

Anderson County Board of Zoning Appeals

Hubert McClure, Chair, District #5
John Farr, District #1
Tony Cirelli, District #4
Debbie Chapman, District #7

Mike Miller, Vice-Chair, District #2
Russell Barton, District #3
Brad Swillen, District #6

AGENDA

June 12, 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. Minutes will be forthcoming
- 4.) Public Hearings:
 - A. Variance to reduce the side setback from 50 feet to 25 feet for the construction of a garage. Located at 1521 Massey Road. / TMS 166-00-01-028 **Council District 4.**
- 5.) Old Business:
 - 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. 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.**
- 6.) New Business: None
- 7.) Other Business: None
- 8.) Adjournment.

Application for Variance
Anderson County Land Use Board of Zoning Appeals Meeting
County Council Chambers 2nd Floor-Historic Courthouse (DISTRICT #4)
Anderson, South Carolina
June 12, 2025
5:15 PM

Applicant: Eugene Scarpa

Owner of Property: Same as above

Property Location: 1521 Massey Rd., Pendleton SC 29670

Council District: Four (4)

Tax Map Number (TMS #): 166-00-01-028

Property Description: MASSEY RD 1.00 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 25 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 minimum lot size for this zoning, (1.00 acre), the 50ft setbacks will limit most sizes of home we can place on this property.
- 2) The Applicant is restricted due to the size of the lot.
- 3) The Applicant can meet all other setback requirements.
- 4) There will be no adverse effects on adjacent properties, if the variance is granted.
- 5) 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

Applicant

Primary Location

VA-25-3

 Eugene Scarpa
 864-614-9932
 @ cdescarpa@gmail.com

1521 Massey Rd
Pendleton, SC 29670

Submitted On: Apr 24, 2025

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

1521 Massey Rd

Tax Map Number (TMS)

1660001028

Is the Applicant the Property Owner?

Yes

Is The Property Zoned?

Zoned

County Council District?

1

School District

1

Total Acreage

1.00

Please check Which is Applicable

Set-Back Variance

Purpose of Variance?

We are requesting that the side setbacks be changed from 50 ft. to 25 ft. that is commomly found and used on other residential parcels zoned for R-A. Our request stems from the concern that because of the minimum lot size for this zoning, (1.00 acre) the 50ft setbacks will limit most sizes of home we can place on this property.

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:

Attached is a layout for the house we propose to build and its proposed distances to the front and side property lines. It's measurements are within the 25 ft standard setback requirements for all other R-A Zoned parcels

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

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

owner or user, and the property is rendered unusable without the granting of a variance.:

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

Because of the smaller size of the parcel, the 50' setbacks render the buildable area to be strictly limited for a house and a full septic system. Our plan is to build a home for future generations to establish roots for many years to come.

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

Less than a mile down the street there are multiple houses that have side setbacks less than our required setback so we believe our request would not change any perspective from the street. There are houses on either side of our parcel that are within the 50 ft side setbacks as well.

Reasons why property is prohibited or limited in its uses:

Because of the smaller size of the parcel, the 50' setbacks render the buildable area to be strictly limited for a house and a full septic system.

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:

Other parcels on this street have structures that are within the 50 setbacks requested on this parcel. We believe that this variance will not change the perspective of the overall look of homes on this street.

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.

true

Date

04/22/2025

Applicant Signature

true



Planning/Development Standards Application Review

Record No. VA-25-3

Status Completed

Became Active April 24, 2025

Assignee Henry Youmans Jr

Due Date None

Primary Location

1521 Massey Rd
Pendleton, SC 29670

Owner

Eugene Scarpa

Applicant

 Eugene Scarpa
 864-614-9932
 cdescarpa@gmail.com
 175 Madison Dr
West Union, SC 29696

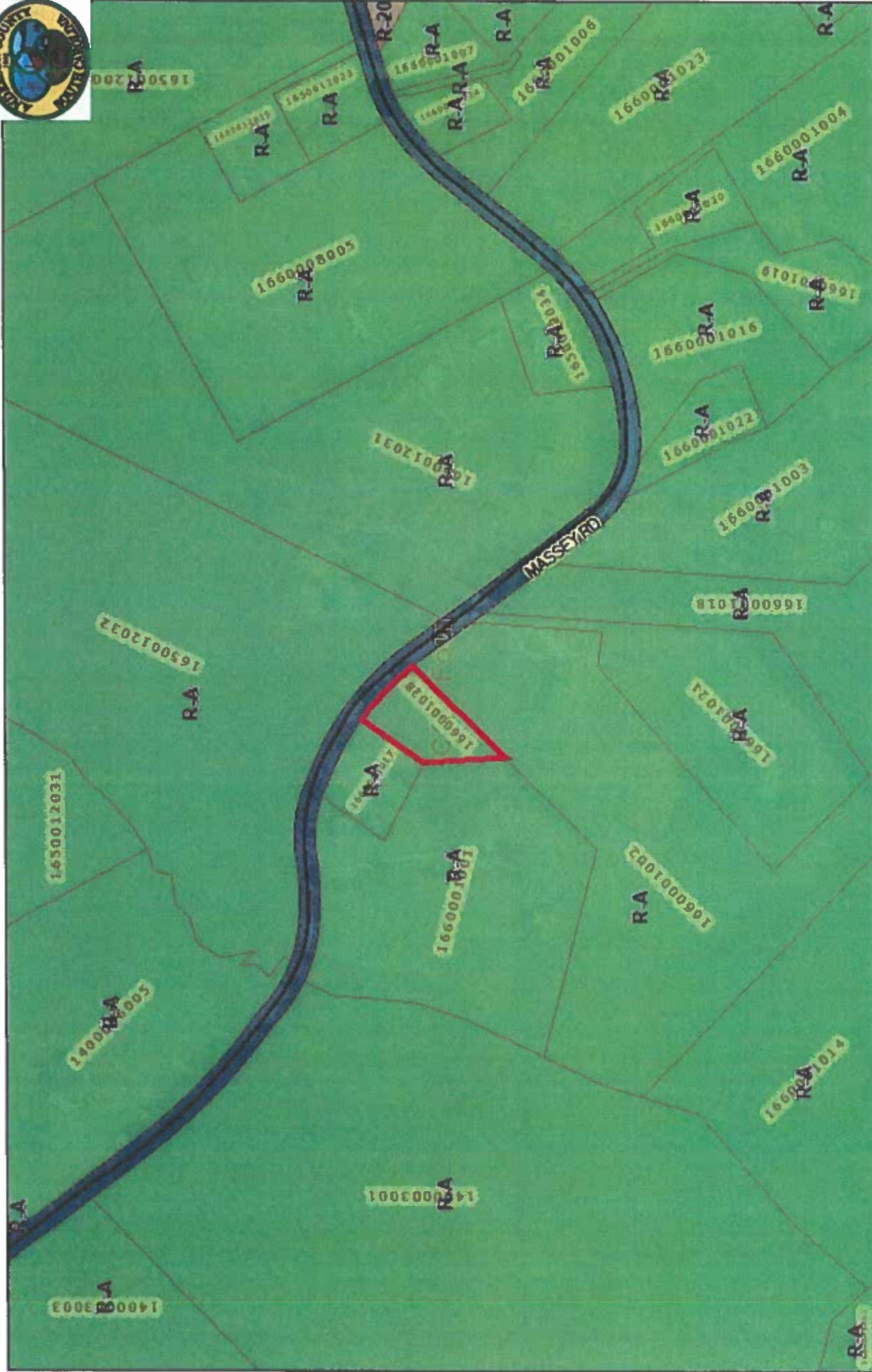
Messages

No comments yet.

Step Activity

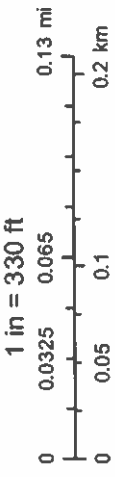
- | | |
|---|------------------------|
| OpenGov system activated this step | 04/24/2025 at 10:51 am |
| OpenGov system assigned this step to Tim Cartee | 04/24/2025 at 10:51 am |
| Tim Cartee reassigned this step from Tim Cartee to Henry Youmans Jr | 04/24/2025 at 11:04 am |
| Henry Youmans Jr approved this step | 04/24/2025 at 2:19 pm |

Anderson County



May 19, 2025 Disclaimer accepted.

TMS:	166001028
Owner:	SCARPA EUGENE + DAPHNE
Owner Address:	175 MADISON DR
City/State:	W UNION SC
Deed Book:	17283
Tax District:	1
Sale Year:	2024
Deed Page:	232
Current Plat:	CP S 3105/6
Description:	MASSEY RD 1.00 AC
Sale Price:	\$1
Market Value:	\$0



ESRI, Highland Mapping, and Anderson County GIS



PP 8A765

1525 HUSSEY ROAD
4800017438 000

60001017

R-A

1524 HUSSEY
ROAD

Pendleton
29670

155001028

0130 F

HUSSEY ROAD

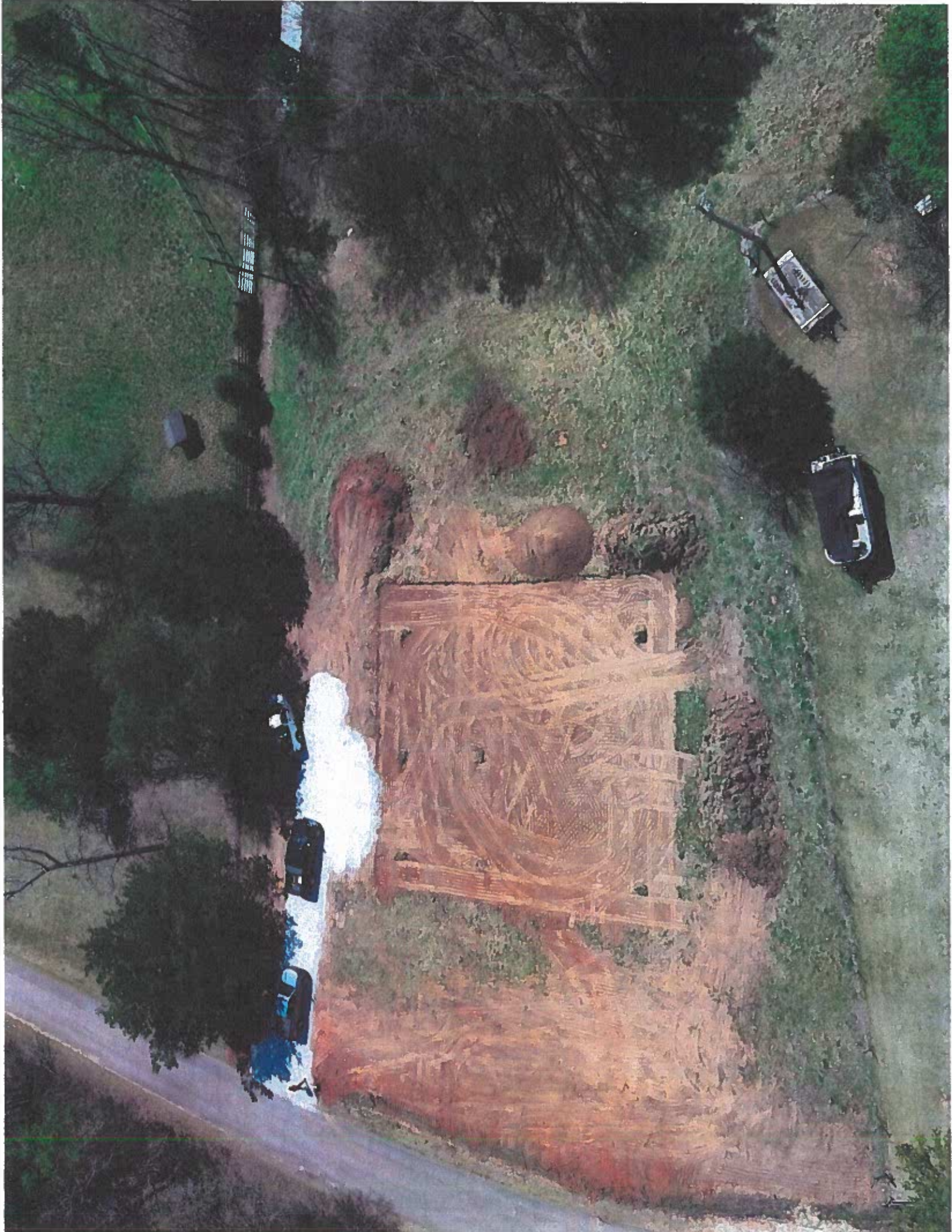
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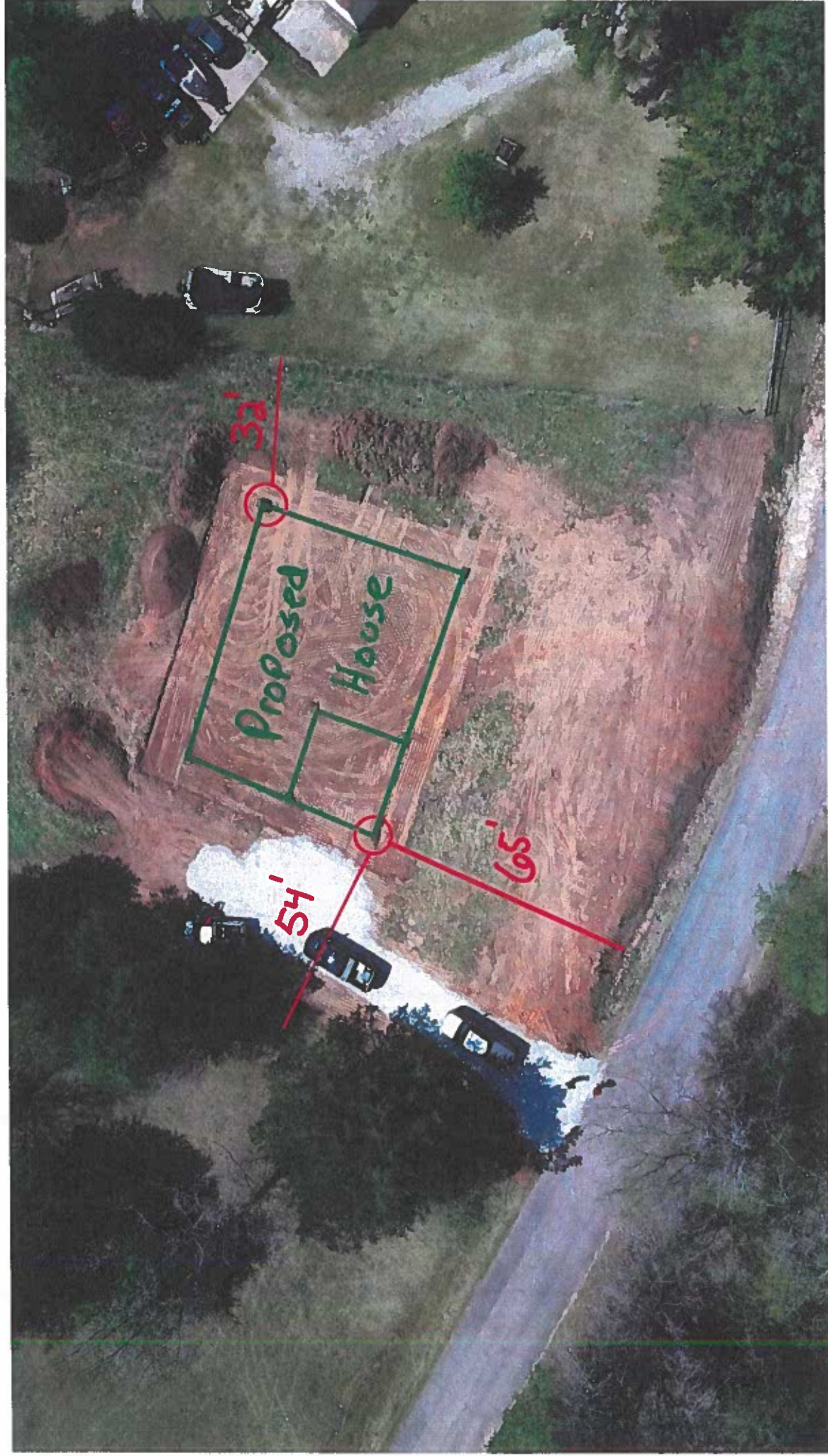
R-A

1531 HUSSEY
ROAD





1521 Massey Variance Request Proposed Layout



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
June 12, 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)

Voting Precinct: Fork No. 2

Rezoning : Ord 2023-22 11/7/23 was unzoned

Required distance: 1,500 feet
Actual distance: 5,500 feet verified by Roads and Bridges

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 distance, as required by the ordinance is
- 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

03/26/2025

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 secondary 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

180701013

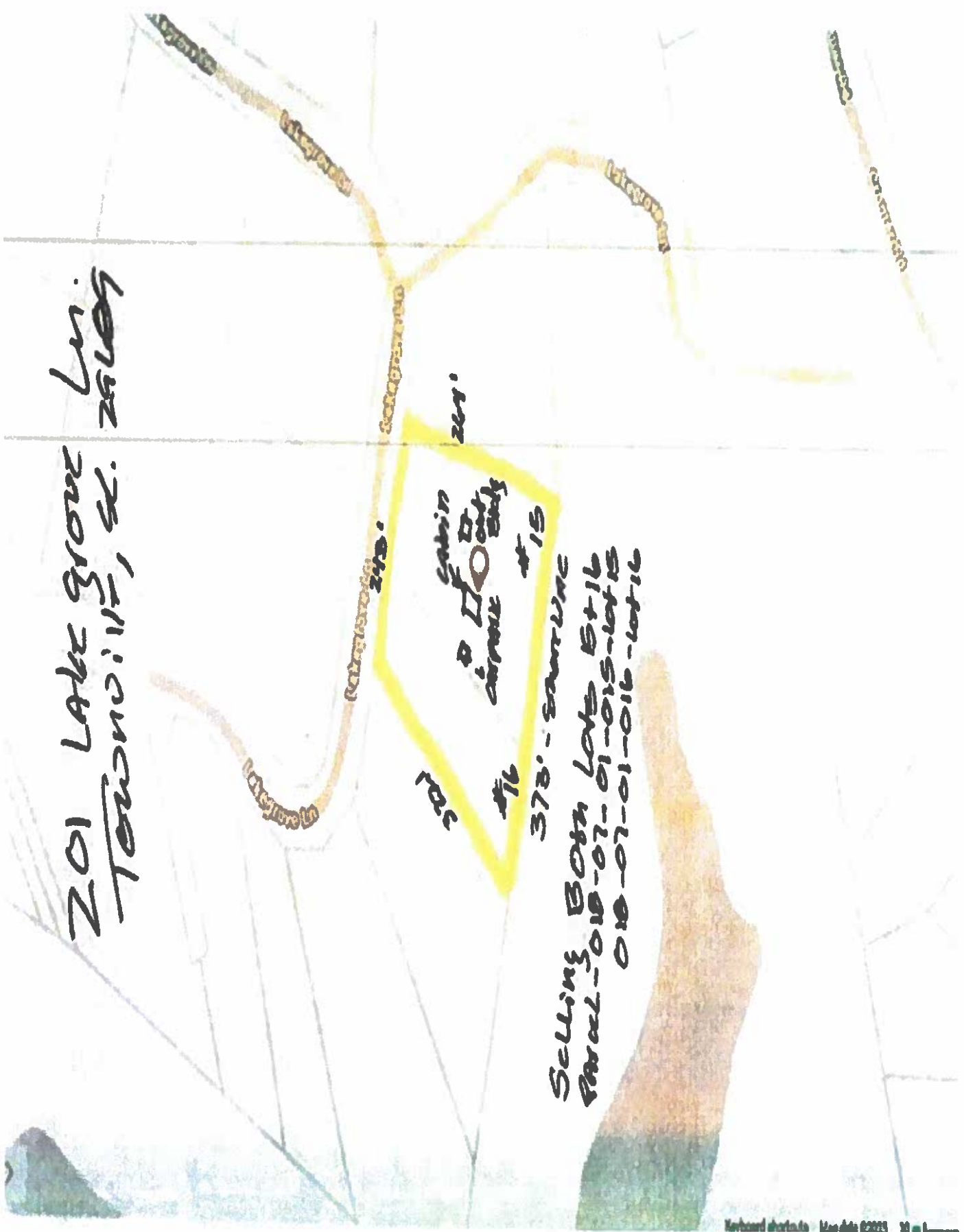
180

180701015

180701016

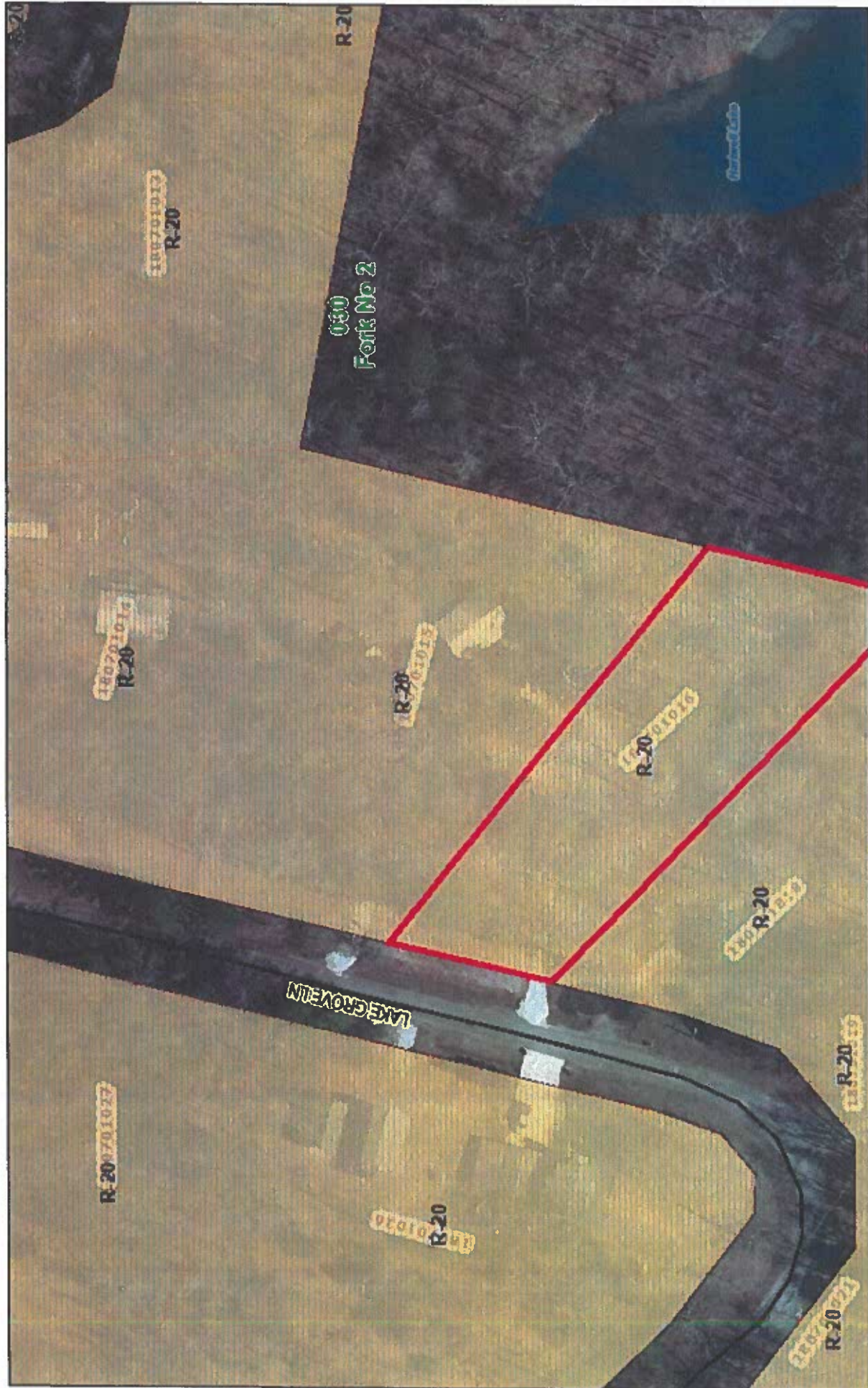


201 LAKE GROVE
TOWNSHIP, MI. 48105

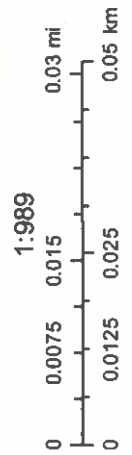




Anderson County

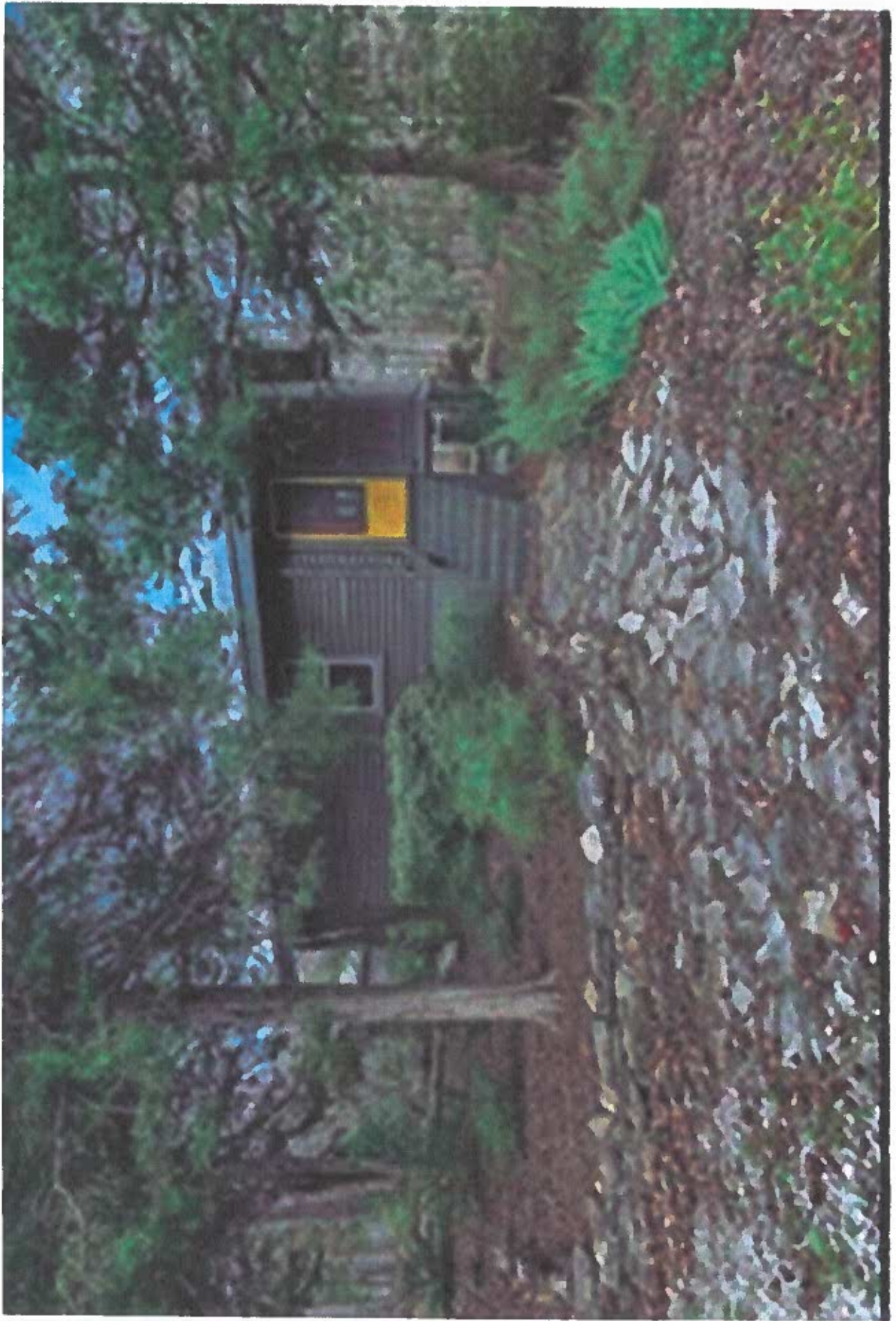


March 28, 2025



ESRI, Highland Mapping, and Anderson County GIS







State of South Carolina }
COUNTY OF ANDERSON.

TITLE TO REAL ESTATE

State Stamps \$ _____
County Taxation \$ _____
TOTAL \$ _____

Paid 20-8-1985 \$105



PAID \$17.25 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;

25.00

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

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

Witness the hand / ~~seal~~ of the officers and the seal of the corporation 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
Betty H. Moore, Assistant Secy. (Seal)
Betty H. Moore, Assistant Secretary

MAR 23 5 08 PM '84

GEORGIA
STATE OF ~~SOUTH CAROLINA~~ } Personally appeared before me T. J. Adams
COUNTY OF ~~ANDERSON~~ HART } 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

J. 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. P.

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
June 12, 2025
Staff Report
Tabled May 8, 2025

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:

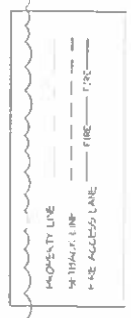
- 1) Commercial land use permit 24-072 was approved and signed by the applicant with the bufferyard requirements in place before any land disturbance was conducted. See attached aerial photo.
- 2) The Board will need to determine if the applicant has demonstrated a hardship for the variance to remove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

CONNER ENTERPRISE 24 LLC



VICINITY MAP

11M# 2340001043



LAND USE COMPLIANCE REVIEW

- Project Designer: Anderson, with Anderson County, Deane & Associates, Inc. (AECOM)
- 2017 Edition ASHRAE 90.1
 - 2017 Edition ASHRAE 90.1
 - 2017 Edition ASHRAE 90.1
 - 2017 Edition ASHRAE 90.1
 - 2017 Edition ASHRAE 90.1

Anderson County Supplemental Requirements:

Category	Requirement	Value
Canopy Trees	10'	4
Understory Trees	3'	2
Evergreens/Conifers	6'	4.5
Shrubs	8'	6
Structure	7.5'	3
	None	None
	None	None

Anderson County Supplemental Requirements:

Category	Requirement	Value
Canopy Trees	20'	3
Understory Trees	3'	2
Evergreens/Conifers	4.5'	3
Shrubs	6'	4
Structure	7.5'	3
	None	None
	None	None

David M. Simpson
Architect

92 Inwood Drive
Greer, SC 29615
864-255-0000
864-255-0000

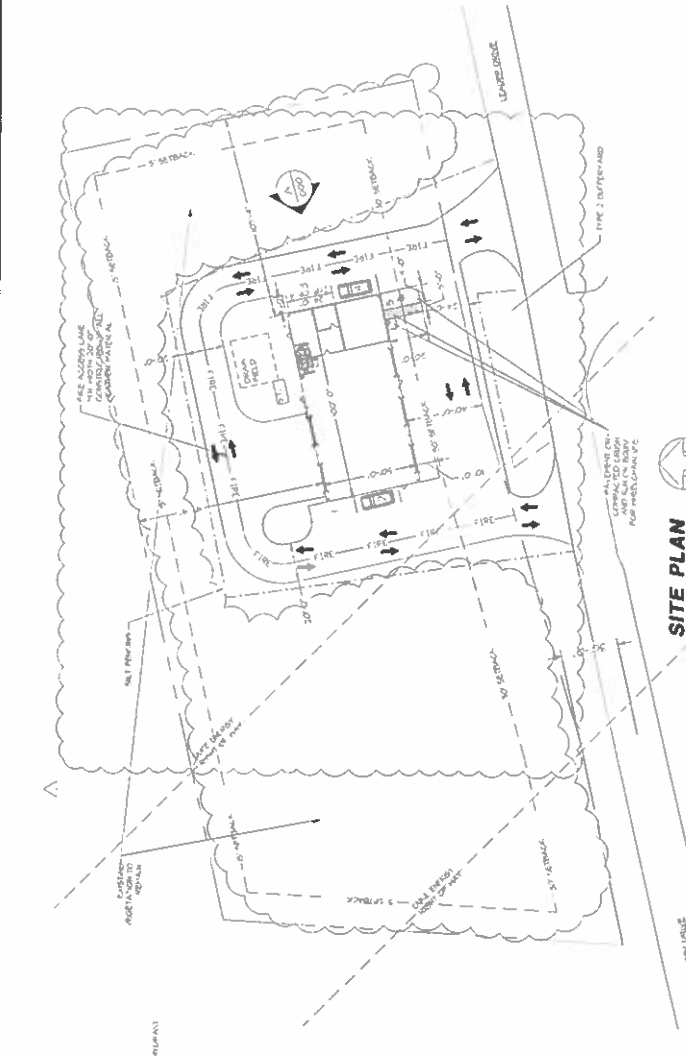
REV. NO. | DATE | DESCRIPTION

- 1 | 11/24/2023 | INITIAL DESIGN
- 2 | 11/24/2023 | REVISED DESIGN

PRIME PROFESSIONAL:
JOHN HIPSHER - ENGINEER

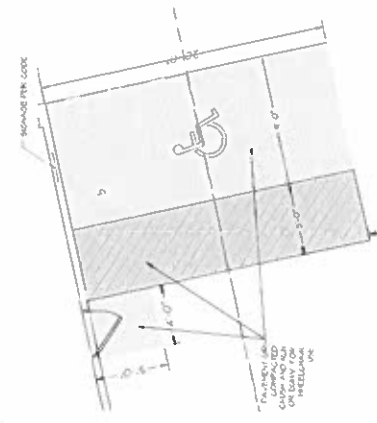
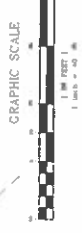
DESIGN PROFESSIONALS:
JOHN HIPSHER - ENGINEER
DAVID SIMPSON - ARCHITECT

- 000 SITE UTILIZATION P.LAN
- 000 CODE REVIEW
- 300 FLOOR P.LAN & ELEVATIONS
- 500 PLUMBING PLAN



SITE PLAN

SCALE: 1" = 40' 0"



ELEVATION

SCALE: 3/8" = 1'-0"

DETAIL

SCALE: 1/4" = 1'-0"

JOHN HIPSHER
REGISTERED PROFESSIONAL ENGINEER
275 LAMAR AVENUE, SUITE 200
ANDERSON, SC 29624
864-255-0000



ANDERSON COUNTY

To: Patty Ables

To whom this may concern.

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

Tim Sumner

(404)606-0565

(864)444-3143

Bigham Cable Construction, Inc.

Complete Utility Construction

www.bighamcable.com

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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

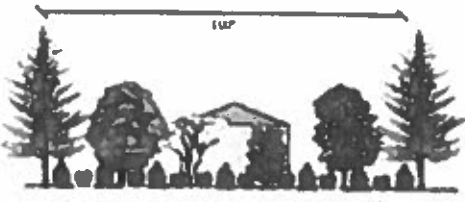
Zoned () Un- Zoned (X) **Overlay District:** East-West Connector () Gateway to Anderson ()
 Royal American () Airport District () SC Aeronautics Approval ()
Variance: Yes () No (X) **Special Exception:** Yes () No (X) **Large Scale Project:** Yes () No (X)
Board of Zoning & Appeals Approval Date: _____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

THE CERTIFICATE OF COMPLIANCE IS FOR THE FOLLOWING USE:

Commercial: ()	Industrial: (X)	Institutional: ()	Multifamily: ()	Other: ()
Utility Cable Storage				

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

Yes (X) No ()	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 (X) No ()	Parking: <u>5</u> spaces, Handicap spaces: <u>1</u> Parking Isle: _____ Joint Parking: _____ Existing Parking: _____ with previous building approval.		
Yes (X) No ()	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

4/4/24

DEVELOPMENT STANDARDS ADMINISTRATOR

Tim Carter

DATE

4-3-2024

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

Copy sent to Building and Codes
MBD:sof

← 113 Leader Dr
Powdersville, South Carolina





← 113 Leader Dr

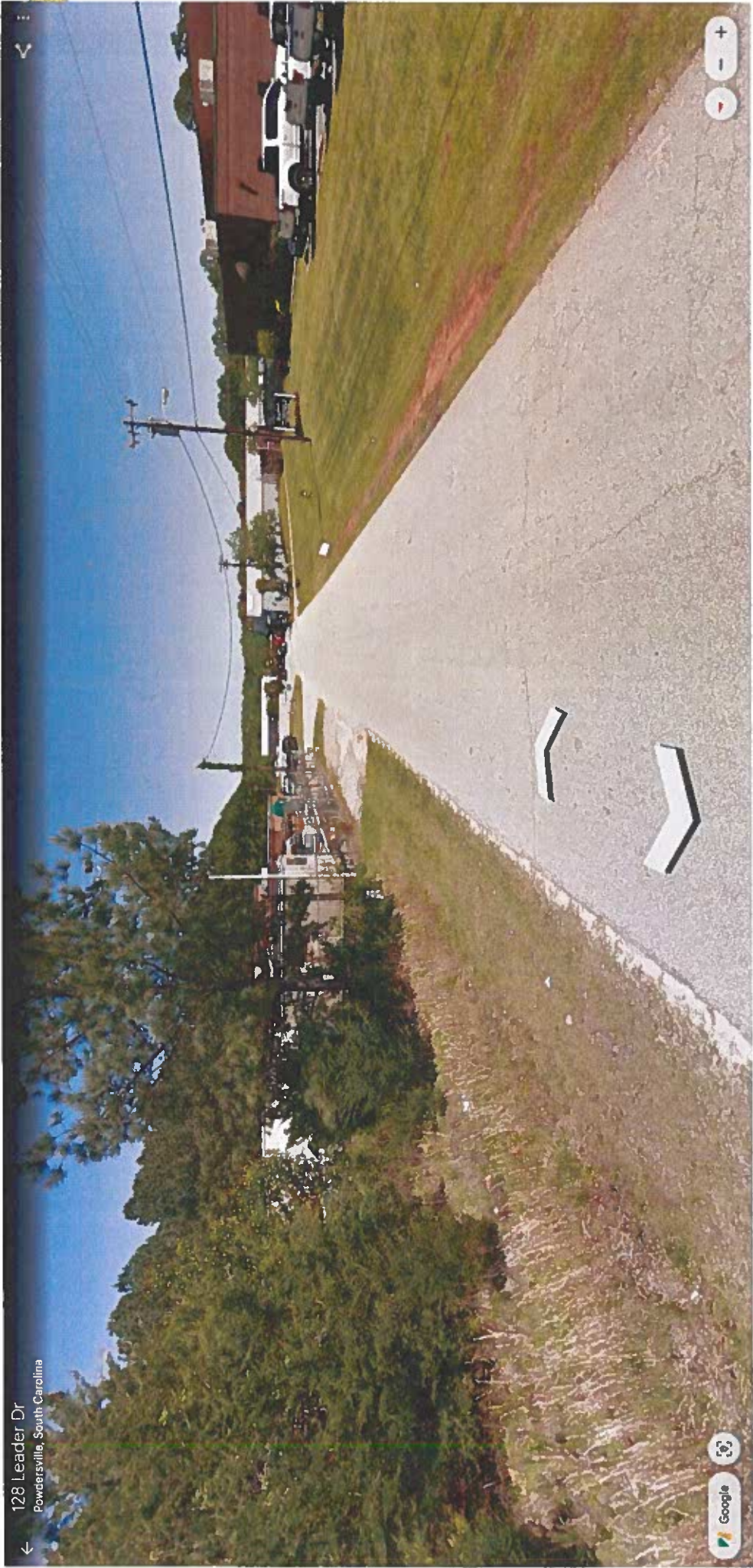
Powdersville, South Carolina



Leader Dr



← 128 Leader Dr
Powdersville, South Carolina





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EMERALD

MAGNELY RD

LEONARD

PROCES DR

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