



MEMORANDUM

ANDERSON COUNTY DEVELOPMENT STANDARDS

DATE: January 5, 2022

TO: Land Use and Zoning Board of Appeals Members

FROM: Henry Youmans

SUBJECT: January 13, 2022 Meeting

The Anderson County Land Use and Zoning Board of Appeals is scheduled to hold its next meeting on Thursday, January 13, 2022 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
Debbie Chapman, District #7

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

AGENDA

Thursday, January 13, 2022

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: December 9, 2021 minutes forthcoming
- 4.) Public Hearing:
 - A) Variance- District 5, Unzoned; variance request to remove the required bufferyard located at 5700 Airport Road, Anderson. Code requires the side setback shall be 10 feet. (**TMS 97-00-04-019**). Code requires bufferyard to ameliorate nuisances between adjacent land use.
 - B) Variance- District 1, C-2 District; variance request to allow reduction of required front from Salem Church and the rear setback to accommodate construction of an oil change facility located at 3808 Clemson Blvd., Anderson. Code no building shall be closer than 45 feet to any right-of-way and no closer than 20 feet to a rear property line. (**TMS 121-03-02-004**).
 - C) Special Exception- District 4, R-20 District, special exception to expand the existing Ducworth-Tucker Sport Field to include a cross country trail on adjacent property located at 1939 Evergreen Rd, Anderson. Code requires a special exception for development of a private recreation center. (**TMS#: 144-00-06-008**). (*This request was previously tabled by the Board.*)
 - D) Variance- District 6, Unzoned; variance request to allow reduction of reduction in the number parking spaces required per Section 38-201 (a); located at 119 Cely Lane, Piedmont. Code requires that a dwelling unit requires 1.5 spaces for each one-bedroom unit, and two spaces for each unit of two or more bedrooms. (**TMS 236-00-11-008**)
- 5.) Old Business:
- 6.) New Business:
- 7.) Adjournment.

Staff Report

Application for a **Variance** – To allow removal of landscaping requirements as set by Code
Anderson County Land Use Board of Zoning Appeals Meeting - District 5
Historic Courthouse – 101 South Main Street – 2nd Floor County Council Chambers
Anderson, South Carolina
Thursday, 13 January 2022
5:15 PM

Owner/Applicant: PRTR, LLC (*contact: Thomas Roose*)

Property Location: 5700 Airport Road, Anderson, SC 29626

Council District: Five (5)

Tax Map Number (TMS #): 097-00-04-019

Property Description: This is a corner lot fronting 2 public roads and contains 11.99 acres.

Land Use: Property was recently developed as a single-occupant commercial/industrial building within a designated industrial park.

Current Zoning: Not zoned. The property is located within the Anderson Regional Airport Industrial Park.

Applicant Request: To allow removal of required landscape buffer and the elimination of the buffer fronting and parallel to Old Portman Road. Applicant states that installing a planted buffer would be difficult due to the presence of underground utility lines and easements located within a narrow 20 foot wide setback area to the north, between the principal building and the Old Portman Road right-of-way.

Findings of Fact: Under Chapter 38 of the Anderson County Code, Section 38-122 (Bufferyards), the Code requires a Type II bufferyard. The purpose of the bufferyard is to ameliorate nuisances between adjacent land use, and promote compatibility. Bufferyards shall be located on the outer perimeter of a lot or parcel, extending to the lot or parcel boundary line. Bufferyards shall not be located on any portion of an existing public or private road or right-of-way, however they may occupy part or all of any front, side or rear yard setback required.

This project was approved on August 18, 2020, in accordance with Land Use Permit #20-169, which prescribed the use of bufferyards on 3 of 4 sides, of a type outlined in Table I with a minimum depth of 20 feet.

Staff Recommendation:

- 1) Duke Energy has requested that no landscaping or bufferyard plantings, only a low profile lawn, be located within the utility right-of-way (R/W).
- 2) Applicant has demonstrated the existence of a hardship and the absence of the prescribed bufferyard would not be a detriment to the area.
- 3) This request is compatible with the spirit and intent of the ordinance should a variance be granted when a hardship exists.



Variance Application

There is a Variance Application Fee of \$200.00

12/6/2021

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: PRTR, LLC

Mailing Address: 5588 Airport Road, Anderson, SC 29626

Telephone and Fax: (864) 226-9644 E-Mail: tom@westwindinc.com

Owner's Information

(If Different from Applicant)

Name: _____

Mailing Address: _____

Telephone and Fax: 864-226-9644 Email: tom@westwindinc.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.

Thomas Poore
Owner's Signature

12/6/2021
Date

Project Information

Property Location: 5700 Airport Road, Anderson SC 29626

Parcel Number(s)/TMS: 097-00-04-019-000

County Council District: 5 School District: 5

Total Acreage: 11.99 Current Zoning: Anderson County Airport Park

Requested Variance: Landscaping Variance

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

Purpose of Variance: Hardship due to Unique Property location

PAID
21-3061

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

Yes: No: Date visited ROD or Date searched online. 11-24-2021

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.

Thomas Moore

Applicant's Signature

12-6-2021

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: The building is in place and a large rock wall has been installed along Old Portman Road. The property has High-Pressure Gas Lines, Power Lines, AT&T Lines, Water Lines, Future Sewer Lines running through it. These underground utility lines prohibit digging along Old Portman Road.

Conditions do not generally apply to other properties in vicinity, as shown by: Building location is very tight on Old Portman Road side of property. It is a unique property because one side is a Creek, it borders roads on two sides of the property, and has High Pressure Natural Gas Lines on two sides of the property.

Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows: Current conditions make it not feasible to install additional plantings. A strict application of the ordinance along Old Portman Road would significantly affect underground utilities and overhead lines.

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: Rock Wall and current plantings do not take away from the character of the adjacent properties but only add to the Anderson County Airport Business Park's character.

The following documents are submitted in support of this application: (Please attach copies of all additional information to this application.) Please see the attached photos of current Plantings, Rock Wall and Landscaping.

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
Page 2 of 2

and have been submitted to the Anderson County Development Standards Office.

Thomas Moore
Applicant's Signature

12-7-2021
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: _____

MCA

ARCHITECTURE

GREENVILLE ANDERSON
38 ANORA PLACE 405 S. MAIN ST.
GREENVILLE, SC ANDERSON, SC
2 5 6 1 5 2 5 6 2 4
(704) 232-5294 (704) 232-5294



SCALE

PRTR, LLC SPEC BUILDING

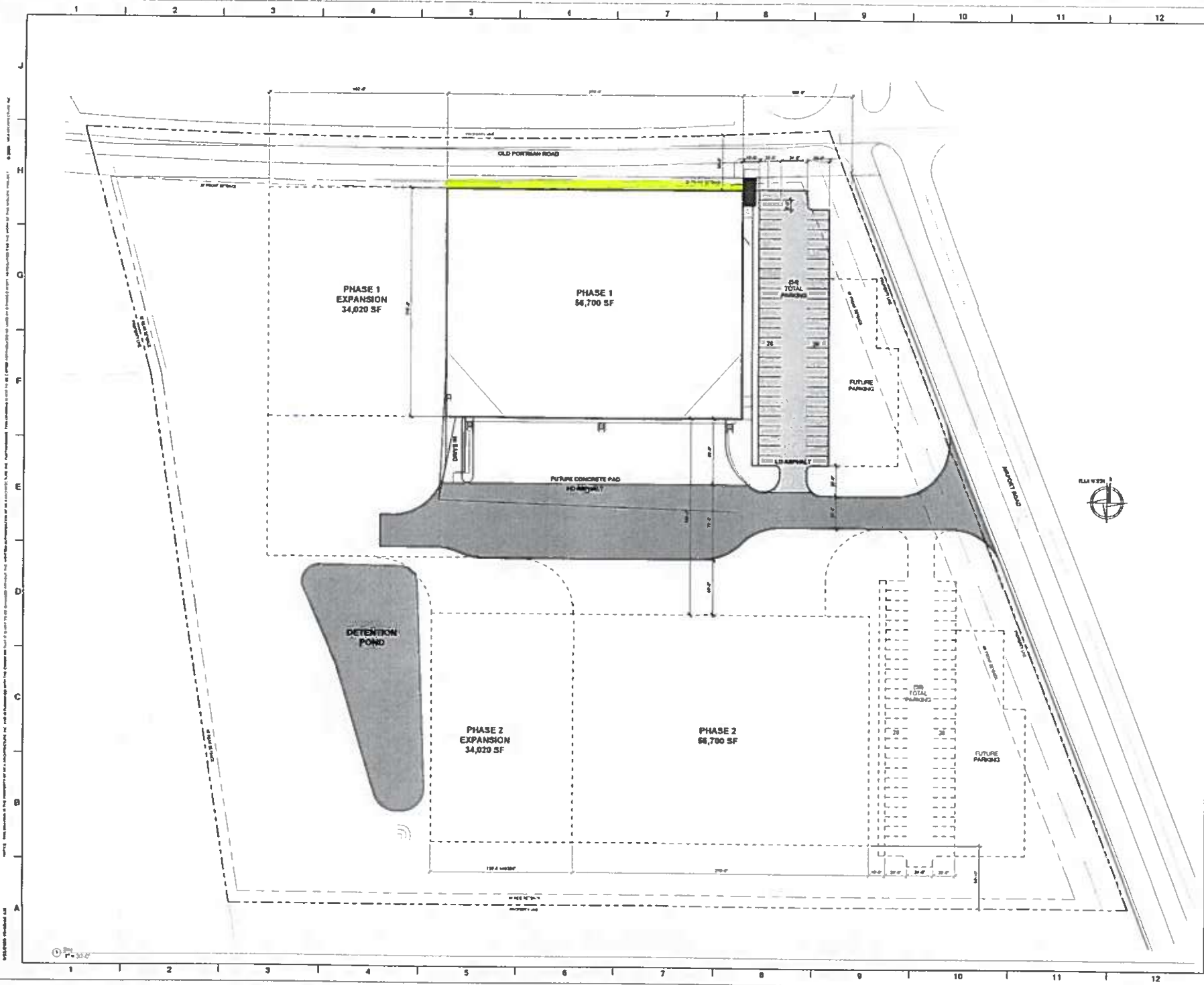
1718 AIRPORT ROAD
ANDERSON SOUTH CAROLINA

DATE: 06/16/2010
SHEET: 2 OF 2
SCALE: 1" = 30'-0"

PROJECT No: A30007.0
DRAWN BY: CMH
CHECKED BY: MHC
SCALE: 1" = 30'-0"

OVERALL SITE PLAN

AS100



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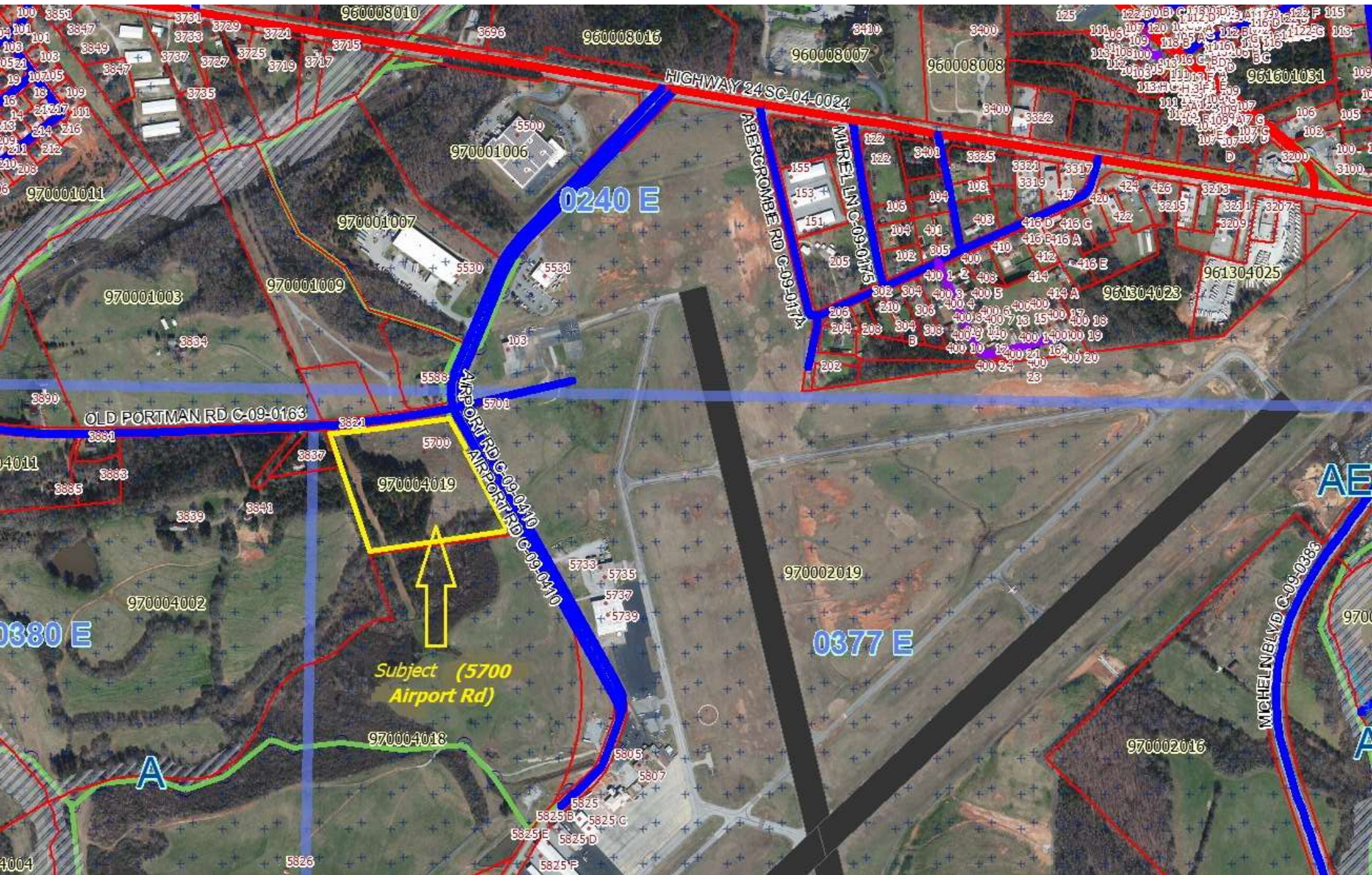












HIGHWAY 24 SC-04-0024

ABERCROMBIE RD C-09-0114

MUREL INC C-09-0115

MICHELBEVYD C-09-0386

OLD PORTMAN RD C-09-0163

AIRPORT RD C-09-0410

Subject (5700 Airport Rd)

0240 E

0377 E

0380 E

AE

A

A

Staff Report

Application for a **Variance** – To allow a reduction of front setback from Salem Church Rd and reduction of rear setback to accommodate construction of oil change facility
Anderson County Land Use Board of Zoning Appeals Meeting - District 1
Historic Courthouse
Thursday, January 13, 2021
5:15 PM

Applicant: Lee Johnson (NLJ Ventures, LLC)

Owner of Property: Shivamaya, LLC

Property Location: 3808 Clemson Blvd, Anderson

Council District: One (1)

Tax Map Number (TMS #): 121-03-02-004

Property Description: .46 acres

Current Zoning: C-2 (Highway Commercial)

Land Use: Currently a gasoline station

Applicant Request: Applicant is requesting a **Variance** to allow a reduction of front setback from Salem Church Rd right-of-way from 45 feet to 13'6" and reduction of rear setback from 20 feet to 10 feet to accommodate construction of oil change facility

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 70, Section 5:19.4-1 and 5:19.4-3, no building shall be located closer than 45 feet to any right-of-way and no closer than 20 feet to a rear property line.

A variance was granted July 12, 2012 to allow reduction of rear setback from 20' to 10'. However, the reason for the variance is due to the fact that the applicant is not utilizing the footprint that was granted by the Board.

Staff Recommendation: APPROVAL

- 1) The parcel is .46 acres. Oil change facilities require specific internal traffic circulation to efficiently provide services. As such, the position of the building is integral to the operation of the business.
- 2) The parcel is a corner lot with two right-of-ways. Applicant meets the 45' setback from Clemson Blvd right-of-way, an arterial road which has a higher classification than Salem Church Rd, which is a collector.
- 3) As such, the proposed building will not cause detriment to other properties which are commercial uses as well.
- 4) If approved, the applicant will be required to obtain a land use permit from Development Standards and a building permit from Building & Codes.



Variance Application

There is a Variance Application Fee of \$200.00

12/8/2021

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: NLJ Ventures, LLC

Mailing Address: 1930 Sharonwood Ln, Rock Hill SC 2932

Telephone and Fax: (803) 980-2727 E-Mail: wljohnson09gmail.com

Owner's Information

(If Different from Applicant)

Name: NLJ Ventures, LLC

Mailing Address: 1930 Sharon wood Ln, Rock Hill SC 2932

Telephone and Fax: (803) 980-2727 Email: wljohnson09gmail.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: 3808 Clemson Blvd. Anderson SC 29621

Parcel Number(s)/TMS: 121-03-02-004-000

County Council District: CCD School District: 05

Total Acreage: 0.49 AC Current Zoning: C-2

Requested Variance: reduction of setback from Salem Church Rd from 45' from right of way to 13' 6" and reduction of rear yard setback from 20' to 10'

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


Purpose of Variance: construct oil change facility

rear setback variance was previously approved to reduce rear yard setback from 10' to 20' and side yard from 15' to 13' 6'

Have you researched your Private Covenants/Deed restrictions at the Anderson County Register of Deeds?
Yes: No: Date visited ROD or Date searched online. 12/9/2021

Private Covenants or Deed Restrictions on the Property: Yes _____ No There are no Covenant/ Deed Restriction on this property

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.


Applicant's Signature

12/9/2021
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:
the proposed use is an oil change facility and specific traffic circulation is needed

Conditions do not generally apply to other properties in vicinity, as shown by: Site is a Corner Lot

Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows: The site could not be developed
the proposed use is an oil change facility and specific traffic circulation is needed

Authorization of variance will not be of substantial detriment to adjacent property or to the public good and the character of the district will not be harmed by the granting of the variance for the following reasons:
it is a commercial district and is surrounded by commercial properties. The reduction is requested on the lesser road classification.

The following documents are submitted in support of this application: (Please attach copies of all additional information to this application.) Take 5 Clemson Blvd. Site Plan and Approved Variance TMS # 121-03-02-004

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

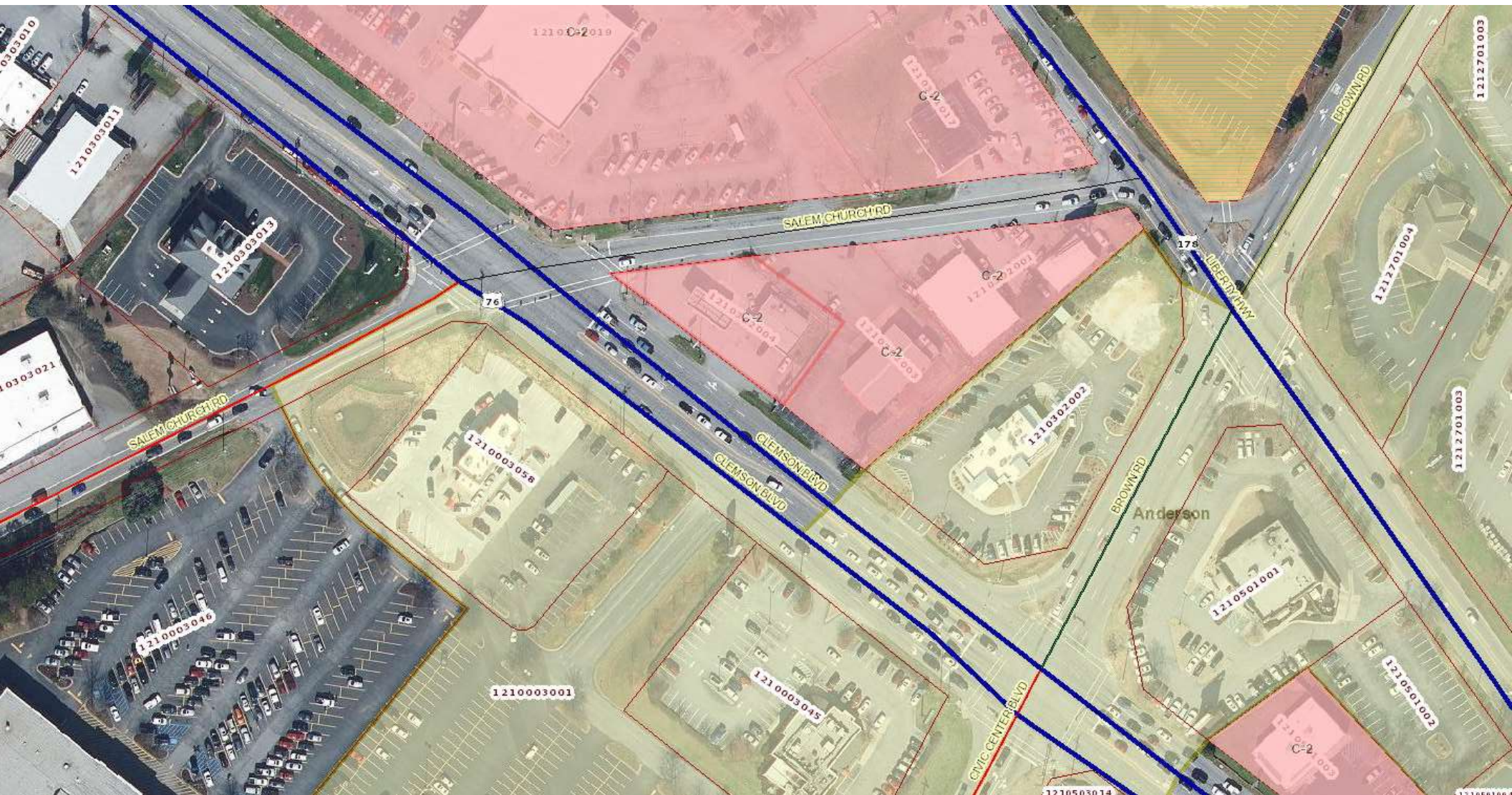
12/9/2021
Date

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: _____

Page 2 of 2





Application for a Special Exception
Anderson County Land Use Board of Zoning Appeals Meeting
County Council Chambers 2nd Floor-Historic Courthouse (DISTRICT #4)
Anderson, South Carolina
January 13, 2022
5:15 PM

Staff Report

Application for a **Special Exception** – To expand the existing Ducworth-Tucker Sports Fields to include a cross country trail on adjacent property. This request was tabled by the Board until a community meeting could be held with the affected residents to address questions and concerns.

Applicant: Seamon Whiteside

Owner of Property: Joe Drennon

Property Location: 1939 Evergreen Rd., Anderson, SC 29621

Council District: Four (4)

Tax Map Number (TMS #): 144-00-06-008

Property Description: Evergreen Road, 35.01 AC

Current Zoning: R-20 (Residential Single Family)

Land Use: Vacant and Residential

Applicant Request: Applicant is requesting a Special Exception to expand existing facilities to include a cross country trail with amenities open on Evergreen Road adjacent to the Special Exception approved in the spring.

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

Staff Recommendation:

- 1) The use is not detrimental to public health or general welfare.
- 2) The appearance and primary function of the park shall remain as is located on the adjacent parcel.
- 3) The use will not violate neighborhood characteristics nor adversely affect surrounding land uses.
- 4) The Board has granted other special exceptions similar to this request and would consistent with its approval.
- 5) A Commercial Land Use Permit will be required in addition to Stormwater Approval and a grading permit.



Special Exception Application

11/11/2021

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Seamon Whiteside

Mailing Address: 508 Rhett St, Suite 101

Telephone and Fax: 864-298-0534

E-Mail: jbryant@seamonwhiteside.com

Owner's Information

(If Different from Applicant)

Name: Joe Drennon

Mailing Address: 201 East Reed Road

Telephone and Fax: 864-716-6262

E-Mail: joed@andersonareaymca.org

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

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

Owner's Signature

Date

Project Information

Property Location: 1939 Evergreen Road

Parcel Number(s)/TMS: 1440006008

County Council District: CCD FOUR

School District: 05

Total Acreage: 22.33

Current Zoning: R-20


Requested Special Exception: Allowance of private recreation in R-20 zoning

Purpose of Special Exception: Expansion of the existing Ducworth-Tucker Sports fields to include a cross country running trail on the adjacent property.

Have you researched your Private Covenants/Deed restrictions at the Anderson County Register of Deeds?
Yes: No: Date visited ROD or Date searched online: 11/11/2021

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 will be null and void. 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 obtain at the Register of Deeds Office. It is the applicant's responsibility for checking any subdivision covenants or private covenants pertaining to the property.

Comments: _____

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

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

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



Applicant's Signature

Date

For Office Use Only:

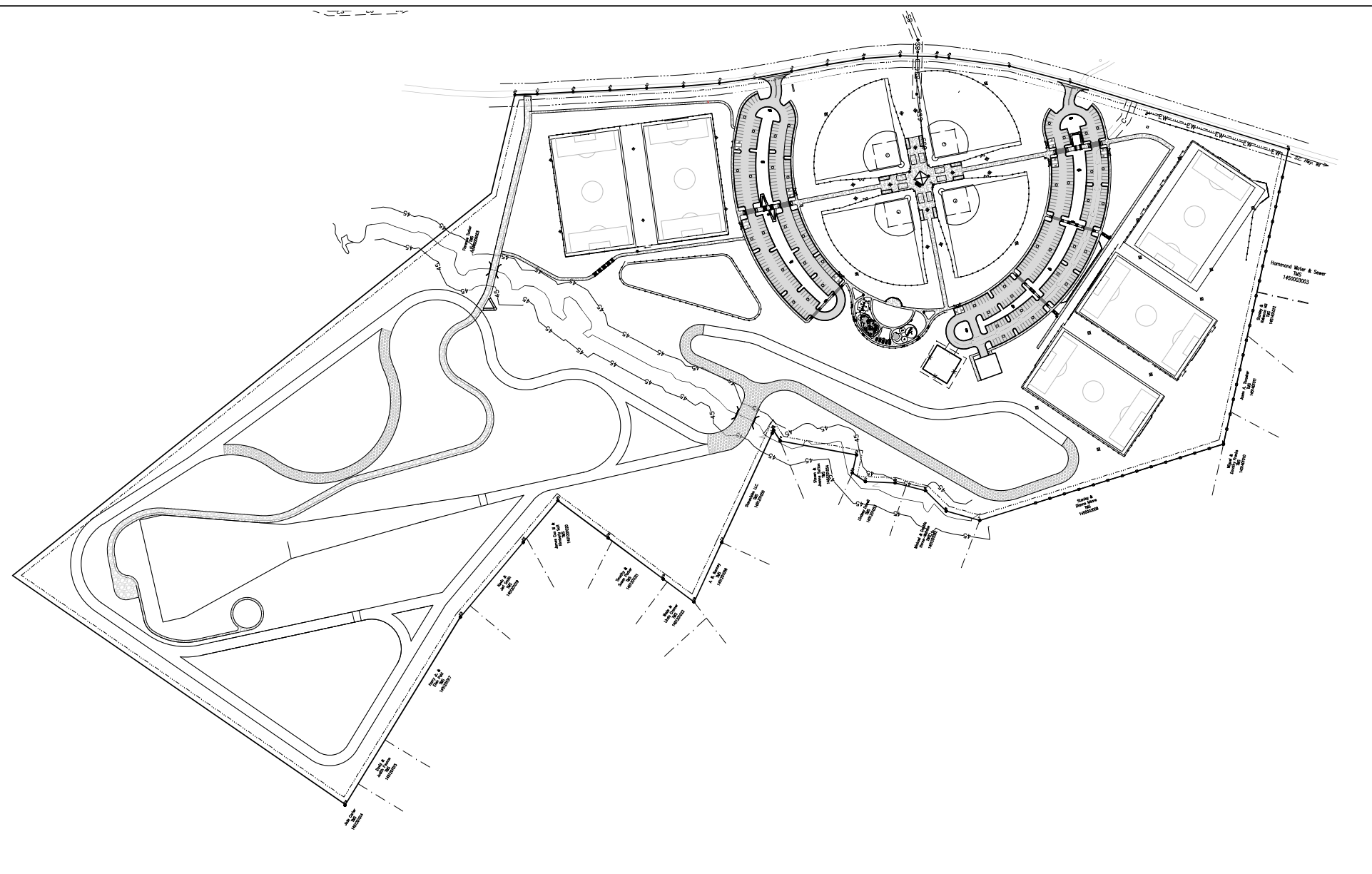
Application Received By: _____ Date Complete Application Received: _____

Application Fee Amount Paid: _____ Check Number: _____

Scheduled Board Hearing Date: _____

Land Use/Board of Zoning Appeals' Decision: _____

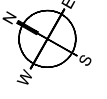
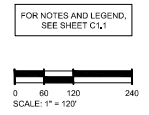
501 WANDORF PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29564 | 803-912-1111 | GREENVILLE, SC 29601
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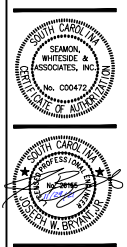
CONTRACTOR NOTE.
 CONTRACTOR TO FIELD VERIFY LOCATION OF ALL EXISTING UTILITY LINES BEFORE CONSTRUCTION ACTIVITIES BEGIN. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE THAT OCCURS TO EXISTING UTILITIES.

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

SURVEY NOTE.
 BOUNDARY AND ALL ELEVATIONS ARE BASED ON THE TOPOGRAPHIC SURVEY COMPLETED BY SAB PROFESSIONALS, LLC DATED JULY 24, 2002. THE VERTICAL ELEVATION DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND THE HORIZONTAL DATUM IS NAD83.



MOUNT PLEASANT, SC 843.884.1867
 GREENVILLE, SC 864.298.0534
 SUMMERVILLE, SC 843.972.0710
 SPARTANBURG, SC 864.272.1272
 CHARLOTTE, NC 880.312.5450
 WWW.SEAMONWHITESIDE.COM



DUCWORTH-TUCKER SPORTS PARK
 ANDERSON COUNTY, SC

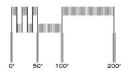
SW+ PROJECT: GR3371
 DATE: 02/24/2020
 DRAWN BY: AH/H
 CHECKED BY: JB

REVISION HISTORY	
A	03/17/21
G	11/29/21

OVERALL SITE PLAN



- KEY:
- 1 MULTIUSE FIELD
 - 2 VEHICULAR SITE ACCESS ROAD
 - 3 CROSS COUNTRY SPECTATOR AREA
 - 4 LAWN TRAIL
 - 5 STREAM CROSSING
 - 6 GRAVEL TRAIL
 - 7 CELL TOWER
 - 8 STORMWATER
 - 9 ENTRY + SIGN
 - 10 BASEBALL FIELD
 - 11 PARKING LOT
 - 12 LAWN AND PLAYGROUND
 - 13 STAGE AND DONOR WALL
 - 14 MAINTENANCE
 - 15 CROSS COUNTRY ACCESS TRAIL
 - 16 BASEBALL TOWER
 - 17 ADA PATH

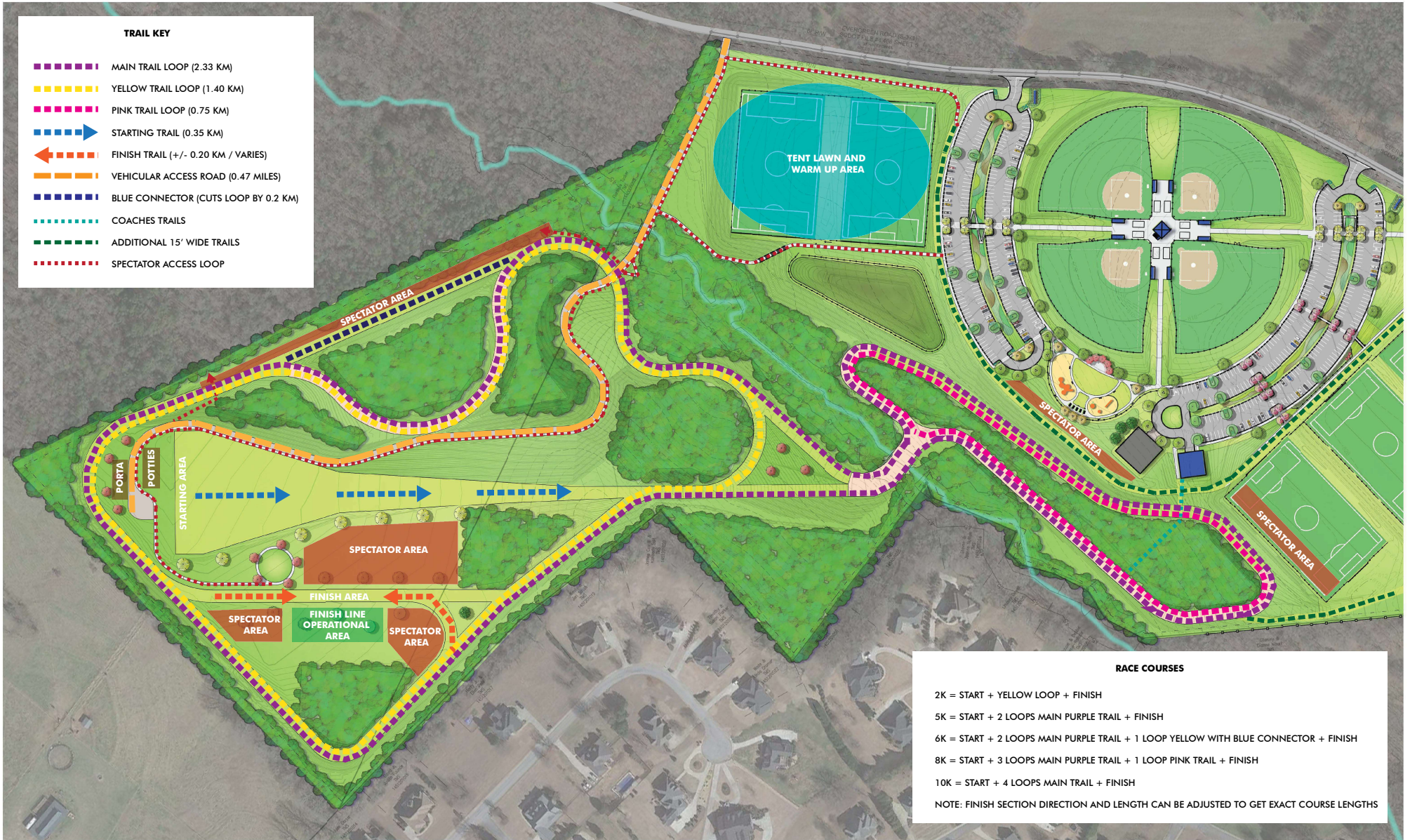


NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



DUCWORTH-TUCKER SPORTS PARK

ANDERSON AREA YMCA
ANDERSON, SOUTH CAROLINA
9.01.2021

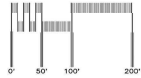


TRAIL KEY

- MAIN TRAIL LOOP (2.33 KM)
- YELLOW TRAIL LOOP (1.40 KM)
- PINK TRAIL LOOP (0.75 KM)
- STARTING TRAIL (0.35 KM)
- FINISH TRAIL (+/- 0.20 KM / VARIES)
- VEHICULAR ACCESS ROAD (0.47 MILES)
- BLUE CONNECTOR (CUTS LOOP BY 0.2 KM)
- COACHES TRAILS
- ADDITIONAL 15' WIDE TRAILS
- SPECTATOR ACCESS LOOP

RACE COURSES

- 2K = START + YELLOW LOOP + FINISH
 - 5K = START + 2 LOOPS MAIN PURPLE TRAIL + FINISH
 - 6K = START + 2 LOOPS MAIN PURPLE TRAIL + 1 LOOP YELLOW WITH BLUE CONNECTOR + FINISH
 - 8K = START + 3 LOOPS MAIN PURPLE TRAIL + 1 LOOP PINK TRAIL + FINISH
 - 10K = START + 4 LOOPS MAIN TRAIL + FINISH
- NOTE: FINISH SECTION DIRECTION AND LENGTH CAN BE ADJUSTED TO GET EXACT COURSE LENGTHS



NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

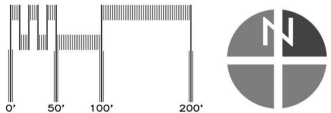


CROSS COUNTRY COURSE LAYOUT

ANDERSON SCHOOL DISTRICT FIVE AND ANDERSON AREA YMCA
ANDERSON COUNTY, SOUTH CAROLINA
12.07.2021



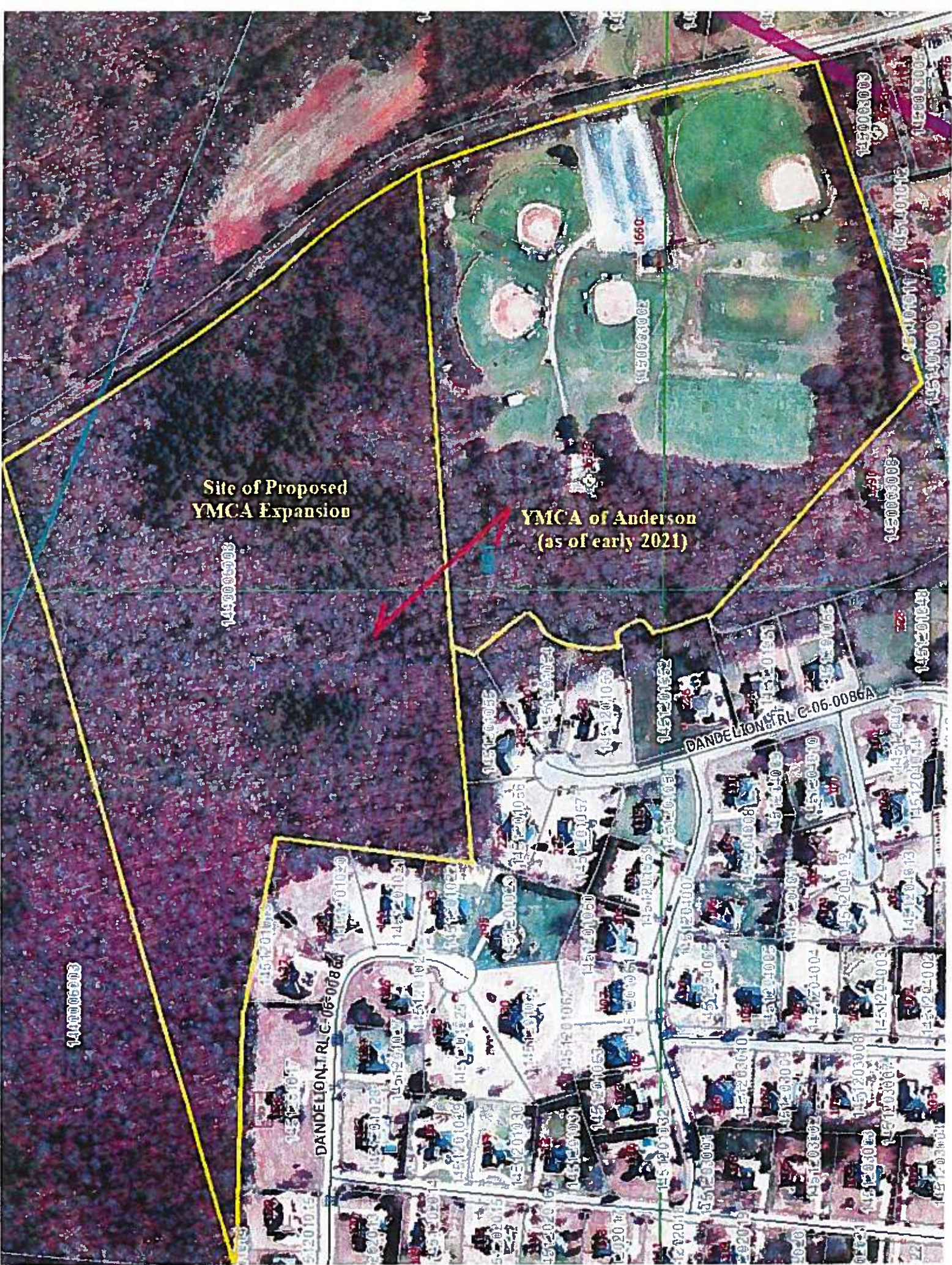
NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



DUCWORTH-TUCKER SPORTS PARK
 ANDERSON SCHOOL DISTRICT FIVE CROSS COUNTRY COURSE
 ANDERSON COUNTY, SOUTH CAROLINA
 12.07.2021

Site of Proposed
YMCA Expansion

YMCA of Anderson
(as of early 2021)



1442006003

1442006003

DANDELION RL C-06-0088A

1451201017

1451201016

1451201024

1451201023

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1451201021

1451201020

1451201019

1451201018

1451201017

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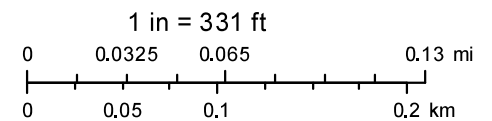
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Anderson County



November 24, 2021 Disclaimer accepted.

TMS:	1440006008		
Owner:	YMCA OF ANDERSON		
Owner Address:	201 E REED RD		
City/State:	ANDERSON SC	Zip Code:	29621
Deed Book:	15583	Deed Page:	155
Tax District:	51	Description:	EVERGREEN RD 35.01 AC
Sale Year:	2021	Sale Price:	\$1
		Market Value:	\$245,070



ESRI, Highland Mapping, and Anderson County GIS

Application for a Variance
Anderson County Land Use Board of Zoning Appeals Meeting
County Council Chambers 2nd Floor-Historic Courthouse (DISTRICT #6)
Anderson, South Carolina
January 13, 2022
5:15 PM

Variance request to allow reduction of reduction in the number parking spaces required per Section 38-201 (a).

Staff Report

Applicant: 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

Applicant's Request: Applicant is requesting a variance to reduce dwelling unit off-street parking requirement of two spaces for each unit of two or more bedrooms to 1.23 spaces each unit of two or more bedrooms.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 38, 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.

Staff Recommendation:

- 1) The Applicant's Land Use Application for the project was approved meeting all the requirements of Section 38-210.
- 2) The Applicant's hardships for the variance fail to meet the threshold for approval and were never disclosed in the Land use application by the Applicant..
- 3) This staff report's recommendation clearly states the intent and purpose of the ordinance and the requirement to provide off-street parking.
- 4) The Applicant last appeared before the Board to appeal the staff's interpretation of the parking requirement for townhouses.
- 5) Staff recommends that the Board denies the variance reduction of parking spaces defined in Chapter 38, Section 38-210 due to the fact that there is no topographic issues for required parking.



Variance Application

There is a Variance Application Fee of \$200.00

1 Dec. 2021

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: J. SCOTT SEAGRAVES

Mailing Address: 385 BAKERS FERRY TRAIL, MARTINEZ, GA 30907

Telephone and Fax: 706-945-9101 E-Mail: scott@atcdevelopment.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.

Owner's Signature

Date

Project Information

Property Location: 119 CELY LN, 29673

Parcel Number(s)/TMS: 2360011008

County Council District: 6 School District: 1

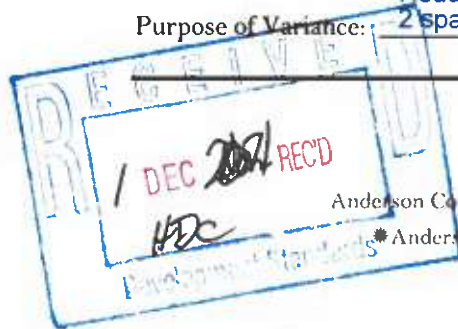
Total Acreage: 7.39 Current Zoning: UNZONED

Requested Variance: Reduction in # of parking spaces required per Sec. 38-210 (a)

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

Purpose of Variance: Reduction in # of parking spaces required per Sec. 38-210 (a) from 2 space/2BR down to 1.23 space/2BR to reduce


PAID
#21-2013



Have you researched your Private Covenants/Deed restrictions at the Anderson County Register of Deeds?
Yes: No: Date visited ROD or Date searched online. 12-1-21

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.


Applicant's Signature

12-1-21
Date

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

Due to the properties narrow and irregular shape and limited availability of open space, providing the additional parking spaces causes unnecessary constrains.

Conditions do not generally apply to other properties in vicinity, as shown by: Other properties in the area used for single family lots do not require the additional parking spaces to be separated out from and away from the residences as required in townhome uses

Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows: Requiring so much additional parking, in addition to the fact that each townhome will have a garage and driveway, requires the installation of unused asphalt areas and reduces the ability to provide more open space.

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: Reducing the number of required parking spaces will help reduce runoff, provide more green space and will not impact the adjacent property or public good.

The following documents are submitted in support of this application: (Please attach copies of all additional information to this application.) Overall site plan showing reduction in parking spaces by removing the large asphalt parking area in the rear of the site

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

12-1-21
Date

For Office Use Only:

Application Received By: HDC Date Completed Application Received: 1 Dec. 2021
Application Fee Amount Paid: 200.00 Check Number: # 1185
Scheduled Board Hearing Date: 13 Jan 2022 Land Use/Board of Zoning Appeals' Decision: _____

Page 2 of 2

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:

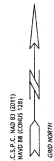
- *Completed and Signed Variance Application
- *One (1) Copy of all Private Covenants and Deed Restrictions Related to the property, if applicable
- *One (1) Accurate, Legible Plot Plan with Dimensions and Locations of Structures and Improvements of the Property
- *Check made payable to Anderson County 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: Wesley White with Ridgewater may speak on applicant's behalf



PO BOX 806
ANDERSON, SC 29622
(864) 226-0980
RIDGATERENG.COM



SCALE: 1 in = 50 ft

THE ENGINEER HAS BEEN ADVISED THROUGH THE OFFICE OF LAND USE AND PLANNING, THE DEPARTMENT OF TRANSPORTATION, AND THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION THAT THE IMPROVEMENTS TO THIS PROJECT WILL BE SUBJECT TO LEGAL ACTION.

- SITE NOTES:**
- DIMENSIONS ARE TO THE FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR PROPERTY LINE.
 - R IDENTIFIES FACE OF CURB OR EDGE OF PAVEMENT RADIUS. ALL RADIUS ARE 5 FEET UNLESS NOTED OTHERWISE.
 - ALL WORK IN THE R/W SHALL BE VERIFIED WITH THE APPROVED ENCROACHMENT PERMIT PRIOR TO COMMENCING WORK.
 - TOTAL AREA SITE = 7.39 ACRES
TOTAL AREA DISTURBED = 4.2 ACRES
 - AN ELECTRONIC FILE OF THE SITE PLAN SHALL BE MADE AVAILABLE FOR STAKING PURPOSES.

ZONING REQUIREMENTS:

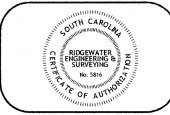
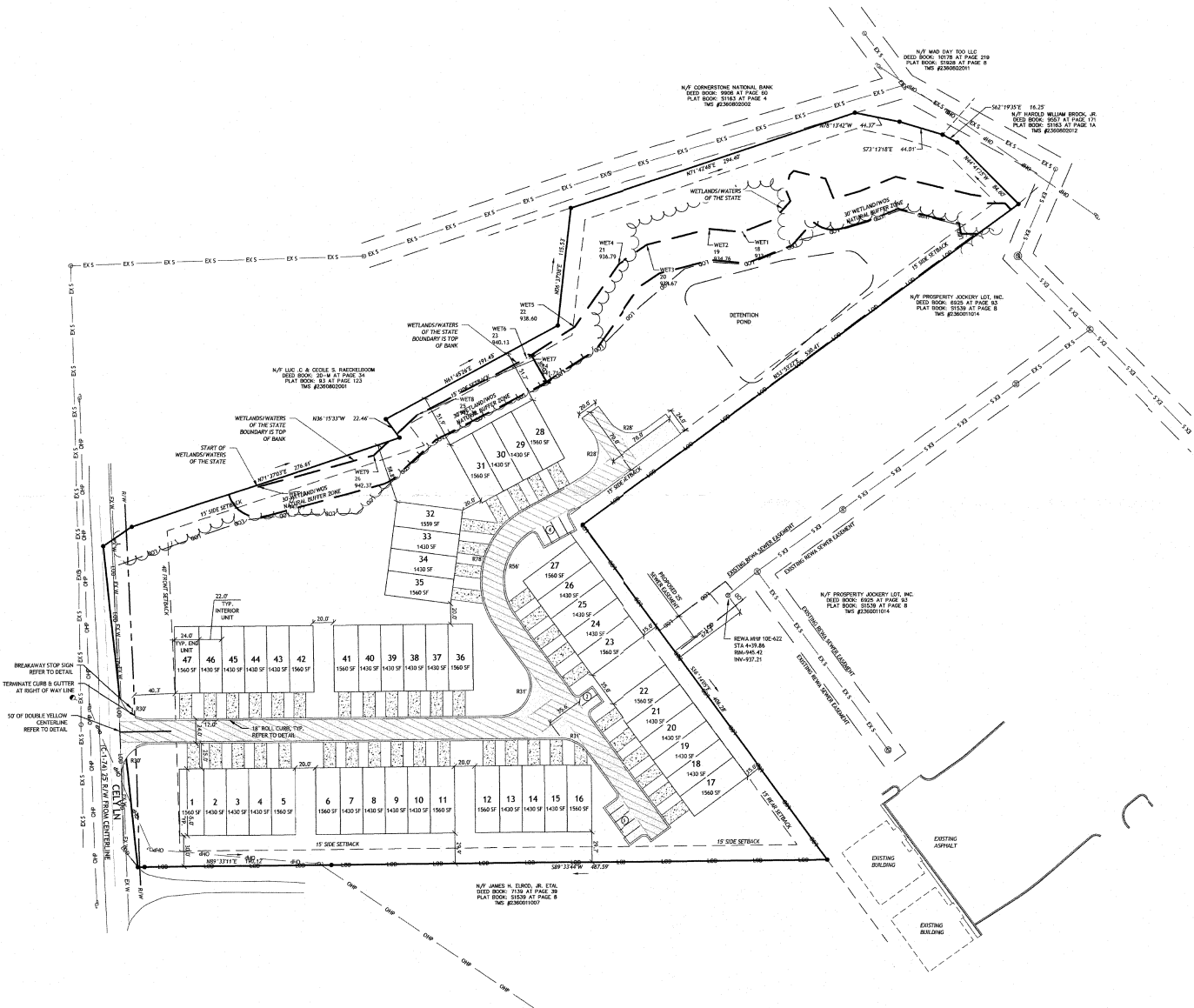
SITE ZONING: UNZONED	FRONT	RIGHT	LEFT	REAR
BUILDING SETBACKS:	40'	15'	15'	15'

PARKING REQUIREMENTS:

NO. OF SPACES PER UNIT TO BE PROVIDED BY GARAGE/S DRIVEWAY = 47 SPACES
PARKING VARIANCE REQUEST: 123 SPACES / 2 BR UNIT
1.1 SPACES PER UNIT TO BE PROVIDED BY GARAGE/S DRIVEWAY = 11 SPACES
1 SPACES PER UNIT TO BE PROVIDED BY GARAGE/S DRIVEWAY = 11 SPACES
NO. OF SPACES PER UNIT TO BE PROVIDED BY GARAGE/S DRIVEWAY = 11 SPACES
STALL SIZE: 9' X 30'
ANGLE DIMENSION: 24'
SPACE SHOWING: 11
MIN. REQUIREMENT: 58 SPACES
TOTAL SPACES PROVIDED: 11 SPACES PROVIDED - 1 SPACE PER UNIT TO BE PROVIDED BY GARAGE/S DRIVEWAY

- SITE LEGEND**
- DENOTES ASPHALT PAVEMENT REFER TO DETAIL
 - DENOTES CONCRETE PAVEMENT REFER TO DETAIL
 - DENOTES 20' FIRE ACCESS LANE
 - DENOTES LIMIT OF DISTURBANCE
 - DENOTES NUMBER OF PARKING STALLS IN A ROW
 - EDP EDGE OF PAVEMENT
 - BOC BACK OF CURB
 - R/W RIGHT OF WAY
 - R RADIUS

TOTAL AREA = 7.39 ACRES
IMPERVIOUS AREA = 2.202 ACRES (37.9%)
MAX IMPERVIOUS = 80%
PERVIOUS AREA = 4.59 ACRES (62.1%)



CELY LANE DEVELOPMENT

ANDERSON COUNTY,
SOUTH CAROLINA

DRAWN BY: BTD
CHECKED: JMW
JOB NUMBER: 21038

REV #	DATE	COMMENT
0	5-4-21	ISSUE FOR ENCROACHMENT PERMIT
1	6-11-21	ISSUE FOR REVIEW
2	7-23-21	REVISED PER COMMENTS
3	8-4-21	RELEASED FOR SEWER REVIEW
4	8-10-21	REVISED PER COMMENTS
5	12-1-21	PARKING VARIANCE REQUEST

SITE PLAN

C - 2

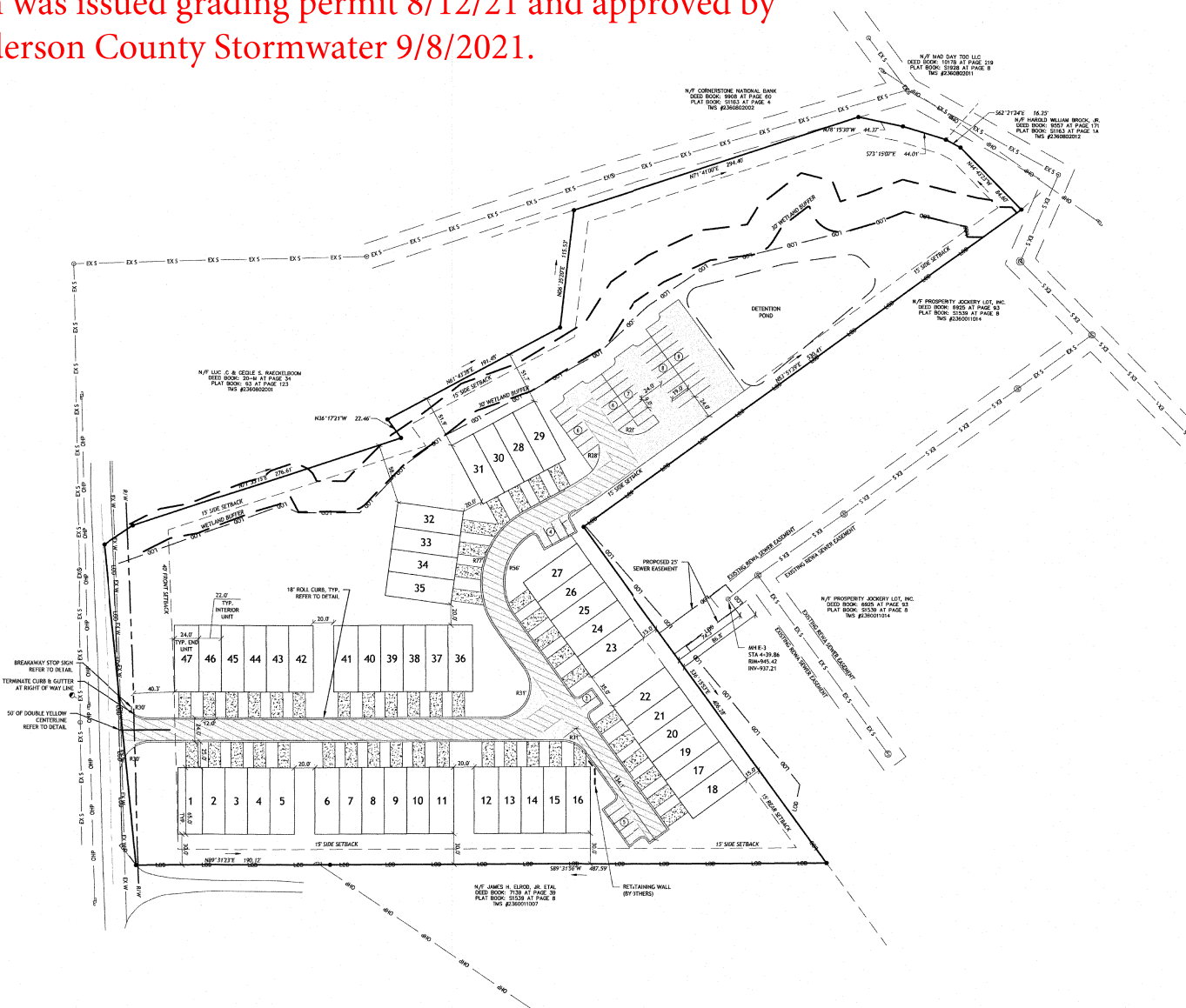
*****CAUTION*****

FALMETTO UTILITY LOCATION SERVICE

1 DAY BEFORE DIGGING CALL 811

A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY.

Original Plan submitted for land use 6/2/2021. Original plan was issued grading permit 8/12/21 and approved by Anderson County Stormwater 9/8/2021.



- SITE NOTES:**
1. DIMENSIONS ARE TO THE FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR PROPERTY LINE.
 2. R DENOTES FACE OF CURB OR EDGE OF PAVEMENT RADII. ALL RADII ARE 5-FEET UNLESS NOTED OTHERWISE.
 3. ALL WORK IN THE R.O.W SHALL BE VERIFIED WITH THE APPROVED ENCROACHMENT PERMIT PRIOR TO COMMENCING WORK.
 4. TOTAL AREA OF SITE = 7.39 ACRES
TOTAL AREA DISTURBED = 4.28 ACRES
 5. AN ELECTRONIC FILE OF THE SITE PLAN SHALL BE MADE AVAILABLE FOR STAKING PURPOSES.

JOINING REQUIREMENTS:

SITE ZONING:	FRONT	RIGHT	LEFT	REAR
UNZONED	40'	15'	15'	15'

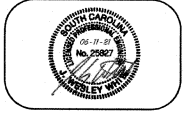
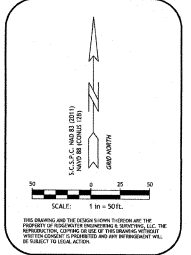
BUILDING SETBACKS:

PARKING REQUIREMENTS:

2 SPACES PER UNIT	138 SPACES
2 SPACES PER UNIT	94 SPACES
MIN. REQUIREMENT:	94 SPACES
TOTAL SPACES PROVIDED:	47 SPACES PROVIDED = 1 SPACE PER UNIT TO BE PROVIDED BY GARAGE/DRIVEWAY

- SITE LEGEND**
- [Pattern] DENOTES ASPHALT PAVEMENT
REFER TO DETAIL.
 - [Pattern] DENOTES CONCRETE PAVEMENT
REFER TO DETAIL.
 - [Pattern] DENOTES 20" FIRE ACCESS LAINE
 - LOD DENOTES LIMIT OF DISTURBANCE
 - (N) DENOTES NUMBER OF PARKING STALLS IN A ROW
 - OP EDGE OF PAVEMENT
 - OC BACK OF CURB
 - R/W RIGHT-OF-WAY
 - R RADII

TOTAL AREA = 7.39 ACRES
IMPERVIOUS AREA = 3.11 ACRES (42.1%)
MAX IMPERVIOUS = 80 S
PERVIOUS AREA = 4.28 ACRES (57.9%)



CELY LANE DEVELOPMENT

ANDERSON COUNTY, SOUTH CAROLINA

DRAWN BY: BTD
CHECKED: JWW
JOB NUMBER: 21038

REV	DATE	COMMENT
1	9-4-21	ISSUE FOR ENCROACHMENT PERMIT
1	4-11-21	ISSUE FOR REVIEW
...
...
...

SHEET

SITE PLAN

C - 2



