

CITY OF FLORENCE, SOUTH CAROLINA
BOARD OF ZONING APPEALS
AUGUST 26, 2021 AT 6:00 PM

AGENDA

I. Call to Order

II. Approval of Minutes

Regular meeting held on July 22, 2021.

III. Public Hearing and Matter in Position for Action

BZA-2021-11 Request for a variance from the setback and size requirements for an accessory building on a residential lot located at 1913 Brigadoone Lane, in the NC-15 zoning district; Tax Map Number 15013-01-007.

IV. Public Hearing and Matter in Position for Action

BZA-2021-12 Request for a special exception use permit for car rentals at 1921 Second Loop Road, in the AC zoning district; Tax Map Number 90029-01-019.

V. Adjournment

Next regularly scheduled meeting is September 23, 2021.

**MINUTES OF THE REGULAR MEETING OF THE
CITY OF FLORENCE BOARD OF ZONING APPPEALS
JULY 22, 2021**

MEMBERS PRESENT: Larry Chewning, Nathaniel Poston, Deborah Moses, Shelanda Deas, and Ruben Chico

MEMBERS ABSENT: Larry Adams and Randolph Hunter

STAFF PRESENT: Derek Johnston, Alane Zlotnicki, and Danny Young, IT

APPLICANTS PRESENT: Julian and Mary Blanche Fowler

CALL TO ORDER: Chairman Chewning called the meeting to order at 6:00 p.m.

APPROVAL OF MINUTES:

Chairman Chewning introduced the June 24, 2021 minutes. Mrs. Moses moved that the minutes be approved as submitted; Mr. Chico seconded the motion. Voting in favor of approving the minutes was unanimous (5-0).

PUBLIC HEARINGS AND MATTERS IN POSITION FOR ACTION:

BZA-2021-09 **Request for a variance from the requirements for an accessory building on a residential lot located at 1731 Malden Drive, in the NC-15 zoning district; Tax Map Number 01503-01-105.**

Chairman Chewning introduced the variance and asked staff for their report. Mr. Johnston gave the report as submitted to the Board of Zoning Appeals. Chairman Chewning asked if there were any questions of staff.

Mr. Chico clarified the distances requested. He said that it looks like there's a wide grassy right of way; Mr. Fowler said it is 13'2" wide, so the building will actually be about 24 feet from the road. Chairman Chewning asked where the original zoning permit had the building; Mr. Johnston said it originally said ten rather than the needed fifteen feet, so it was withdrawn.

The applicant, Mr. Fowler, was sworn in. He explained that his and his wife's parents are deceased and they need storage space. They like the cluster of trees in the back yard. He misread the ordinance when he ordered the building. After speaking to staff, he decided to ask for these distances. He has a fence that's 2 feet off the property line, so the building will actually be 13 feet off the property line. There is a ditch bank behind him with trees on either side. People have accessory buildings all along it.

Mr. Chico asked for clarification on what a "ditch bank" is. It's an area about 12 feet wide and provides a drainage ditch between the properties. Mr. Fowler said they don't own any of it, so it adds an extra gap between the property lines.

Chairman Chewning asked if Mr. Fowler had discussed this with his neighbor; he hasn't, but letters were sent out to all neighbors by staff. Mr. Poston asked if any neighbors had contacted the City; no one has, either for or against the request.

There being no further questions for the applicant from the Board, and no one else to speak for or against the request, Chairman Chewning closed the public hearing and asked for a motion.

Mr. Poston moved that the Board approve the variance as requested based on the following findings of fact and conclusions:

1. That a variance from the terms of this Ordinance will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions will in an individual case, result in an unnecessary hardship: The owner would like to place the detached garage 11' from the street side property line and 6' from the rear property line to take advantage of open space free of vegetation. Strict adherence to the Ordinance would require removal of mature trees on the property.
2. That the spirit of the Ordinance will be observed, public safety and welfare secured, and substantial justice done: The height of the structure triggers the increased setback requirements from 5' to 10'. The applicant is proposing the structure to be 6' from the rear property line to make up for the additional 1'8" of height over 10'. This would allow the preservation of mature trees and shrubs on the site.
3. That there are extraordinary and exceptional conditions pertaining to this particular piece of property: The rear yard is almost completely covered with vegetation including trees and shrubs that limit placement options for the detached garage
4. That these conditions do not generally apply to other property in the vicinity: The hardship is limited to this parcel because of the large percentage of rear yard occupied by established vegetation as compared to most lots in the vicinity.
5. That because of these conditions, the application of the Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows: Strict adherence to the Ordinance does allow use of the property as a single-family residence, but would limit the ability of the property owner to place the detached garage in the desired location of 11' from the street-side property line and 6' from the rear property line.
6. That the authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance: The detached garage will not have minimal visual impact from Malden Drive or Milton Street due to the house and the vegetation, but the property owner to the rear will be affected by the close proximity of the detached garage to the property line. There is a row of mature trees and shrubs separating the two parcels.

Ms. Deas seconded the motion. The motion to approve the variance as requested passed unanimously (5-0).

ADJOURNMENT: As there was no further business, Mrs. Moses moved to adjourn the meeting. Ms. Deas seconded the motion. Voting in favor of the motion was unanimous (5-0). Chairman Chewning adjourned the meeting at 6:18 p.m. The next regular meeting is scheduled for August 26, 2021.

Respectfully submitted,
Alane Zlotnicki, AICP
Senior Planner

DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE BOARD OF ZONING APPEALS

DATE: August 26, 2021

APPEAL NUMBER: BZA-2021-011

VARIANCE REQUEST: Request for a variance from the setback requirements in Table 3-8.1.1 of the *Unified Development Ordinance* for a residential lot.

LOCATION: 1913 Brigadoone Lane

TAX MAP NUMBER: 15013-01-007

OWNER OF RECORD: Bryan Patterson

APPLICANT: Bryan Patterson

ZONING DISTRICT: Neighborhood Conservation-15 (NC-15)

Land Use and Zoning

The parcel is located at 1913 Brigadoone Lane. It is in the Neighborhood Conservation-15 zoning district, as is everything adjacent to it. This district permits single family detached houses only.

Site and Building Characteristics

The lot is 18,583 square feet in size. The existing detached garage is 20 feet wide and 30 feet long. The garage is at an angle to the side property line and currently shows a side setback of 5'6" at the front to 3'3" at the rear (see Attachment F). The rear setback is currently 17'4".

Variance Request

The applicant is asking for a variance from the requirements of Table 3-8.1.1 of the *Unified Development Ordinance* regarding accessory buildings in residential districts in order to construct a 12 foot deep by 20 foot wide addition to the rear of the existing building (see Attachment F). According to Table 3-8.1.1, side setbacks shall be the side setback for the district, which in the NC-15 district is 10 feet. The rear setback is 10 feet for accessory buildings over 10 feet tall.

The addition would have a side setback of 3'3" to 2'8" and a rear setback of 5'4". Thus the variance request is for a 7'4" (73%) decrease on the side, and a 4'8" (46%) decrease from the rear.

The following information is included as submitted by the applicant and further described in Attachment E:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows: I am unable to move the physical location of the existing shop.
2. These conditions do not generally apply to other property in the vicinity as shown by: this property has the preexisting accessory building.

3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows: without the variance, I would not be able to expand the shop as I need to.
4. The authorization of the variance will not be of substantial detriment to adjacent property 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 extension is to the rear of the building, which will not affect the front façade. There is also an already existing green space between the properties at the back. The exterior appearance of the building will remain the same.

Staff Comments

When the house was constructed in 2003, the side and rear setbacks for accessory buildings were 3 feet. The garage, which was constructed by 2012, meets those setbacks. The owner now wants to add a 20 by 12 foot addition to the rear of the garage, resulting in a side setback of just under 3 feet and a rear setback of just over 5 feet. The addition adds 240 square feet to the area of the garage, which is currently 600 square feet, for a finished total area of 840 square feet. The area of accessory structures can be up to 25% of the square footage of the principal structure; the house is 2440 square feet in size. 25% is 610 SF. However, there is no specific size limit for detached garages.

In his description of the request (Attachment E), the owner refers to an easement behind his house. Staff has not found any reference to an easement on any plats.

Issues to be Considered

Applications for a variance shall be evaluated by the Board of Zoning Appeals based on the following conditions:

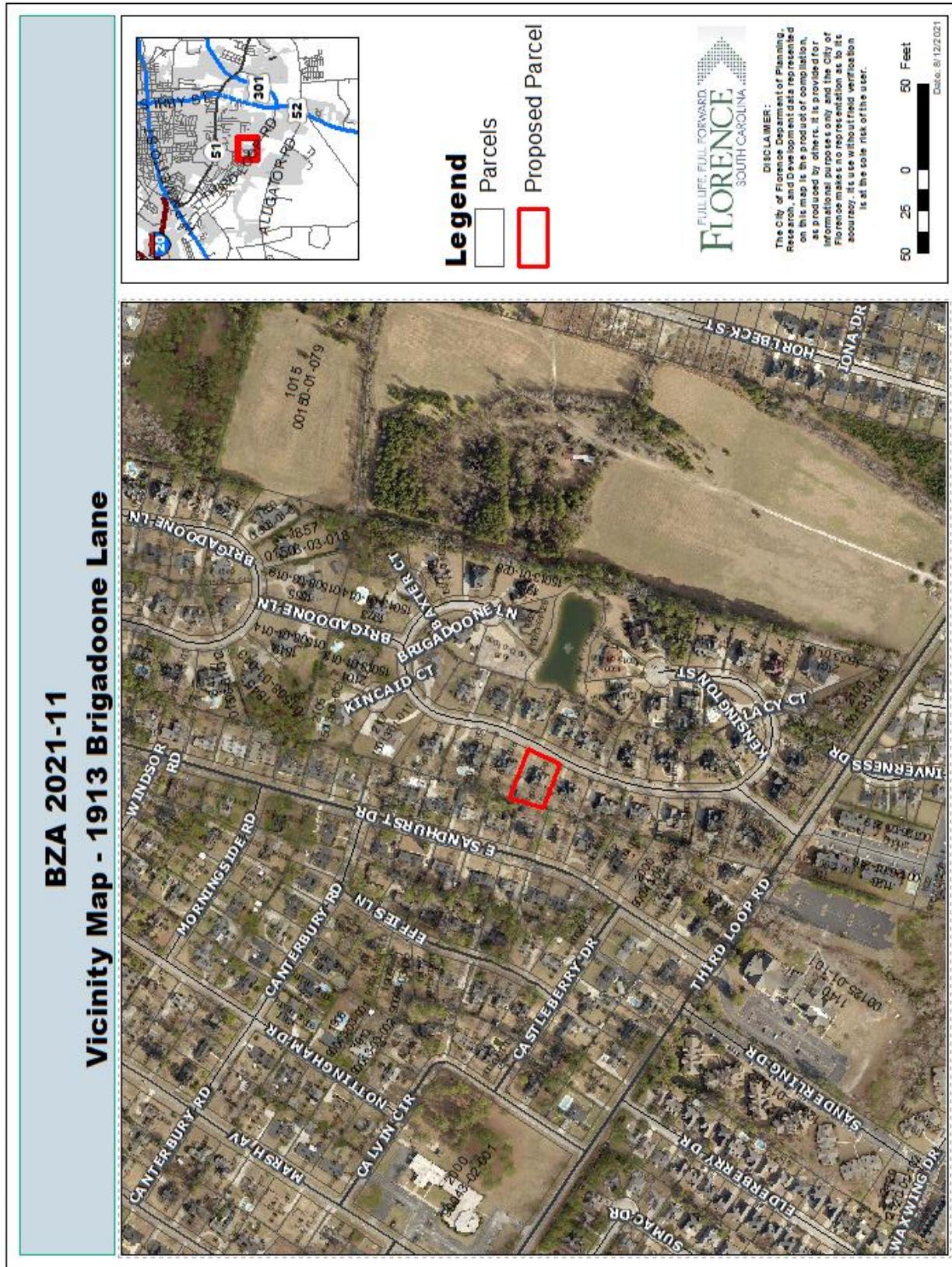
1. That a variance from the terms of this Ordinance will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions will in an individual case, result in an unnecessary hardship: Requiring that current setback requirements be met by the new addition would result in the inability to expand the existing building as desired by the owner.
2. That the spirit of the Ordinance will be observed, public safety and welfare secured, and substantial justice done: The intent of the Ordinance is to provide an adequate distance from property lines for accessory buildings in a residential area. When the house and garage were built, 3 feet was the required distance for accessory structures. Additionally, there is a 6 foot tall privacy fence between the garage and the neighboring properties both to the side and the rear.
3. That there are extraordinary and exceptional conditions pertaining to the particular piece of property: The garage is already built and encroaches into the side setback; the request is to construct a 240 square foot addition to the rear of it.
4. That these conditions do not generally apply to other property in the vicinity: This is a preexisting building that was constructed according to the requirements in place at the time.
5. That because of these conditions, the application of the Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows: Requiring adherence to the specifics of the setback requirements would not prevent the use of the home as a single-family residence; however, the extra work space desired by the owner would have to be provided in an additional accessory building, which would increase visual clutter in the back yard.
6. That the authorization of a variance will not be of substantial detriment to adjacent property or to the

public good, and the character of the district will not be harmed by the granting of the variance: The exterior of the garage which is visible from the street will not change, and the addition will be finished to match. The area proposed for the addition is currently unused space and is not visible from the street. There is a 6 foot privacy fence around the back yard so the proximity to neighboring properties is not obvious.

Attachments

- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Table 3-8.1.1
- E. Request Details
- F. Site Plan
- G. Site Photos

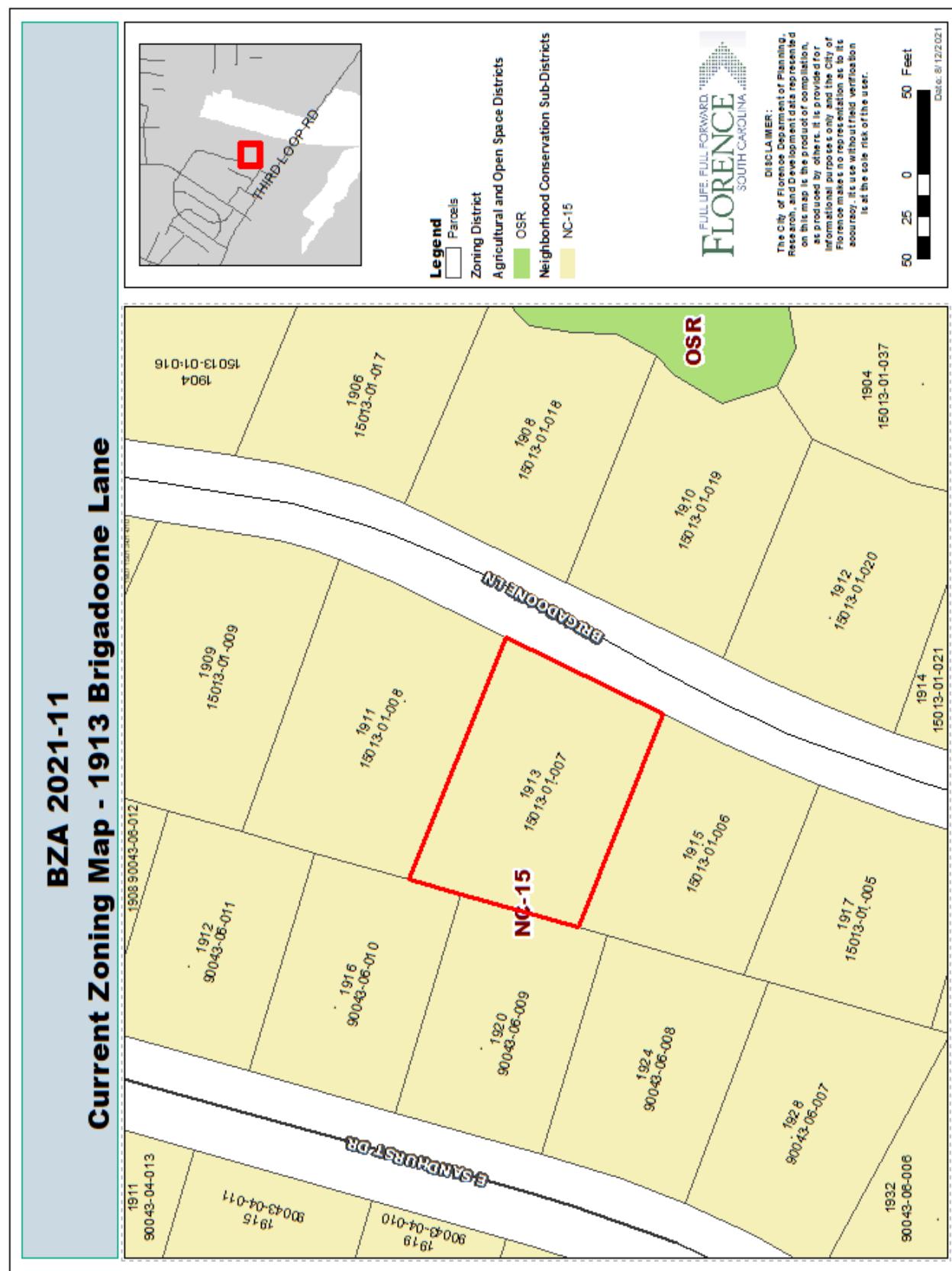
Attachment A: Vicinity Map



Attachment B: Location Map



Attachment C: Zoning Map



Attachment D: Table 3-8.1.1 from the *Unified Development Ordinance*

Table 3-8.1.1 Permitted Encroachments		
Structure or Projection	Permitted Encroachments ¹	
	Into Required Yard	From Lot Line
Rear Setback		
Accessory building (except detached garages)	N/A	5' for buildings that are less than 10 ft. in height; 10' for all other accessory buildings
Interior Side Setback or Street Side Setback		
Accessory Building (except detached garages)	N/A	Shall comply with the principal building setback for the district

Attachment E: Request Details

July 14, 2021

City of Florence Board of Zoning
 C/O Alane Zlotnicki, AICP
 SENIOR PLANNER - PLANNING, RESEARCH & DEVELOPMENT
 324 West Evans Street . Florence, SC 29501
 843.665.2047 Ext. 1101 azlotnicki@cityofflorence.com

Dear Board,

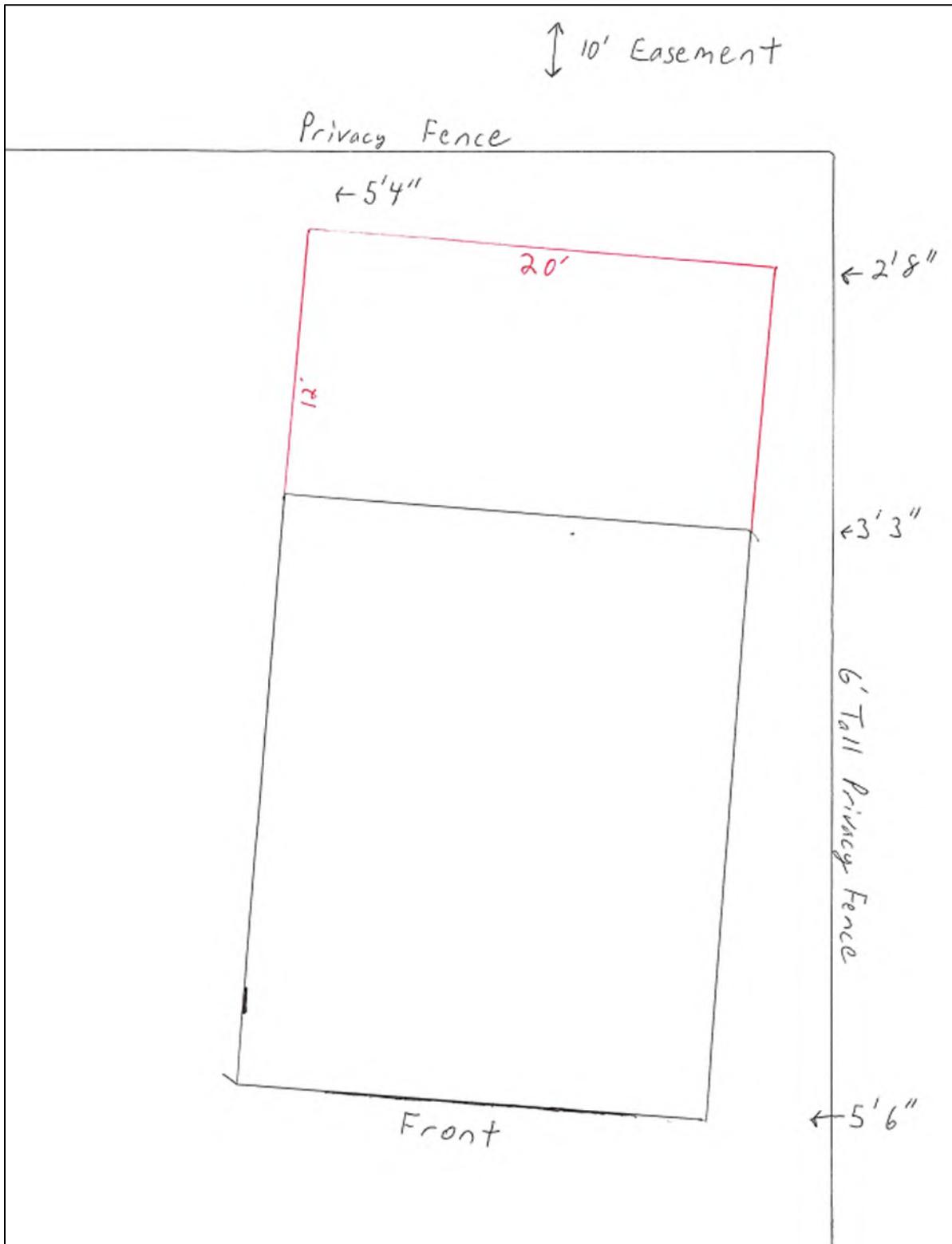
I am writing to request permission to extend the back of my existing 20'x30' shop by 10'-12' straight back. The side dimensions will not change. I am unable to move the building to meet the current required setbacks. The exterior of the building, including the front brick veneer will remain unchanged. There is an existing unkept green space / easement behind my lot and the property behind me. The extension will not effect any surrounding property or the easement. Thank you for your time and consideration.

Sincerely,



Bryan B Patterson

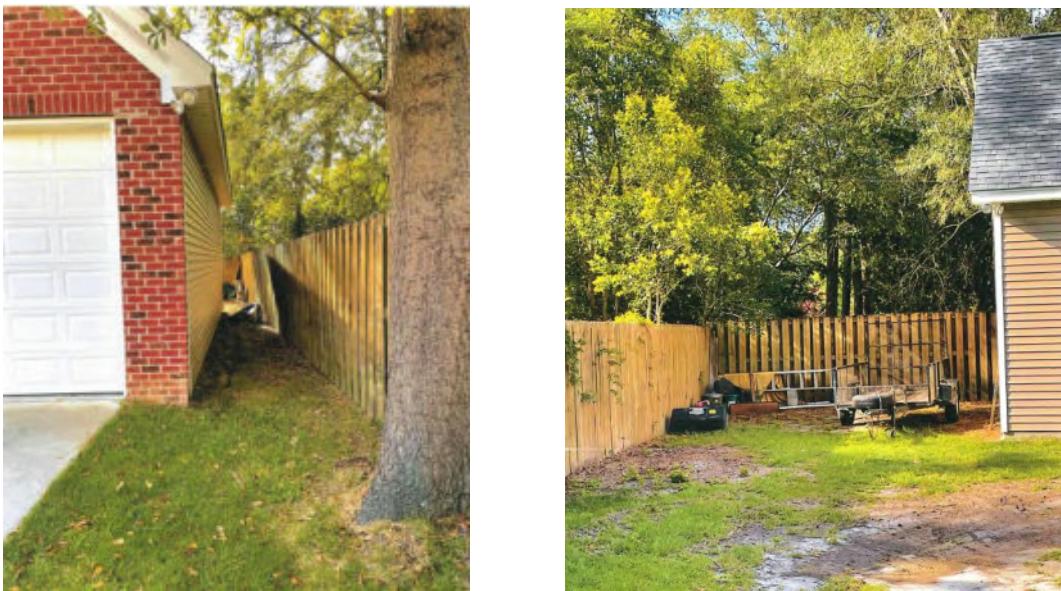
Attachment F: Site Plan



Attachment G: Site Photos



Front of the house and garage from the street.



Distance between existing building and side property line fence; view of the area behind the building where the addition would be located.

Board of Zoning Appeals Motion Worksheet

Case Number: BZA 2021-11 Nature of Request: Setback Variance

I move that we **grant** / **deny** the request for a variance based upon the following findings of fact:

2. That a variance from the terms of the *Zoning Ordinance* **will not** / **will** be contrary to the public interest when, because of special conditions, a literal enforcement of the provision will, in this individual case, result in an unnecessary hardship, in that: _____

3. That the spirit of the *Zoning Ordinance* **will** / **will not** be observed, public safety and welfare secured, and substantial justice done because: _____

4. That there are extraordinary and exceptional conditions pertaining to the particular piece of property, namely: _____

5. That these conditions do not generally apply to other property in the vicinity, in that: _____

6. That because of these conditions, the application of the *Zoning Ordinance* to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property by: _____

7. That the authorization of a variance **will not** / **will** be of substantial detriment to adjacent property or to the public good, and the character of the district **will not** / **will** be harmed by the granting of the variance, because: _____

Guidelines applicable to the granting of a variance:

1. Profitability: the fact that a property may be used more profitably if the variance is granted **may not** be used as the basis for granting the variance.
2. Conditions: the BZA **can** put conditions on the granting of the variance.
3. Use Variance: the BZA **cannot** grant a variance that would allow a use not permitted in the zoning district.
4. Hardship: the hardship **cannot** be based on conditions created by the owner/applicant.

Notes:

DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE BOARD OF ZONING APPEALS

DATE: August 26, 2021

APPEAL NUMBER: BZA-2021-12

SPECIAL EXCEPTION REQUEST: Special Exception request to operate an Automobile Rental Establishment as required by Table 1-2.7.4 in the *Unified Development Ordinance* for a commercial use.

LOCATION: 1921 Second Loop Road

TAX MAP NUMBER: 90029-01-019

OWNER OF RECORD: First-Citizens Bank & Trust

APPLICANT: Guy Harris, Spencer/Hines Properties

ZONING DISTRICT: Activity Center (AC)

Land Use and Zoning

The commercial property is located at 1921 Second Loop Road at the corner of Second Loop Road and Valparaiso Drive. The 1,080 square foot building was constructed in 1984 on this 0.48 acre parcel which was formerly a bank. It is zoned Activity Center, characterized as mixed use development outside of the City's Central Business District (CBD). The City's Future Land Use Plan designates this area as Commercial Auto-Urban which is consistent with its current commercial zoning.

Points to Consider

- 1) The applicant is seeking permission to operate a Car Rental Establishment, Hertz Rental, in the existing commercial building in the City limits of Florence, previously occupied by a branch of Citizens Bank & Trust.
- 2) *Unified Development Ordinance* Table 1-2.7.4, Commercial Uses lists Automobile Sales, Rental, and Service Establishments as a Permitted Special Exception Use requiring Board of Zoning Appeals approval.
- 3) The applicant must also meet all applicable conditional requirements for Automobile Sales, Rental, and Service Establishments in the AC district specifically for Rental Car Establishments as outlined in Section 1-2.8.4.F of the *Unified Development Ordinance* including that vehicles will not be parked on the public right-of-way; existing buildings can only be reused if brought into compliance with Division 4-11.1 Lighting; all outdoor vehicle display areas must be screened according to Article 10 Landscaping & Buffering.
- 4) Section 6-21.7.11 Permitted Special Exception Use Approval of the *Unified Development Ordinance* outlines the criteria to be met for Special Exception approval by the Board of Zoning Appeals including Subsection E that suggests additional conditions that can be imposed to ensure compliance and/or that impacts caused by the use are mitigated.

- 5) Section 6-23.1.8 Special Provisions for Permitted Special Exception Uses of the *Unified Development Ordinance* provides for inspections to determine that compliance with the requirements of a Special Exception are being met and outlines steps for permit revocation if necessary.
- 6) Contingent upon Board of Zoning Appeals approval, Planning Staff will ensure all conditions are met before granting the Special Exception Permit, and they will be observed in the future as prescribed in the *Unified Development Ordinance*.

Special Exception Request

The applicant is asking for a Permitted Special Exception as a requirement of Table 1-2.7.4 of the *Unified Development Ordinance*, which requires an Automobile Rental Establishment to obtain approval from the Board of Zoning Appeals. As part of the permitting process, the applicant must, at a minimum, meet any and all conditions set out in the *Unified Development Ordinance* regarding the proposed use.

Specifically applicable Sections of the *Unified Development Ordinance* include:

1. Sec. 1-2.8.4 Commercial Use Standards

The standards of this Section apply to commercial uses that are specified in Table 1-2.7.4, Commercial Uses as conditional (C) or permitted special exception (SE).

2. Division 4-11.1 Lighting

3. Sec. 4-10.3.4 Bufferyards for Parking Lots and Vehicular Use Areas

4. Sec. 6-21.7.11 Permitted Special Exception Use Approval

A. **Generally.** A permitted special exception use is a use that is allowed within a zoning district, but which is subject to specific standards and a public hearing process in order to reduce the potential for incompatibility with other uses within the district. These uses commonly have the potential for various adverse impacts such as traffic congestion, noise, visual and aesthetic impacts, which if unmitigated, could undermine the integrity of the zoning district. The designation of a use as a permitted special exception use means that it is only allowed in a proposed location if all of the conditions applicable to the use, set out in *Division 1-2.8, Conditional and Permitted Special Exception Use Standards*, the general standards of Subsection C., below, and all of the other applicable requirements of this Unified Development Ordinance, are met.

C. **Criteria for Approval.** In addition to the applicable standards of this Unified Development Ordinance, including those set out in *Division 1-2.8, Conditional and Permitted Special Exception Use Standards*, all permitted special exception uses shall comply with all of the following general standards:

1. The permitted special exception use shall not be of a type that would tend to undermine the implementation of an adopted plan that includes the parcel proposed for development.

Staff comment: The current and future land use is intended for mixed commercial development. The vacant building was previously a bank, but will be re-purposed as a car rental establishment. Some nuisances associated with a car rental establishment could be the visual impact of parked automobiles, which the required parking lot landscaping would mitigate.

1. The permitted special exception use shall be compatible with surrounding land uses and the natural environment and will not materially detract from the character of the immediate area or negatively affect the planned or anticipated development or redevelopment trajectory.

Staff comment: The surrounding land uses are a mixture of commercial, institutional, and residential with a large percentage of parcels along the Second Loop corridor functioning in a commercial capacity.

2. There is no practicable alternative location where the use is permitted as-of-right within 1,000 feet of the parcel proposed for development, or, if such a location exists, the proposed location is more favorable in terms of:
 - a. Providing a needed community service;
 - b. Providing a critical mass of jobs that are likely to pay more than the median wages for the region;
 - c. Providing a balance of land uses, ensuring that appropriate supporting activities, such as employment, housing, leisure-time, and retail centers are near one another; or
 - d. Making more efficient use of public infrastructure, such as off-peak street capacity.

Staff comment: Not applicable to this application

3. The approval of the permitted special exception use will not create a critical mass of similar permitted special exception uses that is likely to discourage permitted uses by making the vicinity less desirable for them.

Staff comment: This use is consistent with other commercial development along Second Loop Road and will not create an accumulation of car rental facilities in the vicinity. .

4. The permitted special exception use and any conditions of development shall adequately protect public health and safety against natural and man-made hazards which include, but are not limited to, traffic noise, water pollution, airport hazards, and flooding.

Staff comment: The City will ensure the applicant's understanding and compliance with all conditional requirements from the Unified Development Ordinance, or those imposed by the Board, before a zoning permit is issued.

5. The permitted special exception use will not use an unfairly disproportionate share of public services that would compromise the delivery of those services to other uses in the vicinity. Applicable public services include, but are not limited to, utilities, police protection, fire protection, schools, parks, and libraries.

Staff Comment: An excessive burden upon public services is not anticipated.

- E. Decision; Conditions of Approval.** The Director may recommend, and the Board of Zoning Appeals may attach, conditions of approval to the permitted special exception use in order to mitigate its impacts (or reasonably foreseeable impacts) such that it complies with the criteria of

Subsection C., above, and/or to assure and monitor continued compliance with this Unified Development Ordinance. Conditions shall be roughly proportional to the impacts to which they are addressed, taking into account the mitigating effects of applicable requirements set out in [Division 1-2.8](#), Conditional and Permitted Special Exception Use Standards. The subject matter of conditions, by way of illustration and not limitation, may include:

1. Additional landscaping or buffering, or landscaping improvements;
2. Building or façade improvements;
3. Specification of hours of operation;
4. Limitations on the use or related activities;
5. Noise abatement measures;
6. Limitations on lighting, such as lighting curfews or restrictions on levels of illumination;
7. Measures to control, mitigate, or direct traffic;
8. Parking, loading, and site circulation adjustments;
9. Restrictions on outdoor displays, sales, or storage;
10. Standards and assurances regarding the maintenance of property;
11. Restrictions on signage that relate only to the sign structure, materials, lighting, placement, size, or type, but not to the content of messages displayed (unless such messages are not protected speech); and
12. An expiration date for the permit, before which the permit must be renewed in order for the permitted special exception use to continue to operate.

Sec. 6-23.1.8 Special Provisions for Permitted Special Exception Uses

- A. **Generally.** The provisions of this Section may be applied to enforce a Permitted Special Exception Use Permit.
- B. **Inspection.** The City may:
 1. Make inspections to determine compliance with the provisions of this Unified Development Ordinance and the permitted special exception use permit, and initiate appropriate action as necessary; and/or
 2. Keep a record of complaints, indicating any action taken. These records shall be made available at the time of renewal of the permitted special exception use permit if there has been a time period placed on the permitted special exception use, or where the Board of Zoning Appeals has been requested to review the permitted special exception use for compliance.
- C. **Permitted Special Exception Use Permit Revocation.** Upon determination of noncompliance with the provisions of the Permitted Special Exception Use Permit, the City will take actions as necessary to assure compliance. Such actions may include non-renewal or revocation of the permit as follows:
 1. The Director shall provide a notice of violation to the record owner of the property upon which a permitted special exception use is located, advising the owner that the use must be brought into

compliance with specified Unified Development Ordinance Sections within 14 days from the date of the notice.

2. If total compliance has not occurred or a plan for compliance has not been submitted to the Director within 14 days from the date of notice, then the Director shall issue a cease-and-desist order and notify the record owner of a hearing date by the Board of Zoning Appeals to consider revocation of the Permitted Special Exception Use Permit.
3. The Board of Zoning Appeals shall revoke the Permitted Special Exception Use Permit if the use and/or property is/are not in total compliance. The Board of Zoning Appeals may grant up to a 14-day period for compliance. The Permitted Special Exception Use Permit shall remain in suspension and the cease-and-desist order shall remain in effect until total compliance is obtained.
4. At the end of a compliance period the Board of Zoning Appeals shall revoke the Permitted Special Exception Use Permit if total compliance has not been obtained.
5. If the use and property are brought into compliance, any further violation of terms of the Permitted Special Exception Use Permit within 90 days from the initial notice of violation are grounds for immediate revocation of the Permitted Special Exception Use Permit.
6. Revoked Permitted Special Exception Use Permits may only be reinstated by the City Council, which may impose conditions to ensure compliance.

Options

The Board of Zoning Appeals may:

- (1) Recommend approval of the request as presented based on the information submitted.
- (2) Defer the request should additional information be needed.
- (3) Suggest other alternatives.
- (4) Recommend denial of the request based on information submitted.

Attachments

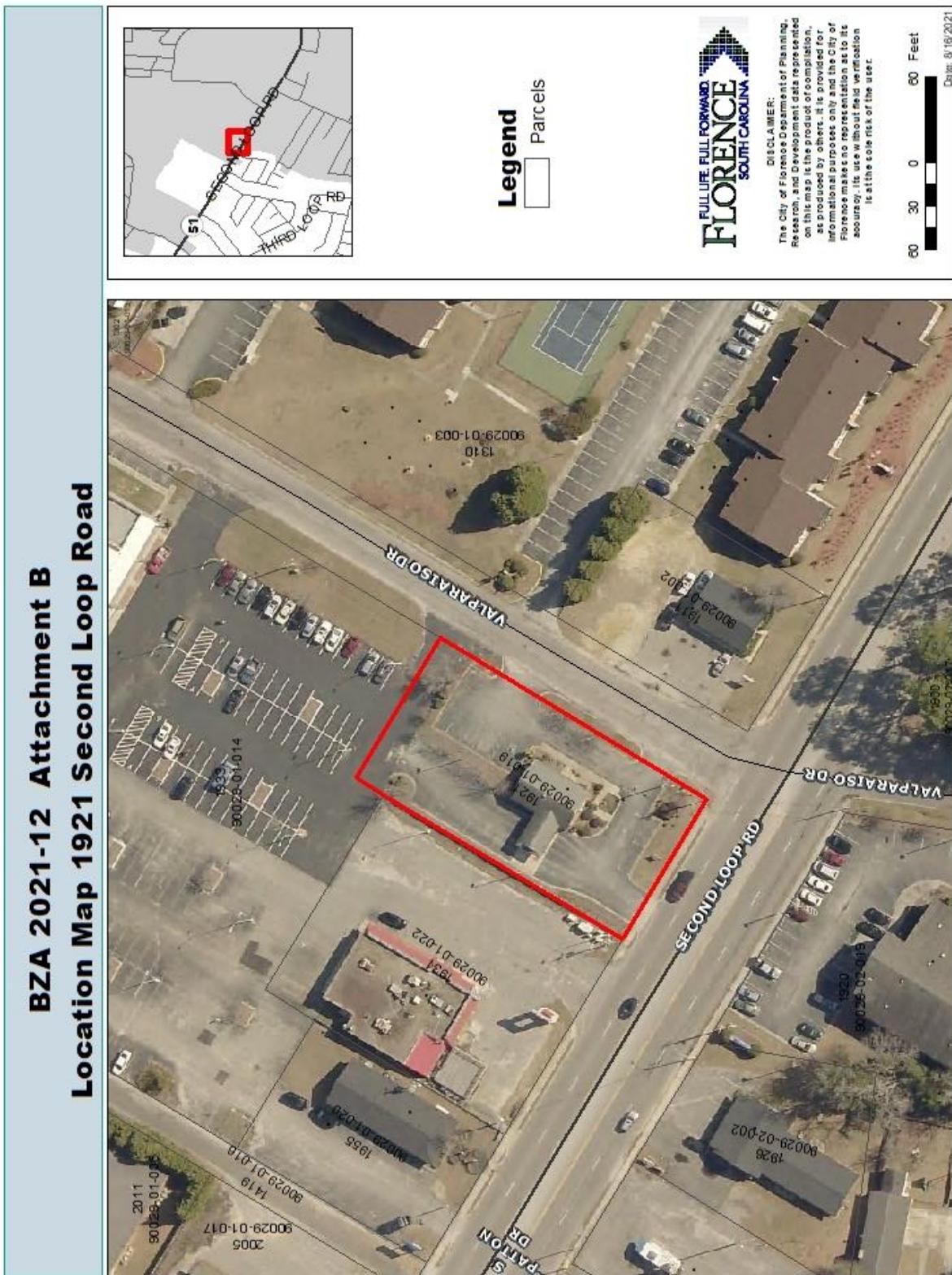
- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Future Land Use Map
- E. Proposed Site Plan
- F. Proposed Freestanding Sign Rendering
- G. Proposed Wall Sign Rendering
- H. Site Photos

BZA 2021-12 Attachment A
Vicinity Map 1921 Second Loop Road

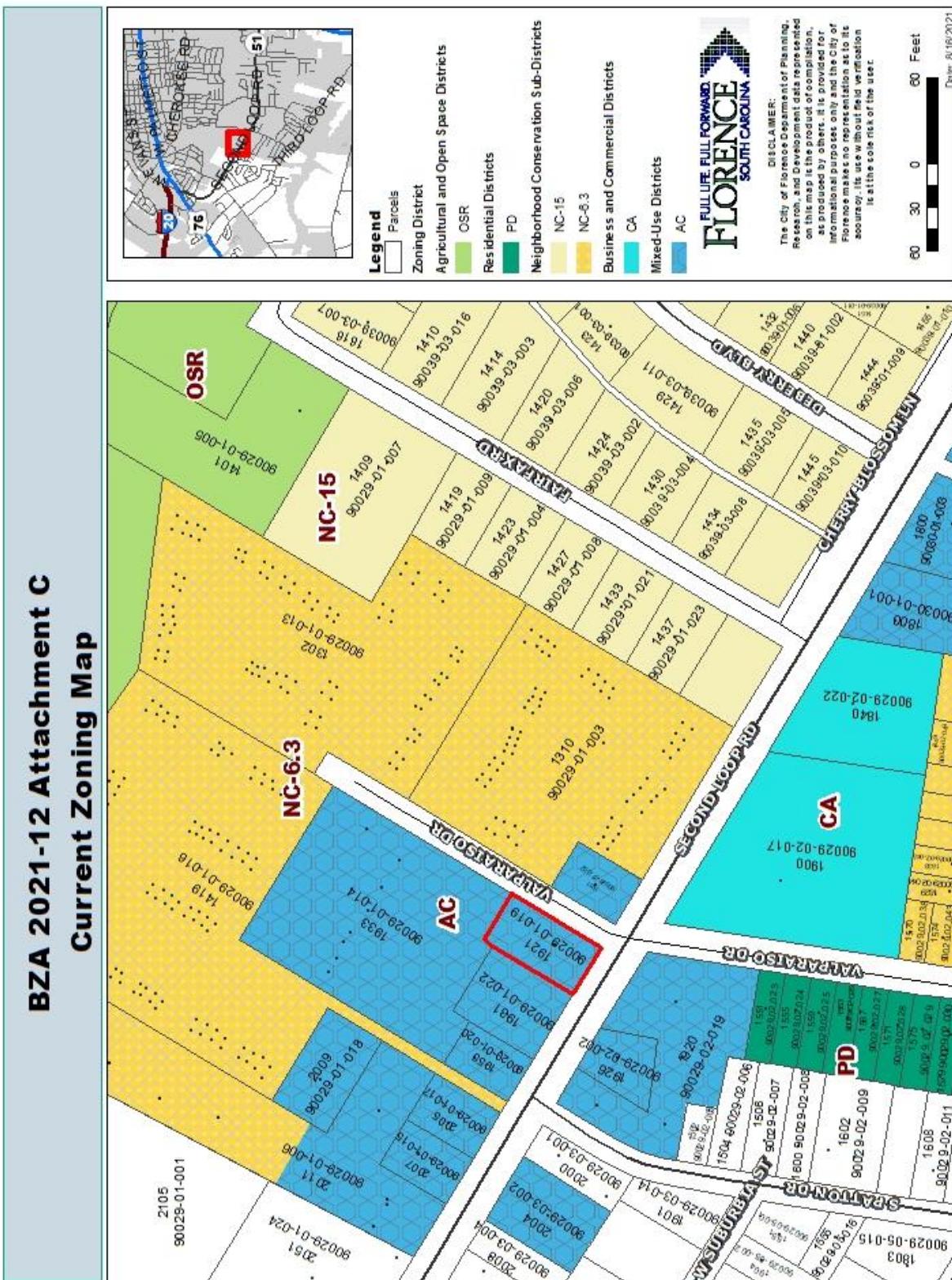
Attachment A: Vicinity Map



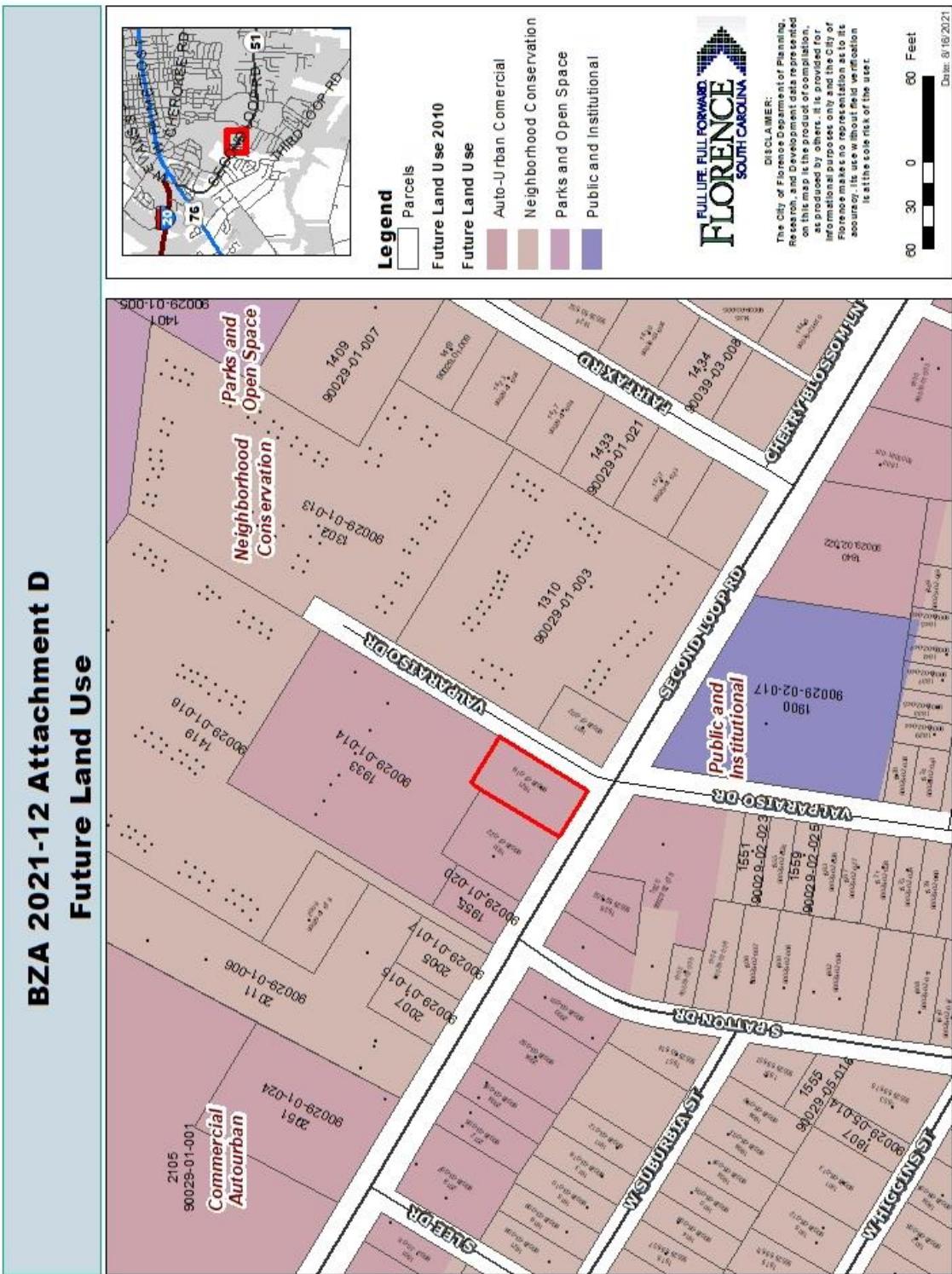
Attachment B: Location Map



Attachment C: Zoning Map

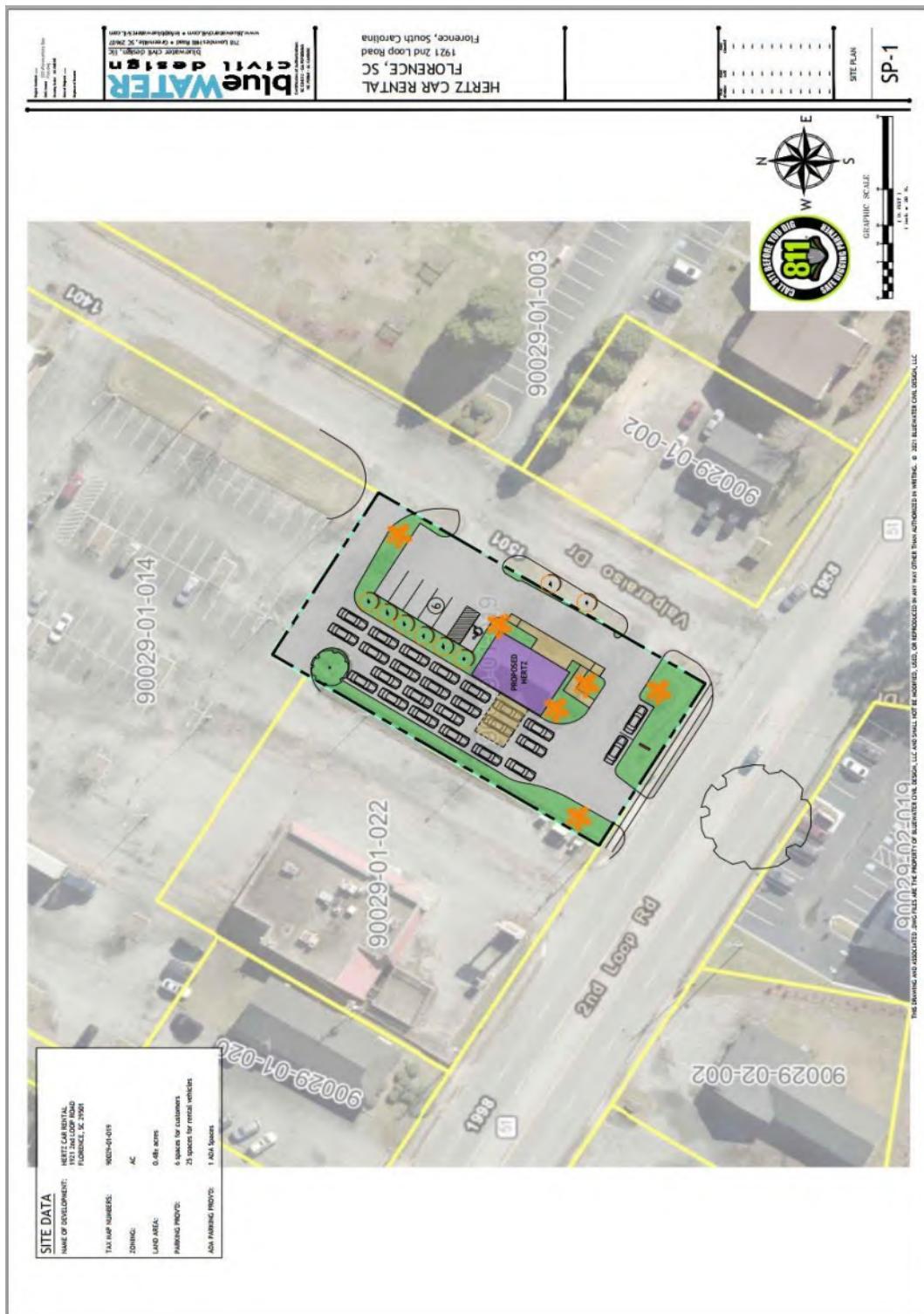


BZA 2021-12 Attachment D
Future Land Use



Attachment D: Future Land Use Map

Attachment E: Proposed Site Plan



Attachment F: Proposed Freestanding Sign Rendering



All new aluminum welded constructed sign with internal LED lighting and best grade flex faces. Sign is double sided. Estimated sign height to be 12 feet to comply with local codes/restrictions. UL constructed and NEC compliant

Installed price: \$6200.00

Customer:	Guy Harris	Date Due:	
Company:	Spencer Hines Realty	Suspension:	
Address:	153 Phifer Dr	Sign Dimensions:	Estimate:
City:	Spartanburg, SC 29303	Customer Approval Signature:	
Phone:	864-585-3327		
E-Mail:		Date Signed / / _____	
 DESIGN FABRICATE INSTALL B64-585-3327 All Artwork Property of Signature Signs And Can Not Be Duplicated Without Consent			

Attachment G: Proposed Wall Sign Rendering

A

B

FIGURE A SHOWS LED LIGHTED CHANNEL LETTERS COST TO MANUFACTURE THIS SIGN IN SCALE TO BLDG IS \$3,250.00

FIGURE B SHOWS AN LED LIGHTED BOX SIGN WITH FLEX FACE. COST TO MANUFACTURE THIS SIGN IN SCALE TO BLDG IS \$2,812.50 TRAVEL/INSTALL FEE FOR EITHER SIGN: \$650.00 TAX AND PERMITS NOT INCLUDED

Customer:	Guy Harris	
Company:	Spencer Hines Realty	
Address:	153 Phifer Dr Spartanburg, SC 29303	
City:	Spartanburg, SC	
Phone:	864-585-3327	
E-Mail:		
SIGN DESIGN, FABRICATE, INSTALL		
All Work Property of Spartan Signs And Can Not Be Duplicated Without Consent		
Order Date:	Due Date:	
Sign Design:	Estimate:	
Sign Dimensions:		Customer Approval Signature:
Date Signed: / /		

Attachment H: Site Photos



Front of 1921 Second Loop Road



Driveways Enter/Exit off Valparaiso Drive, Facing North



Eastside of Building, Standing on Valparaiso Drive



Rear of Building, Second Loop Road in Background



Rear of Building, Second Loop Road in Background



Westside of Building, Second Loop in Background



Front of Building



Driveway Entrance From Second Loop Road



Facing East, Parallel to Second Loop Road