



# MEMORANDUM

## ANDERSON COUNTY DEVELOPMENT STANDARDS

**DATE:** June 1, 2022

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

**FROM:** Henry Youmans

**SUBJECT:** June 9, 2022 Upcoming Meeting

The Anderson County Land Use and Zoning Board of Appeals is scheduled to hold its next meeting on Thursday, June 9 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

# 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, June 9, 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:
  - a. May 12, 2022 Minutes forthcoming
- 4.) Public Hearing:
  - A. Variance request to allow reduction from of front setback from 40 feet to 33 feet, located at 2789 Old Mill Rd, Easley/ TMS 213-00-02-044, Council District 6. (Tabled Item from May 12, 2022.)
  - B. Variance request to allow one additional wall sign, located at 4397 Highway 24, Anderson/ TMS 69-00-02-006, Council District 5.
  - C. Special exception request to allow short term rental in R-20 zoning, located at 325 Garden Way Dr, Anderson/ TMS 45-04-01-018, Council District 4.
- 5.) Old Business:
- 6.) New Business:
- 7.) Adjournment.

Staff Report

Application for a **Variance** – To allow a reduction of front setback from 40 feet to 33 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 33 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:

- 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 overhang would be included in the variance request.
- 5) 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.
- 6) 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 d/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.

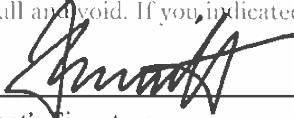
Please indicate if setback variance, sign variance or minimum lot size variance.

*Hardship from*  
Purpose of Variance: 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: \_\_\_\_\_

\_\_\_\_\_

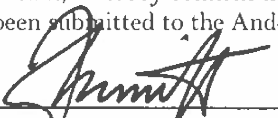
Authorization of variance will not be of substantial detriment to adjacent property or to the public good and the character of the district will not be harmed by the granting of the variance for the following reasons:

\_\_\_\_\_

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:

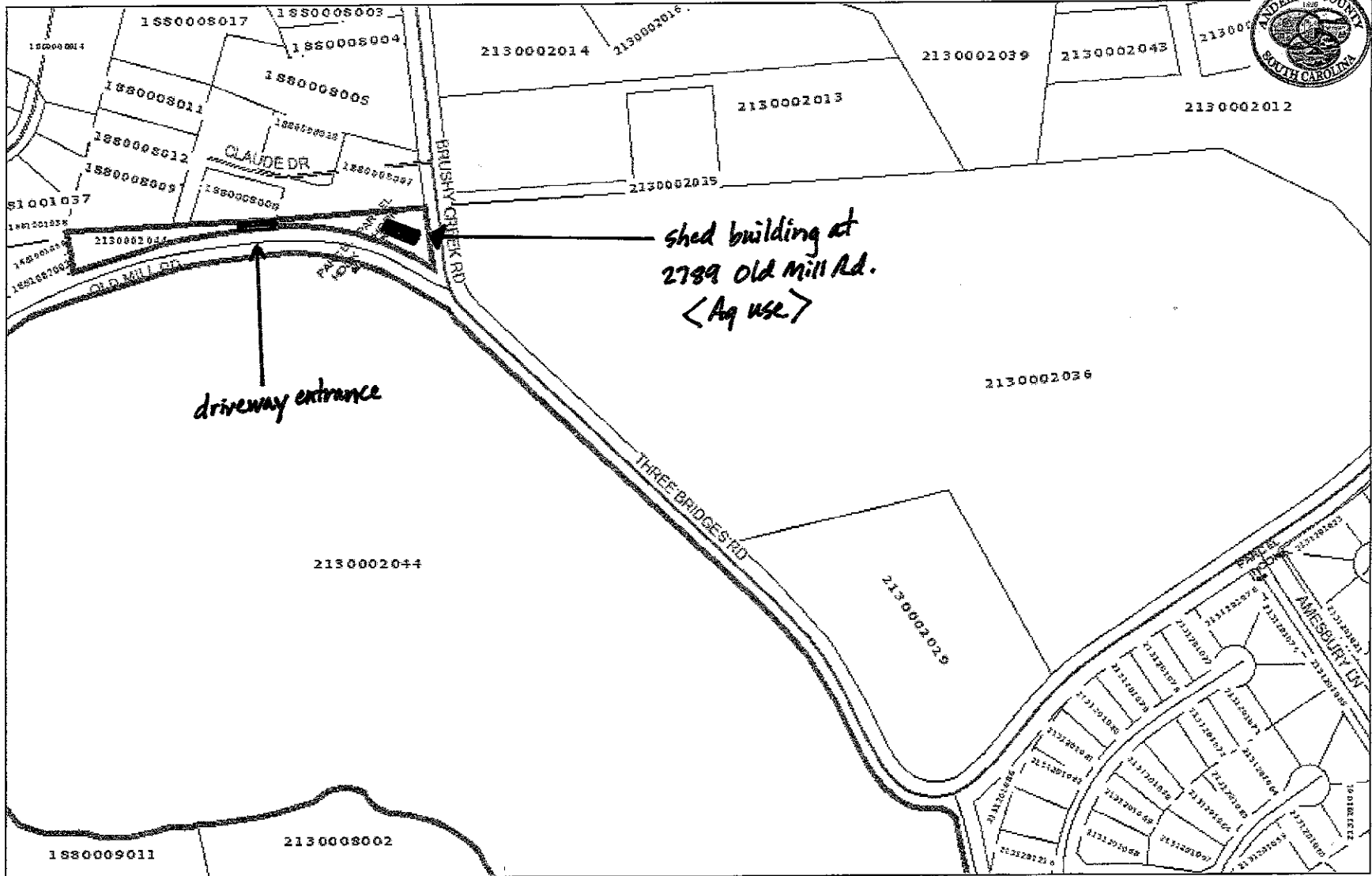
- ✓ Completed and Signed Variance Application
- ✓ One (1) Copy of all Private Covenants and Deed Restrictions Related to the property, if applicable
- ✓ One (1) Accurate, Legible Plot Plan with Dimensions and Locations of Structures and Improvements of the Property
- ✓ Check made payable to Anderson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

---

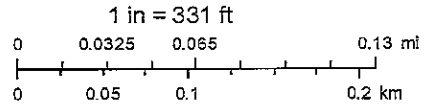
# Anderson County



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	Description:	THREE BRIDGES RD 65.59 AC
Sale Year:	2017	Sale Price:	\$39,150
		Market Value:	\$734,610

PP S 2350/10



ESRI, Highland Mapping, and Anderson County GIS



Staff Report  
Application for a Variance- Sign  
Anderson County Board of Zoning Appeals- District 5  
Historic Courthouse-101 South Main Street-2nd Floor County Council Chambers  
Anderson, South Carolina  
June 9, 2022  
5:15PM

Applicant: Eddie Rosser

Owner: Jeffery Rigsby

Intended Development: Restaurant

Current Development: Vacant

Property Location: 4397 SC Highway 24, Anderson

Council District: Five (5)

Tax Map Number: 69-00-02-006

Acreage of Property: 1.22 acres

Current Zoning: Un-Zoned

Requested Variance: Applicant requested a variance to allow for two (2) additional wall signs due to the fact the property has multiple road frontages.

Findings of Fact: Chapter 38 in the Anderson County Land Use and Development Standards Ordinance, Section 38-255, Permitted Signs (2) If there is a freestanding business identification sign on the developed lot, parcel or 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 placed, erected or displayed on said building. Number of signs. Only one projecting sign as defined in section 38-37 is allowed per building frontage, except for shopping centers, which may have one projecting sign for each business use, plus one aggregate freestanding business identification sign for the shopping center as prescribed in section 38-255(1)b above.

Staff Recommendation:

1. The applicant has not demonstrated that there are extraordinary and exceptional conditions pertaining to the property.
2. The fact that there is no justification to grant a variance based on branding of the company.
3. A similar variance was submitted in April 2015 and was denied based on similar circumstances
4. The applicant will be allowed two (2) free-standing business identification signs due to their road frontage on more than two roads as long as the signs does not exceed the allowable sign area and one (1) wall sign that will provide adequate signage to identify the business.
5. The fact that this variance request is not within the spirit of the ordinance.

PAID #22-1023



# Variance Application

There is a Variance Application Fee of \$200.00

Date of Application Completion

Application Status (Approved or Denied)

### Applicant's Information


Name: Eddie Rosser  
Mailing Address: 11801 Anderson Road Greenville SC 29611  
Telephone and Fax: 8643959457 E-Mail: permits@masstarsigns.com

### Owner's Information (If Different from Applicant)

Name: Jeffery Rigsby  
Mailing Address: \_\_\_\_\_  
Telephone and Fax: 864-590-2920 Email: permits@masstarsigns.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

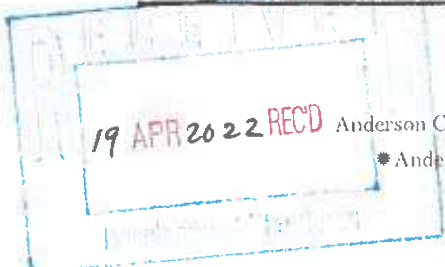
4/13/22  
Date

### Project Information

Property Location: 4397 Hwy 24  
Parcel Number(s)/TMS: 690002006  
County Council District: Anderson 5 School District: 5  
Total Acreage: 1.22 Current Zoning: unzoned

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

Purpose of Variance: Bojangle's would like more than one wall sign on their building because the building has multiple road frontages.



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

4/11/22

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:

This property would not maintain national branding requirements

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

Burger King and other surrounding businesses were granted the ability to have more than one wall sign

Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows: Client is willing to forgo a second pylon/monument sign on their property in order to have the required national branding on their building

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:

Nothing in this sign package will project or block visibility to any right of ways or any adjacent properties.

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

4/11/22

Date

For Office Use Only:

Application Received By: HDC Date Completed Application Received: 19 Apr. 2022  
Application Fee Amount Paid: \$ 200.00 Check Number: # 3137  
Scheduled Board Hearing Date: 9 June 2022 Land Use/Board of Zoning Appeals' Decision: \_\_\_\_\_

Page 2 of 2

# Bojangles

4395 Hwy 24 | Anderson, SC 29626

## MASSTAR SIGNS

11801 Anderson Road, Greenville, SC 29611  
 Phone: (864) 295-2287  
 Fax: (864) 269-7711  
[www.masstarsigns.com](http://www.masstarsigns.com)

### ALLOWED

#### Pylon Sign

Max OAH: 50 ft in height  
 Max SQ FT: 300 sq ft

### PROPOSED

#### A Pylon Sign

*Sign Permit*



### Wall Signs

Max SQ FT:  
 1 - 1/2 sq feet per lineal foot  
 of building frontage

### WALL SIGNS

#### B Channel Letters

Front Elev.  
 QTY 1

*Sign Permit*  
**Bojangles**

Side Entry  
 Elev.  
 QTY 1

**Bo**

Drive-Up  
 Elev.  
 QTY 1

**Bo**

### Directional Signs

Max SQ FT: 9 sq ft  
 Total of sign: 4

### DIRECTIONAL

#### C Wayfinding



ENTER - QTY 2



EXIT - QTY 2

### SITE PLAN



Job Number: 211062  
 Client: Bojangles  
 Address: 4395 Hwy 24  
 Anderson, SC 29626  
 Salesperson: Jeanette Rader  
 Designer: Christina Pineda  
 Date Originated: 10-14-21  
 Manufacture By:  
 Install By:

Conceptual:   
 Finalized:   
 Drawing Scale: As Noted  
 Vector Artwork:  
 Revision 1:  
 Revision 2:  
 Revision 3:  
 Revision 4:  
 Revision 5:  
 Revision 6:  
 Revision 7:

Customer Approved:  
 Date:  
 Landlord Approved:  
 Date:

Underwriters Laboratories, Inc. LISTED

SSA  
 ISA

# Applying for Variance

## Bojangles

34.5 Total Square Feet

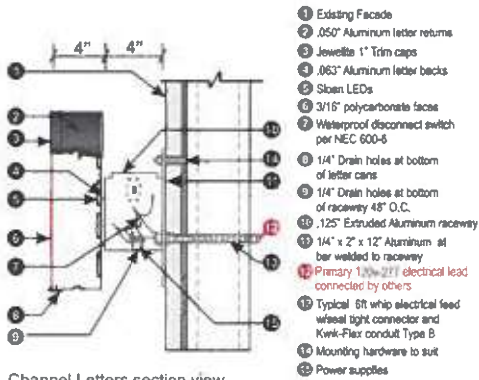
Total Max Allowed 1.5 sq ft per linear foot  
Total Allowed 54 sq ft

### Qty 1: B Wall Sign Specifications

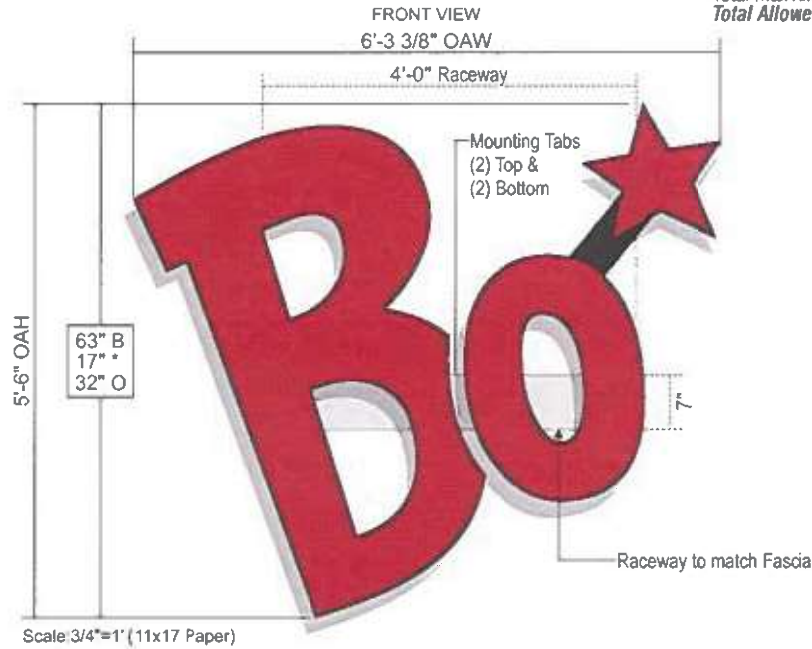
#### Face-Lit Channel Letters

Red internally illuminated letters made of aluminum (4" depth). Letters returns finished in black coil. Faces Red #2793 acrylic, jewelrite trim-cap black finished to match returns.

Internal illuminated by Red LEDs. Power supplies and wiring located in continuous aluminum raceway, color to match building fascia. All wiring UL approve. Raceway installed flush to brick fascia via 3/8" bolts.



Scale: NTS (11x17 Paper)



### SIDE ENTRY ELEVATION 3/32"=1'



COLOR SCHEDULE	
	PMS 3546 C -ACRYLIC #2793 Red
	PMS Black C -PAINT MP Black (gloss)
	RACEWAY Color TBD
ILLUMINATION	
	LED COLOR Red POWER 120V

**MASSTAR**  
SIGNS

11501 Anderson Road, Greenville, SC 29611

Phone: (864)295-2287

Fax: (864)269-7711

www.masstarsigns.com

Job Number: 211062

Client: Bojangles

Address: 4395 Hwy 24

Anderson, SC 29626

Salesperson: Jeanette Rader

Designer: Christina Pineda

Date Originated: 10-14-21

Manufacture By:

Install By:

Conceptual:

Finalized:

Drawing Scale: As Noted

Vector Artwork:

Revision 1:

Revision 2:

Revision 3:

Revision 4:

Revision 5:

Revision 6:

Revision 7:

Customer Approved:

\_\_\_\_\_

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

Landlord Approved:

\_\_\_\_\_

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

Underwriters Laboratories, Inc. LISTED

SSA ISA

# Applying for Variance

## Bojangles

**MASSTAR**  
**SIGNS**

1801 Anderson Road, Greenville, SC 29611

Phone: (864) 295-2287

Fax: (864) 269-7711

www.masstarsigns.com

Job Number: 211062

Client: Bojangles

Address: 4395 Hwy 24

Anderson, SC 29626

Salesperson: Jeanette Rader

Designer: Christina Pineda

Date Originated: 10-14-21

Manufacture By:

Install By:

Conceptual:

Finalized:

Drawing Scale: As Noted

Vector Artwork:

Revision 1:

Revision 2:

Revision 3:

Revision 4:

Revision 5:

Revision 6:

Revision 7:

Customer Approved:

Date:

Landlord Approved:

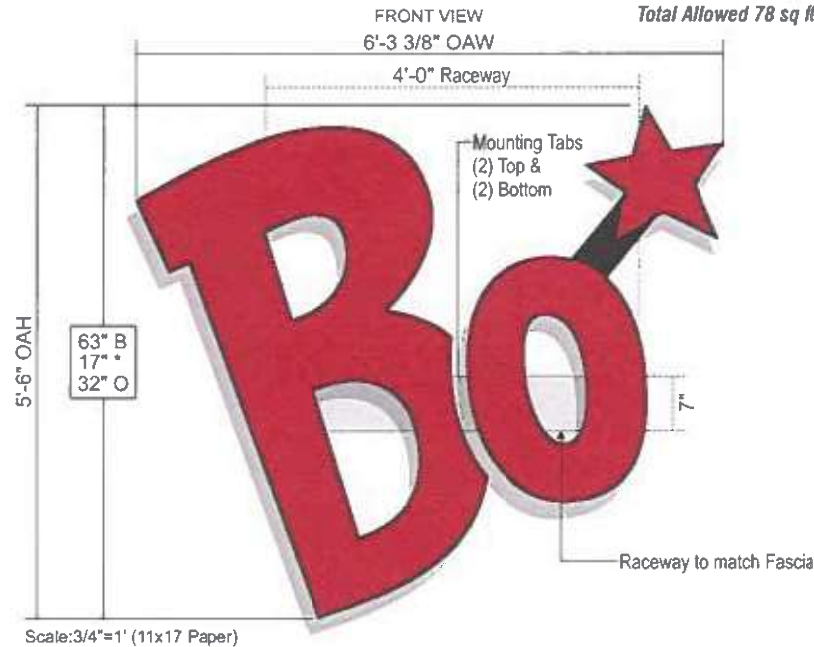
Date:



**34.5 Total Square Feet**

Total Max Allowed 1.5 sq ft per linear foot

Total Allowed 78 sq ft

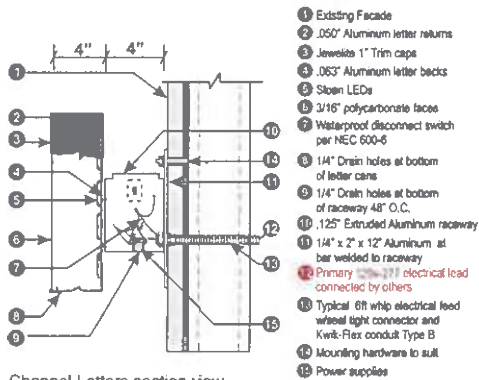


**Qty 1:**  
**B Wall Sign Specifications**

**Face-Lit Channel Letters**

Red internally illuminated letters made of aluminum (4" depth). Letters returns finished in black coil, Faces Red #2793 acrylic, jewelite trim-cap black finished to match returns.

Internal illuminated by Red LEDs. Power supplies and wiring located in continuous aluminum raceway, color to match building fascia. All wiring UL approve. Raceway installed flush to brick fascia via 3/8" bolts.



- 1 Existing Facade
- 2 .050" Aluminum letter returns
- 3 Jewelite 1" Trim cape
- 4 .063" Aluminum letter backs
- 5 Strobe LEDs
- 6 3/16" polycarbonate faces
- 7 Waterproof disconnect switch per NEC 600-6
- 8 1/4" Drain holes at bottom of letter cans
- 9 1/4" Drain holes at bottom of raceway 48" O.C.
- 10 1.125" Extruded Aluminum raceway
- 11 1/4" x 2" x 1/2" Aluminum slat bar welded to raceway
- 12 Primary 120V 75W electrical lead connected by others
- 13 Typical 6ft whip electrical feed w/real tight connector and Kwik-Flex conduit Type B
- 14 Mounting hardware to suit
- 15 Power supplies

Scale: NTS (11x17 Paper)

Channel Letters section view

**DRIVE-UP SIDE ELEVATION 3/32"=1'**



TOTAL AREA: 992.75 FT<sup>2</sup>

COLOR SCHEDULE	
<span style="display:inline-block; width:15px; height:10px; background-color:red;"></span>	PMS 3546 C -ACRYLIC #2793 Red
<span style="display:inline-block; width:15px; height:10px; background-color:black;"></span>	PMS Black C -PAINT MP Black (gloss)
<span style="display:inline-block; width:15px; height:10px; background-color:gray;"></span>	RACEWAY Color TBD
ILLUMINATION	
<span style="display:inline-block; width:15px; height:10px; background-color:red;"></span>	LED COLOR Red POWER 120V



690002000

690002005

690002003

690002004

690002001

690002002

690002007

691101040

691101036

691101039

691101037

691101038

691103009

691103010

187

690003002

690003003

HIGHWAY 24

HIGHWAY 187S

OLD GREEN

WEMSEY CT

GATE RD

WHITEHALL RD

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 #4)  
Anderson, South Carolina  
June 9, 2022  
5:15 PM

Staff Report

Application for a **Special Exception** – To allow the use of short term rental in R-20 zoning.

Applicant: John Grenga

Owner of Property: 325 Garden Way Dr. Trust

Property Location: 325 Garden Way Drive, Anderson, SC 29625

Council District: Four (4)

Tax Map Number (TMS #): 45-04-01-018

Property Description: Garden Way Drive, 0.82 acres

Current Zoning: R-20

Land Use: Residential

Applicant Request: Applicant is requesting a Special Exception to allow the use of an existing mobile home as a residence for a short-term/rental property.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 70, Section 7:17, establishments are permitted uses by special exception – Bed and breakfast, homestays, host homes and guest homes provided that they meet the following: 1. The applicant does not reside on the property and leases the home on a daily basis.

Staff Recommendation:

- 1) Mobile homes do not qualify to meet the standards of a single family dwelling for use as a short term rental.
- 2) The use will violate neighborhood character and adversely affect surrounding properties by not maintaining the standards order and curb appeal of the surrounding properties.
- 3) If approved by the board, Applicant must meet all tax, fire and building code requirements, pertaining to the residential structure and obtain all necessary permits from Building and Codes and compliances from Development Standards.
- 4) The Applicant meets the following standards:
- 5) The use meets all of the requirements in Section 5:7.2. Uses permitted by special exception. The following uses may be permitted by special exception by the board of zoning appeals in accordance with the provisions in article 7. Bed and breakfast homestays, host homes, guest homes, inns, lodges, and cottages.
- 6) The existing mobile home will be rehabbed to current Building and Codes Standards under the following conditions; 1. Remains a single family residence and 2. All work performed must be done by a license building contractor other than applicant and must produce construction plans for Building and Codes.
- 7) In addition to meeting the 1,500 sq. ft distance requirement and no existing structure in a residential area may be enlarged or expanded for the purpose of providing additional rooms for guests without the prior approval of the Anderson County board of zoning appeals, in accordance with the provisions of section 9:5.3 of the Anderson County zoning ordinance.



PAID  
22-1116

# Special Exception Application

Date of Application Completion

Application Status (Approved or Denied)

### Applicant's Information

Name: JOHN GRENGA, as trustee  
Mailing Address: 6900 LAKELAND DRIVE, CHARLOTTE, NC 28214  
Telephone and Fax: 704-460-3519 E-Mail: kellygrenga@gmail.com

### Owner's Information

(If Different from Applicant)

Name: 325 GARDEN WAY DR. TRUST  
Mailing Address: 6900 LAKELAND DRIVE, CHARLOTTE, NC 28214  
Telephone and Fax: 704-460-3519 E-Mail: kellygrenga@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.

[Signature], as trustee  
Owner's Signature

4/28/22  
Date

### Project Information

Property Location: 325 GARDEN WAY DRIVE, ANDERSON, SC 29625  
Parcel Number(s)/TMS: 045-04-01-018.000  
County Council District: Anderson 04 School District: Anderson 04  
Total Acreage: .82 Current Zoning: R20 Subdivision  
Requested Special Exception: Short term rental  
Purpose of Special Exception: We would like to rehab the existing property and use it as a short term rental.

Have you researched your Private Covenants/Deed restrictions at the Anderson County Register of Deeds?  
Yes:  No:  Date visited ROD or Date searched online: 4/29/22

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.

[Signature]  
Applicant's Signature

4/28/22  
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 obtain at the Register of Deeds Office. It is the applicant's responsibility for checking any subdivision covenants or private covenants pertaining to the property.

Comments: \_\_\_\_\_  
\_\_\_\_\_

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

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

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

[Signature], as trustee  
Applicant's Signature

4/28/22  
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: \_\_\_\_\_



# NORTH CAROLINA

## Department of the Secretary of State

---

**To all whom these presents shall come, Greetings:**

I, Elaine F. Marshall, Secretary of State of the State of North Carolina, do hereby certify the following and hereto attached to be a true copy of

### ARTICLES OF ORGANIZATION

OF

### CHARLOTTE PROPERTY SOLUTIONS LLC

the original of which was filed in this office on the 26th day of October, 2017.



Scan to verify online.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at the City of Raleigh, this 26th day of October, 2017.

*Elaine F. Marshall*

Secretary of State

**STATE of NORTH CAROLINA  
DEPARTMENT of the SECRETARY of STATE  
ARTICLES of ORGANIZATION  
LIMITED LIABILITY COMPANY**

Pursuant to §57D-2-20 of the General Statutes of North Carolina, the undersigned does hereby submit these Articles of Organization for the purpose of forming a limited liability company.

**ARTICLE I.**

The name of this limited liability company is CHARLOTTE PROPERTY SOLUTIONS LLC.

**ARTICLE II.**

The name, title, and address of the person executing these articles is Marsha Siha, Organizer, at 17350 STATE HWY 249 #220, HOUSTON TX 77064.

**ARTICLE III.**

The name of the initial registered agent is LEGALINC CORPORATE SERVICES INC.. The street address and county of the initial registered office of the limited liability company is 8480 HONEYCUTT ROAD, SUITE 200 #V295, RALEIGH NC 27615, in the County of WAKE.

**ARTICLE IV.**

The street address and county of the principal office of the limited liability company is 6900 LAKELAND DR, CHARLOTTE NORTH CAROLINA 28214, in the County of MECKLENBURG.

**ARTICLE V.**

The limited liability company is to be member-managed. All members by virtue of their status as members shall be managers of this limited liability company.

**ARTICLE VI.**

The limited liability company shall indemnify its directors, members, managers, officers, employees, and agents to the fullest extent provided by the laws of the State of North Carolina now or hereafter in force, including the advance of expenses under the procedures provided by such laws.

**ARTICLE VII.**

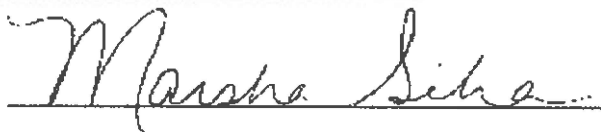
These articles will be effective upon filing.

**ARTICLE VIII.**

The names and addresses of the initial members of the limited liability company are:

JOHN GRENGA - 6900 LAKELAND DR, CHARLOTTE, NORTH CAROLINA 28214

**Dated:** October 25th, 2017



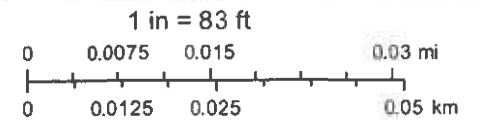
**Marsha Siha, Organizer**

# Anderson County



April 28, 2022 Disclaimer accepted.

<b>TMS:</b>	450401018	<b>Zip Code:</b>	282142304		
<b>Owner:</b>	325 GARDEN WAY DR TRUST	<b>Current Plat:</b>	CP 076/252		
<b>Owner Address:</b>	6900 LAKELAND DR	<b>Description:</b>	GARDEN WAY DR .82 AC		
<b>City/State:</b>	CHARLOTTE NC	<b>Sale Price:</b>	\$5		
<b>Deed Book:</b>	14744	<b>Deed Page:</b>	149	<b>Market Value:</b>	\$150,000
<b>Tax District:</b>	4				
<b>Sale Year:</b>	2020				



ESRI, Highland Mapping, and Anderson County GIS



