. CHAMBERS
 DB 8217 PG 10
 DB 7028 PG 253
 DB 6457 PG 42
 PB SLIDE 1452 PG 03

TMS 236-07-01-026
 N/F JAMES A. MARLOWE AND
 CLARA T. MARLOWE
 DB 3353 PG 339
 PART OF LOT 1, PB 88 PG 972

- NOTES:**
- MAP NO. 02035A
 - TAX MAP 236-07-01-037
 - SOURCE OF TITLE: DEED BOOK 774 pg 114
 - REFERENCE PLAT BOOK 100 PG 528
 - THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, EASEMENTS (DRAINAGE, UTILITY, & OTHER), ZONING, BUILDING SETBACKS, AND RESTRICTIONS OF RECORD OR ON THE GROUND.
 - THIS PROPERTY IS SUBJECT TO ANY AND 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.

Survey For
INC
CORPORATE SPACE, INC.
 1.49 ACRES TOTAL
 (INCLUDES ALL R/W & EASEMENTS)

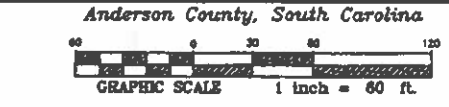
TMS 236-07-01-024
 N/F DONALD LEE MCKINNEY
 AND CAROLYN CARTEE MCKINNEY
 PART OF LOT 2, PB 88 PG 972
 PB SLIDE 1440 PG 10-A

TMS 236-07-01-040
 GENE R. HUGHES
 DB 2832 PG 31
 PB 113 PG 365

N/F MEE INVESTMENTS, LLC
 DB 6821 PGS 158 & 158
 PB SLIDE 1544 PG 8-8

TMS 236-07-01-001
 SCHOOL DISTRICT ONE
 DB 11-L PG 193
 PB 37 PG 181
 PB SLIDE 1440 PG 10-A

John F. Tinsley
 Professional Land Surveyor
 No. 16824
 P.O. Box 345
 Easley, South Carolina 29841
 (864) 224-3442



February 26, 2002
 REVISED MARCH 12, 2008 (SEE NOTE)

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

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



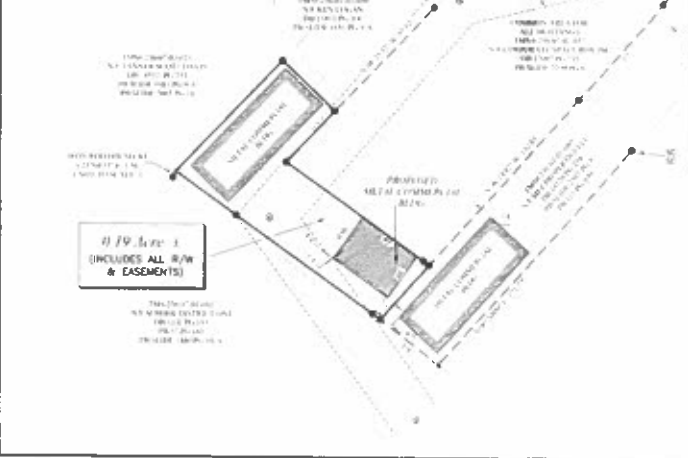
NOTES

- 1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
- 2. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR ALONG THE CENTERLINE OF THE PROPERTY LINE, UNLESS OTHERWISE SPECIFIED.
- 3. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR ALONG THE CENTERLINE OF THE PROPERTY LINE, UNLESS OTHERWISE SPECIFIED.
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- 8. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR ALONG THE CENTERLINE OF THE PROPERTY LINE, UNLESS OTHERWISE SPECIFIED.
- 9. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR ALONG THE CENTERLINE OF THE PROPERTY LINE, UNLESS OTHERWISE SPECIFIED.
- 10. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR ALONG THE CENTERLINE OF THE PROPERTY LINE, UNLESS OTHERWISE SPECIFIED.

LOCATION MAP - A-1-A

- LEGEND**
- 1. BOUNDARY LINE
 - 2. EASEMENT
 - 3. EXISTING BUILDING
 - 4. EXISTING ROAD
 - 5. EXISTING UTILITY
 - 6. EXISTING CURB
 - 7. EXISTING SIDEWALK
 - 8. EXISTING DRIVEWAY
 - 9. EXISTING DRIVE
 - 10. EXISTING DRIVEWAY
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 - 17. EXISTING DRIVE
 - 18. EXISTING DRIVEWAY
 - 19. EXISTING DRIVE
 - 20. EXISTING DRIVEWAY

- LEGEND**
- 1. EXISTING BUILDING
 - 2. EXISTING ROAD
 - 3. EXISTING UTILITY
 - 4. EXISTING CURB
 - 5. EXISTING SIDEWALK
 - 6. EXISTING DRIVEWAY
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 - 16. EXISTING DRIVEWAY
 - 17. EXISTING DRIVE
 - 18. EXISTING DRIVEWAY
 - 19. EXISTING DRIVE
 - 20. EXISTING DRIVEWAY



NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENT
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20

NOTE: PLANS AND SPECIFICATIONS ARE BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT. THE SURVEY DATA HAS BEEN CHECKED BY THE SURVEYOR AND FOUND TO BE ACCURATE. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE PLANS OR SPECIFICATIONS. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE PLANS OR SPECIFICATIONS.

0.19 Acre ±
(INCLUDES ALL R/W & EASEMENTS)

THIS PROJECT IS A SUBDIVISION OF THE LAND SHOWN ON THE PLANS HEREON. THE TOTAL AREA OF THE PROJECT IS 0.19 ACRES ±. THE TOTAL AREA OF THE PROJECT IS 0.19 ACRES ±.

PLAT PROVIDED BY THE CLIENT TO THE SURVEYOR FOR RECORDATION.

John F. Finley
Professional Land Surveyor
No. 19821
Professional Survey No. 24
Under the Seal

MEE INVESTMENTS, LLC

Scale: 1" = 40' (Horizontal)
1" = 80' (Vertical)

Anderson County Land Use Board of Zoning Appeals Meeting - District 4
Historical Courthouse
101 S Main St
Anderson, SC 29622

Staff Report

Application for a **Variance** – To allow a reduction of front setback for construction of a single-family residence and a 18x32 workshop

Applicant: Lisa R. Martinez

Owner of Property: Lisa R. Davis aka Lisa R. Martinez

Property Location: 1234 Pinelake Dr, Townville

Council District: Four (4)

Tax Map Number (TMS #): 27-03-01-005

Property Description: Lot 81, Pinelake Drive

Current Zoning: Unzoned

Land Use: Residential

Applicant Request: Applicant is requesting a Variance to allow a reduction of front yard setback requirements from 10 feet to 6 feet from the right-of-way of Pinelake Drive to allow construction of a single-family residence and a 18x32 workshop.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 38, Section 38-374, the required side setback shall be 10 feet. Under Chapter 38, Section 38-120 the required setback for an assessor construction may be located within the required setback area; provided said uses shall be located no closer than three feet to the property line, if the assessor is less than 600 sq ft.

Staff Recommendation:

- 1) The lot is an existing, non-conforming lot of record approximately 14,246 square feet.
- 2) The proposed construction of single-family home and attached garage meets the rear setbacks.
- 3) The proposed construction of a 18x32 workshop would meet the setbacks for an assessor construction.
- 4) A natural outcropping of Granite determines the location of proposed construction. Topography limits placement and location of building.
- 5) Applicant has demonstrated the existence of a hardship and the proposed construction would not be a detriment to the area.
- 6) The Board has granted other variances similar to this request and would be consistent with its approval.
- 7) 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

\$ PAID
21-2484

There is a Variance Application Fee of \$200.00

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Lisa R Martinez

Mailing Address: 1232 Pine Lake Dr Townville S.C 29689

Telephone and Fax: 864-617-8298 E-Mail: LisaRMartinez21232@gmail.com

Owner's Information

(If Different from Applicant)

Name: Same as Above

Mailing Address: _____

Telephone and Fax: _____ Email: _____

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: 1234 Pine Lake Dr. Townville SC 29689 Lot 81

Parcel Number(s)/TMS: Lot 81 Tms 270301005

County Council District: 4 School District: _____

Total Acreage: ~.327 Current Zoning: unzoned

Requested Variance: 6 feet 10' to six feet for shop 10 foot reduction for
Please indicate if setback variance, sign variance or minimum lot size variance. Construction of House

Purpose of Variance: To construct House + shop

Have you researched your Private Covenants/Deed restrictions at the Anderson County Register of Deeds?

Yes: No: Date visited ROD or Date searched online: April 2, 2016

Private Covenants or Deed Restrictions on the Property: Yes Copy of Covenants 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.

[Signature]
Applicant's Signature

Sept 14, 2021
Date

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

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

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

Extraordinary and exceptional conditions pertaining to the particular piece of property, as follows:
Property is three different levels and has granite too big to remove

Conditions do not generally apply to other properties in vicinity, as shown by: Oddly shaped property

Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows: Smaller lot than current ordinance allows, a small house is needed on this property to take care of my elderly father

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.) Copy of 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.

[Signature]
Applicant's Signature

Sept 14, 2021
Date

For Office Use Only:
Application Received By: B.M. Abce Date Completed Application Received: 9/14/21
Application Fee Amount Paid: _____ Check Number: _____
Scheduled Board Hearing Date: _____ Land Use/ Board of Zoning Appeals' Decision: _____

Tommy Hood Engineering
500 Jameson Dr
Piedmont, SC 29673

September 13, 2021

Re: 1234 Pine Lake Dr, Townville, SC (202001812)

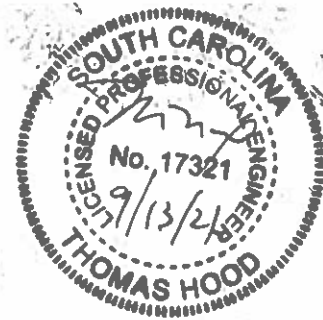
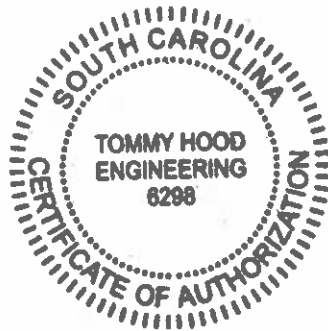
I, **Thomas Hood**, a registered professional engineer in the state of South Carolina, was asked to examine the footer at 1234 Pinelake Dr in Townville, SC, where a one-story carport/shop is being built.

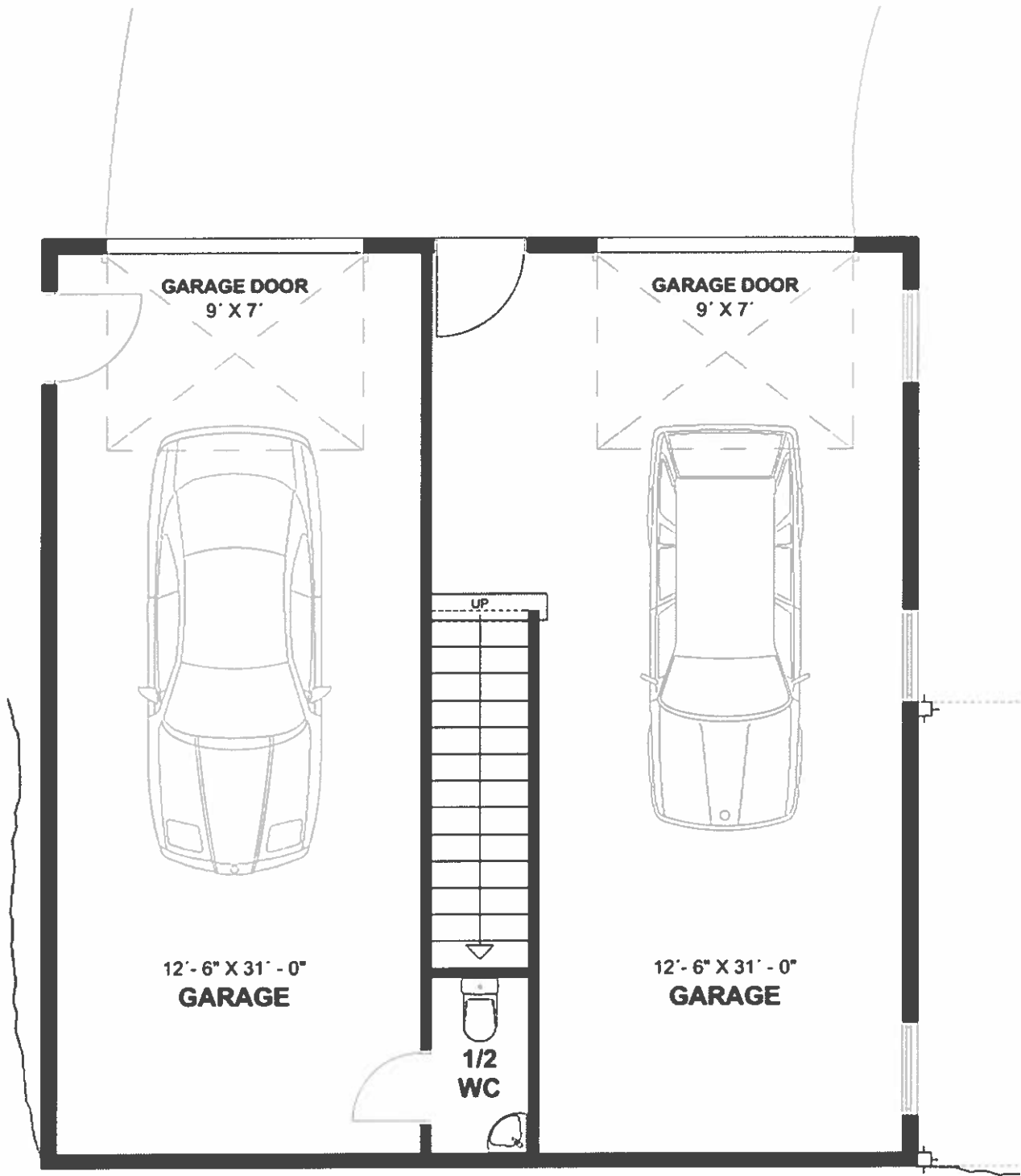
The footer is capable of supporting 2500 pounds per square foot and is suitable for the building being constructed. The footer is able to support the structure given wind loads for Anderson, SC, and the loads prescribed in ASCE 7-16.

Sincerely,



Thomas Hood, PE





GARAGE DOOR
9' X 7'

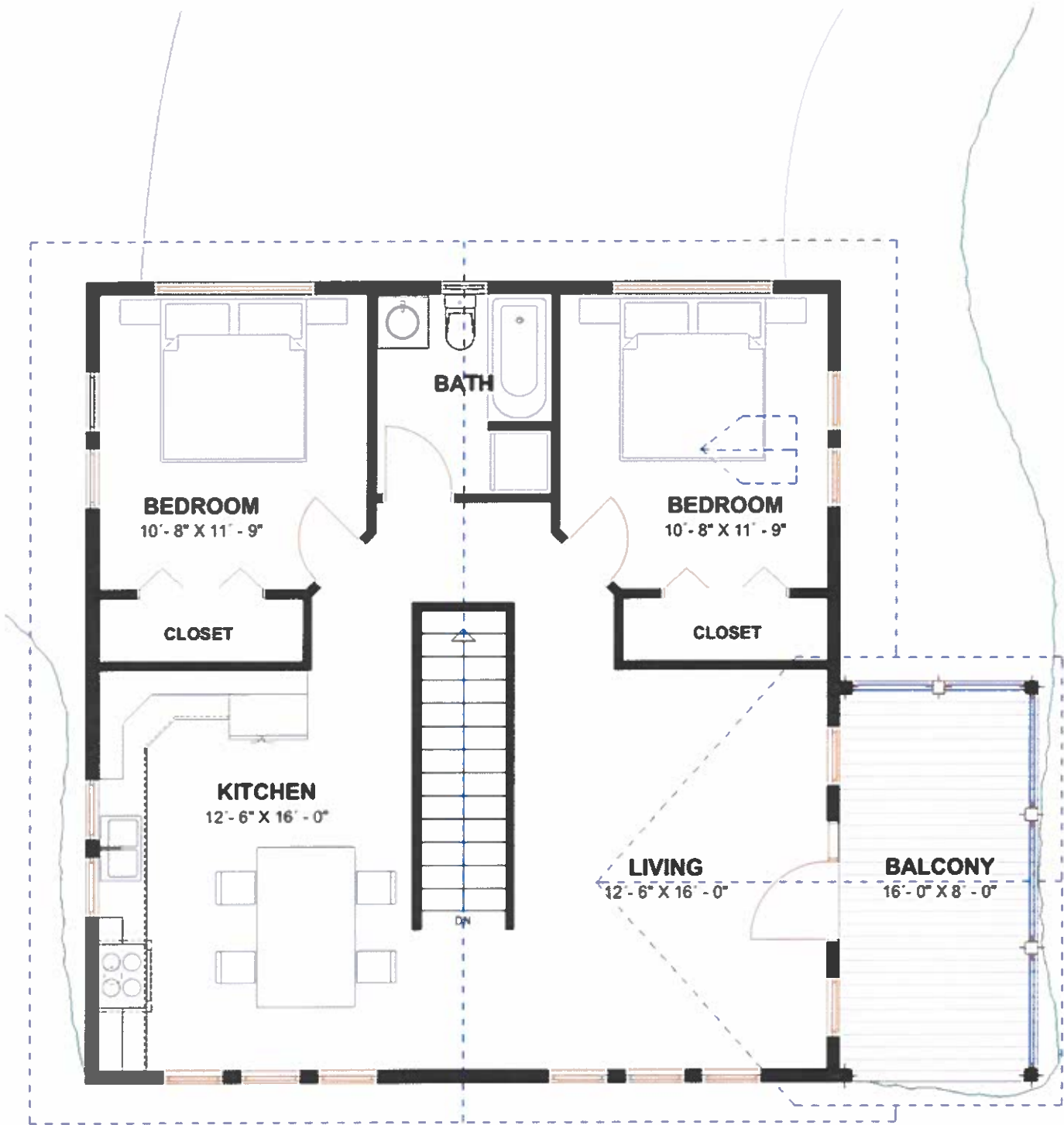
GARAGE DOOR
9' X 7'

12'-6" X 31'-0"
GARAGE

12'-6" X 31'-0"
GARAGE

UP

1/2
WC



BEDROOM
10'-8" X 11'-9"

BEDROOM
10'-8" X 11'-9"

BATH

CLOSET

CLOSET

KITCHEN
12'-6" X 16'-0"

LIVING
12'-6" X 16'-0"

BALCONY
16'-0" X 8'-0"





Anderson County, South Carolina

Geographic Information Systems

Search Results Layers

Results List

Details

Zoom To

Clear

Adjainers

Buffer

Anderson County Tax Parcel

TMS: 270301005
Owner: DAVIS LISA R AKA LISA R MARTINEZ
 1232 PINELAKE DR
 TOWNVILLE SC 29689
Physical Address: ISLE O PINES 1234 PINE LAKE DR
Description: LT 81 PINE LAKE DR
Deed Reference: 12245 1
Sale Price: \$18,000
Sale Year: 2016
Previous Owner: HOWARD MITCHELL SR + BETTY
Total Market Value: \$18,000
Tax District: 4
Current Plat: CP 055/037
Improvements: 0
 • Property Record Card (TaxCard.aspx?id=270301005)

Sales in Last Five Years

Sale Type	Sale Year	Sale Price
-----------	-----------	------------

No sales found



Anderson County Land Use Board of Zoning Appeals Meeting - District 4
Historical Courthouse
101 S Main St
Anderson, SC 29622

Staff Report

Application for a **Variance** – To allow a reduction of setback for construction of a 28 x 40 garage on Lakewood Drive and Whitaker Road.

Applicant: Colin Nikkila

Owner of Property: Colin Nikkila and Debra Nikkila

Property Location: 137 Whitaker Road, Townville

Council District: Four (4)

Tax Map Number (TMS #): 17-05-04-020

Property Description: Lot 2, Whitaker Road

Current Zoning: Unzoned

Land Use: Residential

Applicant Request: Applicant is requesting a Variance to allow a reduction of setback requirements from 20 feet to .5 feet from the right-of-way of Lakewood Drive and from the right-of-way of Whitaker Road to allow construction of a 28 x 40 garage.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 38, Section 38-374, the required front setback shall be 20 feet from local roads.

Staff Recommendation: Staff seeks the guidance of the Board for the variance request for the reduction of the front setback to .5 feet. This is consistent with previous variances requesting less than 1' setback.

- 1) The lot is a parcel hook with the majority of the land across Whitaker Rd. The parcel hook is between two roads, Whitaker Rd and Lakewood Dr. Lakewood Dr is a collector, requiring a 40' setback which the applicant intends to meet.
- 2) The lot has 201 feet of road frontage with the road's positioning angling the parcel.
- 3) The lot is an existing, non-conforming lot of record, and the property where the proposed garage will be located is approximately 4,454 square feet.
- 4) The lot ranges from 44.46 feet to 12.87 feet in width according to the survey.
- 5) Both SCDOT and Anderson County Roads & Bridges have stated that a reduced setback is allowed as long as it does not encroach into the right-of-way.
- 6) Applicant has demonstrated the existence of a hardship, and the 28 x 40 garage structure would not be a detriment to the area and does not encroach on neighboring properties.
- 7) The Board has granted other variances similar to this request and would be consistent with its approval.
- 8) 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

9/23/2021

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Colin and Debra Nikkila

Mailing Address: 137 Whitaker Road, Townville, SC 29689

Telephone and Fax: 443-619-4292 E-Mail: patnikkila@hotmail.com

Owner's Information

(If Different from Applicant)

Name: _____

Mailing Address: _____

Telephone and Fax: _____ Email: patnikkila@hotmail.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: 137 Whitaker Road, Townville, SC 29689

Parcel Number(s)/TMS: TMS 017-05-04-020

County Council District: _____ School District: Anderson 4

Total Acreage: .512 AC Current Zoning: Unzoned

Requested Variance: Reduction of setback from Whitaker Rd. and Lakewood Dr. to .5 feet.
Please indicate if setback variance, sign variance or minimum lot size variance.

Purpose of Variance: To accommodate a 28x40 metal garage.

Variance Appliance Checklist

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

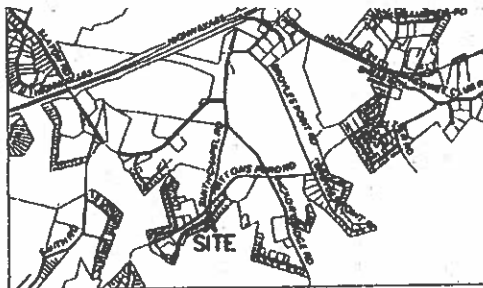
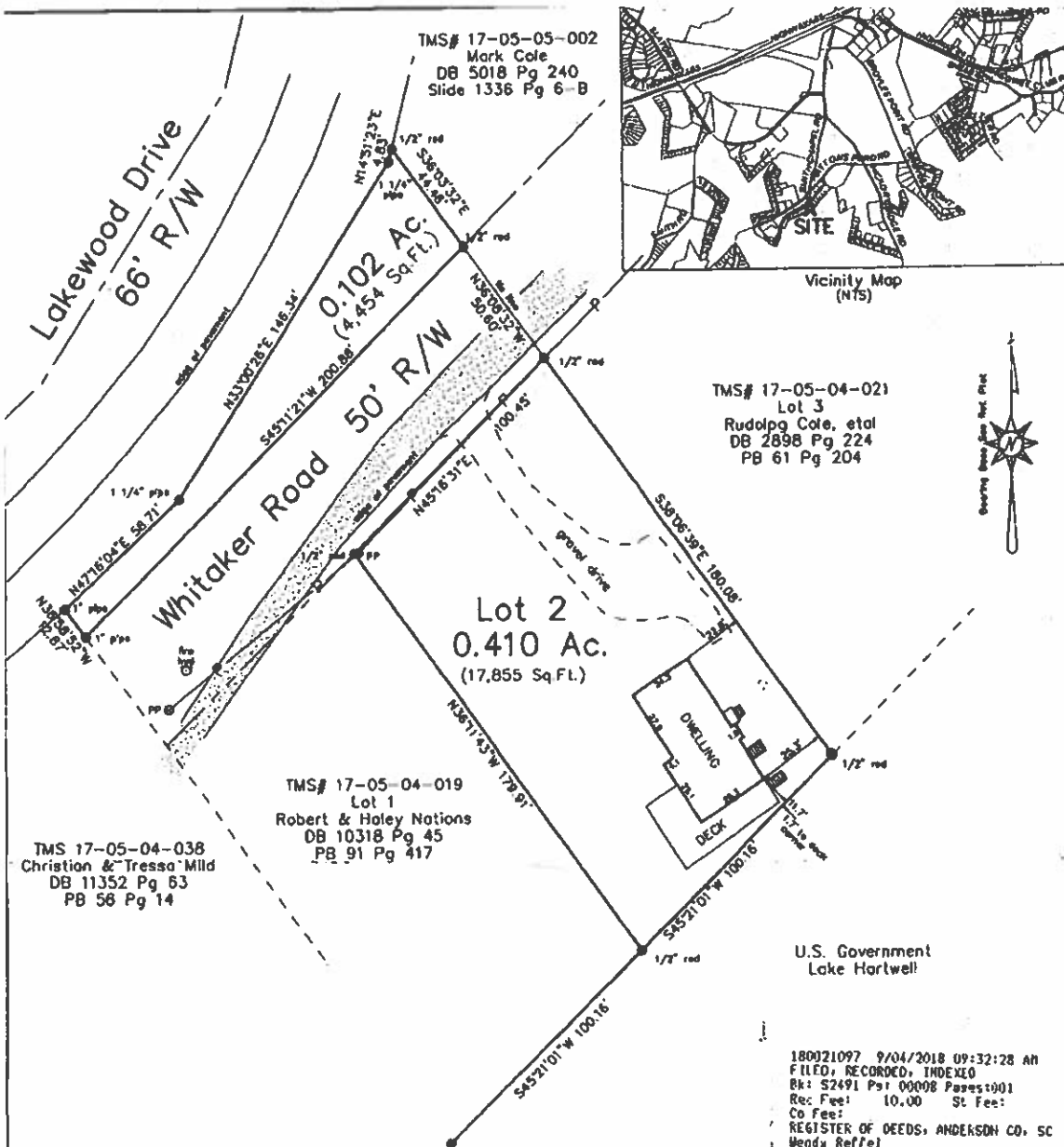
Application Submittal Requirements and Process

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

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

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

Additional Requirements/Comments: _____



Vicinity Map (NTS)



TMS# 17-05-04-021
 Lot 3
 Rudolfg Cole, etal
 DB 2898 Pg 224
 PB 61 Pg 204

TMS# 17-05-04-019
 Lot 1
 Robert & Haley Nations
 DB 10318 Pg 45
 PB 91 Pg 417

TMS 17-05-04-038
 Christian & Tressa Mild
 DB 11352 Pg 63
 PB 56 Pg 14

U.S. Government
 Lake Hartwell

180021097 9/04/2018 09:32:28 AM
 FILED, RECORDED, INDEXED
 Bk: S2491 Ps: 00008 Page: 001
 Rec Fee: 10.00 St Fee:
 Co Fee:
 REGISTER OF DEEDS, ANDERSON CO, SC
 Wendy Reffel

- NOTES:
- 1) TMS# 17-05-04-020
 - 2) St. Add: 137 Whitaker Road
 - 3) Lot 2 & strip
 - 4) Reference Deed: DB 12181 Pg 33
 - 5) Reference Plot: Slide 158J Pg 3-8
 - 6) Except as specifically stated or shown on this plot, this survey does not purport to reflect any of the following which may be applicable to the subject property: easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, and any other facts that an accurate and current title search may disclose.



EXEMPTION FROM REVIEW PROCESS
 This plot is a RESURVEY of an existing lot of record.
 Earl B. O'Brien, PLS SC#10755

I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown.
 Earl B. O'Brien R.L.S. No.10755

Map #	Surveyed By	Drawn By	Checked By
11234	EBO, AE	EBO	EBO

THIS DRAWING AND THE DESIGN SHOWN THEREON ARE THE PROPERTY OF NU-SOUTH SURVEYING, INC. THE REPRODUCTION, COPYING OR USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.

Legend

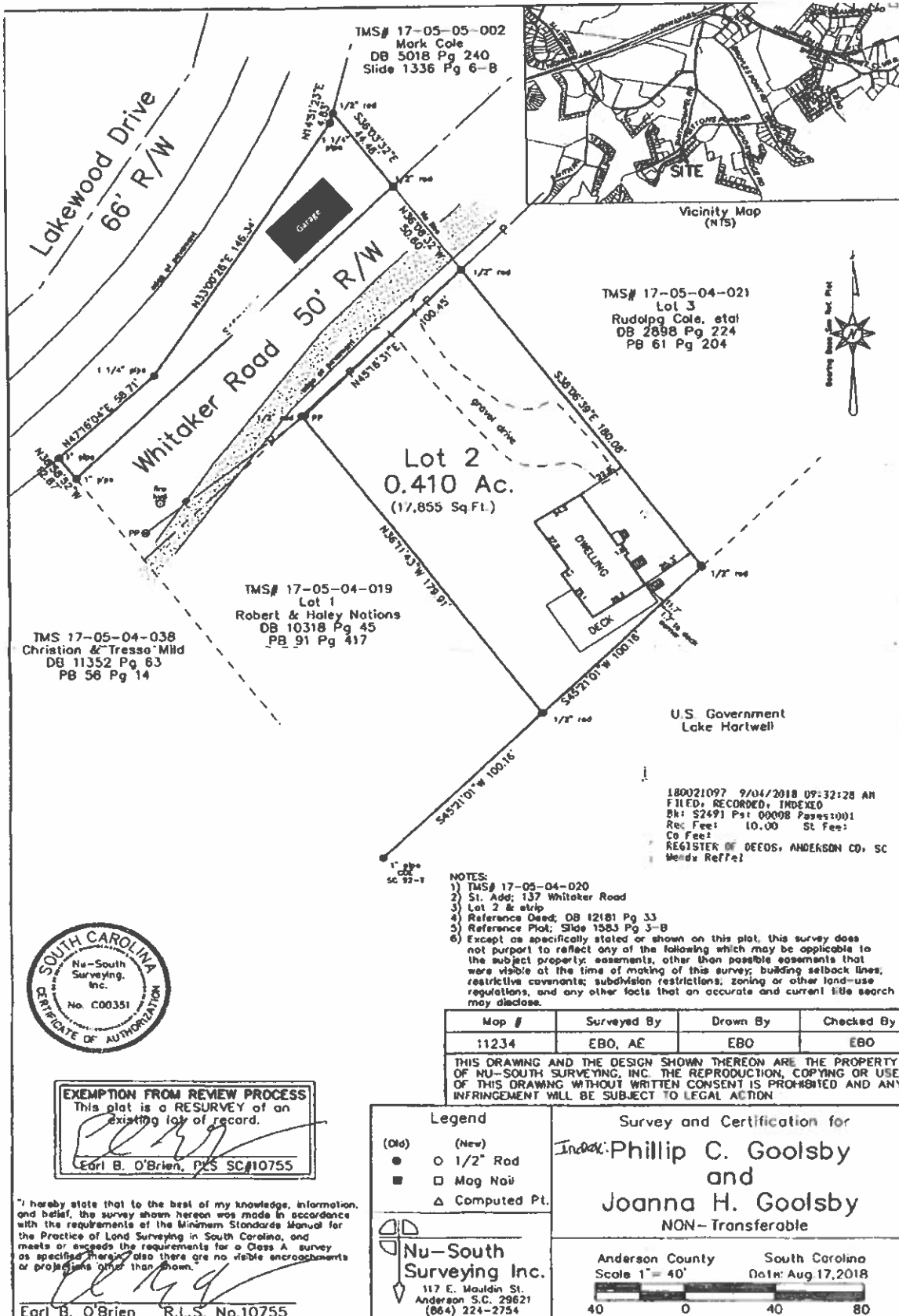
(Old) (New)

- 1/2" Rod
- Mag Nail
- △ Computed Pt.

Nu-South Surveying Inc.
 117 E. Mouldin St.
 Anderson S.C. 29621
 (864) 224-2754

Survey and Certification for
Index: Phillip C. Goolsby
 and
 Joanna H. Goolsby
 NON-Transferable

Anderson County South Carolina
 Scale 1" = 40' Date: Aug.17,2018



EXEMPTION FROM REVIEW PROCESS
This plot is a RESURVEY of an existing lot of record.

Earl B. O'Brien
Earl B. O'Brien, PLS SC#10755

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

Earl B. O'Brien

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

September 27, 2021

RE: 137 Whitaker Road
Townville, SC

To Whom It May Concern:

SCDOT does not have any authority off of SCDOT Right-of-Way. The Right-of-Way for Lakewood Drive (S-4-160) is shown in our plans as 33 feet from the centerline of the roadway. There can be no buildings constructed within SCDOT Right-of-Way. Given the location of the property, we do not have any issues as long as the building is constructed on private property.

Sincerely,

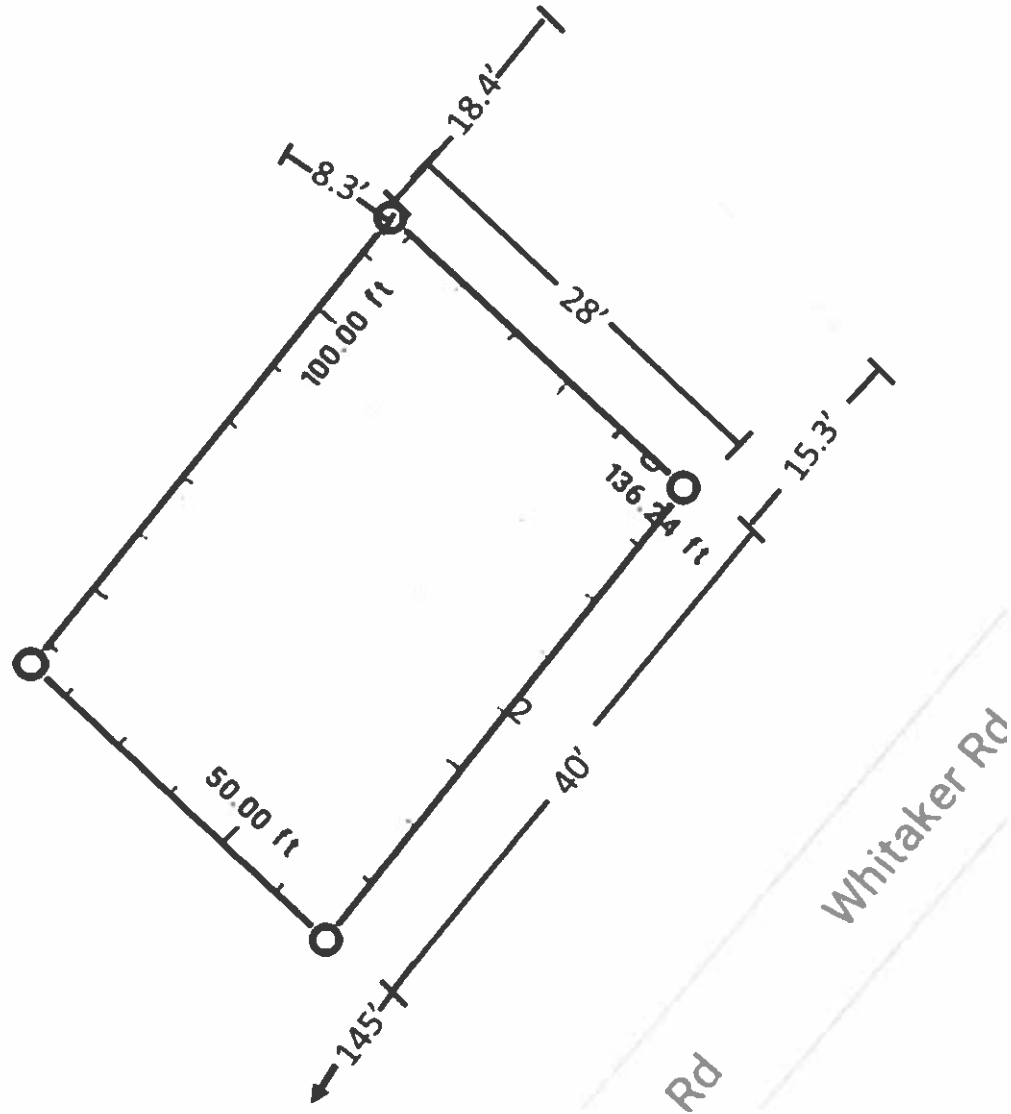


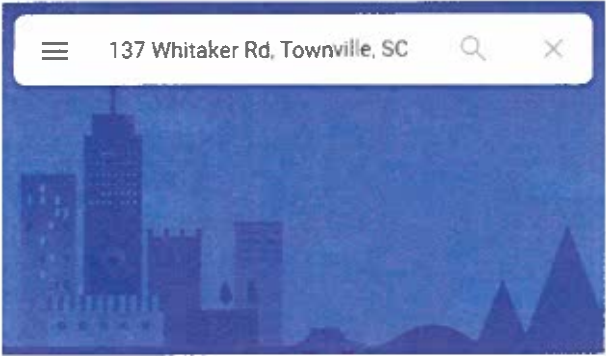
D. Ryan Balentine
District Two Assistant Permit Engineer

DRB/drb
File: D2/DRB
Enclosure



Site dimensions
of garage and
distance to
property lines.





137 Whitaker Rd

Building



Directions



Save



Nearby



Send to your phone



Share



137 Whitaker Rd, Townville, SC 29689



Suggest an edit on 137 Whitaker Rd



Add a missing place



Add your business

ATTACHMENT A

Restaurants Hotels Attractions Transit Parking Pharmacies ATMs

Hattons Ford Rd Lakewood Dr Whitaker Rd

137 Whitaker Rd, Townville, SC 29689

99.98 ft

Glenn Surveyors

Layers

Measure distance
Click on the map to add to your path
Total distance 99.98 ft (30.47 m)

Map data ©2021 United States Terms Privacy Send feedback 50 ft

ATTACHMENT B





ATTACHMENT C

137 Whitaker Rd, Townville, SC

- Restaurants
- Hotels
- Attractions
- Transit
- Parking
- Pharmacies
- ATMs

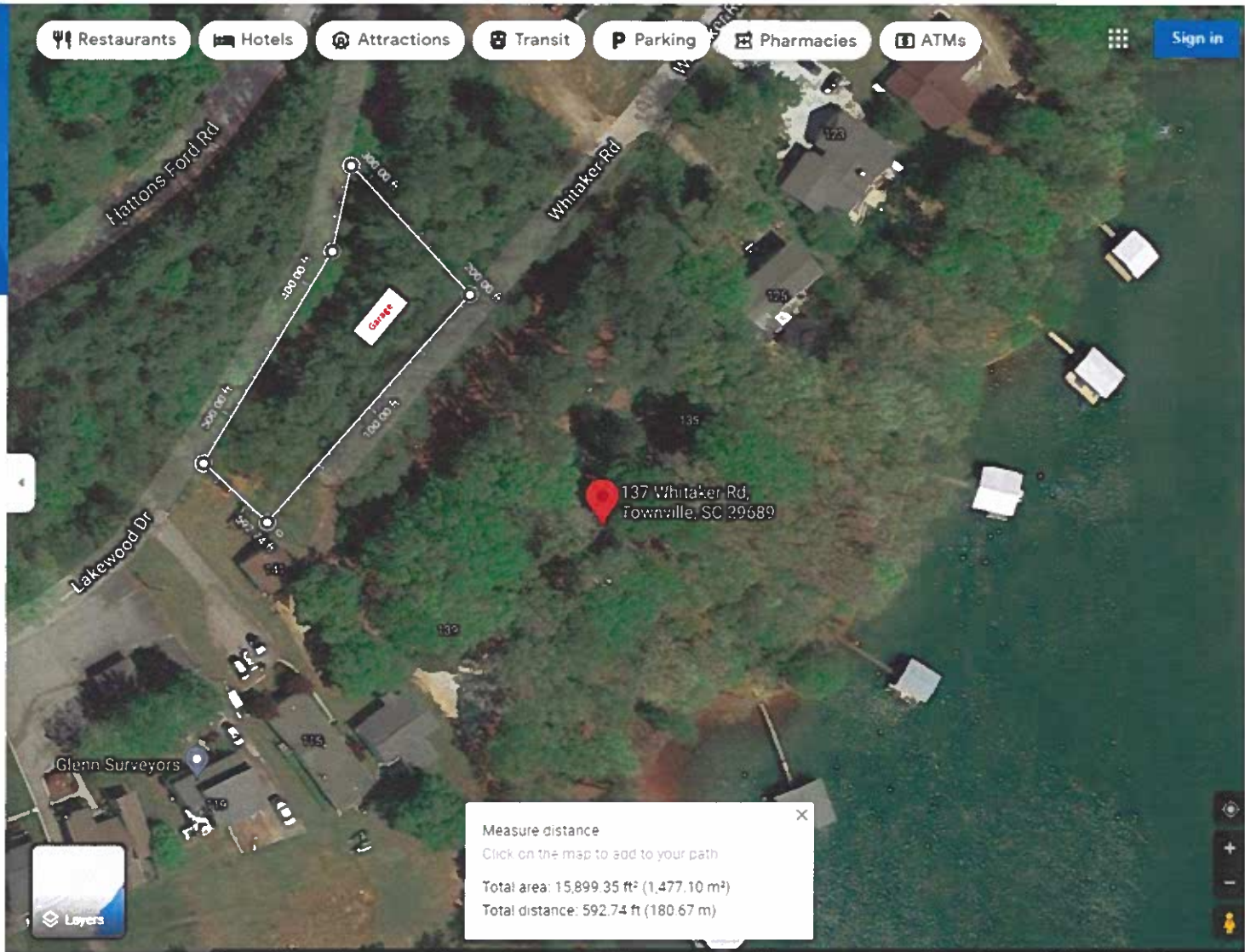
Sign in

137 Whitaker Rd

Building

- Directions
- Save
- Nearby
- Send to your phone
- Share

- 137 Whitaker Rd, Townville, SC 29689
- Suggest an edit on 137 Whitaker Rd
- Add a missing place
- Add your business



ATTACHMENT D

Example Garage



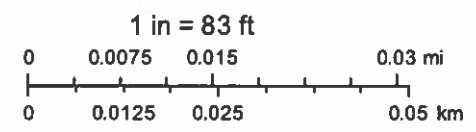
ATTACHMENT E

Anderson County



October 4, 2021 Disclaimer accepted.

TMS:	170504020		
Owner:	NIKKILA COLIN PATRICK + DEBRA KAY		
Owner Address:	18 BONNIE AVE		
City/State:	BEL AIR MD	Zip Code:	21014
Deed Book:	15529	Deed Page:	276
Tax District:	4	Current Plat:	CP S 2491/8
Sale Year:	2021	Description:	LT 2+AC WHITAKER RD .51 AC
	Sale Price:	Market Value:	



ESRI, Highland Mapping, and Anderson County GIS

Anderson County Land Use Board of Zoning Appeals Meeting - District 6
Historical Courthouse
101 S Main St
Anderson, SC 29622

Appeal of Staff Recommendation – Appeal of Parking Requirements for Proposed Subdivision under the provision outlined in Chapter 38, Section 38-37, et al

Staff Report

Appellant: J. Scott Seagraves

Owner of Property: Palmetto Baptist Church of the Upstate

Property Location: 119 Cely Lane, Piedmont, SC.

Council District: Six (6)

Tax Map Number (TMS #): 236-00-11-008

Property Description: 119 Cely Lane

Current Zoning: Unzoned

Land Use: Residential

Appellant's Request: Appellant is requesting a variance appealing the staff report recommendation of the parking requirement for townhouses.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 38, Section 38-37, the definition of townhouse; Section 38-208, definition of off-street parking; Section 38-209, Purpose of off-street parking; Section 38-210, a dwelling unit requires 1.5 spaces for each one bedroom unit, and two spaces for each unit of two or more bedrooms; and Section 38-214, Design Standards.

Staff Recommendation:

- 1) Appellant is seeking a separate definition/classification for townhouse as described in Section 38-37.
- 2) The request for appeal is improper as the appellant has failed to demonstrate the existence of an undue hardship for the proposed construction.
- 3) This staff report's recommendation clearly states the intent and purpose of the ordinance and the requirement to provide off-street parking.
- 4) Appellant's consideration that the staff's recommendation somehow influences the price of housing in Anderson County is not-applicable in this proceeding before the Board.
- 5) The Board has approved the staff recommendations to similar projects to this request and would be consistent with its denial of this appeal.
- 6) The BZA does not have the authority to amend the Land Use Ordinance Requirements as determined by the Planning Commission.

Staff recommends that the Board upholds the staff interpretation of off-street parking as defined in Chapter 38, Section 38-209.



Anderson County

Development Standards Department

401 E. River Street, Anderson, SC 29624 • (864) 260-4719 • Fax (864) 260-4795

APPLICATION OF APPEALS

**** This form must be completed on a hearing on Appeal from action of an enforcement official (also, complete and attach the appeal application form). Entries must be printed or typewritten. If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not an owner, the owner(s) must sign the Designation of Agent portion listed below. An accurate, legible plot plan showing property dimensions and locations of structures and improvements must be attached to this application for variance ** There is a \$200.00 Application Fee for properties in zoned areas.**

THE APPLICANT HEREBY APPEALS: From action of an enforcement official as stated on attached appeal form

Application Date: _____ Board Hearing Date: _____

Date Received: _____ Received By: _____ Fee Paid: _____

Applicant(s):

Name: J. SCOTT SEAGRAVES

Address: 365 BAKERS FERRY TRAIL, MARTINEZ, GA 30907

Telephone (Work): _____ (Home): _____ (Cell): _____

Owner(s) (If other than the applicant): _____

Address: _____

Telephone (Work): _____ (Home): _____ (Cell): _____

DESIGNATION OF AGENT: [Complete only if owner is not applicant]: I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this application.

Date: _____

PROPERTY DESCRIPTION:

Owner Signature(s)

Tax Map Number: 236 - 00 - 11 - 008 Acreage: +7.39

Property Location (address if available/if different than above): 119 CELY LANE, 29673

I (We) certify that the information in this application and the attached variance form is correct:

Date: 10-1-21


Applicant Signature(s)

Appeal from Action of Enforcement Official Application

1.) Applicant hereby appeals to the Board of Zoning Appeals from the action of the Enforcement Official affecting the property described in the Notice of Appeal on the grounds that:

Granting Denial of an application for a permit to PLEASE SEE ATTACHED LETTER was erroneous and contrary to provisions of the Development Standards Ordinances in the following section(s); or other action or decision of the Enforcement Official was erroneous as follows:

PLEASE SEE ATTACHED LETTER

2.) Applicant is aggrieved by the action or decision in that:

PLEASE SEE ATTACHED LETTER

3.) Applicant contends that the correct interpretation of the Development Standards Ordinances as applied to the property is:

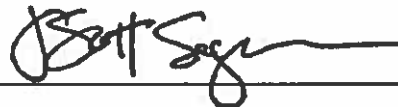
PLEASE SEE ATTACHED LETTER

4.) Applicant requests the following relief:

PLEASE SEE ATTACHED LETTER

Date: 10-1-21

Signature: _____



Mr. Hubert McClure
Chairman of the Anderson County BZA
and Members of the BZA
P.O. Box 8002
Anderson, SC 29622

Re: Appeal from Action of Enforcement Official Application

Dear Chairman McClure and Members of the Board of Zoning Appeals:

The purpose of this letter is to support our *Appeal from Action of Enforcement Official Application* as it relates to the parking configuration requirements for a townhome development in unzoned Anderson County.

Property Address:

119 Cely Lane, Piedmont, SC

Tax Map Number:

236-00-11-008

Current Zoning:

The property is not zoned.

Applicable Anderson County Code ("ACC")

- ACC Sec. 38-208 thru Sec. 38-214
- ACC Sec. 38-209. – Purpose. The purpose of this division is to ensure the provision of off-street parking in sufficient quantity to satisfy the demand generated by any given land use, and subsequently reduce the impact of development (requiring parking) on the public transportation system.
- ACC Sec. 38-208. - Definitions. *Off-street parking space* means an area, not in a street or alley, permanently reserved for the temporary storage of one automobile and connected with a street or alley by a driveway which affords ingress and egress.
- ACC Sec. 38-37. Definitions. *Dwelling, townhouse* means a *single-family dwelling* in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common fire-resistant walls.
- ACC Sec. 38-214. - Design standards. (a) Applicability. The requirements of this section shall not apply to single family dwellings, patio homes, duplexes, mobile homes, semidetached dwellings or outdoor recreational uses.
- Per ACC Sec. 38-210, a dwelling unit having two or more bedrooms requires two parking spaces for every unit.

Staff's Interpretation of ACC

It is Staff's interpretation that a single family dwelling, a patio home, a duplex, a mobile home, a semidetached dwelling or an outdoor recreational use **can** satisfy its two parking space per unit requirement by utilizing each individual unit's driveway and garage.

However, it is also Staff's interpretation that a townhome **cannot** satisfy its two parking space per unit requirement by utilizing each individual unit's driveway and garage. Staff further interprets ACC as allowing a townhome's individual garage or driveway to count as one parking space but they cannot both be counted at the same time as two parking spaces.

Consequently, Staff's interpretation is that a townhome unit with a driveway and a garage can count either the driveway or the garage as a parking space but must also provide a third space to meet the two space requirement since the garage and driveway can only be counted as one parking space.

Our Request

We are requesting relief from Staff's interpretation of ACC in the form of a variance to allow us to provide parking for our townhome project in the same way that is allowed for single family dwellings, patio homes, duplexes, mobile homes, semidetached dwellings and outdoor recreational uses.

To be clear, we are not requesting a reduction in the number of required parking spaces for our 47 unit townhome development. In fact, it is our intent to provide a total of 105 parking spaces which is 11 more than required.

Discussion of Staff's Interpretation

In addition to addressing the four standards for reviewing a variance, we would also like to briefly discuss Staff's interpretation that we are requesting relief from.

With all due respect to Staff, we feel their interpretation of ACC is in error. Our proposed development is located on unzoned and unincorporated land and as a result, ACC Chapter 38 (Land Use Regulations) is the governing doctrine. After an extensive review of Chapter 38 we were unable to identify any code prohibiting our intended parking configuration. In fact, the words "townhouse," "townhome" and "rowhouse" appear to only be used three times in Chapter 38.

1. ACC Sec. 38-118 simply provides that townhouses and patio homes are both expected to generate 8.0 average vehicle trips per day per unit.
2. ACC Sec. 38-120 only provides that there shall be no minimum between units, but a 15 foot setback shall be required between the end unit and the exterior project property line and between buildings on the project site.
3. ACC Sec. 38-37 defines a townhouse. It states, "townhouse means a single-family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common fire-resistant walls."

It is our understanding that the prohibition on the type of parking configuration we are requesting to use that is specific to townhomes is based on Staff's interpretation of ACC Sec. 38-214 and the fact that subsection (a) does not include "townhomes" as being exempt from the section's design standards. We would argue that townhomes are included in the list of exempt residential uses in subsection (a) due to the fact that single-family dwellings are exempt from the section's design standards and the definition of a townhome per Chapter 38 states that "townhouse means a single-family dwelling." Additionally, the only other relevant reference to townhomes in Chapter 38 is in the table found in Sec. 38-118 (Intensity Standards) that indicates that a townhome can be expected to generate the same number of average vehicle trips each day as a patio home. A patio home *is* exempt from the aforementioned design standards.

We do acknowledge that there are differences between a townhome and a single-family home, however, these differences do not justify more restrictive parking regulations. If anything, a traditional detached single-family home should require *more* parking spaces than a townhome, not less. It is well established that when comparing single-family detached, mobile homes and townhomes, that townhomes can be expected to generate fewer persons per unit, fewer average daily vehicle trips per unit, fewer peak hour vehicle trips per unit and **fewer total vehicles per unit**.

When considering these universally accepted facts we do not believe it is the intention of ACC to require townhomes to provide 50% more parking spaces than a single-family home that has the same identical driveway, garage and number of bedrooms. Per ACC Sec. 38-209, the purpose of the off-street parking requirements are to "ensure the provision of off-street parking in sufficient quantity to satisfy the demand generated by any given land use, and subsequently reduce the impact of development (requiring parking) on the public transportation system." Again, with all due respect to Staff, evidence provides that townhomes require fewer parking spaces than detached single-family homes, not more.

Extraordinary conditions

Given the property's topography and its narrow and irregular shape, the options to make an economically feasible use of the property in keeping with the Anderson County Comprehensive Plan are extremely limited. When combined with the stricter parking requirements exclusive to townhomes it makes this challenge more difficult if not impossible. Our vision for this townhome development mirrors the adopted recommendations in the Comprehensive Plan. This includes providing more open space and removing fewer existing trees in the development process, minimizing the amount of impervious surface area and stormwater runoff and providing an overall more sustainable and less impactful community. Granting our variance would allow us to turn an unnecessary $\pm 16,000$ square foot asphalt parking lot into green space that would also significantly reduce the amount of stormwater runoff.

Other property

The type of parking configuration that we are proposing to utilize in our townhome development is not unique. In fact, the same identical parking configuration that we are asking your board to approve would not require a variance in the zoned parts of Anderson County, the City of Anderson, unzoned or zoned Greenville County or the City of Greenville. I have worked in this industry for decades and done business throughout the southeast and cannot recall ever coming

across a county or municipality (zoned or otherwise) that requires a variance for this type of parking configuration.

I would ask that your commission look at a recently approved townhome development located on zoned land on S.C. Highway 81 that was approved without a parking variance and that utilizes the exact same parking configuration we are asking your board to approve for us. Again, we would respectfully argue that there is no evidence to support the fact that unzoned townhomes require 50% more parking than identical zoned townhomes.

Utilization

The application of Staff's interpretation on this property effectively prohibits and unreasonably restricts the utilization of the property in a way that is sustainable and customary not just in the zoned and incorporated parts of Anderson County but throughout the country. Specifically, we are referring to minimizing the overall impact that the townhome development will have by incorporating more green space rather than large swaths of unnecessary asphalt. Further, it has been my experience that unnecessary auxiliary parking lots in subdivisions encourage the storage of unsightly vehicles/boats/trailors in disrepair.

Detriment

The authorization of our requested variance will not be a detriment to adjacent properties or to the public good, and the character of the community will not be harmed by the granting of this variance. If you were to leave unzoned Anderson County and drive in any direction you would end up in a jurisdiction that allows townhomes to utilize this type of parking configuration without a variance. In all of these jurisdictions there are townhome developments that utilize this same type of parking configuration while not being a detriment to the community. Even unzoned Anderson County has examples of this same type of parking configuration where a variance was granted. By way of example, The Raven Hills Townhome subdivision is located just 1.5 miles away and utilizes the same identical parking configuration that we are asking your board to grant for us.

Conclusion

We would also like to briefly mention the impact this interpretation of ACC has on the Anderson County Comprehensive Plan. By way of just one example, recommendation 5 of the Anderson County Comprehensive Plan provides as follows:

Encourage a variety of housing types and densities where possible Implementation Strategies:

5.1 Promote infill development

Infill development in existing neighborhoods helps to provide housing for a growing population and maximizes existing infrastructure efficiencies. Infill development helps stabilize neighborhoods, and serves that purpose well in coordination with blight-removal activities. Programs like the Neighborhood Initiative Program (NIP) have aided the County in providing much needed funding for the areas most affected by blight. Encouraging affordable housing in these areas is a logical next step to bring neighborhoods back into productive use.

5.2 Offer market-based incentives for developing traditional neighborhoods
Density bonuses allow developers to build higher densities than residential zones typically permit, helping to achieve the densities often found in traditional older neighborhoods. Flexibility in design approval promotes mixed use, accessory dwellings, and infill development, all of which may appear in traditional neighborhoods. Preapproved design standards and/or fast track permitting for these types of developments can also allow for quicker or easier approval processes. Any market based incentives offered by the County would be subject to rigorous scrutiny beforehand.

5.3 Identify barriers to housing in development regulations and adjust as appropriate

Revisions to the Anderson County Land Use and Development Standards Regulations could be made to accommodate a diversity of housing types with different price points, residential lot sizes, setbacks, and other design features, which allow for flexibility and choice in housing types in suitable locations. These regulatory revisions could potentially include:

- Encouraging cluster development and/or conservation subdivisions where possible to protect trees, open space, and other natural features
- Encouraging more non-traditional single-family residential development options
- Promoting mixed-use development consistent with the Anderson County Future Land Use Map by allowing varying lot sizes to **incorporate townhouses, condominiums, or rental units as a means of integrating affordable housing seamlessly into communities**
- Enhancing land development and zoning standards to accommodate sustainable, quality growth, and a diversity of development options

Despite the Comprehensive Plan recommending more diversified and affordable housing, specifically townhomes, Staff's interpretation has the unintended side effect of artificially and unnecessarily inflating the cost of developing townhomes in unzoned Anderson County while also making them less livable and sustainable.

Thank you for your consideration into this matter.


J. Scott Seagraves