

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

November 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. None
- 4.) Public Hearings:
 - A. Variance to reduce the rear setback from 30 feet to 21.1 feet. Located at 116 Leader Drive. / TMS 236-00-07-026 (**Council District 6**).
 - B. Special Exception to allow for a church. Located at Highway 81 North and Bradley Road. / TMS 170-00-05-003 (**Council District 7**).
- 5.) New Business: None
- 6.) Old Business: None
- 7.) Adjournment.

Application for a Variance
Anderson County Land Use Board of Zoning Appeals Meeting
County Council Chambers 2nd Floor-Historic Courthouse
Anderson, South Carolina
November 13, 2025
5:15 PM

Applicant: Bryan Yoder
Owner of Property: 54 Technology Dr.
Property Location: 116 Leader Drive, Piedmont, SC 29673
Council District: Six (6)
Tax Map Number (TMS #): 236-00-07-026
Property Description: Commercial Building
Current Zoning: Un-Zoned
Land Use: Commercial

Applicant's Request: Reduce the rear setback from 30' to 21.1'
A variance was approved for the front setback on September 11, 2025 but, they did not realize they also needed a setback reduction at the rear of the property for the building adjacent Propes Dr.

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) There will be no adverse effects on adjacent properties if the variance is granted.
- 2) The lot is situated on a double frontage lot which requires a larger setback which is a hardship.
- 3) The applicant will need to contact Building and Codes Department and Development Standards for applicable permits and compliances.



Variance Application

Processing Fee: \$200.00

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. Applicants must attend the live scheduled Board of Zoning appeals meeting then their request is to appear before the board. 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: Bryan Yoder / Trehel Corporation

Mailing Address: 914 Pendleton St. Ste 200, Greenville, SC 29601

Telephone and Fax: 864-304-3874 E-Mail: byoder@trehel.com

Property Owner's Information

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

Name: 116 Leader Dr. LLC

Mailing Address: 51 Technology Dr. Anderson SC 29625

Telephone and Fax: 864-313-2846 Email: jeff.ellis@poly-med.com

Designated Agent Name (Representative of Property Owner): Jeff Ellis

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

[Signature]
Owner's or Designated Agent Signature

10/21/2025
Date

Project Information

Please Indicate Current Use of Property: Commercial or Residential

Property Location: 116 Leader Drive, Piedmont SC 29657

Parcel Number(s)/TMS: 2360007026

County Council District: 6 School District: 01

Total Acreage: 3.97 Current Zoning: not zoned

Requested Variance: building setback variance

Please check to indicate if setback variance sign variance or minimum lot size variance .

Purpose of Variance: Min. encroachment of building in setback

Variance Application Checklist

Anderson County Code of Ordinances Chapter 70 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
- \$200 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.



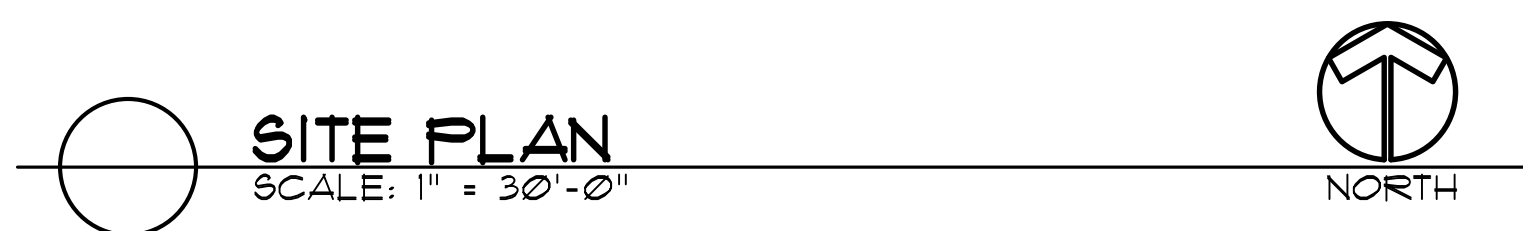
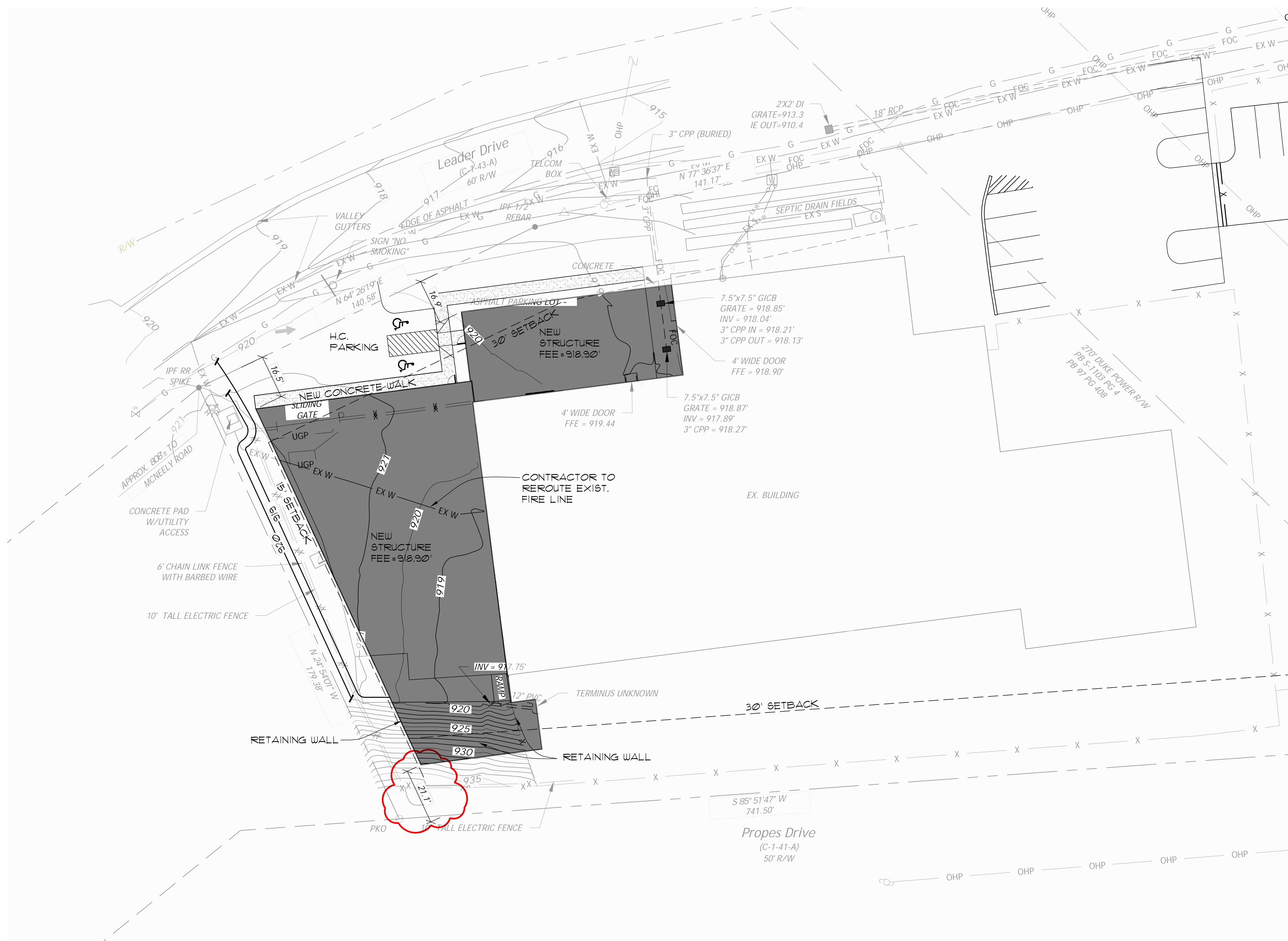
Applicant's Signature

10/21/2025

Date

116 LEADER DRIVE

Powdersville, South Carolina



July 9, 2025

Anderson County Development Standards
401 East River St
Anderson, SC 29624

RE: Variance Application – 116 Leader Dr, Piedmont SC
Owner Permission for Variance Application

To Whom It May Concern,

As the property owner of 116 Leader Drive, Piedmont SC (TMS 2360007026) I am granting permission to allow the applicant to apply for the requested variance.

Sincerely

2360007009

2360007043

125 Leader Drive

2360007023

Leader Drive C-01-0043A

Piedmont
29673

07018

001

000

116 Leader Drive

2360007026

112 Leader Drive

2360007031

Propes Drive C-01-0041A

110 Propes Drive

2360007039

**VARIANCE
REQUEST**

FOR INFORMATION CALL:
ANDERSON COUNTY
DEVELOPMENT STANDARDS

864-260-4719

Anderson County Board of Zoning Appeals Meeting-Special Exception
Application
November 13, 2025
5:15 PM

Staff Report – Special Exception for a Proposed Church Pursuant to Chapter 48, Article 7.5. A church may be permitted in all districts subject to the requirements of the district. The minimum lot area shall be 40,000 square feet. The required setbacks from the front, side, and rear property lines are 50'. The off-street parking shall be in accordance with the provisions set forth in Section 6:9

35 postcards were sent out to property owners within 2000 feet of the proposed development.

Intended Development:	Church
Applicant:	Brad Richardson
Site Plan:	Master Planning Attached
Location/Access Road:	Highway 81 North (State) & Bradley Road (County)
County Council District:	7
Surrounding Land Use:	Vacant, Residential (Existing Natural Buffer)
Zoning:	I-2 (Industrial Park District)
Surrounding Zoning District:	C-2 (Highway Commercial District)
Tax Map Number:	170-00-05-003
Number of Acres:	+/- 52.7
Variance:	None Requested
Details of the Development:	Proposed church with associated parking.

Traffic Impact Analysis:

Highway 81 is classified as an Arterial Road with no maximum trips per day. An encroachment permit shall be required by South Carolina Department of Transportation for the encroachment onto Highway 81 and an encroachment permit from Anderson County Roads & Bridges Department.

Approval Process: If approved, the applicant will be required to obtain a commercial land use permit before commencing with development and construction. In addition, the property falls within the Gateway to Anderson Overlay District and requires additional requirements in terms of building construction materials and signage. The applicant is required to work with the Building Codes Department to obtain the proper permits pursuant to IBC (International Building Codes).



Special Exception Application

(For Zoned Areas Only)

Processing Fee: \$325

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.

October 15, 2025
Date Application Received

Application Status (Approved or Denied)

All special exception applications are required to go before the Anderson County Board of Zoning Appeals. All applicants are strongly encouraged to attend the Board of Zoning Appeals public hearing in which their application is to be reviewed.

Deadlines for all special exception applications and supporting documents are due by the first business day of each month.

Applications and supporting documents that are submitted by the first of each month will go before the Board of Zoning Appeals the following month (example: deadline is July 1st, application and supporting documents are submitted by July 1st, request will go before the board in August). Those that do not submit applications and supporting documents before the first of each month, the request will automatically be delayed and will not go before the board until both the application and supporting documents are received (example: due date July 1st, application submitted July 2nd, request will not appear before the board until September) (Date for request to appear before the board is continuously extended (by month) until both applications and supporting materials are received).

Applicant's Information

Name: BRAD RICHARDSON
Mailing Address: 133 STRAIGHT DRIVE, ANDERSON, S.C. 29625
Telephone and Fax: (864) 222 -0292 / (864) 222 - 0892 E-Mail: brad@bkrlaw.net

Owner's Information

(If Different from Applicant)

Name: DAVENPORT ANNE Y ESTATE
Mailing Address: 905 EAST GRENVILLE STREET, ANDERSON, S.C. 29621
Telephone and Fax: 714 615 - 4541 E-Mail: doctordpt@cox.net
Designation of Agent: (Complete only if owner is not the applicant)

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

John Davenport
Owner's Signature

10 15 2025
Date

Project Information

Property Location: HIGHWAY 81 NORTH
Parcel Number(s)/TMS: 170 00 05 003
County Council District: 7 School District: 5
Total Acreage: 51.7 Current Zoning: 1 - 2
Requested Special Exception: REQUEST FOR SPECIAL EXCEPTION PURSUANT TO ARTICLE 7.5
Purpose of Special Exception: PROPERTY TO BE FOR THE DEVELOPMENT OF CHURCH USE

Have you researched your Private Covenants/Deed restrictions at the Anderson County Register of Deeds?
Yes: No: Date visited ROD or Date searched online: 10/13, 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 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 obtain at the Register of Deeds Office. It is the applicant's responsibility for checking any subdivision covenants or private covenants pertaining to the property.

Comments: _____

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: Alexa W. Hunter Date Complete Application Received: 10/15/2025
Application Fee Amount Paid: \$325⁰⁰¹ Check Number: _____
Scheduled Board Hearing Date: November 13, 2025
Land Use/Board of Zoning Appeals' Decision: _____

Special Exception Application Checklist

Anderson County Code of Ordinances Chapter 48 Zoning- Article 7.- Provisions for uses permitted by special exception

Section 7:1.- General Provisions

The board of zoning appeals may issue permits for those uses permitted by special exception which are in accordance with the provisions of this chapter and the specific conditions set forth below. The board shall determine that:

- A. The use meets all required conditions.
- B. The use is not detrimental to the public health or general welfare.
- C. The use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal, and similar services.
- D. The use will not violate neighborhood character nor adversely affect surrounding land uses.

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 decided appeals where it is alleged there is error in any order, requirements, decision, determination made by the zoning administrator in the enforcement of this chapter

Section 9:5.3 Uses permitted by special exception. The board of zoning appeals may hear and decide upon uses permitted by special exception specifically authorized by the terms of this chapter. A use permitted by special exception shall not be authorized by the board unless and until:

- A. A written application is submitted.
- B. Notice shall be given at least 15 days in advance of a public hearing in a newspaper of general circulation.
- C. The request has been referred to the appropriate zoning advisory group for review and report to the board of zoning appeals. 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.
- D. A public hearing shall be held.
- E. The board shall make findings.
- F. The board shall make written findings certifying compliance with the regulations governing the special use.

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

Application Submittal Requirements

- Completed and Signed Special Exception Application
- \$325 Processing Fee
- Site Plan or diagram of property for the proposed special exception
- Clear Statement of why the special exception is being requested
- Valid contact information on application
- Covenants and Deed Restrictions (Can be obtained from Anderson County Register of Deeds)

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.

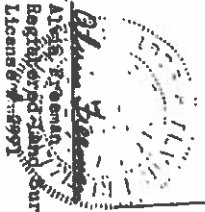
As the applicant, I hereby confirm that the required information and materials for this application are authentic and have been submitted to Development Standards.

Applicant's Signature

10/15/25

Date

77
307



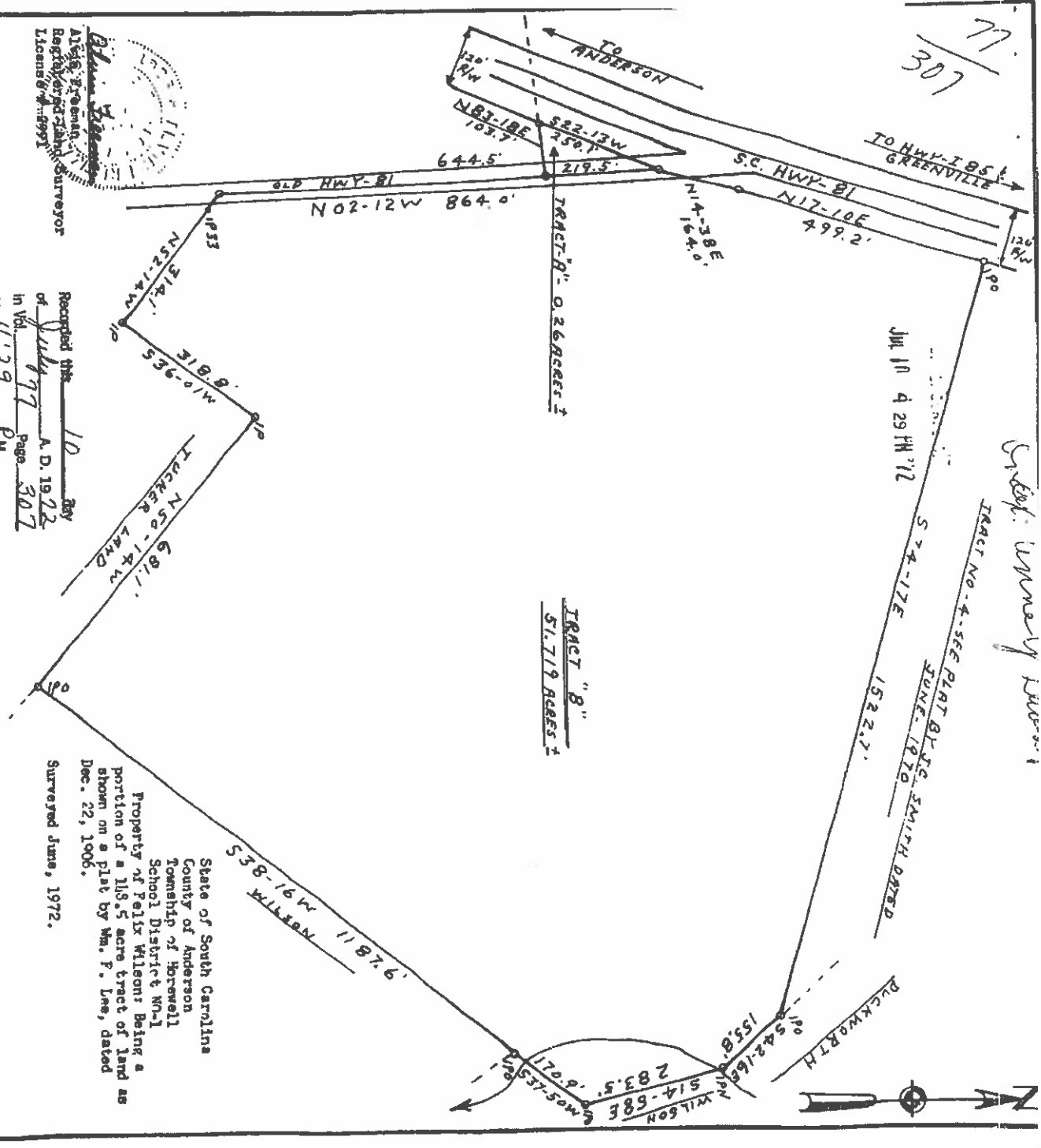
A. J. Green
Registered Professional Surveyor
License No. 41891

SCALE 1/4" = 200'

Recorded this 10 day
of July 1977 A. D. 1977
in Vol. 4189 Page 307
A. J. Green P.M.

A. J. Ruddle, C.C.R.P.
Anderson County, S. C.

State of South Carolina
County of Anderson
Township of Horwell
School District No-1
Property of Felix Wilson: Being a
portion of a 118.5 acre tract of land as
shown on a plat by M. F. Lee, dated
Dec. 22, 1906.
Surveyed June, 1972.



Correct: Wm. Lee

JUL 11 4 29 PM '72

TRACT NO. 4 - SEE PLAT BY J.C. SMITH DATED
JUNE 1970





SPECIAL
EXCEPTION
REQUEST

FOR INFORMATION CALL:
DEVELOPMENTS STANDARDS
260-4352