



MEMORANDUM

ANDERSON COUNTY DEVELOPMENT STANDARDS

DATE: March 2, 2023

TO: Board of Zoning Appeals Members

FROM: Henry Youmans

SUBJECT: March 9, 2023

The Anderson County Land Use and Zoning Board of Appeals is scheduled to hold its next meeting on March 9, 2023 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 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

Anderson County Board of Zoning Appeals

Hubert McClure, Chair, District #5
John Farr, District #1
Tony Cirelli, District #4
Debbie Chapman, District #7

Mike Miller, Vice-Chair, District #2
Russell Barton, District #3
Brad Swillen, District #6

AGENDA

March 09, 2023

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. October 13, 2022
 - b. January 12, 2023 minutes forthcoming
- 4.) Public Hearing:
 - A. Variance request to reduce the side setback from 9.5' to 5' located at 183 Hudgins Lake Rd/TMS 29-01-01-029. Council District 4.
 - B. Variance request to reduce the side setback from 10' to 4' located at 1213 Andersonville Rd/ TMS 180-05-03-009. Council District 4.
 - C. Variance request to reduce the side setback from 10' to 5' located at 107 Forest Dr./TMS 13-02-01-005. Council District 4.
 - D. Variance request to allow additional wall signs located at 1805 Easley Hwy/ TMS 193-00-15-005. Council District 4.
 - E. Variance request to allow additional wall signs located at 4535 N Hwy 81/ TMS 169-00-01-005, -006. Council District 4. **(Pulled From Agenda)**
 - F. Variance request to allow additional wall signs located at 1500 Pearman Dairy Rd./ TMS 95-12-02-006. Council District 5.
- 5.) Old Business:
- 6.) New Business:
- 7.) Adjournment.

STATE OF SOUTH CAROLINA)
COUNTY OF ANDERSON)

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

PRESENT:

HUBERT MCCLURE, CHAIRMAN
RUSSELL BARTON
DEBBIE CHAPMAN
JOHN FARR
TONY CIRELLI

ALSO PRESENT:

ALESIA HUNTER
BRITTANY MCABEE
HENRY YOUMANS
TIM CARTEE
TYANNA HOLMES
BRADEN BANNISTER
DANIEL COOPER

1 HUBERT MCCLURE: ... and this
2 is the October 13th meeting. And I'm going to say a
3 prayer and we're going to get started. Let us pray.

4 **PRAYER BY HUBERT MCCLURE**

5 HUBERT MCCLURE: Okay. So the
6 first thing we've got, approval of minutes. Anybody
7 got anything they want to add or subtract from the
8 minutes? Okay. We've got Mr. Farr made a motion to
9 approve.

10 DEBBIE CHAPMAN: Second.

11 HUBERT MCCLURE: Second by Ms.
12 Chapman. All those in favor.

13 Okay. And the first thing we're going to talk
14 about is the variance request on Galloping Ghost Road.
15 Staff report.

16 HENRY YOUMANS: Mr. Chair,
17 this is an application for a variance to allow the
18 reduction of setbacks for construction of a single-
19 family home and placement of a storage building.

20 The applicants are David and Catherine Saidat.
21 They are the owners of the property. The property in
22 question is 130 Pikes Lane in Anderson. It's Council
23 District 5. The tax map number is there for your
24 reference. It's .38 acres. It is unzoned and
25 residential.

26 The applicants request the variance for the
27 reduction of the setbacks from 20 feet to 8 feet along
28 the right-of-ways of Pikes Lanes and Galloping Ghost
29 Road to allow the construction of a single-family
30 residence and placement of a storage building.

31 In finding of facts, under the new reference in
32 our ordinance, Chapter 24, Section 24-117, the required
33 front setback shall be 20 feet from local roads. Where
34 a lot fronts on two non-intersecting roads or two
35 intersecting roads forming an angle of 60 degrees or
36 less, the front setback shall be provided for both
37 roads.

38 This is a site plan layout of the proposed
39 construction and the placement of the storage building
40 referencing the setbacks of 8 feet. This is a plat of
41 the property in question. This is the tax map of the
42 property, tax map aerial view of that property.

43 The staff recommendation is for approval. It is a
44 lot of -- which has 700 feet of road frontage. It's a
45 non-conforming lot because it's less than 25,000 square
46 feet. The proposed construction would not violate the
47 use of restrictions for residential purposes only. The
48 applicant has demonstrated a hardship due to the
49 topography of the property and the non-conforming lot.
50 The request is in line with the spirit and intent of

1 the ordinance, and to grant a variance when there's a
2 hardship, the board has done similar requests --
3 variance requests for this type of situation. And if
4 it is approved, it will require residential compliance
5 letter from the Public Standards and a building permit
6 from Building & Codes. This is your report.

7 HUBERT MCCLURE: Thank you.
8 At this time I'd like to open up for public hearing on
9 this variance. Anybody against?

10 Seeing no one speaking against, so I'll close the
11 public hearing. Questions for staff at this time? No
12 questions.

13 This is my area, so I'll just go ahead and tell
14 you right now this is Galloping Ghost Road. The speed
15 limit is 35 miles an hour. Everybody knows everybody
16 out there, so if there was any problem with this
17 (inaudible). With that I'll make a motion to approve.

18 TONY CIRELLI: I'll second
19 it.

20 HUBERT MCCLURE: Second by Mr.
21 Cirelli. All those in favor show by uplift of hand.
22 Unanimous.

23 Okay. Next.

24 HENRY YOUMANS: This is an
25 application ---

26 HUBERT MCCLURE: Blake Jerry
27 Parker. Go ahead.

28 HENRY YOUMANS: All right.
29 This is a special exception request on 85 Princeton
30 Highway, Honea Path, South Carolina. The exception is
31 for the expanding of an existing mini storage facility
32 with adding additional storage units on the current
33 parcel. The owner is Blake Jerry Parker. It is
34 located at 85 Princeton Highway in Honea Path. It is
35 Council District 7. It's 8.75 acres. It's currently
36 zoned C-2 and its land use is occupied commercial
37 storage.

38 The applicant's request is requesting a special
39 exception to expand the existing facility to add
40 additional units.

41 Under finding of facts under Chapter 48, Section
42 7.16, mini warehouses may be permitted in C-2 Highway
43 Commercial Districts subject to the requirements of the
44 C-2 district. Following the requirements it must be
45 where sites are residentially zoned properties.
46 Buildings adjacent the perimeters must face inwards
47 with their doors oriented to the interior site. It
48 shall not be used for manufacturing or sale of any
49 commercial commodities. And it should not utilize
50 storage for flammable chemical substances and it's only

1 permitted by special exception by the Board of Zoning
2 Appeals.

3 This represents a proposed site plan of the
4 additional units. One additional unit is near the
5 front of the additional units that are there. And the
6 other expansion is to the rear of those units that are
7 already on the property.

8 This is a tax map aerial view of that. And where
9 you see existing units, one would go in front of the
10 shortest unit and the other two units would go directly
11 behind the three established units that are there.

12 This is the zoning map showing that it is zoned C-
13 2 in this area.

14 The staff recommendation is for approval. It will
15 not -- the use is not detrimental to public health or
16 general welfare. The appearance and function of the
17 storage shall remain as-is and located on the parcel.
18 It would not violate the neighborhood characteristic
19 and adversely affect the surrounding land uses. The
20 board has granted other special exceptions similar to
21 this request. And if this is approved, a commercial
22 land use permit and building permit will be required in
23 addition to stormwater approval and a grading permit.

24 This is your report.

25 HUBERT MCCLURE: Okay. I'll
26 take this time to open up the public hearing. Anyone
27 speaking against this special request? I close the
28 public hearing. Anyone here speaking for? Any
29 questions reserved for staff. What's the feeling of
30 the board?

31 TONY CIRELLI: Move to
32 approve.

33 HUBERT MCCLURE: Motion to
34 approve. Second?

35 JOHN FARR: Second.

36 HUBERT MCCLURE: Mr. Farr.

37 All in favor? And that's unanimous.

38 And then last but not least. Staff report.

39 HENRY YOUMANS: The last
40 agenda item for today, Mr. Chair, is the application
41 for special exception. The property is located at 205
42 Taylor Court, Williamston, South Carolina. The owner
43 is Debra Ann Farley. It is Council District 7. The
44 tax map number is there for your reference. It's
45 approximately .8 acres. It is zoned R-20 and its land
46 use is residential.

47 The applicant is requesting a special exception to
48 allow the use of the residence as a short term rental
49 home. Finding of facts, under the Anderson County Code
50 of Ordinances under Chapter 48, Section 7.17,

1 establishments are permitted for use by special
2 exception, bed and breakfasts, home stays, host homes,
3 guest homes, etcetera.

4 This is the tax map aerial view of the property.
5 As you can see, it is basically separated by itself
6 with very few neighbors. And it has its own road
7 access directly to the property. This is the zoning
8 map showing that it is zoned R-20.

9 The staff recommendation is for approval. It
10 meets the use of requirements in Section 5-7.2 uses by
11 special exception. It meets all requirements of R-20
12 zoning. There are no restrictions or covenants
13 recorded or filed with the Register of Deeds for this
14 area. It meets the 1500 square foot distance
15 requirement for bed and breakfasts. The use will not
16 be detrimental to the public health or general welfare.
17 It does not violate the neighborhood characteristics
18 and the applicant must be meet all tax, fire, building
19 code requirements pertaining to the residential
20 structure and obtain all necessary permits from
21 Building & Codes and compliance from the Public
22 Standards. The board granting approval of this special
23 exception is in keeping with similar requests
24 preciously granted.

25 And this is your report.

26 HUBERT MCCLURE: I want to ask
27 the staff one question, staff. The property says it
28 has a road. Is that road between the red lines -- I
29 see the road to the left. I'm assuming that they own
30 that property. I was just wondering if it's an old
31 roadbed? It looks like an old roadbed between those
32 trees. Is that an old roadbed? Do you know?

33 HENRY YOUMANS: I think that
34 was the original access to the property.

35 HUBERT MCCLURE: So that is a
36 roadbed?

37 HENRY YOUMANS: Right. And
38 when she obtained the property, it's my understanding
39 and from my conversations with her, she had to get
40 approval from Building & Codes, because this a tiny
41 home and she had to have the necessary engineering
42 approval for that and the road was constructed for that
43 type of access.

44 HUBERT MCCLURE: So there is
45 an old road there just in case; right?

46 HENRY YOUMANS: Right. Yes,
47 sir.

48 HUBERT MCCLURE: All right.
49 Anyone here -- I open it up for public hearing. Anyone
50 here speaking against the special exception? Anyone

1 speaking for? We'll close the public hearing. What's
2 the feeling of the board?

3 JOHN FARR: Approve.

4 HUBERT MCCLURE: I will

5 second that. And on the second, I would like to
6 reiterate that (1) there is nobody here (2), there's no
7 restrictions on this property and we have granted this
8 before when there was not (inaudible) restrictions on
9 it. So I think that's has a lot to do with it. All in
10 favor. And it's unanimous.

11 Any old business or new business? Staff,
12 anything?

13 Okay. Do we have a motion to adjourn? Motion by
14 Mr. Cirelli. Second by Mr. Barton. All in favor. And
15 y'all have a good day.

16 TIM CARTEE: Mr. Chairman,
17 on approval of the minutes, they're forthcoming on
18 there. Y'all voted to approve.

19 JOHN FARR: Question for
20 staff. Is this folder that we got, is that a result of
21 the meeting we had for everybody?

22
23

MEETING ADJOURNED AT APPROXIMATELY 5:29 P.M.

Application for a Variance
Anderson County Land Use Board of Zoning Appeals Meeting
County Council Chambers 2nd Floor-Historic Courthouse (DISTRICT #4)
Anderson, South Carolina
March 9, 2023
5:15 PM

Variance request to allow reduction of the previous granted variance of the side setback (north) from 9.5 feet to 5 feet.

Staff Report

Applicant: Gary Comprini and Marilee Comprini

Owner of Property: Same as above

Property Location: 183 Hudgins Lake Road, Townville, SC 29689.

Council District: Four (4)

Tax Map Number (TMS #): 29-01-01-029

Property Description: 0.18 acres

Current Zoning: Unzoned

Land Use: Residential

Applicant's Request: Applicant is requesting a variance to reduce the side setback from the previously granted 9.5 feet to 5 feet to allow the construct of an addition to an existing residence.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 24, Section 432 (b)(5), Minimum side/rear setback. No residence shall be placed within ten feet of a side or rear lot line.

Staff Recommendation:

- 1) The Applicants were previously granted a variance on January 10, 2019 adjusting north side setback of 10 feet to 9.5 feet and the south side setback from 10 feet to 7 feet.
- 2) The Applicants' neighbor added a sidewalk on their property that changed the property line as shown on Attachment C.
- 3) The lot is a non-conforming parcel and the proposed addition will not meet the previous setback with the new property line.
- 4) The Applicant has demonstrated a hardship for said request.
- 5) There will be no adverse effects on adjacent properties if the variance is granted.
- 6) The Board has granted other variances similar to this request and would be consistent with its approval.
- 7) A Building Permit will be required from Building and Codes and a compliance letter from Development Standards.



Variance Application

PAID

Processing Fee: \$200.00

23-0046

Please submit applications and processing fees simultaneously to avoid delay in processing. Applications can be submitted by email, or if supporting documents (reference page 3) is greater than 10 pages, applications should be mailed or brought in person.

For payment cash (in-person only), check (in-person or by mail), and cards (call to pay over phone) are accepted.

1/9/2023

Date Application Received

Application Status (Approved or Denied)

All variance applicants are required to go before the Anderson County Board of Zoning Appeals. Applicants must attend the live scheduled Board of Zoning appeals meeting then their request is to appear before the board. Applicants may be exempt from attending the scheduled meeting for the following reasons only; an unexpected illness or passing of oneself or a loved one or if an applicant is on active military duty or deployed.

Applicant's Information

Name: GARY E. COMPRINI AND MARILEE A. COMPRINI

(COMPRINI LIVING TRUST)

Mailing Address: 1 DELANY COURT GREER, SC 29651

Telephone and Fax: 864-915-3079 E-Mail: GCOMPRINI@HOTMAIL.COM

Property Owner's Information

(Only complete if Applicant and Property Owner are not the same)

Name: _____

Mailing Address: _____

Telephone and Fax: _____ Email: _____

Designated Agent Name (Representative of Property Owner): _____

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

Owner's or Designated Agent Signature

Date

Project Information

Please Indicate Current Use of Property: Commercial or Residential

Property Location: 183 HUDGINS LAKE ROAD, TOWNVILLE, SC 29689

Parcel Number(s)/TMS: 029-01-029 2901-01-029

County Council District: 4 School District: 4

Total Acreage: 0.18 Current Zoning: NONE

Requested Variance: SETBACK
Please check to indicate if setback variance sign variance or minimum lot size variance

Purpose of Variance: ADDITION TO EXISTING HOME

Have you researched your Private Covenants/Deed restrictions at the Anderson County Register of Deeds?

Yes: No: Date visited ROD or Date searched online: _____

Private Covenants or Deed Restrictions on the Property: Yes No

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

Maibee A. Comprini
Applicant's Signature

1/7/23
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.

For a variance to potentially be considered for approval by the Board of Zoning appeals the applicant must establish a hardship.

Hardship: A hardship relates to the physical characteristics of the property, not the personal circumstances of the owner or user, and the property is rendered unusable without the granting of a variance.

The applicant hereby request a variance to the Board of Zoning Appeals for the following reasons:

What are the extraordinary and exceptional conditions pertaining to the particular piece of property:

NORTH SIDE PROPERTY LINE (RIGHTSIDE) IS IRREGULAR (TRIANGLE SHAPE) DUE TO ADJACENT OWNER ADDING A SIDEWALK FROM FRONT TO BACK OF HOUSE. NO STRUCTURE IS WITHIN THE FOOTPRINT OF THE OFFSET PROPERTY LINE. THE OFFSET

ON THE RIGHT PROPERTY LINE CAUSES SETBACK ON SOUTH (LEFTSIDE) TO BE 7.0 FOOT SETBACK AND ON RIGHT TO BE 5.0 FOOT SETBACK

Reasons why property is prohibited or limited in its uses:

THE TRIANGLE OFFSET ON THE NORTH (RIGHTSIDE) PROPERTY LINE RESTRICTS THE HOME EXPANSION TO THE EAST (TOWARD ROAD)

Application of the variance will not be of detriment to adjacent properties 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:

NO RESTRICTIONS - PROPOSED ADDITION WILL NOT INTERFERE WITH ADJACENT PROPERTIES

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

COVER LETTER
ATTACH A - JAN 10, 2019 VARIANCE
ATTACH B - MEMO TO MR SPELAND JAN 3, 2019
ATTACH C - PLOT PLAN

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

For Office Use Only:

Application Received By: H. Gorman Date Completed Application Received: _____

Application Fee Amount Paid: 200.00 Check Number: 511

Scheduled Board Hearing Date: March Land Use/Board of Zoning Appeals' Decision: _____

Variance Application Checklist

Anderson County Code of Ordinances Chapter 70 Zoning- Article 9.- Board of Zoning Appeals

Section 9:5.- Powers and Duties

Section 9:5.1 Review. The board shall hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the zoning administrator in the enforcement of this chapter.

Section 9:5.2 Variances. The board of zoning appeals may authorize upon written appeal in specific cases such variance from the terms of this chapter as will not be contrary to the public interest where owing to special conditions, a literal enforcement of the provisions of this chapter would result in unnecessary hardship or peculiar and exceptional practical difficulties.

Before action is taken on a request for a variance, the board shall hold one or more public hearings at which any party may appear in person, by agent, or attorney. The planning commission staff will also refer the request to the appropriate zoning advisory group for review and report to the board of zoning appeals. The zoning advisory group will meet in public sessions and shall provide a written report and recommendation to the board of zoning appeals.

Notice shall be given at least 15 days in advance of a public hearing. The owner of the property for which the variance is requested or their agent shall be notified by mail. Notice of hearings shall be made in a newspaper of general circulation, posted on the property for which a variance is requested, and posted at the Anderson County Square.

In addition, the planning commission staff shall send letters notifying current owners of record of all properties adjacent to and/or within 1,000 feet in any direction of the subject property and provide proof of such mailing.

A variance from the terms of this Ordinance may be granted by the Board upon a finding that:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property.
2. These conditions do not generally apply to other property in the vicinity.
3. Because of these conditions, the application of the chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property
4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the granting of the variance will not harm the character of the district.

The following checklist is to aid the applicant in providing the necessary materials for submittal.

To submit a Variance Application, you must provide the following to the Development Standards Office:

Application Submittal Requirements

- *Completed and Signed Variance Application
- \$200 Processing Fee
- One (1) Accurate, Legible Plot Plan with Dimensions and Locations of Structures and Improvements of the Property
- Clear Statement of why the variance is being requested
- One (1) Copy of all Private Covenants and Deed Restrictions Related to the property, if applicable (Can be obtained from Anderson County Register of Deeds)
- Written statement from property owner granting permission to allow variance (only needed if applicant and property owner or not the same).

The Development Standards's Staff will recommend approval or denial to the Land Use/Board of Zoning Appeals at a scheduled Public Hearing. Applicants are notified of the date, time, and location of this meeting; and are encouraged to attend, in case questions arise. The Land Use/Board of Zoning Appeals will make the final decision.

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

Marilee A. Compriani

Applicant's Signature

1/9/2023

Date

January 9, 2023

Land Use Zone Board of Zoning Appeals
401 East River Street
Anderson, SC 29624

Re: Variance Request for property located at 183 Hudgins Lake Road, Townville, SC
TMS # 029-01-01-029

To Whom It May Concern,

Please refer to Attachments A and B dated January 10 and January 3, 2019 respectively. They depict a previous setback Variance Request that was approved for our property at 183 Hudgins Lake Road, Townville, SC 29689 and a memo stating reasons for the request. The request was made to accommodate a planned addition to the existing dwelling.

We have finally found a contractor that is available to construct the addition. However, since the approval above, we have discovered that the North property line markers at the triangle area on the North (or right) property line were incorrect. Therefore the 9.5 feet approved setback from the North property line to accommodate the addition is inaccurate.

Attachment C represents a Plot Plan with correct survey dimensions that depicts a five foot setback line (in red) parallel to the North (or right) property line. The five foot dimension was used to show the setback lines parallel to the triangle not encroaching on the new addition footprint. Please note that the closest actual dimension from the proposed addition building line to the North property line is 7.0 feet. Also, the predominate (not including the triangle area) distance from the proposed addition to the North property line is 15 feet.

As mentioned in the previous request, the triangle area occurred as a result of the adjacent neighbor installing a sidewalk. No structure is within the footprint.

This is to request your consideration to revise the North (or right) property line setback to accommodate the proposed addition based on correct North property markers. Also, the previously approved 7 foot setback on the South property line would remain.

Thank you for your consideration and please let us know if you require further explanation.

Sincerely,



Gary E. and Marilee A. Comprini
1 Dellany Court
Greer, SC 29651
gcomprini@hotmail.com



DEVELOPMENT STANDARDS

COPY

January 10, 2019

Mr. Gary E. Comprini & Ms. Marilee A. Comprini
Comprini Living Trust
1 Dellany Ct
Greer, SC 29651

Re: **Variance** Request for property located at 183 Hudgins Lake Road, Townville, SC 29689, TMS # 029-01-01-029

Dear Mr. and Ms. Comprini:

The Anderson County Land Use Board of Zoning Appeals voted unanimously to approve your Variance request for the above referenced property. The approval granted allows you to reduce the required side setbacks to accommodate additions to the existing dwelling. The side yard setbacks would be as follows: 9.5 feet as measured from the north (or right) property line and 7.0 feet from the south (or left) property line.

The Board's Conclusion:

The applicant has demonstrated that there are extraordinary and exceptional conditions due to the size and configuration of the property.

A residential compliance permit as well as building permits will be required prior to commencing with development of this project.

Please provide a copy of this letter to the Anderson County Development Standards when requesting a residential compliance permit. Contact the Building Codes Department (tel. 864-250-4158) to obtain the appropriate information regarding submittals needed for building permits.

If you have any additional questions, please contact the Development Standards Department by telephone at (864) 260-4719.

Sincerely,



Hubert McClure

Chairman Land Use Board of Zoning Appeals

PUBLIC WORKS DIVISION

Alesia Hunter, Manager

☎ 864-250-4719 | F 864-250-4735 | awh@andersonco.intl.sc.gov
Courthouse Annex | 401 East River Street, Anderson SC 29624

www.anderson-county.sc.gov

ATTACHMENT B

Henry D. Copeland

From: Gary <gcomprini@hotmail.com>
Sent: Thursday, January 03, 2019 1:04 PM
To: Henry D. Copeland
Cc: Alesia Hunter; gary.comprini@fluor.com
Subject: Variance Request Application for property located at 183 Hudgins Lake Rd, Townville

Henry,

Mailing Address:
1 Dellany Court
Greer, SC 29651

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

North side property line (right side) is irregular (triangle shape) due to adjacent owner adding a sidewalk from front to back of house. No structure is within the footprint of the offset property line.

The offset on the right property line causes the proposed home expansion to be shifted to the left which results in a 7.0 foot setback from property on the left. Our proposed home addition building line on the East (toward the road) does not encroach on the adjacent neighbor's building line (their West building line).

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

The triangular offset on the North property line restricts the home expansion to the East (toward the road).

Thanks for your help....let me know if you need further explanation.

Gary Comprini

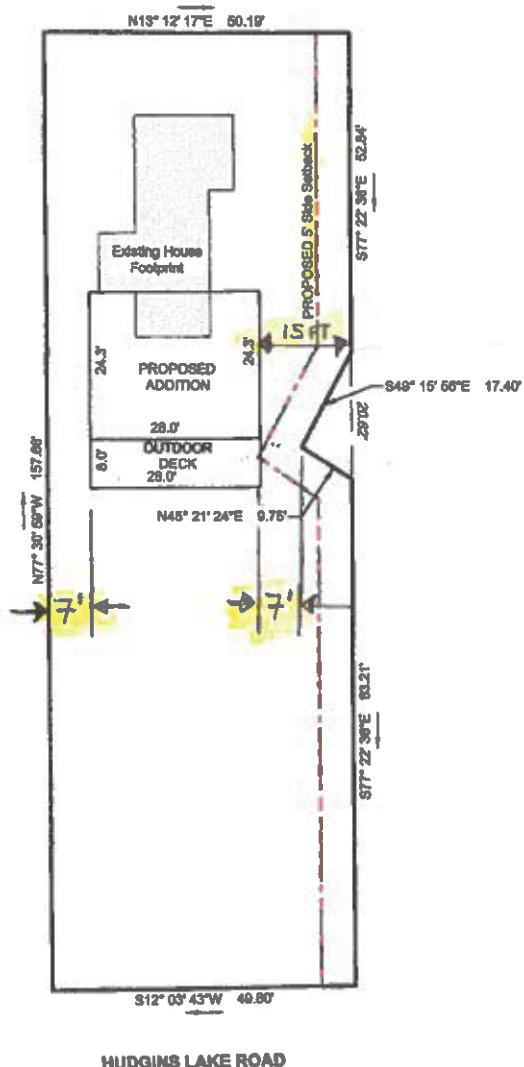
BLACK MOUNTAIN C



LEGEND:

| | |
|----------------------------|---------|
| Iron Pin, New | ○ |
| Iron Pin, Old | ● |
| PK Nail, new unless noted. | ○ |
| Computed Point | △ |
| Above Grade | (A.G.) |
| Below Grade | (B.G.) |
| Power Pole | ⊕ |
| Overhead Power | — O/P — |
| Underground Power | — U/P — |
| Underground Telephone | — U/T — |
| Telephone MH | ⊙ |
| Telephone Pedestal | ⊙ |
| Existing Gas Main | — GAS — |
| Existing Gas Meter | ⊙ |
| Existing Water Main | — W — |
| Existing Fire Hydrant | ⊙ |
| Existing Water Meter | ⊙ |
| San. Sewer MH | ⊙ |
| Metal Light Pole | ⊙ |
| Chain Link Fence | — |

U.S. Army Corps of Engineers
-Lake Hartwell Reservoir-



DISCLAIMER:
 - This is not to be considered a boundary survey.
 - Survey fieldwork has been completed to determine northern property line for a proposed house addition.
 - Property line discrepancies have been found and this is considered to be a compiled sketch until further fieldwork is performed to determine property boundaries for 183 Hudgins Lake Road.

Job No: 2022.121

South Carolina
Anderson County

029-01-01-029
183 Hudgins Lake Road
Comprini Family
House Addition Sketch

References:
TMS No.
Plat Book
Deed Book

Date: 4 January 2023

Scale: 1" = 20'

0 20' 40'



119 Lakewood Drive
Townville, S.C. 29688
864.844.1183
www.glennsvi.com

Hartwell Lake

290101031

290101030

290101029

290101002

290101003

290101004

290101005

HUDGINS LAKE RD

290004001

290004008

290004010

290004005

290101031

004

185 Hudgins
Lake Road

290101030

0215 F

Widewater

Townville
29689

183 Hudgins
Lake Road

290101029

290101002

179 Hudgins
Lake Road
4388823834 888





Application for a Variance
Anderson County Land Use Board of Zoning Appeals Meeting
County Council Chambers 2nd Floor-Historic Courthouse (DISTRICT #4)
Anderson, South Carolina
March 9, 2023
5:15 PM

Variance request to allow reduction of the side setback from 10 feet to 4 feet.

Staff Report

Applicant: Susan Radtke

Owner of Property: Same as above

Property Location: 1213 Andersonville Road, Townville, SC 29689.

Council District: Four (4)

Tax Map Number (TMS #): 18-05-03-009

Property Description: .25 acre parcel

Current Zoning: Unzoned

Land Use: Residential

Applicant's Request: Applicant is requesting a variance to reduce the side setback from 10 feet to 4 feet to allow the construct of a deck to an existing residence.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 24, Section 432 (b)(5),
Minimum side/rear setback. No residence shall be placed within ten feet of a side or rear lot line.

Staff Recommendation:

- 1) The Applicant has a non-conforming lot of record with irregular lot lines.
- 2) The placement of utilities easement and placement of the septic tank will not allow the construction of the deck on any other part of the parcel.
- 3) The Applicant has demonstrated a hardship for said request.
- 4) There will be no adverse effects on adjacent properties if the variance is granted.
- 5) The Board has granted other variances similar to this request and would be consistent with its approval.
- 6) A Building Permit will be required from Building and Codes and and a compliance letter from Development Standards.



Variance Application

Processing Fee: \$200.00

Please submit applications and processing fees simultaneously to avoid delay in processing. Applications can be submitted by email, or if supporting documents (reference page 3) is greater than pages, applications should be mailed or brought in person.

For payment cash (in-person only), check (in-person or by mail), and cards (call to pay over phone) are accepted.

1/17/2023

Date Application Received

Application Status (Approved or Denied)

All variance applicants are required to go before the Anderson County Board of Zoning Appeals and must attend the live scheduled Board of Zoning appeals meeting when their request is to be heard. Applicants may be exempt from attending the scheduled meeting for the following reasons only: an unexpected illness or passing of oneself or a loved one or if an applicant is on active military duty or deployed.

Applicant's Information

Name: Susan Radtke

Mailing Address: 1213 Andersonville Rd, Townville, SC 29689-3825

Telephone and Fax: 706-296-9067 E-Mail: susanradtke@hotmail.com

Property Owner's Information

(Only complete if Applicant and Property Owner are not the same)

Name: _____

Mailing Address: _____

Telephone and Fax: _____ Email: _____

Designated Agent Name (Representative of Property Owner): _____

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

Owner's or Designated Agent Signature

Date

Project Information

Please Indicate Current Use of Property: Commercial or Residential

Property Location: 1213 Andersonville Rd, Townville, SC 29689-3825

Parcel Number(s)/TMS: 180503009

County Council District: _____ School District: Anderson 4

Total Acreage: 0.25 Current Zoning: _____

Requested Variance: Requesting setback from 10' to 4' to construct Deck
Please check to indicate if setback variance sign variance or minimum lot size variance .

Purpose of Variance: allowance to build a deck; no other area possible due to septic lines, HVAC, electric overhead lines, and house position

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

Private Covenants or Deed Restrictions on the Property: Yes No

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

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.

For a variance to potentially be considered for approval by the Board of Zoning appeals the applicant must establish a hardship.

Hardship: A hardship relates to the physical characteristics of the property, not the personal circumstances of the owner or user, and the property is rendered unusable without the granting of a variance.

The applicant hereby request a variance to the Board of Zoning Appeals for the following reasons:

What are the extraordinary and exceptional conditions pertaining to the particular piece of property:

non-conforming lot with irregular lot lines
utilities easement effect construction

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

all lot has similar irregular lot lines

Reasons why property is prohibited or limited in its uses:

placement of septic tank and power lines
prohibited the construction anywhere else on lot

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

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

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

For Office Use Only:

Application Received By: M. Elliott Date Completed Application Received: 11/17/23

Application Fee Amount Paid: 200.00 Check Number: Credit Card

Scheduled Board Hearing Date: March Land Use/Board of Zoning Appeals' Decision: _____

Variance Application Checklist

Anderson County Code of Ordinances Chapter 48 Zoning- Article 9.- Board of Zoning Appeals

Section 9:5.- Powers and Duties

Section 9:5.1 Review. The board shall hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the zoning administrator in the enforcement of this chapter.

Section 9:5.2 Variances. The board of zoning appeals may authorize upon written appeal in specific cases such variance from the terms of this chapter as will not be contrary to the public interest where owing to special conditions, a literal enforcement of the provisions of this chapter would result in unnecessary hardship or peculiar and exceptional practical difficulties.

Before action is taken on a request for a variance, the board shall hold one or more public hearings at which any party may appear in person, by agent, or attorney. The planning commission staff will also refer the request to the appropriate zoning advisory group for review and report to the board of zoning appeals. The zoning advisory group will meet in public sessions and shall provide a written report and recommendation to the board of zoning appeals.

Notice shall be given at least 15 days in advance of a public hearing. The owner of the property for which the variance is requested of their agent shall be notified by mail. Notice of hearings shall be made in a newspaper of general circulation, posted on the property for which a variance is requested, and posted at the Anderson County Square.

In addition, the planning commission staff shall send letters notifying current owners of record of all properties adjacent to and/or within 1,000 feet in any direction of the subject property and provide proof of such mailing.

A variance from the terms of this Ordinance may be granted by the Board upon a finding that:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property.
2. These conditions do not generally apply to other property in the vicinity.
3. Because of these conditions, the application of the chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property
4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the granting of the variance will not harm the character of the district.

The following checklist is to aid the applicant in providing the necessary materials for submittal.

To submit a Variance Application, you must provide the following to the Development Standards Office:

Application Submittal Requirements

- *Completed and Signed Variance Application
- \$200 Processing Fee
- One (1) Accurate, Legible Plot Plan with Dimensions and Locations of Structures and Improvements of the Property
- Clear Statement of why the variance is being requested
- One (1) Copy of all Private Covenants and Deed Restrictions Related to the property, if applicable (Can be obtained from Anderson County Register of Deeds)
- Written statement from property owner granting permission to allow variance (only needed if applicant and property owner or not the same).

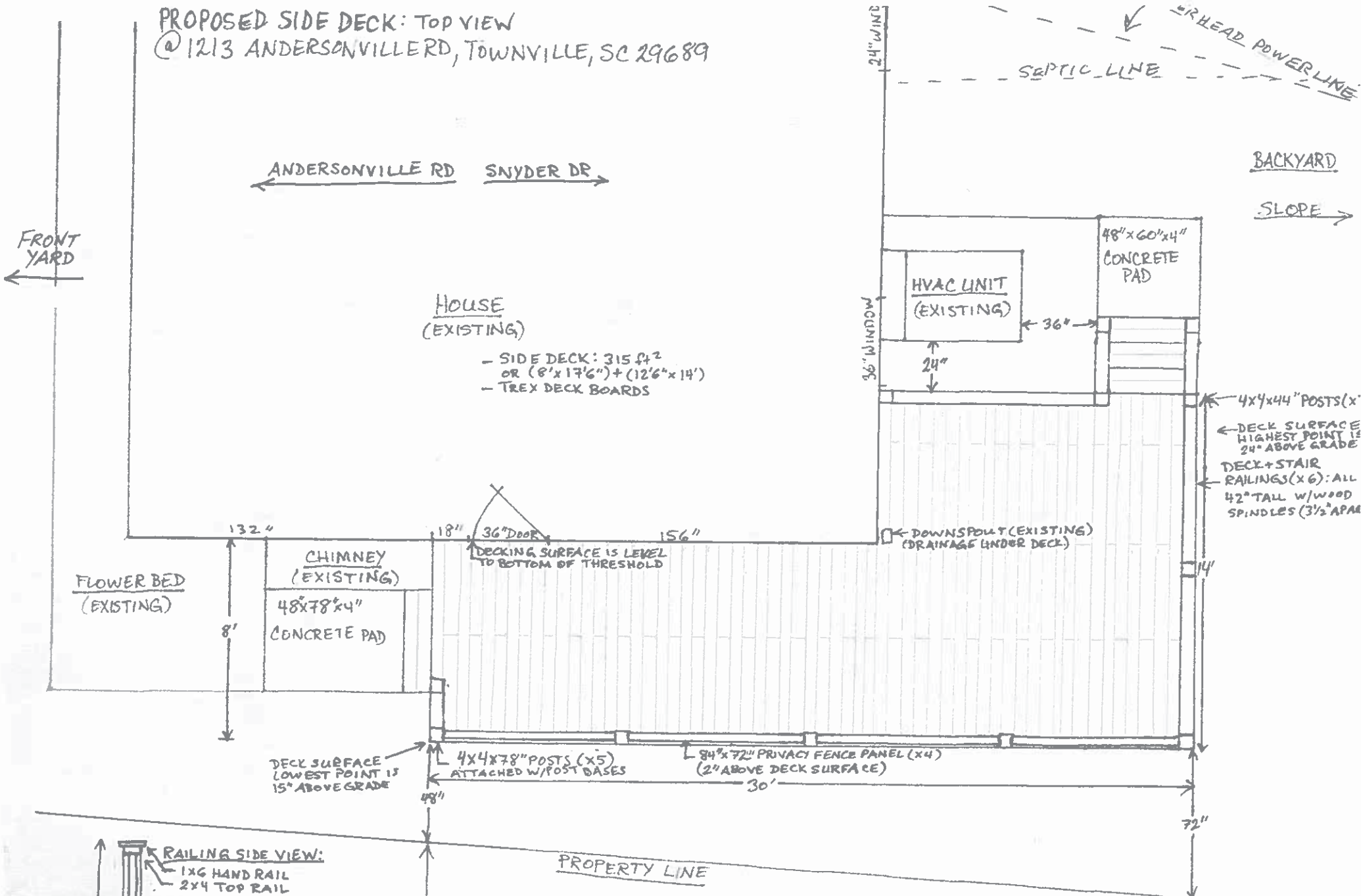
The Development Standards's Staff will recommend approval or denial to the Land Use/Board of Zoning Appeals at a scheduled Public Hearing. Applicants are notified of the date, time, and location of this meeting; and are encouraged to attend, in case questions arise. The Land Use/Board of Zoning Appeals will make the final decision.

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


Applicant's Signature

1/17/23
Date

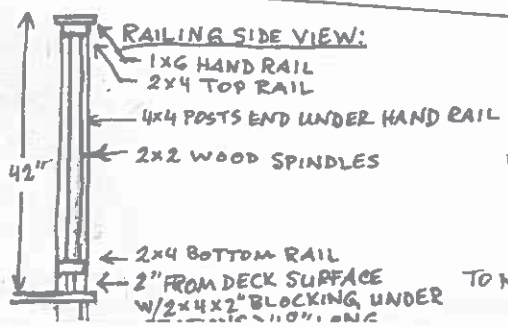
PROPOSED SIDE DECK: TOP VIEW
 @ 1213 ANDERSONVILLE RD, TOWNVILLE, SC 29689



4x4x44" POSTS (x1)

DECK SURFACE HIGHEST POINT IS 24" ABOVE GRADE

DECK + STAIR RAILINGS (x6): ALL 42" TALL W/WOOD SPINDLES (3 1/2" APAI)



TO NEIGHBOR'S HOUSE (THEY CURRENTLY USE THEIR SIDE YARD FOR RV PARKING/STORAGE)

03007

1211 Andersonville
Road
4000037071 000

180503008

004

0355 F

Townville
29689

180503009

Malcolm Ford

1213 Andersonville
Road

030051

180503010

1215
Andersonville
Road



Application for a Variance
Anderson County Land Use Board of Zoning Appeals Meeting
County Council Chambers 2nd Floor-Historic Courthouse (DISTRICT #4)
Anderson, South Carolina
March 9, 2023
5:15 PM

Variance request to allow reduction of the side setback from 10 feet to 5.0 feet.

Staff Report

Applicant: Miranda Pittman

Owner of Property: Same as above

Property Location: 107 Forest Drive, Townville, SC 29689.

Council District: Four (4)

Tax Map Number (TMS #): 13-02-01-005

Property Description: .58 acre parcel

Current Zoning: Unzoned

Land Use: Residential

Applicant's Request: Applicant is requesting a variance to reduce the side setback from 10 feet to 5.0 feet to shift the property line to maintain an erosion control plan currently in place for the adjacent property.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 24, Section 432 (b)(5),

Minimum side/rear setback. No residence shall be placed within ten feet of a side or rear lot line.

Staff Recommendation: .

- 1) The Applicant's neighbor has an erosion control drainage easement that is on their existing property to control erosion on the neighbor's property.
- 2) The covenants for the neighborhood require a 10' setback for all buildings on parcels located in the subdivision.
- 3) The variance, if granted, would allow for an adjustment to the side property line to not to disturb the erosion drainage system for the adjacent property.
- 4) By adjusting the property line to accommodate this condition, the residence will no longer meet the required setback of 10 feet as per the restrictive covenants and the county ordinance.
- 5) The Applicant has demonstrated a hardship for said request.
- 6) There will be no adverse effects on adjacent properties if the variance is granted.
- 7) The Board has granted other variances similar to this request and would be consistent with its approval.
- 8) A new summary plat will be required for approval from Development Standards to be recorded in the Register of Deeds for the public record.



Variance Application

Processing Fee: \$200.00

Please submit applications and processing fees simultaneously to avoid delay in processing. Applications can be submitted by email, or if supporting documents (reference page 3) is greater than 10 pages, applications should be mailed or brought in person. For payment cash (in-person only), check (in-person or by mail), and cards (call to pay over phone) are accepted.

Date Application Received _____

Application Status (Approved or Denied) _____

All variance applicants are required to go before the Anderson County Board of Zoning Appeals and must attend the live scheduled Board of Zoning appeals meeting when their request is to be heard. Applicants may be exempt from attending the scheduled meeting for the following reasons only: an unexpected illness or passing of oneself or a loved one or if an applicant is on active military duty or deployed.

Applicant's Information

Name: Miranda Pittman

Mailing Address: 107 Forest Dr Townville, SC 29389

Telephone and Fax: 864-608-2603 E-Mail: mdpittman864@yahoo.com

Property Owner's Information

(Only complete if Applicant and Property Owner are not the same)

Name: _____

Mailing Address: _____

Telephone and Fax: _____ Email: mdpittman864@yahoo.com

Designated Agent Name (Representative of Property Owner): _____

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

Owner's or Designated Agent Signature _____

Date _____

Project Information

Please Indicate Current Use of Property: Commercial or Residential

Property Location: 107 Forest Dr. Townville, SC 29689

Parcel Number(s)/TMS: 013-02-01-005

County Council District: _____ School District: Anderson 4

Total Acreage: .58 Current Zoning: _____

Requested Variance: _____

Please check to indicate if setback variance sign variance or minimum lot size variance .

Purpose of Variance: To accomidate our house plan without disrupting the current eroision control plan.

Have you researched your Private Covenants/Deed restrictions at the Anderson County Register of Deeds?

Yes: No: Date visited ROD or Date searched online: 12/10/2022

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

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.

For a variance to potentially be considered for approval by the Board of Zoning appeals the applicant must establish a hardship.

Hardship: A hardship relates to the physical characteristics of the property, not the personal circumstances of the owner or user, and the property is rendered unusable without the granting of a variance.

The applicant hereby request a variance to the Board of Zoning Appeals for the following reasons:

What are the extraordinary and exceptional conditions pertaining to the particular piece of property:

If facing our property from the road, our neighbors to the right of us have an erosion control plan that is on our property. We are hoping to be able to shift our house plan to the left so we don't disturb the current plan that is in place.

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

Reasons why property is prohibited or limited in its uses:

Property has a 10 ft setback from each side.

Property has a 10 ft setback from each side.

Application of the variance will not be of detriment to adjacent properties 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 a 10 ft setback on both sides, this is a minimal variance request.

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

Plat and restrictive covenants.

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

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: _____

Variance Application Checklist

Anderson County Code of Ordinances Chapter 48 Zoning- Article 9.- Board of Zoning Appeals

Section 9:5.- Powers and Duties

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Section 9:5.2 Variances. The board of zoning appeals may authorize upon written appeal in specific cases such variance from the terms of this chapter as will not be contrary to the public interest where owing to special conditions, a literal enforcement of the provisions of this chapter would result in unnecessary hardship or peculiar and exceptional practical difficulties.

Before action is taken on a request for a variance, the board shall hold one or more public hearings at which any party may appear in person, by agent, or attorney. The planning commission staff will also refer the request to the appropriate zoning advisory group for review and report to the board of zoning appeals. The zoning advisory group will meet in public sessions and shall provide a written report and recommendation to the board of zoning appeals.

Notice shall be given at least 15 days in advance of a public hearing. The owner of the property for which the variance is requested their agent shall be notified by mail. Notice of hearings shall be made in a newspaper of general circulation, posted on the property for which a variance is requested, and posted at the Anderson County Square.

In addition, the planning commission staff shall send letters notifying current owners of record of all properties adjacent to and/or within 1,000 feet in any direction of the subject property and provide proof of such mailing.

A variance from the terms of this Ordinance may be granted by the Board upon a finding that:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property.
2. These conditions do not generally apply to other property in the vicinity.
3. Because of these conditions, the application of the chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property
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- Clear Statement of why the variance is being requested
- One (1) Copy of all Private Covenants and Deed Restrictions Related to the property, if applicable (Can be obtained from Anderson County Register of Deeds)
- Written statement from property owner granting permission to allow variance (only needed if applicant and property owner or not the same).

The Development Standards's Staff will recommend approval or denial to the Land Use/Board of Zoning Appeals at a scheduled Public Hearing. Applicants are notified of the date, time, and location of this meeting; and are encouraged to attend, in case questions arise. The Land Use/Board of Zoning Appeals will make the final decision.

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

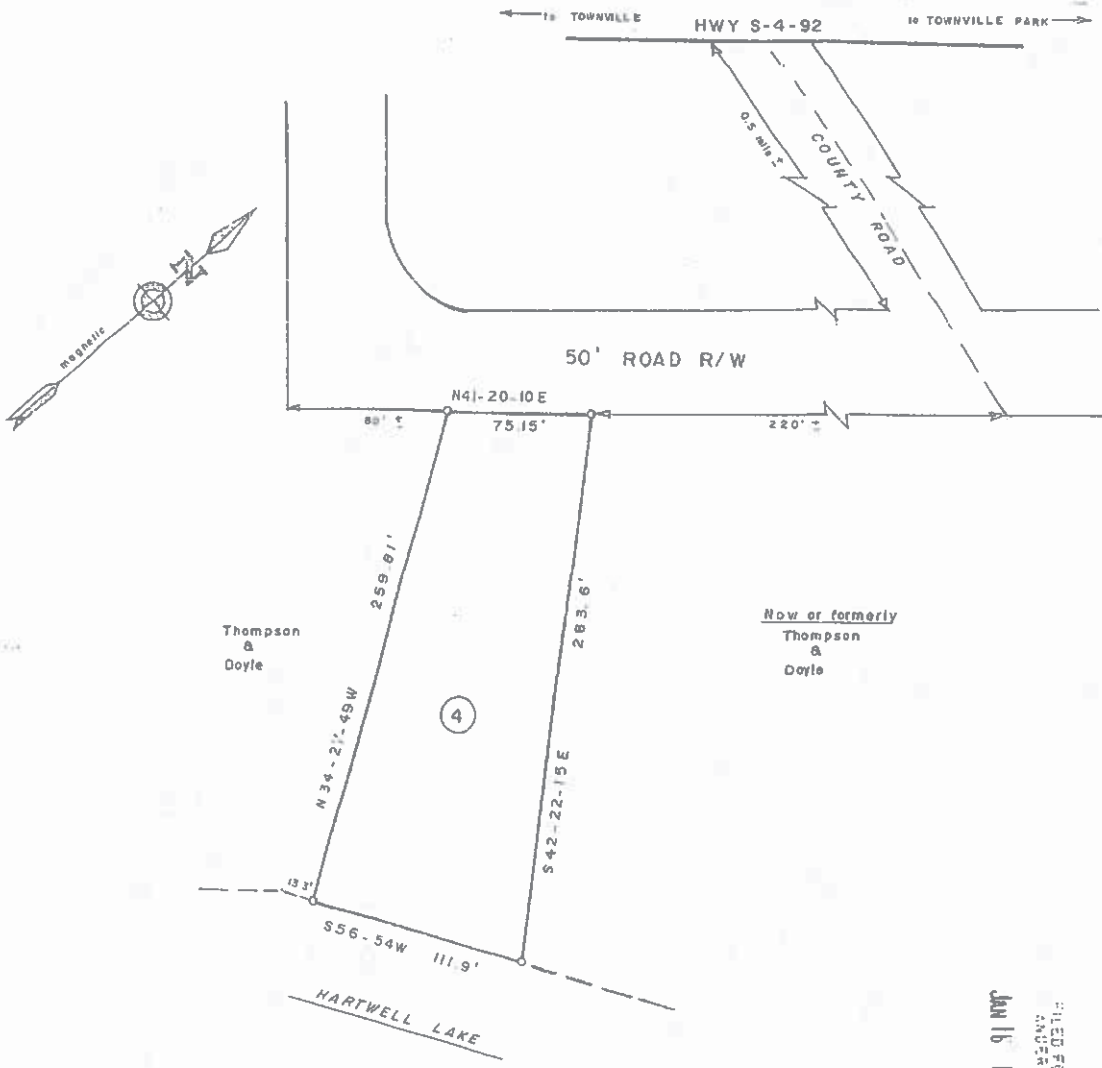

Applicant's Signature

01/24/2023

Date

86
47 (p.
476)

Andyt: Greg J. + Susan R. Muro



FILED FOR RECORD
ANDERSON, S.C.
JAN 16 10 12 AM '80

STATE OF SOUTH CAROLINA
 COUNTY OF ANDERSON
 TOWNSHIP OF FORK
 SCHOOL DISTRICT NO. 4

COMPILED BOUNDARY SURVEY

At the request of William L. Thompson and Cary C. Doyle

Remarks: Located east of Townville, Shenandoah subdivision, Section 2 (Amendment)
 This lot subject to 7.5' drainage and utilities easement along side lines.
 Surveyed April, 1979
 Reference plat by this firm entitled "Amendment to Shenandoah Subdivision, Section 2" dated April, 1979.
 Note: This plat prepared January 9, 1980 with no field work this date.

Recorded this 16 day
 of Jan A. D. 19 80,
 in Vol. 86 Page 476
 At 10:12 A.M.

ANDERSON SURVEYING ASSOCIATES, INC.
 106 E. MORRIS ST. P.O. BOX 784
 ANDERSON, SOUTH CAROLINA 29622
 PHONE: 226-7813

C. J. Burdette C.C.C.P.
 Anderson County, S. C.
 DON M. KELLY, ST. 50

R. D. Garrison

Approval or disapproval by said William L. Thompson and Cary C. Doyle shall be given in writing within seven (7) days after having received said plans. In the event William L. Thompson and Cary C. Doyle or their agents fail to approve or disapprove within seven (7) days after the plans and specifications have been submitted to them, or in any event, if no suit to enjoin the construction prior to the completion thereof, approval will not be required and the related covenant will be deemed to be fully complied with.

BUILDING LOCATION: No part of any building shall be located on any lot nearer than ten (10) feet to any side line.

TERM: These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

ENFORCEMENT: Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

SEVERABILITY: Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

WITNESS our hands and seals this 11th day of July, A. D., 1977.

IN THE PRESENCE OF:

Ruth E. Fant (L.S.)
William L. Thompson (L.S.)
Gary C. Doyle (L.S.)
Thomas A. Bolt, III

STATE OF SOUTH CAROLINA)
COUNTY OF ANDERSON)

PERSONALLY appeared before me Ruth E. Fant and made oath that she saw the within named William L. Thompson and Cary C. Doyle sign, seal and as their act and deed deliver the within written Restrictive Covenants, and that she with Thomas A. Bolt, III witnessed the execution thereof.

SWORN to before me this 11th day of July, 1977.

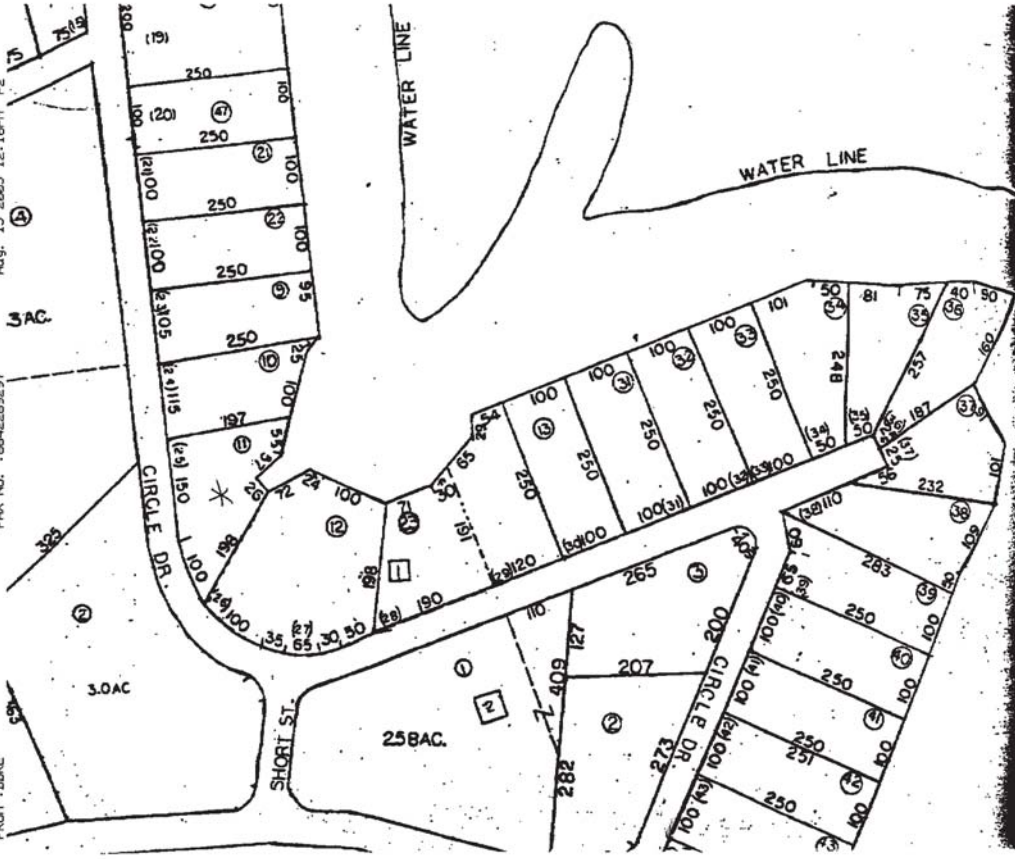
Thomas A. Bolt, III (L.S.)
NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: 1-22-82

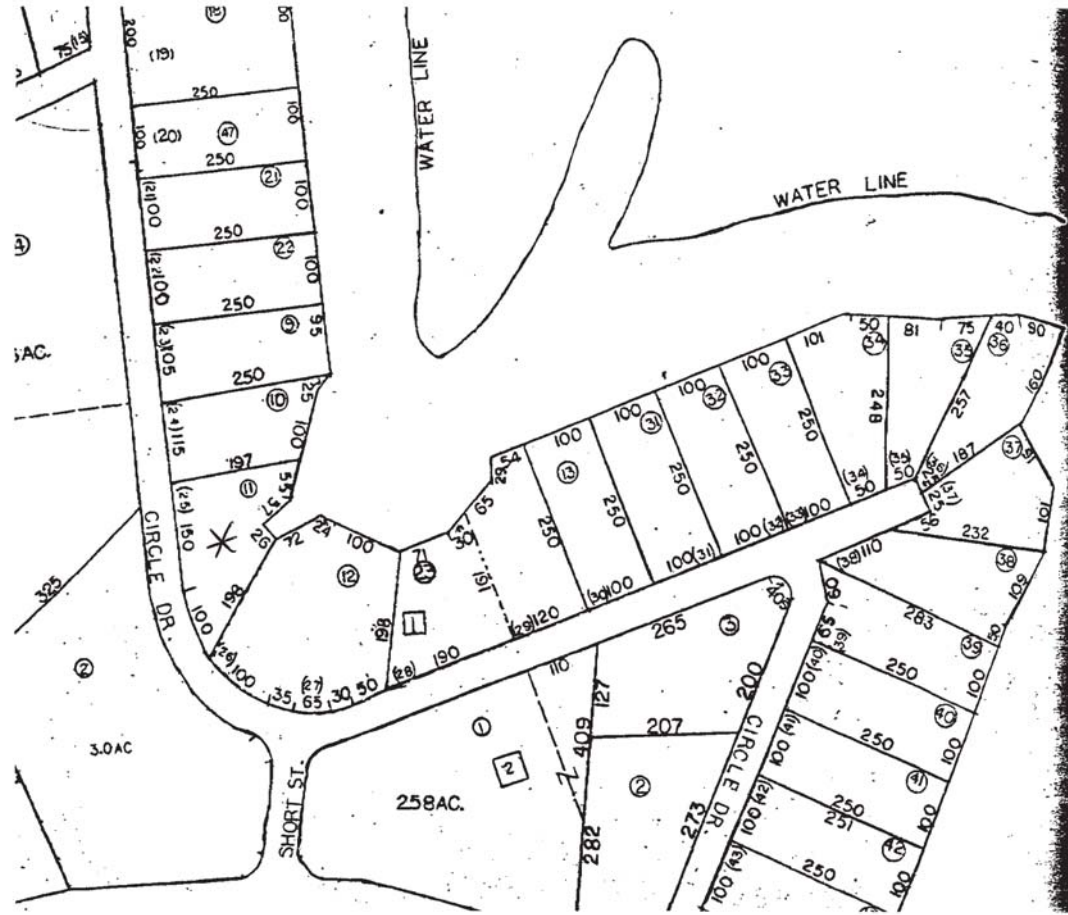
Ruth E. Fant
Notary Seal
My Commission Expires: 1-22-82

FROM: BBRE

FRX NO. : 864226297

Aug. 15 2005 12:16PM P2

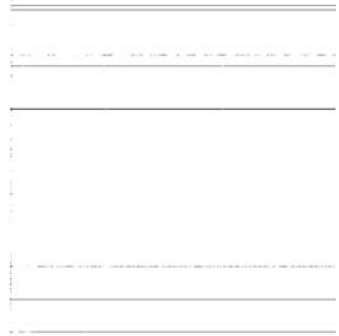




FROM : BBRE

FOX NO. : 95-4269297

NOV. 18 2005 02:56PM P2





Forest Drive

004

0205 F

Shenandoah

Townville

29689

107 Forest Drive

130201005

130201006

130201007

201008

109 Forest Drive



130202011

110 Forest Drive

130201002

101 Forest Drive

130201003

103 Forest Drive

130201004

107 Forest Drive

105 Forest Drive

004

130201005

15 Forest Drive

0205 F

Townville

29689

130201008

Shepandoah

130201006

109 Forest Drive

130201007

111 Forest Drive

118 Forest Drive

Staff Report

Application for a Variance- To allow additional wall sign

Anderson County Board of Zoning Appeals- District 4

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

Anderson, South Carolina

March 9, 2023

5:15 P.M.

Applicant: Gator Sign Company Inc.

Owner: Love's Travel Stop

Property Location: 1805 Easley Hwy. Piedmont, SC 29673

Council District: Four (4)

Tax Map Number: 193-00-15-005

Current Zoning: Un-Zoned

Surrounding Zoning Districts: Un-Zoned

Applicant Request: Applicant is requesting a variance to install one single sided EMC (Electronic Message Center) on the Tire Shop.

Finding of Facts: Under Chapter 24 of the Anderson County Code of Ordinances, Section 24-245 (Permitted Signs), specifically wall signs: Number of signs. Only one projecting sign as defined in section 24-24 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 subsection (1)b of this section.

Staff Recommendation:

1. Neighboring properties have 1 wall sign and 1 free-standing sign, and the signage would be inconsistent with surrounding properties.
2. A variance was previously granted for this location in August 2022 to mirror an existing location at 4238 Old Dobbins Bridge Rd. in Fair Play. By granting this variance it would no longer be in compliance with the previously granted variance.
3. The request is not compatible with the spirit and intent of the ordinance.
4. No physical hardships were presented in order to approve requested variance.



Variance Application

Processing Fee: \$200.00

Please submit applications and processing fees simultaneously to avoid delay in processing. Applications can be submitted by email, or if supporting documents (reference page 3) is greater than 10 pages, applications should be mailed or brought in person. For payment cash (in-person only), check (in-person or by mail), and cards (call to pay over phone) are accepted.

Date Application Received

Application Status (Approved or Denied)

All variance applicants are required to go before the Anderson County Board of Zoning Appeals and must attend the live scheduled Board of Zoning appeals meeting when their request is to be heard. Applicants may be exempt from attending the scheduled meeting for the following reasons only: an unexpected illness or passing of oneself or a loved one or if an applicant is on active military duty or deployed.

Applicant's Information

Name: Gator Sign Company, Inc.
Mailing Address: 1021 Karey Andrews rd McComb, MS 39048
Telephone and Fax: 769-204-5056 E-Mail: Taylor@gatorsigncompany.com

Property Owner's Information

(Only complete if Applicant and Property Owner are not the same)

Name: Love's Travel Stop
Mailing Address: 1001 Pennsylvania Blvd Oklahoma City, OK 73120
Telephone and Fax: 1800-OK LOVES Email: Andy@gatorsigncompany.com
Designated Agent Name (Representative of Property Owner): Taylor Gordon

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

Taylor Gordon
Owner's or Designated Agent Signature

1/23/13
Date

Project Information

Please Indicate Current Use of Property: Commercial or Residential

Property Location: 19005 Eastley Hwy

Parcel Number(s) (TMS): 1930015005

County Council District: CCD 4 School District: 01

Total Acreage: _____ Current Zoning: R-M

Requested Variance: install one single sided EMC on Tire Shop. 5x10 sign.
Please check to indicate if setback variance sign variance or minimum lot size variance .

Purpose of Variance: Love's will be able to advertise deals/sales to their customer's within the parking lot of the Tire barn.

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

Private Covenants or Deed Restrictions on the Property: Yes No

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

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.

For a variance to potentially be considered for approval by the Board of Zoning appeals the applicant must establish a hardship.

Hardship: A hardship relates to the physical characteristics of the property, not the personal circumstances of the owner or user, and the property is rendered unusable without the granting of a variance.

The applicant hereby request a variance to the Board of Zoning Appeals for the following reasons:

What are the extraordinary and exceptional conditions pertaining to the particular piece of property:

Property is in CD 4 District. Sign won't disturb anything. Used for Ad's for Love's customer

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

N/A

Reasons why property is prohibited or limited in its uses:

Unsure. Did not see anything that goes against code.

Application of the variance will not be of detriment to adjacent properties 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:

Sign only seen by customers within the parklot.
Sign does not disturb property or property assets

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

Site plans, sign renderings, Deed/Tax Bill

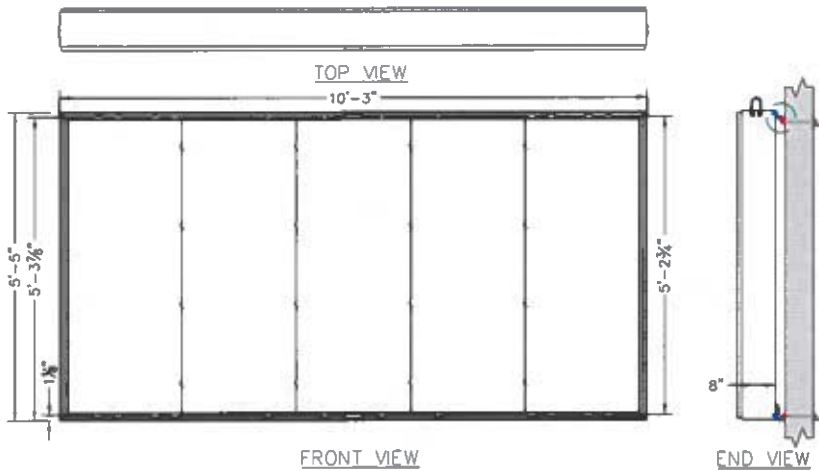
Please attach an accurate, legible plot plan showing the dimensions and locations of structures and improvements of the property to this application.

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: _____

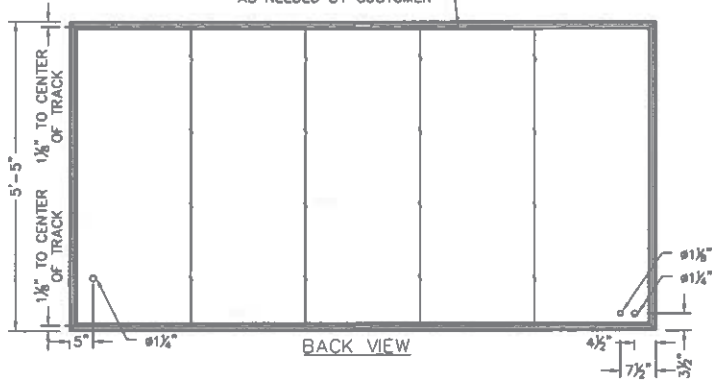


FRONT VIEW

SIGN WEIGHT FOR 16mm, 19mm, & 25mm MODELS
450 lbs. (500 lbs. WITH MOUNTING HARDWARE)

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

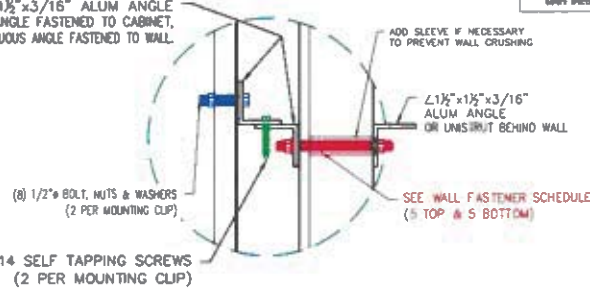
TRACK ACROSS TOP AND BOTTOM BACK FOR 1/2-13NC MOUNTING BOLTS INCLUDING HORIZONTAL PLACEMENT IS ADJUSTABLE AS NEEDED BY CUSTOMER



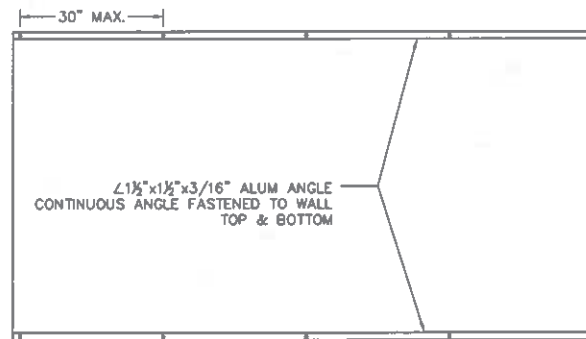
BACK VIEW

| WALL FASTENER SCHEDULE (ALL FASTENERS TO BE NON-CORROSIVE) | | |
|---|---|---|
| | 3/8" Ø THREADED ROD WITH BLOCKING BEHIND WALL | FOR ALL WALL TYPES |
| | 3/8" Ø THREADED ROD WITH BEARING PLATES | FOR WOOD, CMU BLOCK OR CONCRETE WALL SYSTEMS |
| | 3/8" Ø SNAP TOGGLE | FOR HOLLOW CMU OR WALL SYSTEMS w/ MIN 1/2" PLYWOOD SUBSTRATE |
| | 1/4" Ø MASONRY SCREW (TANCON) | FOR USE WITH CONCRETE BLOCK, BRICK OR CONCRETE, 1-3/4" EMBEDMENT MIN. |
| | 3/8" Ø SLEEVE ANCHOR | FOR CONCRETE, MASONRY & BRICK 3-3/4" EMBEDMENT MIN. |

1 1/2" x 1 1/2" x 3/16" ALUM ANGLE CLIP ANGLE FASTENED TO CABINET, CONTINUOUS ANGLE FASTENED TO WALL



MOUNTING DETAIL
NOT TO SCALE



FASTENER LAYOUT

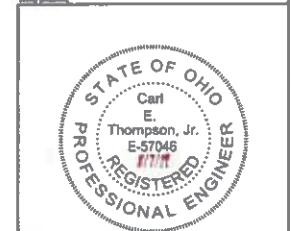
GENERAL NOTES:

- All design, detailing, fabricating and construction shall conform to the following codes and specifications:
 - The 2017 Ohio Building Code.
 - The 2015 International Building Code.
 - American Society of Testing and Materials (ASTM) specifications.
 - Building Code Requirements for Reinforced concrete (ACI 318 - (Current Edition)).
 - Code for Welding in Building Construction of the American Welding Society.
 - Specification for the Design, Fabrication and Erection of Structural Steel for Buildings by the American Institute of Steel Construction (AISC) (Current Edition).
 - Aluminum Association Aluminum Design Manual (2010 Edition).
- Structural Material Specifications:
 - Aluminum shapes shall be selected from 6061-T6 alloy. Welding filler alloy shall be 4043.
 - Structural Steel and Plates shall be ASTM A-36.
 - W-Shape beams shall be (F_y=50 ksi) Minimum.
 - Structural tubing shall be ASTM A-501, Grade B, (F_y=46 ksi).
 - Structural pipe shall be ASTM A-53, Grade B, Type E, (F_y=48 ksi), ASTM A572 Grade 42 (F_y=42 ksi) or ASTM A572 Grade 50 (F_y=50 ksi). (See drawing for individual member specifications).
- High strength bolts for connections shall be ASTM A-325, unless otherwise noted.
- Welding electrodes shall comply with AWS D1.1 (Current Edition), E7018. (All welding to be done by welder certified for specified metal type).
- Design Wind Speed, V_W = 115 MPH (ASCE 7-10) (Equivalent Wind Load, P_W = -31.5 PSF or 32.1 PSF Cat. C @ 30'-0" above the ground (1 See Wind Data.) Exposure C, Risk Category II, S_g = 1.0, G = 0.65.
- Contractor shall verify all dimensions and conditions in the field before erection and notify the Engineer of any discrepancies.

WALL FASTENERS
(5 MIN. TOP & BOTTOM)
(10 TOTAL)

NOTICE:

104 is responsible for sign to wall structural design only. All other responsibility on the responsibility of the sign manufacturer. If the mounting wall is unreinforced or unreinforced, the supplier shall verify the engineer accordingly. This drawing is for permitting purposes only. It is to be the contractor's responsibility to verify the design and construction of the mounting wall.



This form has been electronically signed and sealed by Carl E. Thompson, Jr., P.E. using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

1027 Kerry Andrews Rd
McComb, MS 39648



CLIENT

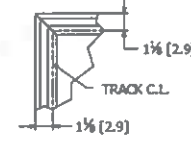
19-070...
August 7, 2019
PROJECT# 1906819
DWG# EB-8702
SCALE: 1/2" = 1'-0"

EMC Wall Sign 5'-5" x 10'-3" Cabinet

Layout & Details

THOMPSON ENGINEERING SERVICES, LLC
P.O. BOX 1500, ENGLEWOOD, TN 37329
PHONE: (423)781-7336 FAX: (423)781-7337

EXTRUDED REAR TRACK DETAILS



NOTES:
1. ELEVATION DIMENSIONS ARE TO CENTER LINE OF TRACK.

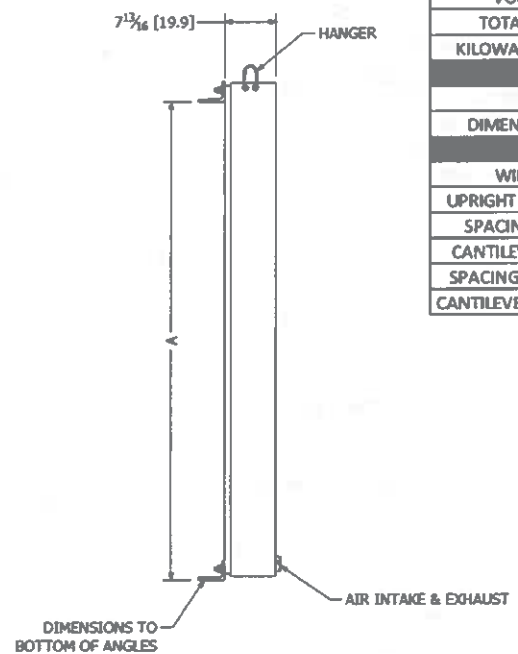
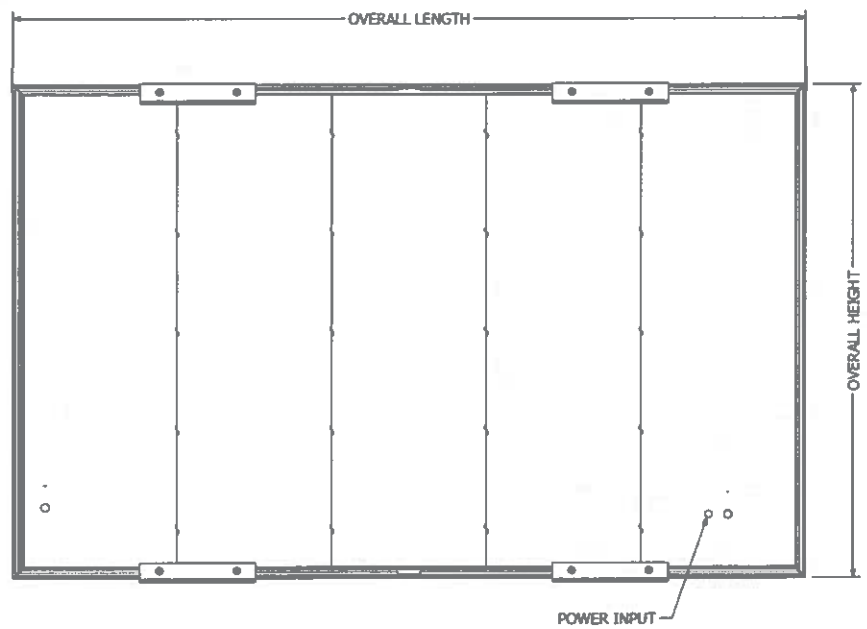
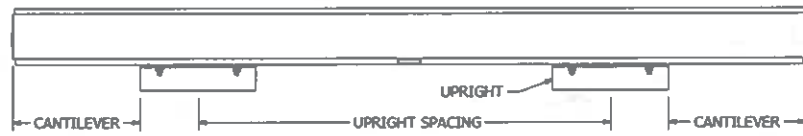
TYPICAL EDGE OF CABINET TO TRACK C.L. OFFSET

| CABINET SPECIFICATIONS | |
|------------------------|----------------|
| SIGN ID | 1452048 |
| OVERALL HEIGHT | 65.00 [165.1] |
| OVERALL WIDTH | 123.00 [312.4] |
| VIEWING HEIGHT | 60.00 [152.4] |
| VIEWING WIDTH | 120.00 [304.8] |
| WEIGHT | 500 lbs. |
| WEIGHT W/HARDWARE | 555 lbs. |

| ELECTRICAL | |
|-----------------|------------|
| VOLTAGE | 120 |
| TOTAL AMPS | 30.0 |
| KILOWATT HR/DAY | 18.7 KWHrs |

| CLAMP LOCATION | |
|----------------|---------------|
| DIMENSION "A" | 62.75 [159.4] |

| WIND LOAD REQUIREMENTS | |
|------------------------|----------------|
| UPRIGHT QTY. (MIN.) | 2 |
| SPACING (MAX.) | 115.20 [292.6] |
| CANTILEVER (MAX.) | 57.60 [146.3] |
| SPACING (OPTIMAL) | 61.50 [156.2] |
| CANTILEVER (OPTIMAL) | 30.75 [78.1] |



4/13/2021 3:03:55 PM



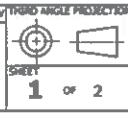
THE INFORMATION, DATA, AND DRAWINGS CONTAINED WITHIN THIS DOCUMENT ARE STRICTLY CONFIDENTIAL AND ARE PROVIDED WITH THE UNDERSTANDING THAT THEY WILL NOT BE DISCLOSED TO THIRD PARTIES WITHOUT THE PRIOR WRITTEN CONSENT OF WATCHFIRE SIGNS, LLC.
ALL INFORMATION, ILLUSTRATIONS, SCREEN SHOTS, DATA, AND DRAWINGS CONTAINED WITHIN COPYRIGHT © 2020 WATCHFIRE SIGNS, LLC. ALL RIGHTS RESERVED.

| DIMENSION STYLE |
|----------------------|
| INCHES [CENTIMETERS] |

| TOLERANCES |
|------------------------------------|
| OVERALL SIGN DIMENSION..... ± 1/4" |
| LINEAR DIMENSION..... ± 1/16" |
| ANGULAR DIMENSION..... ± 1° |
| STRAIGHTNESS..... ± 0.02"/ft. |
| OVERALL DIAGONAL TOLERANCE ± 1/8" |

THIS DRAWING IS FOR THE PURPOSE OF PROVIDING DIMENSIONS ONLY ON WATCHFIRE PRODUCTS. ALL ELEMENTS OF THE SIGN STRUCTURE WILL BE PROVIDED BY OTHERS AND WATCHFIRE MAKES NO GUARANTEE ABOUT THE STABILITY OF THE STRUCTURE FOR THE SITE. ANY INFORMATION PROVIDED RELATING TO THE SIGN STRUCTURE IS FOR ILLUSTRATIVE PURPOSES ONLY.

| MODEL REV | DRAWING REV |
|-----------|-------------|
| 1 | 0 |



| DESCRIPTION | | |
|---|----------------------|--|
| 1 High - 1 Wide - Tall FV (hangers) - Stringers Template | | |
| DATE CREATED: 8/19/2020 | DRAWN BY: T. Prather | PART NUMBER: 1 High - 1 Wide - Tall FV (hangers) - Stringers |
| MULTI LOCATION: Design\9 Users\brand\watchfire\Outgoing Templates\1 High - 1 Wide - Tall FV (hangers) - Stringers.dwg | | |

Watchfire Field Service Technician Responsibilities

- Provide technical support related to sign assembly, mounting and wiring during installation. Technician will explain and offer advice on all aspects of installation.
- The Watchfire Technician is present in an advisory role to the installer, ultimate authority of the installation resides with the installer and electrician on site.
- Train customers on the use of sign scheduling software, Ignite®.

Sign Installer Responsibilities

- Verify winds are not in excess of 15mph at the time of install.
- Lift sign off the truck utilizing lifting points.
- Assemble the sign if shipped in multiple sections. Signs over 10'1" in height and or greater than 48'4" in length are shipped in multiple sections. Signs 10'1" and under in height and also less than 48'4" in length are shipped in one section and do not require assembly.
- Insure the sections are never left to free-stand and are always secured by the crane or framing during the installation and stacking process.
- Attach Watchfire provided camera to the camera boom. Once attached, run the camera cable from the camera, inside the boom and down the entire length of the boom. Secure the camera boom bracket to the sign corner and then attached the camera boom. (Consult the onsite Watchfire technician for alternate mounting locations if required.) Connect the webcam cable to the POW48 inside the sign cabinet.
- Mount the Sign.

Electrician Responsibilities

Pre-install

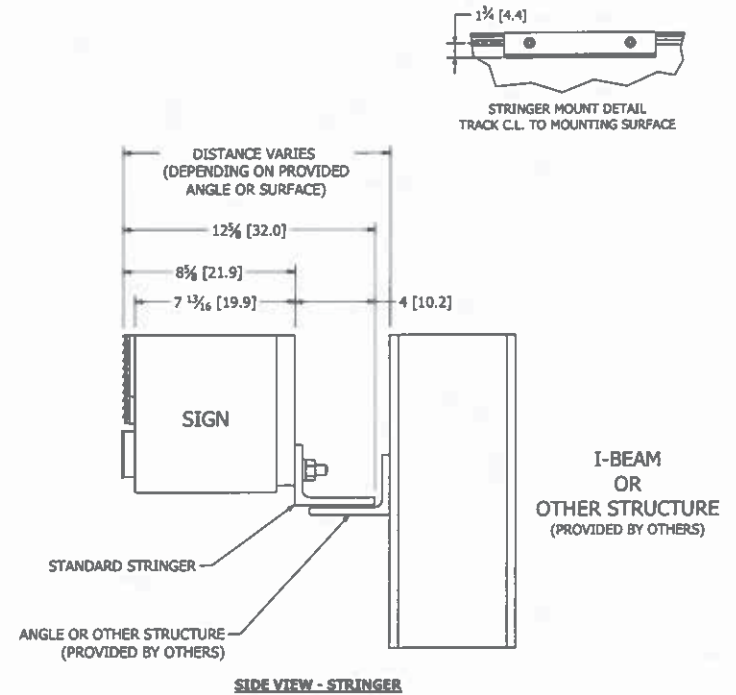
- Install electrical service and meter at jobsite.
- Install main circuit panel.
- Install conduit and wiring from the distribution panel to a junction box at the top of the structure.

Installation Day

- Attach Watchfire provided temperature sensor to the structure. Typically, the sensor will mount easily on the bottom of the catwalk or bottom edge of the sign cabinet. Route the cable through the hole in the bottom of the sign and to the first flare.
- Upon completion of the sign installation, the electrician must run power lines to the disconnects on the back of each sign section.
- Verify all local electrical codes are adhered to.
- Verify the correct voltage and that there are 2 hot-legs, 1 neutral and 1 ground wire.
- Turn on power.
- If power is not applied on the day of install, you MUST contact Watchfire support before cycling power for the first time.

Failure to follow recommended installation procedures could result in voided warranty.

MOUNTING

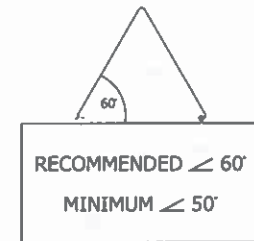


WIND LOAD

IBC2018 AND ASCE7-16
175 MPH 3 SECOND WIND GUST
EXPOSURE C
RISK CATEGORY II
SIGN HEIGHT ABOVE GRADE = 100 FT MAX

THESE CALCULATIONS ASSUME THE SUPPORTING STRUCTURE (DESIGNED BY OTHERS) ALSO MEETS APPROPRIATE CODES, AND THE USE OF A WATCHFIRE PROVIDED MOUNTING SYSTEM.

LIFTING



STRAP LENGTH EQUAL TO HALF OF SIGN LENGTH

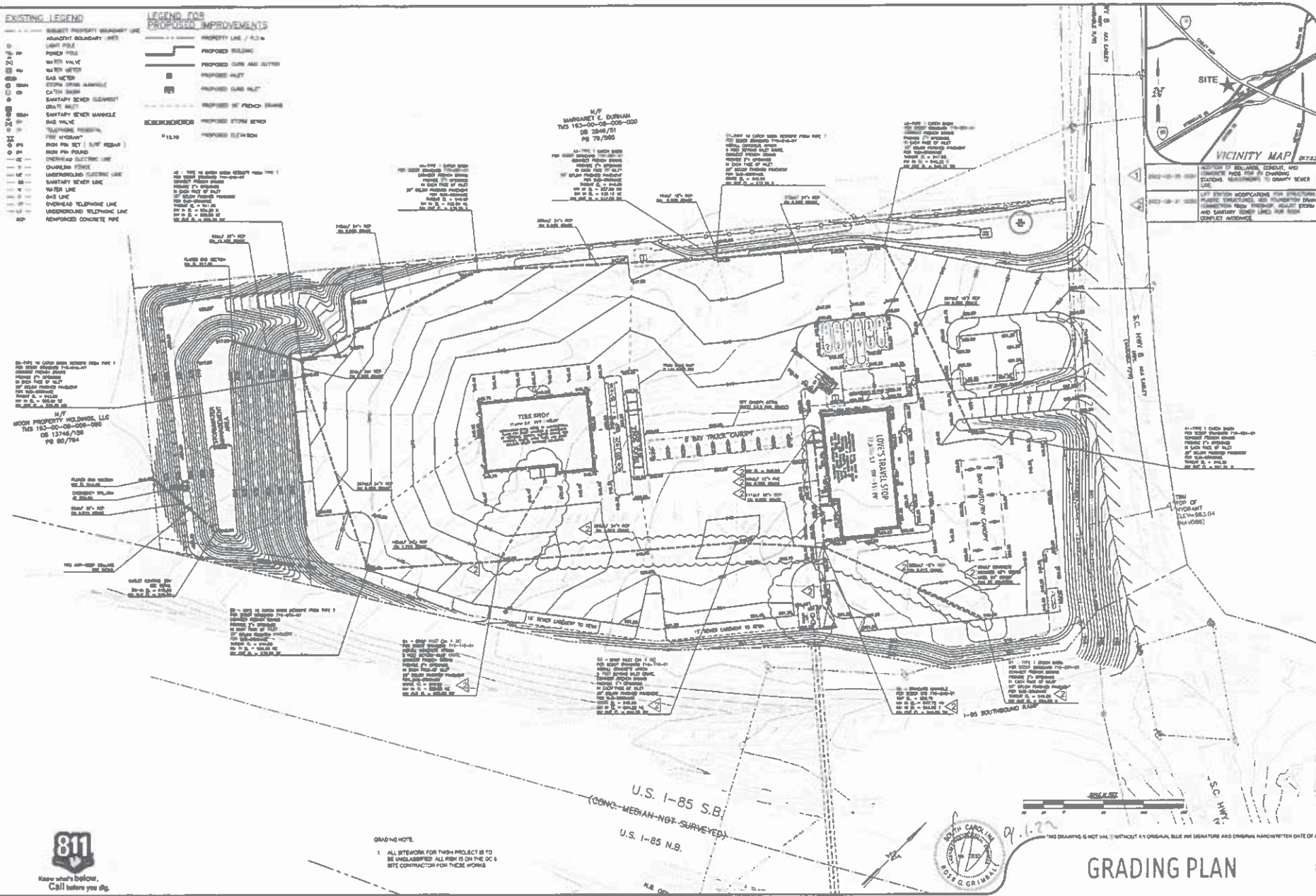
| DIMENSION STYLE | | TOLERANCES | | THIS DRAWING IS FOR THE PURPOSE OF PROVIDING DIMENSIONS ONLY ON WATCHFIRE PRODUCTS. ALL ELEMENTS OF THE SIGN STRUCTURE WILL BE PROVIDED BY OTHERS AND WATCHFIRE MAKES NO GUARANTEES ABOUT THE STABILITY OF THE STRUCTURE FOR THE SITE. ANY INFORMATION PROVIDED RELATING TO THE SIGN STRUCTURE IS FOR ILLUSTRATIVE PURPOSES ONLY. | MODEL | REV | THIRD ANGLE PROJECTION | DESCRIPTION |
|--|--|----------------------------|-------------|---|-------|---|------------------------|-------------|
| INCHES [CENTIMETERS] | | OVERALL SIGN DIMENSION | ± 1/4" | | 1 | 0 | SHEET | MATERIAL |
| ALL DIMENSIONS ARE UNLESS OTHERWISE SPECIFIED, STRINGS UNLESS OTHERWISE SPECIFIED, STRINGS TOLERANCES APPLY TO ALL DIMS UNLESS OTHERWISE SPECIFIED. TOLERANCES DO NOT APPLY TO DIMENSIONS DRG# 000-000 | | LINEAR DIMENSION | ± 1/16" | 2 | OF 2 | DATE CREATED | DRAWN BY | PART NUMBER |
| | | ANGULAR DIMENSION | ± 1° | | | 8/24/2020 | T. Prather | |
| | | STRAIGHTNESS | ± .020"/ft. | | | VALAT LOCATION: Design\@ Users\@ront\Install Drawing Template\1 High - 1 Wide - Tall FV (NSB) - Stringers.dwg | | |
| | | OVERALL DIAGONAL TOLERANCE | ± 1/8" | | | | | |

EXISTING LEGEND

| | |
|-----|---------------------------------|
| --- | ADJACENT PROPERTY BOUNDARY LINE |
| --- | ADJACENT BOUNDARY LINE |
| --- | POWER POLE |
| --- | WATER VALVE |
| --- | WATER METER |
| --- | GAS METER |
| --- | EXISTING DRAIN MANHOLE |
| --- | CATCH BASIN |
| --- | SANITARY SEWER SLEEVES |
| --- | DRINKING WATER |
| --- | SANITARY SEWER MANHOLE |
| --- | GAS VALVE |
| --- | TELEPHONE MANHOLE |
| --- | TELEPHONE |
| --- | IRON PIPE SET / SUMP PUMP |
| --- | PIPE AND FOUND |
| --- | OVERHEAD ELECTRIC LINE |
| --- | CHIMNEY |
| --- | UNDERGROUND TELEPHONE LINE |
| --- | SANITARY SEWER LINE |
| --- | WATER LINE |
| --- | GAS LINE |
| --- | OVERHEAD TELEPHONE LINE |
| --- | UNDERGROUND TELEPHONE LINE |
| --- | REINFORCED CONCRETE PIPE |

LEGEND FOR PROPOSED IMPROVEMENTS

| | |
|-----|--------------------------|
| --- | PROPERTY LINE / P.O.B. |
| --- | PROPOSED BUILDING |
| --- | PROPOSED CURB AND GUTTER |
| --- | PROPOSED ALLEY |
| --- | PROPOSED CURB AND GUTTER |
| --- | PROPOSED UTILITY |
| --- | PROPOSED STORM SEWER |
| --- | PROPOSED TELEPHONE |



RC 200602
 For Professional CDDT
 Area 100
 08-31-2002

RESOURCECONSULTING
 CIVIL ENGINEERING
 6700 Jefferson Highway - Resource Bldg 14
 Raleigh, NC 27615
 Resource@resourceconsulting.com
 Tel: (919) 781-9900 Fax: (919) 786-0411



LOVE'S TRAVEL STOP
 I-85 EXIT 32 @ SC HIGHWAY 8
 ANDERSON COUNTY, SOUTH CAROLINA



GRADING NOTE
 1. ALL SITEWORK FOR THIS PROJECT IS TO BE UNDERTAKEN ALL PERMITS ON THE JOB SITE CONTRACTOR FOR THESE WORKS

GRADING PLAN

C7.0

Staff Report

Application for a Variance – To allow additional freestanding sign

Anderson County Board of Zoning Appeals- District 4

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

Anderson, South Carolina

March 9, 2023

5:15 P.M.

Applicant: Del Lago Ventures Inc.

Owner: Del Lago Ventures Inc.

Property Location: 4535 Highway 81 Anderson SC 29621

Council District: Four (4)

Tax Map Number: 169-00-01-005/ 169-00-01-006

Acreage of Property: 9.40 acres

Current Zoning: Un-Zoned

Land Use: Commercial

Surrounding Zoning Districts: Un-Zoned

Applicant Request: Applicant is requesting a variance to install 290 sq.ft sign in order to match the square footage of a competitors interstate sign along I-85 within this jurisdiction.

Findings of Fact: Under Chapter 24-245 Number. Only one freestanding sign is allowed for each developed site, lot or parcel on which a nonresidential use is constructed. Where a developed site, lot or parcel fronts on more than one publicly dedicated street, one additional freestanding sign is allowed for each street but shall not be located on the same street frontage.

Staff Recommendation:

1. Adequate free-standing signage allowed per current county ordinance would make this property visible to all motorists traveling Hwy. 81.
2. Informational/ Directional signs provided by SCDOT on I-85 will provide advertisement of filling stations on the designated exit therefore an interstate sign will be unnecessary.
3. The site referenced is unapplicable to this variance request due to the fact that the competitor referenced is not in the immediate vicinity and will not impact the development.
4. No physical hardships were presented in order to approve requested variance.
5. The request is not compatible with the spirit and intent of the ordinance.



Variance Application

There is a Variance Application Fee of \$200.00

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Del Lago Ventures, Inc.

Mailing Address: 200 Galleria Parkway, Suite 900, Atlanta, GA 30339

Telephone and Fax: 770-595-0309 E-Mail: tpease@racetrac.com

Owner's Information (If Different from Applicant)

Name: Del Lago Ventures, Inc.

Mailing Address: 200 Galleria Parkway, Suite 900, Atlanta, GA 30339

Telephone and Fax: 770-595-0309 Email: tpease@racetrac.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

12/28/2022
Date

Project Information

Property Location: 4535 N Highway 81, Anderson, SC 29697

Parcel Number(s)/TMS: 1690001005 & 1690001006

County Council District: _____ School District: _____

Total Acreage: 9.4 Current Zoning: Unzoned

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

Purpose of Variance: The Anderson County sign code states that sites that meet the interstate sign requirements will be able to build a 200 SF sign by right. RaceTrac would like to request a variance for a 290SF sign in order to match the square footage of a competitors interstate sign along I-85 within this jurisdiction.

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

Private Covenants or Deed Restrictions on the Property: Yes _____ No _____

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


Applicant's Signature

12/28/2022
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:

With the precedence by the 295SF QuikTrip sign along I-85, we believe we should be allowed

Conditions do not generally apply to other properties in vicinity, as shown by: The QuikTrip interstate sign located at
4535 Liberty Hwy, Anderson, SC 29621

Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows: This ordinance would prohibit our business from advertising fuel prices with the same efficiency as our competitors.

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:

Signage would be placed entirely on the applicant's property. This interstate sign would not impact any of the surrounding developments. In fact, by allowing a larger sign the drivers along I-85 will have an easier time identifying fuel prices while shopping.

The following documents are submitted in support of this application: (Please attach copies of all additional information to this application.) Site Plan & Signage Exhibit.

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

12/28/2022
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: _____

390 SqFt Price Sign - (2) 76" LED - N2

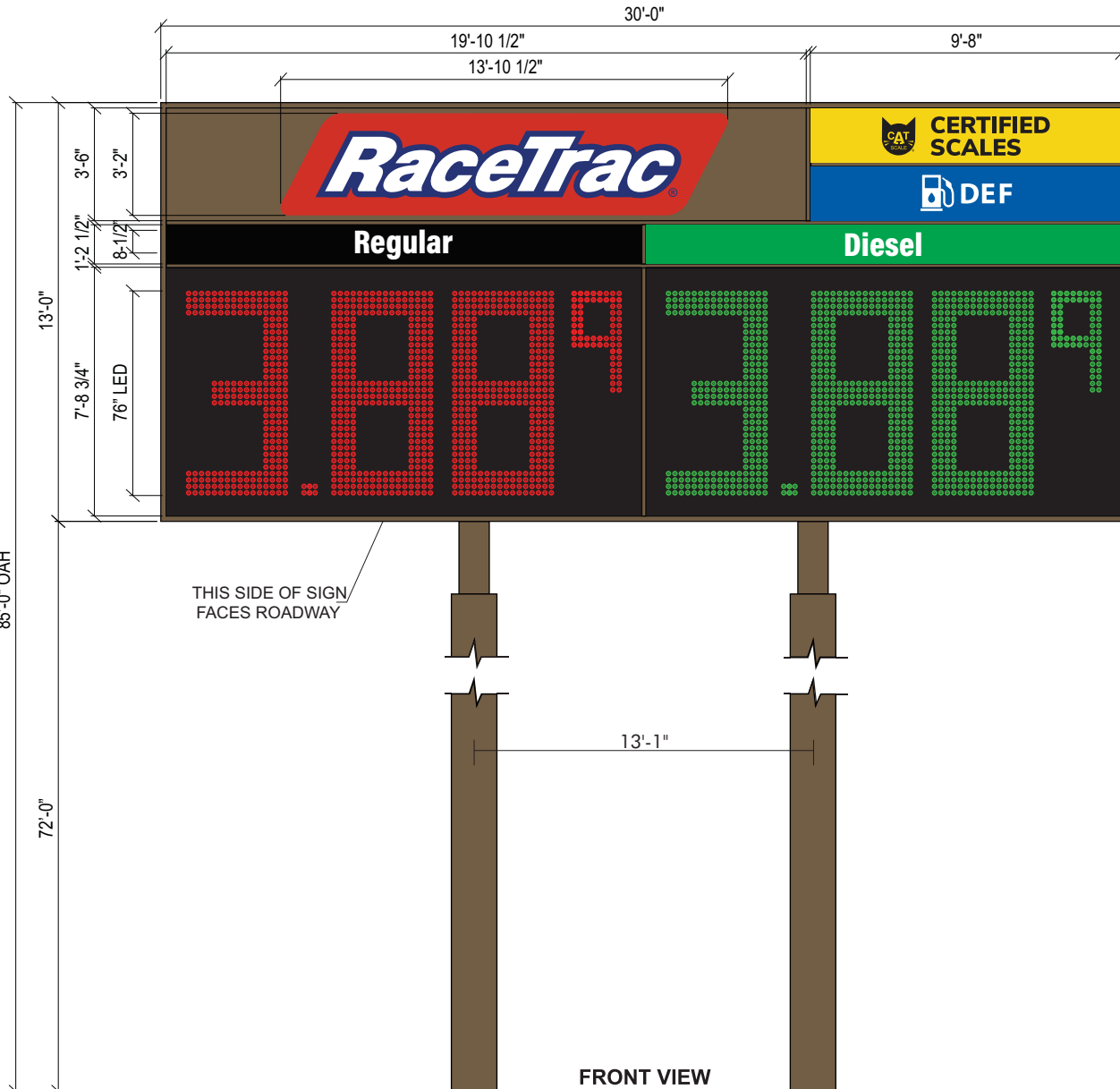
*All sign components to be UL listed. All wiring to conform to UL specifications. Installations to be per NEC requirements. All signs to bear UL labels.

STAMPED, SEALED ENGINEERING REQUIRED

FOUNDATION INFORMATION PROVIDED BY RACETRAC. MANUFACTURER RESPONSIBLE FOR HAVING A LICENSED ENGINEER VALIDATE FOUNDATION DESIGN PRIOR TO INSTALL
DOUBLE FACED

QUANTITY 1

ALL FUEL GRADE PANELS TO BE ACCESSIBLE FROM TOP OF SIGN



Sloan Sign Box 3
LED Interior Illumination

Specifications:

Sign Faces:

- Logo panel: Aluminum panel painted Bronze C3 with parallelogram mounted to the surface. Parallelogram to be channel letter-type construction with .177" thick Polycarbonate face panels with 2nd surface applied translucent vinyl graphics. Parallelogram copy to be digital print provided by Miratec Systems with red background with blue area of logo graphic also printed. Cabinet and trim cap to be painted Red C1.
- Regular Unleaded Product Panel: Solar Grade Polycarbonate; Background to be 1st surface applied opaque vinyl Black C6; "Regular" to be show-through white.
- Diesel Product Panel: Solar Grade Polycarbonate; Background to be 1st surface applied translucent vinyl Green C7; "Diesel" to be show-through white.
- Unleaded 88 Product Panel: Solar Grade Polycarbonate; Background to be 1st surface applied opaque vinyl Black C6; "Unleaded 88" to be show-through white.

Interior Illumination: Sloan Sign Box 3 LED Interior Illumination powered by low voltage power supplies. This is behind fuel grade panels, only.

Sign Frame: 2" x 2" x .25" steel tube with .063 aluminum cladding painted Bronze C3.

Extruded aluminum 1-1/2" wide Divider Bars installed to retain sign panels. Face dividers and retainer to be painted painted Bronze C3.
Sign Support: Internal steel pipe support to be welded to steel saddle bracket at top and bottom of sign frame.

External steel sign support to meet building and local sign codes. Size of steel and footing as required per site requirements.

TRAVEL CENTER; 1/8" white acrylic push thru letters





Staff Report

Application for a Variance – To allow additional wall signs

Anderson County Board of Zoning Appeals- District 5

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

Anderson, South Carolina

March 9, 2023

5:15 P.M.

Applicant: Michael Helvie- Paramount Custom Signs

Owner: Josman Pearman Dairy Road LLC- Papa Bear Car Wash

Property Location: 1500 Pearman Dairy Rd. Anderson SC 29625

Council District: Five (5)

Tax Map Number: 95-12-02-006

Acreage of Property: 1.42 acres

Current Zoning: Un-Zoned

Land Use: vacant

Surrounding Zoning Districts: C-1/ Airport Protected Zone

Applicant Request: Applicant is requesting a variance to allow four (4) wall signs.

Findings of Fact: Under Chapter 24 of the Anderson County Code, Section 24-245 (Permitted Signs), specifically wall signs: Number of signs. Only one projecting sign as defined in section 24-24 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 subsection (1)b of this section.

Staff Recommendation:

1. Neighboring properties have 1 wall sign and a free-standing sign, and the signage would be inconsistent with surrounding properties.
2. Adequate free-standing signage would make this property visible to all motorists traveling Hwy. 28 and Whitehall Rd. alike. and would comply with current county ordinance.
3. By more signage being placed on the building, rather than close to the road it will be more likely to distract drivers by having to look for signage therefore creating a potential traffic safety hazard
4. Applications have been denied previously based on similar variance.
5. No physical hardships were presented in order to approve requested variance.
6. The request is not compatible with the spirit and intent of the ordinance.



Variance Application

Processing Fee: \$200.00

Please submit applications and processing fees simultaneously to avoid delay in processing. Applications can be submitted by email, or if supporting documents (reference page 3) is greater than 11 pages, applications should be mailed or brought in person. For payment cash (in-person only), check (in-person or by mail), and cards (call to pay over phone) are accepted.

1/11/2023

Date Application Received

Application Status (Approved or Denied)

All variance applicants are required to go before the Anderson County Board of Zoning Appeals and must attend the live scheduled Board of Zoning appeals meeting when their request is to be heard. Applicants may be exempt from attending the scheduled meeting for the following reasons only: an unexpected illness or passing of oneself or a loved one or if an applicant is on active military duty or deployed.

Applicant's Information

Name: Paramount Custom Signs - Michael Helvie
Mailing Address: P.O. Box 3875; Anderson, SC 29622
Telephone and Fax: 864-221-4565 E-Mail: michael@signsbyparamount.com

Property Owner's Information

(Only complete if Applicant and Property Owner are not the same)

Name: Josman Pearman Dairy Road LLC - Papa Bear Car Wash
Mailing Address: P.O. Box 1088; Dacula, Ga. 30019
Telephone and Fax: 864-940-0565 E-mail: michael@signsbyparamount.com
Designated Agent Name (Representative of Property Owner): Michael Helvie

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

[Signature]
Owner's or Designated Agent Signature

1/11/23
Date

Project Information

Please indicate Current Use of Property: Commercial or Residential
Property Location: 1500 Pearman Dairy Road; Anderson, SC 29625
Parcel Number(s)/TMS: 095-12-02-006
County Council District: _____ School District: 5
Total Acreage: 1.42 Acres Current Zoning: Unzoned

Requested Variance: Additional wall signs
Please check to indicate if setback variance sign variance or minimum lot size variance

Purpose of Variance: For visibility for traffic going south on Whitehall Road and south on Pearman Dairy Road. Only requesting one road sign. Traffic will be past building before coming to road sign. Need identification before reaching the intersection.

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

Private Covenants or Deed Restrictions on the Property: Yes No

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

If you indicated yes, please provide a copy of your covenants and deed restrictions with this application - pursuant to State Law (Section 8-29-1145; 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.

For a variance to potentially be considered for approval by the Board of Zoning Appeals the applicant must establish a hardship.

Hardship: A hardship relates to the physical characteristics of the property, not the personal circumstances of the owner or user, and the property is rendered unusable without the granting of a variance.

The applicant hereby request a variance to the Board of Zoning Appeals for the following reasons:

What are the extraordinary and exceptional conditions pertaining to the particular piece of property:

Corner lot where there is a lot of traffic and a lot of obstacles such as power poles, red lights, etc. Signage on building will help identify the business instead of folks looking so hard to identify the business that they become distracted in this congested area.

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

Nature of business, traffic and visibility obstacles - allowed two road signs but only requesting one road sign so we can possibly have more wall signage - orientation of building

Reasons why property is prohibited or limited in its uses:

Application of the variance will not be of detriment to adjacent properties 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:

More signage on building will help traffic to identify business rather than distracting them

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

Elevation drawings

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

For Office Use Only:

Application Received by: _____ Date Completed Application Received: _____

Application Fee Amount Paid: _____ Office Number: _____

Scheduled Board Hearing Date: _____ Land Use/Board of Zoning Appeals' Decision: _____

Variance Application Checklist

Anderson County Code of Ordinances Chapter 48 Zoning- Article 9.- Board of Zoning Appeals

Section 9:5.- Powers and Duties

Section 9:5.1 Review. The board shall hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the zoning administrator in the enforcement of this chapter.

Section 9:5.2 Variances. The board of zoning appeals may authorize upon written appeal in specific cases such variance from the terms of this chapter as will not be contrary to the public interest where owing to special conditions, a literal enforcement of the provisions of this chapter would result in unnecessary hardship or peculiar and exceptional practical difficulties.

Before action is taken on a request for a variance, the board shall hold one or more public hearings at which any party may appear in person, by agent, or attorney. The planning commission staff will also refer the request to the appropriate zoning advisory group for review and report to the board of zoning appeals. The zoning advisory group will meet in public sessions and shall provide a written report and recommendation to the board of zoning appeals.

Notice shall be given at least 15 days in advance of a public hearing. The owner of the property for which the variance is requested or their agent shall be notified by mail. Notice of hearings shall be made in a newspaper of general circulation, posted on the property for which a variance is requested, and posted at the Anderson County Square.

In addition, the planning commission staff shall send letters notifying current owners of record of all properties adjacent to and/or within 1,000 feet in any direction of the subject property and provide proof of such mailing.

A variance from the terms of this Ordinance may be granted by the Board upon a finding that:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property.
2. These conditions do not generally apply to other property in the vicinity.
3. Because of these conditions, the application of the chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.
4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the granting of the variance will not harm the character of the district.

The following checklist is to aid the applicant in providing the necessary materials for submittal.

To submit a Variance Application, you must provide the following to the Development Standards Office:

Application Submittal Requirements

- *Completed and Signed Variance Application
- \$200 Processing Fee *Will call w/ ec*
- One (1) Accurate, Legible Plot Plan with Dimensions and Locations of Structures and Improvements of the Property
- Clear Statement of why the variance is being requested
- One (1) Copy of all Private Covenants and Deed Restrictions Related to the property, if applicable (Can be obtained from Anderson County Register of Deeds).
- Written statement from property owner granting permission to allow variance (only needed if applicant and property owner or not the same).

The Development Standards's Staff will recommend approval or denial to the Land Use/Board of Zoning Appeals at a scheduled Public Hearing. Applicants are notified of the date, time, and location of this meeting; and are encouraged to attend, in case questions arise. The Land Use/Board of Zoning Appeals will make the final decision.

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

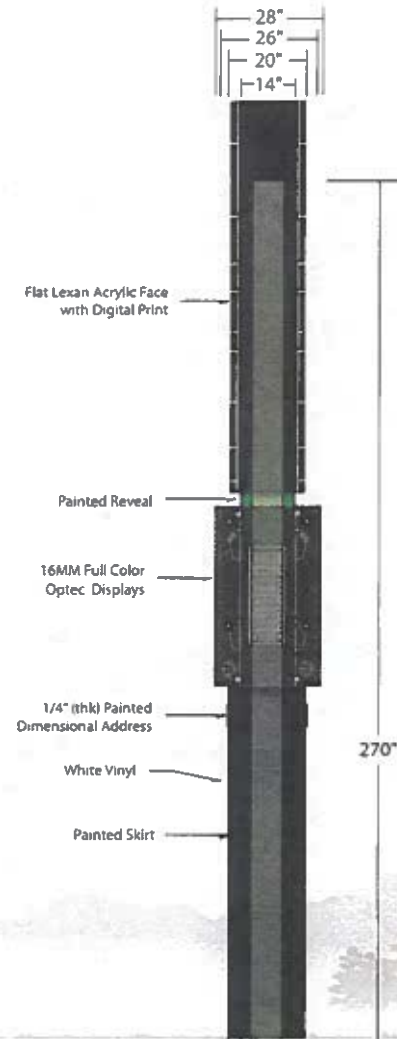
Applicant's Signature

Candice L. Jiggins, Admin

Date

Concept

Qty: 1 - Double Sided
Lit Pylon Sign / EMC Display / New Poles / Painted Skirt
 Scale: 1/4" = 1'

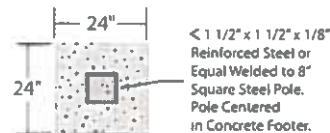


Specifications:

- SKIRT: Aluminum, Paint - MP Black
- ADDRESS: Aluminum, Paint - MP White
- REVEAL: Aluminum, Paint to Match Pantone 7731C
- RETAINERS / RETURNS: Aluminum, Paint - MP Black
- GRAPHICS: Digital Print
- Pantone 7731C
- Pantone 1225C
- Pantone 4625C
- Pantone 463C
- LETTERING: 3M White Vinyl

PRINTED COLORS ARE FOR CONCEPT USE ONLY. ACTUAL COLORS TO BE CONFIRMED PRIOR TO FABRICATION.

3000 PSI Concrete Footing
 < 1 1/2" x 1 1/2" x 1/8" or Equal
 Reinforcement Steel, Minimum.
 Soil to be filled and compacted
 around Footing to hard compaction.
 Weld Reinforcement Steel to Pole.



ARTICLE 600

ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PEARMAN, GEORGIA, SIGNAGE ORDINANCE, CHAPTER 10, ARTICLE 600, WHICH IS INCORPORATED BY REFERENCE INTO THESE CONTRACT DOCUMENTS.

THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN OF THE SIGNAGE AND DOES NOT INCLUDE THE COST OF MATERIALS OR LABOR.

| Wind | Shrapnel | Fire |
|------|----------|------|
| X | X | X |

PLEASE NOT

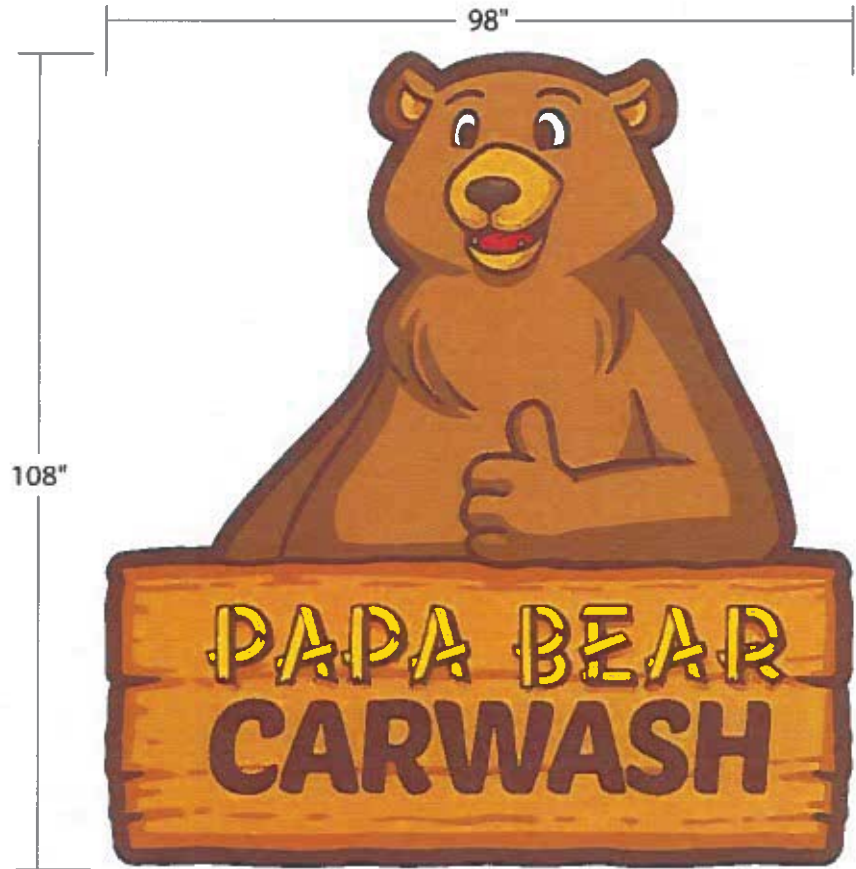
THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. ANY CHANGES TO THIS DRAWING SHALL BE MADE BY THE DESIGNER. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN OF THE SIGNAGE AND DOES NOT INCLUDE THE COST OF MATERIALS OR LABOR.

IF SIGN REQUIRES POWER, SAC INDICATES IS NOT RESPONSIBLE FOR SUPPLYING POWER AND BECAUSE THIS IS A SIGN IF POWER IS WITHIN 2' OF SIGN, SAC INDICATIONS WILL BE MADE UP A TYPE OF METAL.



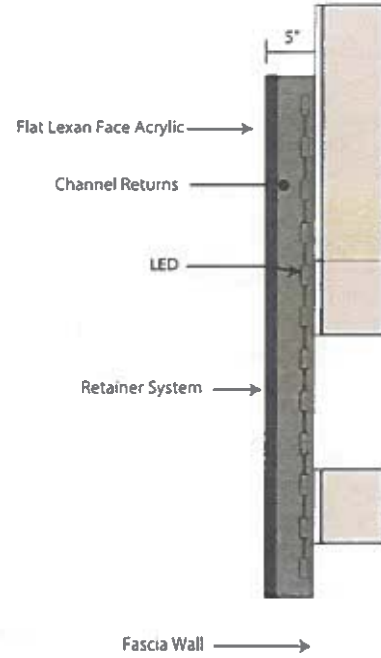
Concept

Qty: 2
Flat Face Acrylic Lit Cabinet
 Scale: 1/2" = 1'

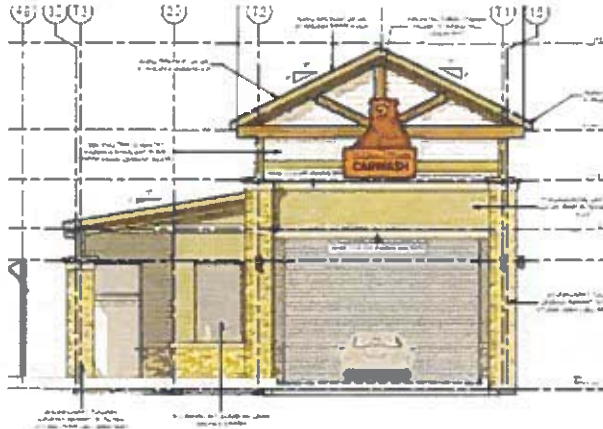


Detail of Side Section

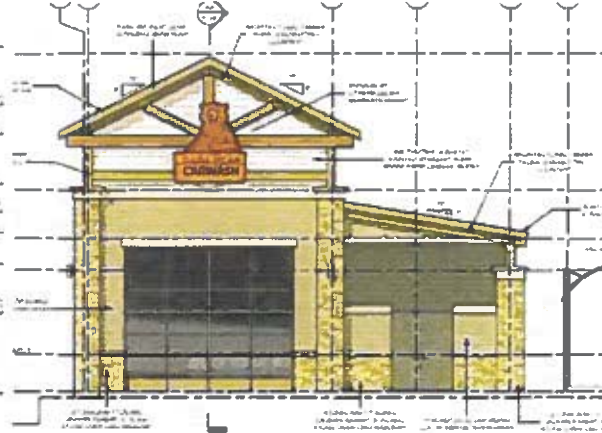
Not to Scale



West Side



East Side



Specifications:

- GRAPHICS:**
 - Digital Print
 - Pantone 7731C
 - Pantone 1225C
 - Pantone 4625C
 - Pantone 463C
- RETAINERS:** Aluminum, Pantone 4625C
- RETURNS:** Aluminum, Paint - MP Black

PRINTED COLORS ARE FOR CONCEPTUAL USE ONLY. ACTUAL COLORS TO BE CONFIRMED PRIOR TO FABRICATION.

PAGES:

2 of 4

DATE:

12/5/22

REVISION DATE

JOB LOCATION:

Pearman Dairy

CONTACT:

Michael Helvie

DRAWING:

Papa Bear Carwash

DESIGNER:



ARTICLE 600

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Work Done By

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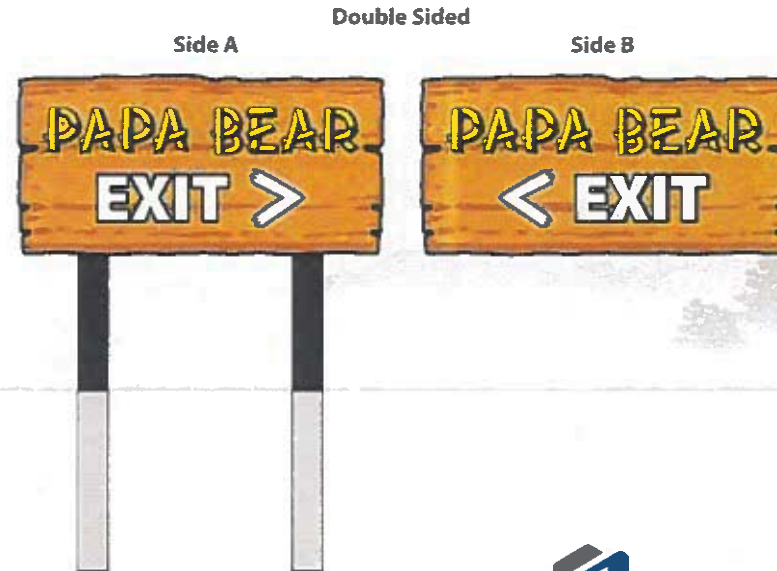
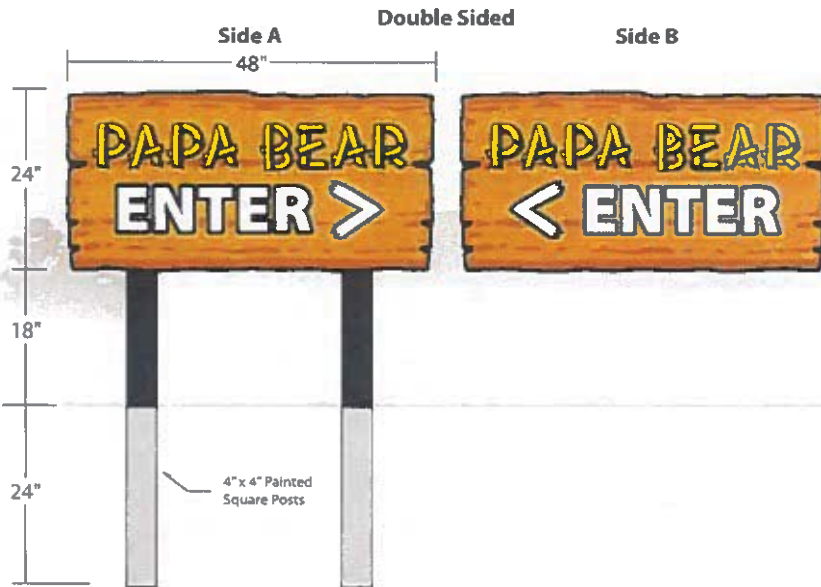
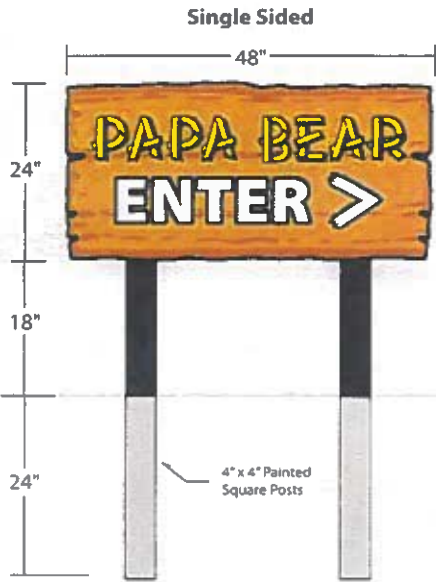
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IF SIGN REQUIRES POWER, SIG INSTALLATION IS NOT RESPONSIBLE FOR SUPPLYING POWER OR FOR OBTAINING NECESSARY PERMITS WITHIN 72 HOURS OF SIGN. SIG INSTALLATION WILL BE UP TO A TIME OF INSTALL.



Concept

Qty: 4
Lit Wayfinding Sign / Painted Posts
 Scale: NTS



ARTICLE 600

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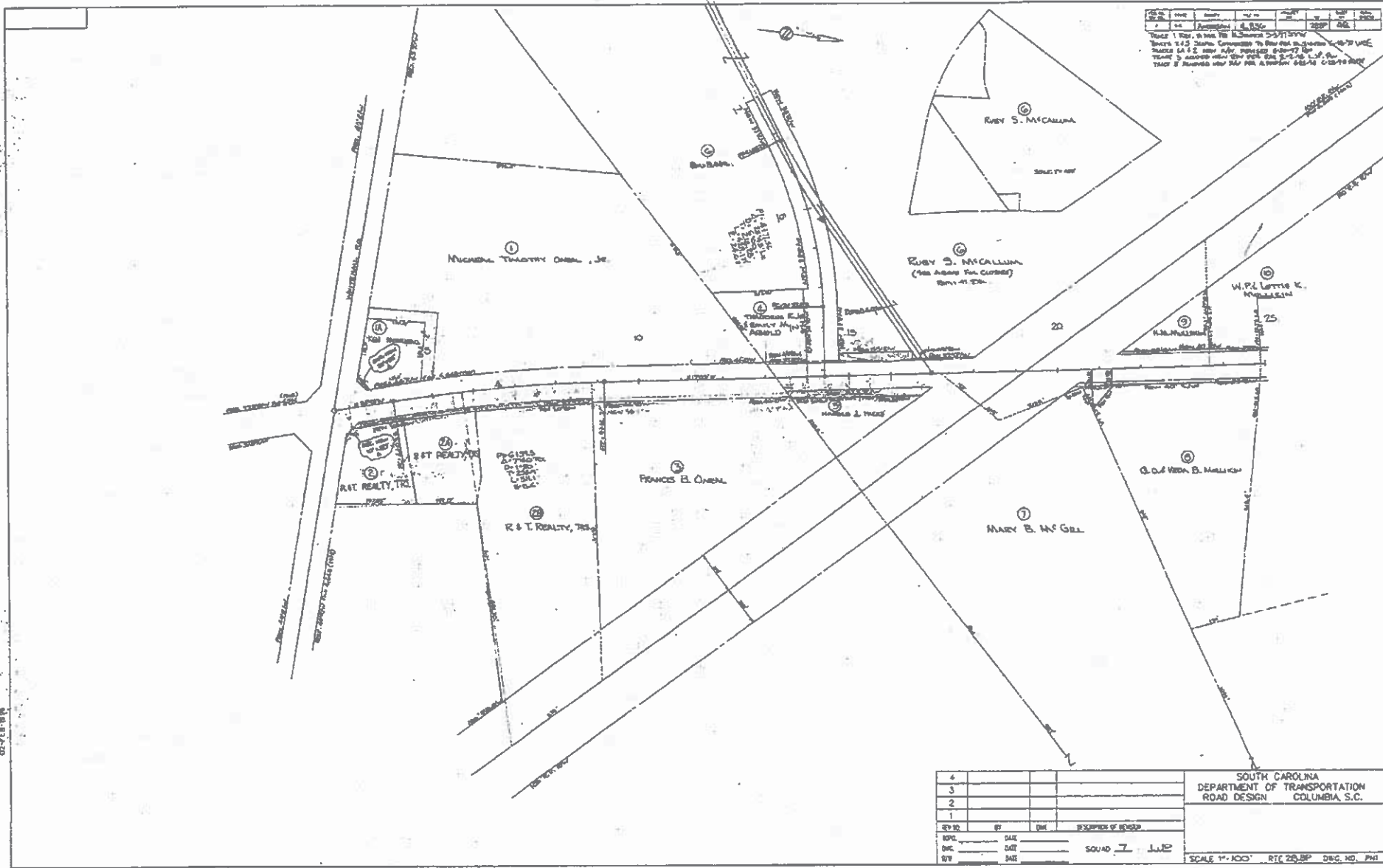
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SOUTH CAROLINA
 DEPARTMENT OF TRANSPORTATION
 ROAD DESIGN
 COLUMBIA, S.C.

SCALE 1" = 100' RTG 20,8P DEC. NO. 041



951202001

951202007

951202004

951202006

951201004

951201009

951402010

951402003

951402011

951402011

26 BYP

REARMAN DAIRY RD

WHITEHALL RD

Airport Prohibited Zone

Q-1

Q-1

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