

# 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

August 14, 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: Minutes will be forthcoming
- 4.) Public Hearings: None
- 5.) Old Business:
  - A. Variance to reduce the front setback from 30 feet to 19 feet for the construction of a single-family residence. Located at 415 Riverside Drive / Piedmont /TMS 236-01-02-003 **Council District 6.**
- 6.) New Business: None
- 7.) Other Business: None
- 8.) Adjournment.

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  
August 14, 2025  
5:15 PM

Applicant: Joseph Mills

Owner of Property: Riverside Rental Properties

Property Location: 415 Riverside Drive, Piedmont, SC 29673

Council District: Six (6)

Tax Map Number (TMS #): 236-01-02-003

Property Description: LT 33 RIVERSIDE DR.

Current Zoning: Un-Zoned

Land Use: Residential

**Applicant's Request:** Applicant is requesting a variance to reduce the front setback from 30 feet to 19 feet to allow for construction of a single-family residence.

**Findings of Fact:** *Anderson County Code of Ordinances*, Under **Sec. 24-433- Setback lines from roadways**. Setbacks shall be 30 feet from the road right-of-way.

**Staff Assessment:**

- 1) A floodplain is on the rear of the property that affects the installation of the septic system.
- 2) The placement of the home must be moved closer to the right-of-way to install an engineered septic system.
- 3) There will be no adverse effects on adjacent properties if the variance is granted.
- 4) This property lies at the end of a county road.
- 5) The applicant will need to contact Building and Codes Department and Development Standards for applicable permits and compliances.



County of Anderson, SC

April 21, 2025

**VA-25-2**  
Variance Application  
Status: Active  
Submitted On: 4/8/2025

**Primary Location**

415 RIVERSIDE DR  
Piedmont, SC 29673

**Owner**

RIVERSIDE RENTAL PROPERTIES  
LLC  
219 RIVERSIDE DR PIEDMONT SC, SC  
29673

**Applicant**

Joseph Mills  
 864-354-3160  
 millsllc6131@gmail.com  
 219 Riverside Dr.  
Piedmont, SC 29673

**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\***

415 Riverside Dr.

**Tax Map Number (TMS)\***

02360102003

**Is the Applicant the Property Owner?\***

Yes

**Is The Property Zoned?\***

Unzoned

**County Council District?\***

1

**School District\***

1

**Total Acreage\***

1

**Please check Which is Applicable\***

Set-Back Variance

Purpose of Variance?\*

Bridges & Highways / Septic Lines

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

Private Covenants or Deed Restrictions on the Property?\*

No

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:\*

Owner will variance issues with the lot

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:\*

Creek going through property causing county codes for septic lines to move original desired location of housing structure.

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

correct

Reasons why property is prohibited or limited in its uses:\*

creek going through property limiting the spacing of the septic 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:\*

Not in any way. Because of: the house is at the end of a cul de sac, road can't be developed any further because of a ravine.

### 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.\*

Date\*

04/08/2025



Applicant Signature\*

✓ Joseph D. Mills  
Apr 8, 2025

## For Office Use Only

### 🔒 Current Zoning\*

Unzoned

### 🔒 Staff Comments/Conditions\*

**Findings of Fact: Anderson County Code of Ordinances, Under Sec. 24-433- Setback lines from roadways. Setbacks shall be 30 feet from the road right-of-way.**

**Staffs Report: Approval to reduce front setback to 19 feet.**

- 1)A floodplain is on the rear of the property that affects the installation of the septic system.
- 2)The placement of home must be moved closer to the right-of-way to install an engineered septic system.
- 3)There will be no adverse effects on adjacent properties if the variance is granted.
- 4) This property lies at the end of a county road.
- 5)The applicant will need to contact Building and Codes Department and Development Standards for applicable permits and compliances. Findings of

### 🔒 Scheduled Hearing Date\*

05/08/2025





Salinas Pkwy

AE

2860106040

NEW

NEW

NEW

AE

2860102002

0062 E

303 Riverside Drive

NEW

413 Riverside Drive

2860102004

001

NEW

405 Riverside Drive

2860102003

R

2860102005

Riverside Drive C-01-00-2A

2860102001

2860103001

412 Riverside Drive

2860103002



**VARIANCE  
REQUEST**

**FOR INFORMATION CALL:  
ANDERSON COUNTY  
DEVELOPMENT STANDARDS**

**864-260-4719**