



MEMORANDUM

ANDERSON COUNTY DEVELOPMENT STANDARDS

DATE: August 3, 2023

TO: Land Use and Zoning Board of Appeals Members

FROM: Tyanna Holmes

SUBJECT: August 10, 2023

The Anderson County Land Use and Zoning Board of Appeals is scheduled to hold its next meeting on **Thursday, August 10, 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. June 08, 2023 minutes
 - b. July 13, 2023 minutes (forthcoming)
- 4.) Public Hearing:
 - a. Variance Request to reduce the side and rear setbacks from 10' to 5' located at 194 Old River Road/ TMS 243-00-05-009. Council District 7.
 - b. Variance Request to reduce the side setbacks from 20' to 10' located at 5640 Hix Road / TMS 44-00-07-031. Council District 4.
 - c. Special Exception request to allow the construction of an addition located at 101 Pisgah Road/ TMS 165-00-09-024. Council District 4.
 - d. Special Exception request to allow the construction and use of mini-warehouses located off Edgewater Way and Liberty Hwy/ TMS 120-01-01-010 and -012. Council District 1.
 - e. Special Exception request to allow a short-term rental located at 4600 Pine Needle Circle/ TMS 44-07-04-003. Council District 4.
- 5.) Old Business:
- 6.) New Business:
- 7.) Other Business:
 - a. Continuing Education Date Proposals
- 8.) Adjournment.

STATE OF SOUTH CAROLINA)
COUNTY OF ANDERSON)

ANDERSON COUNTY
LAND USE AND BOARD OF ZONING APPEALS
JUNE 8, 2023

PRESENT:
HUBERT MCCLURE, CHAIRMAN
MIKE MILLER
RUSSELL BARTON
TONY CIRELLI
BRAD SWILLEN

ALSO PRESENT:
TIM CARTEE
HENRY YOUMAN
BRITTANY MCABEE
TYANNA HOLMES
BRADEN BANNISTER

1 HUBERT MCCLURE: We'll get
 2 started. And let's call this meeting to order. We've
 3 got three on the agenda. Let's us have our invocation.
 4 Let us pray.

INVOCATION BY HUBERT MCCLURE

6 HUBERT MCCLURE: Approval of
 7 minutes. There's several minutes from the last two or
 8 three meetings. I'm just going to say, is there
 9 anybody here speaking with deletions or additions?

10 Do we have a motion to accept the notes from the
 11 last two or three meetings?

12 MIKE MILLER: I make a
 13 motion.

14 HUBERT MCCLURE: Motion. Do
 15 we have a second?

16 BRAD SWILLING: Second.

17 HUBERT MCCLURE: Second. All
 18 those in favor. And that goes through. That was a
 19 motion by Mr. Miller and second by Mr. Swilling.

20 Go ahead and start with the staff. This is a
 21 variance on Wright School Road. Go ahead, staff.

22 HENRY YOUMANS: Mr. Chair,
 23 this is a variance request for the reduction of a front
 24 setback. The owner of the property is Jeffrey McGaha.
 25 The applicant is actually Mr. McGaha. The owner is
 26 Jakl Investments VII, LLC. Tax map number is there for
 27 your reference. The land is currently unzoned and the
 28 use is residential.

29 The applicant is requesting a variance setback to
 30 reduce the front setback from 30 feet to 13 feet from
 31 the right-of-way on Kirby Road to allow the placement
 32 of a mobile home on the lot.

33 Findings of Fact: Under Chapter 30, Section
 34 30-92, no mobile home on an individual lot may be
 35 located less than 30 feet from any road right-of-way.

36 Here is the zoning map area of the property. This
 37 is the tax map view of the same property.

38 Staff Recommendation is for approval. There was a
 39 previous manufactured home on the lot. The newly
 40 placed home would not fit in the previous footprint.
 41 And the previous manufactured home was approximately
 42 10.5 feet from the right-of-way of Kirby Road and 24
 43 feet from the right-of-way of Wright School Road. The
 44 home does meet the required side and rear setbacks as
 45 well as the front setback on Wright School Road, which
 46 is a much higher classified road than Kirby Road.
 47 There will be no adverse effects on adjacent properties
 48 if the variance is granted. And if it's approved, a
 49 Building Permit will be required from Building and
 50 Codes -- or rather a re-inspection and a moving --

1 since it's already there -- and a compliance letter
 2 from Development Standards to revise the setback from
 3 30 feet to 13 feet on Kirby Road.

4 This is your staff report.

5 HUBERT MCCLURE: Thanks,
 6 staff. At this time I'll open up the public hearing
 7 for anyone here speaking against this request. Is
 8 there anyone speaking against the request?

9 Okay. Is there anyone here for -- is Mr. McGaha
 10 here? Okay. We'll reserve questions for you if we
 11 need it.

INAUDIBLE COMMENTS FROM AUDIENCE

12 HUBERT MCCLURE: Okay. All
 13 right. So we'll reserve questions after I close the
 14 public hearing. Okay. I'll go ahead and close the
 15 public hearing. Staff and Mr. McGaha are here for
 16 questions from the board. What's the feeling of the
 17 board?
 18 board?

19 MIKE MILLER: I make a
 20 motion to approve.

21 HUBERT MCCLURE: I'll second
 22 that motion. All those in favor, uplifted hand. And
 23 it goes back. There you go.

24 Next on the agenda, Five Forks Road, David B. and
 25 Jeanette K. Rhodes. Staff report.

26 HENRY YOUNG: Mr. Chair,
 27 this is also a variance request for a reduction of the
 28 front setback. Applicant's name is David B. And
 29 Jeanette K. Rhodes. They're also the owners of the
 30 property. Tax map number is there for your reference.
 31 The current zoning is unzoned. Land use is
 32 residential.

33 The applicant is requesting a variance to reduce
 34 the front setback from 40 feet to 34 feet for the
 35 placement of a personal workshop on said lot.

36 Under Chapter 24, Section 433, setback from
 37 roadways, a collector road in general. Front setback
 38 must be 40 feet from road right-of-way.

39 This is an aerial plot diagram showing where the
 40 workshop is placed on the property. This is a tax map
 41 reference showing the actual property as it is located,
 42 situated.

43 Staff is not going to make a recommendation to
 44 reduce the front setback from 40 to 34 feet for the
 45 following reasons.

46 The placement of the metal building is 34 feet
 47 from the road right-of-way, when measuring a 50 foot
 48 prescribed road right-of-way.

49 The Applicant placed the shop closer to the road
 50 due to the topography and the drainage. There will be

1 no adverse effects on adjacent properties if the
2 variance is granted. Since the home is already in
3 place, a re-inspection will be done by Building and
4 Codes and if it is approved, a revised compliance
5 letter from Development Standards would designate the
6 front setback to 34 feet for on the front.

7 And the reasoning for not making a recommendation
8 at this time, we'll leave it to the board to approve
9 because we do not want to undermine the actual
10 ordinance, the way it's set for prescribed right-of-
11 ways for the road.

12 HUBERT MCCLURE: Thank, Henry.
13 Okay. At this time I'll open up the public hearing for
14 anyone speaking against this request. Anyone speaking
15 against. Okay. At this time I'll close the public
16 hearing. And is Mr. Rhodes here, Mr. and Ms. Rhodes,
17 anybody? They're not here. Okay. So what's the
18 feeling of the board?

19 TONY CIRELLI: (Inaudible.)

20 HUBERT MCCLURE: Yeah, we have
21 one -- we have -- I'm very familiar with something like
22 that. We have someone in the community that's done it
23 out of the garage of his house. And every time you
24 drive by there, there's like fifteen cars around it.
25 But I don't say anything because it's his property.

26 Henry, is there anybody we -- is it strictly
27 residential or would that pop up if something like that
28 was to happen?

29 HENRY YOUMANS: What we can
30 do, Mr. Chair, is for approval on that revised
31 compliance letter, we can put strictly for personal use
32 for the resident only, and also put on there not for
33 residential occupancy. That way it's restricted for
34 that. And now that we have hired a Code Enforcement
35 Officer, if there is any violation -- yes, we have a
36 Code Enforcement Officer in place ---

37 HUBERT MCCLURE: Well, that's
38 something -- we ought to know that. When did that
39 happen?

40 HENRY YOUMANS: Former law
41 enforcement, so that was recently done. So if there
42 are any issues, we have law enforcement.

43 HUBERT MCCLURE: I think
44 that's great. Now y'all got a little bit of teeth.

45 HENRY YOUMANS: Yeah.

46 HUBERT MCCLURE: That's great.

47 RUSSELL BARTON: Do we know
48 how or any the building was built in the first place in
49 violation of the setbacks? Has there been any
50 discussion of that? I'm just curious?

1 HUBERT MCCLURE: I don't know.
2 I didn't ask. Go ahead, Henry.
3 HENRY YOUMANS: When the
4 compliance letter was issued, I think it was whoever
5 did the -- the contractor who did the work did not pay
6 attention to the setbacks.
7 HUBERT MCCLURE: That happens
8 a lot.
9 HENRY YOUMANS: So that's
10 what happened.
11 TONY CIRELLI: (Inaudible.)
12 HUBERT MCCLURE: Yeah. Okay.
13 Any other questions for staff or anybody? Anybody got
14 any questions?
15 TONY CIRELLI: (Inaudible.)
16 HUBERT MCCLURE: I think
17 that'll be handled with them, what they just said.
18 They just said that that will be in there for only
19 personal use. Does that suffice for you?
20 TONY CIRELLI: That works
21 for me.
22 HUBERT MCCLURE: Okay. I'll
23 second. All those in favor. And that passes.
24 And last but not least, James Cox Road, Heather
25 English, Patton Development. Staff report.
26 BRADEN BANNISTER: Thank you,
27 Mr. Chair. This is an application for a variance to
28 allow an additional wall sign. The applicant is
29 Heather S. English, and the owner of the property is
30 Patton Development. The property is located at 1405
31 James Cox Road in Belton. The tax map number is there
32 for your reference. The current zoning is unzoned.
33 And the current land use is vacant.
34 The applicant is requesting a variance to allow
35 one additional wall sign.
36 Findings of Fact: Anderson County Code of
37 Ordinances, under Chapter 24, Section 24-245, Permitted
38 Signs, but specifically wall signs and the number of
39 signs, only one projecting sign as defined in Section
40 24-24 is allowed per building frontage, except for
41 shopping centers, which may have one projecting sign
42 for each business use, plus one aggregate freestanding
43 business identification sign for the shopping center as
44 prescribed in Subsection (1)b of this Section.
45 The next couple of slides are just some images of
46 what is going to be on the property. But the only sign
47 this is for is an additional wall sign on James Cox
48 Road. This is going to be the layout of the signs.
49 The wall signs are labeled as number 1 and number 2.
50 And this is what they'll look like on the building

1 itself. And that is ---
2 HUBERT MCCLURE: Are they
3 asking for number 1 or number 2?
4 BRADEN BANNISTER: It's going to
5 be for the one that's on James Cox Road. So on this
6 slide here, it's going to be the one that's on the
7 bottom.
8 HUBERT MCCLURE: Okay. All
9 right. Number 1 or number 2?
10 BRADEN BANNISTER: It'll be
11 number 2.
12 HUBERT MCCLURE: I'm not
13 familiar with this area.
14 BRADEN BANNISTER: Number 2, I
15 believe.
16 HUBERT MCCLURE: Number 2?
17 TONY CIRELLI: (Inaudible.)
18 **INAUDIBLE COMMENT FROM AUDIENCE**
19 HUBERT MCCLURE: Okay. Now I
20 know where it's at.
21 BRADEN BANNISTER: And this is
22 an image of the channel letters that would be installed
23 for the second wall sign.
24 And this is a view of the tax map. The current
25 structures are not -- or the structures shown are no
26 longer on the property.
27 Staff recommendation is for denial for the
28 following reasons.
29 The signage allowed by ordinance will provide
30 adequate visibility for all motorists traveling
31 both James Cox Road and Belton Highway. Adjacent
32 properties either have signage prior to regulation or
33 have signage with allowable square footage.
34 Applications have been denied previously based on
35 similar variance. No physical hardships were presented
36 in order to approve requested variance. And this
37 request is also not compatible with the spirit and
38 intent of this ordinance.
39 This is your staff report.
40 HUBERT MCCLURE: Thank you,
41 sir. Okay. I'm going to open up the public hearing.
42 I don't know if there's anybody here speaking against
43 this. Anybody speaking against?
44 Okay. Since nobody is speaking against, I'll
45 leave the questions for staff and I'll close the public
46 hearing, and for Heather English, Patton Development or
47 whoever -- is anybody here speaking for this request?
48 Okay. We will address questions if needed. I don't
49 know if the board has any questions.
50 So at this time I'll close the public hearing and

1 reserve questions for staff and -- what's your name?
2 CHAD RIDGEWAY: My name is
3 Chad Ridgeway.
4 HUBERT MCCLURE: Ridgeway?
5 CHAD RIDGEWAY: Yes.
6 HUBERT MCCLURE: And you're
7 from Allen?
8 CHAD RIDGEWAY: No. I'm here
9 with Moseley Signs (phonics). We install the signs.
10 HUBERT MCCLURE: Okay. So
11 what's the feeling of the board? Because this is --
12 you've got a big -- I'm sorry, you've got a big brick
13 building at an intersection with a big Dollar General
14 sign on the front and a Dollar General sign on the
15 side, so I'm like -- I don't know. What do y'all say?
16 It's up to y'all. Anybody got questions?
17 **INAUDIBLE COMMENTS FROM BOARD MEMBERS**
18 HUBERT MCCLURE: Recommendation
19 is denial. Let me ask you, since you're -- can you
20 address the mic? I mean, first of all, Dollar General
21 is very visible. You're sitting there at the
22 intersection of two roads. There's no trees, there's
23 no -- why do you need another sign? I mean, we just
24 want to know why.
25 CHAD RIDGEWAY: I would say
26 the sign that is being requested a variance for is on
27 the side that has the door, entrance door. It's like
28 that's the ...
29 HUBERT MCCLURE: Number 2?
30 CHAD RIDGEWAY: So number 2
31 would be where you would be entering the building, is
32 where that sign would go. It's going to help pull
33 traffic in from that direction. You would see that
34 sign as you're coming down the side road, James Cox
35 Road. It would give visibility and pull people in from
36 that direction because you wouldn't see -- the entrance
37 for this property is back on James Cox Road, so you
38 would see that sign on the side there, number 2, before
39 you would see the sign on Belton Highway and the sign
40 on the front, the way this building is being built. So
41 it would give you -- it would help with traffic as you
42 come down this road because you'd see that sign and
43 pull it instead of having to pass it and turn around
44 and come back to it.
45 HUBERT MCCLURE: I see what
46 you're saying now.
47 CHAD RIDGEWAY: So it does
48 offer a little bit of value there.
49 HUBERT MCCLURE: You're kind
50 of putting -- am I right in saying this? They're kind

1 of putting the building in backwards; aren't they? Or
 2 am I looking at that right? I thought -- if I was
 3 putting in a building, I would make it face Anderson
 4 Street. But they're making it face James Cox? Am I
 5 reading that correct?

6 CHAD RIDGEWAY: The entrance
 7 would be on James Cox, yes. And you do have the
 8 entrance to the building and the entrance to the
 9 property is on James Cox. I don't know if there's ---

10 MIKE MILLER: DOT probably
 11 wouldn't allow them to -- you've got that other major
 12 ---

INAUDIBLE COMMENTS FROM BOARD MEMBERS

13 CHAD RIDGEWAY: It still would
 14 probably catty corner is what I would do.

15 MIKE MILLER: But if you
 16 rotate it -- if you look at it, rotating the building,
 17 it's probably not wide enough. The lot looks like it's
 18 deeper and your front restrictions are further
 19 setbacks.
 20

21 HUBERT MCCLURE: All right.

22 CHAD RIDGEWAY: I guess
 23 there's a pond in the back, too. It looks like there's
 24 a stormwater pond in the back that may limit the way
 25 the building can be turned on the property.

26 MIKE MILLER: The only thing
 27 I had, that has been open for, what, six months, seven
 28 months?

29 CHAD RIDGEWAY: I'm sorry?

30 MIKE MILLER: How long has
 31 it been open?

32 CHAD RIDGEWAY: This -- it's
 33 my understanding it's not open at all. Because they're
 34 looking at ---

35 MIKE MILLER: Is that the
 36 one at Clinkscapes there in Belton?

37 CHAD RIDGEWAY: Yes, sir.
 38 It's on the opposite corner of where Clinkscapes is.

39 HUBERT MCCLURE: Is it open?

40 CHAD RIDGEWAY: No. I believe
 41 this is under construction.

42 HUBERT MCCLURE: That's a
 43 house. I mean it's under construction.

44 MIKE MILLER: I'm trying to
 45 think of where Clinkscapes is.

46 CHAD RIDGEWAY: James Cox Road
 47 runs beside Clinkscapes.

48 MIKE MILLER: Okay. It's
 49 the new one. It's not the one that's down there at
 50 Clinkscapes Junkyard. It's the one that's on Belton-

1 Anderson Highway ---
2 CHAD RIDGEWAY: Correct.
3 MIKE MILLER: --- right
4 there that they're doing right beside Clinkscales?
5 HUBERT MCCLURE: Yeah.
6 MIKE MILLER: Okay.
7 HUBERT MCCLURE: Okay. What's
8 the feeling of the board.
9 RUSSELL BARTON: I make a
10 motion to deny it.
11 HUBERT MCCLURE: We have a
12 motion to deny. Do we have a second?
13 TONY CIRELLI: I'll second
14 it.
15 HUBERT MCCLURE: Second. All
16 in favor show by the uplifted hand. All opposed.
17 Okay. How did you vote?
18 MIKE MILLER: I didn't
19 vote.
20 HUBERT MCCLURE: Well vote.
21 You've got to vote. We've got two for and one against.
22 Or two for denial and one against.
23 MIKE MILLER: Well, then if
24 I vote against it, it's two to two.
25 HUBERT MCCLURE: Then abstain
26 and we'll go with denial, then.
27 MIKE MILLER: I'll abstain.
28 HUBERT MCCLURE: All right.
29 So we're going to deny it. Okay. Thank you.
30 Anybody got any new or old business they want to
31 talk about?
32 MIKE MILLER: I don't. I
33 make a motion to adjourn.
34 HUBERT MCCLURE: Do we have a
35 second?
36 BRAD SWILLING: Second.
37 HUBERT MCCLURE: All in favor?
38 And everybody have a good night.
39
40 **MEETING ADJOURNED AT APPROXIMATELY 5:36 P.M.**

Application for a Variance
Anderson County Land Use Board of Zoning Appeals Meeting
County Council Chambers 2nd Floor-Historic Courthouse (DISTRICT #4)
Anderson, South Carolina
August 10, 2023
5:15 PM

Staff Report

Applicant: Fravio Bedola

Owner of Property: Same as above

Property Location: 194 Old River Rd., Pelzer, SC 29669

Council District: Seven (7)

Tax Map Number (TMS #): 243-00-05-009

Property Description: Old River Rd. .65 ac

Current Zoning: Un-zoned

Land Use: Residential

Applicant's Request: Applicant is requesting a variance to reduce the side and rear setback from 10 feet to 5 feet to complete construction of metal storage building.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 24, Sec. 24-432- The minimum width of a residential side yard shall be ten percent of the total lot width or 10', whichever is greater, but not to exceed 25 feet. The minimum width of a nonresidential side yard shall be 25 feet measured from the property line.

Staff Recommendation:

- 1) The lot is a non-conforming parcel and the proposed addition will not meet the previous setback with the new property line.
- 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 compliance letter from Development Standards with the revision of side setback to 5 feet.



Variance Application

Processing Fee: \$200.00

Please submit applications and processing fees simultaneously to avoid delay in processing. Applications can be submitted by email, or if supporting documents (reference page 3) is greater than 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: Flavio Bedolla
Mailing Address: 194 Old river rd Pelzer 29669
Telephone and Fax: 864 243 6771 E-Mail: Fabio.angel1986@gmail.com

Property Owner's Information

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

Name: Flavio Bedolla
Mailing Address: 194 Old river rd Pelzer 29669
Telephone and Fax: 864 243 6771 Email: Fabio.angel1986@gmail.com

Designated Agent Name (Representative of Property Owner): _____

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

Flavio Bedolla
Owner's or Designated Agent Signature

5-4-23
Date

Project Information

Please Indicate Current Use of Property: Commercial or Residential
Property Location: 194 Old river rd Pelzer 29669
Parcel Number(s)/TMS: 243-00-05-009
County Council District: _____ School District: _____
Total Acreage: _____ Current Zoning: _____
Requested Variance: _____
Please check to indicate if setback variance sign variance or minimum lot size variance .

Purpose of Variance: weary House reduce side rear setbacks from 10' to 5'

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:

I don't have enough room to build

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

/ Reasons why property is prohibited or limited in its uses:

I don't have enough room to build

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: _____ 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.

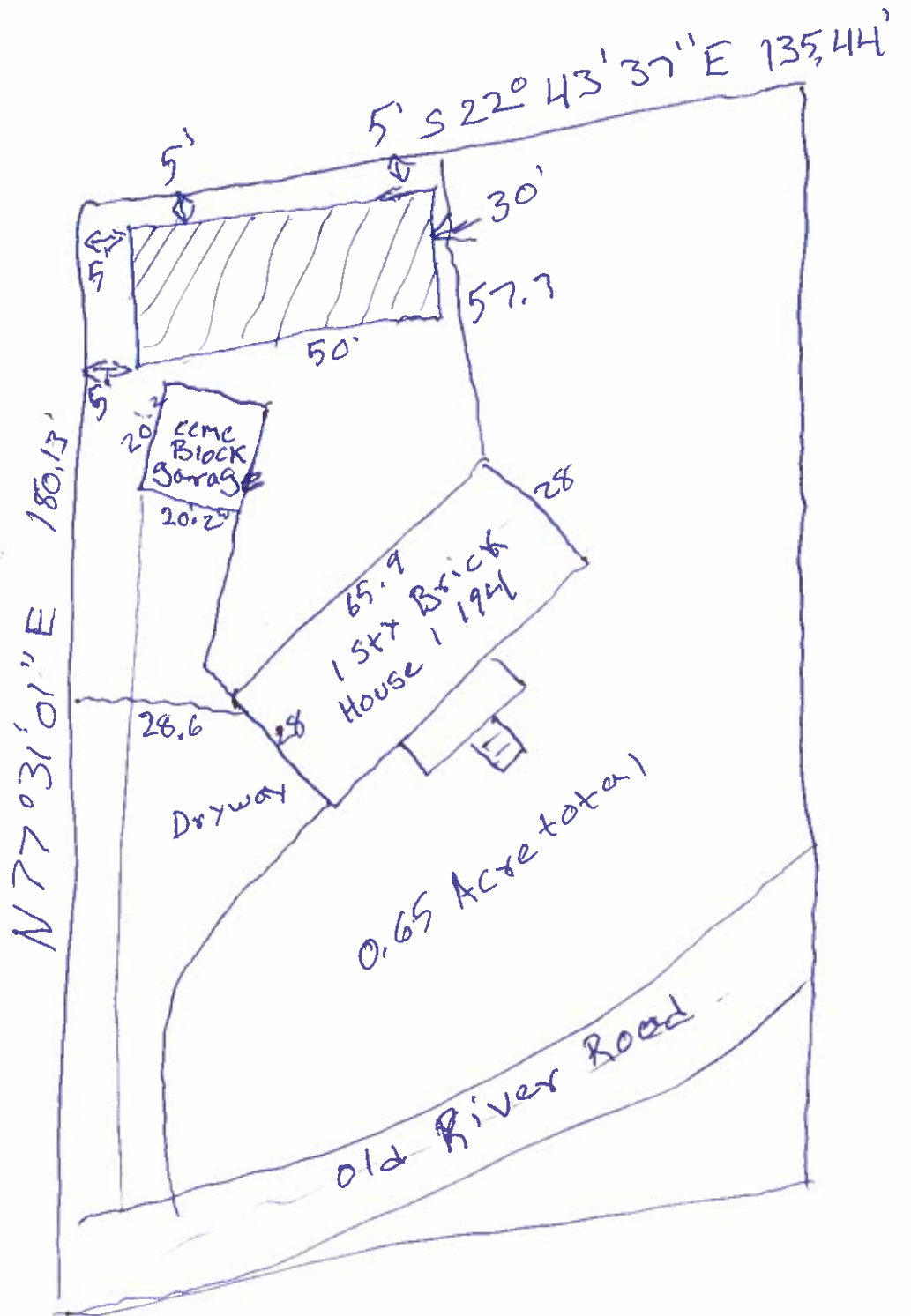
As the applicant, I hereby confirm that the required information and supporting materials for this application are authentic and have been submitted to the Anderson County Development Standards Office.

Flavia B

Applicant's Signature

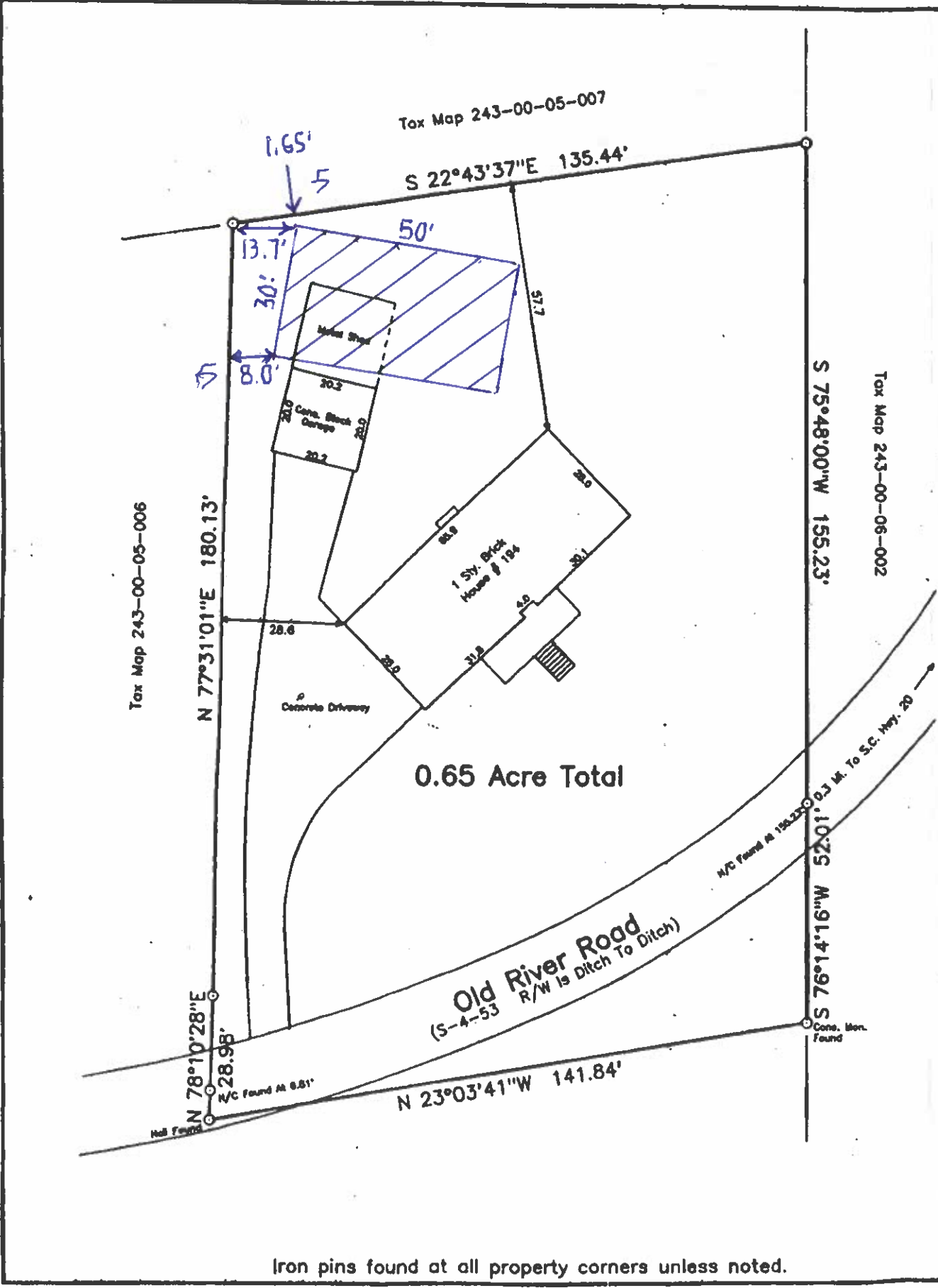
June 21 23

Date



CORPORATION

PROPOSED BUILDING



Iron pins found at all property corners unless noted.

97026228 09/19/1997 B818 P6-B

SLIDE 818 PAGE 6-B



97026228
 FILED, RECORDED, INDEXED
 09/19/1997 03:15P
 Bk: 818 Pg: 6-B
 Rec Fee: 10.00 St Fee: 0.00
 Co Fee: 0.00 Pages: 1
 R M C DEPARTMENT ANDERSON CO
 Shirley H. McElhannon,
 Administrator
 Register of Mesne Conveyance

"I hereby state that to the best of my professional knowledge, information and belief, the survey shown herein was made in accordance with 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; also there are no visible encroachments or projections other than shown."

According to county floodway data, this property is not located in a designated flood hazard area. This property is subject to any and all easements and/or rights-of-way of record or not of record.

Wallace & Associates
 Complete Surveying Services
 Jeffrey M. Wallace (803) 292-5440
 P.O. Box 903, Taylors, S.C. 29687

State Of South Carolina
 County Of Greenville
 Closing Survey For
 DMOCK
**Lonnie R. Reid
 & Bobbie C. Reid**
 0.65 Acre Near
 Pelzer, S.C.

15 0 15 30 1" = 30'		Jeffrey M. Wallace R.L.S. 12251	
Date: Sept. 17, 1997	Tax Map: 243-00-05-009	Reference Deed: 1368-203	Drawn By: JMW
Field Book: 24, Page 21	Field Crew: JW,SD	Reference Plot: S59-6A	Project # 971147

2431003004

2431003005

2431003006

2430005007

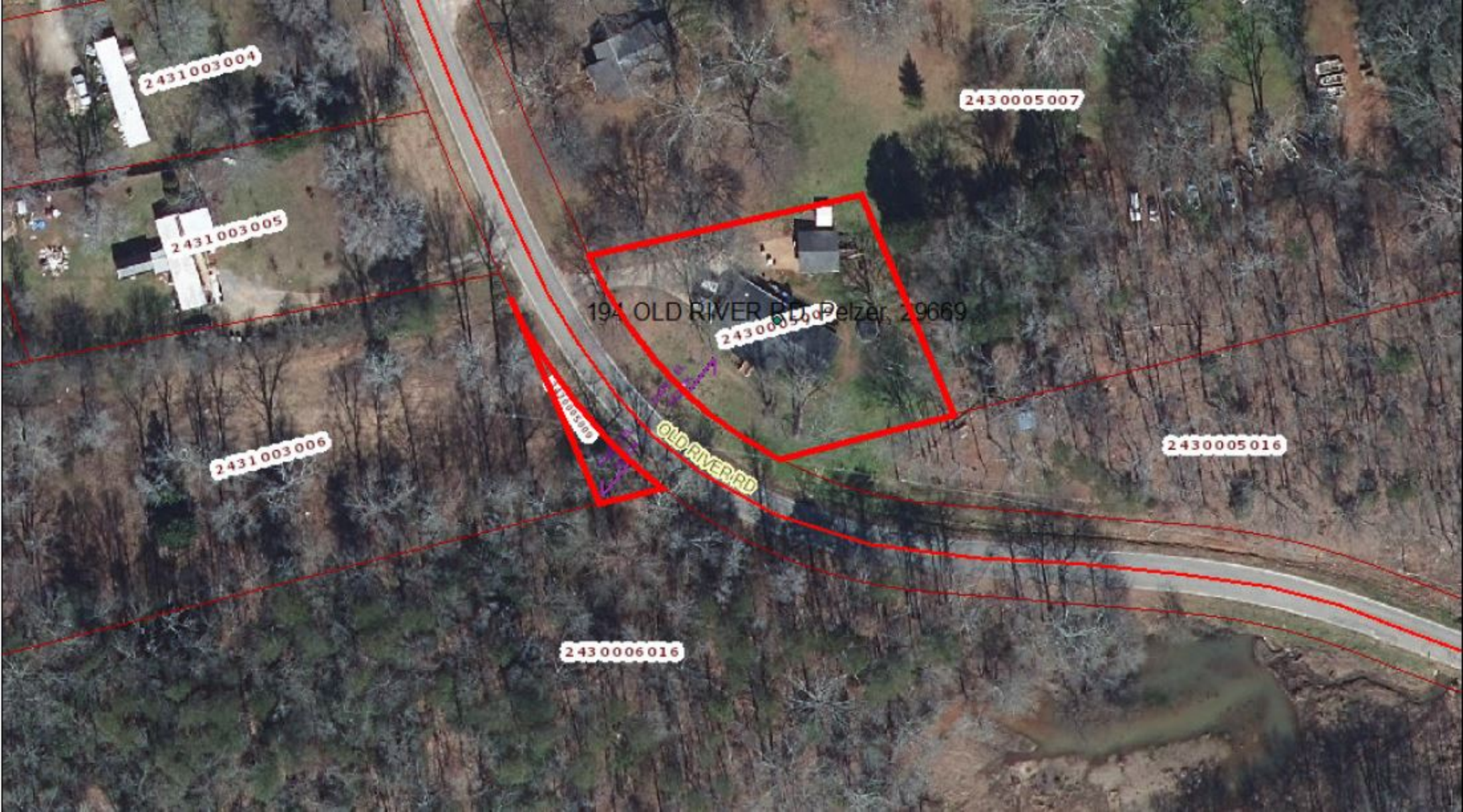
2430005009

2430005016

2430006016

194 OLD RIVER RD, Pelzer, 29669

OLD RIVER RD



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
August 10, 2023
5:15 PM

Staff Report

Applicant: Michael Schwab

Owner of Property: Same as above

Property Location: 5640 Hix Road, Anderson SC 29625

Council District: Four (4)

Tax Map Number (TMS #): 44-00-07-031

Property Description: Lt 4 Hix Road, 2.49 acres

Current Zoning: R-20

Land Use: Residential

Applicant's Request: Applicant is requesting a variance to reduce the side setback from 20 feet to 10 feet to complete construction of a garage.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 48, Sec. 5.3, #3- The minimum width of a residential side yard shall be ten percent of the total lot width or 10', whichever is greater, but not to exceed 25 feet. The minimum width of a nonresidential side yard shall be 25 feet measured from the property line.

Staff Recommendation:

- 1) The lot is a non-conforming parcel and the proposed addition will not meet the previous setback with the new property line.
- 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 side setback to 10 feet.



Variance Application

Processing Fee: \$200.00

Please submit applications and processing fees simultaneously to avoid delay in processing. Applications can be submitted by email, or if supporting documents (reference page 3) is greater than 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: MICHAEL SCHWAB

Mailing Address: 5654 HIX ROAD ANDERSON SC 29625

Telephone and Fax: 760-954-8297 E-Mail: SCHWABDOC@GMAIL.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.

[Signature]
Owner's or Designated Agent Signature

6/22/23
Date

Project Information

Please Indicate Current Use of Property: Commercial or Residential

Property Location: 5640 HIX ROAD ANDERSON SC 29625

Parcel Number(s)/TMS: 044-00-07-026 / 044-00-07-031-000

County Council District: CCD 4 School District: ANDERSON 4

Total Acreage: 2.29 Current Zoning: RESIDENTIAL

Requested Variance: APPROXIMATELY 20' ALONG LOT LINE AT GARAGE
Please check to indicate if setback variance sign variance or minimum lot size variance

Purpose of Variance: TO ALLOW CONSTRUCTION OF HOUSE TO BE COMPLETED

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:

NONE TO PROPERTY - ALL CRITICAL ERRORS BY CONSEQUENCES

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

NONE

Reasons why property is prohibited or limited in its uses:

NONE

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

NO AFFECT ON ADJACENT PROPERTIES, PUBLIC & PRIVATE LAND
NATURAL FRONT OR VEGETATION & TREES ALONG PROPERTY LINE WILL NOT BE REMOVED

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

SEE ATTACHED DOCUMENTS

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: Wed August 10, 2023 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.

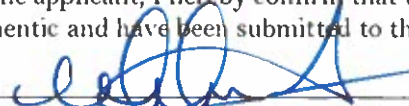
To submit a Variance Application, you must provide the following to the Development Standards Office:

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

6/22/23
Date

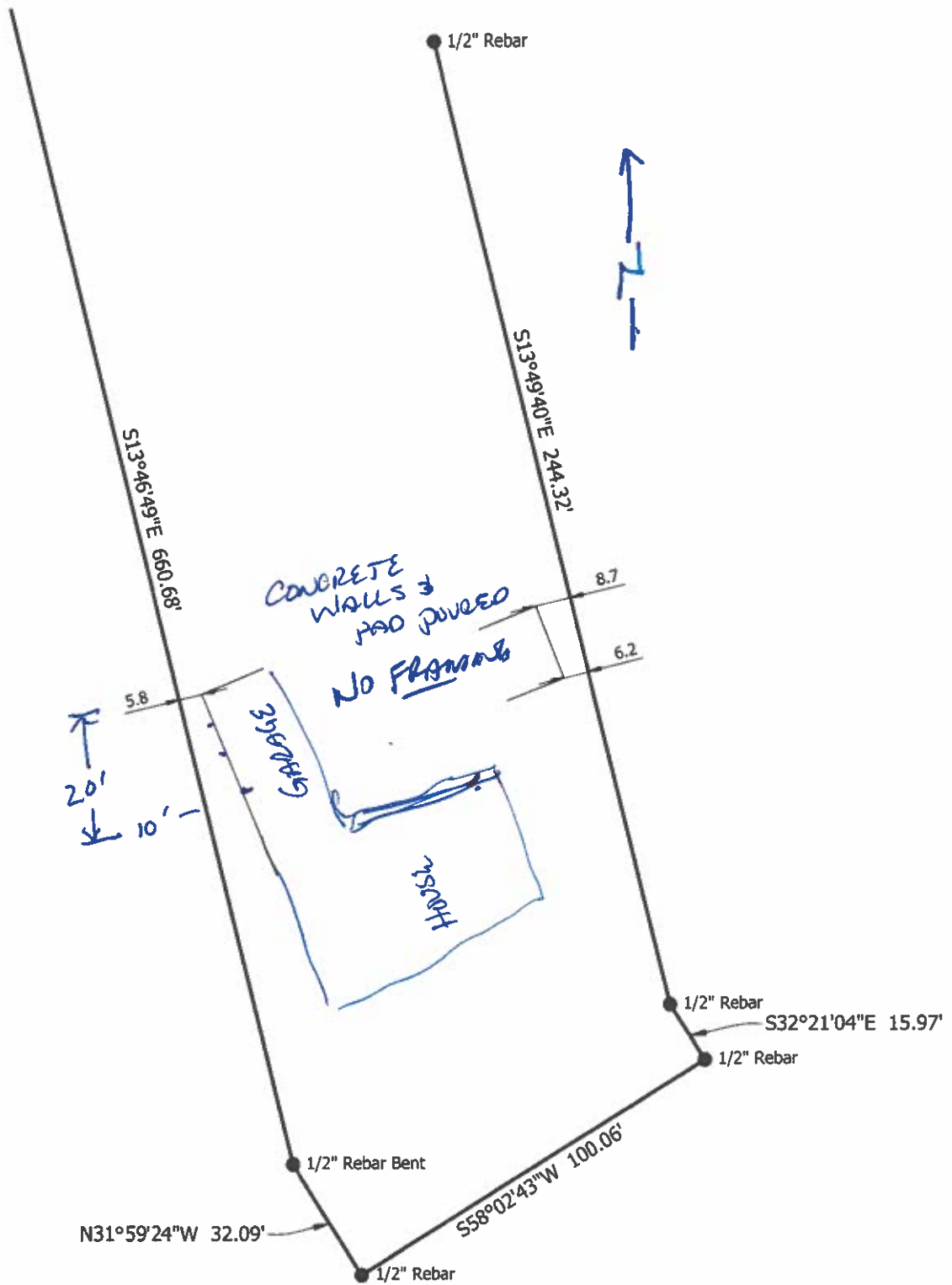
I am requesting a variance along the west property line of 5640 Hix Road, Anderson SC 29625, TMS 044-00-07-026. Construction of a new residence started in August 2020. Due to several critical errors in construction made by all the contractors that have performed work onsite I discovered approximately 20 feet of the garage slab does not comply with the 10 foot setback requirement. The general contractor hired to complete construction has sold his company and will not complete the remainder of house construction. This variance does not affect any adjoining property, both private and county land. The house pad location is not visible from nor will it affect any public road.

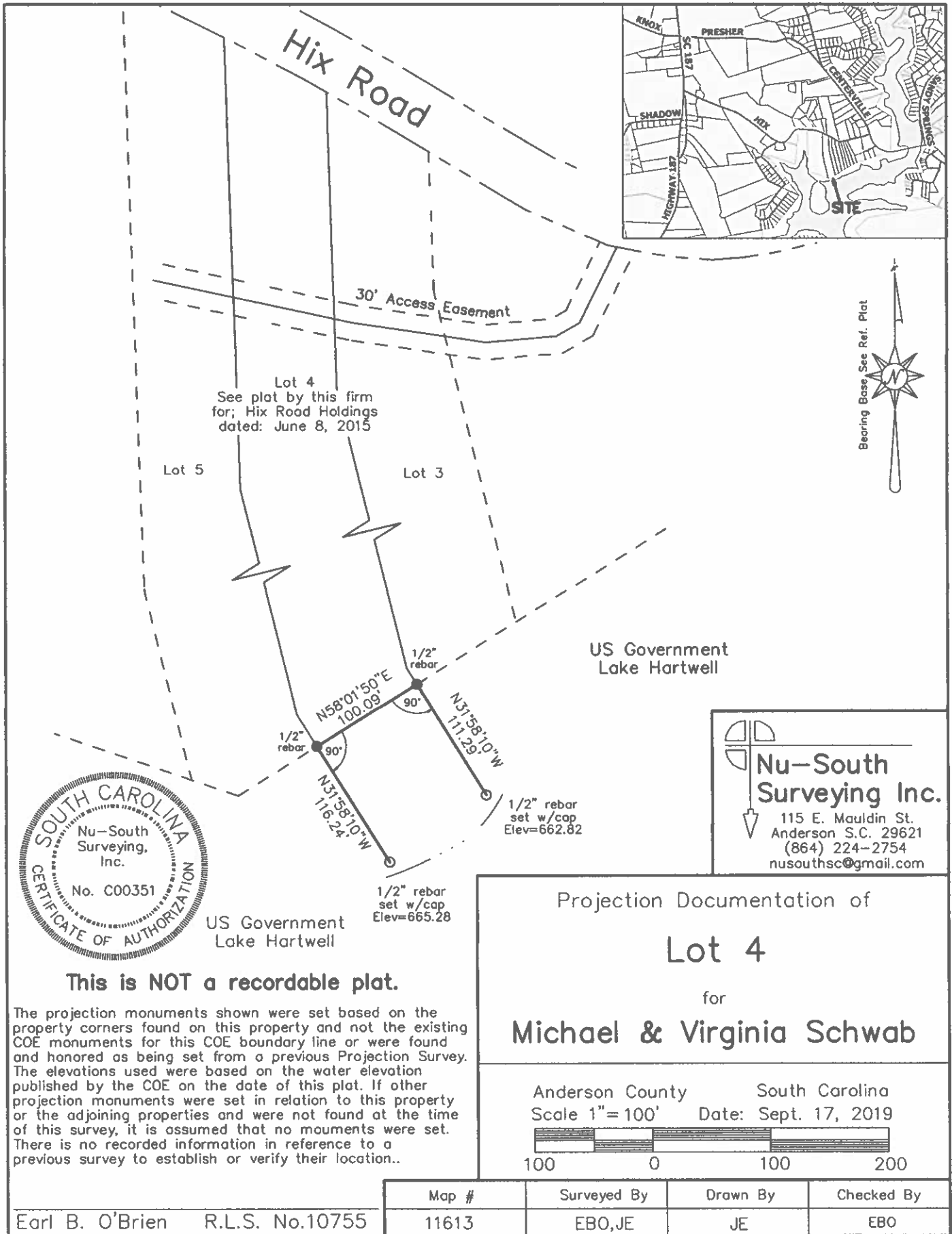
Thank you

A handwritten signature in blue ink, appearing to read 'Michael Schwab', with a stylized, cursive script.

MICHAEL SCHWAB

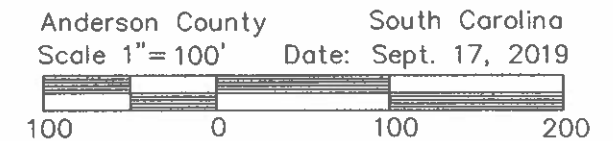
Lot 4





This is NOT a recordable plat.

The projection monuments shown were set based on the property corners found on this property and not the existing COE monuments for this COE boundary line or were found and honored as being set from a previous Projection Survey. The elevations used were based on the water elevation published by the COE on the date of this plat. If other projection monuments were set in relation to this property or the adjoining properties and were not found at the time of this survey, it is assumed that no monuments were set. There is no recorded information in reference to a previous survey to establish or verify their location..



Map #	Surveyed By	Drawn By	Checked By	
Earl B. O'Brien R.L.S. No.10755	11613	EBO,JE	JE	EBO



440008019

HIX RD

CENTERVILLE RD

WIL GRANAMIDE

5640 HIX RD Anderson, 29625

5640 HIX RD Anderson, 29625

Hartwell Lake

440007009

440007005

440007023

440007006

440007026

440007031

440007029

440007028

440007027

440902004

440902003

440902002

440902001

440007008

440007010

440007011

440007012

440007013

440901007

440007030

0901009

9901011

40901008

440901007

50040002008

502000006

440700003

PINE NEEDLE CIR

440700002

440704007

440704008

440704009

440703005

440703006

500100054

441701024



5640 HIX RD, Anderson, 29625

5640 HIX RD, Anderson, 29625

HIX RD

GENERAVILLE RD

WILL GRAHAM DR

Harwell Lake

R-20

R-20

R-20

R-20

R-20

R-20

R-20

R-20

R-20

R-20

R-20

R-20

R-20

R-20

R-20

R-20

R-20

R-20

R-20

R-20

R-20

R-20

R-20

R-20

R-20

R-20

R-20

R-20

R-20

R-20

R-20

R-20

R-20

R-20

R-20

R-20

R-20

R-20

R-20

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
August 10, 2023
5:15 PM

Staff Report

Application for a **Special Exception** – To construct building for children’s church services and nursery

Applicant: Mt. Pisgah Baptist Church

Owner of Property: Mt. Pisgah Baptist Church

Property Location: 101 Pisgah Rd, Easley

Council District: Four (4)

Tax Map Number (TMS #): 165-00-09-024

Property Description: Pisgah Rd, 14.87 acres

Current Zoning: R-A (Residential-Agriculture)

Land Use: Church

Applicant Request: Applicant is requesting a Special Exception to construct building for children’s church services and a nursery.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 48, Section 7.5: a church may be permitted in all districts subject to the requirements of the district and the following requirements: The minimum lot area shall be 40,000 square feet, all buildings shall be set back from the front, side, and rear property lines a minimum of 50 feet, off-street parking shall be provided in accordance with the provisions set forth in section 6:9.

Staff Recommendation:

- 1) The use is not detrimental to public health or general welfare.
- 2) The church is already established and this is an expansion of the existing church.
- 3) The use will not violate neighborhood characteristics nor adversely affect surrounding land uses.
- 4) The Board has granted other special exceptions similar to this request and would be consistent with its approval.
- 5) All additional permitting and requirements must be met as in the previous special exception. If approved, a land use permit and a building permit must be obtained.



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 (in-person or by mail), and cards (call to pay over phone) are accepted.

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: Mt. Pisgah Baptist Church
Mailing Address: 101 Pisgah Road Easley, SC 29642
Telephone and Fax: 864-376-7016 E-Mail: benwig29673@yahoo.com

Owner's Information

(If Different from Applicant)

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

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

[Signature]
Owner's Signature

June 13 2023
Date

Project Information

Property Location: 101 Pisgah Road Easley, SC 29642
Parcel Number(s)/TMS: 1650009024
County Council District: CCD Four School District: 1
Total Acreage: 14.9 Current Zoning: R-A
Requested Special Exception: Building Addition for Education Building Expansion
Purpose of Special Exception: The proposed building will house the Children's church services and nursery for Sunday and Wednesday night activities.

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

Private Covenants or Deed Restrictions on the Property: Yes No

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

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: BDM Date Complete Application Received: 6/21/23

Application Fee Amount Paid: \$200 Check Number: 9530

Scheduled Board Hearing Date: Aug 10, 2023

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

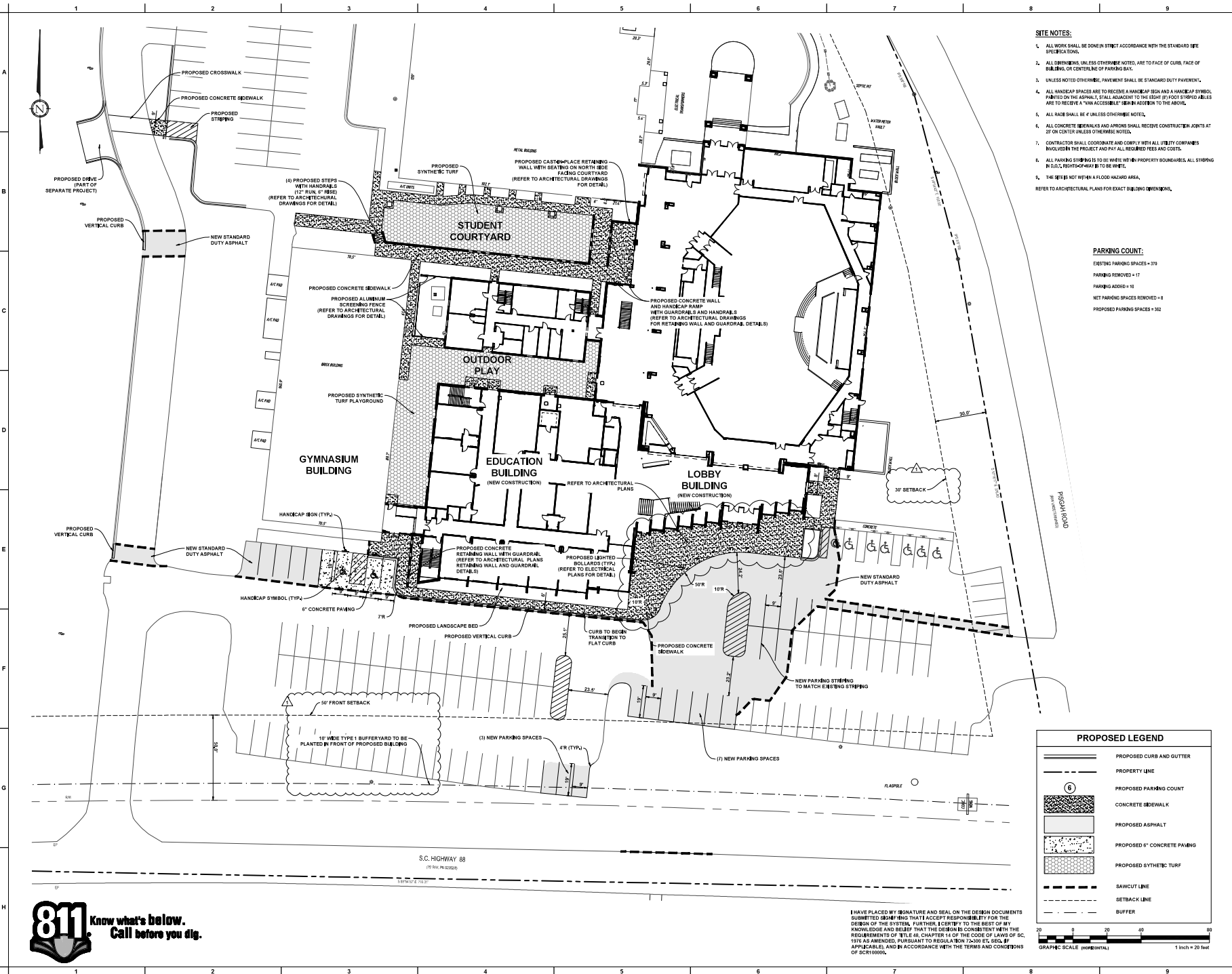
- Completed and Signed Special Exception Application
- \$200 Processing Fee
- Site Plan or diagram of property for the proposed special exception
- Clear Statement of why the special exception is being requested
- Valid contact information on application
- Covenants and Deed Restrictions (Can be obtained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

6-13-2023
Date



- SITE NOTES:**
1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE STANDARD SITE SPECIFICATIONS.
 2. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE TO FACE OF CURB, FACE OF BUILDING, OR CENTERLINE OF PARKING BAY.
 3. UNLESS NOTED OTHERWISE, PAVEMENT SHALL BE STANDARD DUTY PAVEMENT.
 4. ALL HANDICAP SPACES ARE TO RECEIVE A HANDICAP SIGN AND A HANDICAP SYMBOL PAINTED ON THE SIGNAL STALL ADJACENT TO THE SIGN BY FOOT STRIPPED SIDABLES ARE TO RECEIVE A "VAN ACCESSIBLE" SIGN IN ADDITION TO THE ABOVE.
 5. ALL RAISE SHALL BE 4" UNLESS OTHERWISE NOTED.
 6. ALL CONCRETE SIDEWALKS AND APRONS SHALL RECEIVE CONSTRUCTION JOINTS AT 20' ON CENTER UNLESS OTHERWISE NOTED.
 7. CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN THE PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
 8. ALL PARKING STRIPINGS TO BE WHITE WITHIN PROPERTY BOUNDARIES, ALL STRIPING IN D.O.T. RIGHTS-OF-WAY TO BE WHITE.
 9. THE SITE IS NOT WITHIN A FLOOD HAZARD AREA. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.

PARKING COUNT:
 EXISTING PARKING SPACES = 370
 PARKING REMOVED = 17
 PARKING ADDED = 10
 NET PARKING SPACES REMOVED = 1
 PROPOSED PARKING SPACES = 362

PROPOSED LEGEND

	PROPOSED CURB AND GUTTER
	PROPERTY LINE
	PROPOSED PARKING COUNT
	CONCRETE SIDEWALK
	PROPOSED ASPHALT
	PROPOSED 6" CONCRETE PAVING
	PROPOSED SYNTHETIC TURF
	SAWCUT LINE
	SETBACK LINE
	BUFFER

GRAPHIC SCALE (HORIZONTAL) 1 inch = 20 feet



LAND PLANNING ASSOCIATES, INC.
 110 WEST 1ST AVENUE - SUITE A
 CASCADY, SC 29640
 854-242-0272
 design@lpainc.net

PRINTED BY: [unclear] COMPANY, INC. 11/15/2023
 PROJECT NO.: 22-060
 SHEET NO.: C-103



EDUCATION EXPANSION
MOUNT PISGAH BAPTIST CHURCH
 101 PISGAH RD., EASLEY, SC 29642

NO.	REVISION PER ANDERSON CO. DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

DESIGN DEVELOPMENT

PROJECT NUMBER: 22-060
 PROJECT DATE: 11/15/22
 PROJECT MANAGER: P. H. MYERS, P.E.
 PROJECT TEAM: CAS, WWC, PWR

SITE PLAN

C-103

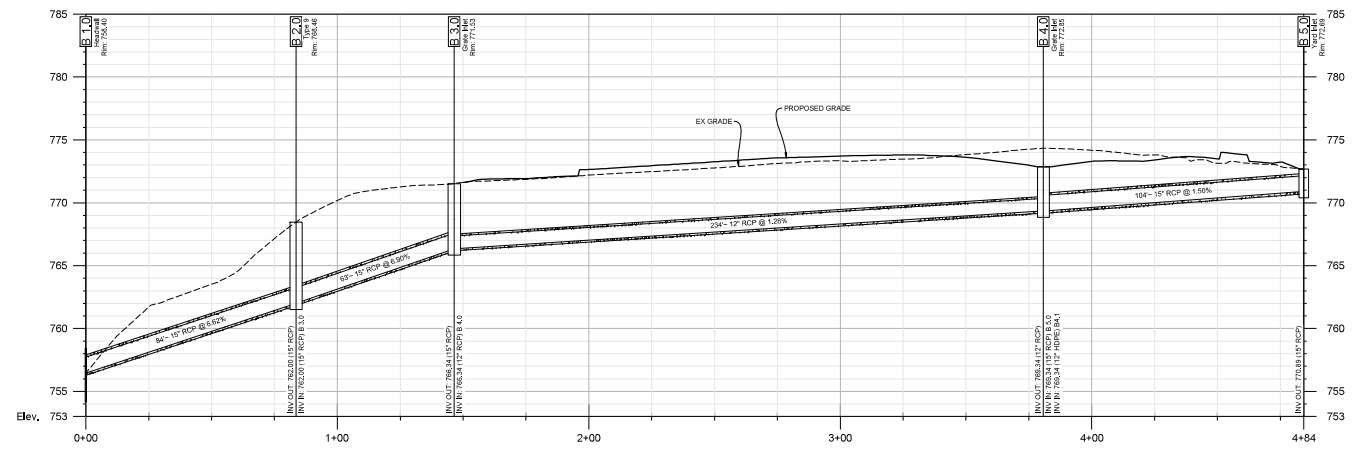
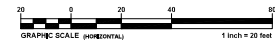
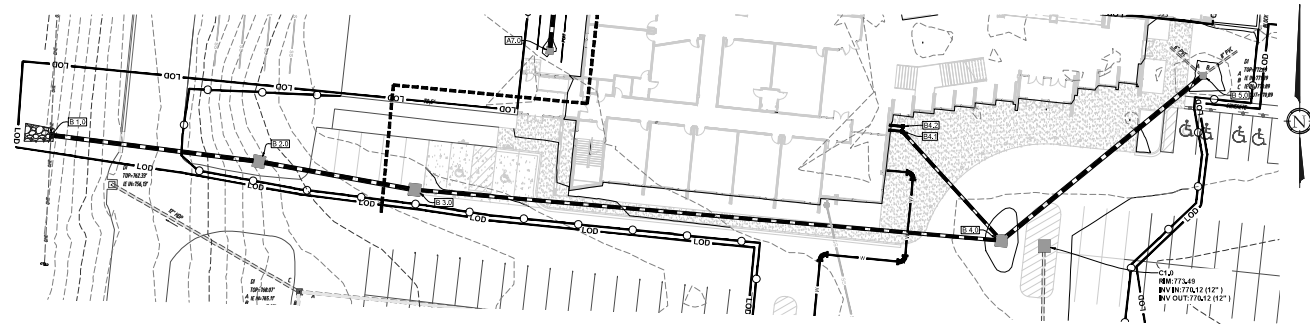


I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED HEREBY AND I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGULATION 1206-ETC, SECTION 14.10 (APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR10000.

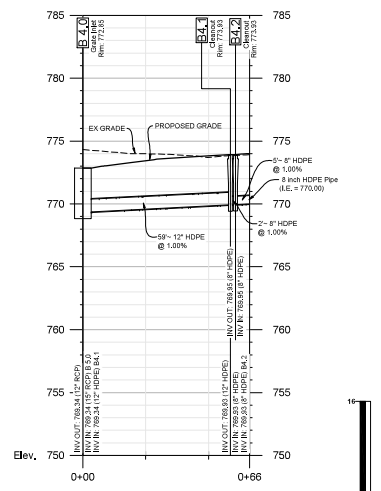


LAND PLANNING ASSOCIATES, INC.
110 WEST 1ST AVENUE - SUITE A
EASLEY, SC 29640
854-242-0972
design@lpac.net

STATE OF SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
REGISTERED PROFESSIONAL SURVEYOR



Storm System B
Station: 0+00.00 - 4+84.32
1" = 20' (H)
1" = 4' (V)



Storm System B2.0-B2.2
Station: 0+00.00 - 0+66.34
1" = 20' (H)
1" = 4' (V)



EDUCATION EXPANSION
**MOUNT PISGAH
BAPTIST CHURCH**
101 PISGAH RD, EASLEY, SC 29642

#	DESCRIPTION	DATE

SCHEDULE OF REVISIONS

DESIGN DEVELOPMENT
PROJECT NUMBER: 22460
PROJECT DATE: 5/24/23
PROJECT MANAGER: P. RIVERS, P.E.
PROJECT TEAM: CAS, WVC, PWR

**STORM DRAINAGE
PLAN AND
PROFILES**



I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SHOWING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGULATION 7A-100 ET. SEQ. IF APPLICABLE, AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SDR10000.



Application for a Special Exception
Anderson County Land Use Board of Zoning Appeals Meeting
County Council Chambers 2nd Floor-Historic Courthouse (DISTRICT #5)
Anderson, South Carolina
August 10, 2023
5:15 PM

Staff Report

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

Applicant: Jamie McCutchen

Owner of Property: JPB Storage, LLC

Property Location: Edgewater Way and Liberty Highway

Council District: One (1)

Tax Map Number (TMS #): 120-01-01-010 and 120-01-01-012

Property Description: Lot B Edgewater Way and Lot C Liberty Highway

Current Zoning: C-2

Land Use: Highway Commercial and Vacant

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

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 48, Section 7:16. - Mini-warehouses. Mini-warehouses may be permitted in the C-2, Highway Commercial District subject to the requirements of the C-2 district and the following requirements:

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

Staff Recommendation:

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

Have you researched your Private Covenants/Deed restrictions at the Anderson County Register of Deeds?
Yes: No: Date visited ROD or Date searched online: By attorney for property closing

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: _____ 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

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

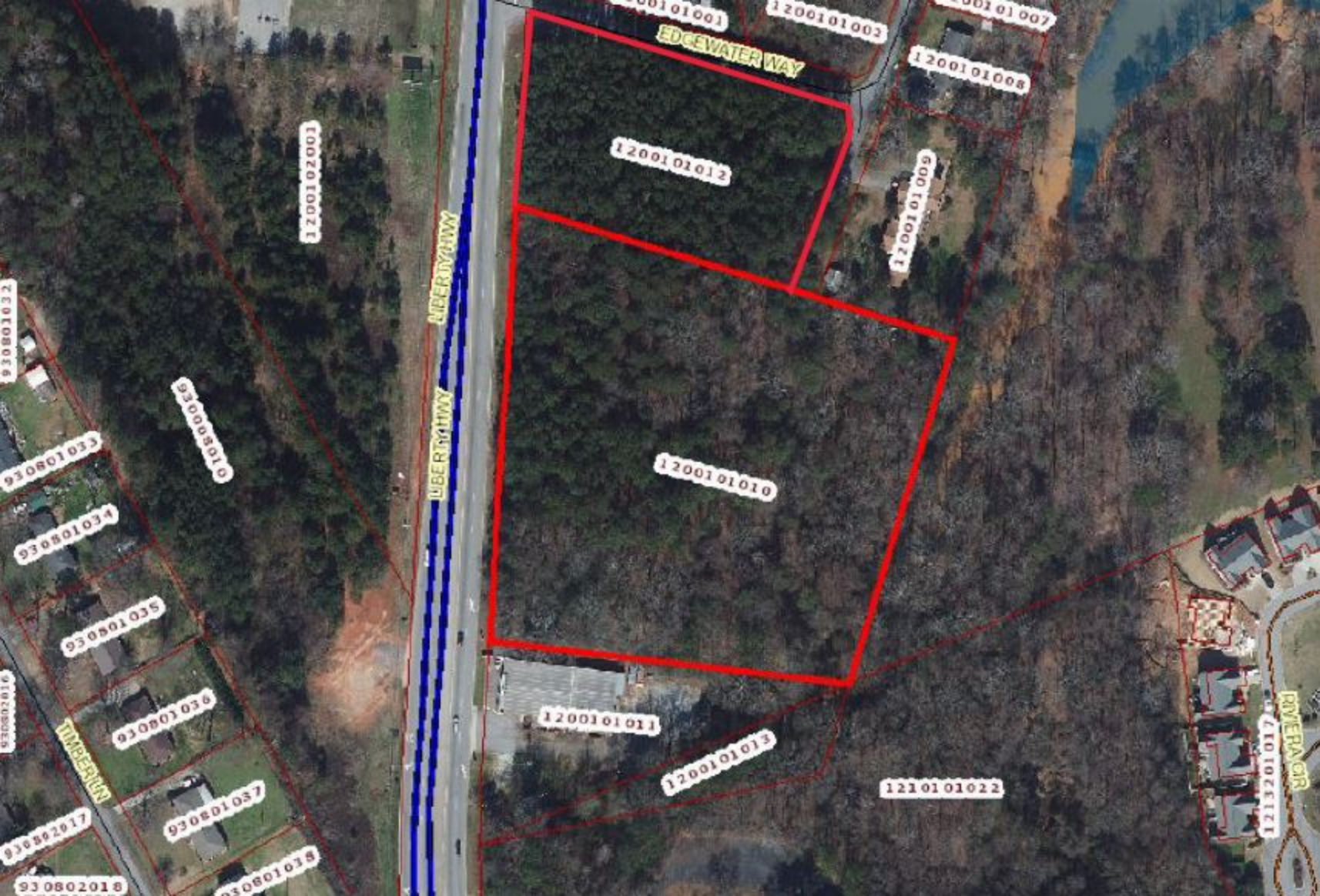
- 4 Completed and Signed Special Exception Application
- 4 \$200 Processing Fee
- 4 Site Plan or diagram of property for the proposed special exception
- 4 Clear Statement of why the special exception is being requested
- 4 Valid contact information on application
- Covenants and Deed Restrictions (Can 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.

Jamie McCutchen (E C)
Applicant's Signature

7/3/23
Date



EDGEWATER WAY

LIBERTY HWY

LIBERTY HWY

PIPERA CR

1200101012

1200101010

1200101011

1200101013

1210101022

1200101001

1200101003

1200101007

1200101009

1200102001

930801032

930801033

93008010

930801034

930801035

930801036

930802016

930802017

930801037

930802018

930601018

TIMBERLIN

121201017

121025121

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
August 10, 2023
5:15 PM

Staff Report

The following special exception request was previously denied on the July 13, 2023 by the Board of Zoning Appeals.

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 #): 44-07-0003

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



R-20

R-20

MIXED

R-20

R-20

R-20

R-20

440007023

R-20

440007004
R-20

PINE NEEDLE CIR

R-20

R-20

R-20

R-20

R-20

R-20

R-20

R-20

R-20

450001043

R-20

R-20

R-20

R-20

450001003

R-20

R-20

Hartford Lake

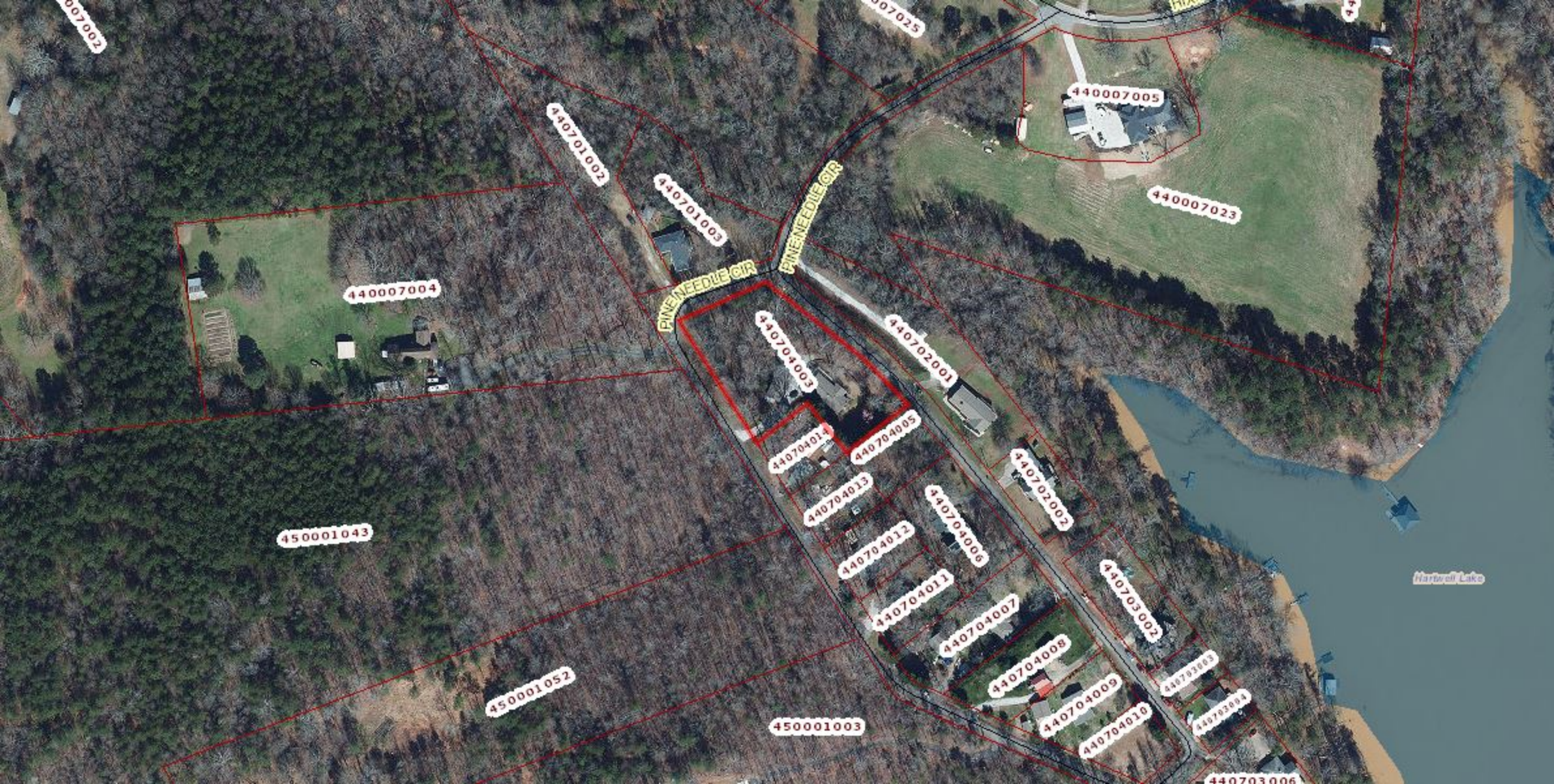
R-20

R-20

R-20

R-20

440703006



4407002

4407025

4407001

4407004

440701002

440007005

440007023

440701003

440007004

PINE NEEDLE CIR

440701003

440702001

450001043

440704014

440704005

440704013

440704012

440704006

440702002

440704011

440704007

440703002

450001052

440704008

440704009

440703003

450001003

440704010

440703004

Hartwell Lake

440703006