

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
Russ Brown, District #3
Vacant, District #6

AGENDA

March 12, 2026

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: June, July, August, September, November, and December 2025.
- 4.) Public Hearings:
 - A. Variance Request: To reduce the side yard setback from 50 feet to 8 feet for a detached garage. Located at 109 Old Fork School Road. / TMS 5-00-03-024 (**Council District 4**).
 - B. Variance Request: To reduce the side yard setback from 50 feet to 25 feet for the construction of a residence. Located at 161 Flowing Rock Road. / TMS 280-00-01-019 (**Council District 7**).
- 5.) New Business:
 - A. Introduction of Anderson County's Board of Zoning Appeals Member; District Three (3), Mr. Russ Brown.
- 6.) Old Business: None
- 7.) Adjournment.

STATE OF SOUTH CAROLINA)
COUNTY OF ANDERSON)

ANDERSON COUNTY
LAND USE AND BOARD OF ZONING APPEALS
JUNE 12, 2025

PRESENT:

HUBERT MCCLURE, CHAIRMAN
MIKE MILLER
JOHN FARR
TONY CIRELLI

ALSO PRESENT:
ALESIA HUNTER
TIM CARTEE
HENRY YOUMANS

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

4 **INVOCATION BY HUBERT MCCLURE**

5 HUBERT MCCLURE: Okay.
6 Looking at the minutes, approval of minutes. Anybody
7 have any additions or deletions? Anybody?

8 MIKE MILLER: I'll make a
9 motion be approved as mailed.

10 HUBERT MCCLURE: Motion to be
11 approved.

12 ALESIA HUNTER: Mr. Chair?
13 HUBERT MCCLURE: All those in
14 --- oh, what?

15 ALESIA HUNTER: The minutes
16 are forthcoming. You don't have the minutes. They're
17 forthcoming.

18 HUBERT MCCLURE: I thought
19 they were in our packet? They're not?

20 ALESIA HUNTER: No, sir.
21 MIKE MILLER: I'll amend my
22 motion then.

23 HUBERT MCCLURE: It shouldn't
24 be on the agenda. Y'all need to fix that. Henry, you
25 need to fix that.

26 Next, this is the variance on Massey Road, 1521
27 Massey Road. Staff report.

28 HENRY YOUNG: Thank you, Mr.
29 Chair. Eugene Scarpa is the applicant. This is a
30 variance request to reduce the side setback from 50
31 feet to 25 feet to construct a single family residence.
32 It's on 521 Massey Road, Council District Four. It's a
33 one acre lot. It is zoned R-A and land use is
34 residential.

35 This is the tax map aerial representation of the
36 lot. This is another reference for that lot, showing
37 where it exists. This is the actual footing where it
38 was already graded and the footings were put in place
39 for the construction and approval by Building and
40 Codes. This diagram shows where the proposed house is
41 supposed to go. If you look in the right hand side
42 based on what the 50 foot setbacks require, that is 32
43 feet from the property line.

44 There's another plat diagram showing the layout
45 with the markings on it. And there's the sign for the
46 variance.

47 Under finding of facts, Chapter 48, side yard, the
48 minimum width for a residential side yard NRA is 50
49 feet. The assessment is the lot size is -- for this
50 zoning is one acre. Fifty foot setbacks limit most

1 house sizes which could be placed on this property.
2 The applicant is restricted due to the size of the lot.
3 He can meet all other setback requirements. And there
4 are no adverse effects on any adjacent properties if
5 this variance is granted. If it's granted, the
6 applicant will comply with a residential compliance and
7 building code and receive an updated compliance letter
8 from development standards showing the new setback for
9 the side.

10 This is your report.

11 HUBERT MCCLURE: Thanks,
12 staff. So at this time I'll open up the public
13 hearing.

14 MIKE MILLER: Nobody there.

15 HUBERT MCCLURE: Is there
16 anyone speaking against Massey Road? Anyone speaking
17 against? Okay.

18 So at this time we'll close the public hearing and
19 reserve questions for staff or the owner, Mr. Scarpa.
20 Any questions for staff or Mr. Scarpa at this time?
21 What's the feeling of the board?

22 TONY CIRELLI: Mr.

23 Chairman, I recommend approval. This is my district.

24 HUBERT MCCLURE: Mr. Cirelli
25 recommends approval. Makes the first.

26 MIKE MILLER: I'll second.

27 HUBERT MCCLURE: Second. All
28 those in favor. And it's four and zero. Thank you.

29 Next on the agenda, Robert and Melissa Thomason,
30 Lakegrove Lane. Staff report.

31 HENRY YOUMANS: Yes, Mr.

32 Chair. This was tabled from the last month's meeting
33 of May 8th. And you were -- we were instructed by the
34 chairman to measure the actual distance of the
35 property.

36 But before I give you that information, I just
37 wanted to share something with you. The handout that
38 I've given you is every Airbnb in a zoned area that
39 this board has approved since 2021. A couple of them
40 have been rescinded because they were -- discovered
41 that there were restrictions and covenants. Some of
42 them did not comply.

43 Just for your reference, this board has permitted
44 seven properties. Five were grandfathered in, in Fort
45 Number Two. These properties were operating as Airbnbs
46 five years prior to the zoning change in 2023. And
47 those properties were allowed to continue since they
48 were operating for that zoning change.

49 And just to give you some information, there were
50 two other properties that were supposed to be on this

1 agenda today, but they were withdrawn. One was 1508
 2 Avant Road and another one was 2152 Deloach Road. Both
 3 were zoned R-20 going back to 1999 and 2012
 4 respectfully. They were both withdrawn because they
 5 were told that these properties would not be approved
 6 as Airbnbs. And they are in the Mount Tabor and the
 7 Denver/Sandy Springs precincts, respectively.

8 So as that information clearly shows that we, as a
 9 board and our staff office, we have accurate records
 10 showing what has been done to date. And as per your
 11 instructions, Mr. Chair, this map references the two
 12 points. The one at the bottom of the middle of the map
 13 is the Pine Lake property -- Lane property -- the one
 14 on the upper left --right hand corner is the Cherokee
 15 property.

16 And based on what Roads and Bridges, as we were
 17 instructed, what they gave us, the required distance,
 18 as per the ordinance, is 1500 feet. This actual
 19 distance is 5500 feet, verified by Roads and Bridges.

20 This is your report.

21 HUBERT MCCLURE: Okay. And
 22 the location of the other R B and B, whatever it's
 23 called, is it across the lake? Or do you know?

24 HENRY YOUMANS: The 1408
 25 Cherokee?

26 HUBERT MCCLURE: I guess.

27 HENRY YOUMANS: No, it's
 28 across the lake, yes, sir.

29 HUBERT MCCLURE: Okay. And
 30 that's the one at 1500, right, around -- the way the
 31 crow flies?

32 HENRY YOUMANS: Right. That's
 33 correct.

34 HUBERT MCCLURE: But it's
 35 across the lake?

36 HENRY YOUMANS: That's
 37 correct.

38 HUBERT MCCLURE: Okay. All
 39 right. Anyone speaking against? I'll open up the
 40 public hearing. Anyone speaking against the Airbnb?

41 Okay, at this time, I'll close the public hearing.

42 Anyone speaking for? Okay, they're here. Okay,
 43 we'll reserve questions for you, if needed. Any
 44 questions for the board -- from the board for staff?
 45 Or is it Ms. Thomason?

46 MELISSA THOMASON: Okay. Any
 47 questions? What's the feeling of the board?

48 MIKE MILLER: Mr. Chair, I
 49 make a motion to approve.

50 HUBERT MCCLURE: And I will

1 second that. All in favor. And that passes. So thank
2 you.

3 Next we have -- I think we're revisiting this one
4 under my table-ship. This is 129 Leader Drive,
5 Piedmont.

6 TIM CARTEE: Thank you,
7 Mr. Chairman. This is a variance for a buffer yard.
8 It was tabled last month, May 8, 2025, for a variance
9 for the buffer installation. You requested that Roads
10 and Bridges representative be here, and Mr. Andrew
11 Morgan is here to answer any questions that you may
12 have.

13 HUBERT MCCLURE: Okay.
14 All right, since we're revisiting, we don't have
15 to listen to all the presentations, since we've already
16 visited.

17 But we will open up the public hearing to let him
18 speak and let you ask him -- let the board ask -- is it
19 -- Mr. What? I'm sorry.

20 ANDREW MORGAN: It's Andrew
21 Morgan.

22 HUBERT MCCLURE: Morgan. ---
23 Mr. Morgan questions, and then we'll go from there.
24 So, Mr. Morgan, would you approach the microphone and
25 tell us what your version -- and I say version,
26 because, you know, whenever something happens, there's
27 two versions. There's this side and that side.

28 MIKE MILLER: He works for
29 Anderson County.

30 HUBERT MCCLURE: You work for
31 Anderson County. And tell us, tell us your story or
32 version of what happened.

33 ANDREW MORGAN: So my name is
34 Andrew Morgan. I'm the right of way supervisor for
35 Anderson County Roads and Bridges. But my tie into
36 this goes further than that. I previously worked for
37 Bigham, and Creighton, who I think spoke here before, I
38 know outside of both Bigham and the county and working
39 with this. But I had the two permits for them to have
40 the new accesses for their new development across from
41 their main facility several months ago, I think. So
42 what I understand is that Creighton said that I told
43 him he did not need a buffer yard.

44 My remembering of that conversation was about
45 three months ago he reached out to me asking, one, he
46 said, hey, I know this isn't you. But one, what's a
47 buffer yard? Two, why do we have to have it? Why is
48 Tim Cartee telling us we've got to have it?

49 HUBERT MCCLURE: Okay. So
50 I've got one question for you.

1 ANDREW MORGAN: Yes, sir.
2 HUBERT MCCLURE: At that time
3 were the drawings available to you? The architecture
4 drawings?
5 ANDREW MORGAN: No, sir, no.
6 So when this originally came up, the way commercial
7 development usually works is it gets presented to Bill
8 Rutledge in our department to do a review, or to hand
9 it to me to say, does it need a review? And in this
10 case, the original plans were two 40 foot accesses, and
11 in which case, Bill said, they just need permits for
12 those. And so we skipped a review. Never saw plans.
13 Have the two permits for the 40 foot accesses.
14 And so that's why my crew has been coming out two
15 to three -- every two to three weeks ---
16 HUBERT MCCLURE: So you're
17 basically dealing with accesses?
18 ANDREW MORGAN: Yes, sir.
19 And so he -- so Creighton called me asking me those
20 questions. And I said, well, I said, you know,
21 honestly, in my experience, I've only been involved
22 with buffer yards two different times, one on the A.M.
23 Ellison and one on Hopewell Road, and that was because
24 we were brought in to verify, in one case, whether or
25 not the buffer yard was planted outside of the right of
26 way, because it does have to be outside of the right of
27 way. And in one case, it had been planted in the right
28 of way, and we were forcing him to move it.
29 And so I explained, I said, in the two cases that
30 I've been involved with it, I know that one thing is
31 for sure, it can't be in the right of way, and that
32 makes it Development Standards. You know, they're the
33 ones that ask you questions, too, about it.
34 So, but I did explain to him, you know, briefly,
35 again, pointing him in their direction of what a buffer
36 yard is.
37 HUBERT MCCLURE: Okay.
38 ANDREW MORGAN: And ---
39 HUBERT MCCLURE: So there was
40 no you telling them to come up to the side of the road
41 with the asphalt.
42 ANDREW MORGAN: No. So that
43 got -- so if that's what -- if that was what we're not
44 talking about ---
45 HUBERT MCCLURE: I can't
46 remember. Is that what was mentioned?
47 MIKE MILLER: Paved to the
48 asphalt.
49 HUBERT MCCLURE: The road is
50 paved.

1 MIKE MILLER: Yeah.
2 ANDREW MORGAN: So under the
3 permits for the two accesses, when they approached me
4 about the idea of paving up to it, I said it -- from
5 the Roads and Bridges standpoint, that's accessible --
6 or acceptable -- so long as you're accepting the water.
7 Just beyond that lot is a straight line ditch that goes
8 right back to the creek back behind that property. And
9 whether the water -- previously, the water played
10 across that lot, and whatever did make it down to that
11 ditch, you know, takes a 90 degree turn and turns down
12 there. And I said, as far as Roads and Bridges is
13 concerned, how this water gets from this point to that
14 point is not our, you know, not our concern, as long as
15 it's not getting pushed back into the road.
16 HUBERT MCCLURE: Any questions
17 from the board?
18 MIKE MILLER: So it was
19 granted, two 40 foot wide access tie into the existing
20 road?
21 ANDREW MORGAN: Absolutely,
22 yep.
23 MIKE MILLER: So there was
24 two driveways?
25 HUBERT MCCLURE: That still
26 doesn't do away with the buffer yard.
27 MIKE MILLER: I'm trying to
28 find that picture. I thought I had a picture.
29 JAMES MCCLAIN: Staff, do you
30 have anything new?
31 Thank you, Mr. Morgan. Appreciate it. If we have
32 any more questions, we'll ask you.
33 Staff, do you have anything new to report about
34 it?
35 TIM CARTEE: No, sir, I
36 believe that the only thing was about the impervious,
37 they did submit something, Hipsher, and it was like
38 79.5% impervious area. So it's under the 80 according
39 to ---
40 HUBERT MCCLURE: My question
41 again, and my question the whole thing was, when were
42 the drawings available? I mean, it seems like to me
43 it'd be at the beginning of the project, right?
44 TIM CARTEE: That's
45 correct. They cannot get the permit until we sign off
46 on that.
47 HUBERT MCCLURE: And the
48 buffer? The buffer yard is on the drawings.
49 TIM CARTEE: Yeah, the
50 buffer yard was included.

1 HUBERT MCCLURE: And then
2 y'all also told them to put the buffer yard in.
3 TIM CARTEE: Yeah, because
4 he signed showing on the application that it was
5 required, a type two.
6 HUBERT MCCLURE: Well, at this
7 time, we do not have to open up a public hearing,
8 because it's the second time we've read it. So what's
9 feeling -- oh, we have somebody here to speak. Okay.
10 MIKE MILLER: You got one to
11 speak.
12 HUBERT MCCLURE: All right.
13 Well, Joey Carter. You have something to say? I'll
14 listen, go ahead. I'm not going to open a public
15 hearing, but I will listen to what you're saying,
16 because I don't want to get into all the details,
17 because the thing that I see is there's a plan and it
18 has a buffer on it, and it wasn't put in. But go
19 ahead.
20 JOEY CARTER: Yeah, I was --
21 I'm the contractor on record on that project, and it
22 was reiterated that we needed to cover two feet off the
23 edge of the road because of the county road breaking
24 from parking. So, I mean, I was told that.
25 HUBERT MCCLURE: You were told
26 about the buffer yard?
27 JOEY CARTER: No, not the
28 buffer yard. The pavement of two foot.
29 HUBERT MCCLURE: Okay. Who
30 reads the plans? Do you read the plans?
31 JOEY CARTER: I saw it.
32 HUBERT MCCLURE: Okay. Did
33 you see the buffer yard?
34 JOEY CARTER: Yes, sir.
35 HUBERT MCCLURE: Okay. Thank
36 you.
37 All right. Now I wanted to get, I wanted to get
38 Mr. Morgan's on record, because I didn't want it to
39 come back and say we didn't listen to Mr. Morgan, so
40 that's why we did it.
41 Any questions for staff at this time?
42 Yes, go ahead. We don't -- we're not going to
43 rehash everything. Okay. Just ---
44 TIM SUMNER: I'm Tim
45 Sumner. I'm the part of Bigham Cable and personal
46 representative of Connor Holdings. But I just wanted
47 to -- you know, this variance is very important to us,
48 as we're a growing business. This project has been
49 going on for almost two years now, and quite honestly,
50 we built this Red Iron building; we didn't realize that

1 the building company did not engineer and permit
2 everything for us. So that's when Joey came in as a GC
3 to handle this.

4 So quite honestly, the problem with this build is
5 we bought this building kit not knowing of all the
6 channels that we needed to go through. Again, we're a
7 growing business. Parking is key. We would not have
8 paved all that property if we knew that a buffer zone,
9 even though it's on the drawings, but I just would not
10 have done that.

11 But I just -- I really am asking, we've got a
12 power line easement, so we're very limited on what we
13 can do, and that power line easement is covered in
14 lovegrass. We're willing to put up a fence, which is
15 already planned to do, to fence our entire property.

16 HUBERT MCCLURE: We can't -- the
17 problem is we can't set a precedent. We can't set a
18 precedent and, you know, it's kind of like being in the
19 classroom, if the teacher says this, and this is the
20 way he does it, if the students don't do it that way,
21 then all the students are not going to do it that way.
22 And we can't have the county saying, okay, this needs
23 to be done this way. And then we have people not doing
24 it, because then the person next to you are going to
25 say, well, he didn't do it. Why should I do it?

26 And I'm sorry, the problem I have with the whole
27 situation is that it was on the drawing. Y'all looked
28 at the drawings. Y'all were told by county to do it.

29 Were they not told to do it by the county? Staff?

30 TIM CARTEE: Yes, sir. On
31 the, on the permit, the person who signed it has to
32 read it and sign off on it.

33 TIM SUMNER: I guess
34 that's the only reason why we're here, just asking for
35 a variance, just to see if we can omit it, move it left
36 or put a fence. That's all we're asking. We're not,
37 we're not ---

38 HUBERT MCCLURE: I know.

39 TIM SUMNER: We don't want
40 to be difficult or have any special stipulations for
41 us, but there's a ---

42 HUBERT MCCLURE: It seems like
43 to me that there was a blind eye toward it.

44 TIM SUMNER: And that's
45 due to me being in the utility business and not in the
46 construction and the building business. So I take full
47 responsibility. But I would like for a variance to see
48 if we can leave this asphalt. It's over \$200,000 of
49 the paving that we've done. And if we have to put
50 green space in in front of our building, it's going to

1 completely defeat the purpose of the bay doors that we
2 have for our trucks and our fleet to be able to access.
3 As you can see, a lot of the buildings below us
4 don't have that, and even above us, where the trash
5 company is and whatnot. And this is the end of the
6 county. So we're just asking if we can please continue
7 to keep the asphalt that we have paved and shift it
8 west of the property where it's graveled, do some
9 landscape there, and also put a fence up across the
10 entire face of the property. And that's all we're
11 asking for, sir.

12 HUBERT MCCLURE: Any
13 questions?

14 MIKE MILLER: I've got a
15 question for staff. Tim, am I looking at this right?
16 It's showing that this lot size is 1.91 acres.

17 TIM CARTEE: I believe
18 that's correct.

19 MIKE MILLER: And it's
20 showing the footprint of the building, which the
21 building to me looks like it's bigger than 5000 square
22 feet.

23 And then they're showing handicapped parking of
24 280 square feet, gravel -- or gravel parking or drive
25 was 17,965 square feet, total disturbed on this thing
26 was 23,245 square feet.

27 TIM CARTEE: I believe
28 that's correct.

29 MIKE MILLER: So they
30 can't, by regulations, can't be over 80%.

31 TIM CARTEE: Correct.

32 MIKE MILLER: What I've
33 seen of it, it looks like to me, this whole thing is
34 almost paved all the way from property line to property
35 line, gravel it to left hand rear. Am I correct?

36 TIM SUMNER: There's,
37 there's roughly about 60, 75 feet all the way to the
38 entire depth of the property line.

39 MIKE MILLER: And that's in
40 the power line right of way?

41 TIM SUMNER: Yes, sir.
42 And the building is exactly ---

43 MIKE MILLER: Five thousand
44 square feet.

45 TIM SUMNER: It's a 50 by
46 100.

47 MIKE MILLER: It's 5500?
48 TIM SUMNER: Fifty by 100.
49 MIKE MILLER: Okay. So
50 it's 5000 square feet?

1 TIM SUMNER: Yes, sir.
2 MIKE MILLER: So where does
3 the water drain? Because anything less than an acre,
4 .95, you don't have to have either a detention pond or
5 retention pond. Since we've got this much area
6 disturbed, then where is the water running to? Is it
7 just running off completely across the site, without
8 going into a proper structure?
9 TIM SUMNER: Part of the,
10 part of the water runs down Leader Drive like it always
11 has, and then the rest of it diverts and goes out ---
12 MIKE MILLER: So from the
13 right of way out, runs down the road, and everything
14 from your lot going back is running down into an
15 unprotected area.
16 TIM SUMNER: Yes, sir.
17 HUBERT MCCLURE: Anything
18 else?
19 MIKE MILLER: That's all I
20 got.
21 HUBERT MCCLURE: Anything else
22 from Mr. Cirelli, Mr. Farr? What's the feeling of the
23 board ---
24 MIKE MILLER: One question.
25 HUBERT MCCLURE: Go ahead.
26 MIKE MILLER: With this
27 extra parking, what is, what is the county going to
28 come up with it, Tim? If he's ---
29 TIM CARTEE: Well, he's --
30 the builder requires five parking spaces.
31 MIKE MILLER: Okay.
32 TIM CARTEE: Which one has
33 to be handicapped. And so if he has additional
34 parking, he's not required, you know, if that's
35 overflow parking, but he's got to at least have ---
36 MIKE MILLER: So is he going
37 to have to strip it to do any of that?
38 TIM CARTEE: I'm not sure
39 that. That would ---
40 MIKE MILLER: Islands to
41 keep anybody from running into anybody or anything like
42 that?
43 TIM CARTEE: No. He
44 probably would not.
45 MIKE MILLER: Okay. That's
46 all I have.
47 HUBERT MCCLURE: Anybody else?
48 TIM SUMNER: Thank y'all.
49 I appreciate it.
50 HUBERT MCCLURE: Thank you.

1 And please know we're not trying to be persnickety. We
2 just -- the problem is the precedent we set, and we
3 don't want to set a precedent.
4 What's the feeling of the board?
5 I make a motion we deny. Do I have a second?
6 TONY CIRELLI: I'll second
7 it.
8 HUBERT MCCLURE: All those in
9 favor show by uplifted hand. And three -- three
10 against 0. Three to one?
11 MIKE MILLER: Yeah.
12 HUBERT MCCLURE: Three, one.
13 All right. Any old/new business? Staff?
14 ALESIA HUNTER: No, sir.
15 HUBERT MCCLURE: All right.
16 Do we have a motion to adjourn?
17 MIKE MILLER: I'll make a
18 motion to adjourn.
19 HUBERT MCCLURE: Have a
20 second?
21 TONY CIRELLI: I'll second
22 it.
23 HUBERT MCCLURE: All in favor.
24 And y'all have a good day until next time we meet.
25
26 **MEETING ADJOURNED AT APPROXIMATELY 5:37 P.M.**

STATE OF SOUTH CAROLINA)
COUNTY OF ANDERSON)

ANDERSON COUNTY
LAND USE AND BOARD OF ZONING APPEALS
JULY 10, 2025

PRESENT:

HUBERT MCCLURE, CHAIRMAN
MIKE MILLER
JOHN FARR
RUSSELL BARTON

ALSO PRESENT:
ALESIA HUNTER
TIM CARTEE
HENRY YOUMANS

1 HUBERT MCCLURE: We're going
2 to call this meeting to order. Let's go ahead and have
3 our invocation.

4 **INVOCATION BY HUBERT MCCLURE**

5 HUBERT MCCLURE: And the
6 minutes will be forthcoming when Henry does his job.
7 Public hearing, let's go ahead and start with the
8 first one. Alesia shows up when we've got one thing on
9 the agenda. They know there ain't no blood feud going
10 on.

11 Variance to reduce setback on Abercrombie Road.
12 Staff report.

13 HENRY YOUMANS: Mr. Chair, the
14 applicant is John Clamp. The owners of the property
15 are Kathy and Larry Burgess. It's 920 Abercrombie Road
16 in Honea Path. Council District Seven. It's 1.074
17 acres. Zoning is R-A, residential agricultural. And
18 land use is residential.

19 The applicant is requesting a variance to reduce
20 the side setback from 50 feet to six feet for the
21 placement of a mobile home. This is the tax map view
22 of the property. The light line shows where that the
23 actual parcel was separated. That is the zoning map
24 showing the residential agricultural zoning
25 designation. This is the actual plat showing the
26 property that was subdivided off of the main parcel.
27 And on this layout you see where the mobile home will
28 be placed and where the septic system is on the
29 property.

30 This is the actual home that will be in place.
31 That's its layout. And that is the variance sign.

32 Chapter 48, side yard minimum for residential side
33 yards is 50 feet in residential agricultural areas.
34 The minimum lot size for this zoning is one acre, with
35 50 foot setbacks at most to limit the size of the home
36 that can be placed on the property. The applicant is
37 restricted due to the size of the lot. They can meet
38 all setback requirements. There are no adverse effects
39 on the property because he is the owner of the
40 surrounding properties. And if approved, he will
41 receive a residential compliance and a building permit
42 for the placement of the home.

43 That is the report.

44 HUBERT MCCLURE: All right.
45 At this time we'll open up the public hearing for
46 anyone speaking against this variance. Is there anyone
47 speaking against? Okay. No one speaking against, so
48 we will hold comments and questions for staff and the
49 owners, if there are any questions for staff or the
50 owners.

1 What's the feeling of the board?
2 MIKE MILLER: I make a
3 motion to approve.
4 HUBERT MCCLURE: Motion by Mr.
5 Miller; second by Mr. Farr. All in favor.
6 Do I have a motion to adjourn?
7 MIKE MILLER: I make that
8 motion.
9 HUBERT MCCLURE: Second?
10 JOHN FARR: Second.
11 HUBERT MCCLURE: All in favor.
12 That's it.
13
14 **MEETING ADJOURNED AT APPROXIMATELY 5:18 P.M.**

STATE OF SOUTH CAROLINA)
COUNTY OF ANDERSON)

ANDERSON COUNTY
LAND USE AND BOARD OF ZONING APPEALS
AUGUST 14, 2025

PRESENT:

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

ALSO PRESENT:

ALESIA HUNTER
TIM CARTEE
HENRY YOUMANS
QUANESHIA HAMMOND

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

4 **INVOCATION BY HUBERT MCCLURE**

5 HUBERT MCCLURE: Any deletions
 6 or additions to the minutes? (Inaudible.)

7 MIKE MILLER: The minutes
 8 are forthcoming.

9 ALESIA HUNTER: Mr. Chairman,

10 HUBERT MCCLURE: Yes.

11 ALESIA HUNTER: The

12 stenographer asked that you speak in the ---

13 HUBERT MCCLURE: Oh, I'm
 14 sorry. Thank you. Thank you very much.

15 All right. So we ---

16 ALESIA HUNTER: She's still
 17 working on the minutes. She just got back on Tuesdays.

18 HUBERT MCCLURE: All we've got
 19 is old business, variance setback from 30 to 19 for the
 20 construction of a single family residence on 415
 21 Riverside Drive. Staff report.

22 HENRY YOUMANS: Thank you, Mr.
 23 Chair. This is a variance request for front setback
 24 reduction from 30 feet to 19 feet. The owner of the
 25 property is, and applicant is Joseph Mills. Property
 26 location is 415 Riverside Drive in Piedmont. It's
 27 Council District Six. It's described as lot 33,
 28 Riverside Drive. Current zoning is unzoned. Land use
 29 is residential.

30 The applicant is requesting a variance to reduce
 31 the front setback from 30 feet to 19 feet for the
 32 completion of his single family residence on the
 33 property.

34 This is a plat layout of the actual lot. This is
 35 the tax map aerial showing the flood plain as it is
 36 approached on the rear of the property. This was our
 37 sign request notice that was placed on the property.

38 Under the finding of facts, under Section 24 -- in
 39 Chapter 24-433, side back -- setback lines from
 40 roadways. Setbacks should be 30 feet from all road
 41 right of ways.

42 Staff report shows that there's a flood plain on
 43 the rear of the property that affects the -- that has
 44 affected the installation of the septic system and has
 45 a topography issue with the rear of the property. The
 46 placement of the home had to be moved closest to the
 47 right of way to install an engineered septic system.
 48 There are no adverse effects on the adjacent properties
 49 if this variance is granted. The property lies at the
 50 end of a county road, as shown on the attached aerial.

1 And if approved, Development Standards department would
2 notify Building and Codes to issue the proper
3 paperwork.

4 Also the covenants that were an issue and found on
5 the property were dated in 1966 that had a renewal for
6 -- good for 25 years and an additional 10. So those
7 updates. No additional updates were found at the
8 Register of Deeds. We didn't see any amendments. And
9 Dr. Mills can attest to any other additional
10 information in regard to that.

11 This is your report.

12 HUBERT MCCLURE: Oh, I didn't
13 hear that part. I'm sorry. Let me ask staff. It
14 looks like the road, the actual paved road, does it cut
15 off right there? Was there -- the road, was it
16 supposed to -- what's the, what's the story on the
17 road? The reason I'm asking about the road is because
18 of the right of way. What's the story on the road?

19 HENRY YOUMANS: Go ahead.

20 HUBERT MCCLURE: Tim.

21 TIM CARTEE: Mr. Chairman,
22 yeah, when this subdivision was built, that was the --
23 where they had stopped on that road with the pavement,
24 because going further there's a ravine, and so they
25 never did finish out that development and just stopped
26 it there, way back in '66, '67 when the development was
27 built.

28 HUBERT MCCLURE: So what's the
29 story on the right of way, since it stops there?

30 TIM CARTEE: The right of
31 way goes all the way to the end, where you see where it
32 says new there, and that's where it stops, on the right
33 of way on the plat. But the road was never paved all
34 the way to that point, and it had growed up with trees,
35 vegetation.

36 HUBERT MCCLURE: Okay. The
37 right of way goes to the corner, to the corner between
38 the next subdivision, the new lot right there?

39 TIM CARTEE: Correct?

40 HUBERT MCCLURE: So the right
41 of way is still there.

42 TIM CARTEE: Yes, sir.

43 HUBERT MCCLURE: Did the
44 owner, did the owner know that at the time? Do you
45 know, staff?

46 HENRY YOUMANS: Well, Dr.
47 Mills is here.

48 HUBERT MCCLURE: Okay, we'll
49 ask that when we get to the open hearing. Okay, and
50 this was a vacant lot? There's been no houses on it

1 before; correct.

2 HENRY YOUMANS: Correct.

3 HUBERT MCCLURE: Okay, we'll

4 ask the -- I'm assuming it's probably either three or
5 400 feet, with either three bedrooms or four bedrooms;
6 correct, something like that on drain line?

7 MIKE MILLER: Three bedrooms
8 would be 300 feet.

9 HUBERT MCCLURE: Three hundred
10 feet. That's what I thought.

11 Any questions for staff at this time, before I
12 open up the public hearing? Okay. No questions for
13 staff.

14 We'll open up the public hearing. I always ask
15 for the people that are speaking against. I ask two
16 things, please. Number one, don't bring personalities
17 into it. We don't care about that. Number two, be
18 brief. We know there's -- we've got, we got the paper
19 up here. Be brief. We just need you to go through and
20 just express your opinion. And same thing with those
21 four.

22 Okay, I ask those two things, and if y'all would
23 do that, I'd appreciate it.

24 So first of all, I'm going to speak against. I
25 guess these two are against, because Mr. -- Dr. Mills
26 is for, of course, and he's not on here.

27 So first of all, Mr. Parham, go ahead and I guess
28 speak over here where the microphone is, so you can
29 state your name and how far do you live, would you say,
30 from the property, feet-wise for us.

31 MIKE PARHAM: My name is
32 Charles M. Parham. I go by Mike, Michael. I go by
33 Mike. I live approximately across the street from
34 this. I've been living there for 52 years. Nobody's
35 been able to build on that piece of property for 46
36 years for the simple reason of the ravine -- it's a
37 feeder creek that feeds Saluda River. Two people have
38 tried to build on it before.

39 And I would assume that going by the proper
40 setback, according to our plat, recorded plat, they
41 couldn't get a septic system in. The recorded plat I
42 have here, and it's on record, is -- it calls for a 50
43 foot front setback. Not exactly sure why, but it does.
44 That's in the covenants and the covenants state that
45 that's what they should abide by, the recorded plat,
46 and that's what's on it.

47 And that's what I'm objecting to. There's other
48 been people to try, but Mr. Mills came in and brought
49 this structure in and just set it, and it's been
50 sitting there since he brought it in and set it in

1 place. It was never moved.
2 HUBERT MCCLURE: You say he
3 brought the structure in?
4 MIKE PARHAM: Yes, sir. It
5 was a single story mill house that he bought over in
6 Greenville and moved it to this location. And I got
7 alerted to what was going on when he took the roof off
8 of it and started building a second story on it, and
9 there was no permit.
10 But anyway, so that's -- the recorded plat says 50
11 foot. I guess, you know, why he's not asked for a 50
12 to 30 foot, I don't know. But anyway, two other people
13 tried to build and couldn't do it, and 46 years before
14 he bought it and came in and moved this building in
15 there and started modifying it.
16 HUBERT MCCLURE: Thank you,
17 sir. Appreciate you being brief, and also commend you
18 for your report. Thank you.
19 MIKE MILLER: I got, I got
20 one question here.
21 HUBERT MCCLURE: We've got a
22 question here.
23 MIKE MILLER: Have you got
24 any documentation that the covenant has not, or has
25 went -- because what we come up with is 35 years,
26 October the sixth, 2021, the covenant would have
27 expired.
28 MIKE PARHAM: This covenant
29 right here, it says, which times said covenant shall be
30 automatically extended for successive periods of 10
31 years unless an instrument signed by a majority of the
32 then landowners of the lots has been recorded agreeing
33 to change said covenant.
34 So it doesn't say there's an end to it. It keeps
35 renewing every 10 years. That's what this says. And
36 it's a recorded plat, whatever, you know.
37 MIKE MILLER: We've run into
38 this before.
39 MIKE PARHAM: And like I
40 said, I have lived there 52 years, and I've never had
41 anybody -- and I've got the original plat that I got
42 when I got the place in '73.
43 HUBERT MCCLURE: Where does it
44 say successive?
45 MIKE MILLER: I don't know.
46 That's what I was fixing to look at when you grabbed it
47 from me.
48 HUBERT MCCLURE: Here it is.
49 Any other questions for Mr. Parham?
50 MIKE MILLER: I don't have

1 anything, Mr. Chair.
2 HUBERT MCCLURE: We'll reserve
3 questions if we need them as we go.
4 Next is Ms. Reyna, please. I hope I said that
5 correctly. Speak inside and state your name and where
6 you live.
7 LIA RAYNECK: My name is Lia
8 Rayneck. I live in Central, South Carolina. I think I
9 made a mistake putting my name on that sheet.
10 HUBERT MCCLURE: Okay.
11 LIA RAYNECK: So I'm here
12 for another matter, not for that one, not for this.
13 HUBERT MCCLURE: Okay. Alesia
14 -- what are you here for? And we'll get you in the
15 right direction.
16 LIA RAYNECK: No, I'm here
17 in the right room, but I think you're supposed to hear
18 another matter that we had from Electric City Sign
19 submit. He told me it was today.
20 Oh, my God. Okay, so you need to, like, erase my
21 name off of there.
22 HUBERT MCCLURE: Okay. You
23 don't want to gripe or fuss about anything?
24 LIA RAYNECK: I'm really
25 sorry I made a mistake. Okay? I'm sorry.
26 HUBERT MCCLURE: That's all
27 right. Listen, I have people come into my, come into
28 my room all the time. Oh, I got -- I'm in the wrong
29 class. So it happens.
30 Okay, so next up, Dr. Mills, if you would address
31 the microphone, and we have some questions for you,
32 because we know you're in favor of it, but we have some
33 questions for you, just like we had for Mr. Parham. Go
34 ahead and state your name.
35 JOE MILLS: Dr. Joe Mills,
36 and that is my property, my house.
37 HUBERT MCCLURE: Okay. And you
38 also own the lot behind it, right? Or one halfway?
39 JOE MILLS: Yes, I own the
40 land from the house that we're speaking of all the way
41 back to the river.
42 And he was right in all that he said. He just
43 didn't give you as much information as you need.
44 HUBERT MCCLURE: I know, I
45 know. And we're used to that, Dr. Mills. That's why
46 we were going to ask you pointed questions. One is,
47 did you move a house there, or has this been built from
48 footing up?
49 JOE MILLS: It's a long
50 story. I'll make as quick, because I know earlier you

1 said brief.

2 HUBERT MCCLURE: Yeah.

3 JOE MILLS: I did move a

4 structure there. And you know those big, huge metal

5 containers that you put construction debris in. I

6 filled up three of them. I basically tore the house

7 completely down and rebuilt it. Wish I'd never moved

8 it there. Just stick built it from the beginning.

9 That's all I'll do from now on.

10 HUBERT MCCLURE: I did that to

11 my house.

12 JOE MILLS: Yeah? Oh my

13 gosh, the work.

14 HUBERT MCCLURE: Uh-huh

15 (Affirmative).

16 JOE MILLS: But anyway,

17 I'm going to give you a copy of this. It's got

18 everything on one page, brief. There's seven copies.

19 Can I just hand that up?

20 HUBERT MCCLURE: Okay. Other

21 questions for Dr. Mills at this time. That way we can

22 try to, try to keep it brief. Any questions for Dr.

23 Mills?

24 MIKE MILLER: Very, very

25 brief. So, other words, you dug a footer, you took the

26 floor system and put everything back together and

27 raised it back up.

28 JOE MILLS: Yeah, it's

29 incredible. I'll never, ever move one again. It's

30 hard to keep them straight and level. I would have

31 saved money just to stick build it from, from the hole.

32 Okay, all right, I'm going to show you the river

33 first, so that you -- and you've got a copy of it up

34 there. It just doesn't, doesn't look very clear there.

35 This is the river that comes in here, and pretty much

36 circles the whole neighborhood. And this leads me to

37 one of the issues of the paper that you were given

38 there. He's right, the flood plain goes to the back of

39 this very property that we're talking about. And this

40 is why I originally had the house staked the way he and

41 the three framers of this covenant back in the 1960s --

42 and Mr. Miller, you were correct. There has been no

43 meeting since then. One meeting in the 1960s, three

44 people who originally built homes out there wanted a 50

45 foot setback. Half of the homes out there have moved

46 forward or way in front of the setback, and there

47 hasn't been an issue. But no one built near Mike, so

48 ...

49 And I tried to be nice, because his wife was a

50 sweet woman that walked with one of my wife's best

1 friends, so they walked together all the time.

2 All right, back to this. So I'm going to show you
3 a blowed up version of this with my house and his house
4 on it, because the first issue, the item on there is my
5 -- this property that I have built in no way -- it's
6 not connected to his. There is a wooded lot across the
7 street from me. He is to the right of that, so he --
8 he is in visibility of it. But what I have done does
9 not even impact the road in front of his. I don't
10 connect to him, and I -- he is 34 -- thank you. That's
11 why I blew it up to make it bigger. He's 34 and his
12 house is right there where the 34 is. Mine's 33. And
13 I think Mr. McClure was asking about the road right of
14 way.

15 Okay, let me go through that right quick, because
16 I've been approved by the county. They understand
17 what's going on. They've even offered this --
18 actually, Tim Cartee and Alesia Hunter, very sharp
19 people, very sharp people. Give these guys a raise.
20 They're very helpful and hardworking. Anyway, this is
21 where the creek is, and it's going through the corner
22 of my property right there. There's two things that
23 these framers of this covenant back in the 60s didn't
24 consider.

25 Number one, flood plain. And now we have to do
26 flood plain certificates. I've done two of them on
27 this property and been approved. And the second one
28 is, we had a different septic system back then. I'm an
29 old man, too. I've been doing this a while. Back in
30 the day, we could dig a very, very deep hole and put
31 your septic one, black corrugated pipe, six inch pipe,
32 down in the ground, pull it up and fill it up with
33 gravel. That's not acceptable anymore.

34 And DHEC is going to be real stringent here,
35 because this creek here, as I showed you on this big
36 map, goes into Greenville's drinking water. Saluda
37 River, that's their drinking water. You can't have
38 poo-poo ---

39 MIKE MILLER: Seventy-five
40 to a hundred foot.

41 JOE MILLS: They're the
42 one that moved the house forward. I originally had a
43 stake right beside this one to have it in line with
44 that one, which would have been accepted.

45 HUBERT MCCLURE: Excuse me,
46 you said, DHEC put a stake there?

47 JOE MILLS: They told me
48 to stake the house where you intend it to be.

49 HUBERT MCCLURE: Okay.

50 JOE MILLS: Okay. And so

1 I did, which was -- which would have been in line with
2 what he wants, a setback.

3 HUBERT MCCLURE: But DHEC
4 moved it?

5 JOE MILLS: Huh?
6 HUBERT MCCLURE: DHEC told you
7 to move it?

8 JOE MILLS: DHEC said,
9 no, no, no, you cannot do this. He says, because of
10 where this creek is and we need this much space for
11 these septic lines. I was forced to do it. That and
12 flood plain. They made me move forward. I wanted a
13 bigger front yard, but right now the front yard, all
14 I've got is from like here to that wall. I would like
15 more, but this is what I had to do.

16 It's a full acre of land. We're not talking about
17 -- nowadays they're building on a half acre. This is a
18 full acre.

19 HUBERT MCCLURE: Go ahead.
20 JOE MILLS: I've got the
21 land that goes from here all the way back to that
22 river. Y'all don't need to know that, but I've got
23 that. So anyway, because of flood plain and the septic
24 lines, this is where he had told me, you've got to
25 move.

26 So it's either that or you never build there. I'm
27 sorry. It's an acre of land. I can prove it.

28 But anyway, so 60 years ago, three homeowners
29 framed a 50 foot setback. There has not been a meeting
30 since then. And there is no HOA. And if he wants to
31 begin an HOA, I want this house grandfathered in, then
32 I'll be okay. That's it.

33 When they originally put the setback in '66 they
34 didn't take account for flood plain, septic lines.
35 That's on the paper. My property, my property, I have
36 built this very, very nice. I mean, granite, marble,
37 it's -- it is very, very modern, more valuable than
38 his. So if anything, I improved the property value of
39 his house. He really doesn't have an argument here,
40 but I will tell you what the argument is. He used to
41 hunt. He's got a deer feeder right here, and according
42 to his wife, telling us, he would stick his gun out the
43 bedroom window and shoot the deer as they come to that
44 feeder. But now, if you draw a straight line, you'll
45 find that my house is now in the way, and you would
46 have to shoot the bullets through my house, which ---

47 HUBERT MCCLURE: Okay, okay,
48 okay, we're not, we're not doing that.

49 JOE MILLS: I got you.
50 I'm just giving you the information. Everything's on

1 that page. I didn't do a lot for you, but ---
2 HUBERT MCCLURE: I want to ask
3 you two questions.
4 JOE MILLS: Sure.
5 HUBERT MCCLURE: How do you
6 know Mr. -- I'm sorry, Mr. and Ms. Miller and Mr. and
7 Ms. Arneir (phonics) or Manners (phonics)? I'm sorry.
8 I can't read all of that. The people around you, how
9 much -- and how much do you own right back there in
10 behind ---
11 JOE MILLS: I own what is
12 now Joey, Sr. and Joey, Jr. Beeson's property. What
13 this used to be, if you look at it, is the old McNeely
14 plat. I bought it from the McNeelys before Joey, Sr.
15 and Jr. bought all that McNeely land down there, about
16 55 acres. They're building a \$60 million gated
17 community.
18 Oh, you do need to know that. Thank you, Mr.
19 McClure. Why that is, what happened there is that is
20 now a gated community, so that nullifies ever having a
21 future road going in there. You wouldn't take a road
22 off a major highway, go down into a gated community
23 just to bring the traffic right back out on that major
24 road. You wouldn't u-turn in to do that. So they told
25 me there's never going to be a road going through
26 there. They've even offered to sell me the road in
27 front of my house.
28 HUBERT MCCLURE: Yeah.
29 So what do you own right behind it? How much ---
30 JOE MILLS: I own the
31 land from where you see that house, all the way back to
32 the river, all the way back.
33 DEBBIE CHAPMAN: 1.53 acres.
34 HUBERT MCCLURE: 1.53?
35 JOE MILLS: Well,
36 actually, it's connected to a total of five acres,
37 because when you get to the river, that house on the
38 river is the one I live in right now.
39 HUBERT MCCLURE: And the lot
40 32 and lot 20 and 21, do you know them -- do you know
41 those property owners?
42 JOE MILLS: I'll have to
43 open this back up. I know the whole neighborhood.
44 I've been there 24 years.
45 HUBERT MCCLURE: Well, staff,
46 are they -- they're not here, are they?
47 MIKE MILLER: Okay, here --
48 so you are living there now in this -- what I just
49 picked up?
50 DEBBIE CHAPMAN: Behind there.

1 JOE MILLS: Here's the
2 road coming in through here right there. This is my
3 home. I've been in it 24 years. It was built in 1980.
4 All this land here going all the way back up to here,
5 ---
6 HUBERT MCCLURE: Okay, I see.
7 JOE MILLS: That is the
8 issue today.
9 HUBERT MCCLURE: Okay, so you
10 got the dog leg right there?
11 JOE MILLS: Yeah. And it
12 goes from here, this road here, all the way down to the
13 river and all the way back to that lot right there.
14 DEBBIE CHAPMAN: Okay. So
15 right beside that 19, over that way, that whole thing
16 right there, there's two parcels to the left, and both
17 of them are yours?
18 JOE MILLS: That's mine,
19 yes. All the way to Joey Beeson's, and he's got 55
20 acres, which is the old McNeely farm.
21 HUBERT MCCLURE: Okay. Any
22 other questions for Dr. Mills?
23 MIKE MILLER: I'm through.
24 HUBERT MCCLURE: Okay, thank
25 you, Dr. Mills.
26 Let me ask you a question again, staff, I'm still
27 a little bit confused. The road right of way goes from
28 where this is paved, just like it is. So there was no
29 closing of the road right of way at the end of the
30 pavement? I want to make sure of that.
31 HENRY YOUMANS: No.
32 HUBERT MCCLURE: Okay. Okay,
33 thank you, Dr. Mills.
34 Okay, so at this point, we'll close the public
35 hearing, unless there's any other questions. Let me
36 make sure, is there any other questions for staff, Mr.
37 Parham or Dr. Mills, at this time?
38 Okay, we'll close the public hearing. What's the
39 feeling of the board?
40 MIKE MILLER: Mr. Chair, I
41 make a motion to approve.
42 HUBERT MCCLURE: I want to make
43 -- I want to second that, but I want to amend it. I
44 want to amend it, and we'll have to vote on the
45 amendment first, but I want to amend it, because I want
46 to amend it based on, based on the road and the DHEC
47 moving the house. Okay, I want to, I want to make an
48 amendment. So can somebody second the amendment? I
49 make a motion to amend. Anybody second that?
50 RUSSELL BARTON: I'll second

1 the amendment.

2 HUBERT MCCLURE: Okay, we

3 second the amendment. That amendment goes in.

4 Now we go to the original. Do we have a second on

5 the original?

6 DEBBIE CHAPMAN: Second.

7 HUBERT MCCLURE: Second.

8 Speak into the mic.

9 DEBBIE CHAPMAN: Second.

10 HUBERT MCCLURE: Okay. All

11 those in favor, show by uplifted hand. All those

12 opposed. And then we've got one opposed. Mr. Cirelli.

13 Thank you.

14 Any other new business or old business, staff?

15 Anything you need to tell us?

16 HENRY YOUMANS: Yes, we're

17 looking at doing training for the board coming up in

18 September. We need to get with you to coordinate your

19 availability and time and number -- any particular

20 topics that you might want to cover in that training.

21 Everybody only needs three hours. So this will be a

22 one day session.

23 HUBERT MCCLURE: I haven't

24 even got my schedule.

25 DEBBIE CHAPMAN: I'll be on

26 vacation the 5th through the 13th.

27 HENRY YOUMANS: Okay.

28 HUBERT MCCLURE: I know I have

29 Monday, Wednesday and Fridays open right now, but it

30 could change before Monday. Monday's the first day of

31 class.

32 HENRY YOUMANS: Okay.

33 Quaneshia sent out an email, and if y'all will just

34 respond back to that, then we'll coordinate it from

35 there.

36 HUBERT MCCLURE: I want to

37 know a good bit about R & B ---

38 Are y'all going to make a date in the next week or

39 two?

40 HENRY YOUMANS: Yeah, once we

41 get a consensus from everybody.

42 HUBERT MCCLURE: All right.

43 Anything else?

44 MIKE MILLER: I know Friday

45 on September after the 12th, every Friday and Saturday

46 till I pull two alligator tags, I won't be here, if

47 it's on Friday.

48 HUBERT MCCLURE: He's going to

49 be on Swamp People.

50 All right. All those -- I make a motion to

1 adjourn. All those in favor. Or second, whatever?
2 MIKE MILLER: Second.
3 HUBERT MCCLURE: All right.
4 There we go. Y'all have a good day and a better
5 tomorrow.
6
7 **MEETING ADJOURNED AT APPROXIMATELY 5:45 P.M.**

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COUNTY OF ANDERSON)

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ALSO PRESENT:

ALESIA HUNTER
TIM CARTEE
HENRY YOUMANS
QUANESHIA HAMMOND

1 HUBERT MCCLURE: Let's go
 2 ahead and let's call this meeting to order. Let's do
 3 our invocation. Let us pray.

4 **INVOCATION BY HUBERT MCCLURE**

5 HUBERT MCCLURE: Okay.
 6 Minutes will be forthcoming so we don't have to worry
 7 about that.

8 Variance to reduce side setback from 50 feet to 20
 9 feet, Slater Road, District Four. Staff report.

10 HENRY YOUMANS: Mr. Chair,
 11 this is a variance request for the reduction of a side
 12 yard setback. The applicant is Marly Young. She is
 13 the owner. It's 5129 Slater Road. The tax map number
 14 is there for your reference. It is described as tract
 15 A-2 on Slater Road. Current zoning is R-A. Land use
 16 is residential.

17 The applicant is requesting a variance to reduce
 18 the side yard setback from 50 feet to 20 feet for the
 19 construction of a single family home.

20 This is the plat layout of the property showing
 21 where the construction for the single family residence
 22 will be. The tax map aerial of the lot -- parcel in
 23 question, and the zoning aerial showing that it's
 24 designated as R-A. Another view of that. And the sign
 25 showing it was posted for a variance request.

26 Finding of facts: Anderson County Code of
 27 Ordinances under Chapter 48 Section 5:2.6, side yards.
 28 The minimum width of a residential side yard shall be
 29 50 feet. The assessment is the minimum lot size for
 30 this zoning is one acre. The 50 foot setbacks will
 31 limit most sizes of homes that we can place on this
 32 property. The applicant is restricted due to the size
 33 of the lot. The applicant can meet all other setback
 34 requirements. There will be no adverse effects on
 35 adjacent properties if the variance is granted, and if
 36 the variance is approved, the applicant will apply for
 37 residential compliance and a building permit in order
 38 to proceed with construction.

39 This is your staff report.

40 HUBERT MCCLURE: Thank you,
 41 Henry. So at this time, we'll open up the public
 42 hearing for anyone speaking against. I know Ms. Young
 43 is here speaking for, so I know she's not speaking
 44 against. So is there anyone here speaking against
 45 this variance, or special request?

46 Okay. Since there's nobody speaking against, I'll
 47 close the public hearing and address questions from the
 48 board to staff or Ms. Young at this time. Is there any
 49 questions from the board?

50 TONY CIRELLI: I've got

1 one.
2 HUBERT MCCLURE: Yeah, go
3 ahead.
4 TONY CIRELLI: Henry, is
5 there sewer out there? Is there sanitary sewer out
6 there?
7 HENRY YOUMAN: Sewer? As
8 far as I know this is septic.
9 TONY CIRELLI: Pardon?
10 HENRY YOUMANS: Septic.
11 HUBERT MCCLURE: That it?
12 TONY CIRELLI: That's it.
13 HUBERT MCCLURE: Anybody else
14 got a question for staff or Ms. Young at this time?
15 MIKE MILLER: Mr. Chair?
16 HUBERT MCCLURE: Yes.
17 MIKE MILLER: I'll make a
18 motion to approve.
19 HUBERT MCCLURE: We have a
20 motion to approve by Mr. Miller. Do we have a second?
21 TONY CIRELLI: Second.
22 HUBERT MCCLURE: By Mr.
23 Cirelli, second. All those in favor. And that passes.
24 Next, Mr. Yoder, 54 Technology Drive. This is a
25 staff -- staff report on variance to reduce front
26 setbacks.
27 TIM CARTEE: Thank you,
28 Mr. Chairman. Again, Brian Yoder is the applicant.
29 It's 54 Technology Drive, owner of the property. The
30 location is at 116 Leader Drive in Piedmont. That's in
31 Council District Six. The tax map is there for your
32 reference. This is a commercial building. The
33 property is unzoned and the land use is for commercial.
34 And this is for an expansion of the existing building
35 that's there.
36 The applicant's request is to reduce the front
37 setback in two places, from 30 feet to 16.5 and 16.9.
38 The property has irregular shape along the road
39 frontage with a dog leg turn that influences the usable
40 area.
41 Along the eastern edge, there is 270 feet wide
42 overhead power line easement that restricts development
43 in the portion of the site. At the rear, a 15 foot
44 high embankment further limits the buildable space. As
45 a result, the only practical location for the proposed
46 addition is along the front and side of the existing
47 building, as shown on the plan.
48 And here's the aerial that they're showing the
49 setback for the expansion of the new buildings. The
50 parking lot is on the eastern side of the property. In

1 between the parking lot and the building is the power
2 lines.

3 Here's an aerial photo of the building. Here's a
4 photo from the road. And as you can see in the back,
5 the 15 foot embankment in the back limits them from
6 expanding the building in that direction.

7 HUBERT MCCLURE: You say
8 expanding the building?

9 TIM CARTEE: Correct.

10 HUBERT MCCLURE: Okay.

11 TIM CARTEE: The variance
12 request sign was posted for the public.

13 And finding the facts: under Code 24-433, setback
14 lines from roadways, setbacks shall be 30 feet from the
15 road right of Way.

16 Staff assessment: there's 270 foot wide power
17 line, which I discussed earlier, and the rear of the
18 property has the 15 foot high embankment, and Pope
19 Drive is on the rear, so there's no ability for them to
20 expand. And there was no adverse aspect -- effects on
21 adjacent properties if the variance is granted. And
22 the applicant will need to contact Building and Codes
23 department and Development Standards for applicable
24 permits and compliances.

25 This is your staff report.

26 HUBERT MCCLURE: Thank you,
27 Tim. At this time, I'll open the public hearing if
28 there's anyone here speaking against. No one speaking
29 again. Nobody signed up.

30 All right, then we'll close the public hearing and
31 reserve questions for Mr. Yoder or staff. You got a
32 question, Tony?

33 TONY CIRELLI: I just
34 answered my own question. Thank you.

35 HUBERT MCCLURE: Any other
36 questions for staff or Mr. Yoder at this time?

37 Okay, what's feeling of the board?

38 RUSSELL BARTON: Make a
39 motion to approve.

40 HUBERT MCCLURE: Have a
41 motion to approve. Second by Mr. Cirelli. All those
42 in favor. And that goes by.

43 Next, moving right along, this is applicant Rucker
44 and owner Raynock of Clemson Boulevard.

45 Staff report.

46 HENRY YOUMANS: Mr. Chair, the
47 applicant is Dexter Rucker. The owner is Mark Raynock.
48 The property is located at 4026 Clemson Boulevard in
49 Anderson. Tax map number is there for your reference.

50 The property is described as partial lot nine,

1 It's the one that's -- this sign here, 146 by 25.
2 HUBERT MCCLURE: And you say
3 the banner is about that size?
4 HENRY YOUMANS: Approximately.
5 Maybe a little bit bigger.
6 MIKE MILLER: And so the
7 sign that he's in request of ---
8 HENRY YOUMANS: Is the first
9 one that was submitted ---
10 MIKE MILLER: Is the 224?
11 HENRY YOUMANS: That is
12 correct.
13 MIKE MILLER: Has the 146
14 already been put on.
15 HUBERT MCCLURE: No, that's the
16 banner.
17 HENRY YOUMANS: The only thing
18 that's on the building is the banner.
19 MIKE MILLER: Okay.
20 HUBERT MCCLURE: Go back to the
21 banner, please. That's the -- that's what they
22 approved of, right there. So this variance is
23 basically they want to double it pretty much.
24 HENRY YOUMANS: That's
25 correct.
26 HUBERT MCCLURE: Well, I want
27 to open up the public hearing for anybody speaking
28 against.
29 DEXTER RUCKER: I'm the
30 applicant with the sign company.
31 HUBERT MCCLURE: Hold on, just
32 a second. We may not, we may not need to ask anything.
33 Anybody speaking against? I don't think anybody's
34 speaking against.
35 Okay, so I assume you're Mr. Rucker? And Raynock
36 is here also, so we have those people in case we need
37 it. We'll reserve question. We'll close the public
38 hearing and reserve questions for Raynock or Rucker, if
39 we need to.
40 MIKE MILLER: He was shaking
41 his head when you said the names.
42 HUBERT MCCLURE: Oh, I thought
43 -- okay. It says Lia Raynock. Okay, that's what I
44 meant, Raynock. That's why I said Raynock. Just have
45 a seat. And if we've got questions, we may -- we may
46 not need to.
47 Any questions for staff at this time or anything
48 that we need to know that we don't know. We just know
49 that basically they want to double. So personally, I
50 mean, the only reason I'm saying this is a special

1 exception. I mean, they've got a whole highway up
2 against one side of them. And I'm sorry, me
3 personally, I think, you know, I would make a move to
4 accept it, but that's just me.

5 RUSTY BURNS: I have a
6 question for staff. There's no permanent sign at all
7 on the property, correct?

8 HENRY YOUMANS: The only sign
9 that has been put on the property is the freestanding
10 sign that you can see in this picture. That one has
11 been placed. It was no problem with that one being
12 approved. And on the building currently, it is that
13 banner.

14 HUBERT MCCLURE: It's just the
15 -- yeah, it's just the banner. We want to -- the
16 approval is the banner? The one you see right there?

17 RUSSELL BARTON: Yeah.

18 HUBERT MCCLURE: They want to
19 double it.

20 RUSSELL BARTON: Yeah. My
21 question was, there's not a pedestal sign or --
22 anywhere on the property.

23 HUBERT MCCLURE: I think that
24 white and -- black and white sign, right? The black
25 and white one ---

26 HENRY YOUMANS: That's the
27 freestanding sign, yes, sir.

28 HUBERT MCCLURE: Yeah, the
29 black and white one is the freestanding.

30 RUSSELL BARTON: Is that one
31 going to be used as ---

32 HENRY YOUMANS: It already
33 has the sign in place, that's on that.

34 HUBERT MCCLURE: Yeah, I
35 think, you know, the whole thing is a very -- request
36 for special exception. I think that property has
37 always been a special exception. I mean, I'm sorry,
38 it's right there beside the bank that's 20 foot tall.
39 I mean, you're not going to get much people to see it
40 unless you have -- and that's why I'll make a move -- I
41 make a motion to accept, based on being beside a 20
42 foot embankment and a highway that you can't see one
43 side of the building. So that's -- I make a move -- I
44 make a motion to approve. Do we have a second? No
45 second? One more time. Anybody going to second it?

46 RUSSELL BARTON: I'll second
47 the motion.

48 HUBERT MCCLURE: Okay.
49 Second. All in favor. Y'all are kind of scared on --
50 four and zero. Thank you. I mean that daggum thing's

1 got a highway 20 foot tall.

2 MIKE MILLER: I know.

3 HUBERT MCCLURE: All right.

4 Let's see what's left. I think the staff wants to put

5 us in prison for a couple of days.

6 Staff, y'all got anything y'all want to give us?

7 ALESIA HUNTER: Mr. Chairman,

8 it's time for your annual continuing education

9 training.

10 HUBERT MCCLURE: I know.

11 We've go to be edumacated (verbatim).

12 ALESIA HUNTER: Yes, sir. So

13 if you can throw out some dates that you're available,

14 so we can get your yearly training in.

15 HUBERT MCCLURE: Do we have

16 any, any -- I mean, mine personally is Monday,

17 Wednesday and Friday. I can do Monday, Wednesday and

18 Fridays, because I got classes on Tuesday and Thursday

19 till four o'clock. So ...

20 ALESIA HUNTER: Okay, what

21 would be good time?

22 HUBERT MCCLURE: What's good

23 with y'all?

24 MIKE MILLER: What month?

25 ALESIA HUNTER: November --

26 October or November.

27 HUBERT MCCLURE: I'm good

28 until December on Monday, Wednesday, Friday.

29 ALESIA HUNTER: Okay.

30 RUSSELL BARTON: I'm good any

31 week, but the week of November 6 through 9th. I'm out

32 that week, out of town.

33 ALESIA HUNTER: Sixth

34 through 9th, okay.

35 TONY CIRELLI: Tuesdays and

36 Thursdays are good for me.

37 MIKE MILLER: And I'd like

38 a rib eye, baked potato.

39 HUBERT MCCLURE: I want prime

40 rib. This is Anderson County now.

41 ALESIA HUNTER: We're going

42 to feed you.

43 HUBERT MCCLURE: Put it on

44 the e-card.

45 ALESIA HUNTER: What day,

46 Mike?

47 MIKE MILLER: Any time in

48 November.

49 ALESIA HUNTER: Okay.

50 MIKE MILLER: If it's

1 Tuesday, Thursday or whatever, to accommodate everybody
2 else. Just don't call me the week before and say it's
3 there.

4 ALESIA HUNTER: Yes, sir.
5 HUBERT MCCLURE: Anything
6 else? Staff, anything?
7 HENRY YOUMANS: No, sir.
8 HUBERT MCCLURE: Henry, we got
9 to fire you. We ain't fired you lately. We need to
10 fire you.
11 HENRY YOUMANS: Well, I'm
12 about on disability so that works.
13 HUBERT MCCLURE: Okay. All
14 right.

15 Do we have a motion to adjourn?
16 RUSSELL BARTON: Motion to
17 adjourn.
18 HUBERT MCCLURE: Do we have a
19 second?
20 MIKE MILLER: I second.
21 HUBERT MCCLURE: All in
22 favor. And everybody goes home.

23
24

MEETING ADJOURNED AT APPROXIMATELY 5:32 P.M.

STATE OF SOUTH CAROLINA)
COUNTY OF ANDERSON)

ANDERSON COUNTY
LAND USE AND BOARD OF ZONING APPEALS
NOVEMBER 13, 2025

PRESENT:

HUBERT MCCLURE, CHAIRMAN
MIKE MILLER
JOHN FARR
DEBBIE CHAPMAN

ALSO PRESENT:
ALESIA HUNTER
TIM CARTEE
HENRY YOUMANS

1 HUBERT MCCLURE: All right. We
 2 will call this meeting to order, November 13th meeting.
 3 I'll go ahead and do the invocation. Let us pray.

4 **INVOCATION BY HUBERT MCCLURE**

5 HUBERT MCCLURE: So first
 6 thing we got is public hearing. This is a variance to
 7 reduce setbacks from 30 feet to 21 feet at 116 Leader
 8 Drive. Staff report.

9 TIM CARTEE: Thank you,
 10 Mr. Chairman. The applicant is Brian Yoder. It's 54
 11 Technology Drive, is the property owner. Property
 12 location is 116 Leader Drive. It's in Council District
 13 Six. Property description is a commercial building
 14 which is existing. Currently unzoned. Land use is
 15 commercial. Applicant is requesting a variance to
 16 reduce the rear setback from 30 feet to 21.1 feet from
 17 Propes Drive. Variance was approved for the front
 18 setback on September 11, 2025, but they did not realize
 19 that they needed a setback reduction at the rear of the
 20 property (microphone cut out) building adjacent to
 21 Propes Drive.

22 Finding of Facts: Anderson County Code of
 23 Ordinance under Section 24-433, setback lines from
 24 roadways, setback shall be 30 feet from the road right
 25 of way.

26 Staff Assessment. There is no adverse effect on
 27 the adjacent properties if the variance is granted.
 28 The lot is situated on a double frontage lot, which
 29 requires a larger setback, which is a hardship. The
 30 applicant will need to contact Building and Codes
 31 department and Development Standards for applicable
 32 permits and compliances.

33 Here is the drawing for this development, showing
 34 the setback. (Microphone cutting out.) Here's the sign
 35 posted for the (microphone cutting out).

36 HUBERT MCCLURE: Thank you,
 37 Tim.

38 So at this time, we'll open up the public hearing
 39 for anyone speaking against. Is there anyone speaking
 40 against? Alesia, do we need to have those -- since
 41 we've already started the meeting, do we need to have
 42 those in case there's anybody speaking against?

43 Thank you, ma'am. Okay. 116 Leader Drive. No
 44 one's speaking again, so we'll reserve -- close the
 45 public hearing, and we'll reserve questions for staff
 46 or people that are here for. Are you here for? Okay.
 47 Any questions from the board for staff or for the
 48 applicants.

49 What's the feeling of the board?

50 JOHN FARR: Approve.

1 HUBERT MCCLURE: Sir?
2 JOHN FARR: Approve.
3 HUBERT MCCLURE: We had a
4 motion from Mr. Farr to approve.
5 DEBBIE CHAPMAN: Second.
6 HUBERT MCCLURE: Second. All
7 those in favor. And it's four and zero.
8 Okay. Next is -- this is a different format.
9 Looks like they're using a different format. Intended
10 applicant -- or intended development of a church. Brad
11 Richardson, applicant. Staff report.
12 ALESIA HUNTER: Yes, sir.
13 Thank you, Mr. Chairman. As mentioned, this is a
14 special exception for a church. This is in actually a
15 zoned area. Brad Richardson is the applicant. Owner
16 of the property is Davenport, Anne Y Estate.
17 Location is Highway 81 North, which is a state
18 road, and then Bradley Road, which is county road.
19 It's in County Council District Seven. See tax map for
20 your reference there. And the property description is
21 tract B, Highway 81 and it's a 52.7 acre parcel. And
22 the current zoning is I-2, which is industrial park
23 district. Surrounding land use is vacant and
24 residential. There's an existing residential home
25 adjacent to the property. The surrounding zoning
26 district is C-2, which is highway commercial district.
27 There are no variances requested. And the details of
28 development, there's a proposed church with associated
29 parking.
30 Traffic impact analysis: Highway 81 is classified
31 as an arterial road. There's no maximum average trips
32 per day. If this is approved, an encroachment permit
33 shall be required by SCDOT for encroachment onto
34 Highway 81 and also an encroachment permit from
35 Anderson County Roads and Bridges department.
36 Approval process. If approved, the applicant will
37 be required to obtain a commercial land use permit
38 before commencing with the development and
39 construction. In addition, the property falls within
40 the -- what we call the Gateway to Anderson, which is
41 the extra overlay district, and requires additional
42 requirements in terms of building construction
43 materials and signage. The applicant is aware of that.
44 The applicant is required to work with the Building
45 Codes department to obtain the proper building permits
46 pursuant to international building codes.
47 Here's a copy of the site plan for your review. It
48 shows the proposed church and associated parking and
49 setbacks. Here's a boundary survey of the property.
50 Here's the zoning map that shows you the parcel is

1 zoned I-2 and surrounding zoning district is highway
2 commercial. And there's also some industrial districts
3 to the east there.

4 Here's our special exception sign that's posted.
5 And that's your report, Mr. Chair.

6 HUBERT MCCLURE: Okay.
7 Alesia, just one quick question.

8 ALESIA HUNTER: Yes, sir.
9 HUBERT MCCLURE: And this is
10 just for you, because I'm trying to place this. I just
11 want to ask, on the north and the south side of this
12 property -- it's 56 acres. You got a south side right
13 there, the gray part, who -- is that, is that industry?
14 Is that industrial?

15 ALESIA HUNTER: Yeah.
16 Everything that you see in the gray area there is
17 industrial.

18 HUBERT MCCLURE: And then that
19 pink right there, that strip?

20 ALESIA HUNTER: That's
21 highway commercial, which is C-2.

22 HUBERT MCCLURE: That's what I
23 was wondering.

24 ALESIA HUNTER: Yes, sir.
25 HUBERT MCCLURE: Okay. So
26 we'll open up with this public hearing. Anyone
27 speaking against? Okay, I'll close the public hearing.
28 We will reserve questions for staff or Mr. Richardson
29 at this time. Does anybody have questions for staff or
30 Mr. Richardson? Okay, so we'll go ahead. What's the
31 feeling of the board?

32 DEBBIE CHAPMAN: Some
33 questions. I was looking at this, and I'm not opposed
34 to this at all. But this may be something that you all
35 will address, whatever. But I wanted to bring this up
36 because the topography of that, it slopes off really
37 deep, and there are creeks on the back of there. I
38 just want to make sure that when it's developed, you
39 know, they take that into consideration. And I know
40 they will.

41 ALESIA HUNTER: Yes, ma'am,
42 they will have to design a stormwater erosion sediment
43 control plan, and they'll have to use -- leave a buffer
44 to designate for the wetlands and any flood plain areas
45 there.

46 DEBBIE CHAPMAN: Right.
47 HUBERT MCCLURE: And all
48 buffers and all that greenery that'll ---

49 ALESIA HUNTER: Yes.
50 DEBBIE CHAPMAN: And then the

1 lighting because FedEx has already caused an issue in
2 another place on Long Road for some of the people
3 around.

4 ALESIA HUNTER: Yes.
5 DEBBIE CHAPMAN: Did they tone
6 it down?
7 ALESIA HUNTER: Yeah, I
8 mentioned that in the Gateway to Anderson. There's
9 some additional requirements, and I've went over that
10 with Mr. Richardson.
11 DEBBIE CHAPMAN: And then a
12 building, do you know how tall it's going to be? It
13 won't interfere with the homes or anything around, will
14 it?
15 BRAD RICHARDSON: It is
16 currently proposed to be a 40 foot high structure.
17 DEBBIE CHAPMAN: Okay.
18 ALESIA HUNTER: Yeah, there's
19 only one house that's right there.
20 DEBBIE CHAPMAN: Yeah, the one
21 house, yeah. All right.
22 HUBERT MCCLURE: Any other
23 questions?
24 DEBBIE CHAPMAN: No, thank you.
25 HUBERT MCCLURE: What's the
26 feeling of the board?
27 MIKE MILLER: Mr. Chair,
28 (Inaudible).
29 HUBERT MCCLURE: We have a
30 motion to approve. Do we have a motion -- I mean, do
31 we have a second?
32 DEBBIE CHAPMAN: I second it.
33 HUBERT MCCLURE: Second. All
34 in favor. And that's four and zero.
35 Okay. So next is old business, new business. Do
36 you have anything, staff?
37 ALESIA HUNTER: No, sir.
38 HUBERT MCCLURE: Okay. Do I
39 have a motion to adjourn?
40 MIKE MILLER: I make that
41 motion.
42 HUBERT MCCLURE: Second? All
43 in favor. And everybody have a good night.
44
45 **MEETING ADJOURNED AT APPROXIMATELY 5:26 P.M.**

STATE OF SOUTH CAROLINA)
COUNTY OF ANDERSON)

ANDERSON COUNTY
LAND USE AND BOARD OF ZONING APPEALS
DECEMBER 11, 2025

PRESENT:

HUBERT MCCLURE, CHAIRMAN
MIKE MILLER
RUSSELL BARTON
TONY CIRELLI

ALSO PRESENT:

TIM CARTEE
HENRY YOUMANS
QUANESHIA HAMMOND

1 HUBERT MCCLURE: Call to
2 order. Let's go ahead and have our invocation.

3 **INVOCATION BY HUBERT MCCLURE**

4 HUBERT MCCLURE: Approval of
5 minutes. Forthcoming.

6 And the first thing we've got is staff report on
7 8030 Abbeville Highway. Staff.

8 HENRY YOUMANS: Thank you,
9 Mr. Chair. The applicants are Robert Seltzer and Susan
10 Seltzer. They are the owners of the property. The
11 property address is 8030 Abbeville Highway in Iva.
12 It's Council District Three. It is eight acres,
13 approximately, off of Abbeville Highway. Currently
14 unzoned. And land use is residential.

15 The applicant is requesting a variance to reduce
16 the side yard setback from 10 feet to five feet for a
17 detached garage for storage purposes.

18 Finding of facts. Under Chapter 24, 5:a,
19 accessory building, the minimum side width of a
20 residential side yard is 10 feet. And the assessment
21 is the garage was completed construction, but
22 discovered a setback issue. Because of the topography
23 of the property, it grades -- it would be significant
24 grading to level it off. The property slopes at a
25 particular angle.

26 The applicants can meet the other required
27 setbacks, and there are no adverse effects on adjacent
28 properties surrounding the property in question.

29 If the variance is approved, the applicant will
30 get an amended residential compliance letter to
31 complete the process.

32 This is your report.

33 HUBERT MCCLURE: Thanks,
34 Henry.

35 Okay, so basically, we got a building that needs
36 to be moved, setbacks for topography.

37 Tim, you and Henry didn't go out and do a topo for
38 us? Didn't print it up or anything? Oh, well. So I
39 guess we'll have to take them at their word.

40 Okay, we'll open up the public hearing for anyone
41 speaking against. Is there anyone speaking against
42 this special exception?

43 Okay, we'll close the public hearing and reserve
44 questions for staff and owners, if we have any
45 questions.

46 What's the feeling of the board?

47 WILLIAM MOORE: Mr. Chair, I
48 make a motion to approve the five -- to a five foot
49 setback.

50 HUBERT MCCLURE: Okay, a motion

1 to approve. Do we have a second?

2 RUSSELL BARTON: Second.

3 HUBERT MCCLURE: All in favor,
4 uplifted hand. And four to zero.

5 Next on the agenda is staff report on 134 Mt. Nebo
6 Church Road.

7 HENRY YOUMANS: Thank you,
8 Mr. Chair.

9 This is an application for variance to allow two
10 mobile homes on a single lot that are less than 10
11 acres.

12 To kind of give a brief history of this situation,
13 the property owners hired a surveyor to subdivide the
14 property which they paid for the survey, and it was
15 subdivided. However, the surveyor did not explain, or
16 did not let the property owners know that the property
17 slopes very badly, and when DHEC went to do a perk
18 test, the property is unbuildable and the septic tank
19 could not be installed.

20 The applicant's name is Van Williams (verbatim).
21 He's representing the property owners. Property is
22 located at 134 Mt. Nebo Church Road. It's in Council
23 District Seven. It's 2.97 acres. It's currently R-A,
24 and land use is residential.

25 And they are requesting that variance to place two
26 mobile homes on the same lot of less than 10 acres.
27 This is the permit from DHEC stating that the parcel
28 that was subdivided could not have the septic system
29 placed on that parcel. And there's the layout for
30 that, showing the existing home which belongs to their
31 son, and the new mobile home which is going to be
32 placed off to the left. That was a letter of -- to
33 give the authority for Mr. Williams (verbatim) to
34 represent the property owners.

35 This is a layout of the plat property. Mainly to
36 the upper top of this survey is the parcel that was
37 subdivided according -- as would be required by
38 ordinance. And you can see that it says new. That is
39 the parcel that was separated from the original parcel.
40 That is a tax map layer view of the property. And
41 there's the zoning map showing that it is zoned R-A.
42 Because this is a non-conforming lot, the applicants
43 are just desiring to have the ability to place the
44 mobile home on the property. And because it is
45 unbuildable, the other lot, they're asking for this
46 variance to be approved.

47 This is your report.

48 HUBERT MCCLURE: How many
49 acres are we talking about?

50 HENRY YOUMANS: It originally

1 was 2.97 acres. And that one acre was subdivided for
2 the ---

3 HUBERT MCCLURE: Okay, that's
4 what I was thinking. Okay. Septic tank; correct?

5 HENRY YOUMANS: Yes, sir.
6 The septic tank is placed on the other portion of the
7 property.

8 HUBERT MCCLURE: Okay. Just
9 wanted to make sure everything was on the up and up.

10 Okay. I'll open up the public hearing for anyone
11 speaking against. Is there anyone speaking against?
12 Okay. So in that case, I'll close the public hearing
13 and reserve questions for staff as well as, as well as
14 the owners.

15 I'll personally make a motion to accept this.

16 WILLIAM MOORE: I will second
17 it.

18 HUBERT MCCLURE: On the basis
19 that they should have been told by the surveyor. No
20 more comments other than that.

21 All in favor show by uplift a hand. And that
22 passes.

23 Okay. What do we got next? You got something on
24 here about our training and approval of meeting
25 schedule?

26 Tim, take it away.

27 TIM CARTEE: We need to
28 try to come up with a date that y'all would be
29 available on your calendar. Henry, do you have a
30 suggested time for this training.

31 HENRY YOUMANS: Q?

32 HUBERT MCCLURE: We talking
33 about December or January.

34 **INAUDIBLE COMMENT FROM QUANESHIA HAMMOND**

35 TIM CARTEE: It's probably
36 going to have to be sometime in January after the
37 holidays.

38 HUBERT MCCLURE: I do know that
39 first day of class is usually around the 13th or the
40 20th. So I'll have to get back with you and let you
41 know when the first day of class is. After the first
42 day of class it's going to be hard.

43 TIM CARTEE: We'll send it
44 -- we'll send an email out to each member to find out
45 what their availability is and get some suggestions.

46 HUBERT MCCLURE: Okay. Oh,
47 and if, if the schedule is the same as it's been being
48 for the last, what ... Anybody got a problem with the
49 schedule? There it is. It's in my calendar from now
50 until doomsday, so I just, I just block it out.

1 Anybody got a question about that?

2 All right, then we'll just go ahead and approve
3 the schedule. I don't think we need approval -- I
4 don't think we need a second for that. We'll just --
5 anybody not approve it?

6 And we'll wait on the emails from the staff on the
7 training; hopefully, before the middle of January we
8 can find today, hopefully.

9 Do we have a motion to adjourn?

10 WILLIAM MOORE: I'll make that
11 motion.

12 HUBERT MCCLURE: Second?

13 RUSSELL BARTON: Second.

14 HUBERT MCCLURE: All in favor.

15 And everybody, have a good night and a Merry Christmas.

16

17

MEETING ADJOURNED AT APPROXIMATELY 5:23 P.M.

Application for Variance
Anderson County Land Use Board of Zoning Appeals Meeting
County Council Chambers 2nd Floor-Historic Courthouse
Anderson, South Carolina
March 12, 2026
5:15 PM

Applicant: Jonah Shirley

Owner of Property: Same

Property Location: 109 Old Fork School Rd. Townville

Council District: Four (4)

Tax Map Number (TMS): 5-00-03-024

Property Description: 1.10 AC

Current Zoning: R-A

Land Use: Residential Agriculture

Applicant Request: A variance to reduce the side yard setback (detached garage) from 50 feet to 8 feet for a detached garage. The property is unusually narrow, with the existing residence nearly centered from left to right. Due to the lot width and the required 50-foot setback, there is no compliant location on either side or at the rear of the property where an accessory structure can be constructed without a variance.

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

Staff Assessment:




- 1) The Applicant can meet all other setback requirements.
- 2) There will be no adverse effects on adjacent properties, if the variance is granted.
- 3) If the variance is approved, the Applicant will be required to apply for a residential compliance and building permit in order to proceed with construction.

Variance Application

Applicant

Primary Location

VA-26-3

 Jonah Shirley
 864-723-0192
 @jonah.shirley@yahoo.com

109 OLD FORK SCHOOL RD
Townville, SC 29689

Submitted On: Feb 4, 2026

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

109 Old Fork School Road

Tax Map Number (TMS)

005-00-03-024-000

Is the Applicant the Property Owner?

Yes

County Council District?

4

Total Acreage

1.1

Is The Property Zoned?

Zoned

School District

4

Please check Which is Applicable

Set-Back Variance

Purpose of Variance?

Request reduction in side setback.

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?

02/03/2026

Private Covenants or Deed Restrictions on the Property?

Yes

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:

Request is for installing a detached garage on 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 property is unusually narrow, with the existing residence nearly centered from left to right. Due to the lot width and the required 50-foot setback, there is no compliant location on either side or at the rear of the property where an accessory structure can be constructed without a variance

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

Several neighboring properties in the immediate vicinity share similar lot widths and development patterns, resulting in limited ability to meet the required 50-foot setback for accessory structures. These conditions are inherent to the original subdivision layout and are not the result of any action by the applicant. Despite these requirements several neighboring properties have accessory buildings on their lots that are not compliant with the 50-foot setback.

Reasons why property is prohibited or limited in its uses:

Strict application of the setback requirements prevents the construction of any accessory structure on the property. As a result, the property cannot be reasonably utilized in a manner consistent with similarly zoned properties, solely due to its physical dimensions and existing layout.

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 proposed accessory structure will be consistent in size, scale, and appearance with similar structures in the neighborhood. Granting the variance will not negatively impact light, air, privacy, or property values of adjacent properties, nor will it alter the established character of the district.

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

02/04/2026

Applicant Signature

true



Highway 243 SC-04-0243

Bolt Road S-04-017

R-A
50003018

104 Bolt Road 50003022
106 Bolt Road 50003021
108 Bolt Road 50003020

0195 E

110 Bolt Road 50003019
107 Old Fork School Road 50003023

R-A

50003016
R-A

109 Old Fork School Road 50003024

90007013
R-A

Townville
29689

230 Old Fork School Road

200 Old Fork School Road

50003013
R-20

111 Old Fork School Road

50003017

R-A
50003015

252 Old Fork School Road 50003012

R-20

254 Old Fork School Road

NEW

R-A

240 Old Fork School Road

50003011

R-20

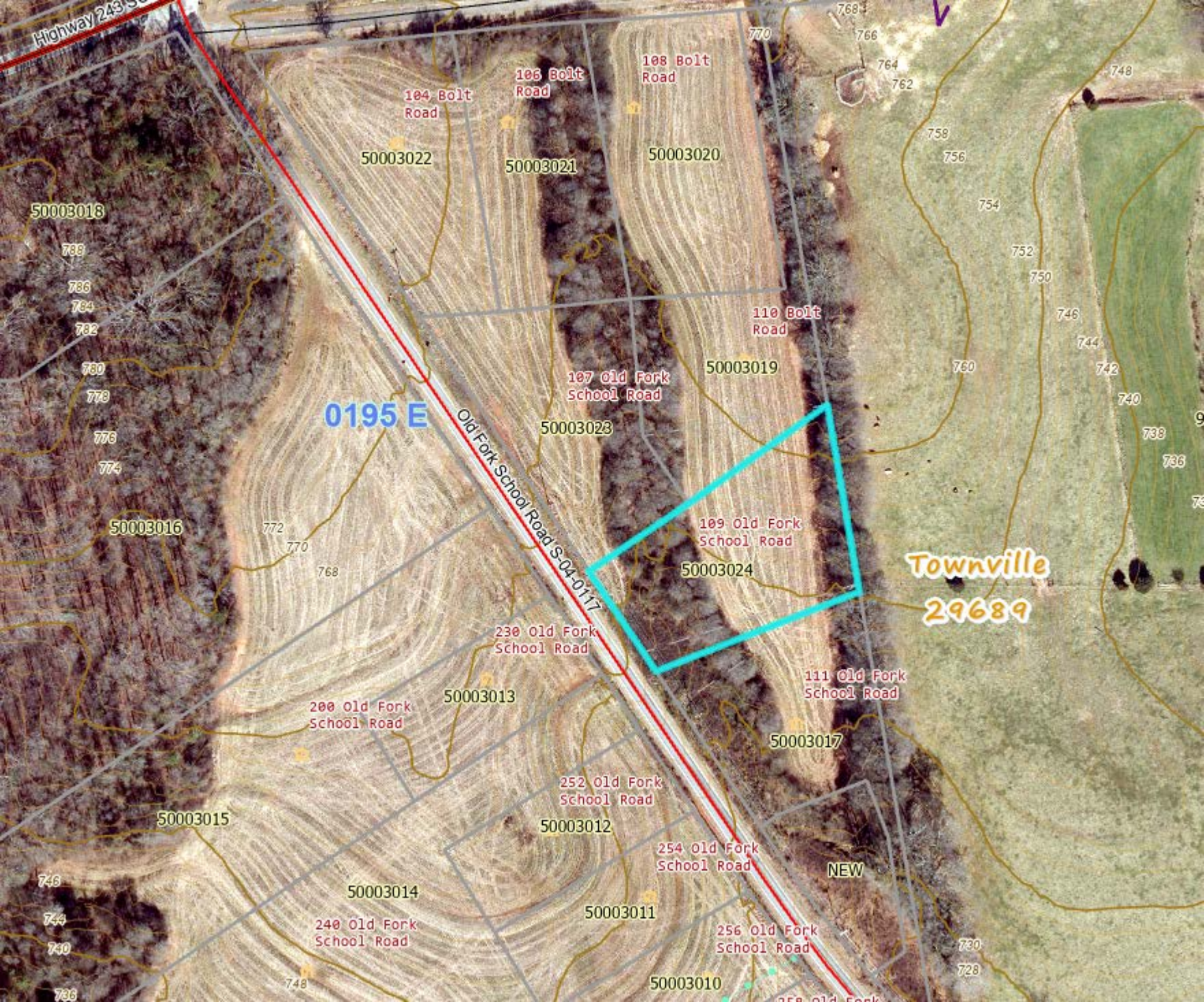
256 Old Fork School Road

50003014

50003010

R-20

258 Old



Highway 243 S

50003018

788
786
784
782
780
778
776
774

50003016

772
770
768

0195 E

Old Fork School Road S-04-0117

200 Old Fork School Road

50003015

240 Old Fork School Road

746
744
740
736

104 Bolt Road

50003022

106 Bolt Road

50003021

108 Bolt Road

50003020

770
768
766
764
762

110 Bolt Road

50003019

107 Old Fork School Road

50003023

109 Old Fork School Road

50003024

Townville
29689

758
756
754
752
750

230 Old Fork School Road

50003013

111 Old Fork School Road

50003017

252 Old Fork School Road

50003012

NEW

254 Old Fork School Road

50003011

256 Old Fork School Road

50003010

730
728

258 Old Fork School Road

748
746
744
742
740
738
736
734

**VARIANCE
REQUEST**

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

864-260-4719

Application for Variance
Anderson County Land Use Board of Zoning Appeals Meeting
County Council Chambers 2nd Floor-Historic Courthouse
Anderson, South Carolina
March 12, 2026
5:15 PM

Applicant: Kelly Paradeses

Owner of Property: Desired Haven Properties, LLC

Property Location: 161 Flowing Rock Rd. Honea Path

Council District: Seven (7)

Tax Map Number (TMS): 280-00-01-019

Property Description: Flowing Rock Rd. 8.30 AC

Current Zoning: R-A

Land Use: Residential Agriculture

Applicant Request: A variance to reduce the side yard setback (house) from 50 feet to 25 feet due to undulating terrain and inability to build on that part of the lot. Bad topography has been noted on previously obtained septic permit as well as aerial photo mapping done by drone and the location of a creek on the property prevents us from shifting downward and therefore forces the building to be closer to the property line.

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

Staff Assessment:

- 1) The topography of the lot limits the placement of the house.
- 2) The Applicant can meet all other setback requirements.
- 3) There will be no adverse effects on adjacent properties, if the variance is granted.
- 4) If the variance is approved, the Applicant will be required to apply for a residential compliance and building permit in order to proceed with construction.

Variance Application


Applicant

Primary Location


VA-26-1

 Kelly Paradeses

Point Location: 34.4551, -82.3665

 8033940286

Submitted On: Jan 21, 2026

 klparadeses@gmail.com

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

161 Flowing Rock Road

Tax Map Number (TMS)

2800001019

Is the Applicant the Property Owner?

No

County Council District?

7

Is The Property Zoned?

Zoned

School District

2

Total Acreage

8.3

Please check Which is Applicable

Set-Back Variance

Purpose of Variance?

Requesting set-back restriction changed from 50 feet to 25 feet due to undulating terrain and inability to build on that part of the lot. Bad topography has been noted on previously obtained septic permit as well as photogrammetry mapping done by drone. Multiple local builders and contractors have stated a need for this request. This request doesn't interfere with any restrictions based on frontage roads nor will affect adjoining properties.

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?

01/08/2026

Private Covenants or Deed Restrictions on the Property?

Yes

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:

Current deed restrictions are being ammended with the purchase of property. Declarant has agreed to ammend set-backs pending commission approval. Covenant restrictions are based solely on county zoning set-back requirements.

Property Owner Information

Owner Name

Desired Haven Properties, LLC

Owner Address

40 Silesian Ct

City

Pelzer

State

SC

Zipcode

29669

Phone Number

(828) 702-5357

Email Address

--

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 extraordinary conditions are in relation to bad topography as noted on the septic permit and drone mapping. The location of a creek on the property prevents us from shifting downward and therefore forces the building to be closer to the property line.

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

This is the only lot that has the bad topography as well as two creeks that join at the rear of the development.

Reasons why property is prohibited or limited in its uses:

Due to Covenants for the development and Residential-Agriculture zoning, there are multiple requirements that must be met and the current terrain conditions restrict us from meeting requirements in both directions.

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 request does not protude on or sacrifice the privacy of other lots due to lot sizes and the location of this lot at the back of the development (cul-de-sac). No sight lines or rightaway easements are affected by the variance and there is no impact to other tracts.

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

01/19/2026

Applicant Signature

true

2750005002

R-A

189

189 # A

2800001002

R-A

2800001019

Honea

2800001018

Path 29654

R-A

0455 E

2800001017

The Meadows at
Flowing
Rock

2800001020

2800001016

188

2800001021

R-A

2800001022

2800001015

2800001023

R-A

2750005005

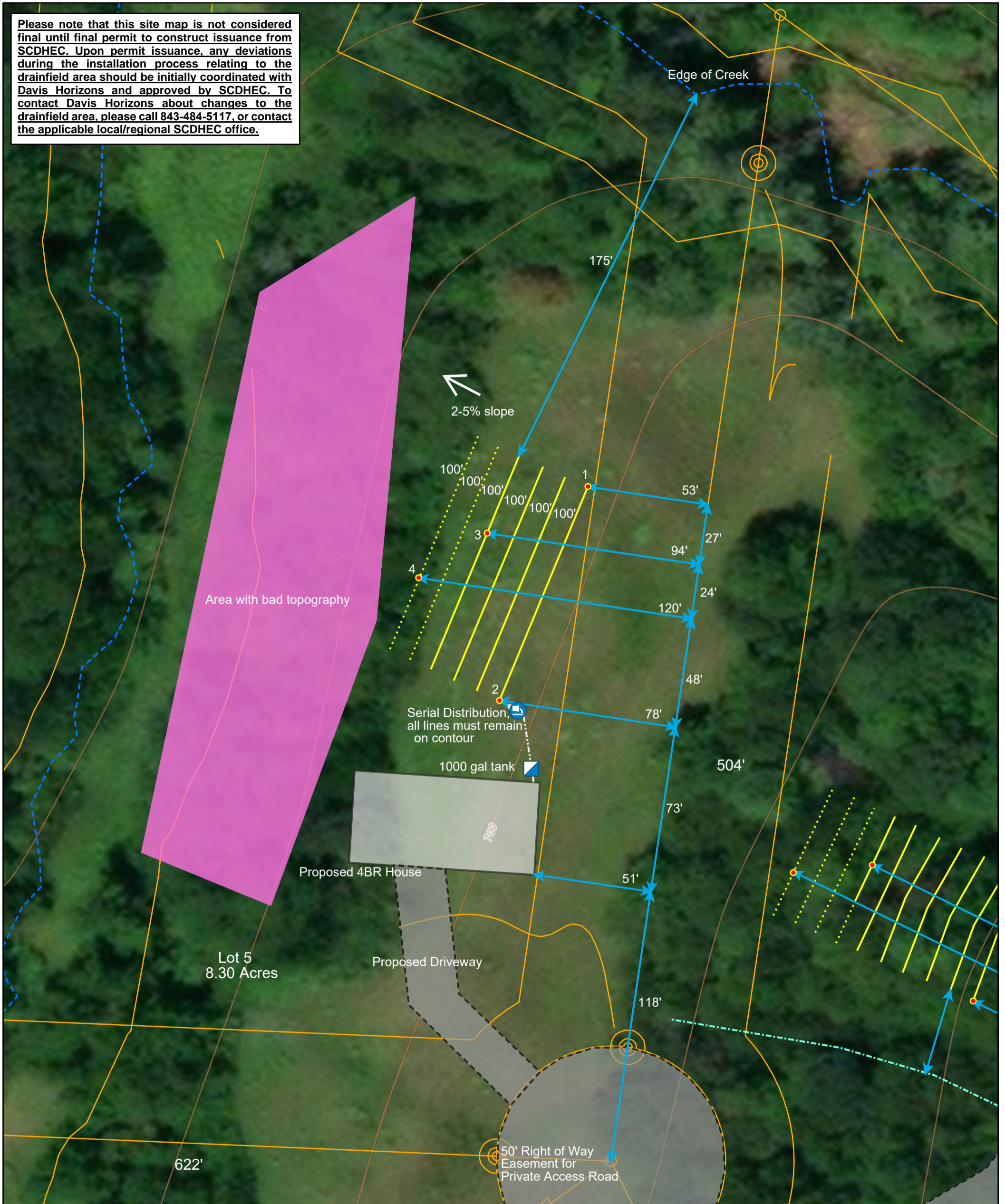
2800001024

Flowing Rock Road P. 19-

Highway 252 SC-04-0252

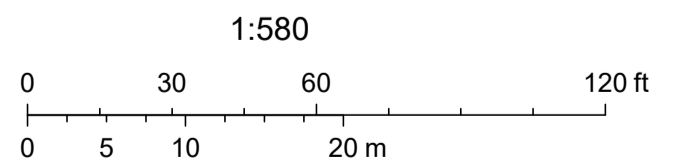
24-3198 Desired Haven Properties LLC - Highway 252 Lot 5

Please note that this site map is not considered final until final permit to construct issuance from SCDHEC. Upon permit issuance, any deviations during the installation process relating to the drainfield area should be initially coordinated with Davis Horizons and approved by SCDHEC. To contact Davis Horizons about changes to the drainfield area, please call 843-484-5117, or contact the applicable local/regional SCDHEC office.



10/22/2024, 4:06:47 PM

- | | | |
|-----------------------|-------------------------|--------------------------------|
| ● Soil Data Form | — Drain Lines | ▨ Driveway |
| ● Septic Design Point | ⋯ Repair Lines | ■ Other |
| ▣ Septic Tank | → Distribution Line | — Hwy252 |
| ⊡ Distribution Box | --- Other | — Normal Index Contours |
| ↔ Septic Design Line | ▭ Septic Design Polygon | — Normal Intermediate Contours |
| ↔ Distance/Setback | ▭ House | |
| --- Ditch | | |



USGS The National Map: 3D Elevation Program. Data Refreshed September, 2024., Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Esri Community Maps Contributors, Anderson County SC GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin,

Created By: Davis Horizons

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Honea Path

29654

The Meadows at
Crowning Rock

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2800001019

0455 E

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702

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692

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2800001020



**VARIANCE
REQUEST**
FOR INFORMATION CALL:
ANDERSON COUNTY
DEVELOPMENT STANDARDS
864-260-4719