

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

April 10, 2025

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. February 13, 2025
 - B. March 13, 2025
- 4.) Public Hearings:
 - A. Adoption of BZA Bylaws
 - B. Special Exception for expansion of a Sub Station by Duke Energy. The property is located at 396 Millwee Creek Road / 65-00-03-003 **Council District 4.**
- 5.) Old Business: None
- 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

FEBRUARY 13, 2025

PRESENT:
HUBERT MCCLURE, CHAIRMAN
MIKE MILLER, VICE CHAIRMAN
TONY CIRELLI
BRAD SWILLING
DEBBIE CHAPMAN

ALSO PRESENT:
ALESIA HUNTER
TIM CARTEE
HENRY YOUMANS
SARAH LYONS

1 HUBERT MCCLURE: Let's go
 2 ahead and call this meeting to order. It is 5:15 and
 3 we'll go ahead and have the invocation. Let us pray.

4 **INVOCATION BY HUBERT MCCLURE**

5 HUBERT MCCLURE: Approval of
 6 the minutes from the last meeting. I think it was
 7 like two years ago. How long was it? Two meeting --
 8 two months ago?

9 MIKE MILLER: I'll make a
 10 motion to be approved.

11 HUBERT MCCLURE: Make a
 12 motion.

13 TONY CIRELLI: Second.
 14 HUBERT MCCLURE: Second.
 15 All in favor. Tony? Okay.

16 All right. First thing we've got, new business,
 17 variance to reduce setbacks from 10 feet to five feet
 18 on 113 Alpine Heights. Staff report.

19 HENRY YOUMANS: Thank you, Mr.
 20 Chair. The applicant is Eric Baldwin. The owner of
 21 the property is Christopher Holmes, LLC. Property
 22 location is 113 Alpine Heights Court. It's in
 23 Council District Five. It's a new property --
 24 there's a new lot of records, so there is not a tax
 25 map number reference. Current zoning is R-20. The
 26 land use is residential. The applicant is requesting
 27 the variance reduction to reduce the side setback
 28 from 10 feet to five feet.

29 Under Chapter 48, Section 5.35, the minimum
 30 requirements: residential lots side yard setbacks
 31 should be 10 percent of lot width or 10 feet,
 32 whichever is greater.

33 The subdivision Alpine Heights has covenants,
 34 but they conform right along with the county setbacks
 35 ordinance for R-20 which is 10 feet. The residence
 36 was built four feet over the 10, over the 10 foot
 37 setback line. The applicant can meet all the other
 38 required setbacks. The board has granted other
 39 similar variances in the past, and if this is
 40 approved, they would need -- we'll get a revised
 41 compliance letter showing the setback to five feet.

42 This is the survey layout of the property
 43 showing that the residence is built, and where the
 44 setback line is indicated on that plat. This is the
 45 tax map aerial. And as you can see, they are all new
 46 lots of records. So the tax map numbers have not
 47 been assigned. And this is the zoning map for R-20.
 48 The sign for notification for the variance was placed
 49 on the property and that -- this shows that.

50 And this is your report, Mr. Chair.

1 HUBERT MCCLURE: Thank you,
 2 Henry.
 3 At this time we'll open up the public hearing.
 4 The way that I open up public hearings, since we do
 5 have some people signed up, is we just, you know, we
 6 know that people are here to speak against mostly,
 7 but if you're here to speak for or against, we all
 8 ask that you do two or three things. One is be
 9 brief, be professional, and stick to the, stick to
 10 the details, and not what he said or she said, or all
 11 that stuff. We don't get into that. We usually ask
 12 for the people that are speaking against, because we
 13 know that the people here for, you know, we just ask
 14 them questions and let them go into rebuttal if
 15 needed.
 16 But at this time, I want to ask if there's
 17 anyone who's speaking for -- speaking against the
 18 setback. Anyone speaking against the setback on
 19 Alpine? Okay, anyone -- nobody's speaking against.
 20 I'm sure Mr. Baldwin may be here or maybe not, Mr.
 21 Baldwin, in case we have any questions.
 22 So at this time, I want to close the public
 23 hearing and reserve questions for staff or Mr.
 24 Baldwin. Is there any -- you need to get some water,
 25 Tony? You got it? You good?
 26 TONY CIRELLI: I'm okay.
 27 HUBERT MCCLURE: Is there
 28 anyone speaking -- okay, I'm sorry. Train of
 29 thought. What's the favorite -- what's the feeling
 30 of the board?
 31 DEBBIE CHAPMAN: That
 32 overhead again, please.
 33 I make a motion that we approve it.
 34 HUBERT MCCLURE: We have a
 35 motion to approve. Do we have a second?
 36 TONY CIRELLI: I'll give
 37 you a second.
 38 HUBERT MCCLURE: Second by
 39 Mr. Cirelli. All those in favor by uplift hand.
 40 And that's five and oh.
 41 All right. Next on the agenda, Centerville
 42 Road. McAlister. Staff report.
 43 **INAUDIBLE COMMENT FROM AUDIENCE**
 44 HUBERT MCCLURE: We haven't
 45 gotten there yet. That's all right. Thank you, Mr.
 46 Baldwin.
 47 Staff report.
 48 HENRY YOUMANS: Mr. Chair,
 49 the applicant's name is Gerald Kenneth McAlister. He
 50 is the owner of the property. It's located at 1506

1 Centerville Road. It's Council District Five. The
2 property is described as 3.97 acres. It's currently
3 zoned as R-20. And the land use is residential.

4 The variance request is to allow for the
5 proposed lot to be subdivided to allow for the use of
6 an existing storage building to be the principal use
7 structure of the lot that is in R-20 zoning.

8 The Ordinance under the Chapter 48, Section
9 5:3.3, accessory building setbacks. Accessory
10 buildings in R-20 may be located in the rear yard,
11 and that setback should be no less than five feet
12 from any property line. It should not occupy more
13 than 20 percent of the rear yard.

14 In R-20, a temporary building, i.e., accessory
15 building, storage building, garage, incidental to
16 construction is used primarily for storage of
17 equipment, tools, building materials, other items on
18 the same site which shall be completely removed from
19 the site upon completion. R-20 regulations state
20 that the primary use structure is usually denoted --
21 denoted as a residential structure; i.e., a single
22 family detached dwelling, single family detached
23 manufactured multi section home.

24 This is the plat of the property showing the
25 existing home, small shed, and near the rear is the
26 building in question. This is the tax map aerial of
27 the property. The R-20 zoning reference for this
28 particular parcel. Variance signs for notification
29 for the public.

30 And at this time this, this represents the
31 report.

32 HUBERT MCCLURE: All right.
33 I have a couple of questions, Henry. I don't see
34 where it needs to be split up. (Audio breaking up)
35 You got the lot at .74 acres with a house and a shed,
36 correct?

37 HENRY YOUMANS: That's
38 correct.

39 HUBERT MCCLURE: All right,
40 now where is the split supposed to happen? Go ahead.

41 WESLEY WHITE: I'm Wesley
42 White with Ridgewater Engineering. If you can go
43 back. So the plat that we're showing there is what
44 they would like to cut out of the large parcel. And
45 so the remainder would have just the accessory use
46 building.

47 HUBERT MCCLURE: Oh, I
48 thought they were splitting the lot. The way, the
49 way it sounded you were splitting ---

50 WESLEY WHITE: Well, we

1 are splitting the original lot as it is now, to take
2 that piece out of it. So we're taking the house off
3 the -- and keeping the garage with it, leaving the
4 accessory use.

5 HUBERT MCCLURE: So you're
6 going to have .74 acres with the house (audio cutting
7 out).

8 WESLEY WHITE: That's
9 correct. So we'll have two conforming lots, except
10 the remainder won't be conforming because we're
11 leaving the building on it.

12 HUBERT MCCLURE: All right.
13 Thank you for clearing that up. Because I couldn't
14 figure out -- it said split the lot. Well, I don't
15 see where it says split. Okay, now I understand it.
16 So it sounds like to me you're just redoing a lot, is
17 what you're doing.

18 All right, so we'll open up the public hearing.
19 I know Mr. McAlister, where are you? Okay. We'll
20 save questions for you, because I know you're here
21 for it. So we'll save questions for you after we go
22 through the speaking against. Okay? So we'll open
23 up the public hearing. I see we've got four people
24 speaking against. So we'll start with Ms. Debra
25 Hall, if you would stand up and put your name and
26 address -- say your name and address in the
27 microphone for the minutes. Thank you.

28 DEBRA HALL: Good
29 afternoon, board members. I'm Deborah Hall. I'm
30 here with Mr. McAlister on his variance request that
31 was filed on January the 24th. We are requesting the
32 board to simply approve a variance to relax the
33 zoning ordinance, to approve the survey prepared by
34 Tommy Walls, and allow Mr. McAlister to divide his
35 property, sell his house and .74 acres, which is
36 currently under contract.

37 On a personal note, the young couple, Elizabeth
38 and Eddie, that are purchasing the home are dear
39 friends of mine. My mother was very sick the last
40 few years of her life, and Elizabeth took care of
41 her. So that's why I got involved in this. I
42 introduced them to Mr. McAlister. He's going to do
43 owner financing for them, and they would be first
44 time home buyers.

45 There are conditions pertaining to this property
46 that do not generally apply to the adjacent
47 properties. Mr. McAlister has a pecan grove located
48 on the back property on the 3.23 acres, and that
49 storage building that's in question houses his
50 mowers, his gardening equipment, everything he needs

1 to maintain his property.
2 Strict compliance with the zoning ordinance
3 would cause an undue hardship on Mr. McAlister, which
4 he's going to get into when he speaks. The storage
5 building, as I said, is necessary for him to maintain
6 his property.

7 The proposed division of the property, as
8 outlined on Mr. Wall's survey, would not alter the
9 essential character of the neighborhood, but, in
10 fact, would improve it, because the house now stands
11 empty. This would allow a young couple to move in
12 the house, improve it, maintain it. It would
13 actually improve the neighborhood.

14 I'm just going to quote a verse from Psalms 19,
15 verse nine in the American Standard Version, it says
16 the ordinances of the Lord are true and right. We're
17 just asking this board to make a just and right
18 decision on this, on behalf of Mr. McAlister, and to
19 approve the survey that Mr. Walls has prepared.
20 Thank you.

21 HUBERT MCCLURE: All right.
22 Next up, we have Ms. Dempsey, Virginia Dempsey.

23 VIRGINIA DEMPSEY: I'm Virginia
24 Dempsey. Ken and his wife have been lovely
25 neighbors, and I'm in favor of it. I don't see why
26 he should not be able to keep his -- that part of the
27 property.

28 HUBERT MCCLURE: Thank you.
29 David Hamby. David Hamby. Yeah, Hamby.

30 DAVID HAMBY: All right,
31 I'm in favor of this. My property is connected by a
32 lot of footage, probably three quarters, maybe two
33 thirds of it probably is, is by -- my property is
34 connected to it. But I've been knowing Ken --
35 actually, I was born on that property. They lived
36 there. So he's been knowing me for almost 60 years.

37 So anyway, as far as what he's trying to do, it
38 makes perfect sense. You know, he's going to
39 separate the house because he don't live there
40 anymore. So they've got the house that they're going
41 to, you know, move it on out to a young couple. And
42 basically, with the way it's going to be split, will
43 be -- his property will be between this house and
44 then my property. Like you see that little diamond
45 on top that cuts down. Can you see that? That's my
46 property that's got that little V. So all the way
47 from the road down into the V is where our property
48 meets.

49 But, but I'm in favor of it. He -- Ken is so
50 good about keeping it up. He cuts the grass. Don't

1 even live there, all up around and keeping it looking
2 so nice and everything. And, like I say, all of his
3 tools and everything are in that building. So I'm
4 definitely in favor of this thing.

5 HUBERT MCCLURE: Well, I
6 might ask you, I assume that Ms. Hamby, Sonia, is in
7 favor also?

8 DAVID HAMBY: Are you in
9 favor, honey? She said yes. You should have got her
10 up here.

11 HUBERT MCCLURE: Usually,
12 when we have 15 people here, they're usually speaking
13 against, and we couldn't figure out. So I usually
14 say speaking against. I should have asked that this
15 time.

16 DAVID HAMBY: Well, that
17 just proves what a fine fellow this guy is.

18 HUBERT MCCLURE: Yeah, thank
19 you. All right. Anyone else speaking against?

20 **INAUDIBLE COMMENT FROM AUDIENCE**

21 HUBERT MCCLURE: Is she for
22 or against?

23 DAVID HAMBY: Oh, I'm
24 sorry.

25 HUBERT MCCLURE: I think --
26 yes, go ahead.

27 **INAUDIBLE COMMENT FROM AUDIENCE**

28 HUBERT MCCLURE: No, ma'am.
29 They're just cutting off a house with a piece -- with
30 a, with a shop. That's it.

31 **INAUDIBLE COMMENT FROM AUDIENCE**

32 HUBERT MCCLURE: Yes,
33 they're not doing anything other than what's there.
34 Okay, they're just making another piece of property.
35 Okay? Are they okay, Mr. Hamby? Mr. Hamby, are they
36 okay?

37 DAVID HAMBY: They
38 actually live around the corner, and they actually
39 don't -- (inaudible) I know where he lives.

40 HUBERT MCCLURE: Okay. And
41 you got a good voice too. I know you. You know me
42 too. We don't need to talk about it.

43 All right, okay, all right. Anybody else got
44 any questions? I think we're, I think we're good,
45 Mr. McAlister, I think we're good. Nobody's speaking
46 against.

47 All right, we'll close the public hearing. I'll
48 make a motion to approve. Any anybody have a second?
49 Second. All in favor. All right, we're good to go.
50 All right, we're good to go. Everybody's good.

1 We'll sign the letters. You want to tell them how
2 that works. If he wants to have his letter, I'll
3 sign it here in a little bit.

4 ALESIA HUNTER: Mr.
5 Chairman, we've got to make some changes to your
6 bylaws.

7 HUBERT MCCLURE: I know. I
8 know. I'm going to do that. I was -- if you could
9 tell him -- y'all want the letter this afternoon, or
10 you just wait? Okay, all right, I was going to tell
11 you, y'all can go if you want to, but y'all can stay
12 if you want to, also.

13 All right. Now we have some old business. I'm
14 just going to let -- Alesia, would you be in charge
15 of that because there's a -- there's something called
16 a variance, if you want to do that first, or
17 whatever.

18 ALESIA HUNTER: Mr.
19 Chairman, we've got the item, 4200 Highway 81 North.

20 HUBERT MCCLURE: Yeah.

21 ALESIA HUNTER: Got some
22 information, B?

23 HUBERT MCCLURE: If y'all
24 want to go ahead and we'll put that first.

25 ALESIA HUNTER: Yeah.

26 HENRY YOUMANS: Yeah. This
27 is -- Mr. Chair, so 4200 Highway 81 North ---

28 HUBERT MCCLURE: If y'all
29 want to go ahead and head on outside, please. We've
30 got some old business. Thank you. That's the
31 teacher coming out. I'm sorry. Go ahead.

32 HENRY YOUMANS: In July of
33 2022, you approved two wall signs with conditions.
34 The condition was that the free standing sign that
35 was along on the property was to be removed. So a
36 new person has come in to operate the operation for
37 the storage building. Our regulations would allow
38 for certain changes, because they have relaxed. And
39 they want to use the free standing sign, but since
40 the board indicated it should be removed, it would
41 only be proper that it comes back to the board for
42 them to relax that condition, if necessary.

43 HUBERT MCCLURE: Okay.

44 ALESIA HUNTER: Mr.
45 Chairman, to add to what Henry is saying, our
46 administrator made an administrative decision, the
47 council did, to allow for an additional wall sign
48 after this. So he would have been allowed two wall
49 signs and wouldn't -- would not have had to come to
50 you all. So he would just be -- wouldn't be

1 requesting anything. So this is why we're here,
2 because the administrative policy changed.

3 HUBERT MCCLURE: So it
4 sounds like to me he just needs a vote to approve
5 it?

6 ALESIA HUNTER: Yes, to
7 allow him to ---

8 HUBERT MCCLURE: For
9 legalities?

10 ALESIA HUNTER: Yes, sir.
11 HUBERT MCCLURE: Okay. All
12 right. For legality purposes, staff says that we
13 need to go ahead and approve this. I second. All
14 in favor. Okay, that's done.

15 HENRY YOUMANS: And you just
16 need to put your signed application ---

17 HUBERT MCCLURE: Alesia, I'm
18 going to let you take over.

19 ALESIA HUNTER: Okay, just
20 two small corrections that need to be made to the
21 bylaws that just change -- when we did our Muni code
22 ordinance update, our ordinance number changed from
23 38 to 24. That's all we'd be changing. It's just
24 those.

25 HUBERT MCCLURE: What about
26 us getting more pay? What about that?

27 ALESIA HUNTER: It's \$50
28 and -- \$50 and one cents. Fifty dollars and one
29 cents. So we'll be bringing those to you.

30 HUBERT MCCLURE: Every
31 council needs to get a smaller plate. This is
32 ridiculous. This is why our taxes are so high. All
33 right.

34 ALESIA HUNTER: So if we
35 have a meeting in March, we'll be bringing these
36 back, because we have to do them by public hearing.

37 HUBERT MCCLURE: Okay.
38 ALESIA HUNTER: Yes.

39 HUBERT MCCLURE: So I make a
40 motion to approve.

41 ALESIA HUNTER: You can't
42 do that because I don't -- you don't have them yet.
43 I'm just letting you know it'll be coming in March.

44 HUBERT MCCLURE: Oh, so it's
45 for your -- for our information?

46 ALESIA HUNTER: Yes, sir.
47 It's just for discussion.

48 HUBERT MCCLURE: Okay. I
49 thought we were bringing it up, okay.

50 ALESIA HUNTER: Yes, sir.

1 HUBERT MCCLURE: All right.
2 Now, what?
3 ALESIA HUNTER: Election of
4 officers.
5 HUBERT MCCLURE: Well, I'm
6 going to step down.
7 ALESIA HUNTER: Oh, we're
8 going to come look for you too. We need nominations
9 for chair.
10 MIKE MILLER: I make a
11 nomination for Hubert.
12 HUBERT MCCLURE: I make a
13 nomination for Mike for vice president, vice
14 chairman.
15 ALESIA HUNTER: We need a
16 second for Mr. Hubert.
17 DEBBIE CHAPMAN: Second.
18 HUBERT MCCLURE: And a
19 second for ---
20 BRAD SWILLING: I second.
21 ALESIA HUNTER: And then we
22 need a second nomination for vice chair.
23 HUBERT MCCLURE: I nominated
24 Mike for vice chair, and he seconded it.
25 ALESIA HUNTER: And he
26 seconded it. Okay.
27 HUBERT MCCLURE: And now
28 we've just got to do all in favor?
29 ALESIA HUNTER: All in
30 favor.
31 HUBERT MCCLURE: And all in
32 favor of adjournment. All in favor for adjournment.
33 There we go.
34 Now, is anybody fighting next month? B, what
35 you got next month?
36 HENRY YOUMANS: Just a
37 variance.
38 ALESIA HUNTER: Just a
39 variance.
40
41 **MEETING ADJOURNED AT APPROXIMATELY 5:35 P.M.**

STATE OF SOUTH CAROLINA)
COUNTY OF ANDERSON)

ANDERSON COUNTY
LAND USE AND BOARD OF ZONING APPEALS
MARCH 13, 2025

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

ALSO PRESENT:
ALESIA HUNTER
TIM CARTEE
HENRY YOUMANS
SARAH LYONS
QUANESHIA HAMMOND

1 HUBERT MCCLURE: We'll call
2 this meeting to order. Let's go ahead and have our
3 invocation. Let us pray.

4 **INVOCATION BY HUBERT MCCLURE**

5 HUBERT MCCLURE: Approval of
6 minutes. Does anybody have any deletions or additions
7 to the minutes? If not, do I have a motion to approve?

8 JOHN FARR: So moved.

9 HUBERT MCCLURE: Mr. Farr has
10 a motion. Do I have a second? Second by Mr. Cirelli.
11 All those in favor. Where's the rest of the crowd?
12 We've got four here. Is the rest of them going to be
13 here? Okay. Well, we've got a quorum, so we can still
14 meet.

15 All right. So at this time, staff, we have
16 adoption of BZA laws. Do we need to wait and move that
17 to old business? Staff?

18 ALESIA HUNTER: This is just
19 a public hearing. You can go ahead with it.

20 HUBERT MCCLURE: Well, it says
21 adoption.

22 ALESIA HUNTER: Yeah, that's
23 just your bylaws.

24 HUBERT MCCLURE: We don't need
25 to move that to old business?

26 ALESIA HUNTER: No, because
27 it's a public hearing. You have to -- this is for an
28 adoption, so it's got to go in a public hearing.
29 That's what the law requires.

30 HUBERT MCCLURE: We'll open up
31 the public hearing, adoption of Board of Zoning Appeals
32 laws. Staff report. Okay, Henry, come on buddy.

33 ALESIA HUNTER: Mr. Chair,
34 you've got to vote on the bylaws.

35 HUBERT MCCLURE: It don't say
36 that. It just says ---

37 ALESIA HUNTER: Adoption.

38 HUBERT MCCLURE: Adoption. Do
39 you have to present? If it's public hearing, we have
40 to present something; don't we?

41 ALESIA HUNTER: We'll move it
42 to old business.

43 HUBERT MCCLURE: Old business?

44 ALESIA HUNTER: Yeah, I need
45 to find it, where I emailed it.

46 HUBERT MCCLURE: That's why I
47 wanted to move it to old business.

48 ALESIA HUNTER: Well, it's
49 supposed to be in your packet.

50 HUBERT MCCLURE: I make a

1 motion to amend the agenda to move the approval of BZA
2 laws to old business. I make that motion. All in
3 favor. And we'll move that to old business.

4 The second thing we need to do is variance to
5 reduce front setback on Carpenter Road. Staff report.

6 HENRY YOUMANS: Thank you, Mr.
7 Chair. This is an application for a variance. The
8 applicant's name is Patrick Ingram from Mungo Homes
9 Properties LLC. They also are the owners of the
10 property. The property locations are 201, 203, 207,
11 211 Carpenter Road. It's in Council District Three.
12 Tax map numbers are there for your reference. Property
13 is described as parcel C Carpenter Road, 68.57 acres, a
14 portion of. It's currently unzoned. Its use is
15 residential.

16 The applicant is requesting a variance to reduce
17 the front setback from 30 feet to 24 feet.

18 Under the Code of Ordinances, Chapter 24, Section
19 5.35, minimum requirements, Section 24-433, setback
20 lines from roadways, modified residential roads front
21 setbacks are 30 feet from the road right-of-way.

22 Staff findings. The residences were constructed
23 5.4 feet over the setback of 30 feet. An error on the
24 as-built survey incorrectly showed the front setback.
25 The enclosed survey in your packet shows the position
26 of the homes on the lots in question. The applicant
27 can meet all other required setbacks. And the board
28 has granted similar variances in the past and it would
29 be consistent with your approval. And if approved, a
30 corrected compliance letter would show the front
31 setback of 24 feet.

32 This is the survey of the lots in question on
33 Carpenter Road. This is the aerial map tax map
34 reference showing the properties as they exist. This
35 is the zoning map showing that the properties are
36 unzoned. And these are a couple of pictures of the
37 sign posted and several of the houses. They all run
38 concurrently together off of the road frontage of
39 Carpenter Road.

40 This is your staff report.

41 HUBERT MCCLURE: Thank you,
42 Henry. (Inaudible - not speaking into mic). At this
43 time, I'll open the hearing ---

44 TIM CARTEE: Mr. Chairman,
45 will you pull your microphone down, please, for
46 recording. Thank you.

47 HUBERT MCCLURE: Sorry.

48 At this time I'll close the public hearing -- I
49 mean, open the public hearing. The way that I usually
50 open a public hearing, is I open for those that are

1 speaking against, because usually those that are
2 speaking for, we reserve for questions toward that
3 person and staff at that time. We hear the complaints
4 or yes or nos before we talk to that person.

5 So at this time I want to ask if there's anybody
6 here speaking against this variance. Okay. Is it Ms.
7 Huscay (phonics)?

8 MS. HUSCAMP: Huscamp.

9 HUBERT MCCLURE: Oh, okay, I
10 didn't see the M-P. I'm sorry. I thought it was a Y.
11 If you could just say your name and address for the
12 record.

13 MS. HUSCAMP: Huscamp, 408
14 Carpenter Road, Anderson, South Carolina 29621.

15 Can I ask this gentleman if he can put the slide
16 back up that showed the variance signs for me?

17 HUBERT MCCLURE: Okay.

18 MS. HUSCAMP: Thank you.

19 So I come as a concerned resident. I've lived at
20 408 Carpenter Road, which is right next to the golf
21 course entrance to get into the parking lot, for almost
22 the last 11 years. With the homes being put in, the
23 builder that put in the first, I want to say six homes,
24 split up between this property on either side, they had
25 a larger variance. I don't know if I'm using the right
26 word. But they had longer driveways. It was set back
27 from the road more. These houses are very close to the
28 road.

29 If you can look at the picture that's on the right
30 hand side, do you see how the white line is -- it's
31 almost nonexistent. And unfortunately, through the
32 whole length of the road, all the way to the turn-in to
33 the golf course where the Pine Lake Golf Course sign
34 is, there are times where you can't see the white line
35 and there are drops.

36 Yesterday I was driving out of the property along
37 the first turn, which is just beyond where the bottom
38 row of houses are going to be build, where the vacant
39 lots are, and a guy in a truck pulling a boat, the back
40 end of the trailer almost hit me. And there's been
41 three neighbors, one that had their mailbox knocked
42 over twice because the mailboxes are so close to the
43 road.

44 So I have some concerns that reducing this
45 variance is actually causing more risks and that -- and
46 I have called Anderson County to let them know that the
47 road is in need of repair, because we don't even have
48 -- there are some places where the painting, the roads
49 are not even on each side.

50 So I just wanted to share my concerns about making

1 it closer to the road while we're having such problems
2 with the road as it is.

3 HUBERT MCCLURE: I can concede
4 with the road repair.

5 Let me ask you something, staff. Isn't this in
6 the city annex? It's not? It's in the county. Okay.
7 I know it's very -- it's pretty close.

8 Anything else?

9 MS. HUSCAMP: No, sir. I
10 just wanted to share my concerns. I did talk to
11 several neighbors. I don't think any are here.

12 HUBERT MCCLURE: Okay. Well,
13 thank you very much for speaking.

14 TIM CARTEE: Mr. Chairman,
15 it's across from the Pine Lake Golf Course.

16 HUBERT MCCLURE: Yeah, I knew
17 that. I just thought it was pretty -- I thought they
18 annexed that.

19 MIKE MILLER: I mean I was
20 out there today and rode and looked. I've been up and
21 down the road two or three times today to look at it.

22 You know, the road is -- you know, it needs
23 repaired. That's what I was seeing. The mailboxes are
24 kind of close, but you know, that doesn't have anything
25 to do with the setback, really, the mailboxes in the
26 road of the houses. Yes, ma'am?

27 **INAUDIBLE COMMENT FROM AUDIENCE**

28 MIKE MILLER: Well, it would
29 come in on the inside the right-of-way of the road. I
30 don't know if that road has a thirty-five or fifty foot
31 right-of-way, because I don't know what that is, since
32 it's so old. It may have only a forty. But if you
33 look at some of the property lines, some of the
34 property lines are actually to the middle of the road.

35 So, you know, and I don't know what type of right-
36 of-way that Anderson County has.

37 HENRY YOUNG: It's actually
38 a 50 foot right-of-way.

39 HUBERT MCCLURE: Yeah, that's
40 what I was fixing to say. It's 50 foot right here.

41 Let me ask you a question, staff, and I'm asking
42 this out of sincerity with all due respect. Do you
43 think -- and this has happened. I've surveyed for over
44 40 years. Does this happen -- do you think this might
45 have happened because they pulled from the offset pin
46 instead of the corner?

47 PATRICK INGRAM: Can I speak

48 ---

49 HUBERT MCCLURE: Yeah, go
50 right ahead. I believe that -- because that happens a

1 good bit.
2 PATRICK INGRAM: All right.
3 Patrick Ingram with Mungo Homes.
4 What really happened with this is our surveyor
5 made a mistake when laying out the home itself. So we
6 use Arbor Land Design, and when they initially staked
7 out the house, they just did not, for whatever reason,
8 set the house back to 30 foot that's required on there,
9 by accident.
10 So we constructed the home. We have an as-built
11 from them showing that. It is just 5.8 feet inside the
12 setback. And proceeding here on out, the other homes,
13 we've already adjusted those and moved those back. So
14 it was a mistake by the surveyor.
15 HUBERT MCCLURE: Staff, do you
16 concede that?
17 ALESIA HUNTER: Yes, sir. It
18 was an honest error by the surveyor.
19 HUBERT MCCLURE: Okay. Thank
20 you. And what was your name again?
21 PATRICK INGRAM: Patrick. I'm
22 the one who applied.
23 HUBERT MCCLURE: I'm sorry.
24 Last name.
25 PATRICK INGRAM: Ingram.
26 HUBERT MCCLURE: Ingram.
27 Okay. Thank you, Mr. Ingram. We'll conserve -- I'll
28 go ahead and -- since that's the only person signed up,
29 I'll go ahead and close the public hearing and I'll --
30 I can't even think -- conserve any questions for staff
31 or -- reserve any questions for staff or Mr. Ingram.
32 Also, luckily, and I'll tell you this. There's
33 also -- and I'm not trying to be persnickety, but
34 whenever you have these curves and you have these
35 subdivisions when the property lines are not
36 perpendicular to the road, you run into all kind of
37 messes. And I'm not talking about one year. I'm
38 talking about 30 years down the road. Because these
39 people that move into these homes, they'll set their
40 daggum -- they'll put their fence 90 degrees from the
41 road and then they'll cross the property line and then
42 all kinds of problems. But you know, that's just
43 something I just wanted to mention.
44 Does anybody have any questions for staff?
45 Because it looks like to me we've got an error, not on
46 the builder -- not on the developer, but on the
47 surveyor. Does anybody have any questions for the
48 staff or Mr. Ingram at this point?
49 What's the feeling of the board?
50 TONY CIRELLI: I'll go

1 ahead and make a motion.

2 HUBERT MCCLURE: I make --
3 I'll second it based on what we found out about the
4 error. All those in favor, show by uplifted hand. And
5 that's four and zero.

6 All right. Next on the agenda is variance on
7 Dobbins Bridge Road. Staff report.

8 HENRY YOUMANS: Yes, Mr.
9 Chair. This is a setback variance. The applicant is
10 Robert Romanowski. He is also the owner of the
11 property. The property is located at the corner of
12 Joey Street and Dobbins Bridge Road in Anderson.
13 Council District Two. Tax map number is there for your
14 reference. It's a new property description. Current
15 zoning is unzoned. Land use is commercial.

16 The applicant is requesting a variance to reduce
17 the side setback from 10 feet to two feet for the
18 placement of a warehouse storage building.

19 Under Chapter 48, Section 24-117, measurements,
20 required setbacks shall be measured from the nearest
21 property line perpendicular to the building line where
22 the property line extends to the center of a road.
23 That measurement shall be made from the road right-of-
24 way. So that basically means when there are two
25 intersecting roads, half the distance is taken from the
26 higher setback. So that way it would be measured out.

27 The parcel is non-conforming in nature. Based on
28 initial inspection and placement of the metal building,
29 it would be within the required setbacks. Based on the
30 site plan, the placement of the metal building would
31 extend into the ten foot setback. But all other
32 setbacks are met within the accepted range.

33 This is the tax map aerial of the property showing
34 that it is unzoned. These are some -- this next set of
35 pictures are pictures of the actual property itself
36 that has been already cleared. The placement of the
37 notification sign.

38 And staff concludes this report. And we turn it
39 over to you, Mr. Chair.

40 HUBERT MCCLURE: Thank you,
41 Henry. Let me ask you one quick question. Are they
42 conforming to the right-of-way setbacks on the front so
43 that building cannot be shifted five feet in order to
44 make up about five feet on the back setback, that back
45 corner?

46 HENRY YOUMANS: Based on the
47 size of the actual building, it's where -- the side
48 setback is the issue.

49 HUBERT MCCLURE: Yeah, but if
50 you move, if you move it -- you've got 53 on the front

1 and 50. If you just moved that five feet this way, it
2 would make up about three, four feet on that back
3 corner. That's what I'm asking.

4 HENRY YOUMANS: Then it would
5 encroach on the other ---

6 HUBERT MCCLURE: That's what I
7 was asking. So it is -- it's minimum on the right-of-
8 way on the front. Is that what you ---

9 HENRY YOUMANS: Correct.

10 HUBERT MCCLURE: Open the
11 public hearing. Anyone speaking against? I lost my --
12 where's the sign-up sheet? I lost it. No, that's not
13 it. That's the payroll sign-up sheet. Where's the
14 sign-up sheet for the -- oh, here it is. I don't think
15 anyone is speaking against. Nope.

16 So at this time we'll close the public hearing.
17 Is anyone here speaking for this variance? We just
18 need to know your name just in case we need to ask
19 questions.

20 CHRIS EBERHART: My name is
21 Chris Eberhart. I'm with CE Property Solutions. I'm
22 speaking on behalf of Mr. Romanowski.

23 HUBERT MCCLURE: Okay. Mr.
24 Eberhart, we'll save questions in case we need it. You
25 can have a seat. Just in case.

26 Okay. As chairman, I know I don't usually make a
27 motion unless it's otherwise needed, but this is my
28 area. I'm glad that whatever is going here is going
29 here. I don't even know what it is. But it's an
30 improvement, it's an improvement from what was there.
31 So that's all I'm going to say.

32 What's the feeling of the board? Does anybody
33 have any questions for staff or Mr. Eberhart at this
34 time?

35 Mr. Farr moves to approve. I move to second. All
36 those in favor show by uplifted hand. And four and
37 zero.

38 So thank you for presenting that, Henry.

39 And at this time we'll go to old business, which
40 includes the BZA laws. That sounds weird. BZA laws.

41 ALESIA HUNTER: That's
42 bylaws, Mr. Chairman.

43 HUBERT MCCLURE: Go ahead.

44 The bylaws.

45 ALESIA HUNTER: Mr. Chairman,
46 we will have to move that to our next month's meeting
47 because we didn't include them in your packet.

48 HUBERT MCCLURE: Move it to
49 the next meeting?

50 ALESIA HUNTER: Yes, sir.

1 HUBERT MCCLURE: Okay. Well,
2 I'm going to sign all four of these and then y'all can
3 decide what to do with them.
4 Do we have a motion to adjourn?
5 MIKE MILLER: I make that
6 motion.
7 HUBERT MCCLURE: Do we have a
8 second? All in favor. And I hope everybody has a good
9 week until next time we meet.
10
11 **MEETING ADJOURNED AT APPROXIMATELY 5:32 P.M.**



Anderson County Land Use Board of Zoning Appeals, By-Laws

ARTICLE I – AUTHORIZATION

1. The land use board of appeals is hereby designated to also be the board of zoning appeals.
2. The “Anderson County Land Use Board of Zoning Appeals” as established and so named by Anderson County Council, is hereinafter referred to as the “Appeals Board”, the “Board of Appeals” or the “Board”.

Reference: Chapter 48, Section 9:1, Anderson County Code of Ordinances, as amended.

Reference: Chapter 24, Sec.24-56, Anderson County Code of Ordinances, as amended.

ARTICLE II – PURPOSE

The Appeals Board shall specifically perform all those functions assigned to it by Anderson County Code of Ordinance, as amended by County Council, and by Sec. 6-29-710 and Sec. 4-9-30, South Carolina Code of Laws, 1976, as amended, which include but are not limited to the following specific powers:

1. Appeals to the Board may be taken by any person aggrieved or by any officer, department, board, or County so served by the Board. Such appeal rules of the Board, by filing with the officer from whom the appeal specifying the grounds thereof. The officer from whom the appeal is taken shall forthwith transmit to the Appeals Board all the papers constituting the record upon which the action or appeal was taken.
2. An appeal stays all legal proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken certifies to the Board, after notice of appeal shall have been filed with him/her, that by reason of facts stated in the certificate a stay would, in his/her opinion, cause imminent peril to life and property. In such a case, proceedings shall not be stayed otherwise than by restraining order which may be granted by the Appeals Board or by a Court of record on application, on notice to the officer from whom the appeal is taken, and on due cause shown.
3. The Appeals Board shall fix a reasonable time for the hearing of the appeal or other matter referred to it and give public notice thereof, as well as due notice to the parties and interest, and decide the same within a reasonable time. At hearing any party may appeal in person or by agent or by attorney.

The Appeals Board shall have the following powers:

1. To hear and decide appeals where it is alleged there is error in any order, requirement, decision or determination made by an administrative official in the enforcement of the land-use or development standards provisions of the Anderson County Code of Ordinances.
2. To authorize upon appeal in specific cases a variance from terms of the ordinance as will not be contrary to public interest where, owing to special conditions, a literal enforcement of the provisions of the ordinance or resolution will, in an individual case, result in unnecessary hardship, so that the spirit of the ordinance or resolution shall be observed, public safety and welfare secured, and substantial justice done. Such variance shall be granted in such individual case of unnecessary hardship upon a finding by the board of appeals that:
 - (a) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography, and
 - (b) The application of the ordinance of this particular piece of property would create an unnecessary hardship, and
 - (c) Such conditions are peculiar to the particular piece of property involved, and



Anderson County Land Use Board of Zoning Appeals, By-Laws

- (d) Relief, if granted would not cause substantial detriment to the public good or impair the purpose and intent of the ordinance, provided, however, that no variance may be granted for a use of land and building or structure that is prohibited in a given district by ordinance.
3. In exercising the above powers, the Board of Appeals may, in conformity with the provisions of the South Carolina Code, reverse or affirm, wholly or in part, or may modify the order, requirements, decisions, or determination, and to that end shall have all the powers of the officer from whom the appeal is taken and may issue or direct the issuance of a permit. The Appeals Board in the execution of the case of contempt may certify such fact to the Circuit Court having jurisdiction.
 4. All final decisions and orders of the Appeals Board shall be in writing and be permanently filed in the office of the Appeals Board as a proper record. All findings of fact and conclusions of law shall be separately filed in final decisions or order of the Appeals Board.

Reference: Chapter 24, Sec. 24-56, Anderson County Code of Ordinances, as amended.

ARTICLE III – MEMBERSHIP

1. The Appeals Board shall consist of seven (7) members appointed by county council, with one appointment per council district. Each member, once initially appointed, shall serve pursuant to the terms and provisions contained in Section 2-351 of the Anderson County Code of Ordinances, as amended, with the exception that, each member may, at council's discretion, serve more than two consecutive terms.
2. The Appeals Board shall annually elect a Chairperson and Vice-Chairperson from among the regular members and designate a Secretary, who may be a County employee of the appropriate department.

Reference: Chapter 24, Sec. 24-56, Anderson County Code of Ordinances, as amended.

ARTICLE IV – DUTIES OF OFFICERS

1. The Chairperson shall preside at all meetings of the Board and at other meetings and public hearings called by the Board. She/he shall call special meetings of the Board when required and shall transmit reports, plans and recommendations of the Board to the appropriate governing authority, and in general, shall act as spokesperson for the Board. She/he shall rule on all procedural questions (subject to reversal by majority vote of members present). She/he shall certify all official documents involving the authority of the Board and certify all minutes as true and correct copies.
2. The Vice-Chairperson shall serve as Chairperson in the absence of the Chairperson, and perform the duties of the Chairperson as outlined above. In the event of some misfortune or resignation of the Chairperson, the Vice-Chairperson shall perform the latter's duties until such time as the Board shall elect a new Chairperson.
3. The Secretary shall record or supervise the recording of all minutes of the Board meetings; assist the Chairperson in the preparation of the agenda; shall make all posting and notifications to comply with all applicable laws pertaining to public notice and "Freedom of Information" regulations; shall prepare and distribute minutes of the Board meetings. The Chairman shall assign any or all of these duties to a county employee of the appropriate department.

Reference: Chapter 24, Sec. 24-56, Anderson County Code of Ordinances, as amended.



Anderson County Land Use Board of Zoning Appeals, By-Laws

ARTICLE V – MEETINGS

1. Regular meetings of the Board shall be held on the second Thursday of each month at 5:15 pm in the Conference Room of the Anderson County Courthouse Annex or at an alternate location, if necessary, as directed by the Chairperson. Special meetings shall be called as needed. When a meeting date falls on a legal Holiday as recognized by the State of South Carolina, the meeting shall be held to following business day, unless otherwise designated by the Board.
2. Special meetings may be held at any time upon the request of the Chairperson or acting Chairperson or three or more members of the Board.
3. The Board shall conduct its meetings in accordance with procedure set forth in Robert's Rules of Order except where amended by the Board's by-laws.
4. The Board shall comply with the provisions of the South Carolina Freedom of Information Act and the requirements set forth in the Anderson County Code of Ordinances, as amended.
5. The Board may hold public hearings on any matter which pertains to the duties and responsibilities set forth by law. An accurate, written record shall be made of the proceedings and maintained as a part of the Board's files.
6. All records of the Board shall be public record.

Reference: Chapter 24, Sec. 24-56, Anderson County Code of Ordinances, as amended.

ARTICLE VI – NOTICE OF MEETINGS

1. All members shall be given notice in writing or other positive means at least twenty-four (24) hours in advance of the date, time and place.

ARTICLE VII – QUORUM

1. Four (4) members shall constitute a quorum of the Board for transacting business and taking official action. There shall be no meeting without a quorum where action or a vote is taken.

ARTICLE VII – VOTING

1. Voting at all meetings of the Board shall be by voice; yeas and nays and abstentions shall be recorded by name. No proxy votes shall be accepted.
2. No members shall vote or participate in discussion on any issue in which he/she has a personal, professional or financial interest. Any member who is unsure whether a particular issue that comes before the Board poses a conflict of interest may seek a legal opinion from the county attorney.
3. No member shall miss three consecutive meetings without due cause. Absence from three consecutive meetings shall be considered appropriate cause for dismissal of the member from the board by county council, upon the recommendations of the Board. Once a seat has been declared vacant, a new member shall then be appointed by county council.



Anderson County Land Use Board of Zoning Appeals, By-Laws

ARTICLE IX – ORDER OF BUSINESS

1. The order of business at all regular meetings shall be as follows:
 - a. Call to order
 - b. Determination of a quorum
 - c. Approval of Minutes
 - d. Conduct public hearings
 - e. Old business
 - f. New Business
 - g. Adjournment

ARTICLE X – FISCAL YEAR

1. The fiscal year of the Board shall begin on the first day of July and terminate on the thirtieth day of June of each year.

ARTICLE XI – AMENDMENTS

1. These by-laws may be amended by a majority vote of the entire membership after thirty days prior notice.
2. The By-Laws and any proposed changes must be kept in accord with the Anderson County Code of Ordinances, as amended by county council.

ARTICLE XII – EFFECTIVE DATE

1. These By-Laws shall take effect and be in full force immediately after their adoption by the Appeals Board.

ARTICLE XIII – ADOPTION

1. As adopted by the Anderson County Land Use Board of Zoning Appeals at a meeting held in Anderson County, South Carolina on the 11th day of January 2018 and April 10, 2025

CHAIRPERSON: Hubert McClure

DATE: _____

Application for a Special Exception
Anderson County Land Use Board of Zoning Appeals Meeting
County Council Chambers 2nd Floor-Historic Courthouse
Anderson, South Carolina
April 10, 2025
5:15 PM

Staff Report

Applicant: Duke Energy Carolinas, LLC

Owner of Property: Same as above

Property Location: 396 Millwee Creek Rd, Pendleton SC

Council District: Four (4)

Tax Map Number (TMS #): 65-00-03-003

Property Description: 5.0 acres Blackman Rd/Millwee

Current Zoning: R-20

Land Use: Commercial

Applicant's Request: Applicant is requesting a special exception for maintenance and expansion of existing substation.

Findings of Fact: *Anderson County Code of Ordinances*, Under **Chapter 48, Sec. 5:3.1 – Uses granted by special exception (R-20): Public utility building and use.**

Staff Assessment:

- 1) The parcel has an existing, operational power substation.
- 2) The request is to expand and upgrade operational equipment to meet current and future service demands.
- 3) Encroachment Permit will be required for driveway access by SCDOT.
- 4) Stormwater and Erosion Sediment Control has been approved by SCDHEC. A grading permit will be issued if approved by the Board
- 5) The Board has granted previous special exceptional based upon current use.
- 6) A Commercial Land Use Permit will be required if the Board approves. Any new electrical will be required Building and Codes permits.



Special Exception Application

PAID
2025-140
3/18/25

(For Zoned Areas Only)

Processing Fee: \$325

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.

3/18/2025
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: Duke Energy Carolinas, LLC
Mailing Address: 525 S Tyron St, Charlotte, NC 28202
Telephone and Fax: 828-258-4313 E-Mail: vinnie.sullivan@duke-energy.com

Owner's Information

(If Different from Applicant)

Name: Same as applicant
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.

[Signature]
Owner's Signature

3-18-25
Date

Project Information

Property Location: 396 Millwee Creek Rd
Parcel Number(s)/TMS: 650003003
County Council District: 4 School District: 4
Total Acreage: 4.99 Current Zoning: R-20

Requested Special Exception: Site is currently being used as an existing electrical substation, request is to expand station.

Purpose of Special Exception: Expansion is required for maintenance of existing facility and to replace components, as well as add another driveway to better service site in the future.

Have you researched your Private Covenants/Deed restrictions at the Anderson County Register of Deeds?
Yes: No: Date visited ROD or Date searched online: 03/14/2025

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.

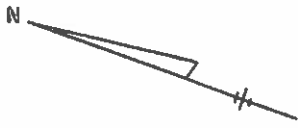
For Office Use Only:

Application Received By: APV Date Complete Application Received: 3/18/25

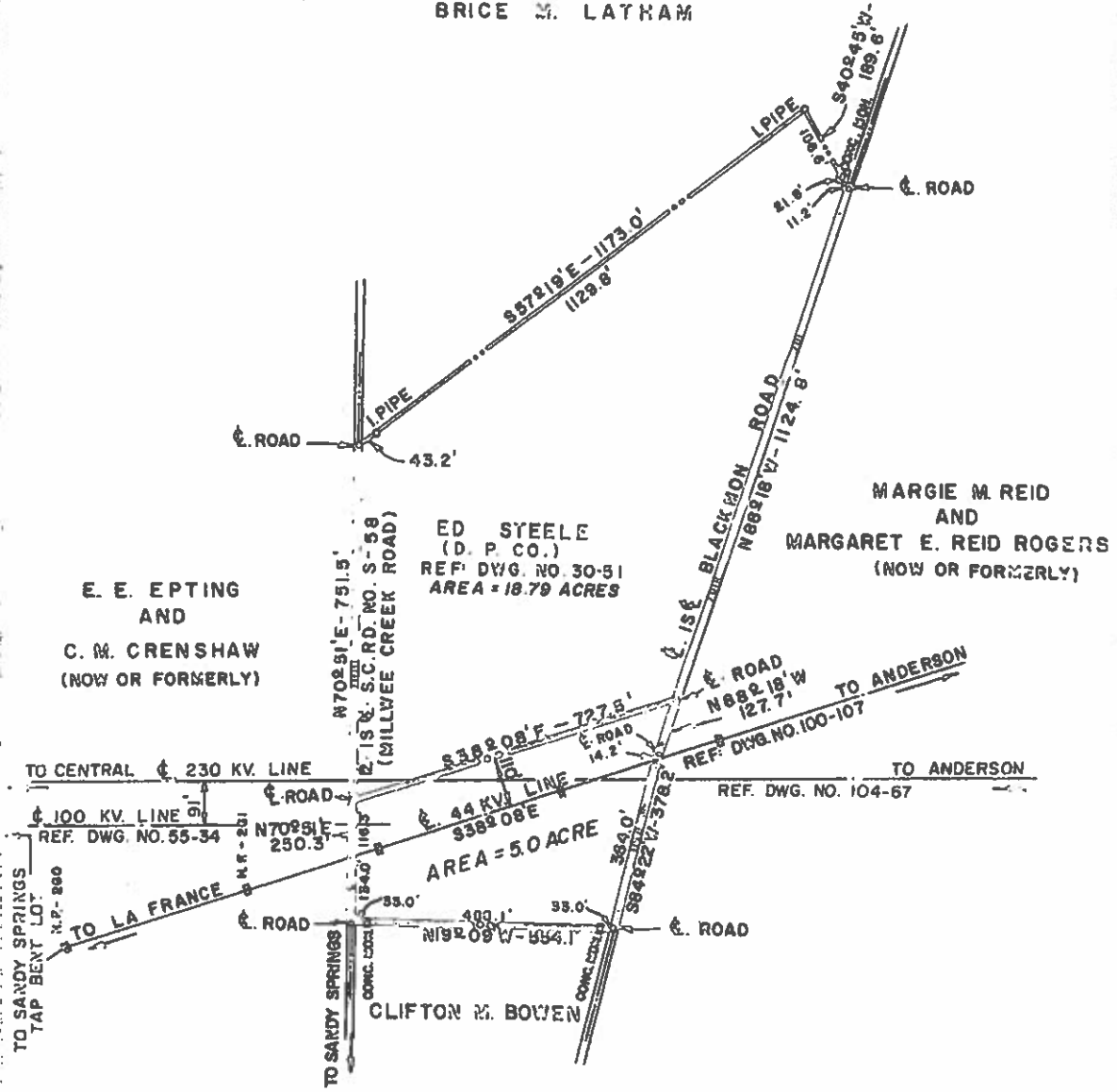
Application Fee Amount Paid: \$ 325 Check Number: CC

Scheduled Board Hearing Date: 4/10/25

Land Use/Board of Zoning Appeals' Decision: _____



BRICE M. LATHAM



E. E. EPTING
AND
C. M. CRENSHAW
(NOW OR FORMERLY)

ED STEELE
(D. P. CO.)
REF: DWG. NO. 30-51
AREA = 18.79 ACRES

MARGIE M. REID
AND
MARGARET E. REID ROGERS
(NOW OR FORMERLY)

TO CENTRAL 230 KV. LINE

100 KV. LINE
REF: DWG. NO. 55-34

TO LA FRANCE
N.P.-280
N.P.-281

TO SANDY SPRINGS
TAP BENT LOT

44 KV. LINE
3382.08E
AREA = 5.0 ACRE

CLIFTON M. BOWEN

TO ANDERSON
REF: DWG. NO. 100-107

REF: DWG. NO. 104-67

NOTE:
REF: DWG. NO. 100-192
CONC. MON. SET 12-20-60
CONC. MON. ADDED 12-21-60
REVISED 7-6-65

DUKE POWER COMPANY
ANDERSON BRANCH
SANDY SPRINGS RETAIL SUBSTATION LOT
ACQUIRED FROM
CLIFTON M. BOWEN
SANDY SPRINGS, N.C.
PENDLETON TOWNSHIP
ANDERSON COUNTY

SCALE: 1" = 300'
BOOK NO. 583

DECEMBER 1, 1930
FILE NO. 11-103

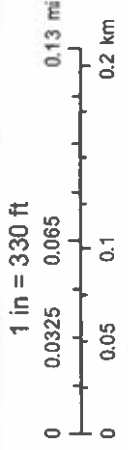
2-117

Anderson County



March 19, 2025 Disclaimer accepted.

TMS: 650003003
 Owner: DUKE POWER CO LLC
 Owner Address: PO BOX 1007
 City/State: CHARLOTTE NC
 Deed Page: 87
 Deed Book: 4
 Tax District: D1117
 Sale Year: 2006
 Zip Code: 28201
 Current Plat: CP 060/061
 Description: D1117 BLACKMAN RD/MILLWEE
 Market Value: \$50,500
 Sale Price: \$1



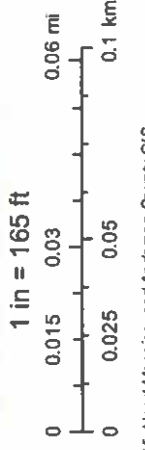
ESRI, Highend Mapping, and Anderson County GIS

Anderson County



March 19, 2025 Disclaimer accepted.

TMS: 650003003
Owner: DUKE POWER CO LLC
Owner Address: PO BOX 1007
City/State: CHARLOTTE NC
Deed Book: 7288
Tax District: 4
Sale Year: 2006
Deed Page: 87
Current Plat: CP 060/061
Description: D1117 BLACKMAN RD/MILLWEE
Market Value:



ESRI, Highland Mapping, and Anderson County GIS



STORMWATER MANAGEMENT

Monday, March 03, 2025

Timothy Gorena, P.E.
Mesa Associates, Inc.
10604 Murdock Dr.
Knoxville, TN 37932

Stormwater Management and Sediment Control /NPDES Application
Sandy Springs Substation
Permit No. 2024068

INTENT TO ISSUE

Timothy Gorena:

After review of the above-referenced revised application it has been determined that it is in general accordance with the Anderson County stormwater design standards for land disturbing activities.

A copy of the NOI application form along with this document has been electronically sent to SCDHEC for NPDES coverage. It is our understanding that you will make arrangement directly with DHEC concerning the fee.

We are requesting delivery of a minimum of three (3) complete plan-sets within 5 days. Failure to do so may delay the scheduling of the pre-construction conference when it's requested. Additional sets may be submitted for approval stamps if needed.

The NPDES permit from DHEC and the Grading Permit issued by Anderson County Development Standards must be obtained prior to scheduling a pre-construction conference. This document should allow you to apply to Development Standards for the Grading Permit. The permit approval for land disturbing activity and the Grading permit will be delivered at the pre-construction conference. Land disturbing activity cannot begin prior to the pre-construction conference. **This document does not constitute Stormwater Permit coverage by Anderson County.**

Sincerely,

Jon Batson | Manager

PUBLIC WORKS DIVISION

864-716-3620
P.O. Box 8002
Anderson, South Carolina 29622



**STORMWATER MANAGEMENT
PAGE 2**

**CC: Ashlee Roush | Stormwater
Angela Kennedy | SCDHEC
Brooke Jones | SCDHEC
Nefertria Corner | SCDHEC
Alesia Hunter | Planning Director
Barry Holcombe | Building & Codes Manager
Darrin Cardwell | Duke Energy Carolinas, LLC**

PUBLIC WORKS DIVISION

864-716-3620
P.O. Box 8002
Anderson, South Carolina 29622



SC DEPARTMENT of
**ENVIRONMENTAL
SERVICES**

Brooke Jones
Bureau of Water
2600 Bull Street
Columbia, SC 29201

March 17, 2025

Darrin Cardwell
Duke Energy Carolinas, LLC
525 S Tyron Street
Charlotte, NC 28202

RE: Sandy Springs Substation, Anderson County
NPDES Coverage Number: SCR10ZH5J

Dear Darrin Cardwell:

The South Carolina Department of Environmental Services (Department or SCDES) has received approval of and the Notice of Intent for the above-referenced project from **ANDERSON COUNTY**. Based on your submission of this documentation and in accordance with the NPDES General Permit for Stormwater Discharges from Construction Activities SCR100000 (CGP), this project has been granted coverage under the CGP on **March 17, 2025**. This project's general permit coverage number is **SCR10ZH5J**. The total disturbed area for this site is **1.8 acres**.

An as-built survey(s), signed and sealed by a S.C. Licensed Land Surveyor or Professional Engineer, should be submitted to **ANDERSON COUNTY** for all detention structure(s) on this site. The survey(s) should show grades, contours, and depths for all structure(s) and should include the elevations and dimensions of all outlet structures, including but not limited to pipes, orifices, risers, weirs, and emergency spillways. A statement signed by the project's S.C. Registered Engineer indicating that the structure(s) was installed and is operating as shown on approved plans and in approved calculations is required. If the elevations or dimensions of the structures listed above do not match those used in the approved plans, provide a certification statement signed by the project's S.C. Registered Engineer indicating that the structure, as built, will function as shown in approved calculations. A new analysis of the structure (routing) may be necessary. The as-built survey and/ or analysis must be accepted by **ANDERSON COUNTY** before a Notice of Termination (NOT) can be submitted to the Department.

The CGP can be downloaded at the following website:

https://des.sc.gov/sites/des/files/media/document/BOW_NPDESStormwaterDischargesGP_01292021_0.pdf for you may request a copy from us via email (stormwatercgp@des.sc.gov). You are responsible for ensuring your contractor(s) complies with the approved SWPPP and the minimum requirements of the CGP. Also, you are responsible for overall compliance with the Storm Water Management and Sediment Reduction Act of 1991 (1991 Act), SC Pollution Control Act, and the Federal Clean Water Act (CWA). Failure to comply with the approved SWPPP or applicable statutes and regulations may result in enforcement actions.

You must notify this SCDES Regional Office prior to starting any land-disturbing activity. The address and telephone number of the office are as follows:

Upstate EA Anderson
220 McGee Road
Anderson, SC 29625
864-260-5585

Inspections of this site must be performed by qualified personnel as described in Section 4.2.E of the CGP.

You should be aware that this approval is only applicable for the Stormwater Pollution Prevention Plan (SWPPP) that was submitted for this project. Any additional construction or land disturbing activity beyond the scope of the approved plans is not authorized. Any future work for this project not shown on the stamped, approved plans will require that you submit another site plan for review and approval. All major modifications require review and approval by **ANDERSON COUNTY**; the Department must be notified in writing by **ANDERSON COUNTY** of the approval of major modifications if the disturbed area changes. Minor modifications to the approved SWPPP may be made by the SWPPP preparer and do not require review and approval by the Department; these changes should be signed and dated by the SWPPP preparer. If you have a question about whether a modification is major or minor, contact the Stormwater Permitting Section at (843) 953-4300.

A copy of the stamped, approved SWPPP (including a copy the CGP, contractor certifications, inspection records, rainfall data, etc), NOI, and CGP coverage letter from SCDES must be retained and available at the construction site (or accessible within 30 minutes during normal business hours) from the date of commencement of construction activities to the date of final stabilization. If an on-site location is unavailable to store the SWPPP when no personnel are present, notice of the plan's location must be posted near the main entrance at the construction site.

All contractors who will conduct land-disturbing activities at the site must complete a Contractor Certification Form. You are also responsible for listing all contractors in the SWPPP and for holding a pre-construction conference with each contractor before they can conduct land-disturbing activity at the site.

The Department may conduct periodic inspections of your site. Any violations found during these inspections may result in enforcement action.

This NPDES coverage should be terminated by the permittee when one of the conditions listed in Section 5.1 of the CGP has been met. You must submit a Notice of Termination (NOT) to cancel your NPDES coverage under the CGP. Please see section 5.1 of the CGP for additional information required to be submitted with the NOT.

You are responsible for obtaining any other federal, state, or local permit that may be required for this project. In particular, any permits through the U.S. Army Corps of Engineers for the placement of fill material in Waters of the United States. Please note we have not sent a copy of this letter to any county or city building official. You must send a copy of this letter to these agencies, if necessary.

If material excavated during construction activities leaves the site, a mine operating permit may be needed. You are responsible for contacting the Mining and Reclamation Section to determine if a mining permit is required for the site. The Mining and Reclamation Section can be reached at (803)898-1362 or via e-mail at AskMines@des.sc.gov.

S.C. Code Ann. § 48-6-30(D)(2) provides, "Within thirty calendar days after the mailing of a decision [pursuant to S.C. Code Ann. § 48-6-30(D)(1)], an applicant, permittee, licensee, certificate holder, or affected person desiring to contest the department decision may request a contested case hearing before the Administrative Law Court, in accordance with the Administrative Procedures Act."

If you have any questions or cannot access the referenced websites, please call me at 803-898-3973.

Sincerely,

A handwritten signature in blue ink that reads "Brooke Jones". The signature is written in a cursive, flowing style.

Brooke Jones
Stormwater Permitting Section

CC: Timothy Gorena
Upstate EA Anderson