



# MEMORANDUM

## ANDERSON COUNTY DEVELOPMENT STANDARDS

**DATE:** May 5, 2022

**TO:** Land Use and Zoning Board of Appeals Members

**FROM:** Henry Youmans

**SUBJECT:** May 12, 2022

The Anderson County Land Use and Zoning Board of Appeals is scheduled to hold its next meeting on Thursday, May 12, 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](mailto: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](mailto:rburns@andersoncountysc.org)

# Anderson County Board of Zoning Appeals

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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, May 12, 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: April 14, 2022
- 4.) Public Hearing:
  - A. Special Exception request to allow landscaping business located on Highway 252, Honea Path/ TMS 280-00-01-001, Council District 7.
  - B. Variance request to move property line between two lots which would cause one lot with existing house to be smaller than required 25,000 sq. ft, located at 105 Wyndham Dr, Pendleton/ TMS 63-06-01-003, Council District 4.
  - C. Variance request to allow second wall sign, located at 255 Highway 28 Bypass, Anderson/ TMS 125-08-05-008, Council District 2.
  - D. Variance request to allow reduction of front setback to 7 ft, located at 2789 Old Mill Rd, Easley/ TMS 213-00-02-044, Council District 6.
  - E. Special Exception request to allow medical exception for additional manufactured home, located at 227 Shadow Hill Dr, Liberty/ TMS 139-01-01-011, Council District 4.
- 5.) Old Business:
- 6.) New Business:
- 7.) Adjournment.

STATE OF SOUTH CAROLINA )  
COUNTY OF ANDERSON )

ANDERSON COUNTY  
LAND USE AND BOARD OF ZONING APPEALS  
APRIL 14, 2022

PRESENT:

HUBERT MCCLURE, CHAIRMAN  
MIKE MILLER  
ALLEN ASHLEY  
JOHN FARR  
TONY CIRELLI  
DEBBIE CHAPMAN

ALSO PRESENT:  
ALESIA HUNTER  
TIM CARTEE  
BRITTANY MCABEE  
HENRY YOUMANS  
HENRY COPELAND  
TYANNA HOLMES

1 HUBERT MCCLURE: It's 5:15.  
2 So we'll go ahead and get started. I have to bang my  
3 little gavel here. We'll go ahead and get started.  
4 And we have an invocation. I'll go ahead and do  
5 that right quick. Let us pray.

6 **INVOCATION BY HUBERT MCCLURE**

7 HUBERT MCCLURE: Next thing,  
8 approval of minutes. Does anybody have any deletions  
9 or additions for the minutes of the last meeting?

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

12 HUBERT MCCLURE: Mr. Miller  
13 approved. I'm almost going to say it. Mr. Ashley. I  
14 was going to say Bannister. Sorry. Mr. Ashley  
15 seconds. All in favor. And that goes.

16 All right. Before we start, I want to make a  
17 motion from the Chair. Since the most discussion is  
18 going to be from (A), I believe, I'm going to make a  
19 motion that we move (A) to the last thing on the  
20 agenda. Do I have a second on that?

21 MIKE MILLER: I'll second.

22 HUBERT MCCLURE: Second. All  
23 in favor. And we've moving that, just because of more  
24 discussion. That way, (A) and (B) (verbatim) will not  
25 have to go through all the discussion. Just a common  
26 courtesy. We do that all the time. No conspiracy.

27 All right. So the second thing is (B), 329  
28 Hopkins Road. Staff report.

29 HENRY COPELAND: All right, Mr.  
30 Chairman. For the record, I'm Henry Copeland. This  
31 report is on 329 Hopkins Road, which is located on a  
32 cul-de-sac projecting into Lake Hartwell. The  
33 applicant is Michael Major. He is in the audience, so  
34 when the time is appropriate, he's available to answer  
35 any questions. The property at 329 Hopkins Road is a  
36 -- is described as an irregular shaped property lot --  
37 residential lot containing roughly a quarter of an  
38 acre, with approximately 273 feet of frontage of Lake  
39 Hartwell.

40 This is a single-family dwelling in an unzoned  
41 neighborhood. The applicant's request is to reduce the  
42 required side yard setback from 10 feet to 5 feet to  
43 allow construction of an addition to the existing  
44 residence.

45 The findings of fact are that in the Anderson  
46 County Code of Ordinances, under Chapter 38 for  
47 residential properties of this description, the minimum  
48 side yard setbacks shall be 10 feet from the side lot  
49 lines and 10 feet from the rear lot line.

50 As you can see from the plat, the property side

1 lines, it really doesn't have a rear line, so all of  
2 the lines are side lines. But the lines in question,  
3 the two longest ones, either to the east and to the  
4 west, both front Corp property so is part of Lake  
5 Hartwell. The residential properties adjacent to it  
6 are to the southeast and southwest. And those setback  
7 lines are not in question.

8 A closer view -- excuse me -- let me go back. The  
9 plot that was taken in December of 2021 shows the  
10 slightly shaded blue is the existing home and the  
11 yellow are the accessories and detachments that will be  
12 removed for the construction of the addition.

13 The property owner submitted a site plan that  
14 basically shows the existing house, again in light  
15 blue, and the addition in yellow. As you can see,  
16 there's also an approximate 10 foot setback marking  
17 where the 10 foot setback line is in red, whereas the 5  
18 foot setback, half the distance to the property lines  
19 shows that the house currently is projecting into the  
20 setback area. And again, the yellow, the addition  
21 proposed is not going to exceed that, but wishes to  
22 match it.

23 This is the aerial photograph taken from the tax  
24 maps. Again, you can see where the positioning of the  
25 lake is.

26 The staff recommendation is for approval of the  
27 variance request for the following reasons:

28 The proposed new addition cannot be constructed  
29 based on the size, shape and topography of the lot to  
30 meet the required setbacks and would require major  
31 changes to the floor plan.

32 In addition, major changes to the floor plan of  
33 the existing might be required, as well, in order to  
34 accommodate it.

35 The septic system, including drain field, is  
36 located in front of the existing home and on the  
37 western side of the property, making placement of the  
38 addition on this side of the home difficult.

39 The Board has considered other variances similar  
40 to this request.

41 And if approved, the applicant will be required to  
42 obtain the normal building permit from Buildings and  
43 Codes and a land use permit from Development Standards.

44 This concludes the report for item (B). If you  
45 have any questions, staff is available to answer them.  
46 As I mentioned, Mr. Major is here to also answer any  
47 questions you might have. Thank you.

48 HUBERT MCCLURE: Thank you,  
49 staff.

50 So at this time I'd open up for public hearing if

1 anybody is in here speaking against 329 Hopkins Road.  
2 Anyone here speaking against 329 Hopkins Road? Okay.  
3 We'll close the public hearing and leave any questions  
4 for staff or Mr. Major at this time. If there's any  
5 questions for those two individuals. Any questions?  
6 What's the feeling -- yes.

7 JOHN FARR: I move to  
8 approve it.

9 HUBERT MCCLURE: We have a  
10 motion by Mr. Farr to approve.

11 DEBBIE CHAPMAN: Second.

12 HUBERT MCCLURE: Second. All  
13 those in favor. Good. And that's approved.

14 Next we have a variance request on 1132 Sandy  
15 Springs. Staff report.

16 HENRY COPELAND: All right.

17 Mr. Chairman, this is for 1132 Sandy Springs Road in  
18 Anderson. The applicant is Peter Wicha. He is also  
19 present, as is John Stathakis, his attorney, to answer  
20 any questions at the appropriate time. The property  
21 location has been given.

22 This is a long narrow rectangular lot containing  
23 roughly 5.8 acres with approximately 220 feet of  
24 frontage along Sandy Springs Road. This is on the  
25 south side of the road. The property is slightly more  
26 than 1,200 feet deep. Currently it's occupied as a  
27 single-family residence. It's zoned R-A, Residential  
28 Agricultural.

29 The applicant has requested a reduction of the  
30 side yard setback from 22 feet to 10 feet in order to  
31 permit the construction of a detached garage using the  
32 existing driveway.

33 The findings of facts. Anderson County Code of  
34 Ordinances, Under Chapter 70 dealing with zoned  
35 properties, and specifically a Residential Agricultural  
36 District, in addition to the agricultural objectives,  
37 provides for spacious residential development. Under  
38 Section 5:2.6, regarding side yard setbacks, the  
39 minimum width of a residential side yard shall be 10  
40 percent of the total lot width or 10 feet, whichever is  
41 greater, with a maximum side yard setback requirement  
42 of not more than 25 feet. The required minimum side  
43 yard setback for the subject property is 22 feet,  
44 again, based on 10 percent of the existing road  
45 frontage.

46 This is a rendition of the current site as it was  
47 taken from a plat that was recorded in 2006. The  
48 property that is showing in the black ink is what was  
49 there at the time. There was an addition, which is  
50 seen in blue shaded to the west. That's the attached

1 garage that was added subsequent to 2006. And then  
2 also the green area is the proposed detached garage for  
3 the recreational vehicles that the applicant has  
4 requested. It is measuring 26 by 36 feet.

5 Also, there's a correction on this one. What's  
6 shown on the original plat is a gravel drive. It has  
7 since become a concrete drive. And there will be an  
8 illustration of that later.

9 This is a view showing the concrete drive. Also  
10 the property as seen in an aerial photograph taken in  
11 2020. Again, the proposed site for the detached garage  
12 is to your left.

13 Again, this is the entire property. And you can  
14 see by the description, a long, rectangular property,  
15 with a great deal of open space on it. But the  
16 residential compound is concentrated toward the front,  
17 and with the dependency or accessory buildings all  
18 closely associated with it.

19 The applicant has submitted this as a further  
20 illustration of the location of the proposed detached  
21 garage. As you can see it's near the center, slightly  
22 to the left, in a generally north orientation of the  
23 overall property, with the buildings to the south as  
24 being the existing residential compound.

25 This is a street view of the property looking at  
26 the existing home and the detached garage toward the  
27 direction of the proposed detached garage. This is  
28 another view of it, again, with the measurements  
29 provided by the applicant showing that the detached  
30 garage would be located about a 155 feet from the edge  
31 of the right-of-way and in that general direction.

32 But more specifically, this is the new concrete  
33 driveway that was added after 2016, and the cleared  
34 area is the proposed detached garage.

35 And finally, this is an aerial view taken from tax  
36 maps showing the property as a whole. And this is a  
37 zoning map showing the property -- how it's relevant to  
38 the properties immediately around it and how they are  
39 zoned.

40 The staff recommendation in strict sense the  
41 denial of the variance request for the following  
42 reasons:

43 The variance request would not comply with the  
44 intent of the ordinance for R-A zoning.

45 The installation of a new driveway or adding an  
46 extension of the existing driveway across the front of  
47 the home to a detached garage placed on the opposite  
48 side is possible.

49 A required part of the variance application is to  
50 demonstrate the existence of a hardship. No hardship

1 has been shown to be addressed by the applicant's  
2 proposed solution relative to the plans submitted.

3 Denial of this request is compatible with the  
4 spirit and intent of the ordinance should a variance be  
5 denied when a hardship does not exist.

6 This concludes the report on item (C). Staff is  
7 available to answer any questions. And as I pointed  
8 out, the applicant and Mr. Stathakis are present to  
9 answer any questions that the board may have.

10 Thank you very much.

11 HUBERT MCCLURE: Thanks,  
12 staff. We're looking. Stand by.

13 Okay. Is there anywhere, speaking -- go ahead.  
14 I'm sorry. I'll go ahead and open up the public  
15 hearing. Is there anyone here speaking against this  
16 variance? Anyone speaking against this variance?

17 Okay. Well, in that case I'll close the public  
18 hearing and reserve questions for staff and/or  
19 questions for the gentlemen here speaking for, Mr.  
20 Wicha and Mr. Stathakis. Good to see you, Mr.  
21 Stathakis.

22 JOHN STATHAKIS: Thank you,  
23 sir.

24 HUBERT MCCLURE: Is there any  
25 questions at this time?

26 TONY CIRELLI: Henry, you  
27 said they were requesting a 10 foot variance?

28 HENRY COPELAND: A 10 foot  
29 variance. Well, I should say it's a reduction from 22  
30 feet, the required sideline setback, to 10 feet.

31 TONY CIRELLI: All right.  
32 Has it been possible to talk to the adjoining neighbor?

33 HENRY COPELAND: Yes, it has.

34 And the adjoining neighbor -- this is my basic  
35 understanding of it. Mr. Wicha, and he can verify  
36 this, actually has offered to purchase additional  
37 property from the adjoining neighbor, but the neighbor  
38 politely declined. But instead offered a letter of  
39 support, which it was submitted to the -- with the  
40 application.

41 HUBERT MCCLURE: Was that --  
42 that was my question, Tony. The neighbor to the left  
43 and neighbor to the right -- I mean, the neighbor to  
44 the right, I don't know if they own the property or  
45 not. But does any of the two neighbors, do they have a  
46 problem?

47 JOHN STATHAKIS: Good evening.  
48 The significant neighbor who would be most potentially  
49 impacted actually has written a letter in support of  
50 the applicant.

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1 HUBERT MCCLURE: Okay. What  
2 about the other neighbor, the one on the other side?  
3 JOHN STATHAKIS: I have no  
4 idea to that, because he's so far away.  
5 HUBERT MCCLURE: I know. I'm  
6 just asking. What I'm getting at, is there anybody  
7 fussing?  
8 JOHN STATHAKIS: No, sir.  
9 HUBERT MCCLURE: None.  
10 JOHN STATHAKIS: No one.  
11 HUBERT MCCLURE: Okay.  
12 Does anybody else have any questions for Mr.  
13 Stathakis?  
14 DEBBIE CHAPMAN: My question  
15 was going to be what you were talking about. I was  
16 going to ask on the other side, if that would be a  
17 problem. But it's not, so ... I mean it wouldn't be  
18 on our ---  
19 HUBERT MCCLURE: Well, he's  
20 already got a building there at 10 feet.  
21 DEBBIE CHAPMAN: Yeah, he has.  
22 HUBERT MCCLURE: And you can't  
23 -- how long has that building been there? Mr. Wicha,  
24 how long has that building been there at 10 feet?  
25 MIKE WICHA: (Inaudible.)  
26 HUBERT MCCLURE: Staff, how  
27 long has that building been there?  
28 HENRY COPELAND: It appears on  
29 the plat and that was recorded in 2006.  
30 HUBERT MCCLURE: Okay. So ---  
31 JOHN STATHAKIS: And to do a  
32 driveway in front of the house, to put the garage on  
33 the other side, while possible, not practical and  
34 certainly would devalue his property.  
35 DEBBIE CHAPMAN: That's what I  
36 thought. That's what I was going to ask.  
37 HUBERT MCCLURE: Okay. Do we  
38 have any questions for anybody?  
39 TONY CIRELLI: I recommend  
40 approval.  
41 HUBERT MCCLURE: Okay. We've  
42 got a recommendation or a motion to approve.  
43 MIKE MILLER: I'll second.  
44 HUBERT MCCLURE: Second. All  
45 those in favor? And they all go.  
46 JOHN STATHAKIS: Thank you,  
47 Mr. Chairman. Thank you, members of the board.  
48 HUBERT MCCLURE: All right.  
49 Next and last, but not least, and I looked it up, this  
50 is (A), this is Bluebird Lane and Manse Jolly Road.

1 Staff report.

2 HENRY YOUMANS: Mr. Chair,  
3 members, this is a variance request on Bluebird Lane,  
4 Anderson. The applicant's name, and I hope I pronounce  
5 it correctly, Mr. David Konovalchuk.

6 Okay. The property location is Bluebird Lane, Lot  
7 Number 3. It's in Council District 4. It's .65 acres  
8 in the industrial park. It is -- land use is currently  
9 vacant. It's currently zoned as I-2.

10 The applicant's request is to allow a reduction of  
11 front setback from 50 feet to 5 feet on Bluebird Lane  
12 to accommodate the construction of a warehouse and  
13 truck shop.

14 Anderson County Code of Ordinances, Chapter 70,  
15 Section 5:21.10, no building shall be closer than 50  
16 feet to all street right-of-way lines.

17 This is a site plan showing -- submitted by the  
18 applicant showing the proposed placement of the  
19 building on the property.

20 This is a recorded plat showing the property as it  
21 is positioned between Bluebird Lane and Manse Jolly  
22 Road.

23 This is the aerial of the tax map for this area.  
24 And again, it's reflected here showing the placement of  
25 the property between the two roadways.

26 Staff recommendation is for approval. The parcel  
27 is only 34,048 feet. The property will be unbuildable  
28 if the variance is not granted.

29 The location between Manse Jolly Road and Bluebird  
30 Lane. The applicant meets the 50 foot setback from  
31 Manse Jolly right-of-way, which is a major rural  
32 collector which has a higher classification than  
33 Bluebird Lane, which is a minor local road and a lesser  
34 classification.

35 The property at its widest point is 127 feet,  
36 leaving a width of only 2 feet to build within the  
37 right-of-way if the required setbacks are deducted.  
38 The applicant will meet the required side setback of 25  
39 feet.

40 As such, the proposed building will not cause  
41 detriment to other properties which are zoned for  
42 industrial uses, as well. And the fact that the parcel  
43 fronts on two roads is the justification for the  
44 hardship exists.

45 If it is approved, the applicant will be required  
46 to get a commercial land use permit from Development  
47 Standards and a building permit from Building and  
48 Codes. This is your staff report.

49 HUBERT MCCLURE: Okay. I have  
50 a staff question right quick. Okay. I want to know,

1 what is exactly the purpose for the -- you said it's a  
2 truck what?

3 DANIEL KONOVALCHUK: Shop.  
4 HUBERT MCCLURE: A truck shop  
5 and a warehouse?

6 HENRY YOUMANS: Yes. Well,  
7 I'm assuming that the warehouse part would just store  
8 parts.

9 HUBERT MCCLURE: Okay. I just  
10 want to make sure because I believe there's some  
11 confusion that it's going to be a truck stop.

12 ALESIA HUNTER: That's a  
13 typo, Mr. Chairman.

14 HUBERT MCCLURE: Let's get  
15 that out there first.

16 So at this time we will open up the public hearing  
17 for those speaking against. Do we have anybody  
18 speaking against? Okay. Just approach the microphone  
19 and state your name, address and how far you live from  
20 the property, please. Approximately.

21 ANN MAYFIELD: I'm Ann  
22 Mayfield. I live at 602 Robinhood Lane, which is right  
23 off of Manse Jolly.

24 HUBERT MCCLURE: Okay.  
25 ANN MAYFIELD: And I'm  
26 opposed to the request to allow the reduction of a  
27 front setback from Bluebird Lane and Manse Jolly Road  
28 to construct a warehouse and truck shop from 50 feet to  
29 5 feet.

30 HUBERT MCCLURE: Okay. Thank  
31 you, ma'am.

32 JOHN FARR: How does that  
33 affect you, ma'am?

34 HUBERT MCCLURE: Yeah. Ma'am,  
35 Ms. Mayfield, how does it affect you?

36 ANN MAYFIELD: I live in one  
37 of the subdivisions right off of Manse Jolly. And  
38 Manse Jolly is a small little road. Bluebird Lane is  
39 even smaller. The traffic is already congested and  
40 this is just going to make for more congestion.

41 HUBERT MCCLURE: How far do  
42 you live from the property?

43 JOHN FARR: That was my  
44 question.

45 ANN MAYFIELD: Just right  
46 around the corner. On the other side of the interstate  
47 from it.

48 DEBBIE CHAPMAN: Which street  
49 do you live on?

50 ANN MAYFIELD: Robinhood

1 Lane.  
2 DEBBIE CHAPMAN: Robinhood?  
3 ANN MAYFIELD: In Sherwood  
4 Forest.  
5 HUBERT MCCLURE: Okay.  
6 ANN MAYFIELD: And my son  
7 actually lives on Manse Jolly. He called in and  
8 expressed his -- he's at work and couldn't get here in  
9 time. And there's a lot of people who are retired and  
10 you don't have to get out in that traffic. But if you  
11 are still working, the traffic is a mess. Plus they're  
12 going to build 400 houses more right directly across  
13 the street from that. And I just can't imagine the  
14 trucks and the extra congestion. A lot of people like  
15 to bicycle up and down that road, walk on that road.  
16 So it just seems to be a detriment to the neighborhood.  
17 MIKE MILLER: Can I ask you  
18 a question, ma'am? So what you are thinking that there  
19 are going to be multiple tractor trailers and  
20 everything coming in because you consider the way it's  
21 written up as a truck shop?  
22 ANN MAYFIELD: Yes.  
23 MIKE MILLER: And we're  
24 going to try to clarify that with the owner here  
25 shortly. But I don't think that's what's there, and I  
26 may be wrong. We're going to ask ---  
27 ANN MAYFIELD: There's going  
28 to be eighteen wheelers back in there in that area.  
29 MIKE MILLER: Because  
30 you've got an industrial park right there, and if it  
31 hasn't changed, a guy that actually does stuff for golf  
32 carts right there?  
33 ANN MAYFIELD: Well, they  
34 graded and tore up a lot of land and then really didn't  
35 do anything with it.  
36 MIKE MILLER: So we're  
37 going to find out from the owners. Thank you.  
38 HUBERT MCCLURE: Thank you.  
39 I want to ask staff a question right quick. With  
40 that being a median, you know, is there any problem  
41 with sight distance? Has anybody ever said anything  
42 about sight distance there? I'm just asking, general  
43 speaking?  
44 TIM CARTEE: Mr. Chairman,  
45 that'll be up to the DOT to grant that permit for this  
46 development.  
47 HUBERT MCCLURE: So DOT could  
48 turn this down?  
49 TIM CARTEE: They could,  
50 depending on the sight distance.

1 HUBERT MCCLURE: On a safety  
2 sight line distance?

3 TIM CARTEE: They could,  
4 yes. Manse Jolly Road is a state maintained road and  
5 it's a collector, so there's no maximum average trips  
6 per day.

7 HUBERT MCCLURE: Well, am I  
8 right in saying that if DOT does -- they're going to  
9 have to look at this, there would be a recommendation  
10 from DOT if there was something ---

11 TIM CARTEE: Correct.  
12 That'll be part of the commercial land use permit. If  
13 they're unable to get that, then they couldn't move  
14 forward.

15 HUBERT MCCLURE: Okay. I  
16 guess the staff has some questions for the owners. So  
17 who is the owners? If you could address the -- just  
18 state your name and, you know, your address and, you  
19 know, you're the owner.

20 DANIEL KONOVALCHUK: Yeah, I'm  
21 Daniel Konovalchuk. That's my brother David. He's the  
22 owner of the property.

23 HUBERT MCCLURE: Okay.  
24 DANIEL KONOVALCHUK: What kind of  
25 questions do you guys have?

26 HUBERT MCCLURE: Anybody?  
27 MIKE MILLER: What -- I  
28 mean, as turned in and what I'm sitting here reading,  
29 it is a construction warehouse and a truck stop.

30 DANIEL KONOVALCHUK: No, no, not  
31 truck stop.

32 HUBERT MCCLURE: Not truck  
33 stop.

34 DANIEL KONOVALCHUK: Yeah. We  
35 have a trucking company, so we use that lot to park our  
36 trailers at. But we would like to have a place where  
37 we could work on our motors or, you know, and then  
38 store freight that we transport between trailers and  
39 stuff like that.

40 MIKE MILLER: So you ---  
41 DANIEL KONOVALCHUK: It's not like  
42 we're going commercial repairs. Just for our own  
43 personal trucks.

44 HUBERT MCCLURE: How many  
45 trucks do you have?

46 DANIEL KONOVALCHUK: We've got  
47 three trucks.

48 MIKE MILLER: Are they  
49 semis, eighteen wheelers?

50 DANIEL KONOVALCHUK: Yes.

1 HUBERT MCCLURE: Okay. What  
2 are you going with the property across the road?  
3 DANIEL KONOVALCHUK: Right now  
4 we're just using it for a parking lot for our trailers  
5 until we -- we're planning on building -- like  
6 concreting it so we can have an actual lot. That's  
7 still in the future. We've got to have the pond,  
8 septic and all that stuff, you know, the drainage  
9 approval and everything. That's going to take a little  
10 bit more time.

11 HUBERT MCCLURE: I have one  
12 last question for staff. What's beside that -- their  
13 lot right there? It says Steven and Katie Williamson,  
14 but it looks like a big building. What is that?

15 TIM CARTEE: That big  
16 building is that golf ---

17 HUBERT MCCLURE: That's what I  
18 thought it was. Okay. So that's the golf cart  
19 business; right?

20 TIM CARTEE: Correct.  
21 HUBERT MCCLURE: All right.  
22 That's my questions. Who else has got questions?  
23 Anybody? Has anybody got questions for the owner or  
24 the staff?

25 TONY CIRELLI: That property  
26 is zoned I-1?

27 HUBERT MCCLURE: Say again.  
28 TONY CIRELLI: All this  
29 property is zoned industrial; correct?

30 HUBERT MCCLURE: Uh-huh  
31 (affirmative). Any other questions or concerns?

32 MIKE MILLER: I've got one  
33 question. Is the Bluebird a county road or a state  
34 road, Tim?

35 TIM CARTEE: Bluebird is a  
36 county with a prescriptive right-of-way.

37 MIKE MILLER: Okay. Meaning  
38 a prescriptive right-of-way?

39 HUBERT MCCLURE: Ditch to  
40 ditch.

41 MIKE MILLER: Ditch to  
42 ditch?

43 TIM CARTEE: What's been  
44 maintained. And Roads and Bridges has signed off and  
45 said they don't have an issue with ---

46 MIKE MILLER: That's where I  
47 was going. So Anderson County -- that's what I was  
48 thinking, was that. So Anderson County as a whole does  
49 not have a problem with him with the side setback at 5  
50 feet?

1                   TIM CARTEE:                   That's  
2 correct.  
3                   MIKE MILLER:                   Okay.  
4                   HUBERT MCCLURE:                Any other  
5 questions or concerns?  
6                   TONY CIRELLI:                   Mr. Chairman,  
7 I'd like to make a motion that if the Engineering  
8 Department has no problems with the access for the  
9 right-of-way in there and being double frontage, I'd  
10 recommend approval.  
11                  HUBERT MCCLURE:                Okay. Mr.  
12 Cirelli makes a motion for approval.  
13                  DEBBIE CHAPMAN:                I'll second  
14 that.  
15                  HUBERT MCCLURE:                Ms. Chapman  
16 seconds. All those in favor? And that does pass.  
17 Thank you.  
18 Appreciate everybody being here tonight.  
19 Any old business or new business to go over?  
20                  ALESIA HUNTER:                   No, sir.  
21                  HUBERT MCCLURE:                All right.  
22 Do I have a motion to adjourn?  
23                  MIKE MILLER:                   I'll make  
24 that motion.  
25                  HUBERT MCCLURE:                Second?  
26                  MIKE MILLER:                   Mr. Ashley.  
27                  HUBERT MCCLURE:                And all  
28 those in favor. Y'all have a good night.  
29  
30

**MEETING ADJOURNED AT APPROXIMATELY 5:41 P.M.**

Application for a Special Exception  
Anderson County Land Use Board of Zoning Appeals Meeting  
County Council Chambers 2<sup>nd</sup> Floor-Historic Courthouse (DISTRICT #7)  
Anderson, South Carolina  
May 12, 2022  
5:15 PM

Staff Report

Application for a **Special Exception** – To establish a landscaping business in R-A District

Applicant: Zachary Hunsader

Owner of Property: William Roark and TM Properties

Property Location: 1.8 Miles East , Hwy 252, Honea Path, SC

Council District: Seven (7)

Tax Map Number (TMS #): 280-00-01-001

Property Description: 58.13 acres

Current Zoning: R-A

Land Use: Vacant

Applicant Request: Applicant is requesting a Special Exception to allow a landscaping business.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 70, Section 5:2.2, a landscaping business is allowed in a R-A district that 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: 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 use will not violate neighborhood characteristics nor adversely affect surrounding land uses.
- 3) The Board, if it grants the other special exception, would be consistent with intent of the ordinance.
- 4) A Commercial Land Use Permit will be required in addition regulations and standard of Building and Codes and Development Standards..

**\$ PAID**  
22-812



# Special Exception Application

03/18/2022

Date of Application Completion

Application Status (Approved or Denied)

### Applicant's Information

Name: Zachary Hunsader

Mailing Address: 202 Timberwolf Trl Hendersonville, NC 28739

Telephone and Fax: 828-702-5357

E-Mail: Zhunsader@gmail.com

### Owner's Information

(If Different from Applicant)

Name: William Roark and TM Properties

Mailing Address: 325 Bagwell Dr Honea Path, SC 29654

Telephone and Fax: 864-380-4075

E-Mail: \_\_\_\_\_

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

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

Man 7 and / 296 number  
TM Properties, LLC

Owner's Signature

Date

3/21/2022

### Project Information

Property Location: Approximately 1.8 miles East of Honea Path on Hwy 252

Parcel Number(s)/TMS: 2800001001

County Council District: 7

School District: 2

Total Acreage: 58.13

Current Zoning: R-A


Requested Special Exception: Lanscaping Business

Purpose of Special Exception: To construct maintenance building/shop for equipment

Have you researched your Private Covenants/Deed restrictions at the Anderson County Register of Deeds?  
Yes:  No:  Date visited ROD or Date searched online: 03/18/2022

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

03/18/2022  
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 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: No Improvements on property, one small shed as indicated on plat.  
\_\_\_\_\_  
\_\_\_\_\_

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

03/18/2022  
Date

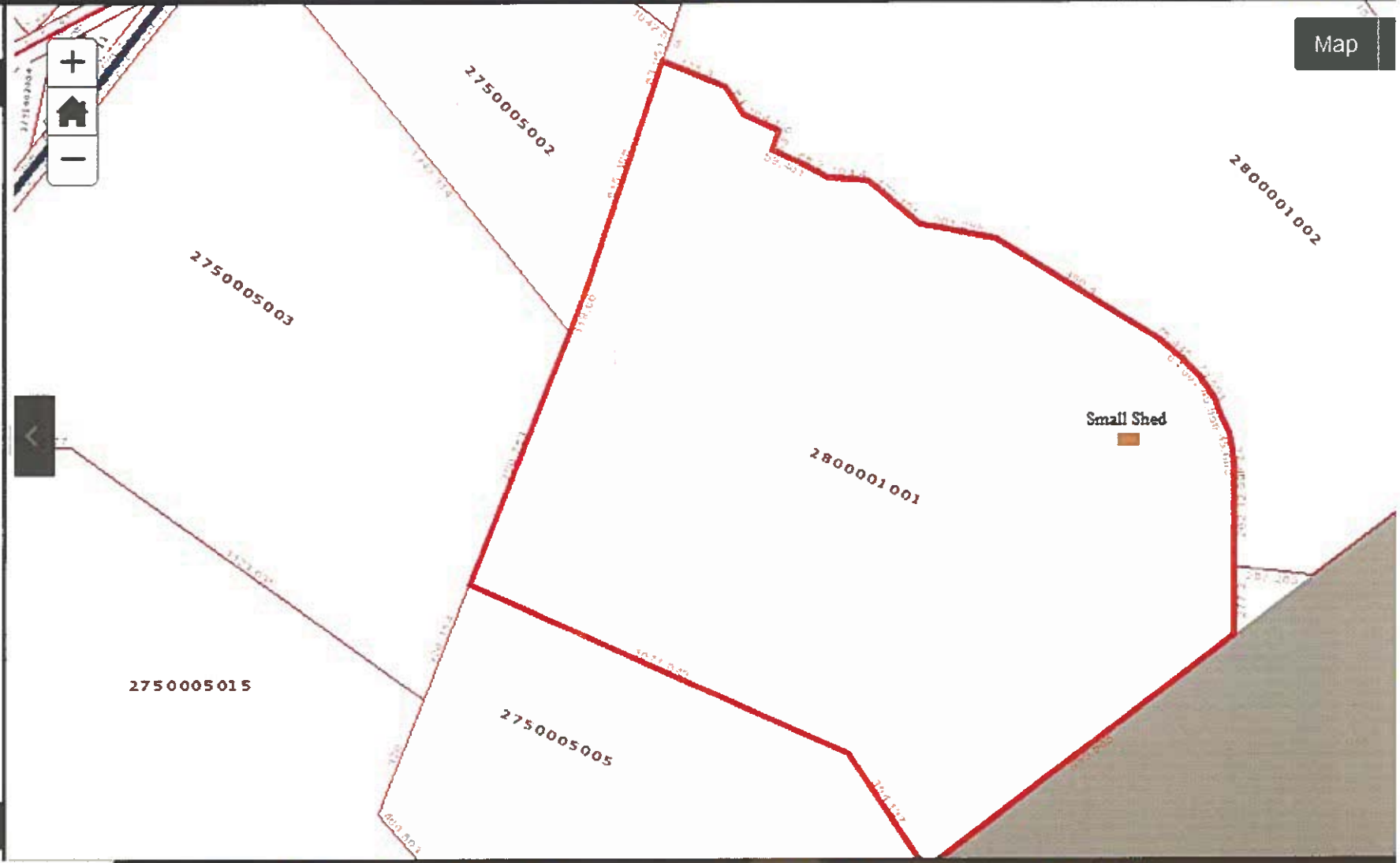
For Office Use Only:  
Application Received By: \_\_\_\_\_ Date Complete Application Received: \_\_\_\_\_  
Application Fee Amount Paid: \_\_\_\_\_ Check Number: \_\_\_\_\_  
Scheduled Board Hearing Date: \_\_\_\_\_  
Land Use/Board of Zoning Appeals' Decision: \_\_\_\_\_

from opening a pop-up window. Options

# Anderson County, South Carolina

Systems

Map navigation toolbar including zoom in (+), zoom out (-), globe, pan (hand), left/right arrows, scale (400 ft), info (i), and other map controls.



N/F  
 Twp 275-00-05-002  
 DIANA L. BLACK  
 DB: 10924, PG: 111  
 PB: S-1887, PG: 3-A

N/F  
 Twp 280-00-01-001  
 JOHN W. & MILDRED B. MORLEY  
 DB: 6079, PG: 118  
 PB: S-870, PG: 2

N/F  
 Twp 275-00-05-003  
 SUZANNE REED  
 DB: 13376, PG: 152  
 PB: S-1887, PG: 3-B

POSSIBLE 16' ENCROACHMENT  
 OF BARBED WIRE FENCE

(ANDERSON CO.)  
 Twp 280-00-01-001  
 AREA  
 50.25 Acres  
 (ABBEVILLE CO.)  
 Twp 003-00-00-095  
 AREA  
 2.91 Acres  
 (INCLUDES 0.82 ACRES OF R/W)  
**TOTAL AREA**  
**58.16 Acres**

N/F  
 Twp 275-00-05-005  
 DONALD B. & LINDA M. BOLINO  
 DB: 5924, PG: 40

GRAPHIC SCALE



( IN FEET )  
 1 inch = 250 ft.

Proposed  
 Maintenance Building

SHED

N/F  
 Twp 003-00-00-091  
 ABBEVILLE COUNTY  
 FREDRICK OSTERBOLD  
 DB: 283, PG: 401  
 PB: 40, PG: 138



JOHN R. MOORE, S.C. PROFESSIONAL LAND SURVEYOR NO. 37636, 121 RUNNING FOX LANE - BELTON, SC 29621 (864) 637-7911



LOCATION MAP  
 N.T.S.

EXEMPTION FROM REVIEW PROCESS  
 This plot is a RECURRY of an existing lot  
 record with no changes to existing lot lines.

John R. Moore, SCSPL# 37636

NOTES:

- REFERENCES  
 A) DEED BOOK: 2361, PAGE: 142  
 B) PLAT OF "THE ESTABLISHMENT OF ABBEVILLE COUNTY AND ANDERSON COUNTY BOUNDARY" BY CED DATED MARCH 26, 2008.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; EEDING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD.
- POSSIBLE 8-8' OVERLAP IN ADJACENT PROPERTY LINE. PROPERTY CORNER MAY HAVE BEEN DISTURBED. 3/8" REBAR FOUND 4.115' FROM MARKED 15" SHEETIRON NAIL.

BOUNDARY SURVEY FOR  
**Zachary Hunsoder**

MOHWAY 257 | THORNTON PATH, SC 29654  
 ANDERSON COUNTY  
 APRIL 02, 2022

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN THOSE SHOWN.

JOHN R. MOORE











Staff Report

Application for a **Variance** to correct property line error.  
Anderson County Land Use Board of Zoning Appeals Meeting  
Historic Courthouse  
101 S. Main St.  
Anderson, SC 29625  
Thursday, May 12, 2022  
5:15 PM

Applicant/Owner of Property: Alan Owens

Property Location: 105 Wyndham Drive, Pendleton

Council District: Four (4)

Tax Map Number (TMS #): 63-06-01-003 & -004

Property Description: .059 acre lot

Current Zoning: Unzoned

Land Use: Single Family

Applicant Request: Move property line to fix builders error when homes were constructed, driveway, septic field and tree line, transfer 0.115 acres 63-06-01-003(lot 3) to 63-06-01-004(lot 4).

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

Staff Recommendation:

Approval base on the concrete driveway, septic drain field and tree line.

**PAID**  
22-922



# Variance Application

There is a Variance Application Fee of \$200.00

\_\_\_\_\_  
Date of Application Completion

\_\_\_\_\_  
Application Status (Approved or Denied)

### Applicant's Information

Name: Alan Owens

Mailing Address: 105 Wyndham Drive, Pendleton, SC 29670-9610

Telephone and Fax: 864-247-4160 E-Mail: gypaus@gmail.com

### Owner's Information

*(If Different from Applicant)*

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone and Fax: \_\_\_\_\_ Email: gypaus@gmail.com

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

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

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Date

### Project Information

Property Location: 105/107 Wyndham Drive

Parcel Number(s)/TMS: #063-06-01-003 & #063-06-01-004

County Council District: 4 School District: 4

Total Acreage: .607 Current Zoning: unzoned

Requested Variance: ~.115 acres of 063-06-01-003 transferred to #063-06-01-004

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

Purpose of Variance: Move property line to fix builder's error when homes were constructed- wrong survey pin used

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

Private Covenants or Deed Restrictions on the Property: Yes X No \_\_\_\_\_

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

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

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

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

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

Extraordinary and exceptional conditions pertaining to the particular piece of property, as follows:  
Current property line splits 063-06-01-004's cement driveway onto both properties

Conditions do not generally apply to other properties in vicinity, as shown by: enclosed survey of two involved properties

Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows: property line relocation will effectively reduce 063-06-01-003's sq. ft. below 25000 requirement for home with septic tank/field (to ~21426 sq.ft.)

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: moving property line will restore ownership of driveway and treeline to whom it was intended, without causing detriment

The following documents are submitted in support of this application: (Please attach copies of all additional information to this application.) 063-06-01-003 survey with proposed property line move, covenants, and septic field

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.

Abra Q. Wray  
Applicant's Signature

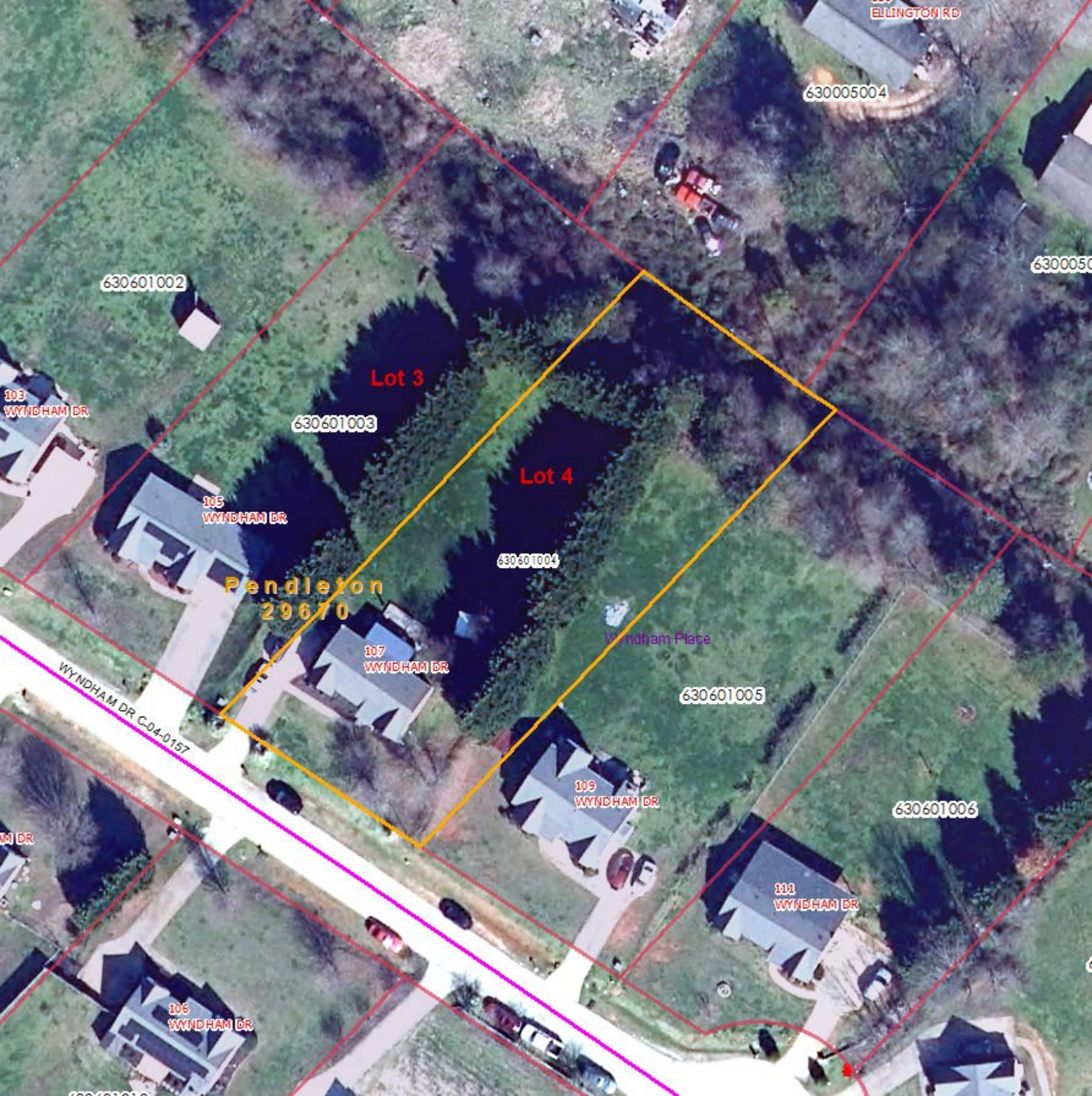
4-5-2022  
Date

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: \_\_\_\_\_

Septic Field survey  
# 23-06-01-003





ELLINGTON RD

630005004

6300050

630601002

Lot 3

630601003

Lot 4

630601004

105 WYNDHAM DR

Pendleton  
29670

107 WYNDHAM DR

Wyndham Place

630601005

WYNDHAM DR C-04-0157

109 WYNDHAM DR

630601006

111 WYNDHAM DR

106 WYNDHAM DR

630601001

Staff Report

Application for a Variance-To allow a 2<sup>nd</sup> wall sign

Anderson County Board of Zoning Appeals-District 2

Historic Courthouse-101 South Main Street-2nd Floor County Council Chambers

Anderson, South Carolina

May 12, 2022

5:15PM

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

Owner of Property: Encore Anderson LLC

Property Location: 255 Hwy 28 Bypass Anderson SC 29624

Council District: Two (2)

Tax Map Number: 125-08-05-008

Acreage of Property: 5.06 acres

Current Zoning: The property is not zoned.

Land Use: The land supports a large free-standing retail store building with on-site surface parking. Intended for use by 1 retail tenant.

Surrounding Zoning Districts: Surrounding properties are not zoned.

Applicant Request: Applicant is requesting a variance, allowing the tenant the placement of a 2<sup>nd</sup> wall sign over the entrance of the 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 (1) square foot of total signage area per lineal foot of principal building frontage may be displayed on the building.

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

1. 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.
2. 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.
3. This request is compatible with the spirit and intent of the ordinance should a variance be granted when a hardship exists.



**\$ PAID**  
**22-867**

### Variance Application

There is a Variance Application Fee of \$200.00

3-22-2022

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: East Coast Signs & Lighting (Ben Mallard)

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

Telephone and Fax: (864) 231-0008

E-Mail: Ben@eastcoastsignsusa.com

Owner's Information

*(If Different from Applicant)*

Name: Encore Anderson, LLC Bobby Temple

Mailing Address: PO Box 12397 Columbia, SC 29211

Telephone and Fax: (803) 254-8987

Email: BTemple@bakerred.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

3/31/2022  
Date

Project Information

Property Location: Tractor Supply 255 Hwy. 28 Bypass Anderson, SC 29624

Parcel Number(s)/TMS: 1250805008

County Council District: \_\_\_\_\_ School District: \_\_\_\_\_

Total Acreage: \_\_\_\_\_ Current Zoning: \_\_\_\_\_

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: X Date visited ROD or Date searched online: \_\_\_\_\_

Private Covenants or Deed Restrictions on the Property: Yes \_\_\_\_\_ No: X

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 Walker  
Applicant's Signature

3-22-2022  
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:  
2nd wall sign - It would direct foot traffic to garden section instead of the main entrance.

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 Walker  
Applicant's Signature

3/22/2022  
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

Client:



Location:

Anderson, SC.

Project:

Proposed Wall Sign

Notes:

Dwg. Date:  
2-28-22

Scale:  
NTS.

Revisions:      Date:

Prepared By:



The Sign Resource, Inc.  
P.O. Box 6215 Hickory, NC, 28603  
Ph. 717-669-6877 www.TSRFL.com

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

Dwg. Number: TS-8709



**General Materials:**

**Construction**

Flexible fabric face with graphics, stretched over face frame.

Face frame is 2" x 2" Sq. Aluminum tubing, with vertical & horizontal tube framing where needed per sign size.

Sign frame is fastened directly to wall corrugated metal surface or flat block surfaces if installed on building side using thru bolts, lag bolts or concrete anchors as needed.

Illumination will be provided by Gooseneck lamps from above that will be provided by others.

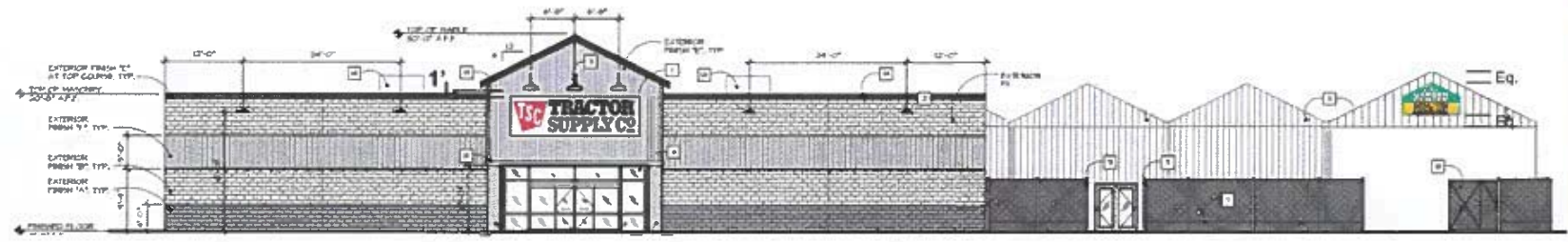
**Colors & Face Specifications**

Frame, & face retainers / covers are finished High Gloss Black.

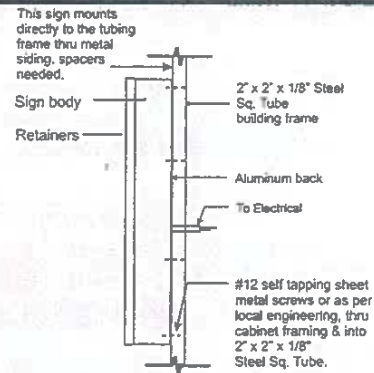
Face Material...product as follows...

Substrate: \*3M Panagraphics 3 flexible substrate.  
 Descrip: Translucent media with Polyester scrim Embedded in a White Pigmented Vinyl.  
 Finish: Smooth front surface, with white semi-gloss finish.  
 Thickness: 27 mil.

Lettering & Trapezoid colors  
 Logo Bkgd: Series 3M 230-33 Red.  
 Logo copy White.  
 Lettering: Series 3M 220-22 Black.  
 Registration Mark to match lettering.



**Storefront Elevation with Proposed Signs**



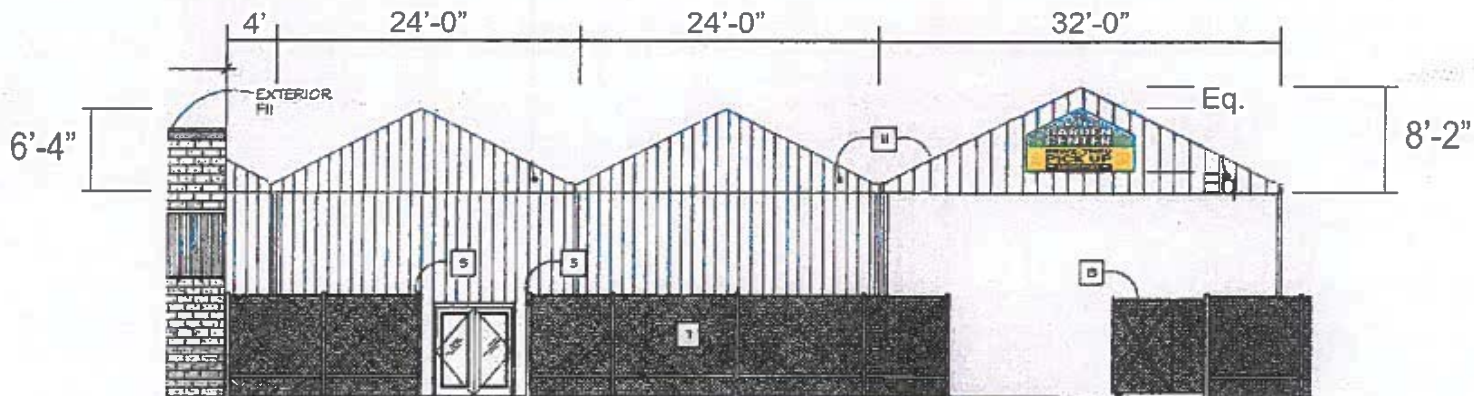
**End View: Garden Center Sign**

**Proposed Illuminated Sign**

45.76 Sq. Ft.

**General Notes for Proposed Garden Center Sign**

Cabinet is of Aluminum construction, with sheet aluminum fillers.  
 Face is 3/16" thick, flat Poly-carbonate with vinyl decoration.  
 Illumination is provided by internal LEDs.  
 UL listed outdoor rated disconnect required.  
 Power supplies are multi-volt & contained in cabinet,



**Garden Center Elevation with Proposed Signs**

Client:

**TRACTOR SUPPLY CO**

Location:

Anderson, SC.

Project:

Proposed Wall Sign

Notes:

Dwg. Date:  
2-28-22

Scale:  
NTS.

Revisions: Date:

Presented By:



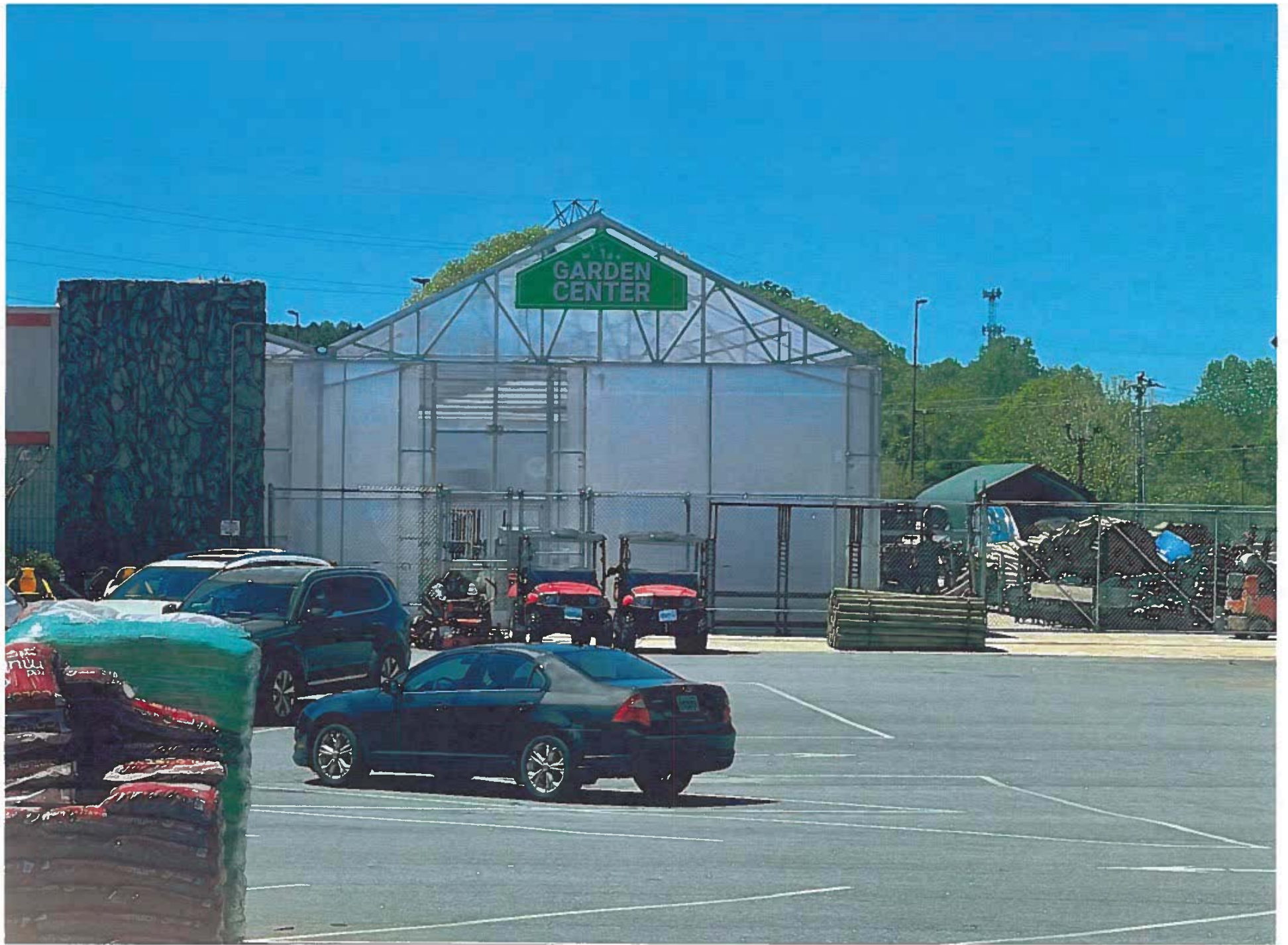
**The Sign Resource, Inc.**  
 P.O. Box 6215 Hickory, NC, 28603  
 Ph: 727-669-6877 www.TSRFL.com

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

Dwg. Number: TS-4711

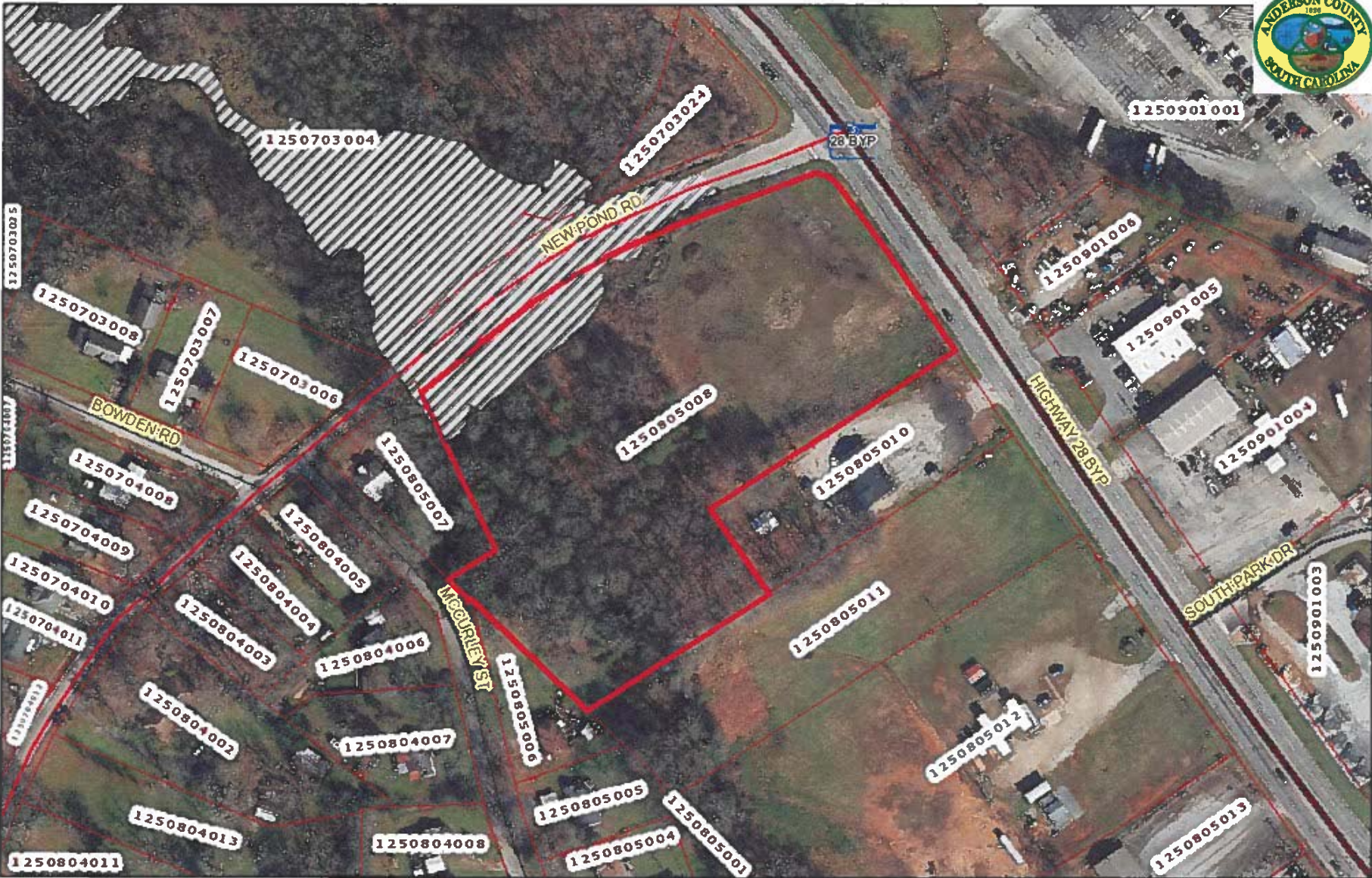
Tractor Supply located @  
3719 Clemson Blvd has 2nd  
wall sign





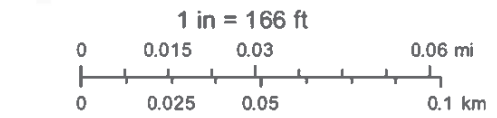


# Anderson County

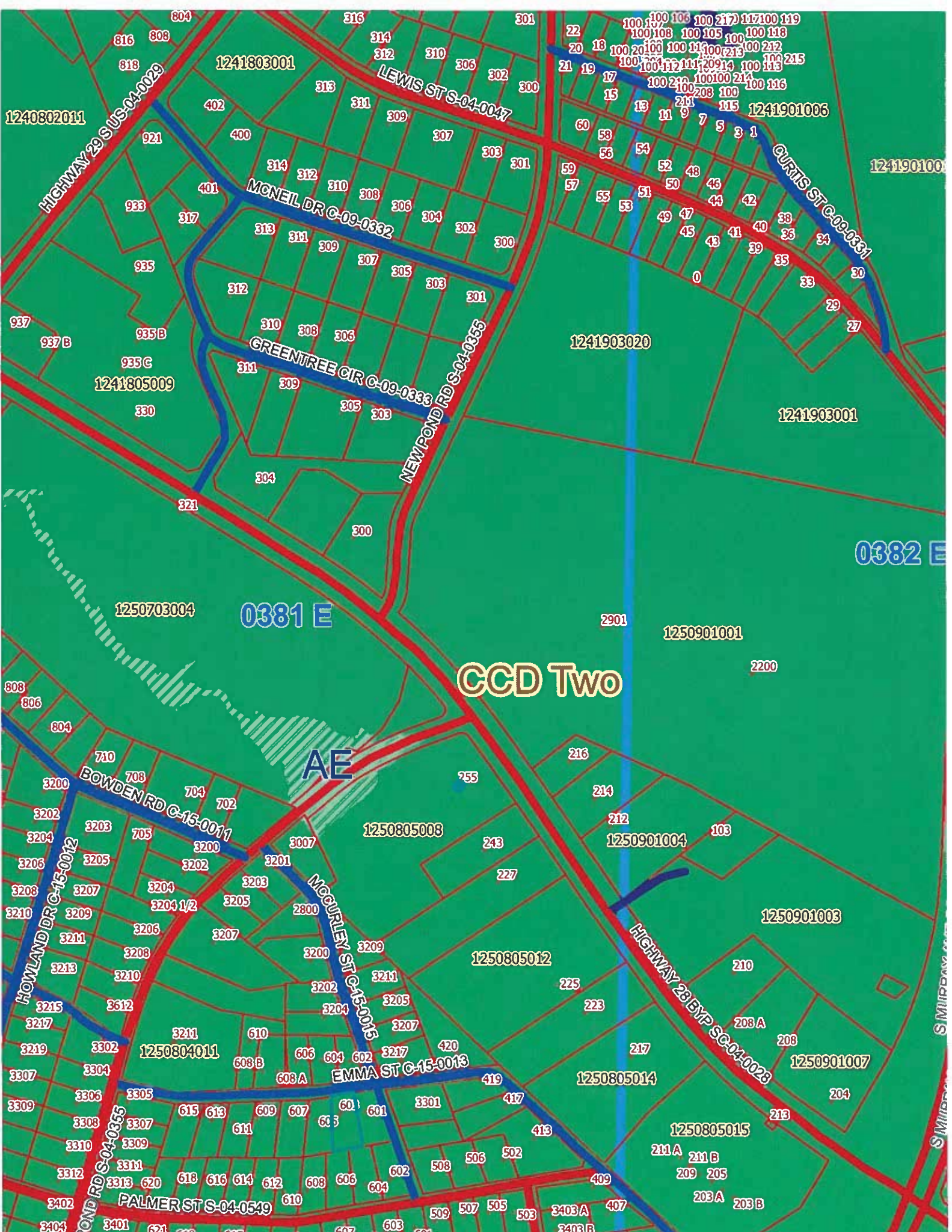


April 19, 2022 Disclaimer accepted.

TMS:	1250805008
Owner:	ENCORE ANDERSON LLC
Owner Address:	1400 PICKENS ST 5TH FL
City/State:	COLUMBIA SC
Deed Book:	15586
Tax District:	555
Sale Year:	2021
Deed Page:	160
Current Plat:	CP 103/735
Description:	HWY 28 BY PASS 5.06 AC
Sale Price:	\$10
Market Value:	\$165,970
Zip Code:	29201



ESRI, Highend Mapping, and Anderson County GIS



1240802011

1241803001

HIGHWAY 29 S US-04-0029

LEWIS ST S-04-0047

MCNEIL DR C-09-0332

GREENTREE CIR C-09-0333

NEW POND RD S-04-0355

CURRIS ST C-09-0331

1241805009

1241903020

1241903001

1250703004

0381 E

CCD Two

1250901001

AE

BOWDEN RD C-15-0011

HOWLAND DR C-15-0012

MCCURLEY ST C-15-0015

EMMA ST C-15-0013

HIGHWAY 28 BYP SC-04-0028

1250804011

1250805008

1250805012

1250805014

1250805015

PALMER ST S-04-0549

POND RD S-04-0355

S MILPOND

Staff Report

Application for a **Variance** – To allow a reduction of front setback from 40 feet to 7 feet on 2789 Old Mill Road  
Anderson County Land Use Board of Zoning Appeals Meeting - District 6  
Historical Courthouse  
101 S Main St  
Anderson, SC 29622

Applicant: Tom Merritt c/o Tacalem AgVentures, LLC

Owner of Property: Tacalem AgVentures, LLC dba Workmill Trees

Property Location: 2789 Old Mill Road, Easley, SC

Council District: Six (6)

Tax Map Number (TMS #): 213-00-02-044

Property Description: 65.59 acres

Current Zoning: Unzoned

Land Use: Vacant

Applicant Request: Applicant is requesting a Variance to allow a reduction of front setback requirements from 40 feet to 7 feet from the right-of-way of Old Mill Road to allow construction of a Agricultural Storage Building.

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

Staff Recommendation: Staff makes **No Recommendation** for the **Variance** request for the reduction of the front setback to 7' and seeks the guidance of the Board.

- 1) The lot is a corner lot between Old Mill Road (County Maintained Collector) and Bushy Creek Road (State Maintained Collector).
- 2) The lot is a parcel hook with the northern portion being a narrow strip along Old Mill Road.
- 3) The applicant meets the setback of 20 feet from Brushy Creek Road.
- 4) The proposed agricultural building is ag exempt.
- 5) The overhang would be included in the variance request.
- 6) The larger, remaining portion of the tract is to that tract is to become part of a land conservation easement in the future which limits the location of the building.
- 7) The Board has considered other variances similar to this request.



PAID  
22-994

# Variance Application

There is a Variance Application Fee of \$200.00

Date of Application Completion

Application Status (Approved or Denied)

### Applicant's Information

Name: Tom MERRITT c/o Tacalem AgVentures, LLC  
Mailing Address: 859 Mt. Airy Church Rd. Easley, SC 29642  
Telephone and Fax: 864-414-4421 E-Mail: tomm@workmilltrees.com

### Owner's Information

(If Different from Applicant)

Name: Tacalem AgVentures, LLC (dba WorkMill Trees)  
Mailing Address: 8517 Hwy. 81<sup>North</sup> Easley, SC 29642  
Telephone and Fax: 864-414-4421 Email: tomm@workmilltrees.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

4-12-22

Date

### Project Information

Property Location: 2789 Old Mill Rd. Easley, SC 29642  
Parcel Number(s)/TMS: 2130002044  
County Council District: 6 School District: Anderson Dist. 1  
Total Acreage: 65.59 Current Zoning: unzoned - Agriculture Stan  
Requested Variance: 7' set back variance from Old Mill Rd.

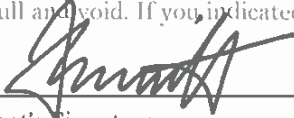
Please indicate if setback variance, sign variance or minimum lot size variance.

Purpose of Variance: Hardship from odd shaped lot that was created by Old Mill Rd. bisecting my farm land and "stranding" the 1.2 acres across Old Mill from my other farm property. Because this tract sits at the intersection of Brushy Creek Rd. + Old Mill Rd. + Three Bridges Rd. (stop sign exists here as well) then I had to put my driveway on Old Mill Rd. instead of Brushy Creek Rd. The lot narrows along Old Mill creating "the pinch" on my building, hence the need for a 7 foot variance. Thank you!

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.

  
\_\_\_\_\_  
Applicant's Signature

4-12-22  
\_\_\_\_\_  
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:

\_\_\_\_\_

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

\_\_\_\_\_

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

\_\_\_\_\_

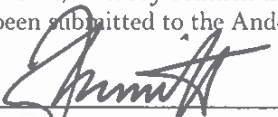
Authorization of variance will not be of substantial detriment to adjacent property or to the public good and the character of the district will not be harmed by the granting of the variance for the following reasons:

\_\_\_\_\_

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

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

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

  
\_\_\_\_\_  
Applicant's Signature

4-12-22  
\_\_\_\_\_  
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

# 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:           *this tract has Ag status*          

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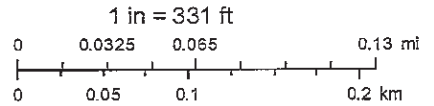
# Anderson County



April 18, 2022 Disclaimer accepted.

TMS:	2130002044		
Owner:	TACALEM AGVENTURES LLC		
Owner Address:	859 MT AIRY CH RD		
City/State:	EASLEY SC	Zip Code:	29642
Deed Book:	12782	Deed Page:	214
Tax District:	100	Current Plat:	CP 000/000
Sale Year:	2017	Description:	THREE BRIDGES RD 65.59 AC
		Sale Price:	\$39,150
		Market Value:	\$734,610

PP S 2350/10



ESRI, Highland Mapping, and Anderson County GIS



Application for a Special Exception (Medical Exception)  
Anderson County Land Use Board of Zoning Appeals Meeting  
County Council Chambers 2<sup>nd</sup> Floor-Historic Courthouse (DISTRICT #4)  
Anderson, South Carolina  
March 10, 2022  
5:15 PM

Staff Report

Applicant: Amanda Hammond (Medical Exception for Judy Castell Hammond)

Owner of Property: Amanda Gaynell Hammond

Property Location: 227 Shadow Hill Lane, Liberty SC 29657

Council District: Four (4)

Tax Map Number (TMS #): 139-01-01-011

Property Description: 227 Shadow Hill Lane

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 be 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

PAID  
#22-1048

## Medical Exception Zoned Area Application Form

**Application Processing Fee \$200.00**

Date: 4-21-22

Applicant's Name: Amanda G. Hammond

Address: 227 Shadow Hills Ln. Liberty, SC 29657

TMS#: 139-01-01-011

Phone Number: 864-650-8693

Alternate Number: 903-436-8051

Email Address: \_\_\_\_\_

Mailing Address: 228 Shadow Hills Ln.  
Liberty, S.C 29657

Please list zoning area: R-A

Has a septic tank permit been obtained for the structure / home?  
Yes \_\_\_ No \_\_\_

A new septic tank permit is required prior to the issuance of the permit.

Reason for Medical Exception:

Constant care & nursing for  
Arthritis - Copd - Diabetes - Fibromyalgia -  
Mental Health

I, Amanda Hammond have read and understand the requirements for a Medical Exception.

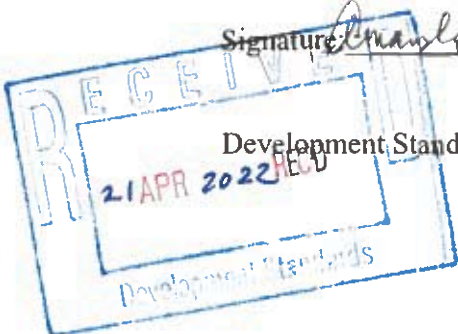
**Attach Physician Statement of Approval. Please Note That We Cannot Accept Application Without The Physician Statement Of Approval.**

Signature: Amanda Hammond

Date: 4-21-22

Development Standards: \_\_\_\_\_

Date: \_\_\_\_\_



## Medical Exception Information Form Zoned Areas

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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 (X)  
If you checked no, your signature is required:

Signature: Quincy J. Hamner Date: 4-21-22

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.



POWDERSVILLE PRIMARY CARE  
290 ENTERPRISE DR  
EASLEY SC 29642-8280  
864-365-0290

4/21/2022 6:55 AM

**Ms. Judy Castell Hammond**  
227 Shadow Hills Dr  
Liberty SC 29657

To whom it may concern:

This letter is to inform you that our patient, Ms. Judy Castell Hammond, is a 71-year-old female patient of our practice who has medical conditions that require continuous supervision and nursing care. Should you need additional information, please obtain consent and contact our office at the above address.

Sincerely,



*Collis L. Barksdale, MD*

Judy Castell Hammond XXXXX9490



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SHADOWHILLS DR

SHADOWHILLS DR

