



MEMORANDUM

ANDERSON COUNTY DEVELOPMENT STANDARDS

DATE: July 11, 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 July 11, 2024 at 5:15 PM at the Historic Courthouse, 101 South Main Street, Anderson, SC 29624.

The meeting agenda and packet are attached for your review.

Please email 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

July 11, 2024

5:15 PM

Historic Courthouse
101 South Main Street
Anderson, South Carolina

- 1.) Call to Order: Mr. Hubert McClure, Chairman
- 2.) Invocation: Mr. Hubert McClure
- 3.) Approval of Minutes:
 - a. April 11, 2024 minutesPublic Hearings:
 - a. Special Exception to allow the construction and expansion of a school:
2850 Lebanon Rd, Pendleton / TMS 91-00-10-006, 007, 010 (**Council District 4**)
 - b. Variance request to reduce the setback of 25' to 17' to allow the expansion of the school wing: 2850 Lebanon Rd, Pendleton / TMS 91-00-10-006, 007, 010 (**Council District 4**)
- 4.) Old Business: None
- 5.) New Business: None
- 6.) Other Business: None
- 7.) 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 Special Exception
Anderson County Land Use Board of Zoning Appeals Meeting
County Council Chambers 2nd Floor-Historic Courthouse (DISTRICT #4)
Anderson, South Carolina
July 11, 2024
5:15 PM

Staff Report

Applicant: Rick Rogers on behalf of Anderson County School District #4

Owner of Property: Anderson County School District #4

Property Location: 2850 Lebanon Rd, Pendleton, SC

Council District: Four (4)

Tax Map Number (TMS #): 91-00-10-006, 007, 010

Property Description: PTTR A2+R1+R2 LEBANON RD

Current Zoning: R-20 (Residential Single-Family)

Land Use: Residential (Elementary School is located on TMS# 91-00-10-007)

Applicant Request: Applicant is requesting a Special Exception to allow the construction and expansion of a school.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 48, Section 5:3.2 – Uses permitted in R-20 by special exception: School—Public, parochial, and private.

Staff Recommendation: Staff recommends APPROVAL of the Special Exception request to allow construction and expansion for the following reasons and with following conditions:

- 1) The use meets all of the requirements in Section 5:3.2. Uses permitted by special exception.
- 2) The use is not detrimental to public health or general welfare.
- 3) The use will not violate neighborhood character nor adversely affect surrounding properties.
- 4) Applicant must meet all state, fire and building code requirements, pertaining to the expansion and obtain all necessary permits.



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.

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: DEE CHRISTOPHER, ANDERSON SCHOOL DISTRICT 4

Mailing Address: 315 EAST QUEEN ST, PENDLETON, SC 29670

Telephone and Fax: 864-403-2000

E-Mail: RROGERS@ANDERSON4.ORG

Owner's Information

(If Different from Applicant)

Name: DEE CHRISTOPHER, ANDERSON SCHOOL DISTRICT 4

Mailing Address: 315 EAST QUEEN ST, PENDLETON, SC 29670

Telephone and Fax: 864-403-2000

E-Mail: DCHRISTOPHER@ANDERSON4.ORG

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

6/11/2024
Date

Project Information

Property Location: 2850 LEBANON RD, PENDLETON, SC 29670

Parcel Number(s)/TMS: 910010006, 910010007 AND 910010010

County Council District: 4

School District: 4

Total Acreage: 60+

Current Zoning: R-20

Requested Special Exception: ZONING SETBACK

Purpose of Special Exception: MT LEBANON ELEMENTARY SCHOOL

NEW ACADEMIC CLASSROOM WING ADDITION

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

Yes: No: Date visited ROD or Date searched online: JUNE 1 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:
ZONING SETBACK DISTANCE OF 25FT DOESN'T ALLOW THE SCHOOL TO FULLY
EXPAND THE ACADEMIC CLASSROOM WING TO ACCOMODATE FOR FUTURE
STUDENT POPULATION GROWTH

Conditions do not generally apply to other properties in vicinity, as shown by:
THE SURROUNDING PROPERTIES IN THE AREA ARE NON-EDUCATIONAL. THEY
ARE A MIX OF AGRICULTURAL AND RESIDENTIAL

Reasons why property is prohibited or limited in its uses:
THE CLASSROOM WING MUST BE EXPANDED FOR FUTURE STUDENTS
THE CLASSROOM WING MUST BE EXPANDED FOR FUTURE STUDENTS

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 PROPERTY IS AN EXISTING ELEMENTARY SCHOOL. NO CHANGE OF USE
WILL BE PART OF THIS PROJECT

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

SITE PLAN

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: _____

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.

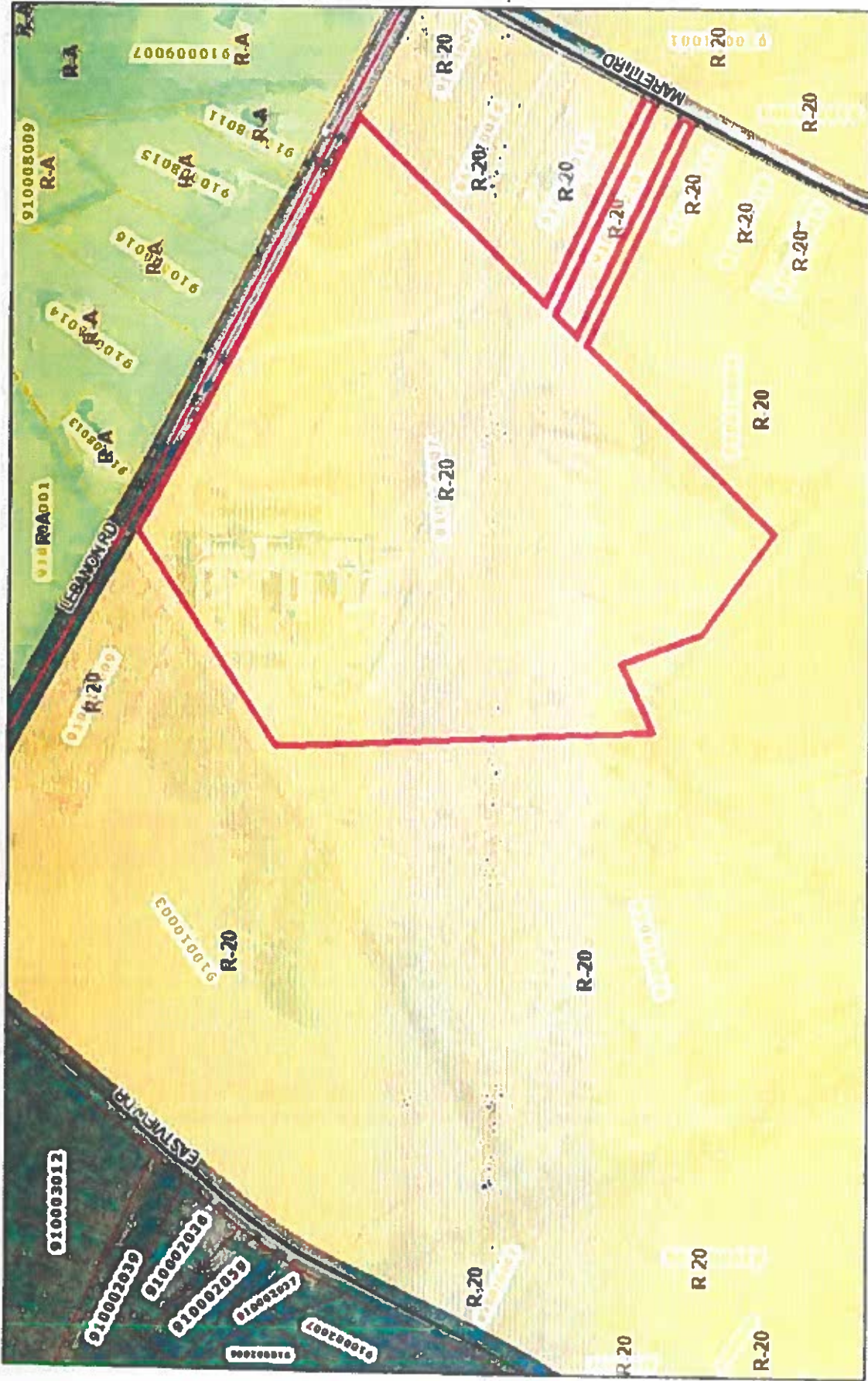

Applicant's Signature

Date

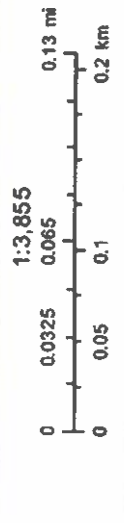
6/11/2024

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

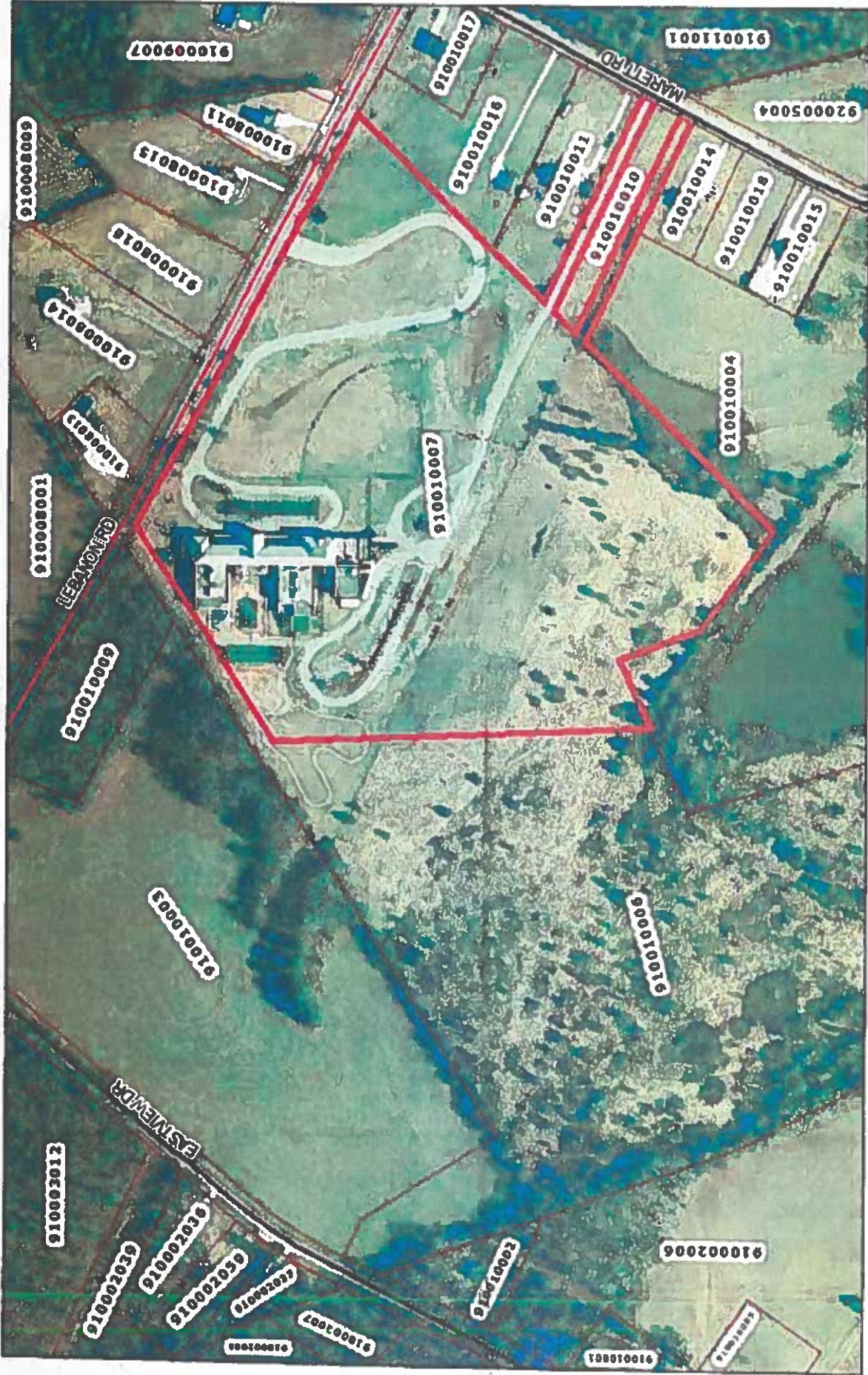
Anderson County



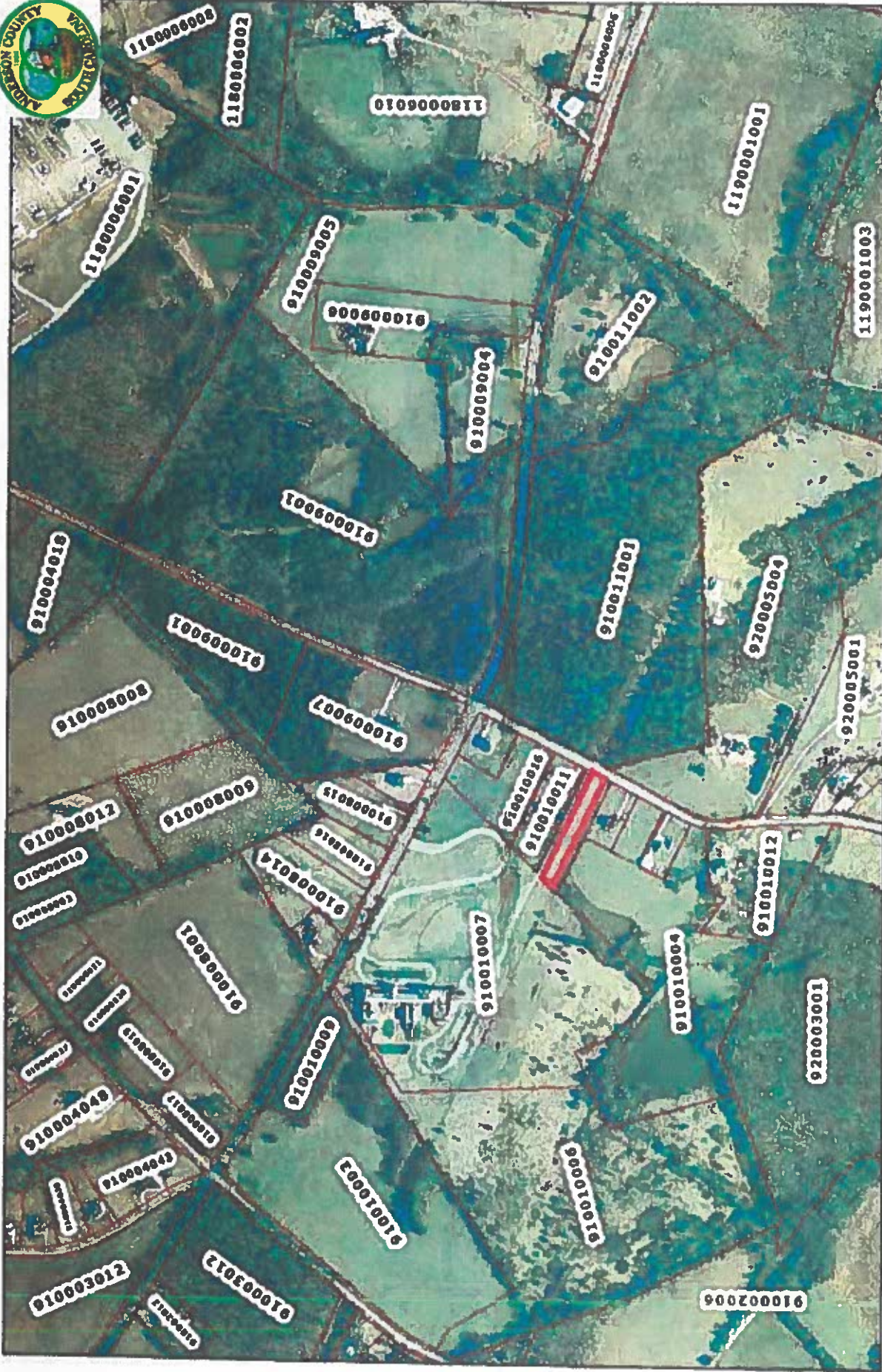
June 19, 2024



Anderson County



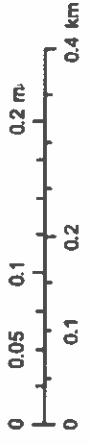
Anderson County



June 19, 2024 Disclaimer accepted.



1 in = 643 ft



ESRI, HighRoad Mapping, and Anderson County GIS



PP 1550/09

A-C-GIS

TMS:	910010010
Owner:	SCHOOL DISTRICT #4 OF ANDERSON COUNTY SC
Owner Address:	315 E QUEEN ST
City/State:	PENDLETON SC
Deed Book:	16582
Tax District:	4
Sale Year:	2023
Deed Page:	119
Current Plat:	CP S 2995/10
Description:	MARETT RD .90 AC
Sale Price:	\$.10
Market Value:	\$500

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
July 11, 2024
5:15 PM

Staff Report

Applicant: Rick Rogers on behalf of Anderson County School District #4

Owner of Property: Anderson County School District #4

Property Location: 2850 Lebanon Rd, Pendleton, SC

Council District: Four (4)

Tax Map Number (TMS #): 91-00-10-006, 007, 010

Property Description: PTTR A2+R1+R2 LEBANON RD

Current Zoning: R-20 (Residential Single-Family)

Land Use: Residential (Elementary School is located on TMS# 91-00-10-007)

Applicant Request: Applicant is requesting a variance to reduce the side setback from 25 feet to 17 feet to allow for the construction and expansion of the new academic classroom wing of the Mt. Lebanon Elementary School.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 48, Section 5:3.6 – Minimum Requirements- Nonresidential Lots. Side Yard Setback- The minimum width of a nonresidential side yard shall be 25 feet measured from the property line.

Staff Recommendation: Staff recommends APPROVAL of the Variance request for the following:

- 1) The 25' side setback would not allow the school to fully expand the academic wing to accommodate future student growth.
- 2) The property is an existing elementary school and does not change its current use.
- 3) The use is not detrimental to public health or general welfare.
- 4) The use will not violate neighborhood character nor adversely affect surrounding properties.
- 5) Applicant must meet all state, fire and building code requirements, pertaining to the expansion and obtain all necessary permits.

Have you researched your Private Covenants/Deed restrictions at the Anderson County Register of Deeds?
Yes: X No: Date visited ROD or Date searched online: JUNE 1, 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:

ZONING SETBACK DISTANCE OF 25FT DOESN'T ALLOW THE SCHOOL TO FULLY EXPAND THE ACADEMIC CLASSROOM WING TO ACCOMODATE FOR FUTURE STUDENT POPULATION GROWTH

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

THE SURROUNDING PROPERTIES IN THE AREA ARE NON-EDUCATIONAL. THEY ARE A MIX OF AGRICULTURAL AND RESIDENTIAL

Reasons why property is prohibited or limited in its uses:

THE CLASSROOM WING MUST BE EXPANDED FOR FUTURE STUDENTS

THE CLASSROOM WING MUST BE EXPANDED FOR FUTURE STUDENTS

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 PROPERTY IS AN EXISTING ELEMENTARY SCHOOL. NO CHANGE OF USE WILL BE PART OF THIS PROJECT

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

SITE PLAN

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

For Office Use Only:

Application Received By: _____ Date Completed Application Received: _____

Application Fee Amount Paid: _____ Check Number: _____

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

Variance Application Checklist

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

Section 9:5.- Powers and Duties

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

Section 9:5.2 Variances. The board of zoning appeals may authorize upon written appeal in specific cases such variance from the terms of this chapter as will not be contrary to the public interest where owing to special conditions, a literal enforcement of the provisions of this chapter would result in unnecessary hardship or peculiar and exceptional practical difficulties.

Before action is taken on a request for a variance, the board shall hold one or more public hearings at which any party may appear in person, by agent, or attorney. The planning commission staff will also refer the request to the appropriate zoning advisory group for review and report to the board of zoning appeals. The zoning advisory group will meet in public sessions and shall provide a written report and recommendation to the board of zoning appeals

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

In addition, the planning commission staff shall send letters notifying current owners of record of all properties adjacent to and/or within 1,000 feet in any direction of the subject property and provide proof of such mailing.

A variance from the terms of this Ordinance may be granted by the Board upon a finding that:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property.
2. These conditions do not generally apply to other property in the vicinity.
3. Because of these conditions, the application of the chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property
4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the granting of the variance will not harm the character of the district.

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

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

Application Submittal Requirements

- *Completed and Signed Variance Application
- \$300 Processing Fee
- One (1) Accurate, Legible Plot Plan with Dimensions and Locations of Structures and Improvements of the Property
- Clear Statement of why the variance is being requested
- One (1) Copy of all Private Covenants and Deed Restrictions Related to the property, if applicable (Can be obtained from Anderson County Register of Deeds)
- Written statement from property owner granting permission to allow variance (only needed if applicant and property owner or not the same).

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

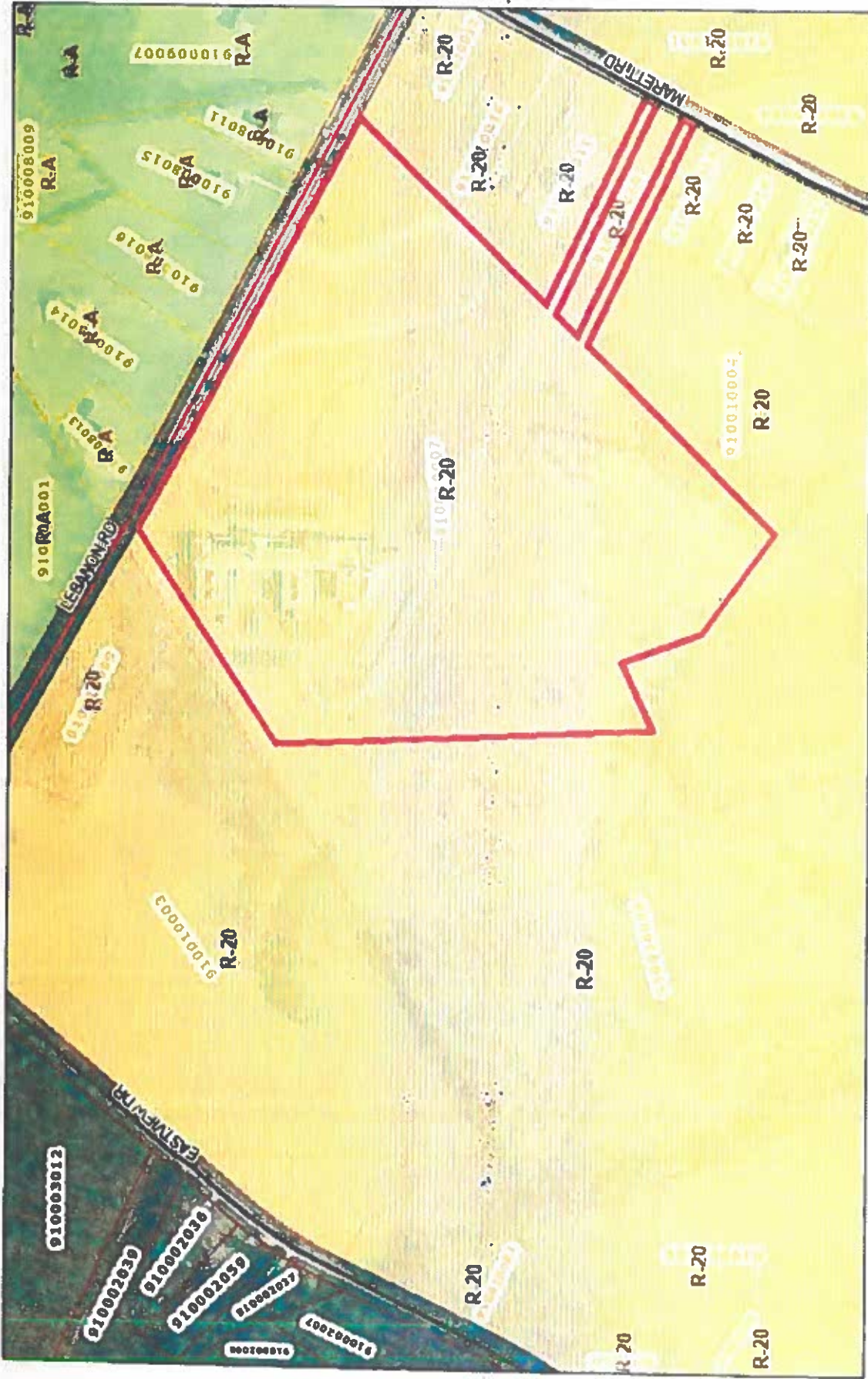
As the applicant, I hereby confirm that the required information and supporting materials for this application are authentic and have been submitted to the Anderson County Development Standards Office.

Applicant's Signature

Date

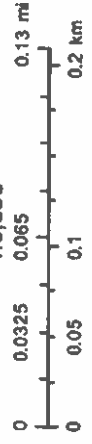
Page 3 of 3

Anderson County



June 19, 2024

1:3,855

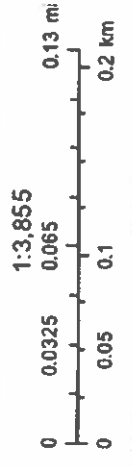


ESRI, Highland Mapping, and Anderson County GIS

Anderson County

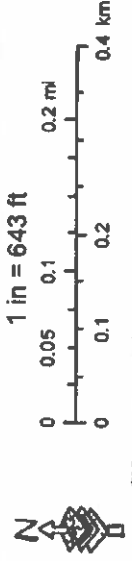
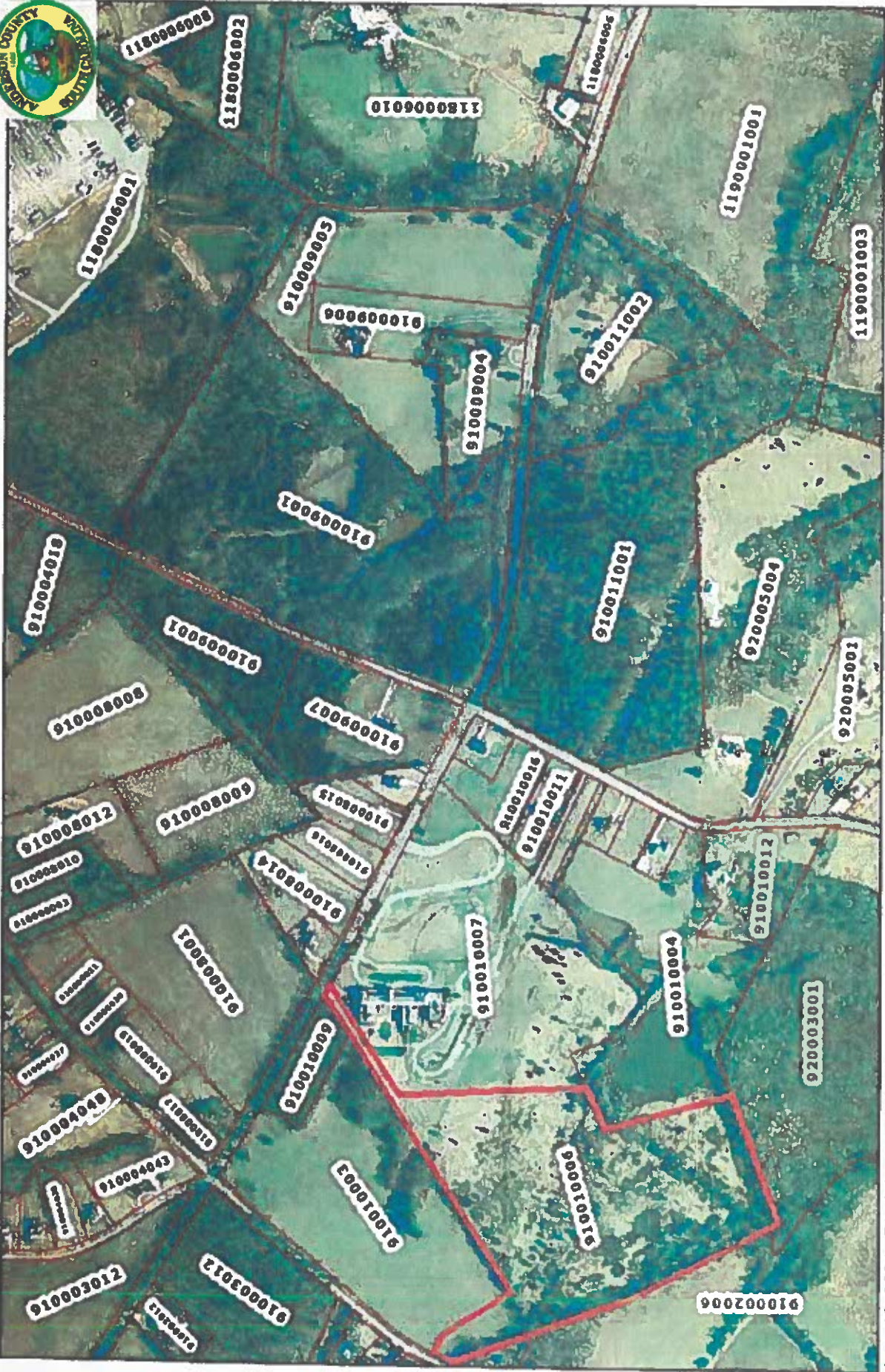


June 19, 2024



ESRI, Highland Mapping, and Anderson County GIS

Anderson County



ESRI, Highland Mapping, and Anderson County GIS

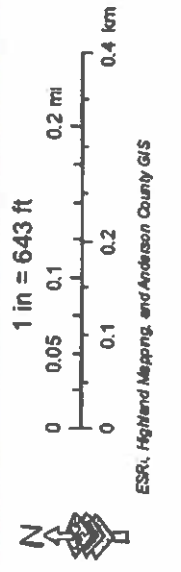
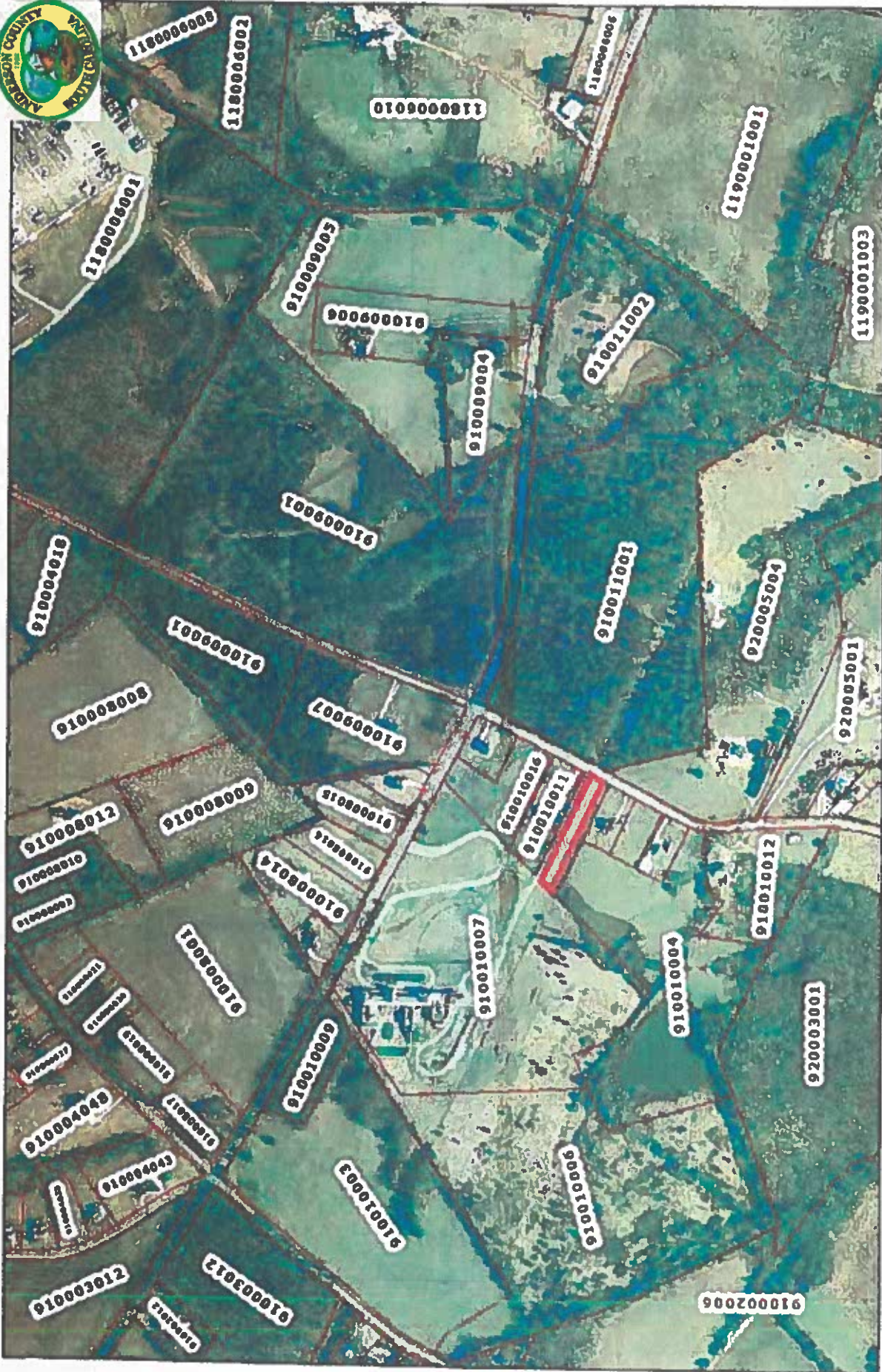


PP 1235/3+4

June 19, 2024 Disclaimer accepted.

TMS	910010006
Owner:	ANDERSON COUNTY SCHOOL DISTRICT FOUR
Owner Address	PO BOX 545
City/State:	PENDLETON SC
Deed Book	6878
Tax District	4
Sale Year	2005
Zip Code:	29670
Current Plat:	CP 1550/8+9
Description:	PT TR A4+R LEBANON RD 31.68 AC
Sale Price:	\$5
Market Value:	\$254,390

Anderson County



1 in = 643 ft
 ESRI, HighLand Mapping, and Anderson County GIS
 PP 1550/09

TMS: June 19, 2024 Disclaimer accepted.

Owner: SCHOOL DISTRICT #4 OF ANDERSON COUNTY SC
Owner Address: 315 E QUEEN ST
City/State: PENDLETON SC
Deed Page: 119
Tax District: 4
Sale Year: 2023

Zip Code: 29670
Current Plat: CP S 2995/10
Description: MARETT RD .90 AC
Market Value: \$500
Sale Price: \$10

