



# MEMORANDUM

## ANDERSON COUNTY DEVELOPMENT STANDARDS

**DATE:** October 6, 2022

**TO:** Board of Zoning Appeals Members

**FROM:** Henry Youmans

**SUBJECT:** October 13, 2022 Meeting

The Anderson County Board of Zoning Appeals is scheduled to hold its next meeting on Thursday, October 13, 2022 at 5:15 PM at the Historic Courthouse, 101 South Main Street, Anderson, SC 29624.

The meeting agenda and packet are attached for your review.

Please email [hbyoumans@andersoncountysc.org](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 D. 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  
Russell Barton, District #3  
Brad Swillen, District #6

## AGENDA

October 13, 2022

5:15 PM

Historic Courthouse  
101 South Main Street  
Anderson, South Carolina

- 1.) Call to Order: Mr. Hubert McClure, Chairman
- 2.) Invocation: Mr. Hubert McClure
- 3.) Approval of Minutes:
  - a. September 8, 2022 minutes forthcoming
- 4.) Public Hearing:
  - A. Variance request to allow a reduction of front setback from 20 feet to 8 feet from the road right-of-way, of Pikes Lane and Galloping Ghost Road, 130 Pikes Ln, Anderson, TMS 49-03-02-001. Council District 5.
  - B. Special exception request to allow expansion of existing mini warehouse storage facility in C-2 zoning, located at 85 Princeton Highway, TMS 275-14-02-001. Council District 7.
  - C. Special exception request to allow short term rental in R-20 zoning, located 205 Taylor Ct, Williamston, TMS 197-00-05-011, Council District 7.
- 5.) Old Business:
- 6.) New Business:
- 7.) Adjournment.

## Staff Report

Application for a **Variance** – To allow a reduction of setbacks for construction of a  
Single Family Home and placement of a storage building  
Anderson County Land Use Board of Zoning Appeals Meeting  
County Council Chambers, 2<sup>nd</sup> Floor-Historical Courthouse (DISTRICT #5)  
Anderson, South Carolina  
October 13, 2022  
5:15 PM

Applicant: David and Catherine Saidat

Owner of Property: Same as the Applicants

Property Location: 130 Pikes Lane, Anderson SC.

Council District: Five (5)

Tax Map Number (TMS #): 49-03-02-001

Property Description: .38 ACRES PIKES LN/GALLOPING GHOST RD

Current Zoning: Unzoned

Land Use: Residential

Applicant Request: Applicant is requesting a Variance to allow a reduction of front setback requirements from 20 feet to 8 feet from the right-of-way of Pikes Lane and Galloping Ghost Road to allow construction of a single family residence home and placement of a storage building.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 24, Section 24-117, the required front setback shall be 20 feet from local roads. Where a lot fronts on two nonintersecting roads, or two intersecting roads forming an angle of 60 degrees or less, front yard setbacks shall be provided on both roads.

Staff Recommendation:

- 1) The lot has 700 feet of road frontage with the road's positing angling the parcel.
- 2) The lot is an existing, non-conforming lot of record and is smaller than the current lot requirements of 25,000 sqft
- 3) The property is oddly shaped and the terrain of the property requires specific placement of the construction.
- 4) The proposed construction does not violate the use of the restrictions and will be used for residential purposes only.
- 5) Applicant has demonstrated the existence of a hardship and the single family residence would not be a detriment to the area.
- 6) This request is in line with the spirit and intent of the ordinance to grant a variance when a hardship exists.
- 7) The Board has granted other variances similar to this request and would be consistent with its approval.
- 8) If approved, the applicant will be required to obtain a residential compliance letter from Development Standards and a building permit from Building & Codes.



# Variance Application

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

August 4, 2022

Date of Application Completion

Application Status (Approved or Denied)

### Applicant's Information

Name: David R. and Catherine E. Saidat

Mailing Address: 106 Pikes Rdg, Anderson, SC 29626

Telephone and Fax: 864-332-1516 E-Mail: csaidat@saidat.com

### Owner's Information

*(If Different from Applicant)*

Name: David R. and Catherine E. Saidat

Mailing Address: 106 Pikes Rdg, Anderson, SC 29626

Telephone and Fax: 864-332-1516 Email: csaidat@saidat.com

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

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

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

\_\_\_\_\_  
Date

### Project Information

Property Location: 130 Pikes Lane, Anderson, SC 29626

Parcel Number(s)/TMS: 049-03-02-001

County Council District: Five School District: 05

Total Acreage: 0.38 Current Zoning: unzoned

Requested Variance: setback variance

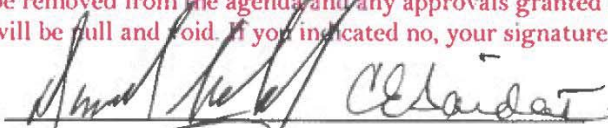
*Please indicate if setback variance, sign variance or minimum lot size variance.*

Purpose of Variance: 20' front setback on Pikes Rdg and 8' from right-of-way of Pikes Lane and Galloping Ghost Road to build a 40'x 65' house and storage building on oddly shaped lot

Have you researched your Private Covenants/Deed restrictions at the Anderson County Register of Deeds?  
Yes: \_\_\_ No: \_\_\_ Date visited ROD or Date searched online. Searched online 8/4/22; ROD located covenants

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

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

  
Applicant's Signature

August 4, 2022  
Date

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

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

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

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

Parcel is smaller than current requirements of 25,000 sf; property is oddly shaped; existing

Conditions do not generally apply to other properties in vicinity, as shown by: Triangle shape surrounded by roads; this property is surrounded by streets on all sides and has no adjacent neighbors; terrain requires specific placement of structures

Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows: Existing setbacks leave very small space for building a home

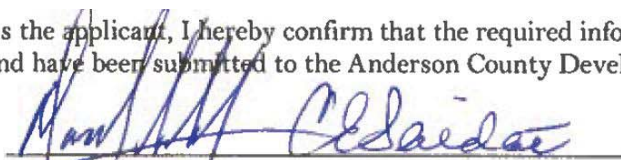
Authorization of variance will not be of substantial detriment to adjacent property or to the public good and the character of the district will not be harmed by the granting of the variance for the following reasons:

There is no adjacent property; new construction will benefit property values in this area of primarily older homes (30+ years)

The following documents are submitted in support of this application: (Please attach copies of all additional information to this application.) Plat (August 2021), covenants

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

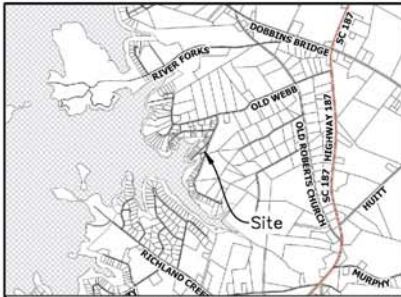
**As the applicant, I hereby confirm that the required information and materials for this application are authentic and have been submitted to the Anderson County Development Standards Office.**

  
Applicant's Signature

August 4, 2022  
Date

For Office Use Only:

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



Vicinity Map (NTS)



Lots 57-60  
Lakefront  
TMS#049-03-01-046  
David R. & Catherine E. Saidat  
Slide 1754 Pg. 9&10  
DB 6238 Pg. 12

TMS#049-03-01-048  
Lakefront  
Deborah A. Ellett  
Slide 1754 Pg. 9&10  
DB 2322 Pg. 158

Lot 56  
Lakefront  
TMS#049-03-01-045  
Deborah H. & Daniel W. Hughey  
Slide 1754 Pg. 9&10  
DB 14806 Pg. 212

Lots 54&55  
Lakefront  
TMS#049-03-01-044  
Donald H. Cisson Life Est  
Slide 1754 Pg. 9&10  
DB 12200 Pg. 262

Lot 44, 45,  
46, 46A, & 47A  
Lakefront  
TMS#049-03-01-036  
Charles Ray & Shiela O. Cain  
Slide 1132 Pg. 6B  
DB 12939 Pg. 181

Lot 43  
Lakefront  
TMS#049-03-01-034  
Holmes 215 LLC  
Slide 1754 Pg. 9&10  
DB 6514 Pg. 144

Pikes Ridge (C-8-100) 50' R/W  
overhead power  
N44°43'56"E 318.40'  
20' Setback  
Proposed Dwelling  
Proposed Shed  
8' Setback  
S84°40'31"W 162.10'

0.380 Ac.  
16,568 sq. ft.

Pikes Lane (C-8-101)  
45' R/W

Galloping Ghost Road (C-8-96)

- NOTES:
- 1) TMS#049-03-02-001
  - 2) Physical Address:
  - 3) Reference Slide 1754 Pg. 9&10
  - 4) Reference Deed Book 6783 Pg. 215
  - 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.



**EXEMPTION FROM REVIEW PROCESS**  
This plat is a RESURVEY of an existing lot of record.

Earl B. O'Brien, PLS SC#10755

"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 or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown."

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

Map #	Surveyed By	Drawn By	Checked By
12449-SITEPLAN	RH,DD	TA	EBO

- Legend**  
(Old) (New)
- ○ 1/2" rebar
  - □ Mag Nail
  - △ Computed Pt.

**Nu-South Surveying Inc.**  
115 E. Mauldin St.  
Anderson S.C. 29621  
(864) 224-2754  
nusouthsc@gmail.com

Survey and Certification for  
**David R. Saidat and Catherine E. Saidat**  
NON-Transferable

Anderson County South Carolina  
Scale 1" = 40' Date: July 28, 2021

THIS DRAWING AND THE DESIGN SHOWN THEREON ARE THE PROPERTY OF NU-SOUTH SURVEYING, INC. THE REPRODUCTION, COPYING OR USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.



Vicinity Map (NTS)



Lots 57-60  
Lakefront  
TMS#049-03-01-046  
David R. & Catherine E. Saidat  
Slide 1754 Pg. 9&10  
DB 6238 Pg. 12

Lot 61  
Lakefront  
TMS#049-03-01-048  
Deborah A. Ellett  
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0.380 Ac.  
16,568 sq. ft.

Pikes Lane (C-8-101)  
45' R/W

Galloping Ghost Road (C-8-96)

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Lakefront  
TMS#049-03-01-036  
Charles Ray & Shiela O. Cain  
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Earl B. O'Brien R.L.S. No.10755

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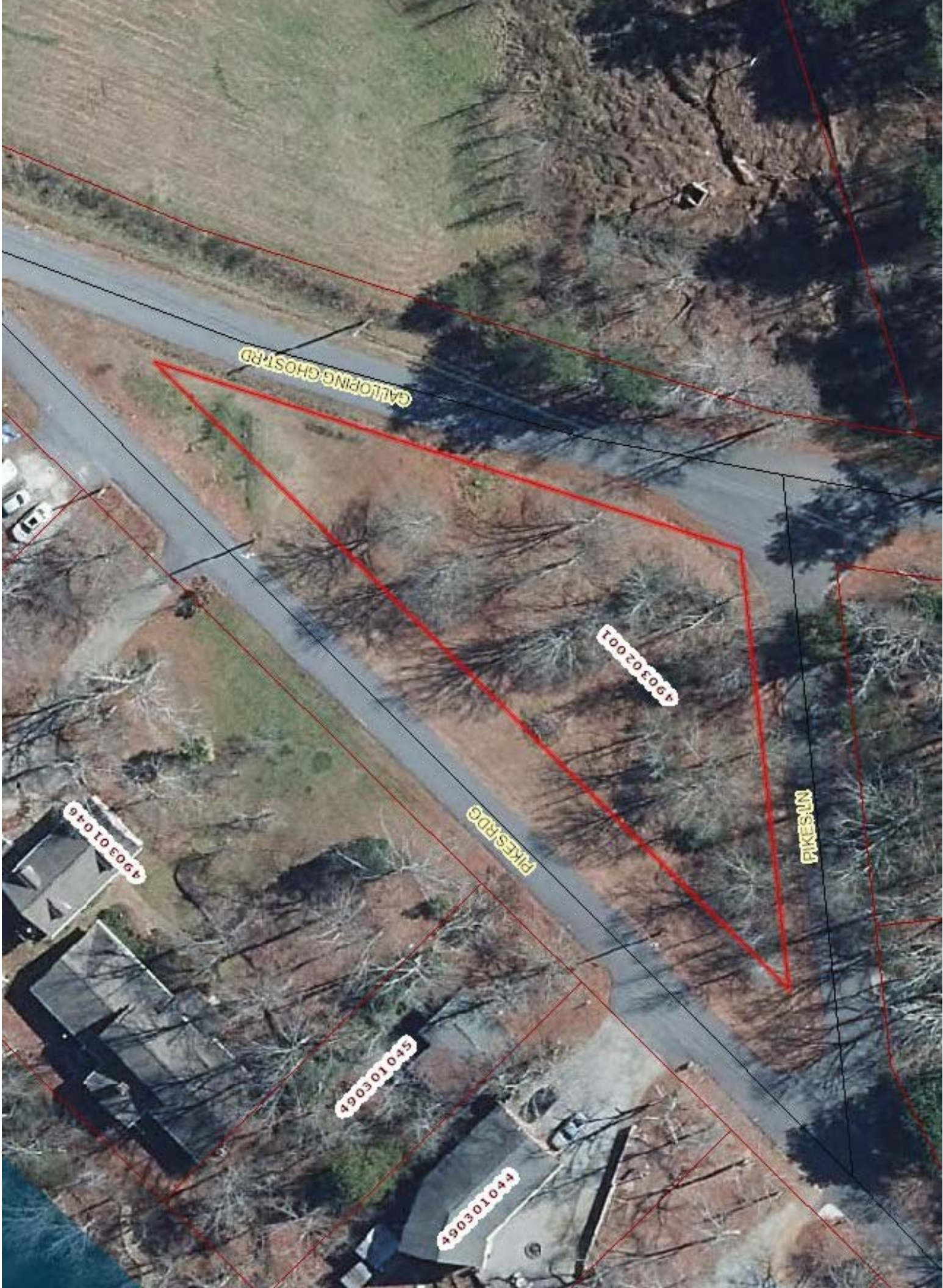
- Legend
- (Old) (New)
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Survey and Certification for  
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Application for a Special Exception  
Anderson County Land Use Board of Zoning Appeals Meeting  
County Council Chambers 2<sup>nd</sup> Floor-Historic Courthouse (DISTRICT #2)  
Anderson, South Carolina  
October 13, 2022  
5:00PM  
Staff Report

Application for a **Special Exception** – To expand the existing mini-storage with additional storage units on current parcel.

Applicant: Blake Jerry Parker

Owner of Property: Same as Applicant

Property Location: 85 Princeton Highway, Honea Path, SC 29654

Council District: Seven (7)

Tax Map Number (TMS #): 275-14-02-001

Property Description: Eastview St, 8.75 acres

Current Zoning: C-2

Land Use: Occupied Commerical Storage

Applicant Request: Applicant is requesting a Special Exception to expand existing facilities to include additional units for storage.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 48, Section 7.16: Mini-warehouses may be permitted in the C-2, Highway Commercial, district subject to the requirements of the C-2 district and the following requirements:

- A. Where sites abut residentially zoned properties, buildings adjacent to the perimeter must face inward with their doors oriented to the interior of the site.
- B. The facility shall not be utilized for the manufacture or sale of any commercial commodity or the provision of any service, such as the commercial repair of automobiles, boats, motors, or other items.
- C. The facility shall not be utilized for the storage of flammable chemical substances and is permitted by special exception by the Board of Zoning Appeals.

Staff Recommendation:

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



# Special Exception Application

8-3

Date of Application Completion

Application Status (Approved or Denied)

### Applicant's Information

Name: BLAKE Jerry Parker  
 Mailing Address: P.O. Box 424 HONEA PATH, SC 29654  
 Telephone and Fax: 864-934-6221 E-Mail: PARKER BP58@Icloud.com

### Owner's Information

(If Different from Applicant)

Name: 1 SAME  
 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.

Blake J Parker

Owner's Signature

8-3-22

Date

### Project Information

Property Location: 85 Princeton Hwy. HONEA PATH, SC 29654  
 Parcel Number(s)/TMS: 275 14 02001  
 County Council District: 7 School District: 2  
 Total Acreage: 8.75 Current Zoning: C 2  
 Requested Special Exception: Addition To Existing mini-storage  
 Purpose of Special Exception: Review Required

Have you researched your Private Covenants/Deed restrictions at the Anderson County Register of Deeds?  
Yes:  No:  Date visited ROD or Date searched online: 7-16-22

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

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

*Blake J. Parker*

Applicant's Signature

8-3-22

Date

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

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

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

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

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

*Blake J. Parker*

Applicant's Signature

8-3-22

Date

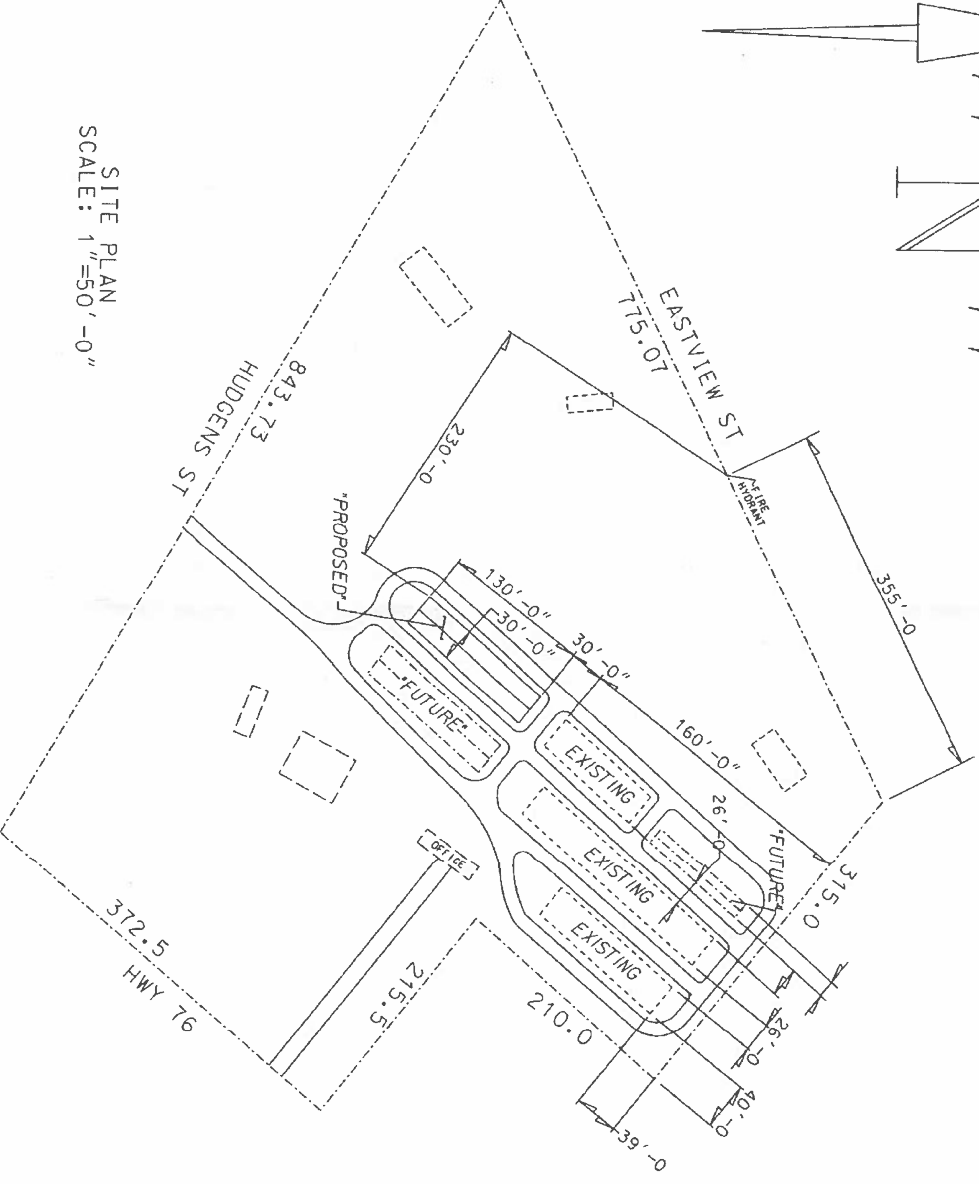
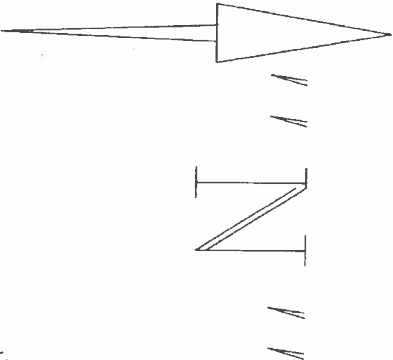
For Office Use Only:

Application Received By: Bjm Date Complete Application Received: 8/3/22

Application Fee Amount Paid: \$200 Check Number: 2260

Scheduled Board Hearing Date: 10/13/22

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

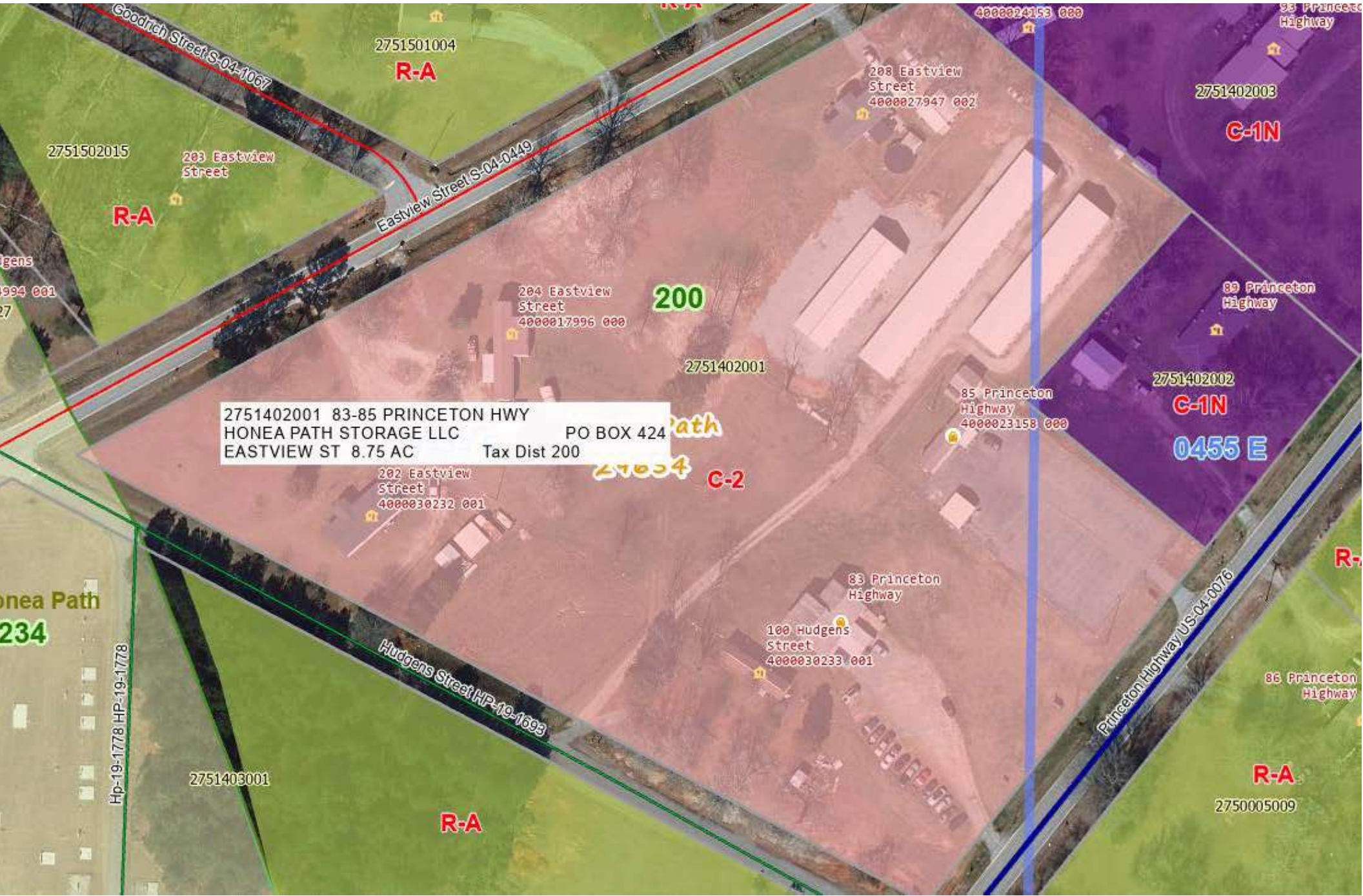


SITE PLAN  
SCALE: 1"=50'-0"

fibpark0722.dgn Aug. 03, 2022 09:28:40

PROJECT	PARKER MINI WAREHOUSES		
DATE	PROJECT BY	PROJECT TO	PROJECT FOR
AS SHOWN	JGF	AS SHOWN	AS SHOWN
DATE	DATE	DATE	DATE
NOV 2022	JUL 22		
SHEET 3 OF 3			





2751402001 83-85 PRINCETON HWY  
HONEA PATH STORAGE LLC PO BOX 424  
EASTVIEW ST 8.75 AC Tax Dist 200

2751501004  
**R-A**

2751502015  
**R-A**

**200**

**C-1N**

2751402002  
**C-1N**

**0455 E**

**C-2**

**21054**

**Honea Path  
234**

Hp-19-1778 HP-19-1778

2751403001

**R-A**

**R-A**

2750005009

Goodrich Street S-04-1067

Eastview Street S-04-0449

Hudgens Street HP-19-1693

Princeton Highway US-04-0076

204 Eastview Street  
4000017996 000

202 Eastview Street  
4000030232 001

208 Eastview Street  
4000027947 002

85 Princeton Highway  
4000023158 000

100 Hudgens Street  
4000030233 001

89 Princeton Highway

98 Princeton Highway

86 Princeton Highway

**R-**

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  
October 13, 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: Debra Ann Farley

Owner of Property: Same as above

Property Location: 205 Taylor Ct., Williamston, SC 29697

Council District: Seven (7)

Tax Map Number (TMS #): 197-00-05-011

Property Description: approximately .8 acres

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 48, 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) No restrictions or covenants are recorded or filed with the Register of Deeds.
- 4) The 1,500 sq. ft distance requirement between bed and breakfasts has been met.
- 5) The use is not detrimental to public health or general welfare.
- 6) The use will not violate neighborhood character nor adversely affect surrounding properties.
- 7) 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
- 8) The Board's granting of the approval for this Special Exception is in keeping with similar requests previously granted.



PAID  
22-1913

# Special Exception Application

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Debra Ann Ward Farley  
Mailing Address: 205 Taylor Ct Williamston, SC 29697  
Telephone and Fax: 864-349-3687 E-Mail: inparadise8@yahoo.com

Owner's Information

(If Different from Applicant)

Name: Same as above  
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.

Owner's Signature

Date

Project Information

Property Location: 205 Taylor Ct Williamston, SC 29697  
Parcel Number(s)/TMS: 197-00205-011  
County Council District: 7 School District: 1  
Total Acreage: 1.3 Current Zoning: R-20  
Requested Special Exception: Short-term rental  
Purpose of Special Exception: to use as a rental when it is requested (occupied by owner when not)

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.

  
\_\_\_\_\_

Applicant's Signature

August 2, 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

August 2, 2022  
\_\_\_\_\_

Date

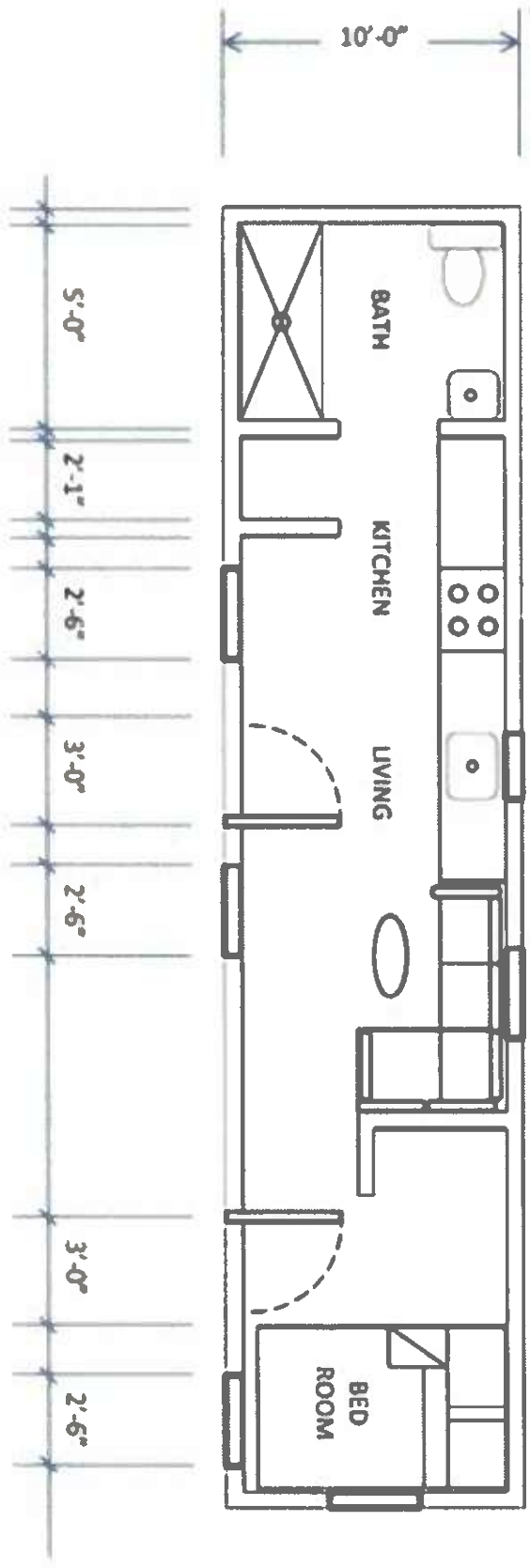
For Office Use Only:

Application Received By: HD Date Complete Application Received: 8/2/22

Application Fee Amount Paid: 200.00 Check Number: CC

Scheduled Board Hearing Date: October

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



**32' X 10' TINY HOME**  
**FLOOR PLAN AND FRAMING DETAILS**





1970005041

1105000151

1970005010

1970005012

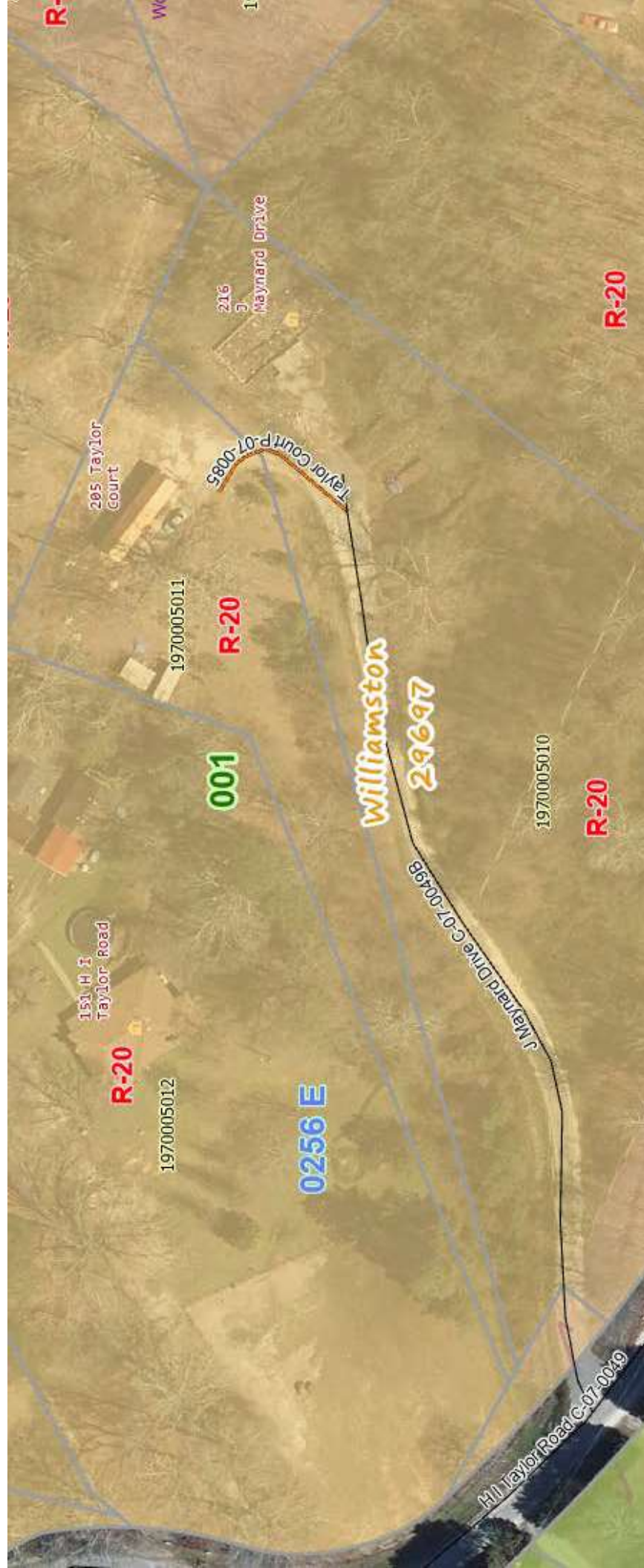
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H11 Taylor Road C-07-0049