

Anderson County Board of Zoning Appeals

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

July 10, 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. Minutes will be forthcoming
- 4.) Public Hearings:
 - A. Variance to reduce the side yard setback from 50 feet to 6 feet for the placement of a Mobile Home. Located at 920 Abercrombie Road. / TMS 274-00-04-003 (**Council District 7**).
- 5.) Old Business: None
- 6.) New Business: None
- 7.) Other Business: None
- 8.) Adjournment.

Application for Variance
Anderson County Land Use Board of Zoning Appeals Meeting
County Council Chambers 2nd Floor-Historic Courthouse (DISTRICT #4)
Anderson, South Carolina
July 10, 2025
5:15 PM

Applicant: John Clamp
Owner of Property: Kathy and Larry Burgess
Property Location: 920 Abercrombie Rd, Honea Path, SC
Council District: Seven (7)
Tax Map Number (TMS #): 274-00-04-003, 030 (portion of)
Property Description: 1.074 acres Abercrombie Rd
Current Zoning: R-A (Residential Agricultural)
Land Use: Residential

Applicant Request: Applicant is requesting a variance to reduce the side yard setback from 50 feet to 6 feet for placement of a mobile home.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 48, 5:2.6. *Side yard*. The minimum width of a residential side yard shall be 50 feet.....

Staff Assessment:

- 1) The minimum lot size for this zoning, (1.00 acre), the 50ft setbacks will limit the placement of mobile home.
- 2) The Applicant is restricted due to the size of the lot and placement of the drain field and septic tank.
- 3) The Applicant can meet all other setback requirements.
- 4) There will be no adverse effects on adjacent properties, if the variance is granted. The applicant owns all the surrounding properties.
- 5) If the variance is approved, the Applicant will be required to apply for a residential compliance and building permit in order to proceed moving and the placement of the mobile home.

Variance Application

Applicant

Primary Location

VA-25-7

👤 John Clamp
 📞 864-844-3072
 @ the4clamps@bellsouth.net

920 ABERCROMBIE RD
 Honea Path, SC 29654

Submitted On: May 28, 2025

Project Information

All variance applicants are required to go before the Anderson County Board of Zoning Appeals and must attend the live scheduled Board of Zoning appeals meeting when their request is to be heard. Applicants may be exempt from attending the scheduled meeting for the following reasons only: an unexpected illness or passing of oneself or a loved one or if an applicant is on active military duty or deployed. :

Please Indicate the Current Use of the Property

Residential

Project Address

920 Abercrombie Road

Tax Map Number (TMS)

574000403

Is the Applicant the Property Owner?

No

Is The Property Zoned?

Zoned

County Council District?

7

School District

2

Total Acreage

1.074

Please check Which is Applicable

Set-Back Variance

Purpose of Variance?

In summary, Kathy and Larry Burgess reside at 920 Abercrombie Road in Honea Path (Tax map no. 274-00-04-003-000 & 274-00-04-030-000). Her grandson, my son, intends to purchase their home and property. We are seeking to place a new 2025 Modular Home (24'x56') manufactured by Clayton Mobile Homes on 1.074 acres (plat attached on page five) that would be subdivided from 274-00-04-003-000 & 274-00-04-030-000).

Unfortunately, we were not aware of the 50' setback requirements and the surveyed property falls short of those requirements. My wife and I adjoin the property on the left side and behind (TMS NO 274-00-04-045-000 & the partial intitle "NEW" on the public access – which was recently released from lien by the mortgage holder of our property) and or son Jacob and his wife Samantha will own the adjoining property on the right side and behind (TMS no 274-000-04-03-000 & 274-00-04-030-000). Upon the death or other life changing event that we can no longer care for Kathy and Larry, the property upon which the new home sits will be conveyed to Jacob and Samantha and the new home will be sold and assets divided equally between Larry and Kathys children. We can provide documentation via Kathy's first-hand testimony and/or will. Mr. Henry Youmans assisted in recording the plat. We are seeking this to allow Kathy and Larry to be close to both

families as we will be caregivers for them. Larry has dementia that is progressing relatively quickly, and Kathy has pulmonary fibrosis that we expect to progress and limit the ability for her to upkeep the house where they are currently living.

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

Yes

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

05/28/2025

Private Covenants or Deed Restrictions on the Property?

No

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

Comments:

I, John Thomas Clamp, and my wife, Stacey Burgess Clamp, are assisting kathy Burgess with the variance request. To the best of our knowledge, there are no deed restrictions nor covenants that would limit or restrict the variance request.

Property Owner Information

Owner Name

Kathy

Owner Address

Burgess

City

Honea Path

State

SC

Zipcode

29654

Phone Number

864.844.5383

Email Address

katburglar55@yahoo.com

For a variance to potentially be considered for approval by the Board of Zoning appeals the applicant must establish a hardship.

Hardship: A hardship relates to the physical characteristics of the property, not the personal circumstances of the owner or user, and the property is rendered unusable without the granting of a variance.:

The applicant hereby request a variance to the Board of Zoning Appeals for the following reasons::

What are the extraordinary and exceptional conditions pertaining to the particular piece of property:

In summary, Kathy and Larry Burgess reside at 920 Abercrombie Road in Honea Path (Tax map no. 274-00-04-003-000 & 274-00-04-030-000). Her grandson, my son, intends to purchase their home and property. We are seeking to place a new 2025 Modular Home manufacture by Clayton Mobile Homes on 1.073 acres (plat attached on page five) that would be subdivided from 274-00-04-003-000 & 274-00-04-030-000). Unfortunately, we were not aware of the 50' setback requirements and the surveyed property falls short of

those requirements. My wife and I adjoin the property on the left side and behind (TMS NO 274-00-04-045-000 & the partial intitle "NEW" on the public access – which was recently released from lien by the mortgage holder of our property) and or son Jacob and his wife Samantha will on the adjoining property on the right side and behind (TMS no 274-000-04-03-000 & 274-00-04-030-000). Upon the death or other life changing event that we can no longer care for Kathy and Larry, the property upon which the new home sits will be conveyed to Jacob and Samantha and the new home will be sold and assets divided equally between Larry and Kathys children. We can provide documentation via Kathy's first-hand testimony and/or will. We have not yet recorded the plat since we discovered the setback issue. We are seeking this to allow Kathy and Larry to be close to both families as we will be caregivers for them. Larry has dementia that is progressing relatively quickly, and Kathy has pulmonary fibrosis that we expect to progress and limit the ability for her to upkeep the house where they are currently living.

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

Documents in the form of recorded plat and public records from ACPASS have been provided to Mr. Henry Youmans with Planning and Development of Anderson County.

Reasons why property is prohibited or limited in its uses:

Property Line set back. Width of the surveyed plat does not provide sufficient width to allow 50' from side property lines.

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:

930 Abercrombie Road (TMS 274-00-04-045) 2 acres to the left of the property line and 8 acres (entitled "new" on the public property records) adjoining the entire left side of the property line is owned by John Thomas Clamp and Stacey Burgess Clamp. Kathy and Larry Burgess are our in laws and parents. The property along the right side of the property line (274.00.04.003 & 274.0.04.030) currently belongs to Kathy and Larry Burgess and will transfer upon sale to Jacob Thomas and Samantha Lynn Clamp. Approximately 30 acres collectively is and will remain "family land". Approximatley 68 acres (+/-) behind and or abuting (274-00-04-031-000) is owned by Kathy's brother Clyde Daniel Hill Jr who would not be affected in any way - nor would object. No other land owned would be affected.

Acknowledgement

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

As the applicant, I hereby confirm I have reviewed all information and the materials for this application are authentic and have been submitted to Planning/Development Standards.

true

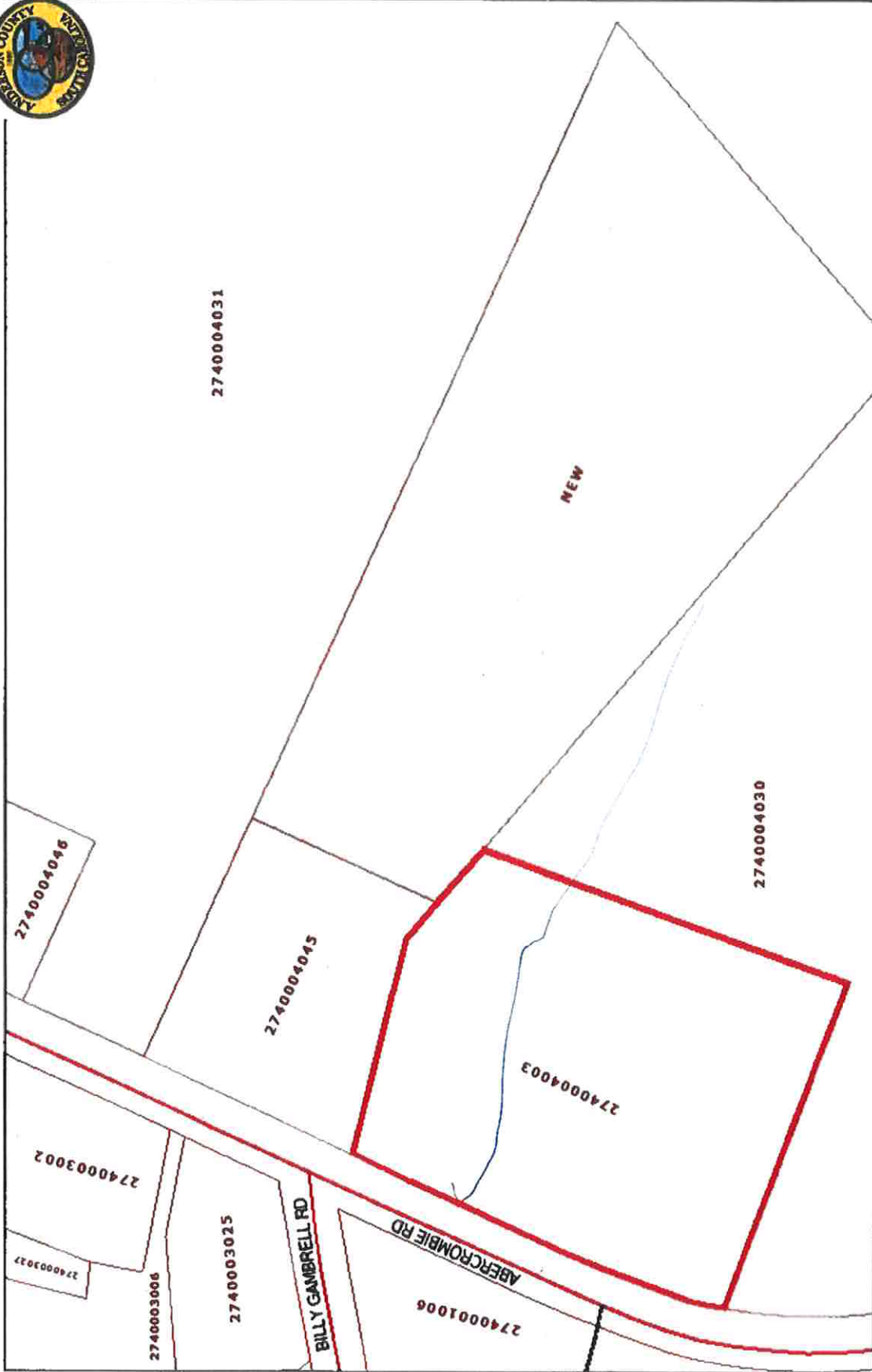
Date

05/28/2025

Applicant Signature

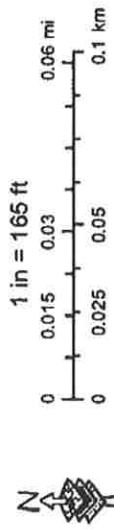
true

Anderson County



May 22, 2025 Disclaimer accepted.

TMS:	2740004003
Owner:	BURGESS, KATHY H + LARRY M
Owner Address:	920 ABERCROMBIE RD
City/State:	HONEA PATH SC
Deed Book:	16133
Tax District:	200
Sale Year:	2022
Zip Code:	29654
Current Plat:	CP S 2871/7
Description:	ABERCROMBIE RD 5.00 AC
Deed Page:	39
Market Value:	



ESRI, Highend Mapping, and Anderson County GIS



Whole Lotta Love

3 beds 2 baths 1,325 sq. ft.

[See below for complete pricing details](#)

[REQUEST INFO](#)

[FIND A RETAILER](#)



How can we help?



[TAKE 3D TOUR](#)

*Images may show options not included in base price

Find A Retailer

Purchase this home within 50 miles of 29621

Tempo / Whole Lotta Love 51TIP24563AH

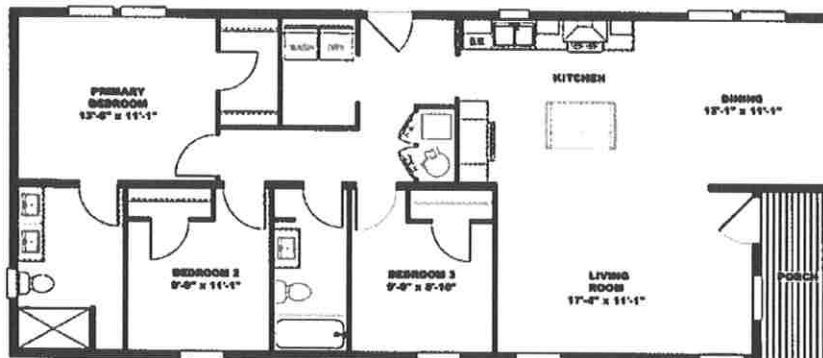
Built by Clayton West

Manufactured

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Floor Plan



Floor Plan Description

The Tempo / Whole Lotta Love 51TIP24563AH, styled by Clayton West, stands as a beacon in contemporary manufactured housing. Spreading over 1325 square feet, it incorporates 3 elegantly crafted bedrooms and 2 pristine bathrooms, synthesizing style and spaciousness. Each space within the home is thoughtfully curated, offering a blend of modern charm and everyday functionality. The Whole Lotta Love 51TIP24563AH encapsulates the spirit of fine living, demonstrating what's possible when design meets practicality.

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Bedrooms

3

Bathrooms

2

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