

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

May 08, 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. April 10, 2025
- 4.) Public Hearings:
 - A. Special Exception to allow the part-time use as a short-term rental.
Located at 201 Lake Grove Lane. / TMS 18-07-01-015 **Council District 4.**
 - B. Variance to reduce the side setback from 50 to 13 feet for the construction of a garage. Located at 601 Clement Road. / TMS 252-00-06-031 **Council District 3.**
 - C. Variance to reduce the front setback from 30 feet to 19 feet to allow for construction of a single-family residence. Located at 415 Riverside Drive / TMS 236-01-02-003 **Council District 6.**
 - D. Requesting to eliminate bufferyard requirements or to install fence instead of required plantings. Located at 129 Leader Drive / TMS 236-00-07-043 **Council District 6.**
- 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
APRIL 10, 2025

PRESENT:
HUBERT MCCLURE, CHAIRMAN
MIKE MILLER
RUSSELL BARTON
DEBBIE CHAPMAN

ALSO PRESENT:
TIM CARTEE
HENRY YOUMANS
JOAN HOLLIDAY
SARAH LYONS
QUANESHIA HAMMOND

1 HUBERT MCCLURE: All right.
2 It's 5:15. We can legally start.
3 Let's go ahead and start with the invocation. Let
4 us pray.

INVOCATION BY HUBERT MCCLURE

6 HUBERT MCCLURE: Approval of
7 minutes. We've got a bunch of them in there. I tried
8 to read them. I did the best I could. Any addition or
9 deletions for the minutes?

10 MIKE MILLER: I make a
11 motion they be approved as mailed.

12 HUBERT MCCLURE: Mr. Miller
13 makes a motion. Do I have a second?

14 DEBBIE CHAPMAN: Second.
15 HUBERT MCCLURE: Second. All
16 in favor.

17 And first thing on the agenda is -- and I think
18 the only ---

19 MIKE MILLER: We've got
20 adoption.

21 HUBERT MCCLURE: How do we
22 want to do the adoption of the bylaws? Do we want to
23 do that second or first?

24 HENRY YOUMANS: First.
25 HUBERT MCCLURE: You want to
26 do it first? All right. Staff, go ahead. Or do we
27 need to do anything except for take them in. Just vote
28 on it; that's what I was thinking. But I didn't know
29 if you wanted to say anything was different or what?

30 HENRY YOUMANS: You should all
31 have a copy of them in your packets, had a chance to
32 review it, so it's now time for a vote.

33 HUBERT MCCLURE: So as
34 presented. Anybody got any problems with the bylaws?

35 MIKE MILLER: I make a
36 motion to adopt.

37 HUBERT MCCLURE: I'll second
38 the motion. All in favor. And it's four to zero.
39 And special exception for Duke Energy substation.

40 VINNIE SULLIVAN: Hi,
41 everybody. My name is Vinnie Sullivan with Duke
42 Energy. Can you hear me okay? I have Brandon Lewis
43 with Duke Energy and Daniel Bouch with ---

44 MIKE MILLER: He's got to
45 ---

46 VINNIE SULLIVAN: All right.
47 You said Duke Energy so I jumped ---

48 HUBERT MCCLURE: I'm sorry.
49 We're going to try to have to avoid that, so you won't
50 have to do anything. I was wondering if we had changed

1 procedures or something. Staff report.
2 DEBBIE CHAPMAN: They're
3 anxious.
4 HUBERT MCCLURE: Yeah, they're
5 anxious. Go ahead, Henry.
6 HENRY YOUMANS: Thank you,
7 Mr. Chair. This is an application for a special
8 exception. The applicant is Duke Energy Carolinas,
9 LLC. They are the owners of the property. It's
10 located at 396 Millwee Creek Road. It's in Council
11 District Four. Tax map number is there for your
12 reference. It's five acres on Blackman Road/Millwee.
13 Current zoning is R-20, and the land use is commercial.
14 The applicant is requesting a special exception for
15 maintenance and expansion of an existing substation.
16 Under the finding of facts, under Chapter 48,
17 Section 5.3.1, use is granted in R-20 under special
18 exception, public utility service building and use.
19 The staff assessment is that the parcel is an existing
20 operational power substation. The request is to expand
21 and upgrade operational equipment to meet the current
22 and future service demands for the area. An
23 encroachment permit will be required from SCDOT since
24 it is a state road. Stormwater and erosion sediment
25 control have been approved by DHEC and a grading permit
26 will be issued if approved by the board. The board has
27 granted previous special exceptions based on the
28 current use. And a commercial land use permit will be
29 required if the board approves. Any new electrical
30 work will require a permit from Building and Codes.
31 This is the tax map aerial of the substation.
32 This is a diagram showing the expansion as per Duke
33 Power. This is an old survey of the property in
34 question showing the five acres. This is the zoning
35 map, R-20, showing that that parcel is zoned as R-20.
36 And our sign that was posted to show that this was for
37 a special exception request.
38 Mr. Chair, this is your report.
39 HUBERT MCCLURE: Thank you,
40 Henry. Appreciate staff on that report.
41 At this time I'll open the public hearing and see
42 if there's anyone speaking against. Is there anyone
43 speaking against Duke Energy? Okay. I'll close the
44 public hearing. No one is speaking against. Therefore
45 we'll reserve questions for staff and/or Duke Energy if
46 there is any questions.
47 What's the feeling of the board?
48 MIKE MILLER: I make a
49 motion to approve.
50 HUBERT MCCLURE: I second the

1 emotion -- I second the motion. Is there any
2 questions? All in favor. And four and zero.
3 So you didn't have to present. Now, if you want
4 to get up and present anyway, you can. Y'all are doing
5 a great job out there. Thank you.

6 MIKE MILLER: I make a
7 motion to adjourn?

8 HUBERT MCCLURE: Do we have a
9 second?

10 RUSSELL BARTON: I second.

11 HUBERT MCCLURE: All in favor.

12

13

MEETING ADJOURNED AT APPROXIMATELY 5:20 P.M.

Application for a Special Exception
Anderson County Land Use Board of Zoning Appeals Meeting
County Council Chambers 2nd Floor-Historic Courthouse (DISTRICT #4)
Anderson, South Carolina
May 8, 2025
5:15 PM

Applicants: Robert & Melissa Thomason

Owner of Property: Same as above

Property Location: 201 Lake Grove Lane, Townville, SC

Council District: Four (4)

Tax Map Number (TMS #): 18-07-01-015

Property Description: LTS 15+15A LAKE GROVE LN

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

Land Use: Residential

Applicant Request: Applicant is requesting a Special Exception to allow for the part-time use as a short-term rental.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 48, Section 5:3.2 – Uses permitted in R-20 by special exception: Bed and Breakfast, host homes, and guest homes.

Staff Assessment:

- 1) The use meets all of the requirements in Section 5:3.2. Uses permitted by special exception.
- 2) The applicants have indicated and certified that there are no private covenants and restrictions
- 3) The use is not detrimental to public health or general welfare.
- 4) The use will not violate neighborhood character nor adversely affect surrounding properties.
- 5) The Applicants also own an adjacent lot (TMS#: 1-807-01-016) next to the proposed Short-Term Rental.
- 6) Applicant must meet all state, fire and building code requirements, pertaining to the expansion and obtain all necessary permits.



RECEIVED
03/27/25

Special Exception Application

(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.

3/27/25
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 & Melissa Thomason
Mailing Address: 1739 Lavonia Hwy., Bowersville, GA 30516
Telephone and Fax: 8133635498 E-Mail: msttpasales@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.

Melissa Thomason _____
Owner's Signature Date

Project Information

Property Location: 201 Lake Grove Lane, Townville, SC 29689
Parcel Number(s)/TMS: 018-07-01-015-000
County Council District: 004 School District: 04
Total Acreage: 1.22 Current Zoning: R-20
Requested Special Exception: Approval of STR in R-20 zone
Purpose of Special Exception: We plan to rent out the property periodically as a short-term rental when we are not using it.

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

Private Covenants or Deed Restrictions on the Property: Yes No

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

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

Comments: _____
This is a secretary home and it
will only be short term rental
when we are not occupy.

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: D Date Complete Application Received: 3/27/25

Application Fee Amount Paid: 325.00 Check Number: CF*172

Scheduled Board Hearing Date: May

Land Use/Board of Zoning Appeals' Decision: _____

Special Exception Application Checklist

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

Section 7:1.- General Provisions

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

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

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

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

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

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

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

Application Submittal Requirements

- Completed and Signed Special Exception Application
- \$325 Processing Fee
- Site Plan or diagram of property for the proposed special exception
- Clear Statement of why the special exception is being requested
- Valid contact information on application
- Covenants and Deed Restrictions (Can be obtained from Anderson County Register of Deeds)
N/A

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

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


Applicant's Signature

3/26/2025
Date



GROVE LN

180701016

180701015

180

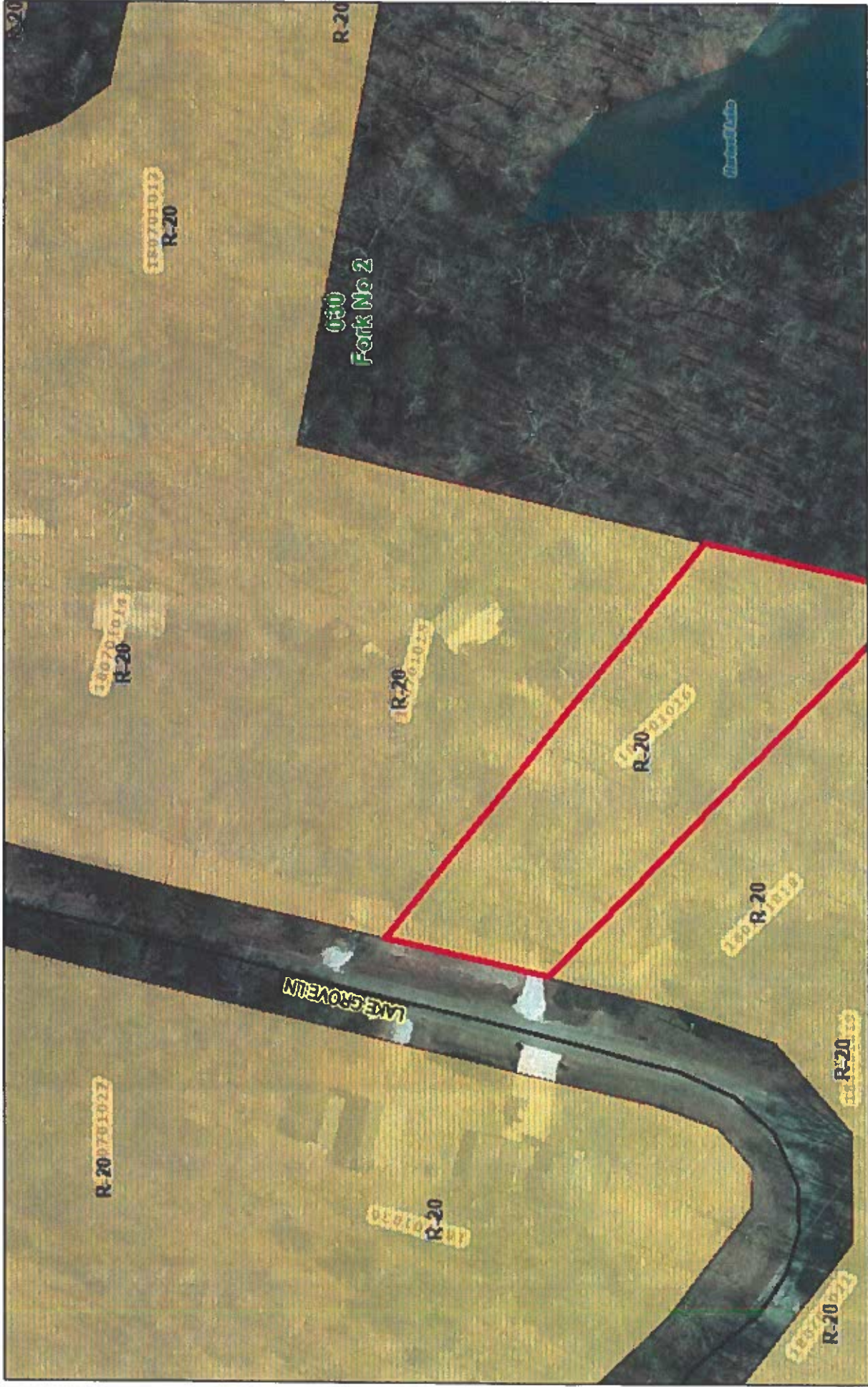
180701013

201 Lake Grove Ln.
Tomball, TX. 2809

323' 244'
378' - Saw Line
#16 #15
Cabin
D of
Daddy
Avenue

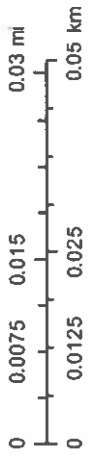
Selling Both Lots Still
Parcel - 018-07-01-015-1016
018-07-01-016-1016

Anderson County



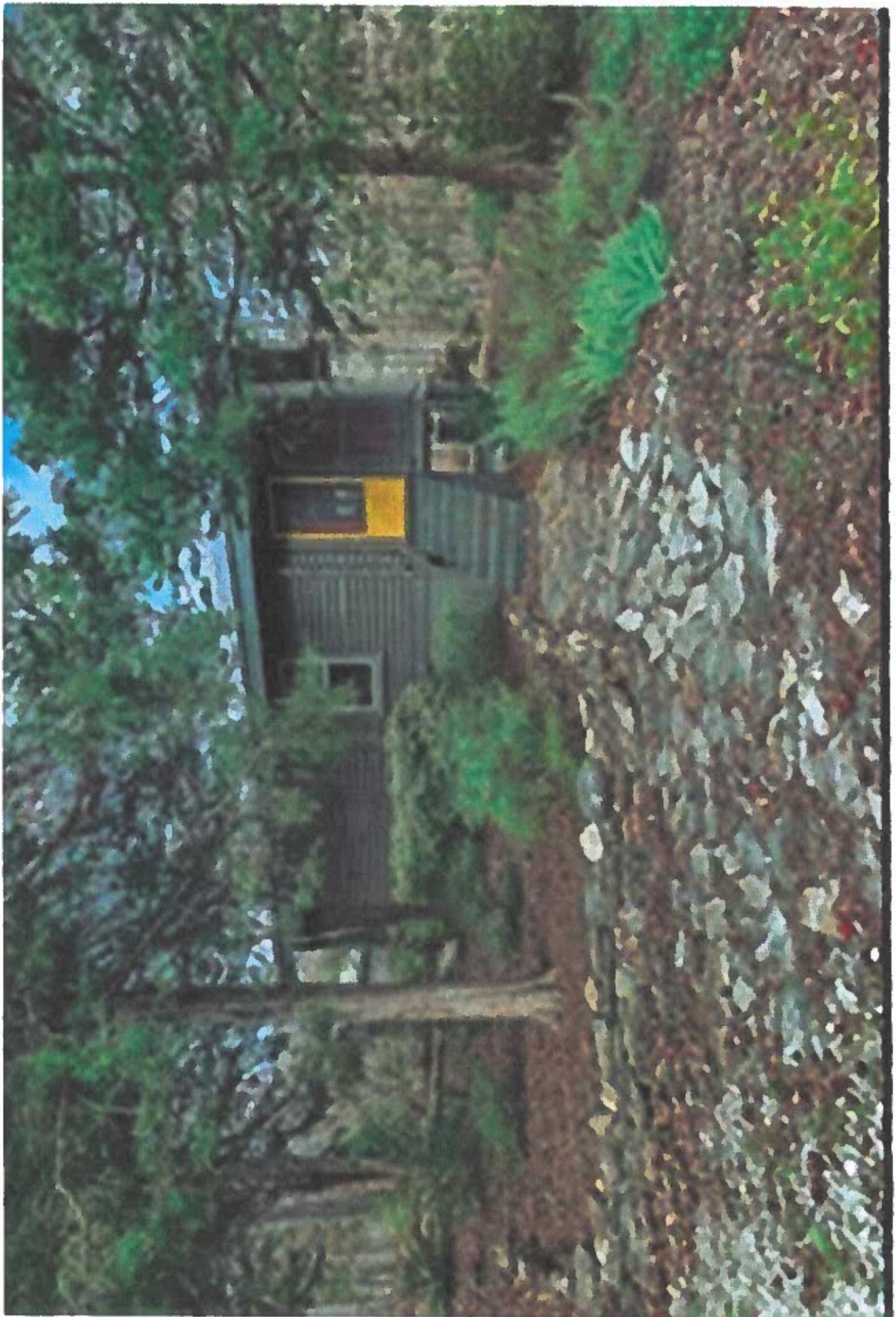
March 28, 2025

1:989



ESRI, Highland Mapping, and Anderson County GIS







State of South Carolina }
COUNTY OF ANDERSON.

TITLE TO REAL ESTATE

State Taxes \$ _____
County Taxation \$ _____
TOTAL \$ _____

PAID 117.25 FIVE 105



PAID 117.25 Anderson County
Recording Taxation

KNOW ALL MEN BY THESE PRESENTS, That

Lake Hartwell, Inc., a Georgia corporation with its principal place of business at Hartwell, County of Hart, State of Georgia, -----

In the State aforesaid, in consideration of the sum of Seventeen Thousand, Five Hundred and no/100 (\$17,500.00) ----- Dollars,

to it. In hand paid at and before the sealing of these presents by Chester E. Proper and Margaret Nannette Proper, of the County of Licking, State of Illinois (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto Chester E. Proper and Margaret Nannette Proper, their Heirs and Assign, forever:

ALL those certain pieces, parcels or lot of land, situate, lying and being in Fork Township, County of Anderson, State of South Carolina, being shown and designated as Lots Nos. Twenty-Five (25) containing 1.51 acres; Twenty-Six (26) containing 1.69 acres; Twenty-Eight (28) containing 1.49 acres; and Twenty-Nine (29) containing 2.10 acres of Lakegrove Subdivision on a plat prepared by Dean H. Teasley, dated April 23, 1981, and recorded in the Office of the Clerk of Court for Anderson County, South Carolina, in Plat Book 88 at Page 431.

And being a portion of the property conveyed unto Lake Hartwell, Inc., by deed of Harry C. Whitehead, et al., dated February 3, 1978, of record in the aforesaid Clerk's Office in Deed Book 18-S at Page 175, 176, and 177; also shown in Deed Book 18-W at Page 496.

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

1) That the property shall be used for single family residential purposes only;

95.00

2) That the exterior of any house constructed on the property shall not be made of concrete blocks;

3) Any house constructed on the property will have a minimum of 1,200 square feet of heated space;

4) No mobile home or trailer of any type shall be used as residence on the property;

5) No tents or campers may be used for human habitation for a period exceeding two (2) weeks per twelve (12) month period;

6) No house or building, whether completed or partially completed, may be moved onto this property;

7) There shall be no activity conducted or condition of the property allowed which would constitute a nuisance; and,

8) There shall be only one single-family residence per lot and no lot shall be subdivided; however, this shall not prevent part of one lot being added to the adjoining lot.

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

GRANTEES' MAILING ADDRESS: 499 Beacon Road
Newark, Ohio 43055

~~RECORDED~~
~~INDEXED~~

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the said Chester E.

Proper and Margaret Nannette Proper, their ----- Heirs and Assigns forever.

~~RECORDED~~
~~INDEXED~~

And it does hereby bind itself and its Successors / ~~Heirs and Assigns~~ and Assigns
warrant and forever defend all and singular the said premises unto the said Chester E. Proper and

Margaret Nannette Proper, their -----
Heirs and Assigns against it and its Successors and / Assigns
lawfully claiming or to claim the same or any part thereof. Heirs and against every person whomsoever

Witness the hand / ~~seal~~ this 14th day of March in the year
of our Lord One Thousand Nine Hundred and Eighty-Four and in the Two Hundred and Eighth
year of the Sovereignty and Independence of the United States of America.

LAKE HARTWELL, INC.

Signed, Sealed and Delivered in the Presence of:

J. J. Adams
Brenda R. Spears

By: Sidney L. Moore, Pres. (Seal)
Sidney L. Moore, President (Seal)
Betty H. Moore, Assistant Secretary (Seal)
Betty H. Moore, Assistant Secretary (Seal)

MAR 25 5 08 PM '84

GEORGIA
STATE OF ~~SOUTH CAROLINA~~ HART
COUNTY OF ~~ANDERSON~~ HART
Personally appeared before me T. J. Adams
and made oath that he saw the within named Sidney L. Moore,
President and Betty H. Moore, Assistant Secretary, Lake Hartwell, Inc.,
sign, seal and as their act and deed deliver the with-
in written deed, and that he, with Brenda R. Spears witnessed the execution thereof.

Sworn to before me this 14th day of March A.D. 1984
Brenda R. Spears (Seal)
Notary Public for South Carolina
My Commission Expires: Oct. 27, 1985

T. J. Adams

STATE OF SOUTH CAROLINA, } NO RENUNCIATION OF DOWER REQUIRED.
COUNTY OF ANDERSON. } GRANTOR HEREIN IS A CORPORATION.

I, _____, Notary Public for
South Carolina, do hereby certify unto all whom it may concern, that Mrs. _____
wife of the within named _____ did this day appear before me, and upon being
privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread
or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named _____

Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, or to all and singular the
premises within mentioned and released.

GIVEN under my hand and seal this _____
day of _____ A. D. 19____

Notary Public for South Carolina (Seal)

My Commission Expires: _____

Filed and recorded Mar. 23, 1984 5:08 P. M. C. J. Burdette C. C. C. P.

Application for Variance
Anderson County Land Use Board of Zoning Appeals Meeting
County Council Chambers 2nd Floor-Historic Courthouse (DISTRICT #4)
Anderson, South Carolina
May 8, 2025
5:15 PM

Applicant: Garritt Geary

Owner of Property: Same as above

Property Location: 601 Clement Road, Belton, SC

Council District: Three (3)

Tax Map Number (TMS #): 252-00-06-031

Property Description: TR 3D CLEMENT RD 1.58 AC

Current Zoning: R-A (Residential Agricultural)

Land Use: Residential

Applicant Request: Applicant is requesting a variance to reduce the side yard setback from 50 feet to 13 feet for the construction of a garage for storage purposes.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 48, 5:2.6. *Side yard*. The minimum width of a residential side yard shall be 50 feet.....

Staff Assessment:

- 1) The lot is a non-conforming parcel. The topography of the lot limits the use of the remainder of the lot without significant grading.
- 2) The applicant has demonstrated a hardship due from the previous variance that was granted on April 11, 2024, for the reduction of the side setback for the placement of the mobile home. A copy of the minutes are included for your review.
- 3) The placement of the garage would fit the existing homesite granted in the variance.
- 4) The Applicant can meet all other setback requirements.
- 5) There will be no adverse effects on adjacent properties, if the variance is granted.
- 6) If the variance is approved, the Applicant will be required to apply for a residential compliance and building permit in order to proceed with construction.



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) are accepted.

3/18/25

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: Garritt Geary

Mailing Address: 601 Clement Rd, Belton, SC, 29627

Telephone and Fax: 8646340999 E-Mail: gearyg.j.g@icloud.com

Property Owner's Information

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

Name: _____

Mailing Address: _____

Telephone and Fax: _____ Email: _____

Designated Agent Name (Representative of Property Owner): _____

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

Domin Deane

Owner's or Designated Agent Signature

3/18/25

Date

Project Information

Please Indicate Current Use of Property: Commercial or Residential

Property Location: 601 Clement Rd, Belton, SC, 29627

Parcel Number(s)/TMS: 2520006031

County Council District: District 2, 35400 School District: Anderson School District 2

Total Acreage: 1.58 Current Zoning: Residential

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

Purpose of Variance: Garage to store lawnmower and tools. I'm asking for 37 feet to build my garage.

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

Private Covenants or Deed Restrictions on the Property: Yes No

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

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

For a variance to potentially be considered for approval by the Board of Zoning Appeals the applicant must establish a hardship.

Hardship: A hardship relates to the physical characteristics of the property, not the personal circumstances of the owner or user, and the property is rendered unusable without the granting of a variance.

The applicant hereby request a variance to the Board of Zoning Appeals for the following reasons:

● What are the extraordinary and exceptional conditions pertaining to the particular piece of property:

I was not aware of the 50 feet setbacks when I bought the property. where im wanting to place the garage is the safest place for it because the terrain of my

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

The slope and terrain of my property is the same as the property to the left of me so it falls in line with

● Reasons why property is prohibited or limited in its uses:

BECAUSE OF THE TERRAIN OF THE PROPERTY AND THE RA ZONING.

● Application of the variance will not be of detriment to adjacent properties or to the public good and the character of the district will not be harmed by the granting of the variance for the following reasons:

I've already been approved for a variance for my house for the same reason with the terrain.

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

See Attached

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: ME Date Completed Application Received: _____

Application Fee Amount Paid: 325.00 Check Number: _____

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

LEGEND
 Iron Pin Set ○
 Iron Pin Found ●
 NEW Pin Found (Unless Noted) ⊙
 Calculated Point △

270031538 10/11/2022 801 52948 P# 10000

270031538 10/11/2022 1115104 AN
 711029 RECORD# 100000
 B#1 52948 P# 00000 P#001
 Rec Fee 75.00 St Fee
 Co Fee
 REGISTER OF DEEDS, ANDERSON CO, SC
 Cynthia E. Radford



Location Map - No Scale

REBECCA A PHILLIPS
 TRACT 1
 TMS 0252-00-06-022
 DEED BOOK 3327, PAGE 212
 PLAT SLIDE 1000, PAGE 1

MELISSA BAKER ESTATE
 TRACT 2
 TMS 0252-00-06-007
 DEED BOOK 3327, PAGE 215
 PLAT SLIDE 1000, PAGE 1

TRACT 3-A
 1.58 ACRES
 (TO BE DEEDED TO
 TRACT 1 - TMS #252-00-06-022)

TRACT 3-B
 4.00 ACRES

CAROLYN P WOODSON
 TRACT 4
 TMS 0252-00-06-020
 DEED BOOK 3327, PAGE 221
 PLAT SLIDE 1000, PAGE 1

TRACT 3-C
 1.58 ACRES
 (TO BE DEEDED TO
 TRACT 4 - TMS #252-00-06-020)

TRACT 3-D
 1.58 ACRES

TRACT 3-E
 1.58 ACRES

TRACT 3-F
 1.00 ACRES

CAROLYN P WOODSON
 TRACT 4
 TMS 0252-00-06-020
 DEED BOOK 3327, PAGE 221
 PLAT SLIDE 1000, PAGE 1

(TIE TO GOOD READING)
 S74°26'14"W 402.32'

THIS IS NOT A SUBDIVISION AS DEFINED BY
 ANDERSON COUNTY SUBDIVISION REGULATIONS
Scott Richey 10/11/20
 SUBDIVISION ADMINISTRATOR DATE

References
 TMS Number 252-00-06-021
 Plat Slide 1000, Page 1
 Deed Book 3327, Page 216

I hereby state that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Statute 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 are no visible encroachments or projections other than those shown.

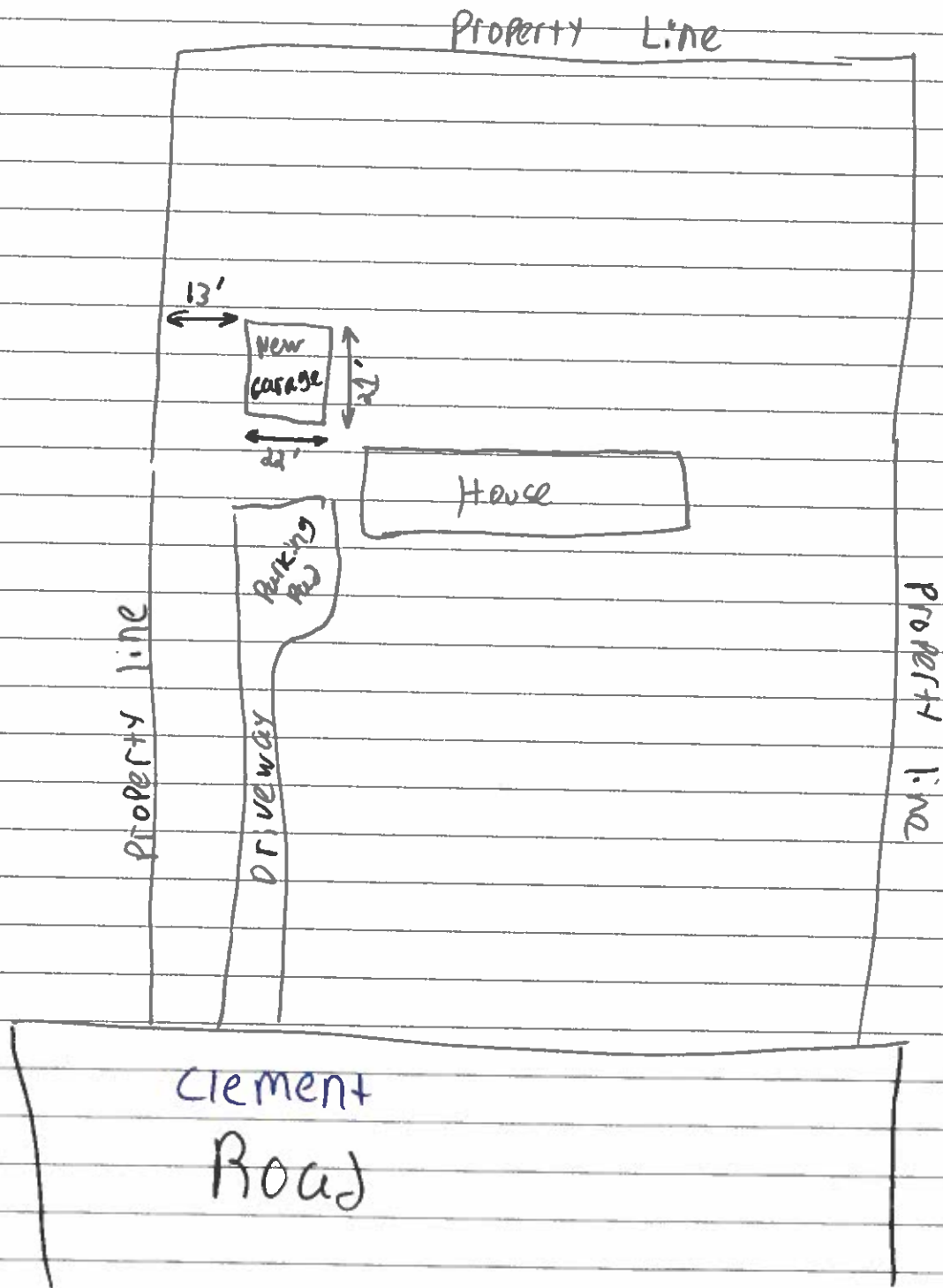
Scott Richey
 T. Scott Richey PLS No. 22364

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.

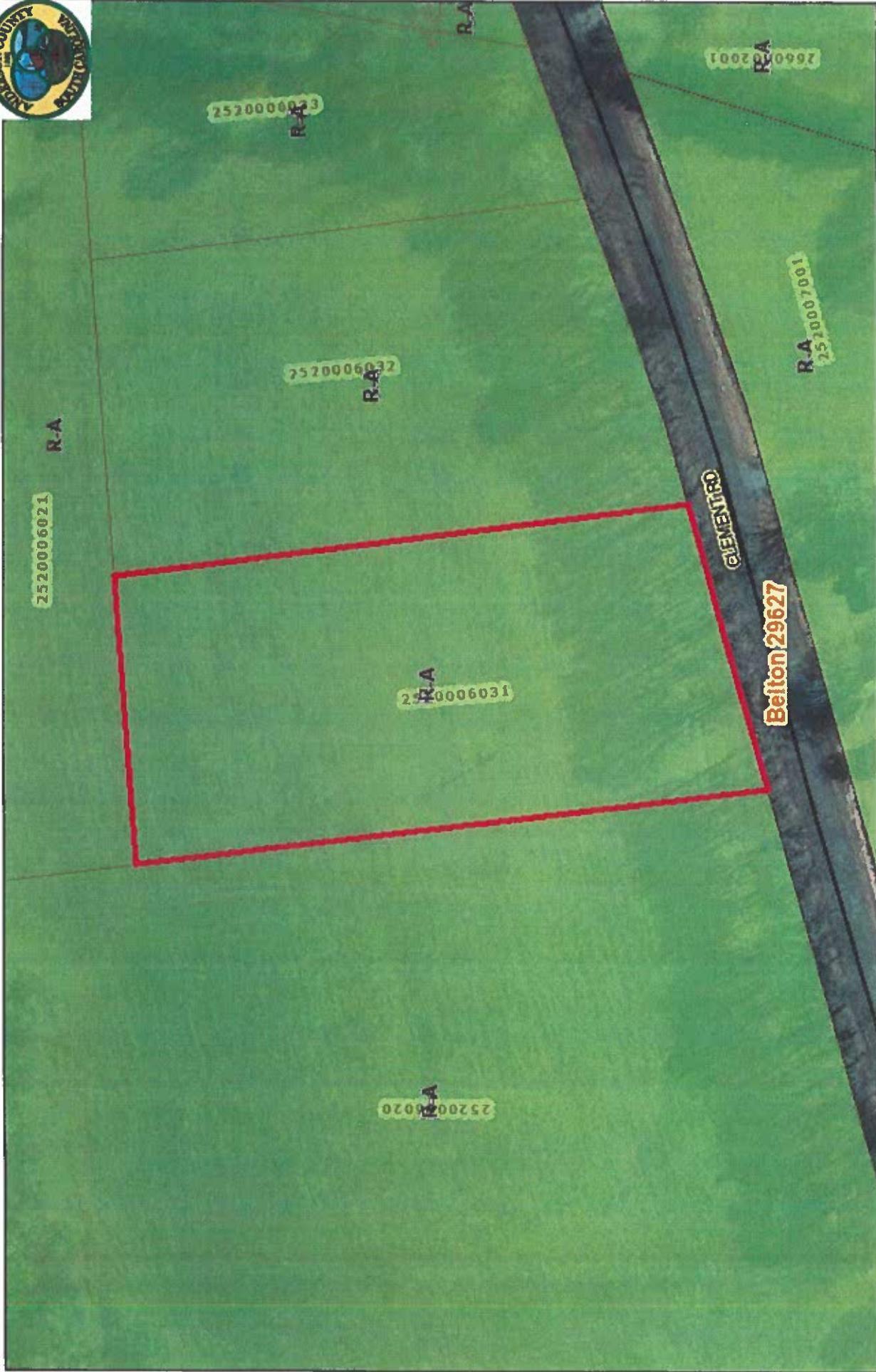
State of South Carolina County of Anderson	
Job Number: SR-22-530	8-31-2022
Date: August 31, 2022	
Scale: 1"=60'	<i>2/hrs</i>

Division of Tract 3 1013 Barkers Creek Rd Surveyed at the Request of Rebecca Phillips	
	SCOTT RICHEY LAND SURVEYING
Scott Richey, PLS 1328 Cox Latta Rd Belton, SC 29827	Tel: 864-780-8364 sr@richey@charter.net www.scottricheylandsurveyor.com

The property slopes down towards the back and the front of my property, where my garage and house are, is the only flat part.



Anderson County



March 20, 2025 Disclaimer accepted.

TMS: 2520006031
Owner: GEARY GARRITT J
Owner Address: 3340 CENTERVILLE RD
City/State: ANDERSON SC
Deed Book: 16686 Deed Page: 48
Tax District: TR 3D Description: TR 3D CLEMENT RD 1.58 AC
Sale Year: 2023 Sale Price: \$15,000 Market Value: \$15,000
Zip Code: 29625
Current Plat: CP S 2968/8
PP S 1000/1



ESRI, HighLand Mapping, and Anderson County GIS



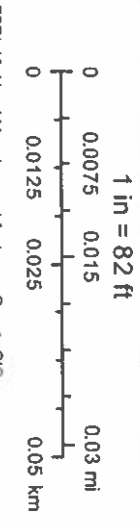
Anderson County



March 20, 2025 Disclaimer accepted.

TMS: 2520006031
Owner: GEARY GARRITT J
Owner Address: 3340 CENTERVILLE RD
City/State: ANDERSON SC
Deed Book: 16686
Tax District: 2
Sale Year: 2023
Deed Page: 48
Description: TR 3D
Zip Code: 29625
Current Plat: CP S 2968/8
Market Value: CLEMENT RD 1.58 AC
Sale Price:

PP S 1000/1



ESRI, HighEnd Mapping, and Anderson County GIS

3627

605 Clement
Road



2520006032

R-A

2520006031

R-A

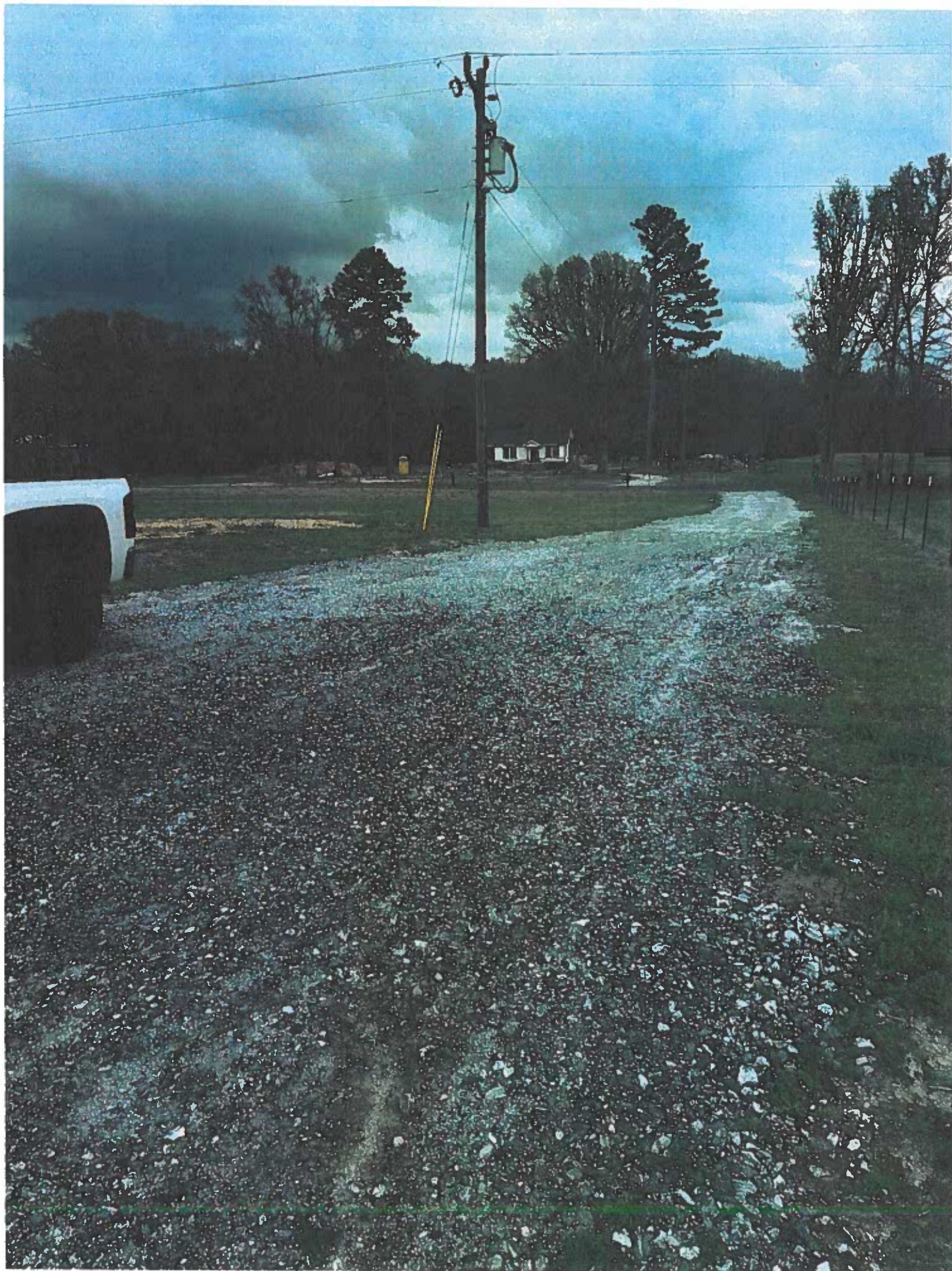
0430 E

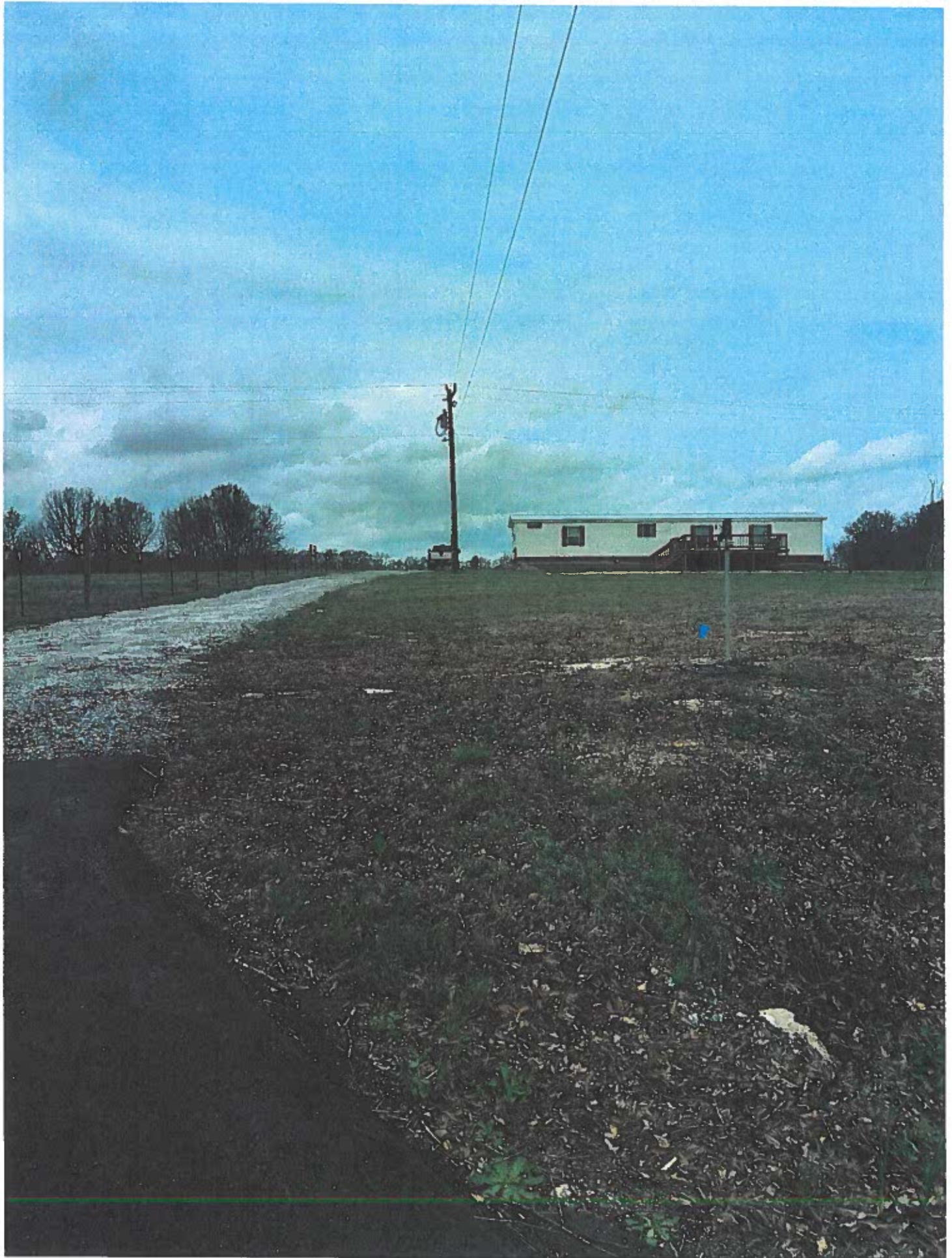
603 Clement Road
4800019784 000



Clement Road C-18-0052

2520007001







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

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

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

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
May 8, 2025
5:15 PM

Applicant: Joseph Mills

Owner of Property: Riverside Rental Properties

Property Location: 415 Riverside Drive, Piedmont, SC 29673

Council District: Six (6)

Tax Map Number (TMS #): 236-01-02-003

Property Description: LT 33 RIVERSIDE DR.

Current Zoning: Un-Zoned

Land Use: Residential

Applicant's Request: Applicant is requesting a variance to reduce the front setback from 30 feet to 19 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.

Staffs Report: Approval to reduce front setback to 19 feet.

- 1) A floodplain is located at 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) This property lies at the end of a county road as shown on the attached aerial map.
- 5) If the variance is approved, Development Standards Department will notify Building & Codes to contact for building inspection.



VA-25-2

Variance Application

Status: Active

Submitted On: 4/8/2025

Primary Location

415 RIVERSIDE DR
Piedmont, SC 29673

Owner

RIVERSIDE RENTAL PROPERTIES
LLC
219 RIVERSIDE DR PIEDMONT SC, SC
29673

Applicant

Joseph Mills
 864-354-3160
 millsllc6131@gmail.com
 219 Riverside Dr.
Piedmont, SC 29673

Project Information

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. :

Please Indicate the Current Use of the Property*

Residential

Project Address*

415 Riverside Dr.

Tax Map Number (TMS)*

02360102003

Is the Applicant the Property Owner?*

Yes

Is The Property Zoned?*

Unzoned

County Council District?*

1

School District*

1

Total Acreage*

1

Please check Which is Applicable*

Set-Back Variance

Purpose of Variance?*

Bridges & Highways / Septic Lines

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

No

Private Covenants or Deed Restrictions on the Property?*

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..:

Comments:*

Owner will variance issues with the lot

For a variance to potentially be considered for approval by the Board of Zoning appeals the applicant must establish a hardship.

Hardship: A hardship relates to the physical characteristics of the property, not the personal circumstances of the owner or user, and the property is rendered unusable without the granting of a variance.:

The applicant hereby request a variance to the Board of Zoning Appeals for the following reasons::

What are the extraordinary and exceptional conditions pertaining to the particular piece of property:*

Creek going through property causing county codes for septic lines to move original desired location of housing structure.

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

correct

Reasons why property is prohibited or limited in its uses:*

creek going through property limiting the spacing of the septic lines

Application of the variance will not be of detriment to adjacent properties or to the public good and the character of the district will not be harmed by the granting of the variance for the following reasons:*

Not in any way. Because of: the house is at the end of a cul de sac, road can't be developed any further because of a ravine.

Acknowledgement

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

As the applicant, I hereby confirm I have reviewed all information and the materials for this application are authentic and have been submitted to Planning/Development Standards.*

Date*

04/08/2025



Applicant Signature*

Joseph D. Mills

Apr 8, 2025

For Office Use Only

🔒 Current Zoning*

Unzoned

🔒 Staff Comments/Conditions*

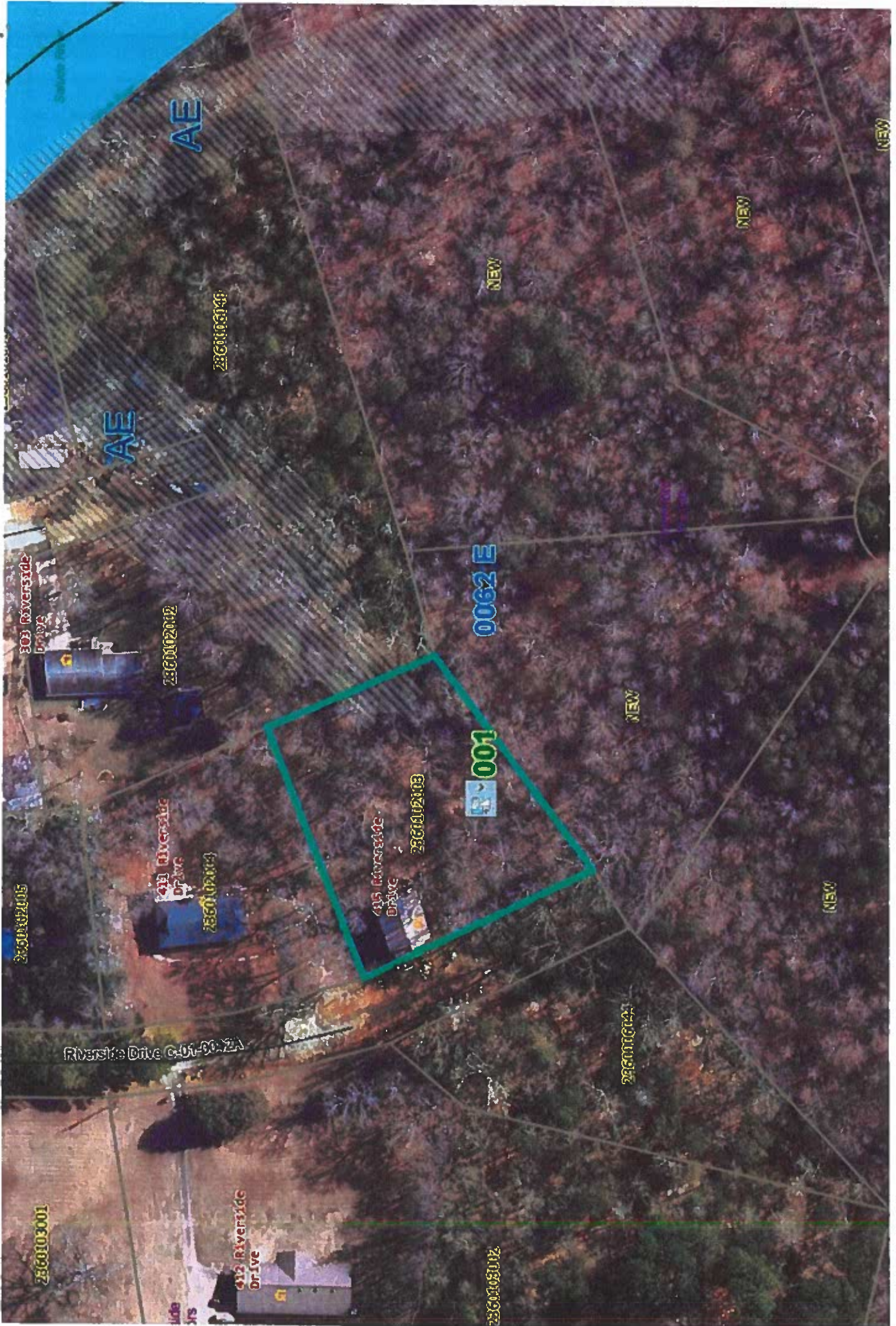
Findings of Fact: Anderson County Code of Ordinances, Under Sec. 24-433- Setback lines from roadways. Setbacks shall be 30 feet from the road right-of-way.

Staffs Report: Approval to reduce front setback to 19 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) This property lies at the end of a county road.
- 5)The applicant will need to contact Building and Codes Department and Development Standards for applicable permits and compliances. Findings of

🔒 Scheduled Hearing Date*

05/08/2025



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
May 8, 2025
5:15 PM

Applicant: Patty Ables

Owner of Property: Connor Enterprise 24 LLC

Property Description/Location: 129 Leader Drive, Piedmont, SC 29673

Council District: Six (6)

Tax Map Number (TMS #): 236-00-07-043

Current Zoning: Un-Zoned

Land Use: Commercial

Applicant's Request: The Applicant is requesting to eliminate bufferyard requirements or to install fence instead of required plantings. The existing pavement creates peculiar and exceptional practical difficulties to planting the required buffer plantings.

The applicant states the following: The property is within a commercial/light industrial area on a dead-end street, surrounded by commercial/light industrial buildings. Surrounding buildings do not have buffer-yards. Anderson County Roads and Bridges required the installation of a 3' apron along the entire road frontage because of the great quantity of water travelling down Leader Dr. Additional parking was needed due to employees added since the site plan was created, which incorporated the difference between the planned paved area to the required 3' apron.

Findings of Fact: *Anderson County Code of Ordinances*, Under Sec. 24-119. - Bufferyards.

(a)
Purpose. The purpose of the bufferyard is to ameliorate nuisances between adjacent land use, and promote compatibility. Additionally, the bufferyard offers the developer several options, each of which is calculated to buffer to an equivalent degree through distance (setbacks) and/or density (mass). The unique feature of the bufferyard is that it is flexible. It may vary in distance and density based on what is proposed, what is existing on the adjacent property, and the type of bufferyard selected from one of the six prescribed options shown on appendix D (section 24-253).

(b)
Definition. A bufferyard is an area within a parcel, together with plantings, fences, berms, walls, and other screening devices required thereon.

(c)

Location of bufferyards. Bufferyards shall be located on the outer perimeter of a lot or parcel, extending to the lot or parcel boundary line. Bufferyards shall not be located on any portion of an existing public or private road or right-of-way, however, they may occupy part or all of any front, side or rear yard setback required by article III of this chapter. Where required, bufferyards and/or bufferyard structures shall be developed as an integral part of the proposed use.

Staffs Report:

- 1) Commercial land use permit 24-072 was approved and signed by the applicant with the bufferyard requirements in place before any land disturbance was conducted. See attached aerial photo.
- 2) The Board will need to determine if the applicant has demonstrated a hardship for the variance to remove the bufferyard requirements and if there is no extraordinary or exceptional conditions pertaining to this piece of property.



VA-25-1

Variance Application

Status: Active

Submitted On: 4/3/2025

Primary Location

129 LEADER DR
Piedmont, SC 29673

Owner

CONNOR ENTERPRISE 24 LLC
2505 ABBIE ELIZABETH CT
GULF BREEZE FL, FL 32563

Applicant

Patty Ables
 864-225-9707
 pancarolinapa@att.net
 110 Miracle Mile Dr
Suite 1
Anderson, South Carolina 29621

Project Information

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. :

Please Indicate the Current Use of the Property*

Commercial

Project Address*

129 Leader Dr.

Tax Map Number (TMS)*

2360007043

Is the Applicant the Property Owner?*

No

Is The Property Zoned?*

Unzoned

County Council District?*

6

School District*

1

Total Acreage*

1.92

Please check Which is Applicable*

Other

If Other, Explain*

Request to eliminate bufferyard requirement or to use fence instead of plant materials as buffer.

Purpose of Variance?*

Existing pavement creates peculiar and exceptional practical difficulties to planting the required buffer plantings. Request eliminate bufferyard requirement or to install fence instead of required plantings.

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

Private Covenants or Deed Restrictions on the Property?*

No

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..:

Comments:*

Property is within a commercial/light industrial area on a dead-end street, surrounded by commercial/light industrial buildings. Surrounding buildings do not have buffer-yards. Anderson County Roads and Bridges required the installation of a 3' apron along the entire road frontage because of the great quantity of water travelling down Leader Dr. Additional parking was needed due to employees added since the site plan was created, which incorporated the difference between the planned paved area to the required 3' apron.

Property Owner Information

Owner Name*

Connor Enterprise 24 LLC

Owner Address*

2505 Abbie Elizabeth Ct.

City*

Gulf Breeze

State*

FL

Zipcode*

32563

Phone Number*

1-404-606-0565

Email Address

tim.sumner@bighamcable.com

For a variance to potentially be considered for approval by the Board of Zoning appeals the applicant must establish a hardship.

Hardship: A hardship relates to the physical characteristics of the property, not the personal circumstances of the owner or user, and the property is rendered unusable without the granting of a variance.:

The applicant hereby request a variance to the Board of Zoning Appeals for the following reasons::

What are the extraordinary and exceptional conditions pertaining to the particular piece of property:*

The property has existing pavement all the way to the property line/street edge where the buffer is required.

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

Nearby properties have minimal foundation landscaping, if any. Only a few have any plantings other than grass between the foundations and street.

Reasons why property is prohibited or limited in its uses:*

The paved area is essential for parking for employees. Removal of the pavement would also subject the property to the erosive effects of the water run-off from Leader drive.

Application of the variance will not be of detriment to adjacent properties or to the public good and the character of the district will not be harmed by the granting of the variance for the following reasons:*

Adjacent properties are commercial/light industrial and do not have bufferyards.

Acknowledgement

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

As the applicant, I hereby confirm I have reviewed all information and the materials for this application are authentic and have been submitted to Planning/Development Standards.*

Date*

04/03/2025



Applicant Signature*

✔ PATTY ABLES

Apr 3, 2025

For Office Use Only

🔒 Current Zoning*

Unzoned

🔒 Staff Comments/Conditions***Sec. 24-119. - Bufferyards.**

Share Link to section**Print section****Download (Docx) of sections****Email section****Compare versions**

(a)

Purpose. The purpose of the bufferyard is to ameliorate nuisances between adjacent land use, and promote compatibility. Additionally, the bufferyard offers the developer several options, each of which is calculated to buffer to an equivalent degree through distance (setbacks) and/or density (mass). The unique feature of the bufferyard is that it is flexible. It may vary in distance and density based on what is proposed, what is existing on the adjacent property, and the type of bufferyard selected from one of the six prescribed options shown on appendix D (section 24-253).

(b)

Definition. A bufferyard is an area within a parcel, together with plantings, fences, berms, walls, and other screening devices required thereon.

(c)

Location of bufferyards. Bufferyards shall be located on the outer perimeter of a lot or parcel, extending to the lot or parcel boundary line. Bufferyards shall not be located on any portion of an existing public or private road or right-of-way, however, they may occupy part or all of any front, side or rear yard setback required by article III of this chapter. Where required, bufferyards and/or bufferyard structures shall be developed as an integral part of the proposed use.

🔒 Scheduled Hearing Date*

05/08/2025

CONNER ENTERPRISE 24 LLC

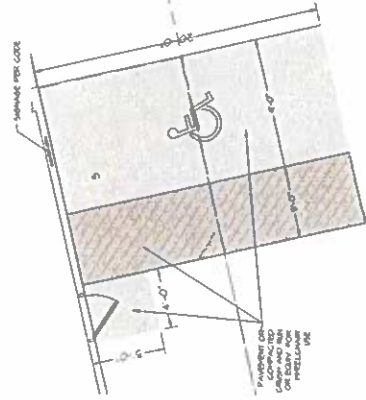
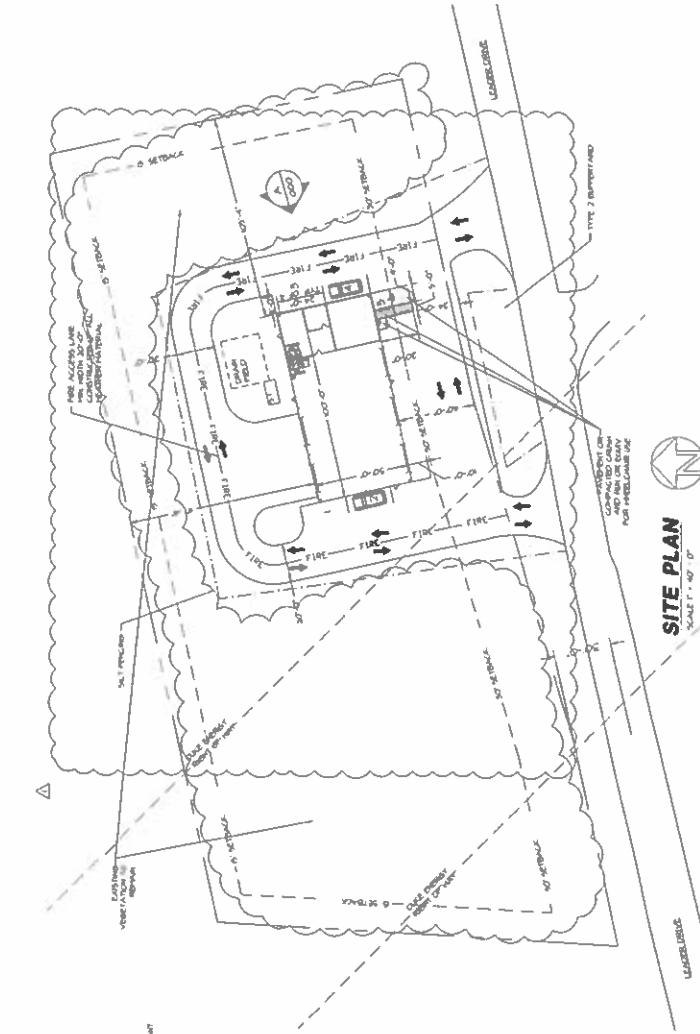
NO.	DATE	REVISIONS
1	03/27/24	CONTRACTOR
2	03/27/24	REVISED PER COMMENTS
3	03/27/24	REVISED PER COMMENTS

ENTIRE SHEET

PRIME PROFESSIONAL:
JOHN HIPHSHER - ENGINEER

DESIGN PROFESSIONALS:
JOHN HIPHSHER - ENGINEER
DAVID SIMPSON - ARCHITECT

- 000 SITE UTILIZATION PLAN
- 001 CODE REVIEW
- 300 FLOOR PLAN & ELEVATIONS
- 500 PLUMBING PLAN



	10'	20'	30'	40'
Canopy Trees	4	3	2	1
Understory Trees	6	4.5	3	1.5
Evergreens/Conifers	8	6	4	2
Shrubs	7.5	3	5	2.5
Structure	None	None	None	None

ANDERSON COUNTY SUPERVISED REQUIREMENTS:

Type 2

LAND USE COMPLIANCE REVIEW

Project Developed in Accordance with:
Anderson County Development Standard Ordinance
2011 Edition (MSJ - A11)

Basic Review Information

- 1. Occupancy Classification: BUSINESS/STORAGE - S
- 2. Building Floor Area: 5180 SF WAREHOUSE
1280 SF OFFICE
- 3. Parking Spaces Required (per 5000 sq ft Warehouse + 1280 sq ft Office)
Total Required: 15
- 4. Nonlocal Accessible Parking
Total Number of Spaces Required: 5
Handicap Spaces Required: 1 (per sec. 24-211)
- 5. Impervious Area
Lot Area: 0.3625 Acre
Bldg Footprint: 5000 SF
H/C Parking: 280 SF
Circul. Parking/Driveway: 2224.5 SF
TOTAL: 5504.5 SF
28% Impervious Surface Rate

David M. Simpson
Architect

22 Braggway Drive
Anderson, SC 29625
803-725-0700
803-725-0701 (Fax)

ANDERSON COUNTY

JOHN HIPHSHER
ENGINEER
EXPIRING PROFESSIONAL
CONSTRUCTION MANAGEMENT
18 DUMBOURGH FARM RD
ROSELAND, SC 29688
803-725-0700
803-725-0701 (Fax)
www.johnhipshers.com



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



LU File # 24-072

ANDERSON COUNTY DEVELOPMENT STANDARDS CERTIFICATE OF COMPLIANCE APPROVAL

THIS IS YOUR PERMIT/ CERTIFICATE OF COMPLIANCE BY THE ANDERSON COUNTY LAND USE AND DEVELOPMENT STANDARDS DEPARTMENT. THIS CERTIFICATE CAN BE SUBSTITUTED IN LIEU OF BUSINESS LICENSES.

Project Name: Conner Enterprise 24 LLC
 Located at: 129 Leader Dr. Piedmont, SC 29673 TMS# 236-00-07-043

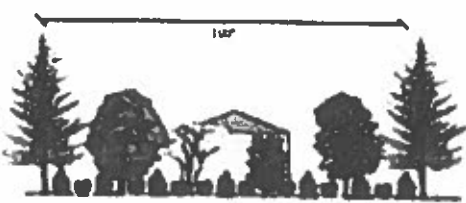
Zoned Un- Zoned Overlay District: East-West Connector Gateway to Anderson
 Royal American Airport District SC Aeronautics Approval
 Variance: Yes No Special Exception: Yes No Large Scale Project: Yes No
 Board of Zoning & Appeals Approval Date: _____ Planning Commissions Approval Date: _____

THE CERTIFICATE OF COMPLIANCE IS FOR THE FOLLOWING USE:

Commercial: <input type="checkbox"/>	Industrial: <input checked="" type="checkbox"/>	Institutional: <input type="checkbox"/>	Multifamily: <input type="checkbox"/>	Other: <input type="checkbox"/>
Utility Cable Storage				

SECTION 24-139 (SITE PLAN REQUIRED) OF THE LAND USE AND DEVELOPMENT STANDARDS ORDINANCE

Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Site Plan: _____		
Total Acreage: 2.57	Acreage Disturbed: 0.25	Grading Permit: N/A	
SCDHEC Less Than 1 Acre Permit: Yes	Land Disturbing Activity Permit: Yes		
Located In Flood Plain: N/A	Elevation Certificate: N/A		
Building Square Footage: 5,000	Building Height: 17	Water Tank: N/A	
Open Space Percentage: 72	Impervious Space Percentage: 28		
Retaining Wall: N/A	Detached Outside Dumpsters for Storage: N/A	Screened: N/A	
Building Set Back Requirements: Road Right of Way/Property Lines in Support of This Application; The following information is submitted herewith as required.			
Front: 30'	FROM ROAD RIGHT OF WAY: Dedicated or Prescriptive		
Rear: 15'	FROM PROPERTY LINE:		
Sides: 15'	FROM PROPERTY LINES:		
Corner Lot:	FROM ROAD RIGHT OF WAY:		
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Parking: <u>5</u> spaces, Handicap spaces: <u>1</u> Parking Isle: _____ Joint Parking: _____ Existing Parking: <u>with previous building approval.</u>		
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Parking Lot Lighting Plan: Shall be provided if off-street parking spaces are to be used at night. Equipment for lighting parking facilities shall be arranged so that light does not interfere with traffic or adjoining residential uses.		

Yes (X) No ()	Bufferyard/Landscaping:
All bufferyards must be installed prior to the issuance of a Certificate of Occupancy. The owner and contractor must coordinate these efforts to ensure that there is not a delay with the issuing of a CO.	
	North Bound: N/A
	South Bound: Type 2
	East Bound: N/A
	West Bound: N/A
	Fence, Berm: N/A

IMPORTANT


AS PART OF THIS PERMIT APPROVAL, IT IS THE RESPONSIBILITY OF THE APPLICATE/OWNER TO OBTAIN ALL PERMITS FROM DHEC/ANDERSON COUNTY STORMWATER, WASTEWATER, SCDOT/ANDERSON COUNTY ROADS & BRIDGES AND FEDERAL, ASSOCIATED WITH THIS PROJECT.

THIS PERMIT IS FOR THIS USE ONLY AND DOES NOT CONSTITUTE ANY LAND DISTURBING ACTIVITY OF THE PROPERTY.

FOR ALL PROJECTS, PLEASE CONTACT YOUR LOCAL FIRE MARSHALL (864) 260-4012 AND BUILDING AND CODES (864) 260-4158.

FOR ALL RESTAURANTS, BEFORE OPENING, YOU MUST CONTACT YOUR LOCAL DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL OFFICE (DHEC) AT (864) 260-5585.

THE ABOVE INFORMATION MUST BE SUPPLIED AND ADHERED TO DURING AND AFTER CONSTRUCTION BEFORE A FINAL CERTIFICATE OF COMPLIANCE SHALL BE ISSUED. FAILURE TO DO SO MAY RESULT IN DELAYING OR WITHHOLDING THE ISSUANCE OF SAID CERTIFICATE AND SUBSEQUENT USE OR OCCUPANCY OF THE PROPERTY. COMPLIANCE WITH THE ANDERSON COUNTY DEVELOPMENT STANDARDS DOES NOT RELIEVE THE CONTRACTOR/DEVELOPER OF THOSE BUILDING STANDARDS REQUIRED BY THE ANDERSON COUNTY BUILDING AND CODES DEPARTMENT, INCLUDING CERTIFICATE OF OCCUPANCY.

APPLICANT'S SIGNATURE  DATE 2/14/24
 DEVELOPMENT STANDARDS ADMINISTRATOR Tim Carter DATE 4-3-2024

***** PLEASE DISBURSE A COPY TO BUILDING AND CODES *****

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Variance approval for Conner enterprise 24 Pan Carolin... /inbox ☆

Tim Sumner
 From: tim.sumner@bighamcable.com
 To: Patty Ables

To whom this may concern,

I give Patty Ables's with Pan Carolina permission to speak and provide documentation on behalf of Conner Enterprise 24 for variance approval

Tim Sumner

(404)606-0565
(854)444-3143

Bigham Cable Construction, Inc.
 Complete Utility Construction
www.bighamcable.com

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Thu, Apr 3 at 2:51 PM ☆



