



# MEMORANDUM

## ANDERSON COUNTY DEVELOPMENT STANDARDS

**DATE:** December 7, 2023

**TO:** Land Use and Zoning Board of Appeals Members

**FROM:** Tyanna Holmes

**SUBJECT:** December 14, 2023

The Anderson County Land Use and Zoning Board of Appeals is scheduled to hold its next meeting on **Thursday, December 14, 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](mailto: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](mailto:rburns@andersoncountysc.org)

# Anderson County Board of Zoning Appeals

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

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

## AGENDA

December 14, 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. September 14, 2023 minutes
  - b. October 12, 2023 minutes
- 4.) Public Hearing:
  - a. Variance Request to reduce the lot size to allow for the construction of a single-family residence located at 606 Old Pendleton Rd./ TMS 211-03-01-002 (Council District 6). **(Pulled From Agenda)**
  - b. Variance Request to allow additional wall signs located at 414 Highway 28 Bypass/ TMS 124-08-02-015 (Council District 2).
  - c. Variance request to allow additional wall signs located at 4539 N Hwy 81/ TMS 169-00-01-005, -006 (Council District 4).
- 5.) Old Business:
- 6.) New Business:
- 7.) Other Business:
- 8.) Adjournment.

State of South Carolina    )  
County of           Anderson    )

ANDERSON COUNTY COUNCIL  
LAND USE AND BOARD OF ZONING APPEALS  
SEPTEMBER 14, 2023

IN ATTENDANCE:  
HUBERT MCCLURE, CHAIRMAN  
JOHN FARR  
MIKE MILLER  
RUSSELL BARTON  
TONY CIRELLI

ALSO PRESENT:  
ALESIA HUNTER  
HENRY YOUMANS  
TYANNA HOLMES  
BRADEN BANNISTER  
CORBAN WILLIAMS

1 HUBERT MCCLURE: All right.  
2 Let's go ahead and -- everybody's here that's going  
3 to be here. Ms. Chapman is not going to be here and  
4 Mr. Swilling is not going to be here. Correct,  
5 Alesia?

6 ALESIA HUNTER: Yes, sir.  
7 HUBERT MCCLURE: Okay. So let's  
8 go ahead and get started. I'm going to call this  
9 meeting to order of the Land Use Board, and it looks  
10 like we have two on the agenda. Let's go ahead and  
11 start with the invocation. Let us pray.

12 **(INVOCATION BY HUBERT MCCLURE)**

13 HUBERT MCCLURE: Anything --  
14 additions or deletions for the minutes or the notes  
15 of the last meeting? Do we have an approval for  
16 those minutes.

17 MIKE MILLER: I'll make a  
18 motion be approved as mailed.

19 HUBERT MCCLURE: And second?

20 TONY CIRELLI: Second.

21 HUBERT MCCLURE: All those in  
22 favor, uplifted hand.

23 And the first thing on the agenda is a public  
24 hearing. This is a variance for District 2 on Norris  
25 Drive. Staff report.

26 HENRY YOUMANS: Thank you, Mr.  
27 Chair. The variance request is for 136 Norris Drive.  
28 Victor Coultrap is the owner and the applicant. The  
29 tax map area is referenced for your display. It's  
30 3.39 acres. It is currently unzoned. It is vacant.  
31 And residential is the land use.

32 The applicant is requesting a variance to reduce  
33 the front setback from 30 feet to 18 feet to restore  
34 water and electricity to the property and also to  
35 construct the residence that has been designated for  
36 the property.

37 Under finding of facts under Chapter 24-433  
38 setback lines from the roadway that have been  
39 modified. Residential roads, the front setback  
40 should be 30 feet from the road right-of-way.

41 This is a drawing of the proposed home site.  
42 There was an original home site that was on the  
43 property that has been demolished, and the property  
44 as referenced is there for your review under the tax  
45 map referenced.

46 The property -- as stated, the staff recommends  
47 approval of the variance request. The lot is a non-  
48 conforming parcel and the proposed addition will not  
49 meet the previous setbacks for the new property line.  
50 The applicant has demonstrated a hardship due to the

1 flood plain that's on the property and the placement  
2 of the utility lines that are also on the property.  
3 There are no adverse effects on the adjacent  
4 properties if it is granted. The Board has granted  
5 similar requests and it is consistent with its  
6 approval. And if this is approved the applicant will  
7 be required to get a building permit from Building  
8 and Codes and a compliance letter from Development  
9 Standards with the revision of the front setback to  
10 18 feet. This is your report.

11 HUBERT MCCLURE: Thank you, Henry.  
12 So at this time, we are going to open up the public  
13 hearing for anyone speaking against Norris Drive.  
14 Anyone speaking against?

15 I don't have anybody on the sign-ups, nobody  
16 speaking against. So we'll reserve the questions.  
17 We'll close the public hearing at this time and  
18 reserve any questions for staff. Or I will say Mr.  
19 Coultrap -- is that correct? Mr. Coultrap, did I  
20 butcher it or is that correct?

21 MR. COULTRAP: No, you're right.

22 HUBERT MCCLURE: Okay. All right.  
23 Any questions for staff or Mr. Coultrap at this time.

24 TONY CIRELLI: I've got a  
25 question.

26 HUBERT MCCLURE: Go right ahead.  
27 Speak into the mic, Tony.

28 TONY CIRELLI: (Inaudible.)

29 HUBERT MCCLURE: Speak into the  
30 mic, Tony. Can't hear.

31 TONY CIRELLI: Norris Drive is a  
32 residential service street, like a small subdivision,  
33 looks like.

34 HENRY YOUMANS: Yes. It's one of  
35 the older subdivisions in the area.

36 TONY CIRELLI: This isn't on the  
37 lake, is it? Is it an interior ---

38 HENRY YOUMANS: No, it's not.  
39 It's not.

40 TONY CIRELLI: Okay. Now the  
41 daily traffic is almost null right there?

42 HENRY YOUMANS: That's correct.

43 And as far as the property is concerned, about half  
44 of the property is located in a flood plain area.  
45 And in order for the applicant to make sure he can  
46 build properly without being in the flood plain, he  
47 has to get the reduction for the setback in order to  
48 do that.

49 TONY CIRELLI: Mr. Chairman,  
50 this is like the one two months ago in District -- in

1 my District 4. I don't see any problem with it.  
2 HUBERT MCCLURE: Okay. All right.  
3 So what's the feeling of the Board?  
4 MIKE MILLER: Mr. Chair, I make  
5 a motion to approve.  
6 HUBERT MCCLURE: Mr. Miller makes  
7 a motion to approve. Do we have a second?  
8 RUSSELL BARTON: Second.  
9 HUBERT MCCLURE: Second. All  
10 those in favor show by uplified hand. And that goes  
11 across.  
12 All right. The second thing we have. Let's see,  
13 this is Pine Needle Circle. Staff report or do you  
14 have a report for this since it is the third reading  
15 on it.  
16 HENRY YOUMANS: Well, Mr. Chair,  
17 since this has been a previous application that's  
18 been before the Board twice. We defer to what you  
19 have as Board Members and the Chair to review the  
20 information and go ahead and to make a decision based  
21 on that information you've received.  
22 HUBERT MCCLURE: Okay. First, I  
23 want to do an explanation to the Board as well as the  
24 public. One of the reasons I brought this back -- as  
25 Chairman, I can bring it back. But the only reason I  
26 brought it back was because I didn't feel good about  
27 it. You know, every once in a while -- I've been on  
28 this Board -- how long have I been on this Board.  
29 ALESIA HUNTER: Over 25 years.  
30 HUBERT MCCLURE: I've been over  
31 this Board a long time -- been on this Board for a  
32 long time. And I can count on my fingers, on my  
33 hand, sorry, not my fingers. I can count on my hand  
34 how many times something didn't feel right. And this  
35 one didn't feel right. So what I did is I went out  
36 there and I spent an hour and a half out there,  
37 walking, walking around, looking around, measuring.  
38 And that's why I've got some questions for Mr.  
39 DeRosa. Are you here Mr. DeRosa? Because one of the  
40 things, he wasn't here last time. And then I have  
41 some questions for some of the people that are  
42 against it. And I am aware of all of these people,  
43 Mr. Brown, Mr. Harris, Mr. Jenkins, Mr. Redmond, Ms.  
44 Kellett and Ms. Beck. I think, Ms. Beck, you spoke  
45 at the last one, right?  
46 MS. BECK: Yes, sir.  
47 HUBERT MCCLURE: Okay. And I was  
48 going to -- we're going to address that in just a  
49 minute also. But I want to ask Mr. DeRosa if he  
50 could -- Mr. DeRosa if he could come to the

1 microphone. I have some questions as Chair since you  
2 wasn't here at the last meeting. And then I'll leave  
3 the -- and then we'll address any questions from the  
4 citizens that have signed up for speaking. Because  
5 we all know that y'all are against this.

6 Okay. Mr. DeRosa, the first question I have is  
7 how did you come about the property?

8 MR. DEROSA: I see a lot of  
9 properties because this is what I do for work. So to  
10 be honest, I don't recall. It might have been  
11 Facebook. It was listed on ---

12 HUBERT MCCLURE: Okay. Did you buy  
13 it because somebody was selling it or did ---

14 MR. DEROSA: Yes. It was  
15 listed on the MLS. Actually, I found it on Zillow.  
16 And I found it odd because it was only listed on the  
17 Columbia MLS. It wasn't listed in the Greenville  
18 area.

19 HUBERT MCCLURE: Okay.

20 MR. DEROSA: And so the agent  
21 that I work with had trouble finding it for some  
22 reason.

23 HUBERT MCCLURE: So was it  
24 deferred on taxes or what?

25 MR. DEROSA: No, not at all.

26 HUBERT MCCLURE: Somebody was  
27 selling it?

28 MR. DEROSA: Yeah. It was just  
29 a normal sale. It was fine.

30 HUBERT MCCLURE: Now, when you  
31 bought the property, what kind of shape was  
32 everything in?

33 MR. DEROSA: Not the best. Not  
34 favorable. I couldn't live in it. It took a few  
35 months to get it livable.

36 HUBERT MCCLURE: And how much money  
37 have you put into it so far?

38 MR. DEROSA: So far 35,000 on  
39 top of the 160 that I bought it for.

40 HUBERT MCCLURE: And can you tell  
41 us the insides of it? What does it look like -- I  
42 mean, not what does it look like. How many bedrooms,  
43 bathrooms, that kind of ---

44 MR. DEROSA: It's a three  
45 bedroom, two bathroom, 1700 square foot. I believe  
46 it's a doublewide.

47 HUBERT MCCLURE: It's a doublewide,  
48 but it's been built around it.

49 MR. DEROSA: It's detitled.

50 HUBERT MCCLURE: From what I saw,

1 it looked like somebody had built around it.  
2 MR. DEROSA: It's FHA approved  
3 foundation. It's been detitled.  
4 HUBERT MCCLURE: Okay. Any  
5 questions for Mr. DeRosa -- those are my three  
6 questions. Any questions for Mr. DeRosa at this  
7 time?  
8 Okay. Do you have anything to add?  
9 MR. DEROSA: Other than the  
10 fact that I'll be putting probably another 35 into it  
11 to try to make it that much better, not really.  
12 HUBERT MCCLURE: Now, explain to  
13 the Board about your living arrangements. Will you  
14 be living there right now or tell me ---  
15 MR. DEROSA: Right now ---  
16 HUBERT MCCLURE: Let's get that  
17 straightened out.  
18 MR. DEROSA: Right now I do  
19 live there until I find something that is maybe nicer  
20 that I can afford. In the future, this will become a  
21 rental property that I'll add to my portfolio.  
22 HUBERT MCCLURE: Okay. Any other  
23 questions for Mr. DeRosa?  
24 Okay. Thank you, sir.  
25 MR. DEROSA: Thank you.  
26 HUBERT MCCLURE: Okay. Now, the  
27 question I have, I have a few questions for the  
28 citizens that voted against -- that are against it.  
29 So I remember there was a Chairman. I believe it was  
30 you. Could I ask you to come to the -- because we  
31 already -- we already know that you're against --  
32 were against this. But I have some questions for  
33 you.  
34 MR. HARRIS: Sure. I'm William  
35 Harris by the way.  
36 HUBERT MCCLURE: Thank you. Thank  
37 you. I can't remember. Did you say Harris?  
38 MR. HARRIS: H-A-R-R-I-S,  
39 Harris. William Harris.  
40 HUBERT MCCLURE: Harris. Thank  
41 you. Thank you, Mr. Harris. All right. When you  
42 come into the property, what's the first thing you  
43 see when you come in on Pine Needle?  
44 MR. HARRIS: There's a very  
45 thin lane coming down out from Hix Road down to a  
46 fork in the road. Pine Needle is a circle, which  
47 becomes the fork. And right in the crux of the fork  
48 is this property.  
49 HUBERT MCCLURE: So you see this  
50 property first -- when you come down, this is the

1 first property you see?  
2 MR. HARRIS: Yes, indeed.  
3 HUBERT MCCLURE: How did the  
4 property look five or six years ago?  
5 MR. HARRIS: It's all covered  
6 by foliage, trees, bushes. It's almost impossible to  
7 see from the road.  
8 HUBERT MCCLURE: Okay. How far is  
9 your subdivision from this property?  
10 MR. HARRIS: We're on the  
11 opposite end of the circle. The circle ---  
12 HUBERT MCCLURE: Do you know how  
13 many feet it is?  
14 MR. HARRIS: 1500 feet.  
15 HUBERT MCCLURE: Okay. And how  
16 many entrances into your subdivision?  
17 MR. HARRIS: How many?  
18 HUBERT MCCLURE: Entrances.  
19 MR. HARRIS: One.  
20 HUBERT MCCLURE: Okay.  
21 MR. HARRIS: Which comes off of  
22 Pine Needle Circle.  
23 HUBERT MCCLURE: And do you have  
24 cul-de-sacs in your subdivision?  
25 MR. HARRIS: Yes.  
26 HUBERT MCCLURE: What's at each  
27 cul-de-sac and at the entrance? Do you have cameras  
28 up in that subdivision?  
29 MR. HARRIS: Yes, we put up  
30 security cameras.  
31 HUBERT MCCLURE: Okay. Is there  
32 any other questions for Mr. Harris at this time?  
33 MIKE MILLER: How about the  
34 houses. There's one that looks like it's dilapidated  
35 out there on the right and one on the left on the  
36 lake.  
37 MR. HARRIS: Those aren't part  
38 of our subdivision.  
39 MIKE MILLER: Okay. But what  
40 do you think about those in the subdivision, or going  
41 into this ---  
42 MR. HARRIS: Sir, it's an  
43 eyesore as we enter our subdivision, but once you  
44 enter our subdivision, we are well maintained.  
45 MIKE MILLER: I understand,  
46 because I've been out there too and I've rode through  
47 and saw the cameras and been in every place that was  
48 out there.  
49 MR. HARRIS: Yes.  
50 MIKE MILLER: So I guess what

1 I'm after is, if somebody comes in there and cleans  
2 those up and makes them look half-way decent, then  
3 you don't have a problem with that?

4 MR. HARRIS: With cleaning up  
5 ---

6 MIKE MILLER: But you would  
7 rather have houses run down and people coming in and  
8 out. I'm just asking a question.

9 HUBERT MCCLURE: I mean we're  
10 asking a legitimate question because there are some  
11 -- there are some houses out there that are -- I  
12 don't know how to say it, but they're not as kept up  
13 as ---

14 MIKE MILLER: It's not as nice  
15 as what's in your subdivision.

16 HUBERT MCCLURE: And we have a  
17 gentleman that is fixing up an old house and y'all  
18 are against it.

19 MR. HARRIS: It isn't the  
20 fixing up of the house that's causing us a problem.  
21 It's the increased population, the security  
22 questions, and the risk to our development. Also,  
23 the idea is that it's only a lane. Pine Needle  
24 Circle is really only a one and a half lane road, and  
25 the extra traffic would be burdensome to us coming  
26 and going. It's the only means of egress and  
27 entrance into our subdivision.

28 And, also, we are concerned for emergency  
29 vehicles and whether that would cause a problem for  
30 any kind of any -- if we had difficulty in our  
31 subdivision, whether that location of that property  
32 with rentals could be a difficult time for  
33 ambulances, fire trucks, other kinds of vehicles that  
34 come in and help us if we need it.

35 MIKE MILLER: So if ---

36 JOHN FARR: Is this house  
37 currently in your subdivision?

38 MR. HARRIS: It is not. But  
39 it's on Pine Needle Circle. And we only have  
40 entrance and egress into our subdivision from Pine  
41 Needle Circle.

42 MIKE MILLER: All right. One  
43 question also too -- I can understand. I am a  
44 volunteer fireman. I've been one for 41 years for  
45 Anderson County. And I understand what you're  
46 saying. But you're talking about a rental house,  
47 that if he lives there for two or three years or  
48 either if he turns around and rents it, then it's  
49 only a three bedroom. You know, the people that  
50 lived there before, I don't know them, but I'm

1 assuming they owned a vehicle or two. And that  
2 vehicle or two would be for that family. So if he  
3 rented it, then it wouldn't be any more vehicles --

4 MR. HARRIS: Well, we can't be  
5 assured of that because the location is tremendously  
6 conducive to a large group of people. For example,  
7 we're only nine miles from Clemson University.  
8 Football games could bring in 25 teenagers who want  
9 to spend the weekend. We are only five miles from  
10 Portman Marina. We're only seven miles from Green  
11 Pond. We're only four and half miles from Asbury  
12 Access. All of which could bring families, large  
13 families looking for a family weekend sort of a  
14 situation. So we have no idea what kind of a crowd  
15 might very well choose to take up those three  
16 bedrooms that are in there.

17 MIKE MILLER: But then you've  
18 got houses out through there. Then what's going to  
19 happen to those that -- I think there were a two-  
20 story out there that's kind of rundown on the right  
21 as you pass that. What happens if that -- who buys  
22 that and they decide to do the same thing. Because  
23 where he's at, and I wasn't at the regular meeting,  
24 but are there any restrictions on this area? It's  
25 open restrictions.

26 JOHN FARR: There's none.

27 MIKE MILLER: There are no  
28 restrictions. And with your subdivision -- I'm  
29 assuming you've got restrictions in your subdivision.

30 MR. HARRIS: Yes, we do. We  
31 have covenants and we have by-laws.

32 MIKE MILLER: All right. Is the  
33 road that goes into your subdivision, is it a private  
34 road or a county road?

35 MR. HARRIS: It's a private  
36 road.

37 MIKE MILLER: So you could put  
38 up a gate and manage anything or whatever you wanted  
39 to do there.

40 MR. HARRIS: If we thought that  
41 was a good idea, yeah.

42 MIKE MILLER: All right. Okay.  
43 That's all the questions that I have.

44 HUBERT MCCLURE: Okay. Thank you,  
45 Mr. Harris.

46 MR. HARRIS: Do I get to speak?

47 HUBERT MCCLURE: Mr. Harris, you've  
48 already spoken in the last two meetings, but go  
49 ahead.

50 MR. HARRIS: Okay. Do you have

1 a question?

2 TONY CIRELLI: Let me ask you,  
3 have you and the neighbors thought about possibly  
4 buying this property from Mr. DeRosa?

5 MR. HARRIS: It has not been  
6 discussed.

7 HUBERT MCCLURE: Go ahead and  
8 speak.

9 MR. HARRIS: Okay. I  
10 appreciate you as the Chairman have every prerogative  
11 of bringing it back for the third time. You've heard  
12 my speech twice and I hope that it had impact. But  
13 there are others here who find it very important that  
14 they speak as well with some new information. So I'm  
15 going to turn over the microphone now to Rich Brown,  
16 who's done a little bit of research as well.

17 HUBERT MCCLURE: Okay. Go ahead.

18 RICHARD BROWN: Thank you. My  
19 name is Richard Brown. My fiancé and myself, we  
20 purchased 142 Gareloch Lane, it's lot 6. It was the  
21 last lot in the development. There's actually an  
22 excavator sitting on the property as of today, so  
23 we're actually going to start digging very shortly.

24 Since we purchased the property in March, we have  
25 maintained the property. We have redone the dock.  
26 We've added a shed. Since March I've driven by this  
27 property, 4600 Pine Needle, you can't miss it. Since  
28 we've moved in there's a large rut now in the  
29 driveway going up. All the pebbles are in the  
30 street. There is a hot tub that's been sitting on  
31 the side. And if there's a child living there, I'd  
32 be concerned for the child's safety that that hot tub  
33 could fall over on top of him, because it's sitting  
34 on the side. I've got several pictures here.

35 HUBERT MCCLURE: We've already  
36 been out there.

37 MR. BROWN: Okay. I'm not  
38 sure if you noticed that there's a couple of  
39 trailers, there's kayaks, there's trash, there's  
40 debris. And the last thing we want is a residential  
41 area turning into a commercial, because once it goes  
42 Airbnb, one, you can't have cameras. It's against  
43 Airbnb's policy. So how can somebody watch this  
44 property, other than the neighbors. The last thing  
45 we want is the police to have to -- one, waste their  
46 time going there for nuisance issues during fishing  
47 tournaments, during football games, and things like  
48 that when there's young kids staying there partying.

49 RUSSELL BARTON: Sir, could I ask a  
50 question?

1 MR. BROWN: Sure. Yes, sir.  
2 RUSSELL BARTON: On an Airbnb rules  
3 you mentioned they say no cameras?  
4 MR. BROWN: Yes, sir.  
5 RUSSELL BARTON: That's on the  
6 internal inside of the house; is that correct?  
7 MR. BROWN: That's correct.  
8 RUSSELL BARTON: It's not on the  
9 property?  
10 MR. BROWN: I'm not aware of  
11 the external. The only reason I know this is because  
12 the woman I worked with was -- she got married. They  
13 were on their honeymoon and the cameras inside the  
14 Airbnb started going off. Airbnb settled out of  
15 court and they're -- I think they're still in  
16 litigation with the owner of that property.  
17 RUSSELL BARTON: Well, my  
18 understanding it is on the inside of the home, and  
19 not on the outside of the property (inaudible).  
20 MR. BROWN: Okay. I should  
21 have done more research. I apologize.  
22 HUBERT MCCLURE: Okay.  
23 RUSSELL BARTON: Can I ask the  
24 staff a question?  
25 HUBERT MCCLURE: You can ask all  
26 you want to.  
27 RUSSELL BARTON: What's the size  
28 of the property this house is on? Is it an acre,  
29 half an acre? Do we know?  
30 HUBERT MCCLURE: Mr. DeRosa,  
31 what's the acreage?  
32 MR. DEROSA: It's somewhere  
33 1.2 and 1.5 acres. I don't exactly know.  
34 HENRY YOUMANS: And again, it  
35 consists of four lots.  
36 HUBERT MCCLURE: Okay. Mr. Brown,  
37 is that all you've got?  
38 MR. BROWN: Yes, sir. Yes.  
39 HUBERT MCCLURE: Okay. Thank you,  
40 sir.  
41 MR. BROWN: Thank you.  
42 HUBERT MCCLURE: We've heard from  
43 Mr. Brown, Mr. Harris. I would like to ask Ms.  
44 Kellett and Ms. Beck if you could, could you address  
45 -- we've got some questions for you because y'all  
46 actually live on Pine Needle and we've got some  
47 questions for you. I do. I don't know about the  
48 Board, but I do. I believe you're Ms. Beck, right?  
49 MS. BECK: Yes, sir. Yeah.  
50 HUBERT MCCLURE: Okay. I've got

1 three -- there's three properties around this  
2 property that I would say is kind of, you know, you  
3 could say presentable or not presentable.  
4 RUSSELL BARTON: Outdated.  
5 HUBERT MCCLURE: Outdated,  
6 however you want to say it. How long have those  
7 properties been out there that are kind of ---  
8 MS. BECK: Questionable?  
9 HUBERT MCCLURE: Less than kept  
10 up. How about that?  
11 MS. BECK: I've lived at my  
12 home for 37 years.  
13 HUBERT MCCLURE: You've been out  
14 there a while.  
15 MS. BECK: Those properties,  
16 I have watched go down over the years. There's three  
17 up the road that you're talking about, they're  
18 rentals. And there are people that have come in,  
19 transient, and I don't even see how they live in  
20 those places.  
21 HUBERT MCCLURE: One question and  
22 this is for both of you, because I don't know, and I  
23 think -- and I even asked Mr. DeRosa this when I  
24 talked to him on the phone when I was out there,  
25 because he wasn't out there and I wanted to get his  
26 permission to walk the property.  
27 What is the history behind that piece of  
28 property? And the reason I ask that is because I was  
29 looking at the property. And I've seen -- I saw  
30 driveways built in the ... I saw flower beds at one  
31 time that looked like they were very well maintained.  
32 You've been there for 37 years. What is the story  
33 behind that corner?  
34 KAREN BECK: That corner was  
35 empty for quite a long time and then there was a  
36 couple that had that doublewide on Old Pearman Dairy  
37 Road, and they moved it from Old Pearman Dairy Road  
38 onto that property. The driveway at that time was  
39 rock or crusher run probably. They had a difficult  
40 time getting the doublewide up that property. They  
41 got it up there. It stood up there in two different  
42 pieces with no plastic on it for probably 30 to 60  
43 days.  
44 HUBERT MCCLURE: Uh-huh  
45 (Affirmative).  
46 KAREN BECK: And they moved in  
47 and then they started building all of that around  
48 there.  
49 HUBERT MCCLURE: And they spent a  
50 lot of time in it; didn't they?

1 KAREN BECK: Yes. The man  
2 that lived there, he built that garage. He built all  
3 the decks. He built everything. He had those stone  
4 things put up ---  
5 HUBERT MCCLURE: It was real nice.  
6 KAREN BECK: --- with lights  
7 in. Yes, it was very nice. It turned out to be very  
8 nice. He passed away.  
9 HUBERT MCCLURE: And something  
10 happened after that.  
11 KAREN BECK: She sold the  
12 property. And, therefore, it became a rental  
13 property. They were a very nice couple. They fit in  
14 the neighborhood.  
15 **INAUDIBLE COMMENT FROM AUDIENCE**  
16 KAREN BECK: Long-term. Yes,  
17 they were long-term. That was their property. That  
18 was their doublewide. They just moved it. They  
19 bought that property. A very nice couple. And yes,  
20 we knew them. I can't recall their names.  
21 HUBERT MCCLURE: That's all right.  
22 KAREN BECK: Fetter. Fetters,  
23 Mr. and Ms. Fetter.  
24 HUBERT MCCLURE: Because when I  
25 went out there and looked at it, I could tell that  
26 somebody had spent a lot time on that property.  
27 KAREN BECK: Yep.  
28 HUBERT MCCLURE: And I told the  
29 Board Members when I went out there, I said, somebody  
30 spent a lot of time on this property.  
31 KAREN BECK: It was just a  
32 doublewide and he put that big sunroom on the back,  
33 and bigger windows on the side. I mean, he did a  
34 lot. And it fit in perfect. It wasn't a problem.  
35 He wasn't a problem neighbor at all.  
36 HUBERT MCCLURE: Okay.  
37 KAREN BECK: Once he passed  
38 away, the property went downhill. She sold the  
39 property. And then we had renters after that.  
40 HUBERT MCCLURE: Okay. Now, while  
41 I've got y'all up, that's the two questions I had.  
42 MIKE MILLER: I got a question.  
43 HUBERT MCCLURE: Go ahead. Since  
44 these people have been out there a while, we have a  
45 couple of questions, so go ahead.  
46 MIKE MILLER: And I wasn't at  
47 the last Board Meeting, but I've been out there and  
48 I've driven around. Where are you in reference to --  
49 are you on the waterfront?  
50 KAREN BECK: No.

1 MIKE MILLER: Okay. So you ---  
2 KAREN BECK: No. I am across  
3 the street from this property.  
4 HUBERT MCCLURE: On the back?  
5 KAREN BECK: Yeah.  
6 HUBERT MCCLURE: I think you've  
7 got a five or ten acre tract, right?  
8 MIKE MILLER: I've got one  
9 question and --  
10 KAREN BECK: I've got five  
11 acres.  
12 HUBERT MCCLURE: Five acres.  
13 MIKE MILLER: What did you  
14 think -- you've been out there 35, 37 years. What  
15 did you think when they built the subdivision out  
16 there at the end?  
17 KAREN BECK: I didn't have a  
18 problem with that subdivision.  
19 MIKE MILLER: Okay.  
20 **INAUDIBLE COMMENT FROM AUDIENCE**  
21 KAREN BECK: The only thing it  
22 took away from me, I had horses at the time and I  
23 rode horses in that pasture. I don't have horses  
24 anymore, so that's okay. That subdivision is fine.  
25 They don't hurt anybody. They don't ---  
26 MIKE MILLER: But it was a  
27 change though; right?  
28 KAREN BECK: It was a definite  
29 change, but I had no problem with it. It's a good --  
30 it's 46 acres from me.  
31 MIKE MILLER: Okay.  
32 KAREN BECK: There's 46 acres  
33 between me and the entrance to Gareloch Lane. My  
34 concern was the 46 acres beside me ---  
35 MIKE MILLER: Uh-huh  
36 (Affirmative).  
37 KAREN BECK: --- which the  
38 Gillespies owned and they came and told us when they  
39 decided to split it up and sell it to the different  
40 people that are there now. No problem with them at  
41 all. Open communication.  
42 HUBERT MCCLURE: And go ahead --  
43 is there any other questions for both of these  
44 ladies? I want her to speak too because I don't  
45 think -- have you spoken before?  
46 FEMALE: I spoke last  
47 time, yes.  
48 HUBERT MCCLURE: Okay. I couldn't  
49 remember.  
50 TONY CIRELLI: Let her speak and

1 then we'll ---  
2 HUBERT MCCLURE: Go ahead. Is  
3 there anything y'all want to add to what y'all -- or  
4 what you've already said?  
5 FEMALE: Just to reiterate  
6 that we're concerned about the safety, about just  
7 like a revolving door, strangers coming in and out  
8 with all of the events that we have in the area, and  
9 our proximity to those events. I live by myself so  
10 it's a big concern to me.  
11 HUBERT MCCLURE: Okay.  
12 KAREN BECK: And Ms. -- I  
13 call Ms. K. Ms. Kellett's property -- before Ms.  
14 Kellett bought it, it was a rental property. I went  
15 through the long-term rentals with people. And I had  
16 great issues with everybody that rented that house.  
17 They let their dogs run free, not on a leash. They  
18 set off fireworks at all times of the day and night.  
19 They shot firearms at all times of day and night.  
20 They rode four-wheelers and dirt bikes up the  
21 property beside ---  
22 HUBERT MCCLURE: They were being  
23 inconsiderate?  
24 KAREN BECK: Yes. Up the  
25 property beside me and shot fireworks at my horses.  
26 HUBERT MCCLURE: Now, that's --  
27 yeah.  
28 KAREN BECK: And these are  
29 people that were long-term renters. Not short-term,  
30 long-term that did this. So if they had no  
31 consideration for the neighborhood, how can you tell  
32 me that short-term rental people will. They won't.  
33 FEMALE: They're not  
34 vested in the community.  
35 KAREN BECK: They're not  
36 vested in the community and that's the whole issue I  
37 have. And the safety of it.  
38 FEMALE: The safety, the  
39 traffic. We live in a very quite area and there's  
40 hardly hear anything.  
41 HUBERT MCCLURE: Oh, yeah. I saw  
42 that. I was out there an hour and a half --  
43 FEMALE: It's peaceful.  
44 HUBERT MCCLURE: --- hour and  
45 fifteen minutes. I didn't see a single -- there  
46 wasn't -- I mean, the only thing I heard was birds.  
47 FEMALE: Exactly.  
48 That's it. And that's the quality of life that we're  
49 talking about here.  
50 KAREN BECK: You'll hear the

1 interstate if the wind's blowing a certain way. But  
2 other than that, you won't.

3 HUBERT MCCLURE: Yeah.

4 Do you have a question right here for the ladies?

5 RUSSELL BARTON: I have a  
6 question for you, ma'am.

7 KAREN BECK: Uh-huh

8 (Affirmative).

9 RUSSELL BARTON: If Mr. DeRosa  
10 was going to make this a long-term rentals, would  
11 there still be a major concern with it? Or is it  
12 just the short-term?

13 FEMALE: It's just the  
14 short-term for me. Just having strangers constantly  
15 coming into the area.

16 RUSSELL BARTON: Well, my concern  
17 is she said she had so many problems even with long-  
18 term rentals ---

19 KAREN BECK: Uh-huh

20 (Affirmative).

21 RUSSELL BARTON: --- I didn't  
22 know what the difference of having a long terms and  
23 ---

24 KAREN BECK: Well, I was just  
25 -- I was trying to make -- long-term, you would think  
26 those people would have invested in the community.

27 FEMALE: Become part of  
28 the neighborhood.

29 KAREN BECK: So how are you  
30 telling me that the short-term would be any better.  
31 Either one is not great. There are renters that are  
32 good. I don't have a problem with that. I don't --  
33 I can't tell him that he can't rent it long-term.  
34 That's not my business.

35 HUBERT MCCLURE: Right.

36 KAREN BECK: I just had -- I'm  
37 -- I made that point to tell you that I was dealing  
38 with those issues and had to call the police numerous  
39 times.

40 RUSSELL BARTON: I was just  
41 trying to verify whether it was -- the actual concern  
42 was with the short term versus rental in general?

43 KAREN BECK: I just see it  
44 that short-term you're going to bring in people that  
45 are different all of the time.

46 RUSSELL BARTON: Thank you.

47 KAREN BECK: And the parking  
48 is -- you saw the driveway if you went out there.  
49 His vehicles are parked on the road now.

50 HUBERT MCCLURE: Well, we're going

1 to talk to Mr. DeRosa about that in just a second,  
2 okay?

3 FEMALE: Yeah.  
4 HUBERT MCCLURE: Okay? Anything  
5 else?

6 FEMALE: Uh-uh  
7 (Negative).

8 HUBERT MCCLURE: Okay. Thank you.  
9 FEMALE: Thank you.  
10 HUBERT MCCLURE: And I've got Jack  
11 Jenkins and Steve Redmond. So whichever one wants to  
12 speak first.

13 MALE: Jack is not in  
14 attendance, but could I make one more point?  
15 HUBERT MCCLURE: Go right ahead.  
16 MALE: It appears as  
17 though the real question is the idea of short-term  
18 rentals and people not caring about the quality of  
19 life by being short-term rentals. So long-terms  
20 should not be a problem, wouldn't be a problem for  
21 us.

22 The other thing is if every property on Pine  
23 Needle decided to follow suit with what Mr. DeRosa is  
24 asking for, it would be a horrible impact to our  
25 quality of life, because nothing would stop them.  
26 They would have precedent for following suit. And  
27 every property there could do exactly the same thing  
28 and we would be sorely pressed.

29 HUBERT MCCLURE: Okay.  
30 HENRY YOUMAN: Mr. Chairman, I  
31 just want to make a point.  
32 HUBERT MCCLURE: Huh?  
33 HENRY YOUMAN: I just want to  
34 make a point before you continue.  
35 HUBERT MCCLURE: Go right ahead.  
36 HENRY YOUMAN: In R-20 zoning,  
37 once a special exemption is allowed there will --  
38 there cannot be any other special exemptions within  
39 1500 feet of that property. So if this is allowed  
40 for Mr. DeRosa, any other properties that tried to  
41 attempt this, unless he loses the special exemption  
42 or exception, won't be allowed to do that as well.  
43 So ---

44 HUBERT MCCLURE: And that's within  
45 where?

46 HENRY YOUMAN: That's in the  
47 ordinance.

48 HUBERT MCCLURE: I know, but  
49 what's the distance?  
50 HENRY YOUMAN: 1500 square feet

1 of the property in all directions.  
2 HUBERT MCCLURE: 1500 ---  
3 HENRY YOUMAN: Square feet.  
4 HUBERT MCCLURE: --- square feet?  
5 HENRY YOUMAN: Uh-huh  
6 (Affirmative).  
7 HUBERT MCCLURE: Okay. All right.  
8 Who was speaking next? All right. What was your  
9 last name?  
10 STEVE REDMOND: Redmond.  
11 HUBERT MCCLURE: Okay. Go ahead  
12 and address the microphone.  
13 STEVE REDMOND: Yeah, I walk Pine  
14 Needle pretty much every morning just for exercise.  
15 And besides it being a narrow road, I don't know if  
16 you noticed on the opposite part of that circle,  
17 there's a maybe 10 to 20 foot section of road where  
18 there's a drop-off.  
19 HUBERT MCCLURE: Yes.  
20 STEVE REDMOND: It's not a  
21 gradual drop-off. It's full one-foot straight down  
22 drop-off. So if you've got some renters coming in  
23 for the weekend, pulling their bass boat at night,  
24 they don't know for sure where they're going, so  
25 they're going to make that whole circle. And there's  
26 a very good possibility, two wheels of that truck and  
27 half the trailer is going to fall off the side of the  
28 road. And you know, who knows what's going to happen  
29 after that. And if they try to correct and swerve  
30 back onto the road, it's even going to be a worse  
31 situation. So I just wanted to bring that point up.  
32 HUBERT MCCLURE: Okay. Thank you.  
33 Okay. Mr. DeRosa, I have a question for you.  
34 Hold on, Tony, what is it?  
35 TONY CIRELLI: Yeah, how far  
36 did they say this mobile home was from the property  
37 line of their subdivision.  
38 HUBERT MCCLURE: From the  
39 entrance, I thought it was a thousand feet, but how  
40 far do you think it is?  
41 TONY CIRELLI: I didn't measure  
42 ---  
43 HUBERT MCCLURE: The reason -- I  
44 clocked it ---  
45 TONY CIRELLI: It's a little  
46 over a thousand feet.  
47 HUBERT MCCLURE: --- I clocked it  
48 on the -- and then I went into TMS and I actually  
49 measured through TMS. One came up a thousand,  
50 another one came up 1100, so I want to say around a

1 thousand feet. It's on the other end of Pine Needle  
2 Circle.

3 TONY CIRELLI: Thank you.  
4 HUBERT MCCLURE: Now, Mr. DeRosa,  
5 could you come up? I've got a couple of questions  
6 for you and then I'm done. Someone addressed that  
7 you were taking out the tub and everything. And two  
8 things I want to address. You're taking out stuff.  
9 Are you going to get -- I'm assuming you're going to  
10 -- I don't know what you're going to do with it. Can  
11 you address the tub that's on the deck or ---

12 MR. DEROSA: Yeah. The hot  
13 tub is -- I have to -- so when you put something as  
14 heavy as that that's going to have water in it on a  
15 deck, you have to structurally support it in a way  
16 that's different than code is normally required for a  
17 simple deck around a house. So I have to go and get  
18 a -- actually get an engineer to come in and make  
19 sure that it can withstand the weight of roughly -- I  
20 don't know, maybe 4 or 5,000 pounds or what that  
21 would weigh and ---

22 HUBERT MCCLURE: So you're  
23 waiting on that?

24 TONY DEROSA: --- it's less  
25 than 80 square feet. Yeah, because it's got to go in  
26 a very specific location.

27 HUBERT MCCLURE: Okay. The other  
28 question I have is I drove up your driveway.

29 TONY DEROSA: Oh.  
30 HUBERT MCCLURE: And I wanted to  
31 ask you what is your plans for the driveway, because  
32 that is going to have to be fixed. What are your  
33 plans?

34 TONY DEROSA: Yeah. Well,  
35 obviously, I inherited that driveway. So I think --  
36 you might not believe me, but I hate it more than you  
37 guys do. And I hate that you have to drive through  
38 all that gravel that spills down every time it rains,  
39 but it's going to be done in either asphalt or  
40 concrete, both of which are going to cost me north of  
41 \$20,000. Accepting donations if you guys are ---

42 HUBERT MCCLURE: I mean, what's  
43 it going to take to fix it?

44 MIKE MILLER: He'll spend that  
45 much money.

46 TONY DEROSA: Yeah.  
47 HUBERT MCCLURE: Okay. Any other  
48 questions for Mr. DeRosa? Any other questions for  
49 staff?

50 HENRY YOUMAN: I just want to

1 make a couple of points, Mr. Chair.  
2 HUBERT MCCLURE: Say again?  
3 HENRY YOUMAN: I just want to  
4 make a couple of points.  
5 HUBERT MCCLURE: Okay. Go ahead,  
6 Mr. Youmans.  
7 HENRY YOUMAN: Since this is a  
8 county road, Mr. DeRosa, if you want to contact roads  
9 and bridges for 1500 dollars, they will go in and do  
10 that driveway and maintain it for the life of the  
11 driveway. So that is an option that you can discuss  
12 with them if you wish to do that.  
13 HENRY DEROSA: I didn't know  
14 that. That was who? I'm sorry.  
15 HENRY YOUMAN: Roads and  
16 Bridges for Anderson County. They do installs ---  
17 ALESIA HUNTER: Apron.  
18 HUBERT MCCLURE: Apron.  
19 HENRY YOUMAN: Aprons. So at  
20 least the apron part could be taken care of and then  
21 whatever you want to do on the other part you can do  
22 that as well.  
23 MIKE MILLER: Yeah, that's to  
24 the right-of-way.  
25 ALESIA HUNTER: Yeah. Apron  
26 only.  
27 TONY DEROSA: Okay. Thank you.  
28 HUBERT MCCLURE: Okay. At this  
29 point I'm going to close the public hearing. We do  
30 know that we have people against and people for it.  
31 As I said before, I brought this back because I  
32 didn't feel -- I didn't feel good about it. One,  
33 because of the information -- nothing against staff.  
34 Y'all brought us the information. But there was just  
35 things that I just could not figure out. And once I  
36 went out there, I figured out where everything was.  
37 I figured out where the subdivision was. I figured  
38 out what Pine Needle looked like. I figured out how  
39 many houses were on Pine Needle. And there's some of  
40 the things you can't see when you're just looking at  
41 a piece of paper. It's a very quiet community. It's  
42 a very, I would say together community. But as I did  
43 see the property, I saw that it was a nice piece of  
44 property, as you said, at one time. And Mr. DeRosa  
45 is -- seems to be doing everything he can to fix it  
46 up. So as far as aesthetics, I think the aesthetics  
47 part is Mr. DeRosa is doing what he can to kind of  
48 better the aesthetics because it is the primary thing  
49 you see when you come into Pine Needle, is that  
50 property right there. So I do think he's doing that.

1 I think the biggest question we have here is the  
2 question that we all get every single time we meet.  
3 And that is, can we tell a person what to do with his  
4 property or her property? That's basically what it  
5 is. And that is one question that is going to be  
6 asked for the next umpteen years as far as land use  
7 goes.

8 MALE: Can I answer that  
9 question?

10 HUBERT MCCLURE: No. I've already  
11 closed the meeting. Because you can't tell somebody  
12 how to -- you can't tell them how to do their land.  
13 I can't tell you how to do your land.

14 MALE: It was zoned  
15 residential.

16 HUBERT MCCLURE: I can't tell you  
17 how to do your land, okay? So you can't tell Mr.  
18 DeRosa how to do his. If there was restrictions --  
19 if Mr. DeRosa built a house or bought a house in your  
20 subdivision, then you have something to talk about.

21 Like I said before, I said either way we vote  
22 we're going to be damned if we do, damned if we  
23 don't. So -- but I cannot -- if I could tell the  
24 future, I wouldn't be sitting on the Land Use Board.  
25 If I could tell the future, I would be doing  
26 something a whole lot better. But I can't tell the  
27 future. I can't tell what Mr. DeRosa's going to do  
28 with his property. I can't tell what's going to  
29 happen when -- what is it 4610, down from the  
30 property? I can't tell what's going to happen there.

31 Okay. So with that being said, I'm going to make  
32 a motion to approve. Do I have a second?

33 RUSSELL BARTON: Second.

34 HUBERT MCCLURE: All those in  
35 favor show by uplifted hand. All opposed. And  
36 that's done.

37 Do we have any old or new business for the staff;  
38 for staff, from staff?

39 MALE: Can that decision  
40 be appealed?

41 HUBERT MCCLURE: Huh.

42 MALE: Can that decision  
43 be appealed?

44 HUBERT MCCLURE: Yes. You can  
45 appeal it to the Circuit Court.

46 HENRY YOUMAN: Mr. Chair, there  
47 is going to be an email sent to all the members  
48 regarding the upcoming training. We have several  
49 dates for you. So once you decide on a -- it appears  
50 there is a date already set so we'll get that

1 information to you regarding the training. And this  
2 is your normal training for your continuing education  
3 for Board Membership.

4 HUBERT MCCLURE: Okay. Just let  
5 everybody know and we'll do that as soon as we get  
6 there.

7 TONY CIRELLI: Mr. Chairman?

8 HUBERT MCCLURE: Yes.

9 TONY CIRELLI: I have a comment  
10 to make after listening to everything.

11 HUBERT MCCLURE: Uh-huh  
12 (Affirmative).

13 TONY CIRELLI: For a short time  
14 I lived out in Utah. And there's a lot of  
15 development going in there, a lot of people from  
16 California and all over the country moving into the  
17 valley. And I was a county planner for Davis County,  
18 which it's between Ogden and Salt Lake. And I was  
19 meeting with an engineer doing a subdivision in the  
20 town of Centerville, right up on the bench. And I  
21 was sitting there talking to him, right on the edge  
22 of a new road, and a lady walked up and she said, are  
23 you going to build this division? He said, yes. She  
24 said, houses going to go all the way up to where you  
25 have the road cut now? He said, yes. And she said,  
26 you can't do that. If you do, I won't be able to see  
27 the mountain. And the engineer looked at her and  
28 said, ma'am, if you like the view so much, you should  
29 have bought the view instead of the house. And I see  
30 this here.

31 HUBERT MCCLURE: Okay. Thanks,  
32 Tony. All right. Let's go ahead and adjourn. Do I  
33 have a motion to adjourn? Do I have a second?  
34 All those in favor, uplifted arm. And y'all have a  
35 good night.

36  
37

**(MEETING ADJOURNED AT APPROXIMATELY 6:00 P.M.)**

STATE OF SOUTH CAROLINA )  
COUNTY OF ANDERSON )

ANDERSON COUNTY  
LAND USE AND BOARD OF ZONING APPEALS  
OCTOBER 12, 2023

PRESENT:  
HUBERT MCCLURE, CHAIRMAN  
MIKE MILLER  
TONY CIRELLI  
DEBBIE CHAPMAN

ALSO PRESENT:  
ALESIA HUNTER  
TIM CARTEE  
HENRY YOUMAN  
TYANNA HOLMES  
BRADEN BANNISTER  
PARKER MORRIS

1 HUBERT MCCLURE: All right.  
 2 We're going to go ahead and call this meeting to order.  
 3 And I've done lost the agenda. There we go. And let  
 4 me go ahead and do the invocation. Let us pray.

5 **INVOCATION BY HUBERT MCCLURE**

6 HUBERT MCCLURE: All right.  
 7 Let's go ahead, approval of the minutes. Do we have  
 8 anything to add or delete from the previous minutes?

9 MIKE MILLER: Make a motion.

10 TONY CIRELLI: I second.

11 MIKE MILLER: I make a

12 motion to approve as mailed.

13 HUBERT MCCLURE: Mr. Miller  
 14 makes a motion. Mr. Cirelli seconds. All in favor.  
 15 And all that goes.

16 Okay. First on the agenda, public hearing on  
 17 District 7, Big Creek Road. Staff report.

18 HENRY YOUMANS: Mr. Chair, the  
 19 applicant is Michael Gowan. This is a variance for the  
 20 reduction of the side and rear setbacks from 50 feet to  
 21 25 feet in RA zoning. The property location is Big  
 22 Creek Road in Belton. Tax map number is there for your  
 23 reference. It is a 2.9 acre lot. Current zoning is  
 24 RA. Land use is residential.

25 The applicant is requesting a variance to reduce  
 26 the side and rear setbacks from 50 to 25 feet to allow  
 27 the single-family residence to be on each lot.

28 Finding of Facts. Under the Code of Ordinances  
 29 Chapter 48, Section 5:2.6 side yard, the minimum width  
 30 of a residential side yard should be 50 feet except  
 31 that any side yard abutting on a street or highway  
 32 should not be less than 20 feet in width. Section  
 33 5:2.7 rear yard, the minimum depth of the rear yard  
 34 shall be 50 feet.

35 This is a plat sketch of the property. This is  
 36 the tax map area of the property where it's partitioned  
 37 out from the parent tract. And this is the RA zoning  
 38 map.

39 Staff is recommending approval. The subdivided  
 40 lots are non-conforming as it relates to new setback  
 41 requirements, but they meet the original RA setbacks of  
 42 25 feet. The lots are over one acre which meets the RA  
 43 standards for large residential lots. The applicant  
 44 has demonstrated the hardship for this request. There  
 45 are no adverse effects on any adjacent properties if  
 46 this is granted. And the applicant will be required to  
 47 get a building permit from Building Codes and a  
 48 compliance letter from Development Standards  
 49 designating the side and rear setbacks to 25 feet.

50 This is your report.

1                   HUBERT MCCLURE:                   Thank you,  
2 Henry. As always, you did a good job.  
3                   And we'll open up the public hearing for anyone  
4 speaking against. Anyone speaking against this special  
5 exception? You're speaking against?  
6                   CALEB LAMB:                                Yes, sir.  
7                   HUBERT MCCLURE:                   Okay. Come  
8 right on up and speak. Are you -- what's your last  
9 name?  
10                  CALEB LAMB:                                Lamb.  
11                  HUBERT MCCLURE:                   All right, Mr.  
12 Lamb, just make sure you state your name and your  
13 address into the microphone.  
14                  CALEB LAMB:                                So my name is  
15 Caleb Lamb. My address is 526 Big Creek Road. And I  
16 am coming against the zoning. The zoning change was  
17 drawn on the grounds of hardship. A hardship, by  
18 definition, is one that relates to the physical  
19 characteristics of the property; not the personal  
20 circumstances of the owner or the user of the property.  
21 And the property is, they claim, rendered unusable  
22 without the granting of a variance.  
23                  So a hardship, by definition, as applied and  
24 defined above, relates to the physical characteristics  
25 and not the personal circumstances. By definition, the  
26 motion requested, as defined by the new property owner,  
27 is actually that of a personal circumstance and not a  
28 physical characteristic.  
29                  The property took on new setbacks of 50 feet on  
30 each side that the owner was unaware of. That was the  
31 motion. In an attempt to put two properties into a  
32 single property residence as was the property before  
33 when it was divided into two, the new owner took on new  
34 characteristics, they're claiming of that, of 25 -- or  
35 50 foot setbacks where it was 50 before.  
36                  So move forward to decline based on a lack of due  
37 diligence to see that when the property was re-surveyed  
38 that the setback restrictions could be changed, in  
39 fact, to when this occurred.  
40                  So, again, this is not a physical characteristic  
41 of the property, but rather a personal circumstance  
42 that the property owner is requesting.  
43                  HUBERT MCCLURE:                   Okay. Thank  
44 you, sir.  
45                  CALEB LAMB:                                Yes, sir.  
46                  HUBERT MCCLURE:                   Staff report,  
47 I just want to ask a question. I'm looking at this and  
48 it says minimum width and residential is 50 feet except  
49 the side. We're basically going from 50 feet to 25;  
50 right?

*Anderson County - Land Use Board of Zoning Appeals - October 12, 2023*

1                   HENRY YOUMANS:                   That's  
2 correct, on the side and the rear.  
3                   HUBERT MCCLURE:                   Say again.  
4                   HENRY YOUMANS:                   On the side  
5 and the rear.  
6                   HUBERT MCCLURE:                   Yeah. And  
7 we're talking about an acre and a half -- no, we're  
8 talking about the 2.9 or the 1. -- are we adding them  
9 together? I'm a little bit confused on that part.  
10                  HENRY YOUMANS:                   They're  
11 supposed to be separated out going back to the plat.  
12                  HUBERT MCCLURE:                   Okay. I see  
13 it now, but the -- I think what you've got, you've got  
14 the 2.9, but you're dividing the 2.9 up? Okay. I just  
15 wanted to make sure I had that correct.  
16                  MIKE MILLER:                   And you're  
17 dividing it into two parcels, which is lot A and B;  
18 correct?  
19                  HENRY YOUMANS:                   Correct.  
20 That's correct.  
21                  HUBERT MCCLURE:                   And both of  
22 them are above an acre.  
23                  MIKE MILLER:                   So when was  
24 the restrictions changed there?  
25                  HUBERT MCCLURE:                   Yeah, that's  
26 my question.  
27                  HENRY YOUMANS:                   I think the  
28 newest Ordinance was done 2022, I think.  
29                  DEBBIE CHAPMAN:                   Last year.  
30 I'm pretty sure.  
31                  HUBERT MCCLURE:                   Okay. That's  
32 my questions. Anybody else speaking against? Okay,  
33 you're speaking against? Please come and state your  
34 name also. I'm assuming you're on the list also. Just  
35 come on up and address -- you have to speak in the  
36 microphone so the notes can be taken.  
37                  DAVID JORDAN:                   David Jordan  
38 at 524 Big Creek Road, is my address.  
39                  HUBERT MCCLURE:                   Uh-huh  
40 (affirmative).  
41                  DAVID JORDAN:                   And I agree  
42 with what my neighbor said about the hardship. I don't  
43 see that it's really a hardship. But also, there's no  
44 good way to put two houses on that piece of property,  
45 the way it's shaped. It's an extremely narrow lot to  
46 try to put a house in that they're splitting up.  
47                  And so we're concerned that's going to affect our  
48 property values with the house being so close to our  
49 property line.  
50                  HUBERT MCCLURE:                   Okay.

## Anderson County - Land Use Board of Zoning Appeals - October 12, 2023

1                   DAVID JORDAN:                   That's all  
2 I've got.  
3                   HUBERT MCCLURE:                   All right.  
4 I'm going to ask Mr. -- Mr. Gowan, are you here? Come  
5 on up, please.  
6                   MALE:                                    I'll come up  
7 for Mr. Gowan. He's out of the country.  
8                   HUBERT MCCLURE:                   That's fine.  
9 Come on up and let me ask you a couple of questions.  
10                   And I'm just asking. You've got 106 feet on one  
11 lot, and can I just ask, and, you know, in context of  
12 this meeting, you've got 1.7 acres and you've got 1.19.  
13 One's 106 -- I mean 105 feet on one and you've got 103  
14 feet. What are you planning on doing? I'm just  
15 curious.  
16                   MALE:                                    Two houses.  
17 I've got proposed plans here that shows the houses. I  
18 mean they're nice houses. When we purchased the  
19 property, Gowan Brothers purchased the property from  
20 David Chambers.  
21                   HUBERT MCCLURE:                   Alesia, could  
22 you bring those up? Or somebody.  
23                   MALE:                                    When we  
24 purchased the property it was mostly grandfathered in.  
25 You could divide it before, and in the last five years,  
26 when it changed ownership, it went back to the new  
27 zoning, which is the setbacks went to 50 foot versus  
28 the 25. I mean, it's plenty big for two houses. And  
29 they're nice houses, actually. I mean, we're not  
30 trying to bring the property value down. We're trying  
31 to make it go up because, you know, we're trying to  
32 bring more families into the area.  
33                   And like I said, when we bought the property, we  
34 were unaware that we wasn't able to divide it. And  
35 most places, as long as you've got five eights of an  
36 acre, you can put a house on it, with a septic. And  
37 it's well over that.  
38                   DEBBIE CHAPMAN:                   And the width  
39 was like ---  
40                   HUBERT MCCLURE:                   30 by 60 or  
41 something like that.  
42                   MICHAEL GOWAN:                   Yeah. The  
43 width -- the whole lot ---  
44                   DEBBIE CHAPMAN:                   The building  
45 line.  
46                   MICHAEL GOWAN:                   --- that's  
47 divided is over 100 foot each.  
48                   DEBBIE CHAPMAN:                   Okay.  
49                   HUBERT MCCLURE:                   And the  
50 building, I think, is 30 by 60.

1 ALESIA HUNTER: Mr. Chairman?  
2 HUBERT MCCLURE: Yes.  
3 ALESIA HUNTER: If you look  
4 at the bottom of the plat, the plat was done two years  
5 prior to the adoption of that, so take that under  
6 consideration.  
7 HUBERT MCCLURE: Yeah.  
8 Okay. Anybody else speaking for or against?  
9 Okay. I'll close -- oh, go ahead. Go ahead. I didn't  
10 see your hand, sir. Yeah, you have to talk into the  
11 mic so we can trace you down and find you.  
12 KEITH MAULDIN: My name is  
13 Keith Mauldin. I live at 530 Big Creek Road. And I'm  
14 just here to oppose it because I just like living out  
15 in the country where there's less people at. And I  
16 don't like to have a lot of houses on top of one  
17 another. And I just wanted to voice my opinion as  
18 opposed.  
19 HUBERT MCCLURE: Okay.  
20 KEITH MAULDIN: Thank you.  
21 HUBERT MCCLURE: Okay. At  
22 this time I want to close the public hearing.  
23 And you know, I'm just going to say this as  
24 Chairman of the Land Use Board, we have people in here  
25 fighting. We have people -- and I appreciate y'all  
26 being professional. But we have to weigh everything.  
27 And it comes down to, should we be able to tell a man  
28 what to do -- or woman -- what to do with their  
29 property, and that always comes down to that. And I'm  
30 one of those people that are a proponent of that. And  
31 I just -- you're taking a 30 foot house and you're  
32 putting it on a 106 -- 104. So that means you've got  
33 somewhere around 35 feet on each side, something like  
34 that. So just curious, how much is the house worth,  
35 just round-about?  
36 MALE: They're over  
37 \$200 a square foot.  
38 HUBERT MCCLURE: So have we  
39 got any questions for staff at this point, since I've  
40 closed the public hearing, any questions for staff?  
41 MIKE MILLER: I don't.  
42 HUBERT MCCLURE: All right.  
43 What's the feeling of the board?  
44 DEBBIE CHAPMAN: I move that  
45 we pass that.  
46 HUBERT MCCLURE: Okay. We've  
47 got a motion for approval. Do we have a second?  
48 MIKE MILLER: I second.  
49 HUBERT MCCLURE: Second by Mr.  
50 Miller. All in favor? And that passes.



1 man back there with him. That's why. There's his boss  
2 man right there.

3 DEBBIE CHAPMAN: Oh, she does a  
4 good job, too.

5 HUBERT MCCLURE: Huh?  
6 DEBBIE CHAPMAN: She does a  
7 great job, too.

8 HUBERT MCCLURE: Yeah, she  
9 does.

10 Staff, y'all got something to tell us or anything?  
11 Henry's got something over there. He's cooking up  
12 something. See, that's why I want to get Henry. He's  
13 always doing something.

14 TYANNA HOLMES: This is just  
15 a brief reminder about the training, continuing  
16 education training, which is going to be November 1st.

17 HUBERT MCCLURE: I don't need  
18 any training. I know everything.

19 TYANNA HOLMES: Again, this  
20 is a change of date. So it's November 1st. It's a  
21 Wednesday. It's going to be at the Civic Center, 11 to  
22 2. And I will send out another reminder. I've heard  
23 from some of you in regards to attendance. When you  
24 get the change, just let me know if you'll be in  
25 attendance or not so we can get a head count.

26 MIKE MILLER: A rib eye,  
27 baked potato and salad.

28 **INAUDIBLE COMMENT**

29 ALESIA HUNTER: You forgot the  
30 salad dressing.

31 MIKE MILLER: I don't care,  
32 as long as we've got the rib eye and baked potato, I  
33 can eat grass.

34 HUBERT MCCLURE: Hold on just a  
35 second. What day was it on?

36 TYANNA HOLMES: November 1st  
37 and that should be a Wednesday.

38 HUBERT MCCLURE: Oh, I thought  
39 you said it was changed?

40 TYANNA HOLMES: It was  
41 changed. It was changed from October 27th, I think.

42 HUBERT MCCLURE: Okay. That's  
43 where I've got to find it. October what?

44 TYANNA HOLMES: I think the  
45 original date was October 27th, I believe. It was a  
46 Friday.

47 HUBERT MCCLURE: And you're  
48 changing it now to?

49 TYANNA HOLMES: November 1st.  
50 HUBERT MCCLURE: I'm getting

1 there. Hold on. November 1st. Okay. November 1st,  
2 and I've got it down -- let me check. I've got it all  
3 day. So what time does it start?  
4 TYANNA HOLMES: It's going to  
5 be 11 to 2.  
6 HUBERT MCCLURE: 11 to 2.  
7 TYANNA HOLMES: It's going to  
8 be at the Civic Center.  
9 HUBERT MCCLURE: Y'all make  
10 sure you send me an email, please.  
11 TYANNA HOLMES: Anything else  
12 from staff? Except for Henry. We're not going to  
13 listen to Henry. He'll bring up some new stuff.  
14 All right. Do we have a motion to adjourn?  
15 MIKE MILLER: I make that  
16 motion.  
17 HUBERT MCCLURE: I'll second  
18 it. All in favor. And we're good.  
19  
20 **MEETING ADJOURNED AT APPROXIMATELY 5:33 P.M.**

Application for a Variance  
Anderson County Land Use Board of Zoning Appeals Meeting  
County Council Chambers 2<sup>nd</sup> Floor-Historic Courthouse (DISTRICT #6)  
Anderson, South Carolina  
December 14, 2023  
5:15 PM

Variance request to allow a lot size minimum under 25,000 sq ft

Staff Report

Applicant: Petr Dibdak

Owner of Property: Same as above

Property Location: 606 Old Pendleton Rd., Easley,

SC Council District: Six (6)

Tax Map Number (TMS #): 211-03-01-002

Property Description: 1.14

Current Zoning: Unzoned

Land Use: Residential

Applicant's Request: Applicant is requesting a variance to reduce the minimum lot size of 25,000 sq ft to divide parcel for build a single-family residence.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 24, Section 432 (c)(1), (c)The following minimum dimensions apply for lots with access to public water and septic tank:  
(1)Minimum area of 25,000 square feet for a single lot, when not in a zoned area of the county.

Staff Recommendation:

- 1) The lots 2 and 3 in the Sun Country Subdivision was previously divided and joined into one parcel when purchased by Applicant on January 20, 2022.
- 2) The applicant had a boundary survey completed June 2023 to separate the Lots 2 and 3 to the previous state.
- 3) The lots are non-conforming parcels, and the proposed subdivision will not interfere with meeting all required setbacks.
- 4) The Applicant has demonstrated a hardship for said request.
- 5) There will be no adverse effects on adjacent properties if the variance is granted.
- 6) If approved, the proposed plat will be verified by Development Standards and will be recorded in the Anderson County Register of Deeds.



# Variance Application

Processing Fee: \$300.00

RECEIVED  
10/24/23

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: Petr Dibdak  
Mailing Address: 606 Old Pendleton Road Easley, SC 29642  
Telephone and Fax: 864-216-3401 E-Mail: dibdak@yahoo.com

### Property Owner's Information

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

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Telephone and Fax: \_\_\_\_\_ Email: dibdak@yahoo.com  
Designated Agent Name (Representative of Property Owner): Kevin Tollison

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

Petr Dibdak  
Owner's or Designated Agent Signature

September 18<sup>th</sup> 2023  
Date

### Project Information

Please Indicate Current Use of Property: Commercial  or Residential   
Property Location: 606 Old Pendleton Road Easley, SC 29642  
Parcel Number(s)/TMS: 211-03-01-002-000  
County Council District: ANDERSON # 6 School District: ANDERSON # 2  
Total Acreage: 1.14 Current Zoning: None  
Requested Variance: Lot size  
*Please check to indicate if setback variance  sign variance  or minimum lot size variance .*  
Purpose of Variance: to create an additional building lot

Have you researched your Private Covenants/Deed restrictions at the Anderson County Register of Deeds?  
Yes: X No:      Date visited ROD or Date searched online: 06/22/2023

Private Covenants or Deed Restrictions on the Property: Yes  No

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

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

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

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

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

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

2 lots were merged by previous owner.

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

original subdivision plat

Reasons why property is prohibited or limited in its uses:

Lots are 350 SF smaller than the 25,000 SF minimum

Lots are 350 SF smaller than the 25,000 SF minimum

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:

Lots will be approximately the same as original subdivision

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

Current survey, Original subdivision plat

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.

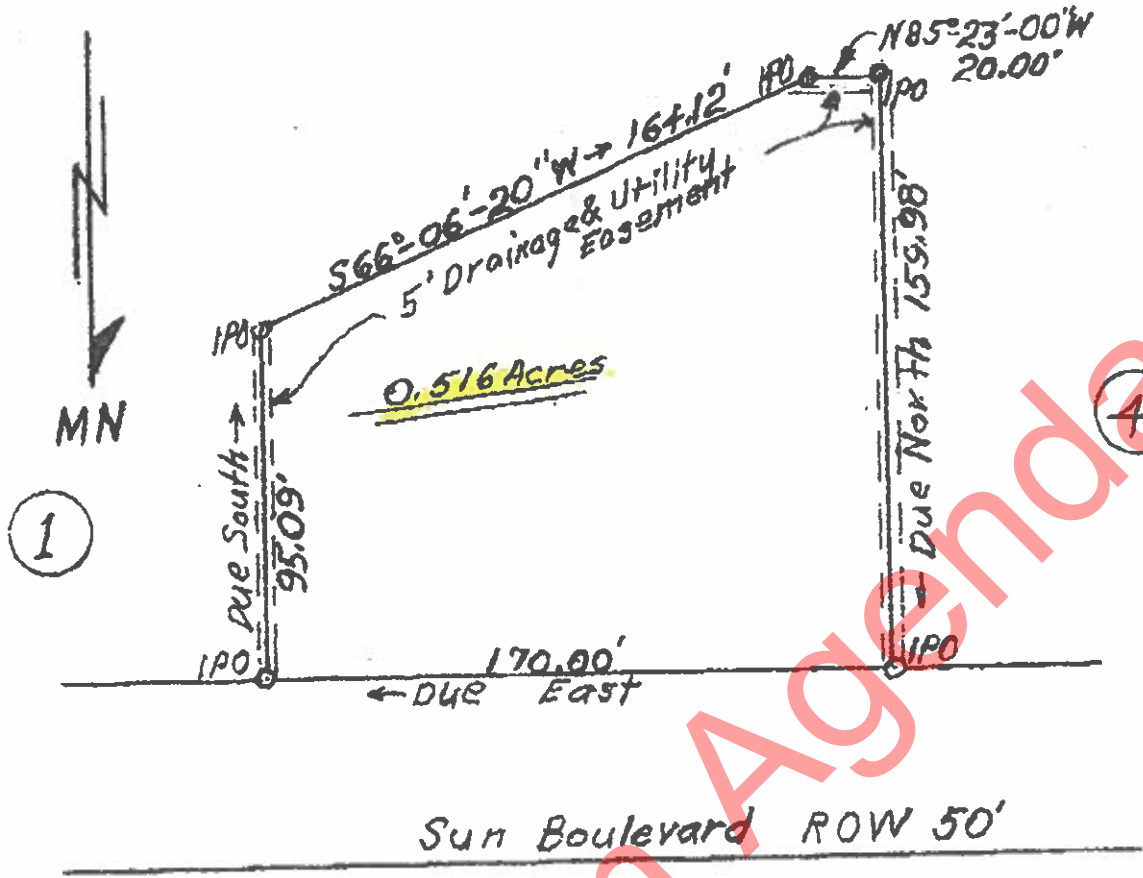
Deborah Rose

Applicant's Signature

September 18<sup>th</sup> 2023

Date





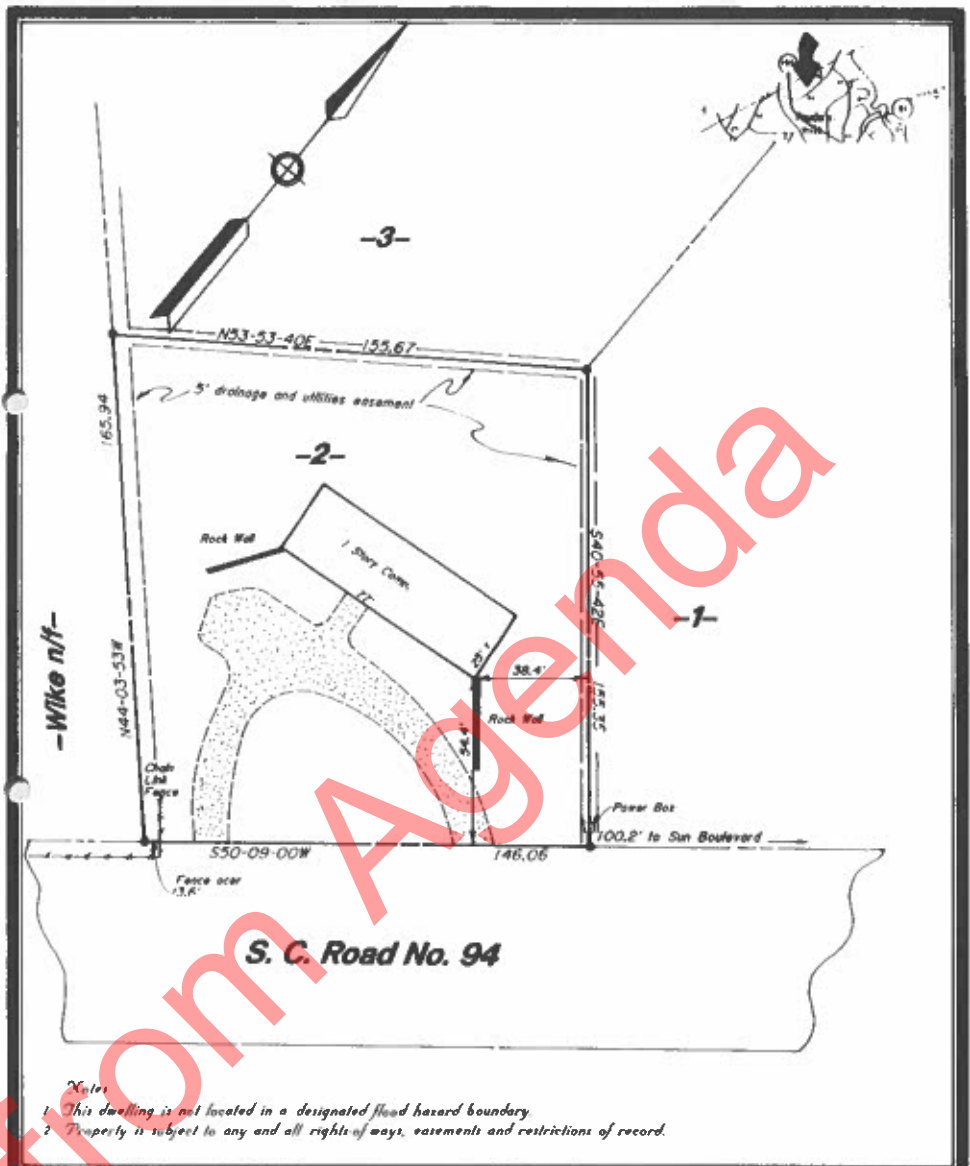
Sun Boulevard ROW 50'

PLAT  
for  
ERHARD PRETTL

This is to certify Dec.6,1994 I surveyed the above portion of lot 3 of Sun Country Subdivision of Anderson County S.C. and there are no encroachments or projections not shown. This property is not in a designated flood hazard boundary and is subject to all rights-of-way, easements and restrictions of record. This survey was made in accordance with the "Minimum Standards Manual" and meets the requirements for a class A survey.

SCALE: 1" = 50'

*Alex A. Moss*  
ALEX A. MOSS P.E. & P.L.S.No.1194



**Notes**

1. This dwelling is not located in a designated flood hazard boundary.
2. Property is subject to any and all rights of ways, easements and restrictions of record.

I hereby state that to the best of my knowledge, information, and belief, the survey shown herein 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, also there are no encroachments or projections other than shown.

*Robert R. Spearman*  
 Robert R. Spearman, RLS # 3615

Property Designation Lot #2 of Brookstone Subd.

Plat Book Reference \_\_\_\_\_ Page No \_\_\_\_\_

Survey For

**Heinz Schoenborn**

Legend

- (Old) (New)
- ○ Iron Pin
- ▲ △ Nail & Cap
- □ As Noted

Seal

State  
 South Carolina

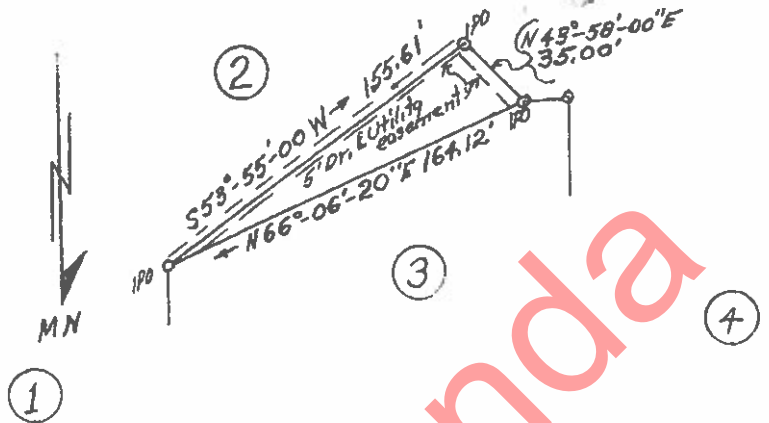
County  
 Anderson

Scale  
 1"=40'

Date  
 05-26-94

Graphic Scale  
 20 40

**Robert R. Spearman**  
 REGISTERED SURVEYOR # 3615  
 P. O. Box 4, Carley, SC 29641  
 (803) 639-2309



Sun Boulevard R.O.W. 50'

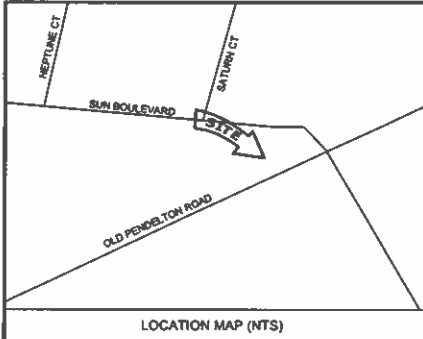
PLAT  
for

ERHARD PRETTL

This is to certify Dec. 6, 1994 I surveyed the above portion of lot 3 of Sun Country Subdivision of Anderson County S.C. and there are no encroachments or projections not shown. This property is not in a designated flood hazard boundary and is subject to all rights-of-way, easements and restrictions of record. This survey was made in accordance with the "Minimum Standards Manual" and meets the requirements for a class A survey. SCALE: 1" = 50'

*Alex A. Moss*  
 ALEX A. MOSS P.E. & P.L.L.C. No. 1194

Pulled from Agenda



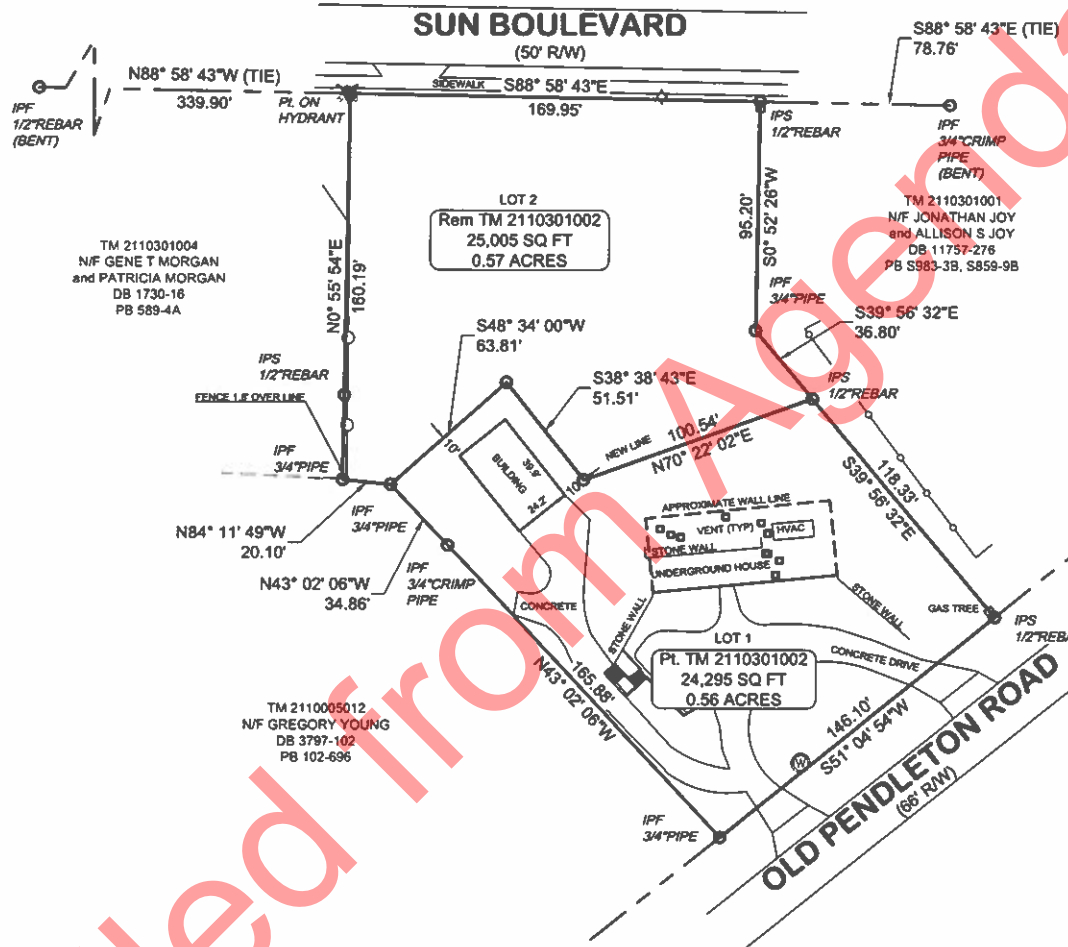
This plat was prepared as a professional service for the exclusive use of the person, persons, or entity named within the margin statement and/or title. Said statement does not extend to any unnamed person, persons or entity without the expressed written permission of Kevin W Tollison, PLS naming said person, persons, or entity.

Except as specifically shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose.

**LEGEND:**

— X —	FENCE 1/2 OVER LINE
⊕	POWER POLE
⊙	SSMH SANITARY SEWER MANHOLE
⊙	IPS IRON PIN SET (1/2" REBAR)
⊙	IPF IRON PIN FOUND
— OHP —	OVERHEAD ELECTRIC LINE

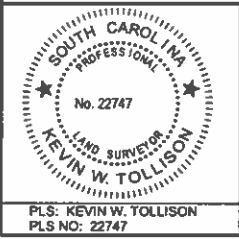
© 2023 KEVIN W TOLLISON, PLS



Know what's below.  
Call before you dig.



REVISIONS			
NO.	DATE	DESCRIPTION	BY



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY AND APPLICABLE ZONING OF RECORD OR NOT OF RECORD. SUBSURFACE AND ENVIRONMENTAL CONDITIONS HAVE NOT BEEN EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY, EXCEPT AS SHOWN HEREON.

KEVIN W TOLLISON, PLS PO BOX 1084 SIMPSONVILLE, SOUTH CAROLINA 29681 (864) 313-0182	
REF. PLAT BOOK	110-316
REF. DEED BOOK	15862-186
TAX MAP	2110301002
PARTY CHIEF	BH
DRAWN	BH
DATE	09/14/2023
PROJECT NO.	223003

**BOUNDARY SURVEY  
FOR  
PETR DIBDAK**



PO Box 1084  
Simpsonville, SC 29681-1084  
Phone (864) 313-0192  
info@kwtassoc.com



2110301022

2110301023

SATURN CT

2110301029

2110301030

2110005009

SUN BLVD

2110301005

2110301004

2110301001

2110301002

2110005012

2110005008

OLD PENDLETON RD

2110003015

2110003002

Staff Report

Application for a Variance – To allow additional wall signs

Anderson County Board of Zoning Appeals- District 2

Anderson County Courthouse Annex

Anderson, South Carolina

December 14, 2023

5:15 P.M.

Applicant: Kylie Fain, Hilton Displays

Owner: Bull Runge/ CQGHOLDINGS Inc.

Property Location: 414 Highway 28 Anderson SC 29624

Council District: Two (2)

Tax Map Number: 124-08-02-015

Acreage of Property: 1.18 acres

Current Zoning: Un-Zoned

Land Use: Commercial

Surrounding Zoning Districts: Un-Zoned

Applicant Request: Applicant is requesting a variance to install 2 additional wall signs.

Findings of Fact: Under Chapter 24-245 Section 2 (C), Number of Signs, specifically, Permanent business identification signs attached to buildings. 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. Permitted free-standing & wall signage allowed per current county ordinance would make this property visible to all motorists traveling Hwy. 28 & Hwy. 29 alike.
2. On-Site directional signs included in the sign permit application will serve as means of identifying means of ingress/ egress therefore there is no need of additional wayfinding on where to enter/ exit.
3. No physical hardships were presented in order to approve requested variance.
4. The request is not compatible with the spirit and intent of the ordinance.



# Variance Application

**Processing Fee: \$300.00**

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: Kylie Fain / Hilton Displays  
Mailing Address: 125 Hillside Drive  
Telephone and Fax: 864-607-7526 E-Mail: WRUNGE@COLLETRE.COM

### Property Owner's Information

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

Name: BILL RUNGE / CQGHOLDINGS INC  
Mailing Address: 217 A EAST WASHINGTON STREET  
Telephone and Fax: 864-752-0300 Email: WRUNGE@COLLETRE.COM

Designated Agent Name (Representative of Property Owner): \_\_\_\_\_

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

Owner's or Designated Agent Signature

9-20-2023

Date

### Project Information

Please Indicate Current Use of Property: Commercial  or Residential

Property Location: 414 HIGHWAY 28 BYPASS

Parcel Number(s)/TMS: 1240802015

County Council District: \_\_\_\_\_ School District: \_\_\_\_\_

Total Acreage: 1.18 Current Zoning: UNZONED

Requested Variance: ADDITIONAL WALL SIGNS

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

Purpose of Variance: ADDITIONAL WALL SIGNS FOR VISIBILITY

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:

THIS LOCATION WILL HAVE MORE THAN A SINGLE WAY IN AND OUT, ADDITIONAL WALL SIGNS WILL ALLOW FOR CLEARER IDENTIFICATION OR WHERE TO ENTER FOR STARBUCKS. WILL ALLOW GREATER VISIBILITY FROM BOTH SIDE OF HWY

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

McDONALDS HAS MULTIPLE WALL SIGNS (3) IN ADDITION TO MULTIPLE GROUND SIGNS (2). PAPA JOHNS HAS MULTIPLE WALL SIGNS (2) AND A GROUND SIGN

Reasons why property is prohibited or limited in its uses:

TO ALLOW FOR GREATER VISIBILITY ALONG A BUSY HWY WHERE THE OTHER BUSINESSES HAVE MULTIPLE WALL SIGNS

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 ADDITIONAL SIGNAGE WILL NOT NEGATIVELY IMPACT THE LANDSCAPE/LOOK OF THE BUSINESS AND WILL BE IN KEEPING OF THE BUSINESSES SURROUNDING

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

PHOTOS OF THE SURROUNDING ESTABLISHMENTS ALL HAVING MORE THAN ONE WALL SIGN

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
- \$300 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

9-20-23  
\_\_\_\_\_  
Date

Page 3 of 3

STARBUCKS COFFEE  
ANDERSON, SC 29626



22-61178

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[www.hiltondisplays.com](http://www.hiltondisplays.com)



**ELEVATION**

- A** 72" SIREN
- B** 14" CHANNEL LETTERS
- C** 14" CHANNEL LETTERS
- D** DIRECTIONAL DT
- E** DIRECTIONAL TY/EO
- F** MOP PARKING SIGN
- G** MOP INTERIOR SIGN
- H** CLEARANCE BAR
- I** PRE-MENU BOARD
- J** DOS
- K** MENU BOARD
- L** PYLON



**EXISTING EAST ELEVATION**

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

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**QID 22-61178**

JOB NAME

**Starbucks**

LOCATION

**Anderson, SC 29626**

CUSTOMER CONTACT

SALESMAN / PM

**Kyle Fain**

DESIGNER

**Brady Taylor**

DWG. DATE

**3-3-23**

REV. DATE / REVISION

SCALE

**As Noted**

FILE

**2022/Starbucks/Locations/  
 Anderson SC/22-61178/  
 SB Anderson SC 22-61178**

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EST: CLIENT:

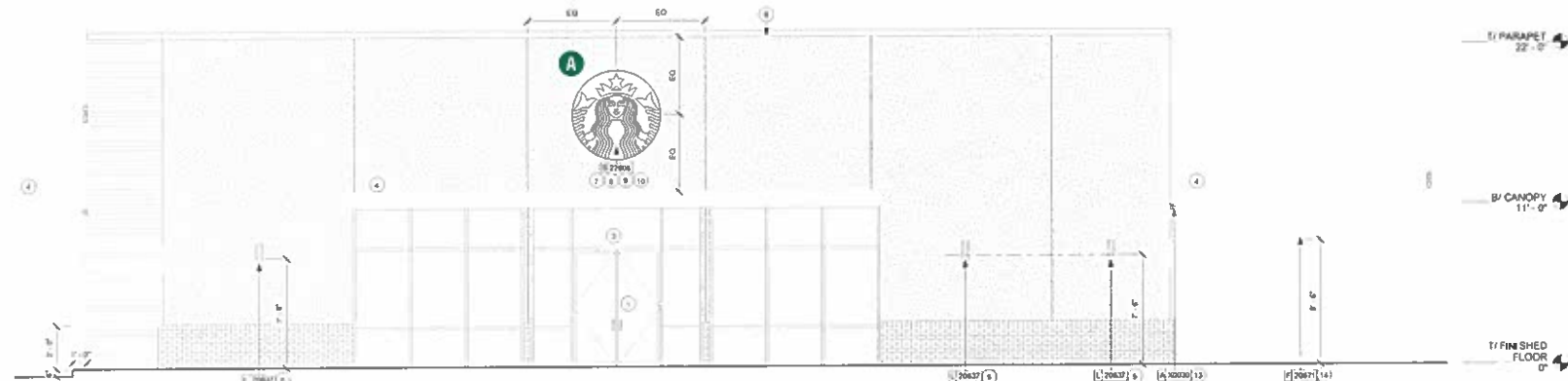
SLS/PM: LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



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- J** DOS
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- L** PYLON



**EXISTING SOUTH ELEVATION**

Scale 1/8" = 1'-0"

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**QID 22-61178**

JOB NAME

Starbucks

LOCATION

Anderson, SC 29626

CUSTOMER CONTACT

SALESMAN / PM

Kyle Fain

DESIGNER

Brady Taylor

DWG. DATE

3-3-23

REV. DATE / REVISION

SCALE

As Noted

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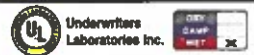
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 Anderson SC/22-61178/  
 SB Anderson SC 22-61178

DESIGN SPECIFICATIONS ACCEPTED BY:

EST. CLIENT:

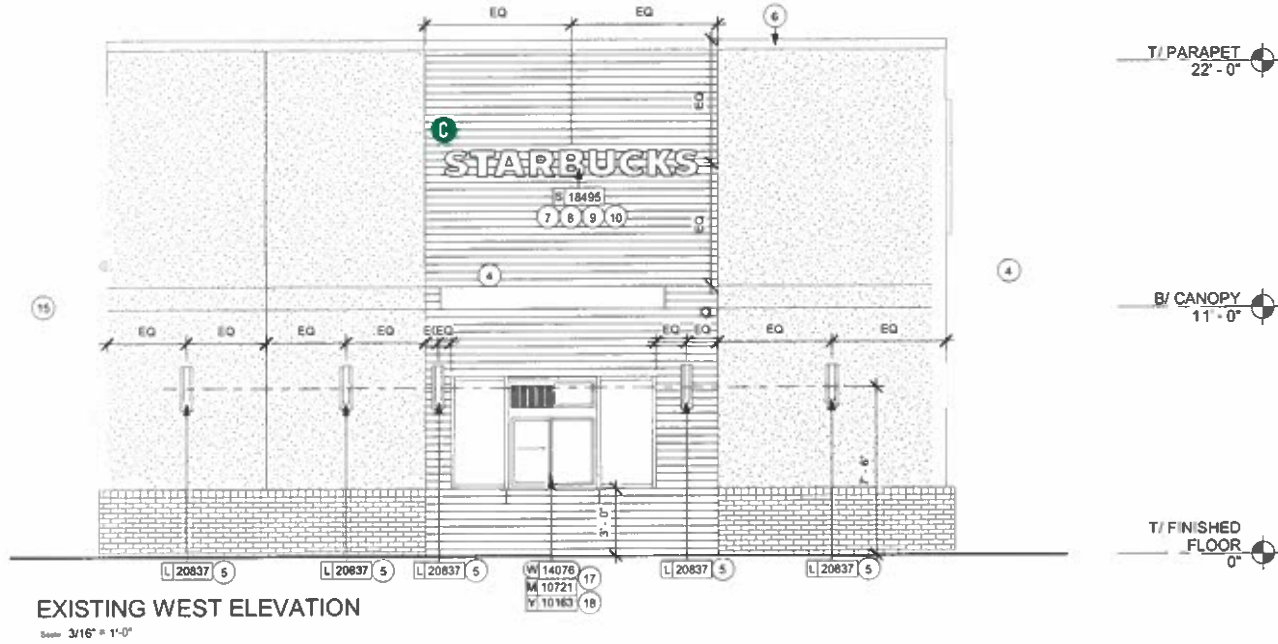
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LOCATION

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CUSTOMER CONTACT

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**Kyle Fain**

DESIGNER

**Brady Taylor**

DWG DATE

**3-3-23**

REV DATE / REVISION

SCALE

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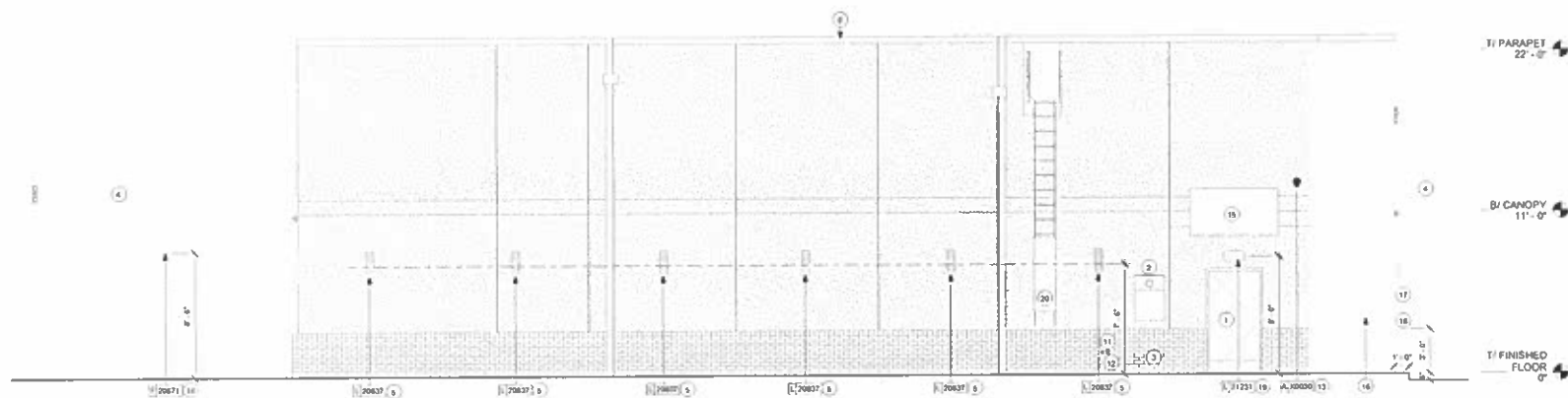
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- I** PRE-MENU BOARD
- J** DOS
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- L** PYLON

NO SINGAGE THIS ELEVATION



**EXISTING NORTH ELEVATION**

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

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SALESMAN / PM

**Kyle Fain**

DESIGNER

**Brady Taylor**

DWG. DATE

**3-3-23**

REV. DATE / REVISION

SCALE

**As Noted**

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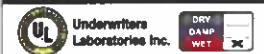
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 Anderson SC/22-61178/  
 SB Anderson SC 22-61178**

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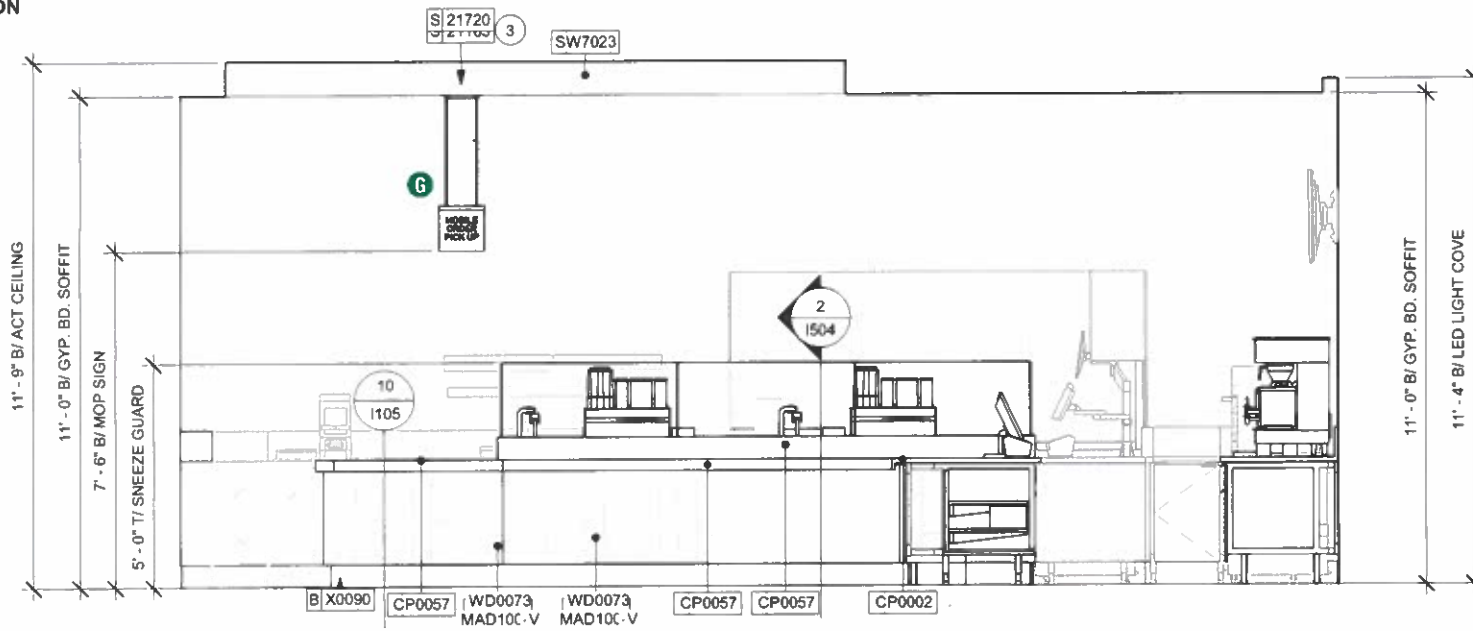
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**FRONTBAR CUSTOMER SIDE ELEVATION**

Scale 3/8" = 1'-0"

**QID 22-61178**

JOB NAME

Starbucks

LOCATION

Anderson, SC 29626

CUSTOMER CONTACT

SALESMAN / PM

Kyle Fain

DESIGNER

Brady Taylor

DWG DATE

3-3-23

REV. DATE / REVISION

SCALE

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 Anderson SC/22-61178/  
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**S/F EXTERIOR TRIMLESS FLEX FACE SIREN WALL SIGN**

Qty. 1

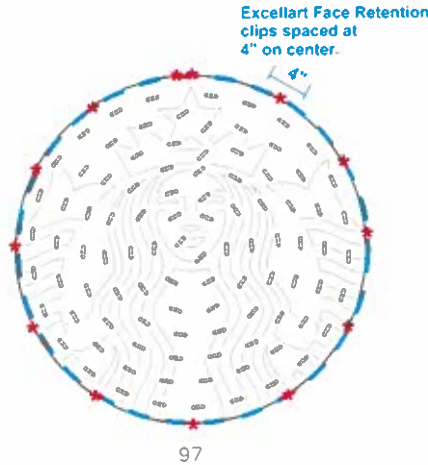
SBC-S22606-72-FF

**A** 27,494 SQFT



**1 FRONT VIEW**

Scale: 1/2" = 1' (11x17 Paper)



\* #6 PAN HEAD SCREWS

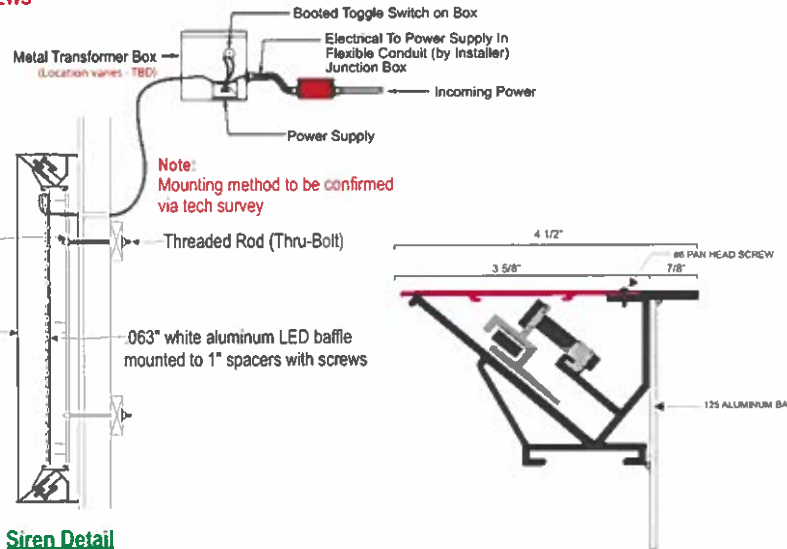
- 1) ACTUAL CHANNEL, LETTER POPULATION AND PRODUCT PLACEMENT MAY VARY FROM THIS LAYOUT
- 2) PRISM ENLIGHTEN WHITE 6500K LAD OUT AT 1.5 MODULES PER FOOT, 5/16" ON CENTER
- 3) EACH 60W3 POWER SUPPLY CAN RUN UP TO 72 PRISM ENLIGHTEN WHITE 6500K MODULES
- 4) LAYOUT BASED ON A 2.5" CAN DEPTH
- 5) DIMENSIONS ARE IN INCHES UNLESS STATED OTHERWISE
- 6) 701269-6WEJ1-MB WATTS PER MODULE: 75
- 7) PRIMARY SYSTEM POWER: 90.84 WATTS
- 8) LED MODULE POWER USAGE (secondary): 72.75 WATTS

ESTIMATED PRODUCT B.O.M. PER SIGN:

- 97 Each Prism Enlighten White 6500K Modules - 65'
- PN: 701269-6WEJ1-MB
- 2 Each 60C2 (Damp/Dry locations) or 60W3 (Wet location) 60W Power Supplies 12VDC
- 1 Each 100' Roll of Jacketed Cable

**Specifications:**

- A** Single face internally illuminated Excellart EC-Flex Standard flex face cabinet with bleed trim cover.
- B** White 3M 19 oz Panagraphics III Flex Faces with 3M 3630-126 Dark Emerald Green vinyl. Face retention clips spaced every 4".
- C** Interior of cabinet painted reflective white and exterior painted satin black.
- D** Internally illuminated with 6500K Sloan Prism Enlighten LEDs with remote power supply.
- E** 1/4" drain holes located at the bottom of cabinet as required by UL 48 for Electric Signs.
- F** Drain holes to be covered with drain hole covers to reduce light leaks.



Excellart EC-Flex Standard with Bleed Trim Cover

COLOR LEGEND	
PMS PAINT	VINYL
PMS 3425 C	3M 3630-126
SATIN BLACK	NA
PMS WHITE	NA

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 www.hiltondisplays.com

**QID 22-61178**

JOB NAME

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LOCATION

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CUSTOMER CONTACT

SALESMAN / PM

Kylie Fain

DESIGNER

Brady Taylor

DWG. DATE

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REV. DATE / REVISION

SCALE

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**14" CUSTOM CHANNEL LETTERS**

SBC-S11416-FSRW-SB-W-SL

Qty. 1 13.20 SQFT

**B**

**PENDING VARIANCE**

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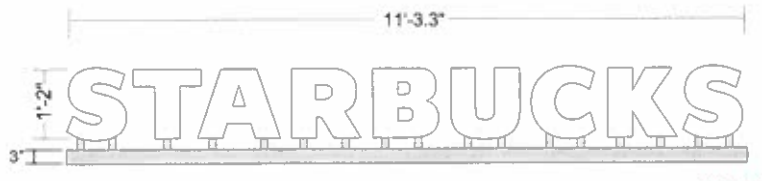
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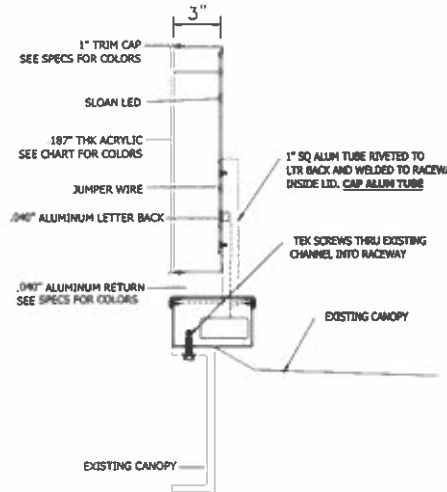
1 Front View

13.13 SF

Scale: 1/2" = 1' (11x17 Paper)

**SPECIFICATIONS**

- A** Internally illuminated channel letters to be fabricated from .040/3003 aluminum with pre-painted White interiors and painted satin finish Black polyurethane exteriors. Letter backs to be aluminum pop riveted to sidewalls and sealed.
- B** Faces to be 3/16" (5mm) White acrylic with 1" (25mm) Black trimcap retainer edging
- C** Internally illuminated letters with Sloan LEDs w/LED drivers located within raceway
- D** 5" Deep x 3" Tall Raceway painted to match canopy
- E** Electrical wire to be run from center back of raceway to circuit on trellis, provided by GC.
- F** 5" Deep x 3" Tall Raceway to be bolted to trellis.
- G** Sign shall be centered right/left on trellis.



COLOR LEGEND	
PMS PAINT	REFL
PMS 3425 C	3M 3630-75
RAL 7021M	3M 3630-22
PMS WHITE	3M 3630-20/ 7725-10 FLUORESCENT WHITE
PMS 369 C	NA
REFL. WHITE	3M 660-10

**14" CHANNEL LETTERS - REMOTE**

SBC-S18495-SB-W-SL

Qty. 1 13.20 SQFT

**C**

**PENDING VARIANCE**



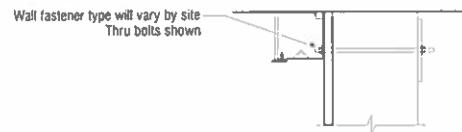
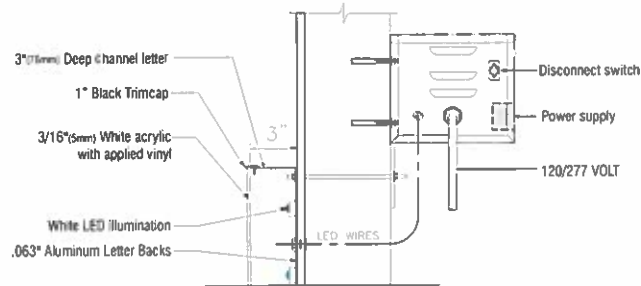
**1 Front View**

Scale: 1/2" = 1' (11x17 Paper)

**2 Side View**

**SPECIFICATIONS**

- A** Internally illuminated channel letters to be fabricated from .040 returns aluminum with pre-painted White interiors and pre-finished Black returns. Letter backs to be aluminum stapled to sidewalls and sealed.
- B** Faces to be 3/16" White acrylic with 1" Black trimcap
- C** Letters illuminated w/ Sloan Prism Enlighten White 6500k LED's w/ remote power supply.
- D** Letters to be installed flush to wall.



MOUNTING AND LETTER DETAIL(TYP)  
SCALE: NTS

COLOR LEGEND	
PREP PAINT	VINYL
PMS 3425 C	3M 3630-76
RAL 7021M	3M 3630-22
PMS WHITE	3M 3630-20/ 7725-10
PMS 369 C	NA
REFL. WHITE	3M 680-10

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**QID 22-61178**

JOB NAME

Starbucks

LOCATION

Anderson, SC 29626

CUSTOMER CONTACT

SALESMAN / PM

Kyle Fain

DESIGNER

Brady Taylor

DWG. DATE

3-3-23

REV. DATE / REVISION

SCALE

As Noted

FILE

2022/Starbucks/Locations/  
Anderson SC/22-61178/  
SB Anderson SC 22-61178

DESIGN SPECIFICATIONS ACCEPTED BY:

EST: CLIENT:

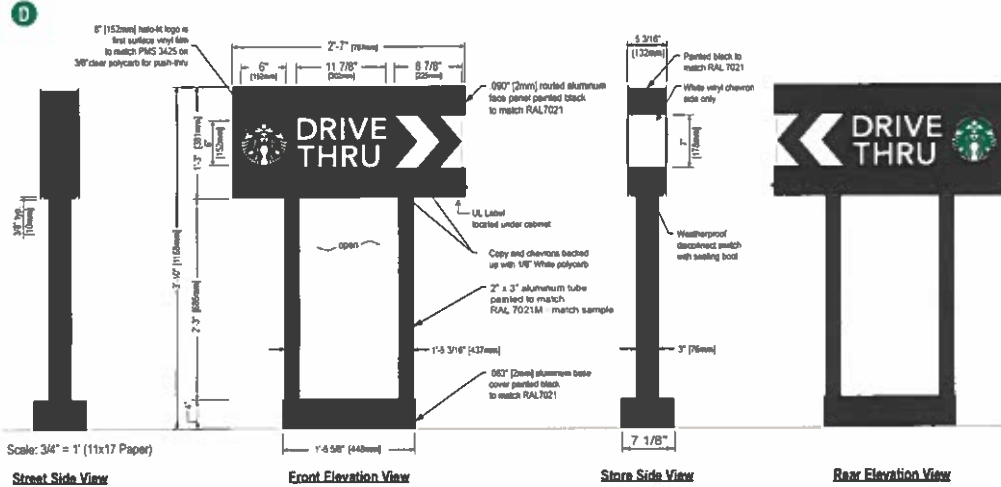
SLS/PM: LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



**46" ILLUMINATED DIRECTIONAL <DT / DT>**  
**SBC-S14104-DT-SL**

Qty. 1



**Sign Specifications:**

Fabricated .090" Aluminum cabinet painted black to match RAL 7021 with white end cap as shown. Directional copy and chevrons backed up with 1/8" white polycarbonate. Siren logo is 6" dia., 3/8" clear polycarbonate routed push thru aluminum face. Logo decorated with 1st surface applied vinyl film to match PMS 3425. All polycarbonate face elements to be attached to interior face panels with welded studs. All interior portions of sign cabinet painted white. Graphic elements illuminated with Sloan Prsm Enlighten LEDs. LEDs mounted on internal baffle with self contained LED power supply. All components accessible through face of cabinet.

**Support:**  
 Support structure to be welded aluminum tube and plate construction painted black to match RAL 7021 Plate to be constructed to be retro-fittable to existing sign foundations. All foundations new and used to be analyzed for suitability and must meet all local city or state code regulations.



6" dia. halo lit logo has 3M 3630-76 Holly Green and 3630-20 White translucent vinyl film applied first surface to 3/8" Clear polycarbonate push thru with 3M 3735-60 White diffuser applied to second surface.

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 P 800 353 9132 - F 864 242 3204  
 www.hiltondisplays.com

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CUSTOMER CONTACT

SALESMAN / PM

Kyle Fain

DESIGNER

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COLOR LEGEND	
PMS PAINT	VINYL
PMS 3425 C	3M 3630-76
RAL 7021M	3M 3630-22
PMS WHITE	3M 3630-20/ 7725-10 TRANSLUCENT OPPOSITE
PMS 369 C	NA
REFL. WHITE	3M 680-10

Size	Sq. Ft. <sup>1</sup>	Sq. Ft. <sup>2</sup>	Volts	Amps
46" (1168mm)	3.23	9.90	120	0.85

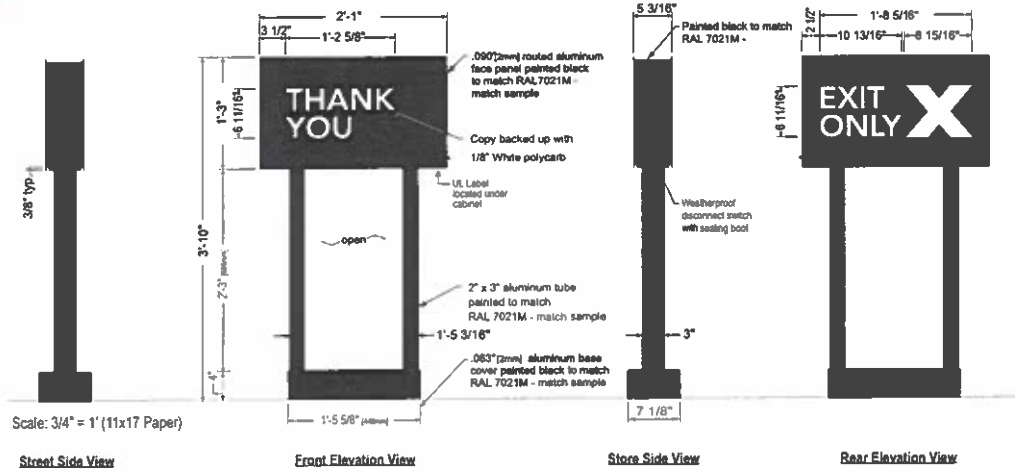


**46" ILLUMINATED DIRECTIONAL TYEO**

Qty. 1

**SBC-S14091-SL**

**E**



Scale: 3/4" = 1' (11x17 Paper)

**Sign Specifications:**

Fabricated .090" Aluminum cabinet painted black to match RAL 7021 as shown. Directional copy and graphics backed up with 1/8" white polycarbonate. All polycarbonate face elements to be attached to interior face panels with welded studs. All interior portions of sign cabinet painted white. Graphic elements illuminated with Sloan Prism Enlighten LEDs. LEDs mounted on internal baffle with self contained LED power supply. All components accessible through face of cabinet.

**Support:**  
Support structure to be welded aluminum tube and plate construction painted black to match RAL 7021. Plate to be constructed to be retro-fittable to existing sign foundations. All foundations new and used to be analyzed for suitability and must meet all local city or state code regulations.

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www.hiltondisplays.com

**QID 22-61178**

JOB NAME

Starbucks

LOCATION

Anderson, SC 29626

CUSTOMER CONTACT

SALESMAN / PM

Kylie Fain

DESIGNER

Brady Taylor

DWG. DATE

3-3-23

REV. DATE / REVISION

SCALE

As Noted

FILE

2022/Starbucks/Locations/  
Anderson SC/22-61178/  
SB Anderson SC 22-61178

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EST: CLIENT

SLS/PM: LANDLORD:

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COLOR LEGEND	
PMS PAINT	FINYL
PMS 3425 C	3M 3630-78
RAL 7021M	3M 3630-22
PMS WHITE	3M 3630-20/ 7725-10 TRANSLUCENT PRIMER
PMS 369 C	NA
REFL. WHITE	3M 680-10

Size	Sq. Ft.:	Sq. Ft.:	Volts	Amps
46" (1168mm)	2.60	7.99	120	0.85



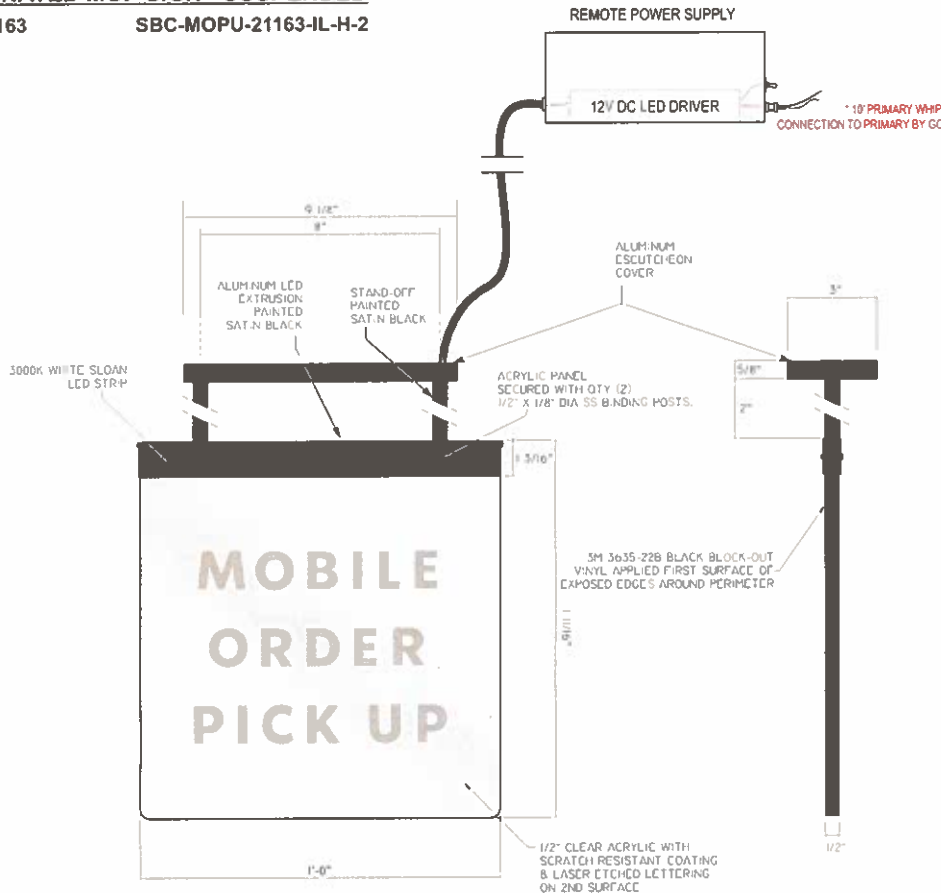
**ILLUMINATED MOP SIGN - SUSPENDED**

DID# 21163

SBC-MOPU-21163-IL-H-2

Qty. 1

G



**Guidelines:**

- Single sided illuminated sign that is only viewable from one side
- Mounting to be suspended from above
- This sign **IS** compatible with the MOPU extension kit

**HILTONDISPLAYS**

125 HILLSIDE DRIVE - GREENVILLE SC 29607  
P 800 353 9132 - F 864 242 2204  
www.hiltondisplays.com

**QID 22-61178**

JOB NAME

Starbucks

LOCATION

Anderson, SC 29626

CUSTOMER CONTACT

SALESMAN / PM

Kyle Fain

DESIGNER

Brady Taylor

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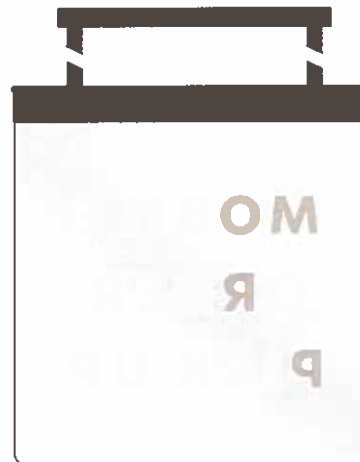
2022/Starbucks/Locations/  
Anderson SC/22-61178/  
SB Anderson SC 22-61178

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**REAR VIEW**

MOUNTING HOLES FOR 1/4" HARDWARE HIDDEN BY ESCUTCHEON COVER



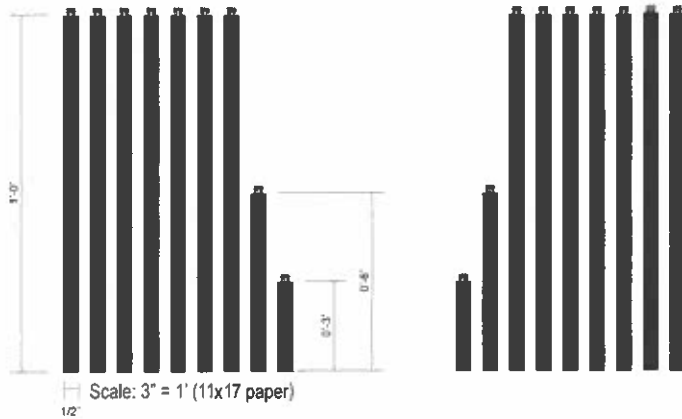
**BOTTOM VIEW**

ALUMINUM END CAPS WITH (2) #4 SCREWS TOP & BOTTOM

**8' ADJUSTABLE EXTENSION KIT**

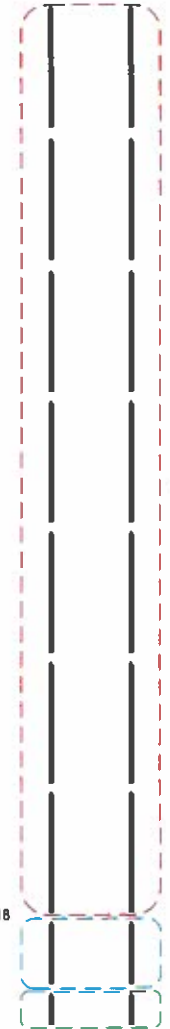
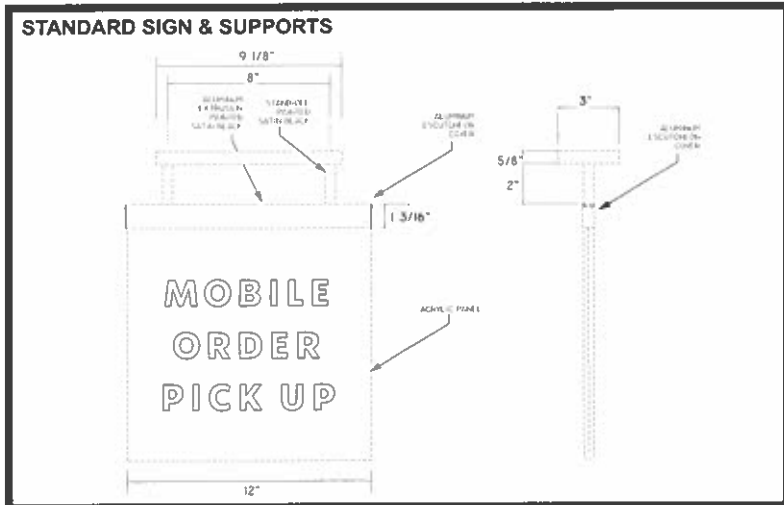
DID: 21720  
Qty. 1

SBC-MOPU-EXT-KIT-8



**Guidelines:**

- Only DID's 21163, 21339, and the suspended versions of DID 21345 and 21346 are compatible with the Adjustable Extension Kit.
- The extension kit consists of various lengths of threaded pipe and threaded nipples that can be screwed together to achieve the desired sign height above finished floor based on various finished ceiling heights.
- Please reference the threaded pipe length chart for different hanging pipe length combinations
- Each suspended MOPU sign comes standard with a 2" threaded pipe that is not included in the extension kit.



12" THREADED PIPE QTY. 14

1" THREADED NIPPLE(S) QTY. 18

6" THREADED PIPE QTY. 2

3" THREADED PIPE QTY. 2

2" THREADED PIPE QTY. 2  
\*PART OF STD. SIGN & SUPPORTS

Scale: 1" = 1" (11x17 paper)

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www.hiltondisplays.com

**QID 22-61178**

JOB NAME

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CUSTOMER CONTACT

SALESMAN / PM

Kyle Fain

DESIGNER

Brady Taylor

DWG. DATE

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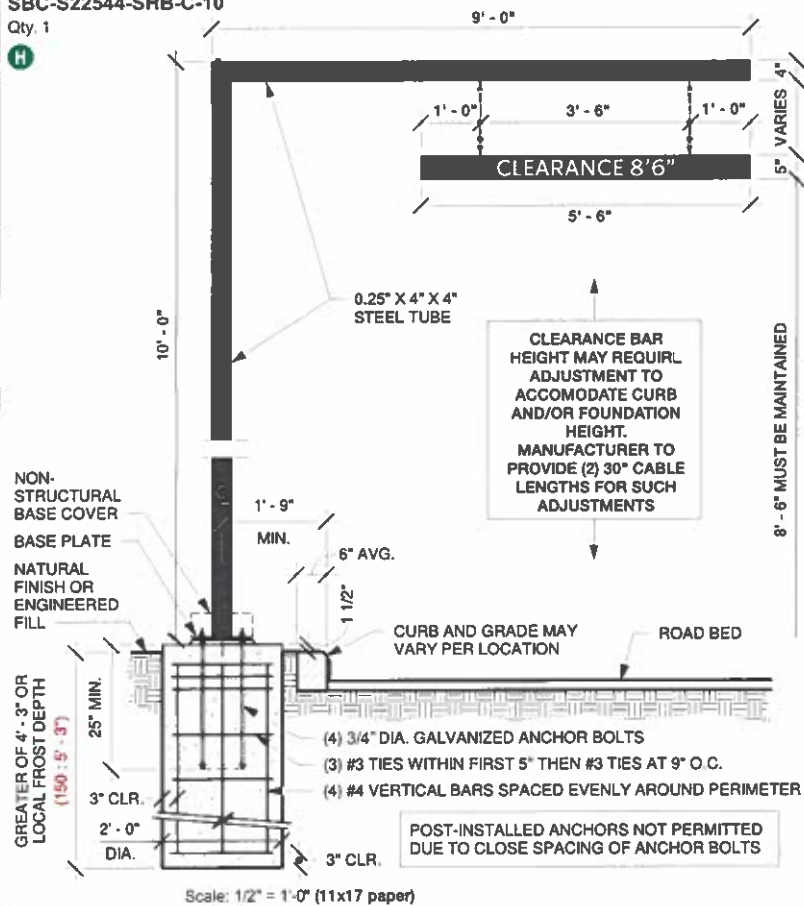


# REVOLUTION CLEARANCE BAR

SBC-S22544-SHB-C-10

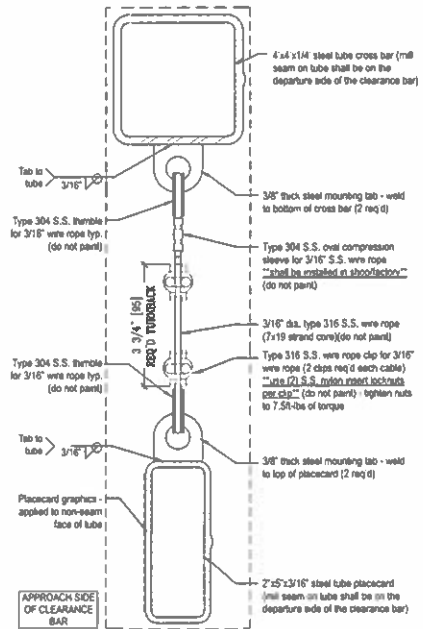
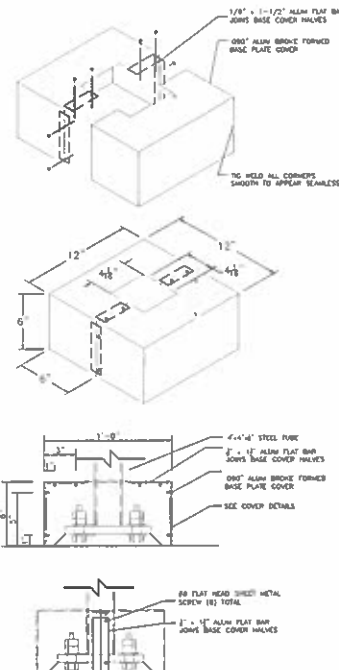
Qty. 1

H



CLEARANCE BAR HEIGHT MAY REQUIRE ADJUSTMENT TO ACCOMMODATE CURB AND/OR FOUNDATION HEIGHT. MANUFACTURER TO PROVIDE (2) 30" CABLE LENGTHS FOR SUCH ADJUSTMENTS

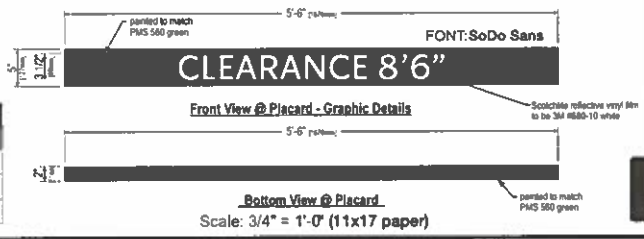
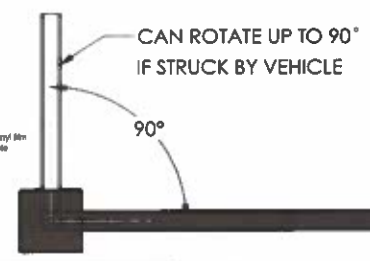
8'-6" MUST BE MAINTAINED



## End Section View

ASSUMED CONDITIONS	
DESIGN LOADS	
• 115 MPH wind load (150 MPH Wind Load)	
• Category II, Exposure C	
• Est. Combined Weight of Canopy & DOS: 993 Lbs.	
• Concrete Strength: MN 3000 PSI @ 28 Days	
• 2012 International Building Code, ASCE 7-10	
• Vertical Soil Bearing Pressure: 2000 PSF	
Rotate Footing Bolt pattern Relative To Drive Lane Per Site Plan & Signage Configuration Details.	
Route Conduit Per Electrical Site Plan Provide 3' Stub-Up	GC Responsible For Foundations & Footings On All Menu Boards & Drive-Thru Elements. Signage Vendor To Supply Templates & Install Menu Boards Only.

Dimensions in Red Are For 150 MPH Wind Load



COLOR LEGEND	
PMS PAINT	VINYL
PMS 560 C	NA
PSB 6845/ SATIN BLACK	3M 3630-22
REFL. WHITE	3M 680-10

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www.hiltondisplays.com

**QID 22-61178**

JOB NAME

Starbucks

LOCATION

Anderson, SC 29626

CUSTOMER CONTACT

SALESMAN / PM

Kylie Fain

DESIGNER

Brady Taylor

DWG DATE

3-3-23

REV. DATE / REVISION

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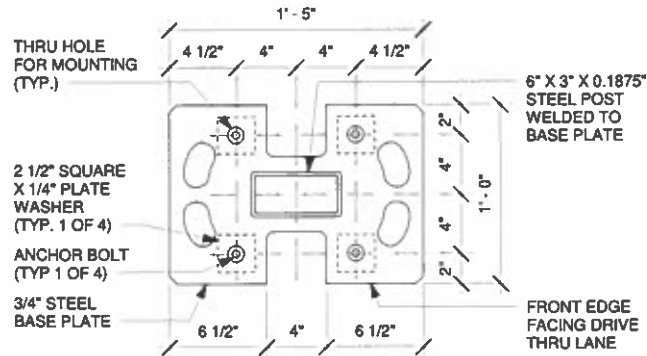
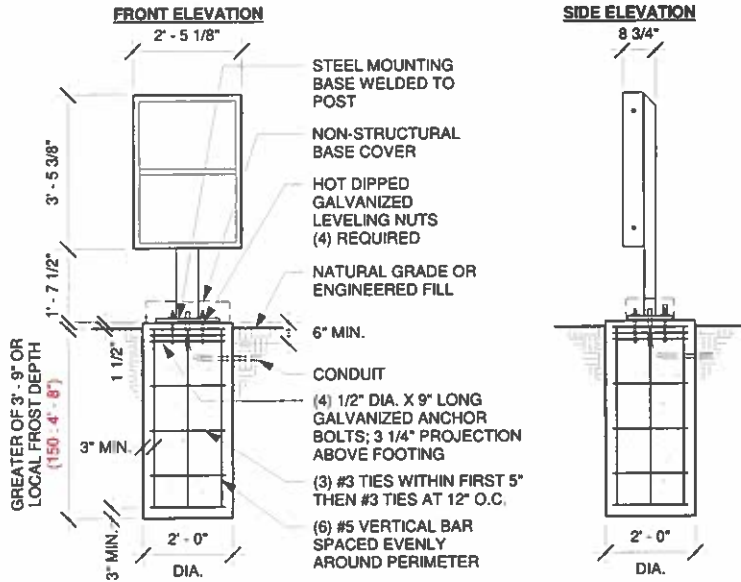
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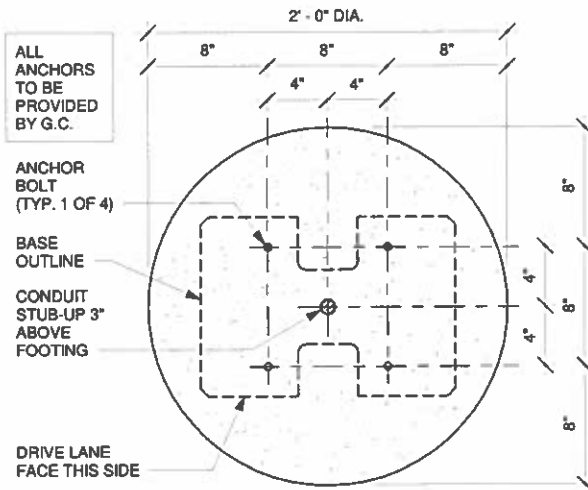
**PRE-MENU BOARD - INSTALL ONLY**

Qty. 1



**BASE PLATE**

scale: 1 1/2" = 1'



**BOLT PATTERN (TOP VIEW)**

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

**DT PRE-MENU GROUND FOOTING**

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



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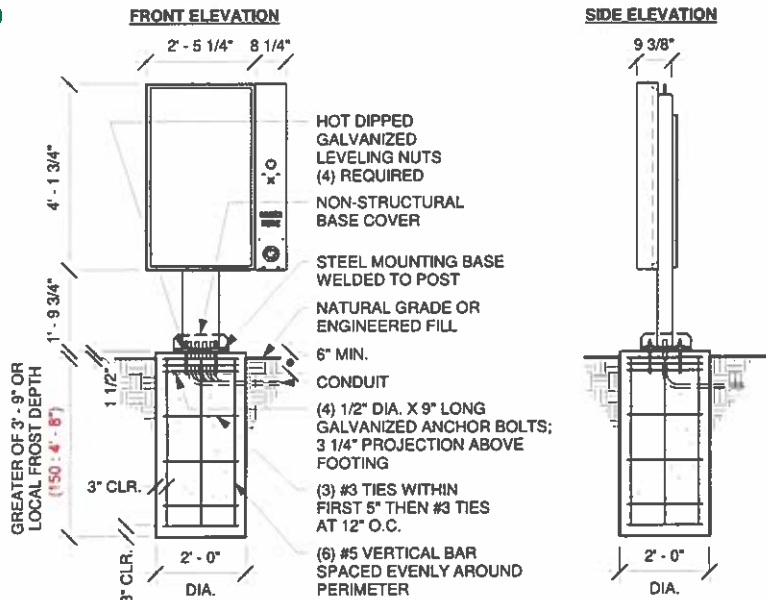
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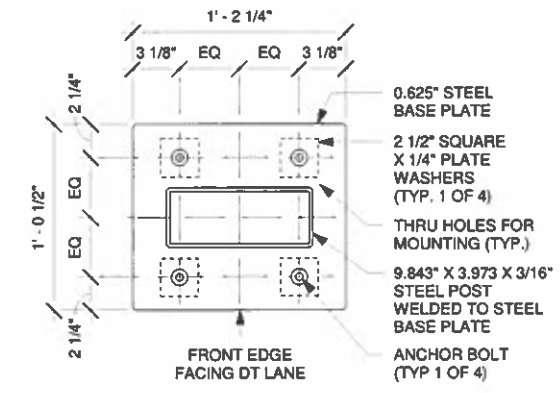
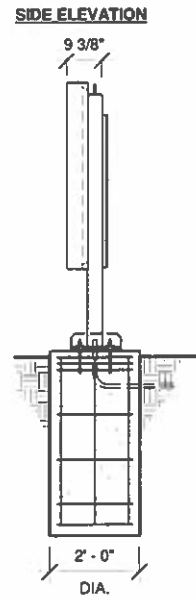
**DOS - INSTALL ONLY** Note: - All steel shall be galvanized

Qty. 1



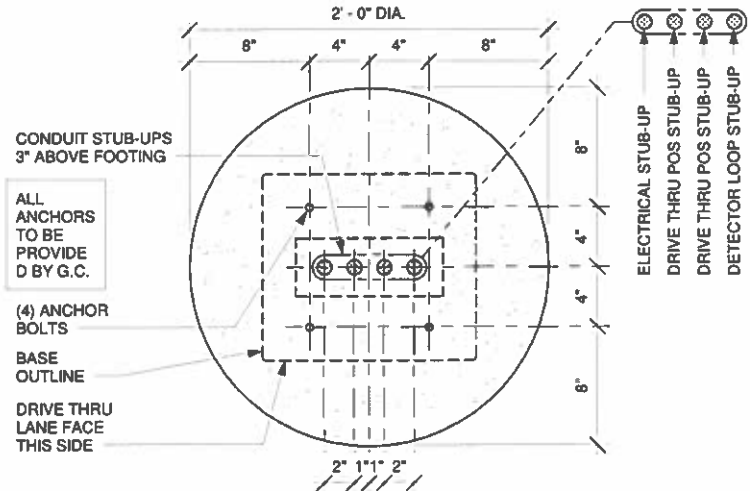
**DT DIGITAL ORDER SCREEN POST GROUND FOOTING**

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



**BASE PLATE**

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



**BOLT PATTERN (TOP VIEW)**

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

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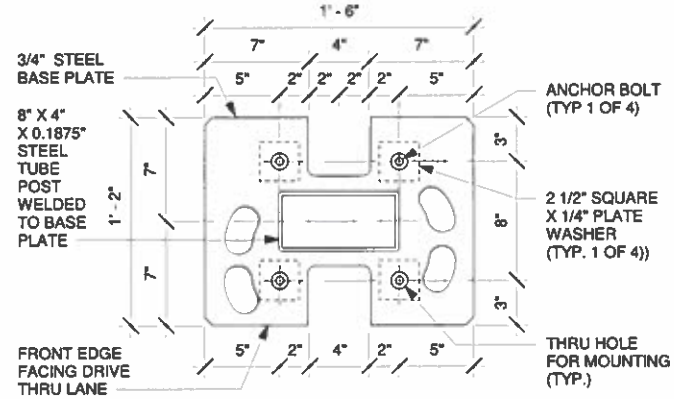
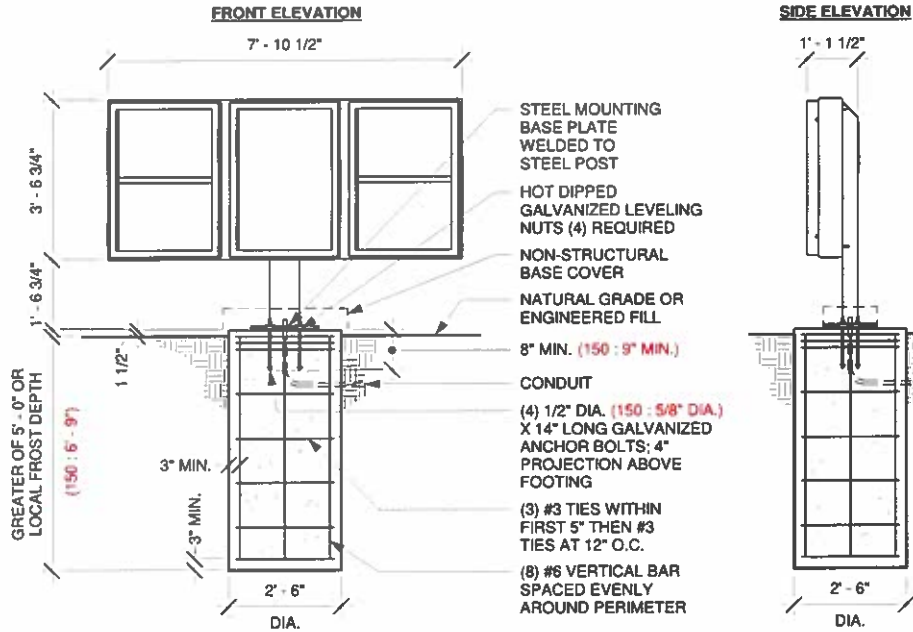
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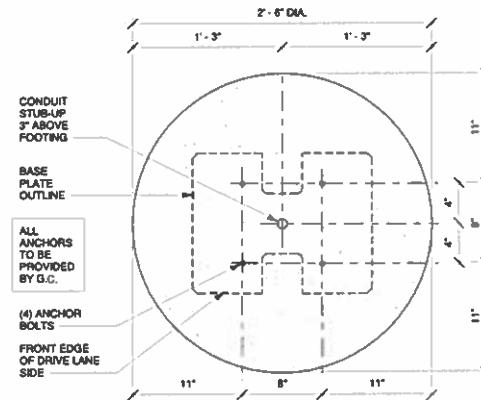
**MENU BOARD - INSTALL ONLY** **Note:** - All steel shall be A36 Galvanized or A304 Stainless Steel

Qty. 1



**BASE PLATE**

scale: 1 1/2" = 1"



**BOLT PATTERN (TOP VIEW)**

scale: 1" = 1"



**HILTONDISPLAYS**

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1252301027

1252301026

1252301025

1252301019

HIGHWAY 28 BYP

1240802015

1240802011

Staff Report

Application for a Variance – To allow additional freestanding signs & wall signs

Anderson County Board of Zoning Appeals- District 4

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

Anderson, South Carolina

December 14, 2023

5:15 P.M.

Applicant: David J. Brousseau, Esq. o/b/o RaceTrac Inc.

Owner: RaceTrac Inc.

Property Location: 4539 Highway 81 Anderson SC 29621

Council District: Four (4)

Tax Map Number: 169-00-01-005, 169-00-01-006, 169-00-01-013

Acreage of Property: 9.52 acres

Current Zoning: Un-Zoned

Land Use: Commercial

Surrounding Zoning Districts: Un-Zoned

Applicant Request: Applicant is requesting a variance to install 2 additional freestanding signs, and 2 additional wall signs.

Findings of Fact: Under Chapter 24-245 Section 1 (B) Number of Signs, specifically, Permanent freestanding business identification signs. Only one freestanding sign is allowed for each developed site, lot or parcel on which a nonresidential use is constructed. Where a developed site, lot, or parcel fronts on more than one publicly dedicated street, one additional freestanding sign is allowed for each street but shall not be located on the same street frontage. Under Chapter 24-245 Section 2 (C), Number of Signs, specifically, Permanent business identification signs attached to buildings. 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. Adequate free-standing signage allowed per current county ordinance would make this property visible to all motorists traveling Hwy. 81.
2. Informational/ Directional signs provided by SCDOT on I-85 will provide advertisement of filling stations on the designated exit therefore an interstate sign will be unnecessary.
3. No physical hardships were presented in order to approve requested variance.
4. The request is not compatible with the spirit and intent of the ordinance.



# Variance Application

**Processing Fee: \$300.00**

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.

9/15/2023

Date Application Received

Application Status (Approved or Denied)

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

### Applicant's Information

Name: David J. Brousseau, Esq. o/b/o RaceTrac, Inc.  
Mailing Address: P.O. Box 197, Anderson, SC 29622  
Telephone and Fax: 225-0001 | 225-0004 E-Mail: tpease@racetrac.com

### Property Owner's Information

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

Name: RaceTrac, Inc.  
Mailing Address: 200 Galleria Pkwy SE, Ste 900, Atlanta, GA 30339  
Telephone and Fax: 770-595-0309 Email: tpease@racetrac.com  
Designated Agent Name (Representative of Property Owner): Tommy Pease

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

9/14/2023  
Date

### Project Information

Please Indicate Current Use of Property: Commercial  or Residential   
Property Location: 4539 Hwy 81 N, Anderson, SC 29621  
Parcel Number(s)/TMS: 169-00-01-006; 169-00-01-005; 169-00-01-013  
County Council District: 4 School District: 1  
Total Acreage: 9.52 Current Zoning: Commercial  
Requested Variance: Request for 2 freestanding signs  
*Please check to indicate if setback variance  sign variance  or minimum lot size variance .*  
Purpose of Variance: See Attachment

Have you researched your Private Covenants/Deed restrictions at the Anderson County Register of Deeds?  
Yes:\_\_\_ No:\_\_\_ Date visited ROD or Date searched online. 9/14/2023

Private Covenants or Deed Restrictions on the Property: Yes  No

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

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

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

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

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

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

See Attached Letter

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

See Attached Letter

Reasons why property is prohibited or limited in its uses:

See Attached Letter

See Attached Letter

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 Attached Letter

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

See Attachments

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

  
Date

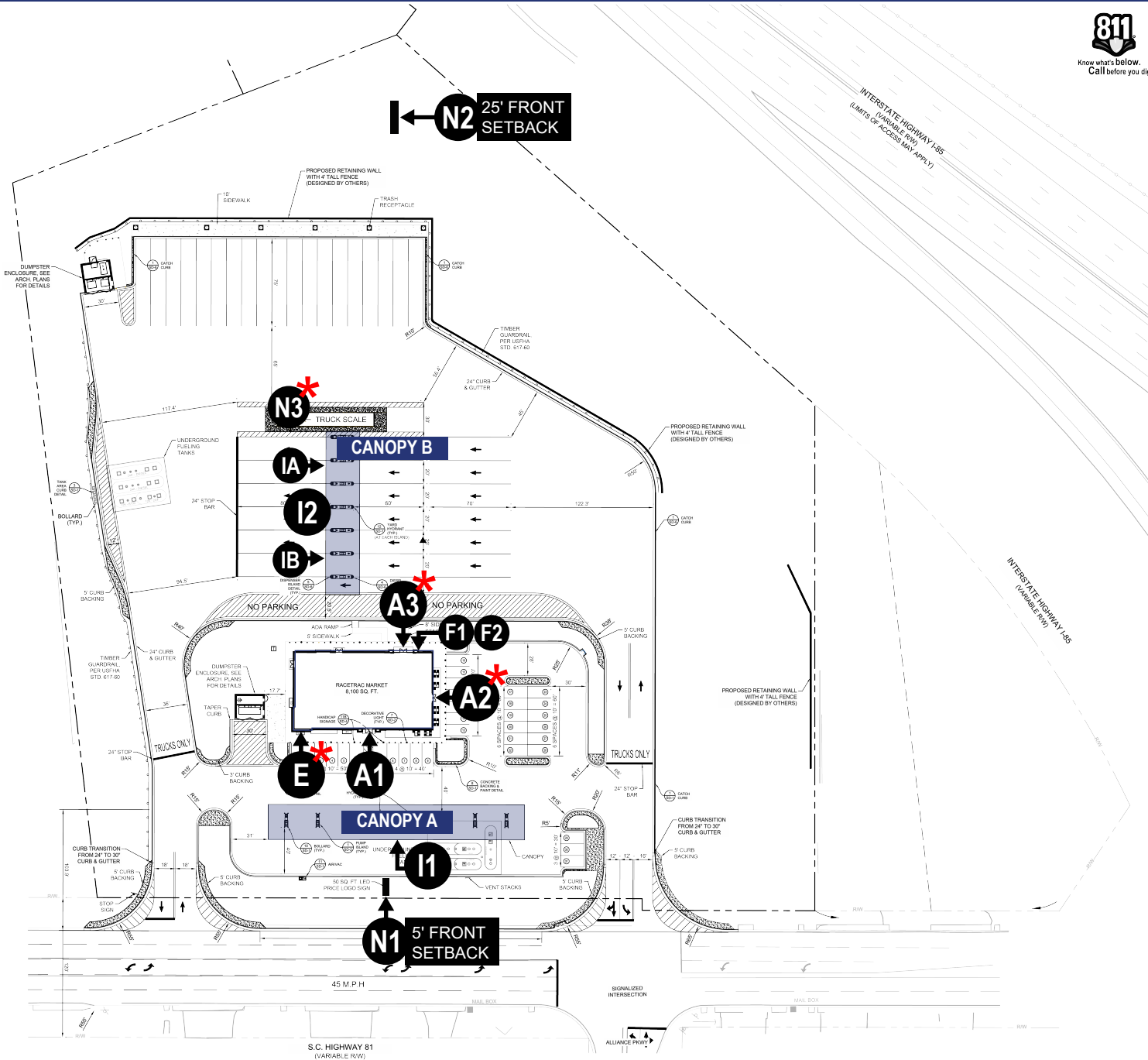


**RT1558 - Anderson Travel Center  
N Hwy 81  
Anderson, SC 29621**

Revision #	Date	Page # and Details
1	07/13/22	revised N2 interstate sign to 300sf cabinet update to existing QT sign
2	11.16.22	Revised Interstate sign to 390 S.F.
3	06/01/23	revised N2 interstate sign to 300sf cabinet update to existing QT sign
4	06/15/23	Elrod - updated prelim to full brand book



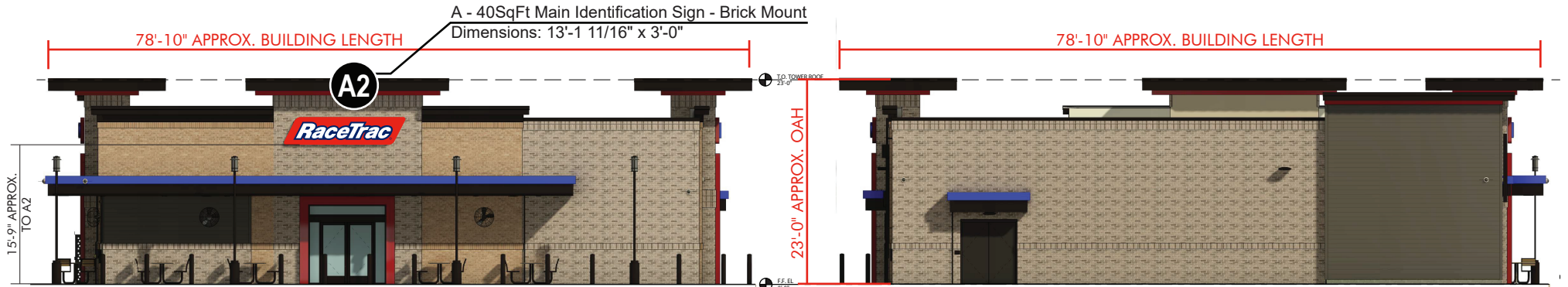
Sign Legend	
<b>A1</b>	Main Identification Sign
<b>A2</b>	Secondary Identification Sign
<b>A3</b>	Secondary Identification Sign
<b>E</b>	Illuminated Wall Cabinet
<b>F1</b>	Promotional Sign
<b>F2</b>	Promotional Sign
<b>I1</b>	Canopy Cloud Sign
<b>I2</b>	Canopy Cloud Sign
<b>IA</b>	"Exit Only" Vinyl Letters
<b>IB</b>	"Exit Only" Vinyl Letters
<b>N1</b>	Price Sign
<b>N2</b>	Interstate Price Sign
<b>N3</b>	CAT Scales



N Hwy 81  
Anderson, SC 29621

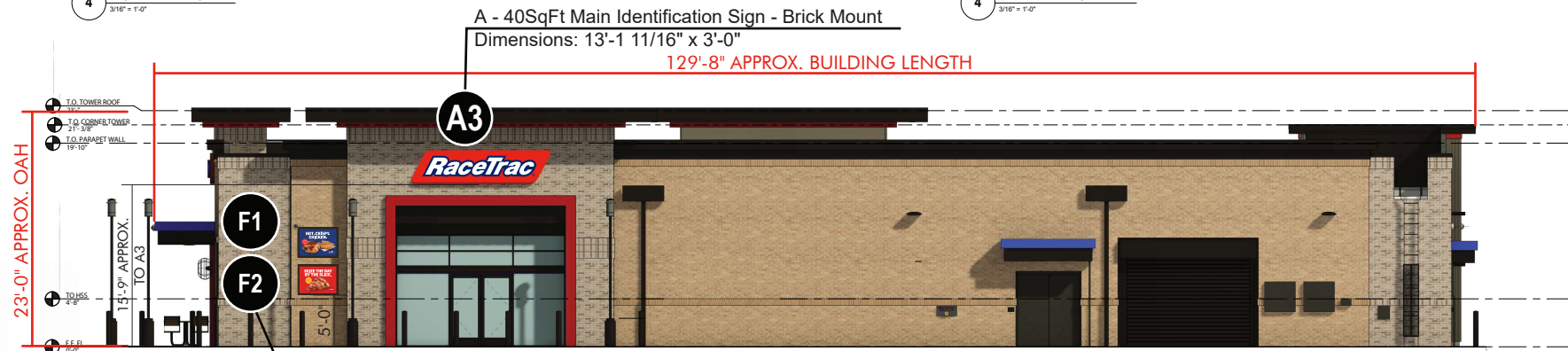


GENERAL NOTE: ALL WORK SHALL BE IN COMPLIANCE WITH RECOGNIZED INDUSTRY STANDARDS, MANUFACTURER'S RECOMMENDATIONS AND ALL APPLICABLE STATE AND LOCAL CODES, NO SUBSTITUTIONS ALLOWED.

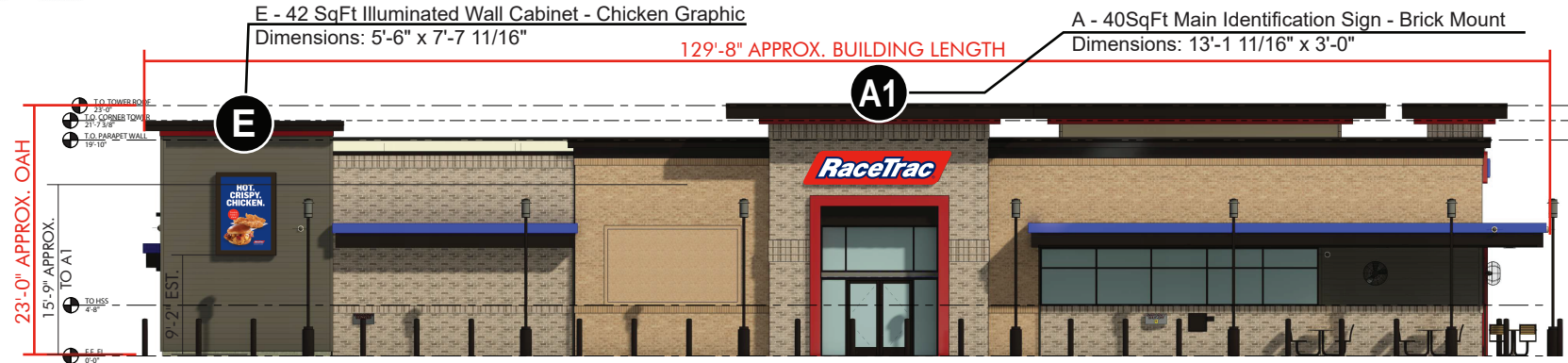


4 RIGHT ELEVATION  
3/16" = 1'-0"

4 LEFT ELEVATION  
3/16" = 1'-0"



2 REAR ELEVATION  
3/16" = 1'-0"



1 FRONT ELEVATION  
3/16" = 1'-0"

N Hwy 81  
Anderson, SC 29621



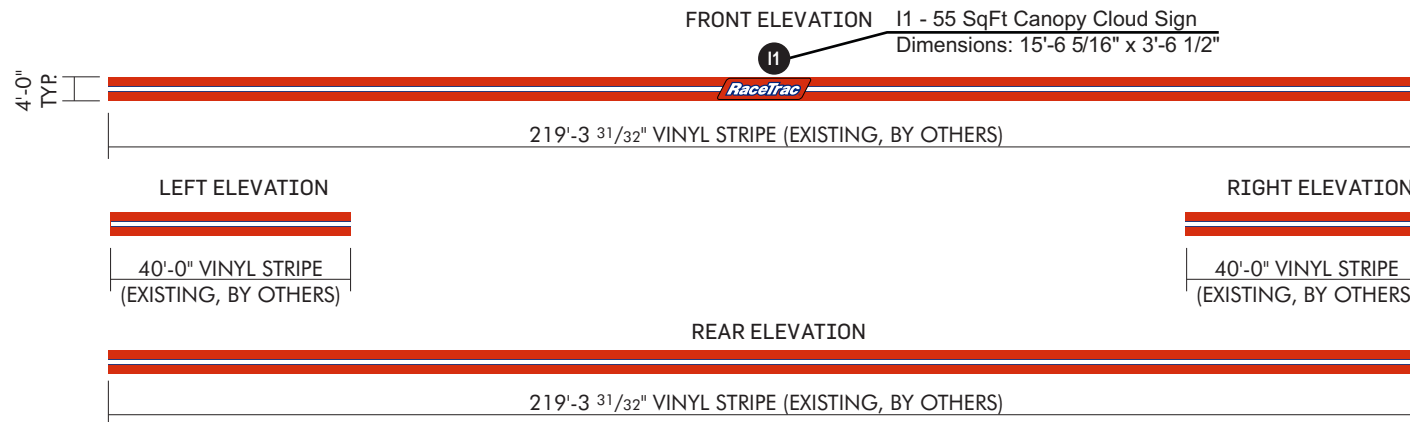
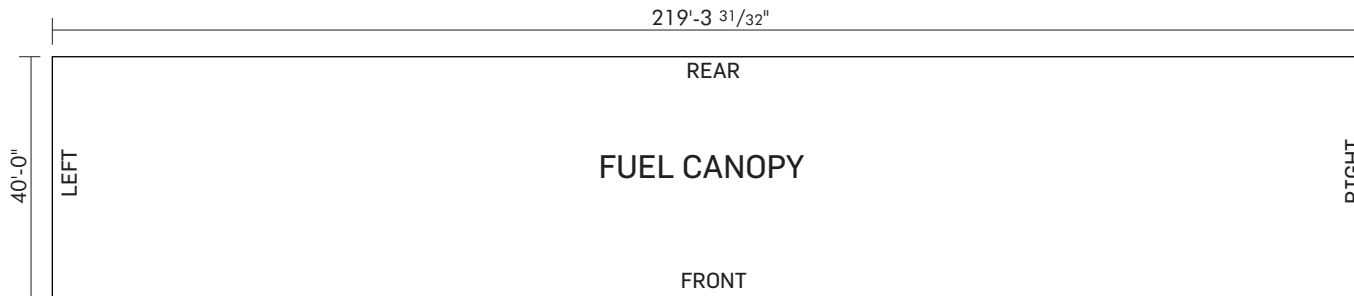
GENERAL NOTE: ALL WORK SHALL BE IN COMPLIANCE WITH RECOGNIZED INDUSTRY STANDARDS, MANUFACTURER'S RECOMMENDATIONS AND ALL APPLICABLE STATE AND LOCAL CODES, NO SUBSTITUTIONS ALLOWED.

# Vehicular Fuel Canopy Layout A

CANOPY FRONT	ITEM	SQ. FT.	LIN. FT.
	CLOUD SIGN	55	15.5
<b>TOTAL FRONT</b>		<b>55</b>	<b>15.5</b>

ENTIRE CANOPY	SQ. FT.	LIN. FT.
	<b>55</b>	<b>15.5</b>

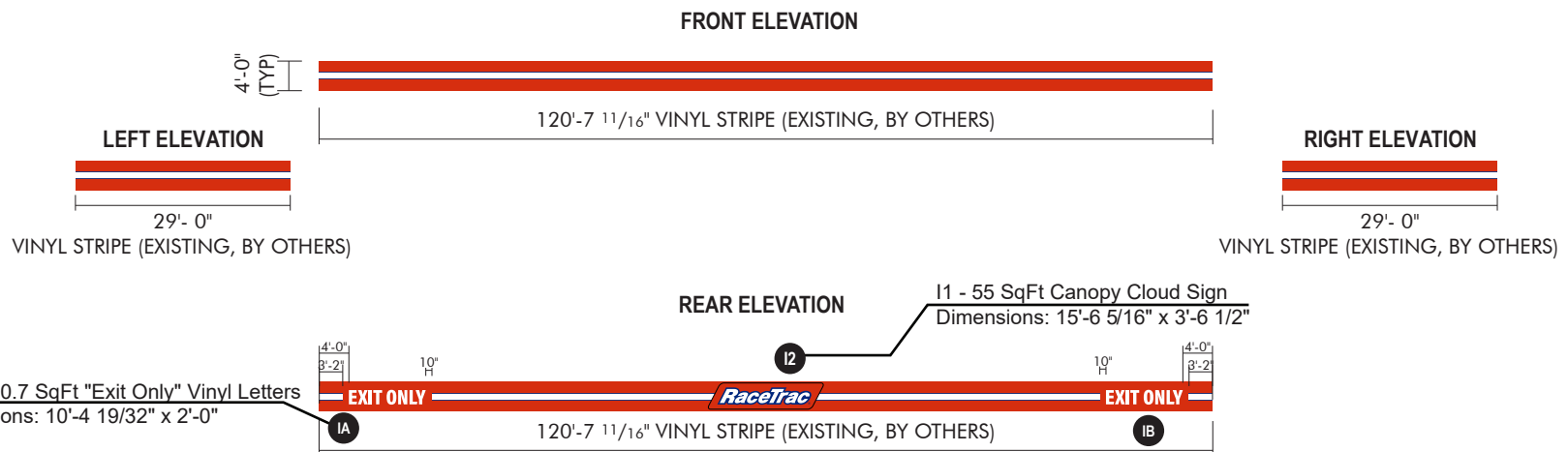
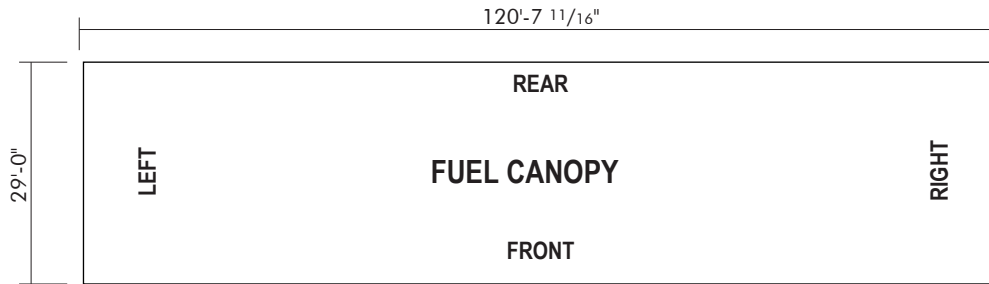
**ACM COLORS:**  
**Program Red**  
**Larson Program Red**



CANOPY FRONT	ITEM	SQ. FT.	LIN. FT.
	CLOUD SIGN	55	15.5
	"EXIT ONLY" VINYL LETTERS x2	41.4	20.6
<b>TOTAL REAR</b>		<b>96.4</b>	<b>36.1</b>

ENTIRE CANOPY	SQ. FT.	LIN. FT.
	96.4	36.1

**ACM COLORS:**  
**Program Red**  
**Larson Program Red**



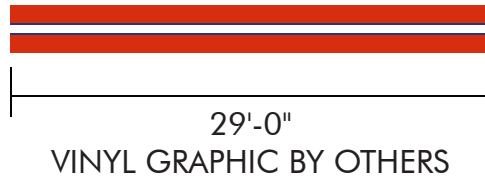
# Exit Only Vinyl Letters - IA/IB

QUANTITY: 1  
20.7 SqFt Each  
20.6 Linear Feet Total

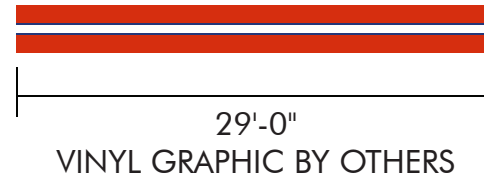
## FRONT ELEVATION



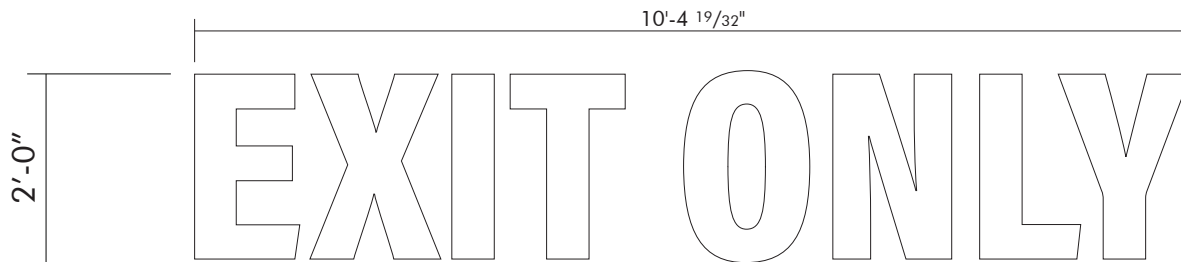
## LEFT ELEVATION



## RIGHT ELEVATION



## REAR ELEVATION



3M WHITE  
REFLECTIVE VINYL  
QTY 2



# 100 SqFt Price Sign- (2) 28" LED- N1

STAMPED, SEALED ENGINEERING REQUIRED

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

STAMPED, SEALED ENGINEERING REQUIRED

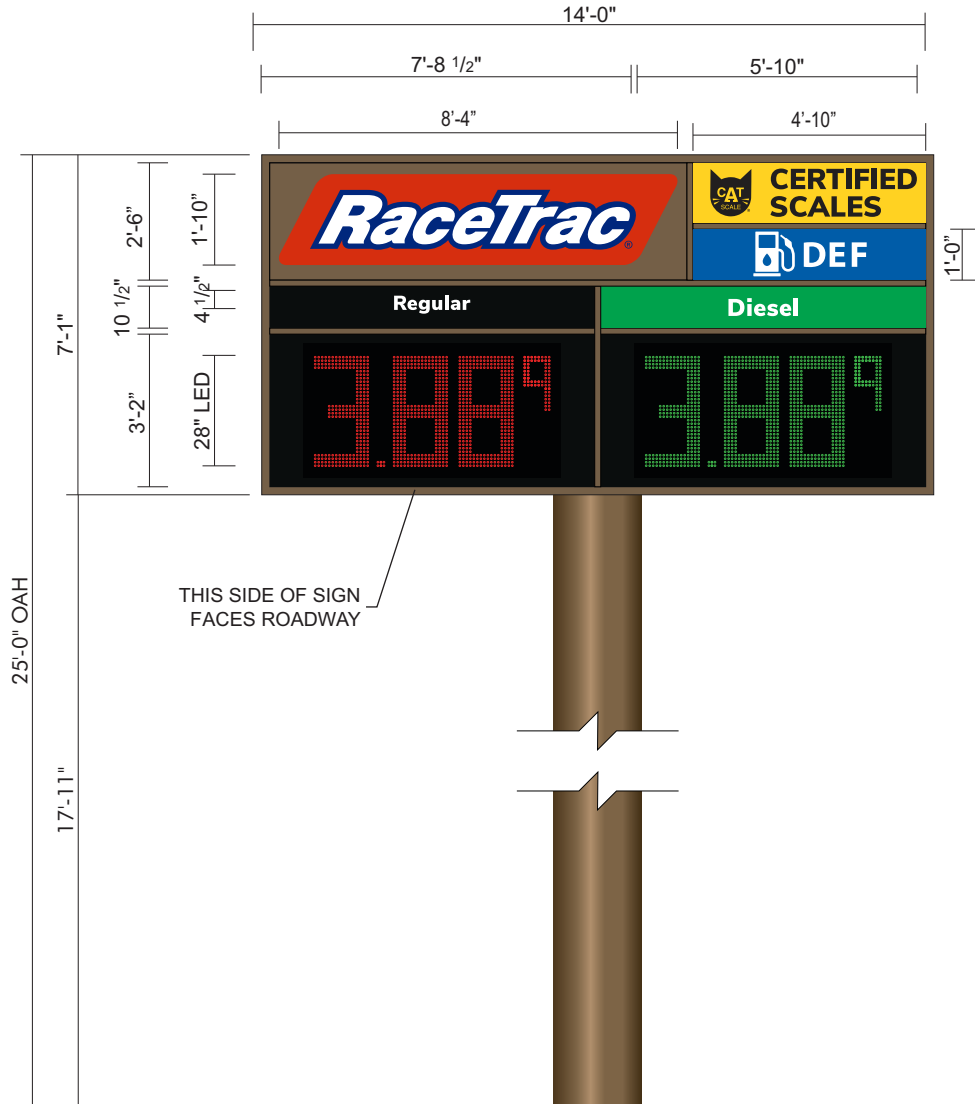
FOUNDATION INFORMATION PROVIDED BY RACETRAC. MANUFACTURER RESPONSIBLE FOR HAVING A LICENSED ENGINEER VALIDATE FOUNDATION DESIGN PRIOR TO INSTALL DOUBLE FACED

QUANTITY 1

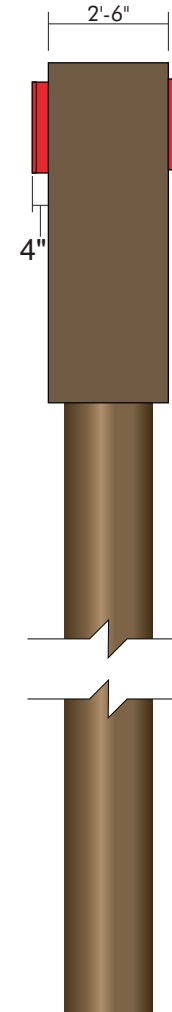
ALL FUEL GRADE PANELS TO BE ACCESSIBLE FROM TOP OF SIGN



Sloan Sign Box 3  
LED Interior Illumination



FRONT VIEW



SIDE VIEW

**Specifications:  
Sign Faces:**

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

**Interior Illumination:** Sloan Sign Box 3 LED Interior Illumination powered by low voltage power supplies. This is behind fuel grade panels only  
**Sign Frame:** 2" x 2" x .25" steel tube with .063" aluminum cladding painted Bronze C3. Extruded aluminum 1-1/2" wide Divider Bars installed to retain sign panels. Face dividers and retainer to be painted Bronze C3.  
**Sign Support:** Internal steel pipe support to be welded to steel saddle bracket at top and bottom of sign frame. External steel sign support to meet building and local sign codes. Size of steel and footing as required per site requirements.



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

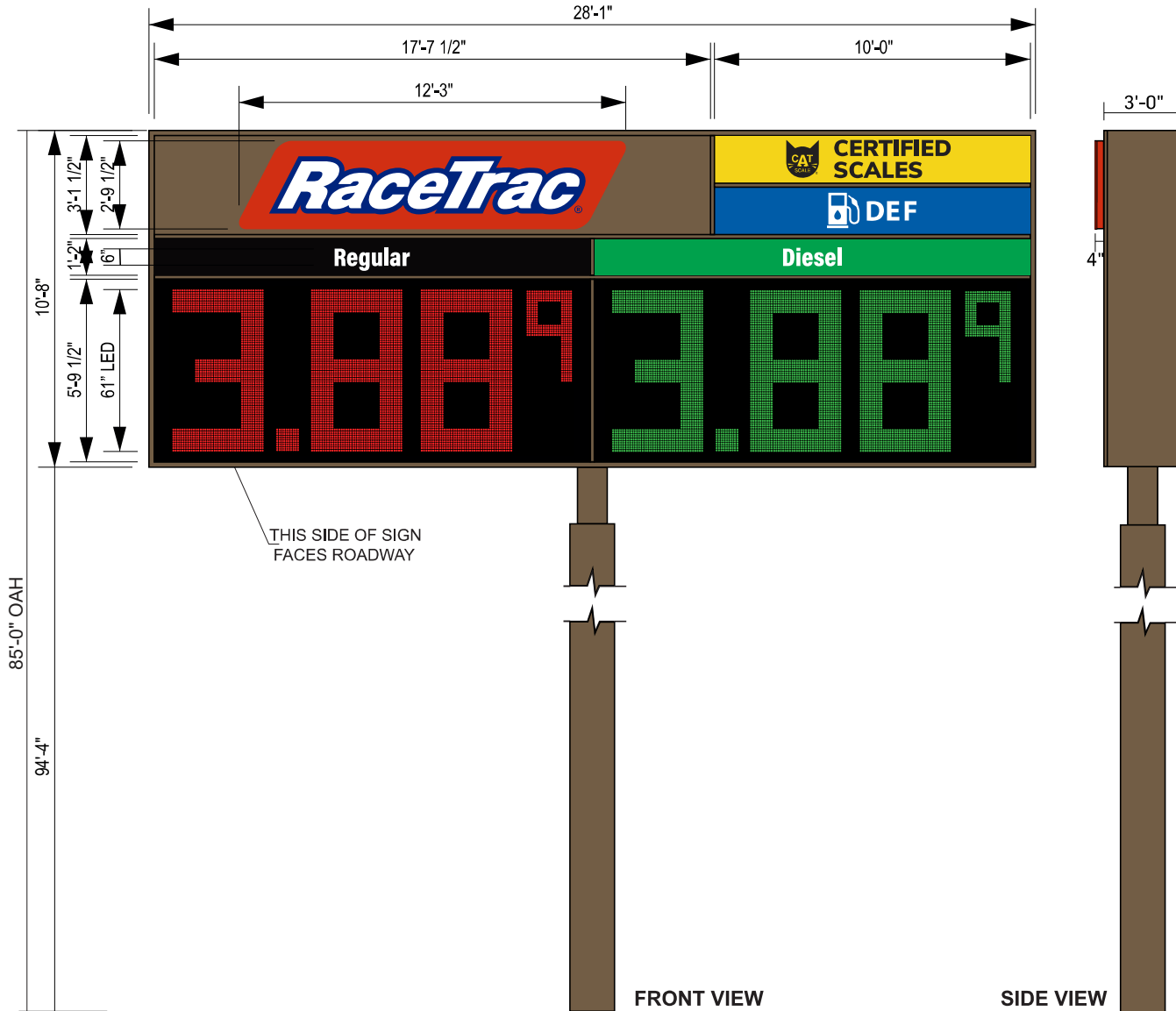
**STAMPED, SEALED ENGINEERING REQUIRED**

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

DOUBLE FACED

QUANTITY 1

ALL FUEL GRADE PANELS TO BE ACCESSIBLE FROM TOP OF SIGN



Sloan Sign Box 3  
LED Interior Illumination

**Specifications:**

Sign Faces:

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

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

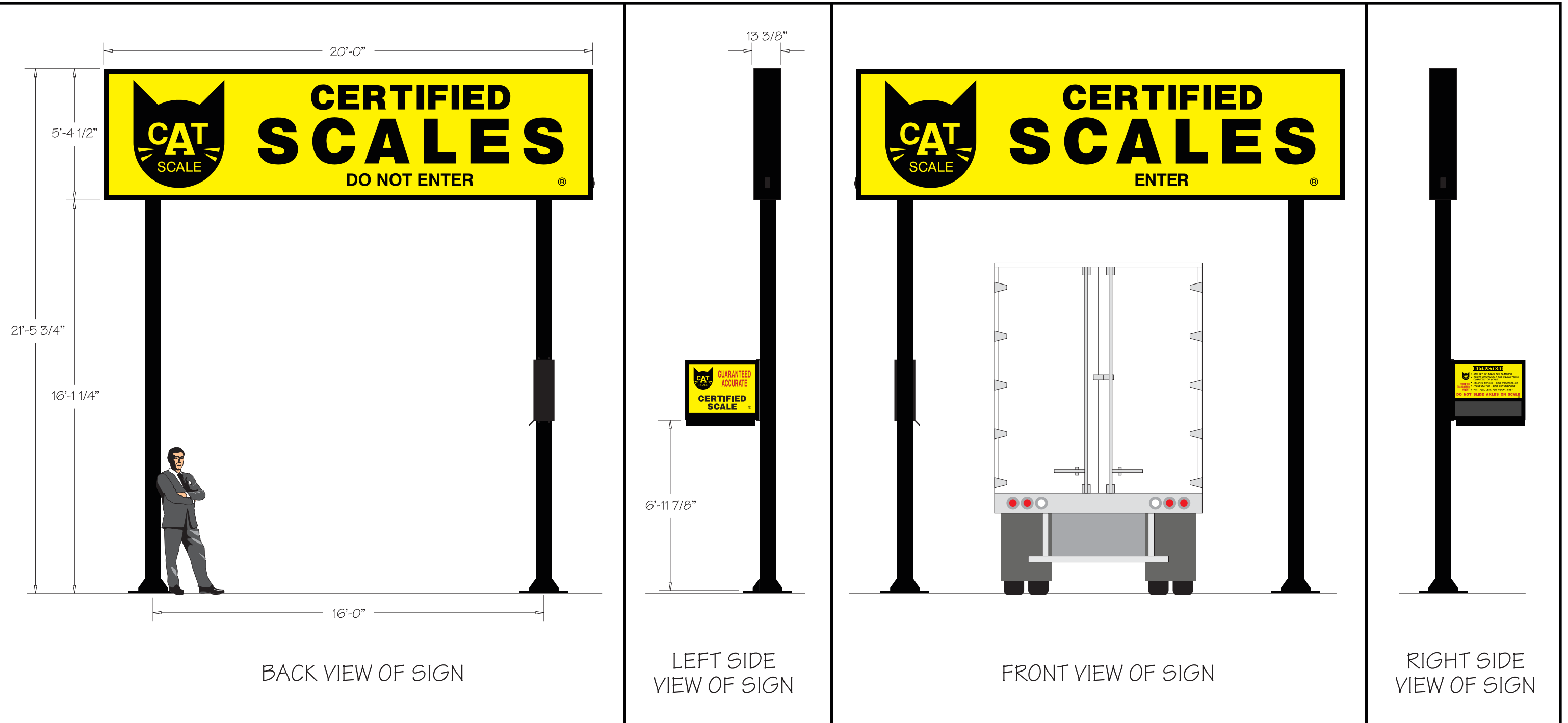
Sign Frame: 2" x 2" x .25" steel tube with .063 aluminum cladding painted Bronze C3.

Extruded aluminum 1-1/2" wide Divider Bars installed to retain sign panels. Face dividers and retainer to be painted painted Bronze C3.

Sign Support: Internal steel pipe support to be welded to steel saddle bracket at top and bottom of sign frame.


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

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



CAT Scale ID sign – Qty (5) Advance ISB104014E Ballasts and Qty (20) F60T12CW/HO lamps. Power Consumption: (approx. 1000 W)  
 Speaker Sign – Qty (1) Advance ISB104014E Ballast and Qty (3) F36T12CW/HO lamps. Power Consumption: (approx. 100 W)

Signs are fabricated per UL 48 Standard for Electric Signs and shall be installed per National Electric Code (NEC) Article 600.

 <b>EAGLE SIGN CO.</b> <small>A DIVISION OF EAGLE SIGNS, INC.</small>	605 SW 37TH ST. GRIMES, IA 50111 515-243-5663 • FAX: 515-243-5313 TOLL FREE: 800-307-8186 www.eaglesign.net	<b>NAME:</b> CAT SCALE - STANDARD SIGN PACKAGE <b>SKETCH #:</b> 0218-01 <b>APPROVAL:</b> X <b>DATE:</b> X	<b>PROJECT:</b>	SCALE: 1/4" = 1'   DESIGNER: CRN REVISIONS: VERSION #1 - 2/2/2018 VERSION #2 - 2/6/2018	THIS IS A CONCEPTUAL DRAWING. FINAL PRODUCT MAY VARY. THIS ARTWORK IS PROPERTY OF <b>EAGLE SIGN CO.</b> AND MAY NOT BE REPRODUCED
	CAT Scale ID sign – Qty (5) Advance ISB104014E Ballasts and Qty (20) F60T12CW/HO lamps. Power Consumption: (approx. 1000 W) Speaker Sign – Qty (1) Advance ISB104014E Ballast and Qty (3) F36T12CW/HO lamps. Power Consumption: (approx. 100 W)				

# 100 SqFt Price Sign- (2) 28" LED- N1

STAMPED SEAL & ENGINEERING REQUIRED

**REGULAR SIDE ALWAYS FACES ROAD**

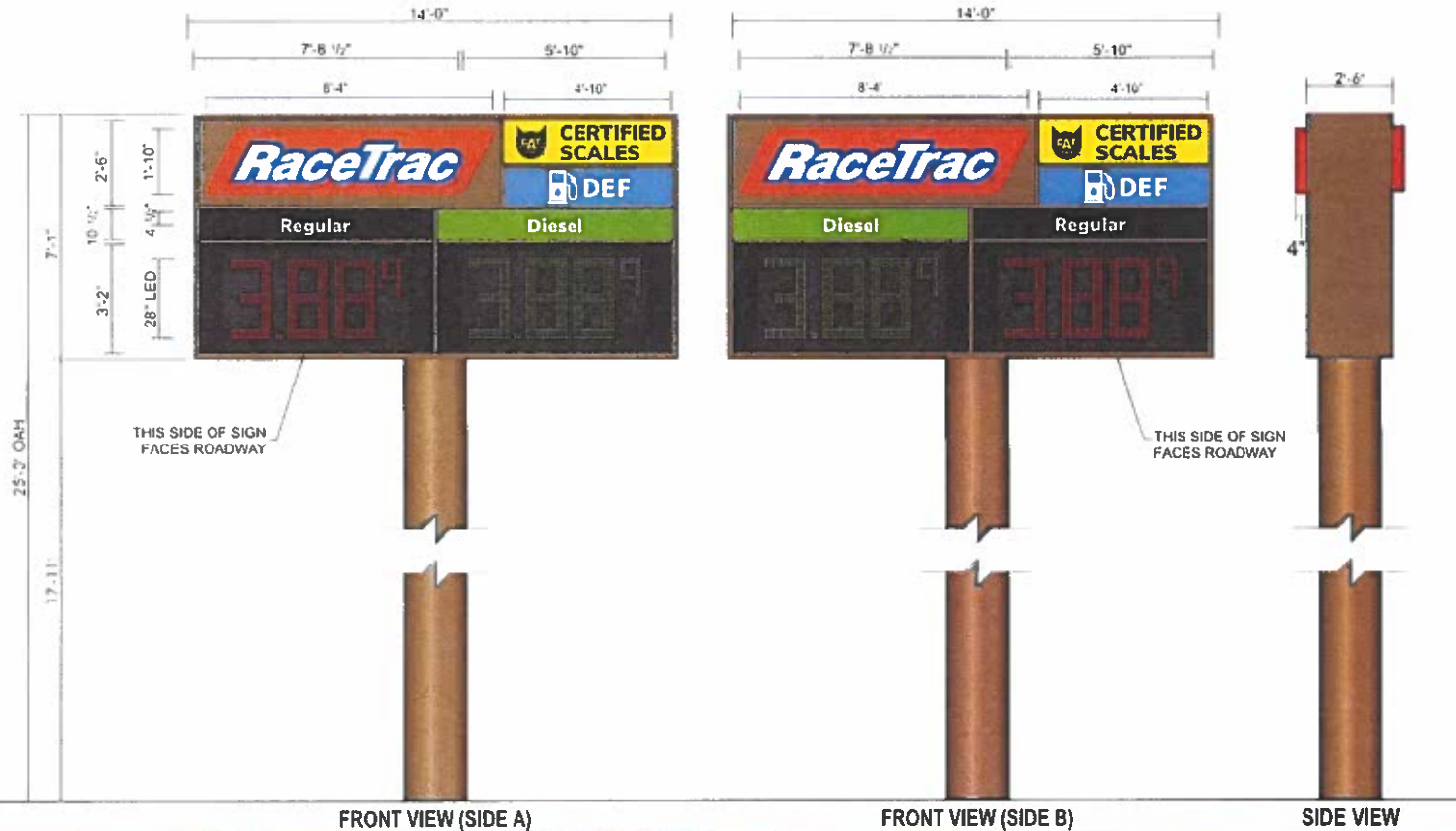
\*All sign components to be UL listed. All wiring to conform to UL

specifications. Installations to be per NEC requirements. All signs to bear UL labels

FOUNDATION INFORMATION PROVIDED BY RACETRAC. MANUFACTURER RESPONSIBLE FOR HAVING A LICENSED ENGINEER VALIDATE FOUNDATION DESIGN PRIOR TO INSTALL  
 DOUBLE FACED  
 QUANTITY 1  
 ALL FUEL GRADE PANELS TO BE ACCESSIBLE FROM TOP OF SIGN



**Sloan Sign Box 3  
LED Interior Illumination**



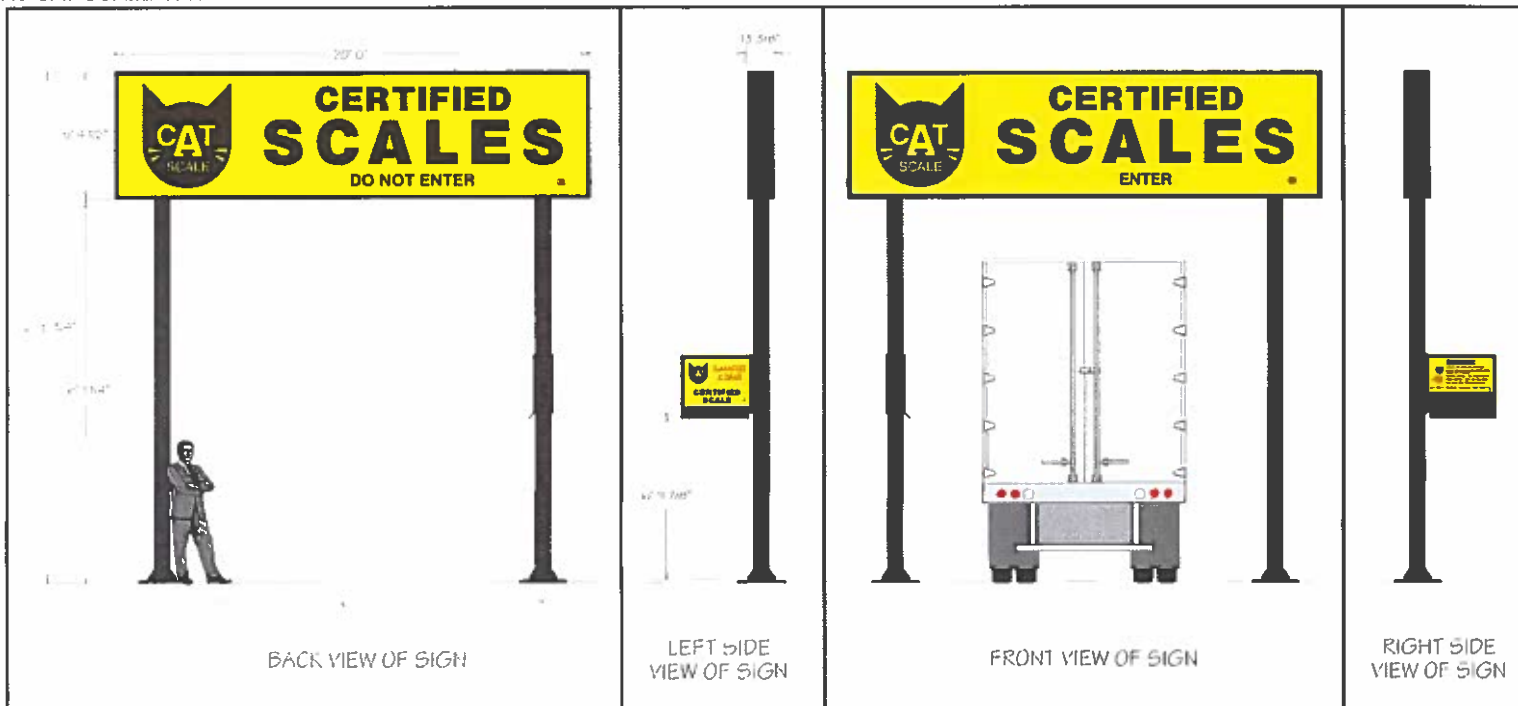
**Specifications:  
Sign Faces:**

- Logo panel: Aluminum panel painted Bronze C3 with parallelogram mounted to the surface. Parallelogram to be channel letter-type construction with 1.77" thick Polycarbonate face panels with 2nd surface applied translucent vinyl graphics. Parallelogram copy to be digital print provided by Miratec. Systems with red background and with blue areas of logo graphic also printed. Cabinet and trim cap to be painted Red C1.
- Regular Unleaded Product Panel: Solar Grade Polycarbonate, Background to be 1st surface applied opaque vinyl Black C6; "Regular" to be show-through white.
- Diesel Product Panel: Solar Grade Polycarbonate, Background to be 1st surface applied translucent vinyl Green C7; "Diesel" to be show-through white.

**Interior Illumination:** Sloan Sign Box 3 LED Interior Illumination powered by low voltage power supplies. This is behind fuel grade panels only.  
**Sign Frame:** 2" x 2" x .25" steel tube with .063" aluminum cladding painted Bronze C3. Extruded aluminum 1-1/2" wide Divider Bars installed to retain sign panels. Face dividers and retainers to be painted Bronze C3.  
**Sign Support:** Internal steel pipe support to be welded to steel saddle bracket at top and bottom of sign frame. External steel sign support to meet building and local sign codes. Size of steel and footing as required per site requirements.

	Client: RaceTrac	06/09/2023	Original Rendering	SS	This rendering is the property of Anchor Sign, Inc. It is to be used for the exclusive use of Anchor Sign, Inc. and the party which requested the rendering. It is not to be distributed, copied, or used for any other purpose without the consent of Anchor Sign, Inc. Please contact your Account Manager with questions regarding this document.
	Site #: RT-1558	06/29/2023	Updated Pyllons, Site Plan, and Exit Vinyl locations on canopy	KB	
Address: 4539 Highway 81 North Anderson, SC 29621					





CAT Scale ID sign – Qty (5) Advance ISB104014E Ballasts and Qty (20) F60T12CW/HO lamps. Power Consumption: (approx. 1000 W)  
 Speaker Sign – Qty (1) Advance ISB104014E Ballast and Qty (3) F36T12CW/HO lamps. Power Consumption: (approx. 100 W)

Signs are fabricated per UL 48 Standard for Electric Signs and shall be installed per National Electric Code (NEC) Article 600.

425 SW 17th St Gaines, GA 30501 515-243-5661 FAX 515-243-5311 TOLL FREE 800-397-9179 6842205201	NAME: CAT SCALE - STANDARD SIGN PACKAGE SKETCH#: 0218-01 APPROVAL: <input checked="" type="checkbox"/>	PROJECT: DATE: <input checked="" type="checkbox"/>	SIZE: 5'4" x 1'   WEIGHT: CRN VERSION #1 - 2/2/2016 VERSION #2 - 2/8/2016	THIS IS A CONCEPTUAL DRAWING. ANY OTHER DIMENSIONS OR MATERIALS TO BE USED IN THE FABRICATION OF THE SIGN SHALL BE THE RESPONSIBILITY OF THE CLIENT.
	APPROVAL: <input checked="" type="checkbox"/>	DATE: <input checked="" type="checkbox"/>	VERSION #1 - 2/2/2016 VERSION #2 - 2/8/2016	THIS IS A CONCEPTUAL DRAWING. ANY OTHER DIMENSIONS OR MATERIALS TO BE USED IN THE FABRICATION OF THE SIGN SHALL BE THE RESPONSIBILITY OF THE CLIENT.



Client: RaceTrac  
 Site #: RT-1558  
 Address: 4539 Highway 81 North  
 Anderson, SC 29621

REVISION INFO	DATE	DESCRIPTION
	06/08/2023	Original Rendering
	06/29/2023	Updated Pylons, Site Plan, and Exit Vinyl locations on canopy.

SS	This rendering is the property of AnchorSign. It is not to be reproduced, copied, or distributed without the written consent of AnchorSign. Any other use of this rendering is strictly prohibited.
KB	



GENERAL NOTE: ALL WORK SHALL BE IN COMPLIANCE WITH REGULATED SIGNAGE STANDARDS. SIGNAGE SHALL BE RECOMMENDED AND ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND REGULATIONS AS APPLICABLE.



**RT1558 - Anderson Travel Center  
Preliminary Art Deck  
4539 Highway 81 North  
Anderson, SC 29621**

Revision #	Date	Page # and Details
1	07/13/22	revised N2 Interstate sign to 300sf cabinet update to existing QT sign
2	11 16 22	Revised Interstate sign to 350 SF
3	06/01/23	revised N2 interstate sign to 300sf cabinet update to existing Q1 sign



1690002007

I-85 SOUTHBOUND RAMP  
I-85 SOUTHBOUND  
I-85 NORTHBOUND

I-85 NORTHBOUND EXIT 27

1690001012

1690001006

1690001007

1690001011

NONE

1690013004

1690013025

1690013013

1690013017

1690013026

4539 HIGHWAY 81 N Anderson, 29621

HIGHWAY 81 N

ALLIANCE PKWY

1690001013

1690001005

81

1690013019

1690013023

1690013029

1690013036

1690013040

1690013041

1690001010

1690013042

1690013044