



MEMORANDUM

ANDERSON COUNTY DEVELOPMENT STANDARDS

DATE: March 7, 2024

TO: Land Use and Zoning Board of Appeals Members

FROM: Tyanna Holmes

SUBJECT: March 14, 2024

The Anderson County Land Use and Zoning Board of Appeals is scheduled to hold its next meeting on **Thursday, March 14, 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

March 14, 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
 - b. January 11, 2024 minutes
- 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).
 - b. Variance request to allow additional signage located at 1913 SC-86/ TMS 216-00-13-002 (Council District 6).
 - c. Special Exception request to allow a short-term rental located at 933 Hunter Trail/TMS 67-00-02-057 (Council District 5).
 - d. Special Exception request to allow a short-term rental located at 1408 Cherokee Road/ TMS 17-06-01-033 (Council District 4).
- 5.) Old Business:
- 6.) New Business:
- 7.) Other Business:
- 8.) Adjournment.

STATE OF SOUTH CAROLINA)
COUNTY OF ANDERSON)

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

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

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

1 HUBERT MCCLURE: We'll go
 2 ahead and call this meeting to order. And Ms. Chapman
 3 is not going to be here, but who else is going to be
 4 here? Or is this it? We've got four, so we can go
 5 ahead and meet.

6 All right, first of all I'd like to do the
 7 invocation. Let us pray.

8 **INVOCATION BY HUBERT MCCLURE**

9 HUBERT MCCLURE: Approval of
 10 minutes for September and October. Any problems there?

11 MIKE MILLER: I make a
 12 motion to approve as mailed.

13 HUBERT MCCLURE: Make a motion
 14 to approve.

15 JOHN FARR: Second.

16 HUBERT MCCLURE: Second by Mr.
 17 Farr. All in favor.

18 And let's go ahead and get on the agenda.

19 Staff report on, I think, (b). I think (a) is
 20 gone. (B) is a variance request, 28 Bypass, Council
 21 District 2.

22 Staff report.

23 BRADEN BANNISTER: Thank you, Mr.
 24 Chair. This is a request for a variance to allow
 25 additional wall signs. The applicant is Kylie Fain for
 26 Hilton Displays. The property location is 414 Highway
 27 28, Anderson, South Carolina. As you mentioned, this
 28 is in Council District 2. And the tax map number is
 29 there for your reference. The current zoning is
 30 unzoned. And the land use will be commercial.

31 The applicant is requesting a variance to install
 32 two additional wall signs.

33 Finding of facts: Anderson County Code of
 34 Ordinances Chapter 24-245 Section 2(c), number of
 35 signs, specifically, permanent business identification
 36 signs attached to buildings. Only one projecting sign
 37 as defined in Section 24-24 is allowed per building
 38 frontage, except for shopping centers, which may have
 39 one projecting sign for each business use, plus one
 40 aggregate freestanding business identification sign for
 41 the shopping center as prescribed in 1(b) of this
 42 section.

43 This is for a Starbucks on Highway 28 Bypass.

44 This is your site plan for Starbucks. And these
 45 are the signs that will be requested for wall signs.

46 HUBERT MCCLURE: There's Mr.
 47 Cirelli.

48 TONY CIRELLI: Sorry.

49 HUBERT MCCLURE: That's all
 50 right. We're on (b). (A) is thrown out. Yeah, take

1 (a) out.

2 BRADEN BANNISTER: And these are
3 surrounding properties. This is -- Papa John's is on
4 the corner. This is your aerial showing the property
5 in question.

6 And staff recommendation is for denial for the
7 following reasons: Permitted freestanding and wall
8 signage allowed per current county ordinance would make
9 this property visible to all motorists traveling
10 Highway 28 and Highway 29 alike. On-site directional
11 signs included in the sign permit application will
12 serve as means of identifying means of ingress and
13 egress, therefore there is no need of additional
14 wayfinding on where to enter/exit. There is no
15 physical hardship that was presented in order to
16 approve the requested variance. And this requested --
17 this request is not compatible with the spirit and
18 intent of the ordinance.

19 This is your staff report.

20 HUBERT MCCLURE: Okay. I have
21 a question right quick. Just so I can visualize this,
22 are they asking for a sign toward 29, a sign toward 28
23 and a sign toward Dobbins Bridge. Is that what they're
24 asking for? I'm a little bit confused. I know they're
25 not asking for a sign that backs up to Lowe's.

26 BRADEN BANNISTER: No. There
27 would be one on each end and then one facing towards
28 Highway 28.

29 MIKE MILLER: So what has
30 been approved and what -- which signs, based off of
31 that.

32 HUBERT MCCLURE: Yeah, which
33 one do y'all approve?

34 MIKE MILLER: What are y'all
35 approving?

36 BRADEN BANNISTER: So by
37 ordinance we can approve one freestanding and one wall
38 sign.

39 MIKE MILLER: One wall sign.

40 HUBERT MCCLURE: Okay. So
41 they're asking for two wall signs?

42 BRADEN BANNISTER: Two
43 additional, that's correct.

44 MIKE MILLER: Okay. Either
45 you're going to approve off of this page 8 and then
46 they're requesting a (b) and a (c)?

47 BRADEN BANNISTER: Correct.

48 HUBERT MCCLURE: Okay.

49 Anybody here -- let me open the public hearing.
50 Anybody here speaking against? Nobody speaking

1 against, so I will close the public hearing and reserve
2 questions for staff. Or anybody speaking for? Then
3 questions will be reserved for staff.

4 What's the feeling of the board?

5 MIKE MILLER: Mr. Chair, I
6 make a motion to approve.

7 HUBERT MCCLURE: You make a
8 motion to approve. Do we have a second?

9 RUSSELL BARTON: Second.

10 HUBERT MCCLURE: And all those
11 in favor show by uplifted hand. And good luck to
12 Starbucks on 28 Bypass. That's all I'm going to say.

13 Okay. Next, RaceTrac. Staff report.

14 BRADEN BANNISTER: Mr. Chair,
15 this is a request for a variance for 4539 Highway 81
16 North. Your applicant is David J. Brousseau in
17 representation for RaceTrac.

18 Property location as was stated, is 4539 Highway
19 81 North in Anderson. Council District 4. The tax map
20 numbers are there for your reference. And it's
21 currently unzoned and land use is commercial.

22 Applicant is requesting a variance to install two
23 additional freestanding signs, as well as two
24 additional wall signs. Anderson County Code of
25 Ordinances under Chapter 24-245, Section 1(b), number
26 of signs, specifically, permanent freestanding business
27 identification signs, only one freestanding sign is
28 allowed for each developed site, lot or parcel on which
29 a nonresidential use is constructed. Where a developed
30 site, lot, or parcel fronts on more than one publicly
31 dedicated street, one additional freestanding sign is
32 allowed for each street but shall not be located on the
33 same street frontage. Under Chapter 24-245, Section 2
34 (c), number of signs, specifically, permanent business
35 identification signs attached to buildings, only one
36 projecting sign as defined in section 24-24 is allowed
37 per building frontage, except for shopping centers,
38 which may have one projecting sign for each business
39 use, plus one aggregate freestanding business
40 identification sign for the shopping center as
41 prescribed in subsection 1(b) of this section.

42 This is for RaceTrac on Highway 81 North.

43 This is your site plan for the signs to be
44 installed.

45 HUBERT MCCLURE: Thanks for
46 the staff report. I know we have here speaking someone
47 for. Do we have anybody speaking against?

48 ALESIA HUNTER: Mr. Chairman,
49 I think he's not completed the report.

50 HUBERT MCCLURE: Oh, I'm

1 sorry. I thought you said -- I'm sorry. I'm sorry.
2 Keep going. I'm sorry.

3 BRADEN BANNISTER: This is the
4 aerial for the property that's in question.

5 And staff recommendation is for denial for the
6 following reasons: Adequate freestanding signage
7 allowed per current county ordinance would make this
8 property visible to all motorists traveling Highway 81.
9 Informational and directional signs provided by SCDOT
10 on I-85 will provide advertisement of filling stations
11 on the designated exit, therefore an interstate sign
12 will be unnecessary. No physical hardships were
13 presented in order to approve the requested variance.
14 And the request is not compatible with the spirit and
15 intent of the ordinance.

16 This is your staff report.

17 HUBERT MCCLURE: Thank you,
18 staff. Sorry about that.

19 Okay. Now, again, I'll open up the public
20 hearing. If anyone is here speaking against. No one
21 speaking against. So therefore, I'll close the public
22 hearing and reserve questions for staff or Mr.
23 Brousseau. Is there any questions of the board?

24 MIKE MILLER: Mr. Chair?
25 HUBERT MCCLURE: Yes.
26 MIKE MILLER: I am part of
27 this. I will not be voting. I will sustain, and I
28 will not be voting.

29 HUBERT MCCLURE: We have one
30 abstention from Mr. Miller. What's the feeling of the
31 board?

32 TONY CIRELLI: They're asking
33 for four variances; four signs; right?

34 HUBERT MCCLURE: Ask staff to
35 make sure. I want staff to say that. I don't want to
36 say it.

37 BRADEN BANNISTER: That is
38 correct. There's two additional wall signs and two
39 additional freestanding signs in the request.

40 HUBERT MCCLURE: And one thing
41 I would like to note, there's quite a bit of -- there
42 used to be two lots right there. Well, it used to be
43 two lots. So it's a pretty big piece of property.

44 TONY CIRELLI: Yeah, I
45 realize that. In looking at this and the way it's all
46 on a small sheet, it's hard to read, but looking long
47 and hard at this, I have no problem granting approval.
48 I make a recommendation to grant approval for A3 and N3
49 variance. All the rest ---

50 HUBERT MCCLURE: You can still

1 discuss it. You just can't vote.
2 MIKE MILLER: I can't vote
3 on it, but it's no different than what with Love's
4 we've already done and all the others, QT, most of this
5 is the same setup. And 85 foot is against the
6 interstate so everybody can draw that into that area.
7 It's really not much different than the Stop-a-Minute
8 that's right up above it. And then an extra wall sign,
9 it's giving you directions on where you (inaudible)
10 there are Love's. And I'm doing the work here, so
11 that's the reason why I can't vote on it.
12 HUBERT MCCLURE: It's set up
13 the same way.
14 TONY CIRELLI: Well, in that
15 case, I have no problem making a recommendation to
16 approve.
17 HUBERT MCCLURE: Okay. I'll
18 second it. All those in favor, show by uplifted hand.
19 And Tony, get it up so I can -- okay, there you go.
20 All right. That's approved. Thank you.
21 Now, I noticed on the agenda that y'all got like
22 old business, new business and other business. Are
23 y'all sure y'all got the businesses covered?
24 Is there any old business, new business or other
25 business? I think Henry did that, didn't he?
26 ALESIA HUNTER: Mr. Chair,
27 just to remind you, January is election of officers.
28 HUBERT MCCLURE: Oh, good.
29 Then I can get fired.
30 ALESIA HUNTER: No, sir.
31 HUBERT MCCLURE: Good, you're
32 not going to be here? Then I will nominate and vote
33 for you to be chairman.
34 ALESIA HUNTER: January 11th,
35 looks like. No, January 12th. 11th, I'm sorry.
36 January 11th.
37 HUBERT MCCLURE: Well, great,
38 we're going to have elections.
39 ALESIA HUNTER: Yes, sir.
40 HUBERT MCCLURE: Whoever is
41 not here is who we'll elect. I'm kidding. We'll do
42 that next meeting. Anybody have a motion to adjourn?
43 MIKE MILLER: I make that
44 motion.
45 HUBERT MCCLURE: I second it.
46 All in favor throw your hands up.
47 Y'all have a good Christmas and a Merry Christmas.
48 ALESIA HUNTER: Thank you.
49
50 **MEETING ADJOURNED AT APPROXIMATELY 5:29 P.M.**

STATE OF SOUTH CAROLINA)
COUNTY OF ANDERSON)

ANDERSON COUNTY
LAND USE AND BOARD OF ZONING APPEALS
JANUARY 11, 2024

PRESENT:
HUBERT MCCLURE, CHAIRMAN - VIA TEAMS
MIKE MILLER
JOHN FARR
RUSSELL BARTON
TONY CIRELLI
BRAD SWILLEN
DEBBIE CHAPMAN

ALSO PRESENT:
ALESIA HUNTER
TIM CARTEE
HENRY YOUMANS
TYANNA HOLMES
BRADEN BANNISTER

1 showing the buildings as they are on the certain -- on
2 the parcel.

3 Staff recommendation is for approval. In 2007,
4 the code allowed for a 10 foot side yard setback which
5 met the requirements at the time of construction. The
6 newly adopted code requires a 15 foot setback that
7 default -- placing a higher standard of the subdivided
8 lots which comes under the new requirements under the
9 Ordinance for newly created lots. Building and Codes
10 approved the location that will not meet the fire code
11 requirements under the new regulations. There will be
12 no adverse effects on adjacent properties if the
13 variance is granted. The Board has granted other
14 variances similar before and would be consistent. And
15 I approved, the new plat will reflect the side setback
16 of five feet.

17 This is your report.

18 MIKE MILLER: Thank you,
19 staff. I will go ahead and open up the public hearing.
20 Are there anyone speaking against? Are there anyone
21 speaking against? Hearing no one speaking against, I
22 will close the public hearing. I will reserve all
23 rights for the board for any questions to the staff and
24 to Mr. Bell.

25 What is the pleasure of the board? So I have a
26 motion to approve.

27 BRAD SWILLING: I'll second.

28 MIKE MILLER: And I have a
29 second. All in favor, raise your right hand. All
30 opposed like sign.

31 Staff report.

32 BRADEN BANNISTER: This is a
33 variance to allow additional wall signs. Your
34 applicant is Patti Ridgeway, and the owner of the
35 property is Highway 24 LLC. Council District 5. And
36 the tax map number is there for your reference. The
37 land use is commercial.

38 Applicant is requesting a variance to allow two
39 additional wall signs. Anderson County Code of
40 Ordinances under Chapter 24-245, permitted signs,
41 specifically wall signs and number of signs. Only one
42 projecting sign as defined in Section 24-24 is allowed
43 per building frontage, except for shopping centers,
44 which may have one projecting sign for each business
45 use, plus one aggregate freestanding business
46 identification sign for the shopping center as
47 prescribed in subsection (1)b of this section.

48 This is the site plan for the property. The
49 Pennzoil sign that you see on the right is one of the
50 signs that is in question. And the rear south

1 elevation facing Jiffy Lube multicare sign is your
2 second sign in question.

3 MIKE MILLER: So the Hiffy
4 Lube and the yellow sign?

5 BRADEN BANNISTER: Yes, sir.

6 These are some of the adjacent commercial
7 businesses to this. These photos do show that there
8 are no signs on the rear of any of these facilities.

9 BRAD SWILLING: Was this in
10 our packet that we got. I don't recall see that,
11 unless I missed something.

12 BRADEN BANNISTER: The pictures
13 of the adjacent businesses were added after-the-fact.

14 This is the aerial view of the property that is in
15 question.

16 Staff recommendation is for denial for the
17 following reasons: The signage allowed by Ordinance
18 will provide adequate visibility for all motorists
19 traveling Highway 24. Signage is not needed on rear
20 due to property being incorporated into an existing
21 shopping center. Surrounding properties are compliant
22 with Anderson County Code of Ordinances. And the
23 requested variance would be inconsistent with the
24 surrounding area. Applications have been denied
25 previously based on a similar variance. No physical
26 hardships were presented in order to approve requested
27 variance. And the request is not compatible with the
28 spirit and intent of this ordinance.

29 This is your staff report.

30 MIKE MILLER: Thank you,
31 staff. I will open us up to a public hearing. Are
32 there anyone speaking against? Are there anyone
33 speaking against? Hearing no one speaking against, we
34 will reserve the right for the owner and also for any
35 questions for staff. Do y'all have any questions,
36 board?

37 RUSSELL BARTON: Isn't there a
38 building directly behind this new construction?

39 BRADEN BANNISTER: There is.
40 This is incorporated into an existing commercial
41 structure. It is ---

42 MIKE MILLER: Food Lion.

43 BRADEN BANNISTER: Old Food Lion on
44 24. I don't believe I had -- the parking lot to the
45 lower left would have been for the Food Lion.

46 BRAD SWILLING: Are you guys
47 the owner? So what is the -- give us a little
48 background on the reason for needing signs on the back
49 if you know what the Ordinance is.

50 MIKE MILLER: State your

1 name.

2 CHAD WEISBECK: My name is
3 Chad Weisbeck. I'm the owner of the Jiffy Lube in
4 question here in Anderson. Your question was? I'm
5 sorry. Understanding a little bit why we want a sign
6 on the back?

7 BRAD SWILLING: I guess you
8 knew when you built -- well, you know what the zoning
9 -- what the rules are; right? So what's the need for
10 the signage on the back? What is the hardship there?

11 CHAD CHAD WEISBECK::
12 Yeah, our business being retail like it is, viewing
13 from the Whitehall side and that Moats Fowler, I think
14 that road there, for us gives us identify at the back
15 of what kind of business we are. If you're not
16 traveling 24, if you're coming from Whitehall, there is
17 no identifier from the rear.

18 Other businesses may be able to function as well
19 without that, we felt it necessary, especially as the
20 area builds up, that the traffic -- that's a shopping
21 -- larger shopping center, but technically it's
22 separated by the Moats Fowler, which I understand isn't
23 a main thoroughfare, but it's still a traveled road.
24 And we won't be able to drive that road from behind us
25 and from Whitehall specifically to be able to identify
26 what we are. Because without a sign, it doesn't
27 identify us at all.

28 BRAD SWILLING: So you do
29 have signage allowed on 24; correct?

30 CHAD WEISBECK: On 24, yes,
31 sir.

32 TIM CARTEE: Mr. Chairman,
33 that road that he's referring to is a drive; it's not a
34 road.

35 MIKE MILLER: Yeah, it's a
36 drive-through.

37 TIM CARTEE: Yeah. It's
38 not a county or private road. It's part of the ---

39 MIKE MILLER: I mean,
40 Walgreens, you've got it; you've got Bojangles.

41 RUSSELL BARTON: Can we go
42 back and look at the site map?

43 HUBERT MCCLURE: Tim, you
44 there?

45 TIM CARTEE: Yeah. Hold
46 on, Hubert's got a question. Go ahead, Hubert.

47 HUBERT MCCLURE: I've just got
48 a question about the back, because I don't have
49 everything in front of me right now. But my question
50 is, because I'm very familiar with this area. As y'all

1 know this is my area out here, and I'm very familiar
2 with it. I know that building is between two buildings
3 and the only pretty much access you've got is the front
4 because you can't see anything from Whitehall. But my
5 question is, do they have any signage in the back?
6 Because I don't have anything with me right now. Do
7 they have any signage in the back? That's a staff
8 question.

9 TIM CARTEE: No, they do
10 not.

11 RUSSELL BARTON: So if I'm
12 correct, there's one freestanding sign in the front?

13 HUBERT MCCLURE: I can't
14 understand. Are they asking for signage in the back?

15 TIM CARTEE: Correct.

16 MIKE MILLER: So, Hubert,
17 if you can hear me ---

18 HUBERT MCCLURE: Is it one of
19 those up to about the top of a car, or is it one of
20 those -- help me out with that. I can't remember.

21 MIKE MILLER: Yeah, so he
22 can go.

23 TIM CARTEE: Hold on a
24 minute, Hubert, so I can get the drawing for you right
25 quick.

26 MIKE MILLER: Go to the
27 front one.

28 HUBERT MCCLURE: I just want
29 to make sure I understand it.

30 MIKE MILLER: It's in the
31 back. Go to the front. Which it'll be the one with
32 the Pennzoil that we're talking about putting on the
33 front. So what we're adding there is only the Pennzoil
34 on the front.

35 HUBERT MCCLURE: I thought it
36 was that sign right there.

37 BRADEN BANNISTER: That's
38 correct.

39 BRAD SWILLING: To the staff,
40 is this an all or nothing deal, or ...

41 BRADEN BANNISTER: So two of the
42 signs have already been approved, the freestanding
43 sign, as well as the front north elevation, the Jiffy
44 Lube sign on the front has already been approved. So
45 this variance is merely for the Pennzoil on the front
46 and then the Jiffy Lube on the rear.

47 BRAD SWILLING: So what I'm
48 saying is, is this a package deal? So you either
49 approve all of it or you don't approve any of it?

50 BRADEN BANNISTER: No, that's not

1 the case.

2 MIKE MILLER: No. So go to

3 the rear, please.

4 HUBERT MCCLURE: I see those

5 two signs right there. What's the height of those

6 signs, is what I was saying?

7 TIM CARTEE: Yeah, we're

8 just looking at this Jiffy Lube sign right here.

9 HUBERT MCCLURE: Yeah, what is

10 the height of the sign? I don't care about the signs

11 on the walls, because you can't see them, pretty much.

12 You can't really see them. But I am pretty open to

13 making sure they have the signage as far as the little

14 signs that go up about four foot or something like

15 that.

16 ALESIA HUNTER: The

17 freestanding sign, Mr. Chairman?

18 HUBERT MCCLURE: Yeah, I don't

19 have a problem with that.

20 TIM CARTEE: You mean the

21 directional signs?

22 HUBERT MCCLURE: I mean, you

23 can't see very much back there anyway.

24 ALESIA HUNTER: Oh, here it

25 is.

26 HUBERT MCCLURE: That's my

27 input. I'll shut up.

28 BRAD SWILLING: Mr. Chairman,

29 I'm going to defer to your expertise.

30 HUBERT MCCLURE: Yeah, they

31 have one of those freestanding signs like at the

32 driveway and ---

33 TIM CARTEE: Yeah, a

34 directional sign is what you're talking about.

35 HUBERT MCCLURE: ... having a

36 bunch of signs (inaudible) ...

37 RUSSELL BARTON: My initial

38 hang-up, just so you're know where we're coming from,

39 at least the potential issue I've got is, what happens

40 if we go against the staff recommendations and you've

41 got vape stores or whatever else and they're putting a

42 thousand signs across the front of their store.

43 CHAD WEISBECK: Can I speak,

44 if you don't mind.

45 MIKE MILLER: Yeah.

46 CHAD WEISBECK: You know, it

47 is different in our location than the surrounding

48 businesses. You know, the corner of Walgreens doesn't

49 have one on the back because they've got one on --

50 they've got multiple signs on the side on Whitehall and

1 in the front. Burger King has got multiple signs on
2 the side and the front. They don't have them in the
3 back. That's just how our business is laid out. It
4 comes in from the rear. Our customers pull in from the
5 back. We're really wanting to direct, if you drive
6 that, coming in through the front will be really
7 difficult. Pulling through that Walgreens there
8 creates more of a problem. So most of our customers
9 will come to the back around Whitehall to Moats Fowler.
10 I'm sorry, that little cross street. But that's how
11 most all of our customers will come in. And that's
12 when we -- you know, we obviously spend a lot more
13 money to put a sign in the back if we -- we really
14 thought it was necessary because that's where people
15 are going to identify us and that's where people we
16 want to come around from the back. And that's the only
17 sign they'll see that they're at a Jiffy Lube from the
18 rear, is that sign. That's it. They don't see the
19 front signs from the rear at all.

20 MIKE MILLER: All right.
21 I've got one question. Why do you need the Pennzoil
22 sign on the front?

23 CHAD WEISBECK: Well, Pennzoil
24 is our primary -- we've branded and Pennzoil ---

25 MIKE MILLER: So everyone
26 coming to you know that you use the Pennzoil product?

27 CHAD WEISBECK: Yes, sir, it
28 adds value.

29 MIKE MILLER: Okay.

30 RUSSELL BARTON: Is there a
31 reason to have a freestanding sign -- they have a
32 freestanding sign on the front and a wall sign on the
33 front. Is there a reason not to move the freestanding
34 sign to the rear?

35 CHAD WEISBECK: Well, no,
36 still the traffic -- the heaviest traffic amount is
37 still on 24. And without that -- that sign sits
38 perpendicular to the street where the sign on the
39 building is parallel. So you don't get quite the same
40 viewing from a building sign as you would a monument
41 sign.

42 Again, we felt like, you know, that was going to
43 be for people to see coming from a distance up the
44 road, that we're there. The building sign is there to
45 identify us when you get there. But it wouldn't look
46 right without -- you know, those channel letters on the
47 front, it's nearing a hundred foot building and one of
48 the things, it doesn't look very good without some
49 signage on it. It's bigger than most buildings. And
50 that's kind of the reason we also have a secondary sign

1 in most of our sign packages, is because the building
2 is so large. So there's just a really large swath of
3 building with no signage on it, it doesn't look good
4 either. It's not appealing.

5 MIKE MILLER: So normally --
6 has anyone else on the board got any questions?
7 Normally the chair does not make motions or do it or
8 get into that. But if I made a motion then it would be
9 to remove the Pennzoil sign on the front and looking at
10 giving you the Jiffy Lube multicare to the rear. That
11 would be the way that I would look at it. And then I
12 would put that in the form of a motion. But at that
13 point in time I don't know if I can get a second.

14 HUBERT MCCLURE: I'll second
15 that.

16 MIKE MILLER: So I've got a
17 second from Hubert and Mr. Cirelli. So I could use
18 either one of them. So I've got a second. So what is
19 the pleasure of the board? I've made the motion; I got
20 a second, and that is doing away with Pennzoil on the
21 front and giving him the Jiffy Lube multicare on the
22 rear, and that's giving you a rear sign. And like I
23 asked a while ago, I said most everybody coming to you
24 know that you're Pennzoil. And I'm trying to take out
25 some of this on the front. Will that work?

26 CHAD WEISBECK: I wouldn't say
27 that most people know, if I stated that. And I don't
28 know that it makes any difference to you. It is the
29 identifier as a national ---

30 MIKE MILLER: That's the
31 only way that I would do this. If not -- if I've got
32 to go back and do it as a package, then I'm going to
33 make a motion to deny.

34 CHAD WEISBECK: I mean, to be
35 clear, the more important of the two signs is the one
36 on the rear.

37 MIKE MILLER: Okay. That's
38 what I thought. So I've got a motion and a second.
39 What is the pleasure of the board? All in favor raise
40 your right hand. So I've got one, two, three, four --
41 Hubert's five, so I've got five out of, what, seven?
42 So we've got two voted no?

43 DEBBIE CHAPMAN: I voted for.
44 I don't know who else did for.

45 MIKE MILLER: So you voted
46 for, Tony voted for, Mr. Farr? He didn't vote, I
47 voted.

48 BRAD SWILLING: I voted.

49 MIKE MILLER: So I got six.

50 ALESIA HUNTER: And one

1 abstained.

2 MIKE MILLER: One abstained.

3 So that ---

4 JOHN FARR: I've still
5 got a question. Not knowing the brand qualifications,
6 does it hurt his business if he does not have the
7 Pennzoil sign up there? In other words, you say
8 everybody knows it's Pennzoil. If I was to drive up
9 there, I don't know what the hell he's selling. Okay?
10 So it wouldn't make any difference to me whether it was
11 Havoline or Texaco or whatever it was; I don't know.
12 So I would not know it was Pennzoil.

13 RUSSELL BARTON: Is there a
14 requirement from Pennzoil for you to advertise for
15 them?

16 CHAD WEISBECK: Well, they
17 require that we try to put it on the building when
18 allowed. But it's not a hard, it's not a hard
19 requirement for me to have to put it. We think there's
20 value in it. We spend the money to have the signage
21 put up there for that reason. We like our customers to
22 know we're not just pumping -- if you're a consumer,
23 you like to know that they're putting something that's
24 reasonably good and not some recycled product from who
25 knows where. So that is why we do it.

26 MIKE MILLER: So everybody
27 is good the way we voted?

28 RUSSELL BARTON: I'm good.

29 JOHN FARR: Do what?

30 MIKE MILLER: I asked was
31 everyone good with the way we voted?

32 JOHN FARR: I'm not, no.

33 MIKE MILLER: So it stands
34 the way we voted. You'll just have to remove your
35 Pennzoil. I'm sorry, but, you know, I'm just trying to
36 help you some, but ...

37 CHAD WEISBECK: Okay. Thank
38 you.

39 MIKE MILLER: Thank you.
40 Are there anymore old business from staff.
41 Are there any more new business?
42 Our other business is the election of officers.
43 And that will be the chair and vice chair. We will be
44 taking nominations from the floor. I will nominate
45 Hubert McClure as chair. We've got a second. We are
46 taking nominations for vice chair.

47 ALESIA HUNTER: Mr. Chair, you
48 need to vote.

49 MIKE MILLER: Oh, all in
50 favor raise your right hand for Hubert. All opposed

1 like sign.
2 I will be taking nominations for vice chair.
3 RUSSELL BARTON: I make a
4 nomination for Mike Miller, vice chair.
5 MIKE MILLER: Do we have a
6 second?
7 DEBBIE CHAPMAN: Second.
8 MIKE MILLER: I have a
9 second. All in favor, raise your right hand.
10 So both of them are approved.
11 I have a motion to adjourn.
12 RUSSELL BARTON: Second.
13 DEBBIE CHAPMAN: Third.
14 MIKE MILLER: Third,
15 fourth. All in favor raise your right hand.
16
17 **MEETING ADJOURNED AT APPROXIMATELY 5:38 P.M.**

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.



PAID

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".

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

40 FT



HOLLIDAY INGRAM

REAL ESTATE LAW

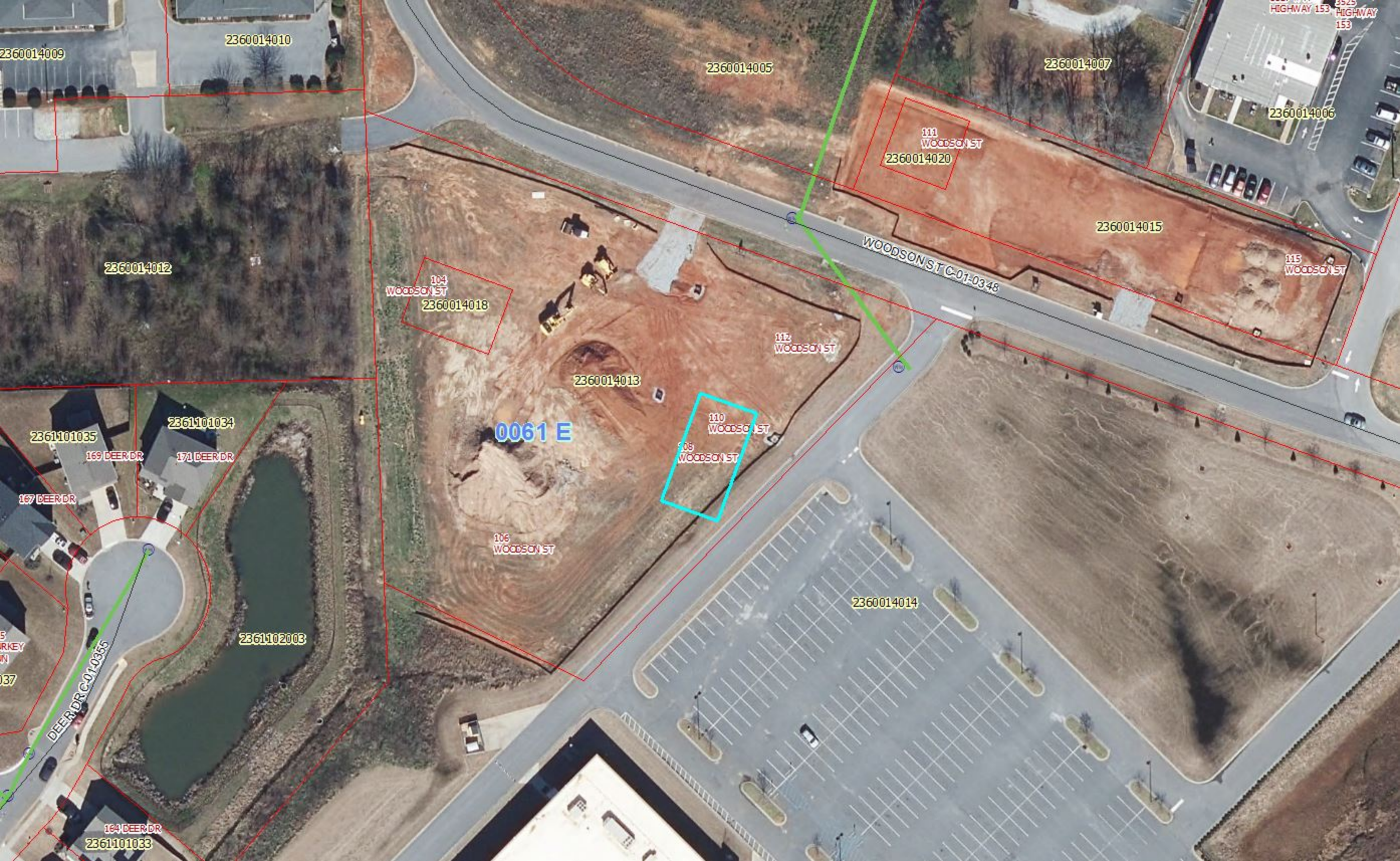
6 FT



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
3525 HIGHWAY 153

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
March 14, 2024
5:15 P.M.

Applicant: Kylie Fain, Hilton Displays

Owner: Hwy. 86 SBUX LLC- Matt McCord

Property Location: 1913 Hwy. 86 Piedmont, SC 29673

Council District: Six (6)

Tax Map Number: 216-00-13-002

Acreage of Property: 1.1

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 sign.

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

Staff Recommendation:

1. The signage allowed by ordinance will provide adequate visibility for all motorists traveling both Hwy. 86 & Shiloh Rd.
2. The freestanding signage will serve as way of wayfinding for travelers exiting from I-85.
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: Kylie.fain@hiltondisplays.com

Property Owner's Information

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

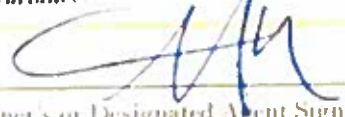
Name HWY 86 SBUX LLC - MATT McCORD

Mailing Address: 22936 RINGLE ROAD - ATLANTA, GA 30341

Telephone and Fax: 770-561-0500 Email: MATT@MATTMCCORD.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

11/24/24
Date

Project Information

Please Indicate Current Use of Property: Commercial or Residential

Property Location: 1913 SC-86

Parcel Number(s)/TMS: 2160013002

County Council District: _____ School District: _____

Total Acreage: 1.1 Current Zoning: UNZONED

Requested Variance: ADDITIONAL WALL SIGN
Please check to indicate if setback variance sign variance or minimum lot size variance

Purpose of Variance: ADDITIONAL WALL SIGN 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 has more than 1 entrance/Exit, additional wall sign will help with identification of building from all sides, especially this side facing the highway exit.

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

Burger King & McDonalds have various wall sign, McDonalds having four (4) and Burger King three (3)

Reasons why property is prohibited or limited in its uses:

Allows greater visibility along HWY 86 and for the traffic exiting hwy 85

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 wall sign will not negatively impact the look/landscape of the business

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

Photos of the surrounding businesses with more than 1 signs

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

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Notice shall be given at least 15 days in advance of a public hearing. The owner of the property for which the variance is requested of their agent shall be notified by mail. Notice of hearings shall be made in a newspaper of general circulation, posted on the property for which a variance is requested, and posted at the Anderson County Square.

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.
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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

1-24-24
Date

Page 3 of 3

STARBUCKS COFFEE
1913 SC-86
PIEDMONT SC



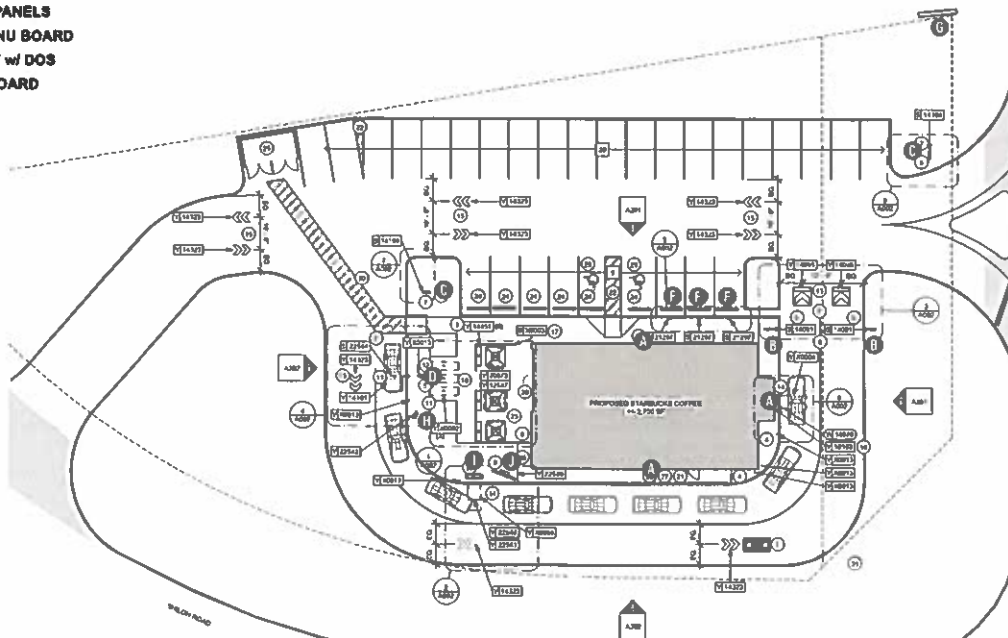
22-63124

HILTONDISPLAYS

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

SITE PLAN

- A 60" SIREN
- B 48" TY/EO DIRECTIONAL
- C 48" DT DIRECTIONAL
- D CLEARANCE BAR
- E MOPU/KIT
- F PARKING SIGNS
- G PYLON PANELS
- H PRE-MENU BOARD
- I CANOPY w/ DOS
- J MENU BOARD



ARCHITECTURAL SITE PLAN

HILTONDISPLAYS
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P 800 353 9132 • F 864 242 2204
www.hiltondisplays.com

OID 22-63124

JOB NAME

Starbucks

LOCATION

1913 SC-86
Piedmont SC

CONTRACTOR CONTACT

SALESMAN PM

Kyle Fain

DESIGNER

Ashley Smith

DATE DATE

1-11-23

REV. DATE / REVISION

7-18-22/AS

8-30-22/AS

9-15-22/AS

9-28-22/AS

1-24-23/AS

SCALE

As Noted

TITLE

2022/Starbucks/Locations/
Piedmont SC/ 22-63124/
SB Piedmont SC 22-63124

DESIGN SPECIFICATIONS ACCEPTED BY:

EST. CLIENT

CLIENT COMMENTS

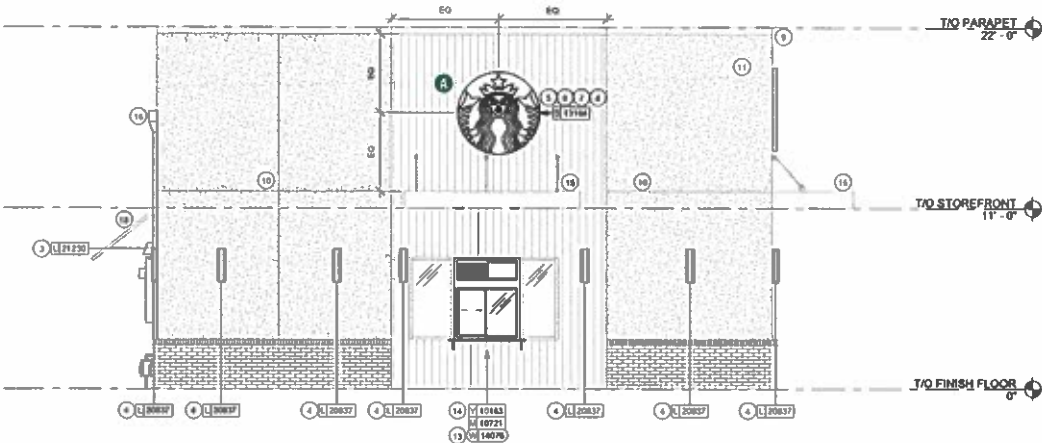
THE PRINTED OR DIGITAL DRAWING IS TO BE USED AS A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. THE FINAL DESIGN WILL BE PROVIDED IN PRINTED OR DIGITAL FORM. THE DRAWING PRODUCED MAY DIFFER IN COLOR FROM THE ORIGINAL.



SITE PLAN

- A 60" SIREN
- B 46" TY/EO DIRECTIONAL
- C 46" DT DIRECTIONAL
- D CLEARANCE BAR
- E MOPU/KIT
- F PARKING SIGNS
- G PYLON PANELS
- H PRE-MENU BOARD
- I CANOPY w/ DOS
- J MENU BOARD

PERMITTED
PERMIT #23-196



DD - EAST ELEVATION
SCALE: 3/16"=1'-0"

HILTONDISPLAYS

125 HULLCREE DRIVE • GREENVILLE SC 29607
P 803 553 8112 • F 803 242 2204
www.hiltondisplays.com

QID 22-63124

JOB NAME

Starbucks

LOCATION

1913 SC-86
Piedmont SC

CUSTOMER CONTACT

SALESMAN / PM

Kylie Fain

DESIGNER

Ashley Smith

DWG. DATE

1-11-23

REV. DATE / REVISION

7-18-23/AS

8-29-23/AS

9-19-23/AS

9-28-23/AS

1-24-24/AS

SCALE

As Noted

TITLE

2022/Starbucks/Locations/
Piedmont SC/ 22-63124/
SB Piedmont SC 22-63124

DESIGN SPECIFICATIONS ACCEPTED BY:

EST. CLIENT

SUPPL. LANDLORD

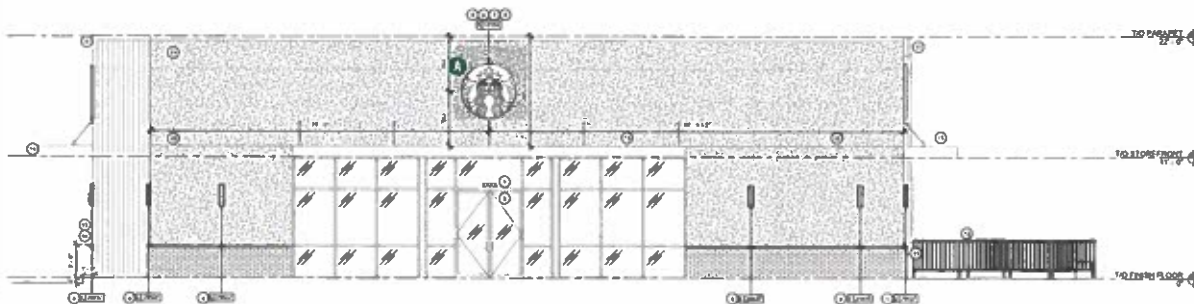
*THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING QUALITIES AND SUBJECTS, THE PROPOSED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



SITE PLAN

- A 60" SIREN
- B 46" TY/EO DIRECTIONAL
- C 46" DT DIRECTIONAL
- D CLEARANCE BAR
- E MOPU/KIT
- F PARKING SIGNS
- G PYLON PANELS
- H PRE-MENU BOARD
- I CANOPY w/ DOS
- J MENU BOARD

SIGNAGE FOR VARIANCE



DD - NORTH ELEVATION
SCALE: 1/8"=1'-0"

HILTONDISPLAYS

125 HULLCREE DRIVE • GREENVILLE SC 29607
P 803 553 8112 • F 803 242 2204
www.hiltondisplays.com

QID 22-63124

JOB NAME

Starbucks

LOCATION

1913 SC-86
Piedmont SC

CUSTOMER CONTACT

SALESMAN / PM

Kylie Fain

DESIGNER

Ashley Smith

DWG. DATE

1-11-23

REV. DATE / REVISION

7-18-23/AS

8-29-23/AS

9-19-23/AS

9-28-23/AS

1-24-24/AS

SCALE

As Noted

TITLE

2022/Starbucks/Locations/
Piedmont SC/ 22-63124/
SB Piedmont SC 22-63124

DESIGN SPECIFICATIONS ACCEPTED BY:

EST. CLIENT

SUPPL. LANDLORD

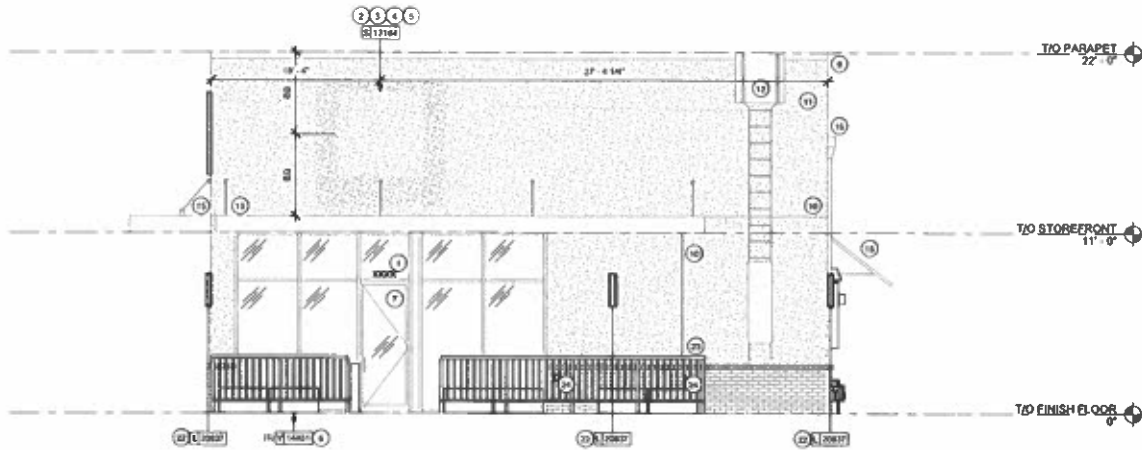
*THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING QUALITIES AND SUBJECTS, THE PROPOSED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



SITE PLAN

- A 60" SIREN
- B 48" TY/EO DIRECTIONAL
- C 48" DT DIRECTIONAL
- D CLEARANCE BAR
- E MOPU/KIT
- F PARKING SIGNS
- G PYLON PANELS
- H PRE-MENU BOARD
- I CANOPY w/ DOS
- J MENU BOARD

NO SIGNAGE THIS ELEVATION



DD - WEST ELEVATION
SCALE: 3/16"=1'-0"

HILTON DISPLAYS

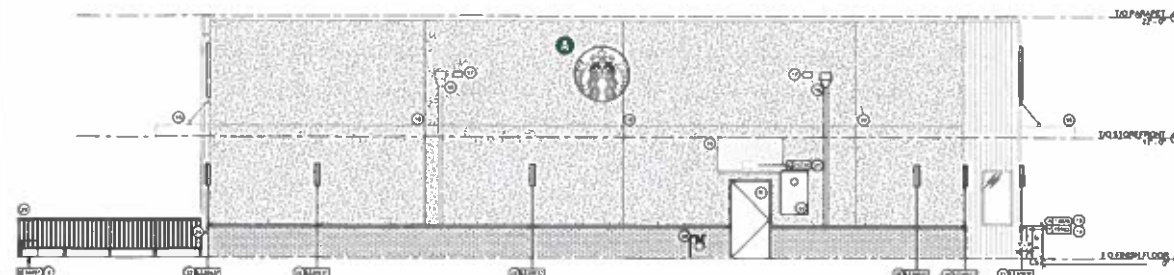
125 HILLSIDE DRIVE - GREENVILLE SC 29607
P 803 333 9112 - F 803 342 7200
www.hiltondisplays.com

OID 22-63124
JOB NAME Starbucks
LOCATION 1913 SC-86 Piedmont SC
CUSTOMER CONTACT
SALESMAN / PLS Kylie Fain
DESIGNER Ashley Smith
DWG. DATE 1-11-23
REV. DATE / REVISION
7-18-23/AS
8-30-23/AS
9-19-23/AS
9-28-23/AS
1-24-24/AS
SCALE As Noted
FILE 2022/Starbucks/Locations/ Piedmont SC/ 22-63124/ SB Piedmont SC 22-63124
CES ON SPECIFICATIONS ACCEPTED BY
EST. CLIENT
SLS PLS. MAN/ORD
THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN FINISHING DETAILS AND SUBSTITUTES, THE PROPOSED PRODUCT MAY DIFFER SLIGHTLY FROM THIS DRAWING.

SITE PLAN

- A 60" SIREN
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- C 48" DT DIRECTIONAL
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- G PYLON PANELS
- H PRE-MENU BOARD
- I CANOPY w/ DOS
- J MENU BOARD

PERMITTED
PERMIT #23-196



DD - SOUTH ELEVATION
SCALE: 1/8"=1'-0"

HILTON DISPLAYS

125 HILLSIDE DRIVE - GREENVILLE SC 29607
P 803 333 9112 - F 803 342 7200
www.hiltondisplays.com

OID 22-63124
JOB NAME Starbucks
LOCATION 1913 SC-86 Piedmont SC
CUSTOMER CONTACT
SALESMAN / PLS Kylie Fain
DESIGNER Ashley Smith
DWG. DATE 1-11-23
REV. DATE / REVISION
7-18-23/AS
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9-28-23/AS
1-24-24/AS
SCALE As Noted
FILE 2022/Starbucks/Locations/ Piedmont SC/ 22-63124/ SB Piedmont SC 22-63124
CES ON SPECIFICATIONS ACCEPTED BY
EST. CLIENT
SLS PLS. MAN/ORD
THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN FINISHING DETAILS AND SUBSTITUTES, THE PROPOSED PRODUCT MAY DIFFER SLIGHTLY FROM THIS DRAWING.

S/F EXTERIOR TRIMLESS FLEX FACE SIREN WALL SIGN

Qty 3
A

SBC-S13164-60-FF

HILTON DISPLAYS
125 HILLSIDE DRIVE • GREENVILLE, SC 29607
P 803 333 9132 • F 864 743 2704
www.hiltondisplays.com

QID 22-63124

JOB NAME
Starbucks

LOCATION
1913 SC-88
Piedmont SC

CUSTOMER CONTACT

SALES MANAGER / PM

Kyle Fain

DESIGNER
Ashley Smith

DATE
1-11-23

REV. DATE / REVISION

7-18-23/AS

8-20-23/AS

9-19-23/AS

9-28-23/AS

1-24-24/AS

SCALE
As Noted

TITLE
2022/Starbucks/Locations/
Piedmont SC: 22-63124/
SB Piedmont SC 22-63124

DESIGN SPECIFICATIONS RECEIVED BY

EST. CLIENT

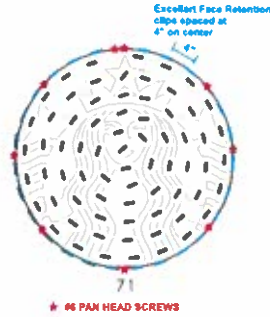
DATE APPROVED

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

Underwriters Laboratories Inc.



1 FRONT VIEW
Scale: 1/8" = 1' (11x17 Paper)

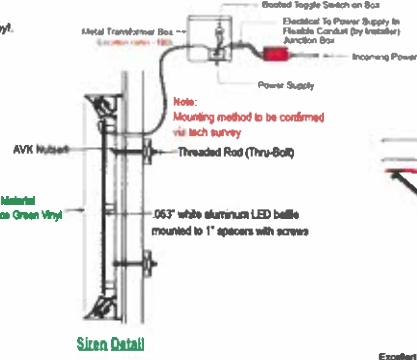


- 1) ACTUAL CHANNEL LETTER POPULATION AND PRODUCT PLACEMENT MAY VARY FROM THIS LAYOUT
- 2) PRISM ENLIGHTEN WHITE 6500K LED OUT AT 1.5 MODULES PER FOOT, 2.4\"/>

ESTIMATED PRODUCT B.O.M. PER SIGN:
71 Each Prism Enlighten White 6500K Modules - 48"
PWS: 701209-00EJ1-483
1 Each 60C2 (Damp/Dry locations) or 60W3 (Wet location) 60W Power Supply 12VDC
1 Each 100' Roll of Jacketed Cable

Specifications:

- A Single face internally illuminated Excellent EC-Flex Standard flex face cabinet with bleed trim cover.
- B White 3M 19 oz Paragraphics III Flex Faces with 3M 3630-126 Dark Emerald Green vinyl. Face retention clips spaced every 4\"/>



Excellent EC-Flex Standard with Bleed Trim Cover

COLOR LEGEND	
PROF. PAINT	FINISH
PMS 3425 C	300 3030-130
SATIN BLACK	NA
PMS WHITE	NA



2160008011

2160008010

HIGHWAY 86

2160010010

2160013002

SHILOH RD

2160010018

2160010009

2160010009

Application for a Special Exception
Anderson County Land Use Board of Zoning Appeals Meeting
County Council Chambers 2nd Floor-Historic Courthouse (DISTRICT #5)
Anderson, South Carolina
March 14, 2024
5:15 PM

Staff Report

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

Applicant: Jeffrey D. Vaughn

Owner of Property: Same as above

Property Location: 933 Hunter’s Trail., Anderson, SC 29625

Council District: Five (5)

Tax Map Number (TMS #): 67-00-02-057

Property Description: LT 4 HUNTERS TRL .58AC

Current Zoning: R-20

Land Use: Residential

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

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

Staff Recommendation:

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



Special Exception Application

(For Zoned Areas Only)

Processing Fee: \$300

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.

1/23/2024

Date Application Received

Application Status (Approved or Denied)

All special exception applications are required to go before the Anderson County Board of Zoning Appeals. All applicants are strongly encouraged to attend the Board of Zoning Appeals public hearing in which their application is to be reviewed.

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

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

Applicant's Information

Name: Jeffrey D. Vaughn
Mailing Address: 360 N. Halifax Dr. Ormond Beach, FL 32176
Telephone and Fax: 561-317-1563 E-Mail: jeff@apcpensions.com

Owner's Information

(If Different from Applicant)

Name: Same
Mailing Address: _____
Telephone and Fax: _____ E-Mail: _____

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

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

Owner's Signature: [Signature] Date: 1/19/2024

Project Information

Property Location: 933 Hunters Trail Anderson, SC 29625
Parcel Number(s)/TMS: 670002057
County Council District: 5 School District: 5
Total Acreage: .58 ac Current Zoning: R-20
Requested Special Exception: Host Home Operation
Purpose of Special Exception: To operate host home in R-20 zoning

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

Yes: No: Date visited ROD or Date searched online: 1/19/2024

Private Covenants or Deed Restrictions on the Property: Yes No

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

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

Comments: _____

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

For Office Use Only:

Application Received By: _____ Date Complete Application Received: _____

Application Fee Amount Paid: _____ Check Number: _____

Scheduled Board Hearing Date: _____

Land Use/Board of Zoning Appeals' Decision: _____

Special Exception Application Checklist

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

Section 7:1. - General Provisions

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

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

Anderson County Code of Ordinances Chapter 48 Zoning- Article 9.- Board of Zoning Appeals Section 9:5.-Powers and Duties

Section 9:5.1 Review. The board shall hear and decided appeals where it is alleged there is error in any order, requirements, decision, determination made by the zoning administrator in the enforcement of this chapter

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

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


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

Application Submittal Requirements

- Completed and Signed Special Exception Application
- \$300 Processing Fee
- Site Plan or diagram of property for the proposed special exception
- Clear Statement of why the special exception is being requested
- Valid contact information on application
- Covenants and Deed Restrictions (Can be obtained from Anderson County Register of Deeds)

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

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


Applicant's Signature

1/19/2024
Date



670002054

670002055

670002003

670002056

HUNTERS TRL

670002057

670002006

670002058

670002059

670002060

67

R-20

670002054

R-20

670002055

R-20

670002056

R-20

670002057

R-20

670002058

670002008

R-20

R-20

670002059

S-1

670002003

HUNTERSTRL

R-20

670002060

67

Application for a Special Exception
Anderson County Land Use Board of Zoning Appeals Meeting
County Council Chambers 2nd Floor-Historic Courthouse (DISTRICT #4)
Anderson, South Carolina
March 14, 2024
5:15 PM

Staff Report

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

Applicant: Brian & Rebecca Gruber

Owner of Property: Same as above

Property Location: 1408 Cherokee Rd.

Council District: Four (4)

Tax Map Number (TMS #): 17-06-01-033

Property Description: LT 32 CHEROKEE RD 3.90 AC

Current Zoning: R-20

Land Use: Residential

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

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

Staff Recommendation:

- 1) The residence meets all of the requirements for R-20 Zoning.
- 2) No signage is allowed in R-20 Zoning.
- 3) Restrictions are recorded in the deed and filed with the Register of Deeds.
- 4) The use is not detrimental to public health or general welfare.
- 5) If approved, Applicant must meet all tax, fire and building code requirements, pertaining to the residential structure and obtain all necessary permits from Building and Codes and compliances from Development Standards
- 6) The Board's granting of the approval for this Special Exception is in keeping with similar requests previously granted for zoned areas.



Special Exception Application

(For Zoned Areas Only)

Processing Fee: \$300

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.

February 2, 2024
Date Application Received

Application Status (Approved or Denied)

All special exception applications are required to go before the Anderson County Board of Zoning Appeals. All applicants are strongly encouraged to attend the Board of Zoning Appeals public hearing in which their application is to be reviewed.

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

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

Applicant's Information

Name: BRIAN D. & REBECCA J. GRUBER
Mailing Address: 6440 S. Wheelock Rd. West Milton, OH 45383
Telephone and Fax: (C) 937-478-8753 E-Mail: Clearpathfes@gmail.com
(F) 937-836-1084

Owner's Information

(If Different from Applicant)

Name: _____
Mailing Address: _____
Telephone and Fax: _____ E-Mail: _____

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

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

Brian D. Gruber _____ 01-31-24
Owner's Signature Date

Project Information

Property Location: 1408 Cherokee Rd. Townville, SC 29689
Parcel Number(s) (MS): 17-06-01-033
County Council District: 4 School District: 4
Total Acreage: 3.9 Acres Current Zoning: R20
Requested Special Exception: permission for Airbnb
Purpose of Special Exception: Owners allowed to use their personal residence for occasional Airbnb

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

Private Covenants or Deed Restrictions on the Property: Yes No

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

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

Comments: Covenant provided is not recorded, nor
specific to the lot for 1408 Cherokee Rd.
MLS listing showing contract date of 1/24/23
clearly states that the property was OK for
short term rentals, No complaints from any
neighbor concerning noise / guests / nuisance.

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

- Attached -

For Office Use Only:
Application Received By: _____ Date Complete Application Received: _____
Application Fee Amount Paid: _____ Check Number: _____
Scheduled Board Hearing Date: 3/24/24
Land Use/Board of Zoning Appeals' Decision: _____

Special Exception Application Checklist

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

Section 7:1.- General Provisions

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

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

Anderson County Code of Ordinances Chapter 48 Zoning- Article 9.- Board of Zoning Appeals Section 9:5.-Powers and Duties

Section 9:5.1 Review. The board shall hear and decided appeals where it is alleged there is error in any order, requirements, decision, determination made by the zoning administrator in the enforcement of this chapter

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

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

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

Application Submittal Requirements

- Completed and Signed Special Exception Application
- \$300 Processing Fee
- Site Plan or diagram of property for the proposed special exception
- Clear Statement of why the special exception is being requested

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

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

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


Applicant's Signature

01-31-24
Date

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

RESTRICTIONS TO BE ADDED TO ALL DEEDS ON LOTS AT CHEROKEE POINT:

This conveyance is made and accepted upon each of the following express conditions and restrictions and as to the Grantee herein, his Heirs, Executors, Successors and Assigns, shall operate as covenants running with the land and shall apply to and bind the Grantee, his Heirs, Executors, Successors and Assigns, and be for the benefit of any and all persons who now may own or who may hereafter own property in the subdivision known as Cherokee Point:

- 1) That the property shall be used for single family residential purposes only;
- 2) That the exterior of any house constructed on the property shall not be made of concrete blocks;
- 3) Any house constructed on the property will have a minimum of 1,200 square feet of heated space;
- 4) No mobile home or trailer of any type shall be used as a residence on the property;
- 5) No tents or campers may be used for human habitation for a period exceeding two (2) weeks per twelve (12) month period;
- 6) No house or building, whether completed or partially completed, may be moved onto this property; and
- 7) There shall be no activity conducted or condition of the property allowed which would constitute a nuisance.

This conveyance is further specifically made subject to any and all recorded rights-of-way, easements, conditions, restrictions and zoning ordinances pertaining to the property herein conveyed, and in addition, is subject to any of the foregoing which may appear from an inspection of the premises.



180801001
CHEROKEE RD

180801029

CHEROKEE RD

170601031

170601027

170601030

170601032

180801042

180802004

180802003

170601033

CROMER RD

180801024

180802002

Herwell Lake

180801002

180701011

WINDY PIN

180801020

180701012

180801023

180801022

180801019

