



MEMORANDUM

ANDERSON COUNTY DEVELOPMENT STANDARDS

DATE: August 30, 2024

TO: Land Use and Zoning Board of Appeals Members

FROM: Henry Youmans

SUBJECT: Land Use and Board of Zoning Appeals meeting – September 12, 2024

The Anderson County Land Use and Zoning Board of Appeals is scheduled to hold its next meeting on **September 12, 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

Greg Elgin
Council District 3

Cindy Wilson
Council District 7

Brett Sanders
V. Chairman, District 4

Glenn Davis
Council District 2

Jimmy Davis
Council District 6

Renee D. Watts
Clerk to Council

ANDERSON COUNTY
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

September 12, 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. August 8, 2024
- 4.) Public Hearings:
 - A. Variance request to reduce the side and rear setbacks from 10 feet to 4 feet to allow for placement of storage building. Located at 512 Old Pendleton Rd / TMS 211-02-04-005 (**DISTRICT 6**)
 - B. Variance request to reduce the front setback from 30 feet to 15 feet to allow for construction of a single-family residence. Located at 124 River Oaks Circle / TMS 191-04-01-001 (**DISTRICT 6**)
- 5.) Old Business:
 - A. Special Exception to allow the use of property for short-term rental/vacation home. Located at 329 Garden Way Dr. / TMS 45-04-01-020 (**DISTRICT 4**)
- 6.) New Business: None
- 7.) Other Business: None
- 8.) Adjournment.

STATE OF SOUTH CAROLINA)

COUNTY OF ANDERSON)

ANDERSON COUNTY

LAND USE AND BOARD OF ZONING APPEALS

AUGUST 8, 2024

PRESENT:

HUBERT MCCLURE, CHAIRMAN

RUSSELL BARTON

TONY CIRELLI

DEBBIE CHAPMAN

ALSO PRESENT:

ALESIA HUNTER

TIM CARTEE

HENRY YOUMANS

JOAN HOLLIDAY

1 HUBERT MCCLURE: Okay, all right,
2 we'll go ahead and call this meeting to order of the Land
3 Use Board of Zoning Appeals. I'll go ahead and have the
4 invocation. Let us pray.

5 **INVOCATION BY HUBERT MCCLURE**

6 HUBERT MCCLURE: Approval of
7 minutes. Any additions or deletions to the minutes?
8 TONY CIRELLI: I make a motion we
9 approve.
10 HUBERT MCCLURE: Mr. Cirelli, makes
11 a motion.
12 DEBBIE CHAPMAN: Second.
13 HUBERT MCCLURE: Second by Deb, Ms.
14 Chapman. All in favor. Okay.

15 And the first thing on the agenda, and the only thing
16 on the agenda is special exception, District 4, and that is
17 -- I'm looking for the -- Garden Way, 329 Garden Way.
18 Staff report.

19 HENRY YOUMANS: Mr. Chair, this is
20 brought on behalf of the applicant, Robert Powell, on behalf
21 of 329 Garden Way LLC. That group is also the owner of the
22 property. It's in Council District 4. The tax map number
23 is there for your reference. The property description is
24 Rocky Creek Acres/Garden Way Drive. Its current zoning is
25 R-20. Land use is residential.

26 The applicant is requesting a special exception to
27 allow the use of a short term rental home. Finding of
28 facts, under Chapter 70, Section 70:17, establishments are
29 permitted by special exception, bed and breakfasts, home
30 stays, host homes, guest homes.

31 This is the copy of the submitted application. This is
32 the tax map aerial showing the R-20 zoning for the area.
33 This is the tax map reference map showing the property in
34 question. This is the posting of the sign in front of the
35 residence. This is the front elevation of the property.
36 And this is the rear elevation of the property.

37 Staff recommendation is approval of the special
38 exceptional request for the following reasons, with
39 following conditions. The residence meets all requirements
40 of R-20 zoning, has operated as a host home since July 2018.
41 There are no restrictions recorded in the deed and Rocky
42 Creek Acres does not have any restrictive covenants. The
43 use is not detrimental to public health or general welfare.
44 If approved, the applicant must meet all tax, fire, building
45 code requirements pertaining to the residential structure
46 and obtain all necessary permits if applicable. Board has
47 granted approval on special exceptions for similar requests
48 in such zoned areas.

49 This is your staff report.

50 HUBERT MCCLURE: Okay. Thanks,

1 Henry.

2 I would like to reiterate, you did say that there are
3 no restrictions, no covenants from any subdivision. This,
4 this piece of property is a standalone property by itself,
5 correct? Okay, I just want to put that in the notes. We
6 have to do that because in the past, we have had people try
7 to dictate, you know, what a piece of property does, and
8 they, from subdivisions 500 feet, a mile down the road, and
9 we can't, we can't -- I'm sorry, we can't do anything about
10 that.

11 All right, so I'll open the public hearing at this time
12 for anyone speaking against. Let me see who is Robert
13 Powell. Are you here, Mr. Powell? Okay, I know you're
14 speaking for so we'll reserve questions for you and staff if
15 we need to. Anyone speaking against? I have two people
16 speaking, Janice Waters and a Harold Pruitt.

17 Y'all go ahead and speak and just make sure you state
18 your name and everything in the microphone for the notes.
19 Thank you.

20 JANICE WATERS: My name is
21 Janice Waters. I live at 327 Garden Way Drive. I'm
22 probably the one that's most affected by this request. We
23 found out about this when the neighbor on the right hand
24 side of me requested the same thing a couple of years --
25 about a year ago. It was denied for him. And then we found
26 out at the meeting then that they had been operating without
27 a zoning exemption.

28 I couldn't get everything in, in three minutes, so I
29 just have some ---

30 HUBERT MCCLURE: Well, thank you.

31 JANICE WATERS: --- bullet points
32 right here. But they already were operating, so now we can
33 actually give facts, rather than just our concerns. It's a
34 dead end. It's narrow. The driveway is actually a easement
35 for me to get to my property. That's the only way I have to
36 get in and out of my property. The owners have been
37 generous enough to try to put up a sign to keep people from
38 blocking the driveway, but sometimes it's not actually
39 blocked all the way, but it's cars on this side, cars on
40 that side. And a main concern of mine is it would be almost
41 impossible for a fire truck or ambulance to get in and out
42 of there.

43 While my husband was battling cancer, the ambulances
44 had to come out four times for him. One time, my daughter
45 had to go and ask them to actually move so they could get
46 the ambulance down to the property. It's especially a
47 problem when we have boat tournaments. Sometimes they bring
48 anywhere from two to four boats in. There is no place to
49 turn around if you look -- if you can look and see that
50 easement. They actually have to come down across the

1 easement, then go over a place that I pay for from the Corps
 2 of Engineers to turn around and then proceed onto government
 3 Corps property to turn around their boats. I have let them
 4 know that that is not permitted. But they go on down there
 5 anyhow. They just shake their head when I mention the
 6 Corps.

7 Another safety concerns has come to my attention.
 8 About four weeks ago, one of the men that had bought one of
 9 the houses out there has a two year old and a five year old.
 10 And a jet ski that was coming to the rental dock actually
 11 came in full throttle in the cove in a no wake zone, and
 12 William's children were out there on floats, and he came
 13 very close to their children. It was a scary incident for
 14 him.

15 One of the lots out there actually sold last week, and
 16 they have two small children too. They will be building and
 17 living out there in a permanent home.

18 There have been parties out there. I have had to have
 19 -- pick beer cans up out of my driveway. Again, the owners
 20 try to put that in their rules, but you know, a renter is
 21 not going to think the same as someone who owns the home.
 22 The neighbors and myself have experienced obscene language
 23 coming from the dock and the screened-in porch, and you know
 24 how sound travels over the lake. My neighbor actually went
 25 down to the dock and asked those folks to refrain, and they
 26 ignored her request.

27 Not only are the tournaments a problem, but at times
 28 when families come in, like for a reunion or for a, say, a
 29 wedding -- for a wedding, they have multiple cars. I had to
 30 go up when they were there to celebrate a wedding, had to go
 31 up and ask them to move because I couldn't get my car out.

32 Clemson football season's coming. That's also a
 33 problem. Lots of people come in from different states for
 34 the game. Then afterwards they come in and they have a post
 35 game party, which is usually quite a few cars out there. A
 36 lot of times, the sign that says, do not block the driveway
 37 that my neighbor so graciously put up, it's blocked. They
 38 can't even see the sign.

39 Let's see. And so, you know, safety is the main thing.
 40 Some of the children that have been there with the renters,
 41 they have actually been climbing on my retention wall, which
 42 is a very dangerous thing. Thank goodness they were seen
 43 and we were able to, you know, tell them that they weren't
 44 able to come down there and run and walk on that wall.

45 TIM CARTEE: Time, Mr.
 46 Chairman.

47 JANICE WATERS: Pardon?

48 TIM CARTEE: Time.

49 JANICE WATERS: This has always
 50 been owners that live there permanently for -- since 1964.

1 Homes have always been there. We've never had any problems
2 with anything. I would request that you deny this request
3 -- deny this request, respectfully, and let us keep our
4 neighborhood the way it's been for so many years. Quiet.
5 And I don't even know when he has eight, 10 people in there,
6 I don't even know if his septic tank can cover that many
7 people living there, flushing, bathing, that type thing.
8 Thank you.

9 HUBERT MCCLURE: Thank you, Ms.
10 Waters.

11 Mr. Pruitt.

12 JANICE WATERS: One other thing, I
13 have men walking across my yard at 10:30 at night, I see on
14 my camera. I get out my guns, calling 911. When calling
15 911, I saw ---

16 HUBERT MCCLURE: Well, make sure you
17 call 911. Don't shoot anybody.

18 JANICE WATERS: That's what I told
19 the man the next day.

20 HAROLD PRUITT: My name is Harold
21 Pruitt. I live at 321 Garden Way Drive. I've been there
22 for some 52 years now.

23 This house has been operating as a short term rental
24 for a few years, as was noted earlier. Our road is only 16
25 and a half feet wide at its widest point. If you meet one
26 of these boat trailers coming in, you just about have to get
27 off in the -- what little grass we've got to the side of the
28 road for them to get through. And that's one problem.

29 The other problem I've had, I've had boats come down my
30 -- I had one boat to come down my driveway with a big
31 fishing boat on the trailer behind it. My drive drops off
32 pretty steep and then levels out right at the house. He got
33 all the way down to the level park before he realized he was
34 at the wrong place. The trailer had a surge brake on it, so
35 he couldn't back it up. It did have a lockout mechanism and
36 he got out and activated it, backed it about a third of the
37 way up my driveway, and I told him, I said, you can't get
38 out by backing, turn onto the grass and pull out. But just
39 as he got on the grass, the lockout broke. His back wheels
40 on his truck dug a couple of holes that you can still see
41 there today.

42 But the next door driveway belongs to some people that
43 live in North Carolina, and they're not down very often,
44 between myself and this place. And I have seen as many as
45 three boat trailers parked in that private driveway. And
46 other times there's one or two, but they use it, and it's
47 just a problem for the fishermen that come that rent this
48 place, especially as she mentioned, at fishing tournaments
49 and all, they'll come in there with several boats, and they
50 don't seem to have any concern of any people's property

1 rights that live there and all, and they just park anywhere
2 they want to.

3 My request is, if you do decide to allow this
4 exemption, that you please require that the property owner
5 notifies and puts it up on the rental page that they're not
6 allowed to have any boat trailers there, because there's no
7 place to park them. As she says, it blocks her access to
8 her house. They park on the side of the road, can't get in
9 and out harder by them, and it's just a, just a nuisance to
10 have all those boat trailers there is the main thing from my
11 standpoint. Thank you, sir.

12 HUBERT MCCLURE: Thank you, sir.

13 Staff, I've got a couple of questions for you. I'm not
14 closing the public hearing yet.

15 HENRY YOUMANS: Yes, sir.

16 HUBERT MCCLURE: But I've got tax
17 map 1020. That's the tax map we're talking about. Who owns
18 1019 because it looks like it's an adjoining driveway.

19 **INAUDIBLE COMMENT FROM AUDIENCE**

20 HUBERT MCCLURE: Okay. So you're
21 the adjoining driveway to this ---

22 JANICE WATERS: I don't have a
23 driveway. Actually that's an easement.

24 HUBERT MCCLURE: That's what I was
25 fixing to say. It's a concrete driveway. It looks like
26 concrete.

27 JANICE WATERS: That's how I get
28 in and out, and it's right there in front of their house.

29 HUBERT MCCLURE: That's the first
30 thing I -- when I saw this whole thing, that's the first
31 thing I thought of. What about -- you know, I don't
32 understand this.

33 JANICE WATERS: (Inaudible) the
34 original parking. And I mean I haven't seen a man yet that
35 could back around in there to turn around.

36 HUBERT MCCLURE: Okay. Who has
37 other questions for staff or -- and we have -- I'm sorry,
38 Mr. Powell. We got any questions for Mr. Powell or staff
39 before I close the public hearing?

40 TONY CIRELLI: I've got one for
41 staff.

42 HUBERT MCCLURE: Go ahead, go
43 ahead, Mr. Cirelli, and I'll go to you.

44 TONY CIRELLI: Henry?

45 HENRY YOUMANS: Yes, sir.

46 TONY CIRELLI: This road in
47 there, does it have a C number? Is it a county road, or is
48 ---

49 HENRY YOUMANS: It is a county
50 road. Yes.

1 HUBERT MCCLURE: And there's a
2 reason we're asking about these roads, and I'll explain that
3 to you in just a minute, because this is only about the
4 twentieth time we've had a bread and breakfast. So we've
5 we've done this many times. Go ahead.

6 RUSSELL BARTON: Is there a
7 copy of the easement that you have for the driveway for the
8 house on record? Is this a private easement?

9 **INAUDIBLE COMMENT FROM AUDIENCE**

10 HUBERT MCCLURE: Ms. Waters,
11 can you tell me again the other -- is it the one to the
12 right of this property that's giving you problems?

13 JANICE WATERS: Yes, the one
14 to right.

15 HUBERT MCCLURE: 1021, do you
16 know who owns that?

17 **INAUDIBLE COMMENT FROM AUDIENCE**

18 HUBERT MCCLURE: Okay, but it's
19 not anybody in here?

20 JANICE WATERS: Any what?
21 HUBERT MCCLURE: Anybody in
22 this room?

23 JANICE WATERS: No, they're
24 not here.

25 HUBERT MCCLURE: Okay. And you
26 say they're causing problems?

27 JANICE WATERS: No, they're not
28 causing problems. They asked for a exemption, like a year
29 or so ago. We came to the meeting and it was denied.
30 That's when we found out that the other one that's operating
31 now, actually, that ---

32 HUBERT MCCLURE: That was denied
33 by this board?

34 HENRY YOUMANS: Yes, sir.
35 HUBERT MCCLURE: And what was the
36 ---

37 HENRY YOUMANS: The applicant
38 had a single-wide mobile home on it, and it was about a
39 1960, yeah.

40 HUBERT MCCLURE: Okay, so there
41 was other things there.

42 HENRY YOUMANS: Right.
43 HUBERT MCCLURE: Okay, all right.
44 And how long has this -- staff, how long has this house been
45 here? She mentioned '64, somebody mentioned '64. Has it
46 been here that long? Go ahead. Just step up and go ahead.
47 And we're probably going to ask you some questions also. So
48 come on, Mr. Powell.
49 I'll leave the public hearing open. That means that we
50 talk. Nobody else talks, unless you're addressed. I have

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1 to say that, because some people start, you know, Mr. Powell
2 says the sky is blue. Somebody says, no, it's green. I'm
3 not going to tolerate that. Okay, so unless you're
4 addressed, don't talk, please.

5 Mr. Powell, go ahead and answer that question. How
6 long has the house been there?

7 ROBERT POWELL: As a permanent,
8 single family residence, since '95 or '96.

9 HUBERT MCCLURE: No, how long is
10 -- how old is the house?

11 ROBERT POWELL: '95 or '96 is
12 when it was built.

13 HUBERT MCCLURE: Okay.
14 ROBERT POWELL: Now, there was a
15 trailer that was there before that.

16 HUBERT MCCLURE: All right, so
17 did you build the house or somebody did somebody ---

18 ROBERT POWELL: I did not.
19 Janice and I are not exactly related, but close. Her -- I
20 can't exactly -- I'll be honest, I can't remember. But my
21 uncle is related to her family. I think her mother, I
22 think, is the correct way. So I bought it from my aunt and
23 uncle, and that's how I -- so we know each other.

24 HUBERT MCCLURE: No, I
25 understand. I'm a Shambley, so I've got 15,000 relatives,
26 so I know.

27 So y'all have a great relationship as far as each
28 other, side by side.

29 ROBERT POWELL: If you want to
30 ask -- when we started this, we gave her my phone number and
31 said, if you ever have any problems, please call us and let
32 us know. And over the six years that we've operated, I've
33 gotten one message from her to say that some of the
34 fishermen were turning around on her property.

35 HUBERT MCCLURE: All right. Is
36 there -- so I would assume that we're at the dead end right
37 there, correct, Ms. Hall (verbatim)? Both of y'all, that's
38 the dead end right there. Okay, so there's a problem with
39 turning around, I would assume.

40 Okay, who's got questions for Mr. Powell or staff, or
41 anything -- anybody? Anybody got any questions? Okay.
42 Thank you, Mr. Powell. You might want to sit down, because
43 we may ask you another question or two. Do you have
44 anything else?

45 ROBERT POWELL: I was just
46 going to say, I think the whole problem of turning around
47 would be no matter what.

48 HUBERT MCCLURE: I know. It's a
49 dead end.

50 ROBERT POWELL: Yeah, right, so

1 ---

2 HUBERT MCCLURE: And we've had
3 that here too. We've had that with -- and I'm going to talk
4 about that in just a minute. But if you have anything else,
5 go ahead. And if not just sit right there, because we may
6 ask you again to stand up.

7 ROBERT POWELL: Is there -- I
8 don't want to speak too much. But if, if ---

9 HUBERT MCCLURE: Just have a
10 seat, unless you want to say anything. That's fine, just go
11 ahead and have a seat.

12 Okay. Now before we -- I'm going to go ahead and close
13 the public hearing. We may still ask questions from staff
14 or Mr. Powell if we need to. But at this point, Ms. Hall
15 has spoken. I'm sorry. Ms. Waters has spoken, and Mr.
16 Pruitt has spoken. So I'm going to close the public
17 hearing. And I'm going to say, like I said before, this is
18 about the twentieth time. Nobody on this board, I can tell
19 you, is going to tell you how to use your property. We're
20 not going to do that. But we do have -- each time there is
21 a -- you know, we have to look at these.

22 I want to give you an example. About a year ago, we
23 had this whole courtroom filled up and -- well, three
24 quarters of the filled up -- and it was right down the road
25 from y'all, Zion Church, Zion Methodist Church, and we had a
26 bed and breakfast. And the bed and breakfast, the man, it
27 was just like you had a property, no covenants, no anything,
28 and there was a subdivision a quarter mile down the road.
29 Let me rephrase that, a quarter mile down the road, trying
30 to tell this man what to do with his property. And we
31 turned it down because you can't do that.

32 All right. Now we do know that there's extenuating
33 circumstances here, because you've got one person sharing
34 the driveway and you've got another person that's worried
35 about turning around. As he said, we've got a dead end.
36 All right. Now I don't know how long you've been living
37 there, sir, Mr. Pruitt, how long -- did you say '64?
38 Somebody said '64.

39 **INAUDIBLE COMMENT FROM AUDIENCE**

40 HUBERT MCCLURE: Okay, okay, so
41 you've known about that dead end all your life, I mean,
42 since you've been living there. And how long have you been
43 living there?

44 JANICE WATERS: My parents
45 originally bought out there in 1964. (Inaudible.)

46 HUBERT MCCLURE: So that dead
47 end's been there since '64?

48 JANICE WATERS: Yes.

49 HUBERT MCCLURE: Okay, so y'all
50 have had to deal with this dead end since '64, right?

1 JANICE WATERS: Pardon?
2 HUBERT MCCLURE: Y'all have had
3 to deal with this dead end since y'all have been there?
4 JANICE WATERS: The dead end,
5 yeah. Which the dead end isn't the problem. (Inaudible)
6 HUBERT MCCLURE: Okay, okay,
7 well, I think that -- Mr. Powell, let's address that, since
8 you are giving them -- you know, since there is an easement,
9 you can't block that easement. Now, how are you going to
10 take care of that? I mean, go ahead, go ahead, because we
11 need to ask this, because we're not talking about -- we know
12 that you own the house, and we know that you're not going to
13 tolerate people tearing up your house, okay, but she lives
14 beside you, and that easement has to be honored. So how are
15 you going to address that?
16 ROBERT POWELL: So what we do
17 is, in all the information we give to our guests, we say,
18 this property is shared driveway. You must leave access.
19 Because when we started this years ago, she said, hey, my
20 husband is -- has cancer and he is sick. Their medicine
21 comes in many times a day ---
22 HUBERT MCCLURE: So it has to be
23 open.
24 ROBERT POWELL: Yeah, it has to
25 be open. So we put it in our information. We have a sign
26 that's right there, do not block. And anytime -- and that
27 is the main reason I give her my number is so if she can --
28 if she sees anything, I can go immediately to the guests and
29 say, you must move.
30 HUBERT MCCLURE: Okay, how long
31 has it been since you lived in this residence?
32 ROBERT POWELL: I have owned it
33 since July -- or March of 2018.
34 HUBERT MCCLURE: Have you lived
35 in it since then?
36 ROBERT POWELL: No.
37 HUBERT MCCLURE: Who has lived in
38 it?
39 ROBERT POWELL: So it's always
40 been a second home.
41 HUBERT MCCLURE: Okay. So nobody
42 has lived in it but you, is that what you're saying?
43 ROBERT POWELL: Nobody has lived
44 in it?
45 HUBERT MCCLURE: Yeah, who's
46 lived in it? How long have you had it? You've had it since
47 '96 you said?
48 ROBERT POWELL: It's been a,
49 it's been a second home. So before -- from -- I don't know
50 the exact year, but I think it was around the early '90s, my

1 aunt and uncle owned it, and they let people come stay.
2 They just let people stay there freely. And then in 2018
3 they were -- decided they were ready to sell it. So I
4 bought it.

5 HUBERT MCCLURE: So you've had it
6 since 2018. Since 2018 who's lived there?

7 ROBERT POWELL: It's, it's a --
8 it's always been a short term rental. We set it up as that,
9 knowing that that was really the only way we could afford it
10 at the time.

11 HUBERT MCCLURE: So you've been
12 doing it since 2018?

13 ROBERT POWELL: Yes. And so I
14 had an attorney put all the paperwork together. And at the
15 -- I expected him to do due diligence, had done this, and
16 obviously he did.

17 HUBERT MCCLURE: Well, the reason
18 I ask since 2018, has there been many instances to where you
19 had to call the law out there or anything.

20 ROBERT POWELL: Never called the
21 law.

22 HUBERT MCCLURE: Okay, can you
23 address that? Has there been any instances where ---

24 JANICE WATERS: First of all, I
25 do not know how -- the only way I was able to contact him,
26 but I've got to have his number. Couldn't find his number.
27 And I had to -- I contacted him one time through VRBO. I
28 tried to be a nice neighbor and not call to complain. But
29 if this is approved, you bet I'll be calling the police.
30 And when I say blocked, that doesn't mean that cars are
31 parked so I can't get through there. Many, many times
32 (inaudible) to get my car through. That's it.

33 HUBERT MCCLURE: Well, I believe,
34 Mr. Powell, I believe there needs to be something fixed with
35 that easement. And what I mean by that is, I don't know if
36 you could put a temporary fence up to where -- I don't know
37 how you would address that.

38 But staff, can you recommend something on that? You've
39 been out there to see it? Is there anything that could be
40 put up, do you think, because I know it's concrete, so I
41 know you're not going to be able to put up fence posts or
42 anything, but is there anything that you can think of?

43 HENRY YOUMANS: Other than
44 signage.

45 RUSSELL BARTON: Mr. Chairman,
46 you could also put up, since it's concrete, a stripe line on
47 there?

48 HUBERT MCCLURE: Yeah, I was
49 thinking something like that.

50 ROBERT POWELL: Yeah. I

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1 mean, that's ---
2 HUBERT MCCLURE: Okay,
3 because, you know, we don't want to tell you what -- but you
4 know, we can't tell you what to do with your property, but
5 her property is part of your property.
6 ROBERT POWELL: Absolutely, I
7 completely agree.
8 HUBERT MCCLURE: Yes, ma'am.
9 JANICE WATERS: (Inaudible.)
10 DEBBIE CHAPMAN: That's what I
11 want to know, ingress, egress.
12 HUBERT MCCLURE: Yeah, it
13 sounds like there's more of a problem than we ---
14 JANICE WATERS: (Inaudible.)
15 ROBERT POWELL: I guess, to
16 that, I mean, if I lived there full time and I had cars
17 parked, I'm not sure how that would differentiate between
18 those two situations.
19 HUBERT MCCLURE: It would, it
20 would differentiate if something happened in that house next
21 door to you, if something happened and they could not get
22 there. Yeah, there would be a differentiation.
23 ROBERT POWELL: Sure. But if I
24 have -- if I lived there full time and I have three cars
25 parked there, which I have three cars, and they're all
26 parked there ...
27 HUBERT MCCLURE: How many, how
28 many rooms does it have?
29 ROBERT POWELL: Three bedroom,
30 two bath. So I'm a little surprised ---
31 HUBERT MCCLURE: How many people,
32 how many people have been in there at one time?
33 ROBERT POWELL: We allow eight
34 people to stay at night time. No more. That is -- it's not
35 allowed. And we're very clear on ---
36 HUBERT MCCLURE: Is there any kind
37 of restriction on the cars, on the vehicles?
38 ROBERT POWELL: So what we tell
39 people is, you can fit about four cars there. You can fit
40 three -- you can probably fit three large SUVs on the
41 driveway, and then we -- you have one on the upper side
42 where it's just mulch, and it does -- it's not interfering
43 with her easement or anything that you can fit there. And
44 then, even if there was, there's another part right next to
45 the house, right along the property line where you could fit
46 another car.
47 HUBERT MCCLURE: And Ms. Waters,
48 how many cars have you seen out there at one time?
49 JANICE WATERS: About two weeks
50 ago (inaudible) there were seven cars out there.

1 (Inaudible.)
2 HUBERT MCCLURE: And we're not
3 disputing, you, Mr. Powell, what we're trying to -- you
4 know, you can't have eyes on it 24 hours a day, but the
5 neighbors do.
6 ROBERT POWELL: I do have
7 security cameras, though, so I can see it.
8 HUBERT MCCLURE: You do?
9 ROBERT POWELL: Yeah, I can see.
10 I've never seen that many cars there. That's a ---
11 HUBERT MCCLURE: Well, they can
12 come in and out?
13 ROBERT POWELL: Sure.
14 HUBERT MCCLURE: Yeah. I'm
15 trying to be, I'm trying to -- you know, again, if this was
16 -- if you didn't have a easement on there, we wouldn't even
17 be talking about this.
18 Anybody got any questions for Mr. Powell or staff at
19 this time?
20 TONY CIRELLI: Yeah, I got one.
21 HUBERT MCCLURE: Go ahead.
22 TONY CIRELLI: All right. The
23 easement you're talking about is that on your property, or
24 Mrs. Waters' property?
25 HUBERT MCCLURE: It's on his
26 property.
27 ROBERT POWELL: It goes across
28 my property. It's on the edge of the property.
29 HUBERT MCCLURE: She doesn't have
30 road access unless it's through his driveway.
31 Anybody else got a question?
32 RUSSELL BARTON: I have a
33 question. If granted, are you willing to do some sort of
34 adjustment to make sure she has the proper size easement?
35 Because there are size limitations on easements. I have an
36 easement for my work building, and I think it's 10 foot on
37 each side of the easement has to be open. So can we verify
38 the size of the easement? Do we know that?
39 HUBERT MCCLURE: Does the staff
40 know the size of the easement from the center line of the
41 driveway?
42 TIM CARTEE: We do not have
43 that information. It would be in the deed.
44 HUBERT MCCLURE: All right. I
45 want to make a motion that we table this. And the reason I
46 want to table it -- I'm not tabling it for denial or
47 exception. I'm tabling it because I want to go out there
48 and look at it, and I want to see a plat of it or the deed.
49 I want to know what the easement is, because I want to see
50 where the property line is. I mean, I can go out there and

1 look and see. But I want to see where this is. I don't
 2 think we -- I want to table this for right now and come up
 3 to the next meeting.

4 I'm going to make a motion that we table it.
 5 TONY CIRELLI: I'll second
 6 that.

7 ROBERT POWELL: I may have the
 8 exact -- because I do have ---

9 HUBERT MCCLURE: I'm still
 10 going to table it, Mr. Powell. Not because, not because I
 11 don't believe you. I want to go out there and look at this.

12 Hold on. You do have the deed here? Hold on just a
 13 second. I'm looking.

14 **INAUDIBLE COMMENT**

15 HUBERT MCCLURE: I'm not a
 16 scanner, but I've looked at deeds over my lifetime. Well,
 17 I'm looking. I do have a plat book and a page number. Oh,
 18 well, I'm going to let y'all look at it and let you see it.

19 But I'm going to go ahead -- we're going to make the
 20 motion to table. Mr. Cirelli, you second it.

21 I'm going to -- we're going to -- before we vote on it,
 22 I would like for staff to, if you would, find the, find the
 23 easement, please. And that way we could all go out there
 24 and look at it. I want to go out there and look at it from
 25 a property line perspective. And the reason I'm doing it,
 26 I'm trying to see, Mr. Powell, how we can work this out, not
 27 because of you, because you can do whatever you want to with
 28 your property. But we've got to make sure that that
 29 easement is ... Okay. So that's why I'm tabling it. So
 30 all those in favor show by uplifted hand. And that's four
 31 and zero. Thank you. Thank y'all.

32 Anything else from new business, old business, or
 33 anything else?

34 HENRY YOUMANS: No, Mr.
 35 Chair.

36 RUSSELL BARTON: Motion we
 37 adjourn. Make a motion to ...

38 TONY CIRELLI: Second.

39 HUBERT MCCLURE: Thank you.
 40 All those in favor. Four and zero. Thank y'all. See y'all
 41 next month. And thank y'all.

42

43 **MEETING ADJOURNED AT APPROXIMATELY 5:46 P.M.**

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

Applicant: Nicholas Elton

Owner of Property: Same as Above

Property Location: 512 Old Pendleton Rd., Easley, SC 29642

Council District: Six (6)

Tax Map Number (TMS #): 211-02-04-005

Property Description: LT 4 OLD PENDLETON RD

Current Zoning: Un-Zoned

Land Use: Residential

Applicant's Request: Applicant is requesting a variance to reduce the side and rear setbacks from 10 feet to 4 feet to allow for placement of a storage building.

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

- **Setback lines:** (a) *Residential* (1) Accessory Building setback from property line is 10 feet.

Staff Recommendation: Approval to reduce the front and rear setback to 10 feet to 4 feet.

- 1) Applicant has limited space for the placement of the storage building due to the location of the septic system in the rear of the home and was placed closer to the side and rear property lines.
- 2) There will be no adverse effects on adjacent properties if the variance is granted.
- 3) The applicant can meet all other required setbacks.
- 4) The Board has granted other variances like this request and would be consistent with its approval.
- 5) The applicant must request a re-inspection and upon approval will be issued a certificate of occupancy.



Variance Application

Processing Fee: \$325.00

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) 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: Nicholas Elton
Mailing Address: 512 Old Pendleton Rd Easley SC 29642
Telephone and Fax: 864-529-2279 E-Mail: eltonnp700@gmail.com

Property Owner's Information

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

Name: Nicholas Elton
Mailing Address: 512 Old Pendleton Rd Easley SC 29642
Telephone and Fax: 864-529-2279 Email: eltonnp700@gmail.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.

Nicholas Elton
Owner's or Designated Agent Signature

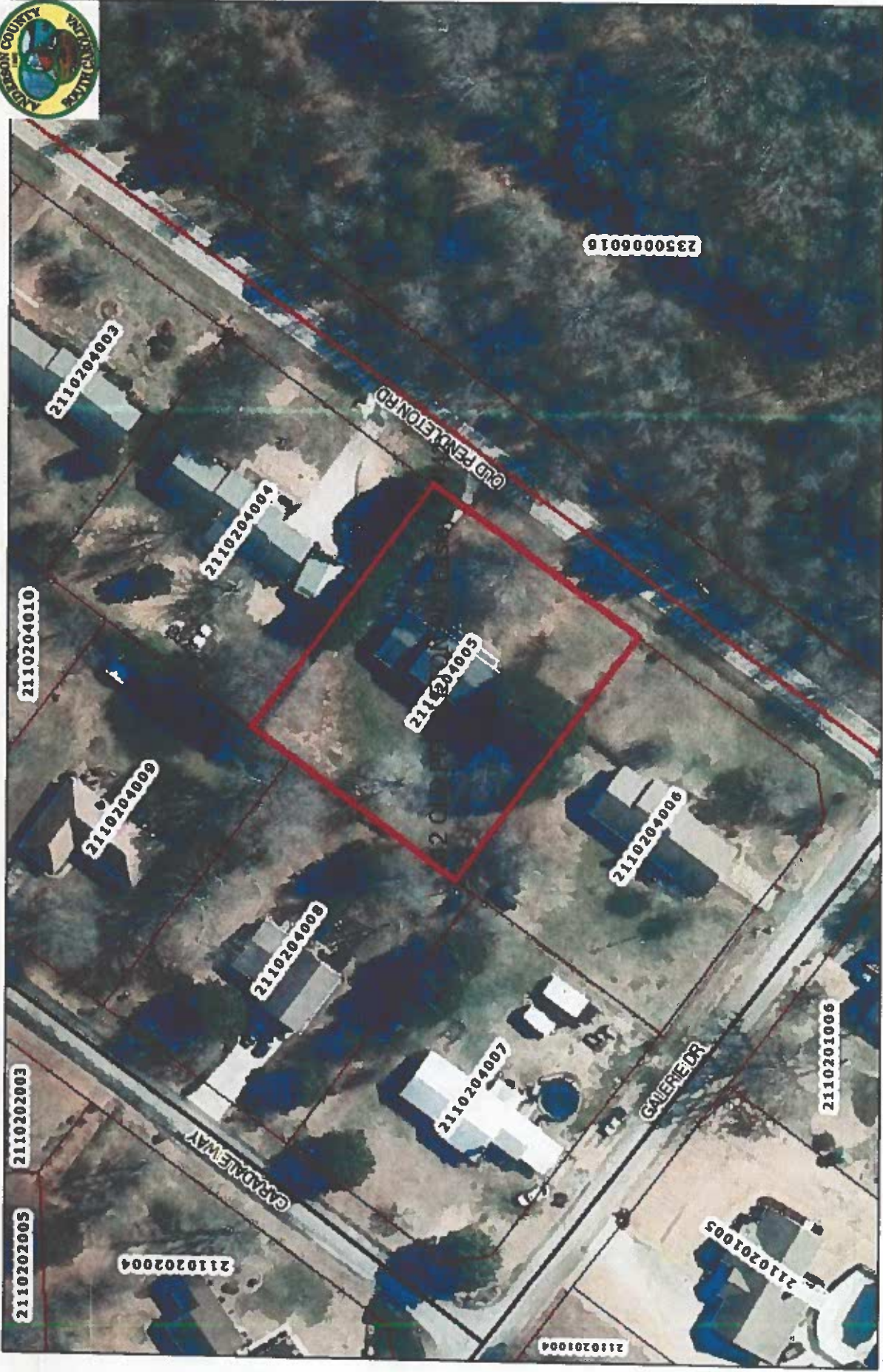
7/31/24
Date

Project Information

Please Indicate Current Use of Property: Commercial or Residential
Property Location: 512 Old Pendleton Rd
Parcel Number(s)/TMS: 02110204005 00000
County Council District: 6 School District: _____
Total Acreage: .85 Acres Current Zoning: _____
Requested Variance: _____
Please check to indicate if setback variance sign variance or minimum lot size variance .

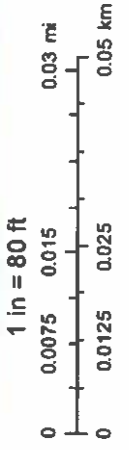
Purpose of Variance: To clear a building that was built to close to property lines

Anderson County



August 2, 2024 Disclaimer accepted.

TMS:	2110204005
Owner:	ELTON NICHOLAS AARON + PORSCHA SIERRA ST
Owner Address:	512 OLD PENDLETON RD
City/State:	EASLEY SC
Deed Book:	16491
Tax District:	1
Sale Year:	2022
Deed Page:	86
Description:	LT 4 OLD PENDLETON RD
Sale Price:	\$320,000
Market Value:	\$319,790
Zip Code:	29642
Current Plat:	CP 108/453



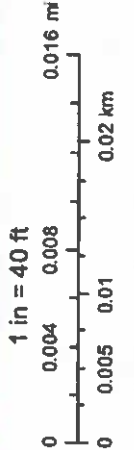
ESRI, HighEnd Mapping, and Anderson County GIS

Anderson County

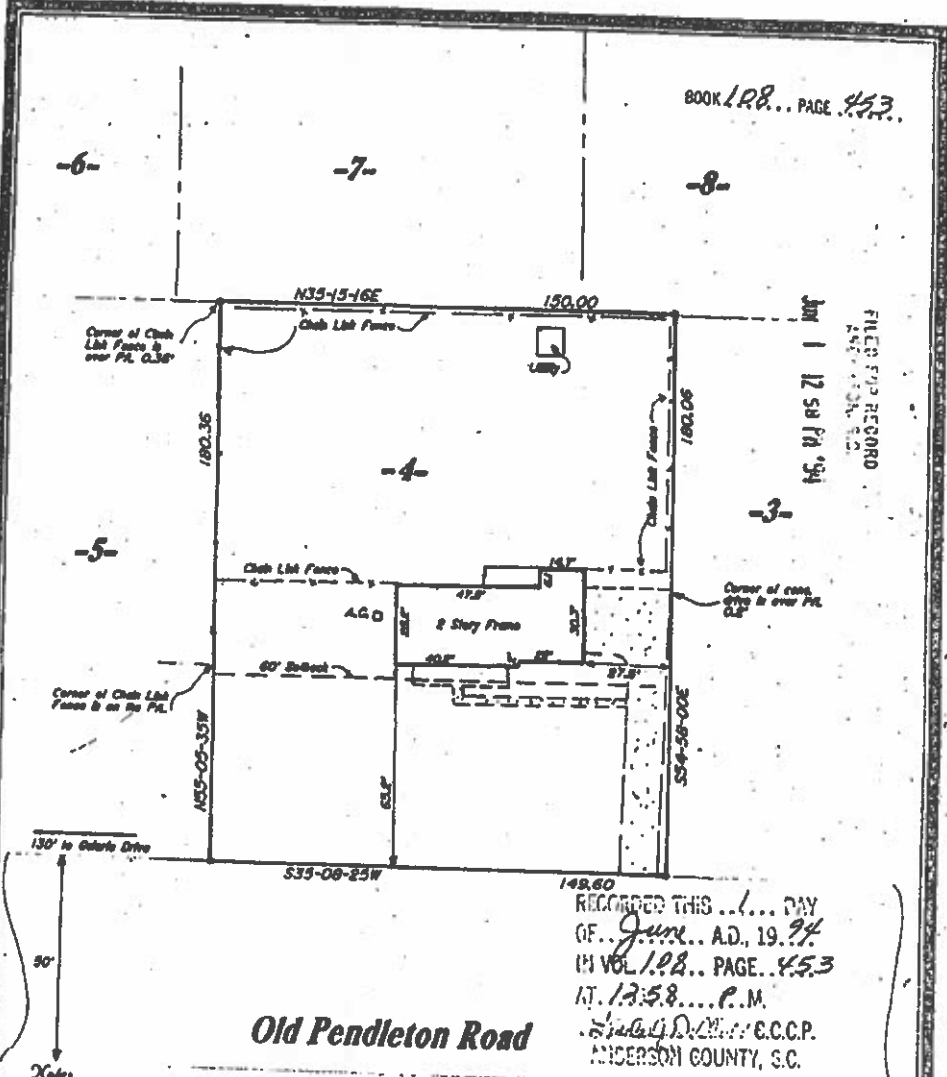


August 2, 2024 Disclaimer accepted.

TMS:	2110204005
Owner:	ELTON NICHOLAS AARON + PORSCHA SIERRA ST
Owner Address:	512 OLD PENDLETON RD
City/State:	EASLEY SC
Deed Page:	86
Deed Book:	16491
Tax District:	1
Sale Year:	2022
Zip Code:	29642
Current Plat:	CP 108/453
Description:	LT 4 OLD PENDLETON RD
Market Value:	



ESRI, HighEnd Mapping, and Anderson County GIS



FILED FOR RECORD
 JUN 1 12 58 PM '94
 453-198-15

RECORDED THIS ... DAY
 OF June... A.D., 19 94
 IN VOL. 198... PAGE 453
 AT 12:58... P.M.
 S. J. D. M. G.C.C.P.
 ANDERSON COUNTY, S.C.

Old Pendleton Road

- Notes**
- I hereby state that to the best of my knowledge, information, and belief, this dwelling is not located in a designated flood hazard boundary.
 - Property is subject to any and all rights-of-ways, easements and restrictions of record.

I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina and meets or exceeds the requirements for a Class "B" survey as specified therein, also there being no other requirements other than shown.

Robert D. Spearman
 Robert D. Spearman, R. L. S. No. 3413

Property Designation: Lot #4 of Gatria Place Subd.
 Plat Book Reference: 84 Page No. 76

Survey For
John M. Brown
 and
Rhonda V. Brown
 512 Old Pendleton Road, Eastley South Carolina

Legend

(OM) (New)

- — True Tin
- △ — Nail & Cap
- — Re-Set

State: South Carolina County: Anderson
 Scale: 1" = 40' Date: 05-20-94 Graphic Scale: 40'

Robert D. Spearman
 REGISTERED SURVEYOR 3215
 P.O. Box 6, Cashy, SC 29641
 (803) 439-2309



BUSINESS RECORDS CORPORATION
 County Government Services

277 Southold Parkway
 Suite 100
 Forest Park, GA 30050-2881
 Office: 404/383-1888

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

Applicant: Seth Landrum

Owner of Property: Landrum Holdings, LLC

Property Location: 124 River Oaks Circle, Piedmont, SC 29673

Council District: Six (6)

Tax Map Number (TMS #): 191-04-01-011

Property Description: LT 11 RIVER OAKS CIR

Current Zoning: Un-Zoned

Land Use: Residential

Applicant's Request: Applicant is requesting a variance to reduce the front setback from 30 feet to 15 feet to allow for construction of a single-family residence.

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

Staff Recommendation: Approval to reduce front setback to 15 feet.

- 1) A floodplain is on the rear of the property that affects the installation of the septic system.
- 2) The placement of home must be moved closer to the right-of-way to install an engineered septic system.
- 3) There will be no adverse effects on adjacent properties if the variance is granted.
- 4) The applicant will need to contact Building and Codes Department and Development Standards for applicable permits and compliances.



Variance Application

Processing Fee: \$325.00

Please submit applications and processing fees simultaneously to avoid delay in processing. Applications can be submitted by email, or if supporting documents (reference page 3) is greater than 1 pages, applications should be mailed or brought in person.

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

8/12/24

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: Seth Landrum

Mailing Address: 440 Spearman Rd. Williamston, SC 29697

Telephone and Fax: 8645056128 E-Mail: landrumseth@gmail.com

Property Owner's Information

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

Name: Landrum Holdings, LLC

Mailing Address: 440 Spearman Rd. Williamston, SC 29697

Telephone and Fax: 8645056128 Email: landrumseth@gmail.com

Designated Agent Name (Representative of Property Owner): Same

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

8/12/24

Owner's or Designated Agent Signature

Date

Project Information

Please Indicate Current Use of Property: Commercial or Residential

Property Location: 124 River Oaks Cir. Piedmont, SC 29673

Parcel Number(s)/TMS: 1910401011

County Council District: 6 School District: 1

Total Acreage: .76 Current Zoning: N/A

Requested Variance: 15' front setback

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

Purpose of Variance: Allow room for septic system

001

1910011019
910011019

St and Twenty Ck

Piedmont
29673

0130 F

1910401011
1910401011

River Oaks

1910401010
1910401010

1910401012

1910401012

122 River
Oaks Circle

124 River
Oaks Circle

120 RIVER
OAKS CIRCLE

Anderson County



August 12, 2024 Disclaimer accepted.

TMS: 1910401011
 Owner: LANDRUM HOLDINGS LLC
 Owner Address: 107 STONEHEDGE CT
 City/State: EASLEY SC
 Deed Book: 13132
 Tax District: 1
 Sale Year: 2017

Deed Page: 193
 Description: LT 11 RIVER OAKS CIR
 Sale Price: \$18,000

Zip Code: 29642
 Current Plat: CP S 7831+2
 Market Value: \$6,900

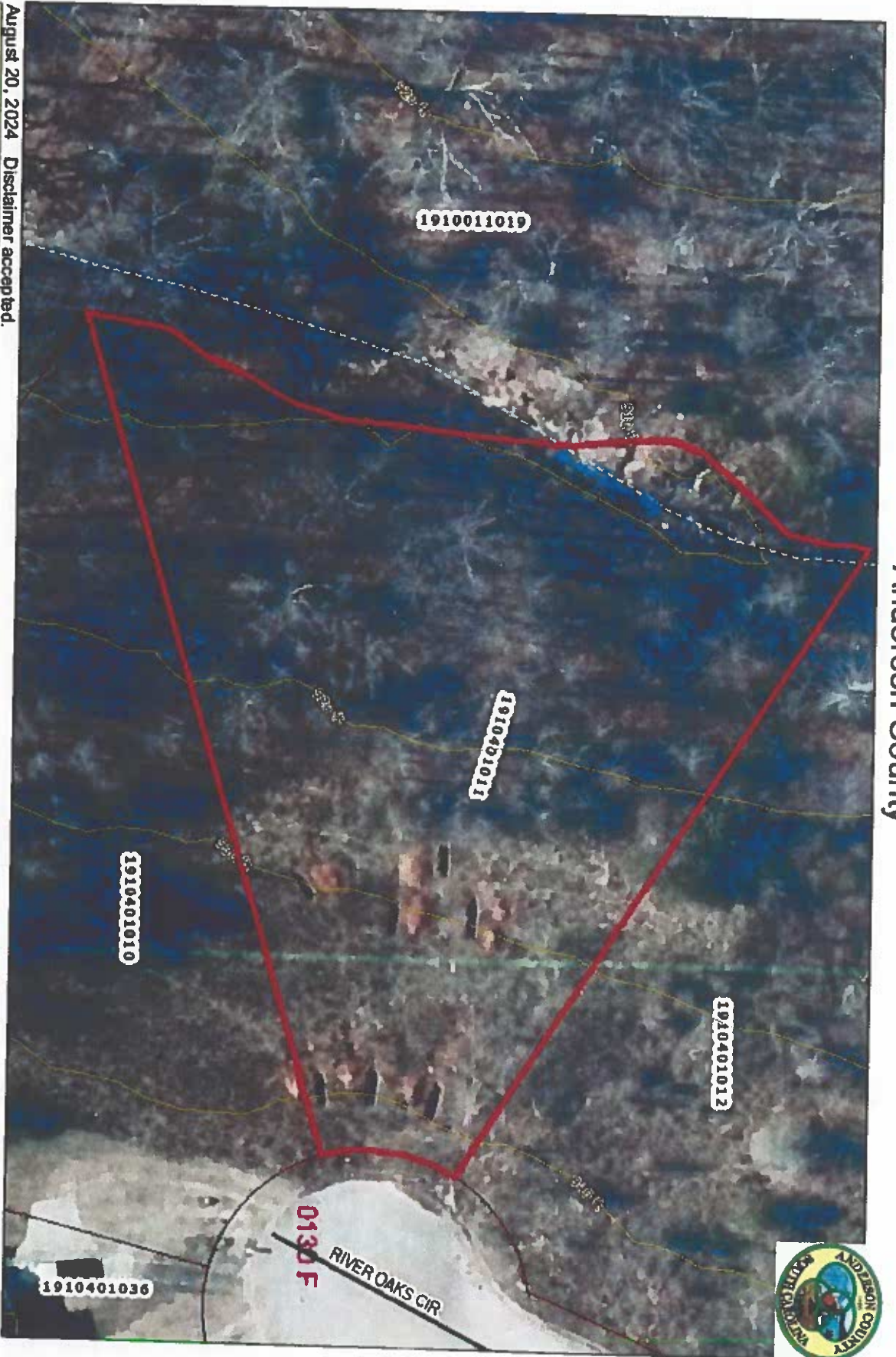
1 in = 80 ft

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

ESRI, ArcGIS, and Anderson County GIS

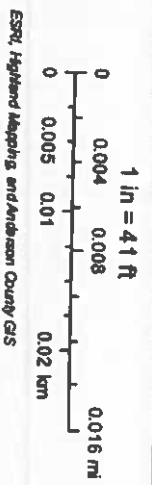
Anderson County

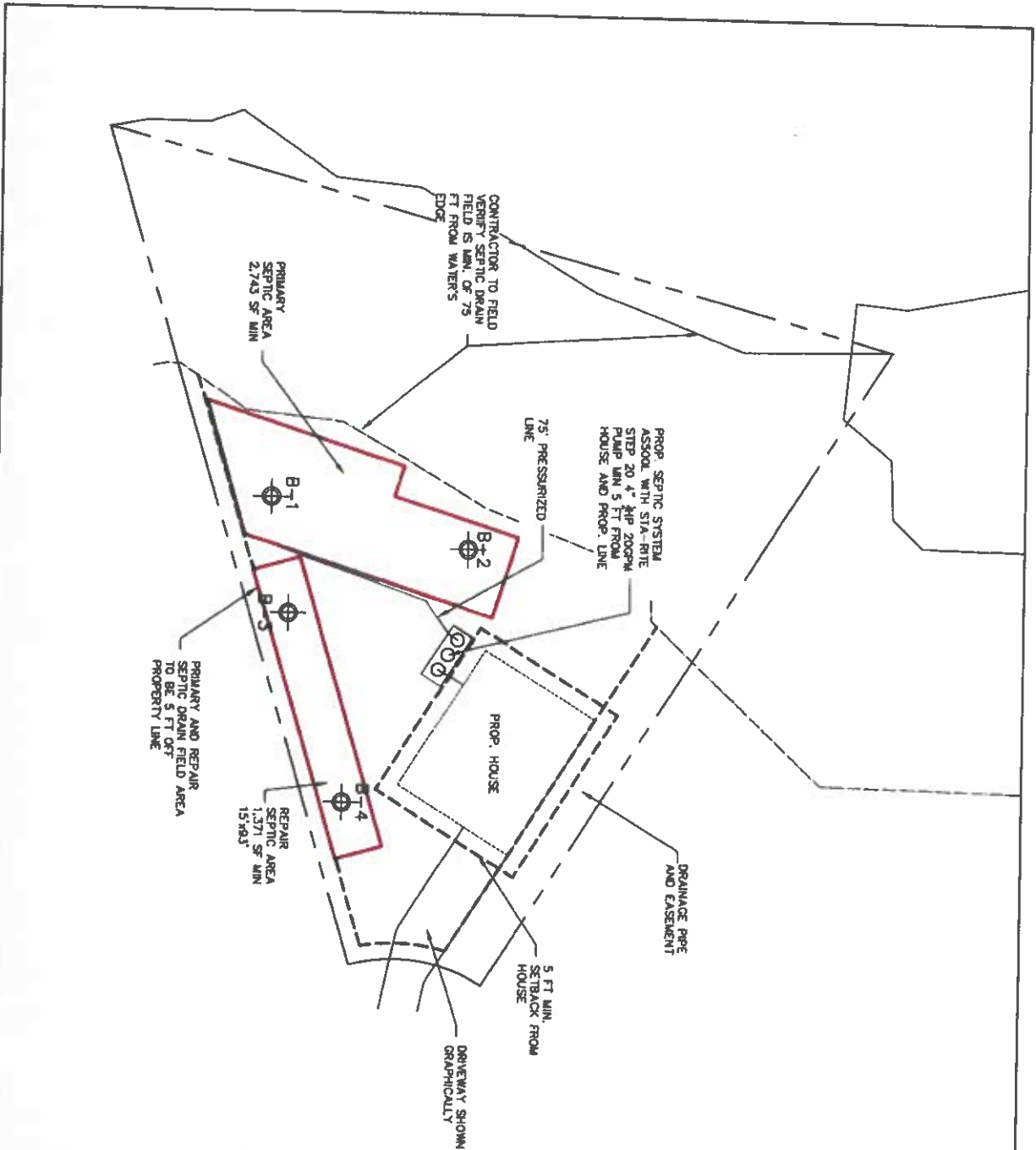


August 20, 2024 Disclaimer accepted.

TMS: 1910401011
 Owner: LANDRUM HOLDINGS LLC
 City/State: 107 STONEHEDGE CT EASLEY SC
 Deed Book: 13132
 Tax District: 1
 Sale Year: 2017

Deed Page: 193
 Description: LT 11 RIVER OAKS CIR
 Zip Code: 29642
 Current Plat: CP S 783/1+2
 Sale Price: \$18,000
 Market Value: \$6,900





A FOUNDATION SURVEY WAS NOT PROVIDED. HOUSE PLACEMENT AND TEST PITS ARE APPROXIMATED BASED ON SOILS MAP PROVIDED. IF ACTUAL FIELD LOCATIONS ARE DIFFERENT THAN PERMITTED, RESUBMITTAL OF PLAN IS REQUIRED.

HOME TO HAVE 4 BEDROOMS @ 480SQFD

MINIMUM DISTANCE FROM PROPERTY LINE TO BE 5 FT FROM SEPTIC DRAIN FIELD.

MINIMUM DISTANCE FROM DRIVEWAY TO BE 5 FT AT ANY LOCATION BORDERING SEPTIC DRAIN FIELD

ALL UTILITIES TO BE LOCATED PRIOR TO INSTALLATION

ALL DRAIN FIELD LOCATIONS PROVIDED BY MICHAEL I BREWINGTON, PROFESSIONAL SOIL CLASSIFIER, SC. SEE SOILS REPORT FOR TESTING LOCATIONS AND DRAINAGE AREA RECOMMENDATIONS

SEPTIC DRAIN FIELD TO BE MIN. 75 FT FROM WELL

SEPTIC DRAIN FIELD TO BE 75 FT FROM STREAMS

- B-1 - 34.71377N 82.56682W
- B-2 - 34.71393N 82.56653W
- B-3 - 34.71377N 82.56653W
- B-4 - 34.71380N 82.56643W

ENGINEER IS RESPONSIBLE FOR SUPERVISING CONSTRUCTION, INSPECTION, AND PREPARATION OF AS-BUILT PLANS OF ACTUAL INSTALLATION



SCALE:
1"=30'

DATE:
4/04/24

DRAWN BY:
RLC

CHECKED BY:
JPM

126 River Oaks Circle
Lot 11
Anderson County
Piedmont, South Carolina

Owner/Developer:
Palmetto Alternative Septic
Systems, LLC
517 S Anderson Road
Rock Hill, SC 29730

Engineer
CMEC, PC
Construction Materials
Engineering & Consulting, PC
C-3512 SC CDA 44219
4461 Shyping Road
Charlotte, NC 28217
(704) 521-7754 Fax (704) 646-5819

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
September 2024
5:15 PM

Staff Report

Applicant: Robert Powell on behalf of 329 Garden Way, LLC

Owner of Property: 329 Garden Way, LLC

Property Location: 329 Garden Way Dr., Anderson, SC 29625

Council District: Four (4)

Tax Map Number (TMS #): 45-04-01-020

Property Description: Rocky Creek Acres/Garden Way Drive

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: Approval of the Special Exception request for the following reasons and with following conditions.

- 1) The residence meets all the requirements for R-20 Zoning.
- 2) Has operated as a host home since July 2018.
- 3) No Restrictions are recorded in the deed and Rocky Creek Acres does not have restrictive covenants.
- 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.

6/18/24

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: Robert Powell / 329 Garden Way LLC

Mailing Address: 100 Garden Trl, Greenville, SC 29605

Telephone and Fax: 864-688-9069

E-Mail: powellrealtyandtradingsc@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.

Robert Powell, Manager

Owner's Signature

6/18/2024

Date

Project Information

Property Location: 329 Garden Way Dr, Anderson SC, 29625

Parcel Number(s)/TMS: 45-04-01-020

County Council District: District 4

School District: District 4

Total Acreage: 0.265

Current Zoning: Single Family Residential

Requested Special Exception: Single Family Residential with Exemption 5:3.2

Purpose of Special Exception: Short-term family vacation rental property

Have you researched your Private Covenants/Deed restrictions at the Anderson County Register of Deeds?
Yes: No: Date visited ROD or Date searched online: Friday June 14th, 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:

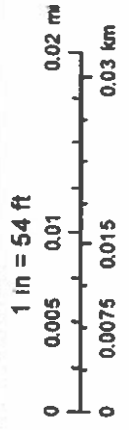
Application Received By: HBT Date Complete Application Received: 4/18/24

Application Fee Amount Paid: \$ 300.00 Check Number: _____

Scheduled Board Hearing Date: 8/18/24

Land Use/Board of Zoning Appeals' Decision: _____

329 Garden Way Anderson County



ESRI, HighEnd Mapping, and Anderson County GIS

June 18, 2024 Disclaimer accepted.

TMS	450401020
Owner:	329 GARDENWAY LLC
Owner Address:	100 GARDEN TRAIL
City/State:	GREENVILLE SC
Deed Book:	13322
Tax District:	4
Deed Page:	115
Deed Description:	GARDENWAY DR
Zip Code:	29605
Current Plat:	CP 110/367
Sale Year:	2018
Sale Price:	\$220,000
Market Value:	\$252,940



329 GARDEN WAY DR.
FRONT ELEVATION

329 GARDEN WAY DR.
ANDERSON SC

County Home Page (<https://www.andersoncountysc.org/>) | Mobile (<https://m.andersoncountysc.org/>)

Anderson County, South Carolina

Geographic Information Systems

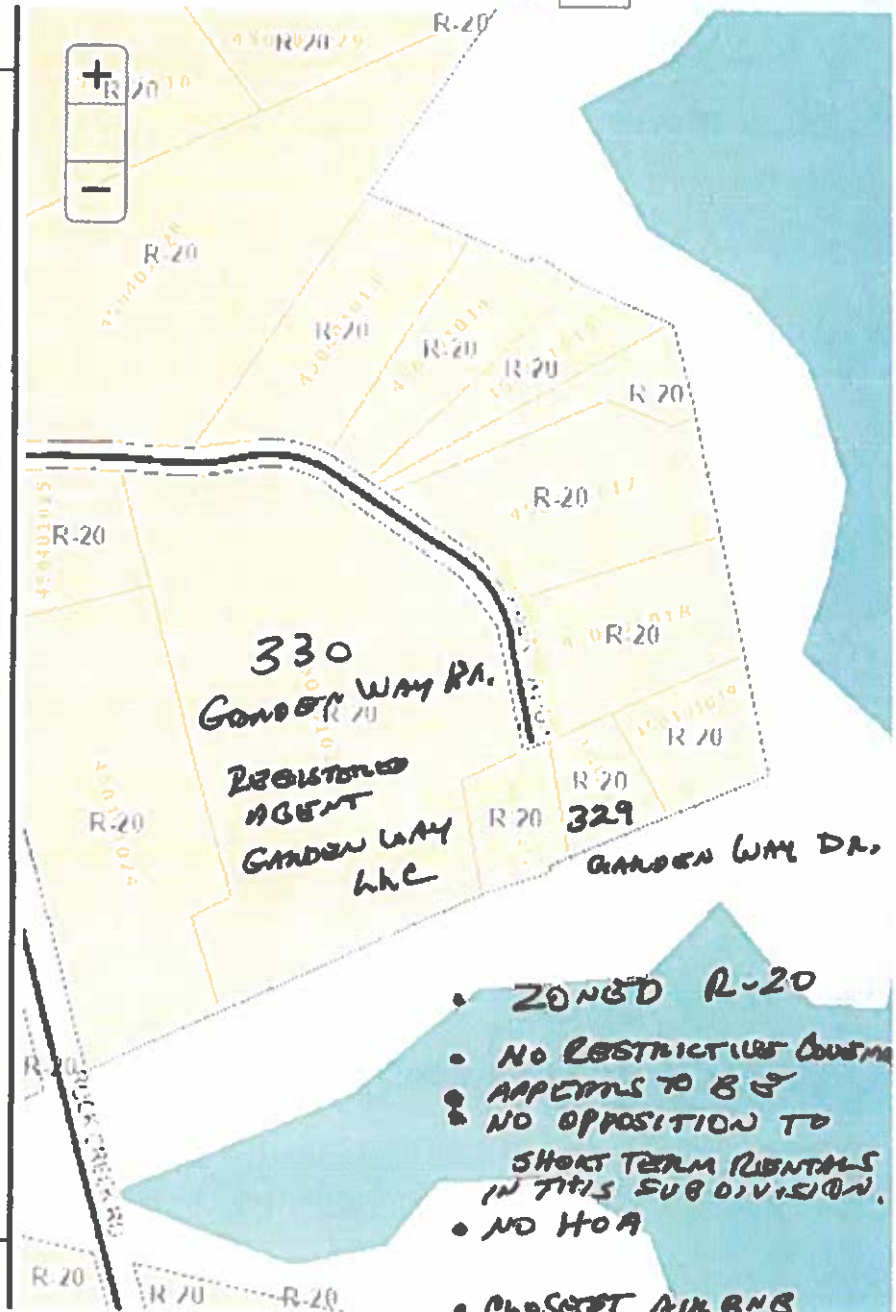


Search Results Layers

Table of Contents

- Parcel Sales
- Tax Districts
- Parcel Zoning
- School Districts
- Subdivisions
- Contours 10 ft
- Roads
- Zoomed In Roads
- Highways
- Fire Station Zones
- Parent TMS numbers
- Parcels
- Dimensions (Estimated)
- Old Lot Lines
- Access Easement
- Parcel Hooks
- Polling Locations
- Fire Stations
- Fire Hydrants

Legend



- ZONED R-20
- NO RESTRICTIVE COVENANTS
- APPEALS TO B & C
- NO OPPOSITION TO SHORT TERM RENTALS IN THIS SUBDIVISION.
- NO HOA
- CLOSEST AIRBNS 1,710 LINEAR FEET
- MAY BE STRL ACTIVITY AT 327 GARDEN WAY WHICH DOES NOT APPEAR ON ANY BOOKING PLATFORM
- 2 AIRBNS 1100 FT ETC



329 Garden Way Drive
Keno Elevators

LEGEND:

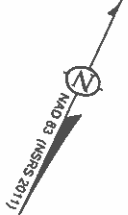
Iron Pin, New	○
Iron Pin, Old	●
PK Nail, new unless noted,	●
Computed Point	△
Above Grade	(A.G.)
Below Grade	(B.G.)
Power Pole	⊕
Overhead Power	— OHP —
Underground Power	— UGP —
Underground Telephone	— UGT —
Telephone MH	⊕
Telephone Pedestal	⊕
Existing Gas Main	— GAS —
Existing Gas Meter	⊕
Existing Water Main	— W —
Existing Fire Hydrant	⊕
Existing Water Meter	⊕
San. Sewer MH	⊕
Metal Light Pole	⊕
Chain Link Fence	—

USACE PROJECTION LINE SURVEY NOTE:

The projection line monuments shown on this drawing were set based on existing property corners found and are not in correlation with any existing USACE monumentation or boundary line. If the projection monument shows as "found", it is being honored from a previous projection survey. Elevations shown are based on the water elevation published by the USACE as of the date shown on this drawing. If adjoining lot projection monuments have been previously set in relation to this parcel and could not be found during the fieldwork, it is assumed that no monuments have been set. There is no recorded information in reference to a previous projection survey to establish or verify location of an existing monument.



Location Map - No Scale



U.S. Army Corps of Engineers
-Lake Hartwell Reservoir-

Concrete Monument
USACE-209-U
(1.6' A.G.,
Found Disturbed)

N65° 04' 29"E 115.33'

0.265 ACRES
(11,561.91 SQ. FT.)

N/F Janice K. Waters
TMS #45-04-01-019
Deed Book 7600, Page 299
Plat Slide 1645, Page 8-A

N/F Edward F. Maklson, Jr.
TMS #45-04-01-021
Deed Book 12174, Page 220
Plat Slide 865, Page 5-B

3/4" Rebar
(0.6' A.G.)

N63° 41' 59"E 154.98'

3/4" Rebar
(0.1' A.G.)

N63° 41' 59"E 72.13'

3/4" Rebar
Back 15.00'
(0.1' A.G.)

S63° 41' 59"W 103.27'

3/4" Rebar
(0.6' A.G.)

N/F 329 Garden Way Trust
TMS #45-04-01-018
Deed Book 14744, Page 149
Plat Book 76, Page 252

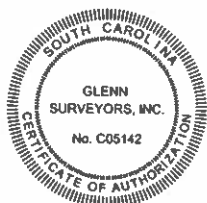


Concrete Drive
.10' ACCESS EASEMENT
(See P.B. 58, Pg. 194)

I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than those shown.

Samuel B. Glenn Jr.
PLS No. 24277

This survey is subject to any rights of way and easements of record, and any facts which may be disclosed by a full and accurate title search.



EXEMPTION FROM REVIEW PROCESS
This plat is a RESURVEY
of an existing parcel of record.
Samuel B. Glenn Jr., P.E. & L.S. #24277

Job No: 2022.079

South Carolina
Anderson County

Boundary Survey of 0.265 Acre
Located at 329 Garden Way
Surveyed at the Request of
-329 Garden Way, LLC.-

References:
TMS No. 045-04-01-020
Plat Book 110, Pg. 367
Deed Book 13322, Pg. 115

Date: 10 May 2022

Scale: 1" = 30'



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