



MEMORANDUM

ANDERSON COUNTY DEVELOPMENT STANDARDS

DATE: January 4, 2024

TO: Land Use and Zoning Board of Appeals Members

FROM: Tyanna Holmes

SUBJECT: January 11, 2024

The Anderson County Land Use and Zoning Board of Appeals is scheduled to hold its next meeting on **Thursday, January 11, 2024 at 5:15 PM** at the Historic Courthouse 101 South Main Street, Anderson, SC 29624.

The meeting agenda and packet are attached for your review.

Please email tkholmes@andersoncountysc.org or call 864-260-4719 to inform staff whether or not you will be in attendance. This ensures a quorum prior to arrival. Thank you.

Tommy Dunn
Chairman, District 5

John Wright, Jr.
Council District 1

Greg Elgin
Council District 3

Cindy Wilson
Council District 7

ANDERSON COUNTY
SOUTH CAROLINA

Brett Sanders
V. Chairman, District 4

Glenn Davis
Council District 2

Jimmy Davis
Council District 6

Renee D. Watts
Clerk to Council

Rusty Burns | County Administrator
rburns@andersoncountysc.org

Anderson County Board of Zoning Appeals

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

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

AGENDA

January 11, 2024

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. December 14, 2023 minutes (forthcoming)
- 4.) Public Hearing:
 - a. Variance Request to reduce the side setback from 15 to 5 located at 225 Major Rd./ TMS 216-00-15-044 (Council District 6).
 - b. Variance request to allow two additional wall signs located at 4391 Hwy 24/ TMS 69-00-02-004 (Council District 5).
- 5.) Old Business:
- 6.) New Business:
- 7.) Other Business:
 - a. Election of Officers (Nominations from the Floor)
 - i. Chair
 - ii. Vice-Chair
- 8.) Adjournment.

Application for a Variance
Anderson County Land Use Board of Zoning Appeals Meeting
County Council Chambers 2nd Floor-Historic Courthouse (DISTRICT #6)
Anderson, South Carolina
January 12, 2024
5:15 PM

Variance request to allow reduction of the side setback from 15 feet to 5 feet.

Staff Report

Applicant: E&B Holdings, LLC

Owner of Property: Shawn Bell

Property Location: 225 Major Rd, Piedmont, SC

Council District: Six (6)

Tax Map Number (TMS #): 216-00-15-048

Property Description: Major Rd, 3.53 acres

Current Zoning: Unzoned

Land Use: Residential or Commercial

Applicant's Request: Applicant is requesting a variance to reduce the side setback from 15 feet to 5 feet.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 24-117. Setbacks for Non-Residential

Principal Use. Side yard setback 15' for newly created lots of records.

Staff Recommendation:

- 1) In 2007, the code allowed for a 10' side yard setback which met the requirements at the time of construction. Newly adopted code requires a 15' that by default placing a higher standard of the subdivided lot.
- 2) Building and Codes approved the location that will not meet the fire code.
- 3) There will be no adverse effects on adjacent properties if the variance is granted.
- 4) The Board has granted other variances similar to this request and would be consistent with its approval.
- 5) If approved, the new plat will reflect the side setback of 5 feet.



Variance Application

Processing Fee: \$300.00

PAID
2023-2566

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: E&B Holdings, LLC
Mailing Address: PO Box Box 51625 Piedmont, SC 29673
Telephone and Fax: 864-430-0818 E-Mail: bell6073@bellsouth.net

Property Owner's Information

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

Name: Shawn Bell
Mailing Address: PO Box 51625 Piedmont, SC 29673
Telephone and Fax: 864-430-0818 Email: bell6073@bellsouth.net
Designated Agent Name (Representative of Property Owner): Shawn Bell

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

11-2-23
Date

Project Information

Please Indicate Current Use of Property: Commercial or Residential
Property Location: 225 Major Rd Piedmont, SC 29673
Parcel Number(s)/TMS: 2160015048
County Council District: 6 School District: Anderson One
Total Acreage: 3.53 Current Zoning: Residential

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

Purpose of Variance: Splitting the properties up & 2 storage buildings are located on the property. Need to split up, but only roughly 13ft between buildings.

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

Yes: No: Date visited ROD or Date searched online: Search completed on 11/1/2023 _____

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:

The buildings are too close together for a standard side set back

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

N/A

Reasons why property is prohibited or limited in its uses:

N/A

N/A

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:

We are only asking for a variance on a side setback

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

A survey is submitted with the new proposed property lines along with this variance appli

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

11-6-23

Date

ZONING Approved _____ Disapproved _____ NA X

Compliance Permit # 200701481 Must brick underpin in Zoned Area NO

Building Permit # 200703209 IS NOT IN X IS IN _____ A FLOOD PLAIN

Property Description 225 MAJOR ROAD Community Panel # 450013- 125 B
PIEDMONT, SC 29673

Lot# _____ Tract _____ Acreage 3.53 AC

ANDERSON COUNTY
- CERTIFICATE OF COMPLIANCE -

"I (we) do certify that all clearing, (grading, construction, and/or development will be done in a manner which will minimize, the extent possible, any adverse offsite effects resulting from soil erosion, sedimentation and increased stormwater runoff during the process of development. This agreement covers work to be done on parcel(s) located in the County Tax Book as-

Applicant is responsible to check any "Subdivision" covenants _____ Front Setback - (from road right-of-way) 40
Property lines will be marked accurately _____ Side Setback - (from property line) 10
Rear Setback - (from property line) 10
* Side Setback (if corner lot) from road right-of-way) _____

TMS# 216-00-15-044

Existing mobile home on property? Yes _____ No X will be relocated _____ demolished _____ taken to dealership _____

Has a septic tank permit/sewer tap receipt been obtained for the structure/home? Yes _____ NO _____ NA X

9/19/2007
Date

X 
Applicant

PLEASE NOTE: FAILURE TO INSTALL AND MAINTAIN ADEQUATE CONTROL MEASURES TO PREVENT ANY ADVERSE IMPACT ON ADJACENT PROPERTY, WATERWAYS, OR ROADWAYS MAY RESULT IN A FAILURE OR DELAY OF INITIAL BUILDING INSPECTION. (Reference Chapter 38 of the County Code of Laws, Land Use Division, Article V- Stormwater Management and Sedimentation Control, Section 38-534: Exemptions, Paragraph 4)

THIS AGREEMENT, entered into on the day and year appearing below, by and between THE COUNTY OF ANDERSON, South Carolina, (herein called the "County", and;

X LEPPY YEARGIE (herein called the "Applicant"),
PRINT NAME

WITNESSETH

The Applicant hereby understands and agrees that any grading done as a part of the development of the above referenced parcel(s) or work to be performed on the parcel(s) does not constitute approval by the County, its department, agencies or designated agents. The Applicant is aware that any work performed on the parcel(s) does not require a grading permit as such, but any such work is subject to the installation and maintenance of measures that will control erosion, sedimentation, and stormwater runoff which meets minimum standards. Under certain conditions, a plan must be submitted to Anderson County Land Use Services Department which defined the specific control measures that will control stormwater runoff and maintain sediment on the site.

The Applicant hereby further understands and agrees that as consideration for the issuance of any building permit the Applicant shall indemnify and save harmless any person, persons, or corporation, the County, its departments agencies and designated agents from any and all actions, claims and damages which the County or any person, persons, or corporations may now or hereafter have no account of any work done by or for the Applicant or may be the result of development done by the Applicant which fails to meet minimum requirements as set forth in the County Sediment Control and Stormwater Management Ordinance.

This 19 TH day of SEPTEMBER, 2007

COUNTY OF ANDERSON

COMMENTS:
4800 SF CONSTRUCTION OF A STORAGE BLDG--

BY: KMHEMBREE
COUNTY REPRESENTATIVE

COMPLIANCE APPROVED FOR: (CHECK CHOICE(S))
RESIDENTIAL HOME _____

GARAGE: (SIZE _____)

MOBILE HOME _____

BARN _____

OTHER X _____

ADDITIONAL COMMENTS:
TO BE USED FOR PERSONAL USE ONLY--NOT TO
BE USED FOR COMMERCIAL PURPOSES--BLDG
PLANS HAVE BEEN REVIEWED BY BLDG & CODES

ZONING Approved _____, Disapproved _____, N/A X

Compliance Permit # 201500775 Must brick underpin in Zoned Area NO

Building Permit # 201502607 IS NOT IN X IS IN _____ A FLOOD PLAIN

Property Description 225 MAJOR ROAD Community Panel # 450013- 135E B
PIEDMONT, SC 29673

Lot# _____ Tract _____ Acreage _____

ANDERSON COUNTY
- CERTIFICATE OF COMPLIANCE -

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Applicant is responsible to check any "Subdivision" covenants AD Front Setback - (from road right-of-way) 40
Property lines will be marked accurately AD Side Setback - (from property line) 10
Rear Setback - (from property line) 10
* Side Setback (if corner lot) from road right-of-way _____

TMS# 216-00-15-044

Existing mobile home on property? Yes _____ No X will be relocated _____ demolished _____ taken to dealership _____

Has a septic tank permit/sewer tap receipt been obtained for the structure/home? Yes _____ NO _____ N/A X

7/16/2015
Date

X Ana Perry
Applicant

PLEASE NOTE: FAILURE TO INSTALL AND MAINTAIN ADEQUATE CONTROL MEASURES TO PREVENT ANY ADVERSE IMPACT ON ADJACENT PROPERTY, WATERWAYS, OR ROADWAYS MAY RESULT IN A FAILURE OR DELAY OF INITIAL BUILDING INSPECTION. (Reference Chapter 38 of the County Code of Laws, Land Use Division, Article V- Stormwater Management and Sedimentation Control, Section 38-534: Exemptions, Paragraph 4)

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X Ana Perry (herein called the "Applicant"),
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This 16 TH day of JULY, 2015 COUNTY OF ANDERSON

COMMENTS:
PERSONAL STORAGE BUILDING 3750 'SF

BY: DJLAGROON
COUNTY REPRESENTATIVE

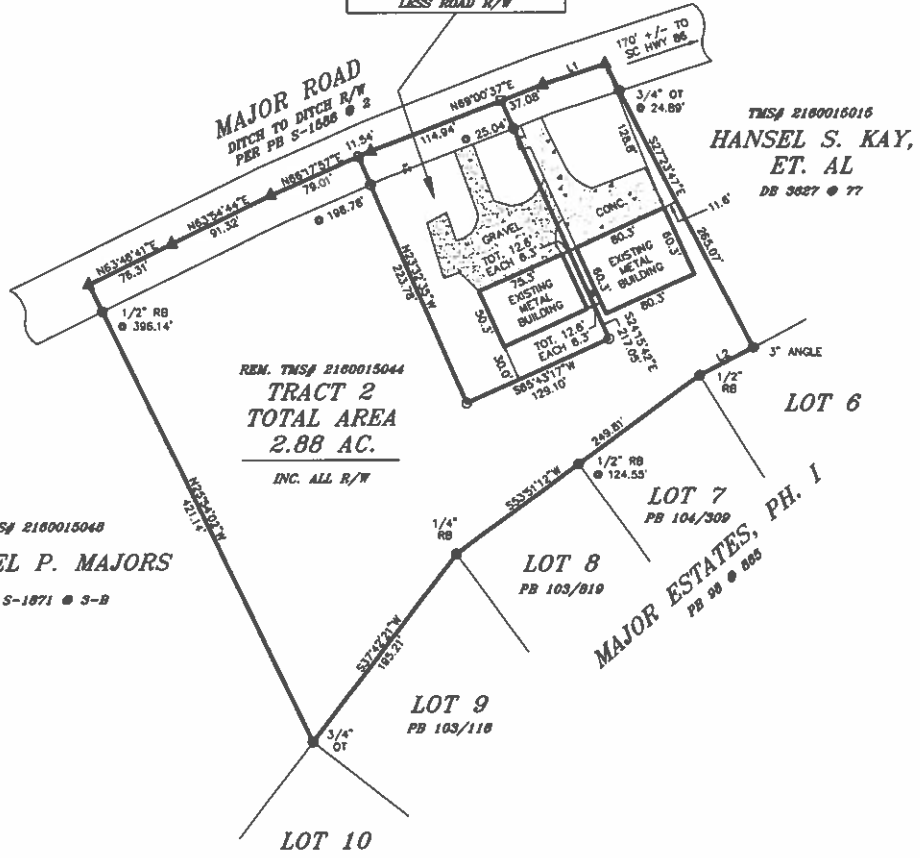
COMPLIANCE APPROVED FOR: (CHECK CHOICE(S))
RESIDENTIAL HOME _____
GARAGE: (SIZE _____)
MOBILE HOME _____
BARN _____
OTHER STORAGE

X Ana Perry
ADDITIONAL COMMENTS:
NOT TO BE USED AS COMMERCIAL. MUST
COMPLY TO ALL AREA RESTRICTIONS. IF ANY
TO CHECK YOUR R/W CALL 2064764



LINE TABLE		
LINE	LENGTH	BEARING
L1	54.54	N72°07'44"E
L2	49.83	S82°16'16"W

P/O TMS# 2160015044
TRACT 1
 TOTAL 0.65 AC.
 NET 0.57 AC.
 25,015 SQ.FT.
 LESS ROAD R/W



Except as specifically stated or shown on this plat, this survey does not reflect any of the following which may be applicable to the subject property: easements, other than possible easements that were viable at the time of making of 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. This survey does not constitute a title research, flood study, wetlands delineation or environmental inspection by the surveyor.

- 10/19/2023 PLAT REVISION NOTES:
- 1) SEE ORIGINAL PLAT BY ME OF 3.53 AC. DATED 06/24/15.
 - 2) ADDITIONAL IMPROVEMENTS (75'x 50' BUILDING, GRAVEL, ECT.) WERE LOCATED 10/19/23 TO PROPOSE A NEW LOT TO PRESENT FOR SETBACK VARIANCE.
 - 3) LOT PROPOSED HALVES THE DISTANCE BETWEEN EACH BUILDING. EACH BUILDING WILL BE 6.3' FROM THE PROPOSED PROPERTY LINE.

Survey For

E & B HOLDINGS, LLC

Property Designation: DIVISION OF TMS# 2160015044

J955-SPLIT

Plat Book Reference: S-1586 Page No. 2

Deed Book Reference: 8007 Page No. 112

SEE PLAT BY ME, FOR E AND L INVESTORS, LLP, OF 3.53 AC., DATED 06/24/15.

State	County
SOUTH CAROLINA	ANDERSON

Legend	
△ Nail Set	▲ Nail Found
○ Iron Pin Set 1/2" RB (Rebar)	□ Point, Unless Otherwise Noted
● Iron Pin Found	■ Conc. Mon. (F)

Scale	Date	Graphic Scale
1" = 100'	10/19/23	0 50 100'

JAY DUNN Land Surveyor
 Professional Land Surveyor # 24276
 Post Office Box 1023
 1649 E. Main Street
 Easley, South Carolina 29641
 Office (864) 859-1358
 jaydunninc@bellsouth.net

I hereby state that to the best of my professional knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class "B" survey as specified therein.

Bobby Jay Dunn, P.L.S. No. 24276



2160015046

2160002017

MAJOR RD

2160015015

HIGHWAY 86

2160015044

2160601001

2160015048

2160601002

2160601003

2160601004

ETA DR

2160601005

2160602002

2160601006

2160602003

Staff Report

Application for a Variance – To allow additional wall signs

Anderson County Board of Zoning Appeals- District 5

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

Anderson, South Carolina

January 11, 2023

5:15 P.M.

Applicant: Patti Ridgeway

Owner: Highway 24 LLC

Property Location: 4391 Hwy. 24 Anderson, SC 29626

Council District: Five (5)

Tax Map Number: 69-00-02-004

Acreage of Property: .83

Current Zoning: Un-Zoned

Land Use: Commercial

Surrounding Zoning Districts: Un-Zoned

Applicant Request: Applicant is requesting a variance to allow one (2) additional wall signs.

Findings of Fact: Under Chapter 24 of the Anderson County Code, Section 24-245 (Permitted Signs), specifically wall signs: Number of signs. Only one projecting sign as defined in section 24-24 is allowed per building frontage, except for shopping centers, which may have one projecting sign for each business use, plus one aggregate freestanding business identification sign for the shopping center as prescribed in subsection (1)b of this section.

Staff Recommendation:

- 1. The signage allowed by ordinance will provide adequate visibility for all motorists traveling Hwy. 24.**
- 2. Signage is not needed on rear due to property being incorporated into an existing shopping center.**
- 3. Surrounding properties are compliant with Anderson County Code of Ordinances. The requested variance would be inconsistent with the surrounding area.**
- 4. Applications have been denied previously based on similar variance.**
- 5. No physical hardships were presented in order to approve requested variance.**
- 6. The request is not compatible with the spirit and intent of the ordinance.**



Variance Application

Processing Fee: \$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 1 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.

12/1/23

Date Application Received

Application Status (Approved or Denied)

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

Applicant's Information

Name: Patti Ridgeway

Mailing Address: 701 Hwy 28 Bypass, Anderson, SC 29624

Telephone and Fax: Phone: 864-225-5351 Fax: 864-325-9050 E-Mail: pridgeyay@electricitysigns.com

Property Owner's Information

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

Name: HIGHWAY 24, LLC

Mailing Address: 5605 CARNEGIE BLVD, STE 110 CHARLOTTE, NC

Telephone and Fax: 704-944-5957 Email: tje.pavilion.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.

Thomas Sauch, Vice President Pavilion Group, LLC 11/30/23
Owner's or Designated Agent Signature Date

Project Information

Please Indicate Current Use of Property: Commercial or Residential

Property Location: 4391 Hwy 24, Anderson, SC 29626

Parcel Number(s)/TMS: 690002004

County Council District: 5 School District: 5

Total Acreage: .83 Current Zoning: Unzoned

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

Purpose of Variance: To request approval of additional signage on site

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

Yes: No: Date visited ROD or Date searched online. 11/13/23

Private Covenants or Deed Restrictions on the Property: Yes No

If you indicated no and covenants/deed restrictions are discovered after application submittal, the application will be removed from the agenda and any approvals granted by the Board of Zoning Appeals 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:

Adding signage on the South elevation will allow visibility to customers coming from the North along Whitehall road to safely make a turn at the South entrance. The addition of the Pennzoil sign is part of Jiffy Lube national branding and does not exceed the allowable square footage on that elevation.

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

Supporting documents.

Reasons why property is prohibited or limited in its uses:

Without the added visibily for customers coming from the North, customers may drive past the South entrance or have trouble finding the property in a timely and safe manner.

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:

Other business along the named access road have multiple signs to allow for visibility from multiple directions.

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

Moats Fowler Road County GIS map and Google Earth view of Moats Fowler Road

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

For Office Use Only:

Application Received By: _____ Date Completed Application Received: _____

Application Fee Amount Paid: _____ Check Number: _____

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

Variance Application Checklist

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

Section 9:5.- Powers and Duties

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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.

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- One (1) Copy of all Private Covenants and Deed Restrictions Related to the property, if applicable (Can be obtained from Anderson County Register of Deeds) *No restrictions*
- 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.

Patti Ridgeway
Applicant's Signature

11/30/23
Date

Variance Hardship Statement
Jiffy Lube #4208 4391 Hwy 24 ANDERSON SC 29626

Visibility to the south elevation of our building is vital to the success of the operation. Our customers that access our store from Whitehall Road going north need to see our store in time to safely make their turn before they pass the entrance drive.

The paved drive that connects Whitehall Road to Highway 187 on the south side of the property is acting as a named street. It is a named street on Google Earth but does not appear to be a named street on the GIS map. We feel that since it functions as a named street it should be considered a named street as it relates to the sign code for this property and therefore, we should be allowed to install signs on the south elevation that would be allowed for businesses with two street frontages. There are other neighboring businesses who only have access from Whitehall Road, Highway 24 and Highway 187 by using this paved access road/street as there are no direct entrances off Highway 24, Highway 187 or Whitehall Road to their property. The city/county is using this access road as if it were a named street.

The PENNZOIL sign on the front elevation is part of the national branding for Jiffy Lube. As part of the Jiffy Lube image, it is always placed on the right side of the front elevation. The total square footage of both signs does not exceed what would be allowed for this elevation and we are asking for approval to install this sign to maintain a consistent national branding image.

PRIOR TO STARTING WORK, CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING CONDITIONS. ALL EXISTING ITEMS THAT ARE IN CONFLICT WITH PROPOSED IMPROVEMENTS ARE TO BE RELOCATED/REMOVED AS NEEDED & CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION AND FOR INQUIRING ALL COSTS IN BASE BID.

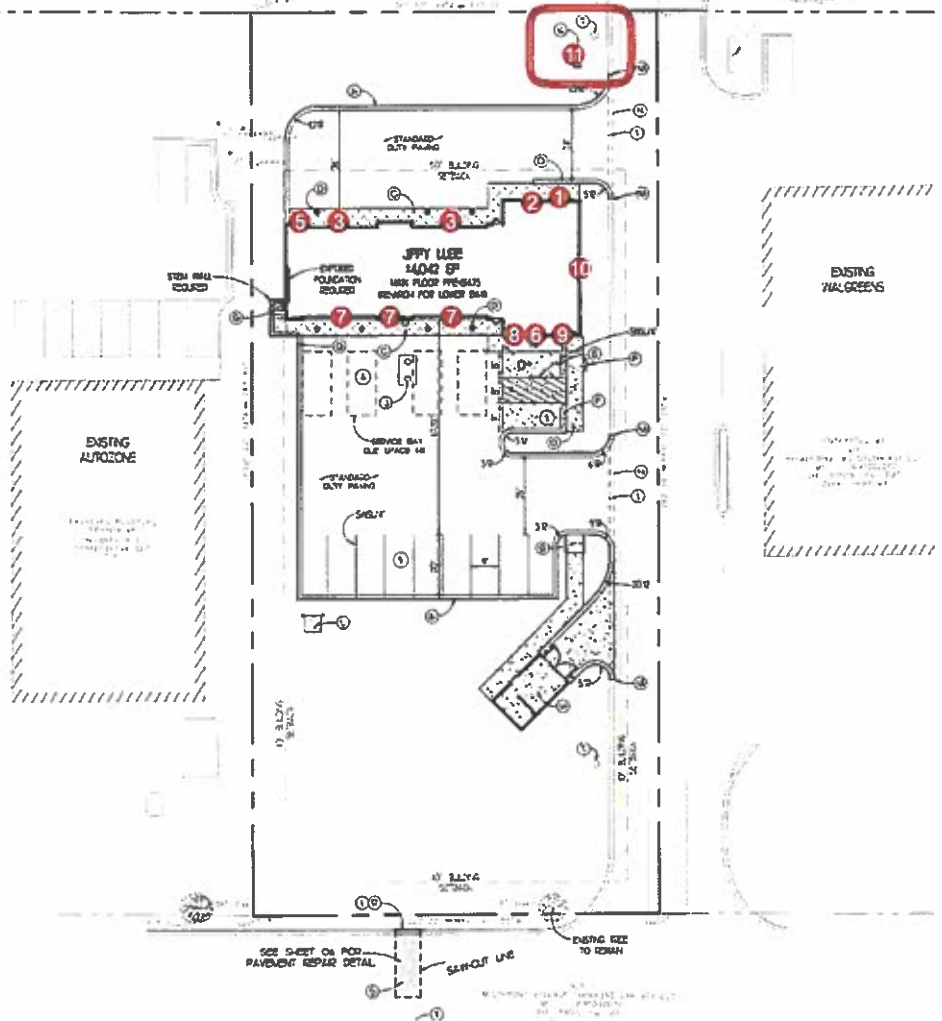
PAIN STRIPING LEGEND

ORANGE - DOUBLE YELLOW LINES 1/2" x 1/2" W
 YELLOW - SINGLE YELLOW LINES 1/2" x 1/2" W

SC HWY. 24
 60' PUBLIC R/W

JIFFY LUBE #4208
4391 HWY 24
ANDERSON, SC 29626

Proposed Monument Sign



PROPOSED SIGNS:

- ① 37" STACKED CHANNEL LETTERS - *Approved 11/15/23*
- ② 1'-6" X 7'-8" CANOPY
- ③ 3'-0 1/2" X 1'-9" EXIT ONLY PANEL (QTY 2)
- ④ 12" ADDRESS LETTERS
- ⑤ 2'-0" X 3'-6 3/8" PENNZOIL SIGN
- ⑥ 37" STACKED CHANNEL LETTERS
- ⑦ 3'-0" X 1'-9" VEHICLE ENTRY PANEL (QTY3)
- ⑧ 3'-0 1/2" X 1'-9" CUSTOMER WELCOME PANEL
- ⑨ 1'-6" X 7'-0" CANOPY
- ⑩ 1'-6" X 9'-0" CANOPY
- ⑪ 9'-0" X 9'-3" PYLON AT 25'-0" OAH - *Approved 11/15/23*



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Persona Signs, LLC
 700 21st Street Southwest
 PO Box 210
 Watertown, SD 57201-0210
 1.800.843.9888 • www.personasigns.com

Customer:
JIFFY LUBE
 Location:
ANDERSON, SC
 File Name:
414985 - R6 - ANDERSON, SC

Project No.:
414985
 Request No.:
49649
 Prepared By:
SC/CTM/AL/CM
 Date:
09/19/23
 Revision:
6

The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and other applicable local codes. This includes proper grounding and bonding of the sign.

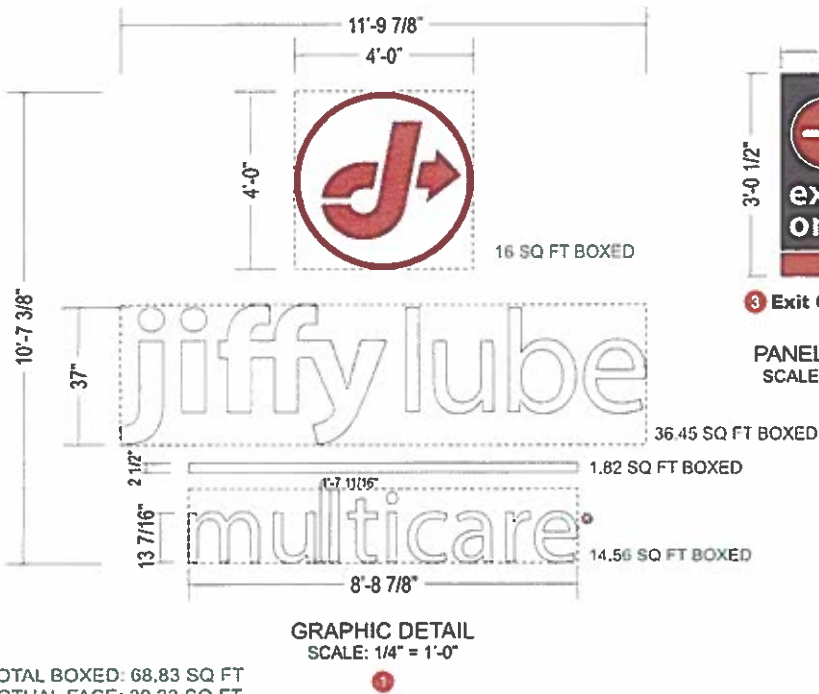
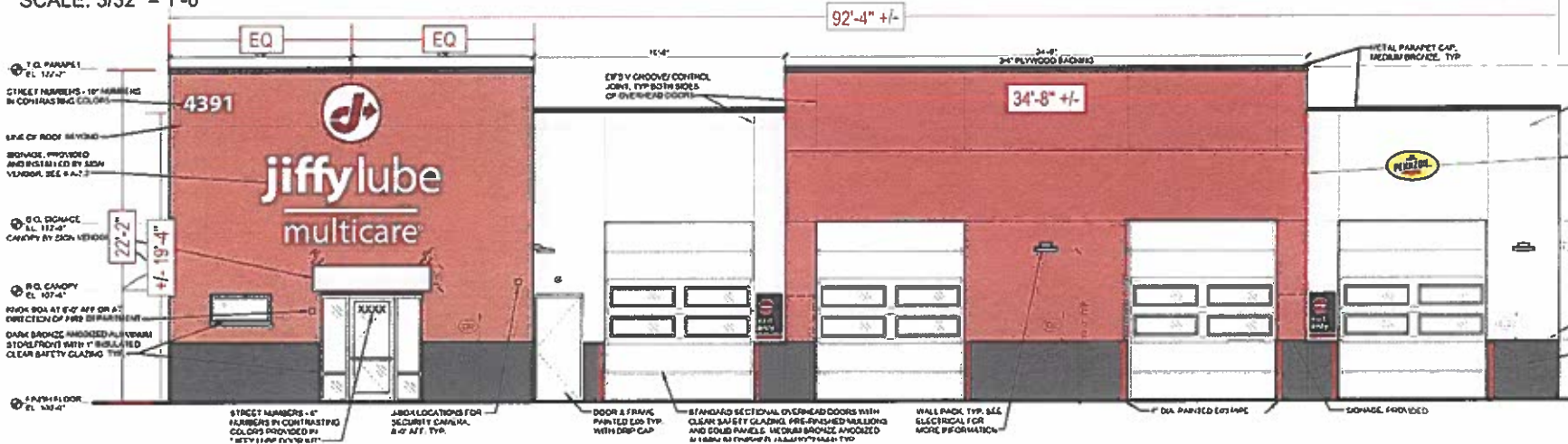
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Customer Approval (Please Initial):

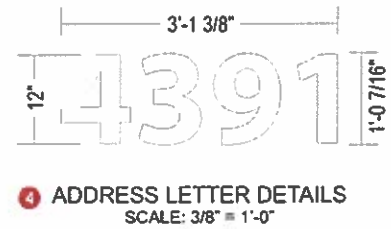
Approval Date:

FRONT (NORTH) ELEVATION
SCALE: 3/32" = 1'-0"

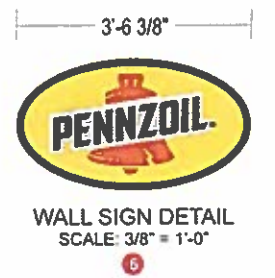
CHANNEL LETTERS SHOWN ON EXISTING WALL COLOR OR AS NOTED ON ELEVATIONS.
CUSTOMER TO VERIFY WALL COLOR PRIOR TO PRODUCTION



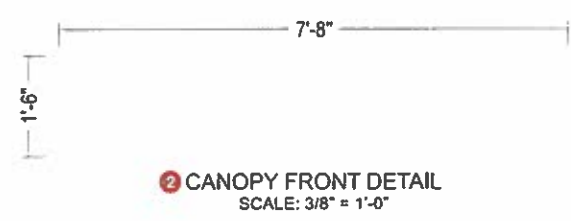
3 Exit Only Sign
SCALE: 3/8" = 1'-0"



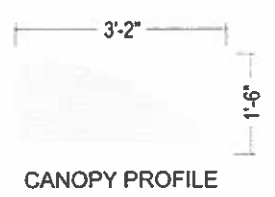
4 ADDRESS LETTER DETAILS
SCALE: 3/8" = 1'-0"



5 WALL SIGN DETAIL
SCALE: 3/8" = 1'-0"



2 CANOPY FRONT DETAIL
SCALE: 3/8" = 1'-0"



CANOPY PROFILE

TOTAL BOXED: 68.83 SQ FT
ACTUAL FACE: 30.33 SQ FT

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Location:
ANDERSON, SC

File Name:
414985 - R6 - ANDERSON, SC

Project No.:
414985

Request No.:
49649

Prepared By:
SCIAL/SCJ/CM/SC

Date:
18OCT23

Revision:
6

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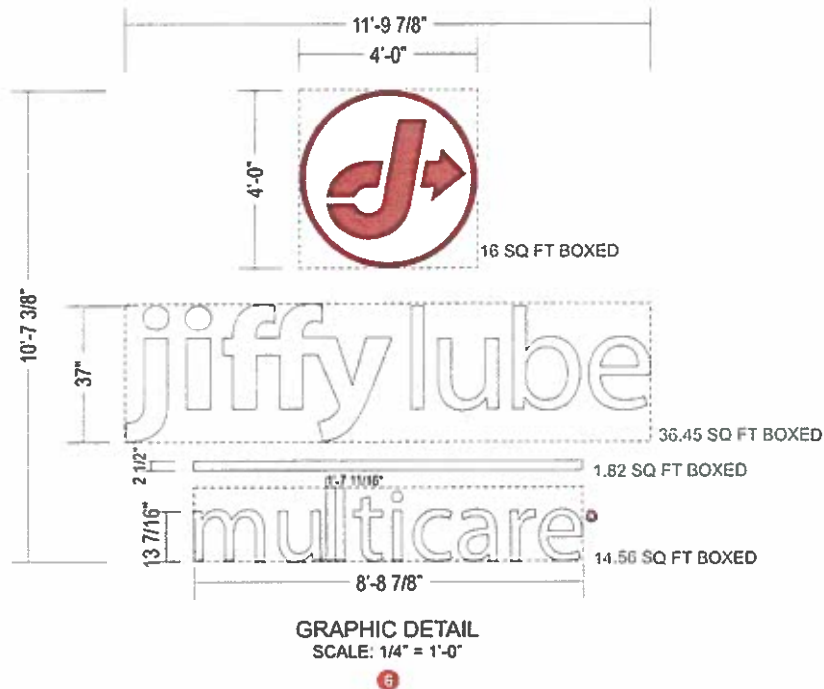
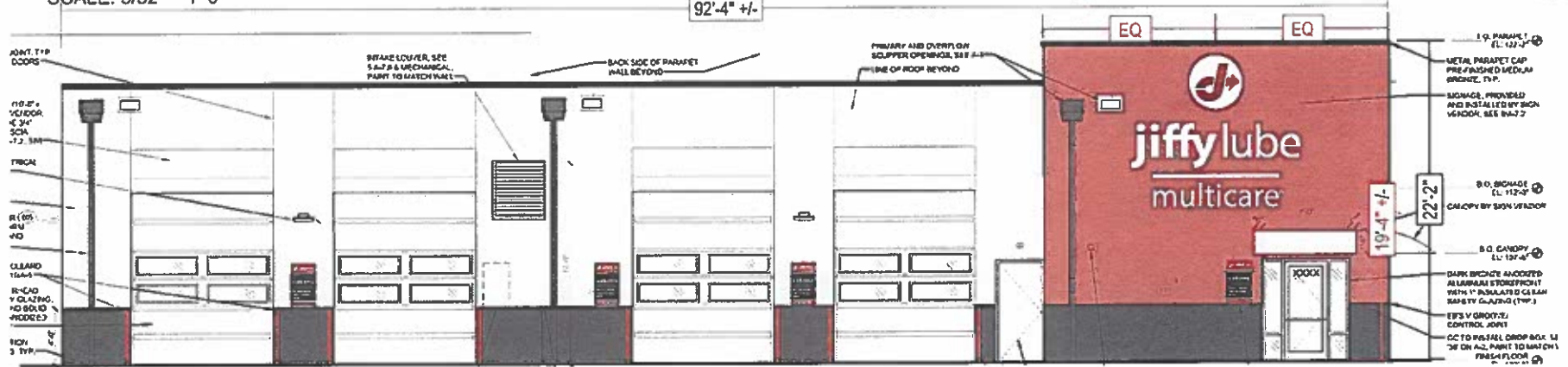
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Approval Date:

REAR (SOUTH) ELEVATION
SCALE: 3/32" = 1'-0"

CHANNEL LETTERS SHOWN ON EXISTING WALL COLOR OR AS NOTED ON ELEVATIONS.
CUSTOMER TO VERIFY WALL COLOR PRIOR TO PRODUCTION

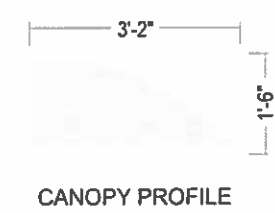


GRAPHIC DETAIL
SCALE: 1/4" = 1'-0"



PANEL DETAILS
SCALE: 3/8" = 1'-0"

CANOPY FRONT DETAIL
SCALE: 3/8" = 1'-0"



CANOPY PROFILE

TOTAL BOXED: 68.83 SQ FT
ACTUAL FACE: 30.33 SQ FT

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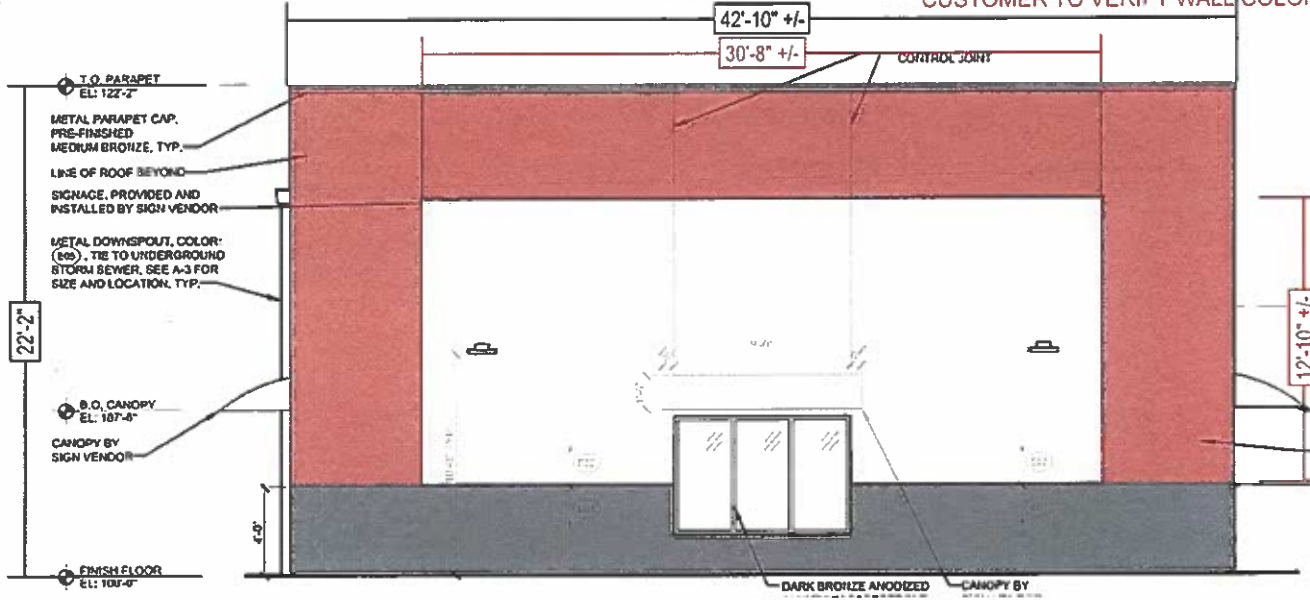
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Approval Date:

SIDE (EAST) ELEVATION
SCALE: 1/8" = 1'-0"

CHANNEL LETTERS SHOWN ON EXISTING WALL COLOR OR AS NOTED ON ELEVATIONS.
CUSTOMER TO VERIFY WALL COLOR PRIOR TO PRODUCTION



10 AWNING DETAIL
SCALE: 3/8" = 1'-0"

AWNING PROFILE



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File Name:
414985 - R6 - ANDERSON, SC

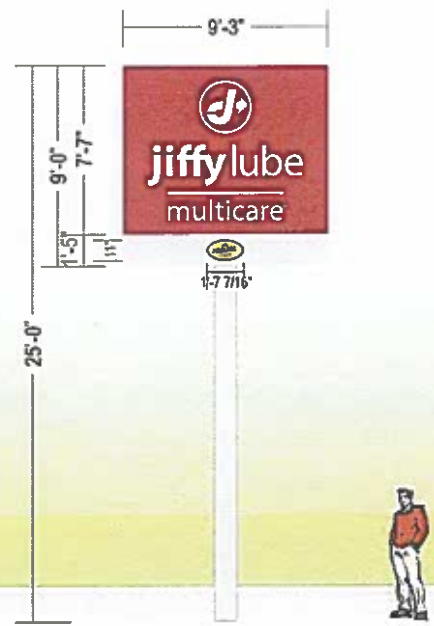
Project No.:
414985
Request No.:
49649
Prepared By:
SC/CM
Date:
09/19/23
Revision:
6

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Customer Approval (Please Initial):

Approval Date:



GRAPHIC DETAIL
SCALE: 1/8" = 1'-0"

<p>persona SIGNS LIGHTING IMAGE</p>	<p>Persona Signs, LLC 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com</p>	<p>Customer: JIFFY LUBE</p>	<p>Project No.: 414985</p>	<p>Request No.: 49649</p>	<p> This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.</p>	<p>Customer Approval (Please Initial):</p>
		<p>Location: ANDERSON, SC</p>	<p>Prepared By: SC</p>	<p>Date: 13AUG23</p>		<p>Revision: 6</p>
<p>File Name: 414985 - R6 - ANDERSON, SC</p>		<p>This is an original document created by Persona Signs, LLC provided specifically to the client for the client's personal use. This document should not be shared, reproduced, modified or otherwise used without written permission from Persona Signs, LLC.</p>				



690003003

HIGHWAY 24

690002005

690002003

690002004

690002002

690002001

690002007

WHITEHALL RD

690012026