



# MEMORANDUM

## ANDERSON COUNTY DEVELOPMENT STANDARDS

**DATE:** July 7, 2022

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

**FROM:** Henry Youmans

**SUBJECT:** July 14, 2022 Upcoming Meeting

The Anderson County Land Use and Zoning Board of Appeals is scheduled to hold its next meeting on Thursday, July 14, 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

**Renee Watts**  
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

July 14, 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. June 9, 2022 Minutes
- 4.) Public Hearing:
  - A. Special exception request to allow short term rental in R-20 zoning, located 1186 Embassy Dr, Anderson/ TMS 45-04-01-018, Council District 4.
  - B. Special exception request to allow a church in C-2 zoning located at 3009 Hwy29N, Belton/TMS#: 173-00-05-012, Council District 7.
  - C. Variance request to allow one additional wall sign, located at 4200 Highway 81 N, Anderson/ TMS 169-00-14-002, Council District 7.
  - D. Variance request to allow two additional wall signs and to increase allowable sign area, located at 11030 Anderson Rd., Piedmont/TMS#: 236-08-01-008, Council District 6.
  - E. Variance request to allow additional wall sign on rear façade, located at 3808 Clemson Blvd., Anderson/TMS#: 121-03-02-004, Council District 1.
  - F. Variance request to allow multiple adjustments to signs for commercial business with multiple tenants, located at Hwy I-85 ext. 32/ TMS:193-00-15-005
- 5.) Old Business:
- 6.) New Business:
- 7.) Adjournment.

STATE OF SOUTH CAROLINA )  
COUNTY OF ANDERSON )

ANDERSON COUNTY  
LAND USE AND BOARD OF ZONING APPEALS  
JUNE 9, 2022

PRESENT:

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

ALSO PRESENT:

ALESIA HUNTER  
HENRY YOUMANS  
TYANNA HOLMES  
BRADEN BANNISTER

1 HUBERT MCCLURE: We're going  
 2 to call the meeting to order, land use on this day.  
 3 And we've got -- let's see, we don't have any approval  
 4 of minutes. So let's just have the invocation and get  
 5 started. Let us pray.

6 **INVOCATION BY HUBERT MCCLURE**

7 HUBERT MCCLURE: Okay. First  
 8 on the docket, since don't have approval of minutes is  
 9 variance on Old Mill Road, Easley. Staff report.

10 HENRY YOUMANS: Mr. Chairman,  
 11 this is the item that was tabled from the previous  
 12 meeting. Just to clarify some information. I think  
 13 there was some misunderstanding that the applicant was  
 14 asking for a thirty-three foot variance. The actual  
 15 variance, he's asking for is seven feet, from forty  
 16 feet to thirty-three feet. The property location is on  
 17 2789 Old Mill Road. It's in Council District 6. Tax  
 18 map number is there for your viewing. It's described  
 19 as 65.59 acres. It's currently unzoned. And the land  
 20 use is vacant.

21 The variance is to allow a reduction of the front  
 22 setback requirements from forty feet to thirty-three  
 23 feet from the right-of-way of Old Mill Road to allow  
 24 the construction of an agricultural storage building.

25 Finding of facts: The Anderson County Code of  
 26 Ordinances under Chapter 38, Section 38-120, the  
 27 required front setback shall be forty feet from all  
 28 collector roads.

29 This is a diagram showing the proposed site of the  
 30 building. This is the zoning map showing the property  
 31 of both parcels.

32 Staff recommendation is for denial. Staff  
 33 recommends denial due to the fact that the adequate  
 34 space allowed for the replacement. The board will need  
 35 to determine if the variance can be based upon the fact  
 36 that the owner and the builder misjudged the placement  
 37 of the driveway that was installed with the  
 38 construction of the building. The lot is a corner lot  
 39 between Old Mill Road and Brushy Creek. It's a parcel  
 40 hook. The applicant meets the setback of twenty feet  
 41 on Brushy Creek Road. The overhang is in the variance  
 42 that is requested. The larger portion of the tract is  
 43 for a land conservation easement for the future, which  
 44 would limit the placement of the building on the other  
 45 parcel. So the board can consider this and it has done  
 46 so with similar variances for this request.

47 This is the staff report.

48 HUBERT MCCLURE: Thank you,  
 49 staff. At this time, since this is a variance, we  
 50 would open it up for public hearing. Anyone here

1 speaking against? Anyone here speaking against? Okay.  
2 I'll close the public hearing. And we'll reserve  
3 questions for staff and Mr. Merritt. If you would  
4 approach the microphone, please, because we do have  
5 some questions.

6 TOM MERRITT: Sure.

7 HUBERT MCCLURE: I'm going to  
8 open it up for questions from the staff, from the  
9 committee and then y'all may answer my questions. So  
10 go ahead, committee, board.

11 MIKE MILLER: Mr. Merritt,  
12 your intentions, this building will be for agricultural  
13 storage only; correct?

14 TOM MERRITT: That's right.

15 MIKE MILLER: If we approve  
16 this tonight, then there will be restrictions ---

17 TOM MERRITT: Okay.

18 MIKE MILLER: That it can  
19 never go back for a dwelling or a residence or anything  
20 like that. So we want to make sure you understand  
21 that.

22 TOM MERRITT: Okay.

23 MIKE MILLER: And so that  
24 is your intention; correct?

25 TOM MERRITT: That is  
26 correct. That's my intention. You know, I'm sorry you  
27 even had to fool with this. I thought I was well  
28 within the thirty/forty/thirty as you now understand.  
29 And the front of the building faces Brushy Creek, but I  
30 couldn't put a driveway there because of the stop sign,  
31 so I came up Old Mill. It's a bad blind curves. And  
32 so I came, to give site distance, well, according -- I  
33 now have learned, according to the ordinance where the  
34 driveway is is considered the front, even though  
35 there's no door on the side. I would never call that  
36 -- common sense wouldn't call that the front because  
37 it's the side of my building.

38 So I thought I was doing it right. I told my  
39 builder to go ahead and pour the concrete. You know,  
40 it's on me. And I'm grateful if y'all would consider  
41 ---

42 HUBERT MCCLURE: Well, I just  
43 have one question. I'm not trying to be nosey.

44 TOM MERRITT: No, sir.

45 HUBERT MCCLURE: Why did you  
46 put the building right there?

47 TOM MERRITT: Okay. Well,  
48 if you could pull that diagram back up. I bought this  
49 from John Merritt, who's my cousin. He had a dairy  
50 farm there. I didn't even know this land came with the

1 tract until I had it surveyed. And what it ended up  
2 being is 1.2 acres, and I just call it a bow tie  
3 because I've got on one end and the other I've got a  
4 buildable space, but that little skinny pinch in the  
5 middle is where I came and applied for a forty-foot  
6 farm drive so I can pull a truck and trailer to go in  
7 there.

8 The reason I put it there is because if I ever  
9 wanted to sell it, it didn't interfere with my farm,  
10 and it also allowed me, if I wanted to sell that tract,  
11 to keep the building. It helped me on both sides. If  
12 I wanted to keep the building for my farm use but sell  
13 the land eventually, I've now, you know, as the notes  
14 reflect, my plan is to not sell -- I don't want to  
15 develop it. I'd like to keep it as a farm and maybe --  
16 my cousin down below is putting theirs in a  
17 conservation easement, so I'm going to wait and see,  
18 and there's a potential for me to join my land with  
19 that if I so choose. I'm not saying that's where I'm  
20 going. I'm just saying I'm waiting. And so that  
21 seemed like the most logical place.

22 Now I do have DHEC -- a five-year permit. Both  
23 lots perked. And so I had room for a three-bedroom,  
24 three-bath home that I decided -- that was three years  
25 ago -- decided not to do. When I decided to build the  
26 farm building, it was bigger than what a house would  
27 have been and it's wonky there. You can see how I've  
28 turned it because I've got to be able to get a truck  
29 and trailer -- I had to put two bay doors in so I can  
30 pull through it because I couldn't circumnavigate the  
31 building. I built the retaining wall and met with the  
32 county about the trees. I think I've met with  
33 everybody on the Anderson County payroll on this farm  
34 building.

35 But that's where I am. I do understand. I plan  
36 on using it for an office for my tree farm and personal  
37 storage and farm storage. So that's the current use.

38 MIKE MILLER: What my  
39 concern is, if someone comes around that curve. I went  
40 up there and looked at the building.

41 TOM MERRITT: You did?  
42 Okay. So you understand.

43 MIKE MILLER: And my concern  
44 is if somebody is living in it and they come out of the  
45 curves, then, you know, there could be a fatality,  
46 could be somebody hurt. And that's what we were  
47 concerned about.

48 TOM MERRITT: Sure. How  
49 long ago did you look at it, Mike?

50 MIKE MILLER: About a week

1 ago.

2 TOM MERRITT: So you saw  
3 where I planted those cedars and put that big chainlink  
4 fence, obviously for protection of my equipment, but  
5 now I've built a wall. I really believe -- because I  
6 was worried about that curves, too, which is why -- I  
7 mean my kids and family are going to be coming in and  
8 out of there, so I want to make sure it's not a danger  
9 to anybody, but especially my own family. So I think  
10 I've put it far enough down. Of course, Carriage Hill,  
11 the big subdivision is down below. So no guarantees.

12 HUBERT MCCLURE: Another  
13 reason we're concerned, the placement. And then we're  
14 also concerned long term. You may sell it next year to  
15 John Smith. And then John Smith may find a little  
16 crack or so to get in and then he makes a house out of  
17 it and then somebody runs right through it on a Friday  
18 night drunk, runs right through it and kills somebody.

19 TOM MERRITT: Right.

20 HUBERT MCCLURE: That's where,  
21 that's where we're going.

22 TOM MERRITT: I understand.

23 HUBERT MCCLURE: And we don't  
24 want anybody trying to finagle in the future. That's  
25 why.

26 TOM MERRITT: Sure.

27 MIKE MILLER: Have you  
28 already got power?

29 TOM MERRITT: I don't. I'm  
30 waiting on y'all. I can't get power -- I've got  
31 everything run waiting on power and gas. I've got to  
32 get the CO and your approval.

33 DEBBIE CHAPMAN: Do you have  
34 living space already but out in this?

35 TOM MERRITT: Well, I've  
36 got bathrooms because I've got two rooms that I can use  
37 as my office for my tree farm. Currently I work out  
38 the old farm on 81 that my dad and uncle had. But not  
39 to bore the committee with this, but my son-in-law is  
40 using that for a granite counter top business, so I  
41 need some new space. You know, I'm getting pushed out.

42 MIKE MILLER: How many amps  
43 service do you need with what you've got there?  
44 Because normally two hundred amps is what goes with a  
45 house. Are you less than two hundred amps?

46 TOM MERRITT: I don't know.  
47 Two twenty, isn't that what I'd be -- or no -- I don't  
48 know. I'm not an electrician.

49 MIKE MILLER: Most of your  
50 standard houses run off two hundred amps.

1 TOM MERRITT: Okay. I know  
2 Blue Ridge now has that corner because they have run  
3 poles. I worked with them. They ran their new poles  
4 for Carriage Hill across this corner. And so I let  
5 them do what they needed to. They took over Old Mill  
6 for Duke and Blue Ridge is now going down to Carriage  
7 Hill.  
8 And they set a new pole, and they've set  
9 everything even -- I've got the line run to the  
10 building, but I can't get my meter until I get approval  
11 from y'all. So I've been sitting on go. Would have  
12 been here in May, but I didn't realize that I needed to  
13 show up. So I apologize.  
14 MIKE MILLER: Have you  
15 already put your septic tank in?  
16 TOM MERRITT: I have. I've  
17 got the septic tank in.  
18 MIKE MILLER: What size  
19 system did you put in?  
20 TOM MERRITT: Again, I'm  
21 not dodging the question. I ---  
22 MIKE MILLER: One bedroom,  
23 two bedroom, three bedroom?  
24 TOM MERRITT: It's two  
25 bath, two bathrooms. So it's not -- whatever that came  
26 to. If it's two or three, is that the same septic  
27 tank?  
28 MIKE MILLER: Well, they  
29 normally do them by bedrooms. So if you turned it in,  
30 either you turned it in as a one bedroom or two  
31 bedroom. They don't look at the baths.  
32 TOM MERRITT: Well, I had a  
33 permit, it perked and qualified for a three-bedroom  
34 dwelling. And that's the permit I've had for two years  
35 after Jeff Garrison did the perk test. I don't know  
36 what size septic tank it was. I just know I put two  
37 bathrooms. I put a little kitchenette for me, but it  
38 doesn't even have a sink. But I do have a lot of  
39 spigots. Because I mean I'm going to hopefully clean  
40 some deer there.  
41 ALESIA HUNTER: Mr. Chairman,  
42 we had no idea that it was going to be used as an  
43 office. We thought this was just storage.  
44 TOM MERRITT: Well, it is.  
45 Sorry to interrupt.  
46 ALESIA HUNTER: Because if he  
47 uses it for an office, it goes to a commercial land use  
48 permit. That takes that out of that agricultural. So  
49 if it's storage just for his ag use, yes. But if he's  
50 going to use it for an office, then we start getting

1 into life safety codes and start getting into land use  
2 for an office.

3 HUBERT MCCLURE: Well, that  
4 would be under another permit, would it not?

5 ALESIA HUNTER: Yeah. We  
6 wouldn't -- this would be ---

7 HUBERT MCCLURE: Right now  
8 this is just the building and the shell; right?

9 ALESIA HUNTER: This should  
10 just be for the agricultural storage, because we have  
11 to go back to the drawing board if this is going to be  
12 commercial, if he's going to use it for an office.

13 HUBERT MCCLURE: Well, my  
14 other question is this. He's already got a septic tank  
15 and he's already got power.

16 ALESIA HUNTER: No, there's  
17 no power.

18 HUBERT MCCLURE: Well, he's  
19 fixing to have power on this. I mean if we vote for  
20 approval on this he's going to have power and a septic  
21 tank. So is that going to be any problem with the  
22 office space? I mean it's already done.

23 ALESIA HUNTER: Well, he just  
24 said he's not going to use as office. So we have to  
25 restrict that if the board decides to grant approval,  
26 then it will be for storage only. It couldn't be used  
27 for an office or residential purposes.

28 HUBERT MCCLURE: Okay.

29 ALESIA HUNTER: Because the  
30 Code totally changed from that. He doesn't have a  
31 permit for ---

32 HUBERT MCCLURE: We're not  
33 trying to hold you down, Mr. Merritt. We're trying to  
34 circumvent something happening in the future, is what  
35 we're trying to circumvent.

36 TOM MERRITT: Right.

37 HUBERT MCCLURE: And people do  
38 it. That's the problem. Minority always screws it up  
39 for the majority.

40 TOM MERRITT: Right.

41 HUBERT MCCLURE: And the two  
42 or three that do the bad things mess it up for  
43 everybody. And that's why -- we've had to tell people  
44 to cut corners of houses off because of stuff like  
45 this. And that's why -- we're walking on eggshells  
46 here with this one.

47 Anymore questions for Mr. Merritt or staff? Go  
48 ahead, Tony.

49 TONY CIRELLI: I had a  
50 question.

1                   HUBERT MCCLURE:                   Go ahead,  
2    Tony.  
3                   TOM MERRITT:                   Yes, sir.  
4                   TONY CIRELLI:                   How about  
5    outside storage? Do you plan to do any outside  
6    storage?  
7                   TOM MERRITT:                   No, sir.  
8    Right now I've just got a shed roof coming into the  
9    middle of the property facing that little pinch, which  
10   I thought was the front. And then I've got a shed off  
11   the back. When you say outdoor storage, I mean I'll  
12   have equipment sitting out there on the backside.  
13   That's why I put it closer to Old Mill so I could park  
14   my loader and my excavator on the back.  
15                   TONY CIRELLI:                   The reason I  
16   say that is exactly what you referred to, machinery and  
17   what not, maybe supplies.  
18                   TOM MERRITT:                   Yes, sir.  
19                   TONY CIRELLI:                   All that  
20   outside, before you know it, it becomes a junkyard.  
21                   TOM MERRITT:                   Right.  
22                   TONY CIRELLI:                   And not  
23   meaning to be, if you use that equipment every day,  
24   just the combined area, so small, it could be a real  
25   eyesore.  
26                   TOM MERRITT:                   Oh,  
27   absolutely. I feel like my neighbors are an eyesore,  
28   Mr. Tony, so that's why I put a hedge all the way  
29   around, so I didn't have to look at their stuff. But  
30   they're in rental houses. I'm kind of a neat freak. I  
31   know you can't just take that as my word. But I've  
32   hedged the whole thing. If Mike's been there, he saw,  
33   I've covered it up pretty good; haven't I?  
34   My plan, I've got asphalt millings going around  
35   the whole thing. I've got a block wall. I mean you  
36   just have to trust me on that one. I'm a little OCD  
37   like that. I hear you, but I don't know about the next  
38   fellow, but this fellow is going to keep it pretty  
39   tight.  
40                   HUBERT MCCLURE:                   Any other  
41   questions for staff or Mr. Merritt at this time?  
42                   All right. What's the feeling of the board?  
43                   MIKE MILLER:                   Mr. Chairman.  
44                   HUBERT MCCLURE:                   Yes, sir.  
45                   MIKE MILLER:                   I'll make a  
46   motion on the seven-foot setback or cutting the setback  
47   back. But it's going to be as an agricultural storage  
48   building. You can have a bathroom to wash your hands  
49   when you come in, but you cannot have any office space  
50   in this dwelling.

1 TOM MERRITT: Okay.  
2 TONY CIRELLI: I'll second  
3 that.  
4 HUBERT MCCLURE: Got a second.  
5 All those in favor show by uplifted hand. And it  
6 passes. Thank you, Mr. Merritt.  
7 TOM MERRITT: Thank you.  
8 HUBERT MCCLURE: All right.  
9 Next on the agenda, this is applicant Eddie Rosser and  
10 owner Jeffery Rigsby. This is a restaurant on Highway  
11 24. Oh, good, Highway 24. Staff report.  
12 HENRY YOUMANS: Mr. Chair,  
13 the applicant is Eddie Rosser. This is an application  
14 for a variance for two additional wall signs on the  
15 proposed construction. The intended development is a  
16 restaurant. Current use is vacant. It is in Council  
17 District 5. Tax map number is there for your approval  
18 or for your reference. The property is 1.22 acres and  
19 the variance is to allow the two additional wall signs  
20 due to the fact that the property has multiple road  
21 frontage.  
22 Some of the ordinance, Anderson County Ordinance,  
23 Chapter 38, 38-255, allows for a freestanding sign and  
24 one wall sign. And what the applicant is asking for in  
25 addition to that what is allowed by the ordinance, is  
26 they're asking for two additional wall signs on the  
27 building.  
28 Here is the proposed layout. The two variances  
29 are for the signs indicated as Bo. And they're on  
30 either side of the building on the -- indicated by the  
31 letter B, the wall sign. The front sign is permitted  
32 by ordinance along with the freestanding sign, which  
33 will be at the front of the building.  
34 This is a diagram of the actual sign variance  
35 showing the dimensions. This is the tax ID parcel map  
36 showing the proposed -- showing the area where the  
37 proposed construction will go. This is a street view  
38 of that property, which is at the corner of 187 and I  
39 think Highway 24. This property, proposed construction  
40 restaurant is going to be next to a Burger King, which  
41 will be its adjoining neighbor. That's another view of  
42 that restaurant.  
43 Staff recommendation is for denial of the variance  
44 request for the following reasons: The applicant has  
45 not demonstrated the following extraordinary  
46 exceptional conditions pertaining to the property. The  
47 fact that there is no justification to grant the  
48 variance based on the branding of the company. A  
49 similar variance was denied in April 2015 based on  
50 similar circumstances. The applicant has been allowed

1 two freestanding business signs due to the rural  
2 frontage and more than two roads, as long as its signs  
3 do not exceed the allowable size, and one wall sign  
4 that will adequately provide signage to identify the  
5 business. In fact, the variance request is not within  
6 the spirit of the ordinance. This is our report.

7 HUBERT MCCLURE: Thank you,  
8 Henry. So at this time we'll open up the public  
9 hearing for anyone speaking against this variance.  
10 Anyone speaking against? Okay. So I'll close the  
11 public hearing and render all questions to staff. And  
12 is it Lee Stegall? Okay. Mr. Stegall, I'm assuming  
13 you're with the sign company.

14 MR. STEGALL: That's  
15 correct.

16 HUBERT MCCLURE: I'll address  
17 any questions towards you. Can you tell us -- well,  
18 staff or Mr. Stegall, are we talking about the Bo's or  
19 the Bojangle sign? The Bo on the side?

20 HENRY YOUMANS: That's  
21 correct.

22 HUBERT MCCLURE: Okay.

23 JOHN FARR: Is there a  
24 limit to the square footage of signs on that building?

25 ALESIA HUNTER: It's based  
26 on the linear square footage of the building, building  
27 frontage, one square foot of sign area. Go back to the  
28 drawing.

29 TONY CIRELLI: We're  
30 showing a sign of 34.5 square feet.

31 JOHN FARR: You don't  
32 plan to wrap this restaurant like they did in  
33 Pendleton?

34 HUBERT MCCLURE: Yeah, please  
35 don't do that. I live out there. Please don't do  
36 that.

37 MR. STEGALL: Mr.  
38 Chairman, members of the board, thank y'all for having  
39 us today. No, we're not planning on wrapping it, if  
40 that can answer your question. So we've been approved  
41 for the road sign and for one set of letters. And so  
42 we represent the customer and their request for the two  
43 additional wall signs are in lieu of the additional  
44 road sign that we're allowed on 187. We would like to  
45 have an additional set.

46 If you go back -- if I could ask you to go back to  
47 the Burger King photos. I'd like to take a look at  
48 those for a moment. Okay. Let's hold that one. Okay.  
49 So they have a road sign and a wall sign there. And  
50 could you go to the next slide, please. You can see on

1 the other side of the building the road sign in place,  
2 but you also see another wall sign. So there's two  
3 wall signs there. I'm not sure how you perceive it,  
4 but in our eyes, that the precedent that was  
5 established that there's two wall signs. So we feel  
6 like that it's not an undue request for the third set  
7 to -- in lieu of another road sign, to allow us that to  
8 be granted for the additional two signs.

9 HUBERT MCCLURE: Okay. Any  
10 other questions for staff or Mr. Stegall at this time?  
11 Okay. I want to make a motion to approve. Is there a  
12 second?

13 MIKE MILLER: Can I amend  
14 it?

15 HUBERT MCCLURE: Yeah, go  
16 right ahead.

17 MIKE MILLER: That they  
18 will not get another pylon sign up.

19 HUBERT MCCLURE: Oh, yes.  
20 MR. STEGALL: That's very fair.  
21 HUBERT MCCLURE: Then we'll  
22 have to ---

23 MIKE MILLER: We don't want  
24 what we got on (inaudible).

25 HUBERT MCCLURE: Yeah, we  
26 don't want that. So is there any discussion on the  
27 amendment to not have another freestanding sign? Okay.  
28 Do we have a second on that amendment?

29 JOHN FARR: Second.  
30 HUBERT MCCLURE: Second on the  
31 amendment. That passes. Now, do we have a second on  
32 the original.

33 DEBBIE CHAPMAN: Second.  
34 HUBERT MCCLURE: Second. All  
35 those in favor show by uplifted hand. And it goes.  
36 Thank you, sir.

37 MR. STEGALL: Thank you.  
38 HUBERT MCCLURE: And the last  
39 one, (c), as in Charlie. This is John Grenga, and this  
40 is 325 Garden Way Drive. Staff report.

41 HENRY YOUNG: This is a  
42 special exception to allow the use of a short-term  
43 rental in R-20 zoning. As you stated, the applicant is  
44 Mr. Grenga. The owner of the property is 325 Garden  
45 Way Drive Trust. The property is located at 325 Garden  
46 Way Drive. It's Council District 4. The tax map  
47 number is there for your reference. The property  
48 description is .28 acres. Its current zoning is R-20.  
49 Its land use is residential and vacant. The applicant  
50 is requesting a special exemption to allow the use of

1 an existing mobile home as a residence for a short term  
2 rental property.

3 The Anderson County Code of Ordinances, Chapter  
4 70, 7.17, establishes permitted use by special  
5 exception, bed and breakfast, home stays, host homes  
6 and guest homes provided that they meet the  
7 following: The applicant does not reside on the  
8 property and leases the home on a daily basis.

9 The staff is recommending denial of the special  
10 exception request. This is the tax map showing the  
11 property as it is situated. This is another depiction  
12 of that same property map. This is the R-20 zoning map  
13 showing that it is zoned R-20.

14 Again, the staff's recommendation is denial of the  
15 request for the following conditions: Mobile homes do  
16 not qualify to meet the standards. Let me clarify  
17 that, under Article 5, Section 5.3, a multi-sectional  
18 home qualifies. This home is a single-wide. A multi-  
19 sectional is defined as a double-wide. As long as it  
20 is brick or block underpinning. So first and foremost,  
21 it does not qualify based on the -- how the home is, a  
22 single-wide.

23 This use will violate neighborhood characteristics  
24 and adversely affect surrounding properties by not  
25 maintaining the standard order and curb appeal of the  
26 surrounding properties.

27 If the board approves it, the applicant must meet  
28 all tax, fire and building code requirements pertaining  
29 to the residential structure and obtain all necessary  
30 permits from Building and Codes and compliances from  
31 Development Standards.

32 It does meet the following conditions under 5:7.2.

33 It is allowed by special exception for a bed and  
34 breakfast host home.

35 It does meet the fifteen hundred square feet  
36 standard that there cannot be another bed and breakfast  
37 or airbnb within fifteen hundred feet of this one if it  
38 is permitted. It should remain as a single-family  
39 residence. All work must be performed by a licensed  
40 building contractor other than the applicant. And  
41 construction plans must be approved by Building &  
42 Codes. This is your report.

43 HUBERT MCCLURE: Thank you,  
44 Henry. I want to open up the public hearing, but I'm  
45 going to do something a little bit different because I  
46 have one question. Is there anyone speaking for this?

47 All right. Then I'll address the question to  
48 staff. Why are they, why are they -- this don't make  
49 any sense.

50 MIKE MILLER: Henry, can I

1 ask you a question?  
2 DEBBIE CHAPMAN: What's the  
3 basis of the request?  
4 HUBERT MCCLURE: Yeah, it  
5 doesn't make any sense. You told them that they can't  
6 have a bed and breakfast here; right? You told them  
7 that? So why -- I guess I'm missing something.  
8 MIKE MILLER: Here's my  
9 question. And I understand Lake Hartwell. I don't  
10 know exactly where it's at and houses around it. But  
11 was this mobile home brought in or is it from existing  
12 property?  
13 ALESIA HUNTER: The mobile  
14 home is existing.  
15 MIKE MILLER: It is?  
16 ALESIA HUNTER: It's  
17 existing, yes.  
18 HUBERT MCCLURE: How long has  
19 it been there?  
20 MIKE MILLER: How old a  
21 mobile home is it?  
22 ALESIA HUNTER: It's an older  
23 mobile home.  
24 MIKE MILLER: So it is an  
25 old, old mobile home?  
26 ALESIA HUNTER: Yes.  
27 HUBERT MCCLURE: It don't make  
28 any sense.  
29 MIKE MILLER: I'll be glad  
30 to make you a motion.  
31 HUBERT MCCLURE: Okay. I know  
32 y'all are speaking probably against. Yes or no? Okay.  
33 Go ahead.  
34 MIKE MILLER: I make a  
35 motion for denial.  
36 HUBERT MCCLURE: I'll second  
37 it. All in favor show by uplifted hand.  
38 This just doesn't make any sense. I mean I'm  
39 going to go out on 24 and open me up a strip club. I  
40 mean that don't make any sense. I mean -- I don't  
41 know. I guess I'm just crazy.  
42 FEMALE: I'd like to  
43 know how the first one got there under the radar? I  
44 don't understand they filed for that.  
45 HUBERT MCCLURE: What do you  
46 mean, the first one? There's another one out there?  
47 FEMALE: Yeah.  
48 MIKE MILLER: Is there  
49 another one out there?  
50 MALE: Been operating

1 for two years.

2 FEMALE: Yeah. If you

3 look at the tax -- if you look at the map there's one

4 little corner down here and I'm sandwiched in between

5 both of those lots. And I don't even have a driveway

6 to get to my property. We have an easement. So that

7 leaves very, very little space for that.

8 HUBERT MCCLURE: Staff, do you

9 know how that ---

10 MIKE MILLER: That's my

11 other question is, how are there another bed and

12 breakfast out there?

13 FEMALE: They never

14 applied for it. We don't know. Mr. Powell bought it

15 from his aunt and they renovated the house and made it

16 an airbnb. I mean, I looked at the availability of it

17 ---

18 HUBERT MCCLURE: Well, maybe

19 it's self-proclaimed and maybe y'all don't even know

20 about it.

21 MIKE MILLER: With it being

22 R-20.

23 ALESIA HUNTER: Yeah, it's R-

24 20.

25 FEMALE: It's R-20.

26 ALESIA HUNTER: In the zoned

27 areas they ---

28 HUBERT MCCLURE: Well, as a

29 board, would y'all look into this lady's -- what's she

30 talking about?

31 ALESIA HUNTER: Yes.

32 FEMALE: Well, the

33 lady told me when I called and asked about the -- she

34 was the one that told me. But I think a lot of the

35 neighbors' concern is when they bring these big boats

36 in there's no place to park. They park up and down the

37 street. Myself and my neighbor, she's a two-time

38 stroke survivor. We need an ambulance out there

39 sometimes. And Lord forbid we needed a fire truck.

40 There's no way they could get in. This is a deadend

41 road. This is a pig path. I mean it's not big enough

42 for two cars to hardly pass.

43 HUBERT MCCLURE: Well, again,

44 that bring me back to my first, it doesn't make any

45 sense why this was even brought to us.

46 HUBERT MCCLURE: That don't

47 make any sense.

48 FEMALE: But the lady

49 told me that this other one slipped under the radar and

50 they didn't know what they were going to do, you know.

1                   HUBERT MCCLURE:                   If y'all  
2 could get the information ---  
3                   FEMALE:                                    The Powells  
4 have gone out of their way to try to make it work.  
5                   HENRY YOUMANS:                   Mr. Chair,  
6 we are aware of that and we wanted to see what the  
7 outcome of this hearing would be. It has already been  
8 -- it's being looked into because we have done some  
9 investigative work and found out the information on the  
10 B&B and it's going to be taken care of.  
11                  HUBERT MCCLURE:                   Okay. Y'all  
12 are doing a good job.  
13                  Any old or new business?  
14                  MIKE MILLER:                        I make a  
15 motion.  
16                  HUBERT MCCLURE:                   Motion to  
17 adjourn. Second? All in favor. And everybody have a  
18 good night.  
19  
20                                   **MEETING ADJOURNED AT APPROXIMATELY 5:45 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 #4)  
Anderson, South Carolina  
July 14, 2022  
5:15 PM

Staff Report

Application for a **Special Exception** – To allow the use of a single-family residence as a short-term rental in R-20 Zoning.

Applicant: John and Diana Orosz

Owner of Property: Same as above

Property Location: 1186 Embassy Drive, Anderson, SC 29625

Council District: Four (4)

Tax Map Number (TMS #): 45-03-01-018

Property Description: LTS 2+1A Embassy Drive ; 45 Acre

Current Zoning: R-20

Land Use: Residential

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

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.....

Staff Recommendation:

- 1) The use meets all of the requirements in Section 5:7.2. Uses permitted by special exception.
- 2) The residence meets all of the requirements for R-20 Zoning.
- 3) The 1,500 sq. ft distance requirement between bed and breakfasts has been met.
- 4) The use is not detrimental to public health or general welfare.
- 5) The use will not violate neighborhood character nor adversely affect surrounding properties.
- 6) 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
- 7) The Board's granting of the approval for this Special Exception is in keeping with similar requests previously granted.



**\$ PAID**  
22-1413

# Special Exception Application

6/1/2022  
Date of Application Completion

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

### Applicant's Information

Name: John & DIANA OROSZ  
Mailing Address: 1186 EmbASSY drive Anderson SC 29625  
Telephone and Fax: 864 634 1123 E-Mail: John OROSZ@SBCGlobal.NET

### Owner's Information

(If Different from Applicant)

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Telephone and Fax: \_\_\_\_\_ 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.

John Orosz Diana Orosz  
Owner's Signature

6/1/22  
Date

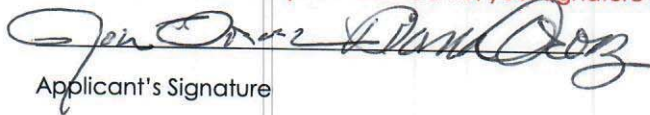
### Project Information

Property Location: 1186 EmbASSY drive Anderson SC 29625  
Parcel Number(s)/TMS: # 045-03-01-018  
County Council District: DISTRICT FOUR School District: DISTRICT FOUR  
Total Acreage: .45 Current Zoning: R-20  
Requested Special Exception: SHORT TERM RENTAL  
Purpose of Special Exception: 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: 6/1/2022

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

6/1/2022  
Date

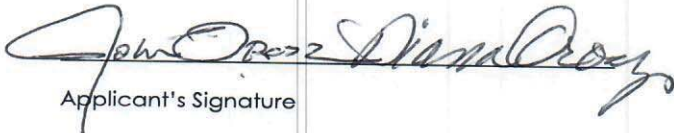
If you indicated yes, please provide a copy of your covenants and deed restrictions with this application – pursuant to State Law (Section 6-29-1145: July 1, 2007) – determining existence of restrictive covenants. Copies may be obtain at the Register of Deeds Office. It is the applicant's responsibility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

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

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

6/1/2022  
Date

For Office Use Only:

Application Received By: H. Gunn Date Complete Application Received: 6/1/2022

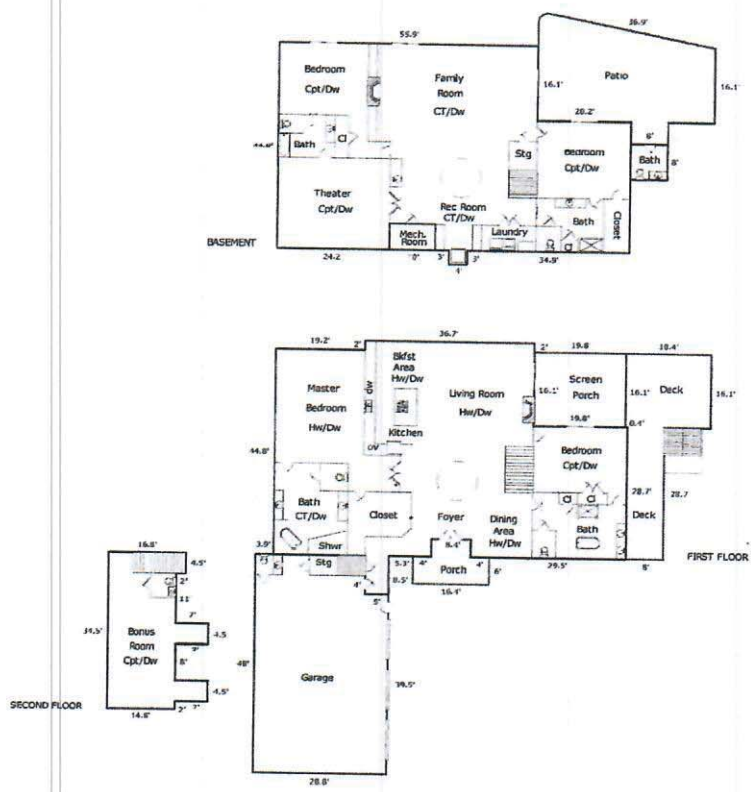
Application Fee Amount Paid: \$200.00 Check Number: 5336

Scheduled Board Hearing Date: July

Land Use/Board of Zoning Appeals' Decision: \_\_\_\_\_

**SKETCH ADDENDUM**

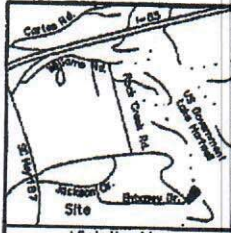
Borrower or Owner **Elizabeth Gray-Carr**  
 Property Address **1186 Embassy Dr**  
 City **Anderson** County **Anderson** State **SC** Zip Code **29625**  
 Client **Elizabeth Gray-Carr**



Sketch by Apex/Medina™  
 Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	3168.9	
	Bonus Room	582.6	3751.5
BSMT	Finished Basement	3041.1	
	Unfinished Basement	55.0	3096.1
GAR	Three Car Garage	1339.9	1339.9
P/P	Front Porch	129.5	
	Screen Porch	318.8	
	Side Deck	525.8	
	Basement Patio	792.5	1766.6
OTH	Exterior Bathroom	64.0	64.0
Net LIVABLE Area		(rounded)	3751

LIVING AREA BREAKDOWN		
	Breakdown	Subtotals
First Floor	5.0 x 8.5	42.5
	34.2 x 3.7	126.5
	76.1 x 25.0	1902.5
	3.7 x 33.5	124.0
	16.1 x 55.9	900.0
	2.0 x 36.7	73.4
Bonus Room	16.8 x 4.5	75.6
	2.0 x 14.8	29.6
	4.5 x 21.8	98.1
	8.0 x 14.8	118.4
	4.5 x 21.8	98.1
	11.0 x 14.8	162.8
12 Items		(rounded) 3751



**Subdivision Administrator Approval**

THIS IS NOT A SUBDIVISION AS DEFINED BY ANDERSON COUNTY SUBDIVISION REGULATIONS

*Angela Rogers* 3/14/05  
SUBDIVISION ADMINS. (U.S.A.) DATE

PLEASE ADD TO TAX ROLL

LINE	BEARING	DISTANCE
L1	N46°43'41"E	70.33'
L2	S41°29'43"W	32.53'
L3	S50°43'05"W	40.02'

Lot 3  
TMS# 45-03-01-017  
Carl H. & Shirley H. Palmer  
PB 56 Pg. 201

US Government  
Lake Hartwell

US Government  
Lake Hartwell

Lot 2  
0.447 Ac.  
(19,471 sq.ft.)

Lot 1-A  
0.002 Ac.  
(98 sq.ft.)

Lot 1  
TMS# 45-03-01-019  
Kenneth L. & Cynthia W. Beck  
PB 54 Pg. 11

Embassy Dr.  
40' R/W  
Embassy Dr.  
(Prescriptive R/W)

Lot 1-A is to become a part of Lot 2

05009916 4/04/2005 05:18 AM  
FILED, RECORDED, INDEXED  
BK: 51524 Pg: 10-A Pages: 1000  
Rec Fee: 13.00 St Feet  
Co Fee:  
REGISTER OF DEEDS, ANDERSON CO, SC  
Shirley McElhannon

**NOTES:**

- 1) TMS# 45-03-01-018
- 2) Reference Plat Book Slide 1154 Pg. 2-A
- 3) Reference Deed Book 3837 Pg. 226
- 4) Lot 2; Embassy Drive
- 5) 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; zoning or other land-use regulations, and any other facts that an accurate and current title search may disclose.

Map #6722



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

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

**Legend**

(Old)	(New)
●	○ Iron Pin
■	□ Nail
△	△ Computed Pt.

Survey for  
*Index* John Montgomery

**Nu-South Surveying Inc.**  
111 Anderson Ave.  
Anderson S.C. 29625  
(864) 224-2754

Anderson County South Carolina  
Scale 1" = 30' Date: Dec. 2, 2004.  
30 0 30 60

**State of South Carolina  
County of Anderson**

**TITLE TO REAL ESTATE**

Deed Prepared By:  
Bradley K. Richardson, P.C.  
Attorney at Law  
133 Straight Drive  
Anderson, SC 29625

KNOW ALL MEN BY THESE PRESENTS, THAT **Providence at Block 55, LLC**, whether one or more, called Grantor, in the State aforesaid for/and in consideration of the sum of **Five and 00/100 (\$5.00) dollars and other consideration (see affidavit filed)**

To Grantor in hand paid at and before the sealing of these presents by **John Orosz and Diana Orosz**, as **joint tenants with rights of survivorship and not as tenants in common** hereinafter, whether one or more, called Grantee, (the receipt whereof is hereby acknowledged), have/has granted, bargained, sold and released, and by these Presents do(es) grant, bargain, sell and release unto the said Grantee and Grantee's heirs, or successors, and assigns forever the following described property, to wit:

ALL that certain piece, parcel or lot of land with all improvements thereon, situate, lying and being in the State of South Carolina, County of Anderson, and being shown and designated as Lot Number Two (2) on Embassy Drive, as shown on a plat prepared by Nu-South Surveying, Inc., of record in the Office of the Register of Deeds for Anderson County, South Carolina in Plat Slide 1526 at Page 8-A, and having metes and bounds, courses and distances as upon said plat appear and incorporated herein by reference thereto.

ALSO: ALL that certain piece, parcel or lot of land with all improvements thereon, situate, lying and being in the State of South Carolina, County of Anderson, and being shown and designated as Lot Number One-A (1-A), containing 0.002 of an acre, more or less, as shown on a plat entitled "Survey for John J. Montgomery," prepared by Nu-South Surveying, Inc., of record in the Office of the Register of Deeds for Anderson County, South Carolina in Plat Slide 1524 at Page 10-A, and having metes and bounds, courses and distances as upon said plat appear and incorporated herein by reference thereto.

TMS # 045-03-01-018

Grantee Address: 1186 Embassy Drive, Anderson, SC 29625

**DERIVATION:**

This being the same property conveyed unto Providence Block 55, LLC by deed of SunTrust Mortgage, Inc., recorded on November 7, 2013 in the Office of the Register of Deeds for Anderson County, South Carolina in Book 11176 at Page 62.

# 1186 Embassy Drive

## GREAT ROOM

- 22' x 20'\*
- Hardwood flooring
- Wall of windows with amazing lake views
- 20' ceiling with barrel vault
- Stacked stone fireplace
- Access to screened porch
- Open to kitchen and dining area



## KITCHEN

- 14' x 12'\*
- Island with breakfast bar
- Granite countertops and backsplash
- Kitchen Aid Superba stainless steel appliances include refrigerator, gas cooktop, double wall oven and dishwasher
- Built-in hutch in breakfast area
- Hardwood flooring



## DINING ROOM

- 14' x 12'\*
- Triple tray ceiling
- Hardwood flooring
- Views over landscaped front yard
- Chair rail and heavy crown molding
- Chandelier



# 1186 Embassy Drive



## MASTER BEDROOM

- 24' x 18'\*
- Hardwood flooring
- Lovely lake views
- Tray ceiling with two ceiling fans
- 11' X 13' walk-in closet is carpeted and has custom shelving and shoe bin
- Located at the rear of the home for additional privacy



## MASTER BATH

- Tile flooring
- Two vanities with granite countertops
- Tray ceiling with fan
- Tiled shower with glass door
- Jetted tub with tile steps and surround



## RECREATION ROOM

- 38' X 24'\*
- Tile flooring
- Kitchenette
- Wet bar
- Built-in cabinetry
- Fireplace with gas logs
- Access to covered patio
- Lots of windows for lake views

# 1186 Embassy Drive

## HOME THEATER

- 22' x 19'\*
- Tray ceiling with fans
- Raised theater style seating for 9
- Carpeted
- Surround sound
- Entertainment storage console with granite countertop
- Adjacent to full bath



## SCREENED PORCH

- 19' x 16'\*
- Tile flooring
- Two Ceiling fans
- Speakers and Television
- Opens to deck with gas grill and stairs to lower covered patio
- Wonderful lake views
- Access from family room



## COVERED BOAT DOCK

- Two boat slips with lifts
- Two PWC lifts
- Wheeled gang walk
- Extremely deep water
- Electricity at dock



# 1186 Embassy Drive

## ROOM DIMENSIONS \*

Great Room	22 x 20
Dining Area	14 x 12
Master Bedroom	24 x 14
Main Level Guest Suite	19 x 16
Bedroom 3	19 x 12
Bedroom 4	18 x 14
Recreation Room	38 x 24
Theater Room	22 x 19
Bonus Room	34 x 14
Screened Porch	20 x 16
Deck	18 x 16
3 Car Garage	39 x 28

## TAXES

TMS Number	45-03-01-018
2014 Tax Estimate	\$4,486.99 at 4% primary dwelling rate per Anderson County Tax Estimator (Estimate ONLY)

## UTILITIES

Electric Company	Duke Energy
Gas Company	Fort Hill
Water Company	Sandy Springs Water
Phone Company	Your Choice
Internet	AT&T U-Verse

# 1186 Embassy Drive

## HOME HIGHLIGHTS

- Custom built as builder's personal home
- 4 Bedrooms
- 4 Full Baths /3 Half Baths
- 6,792± Square Feet
- .45 Acre ± landscaped lot
- La France Elementary/Riverside Middle and Pendleton High Schools
- Oversized 3 car garage has an epoxy coated floor, electric door openers, convenient half bath, workshop area, storage and wall-mounted shelving
- Main level has an open plan with wonderful water views from great room, kitchen, dining area, Master Suite and Guest master suite
- Great room features a stacked stone fireplace, barrel vaulted ceiling with ceiling fans and a stunning window wall with incredible water views
- Elegant kitchen is open to great room and has custom cabinetry, granite countertops, a built in hutch in the breakfast area and Kitchen Aid Superba stainless steel appliances including a gas cooktop, double wall ovens with convection, refrigerator, disposal and dishwasher
- Master suite is located on back of the home for privacy and has amazing lake views, hardwood floors, tray ceiling with fans and a huge walk-in closet with built-in storage and shoe racks
- Master Bath has tile floors, double vanities, jetted tub and glass door shower enclosure
- Guest suite/second master on main level has lake views and bath with tile floor, double sinks, claw foot tub and glass door shower
- Recreation Room has a tile floor, a kitchenette with refrigerator, built-in cabinetry, fireplace with gas logs and a wall of windows and sliding doors to bring in the views and allow access to covered patio
- Home theater has comfortable raised seating for 9 and surround sound
- Two large bedrooms on lower level, each with adjacent full bath.
- Bonus room has access to floored attic storage areas and private half bath
- Laundry room
- HVAC service room
- Large screened porch opens to a deck with gas grill
- Covered patio has a gas fire pit, television, and built-in cabinet. Half bath on this level is convenient to the dock
- Covered boat dock on deep water has two slips with lifts, two PWC lifts, electricity and a sun platform
- Rip-rap at shoreline
- Central vacuum system in entire home
- Irrigation system
- Landscape lighting
- Convenient location is only 5 minutes from I-85 and Portman Marina dining





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  
July 14, 2022  
5:15 PM

Staff Report

Application for a **Special Exception** – For the construction and use of a church in C-2 Zoning.

Applicant: Jose Mestizo

Owner of Property: Jose Mestizo, Pedro Aviles, Salomon Henriquez, and Byron Cucol

Property Location: 3009 Highway 29 North, Belton, SC

Council District: Seven (7)

Tax Map Number (TMS #): 173-00-05-012

Property Description: LT 2A HWY 29 N 2.08 AC

Current Zoning: C-2

Land Use: Highway Commercial and Vacant

Applicant Request: Applicant is requesting a Special Exception to allow the construction and use of a church in C-2.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 70, Section 5:17.2, establishments are permitted in C-2 for uses by special exception – Church.

Staff Recommendation:

- 1) The use meets all of the requirements in Section 5:17.2. Uses permitted by special exception.
- 2) The new construction will meet all of the requirements for C-2 Zoning. The church must meet the required setback of 50' from front, side and rear property.
- 3) The existing structure will be demolished and the church will be placed in the original footprint.
- 4) The use is not detrimental to public health or general welfare.
- 5) The use will not violate neighborhood character nor adversely affect surrounding properties.
- 6) Applicant must meet all tax, fire and building code requirements, pertaining to the commercial structure and obtain all necessary permits from Building and Codes and compliances from Development Standards.



**\$ PAID**  
22-1416

# Special Exception Application

06-01-22

Date of Application Completion

Application Status (Approved or Denied)

### Applicant's Information

Name: Jose Fernando Mestizo Sigaran.  
Mailing Address: 74 Lemans Dr, Anderson Sc, 29626.  
Telephone and Fax: (864) 934-9272 E-Mail: Jose.mestizo93@gmail.com.

### Owner's Information

(If Different from Applicant)  
Name: - Jose Mestizo  
- Pedro Aviles  
- Salomon Henriquez  
- Byron Cocul.  
Mailing Address: \_\_\_\_\_  
Telephone and Fax: (864) 934-9272 E-Mail: Jose.Mestizo93@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.

- Jose Mestizo - Byron Cocul.  
- Pedro Aviles  
- Salomon Henriquez

06-01-22.

Owner's Signature

Date

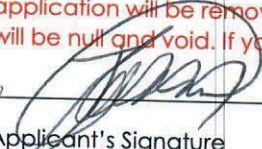
### Project Information

Property Location: 3009 US-29, Belton, SC 29627  
Parcel Number(s)/TMS: 173-00-05-012  
County Council District: 7 School District: Anderson 1  
Total Acreage: 2 AC Current Zoning: C-2  
Requested Special Exception: \_\_\_\_\_  
Purpose of Special Exception: To build a church in C-2 zoning

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 will be null and void. If you indicated no, your signature is required.

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

06-03-22.  
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: we going to build a christian church.  
the church will be 40' wide X 80 long.

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.

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

06-07-22.  
Date

For Office Use Only:

Application Received By: H. Gann Date Complete Application Received: 6/1/2022

Application Fee Amount Paid: 200.00 Check Number: Cash #5

Scheduled Board Hearing Date: July

Land Use/Board of Zoning Appeals' Decision: \_\_\_\_\_





Eagle Guard Storage  
4200 Highway 81 North

Staff Report

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

Anderson County Board of Zoning Appeals-District 7

Historic Courthouse- 101 South Main Street- 2<sup>nd</sup> Floor County Council Chambers

Anderson, South Carolina

July 14, 2022

5:15 P.M.

Applicant: Upstate Sign and Graphics

Owner of Property: HF Storage LLC.

Property Location: 4200 Highway 81 North Anderson SC 29621

Council District: Seven (7)

Tax Map Number: 169-00-14-002

Acreage of Property: 2.98 acres

Current Zoning: Un-Zoned

Land Use: The land supports a large free-standing building with multiple storage buildings.

Surrounding Zoning Districts: Un-Zoned, adjacent properties are zoned as I-2

Applicant Request: Owners request a second wall sign on the rear of the building.

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:

1. A second wall sign will provide identification of the business from AM Ellison Rd.
2. The presence of a second wall sign on the rear of the property will not be a detriment to the area.
3. If the variance is granted, sign representative has stated that the free-standing would be removed for the second wall sign.



# Variance Application

There is a Variance Application Fee of \$200.00

5/11/2022

Date of Application Completion

Application Status (Approved or Denied)

### Applicant's Information

Name: Upstate Sign and Graphics  
Mailing Address: 169 Spring Crossing Circle. Greer, SC 29650  
Telephone and Fax: 864-377-4264 E-Mail: c\_grubbs@yahoo.com

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

Name: Eagle Storage (HF Storage LLC)  
Mailing Address: 117 Caden Ln. Easley, SC  
Telephone and Fax: 864-326-0226 Email: c\_grubbs@yahoo.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

5/11/2022

Date

### Project Information

Property Location: 4200 Hwy 81  
Parcel Number(s)/TMS: 1690014002  
County Council District: \_\_\_\_\_ School District: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_ Current Zoning: Unincorporated County  
Requested Variance: Sign  
*Please indicate if setback variance, sign variance or minimum lot size variance.*  
Purpose of Variance: Owners request a second sign on the rear of the building.

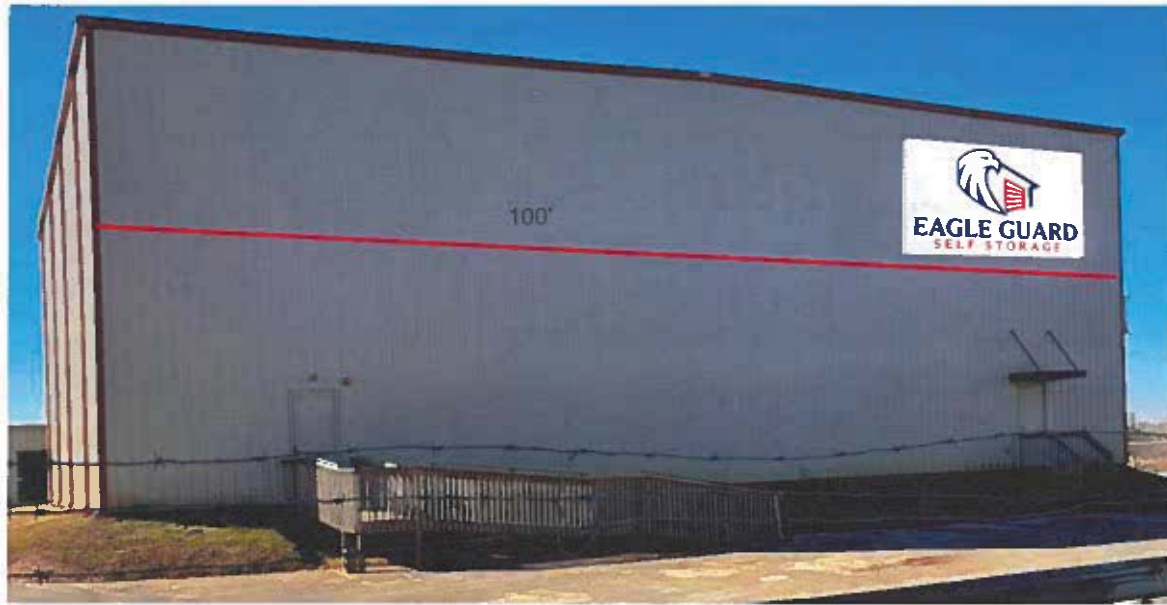








4200 S  
Anders



Client: Eagle Storage  
 Email: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 \_\_\_\_\_

REVISION INFO


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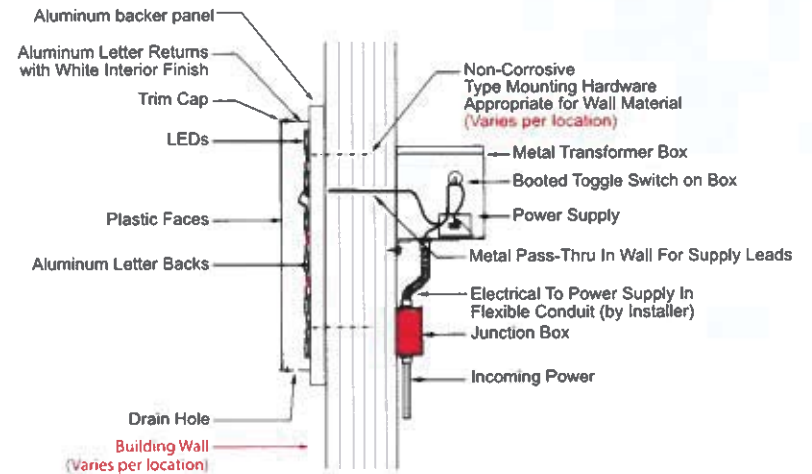
**Upstate Signs  
& Graphics**



Front View  
Scale: 1/2" = 1'

### SPECIFICATIONS

- A** Internally illuminated channel letters to be fabricated from .040 returns aluminum with pre-painted White interiors and pre-finished returns. Letter backs to be aluminum pop-riveted to sidewalls and sealed.
- B** Faces to be 3/16" White acrylic with 1" trimcap  
Faces to be first surface vinyl as shown
- C** Letters illuminated w/ White LED's w/ remote power supply.
- D** Letters / Logo to be installed flush to backer panel painted White



Client: Eagle Storage  
 Email: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 \_\_\_\_\_

REVISION INFO

NO.	DESCRIPTION	DATE

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Mavis Tire  
11030 Anderson Rd. Piedmont

Staff Report

Application for a Variance – To allow additional sq. ft and additional wall signs

Anderson County Board of Zoning Appeals- District 6

Historic Courthouse- 101 South Main Street- 2<sup>nd</sup> Floor County Council Chambers

Anderson, South Carolina

July 14, 2022

5:15 P.M.

Applicant: Theresa Bair- Site Enhancement Services

Owner: Community First Bank

Property Location: 11030 Anderson Rd.

Council District: Six (6)

Tax Map Number: 236-08-01-008

Acreage of Property: 1.07 acres

Current Zoning: Un-Zoned

Land Use: vacant

Surrounding Zoning Districts: Un-Zoned

Applicant Request: To exceed beyond allowable sign area by 200 sq. ft and to exceed the number of allowed wall signs from 1 to 3 wall signs.

Findings of Fact: Under Chapter 38 of the Anderson County Code, Section 38-255 (Permitted Signs), specifically wall signs: 38.2.A. Allowable Area. 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. 38.2.C Number of Signs. Only one projecting sign as defined in section 38-37 is allowed per building frontage.

Staff Recommendation:

1. By providing a sign on the west façade and a free-standing sign all motorists will be able to easily identify the property. Therefore, a sign on each elevation is not needed.
2. The request is not compatible with the spirit and intent of the ordinance.
3. Neighboring properties have 1 wall sign and a free-standing sign, and the signage would be inconsistent with surrounding properties.
4. One referenced business nearby was constructed prior to the execution of the ordinance.
5. Adequate signage on the main building and one free standing sign will provide adequate business identification.



# Variance Application

**There is a Variance Application Fee of \$200.00**

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

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

### Applicant's Information

Name: Theresa Bair - Site Enhancement Services

Mailing Address: 6001 Nimtzy Parkway, South Bend, IN 46628

Telephone and Fax: 574.309.6139 E-Mail: tlb@siteenhancementservices.com

### Owner's Information

*(If Different from Applicant)*

Name: COMMUNITY FIRST BANK

Mailing Address: PO BOX 1097 WALHALLA SC 29691

Telephone and Fax: \_\_\_\_\_ 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.

**Please see the attached LOA for the property owner's signature**

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

Date \_\_\_\_\_

### Project Information

Property Location: 11030 Anderson Rd

Parcel Number(s)/TMS: 2360801008

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

Total Acreage: 1.07 AC Current Zoning: Not Zoned

Requested Variance: Sign variance

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

Purpose of Variance: To exceed beyond allowable sign area by 200 SF and to exceed the number of allowed wall signs from 1 to 3 wall signs

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

If you indicated no, your signature is required.

Theresa Bair  
Applicant's Signature

5/17/2022  
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.

Sec. 38-255 - Permitted Signs (2)

*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:*

**Please see Page 4 for the explanation of the finding of 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.) Site plan, sign details, elevations, nearby businesses exceeding wall sign allotment, property owner LOA

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.

Theresa Bair  
Applicant's Signature

5/17/2022  
Date

For Office Use Only:

Application Received By: \_\_\_\_\_ Date Complete Application Received: \_\_\_\_\_

Application Fee Amount Paid: \_\_\_\_\_ Check Number: \_\_\_\_\_

Scheduled Advisory Hearing Date: \_\_\_\_\_ Scheduled Board Hearing Date: \_\_\_\_\_

Staff Recommendation: \_\_\_\_\_ Advisory Recommendation: \_\_\_\_\_

Land Use/ Board of Zoning Appeals' Decision: \_\_\_\_\_

- 1. Extraordinary and exceptional conditions pertaining to the particular piece of property, as follows:** This is a unique property which has road exposure on multiple frontages. Code currently allows for 1 wall sign per lot at 1 square foot per linear foot of building frontage. We believe that the current code does not consider businesses who have facade exposure from multiple points (3 facades). The full company name, Mavis Tire and Brakes at Discount Prices, is a long brand name and requires a great deal of square footage to get their entire name onto a sign. Having a sign on both side elevations is necessary as motorists traveling North and South must have the ability to spot the building before passing it in order to make a safe and timely turn into the entrance. Without signage on the North and South facades, motorists could easily pass the site causing unnecessary, extra travel time. With this being a new location, most consumers will be unfamiliar with where it is located. The freestanding sign will aid consumers in knowing that the Mavis site is nearby, however, wall signs truly solidify to consumers that they are absolutely entering the correct and intended location. Signage deficiencies add significantly to the time it takes drivers to locate their destination. Having multiple signs that allow for the full name to be legible from the roadway allows for the business to be put into an ideal position to prosper.
- 2. Conditions do not generally apply to other properties in the vicinity, as shown by:** We have found that other businesses within the vicinity exceed both the wall sign and square footage limits as defined by current code. Business just down Anderson Road such as Papa John's, Walgreens, Waves Express Car Was, and Robbins Tire & Auto have wall signs on multiple elevations.
- 3. Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows:** Code currently allows for 1 wall sign that must not exceed 1 square foot per linear foot of building frontage. This would allow for Mavis to only have (1) 130 square foot sign on their building. This sign would likely go on the West façade as this is where their entrance is located, and all businesses should have a sign over their entrance let consumers know they are entering the correct location. With only one sign on the West façade, motorist traveling North and South would have little to no visibility of the sign until passing the entrance onto the property. It is believed that signage deficiency at this location could potentially cause traffic hazards as motorists could travel significantly under the speed limit trying to find the site, or not see the site in time causing them to take turns too quickly as they did not have time to properly signal and complete the turn.
- 4. 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:** Granting the requested variance will not produce any adverse impact on the public. We are not seeking an element to be approved that will be out of the norm for the area or impact the essential character of the community in an adverse manner. Anderson Road, specifically where the Mavis site will be located, is primarily made up of commercial and retail tenants. The signage we are seeking is extremely common in this area and would blend well aesthetically.

County of Anderson

Sign Permit

Re: Mavis Tire #2008  
11030 Anderson Road  
Piedmont, SC 29642

Parcel ID #: 2360801008

To Whom It May Concern,

This is to grant written authorization to: Site Enhancement Services and their agents listed below in Exhibit A permission to apply for the permits and required variance for the new signage for the Mavis Tire & Brakes at Discount Prices located at the address mentioned above. Find attached a site plan of the location. The parcel number is also located above.

Please be advised we have contracted the above-mentioned company to apply for permits for signage at our new location. This is their authority to act on our behalf to obtain sign/building permits and seek the required variance.

Exhibit A  
Authorized Signatories

Name	Company	Title
Erin Michaels	Site Enhancement Services	Permit Procurement Manager
Slade Gorski	Site Enhancement Services	Permit Specialist
Michael Rivette	Site Enhancement Services	Permit Specialist
Shawna Nelson	Site Enhancement Services	Permit Specialist
J. Charley Schalliol	Site Enhancement Services	Director
Shawn Smith	Site Enhancement Services	Variance Director
Theresa Blair	Site Enhancement Services	Project Coordinator

Sincerely,

Signature: [Handwritten Signature]  
Name: Jim Blakely  
Title: Senior Vice President  
Business: COMMUNITY FIRST BANK  
Address: PO BOX 1097 WALHALLA SC 29691

STATE OF SC  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 20th day of April 2022 by Jim Blakely He/she is personally known To me or has produced N/A (type of identification) and did (did not) take an oath.

Notary Public, State of SC at Large

(place seal of stamp in above space)  
[Handwritten Signature]  
Notary Signature

Kim L Rhodes  
Notary Printed Name

# **MAVIS TIRES & BRAKES** At **DISCOUNT PRICES**

## Site Survey Program

Site ID: 2008  
Site Name: Powdersville  
Address: 11030 Anderson Road  
City: Piedmont  
State: SC  
Zip: 29642

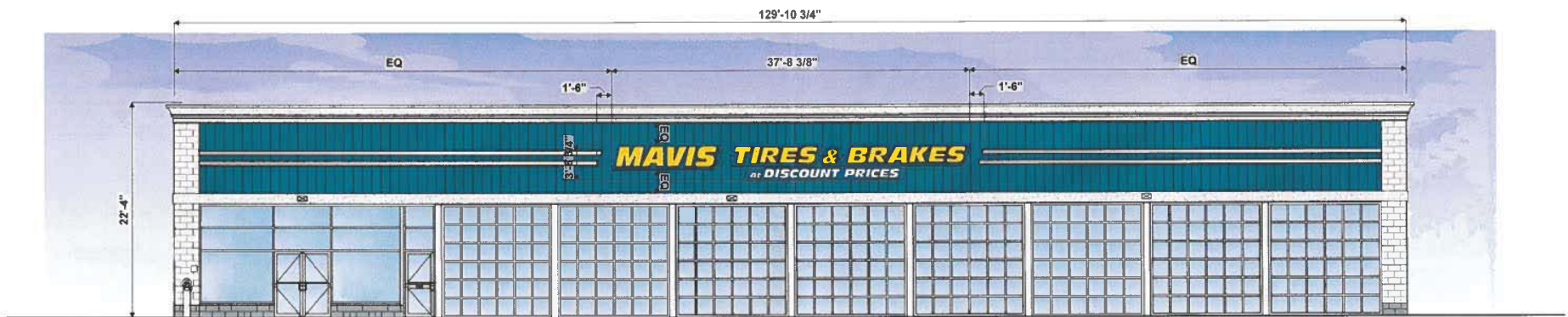
05-10-2022







Sign 1



Front Elevation  
Scale: 3/32" = 1'

Recommended

CLD-31-Wide-Large  
Overall- 134.3 SF  
Tires & Brakes- 89.57 SF  
"Mavis" to be centered top to bottom in teal area.  
"Mavis", "Tires", and "Brakes" to be top aligned.  
"&" to be bottom aligned w/ "Tires" and "Brakes".  
"At Discount Prices" cabinet to be left aligned with "T" in "Tires"

Recommended

Rec Action:  Sign Type:   
Rec SF:  Rec Dimensions:

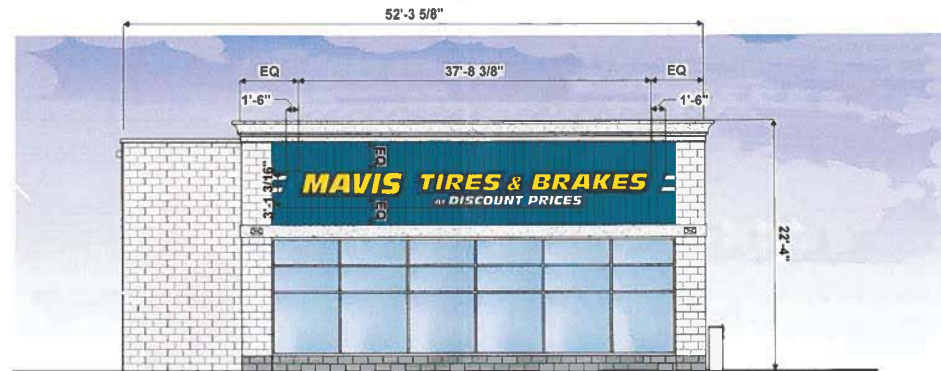
Wall Repair / Additional Comments:  
**Variance required as only allowed 1 wall sign per lot and SF exceeds site allotment**

Code Info

Sign Type:

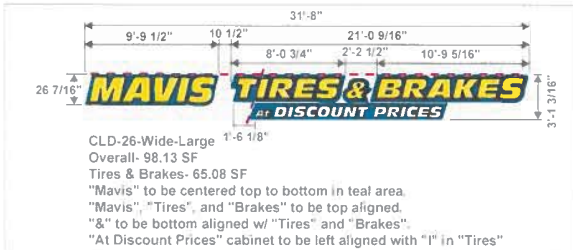
SF Comments:  
Existing: 0 SF  
Allowed: 130 SF  
Proposed: 134.3 SF  
Code: 1 SF / linear foot of street frontage if f/s sign exists, if no f/s sign 1.5 SF / linear foot of street frontage

Sign 2



Right Elevation  
Scale: 3/32" = 1'

Recommended



Recommended

Rec Action:  Sign Type:   
Rec SF:  Rec Dimensions:

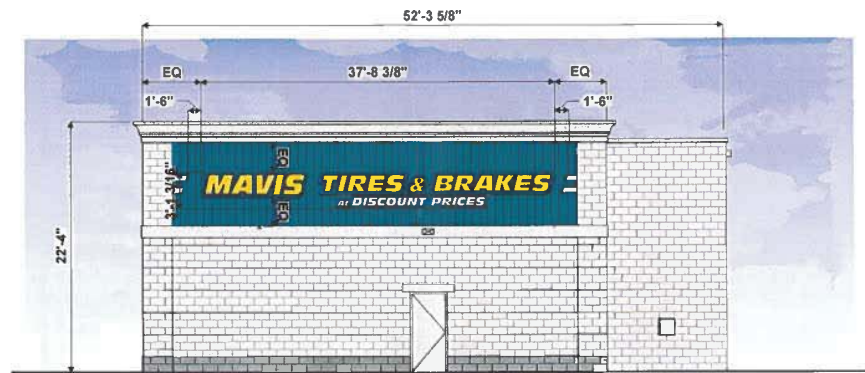
Wall Repair / Additional Comments:  
Variance required as only allowed 1 wall sign per lot and SF exceeds site allotment

Code Info

Sign Type:

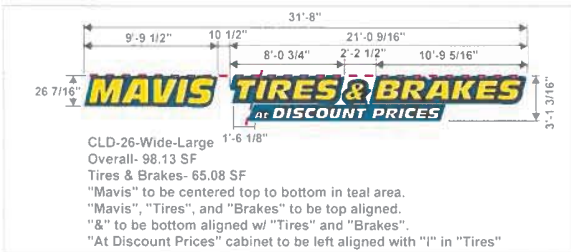
SF Comments:  
Existing: 0 SF  
Allowed: 130 SF  
Proposed: 98.13 SF  
Code: 1 SF / linear foot of street frontage if f/s sign exists, if no f/s sign 1.5 SF / linear foot of street frontage

Sign 3



Left Elevation  
Scale: 3/32" = 1'

Recommended



Recommended

Rec Action:  Sign Type:

Rec SF:  Rec Dimensions:

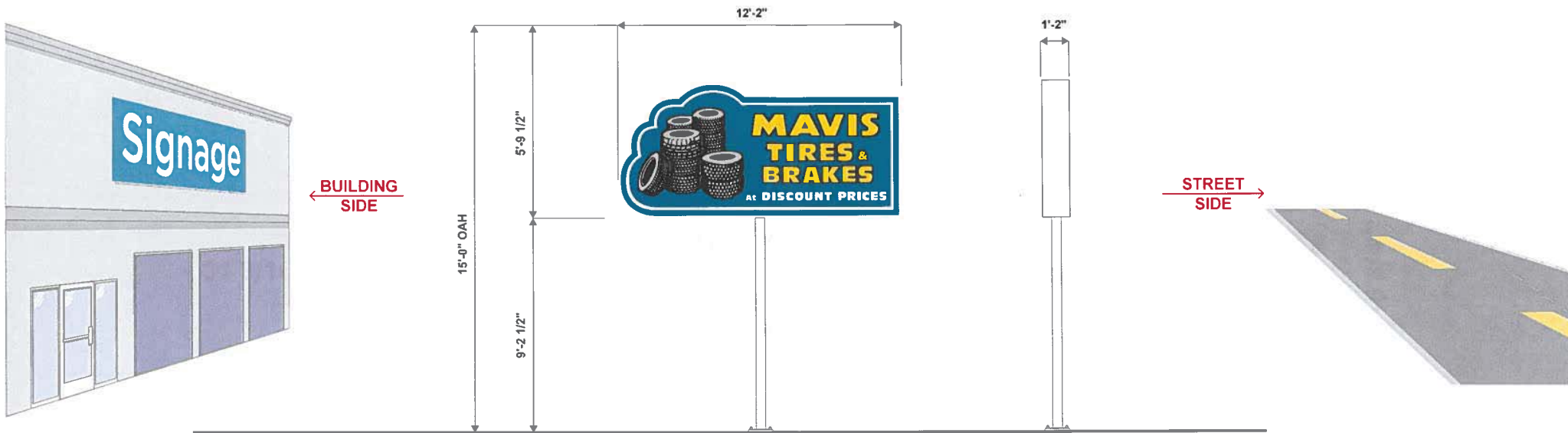
Wall Repair / Additional Comments:  
**Variance required as only allowed 1 wall sign per lot and SF exceeds site allotment**

Code Info

Sign Type:

SF Comments:  
Existing: 0 SF  
Allowed: 130 SF  
Proposed: 98.13 SF  
Code: 1 SF / linear foot of street frontage if f/s sign exists, if no f/s sign 1.5 SF / linear foot of street frontage

Sign 4



Scale: 1/4" = 1'  
Setback is 15'-0" from property line

Recommended



Recommended

Rec Action: New	Sign Type: Pylon
Rec SF: 70.5	Rec Dimensions: 5'-4 1/8" x 12'-2"
Wall Repair / Additional Comments: N/A	

Code Info

Sign Type: GS  
SF Comments:  
Existing: 0 SF  
Allowed: 195 SF  
Proposed: 70.5 SF  
Code: 1.5 SF / linear foot of street frontage, NTE 300 SF. NTE 15' OAH, setback 15' from edge of pavement

**MAVIS TIRES & BRAKES**  
AT DISCOUNT PRICES

## Robbins Tire & Auto





**MAVIS TIRES & BRAKES**  
AT DISCOUNT PRICES



## Waves Express Car Wash





Take 5  
3808 Clemson Blvd.

Staff Report

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

Anderson County Board of Zoning Appeals- District 1

Historic Courthouse- 101 South Main Street- 2<sup>nd</sup> Floor County Council Chambers

Anderson, South Carolina

July 14, 2022

5:15 P.M.

Applicant: Signs Unlimited Inc.

Owner of Property: NLJ Ventures LLC

Property Location: 3808 Clemson Blvd. Anderson SC 29621

Council District: One (1)

Tax Map Number: 121-03-02-004

Acreage of Property: 0.46 acres

Current Zoning: C-2

Land Use: The land supports a free-standing automotive service facility with intended use by 1 tenant.

Surrounding Zoning Districts: C-2

Applicant Request: Applicant is requesting a variance, allowing additional directional lettering on the rear façade.

Findings of Fact: Under Chapter 38, Section 38-255(2), Only one projecting sign as defined in section 38-37 is allowed per building frontage.

Staff Recommendation:

1. Applicant states placement of the structure affects the presentation of the instructional lettering to citizens traveling Clemson Blvd. However, it will only be visible when approaching from one direction.
2. The request is not compatible with the spirit and intent of the ordinance.
3. Other properties were referenced on the variance application. However, the properties that were referenced are not in our jurisdiction and fall under the jurisdiction of the City and are permitted accordingly.



# Variance Application

There is a Variance Application Fee of \$200.00

5/26/2022

Date of Application Completion

Application Status (Approved or Denied)

### Applicant's Information

Name: Signs Unlimited, Inc  
Mailing Address: 6801-C Mt Hermon Church Rd, Durham NC 27705  
Telephone and Fax: 919 552 8689 E-Mail: desi@signsunlimitedusa.com

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

Name: Lee Johnson  
Mailing Address: 3808 Clemson Blvd, Anderson SC 29621  
Telephone and Fax: \_\_\_\_\_ Email: desi@signsunlimitedusa.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

5.25.22  
Date

### Project Information

Property Location: 3808 Clemson Blvd  
Parcel Number(s)/TMS: 1210302004  
County Council District: CCD 1 School District: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_ Current Zoning: C-2  
Requested Variance: Sign Variance  
*Please indicate if setback variance, sign variance or minimum lot size variance.*  
Purpose of Variance: Additional instructional lettering on rear facade.

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.

D. J. [Signature] Digital signed by D. J. [Name] on 5/26/2022 10:00:00 AM. For more information on digital signatures, visit www.digitalsignatures.com 5/26/2022  
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:  
Building has a one-way flow of traffic, increasing a need for wayfinding signage.

Conditions do not generally apply to other properties in vicinity, as shown by: Property is on a corner lot and only able to have wall signage on one facade, despite other businesses in the vicinity with signs on multiple frontages (Zaxby's, Longhorn)

Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows: Due to the compact nature of the principal building, we are allowed a very minimal amount of wall signage per code, approx 55.69 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:  
The additional sign proposed is non-illuminated and instructional in nature, ("STAY IN YOUR CAR")

The following documents are submitted in support of this application: (Please attach copies of all additional information to this application.) Sign drawings, site plan.

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.

D. J. [Signature] Digital signed by D. J. [Name] on 5/26/2022 10:00:00 AM. For more information on digital signatures, visit www.digitalsignatures.com 5/26/2022  
Applicant's Signature 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: \_\_\_\_\_



REAR ELEVATION

# TAKE 5

## OIL CHANGE

3808 Clemson Blvd  
Anderson, SC 29621



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UL File #E225670

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written permission.

PROOF

INITIAL LAYOUT:

February 14, 2022

REVISIONS:

04/14/2022

I  
II  
III  
IV  
V



221.50"  
18.00"  
**STAY IN YOUR CAR**

INFORMATIVE/INSTRUCTIONAL MESSAGE  
(NOT COUNTED TOWARD ALLOWANCE)

QTY: 1

### IMPOSED IMAGERY



### SPECIFICATIONS

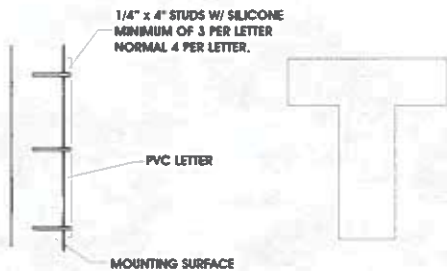
**NON ILLUMINATED  
PVC LETTERS W/ STUDS**

- Quantity:**  
See above
- Size:**  
As in drawing
- Thickness:**  
1/2"
- Face Color:**  
Yellow
- Edge Color:**  
Yellow
- Mounting:**  
Studs w/ Silicone

**Sq. Ft. Signage:**  
27.69

**Signage Allowance:**  
N/A Not counted as signage

### DETAIL



#### NOTES:

- INFORMATIVE/INSTRUCTIONAL MESSAGE (NOT COUNT TOWARD ALLOWANCE)
- IF ROOF PENETRATIONS ARE NECESSARY, THEY ARE TO BE SEALED BY A ROOFER. THIS IS HANDLED BY THE GC/OWNER

Owner/Landlord Approval \_\_\_\_\_

**SIGNS UNLIMITED**  
communicate your identity

6801 Mount Hermon Church Rd, Ste C, Durham, NC 27705 • (P) 919-552-8689 • (F) 919-557-1322

SITE PLAN

# TAKE 5

## OIL CHANGE

3808 Clemson Blvd  
Anderson, SC 29621



Underwriters Laboratories Inc. •  
UL File #E225670

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SITE PLAN



INITIAL LAYOUT:

February 14, 2022

REVISIONS:

04/14/2022

I  
II  
III  
IV  
V

EXIT ONLY/HONK  
DIRECTIONAL

FRONT SIGNAGE:  
CAN, "OIL CHANGE" & BURST

REAR:  
"STAY IN YOUR CAR"

ENTER/ENTER DIRECTIONAL

ENTER/ENTER DIRECTIONAL

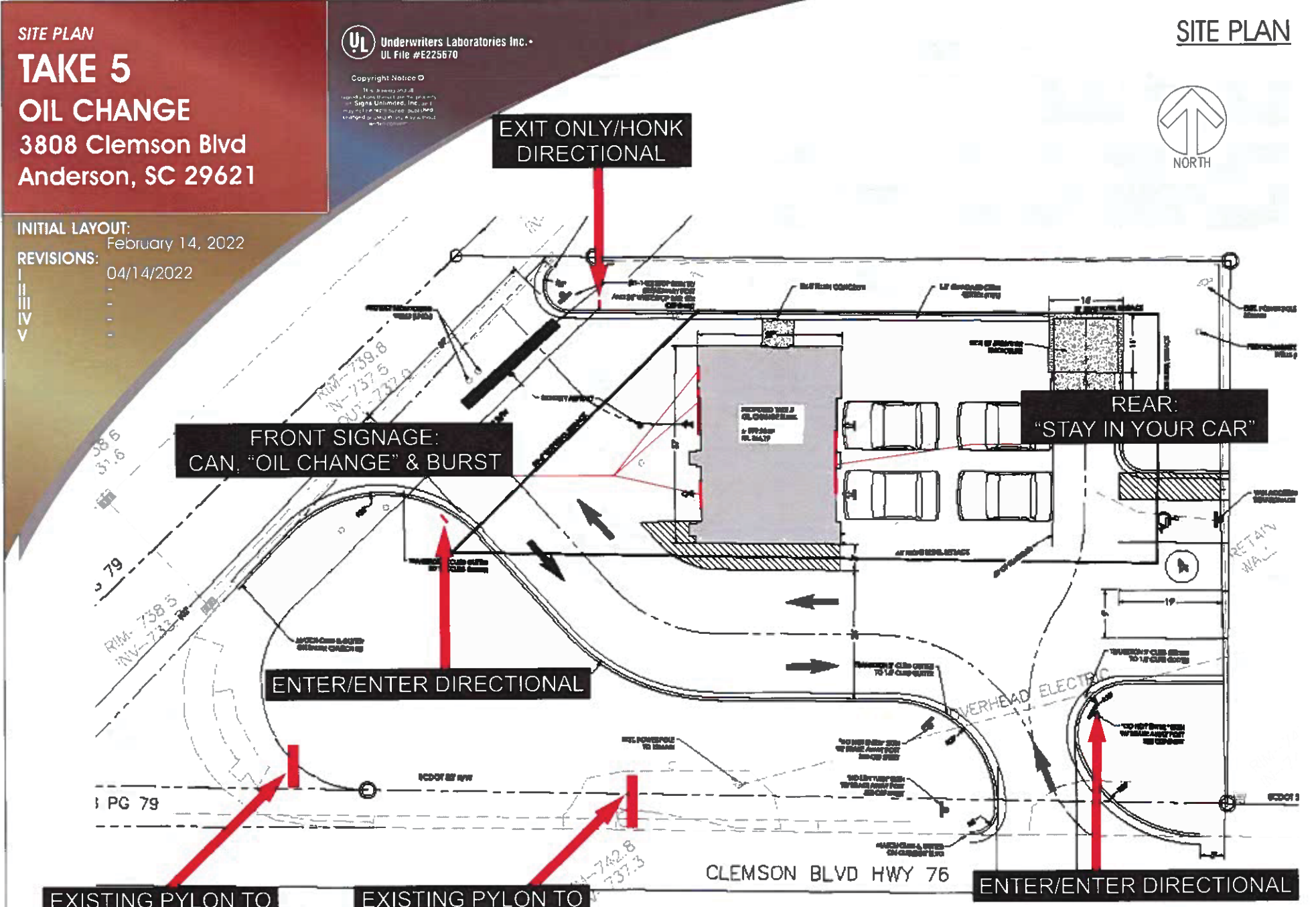
EXISTING PYLON TO  
BE RETROFITTED

EXISTING PYLON TO  
BE RETROFITTED

**SIGNS UNLIMITED**  
communicate your identity

Owner/Landlord Approval \_\_\_\_\_

6801 Mount Hermon Church Rd, Ste C, Durham, NC 27705 • (P) 919-552-8689 • (F) 919-557-1322



FRONT ELEVATION

# TAKE 5

## OIL CHANGE

3808 Clemson Blvd  
Anderson, SC 29621

 Underwriters Laboratories Inc. •  
UL File #E225670

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INITIAL LAYOUT:

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I  
II  
III  
IV  
V

Sq. Ft. Signage: 53.68  
Signage Allowance: 55.69 Sq. Ft.  
(1.5 Sq. Ft. per Li. Ft. of Primary Building Frontage)



Oil Can Calculation



### ADDITIONAL ELEMENT

#### ALUMINUM PANS

Quantity: 3

Size: As in drawing

Color: Black and White

Returns: 1"

Mounting: Angle into facade



**NOTE: CENTERED UNDER LIGHTS AND 6" DOWN FROM THE BOTTOM OF SCENCE VERTICALLY**



### IMPOSED IMAGERY



### SPECIFICATIONS

#### ILLUMINATED CHANNEL LETTERS

Quantity: See above

Size: As in drawing

Trim: 1"

Trim Color: Black

Return Color: Black

Face Color: Yellow

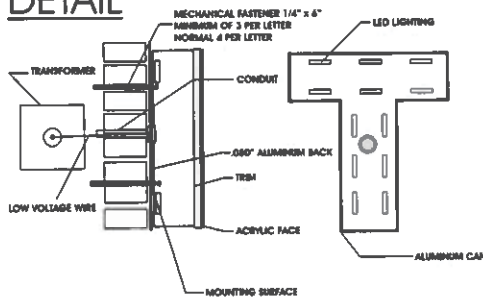
Face: 1/8" Acrylic

Letter Interior: Gloss White

Illumination: LED

Mounting: Studded Letters

### DETAIL



#### NOTES:

- IF ELECTRICAL LINE/J-BOX IS WITHIN 6" OF ELECTRICAL CONNECTION TO BE HANDLED BY INSTALLER.
- IF NOT ELECTRICAL HANDLED BY OWNER/GC
- IF ROOF PENETRATIONS ARE NECESSARY, THEY ARE TO BE SEALED BY A ROOFER. THIS IS HANDLED BY THE GC/OWNER

Owner/Landlord Approval \_\_\_\_\_

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communicate your identity

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**Brakes 4 Less**

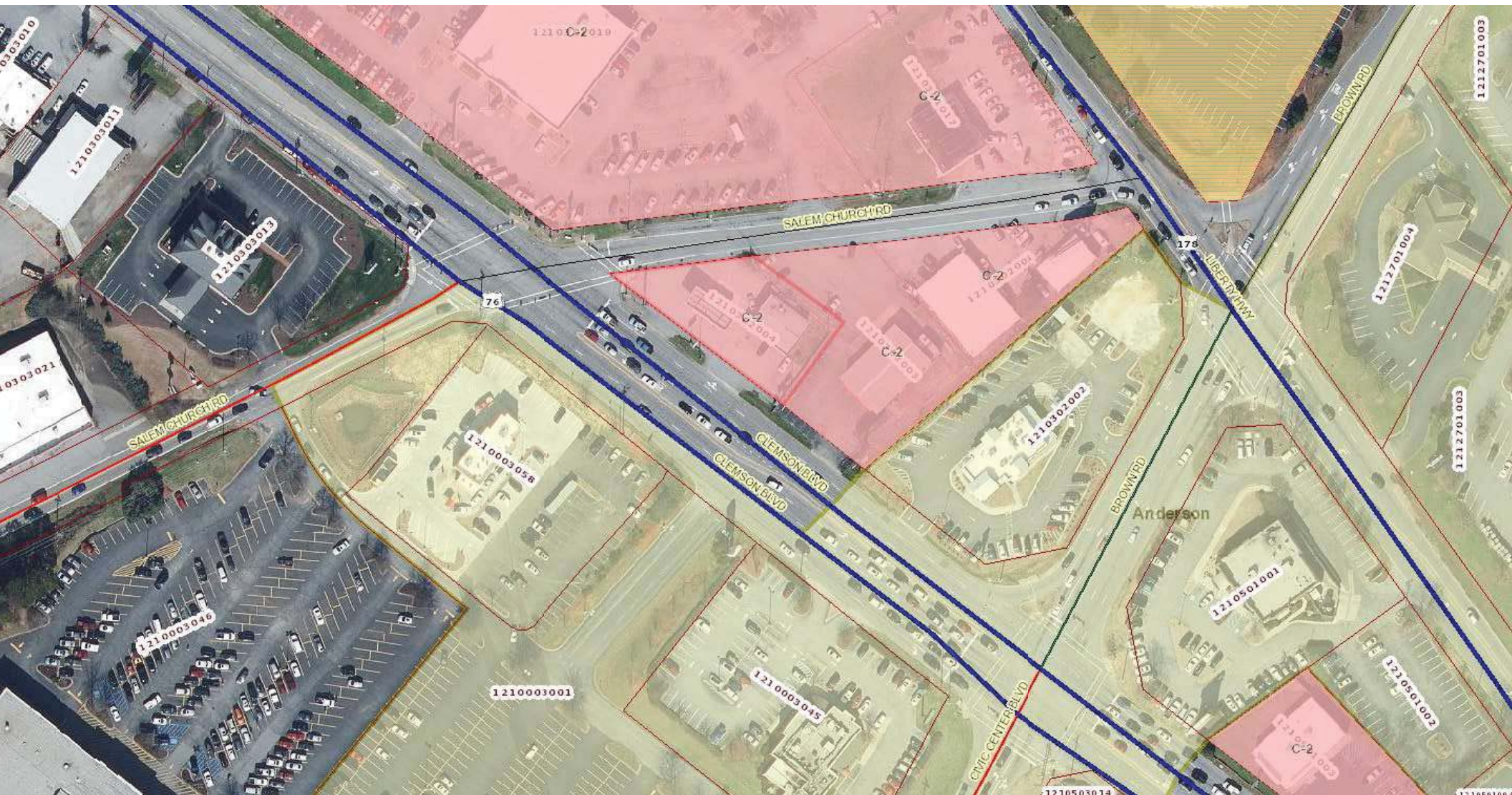
QUICK STOP

CLAYTON

CLAYTON







Application for a Variance  
Anderson County Land Use Board of Zoning Appeals Meeting  
County Council Chambers 2<sup>nd</sup> Floor-Historic Courthouse (DISTRICT #5)  
Anderson, South Carolina  
July 14, 2022  
5:15 PM

Staff Report

Owner/Applicant: Rick Shuffield- Love’s Travel Stop

Property Location: Easley Highway at I-85, exit 32 (1805 Easley Highway, Piedmont SC)

Council District: Four (4)

Tax Map Number (TMS #): 193-00-15-005

Property Description: 12.98 acres

Land Use: Commercial and vacant

Current Zoning: Not zoned.

Applicant Request: To allow for overall increase in height and square footage of free-standing sign and increase the number of wall signs for the multiple tenants in the proposed commercial fuel station.

Findings of Fact: Under Chapter 38 of the Anderson County Code, Sec. 38-255. - Permitted signs.

The following signs, when properly permitted pursuant to the applicable permitting requirements of section 38-73, and meeting the applicable development standards contained in section 38-256, are allowed: . . . b. Types of signs. Fascia, projecting, marquee, awning and flush pitched roof signs are allowed provided they meet all other requirements of this division and all permitting requirements. c. 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) Development Standards approved the Land Use Permit on February 28, 2022. With this approval, the applicant is granted the permitted signs.
- 2) The Love’s Travel Stop located at 4238 Old Dobbins Bridge Rd, Fair Play, SC was permitted for a similar sign variance.
- 3) Applicant has demonstrated the existence of a hardship as the other fueling stations in the area have all the requested signs stated in this variance application.
- 4) If approved, the applicant will be required to file the proper paperwork to permit all additional signs with not already approved or exempt per the ordinance.
- 5) The Board has granted other variances similar to this request and would be consistent with its approval.

PAID #22-528



# Variance Application

There is a Variance Application Fee of \$200.00

3-1-2022  
Date of Application Completion

Application Status (Approved or Denied)

### Applicant's Information

Name: Rick Shuffield - Love's Travel Stop  
Mailing Address: 10601 N Pennsylvania Oklahoma City, OK 73126  
Telephone and Fax: 405.816.7174 E-Mail: rick.shuffield@loves.com

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

Name: Love's Travel Stop & Country Stores  
Mailing Address: 10601 N Pennsylvania Oklahoma City, OK 73126  
Telephone and Fax: 405.751.9000 Email: construction\_utilities\_permits@loves.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.

DocuSigned by:  
Jerrold Marsh  
35D41E4BAAE449A...  
Owner's Signature

8/31/2021  
Date

### Project Information

Property Location: Southwest quadrant of Easley Highway and I-85 at exit 32  
Parcel Number(s)/TMS: 193-00-15-005  
County Council District: 2 (4) School District: 5 (1)  
Total Acreage: 12.98 Current Zoning: Unzoned  
Requested Variance: Sign Variance  
*Please indicate if setback variance, sign variance or minimum lot size variance.*

Purpose of Variance: To increase overall height, square footage, and number of signs



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.

Sue Trively Agent on behalf of Love's  
Applicant's Signature

8.31.21

Date

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

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

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

Extraordinary and exceptional conditions pertaining to the particular piece of property, as follows:

The property is in close proximity to I-85 and slopes down away from the interstate with very tall trees in the ROW and on adjacent properties making site to the property from the interstate difficult. The trees are not on the site leaving Love's with no options to eliminate or to lessen the impact.

Conditions do not generally apply to other properties in vicinity, as shown by: The property is adjacent to I-85 however between the property and the interstae there are very tall trees as well as the property slopping down making the need for a taller sign even more vital.

Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows: The site is 13 acres with a proposed development of multiple businesses making safety a top priority for drivers as well as pedestrians in and around the complex. The larger signs and the number of signs will be vital in achieving this goal.

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 surrounding area is commercial developments and the signage requested is used to maximize safety for Love's patrons as well as the surrounding public.

The following documents are submitted in support of this application: (Please attach copies of all additional information to this application.) Information from the USSC, sign survey, renderings of all proposed signage and a variance narrative statement.

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.

Sue Trively Agent on behalf of Love's  
Applicant's Signature

8.31.21

Date

For Office Use Only:

Application Received By: HDC Date Completed Application Received: 3-1-2022  
Application Fee Amount Paid: \$200.00 Check Number: CC  
Scheduled Board Hearing Date: May. 12, 2022 Land Use/ Board of Zoning Appeals' Decision: \_\_\_\_\_



## Anderson, SC – Love's Sign Variance Package

April 11, 2022

**Applicant:**

Betty Torstenson  
Effective Images  
1027 5<sup>th</sup> Ave NW  
Watertown, SD 57201  
(Agent on Behalf of Love's Travel Stop)

**Owner:**

Love's Travel Stops and County Stores  
10601 N Pennsylvania  
Oklahoma City, OK, 73126

**RE:** Love's Travel Stop located in the Southwest corner of I-85 and Easley Hwy at exit 32

### Sign Variance Application/Requests

**Nature of variance:**

- Increase overall height allowed on the "Hi-Rise" (freestanding sign) from 100' overall height to 125' overall height
- Increase square footage allowed on the freestanding "Hi-Rise" sign to add approximately an additional 1000 sq ft
- Increase travel stop building overall square footage allowance on the front elevation to add approximately 18.5 sq ft.
- Increase the number of signs for Hardee's from 1 in code to 2
- Increase the number of signs for Love's from 1 in code to 2
- Increase the number of signs on the SPEEDCO building to add an additional sign grouping
- Increase the number of signs allowed per canopy to 4 total
- Increase directional sign square footage from 9 square feet to 32 square feet on 3 directional signs

## Variance Criteria Narrative Statements:

Located within this property will be the Love's Travel Stop which will have both gas and diesel fueling pump stations as well as a Hardee's restaurant, Speedco truck care, and a certified CAT scale.

The property lies in the Southwest quadrant of the I-85 and Easley Hwy intersection at exit 32. For drivers on I-85 to have a view of the freestanding Hi-Rise sign over the trees between the sign and the interstate (see attached sign survey), a variance from the sign code would be necessary. With the majority of Love's patrons being semi-trucks traveling along the interstate system, it is imperative drivers are given adequate time to see the sign, recognize what the sign says and then make the decision to safely exit the interstate system to patronize Love's. Without the increased height and area of the sign being requested in the variance, motorists may not be aware that the Love's Travel Stop is located at this exit, or they may not see the sign with enough time to make a safe transition to exit, compromising the safety of themselves as well as other drivers. The United States Sign Council recommends signs based on the complexity of the driving conditions and speed of traffic. The USSC recommends a sign with a minimum of 639 square feet of sign area in an area with multi lanes of traffic, such as I-85, traveling at 65 MPH (see attached Freestanding Sign Sizes sheet from the USSC). This size is recommended to give drivers time to see the sign, read the sign and then to react to the sign (viewer reaction time). The USSC states that the viewer reaction time of an automobile driver is 11 seconds. When you take into consideration it takes semi-truck drivers 40% longer to come to a stop, the height and area of the sign is vital in allowing truck drivers to have a clearview of the sign and being able to react in a manner that is safe for all drivers on the interstate system.

Due to the size of the Love's facility, and the number of separate businesses within the property, the wall signs, and canopy signs are required to aid the facility to adequately serve its patrons. The signs and logos are not over-powering signage on a travel stop building that is 12,317 square feet or a tire shop building that is 12,694 square feet. The signs are designed to complement the size of the buildings and the canopies. Love's maintains a reputation for extremely functional and aesthetically pleasing facilities and the wall and canopy signage is an integral part of that plan.

Strict enforcement of the sign code regarding directional sign square footage would provide not only a hardship for drivers to be able to read the directional signs but also a safety concern. From the vantage point of not only cars, mid-size vehicles, pick-up's but more importantly, high profile semi-trucks (see attached semi to directional sign ratio scale) there would be limited visibility of a 9 square foot sign. Safety is the driving factor when determining the size of the directional signs used at all Love's Travel Stops across the country. The leading purpose of the larger directional sign is to make every effort to ensure that the semi traffic does not end up either intermingled with the pedestrian and car traffic or unable to follow the traffic flow of the facility and finding themselves in locations that are either boxed in or where they have boxed in other vehicles. To further ensure that the signs are for safety of traffic flow specific to their main patrons, they do not carry any logos or advertising. They are signs with one to two words and directional arrows. The 8' OAH, 32 sq. ft. directional signs are requested at this size specifically so that semi-truck drivers have a clear direction on where they should be turning to enter the property. This ensures they will not enter the non-truck, pedestrian traffic area to eliminate the possibility of injury.

The variances being requested are items that increase the level of safety of all patrons of Love's and the surrounding community. The additional height and square footage being requested will help ensure that there is safe ingress and egress to the facility and safe maneuvers while on premises which has a positive impact on the community. With all the business located on this site utilizing a combined sign, the sign clutter will be substantially reduced making for a more aesthetically pleasing site.

**Love's Travel Stop**

Location: 1805 Easley Hwy (SC Hwy 8) at I-85; Exit 32 (SW Quadrant)

Land Use Permit (approved 28 Feb. 2011): #21-256 TMS # 193-00-15-005

**Analysis of Proposed Commercial Signage after sorting**

By category, as proposed:

remaining allowable  
sign area (s.f.):**These signs, as proposed and upon submission of a formal application, appear to be eligible for administrative review and permit approval:**

**STREET SIGN (monument):** 25' OAH (based on max. street front. 200+ ft. x 1.5 s.f.); max. sign area: 300 s.f.  
 (street front – Easley Hwy; 3' 4" x 10' Love's / Price Sign / Hardee's 133.33  
 1 of 2 allowed; as per Code) 3' 6" x 8' Speedco 28.00  
**TOTAL STREET SIGN SQ. FT:** 161.33 139.67 \*\*

\*\* remaining allowable sign area, as per code  
 (transferred to 2<sup>nd</sup> hwy sign)

**BUILDING SIGNS (main bldg):**

**FRONT ELEVATION:** (Linear Measurement of Bldg. Front: 153.33 ft. or max. 154 ft.) confirm  
 measurements; (corresponding rear elevation is measured as 167.5 ft.)  
 66" x 83" Heart & 58" Love's Letters 131.08  
 6' 6 3/4" x 6' 2 1/2" Hardee's Logo & Letters 40.74  
**TOTAL FRONT ELEVATION SQ. FT:** 171.82 -18.49 \*\*

\*\* Max. Sign Area Exceeded, Variance Request Required

**SPEEDCO BUILDING SIGNS:**

**FRONT ELEVATION:** (Linear Measurement of Bldg. Front: 139.65 ft. or max. 140 ft.)  
 5' x 11' 5" Speedco 57.08  
 5' 5" x 10' 3" Digital Display \*\*\* 55.52  
**TOTAL FRONT ELEVATION SQ. FT:** 112.60 27.05 \*\*

\*\* remaining allowable sign area, as per code

\*\*\* Variance not required for 2<sup>nd</sup> wall sign if combined with 1<sup>st</sup> sign & max. total sign area rule is met

**FUEL CANOPIES:**

**FRONT ELEVATION:** (Linear Measurement of Canopy Front: 126 ft.)  
**GAS CANOPY LOGOS:** 2' 3 1/2" x 10' 2 1/2" Vinyl Logo - East Elevation 23.39  
**TOTAL FRONT ELEVATION SQ. FT:** 23.39 102.61 \*\*  
 1 of 4 \*\* remaining allowable sign area, as per code  
 (3 additional wall/canopy signs will require variances)

**FRONT ELEVATION:** (Linear Measurement of Canopy Front: 179 ft.)  
**DIESEL CANOPY LOGOS:** 2' 3 1/2" x 10' 2 1/2" Vinyl Logo - South Elevation 23.39  
**TOTAL FRONT ELEVATION SQ. FT:** 23.39 155.61 \*\*  
 1 of 4 \*\* remaining allowable sign area, as per code  
 (3 additional wall/canopy signs will require variances)

**CAT SCALE SIGNS:**

(Linear Measurement/Depth of Service Area: 145.51 ft.)  
 5' 4 1/2" x 20' Cat Scale Sign 107.50  
**TOTAL CAT SCALE SQ. FT:** 107.50 38.01 \*\*  
 \*\* remaining allowable sign area, as per code

These signs (as proposed) will require a Variance before approved permits are issued:

			remaining allowable sign area (s.f.):
<b>HI-RISE SIGN (pylon):</b>	<b>125' OAH **</b>		
2 <sup>nd</sup> of 2 free-standing hwy. signs (facing I-85 & access ramp)	8' x 10' Heart - LED	80.00	
	9' x 22' Love's	198.00	
	9' x 26' - Hardee's	234.00	
	11' x 41' 6" Price Sign - 89" Numeral	456.50	
	9' x 20' 7" Speedco	<u>185.25</u>	
	<b>TOTAL HI-RISE SQ. FT:</b>	<b><u>1153.75</u> **</b>	<b>- 1014.08 ***</b>
	** height & sign area exceed code limits, (100 ft. & 300 sq. ft. respectively), variance required		
	*** additional sign area requested, less balance of 139.67 s.f. remaining on 1 <sup>st</sup> hwy. sign		

**BUILDING SIGNS (main bldg):**

<b>FRONT ELEVATION:</b>	<b><u>(Linear Measurement of Bldg. Front: 153.33 ft. or max. 154 s.f.)</u></b>		
	<b>TOTAL SIGN AREA PROPOSED SQ. FT:</b>	<b>171.82</b>	<b>- 18.49 **</b>
	<b>** if Max. Sign Area Exceeded, Variance Request Required</b>		
<b>LEFT ELEVATION:</b>	<b><u>(Linear Measurement of Bldg. Left Elev.: 102.5 ft. or max. 103 s.f.)</u></b>		
	6' 6 3/4" x 6' 2 1/2" Hardee's Logo & Letters	<u>40.74</u>	
2 <sup>nd</sup> Wall Sign	<b>TOTAL LEFT ELEVATION SQ. FT:</b>	<b>40.74</b>	<b>61.76 **</b>
	** remainder of 1 linear foot of wall elevation x 1.0 s.f. of sign area (code applies to one "front wall" sign)		
<b>REAR ELEVATION:</b>	<b><u>(Linear Measurement of Bldg. Rear Elev.: 167.5 ft. or max. 168 s.f.)</u></b>		
	1' 6 3/4" x 7' Panaflex Love's & Heart Vinyl Logo	<u>10.94</u>	
3 <sup>rd</sup> Wall Sign	<b>TOTAL REAR ELEVATION SQ. FT:</b>	<b>10.94</b>	<b>156.56 **</b>
	** remainder of 1 linear foot of wall elevation x 1.0 s.f. of sign area (code applies to one "front wall" sign)		

**SPEEDCO BUILDING SIGNS:**

<b>FRONT ELEVATION:</b>	<b><u>(Linear Measurement of Bldg. Front: 138.83 ft. or max. 139 sf.)</u></b>		
	5' 5" x 10' 3" Digital Display ***	<u>55.52</u>	
2 <sup>nd</sup> Wall Sign	*** requires variance for 2 <sup>nd</sup> wall sign; <b>no variance required</b> <b>if combined with 1<sup>st</sup> sign &amp; meets the total sign area rule</b> <span style="background-color: yellow;">■</span> <b>confirm status as 1 combined sign or 2 separate signs</b>		
<b>RIGHT ELEVATION:</b>	<b><u>(Linear Measurement of Bldg. Right Elev.: 90.67 ft. or max. 91 s.f.)</u></b>		
3 <sup>rd</sup> -7 <sup>th</sup> Wall Signs	5' x 11' 5" Speedco	57.08	
	2' x 6' 1/2" Michelin	12.08	
	2' x 6' 1/2" Bridgestone	12.08	
	2' x 6' 1/2" Good Year	12.08	
	2' x 6' 1/2" Yokohama	<u>12.08</u>	
	<b>TOTAL SIGN AREA, RIGHT ELEVATION:</b>	<b>115.03</b>	

**FUEL CANOPIES:**remaining allowable  
sign area (s.f.):**SIDE/REAR ELEVATIONS:****GAS CANOPY LOGOS: (Linear Measurement of Canopy; Rear: 126 ft.; Side: 45 ft.)**

<b>2<sup>nd</sup> -4<sup>th</sup> Wall Signs</b>	<b>2' 3½" x 10' 2½" Vinyl Logo - West Elevation</b>	<b>23.39</b>	<b>102.61 **</b>
	<b>2' 3½" x 10' 2½" Vinyl Logo - North Elevation</b>	<b>23.39</b>	<b>21.61 **</b>
	<b>2' 3½" x 10' 2½" Vinyl Logo - South Elevation</b>	<b>23.39</b>	<b>21.61 **</b>

**\*\* remainder of 1 linear foot of wall elevation x 1.0 s.f.  
of sign area (code applies to one "front wall" sign)**

**DIESEL CANOPY LOGOS: (Linear Measurement of Canopy; Rear: 179 ft.; Side: 25 ft.)**

<b>2<sup>nd</sup> -4<sup>th</sup> Wall Signs</b>	<b>2' 3½" x 10' 2½" Vinyl Logo - West Elevation</b>	<b>23.39</b>	<b>1.61 **</b>
	<b>2' 3½" x 10' 2½" Vinyl Logo - East Elevation</b>	<b>23.39</b>	<b>1.61 **</b>
	<b>2' 3½" x 10' 2½" Vinyl Logo - North Elevation</b>	<b>23.39</b>	<b>155.61 **</b>

**\*\* remainder of 1 linear foot of wall elevation x 1.0 s.f.  
of sign area (code applies to one "front wall" sign)**

**DIRECTIONAL SIGNS:****(Max. On-site Directional Sign Area, as per Code: 9 s.f.)**

<b><u>4' x 8' Love's Directional</u> **</b>	<b>32.00</b>	<b>- 23.0 s.f. **</b>
<b><u>4' x 8' Love's Directional</u> **</b>	<b>32.00</b>	<b>- 23.0 s.f. **</b>
<b><u>4' x 8' Love's Directional</u> **</b>	<b>32.00</b>	<b>- 23.0 s.f. **</b>

**\*\* Size Variance Request Required**

**These signs, as indicated, are exempt (may not require a permit or conforms to code definition):**

			remaining allowable sign area (s.f.):
<b><u>BUILDING SIGNS (main bldg):</u></b>			
FRONT ELEVATION:	<i>(Linear Measurement of Bldg. Front: <u>153.33 ft. or max. 154 ft.</u>)</i>		
	<b>4' x 5' Echo Heart</b> * no permit required	<b>20.00</b>	
	<b>12" Charbroiled Burgers</b> * no permit required	<b>31.88</b>	
	* exempt under architectural elements clause		
	<b>TOTAL FRONT ELEVATION SQ. FT:</b>	<b>51.88**</b>	n/a **
	** not counted as part of allowable sign area		
<b><u>SPEEDCO BUILDING SIGNS:</u></b>			
FRONT ELEVATION:	<i>(Linear Measurement of Bldg. Front: <u>139.65 ft. or max. 140 s.f.</u>)</i>		
	<b>33" x 42" Heart</b> * no permit required	<b>9.63</b>	
	<b>TOTAL FRONT ELEVATION SQ. FT:</b>	<b>9.63**</b>	n/a **
	** not counted as part of allowable sign area		
<b><u>FUEL CANOPIES:</u></b>	No exempt signs have been proposed.		n/a
	<b>Note:</b> small non-permanent signage, including seasonal promotions, often placed on or near fuel pumps, are not covered by permitting rules – similar to drive-thru kiosks.		
<b><u>CAT SCALE SIGNS:</u></b>	<i>(Max. On-site Directional Sign Area as per Code: <u>9 s.f.</u>)</i>		
	<b>2' x 3' Cat Scale Sign</b> * no permit required	<b>6.00</b>	3.0 s.f. **
	* control box = "on-site directional"		
	** remaining allowable sign area, as per code		
<b><u>DIRECTIONAL SIGNS:</u></b>	<i>(Max. On-site Directional Sign Area as per Code: <u>9 s.f.</u>)</i>		
	<b>1' 6" x 3' Hardee's Directional</b> * exempt sign	<b>4.50</b>	4.5 s.f. **
	<b>1' 6" x 3' Hardee's Directional</b> * exempt sign	<b>4.50</b>	4.5 s.f. **
	* on-site directional, no permit required		
	** remaining allowable sign area, as per code		

## LOVE'S SIGN PACKAGE - ANDERSON COUNTY, SC

		SIGN SQ. FT.
<b>HI-RISE SIGN:</b>	<b>125' OAH</b>	
	8' x 10' Heart - LED	80.00
	9' x 22' Love's	198.00
	9' x 26' - Hardee's	234.00
	11' x 41' 6" Price Sign - 89" Numeral	456.50
	9' x 20' 7" Speedco	185.25
	<b>TOTAL HI-RISE SQUARE FEET:</b>	<b>1153.75</b>
<b>STREET SIGN:</b>	<b>25' OAH</b>	
	13' 4" x 10' Loves / Price Sign / Hardee's	133.33
	3' 6" x 8' Speedco	28.00
	<b>TOTAL STREET SIGN SQUARE FEET:</b>	<b>161.33</b>
<b>BUILDING SIGNS:</b>	<b>FRONT ELEVATION:</b>	
	66" x 83" Heart & 58" Love's Letters	131.08
	4' x 5' Echo Heart	20.00
	6' 6 3/4" x 6' 2 1/2" Hardee's Logo & Letters	40.74
	12" Charbroiled Burgers	31.88
	<b>TOTAL FRONT ELEVATION SQUARE FEET:</b>	<b>223.70</b>
	<b>LEFT ELEVATION:</b>	
	6' 6 3/4" x 6' 2 1/2" Hardee's Logo & Letters	40.74
	<b>TOTAL LEFT ELEVATION SQUARE FEET:</b>	<b>40.74</b>
	<b>REAR ELEVATION:</b>	
	1' 6 3/4" x 7' Panaflex Love's & Heart Vinyl Logo	10.94
	<b>TOTAL REAR ELEVATION SQUARE FEET:</b>	<b>10.94</b>
	<b>TOTAL BUILDING SIGN SQUARE FEET:</b>	<b>275.38</b>
<b>SPEEDCO BUILDING SIGNS:</b>	<b>FRONT ELEVATION :</b>	
	5' x 11' 5" Speedco	57.08
	33" x 42" Heart	9.63
	5' 5" x 10' 3" Digital Display	55.52
	<b>TOTAL FRONT ELEVATION SQUARE FEET:</b>	<b>122.23</b>
	<b>RIGHT ELEVATION:</b>	
	5' x 11' 5" Speedco	57.08
	33" x 42" Heart	9.63
	2' x 6' 1/2" Michelin	12.08
	2' x 6' 1/2" Bridgestone	12.08
	2' x 6' 1/2" Good Year	12.08
	2' x 6' 1/2" Yokohama	12.08
	<b>TOTAL RIGHT ELEVATION SQUARE FEET:</b>	<b>115.03</b>
	<b>REAR ELEVATION:</b>	
	33" x 42" Heart	9.63
	<b>TOTAL REAR ELEVATION SQUARE FEET:</b>	<b>9.63</b>
	<b>LEFT ELEVATION:</b>	
	33" x 42" Heart	9.63
	<b>TOTAL LEFT ELEVATION SQUARE FEET:</b>	<b>9.63</b>
	<b>TOTAL SPEEDCO BUILDING SIGN SQUARE FEET:</b>	<b>256.52</b>
<b>FUEL CANOPIES:</b>	<b>GAS CANOPY LOGOS:</b>	
	2' 3 1/2" x 10' 2 1/2" Vinyl Logo - North Elevation	23.39
	2' 3 1/2" x 10' 2 1/2" Vinyl Logo - East Elevation	23.39
	2' 3 1/2" x 10' 2 1/2" Vinyl Logo - South Elevation	23.39
	2' 3 1/2" x 10' 2 1/2" Vinyl Logo - West Elevation	23.39
	<b>DIESEL CANOPY LOGOS:</b>	
	2' 3 1/2" x 10' 2 1/2" Vinyl Logo - North Elevation	23.39
	2' 3 1/2" x 10' 2 1/2" Vinyl Logo - East Elevation	23.39
	2' 3 1/2" x 10' 2 1/2" Vinyl Logo - South Elevation	23.39
	2' 3 1/2" x 10' 2 1/2" Vinyl Logo - West Elevation	23.39
	<b>TOTAL FUEL CANOPY LOGO SQUARE FEET:</b>	<b>187.12</b>
<b>DIRECTIONAL SIGNS:</b>		
	4' x 8' Love's Directional	32.00
	4' x 8' Love's Directional	32.00
	4' x 8' Love's Directional	32.00
	1' 6" x 3' Hardee's Directional	4.50
	1' 6" x 3' Hardee's Directional	4.50
	<b>TOTAL DIRECTIONAL SQUARE FEET:</b>	<b>105.00</b>
<b>CAT SCALE SIGNS:</b>		
	5' 4 1/2" x 20' Cat Scale Sign	107.50
	2' x 3' Cat Scale Sign	6.00
	<b>TOTAL CAT SCALE SQUARE FEET:</b>	<b>113.50</b>
	<b>TOTAL SQUARE FOOTAGE:</b>	<b>2252.60</b>



DATE:	DATE:	DATE:	BY:
**7/30/21	REV. #1 *10/28/21	REV. #5:	
	REV. #2 3/1/22	REV. #6:	
DRAWN BY:	REV. #3	REV. #7:	
JLW	REV. #4	REV. #8:	

# LOVE'S HI-RISE SIGN ~ ANDERSON COUNTY, SC

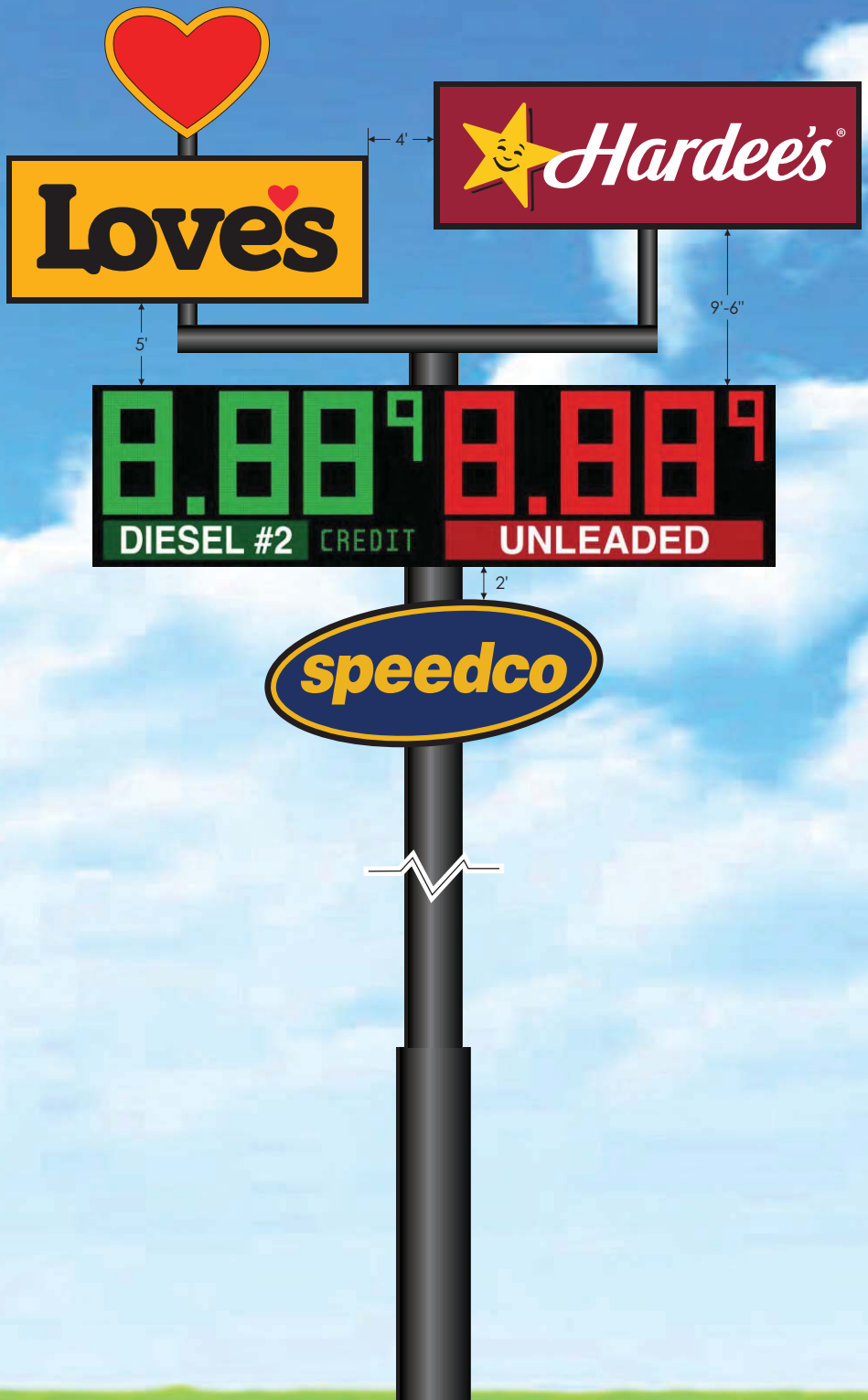
OVERALL HEIGHT: 125'

TOTAL SQ. FT.: 1153.75

- 8' X 10' LED HEART = 80 SQ. FT.
- 9' X 22' LOVE'S = 198 SQ. FT.
- 11' X 41' 6" PRICE SIGN = 456.5 SQ. FT.
- 89" NUMERALS
- 9' X 26' HARDEE'S = 234 SQ. FT.
- 9' X 20' 7" SPEEDCO = 185.25 SQ. FT.

80' FROM BOTTOM OF SPEEDCO TO GRADE

LOVE'S & DIESEL INSTALLED TOWARDS INTERSTATE / HIGHWAY



SIDE B  
\* NOT TO SCALE



\*\* NOTE: PRODUCT PANEL COPY AND NUMERAL DETAILS TO BE CONFIRMED BY OTHERS.

ALL SIGN GRAPHICS ARE FOR REPRESENTATION PURPOSES ONLY. MANUFACTURER IS RESPONSIBLE FOR WRITTEN FRANCHISE APPROVAL TO VERIFY SIGN LAYOUTS AND MANUFACTURE SPECIFICATIONS.

LOCATION:	DATE:	DRAWING #:	REVISION # / DATE:	SCALE:	DRAWN BY:
ANDERSON COUNTY, SC	7/30/21	EI82107-3001	0	3/32" = 1'	JLW

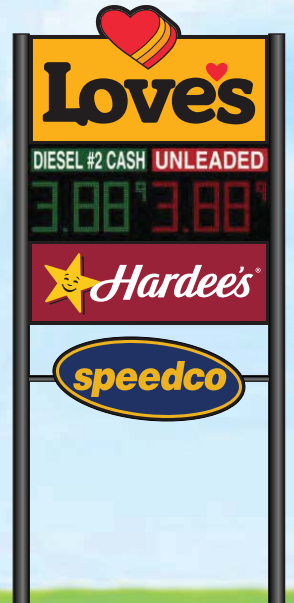
**effective**  
images, Inc.  
PHONE: 605.753.9700

# LOVE'S STREET SIGN ~ ANDERSON COUNTY, SC

<b>OVERALL HEIGHT: 25'</b>	<b>TOTAL SQ. FT.: 161.33</b>
13' 4" X 10' LOVE'S / PRICE SIGN / HARDEE'S = 133.33 SQ. FT.	
- 24" NUMERALS ON PRICE SIGN	
3' 6" x 8' SPEEDCO = 28 SQ. FT.	
7' 8" FROM BOTTOM OF SPEEDCO TO GRADE	
UNLEADED INSTALLED TOWARDS ROAD	



SIDE B  
\* SCALE: 1/8" = 1'



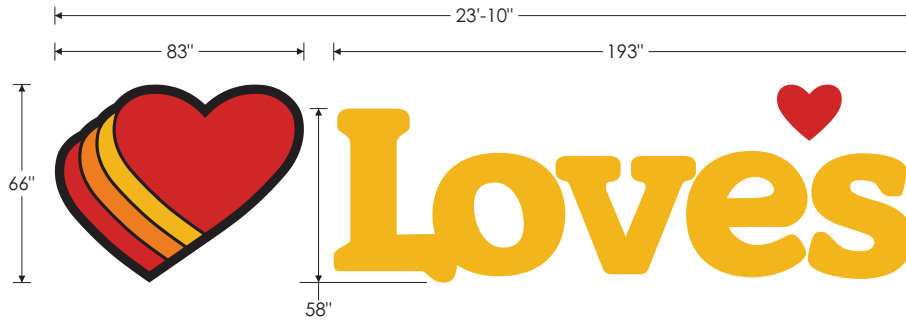
\*\* NOTE: PRODUCT PANEL COPY AND NUMERAL DETAILS TO BE CONFIRMED BY OTHERS.

ALL SIGN GRAPHICS ARE FOR REPRESENTATION PURPOSES ONLY. MANUFACTURER IS RESPONSIBLE FOR WRITTEN FRANCHISE APPROVAL TO VERIFY SIGN LAYOUTS AND MANUFACTURE SPECIFICATIONS.

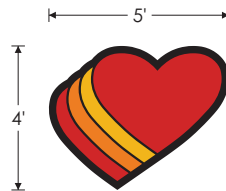
LOCATION:	DATE:	DRAWING #:	REVISION # / DATE:	SCALE:	DRAWN BY:
ANDERSON COUNTY, SC	7/30/21	EI82107-3002	0	1/4" = 1'	JLW
			.		

**effective**  
**images**.inc.  
PHONE: 605.753.9700

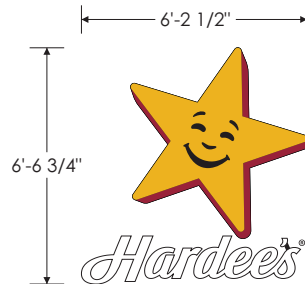
# LOVE'S BUILDING SIGNS ~ ANDERSON COUNTY, SC



Qty (1) Front elevation  
above Main Entrance  
LED Illuminated  
(131.08 Sq. ft./sign)



Qty (1) Front elevation  
LED Illuminated  
(20 Sq. ft./sign)



Qty (1) Front elevation  
Qty (1) Left elevation  
LED Illuminated  
(40.74 Sq. ft./sign)




Qty (1) Front elevation  
LED Illuminated  
(31.88 Sq. ft./sign)

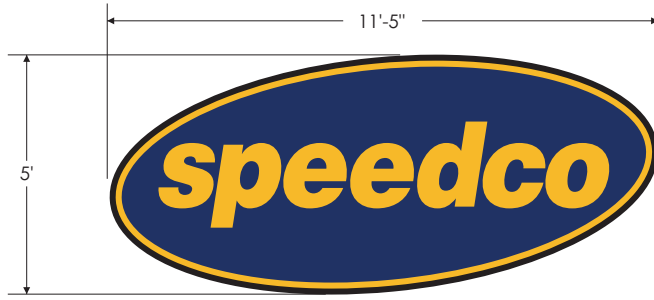


Qty (1) Rear elevation  
Panaflex Logo  
(10.94 Sq. ft./logo)

\*\* ALL SIGN GRAPHICS ARE FOR REPRESENTATION PURPOSES ONLY. MANUFACTURER IS RESPONSIBLE FOR WRITTEN FRANCHISE APPROVAL TO VERIFY SIGN LAYOUTS AND MANUFACTURE SPECIFICATIONS.

LOCATION:	DATE:	DRAWING #:	REVISION # / DATE:	SCALE:	DRAWN BY:	 PHONE: 605.753.9700
ANDERSON COUNTY, SC	7/30/21	EI82107-3003	0	3/16" = 1'	JLW	

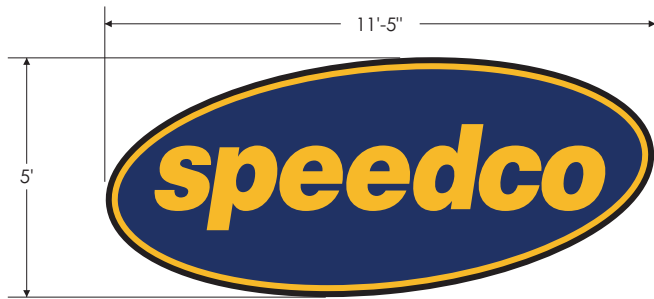
# SPEEDCO BUILDING SIGNS ~ ANDERSON COUNTY, SC



Qty (1) Front elevation  
LED Illuminated  
(57.08 Sq. ft.)



Qty (1) Front elevation  
Digital Display  
(55.52 Sq. ft.)

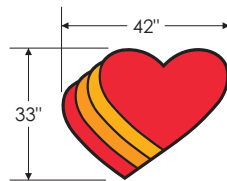


Qty (1) Right elevation  
LED Illuminated  
(57.08 Sq. ft.)




6'-0 1/2"

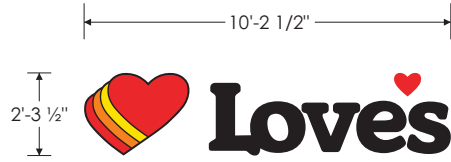
Qty (4) Right elevation  
LED Illuminated  
(12.08 Sq. ft. per sign)  
(48.32 Total sq. ft.)



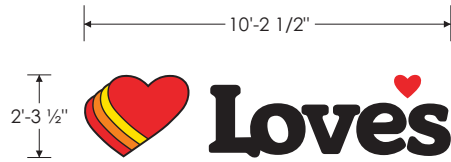
Qty (1) Front elevation  
Qty (1) Right elevation  
Qty (1) Left elevation  
Qty (1) Rear elevation  
LED Illuminated  
(9.63 Sq. ft. ea.)

LOCATION:	DATE:	DRAWING #:	REVISION # / DATE:	SCALE:	DRAWN BY:	 PHONE: 605.753.9700
ANDERSON COUNTY, SC	7/30/21	EI82107-3004	0	1/4" = 1'	JLW	

# LOVE'S FUEL CANOPY LOGOS ~ ANDERSON COUNTY, SC

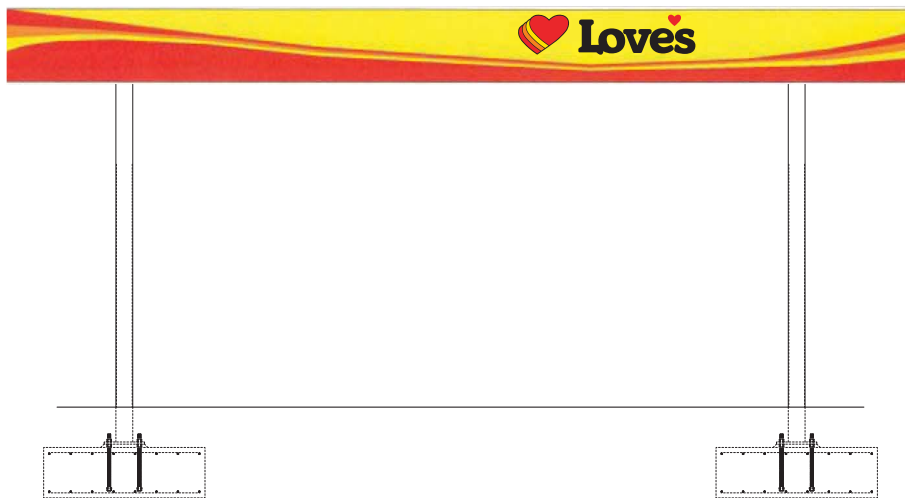


Qty (4) Gas Canopy Logos  
(23.39 Sq. ft./sign)



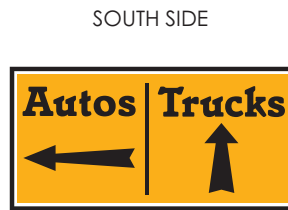
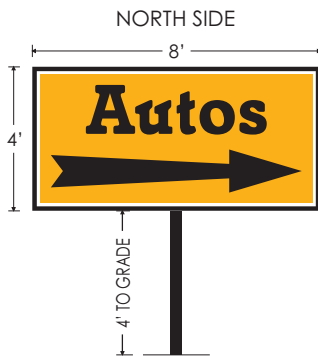
Qty (4) Diesel Canopy Logos  
(23.39 Sq. ft./sign)

## Gas / Diesel Canopy illustration

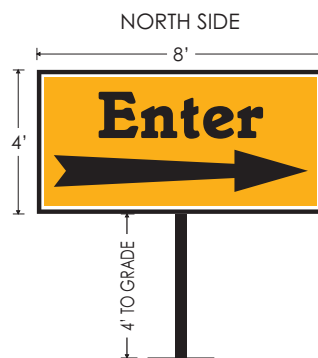


LOCATION:	DATE:	DRAWING #:	REVISION # / DATE:	SCALE:	DRAWN BY:
ANDERSON COUNTY, SC	7/30/21	EI82107-3005	0	3/16" = 1'	JLW
			.		

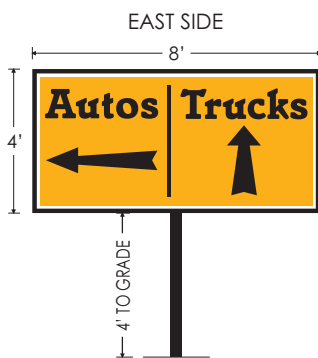
# LOVE'S DIRECTIONAL SIGNS ~ ANDERSON COUNTY, SC




Love's Directional Sign A  
at Auto Entrance  
(copy may vary)  
LED Illuminated  
(32 Sq. ft./sign)



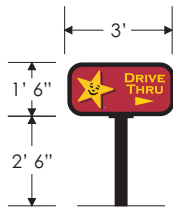
Love's Directional Sign B  
at Main Entrance  
(copy may vary)  
LED Illuminated  
(32 Sq. ft./sign)



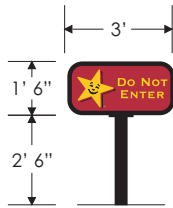
Love's Directional Sign C  
at West Auto Entrance  
(copy may vary)  
LED Illuminated  
(32 Sq. ft./sign)

LOCATION:	DATE:	DRAWING #:	REVISION # / DATE:	SCALE:	DRAWN BY:	 PHONE: 605.753.9700
ANDERSON COUNTY, SC	7/30/21	EI82107-3006	1 - 10/28/21 JLW	3/16" = 1'	JLW	

# LOVE'S DIRECTIONAL SIGNS ~ ANDERSON COUNTY, SC




Hardee's Directional Sign F  
at Drive-thru entrance  
(copy may vary)  
LED Illuminated  
(4.5 sq. ft./sign)



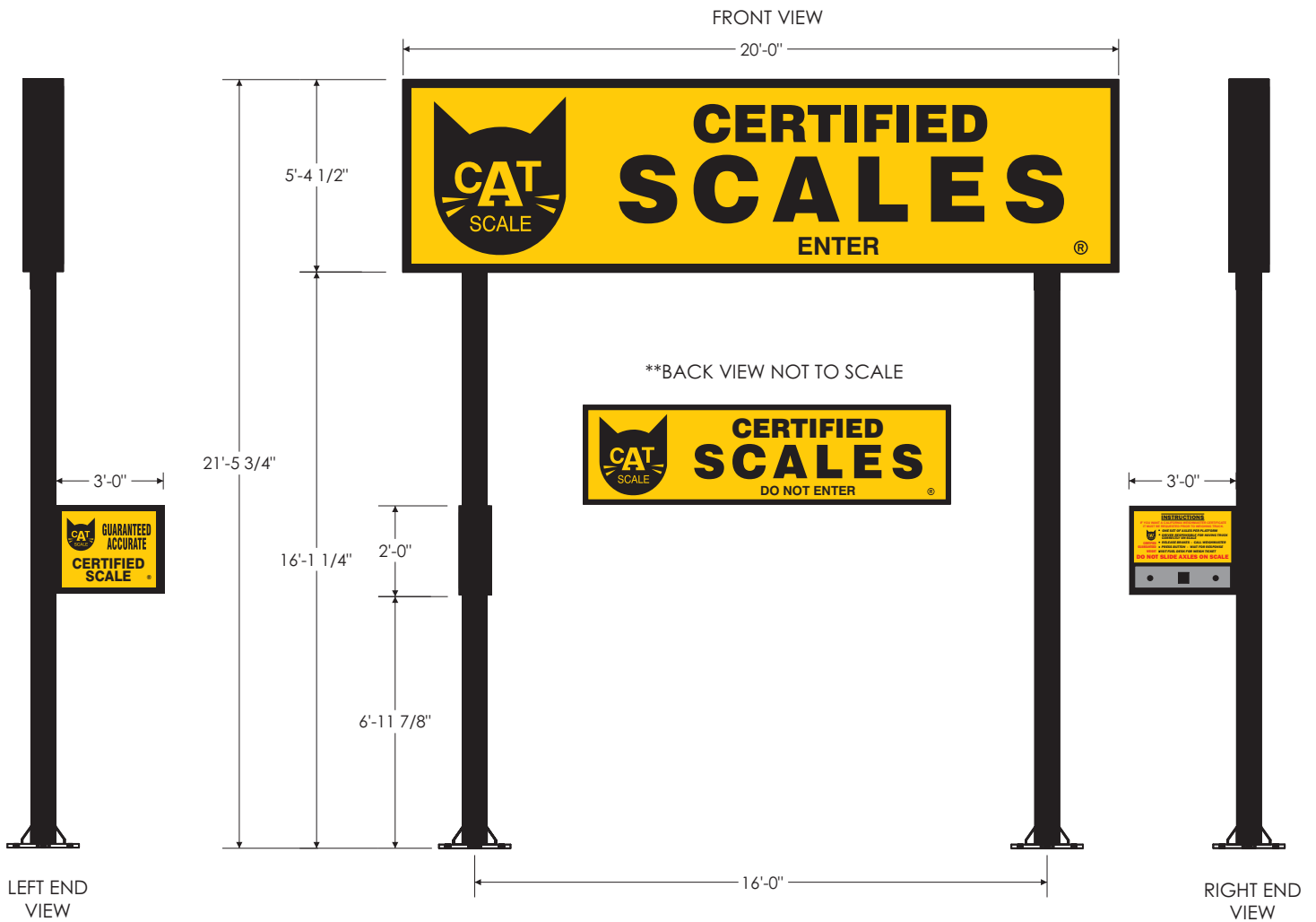
Hardee's Directional Sign G  
at Drive-thru exit  
(copy may vary)  
LED Illuminated  
(4.5 sq. ft./sign)


\*\* ALL SIGN GRAPHICS ARE FOR REPRESENTATION PURPOSES ONLY. MANUFACTURER IS RESPONSIBLE FOR WRITTEN FRANCHISE APPROVAL TO VERIFY SIGN LAYOUTS AND MANUFACTURE SPECIFICATIONS.

LOCATION:	DATE:	DRAWING #:	REVISION # / DATE:	SCALE:	DRAWN BY:	 PHONE: 605.753.9700
ANDERSON COUNTY, SC	7/30/21	EI82107-3007	1 - 10/28/21 JLW	3/16" = 1'	JLW	

# CAT SCALE SIGNS ~ ANDERSON COUNTY, SC

<b>OVERALL HEIGHT: 21' 5<sup>3</sup>/<sub>4</sub>"</b>	<b>TOTAL SQ. FT.: 113.50</b>
5' 4 <sup>1</sup> / <sub>2</sub> " X 20' CAT SCALE SIGN = 107.5 SQ. FT.	
2' X 3' SPEAKER POST SIGN = 6 SQ. FT.	
16' 1 <sup>1</sup> / <sub>4</sub> " FROM GRADE TO BOTTOM OF CAT SCALE	



LOCATION:	DATE:	DRAWING #:	REVISION # / DATE:	SCALE:	DRAWN BY:	 PHONE: 605.753.9700
ANDERSON COUNTY, SC	7/30/21	EI82107-3008	0	NOT TO SCALE	JW	










**GENERAL NOTES**

"NICHHA" CANYON BRICK - SHALE BROWN  
 "NICHHA" KURASTONE-STACKED STONE-MOUNTAIN  
 GC IS RESPONSIBLE FOR COORDINATING  
 INSTALLATION OF OWNER PROVIDED FIBER CEMENT  
 PANELS BY CERTIFIED NICHHA INSTALLER.  
 CONTACT NATIONAL ACCOUNT MANAGER +  
 CASSIE SHATTUCK-LOVES@NICHHA.COM  
 P) 878-388-1154

**METAL BUILDING  
 COMPONENT COLORS:**

"ASH GRAY"  
 WALL PANELS AND NICHHA HORIZONTAL TRIM.  
 "GALLERY BLUE"  
 GUTTERS, RAKE TRIM, DOWNSPOUTS, QHD TRIM,  
 PERSONNEL DOOR TRIM, WINDOW TRIM AND NICHHA  
 VERTICAL TRIM.

**FINISH LEGEND:**

-  CANYON BRICK SHALE BROWN
-  PREFINISHED REVERSE METAL WALL  
PANELS  
COLOR: ASH GRAY
-  KURASTONE MOUNTAIN

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 Meaningful Plans  
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 1705 S. Wilcox Blvd., Suite 3  
 Bentonville, Arkansas 72712  
 www.hfa.us.com

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**SPEEDCO - 4 BAY**  
 STORE NUMBER: 871  
 545 E. KY 58  
 ANDERSON, SC 29624  
 JOB NUMBER: 03-21-2006

ISSUE BLOCK

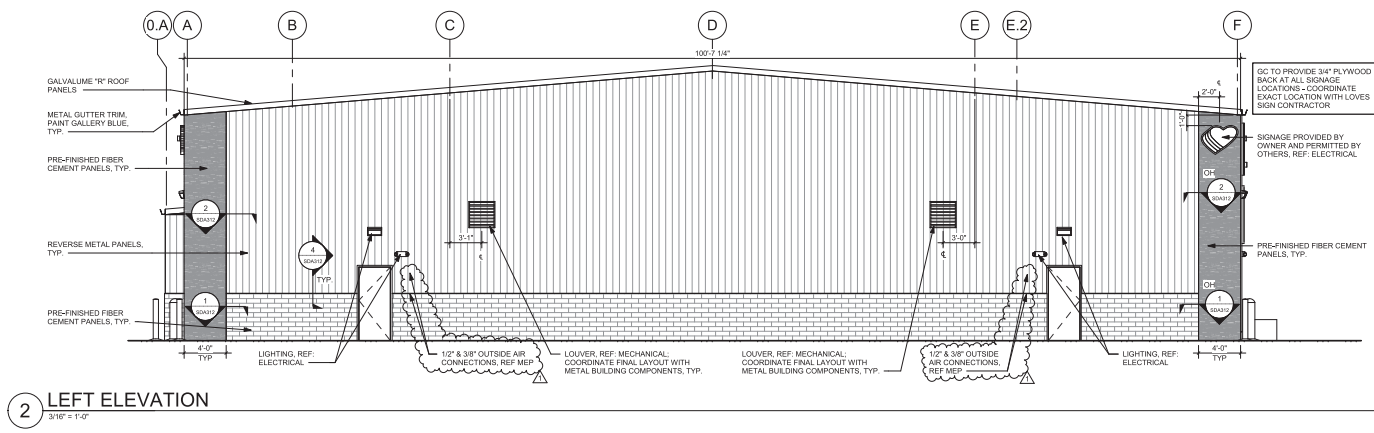
1	ADD 1	02/02/22

CHECKED BY: SGP  
 DRAWN BY: JDH  
 DOCUMENT DATE: 12/21/21  
 PROTO: SPEEDCO\_4 BAY  
 PROTO CYCLE: 03 - 2021

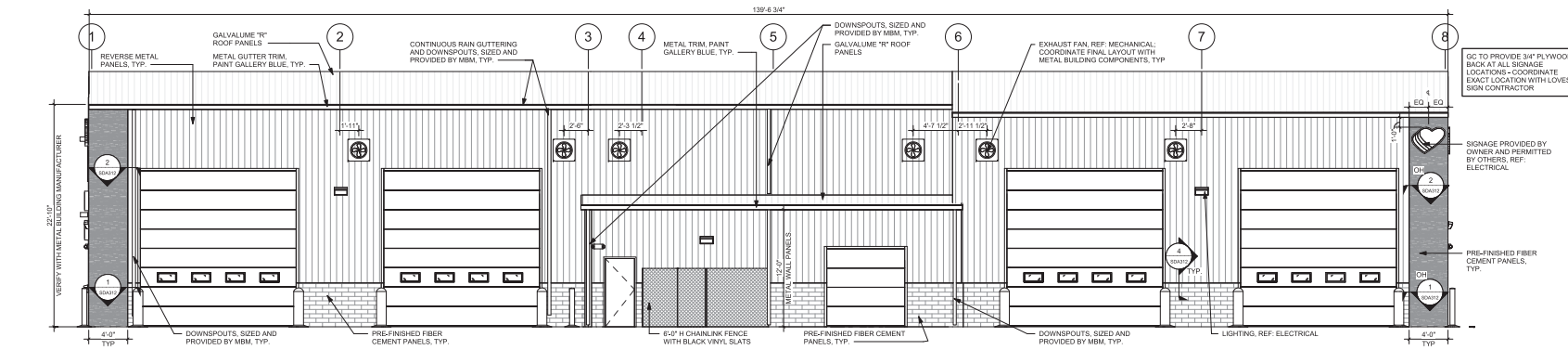


EXTERIOR ELEVATIONS

SHEET  
**SDA202**



**2** LEFT ELEVATION  
 3/16" = 1'-0"



**1** REAR ELEVATION  
 3/16" = 1'-0"

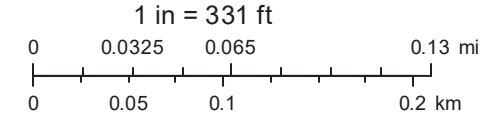
SPEEDCO 11/16/21  
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 02/08/2022 10:58:00 AM  
 HFA: 100143

# Anderson County



June 23, 2022 Disclaimer accepted.

TMS:	NEW	Zip Code:	
Owner:		Current Plat:	
Owner Address:		Market Value:	
City/State:			
Deed Book:			
Tax District:			
Sale Year:			



ESRI, Highland Mapping, and Anderson County GIS