



MEMORANDUM

ANDERSON COUNTY DEVELOPMENT STANDARDS

DATE: March 3, 2022

TO: Land Use and Zoning Board of Appeals Members

FROM: Henry Youmans

SUBJECT: March 10, 2022 Meeting

The Anderson County Land Use and Zoning Board of Appeals is scheduled to hold its next meeting on Thursday, March 10, 2022, 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
Tony Cirelli, District #4
Debbie Chapman, District #7

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

AGENDA

Thursday, March 10, 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 and January 13, 2021
- 4.) Public Hearing:
 - A. Variance - request to allow placement of 2nd wall sign on front elevation of new addition to existing business, located at 3719 Clemson Blvd, Anderson [Council District 1]
 - B. Special Exception -- request for temporary accessory residential use, located on 100 Shay Dr, Honea Path [Council District 7]
- 5.) Old Business:
- 6.) New Business: Election of Board of Zoning Appeals Officers
- 7.) Adjournment.

STATE OF SOUTH CAROLINA)
COUNTY OF ANDERSON)

ANDERSON COUNTY
LAND USE AND BOARD OF ZONING APPEALS
DECEMBER 9, 2021

PRESENT:

HUBERT MCCLURE, CHAIRMAN
ALLEN ASHLEY
DAN HARVELL
JOHN FARR
MIKE MILLER
BRAD SWILLEN

ALSO PRESENT:
BRITTANY MCABEE
TIM CARTEE
HENRY YOUAMAN

1 HUBERT MCCLURE: I'll go ahead
 2 and call this meeting to order. Everybody is here
 3 except for the one vacancy we have. And I'll go ahead
 4 and call the meeting to order with the invocation. Let
 5 us pray.

6 **INVOCATION BY MR. MCCLURE**

7 HUBERT MCCLURE: Approval of
 8 the minutes. It's not minutes. It's a book. But
 9 anybody got any additions or deletions for the last
 10 meeting?

11 JOHN FARR: Move to
 12 approve.

13 HUBERT MCCLURE: Move to
 14 approve by Mr. Farr; second by Mr. Ashley. All in
 15 favor show by uplifted hand. Okay. Before the staff
 16 report, we are going to have to keep -- we're going to
 17 have to try to keep everything brief. I'm going to try
 18 to keep this brief. We've got a county council special
 19 called meeting that's supposed to be in here at 6:00.
 20 So if you're not in here for the land use meeting, you
 21 can sit, but try not to say anything.

22 So with that being said, let's try to keep our
 23 questions and our comments brief. With staff report on
 24 the first thing on the agenda, and that's Ms. Martinez
 25 on Pine Lake Drive. Staff report.

26 HENRY YOUMANS: Please the
 27 chair. The applicant is Lisa R. Martinez. The
 28 property is 1234 Pine Lake Drive, Townville. It's
 29 Council District 4. Current zoning is unzoned. And
 30 land use is residential.

31 The applicants request the variance to allow the
 32 reduction of a side setback from ten feet to five feet
 33 for the construction of a single-family residence and
 34 personal workshop. The proposed construction of the
 35 single-family residence home and the personal workshop
 36 meets the rear setbacks.

37 Finding of facts: Anderson County Code of
 38 Ordinances for preexisting lots under Chapter 38,
 39 Section 38-371, Item 5, minimum side rear setbacks, no
 40 resident shall be placed within ten feet of side and
 41 rear lot lines. This is an aerial of the property.
 42 This is another aerial showing the proposed
 43 construction. This is the zoning. Another view of
 44 that.

45 Staff's recommendation is for approval. The lot
 46 is an existing non-conforming lot of record,
 47 approximately fourteen thousand two hundred forty-six
 48 square feet. The proposed construction of the single-
 49 family resident home and personal workshops meet the
 50 rear setbacks. The natural outcropping of granite

1 determines the location of the proposed construction.
 2 The topography limits the placement and location of the
 3 building. Applicant has demonstrated the existence of
 4 a hardship and the proposed construction would not be a
 5 detriment to the area. The board has granted other
 6 variances similar to this request and would be
 7 consistent with its approval. If approved, the
 8 applicant would be required to obtain a residential
 9 compliance letter from the development standards and a
 10 building permit from Building and Codes.

11 This is your report.

12 HUBERT MCCLURE: Thank you,
 13 staff. At this time I'll open up the public hearing
 14 for anybody speaking against. I know people are
 15 speaking for. We will address that if we need to. But
 16 anyone speaking against the variance on lot 81, Pine
 17 Lake Drive? Okay. We'll close the public hearing and
 18 reserve questions for staff or the applicant. Any
 19 questions from the board or staff or the applicant?
 20 What's the feeling of the board?

21 DAN HARVELL: Motion to
 22 approve, Mr. Chairman.

23 HUBERT MCCLURE: We have a
 24 motion to approve by Mr. Harvell.

25 JOHN FARR: Second.

26 MIKE MILLER: I second.

27 HUBERT MCCLURE: Second by Mr.
 28 Farr and Mr. Miller. All those in favor show by
 29 uplifted hand. And opposed. And that carries. Thank
 30 you.

31 Next staff report on Colin Nikkila on 137 Whitaker
 32 Road, Townville.

33 HENRY YOUMANS: Please the
 34 chair. The applicant Colin Nikkila. The property is
 35 137 Whitaker Road, Townville. Council District 4.
 36 Current zoning is unzoned. Land use is residential.

37 Applicant's request is a variance to allow the
 38 reduction of the front setback requirements from forty
 39 feet and twenty feet to half a foot from the right-of-
 40 ways of Lakewood Drive and Whitaker Road to allow the
 41 construction of a twenty-eight by forty garage.

42 Finding of facts: Anderson County Code of
 43 Ordinances for preexisting lots under Chapter 38,
 44 Section 38-374, the required setbacks shall be twenty
 45 feet from local roads and forty feet from collector
 46 roads. This is an example of the proposed construction
 47 of the garage. This represents an area of the lot as
 48 it is owned by Mr. Nikkila showing the hook parcel for
 49 the property. This is the zoning map here. This is a
 50 site diagram of the proposed garage. This is a plat of

1 the property.

2 Staff recommendation is for approval. The lot is
 3 a parcel hook with the majority of the land across from
 4 Whitaker Road. The parcel hook is between two roads,
 5 Whitaker Road and Lakewood Drive. The planned addition
 6 to the residence limits the construction of the garage
 7 by the resident. The lot is an existing, non-
 8 conforming lot of record and the property where the
 9 proposed garage would be located is approximately four
 10 thousand four hundred and fifty-four square feet. Both
 11 SCDOT and Anderson County Roads and Bridges have stated
 12 that a reduced setback is allowed as it would not
 13 encroach on their right-of-way. The applicant has
 14 demonstrated the existence of a hardship and the
 15 twenty-eight by forty garage structure would not be a
 16 detriment to the area and does not encroach on
 17 neighboring properties. The overhang for the proposed
 18 garage is included in the variance request for the
 19 reduction of the setback. The board has granted other
 20 variances similar to this request and would be
 21 consistent with its approval. If approved, the
 22 applicant would have to obtain a residential compliance
 23 letter from Development Standards and a building permit
 24 from Building and Codes.

25 HUBERT MCCLURE: Thank you,
 26 staff. At this time I'll open up the public hearing
 27 for anyone speaking against this variance. Anyone
 28 speaking against Whitaker Road? Okay. At this time
 29 I'll close the public hearing and reserve questions
 30 from the board to staff or the applicant. Is the
 31 applicant here?

32 HUBERT MCCLURE: He's active
 33 military. He is stationed in Maryland at this time.

34 HUBERT MCCLURE: All right.
 35 So what's the feeling of the board?

36 MIKE MILLER: Make a motion
 37 to approve.

38 HUBERT MCCLURE: We have a
 39 motion by Mr. Miller. Do we have a second?

40 ALLEN ASHLEY: I second.

41 HUBERT MCCLURE: Second by Mr.
 42 Ashley. All those in favor, uplifted hand. And
 43 opposed. There is no opposed. So that motion carries.
 44 And that was Mr. Miller on the first -- on the motion.

45 Next John Stiles. And this is staff report on
 46 Trusler Road, Anderson.

47 HENRY YOUMANS: Applicant is
 48 John H. Stiles. The property is 1410 Trusler Road,
 49 Anderson. Council District 5. It is currently unzoned
 50 and its land use is residential.

1 The applicant has requested a variance to allow
2 the reduction of the rear setback requirements from ten
3 feet to one foot from the rear property line to allow
4 the construction and expansion of an existing deck.
5 Anderson County Code of Ordinances for preexisting lots
6 under Chapter 38, Section 38-371, minimum side and rear
7 setbacks, no residence shall be placed within ten feet
8 of a side or rear lot line.

9 Here is a site diagram of the proposed expansion.
10 It shows the existing house, existing deck, and the
11 septic tank, which will come up in the report later.
12 This is another diagram of the lot. Here is a survey
13 of the particular lot that we're discussing. Here is a
14 picture of the existing deck as it is now. This is the
15 aerial from the GIS.

16 Staff recommendation: We make no recommendation
17 for the variance request for the reduction of the rear
18 setback to one foot and seek guidance from the Board.
19 This is consistent with previous variances requesting
20 one-foot setbacks. Building and Code Department has
21 been notified and does not have an issue with the
22 placement due to the encroachment being near the COE
23 property line. 1410 Trusler Road, the corner of the
24 house is 6.7 feet from the Corps of Engineer's line.
25 The existing deck is 4.5 feet from that line. The
26 position of the septic tank requires placement of the
27 deck to be shifted back. The existing house meets the
28 side and rear setbacks of ten feet. The applicant has
29 demonstrated the existence of a hardship and the deck
30 construction would not be a detriment to the area. The
31 request is in line with the spirit and intent of the
32 ordinance to grant a variance when a hardship exists.
33 The Board has granted other variances similar to this
34 request and would be consistent with its approval. If
35 approved the applicant will be required to obtain a
36 residential compliance letter from Development
37 Standards and a building permit from Building and
38 Codes.

39 HUBERT MCCLURE: Thank you,
40 staff. At this time I'll open up the public hearing
41 for anyone speaking against this variance. Is there
42 anyone speaking against the variance on Trusler Road?
43 So at this time I'll close the public hearing and leave
44 questions reserved for Mr. Stiles, the applicant, or
45 the staff. What's the feeling of the Board?

46 DAN HARVELL: Motion to
47 approve.

48 HUBERT MCCLURE: Got a motion
49 to approve from Mr. Harvell.

50 MIKE MILLER: Second.

1 HUBERT MCCLURE: Second from
2 Mr. Farr. He's right here. Sorry. Second by Mr.
3 Farr. All those in favor. And that carries. Thank
4 you.

5 Next, Seamon Whiteside and Joe Drennon, on
6 Evergreen Road.

7 HENRY YOUMANS: Please the
8 chair. 1939 Evergreen Road, Anderson, South Carolina.
9 This is a request for a special exception. The
10 applicant is Seamon Whitesides. The owner is Joe
11 Drennon. The property is currently zoned R-20,
12 residential single-family. Land use is vacant and
13 residential.

14 Applicant's request: Special exception to expand
15 the existing facility to include a cross-country trail
16 with amenities open on Evergreen Road adjacent to the
17 special exception approved in the spring.

18 Finding of facts: Anderson County Code of
19 Ordinances for preexisting lots under Chapter 70,
20 Section 7.6 1-4, the private recreation area or country
21 club may be permitted an R-20 district subject to the
22 following requirements. Shall be located on a site no
23 less than two acres in area. All buildings, courts,
24 pools and similar structures shall be set back from the
25 front, side and rear property lines a minimum of fifty
26 feet. All food and entertainment for members and
27 guests may be permitted provided that such a provision
28 shall not cause a nuisance in the residential district
29 in which it is located and is permitted by special
30 exception by the Board of Zoning Appeals.

31 This is a site diagram of the previous special
32 exception and the one that's being proposed tonight.
33 This is a color diagram of the same property showing
34 the complete construction. This is another view
35 showing the complete trail, along with the previous
36 special exception that was granted. Another view
37 showing all the amenities in place. This is an aerial
38 of the previous exception from the first variance in
39 the spring of this year, and the future expansion for
40 the YMCA. This is the zoning map showing the R-20
41 zoning. And the final aerial view of the property.

42 Staff recommendation is for approval. The use is
43 not detrimental to the public health or general
44 welfare. The appearance and primary function of the
45 park shall remain and is located on the adjacent
46 parcel. The use will not violate neighborhood
47 characteristics, not adversely affect surrounding land
48 uses. The board has granted other special exceptions
49 similar to this request that would be consistent with
50 its approval. A commercial land use permit will be

1 required in addition to stormwater approval and a
2 grading permit.

3 HUBERT MCCLURE: Thanks, staff.
4 I have a question. But Mr. Miller is going to ask it.
5 Go ahead.

6 MIKE MILLER: Didn't we
7 already approve this for the new ball field?

8 HUBERT MCCLURE: That was at
9 Ducworth field; right?

10 MIKE MILLER: Ducworth
11 field.

12 HUBERT MCCLURE: That was at
13 Ducworth. This is right by -- where is this?

14 TIM CARTEE: Yes. This is
15 an extension of that trail that they had. Ducworth was
16 redone and this is Phase II of this development.

17 HUBERT MCCLURE: And why is it
18 -- what's the reason for it coming before us?

19 TIM CARTEE: Because it's
20 expanding. So if it expands -- if you have twenty-five
21 percent of expansion to a project, you have to come
22 back to the board again.

23 MIKE MILLER: But I thought
24 that thirty-five acres where that new ballfield was
25 being built we had already approved.

26 TIM CARTEE: They didn't
27 include that expansion.

28 HUBERT MCCLURE: Oh, okay.
29 Okay. I see now. They're adding it. Okay. All
30 right. So this is a special exception. Anyone here
31 speaking against the special exception on Evergreen
32 Road? Okay. Please walk up to the microphone, state
33 your address and name and how far you live from the
34 project.

35 BRIAN GIBSON: Sir, thank you
36 for your time. My name is Brian Gibson. I live at 107
37 ---

38 HUBERT MCCLURE: Is it on?
39 Yeah, just speak into it a little more.

40 BRIAN GIBSON: I live at 107
41 Wild Vine Path. I live approximately seven hundred
42 meters from the edge of the construction -- proposed
43 construction site. I had the opportunity to meet with
44 the landowner. We discussed at length what his intent
45 is for this abandoned, donated property, which is the
46 reason for this meeting, as opposed to the exemption
47 that was granted months ago. Our only concern with
48 this project is, what is the enforcement procedure for
49 that fifty foot setback that you guys will most likely
50 vote on this evening?

1 HUBERT MCCLURE: Staff, can you
2 answer that question?

3 ALESIA HUNTER: The fifty feet
4 is for structures. There's not going to be any
5 structures.

6 HUBERT MCCLURE: There's not
7 going to be any structures in that fifty feet.

8 BRIAN GIBSON: So how about
9 our structures, the fifty feet from our structures in
10 the neighborhood?

11 ALESIA HUNTER: New
12 structures.

13 HUBERT MCCLURE: New
14 structures.

15 BRIAN GIBSON: Okay. How
16 does that -- what is the function of the property line
17 currently as opposed to the proposed fifty foot
18 setback?

19 HUBERT MCCLURE: I'm confused.

20 BRIAN GIBSON: So from a
21 landowner perspective, what does that fifty foot
22 setback ---

23 HUBERT MCCLURE: In other
24 words, they can put bushes, they can put flowers, they
25 can put anything up to the property line. They just
26 can't put structures. Right?

27 TIM CARTEE: Yeah, there
28 will be a buffer yard around that piece of property
29 buffering the adjacent property owners.

30 HUBERT MCCLURE: And buffers
31 are usually considered plants.

32 TIM CARTEE: Plants and
33 trees.

34 BRIAN GIBSON: Yes, sir. And
35 I apologize for the use of improper terms. But as I
36 understand the setback, the setback is from -- on the
37 original variance granted for the 1971 complex that the
38 Y has, that was a fifty foot setback that you granted
39 from the property line.

40 HUBERT MCCLURE: Right. That
41 was ---

42 BRIAN GIBSON: When you
43 extended that variance to expansion a couple of months
44 ago, you also included that fifty foot setback from the
45 property line. My understanding of tonight's voting,
46 is that you will continue the existing setback that is
47 currently approved on the first extension. If I have
48 that wrong, it's not on purpose.

49 TIM CARTEE: Well, the
50 fifty foot setback is just for structures only. So in

1 that second phase, if you look at the plans -- can you
2 pull up the plans?

3 BRIAN GIBSON: Yes, sir. I'm
4 well aware. We don't have an issue at all whatsoever
5 with the complex being designed, the addition of three
6 multi-purpose fields there and the current existing
7 ownership of the Y property. Our only question is, how
8 are we going to protect the noise and light abatement
9 to the residents who exist on the proposed cross-
10 country trail.

11 HUBERT MCCLURE: That's usually
12 what the buffer zones are for. Right?

13 TIM CARTEE: Yes, you're
14 correct.

15 HUBERT MCCLURE: And the buffer
16 zones are going to consist of -- it's just like all the
17 way around; right? It's going to consist of vegetation
18 ---

19 TIM CARTEE: As you see
20 this drawing, you can see that it's leaving the natural
21 buffer that's there now to help prevent noise and
22 light.

23 BRIAN GIBSON: I would
24 respectfully submit this is not a correct depiction of
25 how it sits currently.

26 HUBERT MCCLURE: Okay.

27 BRIAN GIBSON: So back to my
28 original question gentlemen and ladies, how do we
29 enforce that fifty foot buffer that you're describing?
30 I'm not looking to be a nuisance here. I'm trying to
31 learn the process.

32 TIM CARTEE: That will be
33 part of the final inspection before they get their CO
34 on their buildings for this piece of property.

35 BRIAN GIBSON: And who is
36 they, sir?

37 TIM CARTEE: That would be
38 Building and Codes.

39 HUBERT MCCLURE: So Building
40 and codes sees a problem, they'll stop it.

41 BRIAN GIBSON: Yes, sir. And
42 then what is the process for Building and Codes to see
43 that there is a problem?

44 TIM CARTEE: They will go
45 out and inspect the facilities.

46 HUBERT MCCLURE: Just like a
47 house. They'll go out and check it, and if it's not
48 they won't grant the certificate of occupancy or
49 equivalent if everything is not in order.

50 BRIAN GIBSON: Okay, sir.

1 Thank you for your time.
2 HUBERT MCCLURE: Thank you.
3 Anybody else speaking against? Okay. Please state
4 your name and address and how far you live away from
5 the property. Approximately.
6 KEVIN HARRINGTON: How you doing?
7 My name is Kevin Harrington and I live at 106 Clover
8 Patch Way, Anderson, South Carolina. This currently is
9 my front porch looking towards the facility. The cell
10 tower is here. All this has been graded. And it's
11 nothing but mud currently as it sits. The variance --
12 the first variance that they proposed was this. It
13 didn't have the extra part added on to it. And to what
14 you're showing now is what you're asking to be
15 approved, this is what was approved by you guys then.
16 That -- none of that track was back there then. Like
17 he said, we're not against this. We completely
18 understand and we understand the benefit that it would
19 give to Anderson County. Because everybody knows,
20 first impressions mean everything. Highway 81 is
21 obviously the gateway to Anderson in some respects and
22 we have to get it right or we're going to be left with
23 a bad taste in a lot of people's mouths. This right
24 now is how that back side is. They have come in and
25 they have basically stripped that land. So it's bare.
26 So if it rains at any time, all they have protecting is
27 a silt fence. This is the Polls' (phonics) house right
28 here. You allowed for a fifty foot variance. They've
29 already admitted that they have come over onto their
30 property by pulling down shrubbery and trees.
31 Okay. I'll go back to the picture of my house.
32 Anyway, if you look behind you on the thing or on your
33 screen ---
34 MIKE MILLER: Can I ask you
35 one question?
36 KEVIN HARRINGTON: Sure.
37 MIKE MILLER: Your house is
38 in reference to what I see on the screen.
39 KEVIN HARRINGTON: Actually right
40 now on that picture it is covered up by the lower left
41 square. So you can't see it. But my house, if you go
42 down -- this is where the square is on the screen.
43 This right here is nothing but mud, dirt. They've
44 already graded all that away. And all they have is a
45 silt fence.
46 MIKE MILLER: Well, normally
47 in a construction site, you do have to move dirt to get
48 stuff graded. And once ---
49 KEVIN HARRINGTON: I get that. I
50 understand that.

1 MIKE MILLER: --- it's
2 graded, then everything will be sodded and grassed.
3 And normally a silt fence is what's used to control any
4 silt from leaving that job site.
5 KEVIN HARRINGTON: I understand
6 that.
7 MIKE MILLER: And then there
8 should be detention ponds on that job site that is
9 actually -- and I don't know because I don't know
10 what's going on, but Anderson County -- somebody,
11 either the county or DHEC, has approved that set of
12 drawings to be able to grade that site.
13 KEVIN HARRINGTON: When was the
14 last time somebody went out there and looked at it?
15 MIKE MILLER: That I could
16 not tell you because that's not part of my -- our
17 liability of looking at it. But I do know that there
18 are CEPSCI inspections done monthly on that job site by
19 Anderson County or either by DHEC.
20 HUBERT MCCLURE: Staff, can you
21 answer that? Has anybody been out there lately?
22 TIM CARTEE: I wouldn't
23 have any knowledge of that, Mr. Chairman, because that
24 is the Stormwater Department or DHEC, as Mr. Miller
25 said.
26 HUBERT MCCLURE: So DHEC would
27 be the people to ask on that one.
28 MIKE MILLER: DHEC or
29 Anderson County.
30 KEVIN HARRINGTON: Like I said,
31 we're -- the neighborhood, we're not against it. It's
32 an upside.
33 HUBERT MCCLURE: You're just
34 being cautious?
35 KEVIN HARRINGTON: Very cautious.
36 I'm a photographer, so I know what light spill and
37 light pollution is going to look like. You know, I
38 noticed last year when they started to put in -- like
39 that's the original right there. I've got photos that
40 all of that is stripped. Every bit of it.
41 MIKE MILLER: Where are you
42 located in reference to that ---
43 KEVIN HARRINGTON: Do you see
44 that cul-de-sac right there, the closest one on that
45 line?
46 HUBERT MCCLURE: Yeah, I see
47 it.
48 KEVIN HARRINGTON: Okay. If you
49 come out to where the main -- if you come up to where
50 the first right is, we're the third house up. So I can

1 look directly into that ball field. I've coached out
2 there before. And over the past year, they have added
3 new lights. And I hear parents over there. I used to
4 coach. I know how parents can be when their kids
5 aren't winning or they want their kid to do better. So
6 as far as it being a nuisance, it is what it is. But
7 this new variance that they're adding this bottom track
8 on, they're adding a spectator area in there. There's
9 not going to be stands, but it's going to be there so
10 people can come in and cheer their kids on and stuff.
11 And I'm not saying we don't want parents there to cheer
12 their kids on, but we would like to know the operating
13 hours. You know, we know that once they leave it and
14 it's locked and they walk away from it, it's kind of,
15 sort of, out of sight, out of mind, you know.

16 HUBERT MCCLURE: Okay.

17 KEVIN HARRINGTON: And I'm not
18 trying to cast us as like we're better than anybody
19 else. It's been done before. But you know, we're for
20 it, but we just want some assurances basically.

21 HUBERT MCCLURE: Well, I can
22 just say that the staff will keep an eye on it. But
23 the best eye you've got on it is DHEC.

24 KEVIN HARRINGTON: Okay.

25 HUBERT MCCLURE: That's the
26 best eye you've got on it. Nothing gets as good as
27 DHEC. And as a lifelong resident of Anderson County, I
28 cannot count on my fingers how many times the YMCA has
29 done something and they did it right. I mean, they do
30 things right. So, you know, I can give you that. But
31 as far as what's going to happen tomorrow, I can't tell
32 you that.

33 KEVIN HARRINGTON: Of course.

34 HUBERT MCCLURE: All we can do
35 is say, you know, we'll watch it as well as Anderson
36 County and as well as DHEC. And those buffer zones
37 will be on there before it's over with; correct, staff?
38 Or it won't -- they won't be able to use it.

39 TIM CARTEE: That's
40 correct.

41 KEVIN HARRINGTON: Do they have a
42 time line or do we know of a time line of when they're
43 going to bring and put in the buffer zones back in?

44 HUBERT MCCLURE: That will
45 probably be last, am I not correct?

46 TIM CARTEE: That'll be
47 part of their construction project on that facility.

48 HUBERT MCCLURE: Probably be
49 the last thing that goes in. I don't know.

50 KEVIN HARRINGTON: Just out of

1 curiosity, I've been told by landscapers that usually
2 you want to plant in the winter so you can start a root
3 system for those trees and shrubs.

4 MIKE MILLER: You know, most
5 of all civil drawings has got how you install, where
6 you install it and when it's installed. And I don't
7 know what stages that they're in now on their grading.
8 I don't know if it has a berm there or how this is set
9 up as a buffer zone.

10 KEVIN HARRINGTON: It has
11 nothing.

12 MIKE MILLER: Well, but ---
13 KEVIN HARRINGTON: It has old
14 growth trees.

15 MIKE MILLER: But my
16 question is, do you have the civil drawings to this
17 project?

18 KEVIN HARRINGTON: I just have
19 the same ones you guys have.

20 MIKE MILLER: So I can't and
21 you can't say that there's not a berm there, what's got
22 to go there in place. And so until someone sees the
23 civil drawings, then you don't know when it's going to
24 be installed.

25 HUBERT MCCLURE: Staff, is
26 there any way that they could look at the civil
27 drawings at the office of the staff?

28 TIM CARTEE: What I can do
29 if he'll give me his name and address and email, I'll
30 be glad to get ---

31 HUBERT MCCLURE: I think that
32 would be the best thing to do.

33 TIM CARTEE: They have not
34 submitted anything as of yet because this is just a
35 preliminary, special exception.

36 HUBERT MCCLURE: Okay. We'll
37 get that to you. We'll get that information to you
38 both.

39 KEVIN HARRINGTON: Okay.
40 HUBERT MCCLURE: Thank you.
41 KEVIN HARRINGTON: Thank you.
42 HUBERT MCCLURE: Any others
43 speaking against?

44 LAWRENCE EVATT: Yes. My name
45 is Lawrence Evatt. I live at 129 Dandelion Trail. I
46 did have a question on when you go back to those
47 drawings and on the drawings that we're voting on, the
48 proposed, if you could just scroll back over to their
49 diagram, what the Y is proposing now. One more. That
50 one there. Okay. So my house is right there where the

1 S is. And the way they have that trail drawn is
2 inaccurate. Number one, you can walk out on my back
3 deck and when you go to the property line, they've
4 scrubbed all those trees. So it shows a cluster of
5 trees there as a buffer. There's not a buffer. That's
6 just dirt.

7 HUBERT MCCLURE: Well, they're
8 going to put them there.

9 LAWRENCE EVATT: So they're
10 going to replant all of that shrubbery?

11 HUBERT MCCLURE: That's what
12 they're supposed to do.

13 LAWRENCE EVATT: Okay. And
14 then have they proposed anything about a fence or any
15 -- have they proposed any security measures? How are
16 they going to ---

17 HUBERT MCCLURE: Can you answer
18 that, staff?

19 TIM CARTEE: They're not at
20 that stage yet, Mr. Chairman.

21 HUBERT MCCLURE: Okay. It
22 sounds like to me that there's not enough communication
23 going on here. Would you agree to that?

24 LAWRENCE EVATT: I would
25 definitely agree. Because you know ---

26 HUBERT MCCLURE: Is there
27 anything staff can do to maybe help that out a little
28 bit because it sounds like to me that there's no
29 communication between the Y and the people that live
30 around the Y or this property.

31 TIM CARTEE: We could
32 contact the applicant and ask him to touch base with
33 the residents who live out there to address their
34 concerns.

35 HUBERT MCCLURE: Okay. I think
36 that would be fair for the people that are concerned.
37 I think that would be a fair thing to do. Would you
38 agree?

39 LAWRENCE EVATT: I would
40 definitely agree because I am for the complex. I'm for
41 the opportunity for my kids. I've got small kids. One
42 of the big concerns for me is how are they going to
43 keep their members out of our backyards and vice versa
44 for security, for safety. You know, we don't know
45 who's going to be -- that trail now has an access to
46 the general public. So we don't have a clue who could
47 come in, scope out houses. That's what-ifs. But, you
48 know, just trying to look at ---

49 HUBERT MCCLURE: I think it
50 would be beneficial for the community to have some kind

1 of communication set up with the Y. I don't know, some
2 kind of liaison or somebody at least with a set of
3 plans. You know, the plans with the schedule maybe.
4 That could help a lot.

5 DAN HARVELL: Mr. Chairman,
6 may I ask a couple of questions?

7 HUBERT MCCLURE: Yeah. Go
8 right ahead.

9 DAN HARVELL: When I looked
10 at this to start with, my main concern was those
11 residents in those houses that are going to back up to
12 this on Dandelion, which is exactly where you are. How
13 do you feel about that trail as far as the proximity of
14 the trail itself? Now, when we were looking at this, I
15 was actually assuming a lot of these trees may have
16 been left there, but of course, I understand it's been
17 totally wiped -- everything has been -- it's just wiped
18 away; right? I mean everything is just clear; right?

19 LAWRENCE EVATT: Yeah,
20 everything from that entire circle, the spectator area.
21 I think point number six is where -- the only trees
22 they left. So if you look at point number six on that
23 map, that's the only trees that are left. Everything
24 at point number four, three, the other side of three,
25 twelve, all of that is nothing but red clay. They've
26 actually come through -- they actually work seven days
27 a week. They come in at seven o'clock, start tractors
28 up; Saturday, Sunday. You know, that's another thing
29 that we're having an issue with is like my kids are
30 getting woken up to saws, tractors, backhoes,
31 equipment. It's like, you know, could they not start
32 later. But it's just kind of like -- it brings a lot
33 of uncertainty because, you know, we're counting on the
34 Y to do it right. But at the same time out of just
35 respect of being a good neighbor, at seven o'clock
36 they've already got these heavy -- like they're digging
37 the roots up. They've already piled up all of the
38 roots. They're -- that number four, as soon as you
39 walk out on my back porch, you see just a straight run
40 down hill of nothing but mud.

41 HUBERT MCCLURE: Okay.

42 DAN HARVELL: Mr. Chairman,
43 I'm prepared to make a motion. Will you accept it at
44 this time?

45 HUBERT MCCLURE: Yeah. I've
46 got to close the public hearing out.

47 MIKE MILLER: Can I ask one
48 question?

49 HUBERT MCCLURE: Yeah, go right
50 ahead.

1 MIKE MILLER: Staff, have
2 they already started grading on this?
3 TIM CARTEE: They have
4 because in the original approval that was a future
5 property on that, which would cover that grading
6 permit.
7 MIKE MILLER: And that was
8 in the original permit that we approved for the ball
9 fields?
10 TIM CARTEE: In the land
11 disturbance permit.
12 BRAD SWILLEN: I do have one
13 question. And I'm not saying there's a
14 misrepresentation at all. But what these folks are
15 saying there's obviously a lot of questions that ---
16 HUBERT MCCLURE: Well, there's
17 anxiety because of lack of communication, I believe.
18 BRAD SWILLEN: Right. And
19 personally I don't know that I necessarily feel a
20 hundred percent comfortable voting on this tonight.
21 HUBERT MCCLURE: Until we know
22 more.
23 BRAD SWILLEN: Until we know
24 more.
25 DAN HARVELL: For that
26 reason I was going to make a motion.
27 HUBERT MCCLURE: Okay. All
28 right. Thank you, sir. Anybody else speaking against?
29 Brief, please.
30 SHARON FRYE: We actually
31 are neighbors with them, so we actually -- we're at 127
32 -- we're David and Sharon Frye at 127 Dandelion Trail.
33 So we're kind of right at the point. So in addition to
34 the concerns that have been brought up, we have a
35 special concern is, well, the drainage -- the runoff
36 from Dandelion comes through a storm drain towards the
37 side of our house, runs down a ditch, however it was
38 graded before, and then went down into the woods. So
39 when it rains really hard it floods our back yard until
40 it, you know, goes down to wherever it used to go in
41 the woods. With all the trees gone there's just a
42 couple, you know, few trees left. We do have to a
43 concern, too, about how -- I know the zoning will be
44 done, the grading, all that kind of stuff. But we have
45 a special concern on how that might impact the drainage
46 on our property?
47 HUBERT MCCLURE: Okay. That
48 will be taken care of with this motion probably.
49 SHARON FRYE: Okay. Thank
50 you.

1 HUBERT MCCLURE: Okay. I'm
2 going to close the public hearing because I'm going to
3 make a motion not to approve until we get some kind of
4 -- I'm going to make a motion, if you don't mind. I
5 think, staff, if we could get the YMCA to set up some
6 kind of communication liaison with the community,
7 especially the people that are around the perimeter of
8 this project. I suggest we table this until we have a
9 little bit better communication set up. Anybody going
10 to second that one?

11 DAN HARVELL: I'll second
12 that.

13 HUBERT MCCLURE: All in favor?
14 And all approved. Thank you.

15 All right. Move on. Let's go to what would be
16 Nunnally Road. Staff report.

17 HENRY YOUMANS: Mr. Chair,
18 the applicant is Anderson County Wastewater Department.
19 Proper location is Nunnally Road near I-85, Exit 14.
20 It's Council District 4. Current zoning is Residential
21 single-family. Land use is residential.

22 Applicants request this special exception in R-20
23 zoning to allow for the construction of a pump station
24 for utility development purposes.

25 Finding of facts: Anderson County Code of
26 Ordinances for preexisting lots under Chapter 70,
27 Section 7.2, Public Utility Buildings and Uses. Public
28 utility building and uses such as this sewer lift
29 station, pump stations, electrical substations and
30 telephone equipment buildings which are not detrimental
31 to the other uses permitted in the district may be
32 permitted in any district. Such uses shall be enclosed
33 within a building or by a suitable fence, providing
34 protection and screening against light, noise, fume and
35 unsightliness. Open area on the premises shall be
36 appropriately landscaped.

37 This is a diagram survey of the lot that was cut
38 from the parent lot showing the site plan for the pump
39 station. This is the actual proposed layout for the
40 pump station. This is the tract that was cut from the
41 parent tract. This is the zoning map, the aerial. And
42 this is the R-20 zoning as shown.

43 Staff recommendation is for approval. The pump
44 station is needed for current development and for
45 future development capacity. The use is not detriment
46 -- is not determined to be a public health or general
47 welfare. The use will not violate neighborhood
48 characteristics nor adversely affect surrounding land
49 uses. A commercial land use permit and building permit
50 will be required prior to commencing the development of

1 the project. A stormwater grading permit approval will
2 be required for land disturbances with DHEC. The
3 Board's granting of the approval for the special
4 exception is in keeping within similar requests
5 previously granted.

6 HUBERT MCCLURE: Okay. Thank
7 you. At this time I'll ask for anybody speaking
8 against this special exemption. Anybody speaking
9 against? So at this time I'll close the public hearing
10 for any questions reserved for staff or the applicant,
11 Anderson County Wastewater Treatment. What's the
12 feeling of the board?

13 MIKE MILLER: I make a
14 motion to approve.

15 HUBERT MCCLURE: Motion to
16 approve. Do we have a second?

17 MIKE MILLER: Mr. Ashley.

18 HUBERT MCCLURE: Mr. Ashley.
19 All right. All those in favor show by uplifted hand.
20 And it moves.

21 And the last thing on the agenda is Renee Bailey
22 and Christopher Bailey on Seagull Lane.

23 HENRY YOUMANS: The applicant
24 is Renee Bailey. This is Council District 4. The
25 property location is 219 Seagull Lane, Anderson, South
26 Carolina. Current zoning is RM-7, multi-family
27 residential district. Lane use is residential. The
28 applicant's request is special exception to allow the
29 use of a residence at a short-term/rental home.

30 Finding of facts: Anderson County Code of
31 Ordinances for preexisting lots under Chapter 70,
32 Section 7.17, the establishments are permitted by use
33 of special exception, bed and breakfast, home stays,
34 host homes and guest homes provided they are -- they
35 meet the following, which is does with this particular
36 request. The applicant does not reside on the property
37 and leases the home on a daily basis.

38 This is the floor plan for the lower level of the
39 residence. The upstairs for the residence. This is
40 the front of the residence. The rear. And these are
41 interior shots of the residence as stated. And this is
42 a survey of that property. The GIS map and the zoning
43 map.

44 Staff recommendation is for approval. The use
45 meets all of the requirements of Section 5:7.2, uses
46 permitted by special exception. The following uses may
47 be permitted by special exception by the Board of
48 Zoning Appeals in accordance with the provisions in
49 Article 7, bed and breakfast, home stays, host homes,
50 guest homes, inns, lodges and cottages. User parking

1 is allowed up to the two-car garage and parking in the
2 driveway. There is no allowance for on-street parking.
3 The fifteen hundred square foot distance requirement
4 has been met. The use is not detrimental to the public
5 health or general welfare. Use will not violate the
6 neighborhood characteristics or adversely affect
7 surrounding properties. The applicant must meet all
8 tax, fire and building code requirements pertaining to
9 the residential structure. The board's granting of
10 approval of this special exception is in keeping with
11 similar requests previously granted.

12 HUBERT MCCLURE: Thank you,
13 staff. At this time is there anyone speaking against
14 the special exception for Seagull Lane? Anyone
15 speaking against? Okay. At this time I want to close
16 the public hearing and reserve questions for staff.
17 What's the feeling of the board?

18 We have a motion to accept from Mr. Ashley. Do we
19 have a second?

20 MIKE MILLER: I'll second.

21 HUBERT MCCLURE: Second by Mr.
22 Miller. All those in favor? And it passes.

23 Anything else for new or old business?

24 Anything from staff?

25 ALESIA HUNTER: No, sir.

26 HUBERT MCCLURE: All right. Do
27 we have a motion to ...

28 MIKE MILLER: I make that
29 motion.

30 HUBERT MCCLURE: Motion. Do we
31 have a second?

32 JOHN FARR: Second.

33 HUBERT MCCLURE: All in favor?

34 And everybody have a good night.

35

36 **MEETING ADJOURNED AT APPROXIMATELY 6:00 P.M.**

STATE OF SOUTH CAROLINA)
COUNTY OF ANDERSON)

ANDERSON COUNTY
LAND USE AND BOARD OF ZONING APPEALS
JANUARY 13, 2022

PRESENT:

HUBERT MCCLURE, CHAIRMAN
MIKE MILLER
JOHN FARR
ALLEN ASHLEY
BRAD SWILLEN
DEBBIE CHAPMAN

ALSO PRESENT:
BRITTANY MCABEE
TIM CARTEE
HENRY YOUMANS
TYANNA HOLMES

1 HUBERT MCCLURE: We're going
2 to call this meeting to order. I'm going to tap this
3 and we're going call this meeting to order. I'm going
4 to take a second and do the invocation. Let us pray.

5 **INVOCATION BY HUBERT MCCLURE**

6 HUBERT MCCLURE: Approval of
7 minutes. Everybody get a chance to look over the
8 minutes from the last meeting? Any additions or
9 deletions?

10 MIKE MILLER: I make a
11 motion to approve.

12 HUBERT MCCLURE: We got a
13 motion from Mr. Miller; second from Mr. Ashley. All
14 those in favor by uplifted hand.

15 And we also want to take this time to welcome Ms.
16 Chapman to our board. Thank you for serving.

17 ALESIA HUNTER: Mr.
18 Chairman, you don't have the December meeting minutes
19 yet.

20 HUBERT MCCLURE: I don't have
21 what?

22 MIKE MILLER: I thought
23 they was on the email.

24 ALESIA HUNTER: She's got on
25 here forthcoming for the December minutes. So you
26 don't have those yet.

27 HUBERT MCCLURE: Oh, we don't
28 have them?

29 ALESIA HUNTER: No, not yet.

30 HUBERT MCCLURE: I thought
31 they were on the email. So they're not in this packet?

32 ALESIA HUNTER: No.

33 HUBERT MCCLURE: Oh, I
34 thought -- I looked over the email because they were on
35 the email.

36 ALESIA HUNTER: We haven't
37 received them yet, Mr. Chairman.

38 HUBERT MCCLURE: Okay. I
39 guess we'll just ignore the -- we'll just ignore that
40 part then, since we don't have them yet.

41 ALESIA HUNTER: Yes, sir.

42 HUBERT MCCLURE: So the first
43 thing is public hearing on a variance on District 5 and
44 Airport Road. Staff report.

45 HENRY COPELAND: Mr.
46 Chairman, for the record, I have a report on the -- I
47 will report on the item. We have Mr. Roose, who is the
48 applicant, on behalf of PRTR, LLC. He's located in the
49 audience. So if there are any questions you can get
50 with him later.

1 But the property is at 700 Airport Road. It's in
2 District 5. It is a corner lot fronting two public
3 roads containing approximately 12 acres. The land use
4 is -- the property was recently developed as a single
5 -- the property was recently developed as a single
6 occupant commercial industrial building within a
7 designated industrial park. It's not zoned, but it is
8 within the Anderson Regional Airport Industrial Park.

9 The applicant's request is to allow the removal of
10 the required landscape buffer and elimination of the
11 buffer fronting and parallel to Old Portman Road. The
12 applicant states that installing a planted buffer would
13 be difficult due to the presence of underground utility
14 lines and easements located within a narrow 20 foot
15 wide setback area to the north. This is between the
16 principal building and the Old Portman Road right-of-
17 way.

18 Findings of fact: Under Chapter 38 of the
19 Anderson County Code, relating to bufferyards, the Code
20 requires a Type II bufferyard. The purpose of the
21 bufferyard is designed to ameliorate nuisances between
22 adjacent land use, and promote compatibility.
23 Bufferyards shall be located on the outer perimeter of
24 a lot or parcel, extending to the lot or parcel
25 boundary line. Bufferyards shall not be located on any
26 portion of an existing public or private road or
27 right-of-way, however they may occupy part or all of
28 any front, side or rear yard setback required.

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

34 The staff recommendation: Duke Energy has
35 requested that no landscaping or bufferyard plantings
36 ---

37 ALESIA HUNTER: (Inaudible.)
38 HENRY COPELAND: Oh, pictures.
39 I'm sorry. There you are. This is a description of
40 the layout and site plan. If you'll notice the
41 highlighted portion on the upper section of the site
42 plan, that's north. That's parallel to Old Portman
43 Road. That's the area that is in question.

44 This is a photograph of the front of the building
45 as it faces Airport Road. And this is the remainder of
46 the -- you can see a portion of Airport Road in the
47 upper left hand corner.

48 This is the side of the building that faces Old
49 Portman Road. And you can see that it's planted grass
50 at this point. Also, there's another view from the Old

1 Portman Road with the building -- about 20 feet back
2 from Old Portman Road. And much of that right-of-way
3 -- unfortunately, the setback is occupied by the
4 drainage ditch. The utility lines are designated as
5 being below and above this location.

6 This is a tax map showing the aerial photograph of
7 the subject property. Again, at the intersection of
8 Old Portman Road and Airport Road.

9 And as far as -- staff recommendation is for the
10 approval of the request. Duke Energy has requested a
11 no landscaping or bufferyard plans only low profile
12 lawn be located within the utility right-of-way.

13 The Applicant has demonstrated the existence of a
14 hardship and the absence of the prescribed bufferyard
15 would not be a detriment to the area.

16 This request is compatible with the spirit and
17 intent of the ordinance should a variance be granted
18 when a hardship exists.

19 This concludes the staff report. Staff is
20 available to answer any questions. And also, as I
21 mentioned the applicant is also present. That
22 concludes the presentation. Thank you, Mr. Chairman.

23 HUBERT MCCLURE: Thank you.

24 That concludes the staff report. At this time I'm
25 going to open up the public hearing for anyone speaking
26 against this variance? Anybody speaking against this
27 variance? Anybody speaking against? Since there's
28 nobody here speaking against, I'll close the public
29 hearing and reserve the questions or concerns for staff
30 or Mr. Roose at this time from the board. Any
31 questions for the staff or Mr. Roose from the board at
32 this time?

33 Okay. What's the feeling of the board?

34 ALLEN ASHLEY: Motion to
35 accept.

36 HUBERT MCCLURE: Have a motion
37 from Mr. Ashley to accept.

38 BRAD SWILLEN: Second.

39 HUBERT MCCLURE: Second by Mr.
40 Swillen. All those in favor, show by uplifted hand.
41 And that passes.

42 Next, this is Lee Johnson, Shivamaya, LLC, Clemson
43 Boulevard.

44 HENRY YOUMANS: Mr. Chairman
45 and board, this is a variance request submitted by the
46 applicant to allow the reduction of a front setback
47 from Salem Church Road and the reduction of a rear
48 setback to accommodate construction of an oil change
49 facility.

50 The property is located at 3808 Clemson Boulevard

1 in Anderson. It's .46 acres. It's currently zoned as
2 C-2. Its current use is a gas station.

3 The request is to allow the reduction of that
4 front setback on Salem Church Road and right-of-way
5 from 45 feet to 13.6 feet and the reduction of the rear
6 setback from 20 to 10 feet to accommodate the
7 construction of the oil change facility.

8 Findings of Fact: Anderson County Code of
9 Ordinances, Under Chapter 70, Section 5:19.4-1 and
10 5:19.4-3, no building shall be located closer than 45
11 feet to any right-of-way and no closer than 20 feet to
12 a rear property line.

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

18 This is the site plan diagram of the proposed
19 construction for the property. This is the aerial map
20 showing the TMS numbers and the layout. This is the
21 zoning showing the C-2 zoning for that property.

22 Staff Recommendation: The parcel is .46 acres.
23 Oil change facilities require specific internal traffic
24 circulation to efficiently provide services. As such,
25 the position of the building is integral to the
26 operation of the business.

27 The parcel is a corner lot with two right-of-ways.
28 Applicant meets the 45 foot setback from Clemson Blvd
29 right-of-way, an arterial road which has a higher
30 classification than Salem Church Road, which is a
31 collector.

32 As such, the proposed building will not cause
33 detriment to other properties which are commercial uses
34 as well.

35 If approved, the applicant will be required to
36 obtain a land use permit from Development Standards and
37 a building permit from Building and Codes.

38 That is the report, Mr. Chairman.

39 HUBERT MCCLURE: Thank you.

40 At this time, since this is an application
41 request, we will open up for public hearing. Is there
42 anyone here speaking against Clemson Boulevard 3808?
43 Anybody speaking against? Okay. So we'll close the
44 public hearing since there's no one here speaking
45 against. Or is there questions for staff or Clemson
46 Boulevard Shivamaya, LLC, if they are here? Anybody
47 have any questions?

48 BRAD SWILLEN: I do have a
49 question, Mr. Chairman. Again, this is a technicality,
50 but I just want to make sure we're all on the sheet

1 here. So on the staff report the applicant is Lee
 2 Johnson. Says the owner of the property is Shivamaya,
 3 but on the actual application is says the applicant is
 4 NLJ Ventures, LLC, and the actual owner is NLJ
 5 Ventures, LLC. I know it's a technicality, but I just
 6 want to make sure we're all on the same sheet here as
 7 far as who's ---

8 HENRY YOUMANS: Mr. Johnson,
 9 he did submit the application and paid the fee. If you
 10 look at the signature on the last page, he signed as
 11 Lee Johnson, and he goes by Lee Johnson.

12 HUBERT MCCLURE: Is that good
 13 enough for you? Well, we want to make sure the names
 14 are right; don't we?

15 BRAD SWILLEN: Yeah.

16 HUBERT MCCLURE: Okay. Any
 17 other questions? What's the feeling of the board?

18 JOHN FARR: Motion to
 19 approve.

20 HUBERT MCCLURE: Mr. Farr on
 21 the motion. Do we have a second?

22 DEBBIE CHAPMAN: Second.

23 HUBERT MCCLURE: Second by Ms.
 24 Chapman. All in favor. And that is approved.

25 Next on the agenda Seamon Whiteside and this is
 26 Evergreen Road, Joe Drennon. And I would assume this
 27 is the YMCA; correct?

28 HENRY YOUMANS: That is
 29 correct, Mr. Chairman and board. This was a previous
 30 -- came before the board previously. It was tabled
 31 because there were concerns by the public and residents
 32 around the property who wanted to have an opportunity
 33 to talk with the developer and the YMCA.

34 As you all are aware, they did have a meeting to
 35 address whatever concerns that they had.

36 The applicant is Seamon Whiteside. Property
 37 location is 1939 Evergreen Road, Anderson. This is in
 38 Council District 4. It is currently zoned R-20,
 39 single-family residence and the current land use is
 40 vacant and residential.

41 Applicant's Request is a Special Exception to
 42 expand existing facilities to include a cross country
 43 trail with amenities open on Evergreen Road adjacent to
 44 the Special Exception approved in the spring.

45 Findings of Fact: Anderson County Code of
 46 Ordinances for preexisting lots, under Chapter 70,
 47 Section 7.6 1-4: a private recreation area or
 48 country club may be permitted in R-20 district subject
 49 to the following requirements: shall be located on a
 50 site no less than two acres in area, all buildings,

1 courts, pools, and similar structures shall be set back
2 from front, side and rear property lines a minimum of
3 50 feet, all food and entertainment for members and
4 guest may be permitted provided that such provision
5 shall not cause a nuisance in the residential district
6 in which it is located and is permitted by special
7 exception by the Board of Zoning Appeals.

8 This pretty much is the same presentation from
9 before. This is the site diagram showing the
10 preconstruction, the previous special exception and the
11 one that's being asked for tonight. This is a color
12 diagram showing the layout of the cross country trail
13 and the completed construction on the first special
14 exception. Again, another diagram showing the actual
15 amenities added on the site plan. This layout shows
16 the buffers and the other amenities that will be added
17 for the complete construction of this particular
18 project. This is the previous special exception that
19 was approved in the spring. This is the zoning map
20 showing that the area is designated as R-20. This is
21 the proposed site showing the special exception for the
22 previous exception that was granted and the one that is
23 before the board today. And this is your mapping
24 zoning map, TMS map.

25 Staff Recommendation: The use is not detrimental
26 to public health or general welfare.

27 The appearance and primary function of the park
28 shall remain as is located on the adjacent parcel.

29 The use will not violate neighborhood
30 characteristics nor adversely affect surrounding land
31 uses.

32 The Board has granted other special exceptions
33 similar to this request and would consistent with its
34 approval.

35 A Commercial Land Use Permit will be required in
36 addition to Stormwater Approval and a grading permit.

37 This is the staff's report.

38 HUBERT MCCLURE: Thank you,
39 staff. At this time, just like we always do, we'll
40 open to public hearing and ask if there's anybody here
41 speaking against the YMCA's project? Anyone here
42 speaking against? Okay. Please state your name and
43 your address and how far you live from the project.

44 BRIAN TALBOT: Brian Talbot,
45 1690 Evergreen Road. We live directly against the
46 property. The planned development is right against our
47 property line. And we -- I didn't see anything on
48 there with the upper multi-use fields as far as any
49 buffering on that. Is there any plans for that?

50 HUBERT MCCLURE: Can anybody

1 answer that question? I couldn't hardly hear you. I'm
2 sorry. Could you restate the last part of your
3 question?

4 BRIAN TALBOT: So the multi-
5 use fields at the front of the property, it's near the
6 water tower, they actually -- it comes in -- the multi-
7 use fields I could see them from my residence. Before
8 there was woods. And then they cleared all the woods
9 out. Is there going to be any type of buffering to
10 replace the trees that were taken out? Or is that just
11 going to be open?

12 HUBERT MCCLURE: That's a
13 question -- Mr. Drennon, can you answer that?

14 JOE DRENNON: There will
15 be buffers, but that is part of the variance that y'all
16 have already granted.

17 BRIAN TALBOT: Okay.

18 HUBERT MCCLURE: That's part
19 of the previous variance, which means there will be
20 buffering.

21 BRIAN TALBOT: Okay.

22 HUBERT MCCLURE: Anyone else
23 speaking against or questions? Okay. I'll close the
24 public hearing. Any questions or concerns of the board
25 can be addressed to staff or Mr. Drennon at this time.
26 Anyone? Okay. What's the feeling of the board?

27 BRAD SWILLEN: I make a
28 motion to approve.

29 HUBERT MCCLURE: I'll second
30 it. Let's all vote. And it approves. Thank you.

31 Next, last but not least. This is the last one,
32 and this is James Scott Seagraves, Palmetto Baptist
33 Church, Piedmont.

34 HENRY YOUMANS: Mr. Chairman
35 and the board, this project was previously before the
36 board at the last meeting. The applicant at that time
37 wanted an appeal of the staff's interpretation of the
38 ordinance.

39 First of all, we wanted to apologize as your staff
40 because we like to maintain all our records up to date.
41 When this application was submitted, it was not
42 complete and had incomplete information. We were given
43 notice of that yesterday and updated that information
44 today.

45 If you look at the staff report, the applicant's
46 name is James Scott Seagraves, but the owner of the
47 property is Beeson Development, LLC, which closed on
48 November 18, 2021. This application was received in my
49 office on December 1, 2021. The property location is
50 119 Cely Lane, Piedmont. It is unzoned and the land

1 use is residential.

2 Applicant is requesting a variance to reduce
3 dwelling unit off-street parking requirement of two
4 spaces for each unit of two or more bedrooms to 1.23
5 spaces each unit of two or more bedrooms.

6 Findings of Fact: Anderson County Code of
7 Ordinances, under Chapter 38, Section 38-210, a
8 dwelling unit requires 1.5 spaces for each one bedroom
9 unit, and two spaces for each unit of two or more
10 bedrooms.

11 This application was originally brought before --
12 a land use plan was submitted June 1, 2021. It has
13 been issued a grading permit on 8/12/21. It was
14 approved by Anderson County Stormwater on 9/8/2021.

15 This is showing the TMS map.

16 It is the staff's recommendation that this be
17 denied. If the applicant had showed a true hardship
18 and was asking for a reduction of the parking spaces
19 because of topography or some issue, that would be
20 acceptable for the board. This is not the case in this
21 request. The board lacks authority to omit the parking
22 ratio because it's a part of the ordinance. Only the
23 Planning Commission has the authority to reduce the
24 parking ratio by county ordinance. The rest of the
25 information is there for your review, but it is the
26 recommendation that you do not have jurisdictional
27 authority to rule on this particular topic because ---

28 HUBERT MCCLURE: That's what I
29 was fixing to ask.

30 HENRY YOUMANS: If he was
31 asking for a reduction based on some issue with the
32 property, yes. Because he wants to change the radio,
33 you cannot move forward on this. We ask that you do
34 not.

35 HUBERT MCCLURE: Explain the
36 name thing again. Are you talking about that slide
37 with the dates on it? One more time.

38 HENRY YOUMANS: The previous
39 order was ---

40 HUBERT MCCLURE: When was Land
41 Use notified that the name had changed?

42 ALESIA HUNTER: Mr.
43 Chairman, yesterday we started receiving telephone
44 calls and inquiries from constituents in District 6
45 asking who was the property owner of record. And at
46 the time we had Mr. James Scott Seagraves. That's what
47 we add and what was actually filed. So we did some
48 research and seen in the system where Mr. Beeson
49 actually purchased the property on November 18th and
50 Mr. Seagraves, they did not -- or Wesley White did not

1 update the variance application.

2 HUBERT MCCLURE: My question

3 is, if I own a piece of property and I bought it, I

4 believe I could get a little bit more than two months'

5 worth -- I mean, do y'all see what I'm saying?

6 BRAD SWILLEN: That's my

7 question because they're -- I mean, when they came

8 before us last time, that was in December ---

9 ALESIA HUNTER: When they

10 came before, the church still owned the property, so

11 that was proper.

12 HENRY YOUMANS: That was

13 prior to the closing.

14 ALESIA HUNTER: Prior to the

15 closing.

16 HENRY YOUMANS: They just

17 recently closed after that meeting. In that gap they

18 submitted their application. Because if you recall, at

19 that previous meeting, the applicant at that time made

20 a remark about asking for the variance at that

21 particular time at that meeting because that's what

22 proceeded to go before the board.

23 BRAD SWILLEN: Let me just

24 clarify that, please, if you don't mind, because on

25 here it says that it closed on the 18th of November;

26 right?

27 ALESIA HUNTER: Yes.

28 BRAD SWILLEN: And our

29 meeting was in December -- I don't remember the date,

30 but whatever the date was, if that's right and it

31 closed on the 18th, then ---

32 HUBERT MCCLURE: They could

33 have changed it then.

34 BRAD SWILLEN: --- they

35 could have changed it and it wasn't necessarily

36 factual. I'm not saying ---

37 HUBERT MCCLURE: It doesn't

38 make any sense. That's why I was asking.

39 ALESIA HUNTER: Yeah. That's

40 ---

41 HUBERT MCCLURE: And the

42 second part of the thing is, I don't ---

43 ALESIA HUNTER: When they

44 submitted in November, the application was done, I

45 think the first business day of November. So he did

46 not own it at that time. We had already processed the

47 application for the December meeting.

48 BRAD SWILLEN: So where is

49 the responsibility if a property changes hands like

50 that because -- where does that ---

1 ALESIA HUNTER: The
2 application says that if there's any updated
3 information they should provide that to us because we
4 don't know. We don't know when transactions go through
5 the Register of Deeds, so if you read it at the end
6 where they did the signature, Mr. Swillen, it says that
7 they will provide us true and accurate information.

8 JOHN FARR: I'm a little
9 upset that they advertised this as Palmetto Baptist
10 Church when it's not.

11 ALESIA HUNTER: Yes, sir.
12 HUBERT MCCLURE: I've got
13 another question. This may be a nested question. It's
14 like a nested equation if anybody has ever heard of a
15 nested equation. Doesn't the Planning Commission take
16 care of parking?

17 ALESIA HUNTER: That's
18 correct.

19 HUBERT MCCLURE: This is an
20 ordinance that even the Planning Commission couldn't
21 change; correct?

22 ALESIA HUNTER: That's
23 correct. They've been before the Planning Commission
24 and they denied the request.

25 HUBERT MCCLURE: Well, then
26 why are we listening to it?

27 ALESIA HUNTER: Because they
28 filed an application and requested to come before the
29 board.

30 HUBERT MCCLURE: This don't
31 make any sense.

32 ALESIA HUNTER: That is
33 correct.

34 HUBERT MCCLURE: I'm going to
35 make a motion that we deny this. I'm not even going to
36 open it because we don't have any jurisdiction here.

37 DEBBIE CHAPMAN: I second
38 that.

39 HUBERT MCCLURE: Okay. We got
40 two seconds. So all those in favor. And it does down.
41 Anybody else?

42 BRAD SWILLEN: Are we going
43 to do an election this year?

44 ALESIA HUNTER: Yes. We'll
45 do elections in February. And Mr. Chairman, we'll be
46 moving the meeting to the Civic Center ---

47 HUBERT MCCLURE: No, we're
48 not. We're going to have our meetings here. I don't
49 want to go out there because it's really depressing to
50 go out there.

1 DEBBIE CHAPMAN: I can't hear
2 in there either.

3 HUBERT MCCLURE: It is so
4 depressing.

5 ALESIA HUNTER: This is just
6 temporary.

7 BRAD SWILLEN: We made a
8 motion on this and it was voted on last year that we
9 were not going to move. Look back through your
10 minutes.

11 HUBERT MCCLURE: Well, it's
12 election year. Any other -- anybody got -- again we
13 welcome Ms. Chapman. Thank you.

14 Anybody got anything else?

15 Yeah, they switched.

16 **INAUDIBLE CONVERSATIONS AMONGST BOARD MEMBERS**

17 HUBERT MCCLURE: Anyway, do we
18 have a motion to adjourn? All in favor. And good
19 night.

20

21 **MEETING ADJOURNED AT APPROXIMATELY 5:45 P.M.**

Staff Report

Application for a **Variance** – To allow 2nd wall sign on front elevation of new addition to existing business
Anderson County Land Use Board of Zoning Appeals Meeting - District 1
Historic Courthouse – 101 South Main Street – 2nd Floor County Council Chambers
Anderson, South Carolina
Thursday, 10 March 2022
5:15 PM

Applicant: East Coast Signs & Lighting for Tractor Supply Co. (*contact: Ben Mallard*)

Property Owner: Sara B. Alexander, et al.

Property Location: 3719 Clemson Blvd, Anderson, SC 29621

Council District: One (1)

Tax Map Number (TMS #): 121-05-03-009 (*garden center site; existing retail center is on adjacent parcel*)

Property Description: This irregular shaped lot containing 2.09 acres is one of 2 level adjoining parcels. Both are associated with two retail businesses at this location. When combined, both parcels will contain 5.51 acres with at least 232 feet of frontage on a major commercial arterial highway (Clemson Blvd.).

Land Use: The land supports a large free-standing multi-tenant retail store building with on-site surface parking. Intended for use by 2 retail tenants, primary and secondary tenants currently are Tractor Supply Co. and NTB Tires. The existing building is being expanded for use by the primary tenant, Tractor Supply. The garden center addition will increase the enclosed sales area by 3,678 feet and the front elevation by 36 feet.

Current Zoning: The property is not zoned.

Applicant Request: To allow the placement of a 2nd wall sign over entrance to new garden center.

Findings of Fact: Under Chapter 38 of the Anderson County Code, Section 38-255 (Permitted Signs), specifically, wall signs: (a) where a free-standing business sign exists on-site, 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 displayed on the building; (b) for shopping centers (with 2 or more tenants), each business use may have one wall sign with the size based on the frontage assigned to each business occupant.

A Commercial Land Use permit (#22-106) was issued on January 7, 2022, for the new Garden Center addition. The existing wall sign over the main entrance for Tractor Supply appears to have 120 square feet of sign area and is paired with 125 feet of store front elevation. The proposed 2nd sign for the Garden Center entrance will have 30 square feet of sign area to be installed on 36 feet of added front elevation.

Staff Recommendation: **Approval** of the **Variance** request for the following reasons:

- 1) Garden Center addition gives this retail store a 2nd front entrance and extends the total front elevation to more than 160 feet, facing a very large parking area and heavy traffic along Clemson Blvd.
- 2) A second wall sign above the new Garden Center entrance will provide direction from the parking area to a 2nd major entrance and new sales area for the expanded retail business.
- 3) The combined total sign area (150 square feet) for 2 signs is less than the maximum allowed for 1 wall sign (161 square feet), based on the width of the building's newly extended front elevation.
- 4) Applicant has demonstrated the existence of a hardship and the presence of a second wall sign over the entrance to an addition to the original retail building would not be a detriment to the area.
- 5) This request is compatible with the spirit and intent of the ordinance should a variance be granted when a hardship exists.

PAID
\$ #22-191



Variance Application

There is a Variance Application Fee of \$200.00

1-26-2022

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: East Coast Signs & Lighting (Ben Mellore)

Mailing Address: 106 New Prospect Church Rd. Anderson, SC 29625

Telephone and Fax: (864) 231-008 E-Mail: Ben@eastcoastsignsusa.com

Owner's Information

(If Different from Applicant)

Name: Caine Company, Inc.

Mailing Address: 111 Williams Street, Greenville, SC 29602

Telephone and Fax: 864-250-6800 Email: propertyservices@cbccaine.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.

Jane Pitt Agent for owner
 Owner's Signature

1-25-22
 Date

Project Information

Property Location: 3719 Clemson Blvd. Anderson, SC 29621

Parcel Number(s)/TMS: 121-05-03-009

County Council District: ONE (1) School District: _____

Total Acreage: 2.09 Current Zoning: Not Zoned

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

Purpose of Variance: Apply for Approval to add 2nd wall sign



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.

Ben Meland
Applicant's Signature

1-21-2022
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:
Tractor Supply Co. has added a "Garden Center" addition to their building. We are proposing a "Garden Center" sign so customers can be made aware of the new addition.
Conditions do not generally apply to other properties in vicinity, as shown by: _____

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

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

The following documents are submitted in support of this application: (Please attach copies of all additional information to this application.) Artwork for proposed wall sign

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.

Ben Meland
Applicant's Signature

1-26-2022
Date

For Office Use Only:

Application Received By: HDC Date Completed Application Received: 1-26-2022
Application Fee Amount Paid: \$ 200.00 Check Number: 4749
Scheduled Board Hearing Date: 3-18-2022 Land Use/Board of Zoning Appeals' Decision: _____
(March 18, 2022)



NTB Tire Store

Tractor Supply Co.

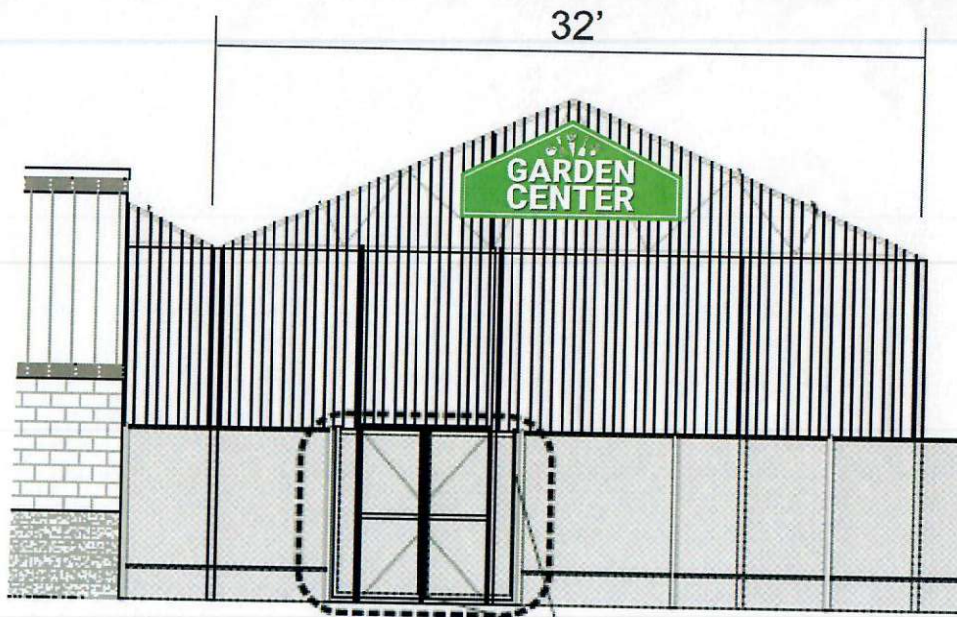
Proposed Garden Center Addition



Google

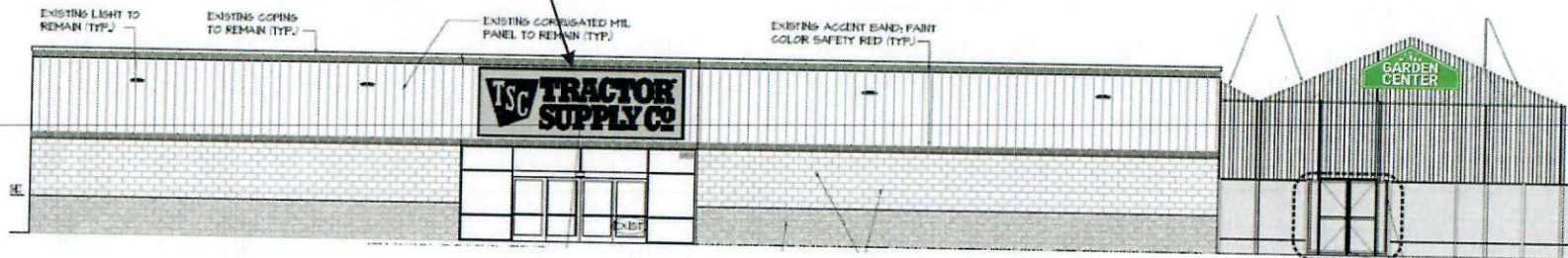
Street View as of Aug. 2021

Image capture: Aug 2021 © 2022 Google Unif



Garden Center Elevation with Proposed Sign

Existing 6'-3" x 20'
Wall Sign



Overall Elevation with Proposed Sign

Client:

TSC TRACTOR SUPPLY CO.

Location:

Anderson, SC.

Project:

Garden Center Sign

Notes:

Dwg. Date:
6-11-21

Scale:
NTS.

Revisions: Date:

Presented By:



The Sign Resource, Inc.

P.O. Box 6215 Hickory, NC 28603

Ph. 721-669-6877 www.TSRFL.com

Note: This drawing is property of The Sign Resource, & shall not be reproduced without written permission.

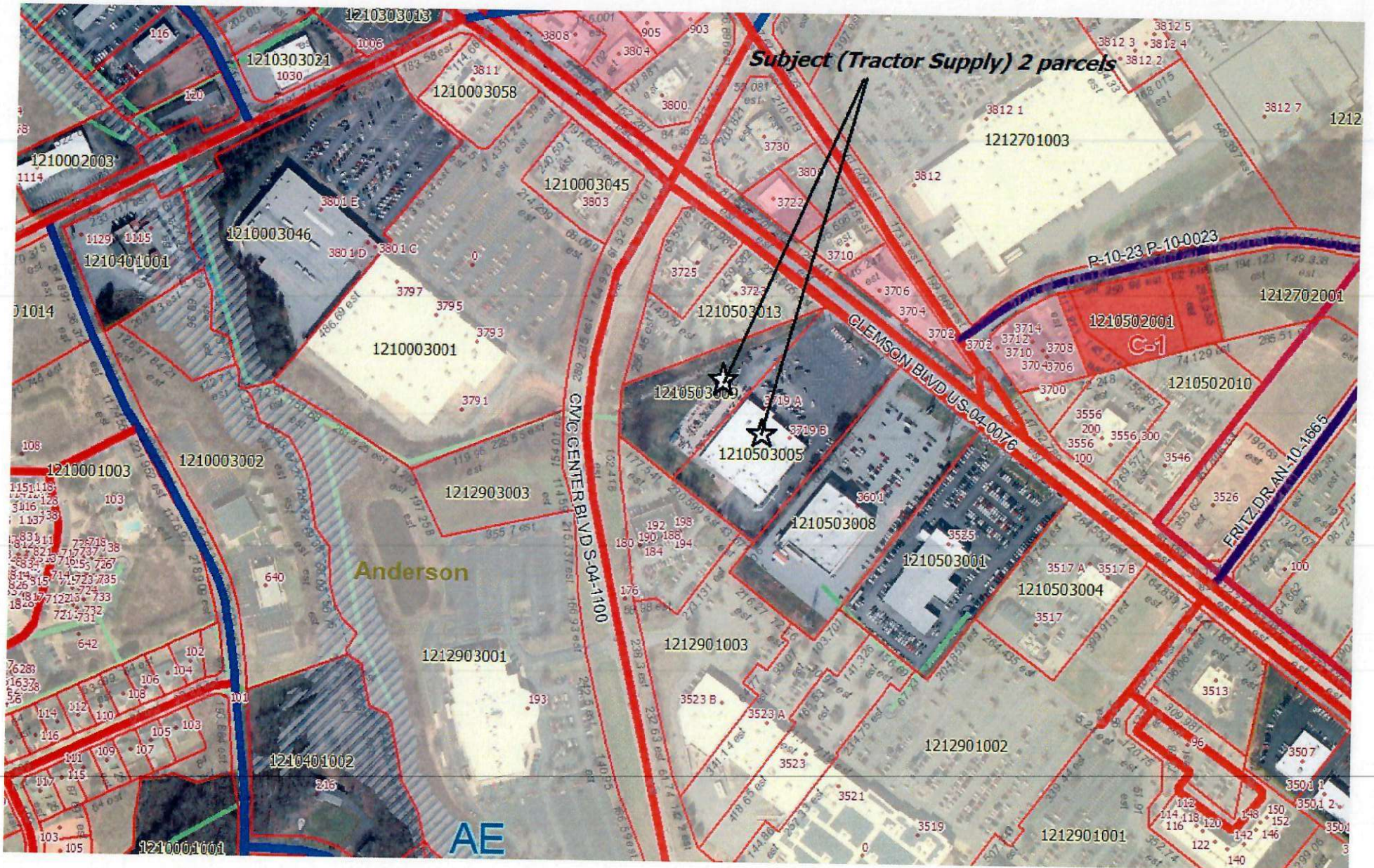
Dwg. Number: TS- 8333



Photo View with Proposed Garden Center Sign For Consideration







Application for a Special Exception
Anderson County Land Use Board of Zoning Appeals Meeting
County Council Chambers 2nd Floor-Historic Courthouse (DISTRICT #7)
Anderson, South Carolina
March 10, 2022
5:15 PM

Staff Report

Applicant: Tammy Brown (Medical Exception for Herbert Smith)

Owner of Property: Tammy Brown

Property Location: 100 Shay Drive, Honea Path, SC

Council District: Seven (7)

Tax Map Number (TMS #): 279-01-02-008

Property Description: 100 Shay Drive

Current Zoning: R-A

Land Use: Residential

Applicant's Request: Applicant is requesting use of a manufactured home as accessory for temporary residential use for a medical exception.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 70, Section 7:9, A manufactured home may be permitted in any zoning district as a temporary accessory residential use which shall be clearly subordinate to a principal single-family detached dwelling or manufactured home, whether or not such principal use is conforming, subject to all of the requirements listed below. In authorizing the temporary accessory residential use, the board of zoning appeals may impose such reasonable and additional stipulations, conditions, or safeguards that in the board's judgement will better fulfill the intent of this chapter.

Staff Recommendation: Staff recommends APPROVAL of the Special Exception request for the following reasons:

- 1) The use is not detrimental to public health or general welfare.
- 2) The request meets the standards of Chapter 70, Section 7:9.
- 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) Applicant will be required to obtain all permits from Anderson County Building and Codes and a residential compliance letter from Development Standards.



Anderson County

Development Standards Department

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

Medical Exception Zoned Area Application Form

Application Processing Fee \$200.00

Date: Sept. 30, 2021

Applicant's Name: Jammy Brown

Address: 100 Shay Avenue

TMS#: _____

Phone Number: 864-245-6975

Alternate Number: same

Email Address: t1bepun47660@gmail.com

Mailing Address: 100 Shay Avenue
Korea Park, S.C. 29654

Please list zoning area: R2A - RA2

<p>Has a septic tank permit been obtained for the structure / home? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>A new septic tank permit is required prior to the issuance of the permit.</p>

Reason for Medical Exception:

My dad has dementia along with other physical disability's and uses oxygen daily. My mother is getting over a fractured back. They both need daily care and I take care of them both

I, Jammy Brown have read and understand the requirements for a Medical Exception.

Attach Physician Statement of Approval. Please Note That We Cannot Accept Application Without The Physician Statement Of Approval.

Signature: Jammy Brown Date: 9-30-2021

Development Standards: _____ Date: _____

Medical Exception Information Form Zoned Areas

R-40, R-20, R-15, R-12, R-10, R-8, Single Family Districts.0
R-M, R-M1, R-M2, R-M7, R-MA, R-A, and R-A2

Are there any private covenants or deed restrictions on the property? Yes () No ()
If you checked no, your signature is required:

Signature: Joany Brown Date: 9-30-2021

If you checked 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. If your property is deed restricted or has a current mortgage, please check to ensure there is no conflict with your financial institution.

Uses permitted by special exception. The following uses may be permitted by special exception by the board of zoning appeals in accordance with provisions in article 7:

Section 7:9. Temporary accessory residential use

A manufactured home as defined in article 4 of this chapter may be permitted in any zoning district as a temporary accessory residential use, which shall be clearly subordinate to a principal single-family, detached dwelling or manufactured home, whether or not such principal use is conforming, subject to all the requirements listed below. In authorizing the temporary accessory residential use the board of zoning appeals may impose such reasonable and additional stipulations, conditions, or safeguard that in the board's judgment will better fulfill the intent of this chapter.

The board of zoning appeals may authorize issuance of a permit for a temporary accessory residential use for a period not to exceed one year. At the end of that year and each subsequent year thereafter, the board may, after a complete review of the request, grant an extension of the original application procedure. It shall be the responsibility of the zoning administrator to present to the board after each one-year period a status report of the conditions and to notify the applicant of the review.

The board of zoning appeals may at any time terminate the authorization at the request of the initiating applicant or upon the finding that the extenuating conditions no longer exist. The temporary accessory residential use and any associated services shall be removed from the premises within 30 days after notice of termination.

ANMED HEALTH
Honea Path Family Medicine

21 South Shirley Avenue
Honea Path SC 29654
Phone: 864-369-0552
Fax: 864-369-1826

September 15, 2021

Patient: **Herbert H Smith**
Date of Birth: **5/30/1940**
Date of Visit: **9/15/2021**

To Whom it May Concern:

Herbert Smith was seen in my clinic on 9/15/2021 at 7:45 am. Mr. Smith requires daily care. He needs to live close to his daughter so she can provide this care.

If you have any questions or concerns, please don't hesitate to call.

Sincerely,



Marion Kent Jenkins, MD

CC: No Recipients



PERMIT TO CONSTRUCT
Onsite Wastewater System

File Nbr: **2021100077**
County: Anderson

Name: TAMMY BROWN	Address: 100 SHAY DRIVE	Program Code: 360
Type Facility: MOBILE HOME	HONEA PATH, SC 29654.	System Code: 100
Subdivision:	Site: 100 SHAY DRIVE	TM No.: 279-00-03-007
Block: Lot:	HONEA PATH, SC	Water Supply: PUBLIC

PERMIT TO CONSTRUCT SYSTEM SPECIFICATIONS

Daily Flow (gpd): 360	Tank Sizes (gal): Septic Tank: 1000	Pump Chamber:	Grease Trap:
LTAR: .30	Trenches: Length (ft): 400	Width (in): 36	Max. Depth (in): 36
Min Pump Capacity:	gpm at	ft. of head	Alternative Product:

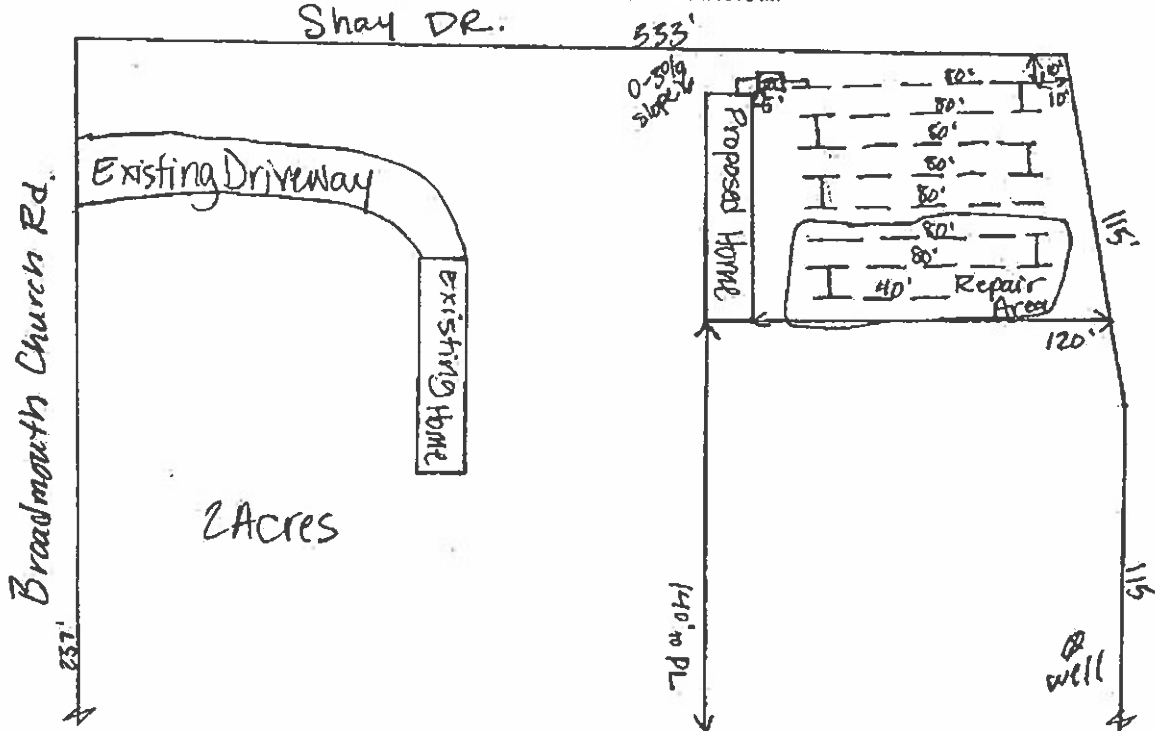
SPECIAL INSTRUCTIONS/CONDITIONS

THIS PERMIT IS SITE SPECIFIC. ANY CHANGES TO THE SYSTEM MUST BE APPROVED BY DHEC. ALTERNATIVE TRENCH PRODUCTS APPROVED UNDER STATE RULES AND REGULATIONS MAY BE SUBSTITUTED. ANY UNAPPROVED CHANGES WILL VOID THIS PERMIT. Installers must contact the local Environmental Affairs office by 10:00 AM on the day prior to installation in order to schedule a time for the final inspection. If a Department representative does not arrive within 30 minutes of the scheduled time, the installer may conduct the final inspection. When a contractor self-inspection occurs, the installer must complete the DHEC form 3978, Approval to Operate Contractor Self-Inspection. The installer must submit DHEC form 3978 within 2 business days of the completion of the installation.

well must be 75' from septic system

PERMIT TO CONSTRUCT SYSTEM DIAGRAM

(NTS)



Issued/Revised By: *[Signature]*

Date: 1/24/22



2790101001

2790101002

2790003006

2790003004

2790101003

2790102001

2790102003

BROOKMOUTH CHURCH RD

SMAY DR

2790101004

2790103008

2790102702

2790102007

2790102009

2790003021

01005

2790102010

2790102015

2790003019

2790003004

