



MEMORANDUM

ANDERSON COUNTY DEVELOPMENT STANDARDS

DATE: February 1, 2024

TO: Land Use and Zoning Board of Appeals Members

FROM: Tyanna Holmes

SUBJECT: February 8, 2024

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

February 8, 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)
 - b. January 11, 2024 minutes (forthcoming)
- 4.) Public Hearing:
 - a. Variance request to allow one additional wall sign located at 108 Woodson Street/ TMS 236-00-14-019 (Council District 6).
- 5.) Old Business:
- 6.) New Business:
- 7.) Other Business:
- 8.) Adjournment.

Staff Report
Application for a Variance – To allow additional wall sign
Anderson County Board of Zoning Appeals- District 6
Historic Courthouse- 101 South Main Street- 2nd Floor County Council Chambers
Anderson, South Carolina
February 8, 2024
5:15 P.M.

Applicant: Chris Berning

Owner: Paul Marshall

Property Location: 108 Woodson St. Greenville, SC 29611

Council District: Six (6)

Tax Map Number: 236-00-14-019

Acreage of Property: .08

Current Zoning: Un-Zoned

Land Use: Commercial

Surrounding Zoning Districts: Un-Zoned

Applicant Request: Applicant is requesting a variance to allow one (1) 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 Woodson St. as that is the only road frontage to access the property.
2. Signage is not needed on rear due to property being incorporated into an existing commercial development (Woodson Exchange) in which there is no access to the property which is in question.
3. Surrounding properties that were referenced in supporting letters provided at the time of submittal, one of which has a sign that is not permitted (Edward Jones); the other was approved a variance with conditions (Silver Salon, chose to have two wall signs instead of a freestanding).
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.



AID

Variance Application

Paid

Processing Fee: \$300.00

12/29/23

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.

12/29/23

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: Chris Berning

Mailing Address: 1737 Powdersville Rd Easley SC 29642

Telephone and Fax: 8644770077 E-Mail: _____

Property Owner's Information

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

Name: Paul Marshall

Mailing Address: 14 Linda Ann Dr Flat Rock NC 28731

Telephone and Fax: _____ Email: _____

Designated Agent Name (Representative of Property Owner): _____

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

[Signature]
Owner's or Designated Agent Signature

12/29/2023
Date

Project Information

Please Indicate Current Use of Property: Commercial or Residential

Property Location: 108 Woodson St, Powdersville, SC 29642

Parcel Number(s)/TMS: 2360014019

County Council District: _____ School District: _____

Total Acreage: _____ Current Zoning: _____

Requested Variance: Signage on the back side of building.
Please check to indicate if setback variance sign variance or minimum lot size variance .

Purpose of Variance: To increase business visiblilty

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.

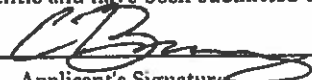
To submit a Variance Application, you must provide the following to the Development Standards Office:

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

12/28/23
Date

To the Anderson County Zoning Variance Board:

As the Director of Business & Relationship Development at Holliday Ingram, I am requesting approval for a variance to add a rear exterior sign on our building unit, 108 Woodson Street, Powdersville, SC 29611. Our business is one that brings clients to our office daily and we are requesting this variance for some of the following reasons:

Marking & Advertising of our Location. In developing relationships in our community and after almost 18 months since the opening of our business in Powdersville, we have found that most do not know the location of our business in the Powdersville community. When mentioning other landmark businesses, we can direct clients to our office but having visibility on the rear side of our building coming from Highway 81 is needed for better advertising of our location and overall success of our business.

Neighboring Tenants have front & rear visibility. Our current signage only faces the parking lot of our building with some visibility to traffic coming from Three Bridges Road. Like our neighboring tenants, for best brand awareness, additional signage is needed on the rear facing the direction of Highway 81. We are currently the only business in our development with only one exterior sign on our building.

Thank you for your consideration of our request.

Sincerely,

A handwritten signature in black ink that reads "Tuesday Wilson". The signature is written in a cursive, flowing style.

Tuesday Wilson

Director of Business & Relationship Development
Holliday Ingram Real Estate Law
864-408-8661

To the Anderson County Zoning Variance Board:

As the owner and landlord of 108 and 110 Woodson Street, Powdersville, SC, 29611, I fully support a variance for rear exterior signs on both units and have approved of the proofs and design, as they are simple and clean.

Both tenants have clients visiting their offices daily. The rear exterior signs are vital markers for customers approaching the units from Highway 81, as the front exterior signs are not visible.

In addition, the signs will provide valuable advertising to allow for my tenants' success as businesses in this new development in Powdersville.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Marshall". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Paul Marshall
Owner, L&P Properties, LLC
14 Linda Ann Dr.
Flat Rock, NC 28731

40 FT



HOLLIDAY INGRAM

REAL ESTATE LAW

6 FT



HOLLIDAY INGRAM

Please use main entrance





2360014009

2360014010

2360014005

2360014007

2360014006

111
WOODSON ST
2360014020

2360014015

115
WOODSON ST

2360014012

104
WOODSON ST
2360014018

112
WOODSON ST

2360014013

0061 E

110
WOODSON ST
105
WOODSON ST

106
WOODSON ST

2360014014

2361101035

2361101034

169 DEER DR

171 DEER DR

167 DEER DR

2361102003

DEER DR C-01-0335

184 DEER DR

2361101033

3525
HIGHWAY 153
HIGHWAY
153