

# Anderson County Board of Zoning Appeals

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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

November 14, 2024

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. October 10, 2024
- 4.) Public Hearings: None
- 5.) Old Business: None
- 6.) New Business:
  - A. Variance to reduce the front setback from 40 feet to 20 feet to allow for addition. Located at 201 Riley Street. / TMS 126-05-01-004 **(DISTRICT 5)**
  - B. Special Exception to allow the use of residence as a special event / wedding venue. Located at 4820 Midway Road. / TMS 171-00-03-029 **(DISTRICT 7)**
- 7.) Other Business: None
- 8.) Adjournment.

STATE OF SOUTH CAROLINA )  
COUNTY OF ANDERSON )

ANDERSON COUNTY  
LAND USE AND BOARD OF ZONING APPEALS  
OCTOBER 10, 2024

PRESENT:  
HUBERT MCCLURE, CHAIRMAN  
JOHN FARR  
RUSSELL BURTON  
TONY CIRELLI  
DEBBIE CHAPMAN

ALSO PRESENT:  
ALESIA HUNTER  
HENRY YOUMAN  
JOAN HOLLIDAY  
QUANESHIA HAMMOND  
SARAH LYONS

1                   HUBERT MCCLURE:                   We'll  
2 call this meeting to order. We'll go ahead and  
3 do the invocation. Let us pray.

4                   **INVOCATION BY HUBERT MCCLURE**

5                   HUBERT MCCLURE:                   Minutes  
6 of the last meeting. Does anybody have any  
7 deletions or edits of the last meeting?

8                   RUSSELL BARTON:                   I make  
9 a motion that we accept the minutes as presented.

10                  HUBERT MCCLURE:                  Motion  
11 to approve. All those -- second?

12                  TONY CIRELLI:                   Second.  
13                  HUBERT MCCLURE:                  All  
14 those to approved? And that's that.

15                  All right. First of all, we've got a staff  
16 report. This is a special exception. 329 Garden  
17 Way. This is old business. Staff report.

18                  HENRY YOUMAN:                  Mr.  
19 Chair, I'll briefly go through the highlights of  
20 this report, since we've done this the last  
21 meeting. The applicant is Robert Powell, on  
22 behalf of 329 Garden Way LLC. The address and  
23 owner of the property is also the LLC. It's  
24 located at 329 Garden Way Drive in Anderson.  
25 It's Council District 4. Tax map number is for -  
26 - there for your reference. It's described as  
27 the Rocky Creek Acres, Garden Way Drive. Its  
28 current zoning is R-20, and its land use is  
29 residential.

30                  Of course, the applicant is requesting a  
31 special exception for the use of the residents as  
32 a short term rental. Anderson County code of  
33 ordinances under Chapter 70, section 7.17, those  
34 establishes -- establishment permitted uses by a  
35 special exception in R-20: bed and breakfast,  
36 home stays, host homes, guest homes.

37                  That is the zoning map for the area, showing  
38 the R-20 zoning. This is the tax map aerial of  
39 the property, showing the property in question  
40 and the adjacent neighbor's property. This is a  
41 plat showing the shared easement for the  
42 property. Another aerial from the last  
43 presentation provided by the owner. This is the  
44 picture of the actual entryway. A previous plat  
45 showing that prescribed easement. Picture of the  
46 front of the property in question at 329 Garden  
47 Way.

48                  Staff recommendation is for approval of the  
49 special exception request for the following reasons  
50 with the following conditions: It meets all the

1 requirements R-20 zoning. It has operated as a  
2 host home since July 2018. There are no  
3 restrictions recorded in the deed and Rocky Creek  
4 Acres does not have restricted covenants. The use  
5 is not detrimental to the public health or general  
6 welfare. And if approved, the applicant must  
7 prescribe to meet all the tax, fire and building  
8 code requirements pertaining to the residential  
9 structure and obtain all necessary permits. The  
10 board's granting of the approval for this special  
11 exception is similar to similar requests that have  
12 been previously granted. This is your report.

13 HUBERT MCCLURE: Thank  
14 you, Henry. Thank you, staff.

15 At this time, I'm not going to open up any  
16 public hearing, because we've already heard this  
17 for two meetings. As in the last meeting, I said  
18 that the best thing to do between the two people  
19 involved is to establish a driveway or an easement  
20 for the owner of the primary property.

21 So I'm going to make a motion that we approve  
22 this. And before we make a motion, is there any  
23 questions for staff at the -- or staff, is there  
24 any questions from the committee or the board for  
25 staff?

26 RUSSELL BARTON: I have a  
27 question. Has there been any agreement between the  
28 two of you folks for ---

29 HUBERT MCCLURE: We tried  
30 that in the last meeting. That did not work out.

31 JANE WATERS: Wasn't he  
32 supposed to have had a survey ---

33 HUBERT MCCLURE: We're not  
34 going there. We're not going there. We're not.

35 **INAUDIBLE COMMENTS FROM JANE WATERS**

36 HUBERT MCCLURE: Ma'am,  
37 I'm sorry. This is not a public hearing.

38 JANE WATERS: Well, why  
39 did you have a sheet for me to sign, and you didn't  
40 allow my people to sign last time. I'd never been  
41 to ---

42 HUBERT MCCLURE: This is  
43 not -- we're not doing this.

44 Now I'm going to answer your question. We  
45 tried to have an, I guess you'd call an agreement  
46 in the last meeting, and that was shot down. Then  
47 there was a motion to survey the side lines in  
48 which I disagreed with, but I went ahead with it  
49 because I didn't know what else to do. We're only  
50 responsible for the easement. That's all we're

1 responsible for. Okay? And that didn't work. So  
2 my suggestion is that Mr. Powell -- this is my  
3 motion, that Mr. Powell work with Henry and staff  
4 and mark, like I said before, the easement.  
5 Whether you want to go up against the woods or you  
6 want to go up -- it's your call, because that is  
7 your property. Okay, it's your call. But you have  
8 to do it with staff. It has to be permanent -- it  
9 has to be marked with paint or whatever if you go  
10 across, because that way, when she calls, if it  
11 gets blocked and she calls, then there's nothing  
12 you can do about it. Okay?

13 I make the motion. Do I have a second?

14 TONY CIRELLI: I  
15 second.

16 HUBERT MCCLURE: All in  
17 favor, show by uplifted hand. And that passes.  
18 Thank you.

19 JANE WATERS: I have a  
20 question.

21 HUBERT MCCLURE: Okay. Do  
22 we have -- asked him after the after the meeting.

23 JANE WATERS: Okay.

24 HUBERT MCCLURE: Do we  
25 have any other new business or ---

26 ALESIA HUNTER: That  
27 concludes, Mr. Chairman.

28 HUBERT MCCLURE: Do we  
29 have a motion to adjourn?

30 JOHN FARR: I'll make  
31 a motion.

32 TONY CIRELLI: Second.

33 HUBERT MCCLURE: All in  
34 favor. And that's good. Y'all have a good day,  
35 good weekend.

36  
37 **MEETING ADJOURNED AT APPROXIMATELY 5:23 P.M.**

Application for a Variance  
Anderson County Land Use Board of Zoning Appeals Meeting  
County Council Chambers 2<sup>nd</sup> Floor-Historic Courthouse  
Anderson, South Carolina  
November 14, 2024  
5:15 PM

Applicant: Sergey Vigovsky

Owner of Property: Slavic Pentecostal Church Independent Inc

Property Location: 201 Riley Street, Anderson, SC

Council District: Five (5)

Tax Map Number (TMS #): 126-05-01-004

Property Description: Riley Street (2.23 Acres)

Current Zoning: Un-Zoned

Land Use: Vacant

Applicant's Request: Applicant is requesting a variance to reduce the front setback from 40 feet to 20 feet to allow for an addition to the church consisting of a monument sign and covered front entryway

Findings of Fact: *Anderson County Code of Ordinances*, Under **Sec. 24-433- Setback lines from roadways.** Setbacks on Collector Roads shall be 40 feet from the road right-of-way.

Staff Recommendation: Approval to reduce front setback to 20 feet.

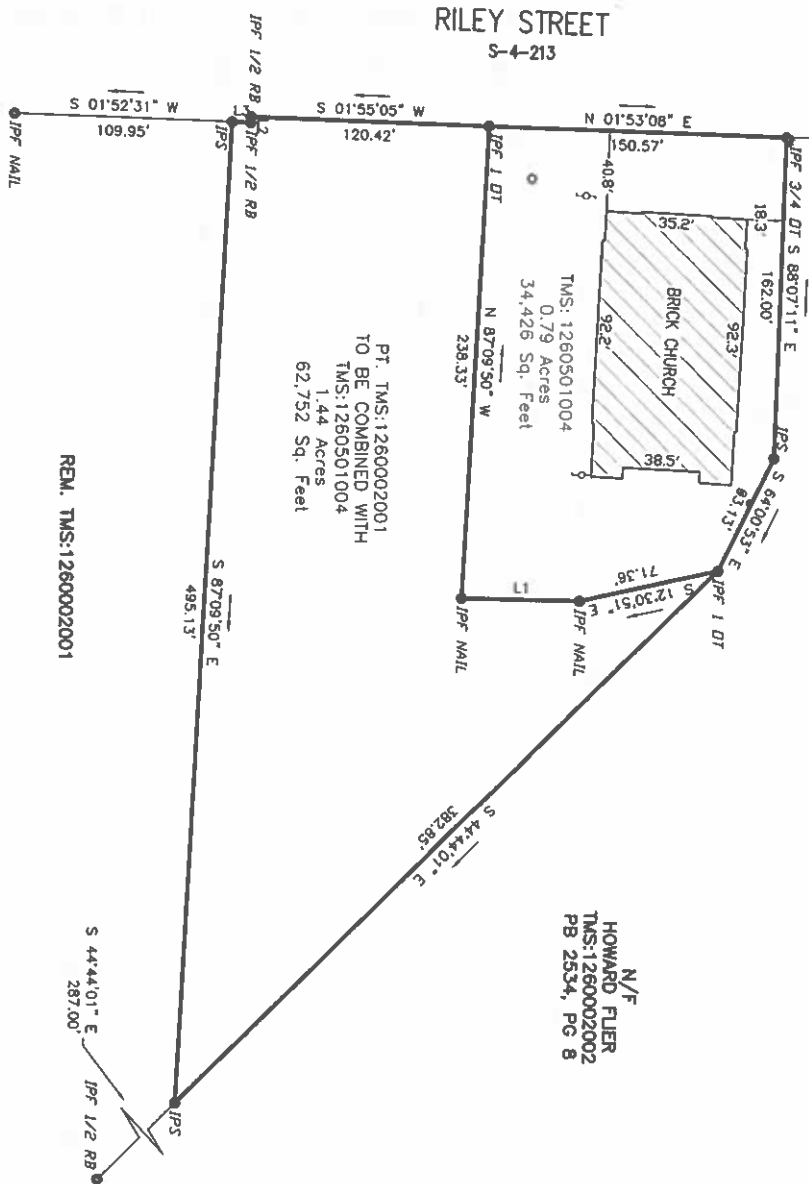
- 1) The existing building was part of the Wellington Mill Site established in early 1890's.
- 2) The applicant has repurposed the building into a church.
- 3) The addition to the renovations will not meet the current front setback.
- 4) All other setbacks can be met.
- 5) There will be no adverse effects on adjacent properties if the variance is granted.
- 6) The applicant will need to contact Building and Codes Department and Development Standards for applicable permits and compliances.

NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS OF WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ASSURANT AND CORPSEY TITLE SEARCH CAN DISCLOSE. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH, FLOOD STUDY, WETLAND Delineation OR ENVIRONMENTAL INSPECTION BY SURVEYOR.

LINE	BEARING	DISTANCE
1	S 01°00'04" W	59.65'
2	S 89°56'47" E	2.90'
3	S 01°52'31" W	9.59'



**RILEY STREET**  
S-4-213



N/F  
HOWARD FLIER  
TMS:1260002002  
PB 2534, PG 8

PT. TMS:1260002001  
TO BE COMBINED WITH  
TMS:1260501004  
1.44 Acres  
62,752 Sq. Feet

REM. TMS:1260002001

- REFERENCES:
- 1) PLAT BOOK 2534, PAGE 8
  - 2) PLAT BOOK 1582, PAGE 7 & 8
  - 3) PLAT BOOK 820, PAGE 8A

**LEGEND**

OT OPEN TOP  
RB REBAR  
R/W RIGHT OF WAY  
CT CURB TOP  
IPF IRON PIN OLD  
IPFS IRON PIN SET  
OR OVERHEAD POWER  
X FENCE

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN

SURVEY FOR

**SLMC PENTECOSTAL CH INDEPENDENT INC**

PROPERTY ADDRESS: RILEY STREET, ANDERSON	COUNTY: ANDERSON, SOUTH CAROLINA
PLAT BOOK NO.: 1260501004	SCALE: 1" = 60'
DATE: 10/04/2022	CREW: BD/NC
PROJECT NO.:2207082	DATE: 120

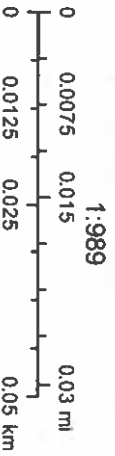
**W. GLEN DALTON, PLS**  
LAND SURVEYING  
P.O. BOX 941, WILLIAMSTON, SC 29697  
PHONE: (864) 561-5324



Anderson County



October 29, 2024



ESRI, Highland Mapping, and Anderson County GIS

201 Riley Street

1260501004

1260501004

1260501004 WELLINGTON MILL 201 RILEY ST  
SLAVIC PENTECOSTAL CHURCH INDEPENDENT IN 457 N MAJOR RD  
RILEY ST 2.23AC Tax Dist 5

Anderson  
29624

1260002002

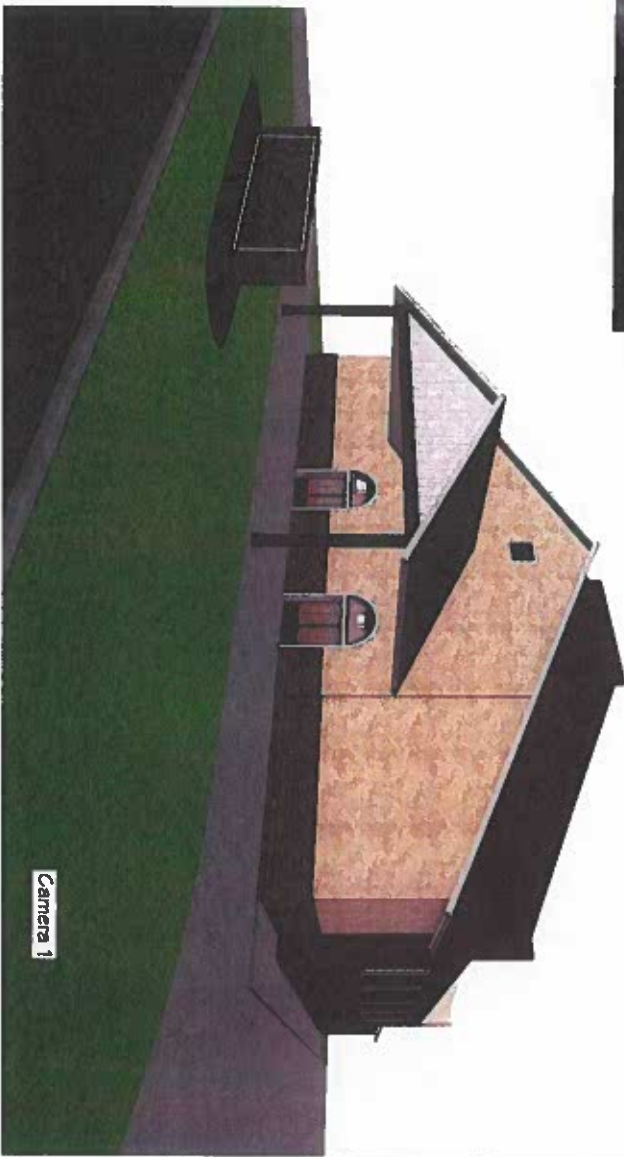
1260002002

1260002001  
1260002001





Camera 2



Camera 1

REVISIONS	
NO.	DESCRIPTION

201 RILEY STREET  
ANDERSON, SC

DRAWINGS PROVIDED BY:  
NEW LIFE HOMES LLC

DATE:  
9/18/2024

SCALE:

SHEET:

P. 2

Application for a Special Exception  
Anderson County Land Use Board of Zoning Appeals Meeting  
County Council Chambers 2<sup>nd</sup> Floor-Historic Courthouse  
Anderson, South Carolina  
November 14, 2024  
5:15 PM

Applicant: Richard W. and Leslie Youngblood

Owner of Property: Same as Applicant

Property Location: 4820 Midway Rd., Williamston SC 29697

Council District: Seven (7)

Tax Map Number (TMS #): 171-00-03-029

Property Description: TR 1R Midway Rd (+ 10 acres)

Current Zoning: R-A

Land Use: Residential

Applicant Request: Applicant is requesting a Special Exception to allow the use of residence as a special event/wedding venue.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 48, Section 7:6, establishments are permitted uses by special exception – Private Recreation Area

Staff Recommendation: Approval of the Special Exception request for the following reasons and with following conditions.

- 1) The residence meets all the requirements and characteristics for R-A Zoning.
- 2) The property does not have any covenants or deed restrictions attached to the property that would prohibit the use as a private recreation area.
- 3) The use is not detrimental to public health or general welfare.
- 4) If approved, the venue operating hours are to close by 11:00 PM to maintain the neighborhood characteristic.
- 5) If approved, Applicant must meet all tax, fire and building code requirements, pertaining to the residential structure and obtain all necessary permits and compliances.
- 6) The Board's granting of the approval for this Special Exception is in keeping with similar requests previously granted for zoned areas.



1710003029 4820 MIDWAY RD  
YOUNGBLOOD LESLIE + RICHARD  
TR 1R MIDWAY RD 10.00 AC Tax Dist 1

Williamston  
29697

0252 E  
1710003029 R-A

R-A  
1970013028

1961010014  
R-A

R-A  
17100001

R-A  
1710003027

R-A  
1710003028

R-A  
1710003032

1710011032

1701004031

4820 Midway Road

4820 Midway Road

4820 Midway Road

9200 rd S Road (L2007)



1710003029

1710003027

1710003028

1700004031

1710003032

MIDWAY RD