



MEMORANDUM

ANDERSON COUNTY DEVELOPMENT STANDARDS

DATE: June 1, 2023

TO: Land Use and Zoning Board of Appeals Members

FROM: Tyanna Holmes

SUBJECT: June 8, 2023

The Anderson County Land Use and Zoning Board of Appeals is scheduled to hold its next meeting on **Thursday, June 8, 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 tkholmes@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

Greg Elgin
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

June 8, 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. March 09, 2023 minutes
 - b. April 13, 2023 minutes
 - c. May 11, 2023 minutes forthcoming
- 4.) Public Hearing:
 - a. Variance Request to reduce the front setbacks from 15' to 13' located at 200 Wright School Rd. / TMS 229-00-09-008. Council District 3.
 - b. Variance Request to reduce the front setbacks from 40' to 34' located at 2116 Five Forks Rd. / TMS 141-00-08-032. Council District 4.
 - c. Variance Request to allow an additional wall sign located 1405 James Cox Rd. / TMS 227-00-02-045. Council District 3.
- 5.) Old Business:
- 6.) New Business:
- 7.) Adjournment.

State of South Carolina)
County of Anderson)

ANDERSON COUNTY COUNCIL
BOARD OF ZONING APPEALS MEETING
MARCH 9, 2023

IN ATTENDANCE:

HUBERT MCCLURE, CHAIR
MIKE MILLER, VICE CHAIR
JOHN FARR
RUSSELL BARTON
TONY CIRELLI
BRAD SWILLEN

STAFF PRESENT:

HENRY YOUMAN
BRITTANY MCABEE
TYANNA HOLMES
BRADEN BANNISTER

1 HUBERT MCCLURE: All right. So let's go
2 ahead and call -- and I'll hit this little thing. There we
3 go. And I'm going to go ahead and have the invocation.

4 **INVOCATION BY HUBERT MCCLURE**

5 HUBERT MCCLURE: And approval of minutes.
6 It's been like a month or two since we've been here. And so
7 does anybody have any additions or deletions?

8 TONY CIRELLI: I move for approval.

9 HUBERT MCCLURE: Approval. I've got a
10 motion by Mr. Cirelli.

11 MIKE MILLER: I second.

12 HUBERT MCCLURE: Second by Mr.
13 Miller. All in favor. And there. Is anybody
14 recording? All right. Just want to make sure. We've
15 got to have everything right.

16 All right. The first thing on the agenda is a
17 variance request, Hudgins Lake Road, Council District
18 4. Staff report.

19 HENRY YOUMANS: Mr. Chair, this
20 is a variance request to allow the reduction of a
21 previous granted variance of a side setback on the
22 lower side of the property from 9.5 feet to 5 feet.
23 The applicants are Gary and Marlene Caprini, who are
24 the owners of the property. The property location is
25 there for your looking, viewing. It is Council
26 District 4. Tax map is there for your reference. It
27 is 0.18 acres. Current zoning is unzoned and the land
28 use is residential.

29 The applicants request -- is requesting the
30 variance to reduce the size setback from the
31 previously granted 9.5 feet to 5 feet to allow the
32 construction of an addition to the existing residence.

33 Finding of facts: Under Anderson County Code of
34 Ordinances, Chapter 24, Section 432, Section B,
35 Subsection 5, minimum rear and side setbacks. No
36 residence shall be placed within 10 feet of any side
37 or rear lot line.

38 This is the diagram showing the existing residence
39 plus the addition that will be added on the property.
40 This is the tax map aerial view for your reference.
41 Property highlighted in red. This is another aerial
42 view of the property. It is closer to the lower part
43 of your screen, referencing the actual lot. And a
44 front view of the property as well.

45 Staff recommendation is for approval to amend the
46 previous variance of the north side setback from 9.5
47 feet to 5 feet, with all other conditions to remain
48 unchanged. The applicants were previously granted a
49 variance in January -- on January 10th, 2019,
50 adjusting the north side setback from 10 feet to 9.5

1 feet. And the south side setback from 10 feet to 7
2 feet. The applicant's neighbor added a sidewalk on
3 their property that changed the property line as shown
4 on the previous slides. The lot is now a non-
5 conforming parcel and the proposed addition will not
6 meet the previous setbacks with the new property line.
7 The applicant has demonstrated this hardship for his
8 request. There would be no adverse effects or any
9 additional properties if the variance is granted. The
10 Board has granted similar variances for requests and
11 it is consistent with approval. And they would be
12 required to get a building permit from Building and
13 Codes and a compliance letter from Development
14 Standards.

15 Mr. Chair, this is your presentation.

16 HUBERT MCCLURE: Thanks, Staff.
17 Okay. At this time we'll open up the public hearing
18 for anyone speaking against. Is there anyone speaking
19 against this variance request? Okay. We'll close the
20 public hearing and reserve questions for Mr. or Ms. --
21 I think he said Caprini. I hope I said that correct.

22 MR. CAPRINI: You did. That's
23 right.

24 HUBERT MCCLURE: Okay. Unless we
25 got questions -- anybody got questions from the Board?
26 Okay. What's the feeling of the Board?

27 TONY CIRELLI: I recommend
28 approval.

29 HUBERT MCCLURE: I got a
30 recommendation of approval from Mr. Cirelli.

31 BRAD SWILLEN: Second.

32 HUBERT MCCLURE: Second. Who
33 said that? Mr. Swillen. All those in favor, uplifted
34 hand. Okay. That passes.

35 Next is variance request, 1213 Andersonville Road.
36 Staff report.

37 HENRY YOUMANS: Mr. Chair, this
38 is a variance request. The applicant is Sharon
39 Radtke. The address is 1213 Andersonville Road in
40 Townville. Council District 4. Tax map number is
41 there for your reference. The property description is
42 a .25 acre parcel. It's currently unzoned. And the
43 land use is residential.

44 The applicant is requesting the reduction of the
45 side setback from 10 feet to 4 feet to allow the
46 construction of a deck to the existing residence. As
47 stated in the previous presentation under Anderson
48 County Code of Ordinances under Chapter 24, Section
49 432, Section B, Subsection 5, no residence shall be
50 placed within ten feet of a side or rear property

1 line.

2 This is a diagram of the existing residence
3 showing the proposed construction of the deck on the
4 bottom half of the current residence and how that is
5 to be placed next to that property line showing at
6 least 4 feet. This is an aerial view of the property
7 with the tax map as reference.

8 Staff recommendation is for approval to reduce the
9 side setback from 10 feet to 4 feet for the
10 construction of the proposed deck. The applicant has
11 a non-conforming lot of record with irregular lot
12 lines. The placement of the utility easement and the
13 placement of the septic tank would not allow the
14 construction of the deck on any other part of the
15 parcel. The applicant has demonstrated this hardship
16 for the request. There are no adverse effects on any
17 adjacent properties. The Board has granted similar
18 approvals and requests to be consistent. And a
19 building permit would be required from Building and
20 Codes and a compliance letter from Development
21 Standards. This is your presentation.

22 HUBERT MCCLURE: Thanks, Staff.
23 Okay. We'll open up the public hearing. As I said
24 before, anyone here speaking against this variance
25 request? Anyone speaking against? Okay. We'll close
26 the public hearing and reserve questions for Ms.
27 Radtke, as well as staff. Is there any questions from
28 the Board. All right. What's the feeling of the
29 Board?

30 MIKE MILLER: I make a motion
31 to approve.

32 HUBERT MCCLURE: Mr. Miller has
33 made a motion to approve.

34 JOHN FARR: Second.

35 HUBERT MCCLURE: Second by Mr.
36 Farr. All those in favor? And it passes.

37 Next is a variance request on Forest Drive,
38 Council District 4. What y'all doing in 4? Y'all
39 just having all kinds of variance requests up there.

40 TONY CIRELLI: It's active --

41 HUBERT MCCLURE: It's active.

42 Okay. Go ahead, Staff.

43 HENRY YOUMANS: Mr. Chair, the
44 applicant's name is Miranda Pittman. The property
45 address is 107 Forest Drive in Townville. Council
46 District 4. Tax map number is there for your
47 reference. And the property description is .58 acres.
48 It's currently unzoned and the land use is
49 residential.

50 The applicant is requesting a variance to reduce

1 the side setback from 10 feet to 5 feet to shift the
2 property line to maintain an erosion control plan
3 currently in place for the adjacent property. As
4 stated in the previous presentation under Anderson
5 County Code of Ordinances, Chapter 24, Section 432, B,
6 Subsection 5, no residence shall be placed within 10
7 feet of a side or rear line. This is a plot plan
8 layout of the actual parcel. This is a subdivision
9 ---

10 HUBERT MCCLURE: Whew. That's
11 what I was -- that's what I was looking at, the plat.
12 Go ahead.

13 HENRY YOUMANS: This is the
14 subdivision map of the area in question, including the
15 parcel. This is the tax map aerial view of the lot.
16 And an aerial view of the lot within the Shenandoah
17 Subdivision.

18 Staff's recommendation is for approval to reduce
19 the size of the back from 10 feet to 5 feet with all
20 other conditions to remain unchanged in accordance
21 with the restrictive covenants for Shenandoah. The
22 applicant's neighbor has an erosion control drainage
23 easement that is on their existing property to control
24 erosion on the neighbor's property. The covenants of
25 the neighborhood require a 10 foot setback which is
26 consistent with the ordinance for all buildings and
27 parcels located in the subdivision. If the variance
28 is granted, it would allow for the adjustment of the
29 side property line to not disturb the erosion drainage
30 system for the adjacent property. By adjusting the
31 property line, it will accommodate this condition and
32 the residence would no longer meet the setback of 10
33 feet as per the restrictive covenants and the county
34 ordinance. Applicant has demonstrated this is a
35 hardship. There are no adverse effects to the
36 adjacent properties if it is granted. The Board has
37 granted similar variance requests and a new summary
38 plat would be required for approval from Development
39 Standards and to be recorded in the Register of Deeds
40 for the public record.

41 This is your report.

42 HUBERT MCCLURE: Thank you, Henry.
43 All right. At this time we'll open up the public
44 hearing for anyone speaking against this variance
45 request. Okay. Since there's no one speaking
46 against, we'll close the public hearing and reserve
47 questions for Ms. Pittman, as well as staff. What's
48 the feeling of the Board? Any questions or --

49 RUSSELL BARTON: I do have one
50 question.

1 HUBERT MCCLURE: Okay. Go ahead.
2 RUSSELL BARTON: As it relates to
3 covenants in the neighborhood, I certainly understand
4 what we're trying to do here. And it says we've
5 certainly allowed other variances that are similar to
6 this, but have those variances also gone against the
7 covenants of the neighborhood?
8 HENRY YOUMANS: I think in this
9 particular instance because of this erosion control
10 plan was part of the original development, somehow
11 when the plat was done, they did not consider that lot
12 line and it ended up being on their property.
13 RUSSELL BARTON Okay.
14 HENRY YOUMANS: So that's the
15 reason for that. So if they want to do any future
16 expansion, they wanted to make sure that they did not
17 disturb that plan that was already in place for the
18 erosion.
19 HUBERT MCCLURE: Go ahead, Tony.
20 Does that answer your question.
21 TONY CIRELLI: Yeah.
22 I'm kind of on the same wave link that you are. The
23 deed restrictions, we can't do anything about deed
24 restrictions. We can allow, disallow the setback.
25 HUBERT MCCLURE: We can do this.
26 We can do the setback.
27 TONY CIRELLI: As per the
28 county zoning ordinance, Land Use Ordinance, but we
29 can't do anything to assist with deed restrictions.
30 HENRY YOUMANS: This does not
31 change anything else in the covenants. Everything
32 else applies to the property.
33 HUBERT MCCLURE: Yeah. All we're
34 doing is the setback.
35 RUSSELL BARTON: Okay.
36 HENRY YOUMANS: That setback for
37 that ---
38 RUSSELL BARTON: Okay. I just
39 want to make sure I'm clear.
40 HUBERT MCCLURE: Yeah. Yeah, we
41 don't reach that far. All right. What's the feeling
42 of the Board?
43 RUSSELL BARTON: I make a motion
44 to approve.
45 HUBERT MCCLURE: We have a motion
46 to approve. Second?
47 MIKE MILLER: I second.
48 HUBERT MCCLURE: We've got a
49 second. All those in favor? And that approves.
50 Okay. Easley Highway, variance request.

1 BRADEN BANNISTER: This is an
2 application for a variance to allow additional wall
3 signs. Your applicant is Gator Sign Company. And
4 current owner is Love's Travel Stop. The property
5 location is 1805 Easley Highway, Piedmont. Council
6 District 4. It's currently unzoned. The applicant
7 request to install one single-sided EMC, Electronic
8 Message Center, sign on the tire shop. Finding of
9 Facts: Under Chapter 24 of the Anderson County Code
10 of Ordinances, Section 24-245, Permanent Signs,
11 specifically wall signs, number of signs, only one
12 projecting wall sign as defined in Section 24-24 is
13 allowed per building frontage, except for shopping
14 centers, which may have one projecting sign for each
15 business use, plus one aggregate free-standing
16 business identification sign for their shopping center
17 as describe in Section 1(b) of this section.

18 This is the layout of the tire shop and the
19 center. Underneath the Speedco sign is where the EMC
20 will be placed. That's the layout of the rear and the
21 sign, as well, and a layout of the property. Shown
22 here is an aerial view of the tax map and the parcel
23 in question is highlighted in red.

24 Staff recommendation is for denial for the
25 following reasons. Neighboring properties have one
26 wall sign and one freestanding sign and the sign will
27 be inconsistent with surrounding properties. A
28 variance was previously granted for this location in
29 August of 2022 to mirror an existing location at 4238
30 Old Dobbins Bridge Road in Fair Play. And by granting
31 this variance, it will be no longer in compliance with
32 the previously granted variance. The request is non-
33 compatible with the spirit and intent of this
34 ordinance. And no physical hardships were presented
35 in order to approve their requested variance.

36 This is your staff report.

37 HUBERT MCCLURE: Thank you, sir.
38 All right. I will open up this public hearing on this
39 variance request. Is there anybody here speaking
40 against? Anyone speaking against? Okay. At this
41 time we'll close the public hearing and reserve any
42 questions for -- I don't know who's here for Love's
43 Travel Stop. Anybody? Okay. Then we'll reserve
44 questions for staff if there is any. Any questions
45 from the Board?

46 MIKE MILLER: I won't vote on
47 it.

48 HUBERT MCCLURE: You're going to
49 abstain?

50 MIKE MILLER: I'll abstain.

1 I've been working on the job.
2 HUBERT MCCLURE: Okay. So what's
3 the feeling of the Board?
4 BRAD SWILLEN: I recommend
5 approval.
6 HUBERT MCCLURE: You recommend
7 approval?
8 BRAD SWILLEN: Uh-huh.
9 (Affirmative response.)
10 HUBERT MCCLURE: Okay. Do we have
11 a second? Do we have a second? Okay. We do not have
12 a second. I'll ask one more time. Do we have a
13 second? Okay. We do not have a second so that motion
14 dies.
15 Okay. Well, do we have a feeling from the Board?
16 Anybody else got a motion?
17 BRAD SWILLEN: I would make a
18 motion to deny.
19 HUBERT MCCLURE: We have a motion
20 to deny. Do we have a second? I'm going to be the
21 tiebreaker. I'm going to make -- I'm going to second
22 it. All those in favor by uplifted hand. All those
23 denied or all those against? Mr. Cirelli and one
24 abstention. Mr. Miller abstention.
25 Okay. Next -- and I done lost my paper. Where
26 did it go. I think I just -- I know this one is in
27 District 5. Yeah. Variance request, 1500 Pearman
28 Dairy. Staff report.
29 BRADEN BANNISTER: This is an
30 application for a variance to allow additional wall
31 signs. The applicant is Michael Helvie with Paramount
32 Custom Signs. The owner is Josman Pearman Dairy Road,
33 LLC, Papa Bear Car Wash. The property location is
34 1500 Pearman Dairy Road, Anderson. Council District
35 5. Currently unzoned.
36 The applicant request -- is requesting a variance
37 to allow four wall signs. Finding of facts: Under
38 Chapter 24 of Anderson County Code of Ordinances,
39 Section 24-245, permanent signs, specifically wall
40 signs, the number of signs, only one projecting sign
41 as defined in 24-24 is allowed per building frontage,
42 except for shopping centers, which may have one
43 projecting sign for each business use plus one
44 aggregate freestanding business identification sign
45 for the shopping center as prescribed in subsection
46 1(b) of this section. And this is -- the next couple
47 of slides are just what's being proposed for the
48 location itself.
49 And keep in mind, these directional signs here are
50 not going to be permitted. So just the ones that's in

1 reference are the -- this one here and this one here.
2 There will be two of each.
3 HUBERT MCCLURE: Okay. I got a
4 question.
5 BRADEN BANNISTER: Uh-huh.
6 (Affirmative response.)
7 HUBERT MCCLURE: I don't know if
8 -- I'm just trying to follow. You're not worried
9 about the directional signs.
10 BRADEN BANNISTER: Correct.
11 HUBERT MCCLURE: Just the two bear
12 signs and the two car wash signs?
13 BRADEN BANNISTER: Correct.
14 HUBERT MCCLURE: They're wanting
15 to put one on each side?
16 BRADEN BANNISTER: There's one on
17 each end of the building, but these -- the two bears
18 will be on each end of the building. And then
19 according to what was submitted, a car wash will be on
20 each side of the building. One on each side.
21 HUBERT MCCLURE: Okay. Can I put
22 -- can he put this in perspective? I can't remember.
23 I went by there the other morning. I think it's going
24 parallel to 28, right?
25 BRADEN BANNISTER: Correct.
26 HUBERT MCCLURE: So they're
27 wanting to put the bear sign on the back going toward
28 Clemson and on the front, which is on Whitehall,
29 correct?
30 BRADEN BANNISTER: Correct. So ---
31 HUBERT MCCLURE: And the car wash
32 on one side facing 28?
33 BRADEN BANNISTER: Yeah. And the
34 other ---
35 HUBERT MCCLURE: And the other one
36 facing Farm Bureau?
37 BRADEN BANNISTER: Correct.
38 HUBERT MCCLURE: Okay.
39 BRADEN BANNISTER: This is
40 information that would have been submitted through DOT
41 showing the layout of the road and right-of-way
42 information, along with this, as well. And this is
43 the layout of the property showing where the signs
44 will be located on the property, as well as the
45 building itself.
46 And this is an aerial view showing the property.
47 And if you also see across the road where QT is now,
48 you have C1, which is in an also air -- airport
49 protected zone.
50 Staff recommendation is for denial of the variance

1 request for the following reason. Neighboring
2 properties have one wall sign and one freestanding
3 sign. And the signs would be inconsistent with
4 surrounding properties. Adequate freestanding signs
5 would make this property visible to all motorists
6 traveling on Highway 28 and Whitehall Road alike and
7 would comply with current county ordinance. By more
8 signs being placed on the business, rather than close
9 to the road, it will be more likely to distract
10 drivers by having to look for signage, therefore
11 creating a potential traffic safety hazard.
12 Applications have been denied previously based on
13 similar variances. No physical hardships were
14 presented in order to be approved for this variance.
15 And the request is not compatible with the spirit and
16 the intent of this ordinance.

17 This is your staff report.

18 HUBERT MCCLURE: Thank you, sir.

19 MIKE MILLER: I have a
20 question. Where's the freestanding sign located at
21 when we look at it.

22 BRADEN BANNISTER: The freestanding
23 sign is going to be the bottom right corner.

24 HUBERT MCCLURE: Down in the
25 intersection?

26 BRADEN BANNISTER: Is what it
27 appears to be, yes.

28 HUBERT MCCLURE: Yeah. Right
29 here. I think that's it.

30 BRADEN BANNISTER: It just says
31 sign, I believe.

32 HUBERT MCCLURE: Yep.

33 MIKE MILLER: And that's on the
34 28 side, not Whitehall?

35 HUBERT MCCLURE: And that's not
36 the problem. The problem is the four signs they want
37 to put on the wall.

38 MIKE MILLER: Correct. I just
39 wanted to know because you've got one big sign already
40 standing up.

41 HUBERT MCCLURE: Yeah. That's
42 going to be on 28?

43 BRADEN BANNISTER: Yeah. That's
44 going to be -- yeah. That appears to be at the
45 corner.

46 HUBERT MCCLURE: Okay. Let's go
47 ahead and open up the public hearing and see if
48 there's anyone here speaking against. Okay. No one's
49 speaking against. So we'll reserve questions. We'll
50 close the public hearing and reserve questions.

1 Anyone here speaking for the sign company? Y'all
2 come on up and have a seat just in case we have
3 questions.
4 I'm going to go ahead and say what I'm going to
5 say because one, that intersection, thanks to
6 McDonald's has become confunction junction junior. I
7 mean it's done -- it's, it's, it's just like down
8 there at 28 and 81. And you're going to have enough
9 confusion as it is. So I understand having a sign on
10 the end going toward Clemson Boulevard. I have a sign
11 -- I have no problem with the sign going on toward
12 Whitehall. I don't know why you've got to have a sign
13 going to Farm Bureau because you can't see anything.
14 But I have no problem with that. I don't know why you
15 need four signs. Why do you need four? Why do you
16 need that sign that's right in Farm Bureau's -- I mean
17 ---
18 ASHTON HINES: Yes, sir.
19 HUBERT MCCLURE: --- I know when
20 you come down Whitehall you see Farm Bureau. You
21 don't -- I mean, I just wonder why you need that sign.
22 ASHTON HINES: Yes, sir. We're
23 just trying to make all of our locations uniform. So
24 similar to our Clemson Boulevard project and the two
25 -- the other additional location in Easley and under
26 construction on Wade Hampton, all of those signs are
27 ---
28 HUBERT MCCLURE: Okay. So the one
29 on Clemson Boulevard, does it have that?
30 ASHTON HINES: Yes, sir.
31 BRADEN BANNISTER: It does not. It
32 has one of the bears and it has one of the car washes.
33 But the other does not. However, this does not fall
34 under our jurisdiction so ---
35 HUBERT MCCLURE: So Clemson
36 Boulevard ---
37 BRADEN BANNISTER: That's city.
38 HUBERT MCCLURE: Okay. Well,
39 that's your answer right there.
40 JOHN FARR: Is Clemson
41 Boulevard in the city?
42 BRADEN BANNISTER: Yeah.
43 JOHN FARR: I was getting
44 ready to say, they don't have but that one big sign.
45 HUBERT MCCLURE: They're talking
46 about on the walls.
47 JOHN FARR: Yeah.
48 HUBERT MCCLURE: Yeah. You'd have
49 to look at it. I don't know.
50 MIKE MILLER: Get her to state

1 her name.
2 HUBERT MCCLURE: Oh, yeah. Your
3 name. I'm sorry.
4 ASHTON HINES: Ashton Hines.
5 HUBERT MCCLURE: Say it one more
6 time.
7 ASHTON HINES: Ashton Hines.
8 HUBERT MCCLURE: Hines?
9 ASHTON HINES: Yes, sir.
10 HUBERT MCCLURE: Okay, Ms. Hines.
11 Any questions for her? I just wanted to ask that one
12 question.
13 ASHTON HINES: No, that's fine.
14 Thank you.
15 HUBERT MCCLURE: Anybody got a
16 question for her?
17 JOHN FARR: I just think that
18 one sign in the front. That's going to cover 28?
19 HUBERT MCCLURE: Yeah.
20 JOHN FARR: Needed and
21 obvious, but that's what everybody's going to see.
22 HUBERT MCCLURE: Well, like I
23 said, I know why they're putting one on that end of
24 the -- and first of all, I don't have problems with
25 people putting -- you know, it's your building. I'm
26 very liberal when it comes to signage. But at the
27 same time, I don't understand why you need a sign
28 going to Farm Bureau.
29 ASHTON HINES: Visibility. It's
30 where that road ---
31 HUBERT MCCLURE: Yeah. But it's
32 not -- I mean -- okay. Yeah. I understand. The more
33 you see, I understand. But one, people ain't going
34 through that -- they're not going to go through that
35 intersection at 50 miles an hour, because you can't.
36 All right. And if you go through there at 50 miles an
37 hour you're going to have a wreck.
38 ASHTON HINES: Agree.
39 HUBERT MCCLURE: So everybody's
40 going through that intersection at about 25 to 30
41 miles an hour. So I don't think there's a visibility
42 problem when you've got 15 signs all around it. And
43 then you've got three signs -- I mean, I'm just
44 stating a fact. And -- anyway.
45 Anybody -- what's the feeling of the Board? I
46 have a -- I'll do -- I'll make a motion that we accept
47 the two bears -- I'm just going to talk plain. We
48 accept the two bears and the one car wash. I don't
49 think the other car wash is needed facing Farm Bureau.
50 So I make a motion that we, that we accept the

1 variance with the amendment, that it doesn't need a
2 car wash going to Farm Bureau, okay? Whatever you
3 want -- however you want to word that. Is that okay,
4 y'all? Can y'all word that the way you need to word
5 it?

6 ASHTON HINES: Yes, sir.
7 HUBERT MCCLURE: Okay. Do I have
8 a second?

9 TONY CIRELLI: Yeah.
10 HUBERT MCCLURE: Second by Mr.
11 Cirelli. All those in favor, show by uplifted hand.
12 And that's it.

13 All right. Now, and those people that are here
14 waiting, we'll sign the letters for you and you can
15 have it afterwards.

16 Any new business or old business from staff?

17 BRITTANY MCABEE: No, sir.

18 HUBERT MCCLURE: All right. Do we
19 have a motion to adjourn?

20 MIKE MILLER: I make that
21 motion.

22 HUBERT MCCLURE: And second?

23 JOHN FARR: Yes, sir.

24 HUBERT MCCLURE: All in favor by
25 uplifted hand. Thank you.

26
27 **(MEETING ADJOURNED AT 5:43 P.M.)**

STATE OF SOUTH CAROLINA)
COUNTY OF ANDERSON)

ANDERSON COUNTY
LAND USE AND BOARD OF ZONING APPEALS
APRIL 13, 2023

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

ALSO PRESENT:
TIM CARTEE
HENRY YOUMANS
TYANNA HOLMES
BRADEN BANNISTER

1 HUBERT MCCLURE: Call meeting
2 to order. And we will have the agenda. And I will do
3 the invocation. Let us pray.

4 **INVOCATION BY HUBERT MCCLURE**

5 HUBERT MCCLURE: Approval of
6 minutes. Does anybody have any deletions or additions
7 to the minutes? Okay. Do we have a motion to accept
8 the minutes?

9 JOHN FARR: Motion to
10 approve.

11 HUBERT MCCLURE: And I'll
12 second. And all those in favor. And that passes.
13 Staff report. This will be 401 Fernwood Circle.
14 This is the only thing on the agenda.

15 HENRY YOUMANS: Mr. Chair,
16 the applicant and owner is Stacy Crooks. The property
17 is 401 Fernwood Circle, Anderson, Council District 2.
18 Tax map number is there for your reference. It's
19 approximately 1.75 acres. It is unzoned and currently
20 used as residential.

21 The applicant is requesting a variance to reduce
22 the side setback from 10 feet to three feet to allow
23 the construction of a detached garage. And as stated
24 in the Code of Ordinances under Chapter 24, the minimum
25 rear and side setback, no residence shall be placed
26 within 10 feet of the side or rear lot line.

27 This is a drawing from the owner who is going to
28 be also doing the construction of the garage, showing
29 the placement of the garage in reference to the septic
30 tank and an accessory pool that's on the property.

31 This is an aerial map of the property showing the
32 tax map reference.

33 Staff recommendation is for approval to reduce the
34 side setback from 10 feet to three feet for the
35 construction of the proposed garage. This is a non-
36 conforming lot. The placement of the residence meets
37 of requirements of the setbacks at the time of
38 construction. Placement of the septic tank is one of
39 the reasons why it is prohibiting the garage not being
40 place in any other part of the property.

41 The applicant has demonstrated this hardship for
42 this request. There are no adverse effects for the
43 other properties adjacent to it. The board has granted
44 other variances similar to this request and will be
45 consistent. And if approved a building permit will be
46 required by Building & Codes and a compliance letter
47 from Development Standards with the requirements that
48 the garage should be used for storage purposes only and
49 not for residential occupancy.

50 This is your report.

1 HUBERT MCCLURE: All right, at
2 this time we'll open up the public hearing. Is there
3 anyone speaking against the Fernwood Circle, 401
4 Fernwood Circle? Anyone speaking against? Okay. At
5 this time I'll close the public hearing. Any questions
6 from the board towards staff at this time?
7 Okay. At this time -- I very rarely do this, but
8 I thought this was in my district. I guess it's not.
9 I'll make a motion to approve.
10 JOHN FARR: Second.
11 HUBERT MCCLURE: Second by Mr.
12 Farr. All those in favor. And that passes.
13 Do we have anything else from staff?
14 HENRY YOUMANS: No, Mr.
15 Chairman.
16 HUBERT MCCLURE: Do we have a
17 motion to adjourn?
18 RUSSELL BARTON: Motion we
19 adjourn.
20 HUBERT MCCLURE: And second?
21 All those in favor.
22 And that's good. Y'all have a good day.
23
24 **MEETING ADJOURNED AT APPROXIMATELY 5:24 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
June 8, 2023
5:15 PM

Staff Report

Applicant: Jeffrey McGaha

Owner of Property: Jakl Investments VII, LLC

Property Location: 200 Wright School Road, Belton, SC

Council District: 3

Tax Map Number (TMS #): 229-00-09-008

Property Description: LT 1A Wright School Rd .8 AC

Current Zoning: Unzoned

Land Use: Residential

Applicant's Request: Applicant is requesting a variance to reduce the front setback from 30 feet to 13 feet from the right of way on Kirby Rd to allow the placement of a mobile home on said lot.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 30, Sec. 30-92 No mobile home located on an individual lot may be located less than... 30 feet from any road right-of-way line

Staff Recommendation:

- 1) The manufactured home was recently placed on the property. A previous manufactured home occupied the lot, but the newly placed manufactured home is not within the same footprint of the previous manufactured home. The previous manufactured home was approximately 10.5 feet from the right of way of Kirby Rd and 24 ft from the right of way of Wright School Rd.
- 2) The manufactured home meets the required side and rear setbacks as well as the front setback from Wright School Rd, which is a higher road classification than Kirby Rd.
- 3) There will be no adverse effects on adjacent properties if the variance is granted.
- 4) A Building Permit will be required from Building and Codes and a compliance letter from Development Standards with the revision of the front setback on Kirby Rd to 13 ft.



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.

RECEIVED
5-1-23

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.

mcGaha Applicant's Information

Name: Jeffery McCuba

Mailing Address: 11720 Bolton Honea Path HWY

Telephone and Fax: 864-369-0888 E-Mail: _____

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: 200 Wright School Rd

Parcel Number(s)/TMS: 229-00-09-008

County Council District: 3 School District: 2

Total Acreage: .8 Current Zoning: unzoned

Requested Variance: front setback reduction from Kirby Rd
Please check to indicate if setback variance sign variance or minimum lot size variance

Purpose of Variance: reduce setback from Kirby Rd from 30' to 13' for manufactured 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.

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:

Mover Put the Mobile Home in the wrong place.
We have already installed Septic, power, d water

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

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:

manufactured home meets setback from Wright School Rd which is the road of higher cla

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: _____ 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

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.

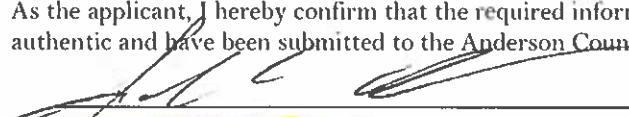
To submit a Variance Application, you must provide the following to the Development Standards Office:

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

5-1-23
Date

KIRBY RD

2290009049

2290009008

WRIGHTSCHOOL RD

2290007010

2290009047



Road
00 001

22900080

Kirby Road C-14-0083

200 Wright
School Road
4000039521 000

002

Belton 29627

2290009008

0410 E

Wright School Road S-04-0107

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
June 6, 2023
5:15 PM

Staff Report

Applicant: David B & Jeanette K. Rhodes

Owner of Property: David + Jeanette Rhodes

Property Location: 2116 Five Fork Rd., Pendleton SC

Council District: Four (4)

Tax Map Number (TMS #): 141-00-08-032

Property Description: FIVE FORKS RD 3.00 AC

Current Zoning: Unzoned

Land Use: Residential

Applicant's Request: Applicant is requesting a variance to reduce the front setback from 40 feet to 34 feet to allow the placement of a personal workshop on said lot.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 24, Sec. 433. - Setback lines from roadways. b)Collector roads.(1)Front setback: 40 feet from road right-of-way.

Staff Recommendation:

- 1) The placement of the metal building is 34 feet from the the road right-of-way, when measuring a 50' perscriptive right of way.
- 2) The Applicant placed the shop closer to the road due to the topography and drainage.
- 3) There will be no adverse effects on adjacent properties if the variance is granted.
- 4) A re-inspection of the metal building will be required from Building and Codes and and a revised compliance letter from Development Standards to designate the front setback to 34 feet.

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.

5/2/2023

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: David B. + Jeanette K. Rhodes

Mailing Address: 2116 Five Forks Rd., Pendleton, SC. 29670

Telephone and Fax: (208) 484-9567 E-Mail: haulvalley@gmail.com

Property Owner's Information

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

Name: Same as above

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: 2116 Five Forks Rd., Pendleton, SC 29670

Parcel Number(s)/TMS: 141-00-08-032

County Council District: X 4 School District: X 4

Total Acreage: 3 acres Current Zoning: Residential

Requested Variance: Setback Variance shop building
Please check to indicate if setback variance sign variance or minimum lot size variance

Purpose of Variance: Request 6 ft. setback Variance.

Have you researched your Private Covenants/Deed restrictions at the Anderson County Register of Deeds?
Yes: No: Date visited ROD or Date searched online. March 2023

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:
We researched SCDOT rules online prior to metal building construction that right-of-way on state roads is measured from the back of the ditch bank. The ditch bank is on the opposite of Five Forks Rd. The measurement from the ditch bank to our building location is 75'. The County inspector measured from the middle of the road.
Conditions do not generally apply to other properties in vicinity, as shown by:
Our property is sloped towards our house. We were advised by an excavator to place our future shop towards the front of our property to minimize the chances of water intrusion.
Reasons why property is prohibited or limited in its uses:

Property is sloped and therefore necessary to construct buildings closer to the front of the property so water drains away from buildings.

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:

Building does not obstruct roadway in any manner. We were told by inspector we are only 6 ft off of setback. We have a fence 15' from edge of road.

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

Emails from Henry Youmans siting Arterial setbacks at 50' from right-of-way which SCDOT describes as 'ditch bank'. Also our plot is attached with notes. Also attached an email from Michael King at SCDOT.

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: 5/2/2023

Application Fee Amount Paid: \$200.00 Check Number: 1059

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 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.

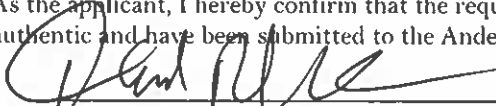
To submit a Variance Application, you must provide the following to the Development Standards Office:

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) *No Covenants*
- Written statement from property owner granting permission to allow variance (only needed if applicant and property owner or not the same).

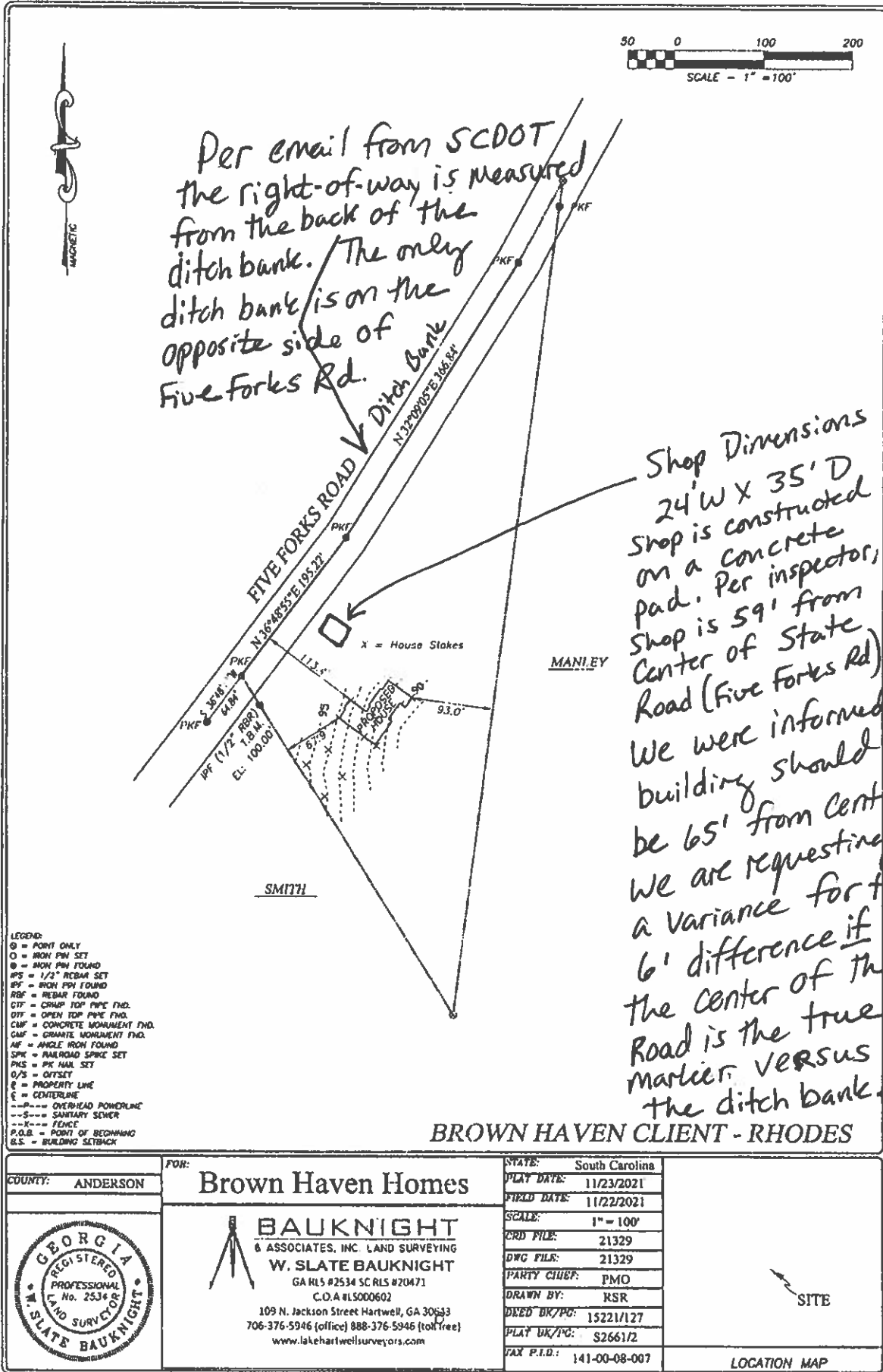
The Development Standards's Staff will recommend approval or denial to the Land Use/Board of Zoning Appeals at a scheduled Public Hearing. Applicants are notified of the date, time, and location of this meeting; and are encouraged to attend, in case questions arise. The Land Use/Board of Zoning Appeals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

5/2/23
Date

Rhodes
2116 Five Forks Rd., Pendleton 29670



COUNTY: ANDERSON	FOR: Brown Haven Homes	STATE: South Carolina
	<p>BAUKNIGHT & ASSOCIATES, INC. LAND SURVEYING W. SLATE BAUKNIGHT GA RLS #2534 SC RLS #20471 C.O.A #LS000602 109 N. Jackson Street Hartwell, GA 30633 706-376-5946 (office) 888-376-5946 (toll free) www.lakehartwellsurveyors.com</p>	PLAY DATE: 11/23/2021
		FILED DATE: 11/22/2021
		SCALE: 1" = 100'
		CRD FILE: 21329
		DWG FILE: 21329
		PARTY CHIEF: PMO
		DRAWN BY: KSR
		DEED BK/PG: 15221/127
		PLAY UK/PG: S2661/2
		TAX P.I.D.: 141-00-08-007
SITE		LOCATION MAP



1410011005

1410011022

1410011019

1410011020

1410011017

1410012005

1410012003

1410012002

1410011003

1410008032

1410008014

1410008035

1410008004

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1410008033

1410008010

1410008026

CHINOLE

PENT TREE LN

Staff Report

Application for a Variance – To allow additional wall sign

Anderson County Board of Zoning Appeals- District 3

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

Anderson, South Carolina

June 8, 2023

5:15 P.M.

Applicant: Heather S. English

Owner: Patton Development LLC

Property Location: 1405 James Cox Rd. Belton, SC 29627

Council District: Three (3)

Tax Map Number: 227-00-02-045

Acreage of Property: 2.5 acres

Current Zoning: Un-Zoned

Land Use: Vacant

Surrounding Zoning Districts: Un-Zoned

Applicant Request: Applicant is requesting a variance to allow one (1) wall sign.

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. The signage allowed by ordinance will provide adequate visibility for all motorists traveling both James Cox Rd. and Belton Hwy.
2. Adjacent properties either have signage prior to regulation or have signage with allowable square footage.
3. Applications have been denied previously based on similar variance.
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

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: Heather S English for Allen Industries INC

Mailing Address: PO Box 363, Pleasant Garden, NC 27313

Telephone and Fax: (336) 799-4670 E-Mail: laurin@pattondevelopment.com

Property Owner's Information

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

Name: Patton Development LLC

Mailing Address: PO Box 69, Reidville, SC 29375

Telephone and Fax: (864) 529-8297 Email: laurin@pattondevelopment.com

Designated Agent Name (Representative of Property Owner): Laurin Patton

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

4-17-2023

Date

Project Information

Please Indicate Current Use of Property: Commercial or Residential

Property Location: 1405 James Cox Rd, Belton, SC 29627

Parcel Number(s)/TMS: 227-00-02-045-000

County Council District: _____ School District: _____

Total Acreage: 2.5 AC Current Zoning: UnZoned

Requested Variance: Sign Variance for a second attached business sign
Please check to indicate if setback variance sign variance or minimum lot size variance .

Purpose of Variance: Variance requested to allow a portion of the allowed wall attached sign area to be utilized for a second business identification sign on the right elevation wall to face James Cox Road

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:

The intended Dollar General property is situated on a corner lot with frontage along Beltor Highway as well as James Cox Rd. The DG building is proposed as a corner entry with front facades on both public streets (See Petition Letter for further description)

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

The same signage regulations apply to commercial properties in the vicinity and those have more signage that current allowance (See Petition letter for further description)

Reasons why property is prohibited or limited in its uses:

Property is not prohibited nor limited in use

Property is not prohibited nor limited in use

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:

Clinkscales Chevrolet property is adjacent to the Dollar General site and currently has 3 attached wall signs on premise so there would be no detriment to adjacent properties

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

Proposed Signage Plans, Site Plan, Photos of adjacent commercial use signage

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

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.

Heather S English

Applicant's Signature

4-17-2023

Date



5K Modules Required



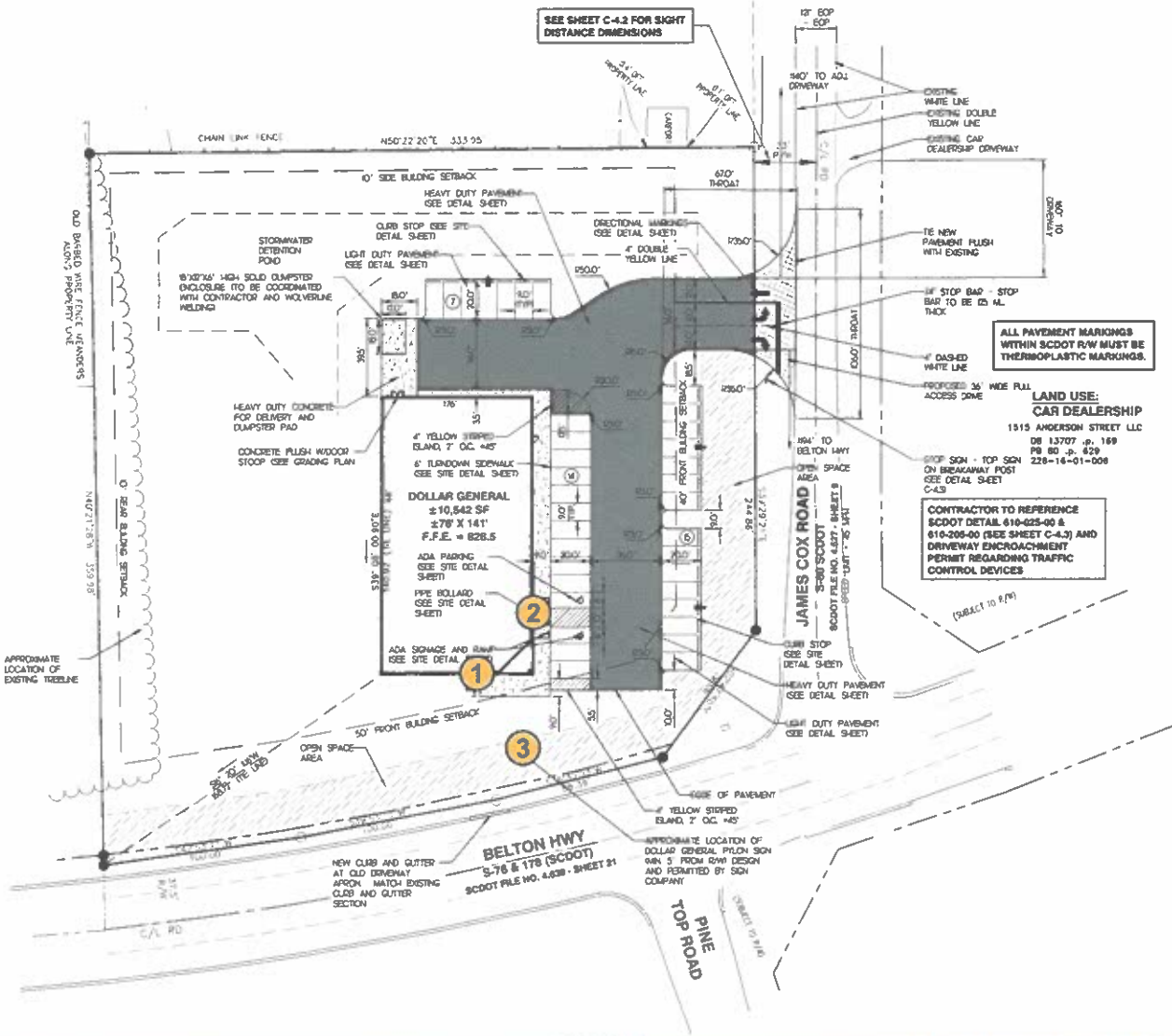
Dollar General
#25234
Belton, SC
February 17, 2023



YOUR BRAND AT ITS BEST™

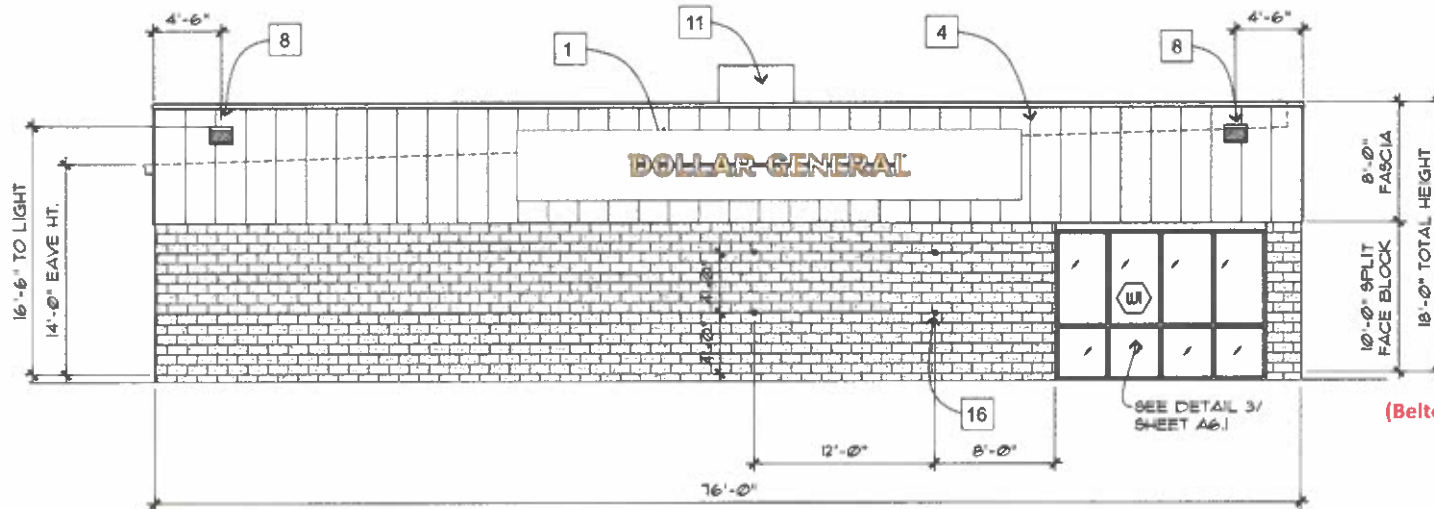
1-800-967-2553
www.allenindustries.com

Customer Approval / Signature	
Signature: _____	Date: _____



- 1 Wall Sign-Front Elevation: 18" Raceway Channel Letters
- 2 Wall Sign-Right Elevation: 18" Raceway Channel Letters
- 3 Road Sign: 5'x10' Monument, 20' OAH

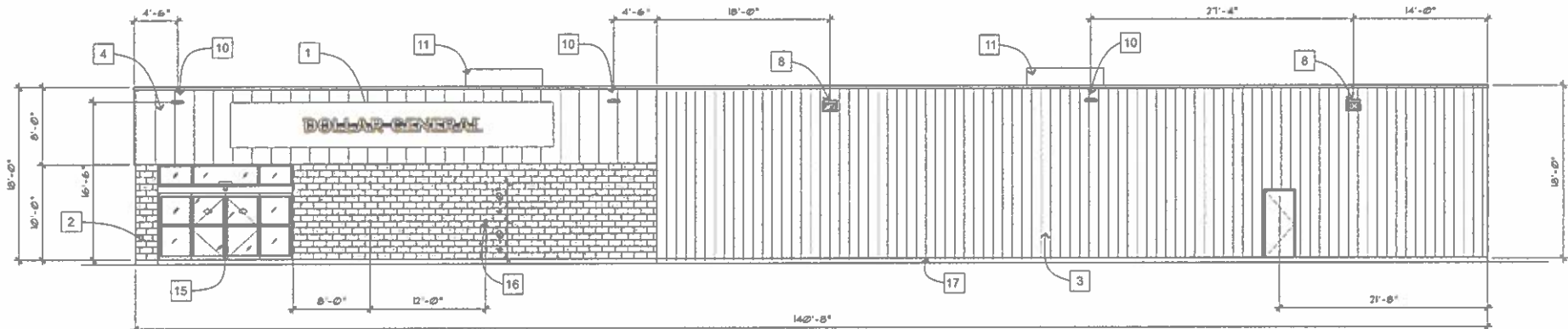
1 2 Front Elevation
Proposed



(Belton Hwy Facing Elevation)

Front Elevation
Scale: 1/8"=1'-0"

(James Cox Rd Facing Elevation)



Right Elevation
Scale: 3/32"=1'-0"

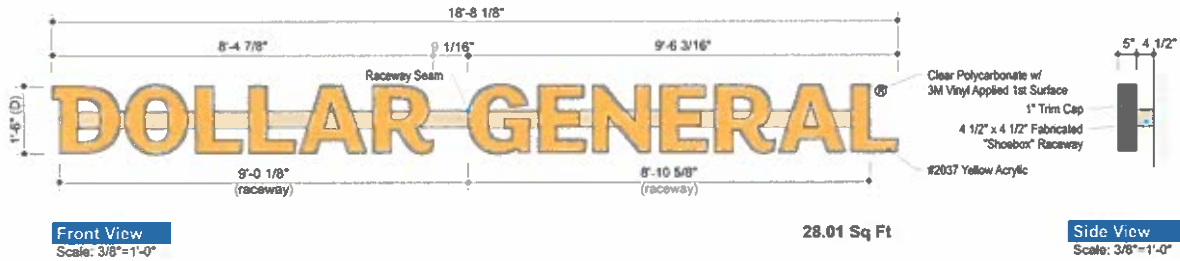
115 MPH Dollar General - 18" Channel Letters

LED Illuminated / Raceway Mounted

DGEN-LTR-18-RWY115

DESIGN INTENT ONLY
Engineering Required to
Determine Actual Production
& Installation Requirements

FIELD SURVEY REQUIRED
Prior to Release to Production



Front View
Scale: 3/8"=1'-0"

28.01 Sq Ft

Side View
Scale: 3/8"=1'-0"



Night View
Scale: 1/4"=1'-0"

Vinyl Specifications

3M 7125-12 Black

Color Specifications

Black Trim Cap
#2037 Yellow Acrylic

Paint Specifications

SW 7041
Van Dyke Brown

All paint finishes to be Satin
unless otherwise specified

General Specifications

Face: 177" 2037 Yellow Acrylic w/ 1" Trim Cap - Black
Returns: 5" x .040" Alum. Coil Stock - Pre-Finished Black (Gloss)
Backs: 3mm ACM - Pre-Finished White
Raceway: Fabricated "Shoebox" Alum. Raceway - Painted to Match Fascia
illum: White LEDs as Required by Manufacturer;
Power Supplies Located in Raceway
Electrical: Actual # of Circuits to be Determined by Licensed Electrical Contractor
(1) 20 AMP Circuit, 120 Volts
Wall Type: TBD
Install: Raceway to be installed using min. 3/8" all thread
fasteners (or approved equivalent) and wood blocking as required
Quantity: (1) ONE



Electric Sign
Complies with
UL48

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.



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property of Allen Industries, Inc.

Client:
Dollar General
#25234
Address:
Belton Hwy
Belton, SC

Date	Estimate #	Job #	Page #	#	Date	Description
02/17/23	E3661	-	4 of 11	1	-	-
				2	-	-
				3	-	-
				4	-	-
				5	-	-
				6	-	-

File Name:
DG-25234_Belton, SC_300
Sales: House
Design: M. Jones
PM: ND

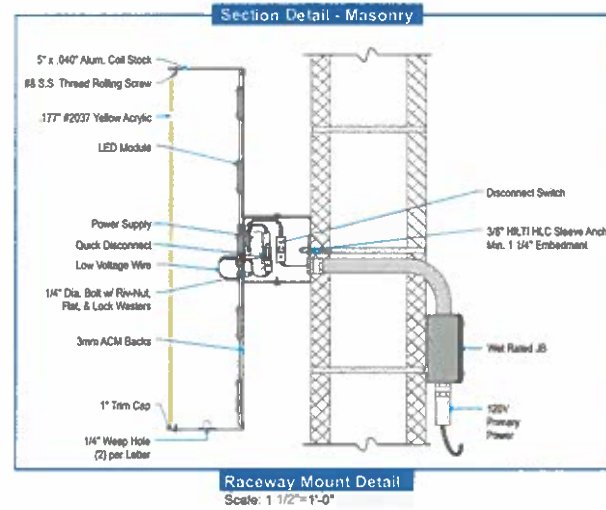
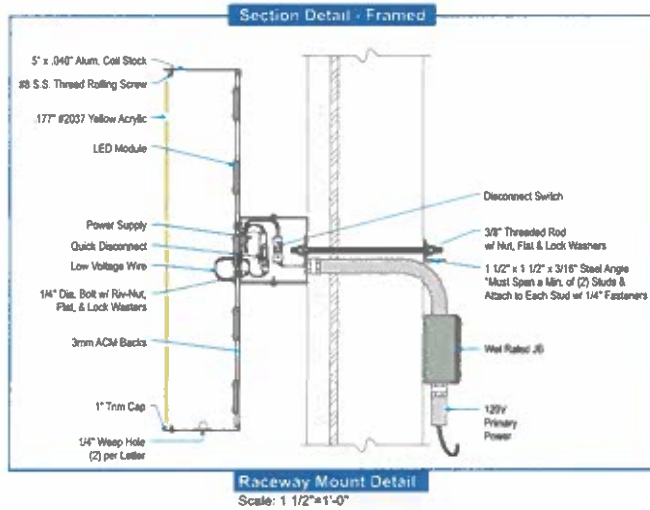
Initial	Client Review Status
-	Allen industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.
-	Client Signature: _____ Approval Date: _____

115 MPH Dollar General - 18" Channel Letters

Mounting Details

DGEN-LTR-18-RWY115

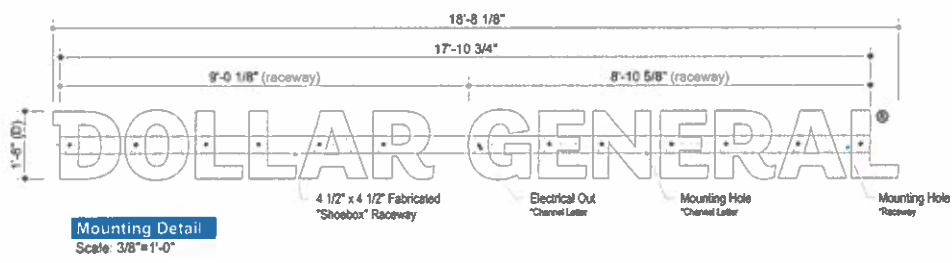
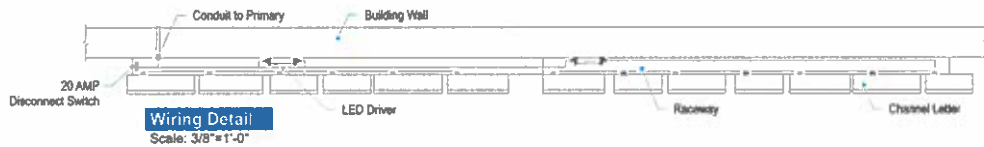
DESIGN INTENT ONLY
Engineering Required to
Determine Actual Production
& Installation Requirements



Hardware Mounting Chart

Note: Threaded Rod will be Provided Standard for All. Other Hardware Is to be Provided by the Installer As Req.

Signs and Raceways	Masonry	Wood	Metal
3/8" Zinc Plated Steel Threaded Rod Thru Wall	•	•	•
3/8" Lags with Shields	•		
3/8" Lag Bolts		•	
3/8" Toggle Bolts			•



Allen Industries (Logo) **Electric Sign** (Logo) **Complies with UL49** (Logo) **THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 605 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.** **GROUNDING ELECTRICAL CONNECTIONS** (Logo)

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Client:
Dollar General
#25234
Address:
Belton Hwy
Belton, SC

Date: 02/17/23
Estimate #: E3661
Job #: -
Proj #: 5 of 11
File Name: DG-25234_Belton_SC_300
Sales: House
Design: M. Jones
PM: ND

#	Date	Description
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-

Client Review Status

- Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.

Client Signature: _____ Approval Date: _____

115 MPH Dollar General - 18" Channel Letters

LED Layout
DGEN-LTR-18-RWY115

REV	
L	

NOTE:
MAX MODS PER SERIES: 38
MAX MODS PER PS: 76



3490 Venture Dr.
San Angelo, Tx.
76905
Ph. 1-325-227-4577
FAX 1-325-227-6841
www.p-led.com

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TITLE			
Dollar General- 136644			
DATE: 17 Jan 2023	DRAWN BY: Shelby Gonzalez	AMP DRAW: 2.20 A	
SIGN HEIGHT D=18in	SIGN DEPTH 5 in	FACE MATERIAL: Acrylic	LIGHTING: Face Lit



Load: 48.1 %
Modules: 37.0
Watts: 28.9 of 60.0
PS: Universal HE 60W

Load: 58.5 %
Modules: 45.0
Watts: 35.1 of 60.0
PS: Universal HE 60W

ESTIMATED PRODUCT PER SIGN (82) Qwik Mod 2 5000k Modules (UL#: PL-QM2-NW150-P, SKU#: M-QMDX0-50)	(2) pcs Universal HE 60W Driver(s) (UL#: P-OH060-12-HE, SKU#: P-OH060-12-HE)	CAUTION: THIS LAYOUT IS ONLY AN ESTIMATE. Channel letter depth, face color, material, and thickness can vary which may effect the number of modules required. To ensure accuracy, it is recommended that you test light in a darkened environment prior to installing or shipping to the site to ensure the light output is commercially acceptable. Final material estimates are the responsibility of the sign manufacturer. Unless noted in header, Layout is based on the use of acrylic face material.
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Electric Sign
Complies with
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Client:
Dollar General
#25234

Address:
Belton Hwy
Belton, SC

Date: 02/17/23 Estimate #: E3661 Job #: - Page #: 6 of 11

File Name:
DG-25234_Belton, SC_300

Sales: House Design: M. Jones PM: ND

#	Date	Description	Initial
1	-	-	-
2	-	-	-
3	-	-	-
4	-	-	-
5	-	-	-
6	-	-	-

Client Review Status

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Client Signature: _____ Approval Date: _____

115 MPH Dollar General - 5'-0" x 10'-0" Pylon Sign

Internally Illuminated - LED

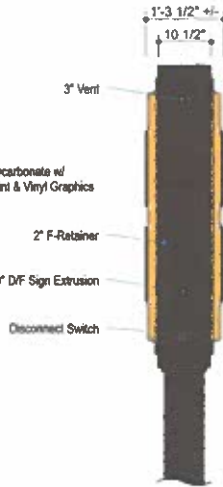
DGEN-OF-5X10-115

DESIGN INTENT ONLY
Engineering Required to
Determine Actual Production
& Installation Requirements

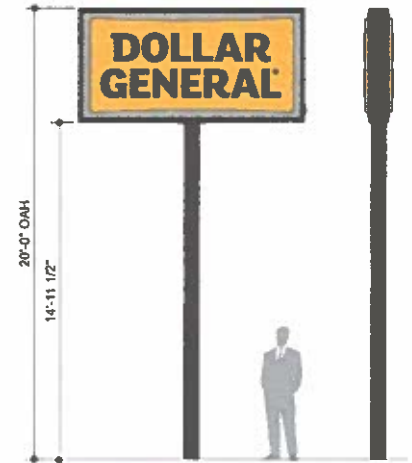


Front View
Scale: 1/2"=1'-0"

50.63 Sq Ft



Side View
Scale: 1/2"=1'-0"



Full Elevation
Scale: 3/16"=1'-0"



Night View
Scale: 3/8"=1'-0"

Vinyl Specifications	
	3M 7725-12 Black
Paint Specifications	
	Paint to Match Pantone PMS 109 C
	Paint to Match Pantone PMS Cool Gray 5 C
	Black (Semi Gloss)
All paint finishes to be Setln unless otherwise specified	

General Specifications	
Faces:	.177" Clear Polycarbonate Pan Formed / Embossed w/ 2nd Surface Paint & Vinyl Graphics
Cabinet:	EMS 10" Alum. Sign Frame Cabinet w/ F-Retainers. Exterior Painted Black (Semi Gloss), Interior Painted White
Illum:	White LEDs as Required by Manufacturer, Remote Power Supplies
Electrical:	Actual # of Circuits to be Determined by Licensed Electrical Contractor (1) 20 AMP Circuit, 120 Volts
Quantity:	(1) ONE



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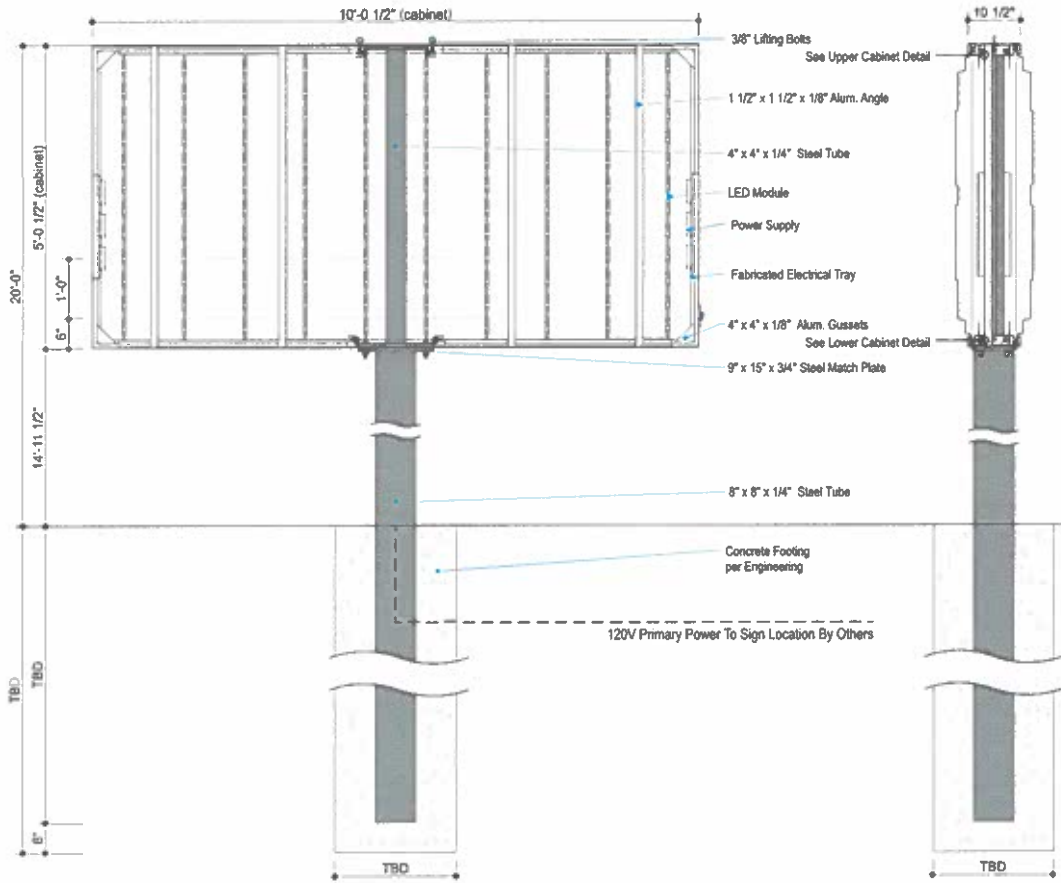
#	Date	Description
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-

Client Review Status	
-	Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.
-	Client Signature: _____ Approval Date: _____

115 MPH Dollar General - 5'-0" x 10'-0" Pylon Sign

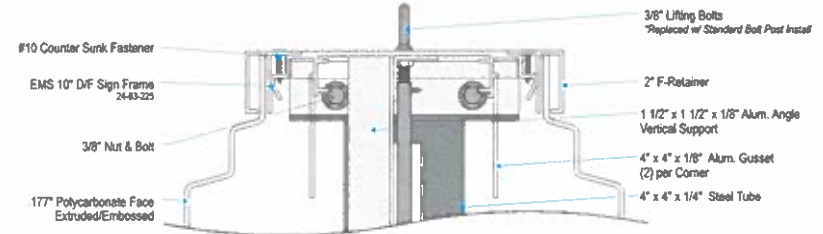
Production Detail
DGEN-DF-5X10-115

DESIGN INTENT ONLY
Engineering Required to
Determine Actual Production
& Installation Requirements

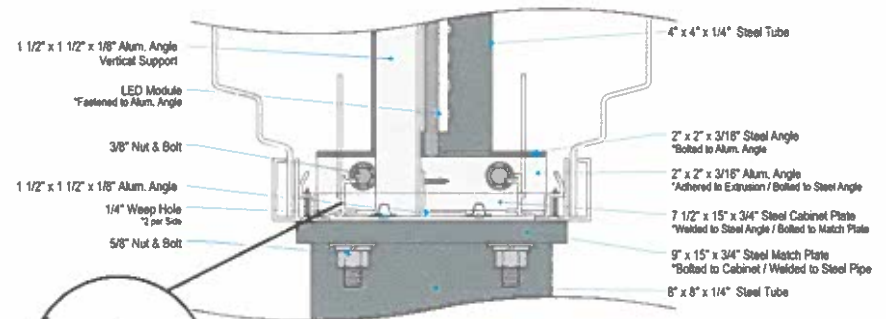


Front Detail
Scale: 1/2"=1'-0"

Side Detail
Scale: 1/2"=1'-0"



Cabinet Upper Section Detail
Scale: 3"=1'-0"



Cabinet Lower Section Detail
Scale: 3"=1'-0"

Top/Bottom Extrusion Modified as Needed for Clearance



Electric Sign
Complies with
UL48

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Client:
Dollar General
#25234
Address:
Belton Hwy
Belton, SC

Date:	Estimate #:	Job #:	Page #:	#	Date	Description
02/17/23	E3661	-	8 of 11	1	-	-
				2	-	-
				3	-	-
				4	-	-
				5	-	-
				6	-	-

File Name:
DG-25234_Belton, SC_300

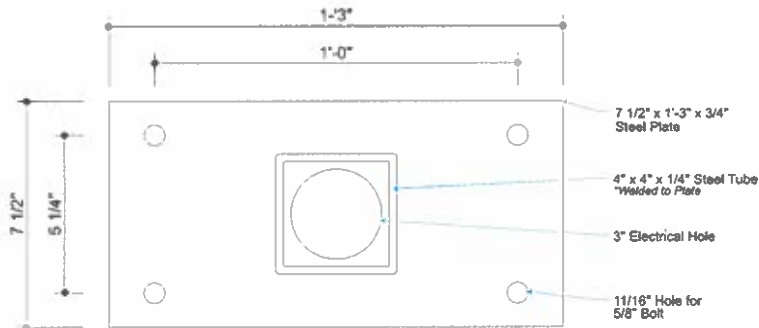
Sales: House
Design: M. Jones
P.M.: ND

Initial	Client Review Status
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	Client Signature:
	Approval Date:

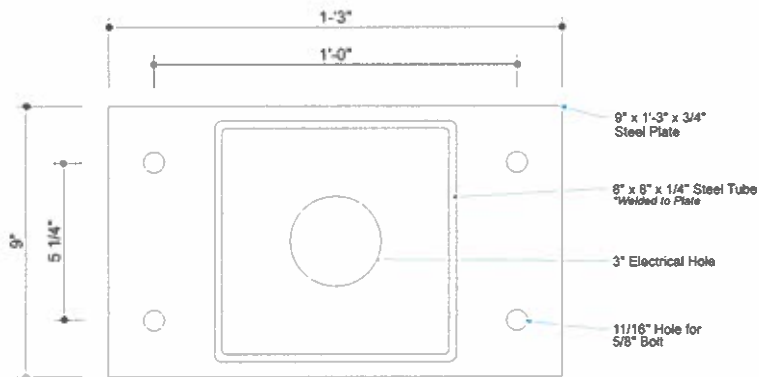
115 MPH Dollar General - 5'-0" x 10'-0" Pylon Sign

Plate Details
DGEN-DF-5X10-115

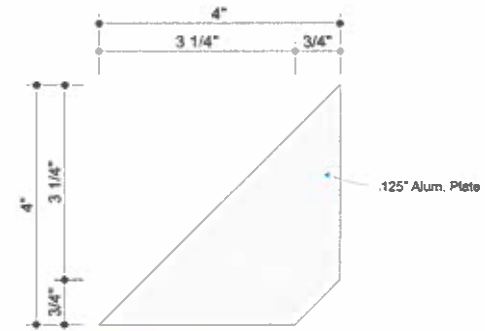
DESIGN INTENT ONLY
Engineering Required to
Determine Actual Production
& Installation Requirements



Cabinet Plate Detail
Scale: 3"=1'-0"
Quantity: 2



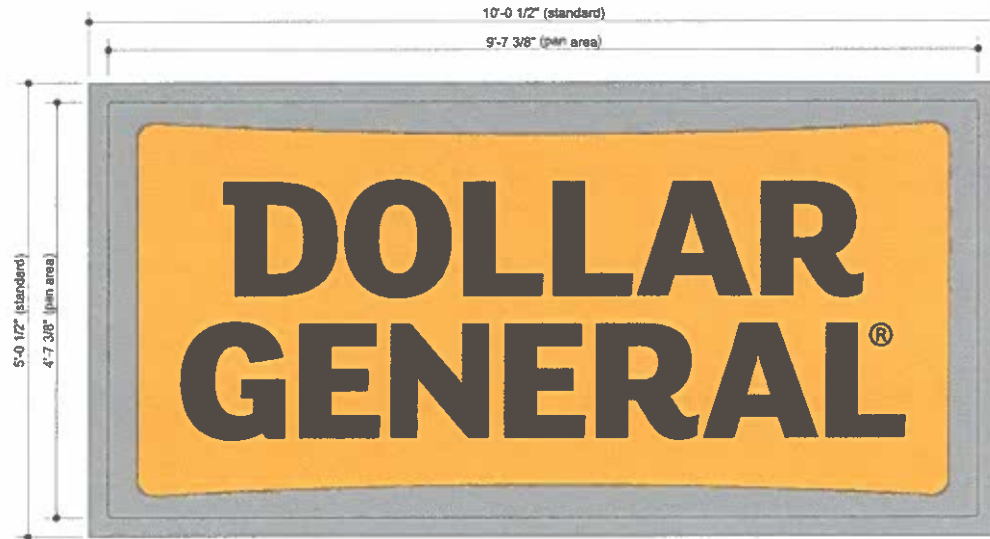
Match Plate Detail
Scale: 3"=1'-0"
Quantity: 1



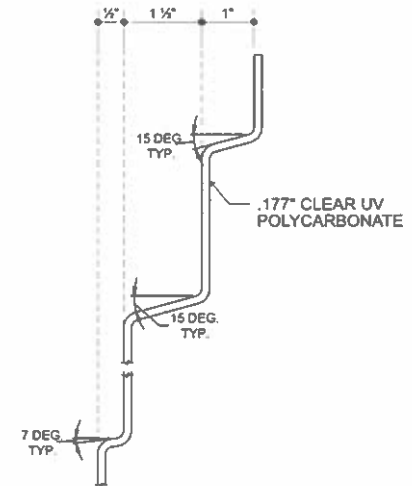
Gusset Detail
Scale: 6"=1'-0"
Quantity: 8

115 MPH Dollar General - 5'-0" x 10'-0" Pylon Sign

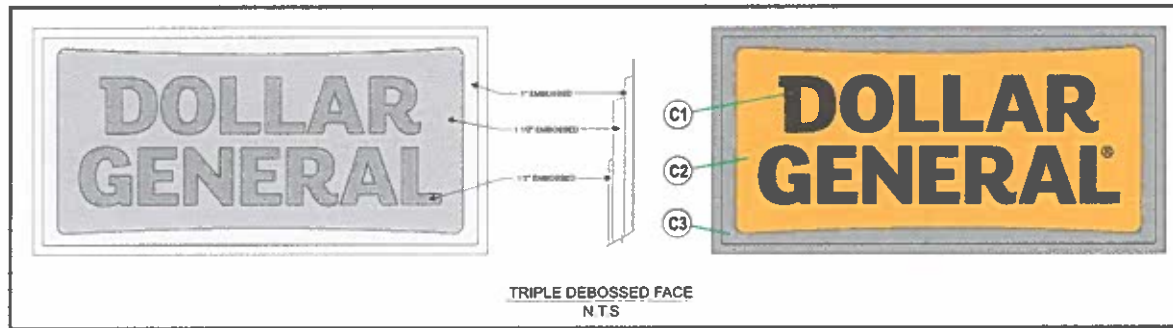
Face Detail
DGEN-DF-5X10-115



Front View
Scale: 3/4"=1'-0"



Face Embossment Detail
Scale: NTS



Vinyl Specifications

C1 3M 7725-12 Black

Paint Specifications


C2 Paint to Match Pantone PMS 109 C

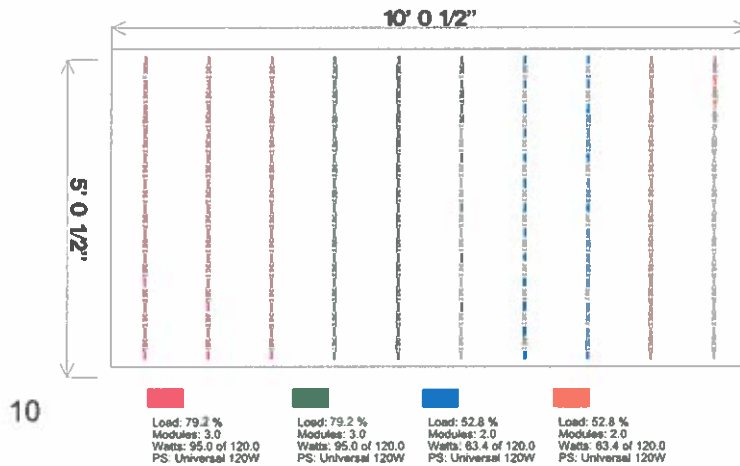
C3 Paint to Match Pantone PMS Cool Gray 5 C

All paint finishes to be Satin unless otherwise specified

115 MPH Dollar General - 5'-0" x 10'-0" Pylon Sign

LED Layout
DGEN-DF-SX10-115

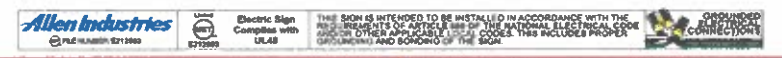
 3490 Venture Dr. San Angelo, Tx. 76905 Ph. 1-325-227-4577 FAX 1-325-227-6841 www.p-led.com	THESE DRAWINGS AND SPECIFICATIONS ARE THE CONFIDENTIAL PROPERTY OF PRINCIPAL LED, LLC. ANY REPRODUCTION OR USE WITHOUT PRIOR WRITTEN CONSENT IS PROHIBITED.				
	Dollar General- 136644 (Pylon)				
	DATE: 14 Feb 2023	DRAWN BY : Shelby Gonzalez	FACE MATERIAL: Polycarb.	ROW SPACING: 12 in	WATTS: 316.80
CABINET DIMENSIONS: 120.5in x 60.5in	SIGN DEPTH: 15.5in	ILLUMINATION Face Lit	AMP DRAW: 8.80 A	MOUNTING BRACKETS: (OPTIONAL) 20	



ESTIMATED PRODUCT PER SIGN
 10 Tap Out Stik Double Sided 60
 (UL#: PL-OP2-T03-P/ST-DS-60-TW, SKU#: B-TO-D24-06070)

POWER SUPPLIES
 4 Universal 120W
 (UL#: PL-120-12-U, SKU#: P-OH120-12-PL)

CAUTION: THIS LAYOUT IS ONLY AN ESTIMATE.
 Sign cabinet depth, face color, material, and thickness can vary which may affect the number of modules required. To ensure accuracy, it is recommended that you test light in a darkened environment prior to installing or shipping to the site to ensure the light output is commercially acceptable. Final material estimates are the responsibility of the sign manufacturer. Unless noted in header, layout is based on the use of acrylic face material.



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Client:
Dollar General
#25234
Address:
Belton Hwy
Belton, SC

Date: 02/17/23
Estimate #: E3661
Job #: -
Page #: 11 of 11
File Name: DG-25234_Belton, SC_300
Sales: House
Design: M.Jones
PM: ND

Date	Description

Client Review Status
 Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.
Client Signature: _____
Approval Date: _____

GENERAL NOTES:

1. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES BY PROBE TESTS BY HAND AT ALL UTILITY CROSSING POINTS IN ADVANCE OF TRENCHING. IF THE CLEARANCES ARE LESS THAN SPECIFIED ON THE PLANS OR IF ANYWHERE IS LESS, CONTACT CAMPBELL ENGINEERING & ASSOCIATES, INC. AT 910-253-0004.
2. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE THE REMOVAL AND DISPOSAL OF ANY EXCESS TOPSOIL THAT IS NOT REQUIRED TO PERFORM THE FINAL GRADING AND LANDSCAPING OPERATIONS.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL NECESSARY SHEETING, STORMING AND SHIELDING EXCAVATION REQUIRED ON THE PROJECT TO MEET LOCAL, FEDERAL, STATE AND LOCAL REGULATIONS PERTAINING TO THE INSTALLATION OF THE WORK INDICATED ON THE DRAWINGS. CAMPBELL ENGINEERING & ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR THE DESIGN TO INSTALL SHIELDING.
4. CALL BEFORE YOU DIG ACT.
5. ALL WORK SHALL CONFORM TO FEDERAL, STATE, COUNTY, AND/OR LOCAL STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
6. ALL OVERHEAD AND UNDERGROUND UTILITIES SHALL CONFORM TO ALL STANDARDS OF ANDERSON COUNTY, WHICHEVER IS MORE RESTRICTIVE.
7. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR THE EXACT LOCATION OF THE UTILITY ENTRY POINTS, TRANSFORMER, SLOPED PARKING TRUCK DOCKS, TRAMPLE SITE LIGHTING FIXTURES, EXIST PORCHES, VESTIBULE, PROPOSED BUILDING OVERHANG, ETC.
8. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ONLY THE SCOPE OF THE ASPHALT CONDITIONS OF ALL OF THE UNDERGROUND UTILITIES, STORM DRAIN AND CONSTRUCTION STAKEOUTS ASSOCIATED WITH THE PROJECT. THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR PREPARE THE REQUIRED AS-BUILT INFORMATION FOR SUBMITTAL TO GOVERNING AGENCIES AND ALL OTHER INFORMATION REQUIRED IN CONNECTION WITH RELEASE OF BONDS.
9. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL POST OFFICE TO DETERMINE IF A PO BOXING MAILBOX IS REQUIRED. IF SO REQUIRED, THE CONTRACTOR SHALL INCLUDE IN HIS CONTRACT PRICE THE INSTALLATION OF A 4" X 4" PRESURE TREATED POST SET IN CONCRETE WITH A METAL MAILBOX AT A LOCATION APPROPRIATE TO THE POST OFFICE AND THE OWNER.
10. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES AS REQUIRED.
11. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DE-WATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THESE PLANS.
12. THE CONTRACTOR SHALL INCLUDE IN THE PRICE ANY AND ALL COSTS ASSOCIATED WITH PROVIDING A PROFESSIONAL ENGINEER ON SITE IF REQUIRED, DURING THE CONSTRUCTION OF THE STORM WATER MANAGEMENT FACILITIES, UNDERGROUND UTILITIES, ETC. AS REQUIRED FOR AS-BUILT CERTIFICATION.

SITE NOTES:

1. PROPERTY BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM A REAMERS LAND FILE SURVEY FOR PATTON DEVELOPMENT, INC. LLC, BY SOURLED LAND SURVEYING, DATED NOVEMBER 02, 2002. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.
2. CONTRACTOR SHALL MATCH PROPOSED CURB AND GUTTER CONCRETE AND PAVEMENT TO EXISTING IN GRADE AND ADJACENT.
3. CONTRACTOR SHALL REMOVE PAVEMENT & CONCRETE IN ACCORDANCE WITH SPECIFICATIONS OF ALL GOVERNING AGENCIES.
4. CONTRACTOR SHALL MATCH PROPOSED CURB AND GUTTER CONCRETE COMPANIES PROOF TO CONSTRUCTIONS, ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES AS DESIGNATED ON PLANS.
5. CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING CURB DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE UTILITIES, PAVEMENT, STORMING, CURB ETC. REPAIRS SHALL BE EQUAL TO, OR BETTER THAN, EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.
6. CONTRACTOR TO REMOVE OR RELOCATE WHEN APPLICABLE, ALL EXISTING DRAIN PIPES, SANITARY STREET PIPES, POWER POLES AND DUTY WIRE, WATER METERS AND WATER LINES, VENTS, SEWERLINES, SIGN POLES, UNDERGROUND GAS, AND ASPHALT, S-O-W-N AND NOT SHOWN WITH CONSTRUCTION LIMITS AND WHERE NEEDED TO ALLOW FOR NEW CONSTRUCTION AS SHOWN.
7. CONTRACTOR SHALL FOLLOW ALL LOCAL, STATE AND FEDERAL REGULATIONS IN DISPOSING OF UNWANTED MATERIALS DERIVED FROM THIS SITE.
8. DIMENSIONS SHOWN ARE TO FACE OF CURB, FACE OF ISLAND, OR CENTERLINE OF PARKING BAY UNLESS NOTED OTHERWISE.
9. BUILDING AND CANOPY EXCAVATION AND FOUNDATIONS, INCLUDING ENTRANCE PLATFORMS, DOORWAYS, ADJACENT TO THE BUILDING, AND LOADING DOCK DIMENSIONS/STAKEOUTS SHALL BE DETAILED AND SPECIFIED ON THE ARCHITECTURAL DRAWINGS.
10. ANY WORK SHALL WITHIN SCOOT BAY THAT IS NOT ELIAT FOR APPROVED SCOOT ENCROACHMENT PERMIT PLANS IS SUBJECT TO REMOVAL AND REPLACEMENT AFTER INSPECTION.

TRAFFIC CONTROL:

1. WHENEVER CONSTRUCTION OPERATIONS OCCUR ON THE SIDE-OF-ROAD OF ADJACENT ROADWAYS, TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CITY/COUNTY, SCOOT, AND MARCO STANDARDS.
2. NO MATERIALS OR EQUIPMENT SHALL BE STORED OR STOCKPILED WITHIN THE RIGHT-OF-WAY FOR ADJACENT ROADWAYS.
3. SEE TRAFFIC CONTROL DETAILS ON SITE DETAIL SHEET C-4.3.

PERMITS, BONDS, AND INSPECTIONS:

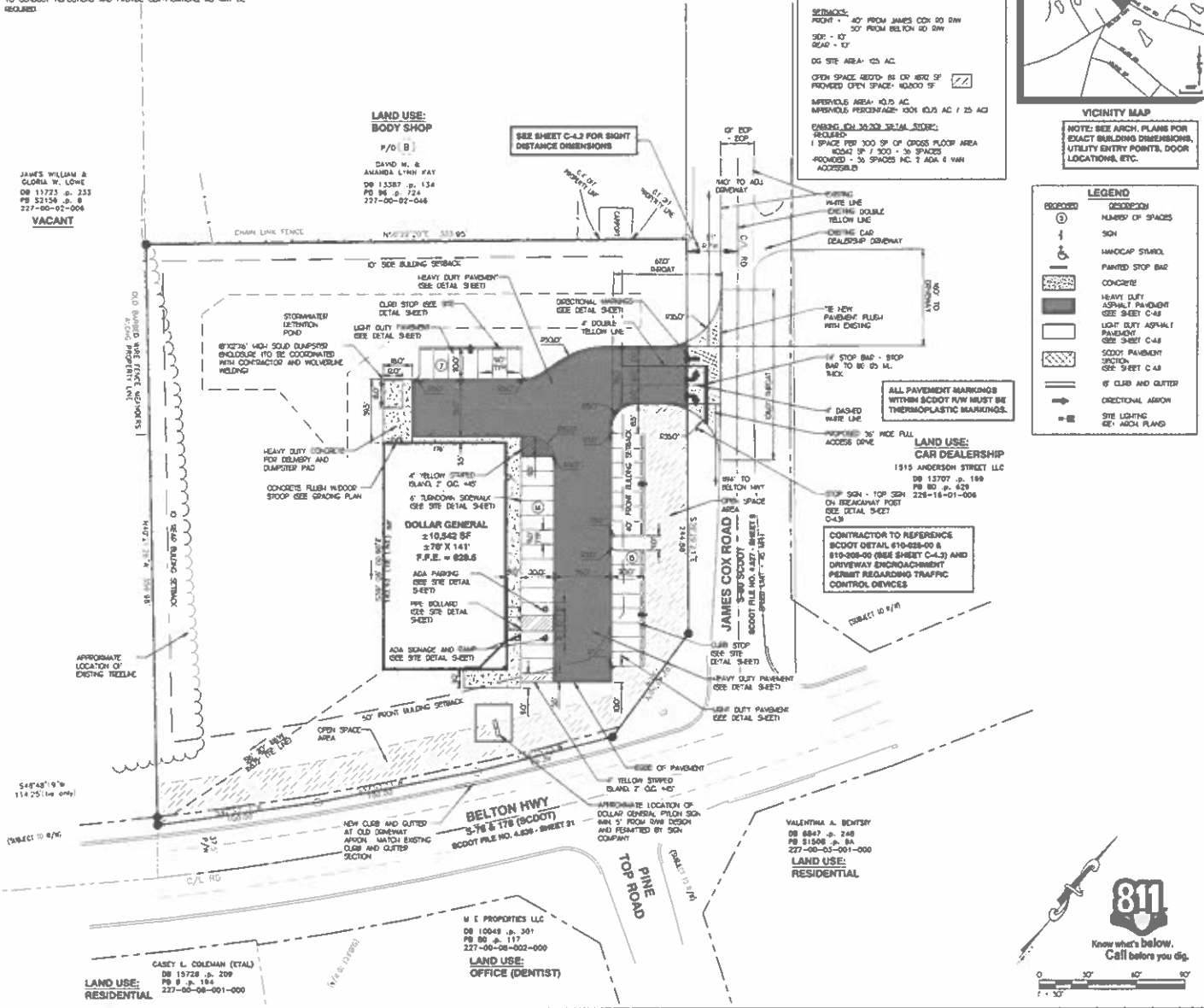
THE CONTRACTOR SHALL BE RESPONSIBLE TO INSURE THAT ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO THE ANNOUNCED BUILDING POSSESSION AND THE FINAL COMPLETION OF SERVICES. THIS SHALL INCLUDE THE HIRING OF A PROFESSIONAL ENGINEER TO CONDUCT INSPECTIONS AND PROVIDE CERTIFICATIONS AS MAY BE REQUIRED.

JAMES WILLIAM B. GLOVER, L.P.E.
 08 13773 p. 253
 PB 22156 p. 8
 227-600-02-004
VACANT

LAND USE: BODY SHOP

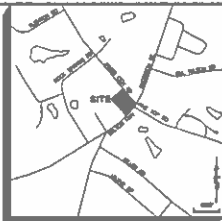
DAVID M. & AMANDA LYNN FAY
 08 13387 p. 134
 PB 96 p. 724
 227-00-02-044

SEE SHEET C-4.3 FOR RIGHT DISTANCE DIMENSIONS



SITE DEVELOPMENT DATA

ZONING: NOT ZONED
 EXISTING LAND USE: BUSINESS/RETAIL
 PROPOSED LAND USE: COMMERICAL
 PARCEL #227-00-02-046
 JURISDICTION: ANDERSON COUNTY
 SETBACKS:
 FRONT - 50' FROM JAMES COX RD SWY
 SIDE - 10'
 REAR - 10'
 GC SITE AREA - 0.5 AC
 OPEN SPACE REQ'D - 8% OF 800 SF
 PROPOSED OPEN SPACE - 10,000 SF
 IMPERVIOUS AREA - 10.5 AC
 IMPERVIOUS PERCENTAGE: 100% (0.5 AC / 0.5 AC)
 PARKING (ON 30' X 30' SPACING):
 REQUIRED - 10 SPACES
 1 SPACE PER 300 SF OF GROSS FLOOR AREA
 10,500 SF / 300 = 35 SPACES
 PROVIDED - 35 SPACES (NC 2 ADA 4 VAN ACCESSIBLE)



VICINITY MAP

NOTE: SEE ARCH. PLANS FOR EXACT BUILDING DIMENSIONS, UTILITY ENTRY POINTS, DOOR LOCATIONS, ETC.

LEGEND

SYMBOL	DESCRIPTION
○	NUMBER OF SPACES
—	SON
—	MANHOLE SYMBOL
—	PAINTED STOP BAR
—	CONCRETE
—	HEAVY DUTY ASPHALT PAVEMENT (SEE SHEET C-4.8)
—	LIGHT DUTY ASPHALT PAVEMENT (SEE SHEET C-4.8)
—	SCOOT PAVEMENT SECTION (SEE SHEET C-4.8)
—	IF CURB AND GUTTER
—	EXISTING ASPHALT
—	EXISTING ASPHALT

PLANS PREPARED BY
CAMPBELL
 ENGINEERING & ARCHITECTS, INC.
 CIVIL ENGINEERING AND LAND PLANNING
 31 Industrial Court
 Greenville, SC 29615
 804-253-0004
 Fax: 804-253-4952



DOLLAR GENERAL
STORE #25234
 JAMES COX RD
 BELTON, SC 29627
 ANDERSON COUNTY
 TMS# 227-00-02-046

DEVELOPER:
 PATTON DEVELOPMENT SC, LLC
 P.O. BOX 99
 REIDVILLE, SC 29875
 (804) 628-8297
 CONTACT: LAURIN PATTON

REVISIONS:

CHECKED BY: TWC
 DRAWING BY: PSE
 DATE: 04/22
 JOB NUMBER:
 TITLE:
SITE & DIMENSIONING PLAN
 SHEET NUMBER:
C-4.0
 COMMENTS:



2270002046

2261601006

2270002046

2270002000

2270002000

2270008002

2270003000

JAMES COX RD

ANDERSON HWY

BELTSVILLE HWY

PINE TOP RD

76