

# 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

February 13, 2025

5:15 PM

Historic Courthouse  
101 South Main Street  
Anderson, South Carolina

- 1.) Call to Order: Mr. Hubert McClure, Chairman
- 2.) Invocation: Mr. Hubert McClure
- 3.) Approval of Minutes:
  - A. November 14, 2024
- 4.) Public Hearings: None
- 5.) Old Business: None
- 6.) New Business:
  - A. Variance to reduce the side setback from 10 feet to 5 feet. Located at 113 Alpine Heights Ct. / New lot of record Alpine Heights Subdivision.  
**Council District 5.**
  - B. Variance request for a proposed lot to be subdivided to allow for an existing storage building to be used as principal use of the lot in R-20. Located at 1506 Centerville Road. / TMS 68-09-01-004. **Council District 5.**
- 7.) Other Business:
  - A. Election of officers - January 2025 to December 31, 2025.
  - B. Update By-Laws with new Code of Ordinance
  - C. Variance approval on July 14, 2022, regarding signage located at 4200 Highway 81 North.
- 8.) Adjournment.

STATE OF SOUTH CAROLINA )

COUNTY OF ANDERSON )

ANDERSON COUNTY

LAND USE AND BOARD OF ZONING APPEALS

NOVEMBER 14, 2024

PRESENT:

HUBERT MCCLURE, CHAIRMAN  
MIKE MILLER  
JOHN FARR  
RUSSELL BARTON  
TONY CIRELLI  
DEBBIE CHAPMAN

ALSO PRESENT:

ALESIA HUNTER  
TIM CARTEE  
HENRY YOUMANS  
JOAN HOLLIDAY  
SARAH LYONS  
QUENASHIA HAMMOND

1 HUBERT MCCLURE: All right.  
2 I've got 5:15 on my clock. We'll call this meeting to  
3 order. I did, I turned it on.

4 Let's go ahead and have our invocation.

5 **INVOCATION BY HUBERT MCCLURE**

6 HUBERT MCCLURE: Approval of  
7 minutes. Do we have any problems with the minutes of  
8 last meeting? Any additions or any deletions?

9 JOHN FARR: Make a motion  
10 to accept.

11 HUBERT MCCLURE: We have a  
12 motion to accept. Do we have a second?

13 MIKE MILLER: I'll second.

14 HUBERT MCCLURE: Second. All  
15 in favor. And that passes.

16 All right. We don't have any public hearings.  
17 New business. Variance to reduce front setback on 201  
18 Riley Street. Staff report.

19 HENRY YOUMANS: Mr. Chair, the  
20 applicant is Sergey Vigovsky. The owner of the  
21 property is the Slovic Pentecostal Church Independent,  
22 Incorporated. It's located on 201 Riley Street in  
23 Anderson. It's Council District 5. Tax map number is  
24 there for your reference. It's exactly -- well, it's  
25 approximately 2.23 acres. It's current zoning is  
26 unzoned and the land use is vacant.

27 The applicant is requesting the variance to reduce  
28 the front setback from 40 feet to 20 feet to allow for  
29 an addition to the church consisting of a monument sign  
30 and a covered front entryway.

31 Finding of facts. Under the county code  
32 ordinances, chapter -- under section 24-433, setbacks  
33 from -- setback lines from roadways. Setbacks from  
34 collector roads shall be 40 feet from the road right-  
35 of-way.

36 This is a plat of the layout of the property  
37 showing the existing building. This is a tax map  
38 aerial of the property showing -- highlighted per tax  
39 map reference. This is the zoning map showing that the  
40 property is unzoned. This is a front side elevation of  
41 the building that's going to be repurposed to be the  
42 church. This is a rendering of the extended cover way  
43 and the monument sign that is going to be in front of  
44 the building. And the variance sign that was posted  
45 for public notice.

46 Staff recommendation is for approval to reduce the  
47 setback to 20 feet. The existing building was a part  
48 of the Wellington Mill site established in the early  
49 1890s. The applicant is repurposing the building into  
50 a church. In addition to the renovations, it will not

1 meet the front setback, but all other setbacks will be  
2 met. There are no adverse conditions or effects with  
3 the adjacent properties if the variance is granted.  
4 And the applicant will have to comply with Building and  
5 Codes and Development Standards for the applicable  
6 permits and compliances.

7 This is your staff report.

8 HUBERT MCCLURE: Thank you,  
9 Henry, and thank you, staff. Just in case, we'll open  
10 up for public hearing if there's anybody speaking  
11 against. I don't think anybody is here speaking  
12 against this one. At this time we'll close the public  
13 hearing and see if there's anyone here speaking for.

14 What's the feeling of the board?

15 MIKE MILLER: I make a  
16 motion to approve the setback to 20 feet.

17 HUBERT MCCLURE: I'll second  
18 that. And I know the chairman is usually not set to --  
19 but I will do that, because I used to play basketball  
20 in this building, so I'm kind of partial to it. But  
21 anyway, all those in favor show by uplifting hand. Any  
22 opposed? And it passes.

23 That shows you how old I am.

24 All right. Next, this is 4820 Midway Road.  
25 Staff.

26 HENRY YOUNG: Mr. Chair,  
27 this is an application for a special exception. The  
28 applicant is Richard W. and Leslie Youngblood. They  
29 are the owners of the property. The location is 4820  
30 Midway Road in Williamston. It's Council District 7.  
31 Property description is tract 1R Midway Road, 10 acres.  
32 It's currently zoned R-A. And land use is residential/  
33 agricultural.

34 The applicant's request is requesting a special  
35 exception to allow the use of the residence as a  
36 special event wedding venue.

37 Under finding of facts. Under the Anderson County  
38 code of ordinances, Chapter 48, Section 7.6,  
39 establishments are permitted by special -- uses by  
40 special exception, private recreational area.

41 This is the tax map aerial view of the property in  
42 question. This is the R-A zoning map showing that the  
43 surrounding properties and the property in question is  
44 zoned R-A. And this is the sign posted for the special  
45 exception request on the property.

46 Staff is recommending approval for the special  
47 exception for the following reasons with conditions.  
48 The residence meets all requirements and  
49 characteristics of R-A zoning. The property does not  
50 have any covenants or deed restrictions attached to the

1 property that will prohibit the use as a private  
2 recreation area. The use is not detrimental to the  
3 public health or general welfare. If approved the  
4 venue operating hours can close by 11 p.m. to maintain  
5 the neighborhood characteristics. If approved the  
6 applicant must meet all tax, fire and building code  
7 requirements pertaining to residential structures and  
8 obtain all necessary permits and compliances. The  
9 board has granted approval for special exceptions of  
10 this type with similar requests and previously granted  
11 in zoned areas. This is your report.

12 HUBERT MCCLURE: Thank you,  
13 Henry. Hey Alesia.

14 All right. At this time we'll open up the public  
15 hearing. And the way I open up public hearings is I  
16 ask for those speaking against. And then I reserve the  
17 right for the committee and staff to ask for those for,  
18 because the person that's wanting it, I don't think  
19 they're going to speak against it. So we'll just  
20 reserve questions for that person if they're here.

21 The second thing I'd like to remind everybody,  
22 keep it brief. If you're speaking against it, we know  
23 you're against it. If you're speaking for it, we know  
24 you're for it. We ask that you keep it to the facts  
25 and not personalities. We don't care what he said or  
26 she said or your mother's aunt's cousin said. We don't  
27 care anything about that. Keep it to the point and  
28 keep it brief. Okay?

29 The person I have, and I'm sorry, I'll try to do  
30 your names just. Sitka. Mr. or Ms. Sitka. Just  
31 address the microphone and please state your name and  
32 your address, please.

33 CHUCK SITKA: Good evening.  
34 My name is Chuck Sitka. Live at 1316 Keone Circle,  
35 Williamson, South Carolina 29697.

36 Yes, I am against it for a number of reasons.  
37 Nothing against the individuals. I understand them to  
38 be very nice people. They've been great neighbors.  
39 Carolina Estates, if you can go back, if you could put  
40 up that street shot of the sign. Unfortunately, the  
41 overhead pictures here do not show the general area.  
42 Looking from this sign -- I'll get back to the sign  
43 later. But down to the right, if you notice that dip,  
44 the dip and then the curve, that's about two tenths of  
45 a mile, maybe less, from the entrance here. Just past  
46 that dip about 350 to 400 foot, is the one single  
47 entrance to the Carolina Estate's development, of which  
48 there are 48 properties, I believe, if I remember  
49 right. Therefore all of our traffic comes out on that  
50 road. Anybody coming in at night comes in on that

1 road.

2 Now, if you go in reverse of this picture, going  
3 to the south, about a tenth of a mile, you come to a  
4 hill. The top -- when that hill -- right at that hill,  
5 there is no visibility coming north on that or I guess  
6 it's northeast, coming up Midway Road with this  
7 property being on the right. So they would be coming  
8 over this road, tenth of a mile, and there's the  
9 driveway.

10 All right. So leading up to that, you got a venue  
11 which is a commercial venue. I've not yet been to a  
12 wedding that had less than 100 cars. We do not know  
13 whether or not there's any -- so far, we haven't found  
14 any evidence of any alcohol license. But the question  
15 is, is alcohol going to be offered or served or given.  
16 If you've got 175, 50, 100, 200 cars, whatever, coming  
17 off that entrance, or any entrance in that vicinity,  
18 it's to me and a lot of my neighbors that we've talked  
19 to, it's a serious safety issue. It multiplies if you  
20 have alcohol involved.

21 Take it a Saturday night, my wife comes home from  
22 work at 10:30, 11 o'clock, if she's coming down that  
23 dark highway, now you've got 50 to 100 cars, some of  
24 which have alcohol coming onto that road 1/10 of a mile  
25 as she comes over that hill, yes, it's a public welfare  
26 -- it's a safety issue.

27 Next point, we are talking about residential  
28 agricultural in the area. If it was just their  
29 property, farmland all around not to be developed in  
30 the future, I personally wouldn't have any concerns  
31 with it. But their property adjoins on Pine Trail, a  
32 97 acre piece of property, which has already been sold  
33 to a development corporation. You've got a 10 acre lot  
34 next to them on the corner of Pine Trail and Midway.  
35 Who knows what's going to happen with them? Maybe  
36 they'll stay hopefully. But now you've got the  
37 Anderson Farms property, which, if you go past here  
38 about a quarter mile, Pine Trail to the right, Hampton  
39 Road to the left. You now hit the Anderson Farms,  
40 which is split between the Anderson property and the  
41 Gilmore property, has just once again, been listed with  
42 a realtor. You've got 1100 acres, about 600 of which  
43 are in wetlands. The rest is developable.

44 If we open up the door right here, quarter mile  
45 away, to a commercial zoning variance, the concern is  
46 we're opening up Pine Trail property and the Anderson  
47 property to commercial zoning variances. In our  
48 estimation down here, this is a residential ag area.  
49 It's been that way since I moved in and built 30 years  
50 ago. There's no reason it shouldn't stay that way.

1 And opening the door to a commercial variance is a  
2 major concern.

3 I would like to make note for the future, not to  
4 make a big issue of it, but zoning variance request  
5 signs used to be nice yellow signs with big black  
6 letters, so when you drove by it, you immediately knew  
7 what it was all about. I didn't get a letter because I  
8 lived more than 1000 foot away. Although the entrance  
9 to the neighborhood is within 1000 feet. I pulled over  
10 to see what that sign said, because I only recognized  
11 the insignia because I'm on the Economic Development  
12 Advisory Board and have been there for 26 years, so I  
13 know what the logos are. I pulled over in their apron,  
14 let traffic go by me so that I could zoom in and take a  
15 screenshot with my cell phone, just to read what was on  
16 that sign. That doesn't clearly say when you're  
17 driving by it at 40 miles an hour in faded light blue,  
18 purple letters, you know, zoning variance or whatever  
19 it says on there, call this number. So we'd appreciate  
20 it in the future for us, for anybody else in the area,  
21 if you would go back to the yellow signs with big black  
22 letters saying zoning meeting or zoning variance  
23 request.

24 So thank you for the time.

25 HUBERT MCCLURE: Thank you.  
26 Appreciate it. Thank you for keeping it professional.  
27 Thank you.

28 The next person we have is Chris Bradberry. And  
29 if you would speak your name and your address for the  
30 notes, please.

31 CHRIS BRADBERRY: Hello. Chris  
32 Bradberry, 1340 Keone Circle, Williamson, South  
33 Carolina 29697. I live in Keone -- well, Carolina  
34 Estates, which is -- my home is not within the 2000  
35 square foot radius, but the egress to Carolina Estates  
36 is. So my reason for coming here tonight is the  
37 concern over my understanding, private property,  
38 weddings have receptions, venue, they will not issue a,  
39 you know, alcohol license on private property, to my  
40 understanding, a residence, but at that point they have  
41 to -- usually somebody that rents the venue, they'll  
42 give alcohol at the reception. Okay?

43 My concern is living so close and then the blind  
44 hill and the blind curve is when people egress and  
45 leave weddings, it's time to celebrate. I understand  
46 that. A lot of times what I've seen going to weddings  
47 and other venues to where they can't sell, they don't  
48 have alcohol license, they give it away, which induces  
49 more consumption.

50 So my concern is -- I wish Ms. Youngblood and them

1 the best in business endeavors, but my safety concern  
2 is just motorists passing by, and my neighbors and my  
3 family that have to go by there seven days a week to  
4 and from and are just at increased risk. And only God  
5 knows tomorrow. Only God knows our fates. Our fate.  
6 But my concern is the alcohol consumption at  
7 receptions, the potential of, and over-serving without  
8 an alcohol license, there's really no accountability or  
9 bartender to really police that. So that was my  
10 concern with coming here tonight. So thank you very  
11 much.

12 HUBERT MCCLURE: Thank you.  
13 Thank you for keeping it professional. Thank you. The  
14 next is Mr. Kenneth Reel. I hope I pronounced Reel  
15 correctly. I think it's R-E-E-L, Reel. Well, I  
16 actually, I can't -- I was making sure it's -- because,  
17 you know, there's different, different syllables, and I  
18 just want to make sure. Go ahead.

19 KENNETH REEL: My name is  
20 Kenneth Reel. I live at 1425 Keone Circle, again in  
21 the Carolina Estates subdivision.

22 As Mr. Sitka and Mr. Bradberry pointed out, we  
23 only have one entrance into our subdivision, and it is  
24 close to the planned venue. My main concern is the  
25 increase in traffic. Midway Road is just a two lane  
26 road. It's not really set up for mass introduction of  
27 traffic at any certain time when a venue opens and then  
28 again when it closes, you have an influx and out-flow  
29 of traffic. And as Mr. Sitka has stated, it is a blind  
30 hill going up from their driveway up over the hill to  
31 the west of the property, and then it's a curve to the  
32 east of the property. You have more visibility from  
33 the curve, but it's just about a blind hill going up  
34 and over the other. And I think Mr. Sitka said  
35 something about people traveling 40 mile an hour. I  
36 believe the speed limit out there is 45. And I see  
37 very few people going that slow.

38 HUBERT MCCLURE: I can tell  
39 you that right now, Dobbin Bridge, they don't go 45.

40 KENNETH REEL: They come over  
41 that hill, and they just don't have room to stop if  
42 there's people waiting to pull in and out of a venue.  
43 And that's my main concern, is a traffic issue, and the  
44 road not really being able to accommodate the influx  
45 and outflow of that amount of traffic at one time. You  
46 know, if you were to address it maybe with turn lanes  
47 that they would have to have installed, or something  
48 like that, that would accommodate it, but there would  
49 have to be some pretty long turn lanes. But the  
50 traffic is my main concern.

1 HUBERT MCCLURE: Thank you,  
2 Mr. Reel. Okay, Ms. Youngblood, you're here in case we  
3 have any questions for you. I know you're here for it,  
4 so I'm not going to ask you to say anything unless, you  
5 know, we have any questions.  
6 So at this time, we will close the public hearing  
7 and reserve questions from the board to staff and Ms.  
8 Youngblood. Okay?  
9 I have a couple of questions before we start. I  
10 did notice that everybody that spoke respectively is  
11 not around the property as far as 2000 feet. Correct?  
12 Y'all are down the road, correct?  
13 Second thing is, Alesia and Tim, help me, and  
14 Henry, help me with this. This is only the first step.  
15 It would go to DOT next, right, for line of sight,  
16 especially over the hill, correct? Somebody?  
17 TIM CARTEE: That's  
18 correct, Mr. Chairman.  
19 HUBERT MCCLURE: Okay, so if  
20 there's a problem with the line of sight over that  
21 hill, it could be tanked right there, right, just like  
22 a subdivision?  
23 TIM CARTEE: Right. They  
24 wouldn't be allow to get their permit for that.  
25 HUBERT MCCLURE: Okay. And  
26 one more question, and I'm asking this because I can't  
27 remember correctly, but when you have a venue, you  
28 don't have to have a license for alcohol. The actual  
29 caterer can have the alcohol license, correct?  
30 TIM CARTEE: I believe  
31 that's correct.  
32 DEBBIE CHAPMAN: That is  
33 correct.  
34 HUBERT MCCLURE: All right.  
35 That's my questions. Who's got questions for staff, or  
36 Ms. Youngblood?  
37 MIKE MILLER: Ms.  
38 Youngblood, one question. By looking at the map that's  
39 here, the asphalt driveway loop that is coming across  
40 your neighbor's, does it -- will you have access up  
41 through there?  
42 LESLIE YOUNGBLOOD: There are two  
43 entrances.  
44 MIKE MILLER: Okay, that's,  
45 that's where I'm going to. So there are two entrances  
46 to this adjacent property? Okay. That's all I had for  
47 you. Thank you.  
48 HUBERT MCCLURE: Any other  
49 questions from staff? I meant for staff or Ms.  
50 Youngblood. Sorry. Any other questions for Ms.

1 Youngblood or staff?  
2 MIKE MILLER: Let me ask  
3 one more question. And I know they've asked this  
4 question too. If you had 100 cars, 150 cars, I know  
5 that you've got 10 acres of property, we've read this,  
6 then you wouldn't have anybody parked on the side of  
7 the road or anything like that blocking Midway Road, or  
8 stuff like that, correct?  
9 LESLIE YOUNGBLOOD: Yeah. Can I  
10 address that?  
11 MIKE MILLER: Yes, please.  
12 LESLIE YOUNGBLOOD: Their  
13 questions.  
14 HUBERT MCCLURE: And do you  
15 have contingencies if that happens?  
16 MIKE MILLER: Yeah.  
17 LESLIE YOUNGBLOOD: Okay, so this  
18 is not a large venue. This is going to be a small,  
19 intimate place. And the reason this came about is  
20 COVID. My son got married. We had 35 people, and it  
21 was beautiful. It was -- it's a very small, intimate.  
22 I'm not adding on, I'm not rebuilding. It will not fit  
23 100 people. It's going to be like my Thanksgiving  
24 dinner. I have 30 people at Thanksgiving dinner, easy.  
25 So it's nothing like 100 people. It's going to be a  
26 small, intimate venue.  
27 HUBERT MCCLURE: Let me stop  
28 you right there and ask a question for staff. Let's  
29 say that Ms. Youngblood sells the place, and somebody  
30 buys it, and they want to add on 100 people, 100 person  
31 addition. How would that go about?  
32 ALESIA HUNTER: Well, the  
33 application is what she submitted. It goes with the  
34 property. So they would be allowed to do it based upon  
35 -- if you set conditions on this, or if you don't, it  
36 goes with the land itself, just because there's ---  
37 HUBERT MCCLURE: Well, if  
38 somebody went in and built a side building and it held  
39 100 people ---  
40 ALESIA HUNTER: That's  
41 different, because she's saying for the record that  
42 she's not ---  
43 HUBERT MCCLURE: If that was  
44 to happen in the future, it would have to come before  
45 us again, correct?  
46 ALESIA HUNTER: It would come  
47 back for an amendment.  
48 HUBERT MCCLURE: Okay, so how  
49 many, how many -- how many does your building hold?  
50 Round about?

1                   LESLIE YOUNGBLOOD:                   At the --  
2 we're expecting 35 to 40 people. Okay, that's, that's  
3 so you can sit down and come down and see the bride. I  
4 mean, it's an intimate, small wedding.

5                   HUBERT MCCLURE:                   Is there any  
6 fire marshal code on this building?

7                   ALESIA HUNTER:                   Not for  
8 something that small?

9                   HUBERT MCCLURE:                   That's what I  
10 was bringing up.

11                  MIKE MILLER:                   One other  
12 question, are you, once you do this, are you planning  
13 on selling?

14                  LESLIE YOUNGBLOOD:                No, I mean,  
15 I'm planning on moving out.

16                  MIKE MILLER:                   Okay.  
17                  LESLIE YOUNGBLOOD:                And emptying  
18 out. There's three bedrooms so the bride can spend the  
19 night with a couple of bridesmaids. You know, it's  
20 very intimate. It's going to be small.

21                  MIKE MILLER:                   Okay, I was  
22 just asking that question.

23                  LESLIE YOUNGBLOOD:                And emptying  
24 out, so like if somebody wanted to have a birthday  
25 party there, that would be fine, but there's not going  
26 to be, you know, TVs and sofas or things like that.  
27 It's just going to be an empty -- it's all wood. Total  
28 wood. It's very ---

29                  HUBERT MCCLURE:                   The reason  
30 I'm asking my questions is, I was born and raised on a  
31 farm, still on a farm. Whenever a property comes up,  
32 we try to buy it, because we don't know who's going to  
33 live there in the future. Okay? The reason I'm asking  
34 these questions is, you've got to think long term. And  
35 if there is any, any kind of, you know -- I live  
36 between two venues, and they're all within 1000 feet of  
37 my farm. And these venues, I never even know they're  
38 there. Now, the reason I'm asking this is they're much  
39 bigger than yours. I mean, if you're, if you're not  
40 even thinking about -- I would like to know if you --  
41 what, what it's holding, and what -- we're talking  
42 about long term. And if it only holds -- you say it  
43 only holds 35 people, and there's no fire regulation  
44 under ---

45                  ALESIA HUNTER:                   No, she's  
46 under the capacity of 50 people. Usually, when you  
47 exceed 50 people, then Mike -- Mr. Miller is familiar  
48 with that, then you have to get the fire marshal for  
49 it.

50                  HUBERT MCCLURE:                   Okay. And

1 then, DOT could turn this down in a heartbeat.  
2 ALESIA HUNTER: Well, they're  
3 going to look at ---  
4 MIKE MILLER: They've got  
5 two accesses.  
6 ALESIA HUNTER: They've got  
7 two accesses.  
8 MIKE MILLER: That's why I  
9 asked.  
10 HUBERT MCCLURE: Okay.  
11 LESLIE YOUNGBLOOD: It's not any  
12 bigger than my Thanksgiving meal I have every year and  
13 my one Thanksgiving Christmas party I have every year.  
14 And there are two other venue type places on our road  
15 with the lavender farm. And so they, you know, they  
16 bring up the road, but the lavender farm is right down  
17 the road from me.  
18 HUBERT MCCLURE: And, yeah, we  
19 had the lavender farm too. Yeah, we remember that.  
20 LESLIE YOUNGBLOOD: They get 35  
21 cars in there too. It wouldn't be any different. But  
22 I'm just emptying it out and wanting to rent it as a  
23 blank space venue. It's beautiful for a venue. I've  
24 got pictures. We had to do it for COVID when my son  
25 got married, and it was -- rained cats and dogs, and it  
26 was still absolutely beautiful. But there's no small  
27 venues around. There's big 200 people venues, and  
28 they're beautiful. There's no small intimate ones.  
29 And in talking to people, they love that, a small,  
30 intimate family wedding.  
31 HUBERT MCCLURE: Any other  
32 questions for Ms. Youngblood or staff? What's the  
33 feeling of the board?  
34 JOHN FARR: I move we  
35 approve.  
36 HUBERT MCCLURE: Mr. Farr,  
37 moves we approve. Show by -- I need a second.  
38 DEBBIE CHAPMAN: Second.  
39 HUBERT MCCLURE: Second. All  
40 those in favor, show by uplifted hand. Okay.  
41 And I would like to add to staff, and I would like  
42 to add this, not as a motion or anything that, you  
43 know, anytime we're dealing with the future, we have  
44 to, we have to look at the future and make sure that  
45 something like this doesn't get out of hand as far as  
46 the future goes. Because, as we all know, she could  
47 sell that property, and then we got another animal.  
48 ALESIA HUNTER: Yeah, when we  
49 issue her the commercial land use permit, we can put  
50 the language on there, the agreement with that. And if

1 it's expanded further, then the new owner would have to  
2 come back.

3 HUBERT MCCLURE: And that's  
4 even if DOT approves it ---

5 ALESIA HUNTER: Right.  
6 HUBERT MCCLURE: --- with the  
7 line of sight, because if there is a problem with that  
8 hill, then it could be turned down. You know that Ms.  
9 Youngblood, right?

10 LESLIE YOUNGBLOOD: No, I didn't.  
11 HUBERT MCCLURE: Well, the DOT  
12 could turn it down. So we're just one step of many.  
13 So I just want you to know that, because sometimes ---

14 LESLIE YOUNGBLOOD: Will they get  
15 in touch with me, or how does that work?

16 HUBERT MCCLURE: Tell her how  
17 that works.

18 ALESIA HUNTER: Well, tell  
19 her, give her instructions after the meeting.

20 HUBERT MCCLURE: All right,  
21 any other things for the board, any new business, old  
22 business?

23 All right, do we have a motion to adjourn?

24 MIKE MILLER: I'll make a  
25 motion to adjourn.

26 HUBERT MCCLURE: I second it.  
27 All in favor. And everybody have a nice night. Be  
28 careful.

29  
30

**MEETING ADJOURNED AT APPROXIMATELY 5:37 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  
February 13, 2025  
5:15 PM

Staff Report

Applicant: Eric Baldwin

Owner of Property: Kristopher Homes, LLC

Property Location: 113 Alpine Heights Ct., Anderson, SC 29625

Council District: Five (5)

Tax Map Number (TMS #): New Lot of record in Alpine Heights Subdivision

Property Description: New

Current Zoning: R-20 (Residential Single-Family)

Land Use: Residential

Applicant's Request: Applicant is requesting a variance to reduce the side setback on from 10 feet to 5 feet.

Findings of Fact: *Anderson County Code of Ordinances*, Under **Chapter 48- Section 5:35: Minimum requirements- Residential Lots**. Side yard Setback shall be 10% of Lot width or 10', whichever is greater.

Staff Recommendation:

- 1) The residence was constructed 4 feet over the setback of ten (10)'.
- 2) Based on the initial inspection, the setback followed the stakes in place as placed by the contractor.
- 3) Based on the site plan, the original layout was oriented differently.
- 4) The enclosed survey indicates where box check and original location of the four corners of the homesite.
- 5) The subdivision, Alpine Heights, has covenants that conform the county ordinance setbacks for R-20.
- 6) The applicant can meet all other required setbacks.
- 7) The Board has granted other variances like this request and would be consistent with its approval.



# Variance Application

**Processing Fee: \$325.00**

Please submit applications and processing fees simultaneously to avoid delay in processing. Applications can be submitted by email, or if supporting documents (reference page 3) is greater than pages, applications should be mailed or brought in person.

For payment cash (in-person only), check (in-person or by mail), and cards (call to pay over phone) are accepted.

**RECEIVED**  
1/24/2025

Date Application Received

Application Status (Approved or Denied)

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.

## Applicant's Information

Name: Eric Baldwin

Mailing Address: 220 N. Main St. STE 350 Greenville, SC 29601

Telephone and Fax: 864-607-1283 E-Mail: eric@Kristopherhomes.com

## Property Owner's Information

(Only complete if Applicant and Property Owner are not the same)

Name: Kristopher Homes, LLC

Mailing Address: 220 N. Main St. STE 350 Greenville, SC 29601

Telephone and Fax: 864-836-1134 Email: eric@Kristopherhomes.com

Designated Agent Name (Representative of Property Owner):

I (We) hereby appoint the person named the Applicant as my (our) agent to represent me (us) in this request for a variance.

E. Baldwin  
Owner's or Designated Agent Signature

1/24/2025  
Date

## Project Information

Please Indicate Current Use of Property: Commercial  or Residential

Property Location: 113 Alpine Heights Ct. Anderson, SC 29625

Parcel Number(s)/TMS: 670002039

County Council District: CCD 5 School District: 05

Total Acreage: 2.40 Current Zoning: R-20

Requested Variance: 6' side setback  
Please check to indicate if setback variance  sign variance  or minimum lot size variance

Purpose of Variance: House was built over side setback

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

Yes  No  Date visited ROD or Date searched online 1/20/2025

Private Covenants or Deed Restrictions on the Property Yes  No

If you indicated no and covenants/deed restrictions are discovered after application submittal, the application will be removed from the agenda and any approvals granted by the Board of Zoning Appeals or Planning Commission will be null and void. If you indicated no, your signature is required.

If you indicated yes, please provide a copy of your covenants and deed restrictions with this application - pursuant to State Law (Section 6-29-1145: July 1, 2007) - determining existence of restrictive covenants. Copies may be obtained at the Register of Deeds Office. It is the applicant's responsibility for checking any subdivision covenants or private covenants pertaining to the property.

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:

The house was built over the side setback, and this was not caught until a final survey was completed.

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

Reasons why property is prohibited or limited in its uses:

House was built 4' over build line.

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:

There will still be sufficient space between the neighboring houses, that will fit in the existing community.

The following documents are submitted in support of this application: (Please attach copies of all additional information to this application.)

As built plot plan

Please attach an accurate, legible plot plan showing the dimensions and locations of structures and improvements of the property to this application.

For Office Use Only:

Application Received By: \_\_\_\_\_ Date Completed Application Received \_\_\_\_\_

Application Fee Amount Paid \_\_\_\_\_ Check Number: \_\_\_\_\_

Scheduled Board Hearing Date: \_\_\_\_\_ Land Use/Board of Zoning Appeals' Decision \_\_\_\_\_

Residential Compliance Form

Zoning Classification R-20

Unzoned \_\_\_\_\_

Processing Fee \$60.00

Compliance Permit # 202401585

Must brick or block underpin in Zoned Areas Yes  No \_\_\_\_\_

IS NOT LOCATED  IS LOCATED \_\_\_\_\_ IN A FLOOD PLAIN

Elevation Certificate \_\_\_\_\_

Final Elevation Certificate Required \_\_\_\_\_

\* Surveyor Required to Provide to Development Standards Prior to

Calling for Final Inspection/Certificate of Occupancy

Floodplain Certification Survey Attached \_\_\_\_\_

Community Panel #45007 - 236F

202407682

Property Address 113 ALPINE HEIGHTS

ANDERSON SC 29825

Lot # 10

Tract \_\_\_\_\_ Acreage \_\_\_\_\_

ANDERSON COUNTY  
- CERTIFICATE OF COMPLIANCE -

Applicant is responsible to check any and all "Subdivision" covenants EB

\*Anderson County will not enforce private subdivision covenants

X Eric Baldwin

Front Setback - (from road right-of-way) 20

Side Setback - (from property line) 10

Rear Setback - (from property line) 10

Other Setbacks - \_\_\_\_\_

Property lines will be marked accurately EB

\*Side Setback ((if corner lot) from road right-of-way) \_\_\_\_\_

\*Contact Roads & Bridges on all County Roads: (864) 260-4190

\*Contact SCDOT on all State/Major Highways: (864) 260-2215

New Driveway Access (Cnty Rd) Yes  No \_\_\_\_\_ Additional Driveway Access (Cnty Rd) Yes \_\_\_\_\_ No

Driveway Access Encroachment Permit (Cnty Rd) Yes  No \_\_\_\_\_ Existing Driveway Access Yes \_\_\_\_\_ No

State Road Yes \_\_\_\_\_ No  Private Road Yes \_\_\_\_\_ No

TMS # 67-00-02-039

\*Replacing Mobile Home using existing footprint \_\_\_\_\_

\*Replacing Single Family using existing footprint \_\_\_\_\_

\*Variance granted for Setbacks \_\_\_\_\_

Existing residential home or mobile home on property? Yes \_\_\_\_\_ No  will be relocated \_\_\_\_\_ demolished \_\_\_\_\_ taken to dealership \_\_\_\_\_

Property has been subdivided \_\_\_\_\_

Has a septic tank permit/sewer tap receipt been obtained for the structure/home? Yes  No \_\_\_\_\_

Existing Septic Tank? Yes \_\_\_\_\_ No  Existing Sewer? Yes \_\_\_\_\_ No

10/16/2024

Date

X Eric Baldwin

Applicant

THIS AGREEMENT, entered into on the day and year appearing below, by and between THE COUNTY OF ANDERSON, South Carolina, (herein called the "County"), and;

X Eric Baldwin

PRINT NAME

(herein called the "Applicant"),

This work does not require a grading permit as such, but any such work is subject to the installation and maintenance of measures that will control erosion, sedimentation, and stormwater runoff which meets minimum standards and will be done in a manner that will minimize off site impacts during the process of development.

This 16th day of OCTOBER, 2024

COUNTY OF ANDERSON

COMMENTS: CHECK WITH ROADS AND BRIDGES FOR ROW

BY: MJELLIOTT

COUNTY REPRESENTATIVE

COMPLIANCE APPROVED FOR: (CHECK CHOICE(S))

Residential Home: Sq Ft 2051 Modular Home: Sq Ft \_\_\_\_\_ Duplex: Sq Ft \_\_\_\_\_ Town home: Sq Ft \_\_\_\_\_

Mobile Home: \_\_\_\_\_ X \_\_\_\_\_ (Size) Year \_\_\_\_\_ Double Wide \_\_\_\_\_ Single Wide \_\_\_\_\_

Mobile Home Park: \_\_\_\_\_ Lot#: \_\_\_\_\_

Garage Apartment: \_\_\_\_\_ Attached by breezeway \_\_\_\_\_

Property will be subdivided once house constructed \_\_\_\_\_

Attached Garage: Sq Ft 401

Detached Garage used for parking and storage: Sq Ft \_\_\_\_\_

Carport: Sq Ft \_\_\_\_\_

Exterior Deck: Sq Ft \_\_\_\_\_

Personal Workshop not for commercial use: Sq Ft \_\_\_\_\_

Personal Storage Building for personal storage only: Sq Ft \_\_\_\_\_

Exterior Attached Porch: Sq Ft \_\_\_\_\_

Addition: Sq Ft \_\_\_\_\_ Shed: Sq Ft \_\_\_\_\_

Agricultural Barn: Sq Ft \_\_\_\_\_

Ground Mount Solar Panel \_\_\_\_\_

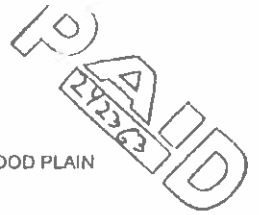
Swimming Pool: In-ground \_\_\_\_\_ Above Ground \_\_\_\_\_

Sq Ft \_\_\_\_\_ Pool House: Sq Ft \_\_\_\_\_

Retaining Wall: Sq Ft \_\_\_\_\_ Height: Ft \_\_\_\_\_ In \_\_\_\_\_

Gazebo: Sq Ft \_\_\_\_\_ Other: \_\_\_\_\_

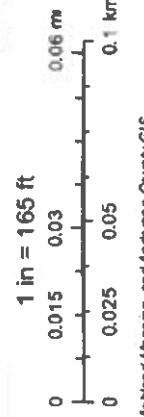
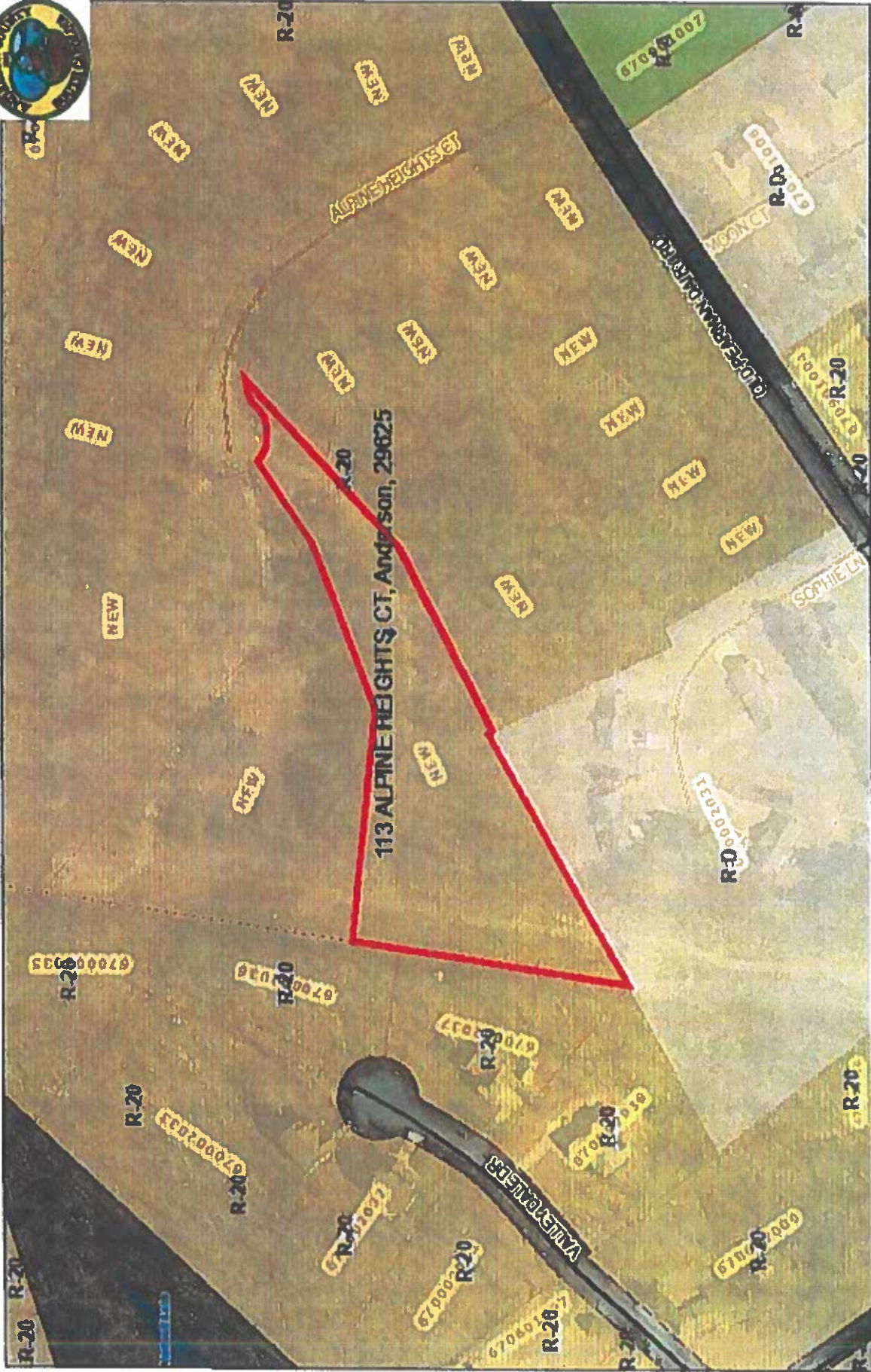
Additional Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_







# Anderson County



ESRI, HighRoad Mapping, and Anderson County GIS

January 27, 2025 Disclaimer accepted.

TMS:	NEW
Owner:	
Owner Address:	
City/State:	
Deed Page:	
Deed Description:	
Tax District:	
Sale Year:	
Zip Code:	
Current Plat:	
Market Value:	



STATE OF SOUTH CAROLINA	}	COVENANTS, CONDITIONS
	}	AND RESTRICTIONS FOR
COUNTY OF ANDERSON	}	<i>Alpine Heights Homeowners' Association, Inc.</i>

WHEREAS, Declarant is the developer of a certain tract of land located near the Town of Anderson, known as *Alpine Heights Subdivision*, containing 11.11 acres, more or less, shown on a preliminary plat for Pyhala Development, made by Nu-South Surveying Inc., dated March 4, 2008, revised on June 15, 2022 and November 15, 2022, and recorded in Plat Book S3117 at Page 00009 on February 13, 2024 in the Office of Register of Deeds for Anderson County, South Carolina (said plat along with any amendments or modifications thereto shall be referred to herein as the "Plat") and reference to which Plat is hereby craved for a complete metes and bounds description.

WHEREAS, the Declarant desires to impose certain restrictive covenants upon the Property in order to ensure its use for residential purposes, to prevent impairment of the attractiveness of the Property, and to maintain the desired quality of the Subdivision with no greater restriction on the free and undisturbed advantages to the other Lot owners;

NOW, THEREFORE, Declarant hereby declares that all of the Property shall be held, sold, conveyed, and used subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with the title to the Property and be binding on all parties having any right, title, or interest in the Property or any part thereof, their heirs, successors, and assigns, and shall inure to the benefit of each Owner thereof.

**ARTICLE I - DEFINITIONS**

**Section 1.** "Additional Property" shall mean and refer to any additional real estate that is or may become contiguous, adjacent to, or neighboring the Property, all or a portion of which may be made subject to the terms of the Declaration in accordance with the provisions of this Declaration.

**Section 2.** "Annual Assessment" shall have the meaning set forth in Article IV, Section 4 of the Declaration.

**Section 3.** "Approved Builder" shall mean and refer to those builders which have been selected by Declarant to construct homes for sale in the Subdivision.

**Section 4.** "Articles of Incorporation" shall mean and refer to the articles of incorporation of the Association filed with the Secretary of State of South Carolina, as amended and modified from time to time.

**Section 5.** "Association" shall mean and refer to Alpine Heights Homeowners' Association, Inc., a South Carolina non-profit corporation, its successors and assigns.

**Section 7. General Rules and Regulations.** The Board shall have the power to formulate, publish, and enforce reasonable general rules and regulations concerning the use and enjoyment of the yard space of each Lot and the Common Area(s). Such rules and regulations, along with all policy resolutions and policy actions taken by the Board, shall be recorded in a Book of Resolutions, which shall be maintained in a place convenient to the Owners and available to them for inspection during normal business hours and with reasonable notice. ,

#### **ARTICLE VIII - EASEMENTS**

**Section 1. Easements Along Lot Lines.** In addition to other easements as are shown on the Plat, a five foot easement is reserved over and across each side and rear lot line, and a ten foot easement is reserved over and across the front lot line of each Lot, for drainage, utility, cable television, gas, water, power, sewer, and telephone installation and maintenance; provided that should two Lots be consolidated to support one residence, then and in that event, the easements herein above provided shall apply only with respect to the exterior lines of such consolidated Lot.

**Section 2. Reservation of Right to Grant Utility Easements:** Declarant specifically reserves the right to grant specific easements to any utility services at any time following the date hereof until any specific Lot shall be conveyed by Declarant. The right is reserved to authorize the laying and placement of sewer, gas, and water pipelines, telephone, cable television, telegraph, and electrical light poles and drainage lines, drop inlets, and culverts on any of the streets and easements shown on the Plat. An easement for the installation and maintenance of utilities and drainage facilities is hereby reserved over all streets and easements.

**Section 3. Access Easement.** Easements for access to the Subdivision are reserved as indicated on the Plat and in recorded easements. The Declarant hereby grants, gives and conveys to each Owner and Approved Builder(s) a perpetual, nonexclusive easement over the areas designated as a "Court," "Drive," "Road," "Street," "Way," "Lane," "Avenue," or "Trail," on the Plat for vehicular and pedestrian ingress and egress to and from the Subdivision. The easements granted under this Section are reserved and shall run with the land in perpetuity and be binding upon and inure to the benefit of all persons and entities now owning or subsequently acquiring all or a part of the Subdivision, subject to Declarant's right to amend the Plat in the future. Declarant specifically reserves the right to dedicate or convey any street, road or driveway to any governmental entity at any time following the date hereof without the consent or approval of any Owner or the Association.

#### **ARTICLE IX - SETBACK, LOCATION, AND SIZE OF IMPROVEMENTS**

**Section 1. Setbacks.** No building shall be erected on any Lot nearer to the front lot line or nearer to the side street line than the building setback line shown on the Plat. Any such building shall face toward the front line of the Lot except that buildings to be constructed on corner Lots shall face in the direction designated by the Board. No building shall be located nearer to any interior side lot line than the distance determined by applicable building codes.

Application for a Variance-Subdivide Parcel to Allow for Accessory Structure  
Anderson County Land Use Board of Zoning Appeals Meeting  
County Council Chambers 2<sup>nd</sup> Floor-Historic Courthouse  
Anderson, South Carolina  
February 13, 2025  
5:15 PM

Staff Report

Applicant: Gerald Kenneth McAlister

Owner of Property: Same as above

Property Location: 1506 Centerville Road, Anderson, SC

Council District: Five (5)

Tax Map Number (TMS #): 68-09-01-004

Property Description: 3.97 acres Centerville Rd

Current Zoning: R-20

Land Use: Residential

Applicant's Request: Variance request to allow for a proposed lot to be subdivided to allow for the use of an existing storage building to be a principal use structure of the lot in R-20.

Findings of Fact: *Anderson County Code of Ordinances, Under Chapter 48- Section 5:3. Residential districts are established as areas in which the principal use of land is for single-family. Section 5:3.3 Accessory buildings may be in the rear yard, if they are set back not less than five feet from any lot line and occupy not more than 20 percent of the rear yard.*

- 1) R-20(Residential Single-Family) regulations state that a primary use structure is denoted as a residential dwelling (i.e. single-family detached dwelling, single-family detached-manufactured multi section home **not an accessory use.**
- 2) Allowing for an accessory structure to be created as a principal lot and principal structure will become a non-conforming lot of record and will set future precedents. Individuals in the voting precinct that voted for zoning may challenge the decision to create non-conforming lot (s) of record.
- 3) The intent of the ordinance is to allow for the accessory use only after the principal use of the homesite is constructed. This avoids spot zoning that conflicts with the official zoning map district parcels adopted.
- 4) The fact that the parcels in question was created after the zoning map and zoning ordinance was adopted in the precinct.



# Variance Application

2

**Processing Fee: \$325.00**

Please submit applications and processing fees simultaneously to avoid delay in processing. Applications can be submitted by email, or if supporting documents (reference page 3) is greater than 10 pages, applications should be mailed or brought in person. For payment cash (in-person only), check (in person or by mail), and cards (call to pay over phone) are accepted.

Date Application Received

Application Status (Approved or Denied)

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.

### Applicant's Information

Name: Gerald Kenneth McAlister

Mailing Address: 74 Iern Place, Unit 101, Pawleys Island, SC 29585

Telephone and Fax: 864-642-5569 E-Mail: G.kenmcalister@gmail.com

### Property Owner's Information

(Only complete if Applicant and Property Owner are not the same)

Name: Same

Mailing Address: \_\_\_\_\_

Telephone and Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Designated Agent Name (Representative of Property Owner)

I (We) hereby appoint the person named the Applicant as my (our) agent to represent me (us) in this request for a variance.

*Gerald K. McAlister*  
Owner's or Designated Agent Signature

4-22-25  
Date

### Project Information

Please Indicate Current Use of Property: Commercial  or Residential

Property Location: 1506 Centerville Road, Anderson, SC

Parcel Number(s)/TMS: 068-09-01-004

County Council District: 005 School District: 5

Total Acreage: 3.97 Current Zoning: R-20

Requested Variance: Zoning regulations simply be relaxed to allow owner's storage building to remain on his property and to approve attached survey.  
Please check to indicate if setback variance  sign variance  or minimum lot size variance .

Purpose of Variance: To permit Mr. McAlister to sell his house and .74 acres and keep his remaining 3.23 acres and storage building as currently located.

Have you researched your Private Covenants/Deed restrictions at the Anderson County Register of Deeds?  
Yes: X No:      Date visited ROD or Date searched online. December 28, 2024

Private Covenants or Deed Restrictions on the Property: Yes  No

**Deed restrictions as shown on recorded plats.**

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 or Planning Commission will be null and void. If you indicated no, your signature is required.

If you indicated yes, please provide a copy of your covenants and deed restrictions with this application - pursuant to State Law (Section 6-29-1146: July 1, 2007) - determining existence of restrictive covenants. Copies may be obtained at the Register of Deeds Office. It is the applicant's responsibility for checking any subdivision covenants or private covenants pertaining to the property.

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 requests 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: The McAlister Family has owned this property for over 80 years. Mr. McAlister entered into a contract to sell his house and .74 acres with owner financing on December 28, 2024. He wishes to keep 3.23 acres with his orchard of pecan trees. To physically maintain his 3.23 acres and pecan grove, the storage building that houses his mowers and garden tools is necessary. Strict application of the zoning ordinance would prohibit the approval of the attached survey and force Mr. McAlister into default on the sales contract resulting in unnecessary hardship.

Conditions do not generally apply to other properties in vicinity, as shown by: An aerial view of the other properties in vicinity confirms that these conditions do not generally apply. Relaxing the zoning regulations to allow the storage building to remain on Mr. McAlister's property and approving the survey for the division of the property would not generally apply to other properties and would not alter the essential character of the neighborhood. It would improve the neighborhood to have a family reside in the house that is now standing empty.

Reasons why property is prohibited or limited in its uses: Strict compliance with the zoning regulations would prohibit Mr. McAlister from selling his house and .74 acres currently under contract. It would limit Mr. McAlister's use of the remaining 3.23 acres with his pecan grove, and existing storage building containing his mowers and garden tools and deny him the reasonable use and enjoyment of his property.

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 requested variance to relax the zoning regulations to allow the property to be divided as shown on the attached survey and to permit Mr. McAlister to retain his 3.23 acres with his pecan grove and storage building containing his mowers and gardening tools would not alter the essential character of the neighborhood or be detrimental to the public good. It would improve the public good to have a family residing in the house that is now empty.

The following documents are submitted in support of the application: (Please attach copies of all additional information to this application.

**Survey prepared by Thomas E. Walls dated 1-15-25.**

**Deeds and Plats of the property**

Please attach an accurate, legible plot plan showing the dimensions and locations of structures and improvements of the property to this application.

**For Office Use Only:**

Application Received By: \_\_\_\_\_ Date Completed Application Received: \_\_\_\_\_

Application Fee Amount Paid: \_\_\_\_\_ Check Number: \_\_\_\_\_

Scheduled Board Hearing Date: \_\_\_\_\_ Land Use/Board of Zoning Appeals' Decision: \_\_\_\_\_

# Variance Application Checklist

## 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 decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the zoning administrator in the enforcement of this chapter.

Section 9:5.2 Variances. The board of zoning appeals may authorize upon written appeal in specific cases such variance from the terms of this chapter as will not be contrary to the public interest where owing to special conditions, a literal enforcement of the provisions of this chapter would result in unnecessary hardship or peculiar and exceptional practical difficulties.

Before action is taken on a request for a variance, the board shall hold one or more public hearings at which any party may appear in person, by agent, or attorney. 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 to the board of zoning appeals.

Notice shall be given at least 15 days in advance of a public hearing. The owner of the property for which the variance is requested of their agent shall be notified by mail. Notice of hearings shall be made in a newspaper of general circulation, posted on the property for which a variance is requested, and posted at the Anderson County Square.

In addition, the planning commission staff shall send letters notifying current owners of record of all properties adjacent to and/or within 1,000 feet in any direction of the subject property and provide proof of such mailing.

A variance from the terms of this Ordinance may be granted by the Board upon a finding that:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property.
2. These conditions do not generally apply to other property in the vicinity.
3. Because of these conditions, the application of the chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property
4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the granting of the variance will not harm the character of the district.

The following checklist is to aid the applicant in providing the necessary materials for submittal.

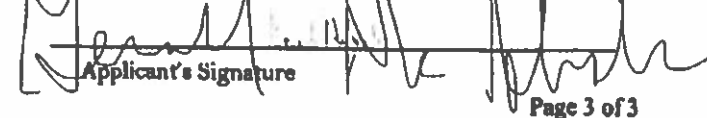
To submit a Variance Application, you must provide the following to the Development Standards Office:

### Application Submittal Requirements

- \*Completed and Signed Variance Application
- \$325 Processing Fee
- One (1) Accurate, Legible Plot Plan with Dimensions and Locations of Structures and Improvements of the Property
- Clear Statement of why the variance is being requested
- One (1) Copy of all Private Covenants and Deed Restrictions Related to the property, if applicable (Can be obtained from Anderson County Register of Deeds)
- Written statement from property owner granting permission to allow variance (only needed if applicant and property owner or not the same).

The Development Standards's Staff will recommend approval or denial to the Land Use/Board of Zoning Appeals at a scheduled Public Hearing. Applicants are notified of the date, time, and location of this meeting; and are encouraged to attend, in case questions arise. The Land Use/Board of Zoning Appeals will make the final decision.

As the applicant, I hereby confirm that the required information and supporting materials for this application are authentic and have been submitted to the Anderson County Development Standards Office.

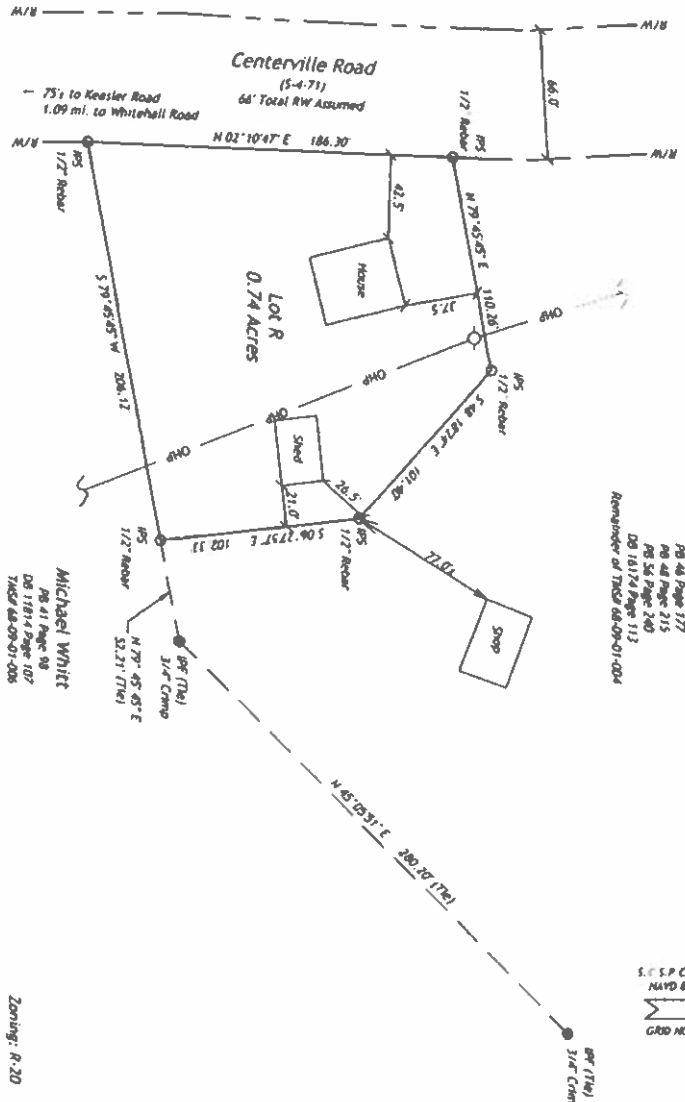
  
Applicant's Signature

1-22-25  
Date

Page 3 of 3

**LEGEND**

- Non Pk. Old Found (PF)
- Non Pk. New, Placed (PS)
- ▲ New AM (Long Nail New)
- △ Old AM (Old PK (N/A))
- ⊗ ABC (Old Nail & Bottle Cap)
- Computer Point
- ⊕ Pre Hydrant
- ⊖ Water Valve
- ⊗ Sanitary Manhole
- Entry Pole



**Gerald K. McAlister Trust**  
 PG 46 Page 177  
 PG 48 Page 115  
 PG 56 Page 240  
 DB 16174 Page 113  
 Remainder of TMS# 068-09-01-004

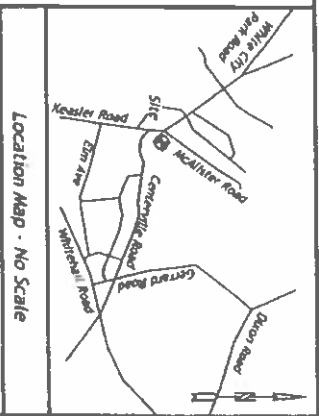


I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than those shown.

Thomas E. Walls P.S. 9324

This survey is subject to any rights of way and easements of record, and any facts which may be disclosed by a full and accurate title search.

This property does not lie in a designated flood hazard area.



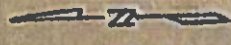
References:  
 TMS# 068-09-01-004  
 DB 16174 PG 113  
 PG 46 PG 177  
 PG 48 PG 215  
 PG 56 PG 240

**Plat of a Tract of Land**  
 Portion of TMS# 068-09-01-004  
 (Lease Property)  
 1506 Centerville Road  
 Surveyed at the Request of:  
**Gerald K. McAlister Trust**  
 State of South Carolina  
 County of Anderson  
 Centerville Township

Date:	1-15-25
Drawn By:	BAH
Checked:	TEW
Job Number:	25002
Revisions:	0



**RIDGEWATER**  
 ENGINEERING & SURVEYING  
 PO Box 806, Anderson, SC 29622  
 (864) 256-0980 ridgewater.com



D.M. McALISTER

I.P. (NEW)  
N 88° 35' W  
203.35  
I.P. (NEW)  
S 71° 46' W  
180.68

D.M. McALISTER

1.03 AC.

I.P. (NEW)  
N 82° 52' E  
103.80

I.P. (OLD)  
S 71° 50' W  
104.03

H.D. McALISTER

I.P. (OLD)  
S 88° 45' W  
45.35  
I.P. (NEW)  
S 81° 50' W  
104.03

JAMES MCGILL SURVEY OF A TRACT OF LAND  
AT THE REQUEST OF  
**HAROLD D. McALISTER**

STATE OF SOUTH CAROLINA ANDERSON CO.  
CENTREVILLE TWP.  
SCALE 1" = 50'

SMITH & SMITH CIVIL ENGRS & LAND SURVEYORS FEB. 24, 1960



REF PLATS

SMITH & SMITH  
AUG. 10, 1959

GRAVE MARK (S-1)  
TO WHITE CITY PARK

AS THOMPSON 10-5-12  
REC. BK. 17 P. 488

ROBINSON ENGR. SER. 11-8-56  
REC. BK. 41 P. 35

S 55° 50' W  
214.37

I.P. (OLD)  
S 71° 50' W  
104.03

I.P. (OLD)

D. M. Mc ALISTER

N 82°-31' E  
370.00'

NEW LP  
91.35'  
S 07°-08' E

123.90'  
S 81°-50' W

JAMES Mc GILL

2.0 ACRES  
SCALE 1" = 40'

HUGH AYANT

N 07°-08' W  
292.00'



185.20'  
S 24°-42' E

302.80'  
S 78°-39' W

JAMES Mc GILL

NEW LP  
S 44°-71' E

SURVEY OF A TRACT OF LAND  
AT THE REQUEST OF  
**HAROLD D. McALISTER**  
STATE OF SOUTH CAROLINA, COUNTY OF ANDERSON  
INTERVILLE TOWNSHIP



Ref. Plat. by Robinson  
dated Oct. 5, 1918  
Rec. Book 47 Page 58  
Dec. 17, 1918




Re Plat. by Robinson  
High. Ser. Nov. 15, 1950  
Rec. Plat. Bk. 41 Page 58  
Nov. 20, 1950

SURVEY AND PLAT BY SMITH & SMITH CIVIL ENGINEERS & LAND SURVEYORS AUG. 10, 1950

# Anderson County



TMS: 680901004  
 Owner: GERALD K MCALISTER TRUST  
 Owner Address: 48 FAWN HILL DR  
 City/State: ANDERSON SC  
 Deed Book: 16174  
 Tax District: 5  
 Sale Year: 2022  
 Zip Code: 29621  
 Current Plat: CP 0561240  
 Description: CENTERVILLE RD 3.97AC  
 Market Value:  
 Disclaimer accepted.

1 in = 165 ft  
 0 0.015 0.03 0.06 mi  
 0 0.025 0.05 0.1 km  
 ESRI | Myland Mapping and Anderson County GIS

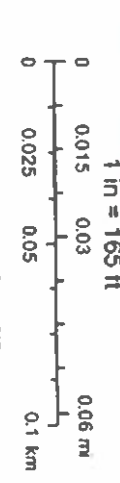
Anderson County



January 27, 2025 Disclaimer accepted.

TMS: 680901004  
 Owner: GERALD K MCALISTER TRUST  
 Address: 48 FAWN HILL DR  
 City/State: ANDERSON SC  
 Deed Book: 16174  
 Tax District: 5  
 Sale Year: 2022

Zip Code: 29621  
 Current Plat: CP 056/240  
 Description: CENTERVILLE RD 3.97 AC  
 Market Value: \$125,350  
 Sale Price: \$1



ESRI, Highend Mapping, and Anderson County GIS

# Anderson County Board of Zoning Appeals

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

Mike Miller, Vice-Chair, District #2  
Allen Ashley, District #3  
Brad Swillen, District #6

July 14, 2022

Upstate Sign and Graphics  
169 Spring Crossing Circle  
Greer, SC 29650

Re: Variance Request for the property located at 4200 Highway 81 North; TMS 169-00-14-002

Dear Upstate Sign and Graphics:

The Anderson County Land Use Board of Zoning Appeals voted unanimously to approve your Variance request for the above referenced property with conditions. The **Variance** request granted allows one additional wall sign on the rear of the building upon the removal of the current free-standing sign and all appropriate permits must be obtained from Development Standards.

The Board's Conclusion:

The applicant has demonstrated that there are extraordinary and exceptional conditions due to this being a large facility with two road frontages and drivers will not be able to easily identify the business name from A.M. Ellison Rd.

A residential compliance permit as well as building permits will be required prior to commencing with development of this project.

**Please provide a copy of this letter to the Anderson County Development Standards when requesting a residential compliance permit. Contact the Building Codes Department (tel. 864-250-4158) to obtain the appropriate information regarding submittals needed for building permits.**

If you have any additional questions, please contact the Development Standards Department by telephone at (864) 260-4719.

Sincerely,

Hubert McClure  
Chairman Land Use Board of Zoning Appeals

  
Mike Miller

Vice Chair Land Use Board of Zoning Appeals

Google Maps 4289 SC-81

Anderson, South Carolina  
Google Street View  
Aug 2023 See more dates



Image capture: Aug 2023 © 2024 Google

