Anderson County Board of Zoning Appeals

Hubert McClure, Chair, District #5
Wayne Scott, District #1
Vacant, District #4
Debbie Chapman, District #7

Mike Miller, Vice-Chair, District #2
Russ Brown, District #3
Alivia Connelly, District #6

AGENDA

October 08, 2026
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: July 09 and August 13, 2026
4.) Public Hearings:
   A. Variance Request: To increase the size of the signage so that the signage can be seen from the road. Located at 120 Sam McGee Road. / TMS 146-00-09-017 **(Council District 1)**.
   B. Special Exception: To allow for the use of a hospital. Located at 4629 Clemson Blvd and Fletcher Drive. / TMS 93-00-02-009 **(Council District 4)**.
5.) New Business:
   A. Anderson County Board of Zoning Appeals: Meeting schedule discussion time.
6.) Old Business:
   A. Copy of Ordinance for the Special Exception Moratorium for 6 months.
7.) Public Comments, non-agenda items – 3 minutes limit per speaker
8.) Adjournment.

STATE OF SOUTH CAROLINA)

COUNTY OF ANDERSON)

ANDERSON COUNTY

LAND USE AND BOARD OF ZONING APPEALS

JULY 9, 2026

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

ALSO PRESENT:
ALESIA HUNTER
TIM CARTEE
HENRY YOUMANS
QUANESHIA HAMMOND

HUBERT MCCLURE: All right. I've got 5:15 at this time. At this time, I'll call this meeting to order. Let's go ahead and before I, before I do the invocation, we lost a friend. We lost a colleague, Mr. John Farr. Do you know how many years he served?

ALESIA HUNTER: Twelve years.

HUBERT MCCLURE: Twelve years. He served 12 years. Sat right here beside me. District One. Passed away this past week. And what I'll do is we'll just have about 10 seconds of silence before I do the invocation.

MOMENT OF SILENCE

INVOCATION BY HUBERT MCCLURE

HUBERT MCCLURE: Mr. Farr, I hate to see him go. Bless his heart.

All right. First thing we've got is special exception, auditorium on Midway Road.

Staff report.

HENRY YOUMANS: Thank you, Mr. Chair. The applicant is Alex Davis. You have mentioned the property location at 3000 Midway Road, Anderson Council District One. It's approximately 13.818 acres. It's currently zoned R-20, and the designation is residential land use.

The applicant is requesting a special exception to allow the expansion of an existing church in R-20 zoning by adding an auditorium and the required parking, as the congregation has outgrown its current facility.

Finding of facts: Under Anderson County Code of Ordinances, Chapter 48, Section 5:3.2, Single Family Residential District, Establishments Permitted by Special Uses, and a church is one of those special uses. Under Chapter 48, Section 7.5, Churches, a church may be permitted in all districts subject to the requirements of the district, and the following requirements: Section 7.15 lot area. The lot area must -- shall be a minimum of 40,000 square feet. And the setback requirements, all buildings shall be set back from the front, side, and rear property lines at a minimum of 50 feet.

The assessment: The staff -- the applicant requests the expansion of the church to meet all current zoning, building, and stormwater standards required by ordinance. There are no restrictions recorded in the deed and filed in the deed of -- Register of Deeds. The use is not detrimental to public health or general welfare.

If approved, the applicant must meet all building

code requirements pertaining to the structure. The applicant must also meet the 50-foot setback from all property lines. The board has granted approval for special exceptions with similar requests in previously zoned areas for schools and churches.

This is an aerial zoning view of the property. This is an aerial view of the existing church property and the remainder of the portion of the parcel that will be developed for the expansion.

This is the R-20 zoning showing the residential development on the other side of the property. This is the elevation layout of the existing church. And this is the proposed expansion showing the adequate parking, buffer yard -- buffer yards, and the expansion buildings, and also showing the 50-foot setbacks from all property lines.

This is the posted sign for notification.

Mr. Chair, this concludes the staff report.

HUBERT MCCLURE: Thank you, Henry. So at this time, we'll open up the public hearing for this special exception. Is there anyone here speaking against this special exception?

Okay. No one's speaking against, so I'll close the public hearing. And we'll reserve questions for staff or Mr. -- I can't read that last name. Is that Dandy, Drawdy? I can't read it.

INAUDIBLE COMMENT FROM AUDIENCE

HUBERT MCCLURE: Fairplay? Sir? Duckett. Okay. Thank you. We'll reserve questions for you or staff if we need to.

INAUDIBLE COMMENT FROM AUDIENCE

HUBERT MCCLURE: Okay. Yeah. Well, you and I agree on a lot of that.

Anything -- any questions for staff or Mr. Duckett at this time?

MIKE MILLER: Mr. Chair, I make a motion to approve.

HUBERT MCCLURE: We have a motion to approve. Do we have a second?

DEBBIE CHAPMAN: Second.

HUBERT MCCLURE: Second. All in favor? It's four and zero.

DEBBIE CHAPMAN: I think it's awesome when a church grows so big that they need additional parking. I think that's a positive.

HUBERT MCCLURE: I think that is too. I think it’s great.

Next on the agenda, this is 211 Major Road, North Major Road. Staff report.

HENRY YOUMANS: Thank you, Mr.

Chair. This is an application for a variance. The applicant is Jeffrey Gilmer. The location is 211 North Major Road. It is approximately 1.04 acres. Current zoning is R-A. And the land used at this time is vacant/residential.

The applicant is requesting to reduce the side yard setback from 50 feet to 15 feet for the placement of a mobile home due to the lot size and the requirements by SCDES.

Finding of facts: Anderson County Code of Ordinances, Chapter 48, 5:2.6, side yards. The minimum width of a residential side yard in R-A districts is 50 feet.

Staff assessment: The minimum, the minimum lot size for this zoning, 1.04 acres, the 50 foot setbacks would limit the placement of the 28 by 68 mobile home. The applicant is restricted due to the lot size and the placement of the drain field and the septic tank. The applicant can meet all other requirements, setback requirements. There are no adverse effects for -- on, on the adverse properties if the variance is granted. If the variance is approved, the applicant will be require to apply for a residential compliance letter building permit, in order to proceed with the moving and placement of the mobile home.

This is the wastewater permit showing the placement where the home would be on the property. This is a plat layout of the actual lot showing the lot size.

This is the aerial view of the property. And this is the zoning map showing it’s designated as residential agricultural.

And the variance sign for notification.

This concludes your staff report.

HUBERT MCCLURE: Okay. Thank you, Henry. Okay. Same as the last one, is -- we'll take this time to open up any kind of public hearing or opposition. Is there anyone speaking against? At this time we'll open up the public hearing. Anyone speaking against?

Okay. No one speaking against. So we'll close the public hearing and leave questions for Mr. Duckett again and staff. What's the feeling of the board?

INAUDIBLE COMMENT FROM AUDIENCE

HUBERT MCCLURE: Thank you, Mr. Duckett. What's the feeling of the board?

DEBBIE CHAPMAN: Make a move that we approve.

HUBERT MCCLURE: Make a motion to approve.

MIKE MILLER: I second.
HUBERT MCCLURE: Second. All in favor? And that goes by.
Next, Thomas Brown, Mayfield Heights, Belton.
HENRY YOUMANS: Thank you, Mr. Chair. This is the application for a variance. Applicant is Thomas Brown. Location is 215 Mayfield Heights Road in Belton. It's approximately two acres. Current zoning is R-A. And land use is residential agricultural.
The applicant is requesting a rear setback from -- by 35 feet, from 50 to 15 feet, to allow for the construction of an agricultural storage barn.
Finding of facts: Anderson County Code of Ordinances, Chapter 48, Section 5:2.7, Rear Yard Setbacks. In R-A, the minimum depth of a rear yard setback shall be 50 feet.
The staff assessment: Due to the lot size, relatively smaller than the surrounding lots by a generous amount, and the topography of the lot slopes off to one side. The applicant does not have access to city water and must have a septic tank installed for construction. Due to the size of the lot, the drain field for the septic tank must slope downhill due to the contour of the parcel. The applicant wants to limit the amount of trees taken down to preserve the natural look and feel of the surrounding properties and maintain the neighbor -- neighbor's privacy.
There will be no adverse effects on adjacent properties if this variance is granted. And if the variance is approved, the applicant will proceed forth with residential compliance and building code requirements to proceed with construction.
This is the aerial, which is a plat layout of the parcel. The R-A designation for that lot. This is a drawing showing the placement of the house, the septic tank field, the driveway showing the property slopes off five to 7% on the left-hand side, and the proposed placement of the storage barn. And this is the DHEC permit showing placement of the house, the drain field, and septic system.
This is the notification for the variance for the public.
Mr. Chair, this concludes your staff report.
HUBERT MCCLURE: Thank you, Henry. I'm sorry. Whoever blew this plat up, I appreciate it because on one of those I couldn't even see the topography lines. I couldn't even see it. So whoever blew it up, thank you.
Have a hard enough time seeing myself, much less when

you bring it down to 10%. Okay. At this time, we'll do the public hearing again for this special exception. Anyone speaking against? Okay. We'll close the public hearing. Reserve questions for the same people again, Mr. Duckett as well as staff. Anybody got any questions? What is the feeling of the board?

MIKE MILLER: Mr. Chair, I make a motion to approve.

MICHAEL BURNS: Second.

HUBERT MCCLURE: Second. All in favor? And that's four and zero.

I think the last one -- this may be the last one. I don't know.

MIKE MILLER: One more.

HUBERT MCCLURE: Okay. We're throwing this one out. I'm going to throw this one out.

This is Josh Ellis and Brian Hankin on Townville -- Girard Road, Townville. Staff.

HENRY YOUMANS: Thank you, Mr. Chair. This is an application for a variance. Josh Ellis is the applicant. Property location is 10 Girard Road in Townville. It's approximately a one-acre tract. Current zoning is R-A, which is residential agricultural. The applicant's request is a 15-foot setback due to the combination of the required 50-foot setbacks in an existing central swale ditch renders the property essentially unbuildable for a single-family dwelling. The applicant is requesting the side and rear reduction to 15 feet to complete the construction of the single-family residence.

Finding of facts: Under Anderson County Code of Ordinances, Chapter 48, 5:2.5, Front Yard. The minimum depth for the front yard, measured from the street right-of-way, shall be 30 feet as a residential service street.

Side yard: 5:2.6, the minimum yard residential set setback for 50 feet, except that any side yard would be abutting to a street or highway shall be not less than 20 feet in length -- width. And 5:2.7, rear yard, the minimum depth of a rear yard setback is 50 feet.

Staff assessment: Due to the extraordinary conditions of the topography, limits the usable space to construct the residence, the existing ditch runs diagonally through the property, making the required setbacks difficult to meet without encroaching on the drainage feature. Shifting the location of the residence to meet the required setbacks would increase

the cost of a septic system installation. There are no adverse effects on adjacent properties if the variance is granted. If the variance is approved, the applicant will proceed forward with residential compliance and building permit to proceed with the construction.

This is the aerial view showing the R-A zoning. The highlighted area is the lot for development of the single-family residence.

This is a plat showing access to that lot, and this buildable plat shows where the ditch runs currently through the existing lot, and where the proposed location is for the dwelling that is to be constructed.

Variance notice for the public.

And this is your staff report, Mr. Chair.

HUBERT MCCLURE: Thanks, Henry. They're cutting basically one acre out of what? Six acres? Five or six acres?

Okay. So at this time, we'll open up a public hearing for anyone speaking against. No one speaking against, so we'll close the public hearing. Reserve our questions for I assume people that are in favor, Mr. Hankin and Mr. Duckett again, and Mr. Ellis. Any questions for the staff or those people at this time?

What's the feeling of the board?

DEBBIE CHAPMAN: I move that we approve it.

HUBERT MCCLURE: I have a motion to approve. Do we have a second?

MICHAEL BURNS: Second.

HUBERT MCCLURE: Second. All in favor? That's four and zero.

And last and not least, Highway 29, Belton, or for those not from around here, Belton. Belton. There ain't no T in Belton. Oh, we got something else to look at.

HENRY YOUMANS: Thank you, Mr. Chair. This is an application for a variance. The applicant is Lonnie Watt. The location is 4531 Highway 29 North in Belton. It is .55 acres. Current zoning is C-2 which is Highway Commercial District.

The applicant is requesting a 10-foot rear setback variance to allow the building of a new gas station to be built on the property.

Finding of facts: Under Chapter 48, 5:17.4-3, rear setbacks, no building should be closer than 20 feet to the rear property line.

The assessment by staff: The property is located on 4531 Highway 29 North, consisting of 0.55 acres, which limits the buildable space for construction.

The Department of Transportation has worked on redirecting traffic flow on Highway 29 North, which serves the Jockey Lot and roundabout, which was installed with a red light at the entrance of the Jockey Lot. This has limited the space for the setback required causing a possible encroachment on the DOT right of way. By the removal of Old Williamston Highway running north to south, which serves the western community. And the removal of the access at the rear of the property for the convenience store has caused an undue hardship. This has necessitated the location of the building to be placed as close as possible to the rear west of the property line of the property. A revised layout, which I just handed to you, which was submitted today, has been -- is required. That's what you have received.

There are no adverse effects on adjacent properties if this is granted. And if the variance is granted, the applicant will be required to produce all documentations to proceed forward with construction. This is an aerial view of the Highway 29 section showing the Jockey Lot and the pinpoint is where the service station is.

This zoning map shows where the roundabout has been placed by DOT, and the upper section where those two roadways meet has been closed by South Carolina Department of Transportation.

This is the variance notification for the public.

And this concludes your staff report.

HUBERT MCCLURE: Thank you, Henry. At this time we'll open up the public hearing for anyone speaking against. No one speaking against, so we'll close the public hearing. Reserve questions for staff or Mr. Duckett again at this time. What's the feeling of the board?

MIKE MILLER: Mr. Chair, I make a motion to approve.

HUBERT MCCLURE: Motion to approve. We have a second. All in favor? And four and zero.

That takes care of all those.

There's no new business, no old business.

Any public comments?

Okay. I make a motion we adjourn.

MIKE MILLER: I second.

HUBERT MCCLURE: All in favor? Everybody have a good afternoon.

MEETING ADJOURNED AT APPROXIMATELY 5:18 P.M.

Land Use and Board of Zoning Appeals
Thursday, August 13, 2026
5:15pm
County Council Chambers | Second Floor – Old Courthouse
Anderson, South Carolina

Minutes

In accordance with the South Carolina Freedom of Information Act, Section 30-4-10 et seq., South Carolina Code, 1976, as amended and the Anderson County Ordinance #386, as adopted on September 21, 1993, the media was duly notified of the date, time, and place of the meeting.

Members Present: Debbie Chapman, Russ Brown, Wayne Scott, and Alivia Connelly.

Members Absent: Hubert McClure and Mike Miller.

Staff Present: Alesia Hunter, Tim Cartee, Henry Youmans, and Quaneshia Hammond.

Approval of Minutes: No approval of minutes.

Public Hearings:

5A. Special Exception: To allow the use of a short-term rental. Located at 217 Maret Road.
Mr. Henry Youmans presented the staff's report for the request. The stated purpose of the Special Exception is to allow for part-time use as a short-term rental. The property is located at 217 Maret Road in Council District 4, Fork No.2. Debbie Chapman opened the public hearing and invited comments. One property owner spoke in favor, and one individual spoke in opposition. Russ Brown made a motion to approve. Wayne Scott seconded the motion. Alivia Connelly voted to approve. Debbie Chapman voted to deny.

New Business:

6A. Copy of Ordinance for the Special Exception Moratorium for 6 months.
Mrs. Alesia Hunter made the recommendation to postpone to the following month's agenda due to Chairman Hubert McClure's absence.

Public Comments:

8. Non-agenda item: One individual spoke.

Adjournment:

9. Meeting adjourned at 5:34pm

Application for Variance
Anderson County Land Use Board of Zoning Appeals Meeting
County Council Chambers 2nd Floor-Historic Courthouse
Anderson, South Carolina
October 8, 2026
5:15 PM

Applicant: Shane Haynes

Owner of Property: 2415 N HWY 81 LLC

Property Location: 120 Sam McGee Rd., Anderson, SC

Council District: One (1)

Tax Map Number (TMS #): 146-00-09-017

Property Description: TR R SAM MCGEE RD 9.31 AC

Current Zoning: I-1 (Industrial District)

Land Use: Industrial/Commercial

Special Zoning: Property is located along the East-West Parkway Overlay District.

Applicant Request: Applicant is requesting signage larger than permitted size per ordinance.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 24, Sec. 24-245. – Section 2. Permitted signs. (2) *Permanent business identification signs attached to buildings.*

a. *Allowable area.*

2. If there is a freestanding business identification sign on the developed lot, parcel or site, one permanent business identification sign containing not more than one square foot of total signage area per linear foot of principal building frontage may be placed, erected or displayed on said building.

The Applicant is requesting a variance for an increase to 774.8 feet for proposed signage.

Staff Assessment:

1. Signage. All new signage in this District shall be in accordance with the provisions set forth in the county sign ordinance. Billboards shall not be permitted in any instance. Freestanding and monument-style signage shall be architecturally designed to reflect the character of the structure for which they are advertising,

and shall be limited to one sign per parcel. Animated signs or signs with flashing lights are prohibited in the district.

2. Based on the ordinance requirements, we are asking the board to make a determination to allow the increase in signage.

3. If approved, the applicant will apply for a sign permit with the adjusted variance size.

Variance Application

VA-26-23

Submitted On: Aug 24, 2026

Applicant

Shane Hayes
864-964-0029
@ cas1@signarama-anderson.com

Primary Location

120 Sam McGee Rd
Anderson, SC 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

120 Sam McGee Rd

Tax Map Number (TMS)

1460009017

Is the Applicant the Property Owner?

No

Is The Property Zoned?

Zoned

County Council District?

5

School District

5

Total Acreage

9.31

Please check Which is Applicable

Sign Variance

Purpose of Variance?

To increase the allowed size of the building signage so that the signage can be seen from the road

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

Yes

Date visited Register of Deeds or Date searched on-line?

08/05/2026

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:

Shane Hayes

Property Owner Information

Owner Name

2415 N Hwy 81 LLC

Owner Address

4760 Richmond Road

City

State

Cleveland

OH

Zipcode

44128

Phone Number

440-349-9000

Email Address

jfitzwater@teamweston.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:

Due to the facility's location in relation to the roadway, required setbacks, and the surrounding site configuration, building-mounted signage is not adequately visible to motorists traveling along the adjacent road. The physical characteristics and layout of this particular property significantly limit the ability of conventional building signage to provide adequate identification of the industrial facility from the public right-of-way.

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

Attached photographs of other buisnesses in the area

Reasons why property is prohibited or limited in its uses:

Due to the extraordinary site conditions, including the location and orientation of the exisiting industrial building on the property and its limited visibility from the adjacent roadway, strict compliance with the standard sign size limitations would effectively prohibit or unreasonably restrict the reasonable utilization of the property for its intended industrial purpose.

A conforming building sign would not provide adequate visibility or identification of the facilty to motorists approaching the property, making it difficult to identify the business and locate the facility from the public right-of-way. The requested increase in size is necessary to overcome these unique physical conditions and provide reasonable identification of the industrial property.

The variance is therefore necessary to allow the property to be reasonably utilized for its intended purpose while addressing the specific site conditionsthat distinguish this property from other properties where compliant signage can be adequately seen from the roadway.

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

The proposed increase in building sign size is intended solely to provide adequate identification of the industrial facility due to the unique placement and orientation of the building on the property. The additional sign area will not create any adverse impact on neighboring properties, traffic, public safety, or surrounding uses.

The proposed signage will remain consistent with the established industrial character of the district and will not alter the use, function, or overall character of the property. The sign will be located on the existing industrial facility and will not create an unreasonable visual impact or interefere wit hteh us or enjoyment of adjacent properties. Rather, the variance will allow the facility to be clearly and safely identified from the public roadway whil preserving the character and intent of the district's sign regulations.

For these reasons, the granting of the variance will not be of detriment to adjacent properties or the public good, and the character of the district will not be adversely affected.

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.:

Applicant Signature

true

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

08/24/2026

WESTON

4760 Richmond Road Suite 200 Cleveland, Ohio 44128 (440) 349-9000

August 24, 2026

To whom it may concern:

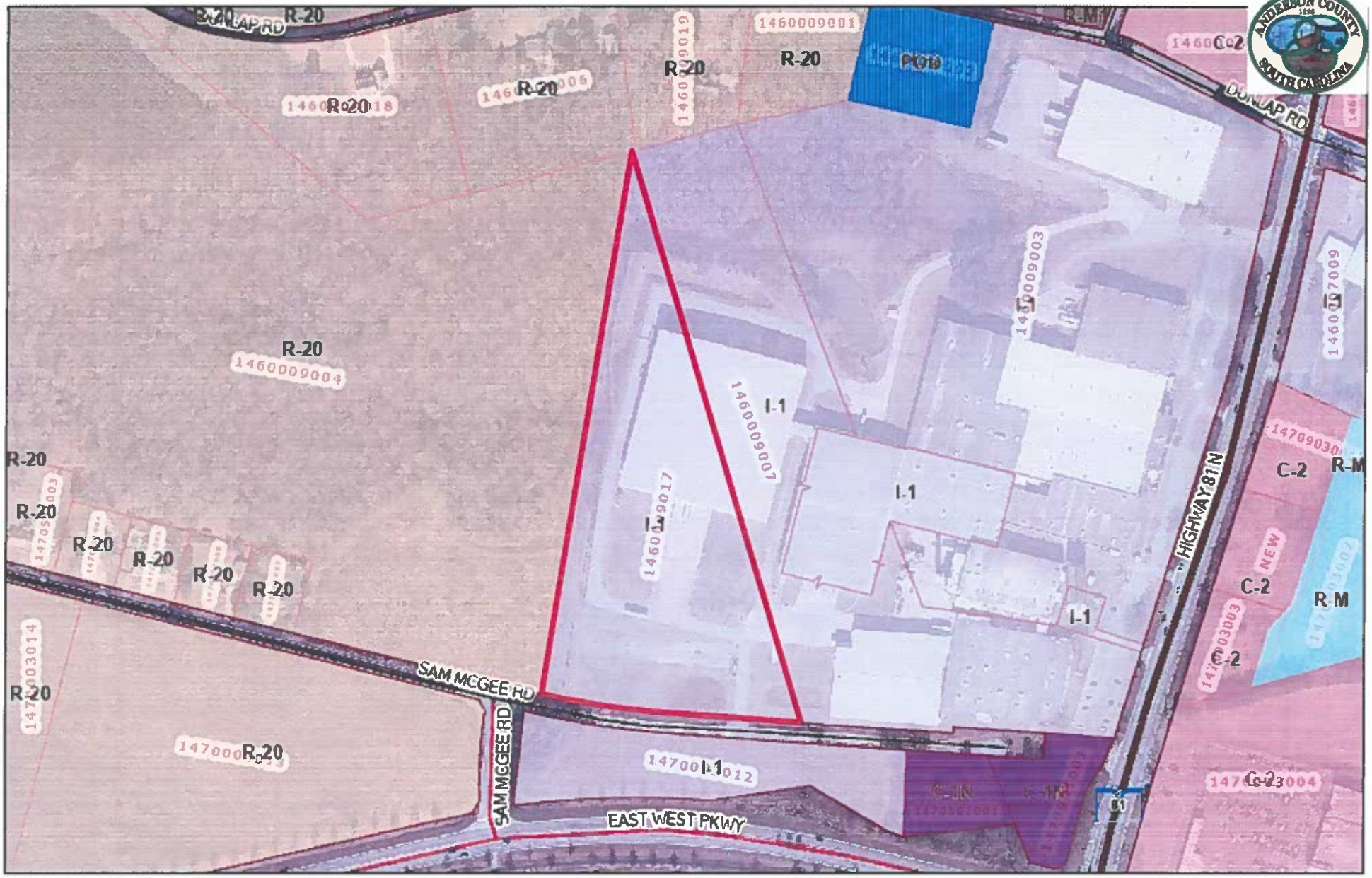
Hayes Signs Inc dba Signarama Anderson has the permission of 2415 N Hwy 81 LLC to apply for variances related to the property located at 120 Sam McGee Rd, Anderson, SC 29621, TMS 146-00-09-017 for the purpose of obtaining sign permits. We also grant permission to allow the variance if so approved.

Sincerely,

Jon Fitzwater
Director of Project Management
Weston, Inc
Agent for Owner: 2415 N Hwy 81 LLC


Map Layers
I-1
I-1
I-1
C-2
C-2
C-2
C-2
Inglas
R-20
Gee Rd
Sam McGee Rd
I-1
E West Pkwy
E West Pkwy
Pkwy
Greenville St
N Highway 81
N Highway 81
Oak Hill Dr
R-20
R-20
Powered by Esri

LandscapeReport



August 26, 2026 Disclaimer accepted.

TMS:	1460009017		
Deed Book:	18035	Deed Page: 212	Current Plat: CP S 1634/10
Tax District:	5	Description: TR R SAM MCGEE RD 9.31 AC	
Sale Year:	2025	Sale Price: $10	Market Value: $0

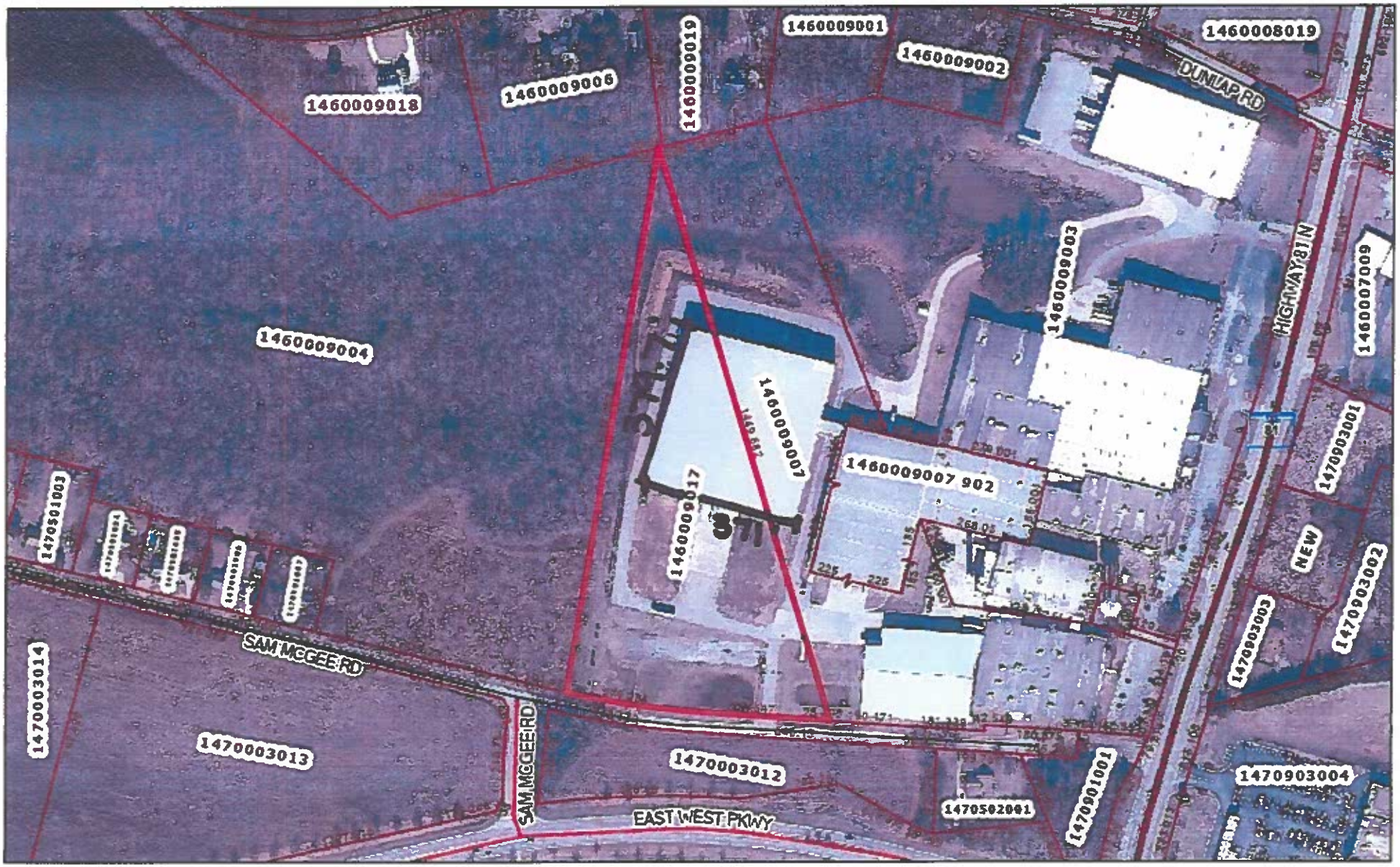
0.0
0.0

1:3,955

N

ESRI, Highland Mapping, and Anderson County GIS

Letter ANSI A Landscape



August 10, 2026

ESRI, Highland Mapping, and Anderson County GIS

Anderson
Signarama
The way to grow your business.
4130 - A Clemson Blvd. • Anderson, SC 29621
864-964-0029 • www.signarama-anderson.com

Product images shown are for illustration purposes only and may not be an exact representation of the finished product. Colors may differ slightly from how it appears on your screen.

Client BorgWarner Seneca

Order # 22575
Line Item Product 1

Date 8.5.26
Sales Rep Shane Hayes
Install Location
120 Sam McGee Rd
Anderson, SC 29621

Materials / Specs / Measurements

8' h reverse lit channel letters mounted
35' from ground

Quantity 1
Production Notes

☐ DS ☐ SS

COLOR

PMS 296c



Content presented in this design sheet (including, but not limited to images, photos, designs, graphics, and text) is the property of Signarama Anderson. Any unauthorized use or reproduction of this content is strictly prohibited.
Copyright 2026 Signarama Anderson. All rights reserved.

Review carefully! Proof approval means you verify that all sizes, colors, spelling (to include typos and incorrect numbers) and overall concept of this layout are correct. You understand that any changes made after approval that require reprints are your responsibility and will incur additional charges.

180 feet



Signarama
The way to grow your business.
4130 A Clemson Blvd. • Anderson, SC 29621
864-964-0029 • www.signarama-anderson.com

Order # 22575
Line Item Product 1

Date 6.1.26
Sales Rep Shane Hayes
Install Location
120 Sam McGee Rd
Anderson, SC 29621

8' h reverse lit channel letters mounted
35' from ground

Production Notes

PMS 296

roduct images shown are for illustration purposes only and
ay not be an exact representation of the finished product.
olors may differ slightly from how it appears on your screen.

1162.2 in

96 in

BORGWARNER



ontent presented in this design sheet (including, but not limited to images, photos,
esigns, graphics, and text) is the property of Signarama Anderson. Any unauthorized
se or reproduction of this content is strictly prohibited.

Review carefully! Proof approval means you verify that all sizes, colors, spelling (to include typos and incorrect numbers) and overall concept of this layout are correct. You understand that any changes made after approval that require

345 ft

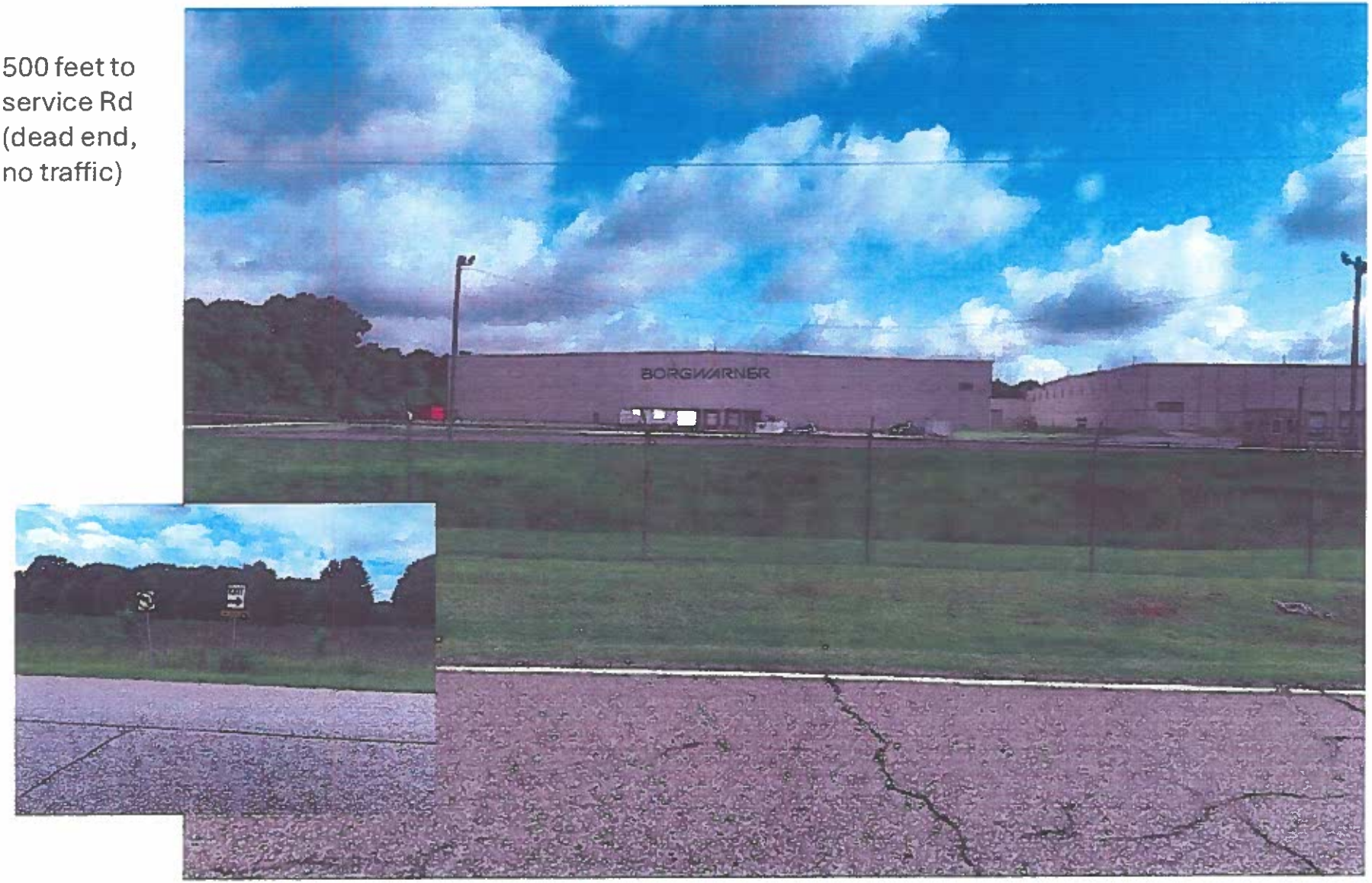


350 ft'

Building
width = 371'
for scaling



500 feet to service Rd (dead end, no traffic)



670' to edge of connector



Application for a Special Exception
Anderson County Land Use Board of Zoning Appeals Meeting
County Council Chambers 2nd Floor-Historic Courthouse
Anderson, South Carolina
October 8, 2026
5:15 PM

Application for a **Special Exception** – For the construction and use of a Hospital in C-2 in the Clemson Commons Development.

Applicant: Faeq Hussain

Owner of Property: Same as Above

Property Location: 4629 Clemson Blvd/Fletcher Drive

Council District: Four (4)

Tax Map Number (TMS #): 93-00-02-009 (Portion of)

Property Description: 2.25 acres- Fletcher Drive

Current Zoning: C-2 (Highway Commercial District)

Land Use: Vacant and Commercial

Applicant Request: Applicant is requesting a Special Exception to allow the construction and use of a 19,000 square foot, eight (8) bed Hospital in C-2 zoning.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 48, Section 5.17.2. – Uses permitted by special exception. The following uses may be permitted by special exception by the board of zoning appeals in accordance with provisions in article 7: Hospital

Staff Assessment

1) The use meets all of the requirements in Section 5.17.2. Uses permitted by special exception.
2) The new construction will meet all of the requirements for C-2 Zoning.
3) The use is not detrimental to public health or general welfare.
4) The use will not violate neighborhood character nor adversely affect surrounding properties.
5) Applicant will meet all tax, fire and building code requirements, pertaining to the commercial structure and obtain all necessary permits from Building and Codes and compliances from Development Standards.

Special Exception Application

SEA-26-7

Submitted On: Aug 20, 2026

Applicant

Faeq Hussain
414-232-9881
@ faeq.hussain@boldt.com

Primary Location

Point Location: 34.5795, -82.7168

Project Information

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..:

Project Address

4629 Clemson Boulevard / Fletcher Drive, Anderson, SC 29621

Tax Map Number (TMS)

Parent parcel: 093-00-02-009; note: new ~2.25-acre project parcel/TMS to be created by plat

Is the Applicant the Property Owner?

No

Is The Property Zoned?

Zoned

County Council District?

4

School District

4

Total Acreage

~2.25 acres

Requested Special Exception?

Hospital use in the C-2 Highway Commercial District

Purpose of Special Exception?

To allow development and operation of an approximately 19,000 SF single-story small-format hospital with associated parking, access, utilities, stormwater, and site improvements.

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

Yes

Date visited Register of Deeds or Date searched on-line?

08/11/2026

Private Covenants or Deed Restrictions on the Property?

Yes

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:

Declaration of Covenants, Restrictions and Easements for Clemson Commons recorded in Book 17622, Page 1, as amended by First Amendment recorded in Book 18435, Page 223.

Copies attached.

Property Owner Information

Owner Name

Clemson Commons, LLC

Owner Address

109 S McDuffie Street

City

Anderson

State

SC

Zipcode

29624

Phone Number

8646428655

Email Address

rich@mccoywright.com

Acknowledgement

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 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

08/20/2026

Applicant Signature

true

BOLDT

Boldt
Real Estate Development
301 W Wisconsin Ave
Suite 305
Milwaukee, WI 53203

414.276.4666
boldthealthcarerealestate.com

August 19, 2026

Anderson County – Board of Zoning Appeals
401 East River Street
Anderson, SC 29624

Subject: Applicant's statement of Special Exception request

The Applicant requests a Special Exception to permit an approximately 19,000-square-foot, eight-bed hospital on a proposed parcel to be created from parent parcel TMS 0930002002 within Clemson Commons. The property is zoned C-2, Highway Commercial District, where a hospital is permitted by Special Exception. The facility will provide emergency and inpatient hospital services with dedicated ambulance access, on-site parking and internal circulation.

The proposed use will meet applicable C-2 and County development standards. The parcel is being configured to accommodate the building, parking, emergency and service circulation, stormwater management, landscaping and other required site improvements.

The hospital will not be detrimental to public health or the general welfare. It will provide emergency and inpatient healthcare services in a purpose-built facility designed in accordance with applicable building, fire, life-safety and site-development requirements.

The site is appropriately located within Clemson Commons, a highway-commercial development near Clemson Boulevard/US 76 and I-85, with access through the Clemson Commons development roadway network. Water, sewer, fire protection, law enforcement and other required public-service requirements will be coordinated with the applicable agencies and providers through final design and permitting.

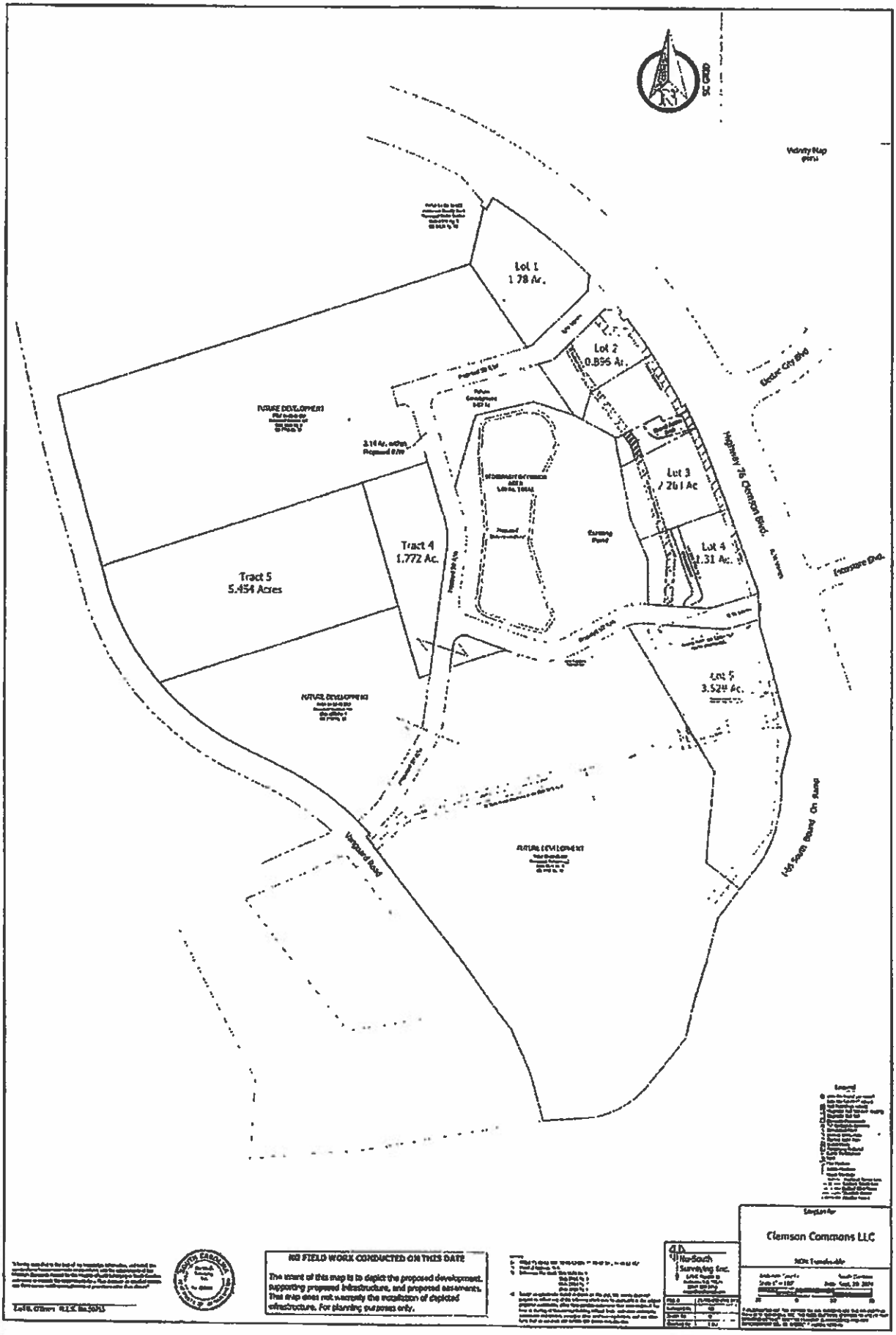
The proposed hospital is compatible with the commercial character of Clemson Commons and surrounding development. The facility, parking and ambulance/service circulation will be contained within the site and designed with required setbacks and landscaping. The proposed use will not adversely affect surrounding properties.

For these reasons, the Applicant respectfully requests approval of the Special Exception.

Sincerely,



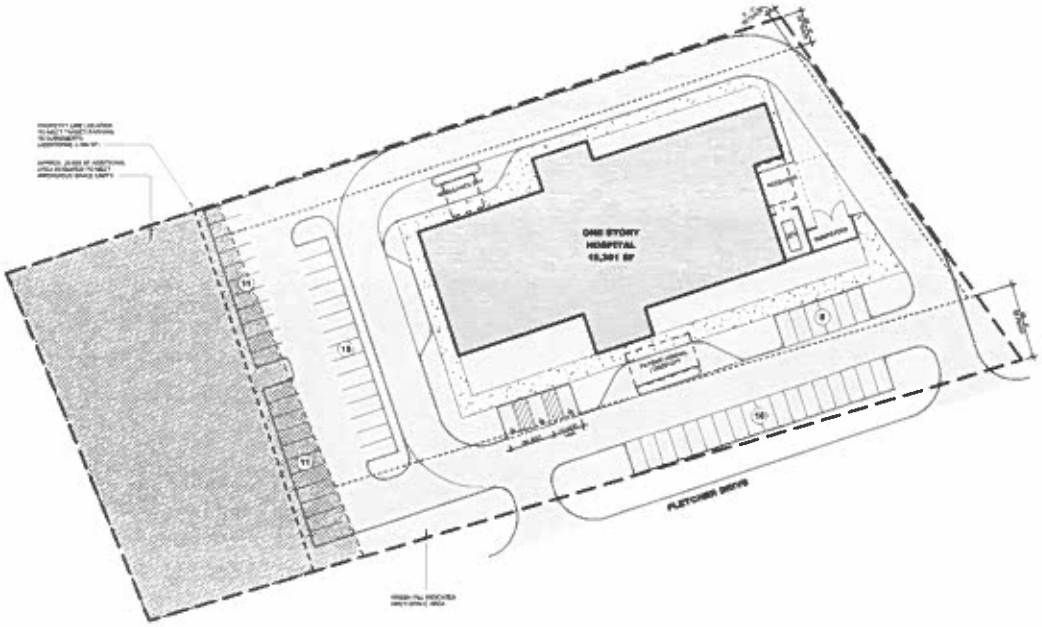
Faeq Hussain
faeq.hussain@boldt.com


Vicinity Map
Lot 1
1.78 Ac.
Lot 2
0.896 Ac.
Lot 3
1.261 Ac.
Lot 4
1.31 Ac.
Lot 5
3.52± Ac.
Tract 4
1.772 Ac.
Tract 5
5.454 Acres
Highway 76 Clemson Blvd.
Electric City Blvd
Fairmont Blvd
Vanguard Road
NATURE DEVELOPMENT
NO FIELD WORK CONDUCTED ON THIS DATE
The intent of this map is to depict the proposed development, supporting proposed infrastructure, and proposed easements. This map does not warranty the installation of depicted infrastructure. For planning purposes only.
Clemson Commons LLC

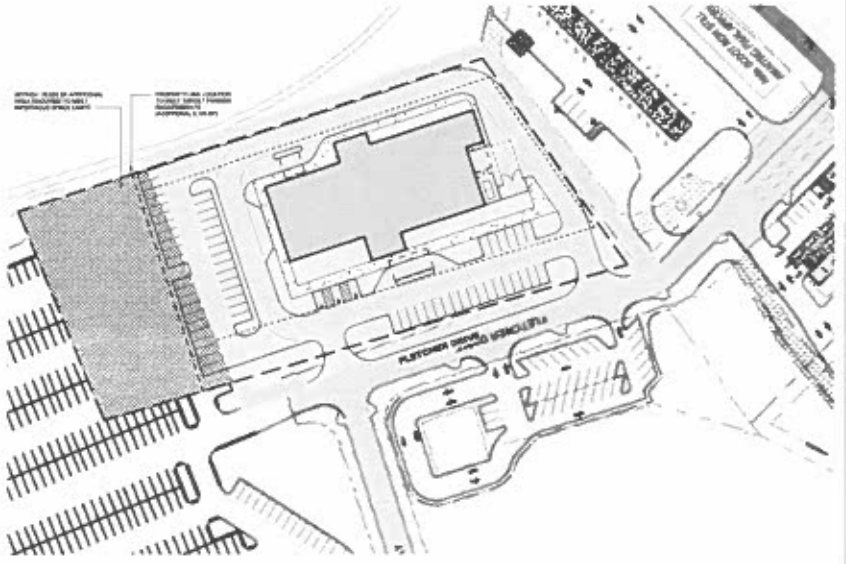
ZONING SUMMARY	
JURISDICTION	ANDERSON COUNTY
ZONING	I-2 HEAVY COMMERCIAL DISTRICT
PERMITTED USE	HOSPITAL PERMITTED BY RIGHT, EXCEPTION
MAXIMUM BUILDING HEIGHT	45 FT
FRONT YARD SETBACK	25 FT
SIDE YARD SETBACK	HOSPITAL 100 FEET ADJACENT TO RESIDENTIAL DISTRICTS (75 FEET PREVIOUSLY)
REAR YARD SETBACK	25 FT
IMPERVIOUS AREA	80% ALLOWED TOTAL SITE AREA = 716,719 SF TOTAL IMPERVIOUS AREA = 17,180 SF ALL TOTAL IMPERVIOUS AREA = 16,870 SF MINIMUM PERVIOUS AREA = 47,923 SF ALL TOTAL PERVIOUS AREA = 47,923 SF
OPEN SPACE RATIO	7% REQUIRED TOTAL SITE AREA = 716,719 SF REQUIRED 10% = 4,344.19 ALL TOTAL OPEN SPACE = 47,923 SF

PARKING SUMMARY	
90° PARKING SPACE DIMENSIONS	9 FT x 20 FT
LOADING SPACE REQUIRED	1 LOADING SPACE REQUIRED FOR 5 TO 10 JOB
AISLE WIDTH	24'
PERPENDICULAR	25'
PARALLEL PARKING	YES, NO DIMENSIONS ON PDD (USER DEFINED)

PARKING CALCULATIONS	
ZONING CRITERIA	REQUIRED
HOSPITAL 1 SPACE PER BED, PLUS ONE PER EVERY TWO EMPLOYEES ON LARGEST SHIFT PLUS ONE PER EACH DOCTOR ON STAFF	75 BEDS = (1 + 0.5 SPACES) PER EMPLOYEE ON LARGEST SHIFT 1 + 0.5 x 1.7 = 1.85 EMPLOYEES TOTAL = 75 SPACES PER 1 BED = 75 + 1.85 = 76.85 EMPLOYEES 1 + 0.5 x 1.7 = 1.85 EMPLOYEES TOTAL = 75 SPACES PER 1 BED = 75 + 1.85 = 76.85 EMPLOYEES PLUS ONE PER EACH DOCTOR ON STAFF
PARKING PROVIDED	TOTAL = 76 SPACES
HOSPITAL 1 SPACE PER 1,000 SF	15,301 SF 15,301 x 1,000 = 15.3 = 16 SPACES PER TABLE 2A = 1.4 ACCESSIBLE 1 + 0.5 x 1.7 = 1.85 ACCESSIBLE
PARKING	TOTAL = 76 1 ACCESSIBLE 1 ACCESSIBLE 2 ACCESSIBLE



01 SITE PLAN



02 SITE PLAN - OVERLAY

SITE TEST FIT

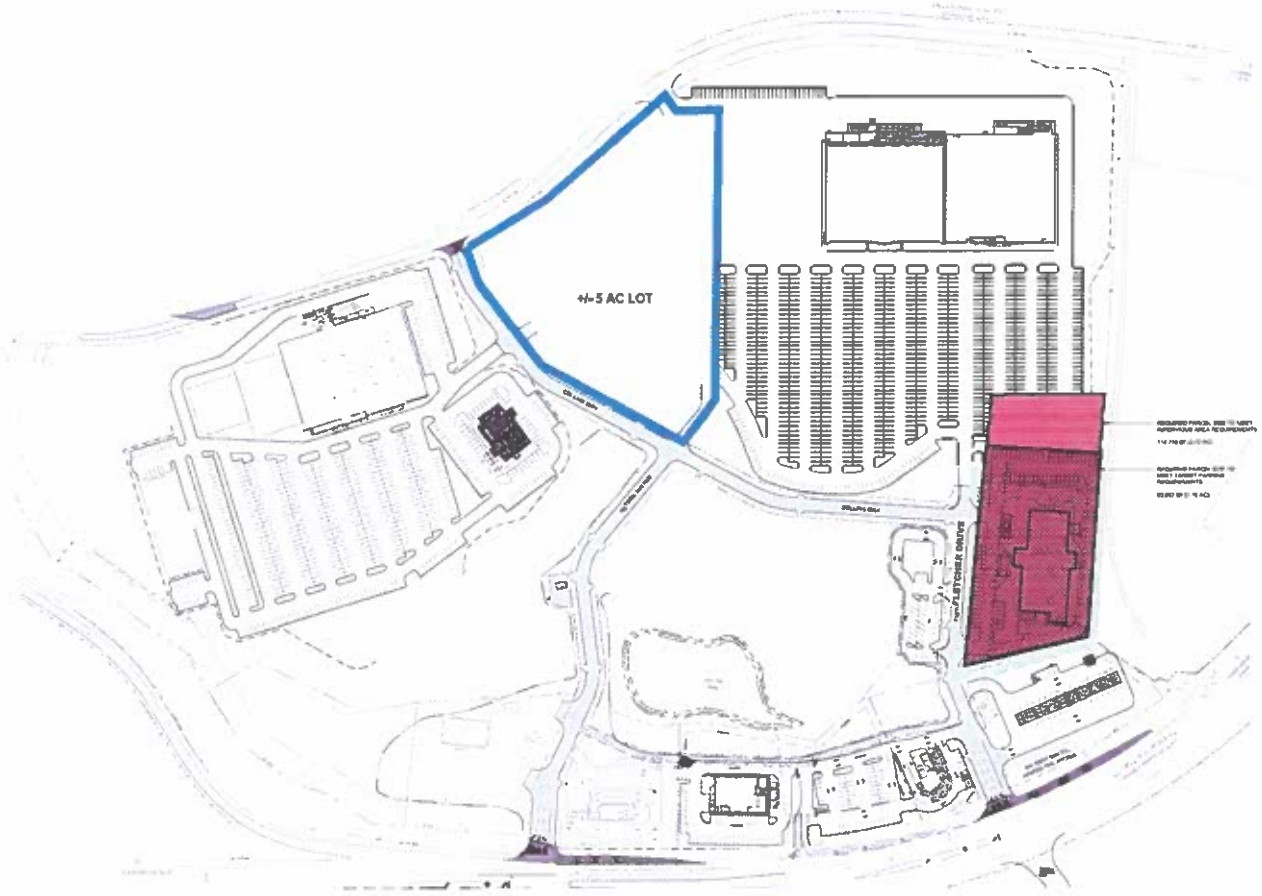
EMERUS - ANDERSON HOSPITAL

FLETCHER DRIVE, ANDERSON, SC 29621

1.00 08/25/2026 26642.272

HKS

Exhibit A



01 DEVELOPMENT PLAN OVERLAY

DEVELOPMENT PLAN OVERLAY

EMERUS - ANDERSON HOSPITAL

FLETCHER DRIVE, ANDERSON, SC 29621

1.01 08/25/2026 26642.272

HKS

Letter ANSI A Landscape



September 15, 2026

ESRI, Highland Mapping, and Anderson County GIS