



MEMORANDUM

ANDERSON COUNTY DEVELOPMENT STANDARDS

DATE: July 6, 2023

TO: Land Use and Zoning Board of Appeals Members

FROM: Tyanna Holmes

SUBJECT: July 13, 2023

The Anderson County Land Use and Zoning Board of Appeals is scheduled to hold its next meeting on **Thursday, July 13, 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

July 13, 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. May 11, 2023 minutes
 - b. June 08, 2023 minutes (forthcoming)
- 4.) Public Hearing:
 - a. Variance Request to reduce the side setbacks from 10' to 5' located at 826 Dogwood Lane/ TMS 10-03-01-018. Council District 4.
 - b. Variance Request to reduce the side setbacks from 30' to 15' located at 227 Cole Road / TMS 11-03-01-001. Council District 4.
 - c. Variance Request for the reduction and elimination of required bufferyard located at 3115 Whitehall Rd. / TMS 69-00-01-002. Council District 5.
 - d. Variance Request to allow two additional wall signs located at 102 Woodson St. / TMS 236-00-14-014. Council District 6.
 - e. Special exception request to allow a short-term rental located at 4600 Pine Needle Circle/ TMS 44-07-04-003. Council District 4.
 - f. Special exception request to allow the construction of a private recreational area located on 1939 Evergreen Rd./ TMS 144-00-06-011. Council District 4.
- 5.) Old Business:
- 6.) New Business:
- 7.) Adjournment.

State of South Carolina)

County of Anderson)

ANDERSON COUNTY COUNCIL
BOARD OF ZONING APPEALS MEETING
MAY 11, 2023

IN ATTENDANCE:

MIKE MILLER, VICE CHAIRMAN
JOHN FARR
RUSSELL BARTON
TONY CIRELLI
DEBBIE CHAPMAN

ALSO PRESENT:
HENRY YOUMANS
BRITTANY MCABEE
TIM CARTEE
TYANNA HOLMES

1 MIKE MILLER: Since it is 5:15,
2 I will go ahead and open up Anderson County Land Use
3 and Zoning Board of Appeals. I will go ahead and
4 open us up in prayer.

5 **INVOCATION BY MIKE MILLER**

6 MIKE MILLER: Our minutes are
7 kind of held back for March and April.
8 And now we will go ahead, I will ask for a staff
9 report. Mr. Henry.

10 HENRY YOUMANS: Mr. Chair, the
11 first agenda item is 310 Garden Way Drive. This is a
12 special exception for a medical exception. The
13 applicant is Nancy Lynn Darby. It's a medical
14 exception for Dora Gaynell Selvey. Ms. Darby and Ms.
15 Fuller are the owners of the property. It's in
16 Council District 4. The tax map number is there for
17 your reference. This is zoned R-20 and land use is
18 residential.

19 The applicant is requesting the use of a
20 manufactured home as an accessory for a temporary
21 residential use for a medical exception. Under
22 Anderson County Code of Ordinances under Chapter 48,
23 Section 7.9, a manufactured home may be permitted in
24 a zoning district as a temporary accessory
25 residential use, which shall be clearly subordinate
26 to the principal single-family detached dwelling or
27 manufactured home. Whether or not such a principal
28 use is conforming subject to all the requirements
29 listed below. In authorizing the temporary accessory
30 residential use, the Board of Zoning Appeals may
31 impose such reasonable and additional stipulations,
32 conditions or safeguards that the Board's judgment
33 will better fulfil the intent of this chapter.

34 This is the tax map aerial view of the property
35 showing the primary residence that's on the property
36 now. This is the R-20 zoning map showing that the
37 District is R-20 zoning.

38 The staff's recommendation is for approval of the
39 special exception request for the following reasons.
40 It is not -- this use is not detrimental to the
41 public health or general welfare. The request meets
42 the standards of Chapter 48, Section 7.9. The use
43 would not violate the neighborhood characteristics
44 nor adversely affect the surrounding land uses. The
45 Board has granted similar special exceptions to this
46 request, and it would be consistent with its
47 approval.

48 The applicant is required to obtain all permits
49 and documents required for a medical exception, and
50 all documentation for the Anderson County Board of

1 Code -- Building & Codes and needs to get a
2 residential compliance letter from Development
3 Standards. This is your report.

4 MIKE MILLER: Thank you, Mr.
5 Henry. I will go ahead and open this up for public
6 hearing. Are there anyone speaking against?

7 All right. So if you are speaking against, are
8 you on this agenda? Have you signed in?

9 ERICA PASUORKAS: (Inaudible.)

10 MIKE MILLER: Can you come to
11 the mic?

12 ERICA PASUORKAS: Do I stand right
13 here?

14 MIKE MILLER: State your name,
15 please, and then tell me where you are located in
16 reference to this?

17 ERICA PASUORKAS: I'm Erica
18 Pasuorkas and we own the lot that backs up to the
19 property in question.

20 MIKE MILLER: What is your
21 address?

22 ERICA PASUORKAS: 201 Rock Creek

23 MALE: 207.

24 ERICA PASUORKAS: 207 Rock Creek.

25 Sorry.

26 MALE: Right next door.

27 ERICA PASUORKAS: Right. This is a
28 second home, so I'm not really great with the address
29 yet.

30 MIKE MILLER: So you are
31 speaking against it?

32 ERICA PASUORKAS: Yes, sir.

33 MIKE MILLER: For what reason?

34 ERICA PASUORKAS: For the reason
35 that I'm not clear, but it's a very small space where
36 they would be putting a subordinate structure, mobile
37 structure. And if they have the money to purchase a
38 new structure for the ailing relative, then I'm a
39 little perplexed on why the money can't be spent to
40 fix the existing structure in the very small space to
41 accommodate the ailing relative's needs.

42 And I've had to have my aunt who lives down the
43 way call the fire department. They were burning
44 brush and debris and things right on the property
45 line, I am assuming, to make room in this very small
46 area for this new mobile structure now. And the fire
47 came onto our land and we had to call the fire
48 department, knock down the fence to get out there and
49 put out the fire. And we came down the next weekend
50 to check out what had happened, there were little

1 medical vials -- I used to work in health care, and
 2 so I understood the label, BD, that's a medical
 3 supply company. So there was some kind of medical
 4 waste that had been burned on our property as well.
 5 And when we went -- someone spoke to them about it
 6 for us, the resident also informed us that his niece
 7 and nephew had recently taken him hostage and broken
 8 his collar bone. And that they wouldn't be coming
 9 back anymore. So they might have been responsible.
 10 And so there was a pretty big criminal element to
 11 that. The police or the deputy sheriff or whoever
 12 responds in that area is familiar with this incident
 13 that he's speaking of. And I would be concerned if
 14 there's more room in the small area that the criminal
 15 element might come back. I mean, it would be risking
 16 his safety.

17 And then we also -- we're fixing up a storage
 18 unit for paddle boards and just different low-key
 19 lake gear. And we had a break in and had supplies
 20 stolen. And this is the structure, the concrete
 21 structure on the satellite map that you had up that
 22 backs right up to that property line where they're
 23 proposing to get this structure in there somehow.

24 Also, it's not clear how they can access it from
 25 the -- anyways -- but without coming onto our
 26 property to where they would want to attach the
 27 structure. So we had to file a police report about
 28 that. So we filed two police reports that could be
 29 in reference to their property. And definitely with
 30 the fire in reference to their property.

31 So, you know, we're in it for the long haul. I
 32 was born in Anderson County. My grandfather, Dr.
 33 Charles Griffin, was a doctor here. And we have ties
 34 to the community. And we're just trying to be here
 35 in support of a great future for the area. And so we
 36 took time out of our lives in Charlotte to come down
 37 and speak with you. And I would hope that you would
 38 consider what I have to say and our family's future
 39 and Lake Hartwell. Thank you.

40 MIKE MILLER: Thank you.

41 Please put the map up, that map right there, so I
 42 can see where she's located and her property.

43 ERICA PASUORKAS: So we're the lot
 44 right behind.

45 MALE: Below it.

46 ERICA PASUORKAS: Below it. Sorry.

47 DEBBIE CHAPMAN: 450401024 on
 48 there?

49 ERICA PASUORKAS: Correct.

50 MIKE MILLER: So you're on that

1 lot there?
2 ERICA PASUORKAS: Yes.
3 MIKE MILLER: And then ---
4 ERICA PASUORKAS: And then that's
5 the concrete structure with the little roof there
6 that we're trying to fix up, just, you know, put a
7 new roof on it, store things there. And our fence is
8 -- runs parallel to Rock Creek that the fire
9 department had to knock down to go put out the brush
10 fire that they started.
11 MIKE MILLER: How many acres do
12 you have right there?
13 ERICA PASUORKAS: Like 2.2
14 something. 2.26 maybe?
15 MALE: 2.36, yeah.
16 ERICA PASUORKAS: 2.36. And it has
17 lake access and a dock. We fixed up the dock. And
18 like I said, long game, we don't have any plans to
19 build in motion, but we are planning and saving for
20 that future.
21 MIKE MILLER: So I'm assuming
22 you got permits to remodel your building there?
23 ERICA PASUORKAS: We just put a new
24 metal roof on it. We were told that -- just to keep
25 the stuff inside, that that would be okay.
26 MIKE MILLER: Okay. All right.
27 Thank you very much.
28 ERICA PASUORKAS: You're welcome.
29 MIKE MILLER: There was someone
30 else, or two more or three more that was speaking
31 against?
32 All right. First of all, you need to state your
33 name, where you live and your address.
34 WILLIAM PASUORKAS: William Pasuorkas,
35 her husband, 207 Rock Creek Road.
36 MIKE MILLER: Okay.
37 WILLIAM PASUORKAS: Yeah. I was just
38 going to make a point that it already looks like
39 there's four or five buildings on there already.
40 What are they trying to accomplish? A mini park
41 there at this point. Yeah, that what's I would call
42 out.
43 MIKE MILLER: All right. Thank
44 you. Anyone else speaking against.
45 ASHLEY WIDENER: Hi. I'm Ashley
46 Widener. I live at 225 Rock Creek Road. And one of
47 the things that, at least from my point of view -- I
48 can't see on that lot -- is the steep slope that goes
49 from the mobile home down to the road. And so -- and
50 then we have brand new neighbors that just moved into

1 their home in April. And he told me that he saw
2 another mobile home on that property that was removed
3 right before we got our notifications.

4 And I have concerns in many ways. First of all,
5 what is temporary? And if you can provide a
6 temporary mobile home, why can't you just repair what
7 you have to make room and to put up whatever you need
8 for the person in question? You know, I just -- from
9 that standpoint, I don't understand. And I also
10 don't understand a lot of the Anderson County
11 Ordinances and Rules and Regulations. What you don't
12 see on that map, it's literally a hop, skip and a
13 jump is 100 Rock Creek Road where there are probably
14 three trailers on there. Four or five RV's burned
15 out. It's just as trashy and embarrassing as any
16 environment I've ever seen in my life.

17 And I'm from here. And I'm -- really in watching
18 the County and from a philosophical standpoint, just
19 question, what does Anderson County want to be? Do
20 you want to be a haven of crime and drugs or do you
21 want to be a high-end veteran community, lakefront
22 community of Greenville and Atlanta. Anyway, it's
23 just a matter of what you want to be.

24 And it's -- it doesn't appear for a reason that a
25 -- why that needs to be there. There's an
26 outbuilding and a fairly large mobile home already
27 there. I don't understand what the issues would be.
28 And if you've got the money to do that, why don't you
29 have the money to fix it up. Anyway ...

30 MIKE MILLER: All right.

31 ASHLEY WIDENER: I appreciate your
32 time. Thank you.

33 MIKE MILLER: Thank you. Anyone
34 else speaking against?

35 JESSE LAMAR: My name is Jesse
36 Lamar. I have property at 114 Rock Creek, which, if
37 you look at the map, Garden Terrace or Garden Way
38 goes -- T's right into that home, into that property
39 right there. So I'm across the street.

40 MIKE MILLER: So you're at 2036.

41 JESSE LAMAR: I believe that --
42 I can't quite see the numbers, but I think that's it.

43 MIKE MILLER: So that's where
44 Garden Way Drive T's right into Rock Creek?

45 JESSE LAMAR: That's correct.

46 MIKE MILLER: Okay. All right.

47 JESSE LAMAR: So during my
48 ownership of this property -- of that property there,
49 I am aware of multiple call-outs for sheriff
50 department issues at the property across the street.

Anderson County - Board of Zoning Appeals Meeting - May 11, 2023

1 I know that has nothing to do with that, but those
2 are things that I'm aware of that I don't really care
3 for.

4 And, again, if another home is set on that, are
5 the septic systems going to be upgraded to handle
6 that -- the additional waste in there, those type of
7 things? If they're -- if this is approved and then
8 the county ordinances -- the county building codes
9 come in there and determine what needs to be done?
10 We're basically -- if a septic system's already set
11 in there for a two-bedroom, two-bath mobile is what
12 I'm guessing it is, and we double that, what are you
13 doing with the additional waste, as an example?

14 MIKE MILLER: That I cannot
15 answer. I'm going to let staff and let Henry explain
16 what else would have to go on.

17 JESSE LAMAR: Okay.

18 MIKE MILLER: I mean, if it's
19 approved and they are going to have to get other
20 permits and stuff, and I'm going to see if Henry -- I
21 don't want to put him on the spot.

22 HENRY YOUMANS: Mr. Chairman, let
23 me quantify something about what the medical
24 exception is in our ordinance. This is a temporary
25 use of a property. So if you have an ailing or sick
26 relative that you cannot put in your current
27 household, what the medical exception does for
28 Anderson County is allow you to put in a temporary
29 use that you have to have certified yearly. And if
30 you can't certify it, then that home has to be
31 removed by code enforcement. So it is something that
32 is done yearly by doctor's statements, and proof that
33 that use is still needed.

34 Now, this conditional use that is here, if DHEC
35 cannot approve the septic tank, then they cannot get
36 the medical exception. Then if there are other code
37 violations within that neighborhood, then those
38 things need to be reported to our department so that
39 we can make sure that those are properly enforced.
40 So if there are RV violations, derelict buildings,
41 whatever the case may be, that needs to be reported.
42 Because if it's not reported we don't have a clue
43 what's going on.

44 But as far as this property is concerned, this is
45 for a conditional use. If the Board deems fit not to
46 approve it, then it would not be approved. If they
47 cannot meet any of the conditions for Building &
48 Codes, it would not -- they cannot go forward with
49 placing the home. And with it being R-20, they are
50 restricted to the type of home they have to put. R-

1 20 requires that you put a doublewide that would have
2 to be bricked or blocked in. And it would have to
3 meet the standards of Building & Codes. And if they
4 cannot meet those standards or setbacks, it would not
5 go forward.

6 So we at Anderson County care about what we want
7 to do and we care about how we present things. So we
8 do by the code and do by the ordinances to make sure
9 that it follows what is the law. And if it does not
10 follow it, it will not be allowed or permitted.

11 TONY CIRELLI: So from what I
12 understand it's not a mobile home. This is a modular
13 home that's required.

14 HENRY YOUMANS: It would have to
15 be -- based on what R-20 is, it could be a doublewide
16 mobile home or modular home, but it would have to be
17 brick or block underpinned, provided that it does
18 have the capacity -- DHEC does allow them to get a
19 septic tank that meets whatever -- whatever that home
20 is. If it has three bedrooms, that septic tank would
21 have to have the capacity for three bedrooms,
22 separate from the one that is already on the
23 property.

24 TONY CIRELLI: And I called and
25 talked to DHEC and they've got to have a minimum
26 drain line ---

27 HENRY YOUMANS: That's correct.
28 And then also what's included is if this is allowed,
29 they would have to get their own separate address
30 from E-911. That would have to be approved. If they
31 cannot get an address, it will not be approved.

32 DEBBIE CHAPMAN: Mr. Henry?

33 HENRY YOUMANS: Yes.

34 DEBBIE CHAPMAN: Could you
35 clarify temporary in this -- what they consider
36 temporary.

37 HENRY YOUMANS: If this is being
38 approved today, a year from this approval --

39 DEBBIE CHAPMAN: One year. That's
40 what I thought.

41 HENRY YOUMANS: -- they would
42 have to have the same doctor's statement, same
43 information that this is still needed.

44 DEBBIE CHAPMAN: Okay. That's
45 what I thought you said. Thank you.

46 HENRY YOUMANS: And should the
47 person in question pass, then that medical exception
48 passes with it and that home would have to be
49 removed. It would not be allowed to stay on the
50 property. Because Anderson County Code of Ordinances

1 only allows one residence per lot. Only under
2 special exceptions for medical exception would that
3 be allowed or you subdivide it. But clearly, they
4 would not have enough property to subdivide it into
5 two separate distinct lots.

6 TONY CIRELLI: Let me ask you
7 one other question. All right. If you had -- for
8 medical reasons, you're asking for another unit,
9 modular unit outside the existing house? I think I
10 asked my question, other question earlier. But
11 another question is where has the invalid person been
12 living?

13 HENRY YOUMANS: That, we do not
14 know. All we know is that they provided the
15 physician statements, all the other documentation
16 that we require to bring it before the Board.
17 Wherever that individual is, we are not sure. But if
18 this is allowed, then that individual will be placed
19 in that residence or however they're going to situate
20 that. If it's not allowed, then it will still have
21 to be status quo, what's going on with her now.

22 TONY CIRELLI: There's a lot of
23 ifs in there.

24 HENRY YOUMANS: Yeah. That's
25 correct. But as far as we're concerned, they have
26 provided all the statements, done everything that
27 meets the minimum standards for this special
28 exception, for a medical exception in zoned areas.
29 If this was unzoned, this would not even be a
30 consideration.

31 MIKE MILLER: Thank you, Henry.
32 Do you have anything else, sir?

33 JESSE LAMAR: Yes. I would
34 like to clarify the temporary situation. That could
35 be until the applicant is deceased? So that could be
36 what, from one day to thirty years? I'm just looking
37 for --

38 MIKE MILLER: It has to be
39 updated is what he said.

40 TONY CIRELLI: Every year.

41 MIKE MILLER: Once every year.
42 And whoever it is, whether it's male, female will
43 have to have a doctor's --

44 JESSE LAMAR: Okay.

45 MIKE MILLER: And then -- and
46 then that will be brought to their attention.

47 JESSE LAMAR: Who polices that
48 and enforces that?

49 MIKE MILLER: Anderson County
50 does.

1 JESSE LAMAR: Okay. Thank you.
2 MIKE MILLER: Thank you.
3 HENRY YOUMANS: Let me correct one
4 thing, Mr. Chair. It has to be a mobile home, not a
5 modular home, because it has to be mobile to be
6 removed.

7 MIKE MILLER: Okay. Anyone else
8 speaking against? Please come to the mic. State
9 your name and give me your address.

10 HAROLD PRUITT: My name is Harold
11 Pruitt. I live at 321 Garden Way Drive, which is
12 just around the curve a little bit, facing the lake.
13 Some of the questions I have, have been answered a
14 little bit here. But it says more than one
15 residential unit per home, per lot normally.

16 MIKE MILLER: Yeah.

17 HAROLD PRUITT: There's two units
18 on that house -- the house trailer and then the
19 little cabin to this end of it, that people have been
20 living in in the past. Whether they are still right
21 now, I can't say. But there was people living in
22 that little elevated cabin that's built on the lot.
23 It's been there for several years.

24 Also, the type of unit it has to be. Just a few
25 weeks ago, they had pulled a storage shed type unit
26 with a porch on it, had been pulled onto this
27 property. It only stayed overnight, I think, and
28 then they moved it out. But before that, it had been
29 up on Williams Road for two or three days. A green
30 wooden building that they moved in on a trailer and
31 set up like a storage unit is. And that was my
32 concern on how long it's allowed to be there. You're
33 saying it has to be a mobile unit, right?

34 HENRY YOUMANS: That's correct.
35 That's correct.

36 HAROLD PRUITT: The unit is there
37 now, but the people that lived in a single-wide, it's
38 been there -- of course, it's been there since we
39 have, 1972. So that's been there.

40 The other question about somebody has to verify
41 that it is on an annual basis is still needed for
42 medical purposes, though?

43 HENRY YOUMANS: Yes, sir.

44 HAROLD PRUITT: We don't want it
45 to be put in there and left permanently like it has
46 been in the past. There has been other structures on
47 that property that have been taken out recently, over
48 the last couple of years. There's a lady that lives
49 in the trailer there now that's in her 80s or 90s
50 probably.

1 MALE: 90.
2 HAROLD PRUITT: 90 years old.
3 And I don't know if that's who they're talking about
4 or not. I think the son did live in that other
5 little building and has moved in with his mother now.
6 But my concern is, is to make sure it's not one
7 of these sheds that's moved in there, a manufactured
8 home. A mobile home, that's entirely different, for
9 medical purposes. I feel sorry for them if they've
10 got this type of medical need. I tried to call the
11 office to get a little information about what this
12 type of medical situation was, what type of
13 manufactured home, I did not get a call back. But my
14 concern is that if it's not going to be monitored
15 closely by the County, then I stand opposed to this
16 request being granted.
17 MIKE MILLER: All right. Thank
18 you, sir.
19 HAROLD PRUITT: Thank you.
20 MIKE MILLER: Yes, ma'am.
21 ERICA PASUORKAS: Can I ask a
22 question too about -- I believe I read through your
23 ordinances --
24 MIKE MILLER: Can you come to
25 the mic?
26 ERUCA PASUORKAS: I can.
27 MIKE MILLER: We've got a court
28 reporter that's writing everything down and also it's
29 being recorded.
30 ERICA PASUORKAS: I'm sorry I
31 didn't know if I was allowed to come back to the mic.
32 There was like 50 feet -- like, is there an ordinance
33 against how much room they have to have from our line
34 to where they're putting the structure. And I would
35 contest that there isn't any room. And so you say
36 the County looks after that and that it wouldn't be
37 approved if all the stuff that we're theorizing or
38 reading over in the ordinances as lay people and
39 trying to wrap our heads around, the process, if it
40 gets approved here is there -- like who then goes out
41 and checks to make sure all of these things are being
42 done correctly?
43 MIKE MILLER: Well, as staff
44 said earlier, one, this is the first step of many
45 steps that's got to go through.
46 ERICA PASUORKAS: Okay.
47 MIKE MILLER: If we approve it
48 tonight or whatever our decision is, then -- then
49 they're going to come back and they're going to have
50 to get a permit. Then they're going to have to get a

1 septic tank permit. And then once you get all of
2 that, then they've got to get power into it. And if
3 none of this -- if anything doesn't fit -- we do not
4 know where they're septic tanks are.

5 ERICA PASUORKAS: Okay.
6 MIKE MILLER: Once DHEC goes out
7 there, they may not even allow them to have it.
8 ERICA PASUORKAS: Got it.
9 MIKE MILLER: Then it's over
10 with. So there are several more steps than this
11 first step --

12 ERICA PASUORKAS: Right.
13 MIKE MILLER: -- to get it
14 approved. So Anderson County through Building &
15 Codes will go back and monitor stuff. You know, I do
16 not know what their restrictions are. Do not know
17 what their setbacks are on the property line.
18 ERICA PASUORKAS: Got it.
19 MIKE MILLER: It could be 20
20 feet. It could be 15 feet. It could be 50 feet. I
21 don't know what the setbacks are.
22 ERICA PASUORKAS: I hear you. I
23 just wanted clarification --

24 MIKE MILLER: Yeah. So Anderson
25 County --

26 ERICA PASUORKAS: -- with that. I'm
27 not asking for everything you know. I appreciate
28 your patience with me.
29 MIKE MILLER: If we do or we do
30 not approve it --

31 ERICA PASUORKAS: Uh-huh.
32 (Affirmative.)
33 MIKE MILLER: -- then there are
34 several other steps that will have to go to get this
35 thing in there.
36 ERICA PASUORKAS: And then like they
37 were saying about the building that looked like it
38 was there for a little bit and they pulled it off and
39 etcetera, etcetera, if they're not doing what you're
40 saying that has to happen, to get it put there
41 legally and they just drag it on, then what do we --
42 do we report it to the County?

43 MIKE MILLER: Yes.
44 ERICA PASUORKAS: Okay.
45 MIKE MILLER: If you've got
46 stuff that you don't like, pick up the phone and call
47 Building & Codes. I hate to be telling her that, but
48 that's what they're there -- because I don't know
49 where you live. You don't know where I live.
50 ERICA PASUORKAS: Of course.

1 MIKE MILLER: And, you know, I
2 have to police my own. And then if I've got problems
3 --

4 PASUORKAS: Right.
5 MIKE MILLER: -- then I call
6 people and let them know. But if you don't speak up,
7 then they don't know what's going on.

8 ERICA PASUORKAS: And that's what
9 we're trying to do right now. And so I'm just trying
10 to pick your brain as to understand the process so I
11 can stand up. Thank you.

12 MIKE MILLER: All right. Thank
13 you.

14 HENRY YOUMANS: Just to clarify
15 one other thing, Mr. Chair, existing residences which
16 are in R-20, those setbacks are determined by those
17 things that are existing. Now, there's a new law of
18 record, of course, the current R-20 setback rules
19 will apply to any new residence that will be placed
20 on a lot. So that additional dwelling would have to
21 be in accordance with the R-20 setbacks, since it
22 would be something new on that lot. The -- what's
23 currently on there would be accepted because it was
24 there before that, but if that --

25 MIKE MILLER: Because that's
26 grandfathered.

27 HENRY YOUMANS: Right. That's
28 correct.

29 MIKE MILLER: All right. Are
30 there anyone speaking against -- I meant -- besides
31 that hadn't signed in. Are there anyone speaking for
32 it? Are there anyone speaking for it?

33 I will now close the public hearing. I will
34 reserve any questions to the staff. What is the
35 pleasure of the Board?

36 TONY CIRELLI: This is my
37 district, Mr. Chairman, and just listening to
38 everything that was said here tonight, there are just
39 too many ifs in my mind. I would recommend or I will
40 recommend denial.

41 MIKE MILLER: All right. I've
42 got a motion from denial from Mr. Cirelli.

43 DEBBIE CHAPMAN: I second it.
44 MIKE MILLER: I have a second
45 from Ms. Chapman.

46 JOHN FARR: I still have a
47 question.

48 MIKE MILLER: All right. Mr.
49 Farr.

50 JOHN FARR: You probably can't

1 answer this, but it's -- to me it's important to know
2 how this particular person has been living and where,
3 under what conditions, before this vote takes place.
4 So how are they dealing with it right now? I'd like
5 to know that before I tell you yes or no about adding
6 something that's not there now.

7 MIKE MILLER: Yes, sir.

8 JOHN FARR: There's no way you
9 know that, Henry?

10 MALE: Well, I been
11 living out there 26 years and she's been living there
12 all this time. And I've met her and her daughter
13 both. And they've took care of her ever since that
14 I've lived there.

15 JOHN FARR: So the lady that's
16 living in the house now --

17 MALE: Yes, sir.

18 JOHN FARR: The lady that's
19 living in the house now that's 80 or 90 years old --

20 MALE: Yes, sir.

21 JOHN FARR: -- has been taking
22 care of this person in her home.

23 MALE: No, her daughter
24 -- her daughter has.

25 JOHN FARR: All right.

26 MIKE MILLER: The only thing I
27 can say, Mr. Farr, is they should have been here to
28 really speak and hear what was going on.

29 JOHN FARR: I definitely agree
30 with that.

31 MIKE MILLER: You know, and
32 that's one thing -- you know, if you wanting to do
33 this, then why wasn't you here at this meeting.

34 DEBBIE CHAPMAN: So we could ask
35 questions.

36 MIKE MILLER: So we could be --
37 as the Board we could have asked them the questions.

38 JOHN FARR: I could have asked
39 them that same question.

40 MIKE MILLER: Yep. So we got a
41 motion. We got a second. All in favor, raise your
42 right hand. All opposed, like sign. Denied.

43 MALE: Can I ask a
44 question? What's next?

45 MIKE MILLER: It's over with.

46 MALE: Can they come back
47 and ask again?

48 MIKE MILLER: It's over. The
49 only way they'll beat this ruling is to hire an
50 attorney and meet --

1 MALE: Take it that
2 route, yeah.
3 MIKE MILLER: -- and have to go
4 before. It's over with.
5 MALE: That's the only
6 thing they can do.
7 MIKE MILLER: That's the only
8 way you can do it.
9 MALE: Thank y'all.
10 MIKE MILLER: You're welcome.
11 Mr. Henry, staff report.
12 HENRY YOUMANS: Mr. Chairman, this
13 is the second agenda item. It's 510 Masters Drive.
14 Applicant is Kenneth R. Lee. It's -- tax map number
15 is there for your reference. This is Council
16 District 2. Currently, it's unzoned and land use is
17 residential.
18 The applicant is requesting a variance to reduce
19 the front setback from 30 feet to 25 feet to allow
20 the placement of the mobile home on said lot.
21 Anderson County Code of Ordinances under Chapter 30,
22 Section 30-92, setback requirements, no mobile home
23 located on an individual lot will be less than five
24 feet from any property line and 30 feet from the
25 right-of-way line.
26 This is the aerial tax map view of the property.
27 Staff's recommendation is for approval. The
28 previous single family residence that was on the
29 parcel was demolished prior to the placement of the
30 mobile home. Placement of the mobile home encroaches
31 on the road right-of-way standard as stated under
32 Chapter 30 and is closer than the previous single-
33 family residence footprint. The applicant has
34 demonstrated a hardship for the request. And no
35 adverse effects for the adjacent properties if it is
36 granted. The board has granted other variances
37 similar to this request. What will be require is a
38 reinspection of the mobile home, which is already on
39 the property and set up. It would be required by
40 Building & Codes and a revised compliance letter from
41 Development Standards to designate the front setback
42 to 25 feet.
43 This is your report.
44 MIKE MILLER: All right. Thank
45 you, Mr. Henry. I will go ahead and open this up
46 into the public hearing. Are there anyone speaking
47 against? Are there anyone speaking against? Is the
48 owner here?
49 KENNETH LEE: Yes, sir.
50 MIKE MILLER: Please come to the

1 mic. State your name.
2 KENNETH LEE: Kenneth Lee.
3 MIKE MILLER: All right. So
4 y'all put it in. It's already wired, plumbed, hooked
5 up, and you're too close to the property line?
6 KENNETH LEE: Two foot three and
7 a half inches. Before we put it in -- the trailer's
8 66 feet long. The lot's not deep at all. I went to
9 neighbors and we had it marked out to make sure they
10 were okay with where I was at. Because I'm just
11 barely past their porches. And there's a couple down
12 below me that are even closer than I am, but they
13 said they were fine with it. I mean, I had --
14 nobody's complaining about it. They just -- when
15 Barry came out, he noticed that my end was a little
16 past their porches. So we had to go back and measure
17 it. I pulled the permit. I didn't know there was a
18 setback on it. I gave it to the mobile home mover
19 because he was the one that asked me if I would pull
20 it and give it to him. After we were done with setup
21 and Barry came out, I found out I was two foot three
22 and a half inches closer to the road than what the
23 setback was.
24 MIKE MILLER: So this is a front
25 setback, not the rear setback?
26 KENNETH LEE: Correct. Correct.
27 MIKE MILLER: Okay.
28 KENNETH LEE: Right at this
29 moment, we're across the street in a camper where
30 I've been -- I had the house tore down. It was bad.
31 I bought it like that. My fiancé is -- has got
32 chronic kidney, type II diabetes, neuropathy, and
33 we've been in the camper there for five years renting
34 where a mobile home used to be. And I was finally
35 able to buy a mobile home and had the house torn down
36 and put it there and set up.
37 MIKE MILLER: Okay.
38 KENNETH LEE: If I had known, I
39 would have backed it up 10 feet, but found out -- the
40 mover was supposed to have looked at that and told me
41 that. I did not know that at the time.
42 MIKE MILLER: All right. Thank
43 you very much. I will close the public hearing.
44 What is the pleasure of the Board.
45 RUSSELL BARTON: I make a motion to
46 grant it.
47 MIKE MILLER: So we've got a
48 motion to grant it. Do we have a second?
49 JOHN FARR: Second.
50 MIKE MILLER: I've got a second

1 from Mr. Farr. All in favor raise your right hand.
2 All opposed, like sign.
3 Are there any other new business?
4 TONY CIRELLI: Mr. Chairman, I
5 have a little confusion. That last case the one over
6 there on Rock Creek.
7 MIKE MILLER: Okay.
8 TONY CIRELLI: We voted to deny
9 it?
10 MIKE MILLER: That's correct.
11 It was voted to deny.
12 TONY CIRELLI: Earlier you said
13 approved.
14 MIKE MILLER: We voted to deny
15 it.
16 TONY CIRELLI: I just wanted to
17 make sure.
18 MIKE MILLER: I might have got
19 that tangled up.
20 TONY CIRELLI: Thank you.
21 MIKE MILLER: All right. So
22 there's no other new business?
23 Do I have a motion to adjourn?
24 JOHN FARR: So moved.
25 MIKE MILLER: All in favor?
26 Thank you for coming.
27
28 **(MEETING ADJOURNED AT 5:48 P.M.)**

Staff Report

Application for a **Variance** – To allow a reduction of the side setback for addition to a residence
Anderson County Land Use Board of Zoning Appeals Meeting
County Council Chambers, 2nd Floor-Historical Courthouse (DISTRICT #4)
Anderson, South Carolina
July 13, 2023
5:15 PM

Applicant: John Dunn

Owner of Property: Same as the Applicant

Property Location: 826 Dogwood Lane, Townville, SC

Council District: Four (4)

Tax Map Number (TMS #): 10-03-01-018

Property Description: . LOT 101 BLK C DOGWOOD LN

Current Zoning: Unzoned

Land Use: Residential

Applicant Request: Applicant is requesting a Variance to allow a reduction of the side setback requirements from 10 feet to 5 feet to allow for additions to a existing residence.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 24, Section 24-117, the required side and rear setback shall be 10 feet from property line.

Staff Recommendation:

- 1) The lot is an existing, non-conforming lot of record and is smaller than the current lot requirements of 25,000 sqft. (.24 acres)
- 2) The house's specific dimensions cannot meet the required setback. The variance provides the ability to make the house ADA compliant for a handicap family member.
- 3) The applicant has demonstrated the addition to the single family residence and would not be a detriment to the area.
- 4) The Board has granted other variances similar to this request and would be consistent with its approval.
- 5) If approved, the applicant will be required to obtain a residential compliance letter from Development Standards and a building permit from Building & Codes.



Variance Application

PAID
2023-1039

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.

5/12/2023

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: John Dunn

Mailing Address: 5985 Hickory Bend Dr Douglasville, GA 30135

Telephone and Fax: 770-634-2339 E-Mail: dunn-j@bellsouth.net

Property Owner's Information

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

Name: John Dunn

Mailing Address: 5985 Hickory Bend Dr Douglasville, GA 30135

Telephone and Fax: 770-634-2339 Email: dunn-j@bellsouth.net

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.

John E. Purn
Owner's or Designated Agent Signature

5/12/2023
Date

Project Information

Please Indicate Current Use of Property: Commercial or Residential

Property Location: 826 Dogwood Lane Townville, SC 29689

Parcel Number(s)/TMS: 10-1-03-01-018

County Council District: _____ School District: _____

Total Acreage: 0.20 Current Zoning: _____

Requested Variance: 5 foot setback on sides
Please check to indicate if setback variance sign variance or minimum lot size variance .

Purpose of Variance: New addition to existing house

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:

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:

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: H. Yuen Date Completed Application Received: 5/15/2023

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

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.

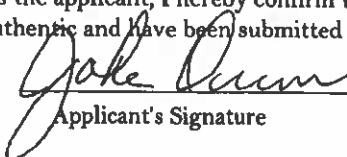
To submit a Variance Application, you must provide the following to the Development Standards Office:

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

_____ Date

NEAR TOWNVILLE---ANDERSON COUNTY---SOUTH CAROLINA

DATE: March 8, 2023
TAX MAP #10-03-01-018

File: DUNN, JOHN E

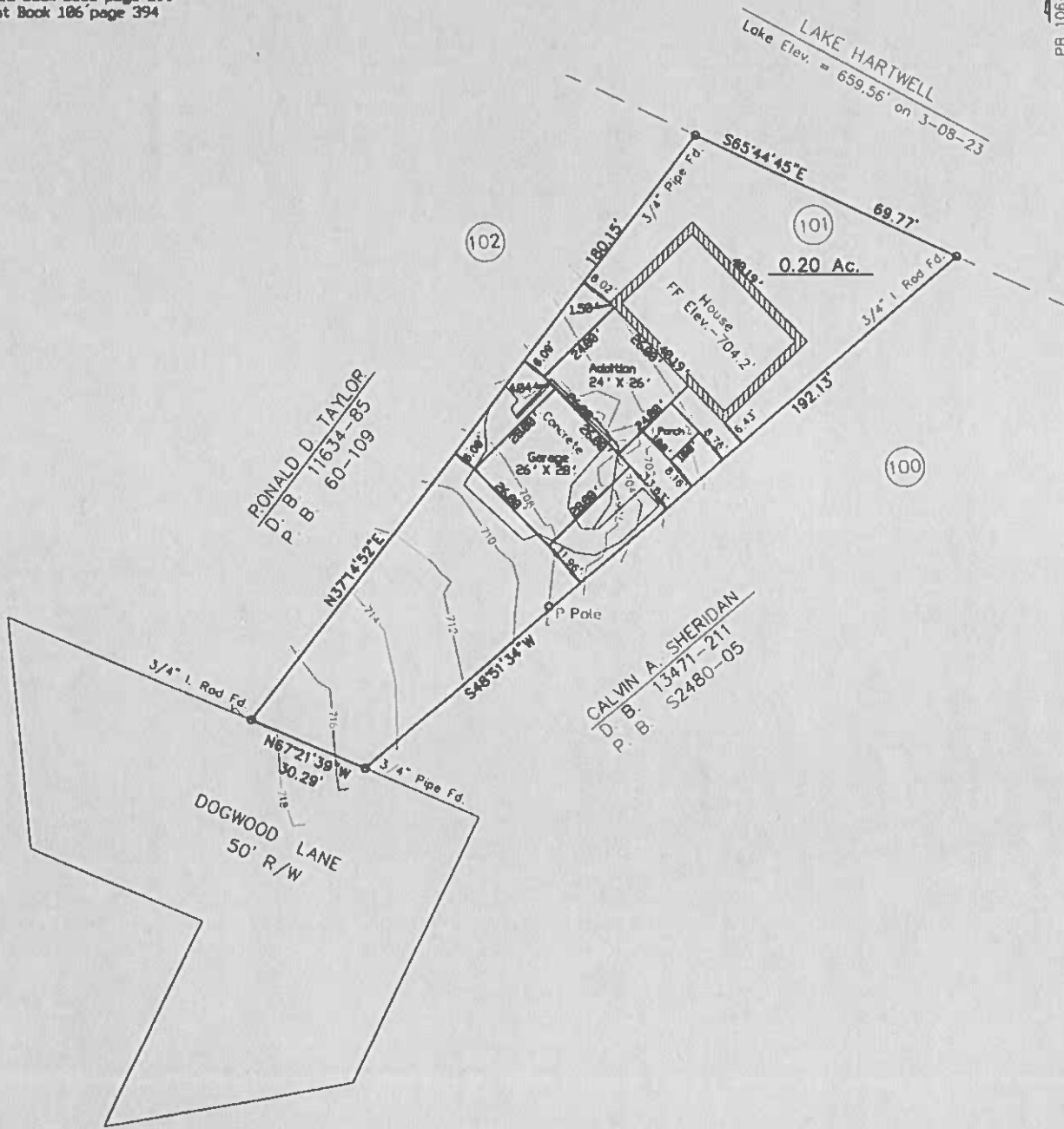
Lots #101--Block C--Dunaway Park

References:

Deed Book 5688 page 199
Plat Book 106 page 394

PB 106-394

LAKE HARTWELL
Lake Elev. = 659.56' on 3-08-23



RONALD D. TAYLOR
D. B. 11634-85
P. B. 60-109

CALVIN A. SHERIDAN
D. B. 13471-211
P. B. S2480-05



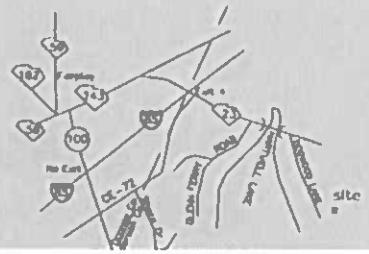
Scale : 1" = 30'

THIS PLAT IS A RESURVEY FROM AN EXISTING LOT OF RECORD;
SEE PLAT BOOK 106 PAGE 394

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF,
THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS
OF THE MINIMUM STANDARD MANUAL FOR THE PRACTICE OF LAND SURVEYING
IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS
C SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE
ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

SURVEYED BY JAMES G. HART
REG. L.S. # 8874

James G. Hart





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
July 13, 2023
5:15 PM

Staff Report

Applicant: Linda Lewis

Owner of Property: Same as above

Property Location: 227 Cole Rd. Townville, SC 29689

Council District: Four (4)

Tax Map Number (TMS #): 11-03-01-001

Property Description: Lt 38 Cole Rd.

Current Zoning: Un-zoned

Land Use: Residential

Applicant's Request: Applicant is requesting a variance to reduce the side setback from 30 feet to 15 feet from Bulldog Rd and Twin Cove Rd right-of-ways 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. - Setback required. No mobile home located on an individual lot may be located less than five feet from any property line and 30 feet from any road right-of-way line.

Staff Recommendation: .

- 1) The topography of the lot slopes significantly on Cole Road and requires the home be placed closer to the right-of-ways of Bulldog Rd and Twin Cove Rd.
- 2) The Applicant has demonstrated a hardship for said request.
- 3) There will be no adverse effects on adjacent properties if the variance is granted.
- 4) The Board has granted other variances similar to this request and would be consistent with its approval.
- 5) A building permit will be required from Building and Codes and a compliance letter from Development Standards with the revision of the side setback to 15 feet from the right-of-way.



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 7 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
5-31-23

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.

Applicant's Information

Name: LINDA LEWIS

Mailing Address: 227 COLE RD TOWNVILLE SC 29689

Telephone and Fax: (707) 490-8876 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: 227 COLE RD TOWNVILLE SC 29689

Parcel Number(s)/TMS: 110301001

County Council District: _____ School District: 4

Total Acreage: _____ Current Zoning: _____

Requested Variance: SIDE SETBACK FROM 30 FT TO 15 FEET From Bulldog Rd
Please check to indicate if setback variance sign variance or minimum lot size variance

Purpose of Variance: INSTALL NEW HOME (Manufactured Home) Twin Cove Rd From right of way

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:

FRONT TO BACK PROPERTY DAPS OFF SIGNIFICANTLY.

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:

SIDE ROADS GO TO LAKE AND DEAD END' ONLY
3 HOMES ON BOTH ROADS

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

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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.

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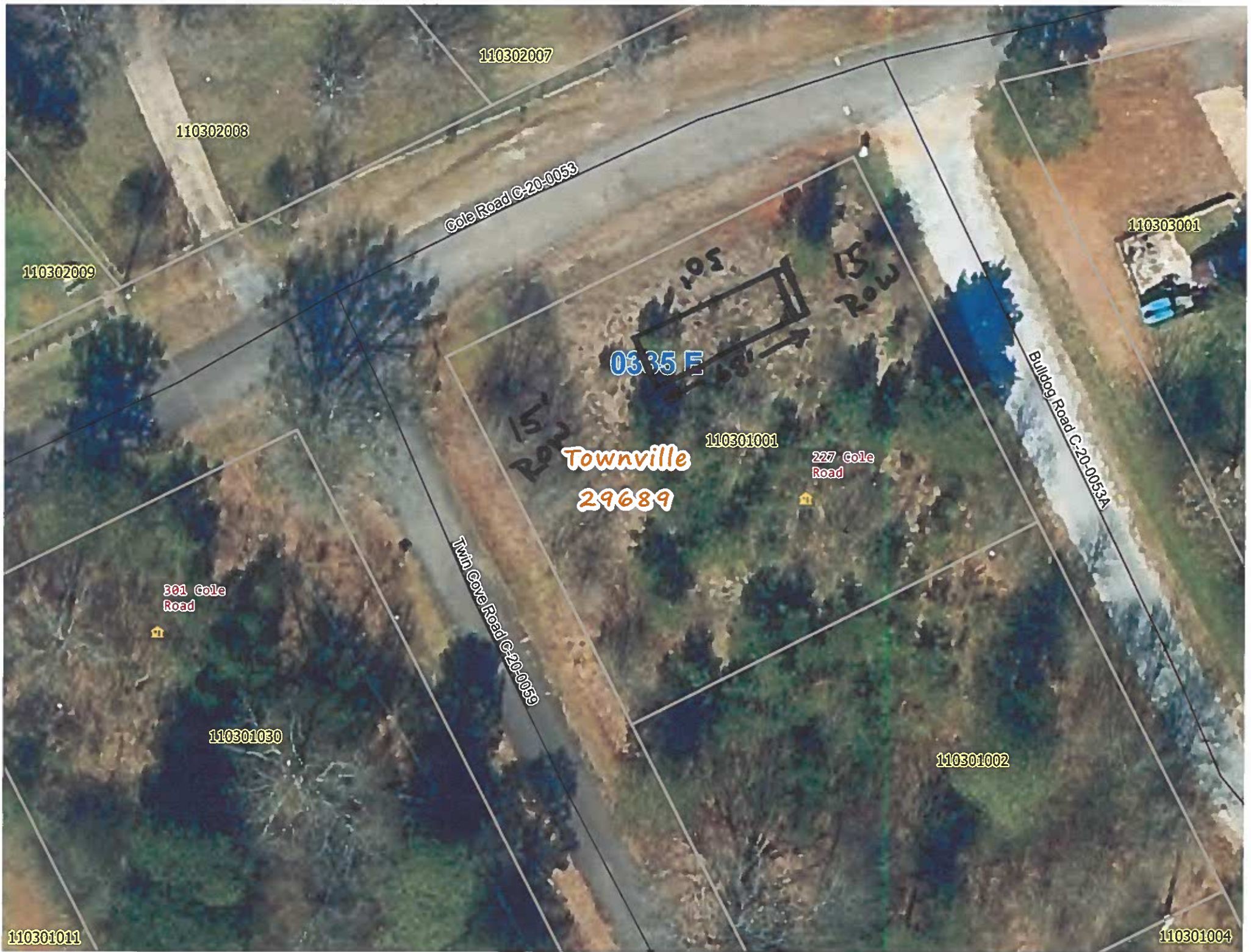
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As the applicant, I hereby confirm that the required information and supporting materials for this application are authentic and have been submitted to the Anderson County Development Standards Office.


Applicant's Signature


Date



110302007

110302008

Cole Road C-20-0053

110302009

110303001

0335 E

Townville
29689

110301001

227 Cole
Road

Buldog Road C-20-0053A

301 Cole
Road

Twin Cove Road C-20-0059

110301030

110301002

110301011

110301004



110301024

110301025

110301023

JOOREAVE

110302004

110302006

110302007

110302003

110302008

COLE RD

110302002

110302009

110303001

110302001

110301001

110301030

TWIN CREEK RD

110301002

BULLDOG RD

110301011

110301025

110301013

110301009

110301004

110301007

110301025

110301008

Staff Report
Anderson County Land Use Board of Zoning Appeals Meeting
Thursday, July 13, 2023
5:30 PM

Application for a **Variance** – To reduce and eliminate required bufferyard

Applicant: Paul Finke

Owner of Property: Finke Investments, LLC

Property Location: 3115 Whitehall Rd, Anderson

Council District: Five (5)

Tax Map Number (TMS #): 69-00-01-002

Property Description: 3.11 acres on Whitehall Rd and Highway 187

Current Zoning: Unzoned

Land Use: Vacant except for existing metal shed

Applicant Request: Applicant is requesting a **Variance** to allow elimination of bufferyard along neighboring property line and Highway 187 and a reduction of the bufferyard requirement on Whitehall Rd.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 24, Section 24-119 - Bufferyards shall be located on the outer perimeter of a lot or parcel, extending to the lot or parcel boundary line... Where required, bufferyards and/or bufferyard structures shall be developed as an integral part of the proposed use.

Staff Recommendation:

- 1) A land use permit was issued on March 28, 2023 for a Type 2 bufferyard along Whitehall Rd, Type 1 bufferyard along Highway 187, and a Type 3 bufferyard along the western property line. The bufferyards were required due to the proximity to residential dwellings.
- 2) A landscape plan showing the bufferyard was submitted and approved, and the property owner signed the land use permit on March 28, 2023.
- 3) Seven out of Eight sites mentioned were required to have bufferyards along the road. Most permits were issued in the 1990s or early 2000s. Some bufferyards appear to have since been removed. Two of eight sites mentioned utilized existing vegetation to buffer between neighboring residential properties and the storage facility. Natural vegetation is preferred over bufferyard, limits the amount of disturbance, and provides immediate protection for the neighboring properties.
- 4) Monetary investment is not a consideration for a variance.
- 5) If approved, the applicant will be required to obtain an updated commercial land use from Development Standards and a building permit from Building & Codes.



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: Paul Finke

Mailing Address: 116 Ripplestone Way, Anderson, SC 29621

Telephone and Fax: 859-585-8703 E-Mail: pfinke@att.net

Property Owner's Information

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

Name: Finke Investments, LLC for Green Pond Boat & RV Storage

Mailing Address: 3115 Whitehall Road, Anderson, SC 29626

Telephone and Fax: 859-585-8703 Email: pfinke@att.net

Designated Agent Name (Representative of Property Owner): n/a

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: 3115 Whitehall Road, Anderson, SC 29626

Parcel Number(s)/TMS: 690001002

County Council District: CCD 5 School District: #5

Total Acreage: 3.11 Current Zoning: Unzoned

Requested Variance: Change in landscaping & fencing
Please check to indicate if setback variance sign variance or minimum lot size variance .

Purpose of Variance: See the attached Applicants Request for 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: May 22, 2023 Paul Pank

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 property is triangle-shaped and the situation is different for each side.
See the Applicants Request for variance attached to this application.

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

See the attachment.

Reasons why property is prohibited or limited in its uses:

See the attachment.

See the attachment.

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:

See the attachment.

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

See the attachment for a list of documents submitted in support of 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.

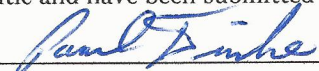
To submit a Variance Application, you must provide the following to the Development Standards Office:

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

5-23-2023.
Date

The property has three (3) sides, and each boundary is addressed individually:

1. Highway 187 boundary:

Request: Construct a security fence along the property line, not 10 feet off the line, and without landscaping.

Hwy 187 was recently moved further away from the property boundary during construction of the roundabout. The commercial property across the street (TMS 690012003) is owned by Foundry & Steel, Inc., and they have a 6-foot chain link fence with 3-strand barbed wire on top with no landscaping, the same as what we would install.

The triangle lot made it challenging to situate storage buildings to meet the 40-foot setback requirement along Hwy 187 and to provide ample room to maneuver vehicles pulling boats which can be 50 feet or more in length. Moving the fence to the property line provides tenants an additional 10 feet to safely and more efficiently back their boats into the garages.

No landscaping along Hwy 187 would be consistent with existing conditions provided in the SAMPLES.

2. McAbee Residence boundary:

Request #1: Use the existing chain link fence which goes from the corner near Whitehall Road toward Hwy 187. This fence covers more than half the distance of our common boundary. A new fence would parallel the existing fence and would make it difficult to maintain vegetation between the two fences and would make it difficult to back boats into the existing shed. A new fence would be constructed from the end of the existing fence to the property corner near Hwy 187. See Michael McAbees letter of agreement with this plan.

Request #2: Landscaping would not occur along this boundary. Several large cedar and oak trees are present along the property line and would remain. Some of these trees are on applicants' property and some are on Michael McAbees property. Landscaping under these trees would not survive. See Michael McAbee letter (May 22, 2023) requesting that no landscaping occur along our common boundary.

The access doors to the existing shed open towards Whitehall Road. The area between the existing shed and the existing fence is about 4 feet. The existing shed is angled such that vehicles need to pull close to the existing fence to back boats into the shed. A new fence would make it extremely difficult to back boats into the existing shed. Landscaping along the existing fence would also take away the ability to safely back boats into the existing shed. Michael McAbee is fine with no landscaping along this property boundary.

No landscaping along McAbee's property would be consistent with existing conditions provided in the SAMPLES for facilities that have common boundaries with residents.

3. Whitehall Road boundary:

Request: Construct the fence on the property boundary with no landscaping except on either side of the entrance which would be landscaped with understory trees, evergreens, and shrubs.

This additional 10-foot of room would allow for additional outside parking and safer and more efficient movement around the buildings. This would provide more landscaping than most recent facilities have along high-traffic roads with more visibility and also border residents.

This would provide more landscaping than occurs in the existing conditions of facilities provided in the SAMPLES.

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

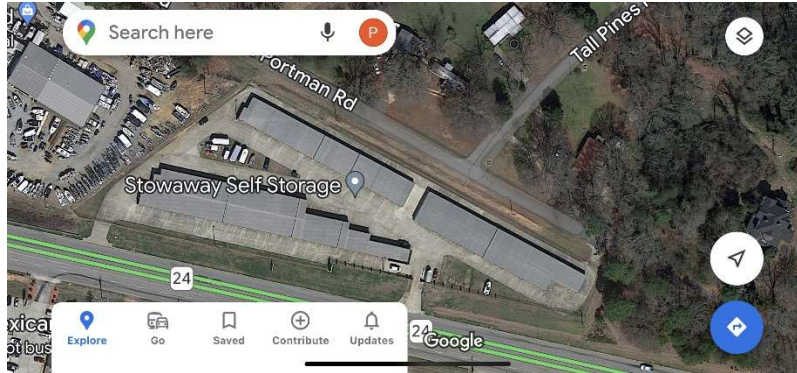
This property is a small, 3.11-acre, triangle-shaped lot. Approximately 3/4th of the property boundary is along Whitehall Road and Hwy 187 S. The third side borders Michael McAbees property with an existing fence and several large conifer and oak trees along a large portion of the property boundary. Moving the fences inward 10 feet to accommodate landscaping along Hwy 187 and Whitehall Road restricts the ability to safely maneuver vehicles pulling trailers and backing into garages. The "Type" of buffers assigned to this property appears to not be consistent with other storage facilities constructed since 2016 in rural areas of Anderson County. An estimate for landscaping the area as shown on the Landscape Design Plan, as required by Anderson County, is \$78,000 dollars. This is an undue expense being imposed on a small business adventure and is not consistent with similar facilities in the area, see SAMPLES.

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

Similar storage facilities constructed since 2017, in rural Anderson County, do not have landscaping or have a minimal amount of landscaping. Most do not have noticeable detention ponds or allowance for stormwater runoff. I did not include a request for variance regarding stormwater runoff because I feel it is important and appropriate. I was surprised how many facilities appear to have no detention ponds and stormwater runoff drains. Providing stormwater runoff will cost \$200,000. This is \$150,000 more than planned. Add to that the landscaping requirements that would cost nearly \$80,000, and this small business adventure is quickly escalating toward a million-dollar phase 1 investment. Phase 2 includes 3 more buildings, but this might take longer than expected because the cost recovery will be much less than planned, due to the expenses mentioned above.

SAMPLE FACILITIES:

1. TMS: 690013003, Willancarl, LLC (2017). This 2.88-acre storage facility with outside boat and RV storage has no landscaping along SC-24, and no landscaping along Old Portman Road which has private residences along this road. There is no noticeable detention pond or allowance for stormwater runoff.



ATTACHMENT TO APPLICANT REQUEST FOR VARIANCE (Paul Finke)

TMS 690001002, Finke Investments, LLC for Green Pond Boat and RV Storage

May 23, 2023

2. TMS 280801004, Lake Hartwell Boat Storage LLC (2017). This 2.41-acre storage facility is at the intersection SC-24 and Hwy 187. Like ours, it borders two highly traveled roads, yet it has no landscaping along either road.

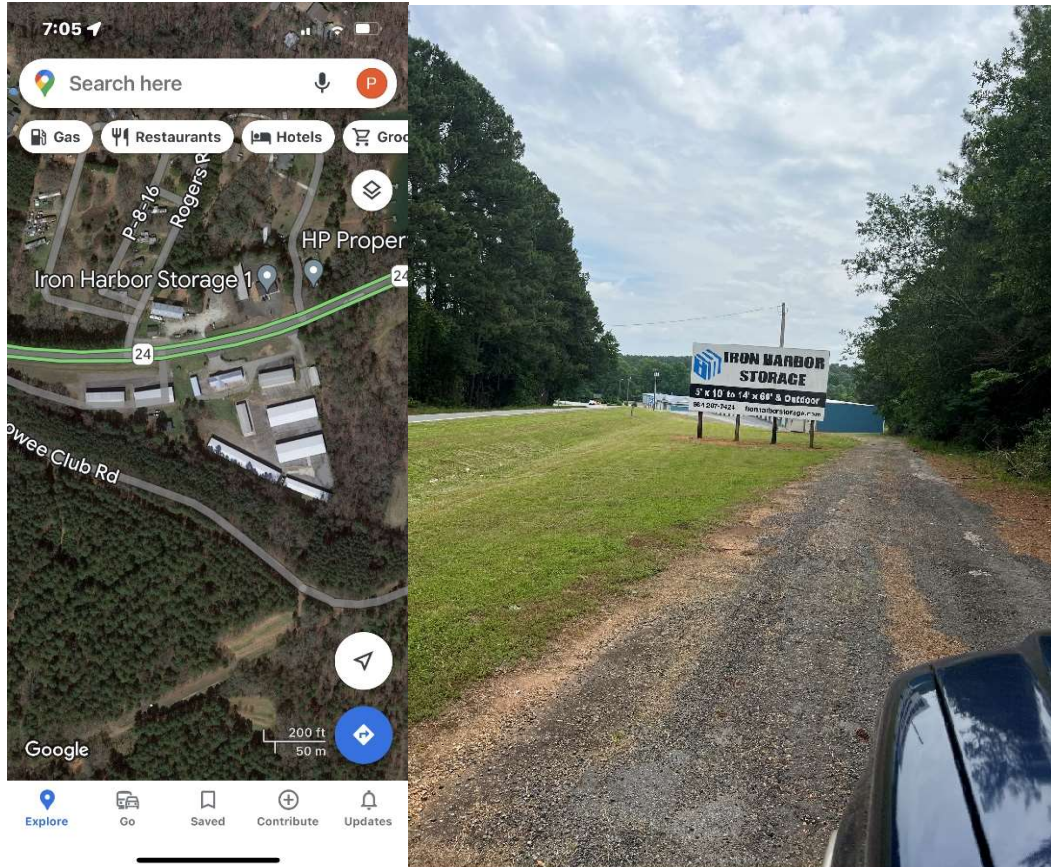


ATTACHMENT TO APPLICANT REQUEST FOR VARIANCE (Paul Finke)

TMS 690001002, Finke Investments, LLC for Green Pond Boat and RV Storage

May 23, 2023

3. TMS 290005001 & 290005002, New Frontier Investments, LLC (2017). These 2.0-acre and 5.68-acre facilities respectfully, are along SC-24. There is minimal to no landscaping and there are no canopy or understory trees. There is no noticeable detention pond or allowance for stormwater runoff.



ATTACHMENT TO APPLICANT REQUEST FOR VARIANCE (Paul Finke)

TMS 690001002, Finke Investments, LLC for Green Pond Boat and RV Storage

May 23, 2023

- 4. TMS 280004012, Rycon Enterprises, LLC (2022). This 1.74-acre storage facility along SC-24 has no landscaping along SC-24. There is no noticeable detention pond or allowance for stormwater runoff.



ATTACHMENT TO APPLICANT REQUEST FOR VARIANCE (Paul Finke)

TMS 690001002, Finke Investments, LLC for Green Pond Boat and RV Storage

May 23, 2023

- 5. TMS 690603016 & 690603018, New Frontier Investments, LLC (2017 & 2020 respectfully). These two parcels have no landscaping along SC-24 and no landscaping along the back which borders with private residences. On the left (west) side only large trees are present with no additional landscaping. The right (east) side has no landscaping. There is no noticeable detention pond or allowance for stormwater runoff.

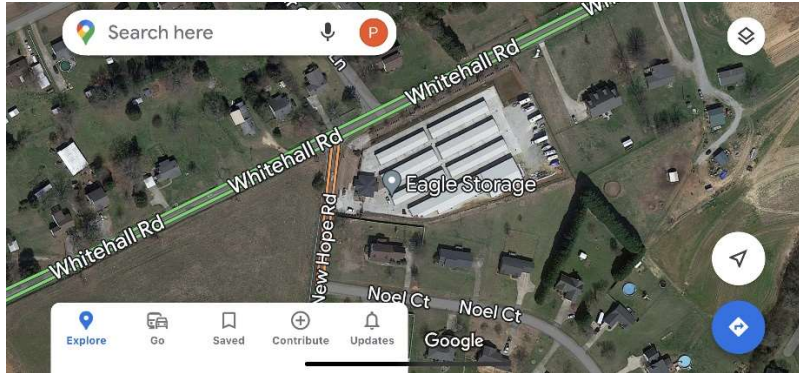


ATTACHMENT TO APPLICANT REQUEST FOR VARIANCE (Paul Finke)

TMS 690001002, Finke Investments, LLC for Green Pond Boat and RV Storage

May 23, 2023

- 6. TMS: 692501001, Yonah Investments, LLC (2016). This 2.81-acre storage facility, with outside boat and RV parking, has no canopy trees along Whitehall Road, no landscaping along the two common boundaries with private residences, and minimal landscaping along New Hope Road.



ATTACHMENT TO APPLICANT REQUEST FOR VARIANCE (Paul Finke)

TMS 690001002, Finke Investments, LLC for Green Pond Boat and RV Storage

May 23, 2023

- 7. TMS 280201024, New Frontier Enterprises, LLC (2017). This 0.74-acre facility has no landscaping along SC-24. Native large trees is all that separates the facility with private residence in the back. There is no fence and no noticeable detention pond or allowance for stormwater runoff.



ATTACHMENT TO APPLICANT REQUEST FOR VARIANCE (Paul Finke)

TMS 690001002, Finke Investments, LLC for Green Pond Boat and RV Storage

May 23, 2023

8. TMS 150002012, S Squared Logistics, LLC (2019). This 14.31-acres is partially developed with a boat and RV storage facility. There is no landscaping along SC-24. There is no noticeable detention pond or allowance for stormwater runoff.



Reasons why property is prohibited or limited in its uses:

See explanation for each property boundary.

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:

Green Pond Boat and RV Storage facility is like others in rural areas of Anderson County.

The adjoining residents, Michael and Janie McAbee agree with the proposed changes.

Landscaping would occur at the entrance along Whitehall Road.

Moving fences to boundary lines allows for safer and better utilization of facilities.

ATTACHMENT TO APPLICANT REQUEST FOR VARIANCE (Paul Finke)

TMS 690001002, Finke Investments, LLC for Green Pond Boat and RV Storage

May 23, 2023

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

1. Applicants Request for Variance - attachment.
2. Property Deed
3. Plot Plan
4. Landscape Design Plan
5. Landscape Design Plant Schedule
6. Michael McAbee Letter (May 22, 2023)

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

Included in list above.

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.

May 22, 2023

Michael & Janie McAbee
Owner and Resident
404 Hwy 187 S.
Anderson, SC 29626
Anderson County, SC

Dear Anderson County, SC:

We have lived at this address since 1993. Our property borders the proposed Green Pond Boat and RV Storage development. I see no need to require the development to landscape along the side that borders our property. Several large trees are along more than half of our common boundary, some on my property and some on the development's property. The other half I have fenced for dogs and goats. I am pleased with the vegetation clearing the owner already did and don't want to see more trees or plants along our common boundary. Any vegetation planted along the portion where large trees are would provide no additional screening and would likely die. I have seen the plans for the buildings and do not see a need for or want more landscaping along the common boundary with our property.

The existing fence is on the property line starting at the corner by Whitehall Road. It covers half or more of our common property boundary. A new fence would only create a small area between the fences that would be difficult to take care of. I suggest a new fence only be built from the end of the existing fence to the property corner near Hwy 187 S.

Sincerely,

Michael & Janie McAbee



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1975.02'	384.37'	383.77'	S 44°12'12" W	11°09'02"
C2	1975.02'	184.00'	183.93'	S 52°26'51" W	5°20'16"

LINE	BEARING	DISTANCE
L1	N 70°59'36" E	69.97'
L2	S 34°40'13" E	22.33'
L3	N 35°09'29" W	52.56'
L4	S 56°31'12" E	92.93'
L5	S 12°05'53" E	81.83'

STATE CERTIFICATION:
 I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN.

SAFETY NOTE TO CONTRACTOR
 THE CONTRACTOR SHALL SHORE TRENCH EXCAVATION AND USE PIPE BOX TO COMPLY WITH ALL OSHA SAFETY REGULATIONS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE JOB SITE SAFETY AND COMPLY WITH ALL SAFETY REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR HIS MEANS AND METHODS OF CONSTRUCTION.



UTILITY NOTE TO CONTRACTOR
 THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

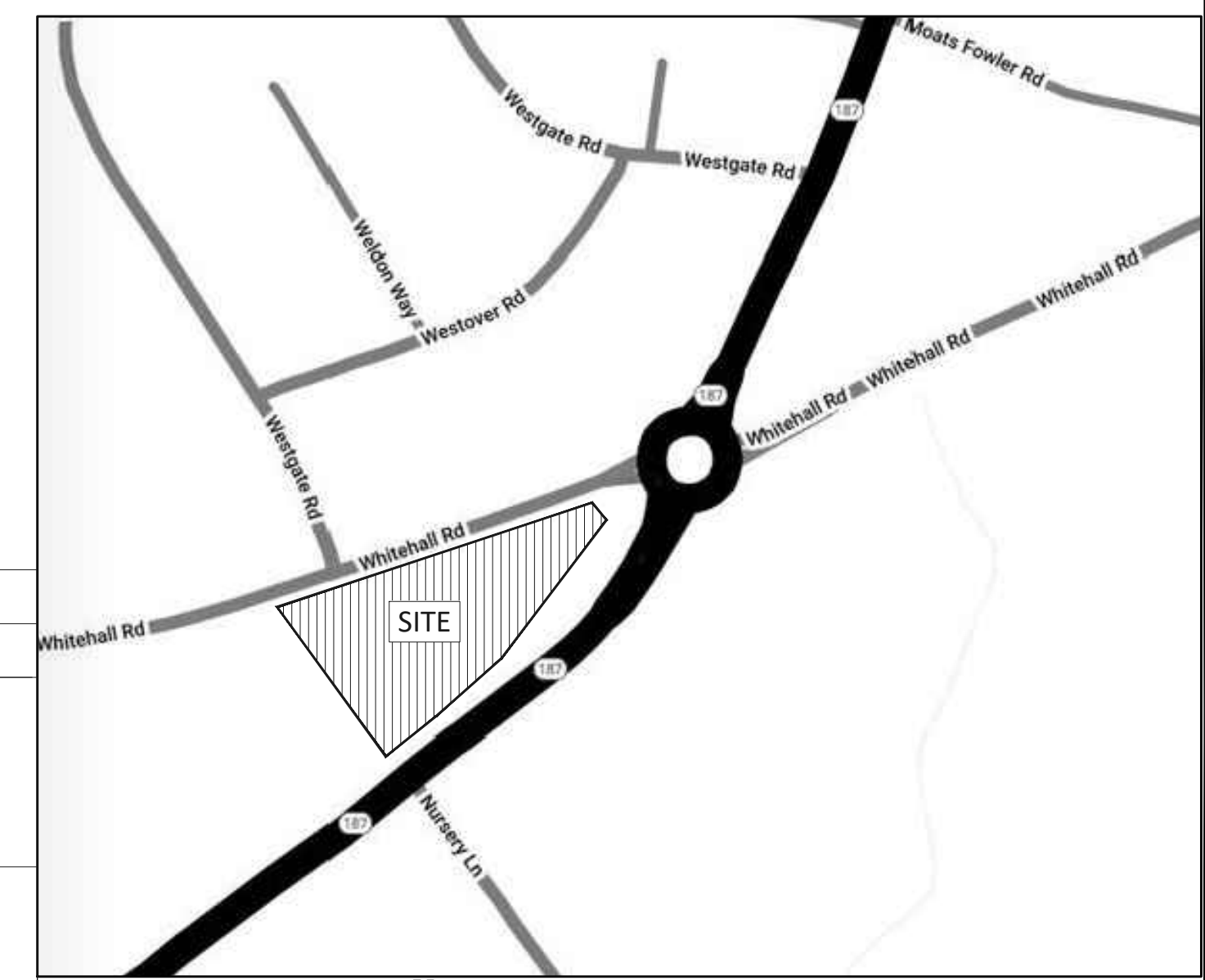
STAKEOUT PLAN LEGEND

	PROPERTY BOUNDARY
	RIGHT-OF-WAY
	NEW PARKING LOT
	SETBACK
	OPEN SPACE
	TRAFFIC CIRCULATION ARROW

SITE DATA TABLE

PARCEL ID: 690001002
ZONING: UNZONED
LAND USE: COMMERCIAL
FLOODPLAIN ON PROPERTY? NO
MAX BUILDING HEIGHT: 30'
IS THIS A CORNER LOT? YES
HWY 187 - BUFFER YARD TYPE 1 (5' OPTION)
WHITEHALL ROAD - BUFFER YARD TYPE 2 (10' OPTION)
PARCEL 69-00-01-001 - BUFFER YARD TYPE 3 (15' OPTION)
TOTAL LAND AREA: 3.01 ACRES
EXISTING BUILDING AREA: 1,240 S.F.
TOTAL BUILDING AREA: 32,320 S.F.
PARKING STALLS PROVIDED: 5
DISTURBED AREA: 3.2 ACRES
PROPOSED RETAINING WALL ONSITE: NO
OPEN SPACE REQUIRED: 8%
OPEN SPACE PROVIDED: 0.69 ACRES (22.9%)
IMPERVIOUS AREA: 2.32 (77.1%)

NOTE: ARROWS ON PLAN ARE FOR VISUAL REPRESENTATION OF TRAFFIC CIRCULATION ONLY. ARROWS ARE NOT TO BE PAINTED



TAX MAP#: 690001002

NO. OF ACRES: 3.01	DATE: 7/27/2022
OWNER FINKE INVESTMENTS LLC PAUL FINKE MBR 116 RIPPLESTONE WAY ANDERSON, SC 29621 859-585-8703	ENGINEER GRAY ENGINEERING ZACHARY D. JOHNSON, P.E. 132 PILGRIM ROAD GREENVILLE, SC 29607 864-297-3027

SETBACK CHART

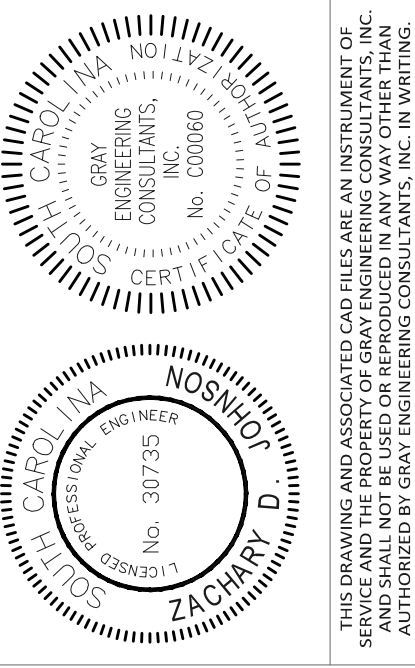
- FRONT: 50'
- SIDE: 10'
- REAR: 25'
- ALL BUILDING MUST BE BUILT BEHIND DENOTED SETBACK LINES

N/F
 MICHAEL & JANIE MCABEE
 TMS# 690001001
 DB: 6148, PG: 158

SC GRID TIE
 ED 2620
 N: 976,841.51
 E: 1,468,244.69
 Z: 801.7'

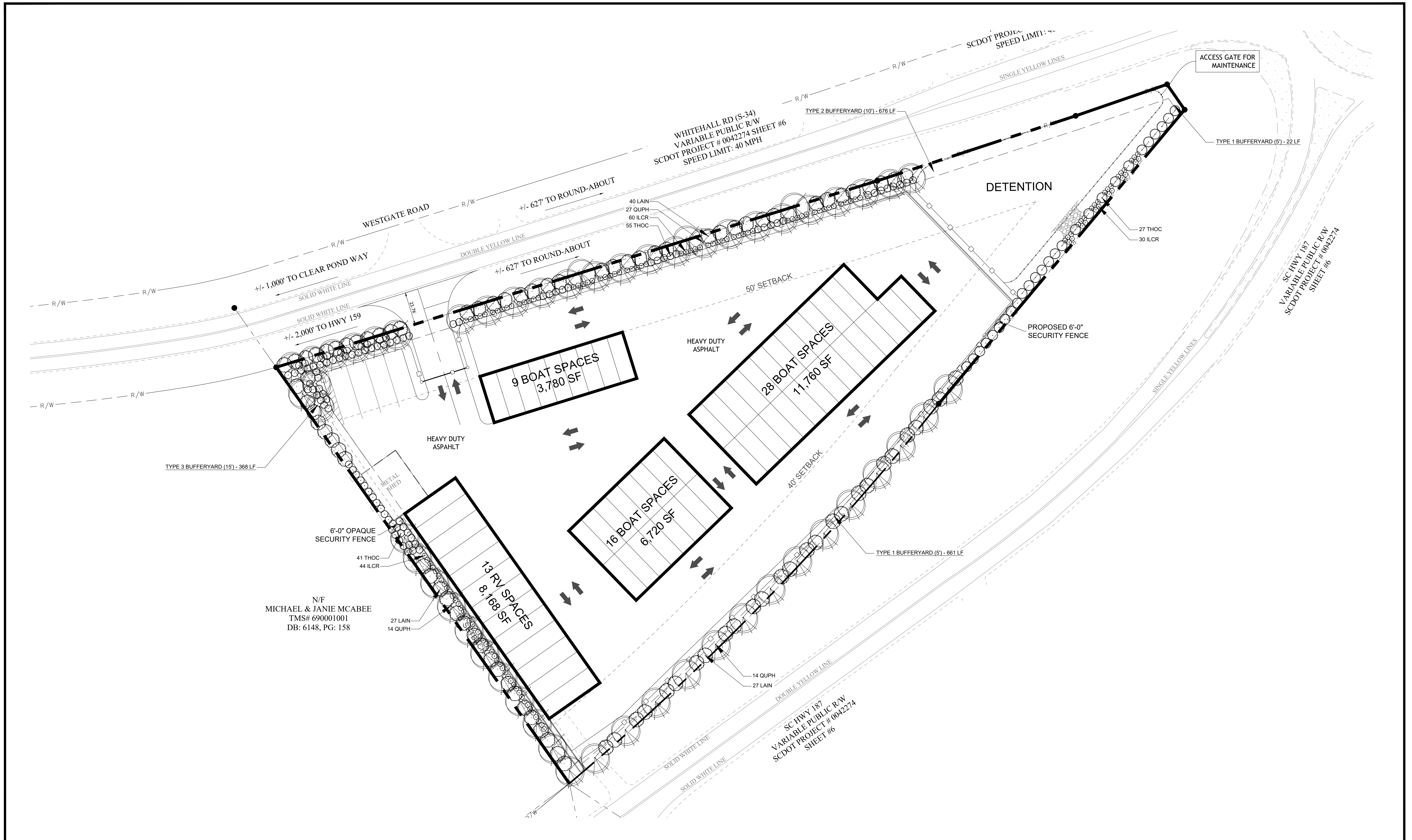
NO.	DATE	BY	REVISION

Gray Engineering
 132 PILGRIM ROAD - GREENVILLE, SC 29607
 PH: 864-297-3027
 WWW.GRAYENGINEERING.COM



GREEN POND BOAT & RV STORAGE
 ANDERSON COUNTY SOUTH CAROLINA
 WHITEHALL ROAD

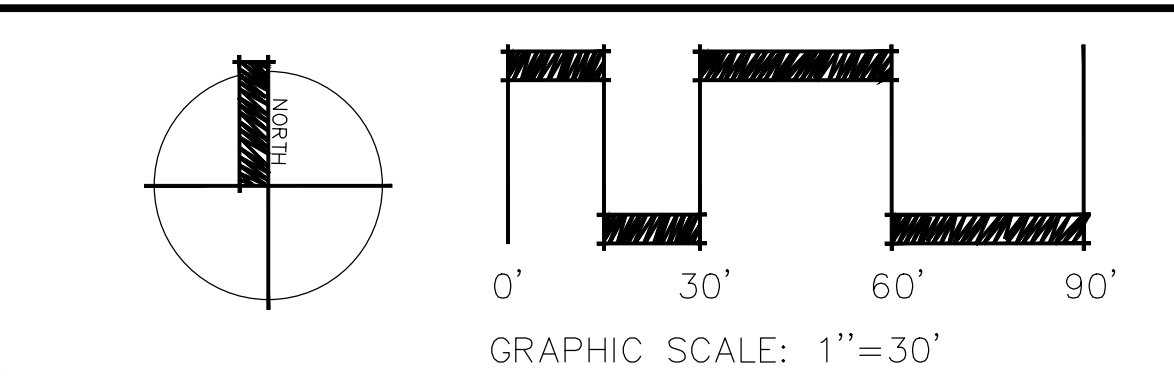
STAKEOUT PLAN
 SCALE: 1" = 40'
 PROJECT MANAGER: ZDJ
 DRAWN BY: MSG
 PROJECT DATE: 06/15/2022
 JOB No.: 2022035
 PLOT DATE: 2/17/23
 SHEET
CV-1



DESIGNED: BS
REVIEWED: BS
DRAWN: BS
2023-005 PROJECT NO.
03-13-2023 DATE
1"=30'-0" SCALE

REVISIONS		
NO	DATE	ITEM
1	3.13.23	ISSUED FOR PERMIT
2	3.15.23	PERMIT REVISIONS

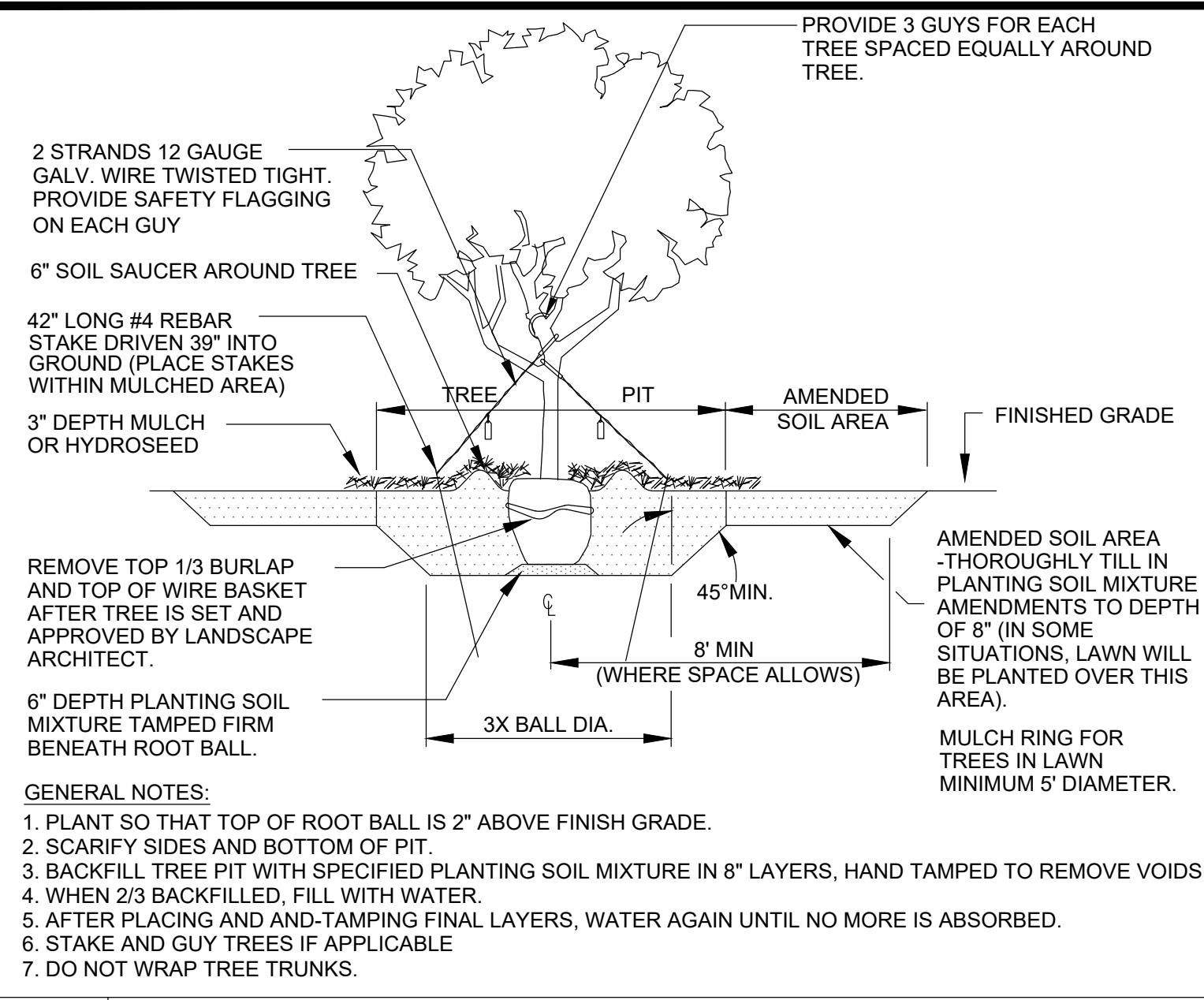
STUDIO MAIN
1 Hindman Street | Pelzer, SC 29669
P. 864.617.0347 | E. blake@studiomainllc.com



GREEN POND BOAT AND RV STORAGE
ANDERSON COUNTY, SC

LANDSCAPE PLAN

SHEET NO.
1.0

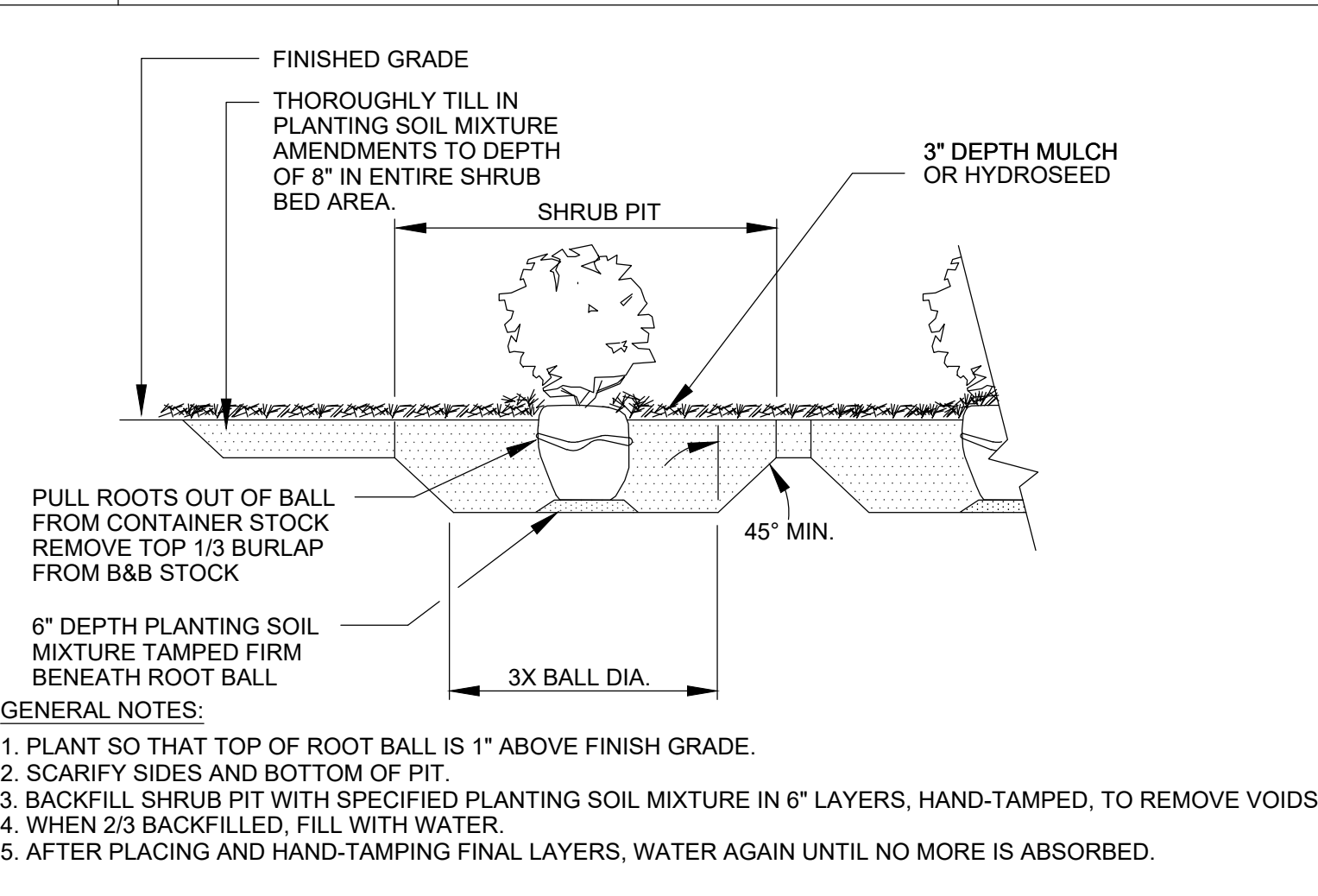


PLANT SCHEDULE

FWF FULL WELL FORMED MS MULTI-STEMMED TRUNK (3 MIN.) EGG EGG CAN CONTAINER CON CONTAINERIZED MATERIAL
 SP SPECIMEN MATERIAL CAL TRUNK CALIPER B&B BALLED AND BURLAPPED MATERIAL BR BARE ROOT MATERIAL
 TF TREE FORM HABIT GAL GALLON CONTAINER ESP ESPALIER

CODE	BOTANICAL NAME	COMMON NAME	QUANTITY	HEIGHT	SPREAD/CALIPER	SPACING	REMARKS
TREES & SHRUBS							
QUPH	QUERCUS PHELLOS 'HIGHTOWER'	HIGHTOWER WILLOW OAK	55	10'-12'	1-1/2" CAL	AS SHOWN	FWF SP B&B
LAIN	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	94	6'	15 GAL	AS SHOWN	FWF SP CON MS
THOC	THUJA OCCIDENTALIS	EMERALD GREEN ARBORVITAE	123	3'	7 GAL	AS SHOWN	FWF SP CON
ILCR	ILEX CRENATA 'COMPACTA'	COMPACTA HOLLY	134	12'	3 GAL	AS SHOWN	FWF SP CON
MULCH	DOUBLE-GROUND HARDWOOD MULCH						
SEED	BERMUDA HYDROSEED		DISTURBED AREAS				

1 TYPICAL TREE PLANTING



2 SHRUB DETAIL

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING OR CONTINUING WORK.
- THERE WILL BE NO SUBSTITUTIONS, DELETIONS OR ADDITIONS WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL MEET WITH LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK SO THAT THERE IS A CLEAR UNDERSTANDING OF PROJECT REQUIREMENTS. FAILURE TO DO SO JEOPARDIZES FINAL ACCEPTANCE OF WORK.
- ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE AND FEDERAL REQUIREMENTS.
- LANDSCAPE ARCHITECT TO INSPECT QUALITY OF PLANT MATERIAL UPON ARRIVAL AT JOB SITE AND LAYOUT OF HARDSCAPE ELEMENTS AND PLANT MATERIAL PRIOR TO INSTALLATION.
- DOUBLE SHREDDED HARDWOOD MULCH (MINIMUM 3" THICKNESS) OR HYDROSEED TO BE INSTALLED AROUND ALL LANDSCAPE. MULCH OR HYDROSEED ALL DISTURBED AREAS NOT COVERED BY HARDSCAPE OR LANDSCAPE.
- THIS PLAN IS SCHEMATIC AND, DUE TO THE NATURE OF CONSTRUCTION, SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT THIS PLAN.
- CONTRACTOR TO INSTALL PROPER DRAINAGE MEASURES (SWALE, YARD INLETS) TO ENSURE THAT THERE IS NO STANDING WATER OR SATURATED SOILS.

BUFFERYARD REQUIREMENTS

- TYPE 1 BUFFERYARD REQUIREMENTS PER 100 LF
 - 2 CANOPY TREES
 - 4 UNDERSTORY TREES
 - 4 EVERGREEN
 - 4 SHRUBS
- TYPE 1 BUFFERYARD LINEAR FEET: 683 LF
 - TYPE 1 BUFFERYARD REQUIRED
 - 14 CANOPY TREES
 - 27 UNDERSTORY TREES
 - 27 EVERGREEN
 - 27 SHRUBS
- TYPE 2 BUFFERYARD REQUIREMENTS PER 100 LF
 - 4 CANOPY TREES
 - 6 UNDERSTORY TREES
 - 8 EVERGREEN
 - 7.5 SHRUBS
- TYPE 2 BUFFERYARD LINEAR FEET: 676 LF
 - TYPE 2 BUFFERYARD REQUIRED
 - 27 CANOPY TREES
 - 40 UNDERSTORY TREES
 - 54 EVERGREEN
 - 51 SHRUBS
- TYPE 3 BUFFERYARD REQUIREMENTS PER 100 LF
 - 4 CANOPY TREES
 - 8 UNDERSTORY TREES
 - 12 EVERGREEN
 - 12 SHRUBS
- TYPE 3 BUFFERYARD LINEAR FEET: 368 LF
 - TYPE 3 BUFFERYARD REQUIRED
 - 15 CANOPY TREES
 - 29 UNDERSTORY TREES
 - 44 EVERGREEN
 - 44 SHRUBS

3 LANDSCAPE NOTES

4 LANDSCAPE REQUIREMENTS

DESIGNED:	BS	REVISIONS
REVIEWED:	BS	NO DATE ITEM
DRAWN:	BS	1 3.13.23 ISSUED FOR PERMIT
2023-005	03-13-2023	2 3.15.23 PERMIT REVISIONS
PROJECT NO.	DATE	
SCALE		



**GREEN POND BOAT AND
RV STORAGE**
ANDERSON COUNTY, SC

LANDSCAPE SCHEDULE
AND DETAILS

SHEET NO.
2.0



LU File # 23-031

Fee: **\$390**

ANDERSON COUNTY DEVELOPMENT STANDARDS CERTIFICATE OF COMPLIANCE APPROVAL

THIS IS YOUR PERMIT/ CERTIFICATE OF COMPLIANCE BY THE ANDERSON COUNTY
LAND USE AND DEVELOPMENT STANDARDS DEPARTMENT. THIS CERTIFICATE CAN BE SUBSTITUTED FOR
BUSINESS LICENSES AND ZONING APPROVAL LETTERS.

Project Name: Green Pond Boat & RV Storage

Located at: 3115 Whitehall Rd, Anderson TMS# 69-00-01-002

Zoned Un- Zoned Overlay District: _____ Airport District

Variance: Yes No Special Exception: Yes No Large Scale Project: Yes No

Board of Zoning & Appeals Date:

Planning Commission Date:

THE CERTIFICATE OF COMPLIANCE IS FOR THE FOLLOWING USE:

- Residential (TYPE):	
- Business: 8168, 3780, 6720, & 11760 sq ft buildings for Boat and RV Storage	
- Industrial:	
- Institutional:	
- Multifamily:	
- Other:	
- Building Set Back Requirements: R.R.O.W. / Property Line in Support of This Application; The following information is submitted herewith as required	
Front: 50' (Whitehall Rd)	FROM ROAD RIGHT OF WAY
Rear:	FROM PROPERTY LINE
Side: 10'	FROM PROPERTY LINE
Corner Lot: Yes <input checked="" type="checkbox"/> 40' (Highway 187)	FROM ROAD RIGHT OF WAY

SECTION 38-173 (SITE PLAN REQUIRED) OF THE LAND USE AND DEVELOPMENT STANDARDS ORDINANCE

1.	Yes <input type="checkbox"/>	No <input type="checkbox"/> NA <input checked="" type="checkbox"/>	Certificate of Approval for DHEC: Relative to proposed Water and Sewer facilities Letter of Commitment from the Sewer Authority serving your property <input type="checkbox"/> Copy of Septic Permit <input type="checkbox"/> Tying Into Existing Sewer <input type="checkbox"/> No plumbing <input type="checkbox"/> SEWER <input type="checkbox"/> Letter in the file. <input type="checkbox"/>
2.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Site Analysis:
3.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Assurance Guarantee:
4.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Site Plan: Yes
5.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>	Bufferyard/Landscaping: Type 2 along Whitehall Rd, Type 1 along Highway 187, Type 3 along property line
6.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>	Parking Required: _____ spaces Existing Parking: _____ with previous building approval. Handicap Spaces: Must designate space
7.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>	The owner / contractor is responsible for obtaining all ENCHROACHMENT PERMITS from SCDOT/Anderson County Roads & Bridges
8.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>	Sediment Erosion Control as soon as possible to prevent problems on adjacent properties?
Under (1) acre: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA <input type="checkbox"/>			SCDHEC <input type="checkbox"/> Anderson County <input checked="" type="checkbox"/>

All bufferyards must be installed prior to the issuance of a Certificate of Occupancy. The owner and contractor must coordinate these efforts to ensure that there is not a delay with the issuing of a CO.



IMPORTANT

- 1) FOR ALL PROJECTS, PLEASE CONTACT YOUR LOCAL FIRE MARSHALL (864) 260-4012 AND BUILDING AND CODES (864) 260-4158.
- 2) FOR ALL RESTAURANTS, BEFORE OPENING, YOU MUST CONTACT YOUR LOCAL DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL OFFICE (DHEC) AT (864) 260-5586.

THE ABOVE INFORMATION MUST BE SUPPLIED AND ADHERED TO DURING AND AFTER CONSTRUCTION BEFORE A FINAL CERTIFICATE OF COMPLIANCE SHALL BE ISSUED. FAILURE TO DO SO MAY RESULT IN DELAYING OR WITHHOLDING THE ISSUANCE OF SAID CERTIFICATE AND SUBSEQUENT USE OR OCCUPANCY OF THE PROPERTY. COMPLIANCE WITH THE ANDERSON COUNTY DEVELOPMENT STANDARDS DOES NOT RELIEVE THE CONTRACTOR/DEVELOPER OF THOSE BUILDING STANDARDS REQUIRED BY THE ANDERSON COUNTY BUILDING AND CODES DEPARTMENT, INCLUDING CERTIFICATE OF OCCUPANCY.

APPLICANT'S SIGNATURE *Paul Finke for FINKE INVESTMENTS, LLC* DATE 3/28/2023

DEVELOPMENT STANDARDS ADMINISTRATOR *BRITANY McABEE* DATE 3/28/2023

***** PLEASE DISBURSE A COPY TO BUILDING AND CODES *****

Copy sent to Building and Codes

Sent by: *MADRISON ELLIOTT*

Staff Report

Application for a Variance – To allow additional wall sign

Anderson County Board of Zoning Appeals- District 6

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

Anderson, South Carolina

July 13, 2023

5:15 P.M.

Applicant: Erin Silver

Owner: Ceen Holdings LLC

Property Location: 102 Woodson St. Greenville, SC 29611

Council District: Six (6)

Tax Map Number: 236-00-14-018

Acreage of Property: .2

Current Zoning: Un-Zoned

Land Use: Vacant

Surrounding Zoning Districts: Un-Zoned

Applicant Request: Applicant is requesting a variance to allow one (1) additional 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. Signage allowed by ordinance will provide adequate visibility for all motorists traveling Woodson Street.
2. Surrounding properties are compliant with Anderson County Code of Ordinances. If approved, the requested variance would be inconsistent with the surrounding area.
3. Applications have been denied based on similar request.
4. No physical hardships were presented for said variance request.
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.

5/16/2023

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: Erin Silver
Mailing Address: 127 Lantern Ridge Dr. Easley, SC 29642
Telephone and Fax: 864-553-0423 E-Mail: erin@silversalononline.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: 102 Woodson St. Greenville, SC 29611

Parcel Number(s)/TMS: 236-00-14-018

County Council District: Anderson School District: District 1

Total Acreage: .2 acres Current Zoning: Commercial

Requested Variance: Two signs on building
Please check to indicate if setback variance sign variance or minimum lot size variance

Purpose of Variance: building is situated w/ two sides facing parking lot. It was designed to have a sign in each spot.

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:

Both sides face a parking lot. It will not be pleasing to anyone in the parking lot to see an empty space where a sign should be.

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

other buildings don't have the same alignment w/ parking lot like our building

Reasons why property is prohibited or limited in its uses:

The main parking area will not see the front of our building. The majority of all parking faces the side of our building.

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:

I have already gained approval from other building tenants and the developer of business park

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

Front r side of building, design of where our building sits, copy of email from developer + other tenant

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.

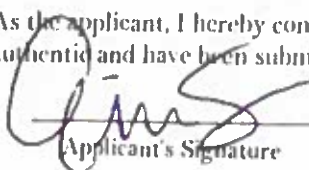
To submit a Variance Application, you must provide the following to the Development Standards Office:

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

5/10/23
Date

To whom it may concern:

I am requesting to have a sign variance to include 2 signs instead of 1 on our building at 102 Woodson St, Greenville, SC 29611. The way the building is situated in the development was necessary for the design from our architect and was designed/planned to have the sign on each side.

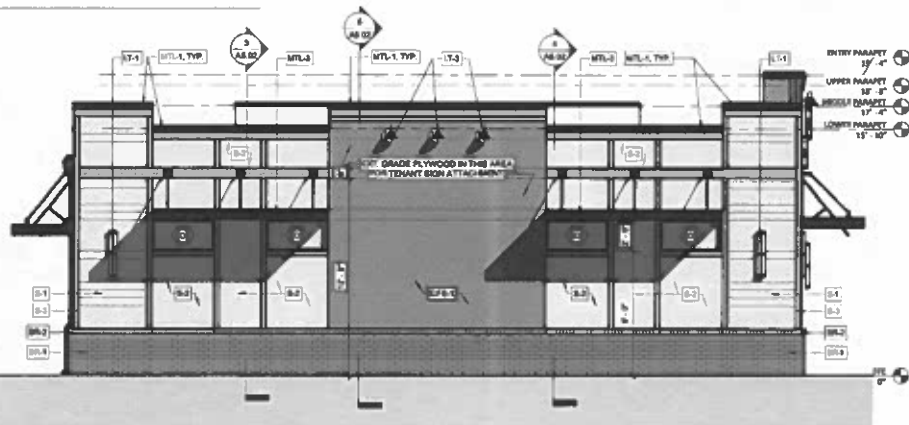
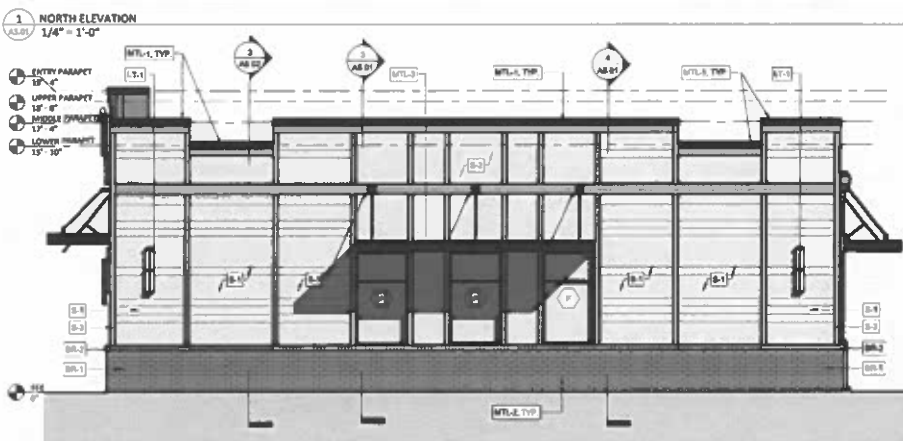
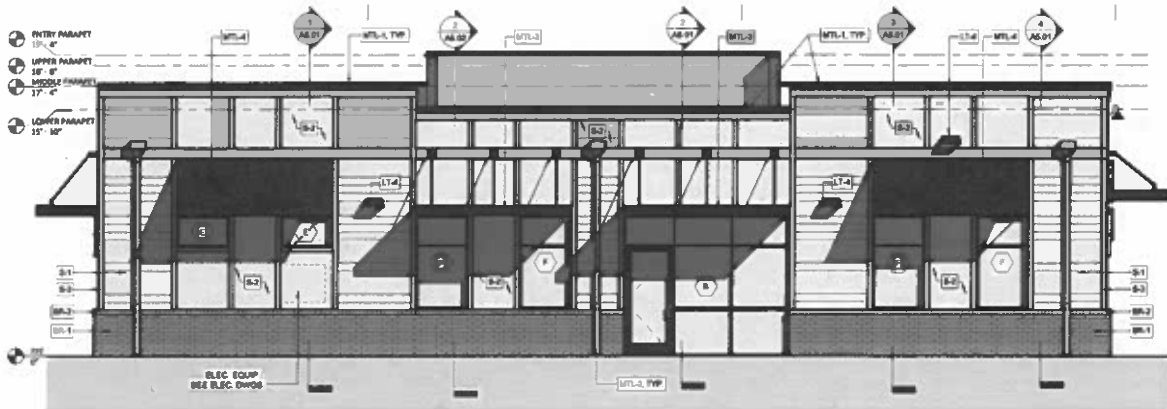
The main parking lot that faces our side of the building accounts for 73.2% of the parking. The other buildings in development will have sign access to that, but we will not based on current zoning restrictions.

Please accept this variance as it's so essential for small businesses to have good visibility within the development. We also want our building to be aesthetically pleasing to all other businesses in development.

Thanks in advance for your consideration.

A handwritten signature in black ink, appearing to be 'GMS', written in a cursive style.





EXTERIOR FINISH SCHEDULE

MASONRY	
BR-1	FIELD BRICK (FLUSHING BOND) - MODULAR SIZED BRICK; COLOR TBD; GC TO SUBMIT BRICK AND MORTAR SAMPLE TO ARCHITECT / OWNER FOR APPROVAL
BR-2	ACCENT BRICK - ROWLOCK COURSE - MODULAR SIZED BRICK; COLOR TBD; GC TO SUBMIT BRICK AND MORTAR SAMPLE TO ARCHITECT / OWNER FOR APPROVAL
BOARD	
B-1	FIBER CEMENT BOARD W/ 8\"/>
B-2	FIBER CEMENT PANEL (JAMES HARDIE OR SIMILAR), PAINTED P-2 (BW 1000)
B-3	CEMENT BOARD TRIM & BATTENS, PAINT P-1 (BW 1000)
METAL COPING FLASHING	
MTL-1	PREFINISHED METAL FLASHING TO MATCH STOREFRONT COLOR OR DARK BRONZE/BLACK RANGE; CONTRACTOR TO SUBMIT SAMPLE TO ARCHITECT FOR SELECTION AND APPROVAL
MTL-2	PREFINISHED METAL GUTTER, AND DOWNSPOUT COLOR TO MATCH P-2; CONTRACTOR TO SUBMIT SAMPLE TO ARCHITECT FOR SELECTION AND APPROVAL
MTL-3	PREFINISHED GARDNY - DARK BRONZE (BLACK RANGE); CONTRACTOR TO SUBMIT SAMPLE TO ARCHITECT FOR SELECTION AND APPROVAL
MTL-4	PREFINISHED METAL AWNING - BLACK COLOR; CONTRACTOR TO SUBMIT SAMPLE TO ARCHITECT FOR SELECTION AND APPROVAL
EPS	
EPS-1	DRAPABLE EPS SYSTEM; SANDPAPER TEXTURE SYSTEM 85# TO DRYPIT OUTGULATION PLUS MD COLOR TO MATCH P-1 AND P-2 PER ELEVATIONS
LIGHTING	
LT-1	WALL SCONCE #1; SEE ELECTRICAL DWG# FOR EXACT FEATURE SPECIFICATION; SEE ELEVATIONS FOR MOUNTING HEIGHT
LT-2	WALL SCONCE #2; SEE ELECTRICAL DWG# FOR EXACT FEATURE SPECIFICATION; SEE ELEVATIONS FOR MOUNTING HEIGHT
LT-3	GOODERICK LIGHTING; SEE ELECTRICAL DWG# FOR EXACT FEATURE SPECIFICATION; SEE ELEVATIONS FOR MOUNTING HEIGHT
LT-4	EMERGENCY LIGHTING WALL PACK, DARK BRONZE FINISH

LVM ARCHITECTS, LLC
 305 W. Stone Ave
 GREENVILLE, SC 29601
 864.438.8541
 info@lvm-architects.com

LVM ARCHITECTS
 architects

TENDR UPSET FOR
 SILVER SALON
 305 WOODSON STREET
 FLORENCEVILLE, SC 29511

silver
 SALON



BUILDING HISTORY
 DATE: 1/18/2018
 DRAWN BY: [signature]
 CHECKED BY: [signature]

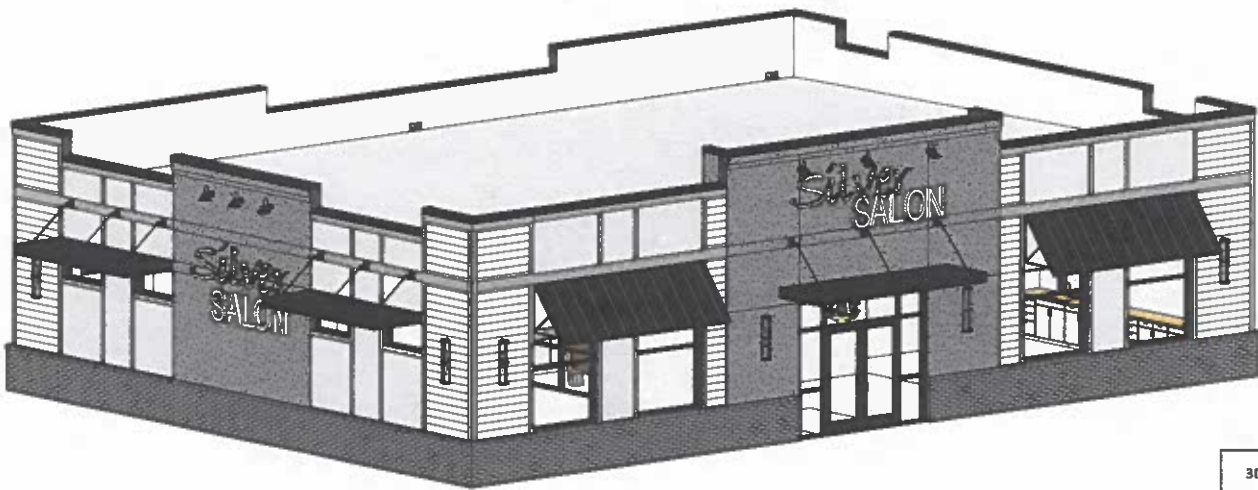
PROJ. NO. 1801
 SHEET NO. 1801-1
 EXTERIOR ELEVATIONS

SHEET NO.
A3.01

THIS PROJECTS AND PLAN TO BE USED IN FUTURE OFFERS MUST BE AN APPROVED REVISION/ LANSBOP SERVICES COMPANY OR LAND ARCHITECTS, LLC. COPYRIGHT 2021 LAND ARCHITECTS, LLC. ALL RIGHTS RESERVED.



1 3D VIEW 1
A3.02



2 3D VIEW 2
A3.02

3D VIEWS ARE SHOWN FOR REFERENCE ONLY. THEY ARE TO SHOW DESIGN INTENT AND SHOULD NOT BE SCALED OR MEASURED. REFERENCE INDIVIDUAL PLANS, ELEVATIONS AND/OR DETAILS FOR FURTHER INFORMATION.

land architects, llc
305 W. Stone Ave
Greenville, SC 29609
864.438.0941
www.landarch.com



CLIENT FOR
SILVER SALON

305 WOODSON STREET
POWERSVILLE, SC 29611

silver
SALON



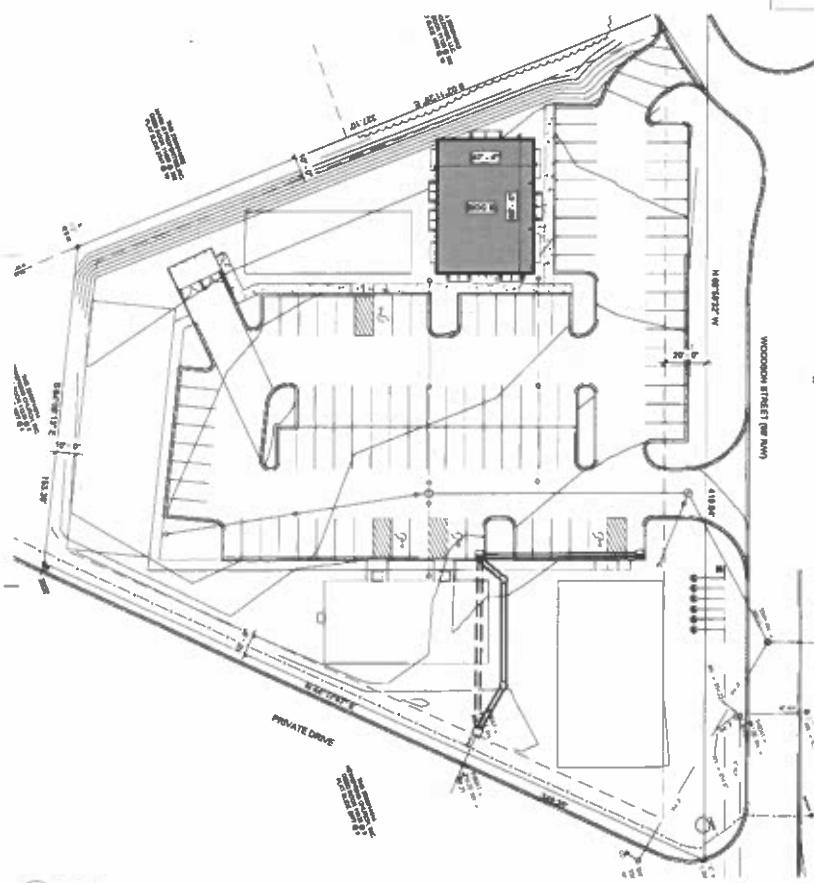
DRAWING HISTORY:
DATE: 11/2021
BY: [Signature]
SCALE: 1/8" = 1'-0"
REVISION: 01/2022

PROJECT NO.: 23018
SHEET NO.: 3D VIEWS

SHEET NO.:
A3.02










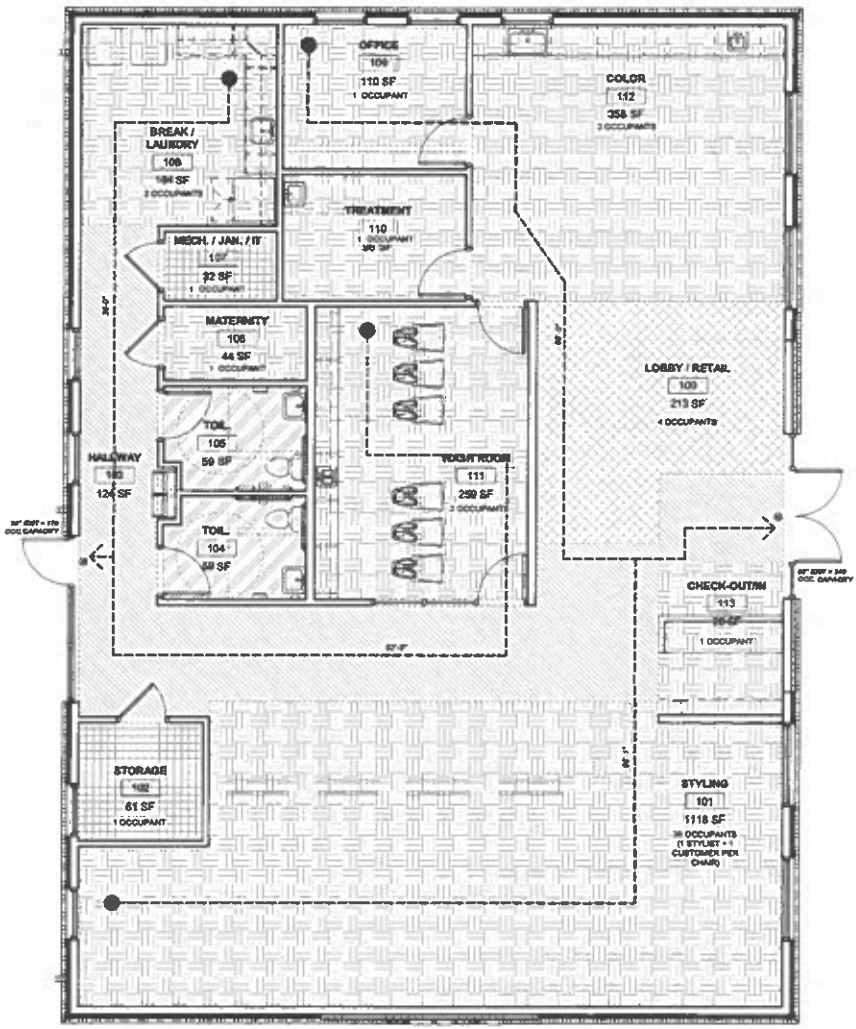
THE PROJECT AND SET TO BE USED FOR AND OTHER PURPOSES WITHOUT EXPRESS WRITTEN CONSENT OF L&M ARCHITECTS, L.P. COPYRIGHT © L&M ARCHITECTS, L.P. ALL RIGHTS RESERVED.



1 SITE PLAN
1" = 30'-0"

OCCUPANCY CALCULATIONS

-  MERCANTILE
OCCUPANCY LOAD FACTOR = 60 SF / PERSON NET
3 OCCUPANTS
-  RESTROOMS (NO OCCUPANTS)
OCCUPANCY LOAD FACTOR = 9 SF / PERSON
3 OCCUPANTS
-  ENTRY / EXPRESS (NO OCCUPANTS)
OCCUPANCY LOAD FACTOR = 9 SF / PERSON
3 OCCUPANTS
-  ELEVATOR / STORAGE / COOLERS
ACCESSORY STORAGE
OCCUPANCY LOAD FACTOR = 300 SF / PERSON GROSS
3 OCCUPANTS
-  OFFICE
BUSINESS AREAS
OCCUPANCY LOAD FACTOR = 150 SF / PERSON GROSS
3 OCCUPANTS
-  STYLING
3 OCCUPANTS
-  48 OCCUPANTS



2 LIFE SAFETY PLAN - LG
3/4" = 1'-0"

LEAD ARCHITECTS, LLC
205 W. BERRY AVE
GREENVILLE, SC 29609
864-632-0241
info@lead-architects.com

L&M
architects

TRAVEL UNIT FOR
SILVER SALON
S.W. WOODSON STREET
GREENVILLE, SC 29611

silver
SALON



REVISION HISTORY
DATE REVISION BY

PROJECT NO. 22018
SHEET TITLE

LIFE SAFETY PLAN / OCCUPANCY PLAN

SHEET NO.
G0.02

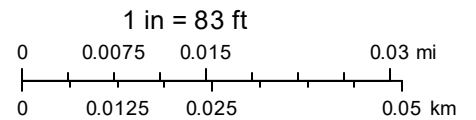


Anderson County



May 17, 2023 Disclaimer accepted.

TMS:	2360014018		
Owner:	CEEN HOLDINGS LLC		
Owner Address:	127 LANTERN RIDGE DR		
City/State:	EASLEY SC	Zip Code:	29642
Deed Book:	16412	Deed Page:	142
Tax District:	1	Description:	WOODSON ST .07AC
Sale Year:	2022	Sale Price:	\$225,000
		Market Value:	\$12,500



ESRI, Highland Mapping, and Anderson County GIS

Application for a Special Exception
Anderson County Land Use Board of Zoning Appeals Meeting
County Council Chambers 2nd Floor-Historic Courthouse (DISTRICT #4)
Anderson, South Carolina
July 13, 2023
5:15 PM

Staff Report

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

Applicant: Taylor DeRosa

Owner of Property: Same as above

Property Location: 4600 Pine Needle Cir., Anderson, SC 29625

Council District: Four (4)

Tax Map Number (TMS #): 44-07-04-003

Property Description: 12+12A+13+28+28A PINENEEDLE CR

Current Zoning: R-20

Land Use: Residential

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

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 70, Section 7:17, establishments are permitted uses by special exception – Bed and breakfast, homestays, host homes and guest homes.....

Staff Recommendation:

- 1) The use meets all of the requirements in Section 5:7.2. Uses permitted by special exception.
- 2) The residence meets all of the requirements for R-20 Zoning.
- 3) No restrictions or covenants are recorded or filed with the Register of Deeds.
- 4) The 1,500 sq. ft distance requirement between bed and breakfasts has been met.
- 5) The use is not detrimental to public health or general welfare.
- 6) The use will not violate neighborhood character nor adversely affect surrounding properties.
- 7) Applicant must meet all tax, fire and building code requirements, pertaining to the residential structure and obtain all necessary permits from Building and Codes and compliances from Development Standards
- 8) The Board's granting of the approval for this Special Exception is in keeping with similar requests previously granted for zoned areas.



Special Exception Application **PAID** 2023-0988

(For Zoned Areas Only)

Processing Fee: \$200

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.

5/4/2023
Date Application Received

Application Status (Approved or Denied)

All special exception 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.

Deadlines for all special exception applications and supporting documents are due by the first business day of each month.

Applications and supporting documents that are submitted by the first of each month will go before the Board of Zoning Appeals the following month (example: deadline is July 1st, application and supporting documents are submitted by July 1st, request will go before the board in August). Those that do not submit applications and supporting documents before the first of each month, the request will automatically be delayed and will not go before the board until both the application and supporting documents are received (example: due date July 1st, application submitted July 2nd, request will not appear before the board until September) (Date for request to appear before the board is continuously extended (by month) until both applications and supporting materials are received).

Applicant's Information

Name: Taylor DeRosa
Mailing Address: 4600 Pine Needle Circle Anderson SC 29625
Telephone and Fax: (828)-275-1625 E-Mail: Taylor.James.DeRosa@gmail.com

Owner's Information

(If Different from Applicant)

Name: _____
Mailing Address: _____
Telephone and Fax: _____ E-Mail: _____
Designation of Agent: (Complete only if owner is not the applicant)

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

[Signature]
Owner's Signature

5/4/2023
Date

Project Information

Property Location: 4600 Pine Needle Circle Anderson SC 29625
Parcel Number(s)/TMS: 044 - 07 - 04 - 003 - 000
County Council District: 4 School District: 4
Total Acreage: 1.15 Current Zoning: R 20
Requested Special Exception: _____
Purpose of Special Exception: for periodic use as a STR
while not home / travelling

Have you researched your Private Covenants/Deed restrictions at the Anderson County Register of Deeds?
Yes: No: Date visited ROD or Date searched online: 5/4/23

Private Covenants or Deed Restrictions on the Property: Yes No

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

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

Comments: _____

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

For Office Use Only:

Application Received By: HVS Date Complete Application Received: 5/4/23

Application Fee Amount Paid: 200.00 Check Number: 1096

Scheduled Board Hearing Date: July

Land Use/Board of Zoning Appeals' Decision: _____

Special Exception Application Checklist

Anderson County Code of Ordinances Chapter 48 Zoning- Article 7.- Provisions for uses permitted by special exception

Section 7:1.- General Provisions

The board of zoning appeals may issue permits for those uses permitted by special exception which are in accordance with the provisions of this chapter and the specific conditions set forth below. The board shall determine that:

- A. The use meets all required conditions.
- B. The use is not detrimental to the public health or general welfare.
- C. The use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal, and similar services.
- D. The use will not violate neighborhood character nor adversely affect surrounding land uses.

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 decided appeals where it is alleged there is error in any order, requirements, decision, determination made by the zoning administrator in the enforcement of this chapter

Section 9:5.3 Uses permitted by special exception. The board of zoning appeals may hear and decide upon uses permitted by special exception specifically authorized by the terms of this chapter. A use permitted by special exception shall not be authorized by the board unless and until:

- A. A written application is submitted.
- B. Notice shall be given at least 15 days in advance of a public hearing in a newspaper of general circulation.
- C. The request has been referred to the appropriate zoning advisory group for review and report to the board of zoning appeals. 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.
- D. A public hearing shall be held.
- E. The board shall make findings.
- F. The board shall make written findings certifying compliance with the regulations governing the special use.

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

Application Submittal Requirements

- Completed and Signed Special Exception Application
- \$200 Processing Fee
- Site Plan or diagram of property for the proposed special exception
- Clear Statement of why the special exception is being requested
- Valid contact information on application
- Covenants and Deed Restrictions (Can be obtained from Anderson County Register of Deeds)

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

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


Applicant's Signature

5/4/23
Date



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Hartwell Lake

440703006

Application for a Special Exception
Anderson County Land Use Board of Zoning Appeals Meeting
County Council Chambers 2nd Floor-Historic Courthouse (DISTRICT #4)
Anderson, South Carolina
July 13, 2023
5:15 PM

Staff Report

Application for a **Special Exception** – To expand the existing Ducworth-Tucker Cross Country Running Trail on the adjacent property.

Applicant: Austin Horvat

Owner of Property: John Tucker

Property Location: 1939 Evergreen Rd., Anderson, SC 29621

Council District: Four (4)

Tax Map Number (TMS #): 144-00-06-011

Property Description: Evergreen Road, 65.20 acres

Current Zoning: R-20 (Residential Single Family)

Land Use: Vacant and Residential

Applicant Request: Applicant is requesting a Special Exception to expand cross country trail on adjacent property to meet the distance requirements.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 48, Section 7.6 1-4: a private recreation area or country club may be permitted in R-20 district subject to the following requirements: shall be located on a site no less than two acres in area, all buildings, courts, pools, and similar structures shall be set back from front, side and rear property lines a minimum of 50 feet, all food and entertainment for members and guest may be permitted provided that such provision shall not cause a nuisance in the residential district in which it is located and is permitted by special exception by the Board of Zoning Appeals.

Staff Recommendation:

- 1) The use is not detrimental to public health or general welfare.
- 2) The special exception would allow the completion of the previous design located on the adjacent parcel.
- 3) The use will not violate neighborhood characteristics nor adversely affect surrounding land uses.
- 4) The Board has granted other special exceptions similar to this request and would consistent with its approval.
- 5) All additional permitting and requirements must be met just as those in the previously granted special exception.



Special Exception Application

(For Zoned Areas Only)

Processing Fee: \$200

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, and cards (call to pay over phone) are accepted.

6/1/2023

Date Application Received

Application Status (Approved or Denied)

All special exception 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.

Deadlines for all special exception applications and supporting documents are due by the first business day of each month.

Applications and supporting documents that are submitted by the first of each month will go before the Board of Zoning Appeals the following month (example: deadline is July 1st, application and supporting documents are submitted by July 1st, request will go before the board in August). Those that do not submit applications and supporting documents before the first of each month, the request will automatically be delayed and will not go before the board until both the application and supporting documents are received (example: due date July 1st, application submitted July 2nd, request will not appear before the board until September) (Date for request to appear before the board is continuously extended (by month) until both applications and supporting materials are received).

Applicant's Information

Name: Austin Horvat

Mailing Address: Judson Mills Building 6000, 701 Easley Bridge Rd Suite 6060, Greenville, SC 29611

Telephone and Fax: 864-298-0534 E-Mail: AHorvat@SeamonWhiteside.com

Owner's Information

(If Different from Applicant)

Name: John Tucker

Mailing Address: 4033 HWY 81 N ANDERSON SC 29621

Telephone and Fax: E-Mail:

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

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

Owner's Signature

6-1-2023

Date

Project Information

Property Location: 1939 Evergreen Road

Parcel Number(s)/TMS: 1440006011

County Council District: CCD FOUR School District: 05

Total Acreage: 65.20 Current Zoning: R-20

Requested Special Exception: Allowance of private recreation in R-20 zoning

Purpose of Special Exception: Expansion of the existing Ducworth-Tucker cross country running trail on to the adjacent property to achieve desired distance.

Have you researched your Private Covenants/Deed restrictions at the Anderson County Register of Deeds?
Yes: No: Date visited ROD or Date searched online: 05/31/2023

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

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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 Complete Application Received: _____

Application Fee Amount Paid: _____ Check Number: _____

Scheduled Board Hearing Date: _____

Land Use/Board of Zoning Appeals' Decision: _____

Special Exception Application Checklist

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Anderson County Code of Ordinances Chapter 70 Zoning- Article 9.- Board of Zoning Appeals Section 9:5.-Powers and Duties

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- E. The board shall make findings.
- F. The board shall make written findings certifying compliance with the regulations governing the special use.

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Application Submittal Requirements

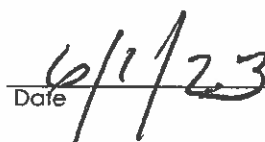
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- \$200 Processing Fee
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- Clear Statement of why the special exception is being requested

- Valid contact information on application
- Covenants and Deed Restrictions (Can be obtained from Anderson County Register of Deeds)

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


Applicant's Signature

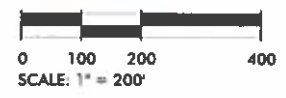

Date

Anderson County Development Standards * 401 East River Street * Anderson, South Carolina 29624
Phone: (864) 260-4719 * Fax: (864) 260-4795
Email: dsapplications@andersoncountysc.org



PROJECT:
DUCWORTH TUCKER SPORTS PARK
DATE: MAY 30, 2023

LOOP EXTENSION EXHIBIT







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