



MEMORANDUM

ANDERSON COUNTY DEVELOPMENT STANDARDS

DATE: May 30, 2024

TO: Land Use and Zoning Board of Appeals Members

FROM: Henry Youmans

SUBJECT: Land Use and Zoning Board of Appeals meeting

The Anderson County Land Use and Zoning Board of Appeals is scheduled to hold its next meeting on June 13, 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 hbyoumans@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

Ray Graham
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

June 13, 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. April 11, 2024 minutes
- 4.) Public Hearing:
 - a. Variance request to reduce the side setback from 30 ft to 25 ft to allow for placement of mobile home, located at 105 Rocky Shores Boat Ramp Rd / TMS 185-01-01-001 (Council District 3).
 - b. Variance request to reduce the rear and side setbacks from 10 ft to 2 ft to allow the sale of a portion of parcel, located at 2711 Six and Twenty Rd / TMS 115-00-03-009 (Council District 4)
 - c. Variance request to reduce side setback from 40 ft to 27 ft to construct a 25x30 two-story garage, located at 1210 Easley Hwy / TMS 218-00-14-016 (Council District 7).
 - d. Special Exception request to allow the use of a short-term/rental home in R-D zoning, located at 5824 Old Pearman Dairy Rd / TMS 67-00-02--061 (Council District 5).
- 5.) Old Business: None
- 6.) New Business:
 - a. Individual Special Exception for private grave - R-20, located at 1960 Centerville Rd / TMS 68-00-03-001 - Staff will present application (Council District 5).
- 7.) Other Business: None
- 8.) Adjournment.

STATE OF SOUTH CAROLINA)
COUNTY OF ANDERSON)

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

PRESENT:
HUBERT MCCLURE, CHAIRMAN
JOHN FARR
MIKE MILLER
TONY CIRELLI

ALSO PRESENT:
TIM CARTEE
HENRY YOUMANS
DANETTE HANKS

1 HUBERT MCCLURE: Let us pray.
2 **INVOCATION BY HUBERT MCCLURE**
3 HUBERT MCCLURE: Anybody got
4 anything to do with the minutes? If not, let's have a
5 ---
6 MIKE MILLER: I make a
7 motion to approve as mailed.
8 TONY CIRELLI: Second.
9 HUBERT MCCLURE: And second.
10 All in favor.
11 And let's go ahead and get started. Staff report
12 on Clement Road.
13 HENRY YOUMANS: Mr. Chair, the
14 applicant is Kiera Ellison. She is representing the
15 mobile home company for this property. The property is
16 located at 611 Clement Road in Belton. It's Council
17 District 3. It is -- the tax map number is there for
18 your reference. It's 1.5 acres. Current zoning is R-
19 A. Land use is residential.
20 The applicant is requesting a variance to reduce
21 the side setback from 50 feet to 45 feet to allow the
22 placement of a mobile home. Anderson County Code of
23 Ordinances under Chapter 24, Section 5:2.6, side yard,
24 the minimum width of a residential side yard should be
25 50 feet except where any side yard is abutting on a
26 street or highway, it shall be no less than 20 feet in
27 width.
28 This is a plat of the property showing where the
29 home is to be placed. This is a tax map view of the
30 property. And this is the ---
31 TONY CIRELLI: That side
32 setback, it's not against the road?
33 HENRY YOUMANS: No, it's not.
34 TONY CIRELLI: It's got a 50
35 foot setback then required?
36 HENRY YOUMANS: The reason --
37 change by County Council, change it to 50 feet setback
38 for R-A zoning. That is the zoning map.
39 Staff recommendation is for approval, to approve
40 the setback from 50 feet to 45 feet. The lot is a non-
41 conforming parcel. And it will -- proposed placement
42 will not meet setbacks. The applicant has demonstrated
43 a hardship due to the size of the lot. There will be
44 no adverse effects to adjacent properties if the
45 variance is granted. The applicant can meet all of the
46 required setbacks. The board has granted other
47 variances similar to this request. And if approved,
48 the applicant would be required to get a permit from
49 Building and Codes and a compliance letter from Public
50 Standards with the revision of the side setback to 45

1 feet. This is your report.
2 HUBERT MCCLURE: Staff, is this
3 the same person?
4 HENRY YOUMANS: Yeah.
5 HUBERT MCCLURE: You want to go
6 ahead and do the second one also?
7 HENRY YOUMANS: Yeah.
8 HUBERT MCCLURE: Okay. Go
9 ahead.
10 HENRY YOUMANS: This is 760
11 Griffin Road, Belton. This is a special exception to
12 allow horses in R-20 zoning. Kiera Ellison is the
13 applicant and the owner. The property is located at
14 760 Griffin Road in Belton. Council District 7. It's
15 ten acres on Griffin Road. Current zoning is R-20.
16 Land use is residential. The applicant is requesting a
17 special exception to allow the sheltering of horses in
18 R-20.
19 Finding of facts. Under Chapter 48 for the
20 Anderson County Code of Ordinances, no livestock, with
21 the exception of ponies and horses, may be kept in R-15
22 or R-20 districts subject to the district's regulations
23 and following conditions. All livestock types are --
24 must be kept in R-A, residential/agricultural district.
25 7.41. In R-15 and R-20 districts, the minimum lot area
26 upon which ponies and horses may be kept is one and a
27 half acres, with no more than one head of pony or
28 horses permitted for each two acres of lot area.
29 There's no minimum acreage for livestock in the R-A
30 district.
31 This is a plat of the 10-acre property. This is
32 the tax map, zoning map, for that property. And this
33 is the R-20 zoning shown here.
34 Staff recommendation is for approval for the
35 special exception. The use meets all requirements by
36 special exception. The residence meets all
37 requirements for R-20 zoning. There's no detriment to
38 the public or the general welfare and will not violate
39 the neighborhood characteristics. And the board has
40 granted approval for special exceptions in keeping with
41 similar requests for previously granted zoned areas.
42 This is your report.
43 HUBERT MCCLURE: Thank you,
44 staff. So at this time I'm going to see if there's
45 anybody here speaking against either one of these
46 special exceptions or requests? Anyone here speaking
47 against? So I'll close the public hearing for anybody
48 for staff.
49 Staff, is this wooded property? And the reason
50 I'm asking is I really don't -- but is it wooded

1 property?
2 HENRY YOUMANS: The 10 acres?
3 Part of it is in the back of the property.
4 HUBERT MCCLURE: Whenever we do
5 this, do y'all -- I'm asking this because we've got
6 some crazy people out there that think they know how to
7 farm and think they know how to take care of livestock.
8 And whenever you put horses on a piece of property, you
9 hay them, you worm them. Same thing with cows. If
10 anybody sees something weird, they call PETA or they
11 call the -- what do you call the animal control people?
12 Are they aware -- I don't know these people. Are they
13 aware of that, just ...
14 HENRY YOUMANS: She knows all
15 the things that she needs to do. And it's already --
16 once this is approved, she's already got the people
17 coming out to start the stable in the area for the
18 horses.
19 HUBERT MCCLURE: Well, the
20 reason I say that is because, you know, I get people
21 all the time that come by the farm and there will be a
22 cow having a calf on the side of the road, you know, in
23 the pasture. I had a sheriff's deputy call me and say,
24 we've had a report that there's a cow having a calf and
25 there's nobody down there to watch it. Can you believe
26 that? I'm just saying, these people -- I have no
27 problem with these people, but these people need to
28 realize that there's some crazy people out there.
29 MIKE MILLER: On this
30 approval, I've got a motion I want to make with it.
31 HUBERT MCCLURE: Okay.
32 MIKE MILLER: Which one do
33 you want to start with?
34 HUBERT MCCLURE: Let's go with
35 the first one. So with the first one, with the
36 setback, what's the feeling of the board?
37 MIKE MILLER: I make a
38 motion to approve the 45 foot setback.
39 HUBERT MCCLURE: Motion to
40 approve. Mr. Cirelli seconds. All in favor.
41 And the second one?
42 MIKE MILLER: The second
43 one, I've got a motion for it. One animal per acre be
44 approved. And that way you don't wind up -- because
45 I've got horses, I've got cows, I've got stuff; that
46 way you don't wind up with 25 horses on 10 acres. So
47 one horse per acre. If they take and do a house there
48 and they cut off two acres, then they're not allowed
49 but one horse per that acreage. That is my motion.
50 HUBERT MCCLURE: And I second

1 that. All in favor. They're just asking for trouble
2 if they do that, because you get all kinds of phone
3 calls and the sheriff's department and all that.
4 Okay. Anybody have any new business from staff?
5 Anything from the board?
6 HENRY YOUMANS: We will see
7 you in June.
8 HUBERT MCCLURE: Huh?
9 HENRY YOUMANS: We will see
10 you again in June.
11 HUBERT MCCLURE: Okay. Why
12 are you saying it like that?
13 HENRY YOUMANS: No meeting
14 for May.
15 HUBERT MCCLURE: Huh?
16 HENRY YOUMANS: There's no
17 meeting for May.
18 HUBERT MCCLURE: Oh. Oh, I
19 thought -- okay. I didn't know what month we're in.
20 Okay. Don't look at me like that.
21 MIKE MILLER: I didn't
22 understand what Henry said.
23 HUBERT MCCLURE: We're not
24 going to have a meeting in May.
25 MIKE MILLER: All right.
26 Thank you.
27 HUBERT MCCLURE: And keep it
28 like that. And keep the fussing and fighting and name-
29 calling, keep that down to a minimum.
30 Do we have a motion to adjourn?
31 MIKE MILLER: I make a
32 motion.
33 JOHN FARR: Second.
34 HUBERT MCCLURE: All in favor.
35 Y'all have a good day.
36
37
38 **MEETING ADJOURNED AT APPROXIMATELY 5:20 P.M.**

Application for a Variance
Anderson County Land Use Board of Zoning Appeals Meeting
County Council Chambers 2nd Floor-Historic Courthouse (DISTRICT #3)
Anderson, South Carolina
June 13, 2024
5:15 PM

Staff Report

Applicant: Donnie Hammett, agent for CMH, Inc.

Owner of Property: James Petrucelli

Property Location: 105 Rocky Shores Boat Ramp Rd, Townville, SC 29689

Council District: Three (3)

Tax Map Number (TMS #): 185-01-01-001

Property Description: TR A ROCKY SHORE BOAT RAMP RD

Current Zoning: Un-Zoned

Land Use: Residential

Applicant's Request: Applicant is requesting a variance to reduce the side and rear setback from 30 feet to 25 feet to allow for placement of mobile home.

Findings of Fact: *Anderson County Code of Ordinances*, Under Sec. 24-433- Setback lines from roadways. Rear Setbacks shall be 30 feet from the road right-of-way.

Staff Recommendation: Approval to reduce s setback to 25 feet.

- 1) The parcel is located between 2 road rights-of-way (Rocky Shores Boat Ramp Rd and Haynie Ave) that reduces the buildable area on the lot.
- 2) The current placement of the mobile home will not meet the setbacks.
- 3) The topography of the lot would not allow the placement of the mobile home back in its previous footprint.
- 4) There will be no adverse effects on adjacent properties if the variance is granted.
- 5) The applicant will need to contact Building and Codes Department to continue with building inspections.
- 6) The old mobile home must be removed from the lot after the new double home has been approved for an inspection and issued a certificate of occupancy.



Variance Application

Processing Fee: \$300.00

Please submit applications and processing fees simultaneously to avoid delay in processing. Applications can be submitted by email, or if supporting documents (reference page 3) is greater than pages, applications should be mailed or brought in person. For payment cash (in-person only), check (in-person or by mail), and cards (call to pay over phone) are accepted.

4-18-24

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: CMH Inc. Donnie Hammett

Mailing Address: 604 28 Bypass Anderson, SC 29624

Telephone and Fax: 864-225-6875 E-Mail: Donald.Hammett@claytonhomes.co

Property Owner's Information

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

Name: James Petrucelli

Mailing Address: 65 Wabesa Ave Springfield, NJ

Telephone and Fax: 908-403-5040 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.

James Petrucelli

4-17-23

Owner's or Designated Agent Signature

Date

Project Information

Please Indicate Current Use of Property: Commercial or Residential

Property Location: 105 Rocky Shares Boat Army RD, In, SC 29655

Parcel Number(s)/TMS: 400-00-23-300-002 1850101001

County Council District: 3 School District: 3

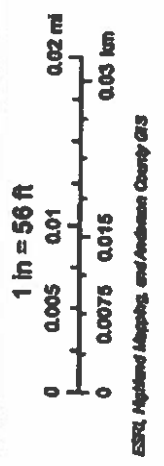
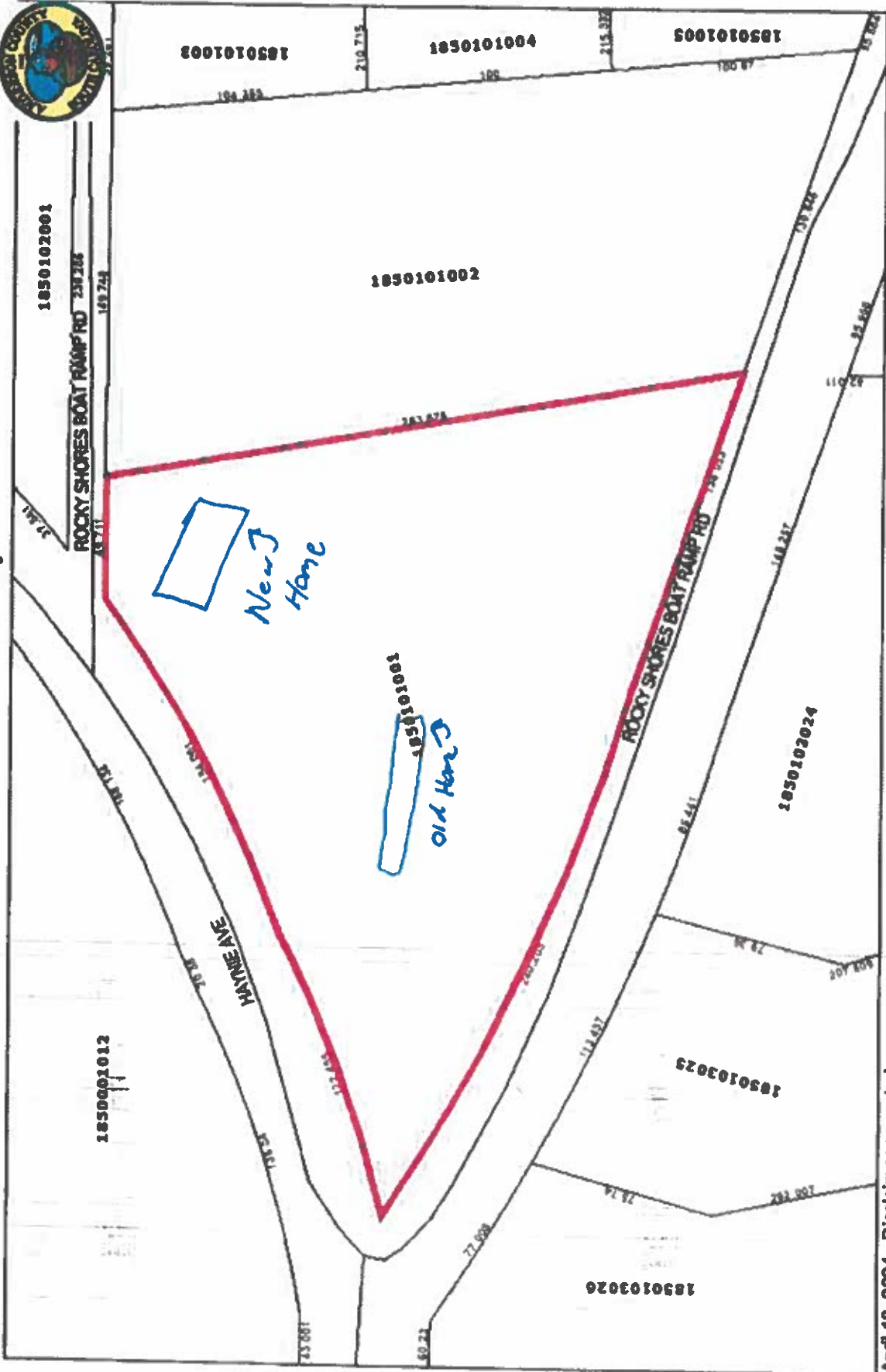
Total Acreage: _____ Current Zoning: _____

Requested Variance: Setback

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

Purpose of Variance: New Home set is to close to Setbacks Inspector is saying 20 foot right of way + 30 foot Setbacks. we set Home 45 feet from center of road and thought it was Right.

Anderson County



April 18, 2024 Disclaimer accepted.

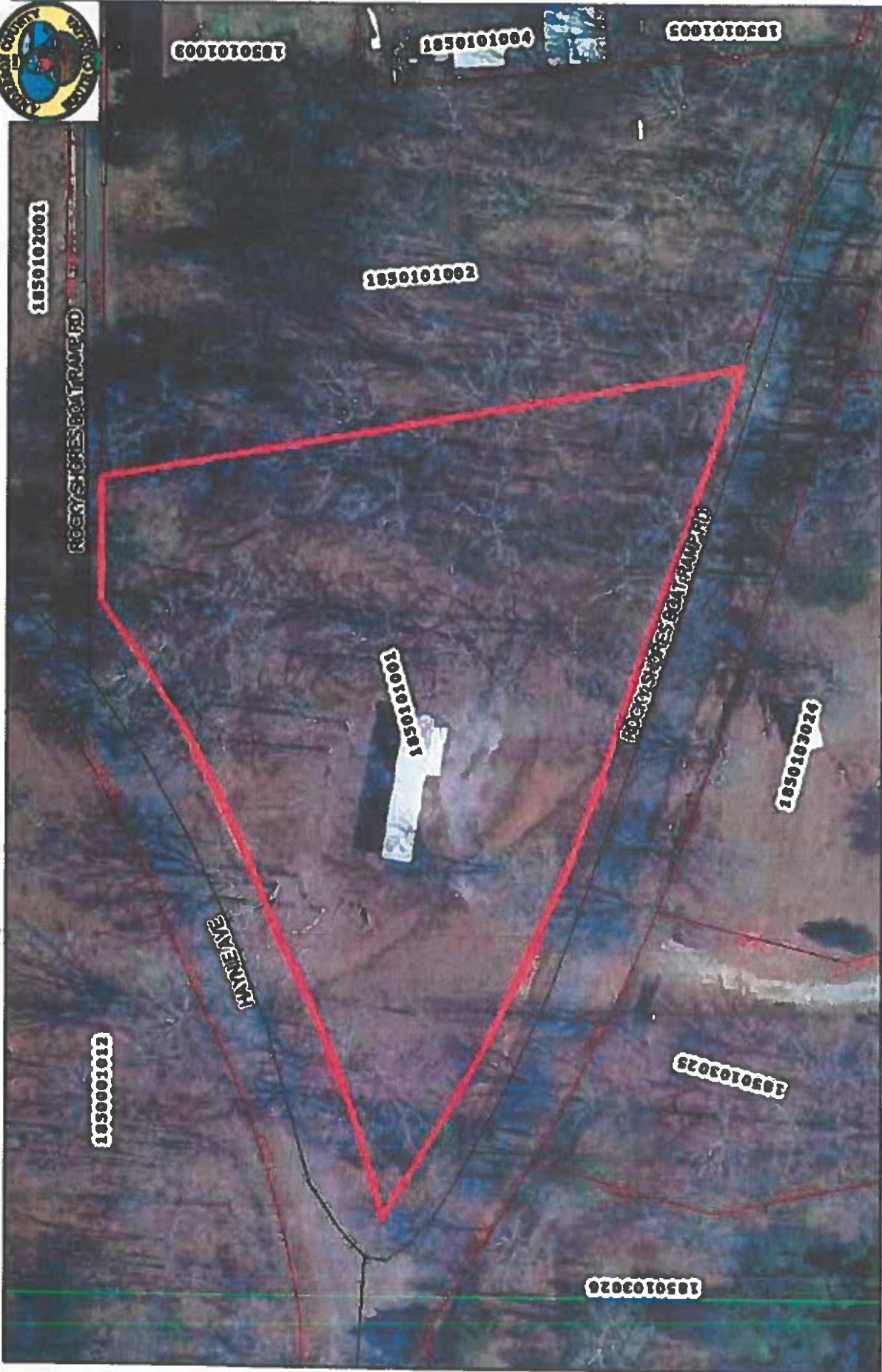
TMS: 1850101001

Owner: PETRUCELLI JAMES F + DEBORAH A
 Owner Address: 65 WABENO AVE
 City/State: SPRINGFIELD NJ
 Zip Code: 7081
 Current Plat: CP 076/390

Deed Book: 14110
 Deed Page: 30
 Description: TRA ROCKY SHORE BOAT RAMP RD

Tax District: 3
 Sale Price: \$20,000
 Market Value: \$24,700
 Sale Year: 2019

Anderson County



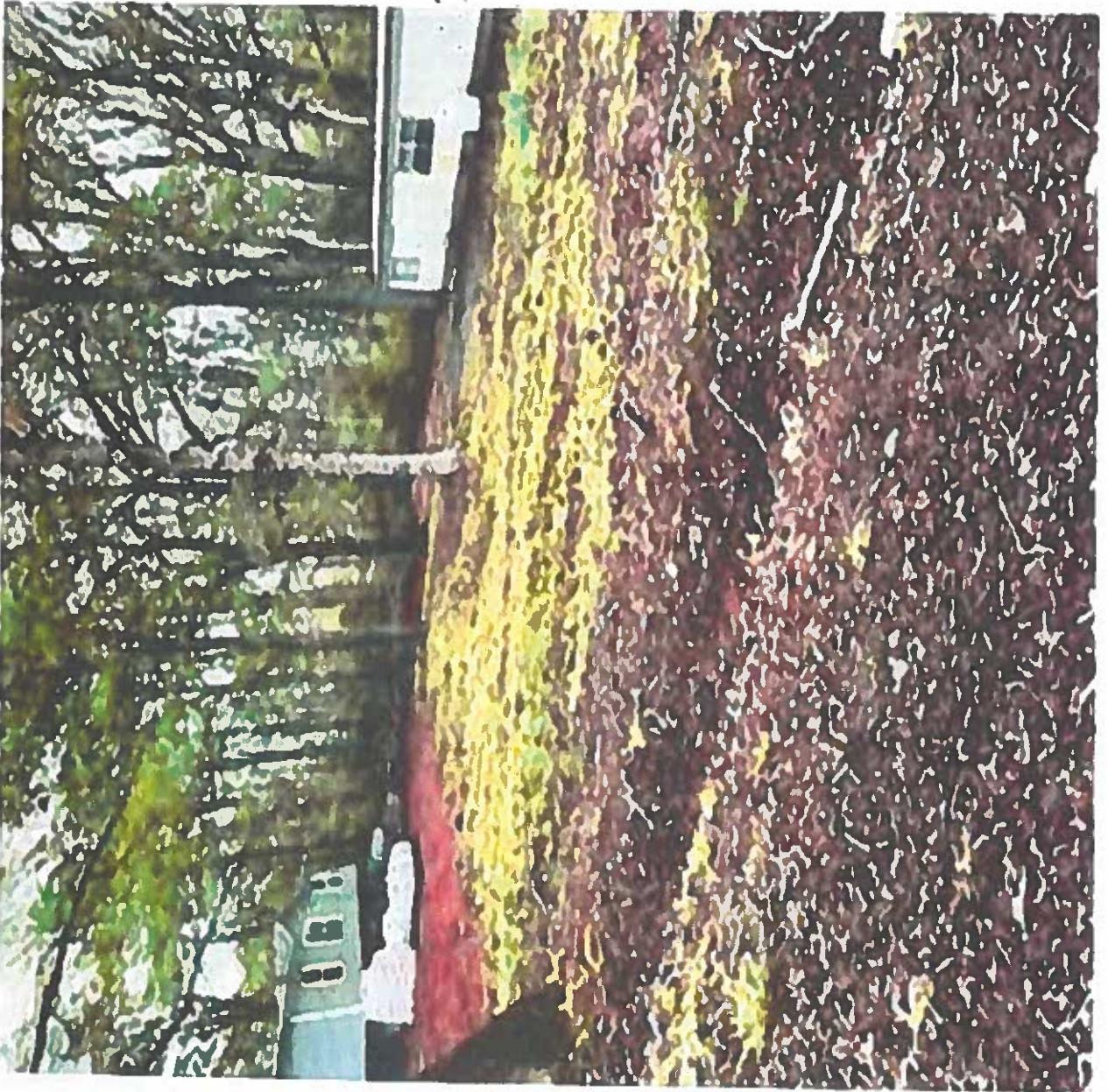
April 18, 2024 Disclaimer accepted.

TMS: 1850101001

Owner: PETRUCELLI JAMES F + DEBORAH A
 Owner Address: 65 WABENO AVE
 City/State: SPRINGFIELD NJ
 Deed Book: 14110
 Tax District: 3
 Sale Year: 2019
 Zip Code: 7081
 Current Plat: CP 076/390
 Description: TRA ROCKY SHORE BOAT RAMP RD
 Market Value:



ESRI, HighRoad Mapping, and Anderson County GIS







Application for a Variance
Anderson County Land Use Board of Zoning Appeals Meeting
County Council Chambers 2nd Floor-Historic Courthouse (DISTRICT #4)
Anderson, South Carolina
June 13, 2024
5:15 PM

Staff Report

Applicant: Helen Keulemans

Owner of Property: Same as above

Property Location: 2611 6 & 20 Road, Pendleton, SC

Council District: Four (4)

Tax Map Number (TMS #): 115-00-03-009

Property Description: SIX + TWENTY RD 28.48 AC

Current Zoning: Unzoned

Land Use: Residential

Applicant's Request: Applicant is requesting a variance to reduce the rear and side setback from 10 feet to 2 feet to allow the sale of house, barn, and a (.81) portion of the parcel with having to remove existing permanent metal fence.

Findings of Fact: *Anderson County Code of Ordinances, Under Chapter 24- Section 117(c).*

(c) Standards. All buildings and structures, including the expansion of existing buildings and structures, shall meet or exceed the following minimum setback requirements. (The side and rear setbacks for an accessory building in a Unzoned District is Side-10 feet and Rear- 10 feet.)

Staff Recommendation:

- 1) Due to a scrivener's error, the barn cannot meet the required setbacks.
- 2) The Applicant has demonstrated a hardship for said request due to permanent placement and water tap and fencing.
- 3) There will be no adverse effects on adjacent properties if the variance is granted.
- 4) The applicant can meet all other required setbacks.
- 5) The Board has granted other variances like this request and would be consistent with its approval.
- 6) A Building Permit will be required from Building and Codes and a compliance letter from Development Standards with the revision of the rear and side setback to 2 feet.
- 7) Applicant will need to make certain that the less 3-foot setback will meet the codes for fire wall protection.



Variance Application

Processing Fee: \$300.00

RECEIVED
09/10/24

Please submit applications and processing fees simultaneously to avoid delay in processing. Applications can be submitted by email, or if supporting documents (reference page 3) is greater than pages, applications should be mailed or brought in person.

For payment cash (in-person only), check (in-person or by mail), and cards (call to pay over phone) are accepted.

4/10/2024

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: Helen Keulemans

Mailing Address: 2711 SIX + TWENTY RD, PENDLETON, SC 29670

Telephone and Fax: 864-933-3155 E Mail: QH4ME@Bellsouth.net

Property Owner's Information

Only complete if Applicant and Property Owner are not the same:

Name: _____

Mailing Address: SAME

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.

Owner's or Designated Agent Signature

Date

Project Information

Please Indicate Current Use of Property: Commercial or Residential

Property Location: 2611 SIX + TWENTY RD PENDLETON, SC 29670

Parcel Number(s)/TMS: 115-00-03-009

County Council District: 4 School District: 4

Total Acreage _____ Current Zoning: Unzoned

Requested Variance: TO ALLOW SETBACK FROM BARN TO BE 2' BARN IS 640 sq ft.
Please check to indicate if setback variance sign variance or minimum lot size variance .

Purpose of Variance: TO ALLOW US TO SELL HOUSE, BARN 4.81 ACRES WITHOUT HAVING TO MOVE PERMENANT METAL FENCE (SEE PICTURE)

Have you researched your Private Covenants/Deed restrictions at the Anderson County Register of Deeds?
Yes: No: Date visited ROD or Date searched online: 4/18/2022 + 4/10/2024

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 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 ⁽³²⁺²⁰⁾ pertaining to the particular piece of property:
BARN MEASURED OUT TO BE 640 sq ft. PREVIOUS SURVEYOR SAID 20'1" x 29'9"
BUT HAD TO GET NEW SURVEY BECAUSE WATER TAP TO HOUSE NOT LOCATED
WITHIN PROPERTY LINES. IF I CANNOT HAVE 2' SCTBACK WILL REQUIRE US TO MOVE CEMENT
Conditions do not generally apply to other properties in vicinity, as shown by: FENCE (SEE PICTURE)

Reasons why property is prohibited or limited in its uses:

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:
IT'S PART OF A LARGER FARM AND WILL NOT IMPACT IT'S USE.

The following documents are submitted in support of this application: (Please attach copies of all additional information to this application.)
PICTURES OF FENCE THAT WOULD HAVE TO BE MOVED

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.

Selen Keulemans

Applicant's Signature

4/10/2024

Date

9'11"

WILL REMOVE THESE 4 RAILS

THIS FENCE WOULD HAVE TO BE MOVED 1'2"

9"



Application for a Variance
Anderson County Land Use Board of Zoning Appeals Meeting
County Council Chambers 2nd Floor-Historic Courthouse (DISTRICT #7)
Anderson, South Carolina
June 13, 2024
5:15 PM

Staff Report

Applicant: Richie Corley (Contractor for Mr. Smith)

Owner of Property: Remington Smith

Property Location: 1210 Easley Highway

Council District: Seven (7)

Tax Map Number (TMS #): 218-00-14-016

Property Description: LOT 2 EASLEY HWY .61 AC

Current Zoning: Unzoned

Land Use: Residential

Applicant's Request: Applicant is requesting a variance to reduce the side setback on Old Brickyard Rd from 40 feet to 27 feet to construct a 26x30 two-story garage.

Findings of Fact: *Anderson County Code of Ordinances, Under Chapter 24- Section 117(b-c).*

The purpose of setback regulations is to ensure the provision of light and open space between structures, to accommodate future road widenings at the lowest possible cost, and to prevent the crowding of development. (c) Standards. All buildings and structures, including the expansion of existing buildings and structures, shall meet or exceed the following minimum setback requirements.

Staff Recommendation:

- 1) The parcel is a corner lot between two (2) roads (Easley Highway and Old Brickyard Rd) that limits the usage of the property. The approval of the variance will not place the proposed garage into the right-of-way.
- 2) Ordinance #2021-010, the setback change took effect and limited the amount of buildable space on the corner lot.
- 3) There will be no adverse effects on adjacent properties if the variance is granted.
- 4) The proposed building will be several feet from the road right-of-way of Old Brickyard Rd.
- 5) The applicant can meet all other required setbacks.
- 6) The Board has granted other variances like this request and would be consistent with its approval.
- 7) A Building Permit will be required from Building and Codes and a compliance letter from Development Standards with the revision of the side setback on Old Brickyard Rd to 27 feet.



Variance Application

received
4-26-24

Processing Fee: \$300.00

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4/29/24

Date Application Received

Application Status (Approved or Denied)

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Applicant's Information

Name: Richie Coley (contractor)

Mailing Address: PO Box 15105 - Greenville, SC 29610

Telephone and Fax: 864-505-6043 E-Mail: coley2585@yahoo.com

Property Owner's Information

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

Name: Remington Smith

Mailing Address: 1210 Eastley Highway - Pelzer SC 29698

Telephone and Fax: 864-617-7193 Email: Remingtonmitch2009@gmail.com

Designated Agent Name (Representative of Property Owner): Richie Coley

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

4/25/2024
Date

Project Information

Please Indicate Current Use of Property: Commercial or Residential

Property Location: 1210 Eastley Highway - Pelzer, SC 29698

Parcel Number(s)/TMS: 218-00-14-016-000

County Council District: 7 School District: _____

Total Acreage: _____ Current Zoning: _____

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

Purpose of Variance: 26x30 two story garage

Have you researched your Private Covenants/Deed restrictions at the Anderson County Register of Deeds?
Yes: No: Date visited ROD or Date searched online: 4/25/2024

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 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 DESIGN OF THE LOT BEING A CORNER LOT OF 2 ROADS LIMITS THE USAGE OF PROPERTY. EVEN APPROVAL OF VARIANCE WILL NOT PUT OUR BUILDING INTO ROAD RIGHT OF WAY.

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

THE SET BACKS GO ~~ALONG~~ ALONG BRICKYARD RD BUT THE LOTS FOR MOST PART ARE RECTANGULAR

Reasons why property is prohibited or limited in its uses:

IN 2021-2010 THE SETBACK WAS CHANGED TAKING ^{AWAY MY} ~~AWAY~~ A LOT OF THE AMOUNT OF THE CORNER LOT

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 BUILDING ADDING ON TO PROPERTY WILL STILL BE SEVERAL FT FROM THE RIGHT OF WAY OF RD (SEE DRAWING)

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

SEE ATTACHMENTS

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

For Office Use Only:

Application Received By: KHJ Date Completed Application Received: 4/29/24

Application Fee Amount Paid: 300.00 Check Number: CC

Scheduled Board Hearing Date: June 13 Land Use/Board of Zoning Appeals' Decision: _____

Variance

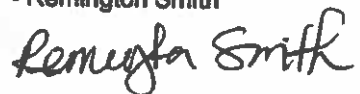
From: Mitch Smith (remingtonmitch2009@gmail.com)

To: croley2585@yahoo.com

Date: Friday, April 26, 2024 at 08:06 AM EDT

I give you my full permission to apply for this variance

- Remington Smith

A handwritten signature in black ink that reads "Remington Smith". The signature is written in a cursive style with a large, stylized 'R' and 'S'.

BRICKYARD ROAD

N 51°

3/4"

EDGE OF ROAD

65 FT

WATER
PIPE
1/2"

5 FT

11 FT

30 FT

New Garage

30 FT

26 FT

8 FT

FREEZE WAY

HOUSE

1/2" = 1 FT

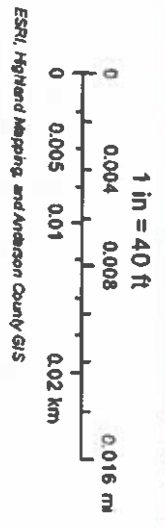
Anderson County



May 23, 2024 Disclaimer accepted.

TMS: 2180014016
Owner: SMITH REMINGTON MITCHELL
Owner Address: 1210 EASLEY HWY
City/State: PELZER SC
Deed Book: 16613
Tax District: 102
Sale Year: 2023

Zip Code: 29669
Current Plat: CP 000/000
Description: LOT 2 EASLEY HWY .61 AC
Market Value: \$39,080



ESRI, Highend Mapping and Anderson County GIS

2180019007

019008

001

08 Bryant Road 294669

Pelzer 29669

0145 E

1210 Eastley Highway

2180014016

2180014016 102

Highway SC-04-0008

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
June 13, 2024
5:15 PM

Staff Report

Application for a Special Exception – To allow the use of a Duplex as a short-term rental in R-D Zoning.

Applicant: Alinna Leeve

Owner of Property: Same as above

Property Location: 5824 Old Pearman Dairy Rd

Council District: Five (5)

Tax Map Number (TMS #): 67-00-02-061

Property Description: LTB OLD PEARMAN DAIRY RD .63AC

Current Zoning: R-D (Residential Duplex)

Land Use: Residential

Applicant Request: Applicant is requesting a Special Exception to allow the use of a short-term/rental home in R-D Zoning.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 48, Section 5:4, Residential-Duplex District. establishments are permitted uses by special exception – Bed and breakfast, homestays, host homes and guest homes.....

Staff Recommendation: Approval...Meets all requirements for Special Exception

- 1) Applicant proposes the construction of a residential duplex to operate as an AirBnb for short-term and seasonal rentals.
- 2) No Restrictions are recorded in the deed and filed with the Register of Deeds.
- 3) The use is not detrimental to public health or general welfare.
- 4) 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
- 5) 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.

May 8th 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: Alinna Løeve
Mailing Address: 400 N Federal Hwy Boynton Beach FL 33435
Telephone and Fax: 646-469-9424 E-Mail: alinnworld@gmail.com

Owner's Information

(If Different from Applicant)

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

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

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

Owner's Signature

May 8th 2024

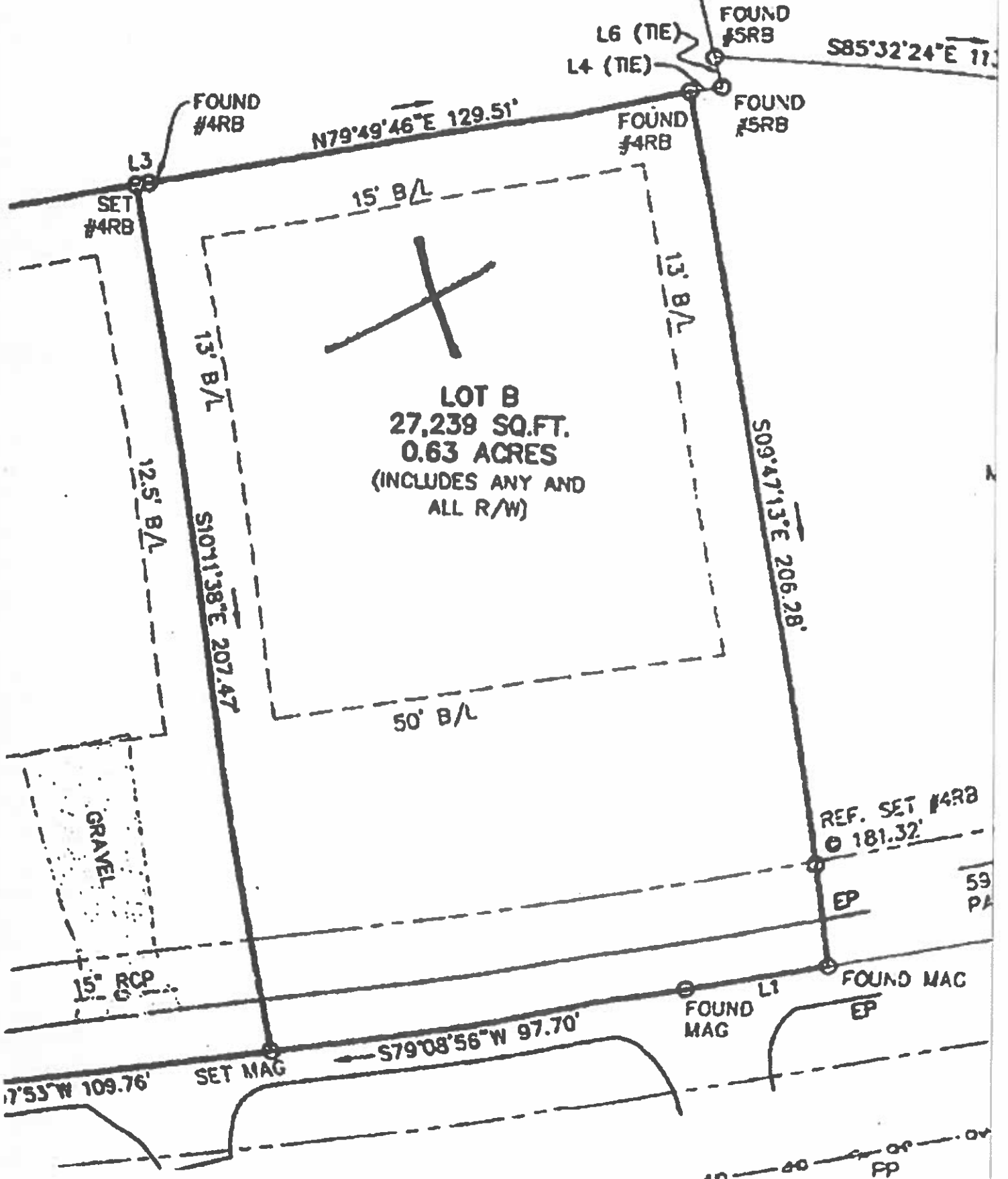
Date

Project Information

Property Location: 5824 Old Pearman Dairy Road Anderson Sc 29625
Parcel Number(s)/TMS: 670002061
County Council District: Dist. 5 School District: _____
Total Acreage: 0.63 Current Zoning: R-D
Requested Special Exception: To operate an Air BNB
Purpose of Special Exception: Seasonal/ short term rentals accommodations

GARNER &
GARNER
421-4D
370002021

STEPHEN JOSEPH S
TMS# 67C002



R-D

670002021

670002021

005

Ander...

296

670002061 5824 OLD PEARMA
LEEVE ALINNA
DAIRY RD
LTB OLD PEARMAN DAIRY RD
5824 Old Pearman
Dairy Road

R-D

5826 Old Pearman
Dairy Road

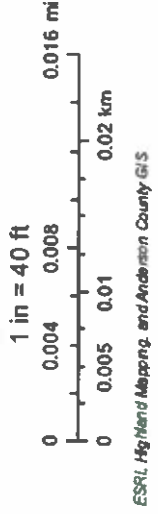
670002024

670002024

670002061

Good morning:

Anderson County



ESRI ArcGIS

PP S 1501/4B

June 5, 2024 Disclaimer accepted.

TMS: 670002061

Owner: LEEVE ALINNA

City/State: ANDERSON SC

Deed Book: 17281

Tax District: 5

Sale Year: 2024

Owner Address: 5824 OLD PEARMAN DAIRY RD

Deed Page: 248

Description: LTB OLD PEARMAN DAIRY RD .63AC

Sale Price: \$285,000

Zip Code: 29625

Current Plat: CP S 3025/9

Market Value: \$0

Application for Special Exception
Anderson County Land Use Board of Zoning Appeals Meeting
County Council Chambers 2nd Floor-Historic Courthouse (DISTRICT #5)
Anderson, South Carolina
June 13, 2024
5:15 PM

Staff Report

Applicant: Family of William H. Brown

Owner of Property: William Harold Brown

Property Location: 1960 Centerville Rd, Anderson, SC

Council District: Five (5)

Tax Map Number (TMS #): 68-00-03-001

Property Description: CENTERVILLE RD 6.05 AC

Current Zoning: R-20

Land Use: Residential

Applicant's Request: Applicant is requesting a special exception to place a private grave in R-20.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 48, Section 5.3.1, uses permitted by **Special Exception; Cemetery.**

Staff Recommendation: Approval for burial spot

- 1) Special Exception allows for the specific use in R-20 zoning.
- 2) There will be no adverse effects on adjacent properties if the variance is granted.
- 3) All standards and regulations must be met by SC Code of Laws, Title 43, section 27-53-320.
- 4) Due to time constraints, Administrative Appeal was granted to allow the burial. (See attached)
- 5) All other conditions will apply by current funeral standards and DHEC.



MEMORANDUM

To: Rusty Burns, County Administrator

From: Alesia Hunter, Planning Building Director

Date: April 17, 2024

**Subject: Urgent Allowance of Administrative Approval for Special Exception for Burial for the Family of William H. Brown-1960 Centerville Road, Anderson SC
TMS 68-00-03-001**

This letter is to advise that Anderson County Planning is in receipt of an urgent request from the family of William H. Brown, 1960 Centerville Road, Anderson for a burial request for Friday April 19, 2024, at their private residence.

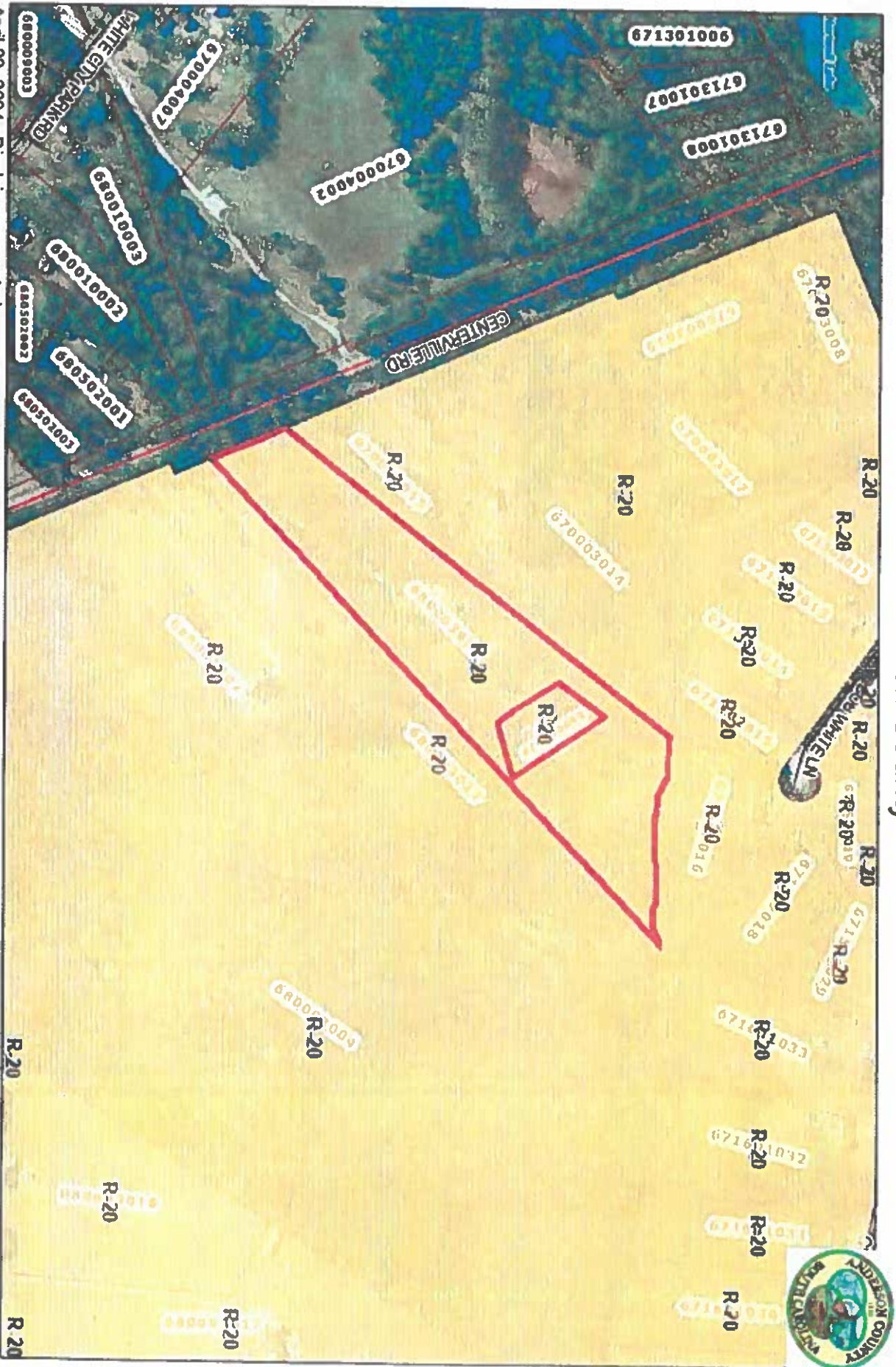
Due to the property being zoned R-20, a Special Exception and Meeting is required by the Board of Zoning Appeals for approval which will take 30 days. In that this is an urgent matter, we are seeking approval on behalf of the family to move forward with the request until such time the Board of Zoning Appeals can hear the request in June. I plan to place this on the June Agenda for the Board of Zoning Appeals approval and waive the fee of \$300.00 for the family due to bereavement.

This administrative approval will allow the family and funeral home to move forward with burial without delay.

If you have any questions, please let me know. Thank you for your continued support.

Signature of Approval _____
Rusty Burns, County Administrator

Anderson County



April 22, 2024 Disclaimer accepted.

TMS: 680003001
 Owner: BROWN WILLIAM H AKA WILLIAM HAROLD
 Owner Address: 1960 CENTERVILLE RD
 City/State: ANDERSON SC
 Deed Book: 3077
 Tax District: 5
 Sale Year: 1998
 Zip Code: 29625
 Current Plat: CP 000/000
 Description: CENTERVILLE RD 6.05 AC
 Market Value:

