

# Details trickle on \$5M Seneca property

Rep: As many as 30 businesses could come

BY LAUREN PIERCE  
THE JOURNAL

SENECA — A piece of property on Sandifer Boulevard was recently sold to a Charlotte commercial real estate developer for more than \$5 million received four approvals on variance requests this week. According to design proposals, a retail shopping center is planned to be built on 148 acres at 1810 Sandifer Blvd., across from Sealed Air/Cryovac and adjacent to Walmart.

The Oconee County Board of Zoning Appeals granted Randy Smith, who spoke on behalf of Bryan Wood of A R Thorpe Architect, PLLC, the variances Tuesday night that detail where store signs can be displayed on the main shopping center sign and how they are seen from the property.

The specific variances approved were:

- 12-foot height variance, from 20 feet to 32 feet
- 62-square foot variance for the face of a freestanding sign, from 200-square feet to 262-square feet
- Up to 15 percent variance to the building signage, not to exceed 600-square feet
- Variance to allow more than one sign on buildings, still within the limits that are under 15 percent

Smith told the board while no stores have made agreements to fill up the future shopping center, as many as 25-30 could be housed.

"The major tenants would be on the monument sign (main sign), and then a lot of your small shop tenants will not have any signage out on the street," Smith said. "There's just too many of them. You know, you got a bunch of 1,200 square-foot tenants."

Smith added the main shopping center sign would be at street level and not viewable from the road "until you probably pull into the project."

Three billboards currently on the property will also be removed when construction begins, Smith said.

SEE PROPERTY, PAGE A7

FRIDAY, AUGUST 25, 2023

## PROPERTY: 'Sold the 148 acres to

FROM PAGE A1

"There's multiple ones on top of the hill (berm)," he said. "Once we do grading at some point, obviously that hill we'll remove. It'll be more street level and then obviously fade back into the property. That's pretty much it."

Board members agreed the billboard and berm removals will help clean the area up and is a fair trade for more "attractive" signage.

A reference plan presented to the board shows the developers have plans to receive approval from the S.C. Department of Transportation for a traffic light to be put in where the proposed main shopping center sign would go.

### FOOD FOR THOUGHT

One person spoke on the variances ahead of a vote. Lane Price told the board he thought the county should be "extra careful about the precedent that we set."

THE JOURNAL **A7**

## to a Charlotte, N.C., ... developer'

"Just totally from a legal standpoint, do we get into a pigeonhole ourselves to the point that we say, 'Oh, by allowing this person to do it,' then they're going to say, 'Well, you let him do it, let me do it?'" Price asked. "Then we spread out to the point that we've got sign variances, large signs of variances everywhere, and then we're putting in the face of neighborhoods or places that we don't want stuff like that."

### PROPERTY BACKGROUND

Thornwell Home for Children of Clinton sold the 148 acres to a Charlotte, N.C., commercial real estate developer for \$5,180,001.

A deed of sale between the Thornwell Home for Children of Clinton and limited liability company HCBV is in the Oconee County Register of Deeds Office for the property at 1810 Sandifer Blvd.

A further search of the HCBV mailing address revealed it is tied to BVB Properties in the southwestern corner of Charlotte. The company specializes in acquiring and selling commercial real estate, as well as developing industrial spaces.

Riley Morningstar contributed to this report.

lpierce@upstatetoday.com | (864) 973-6301