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

July 09, 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: Minutes will be forthcoming
4.) Public Hearings:
   A. Special Exception: To allow a 40,800sf auditorium addition to an existing church in a residential area. Located at 3000 Midway Road. / TMS 147-00-07-002 **(Council District 1)**.
   B. Variance Request: To reduce the sideyard setback from 50ft to 15ft. Located at 211 N Major Road. / TMS 202-00-05-014 **(Council District 2)**.
   C. Variance Request: To allow a detached barn on the rear of the property. Located at 215 Mayfield Heights Road. / TMS 227-00-07-007 **(Council District 3)**.
   D. Variance Request: To reduce the rear and side-yard setback from 50ft to 15ft. Located at 10 Girard Road. / TMS 11-04-01-001 **(Council District 4)**.
   E. Variance Request: To reduce the rear setback from 20ft to 10ft. Located at 4531 Highway 29 North. / TMS 198-01-01-001 **(Council District 7)**.
5.) New Business: None
6.) Old Business: None
7.) Public Comments, non-agenda items – 3 minutes limit per speaker
8.) Adjournment.

Application for a Special Exception
Anderson County Land Use Board of Zoning Appeals Meeting
County Council Chambers 2nd Floor-Historic Courthouse
Anderson, South Carolina
July 9, 2026
5:15 PM

Application for a **Special Exception** – To allow Expansion of a Church in residential zoning for a ± 40,800 SF auditorium addition with associated parking, utilities, and stormwater management at an existing church campus.

Applicant: Alex Davis

Owner of Property: James Gonsoulin | Gospel Light Baptist Church

Property Location: 3000 Midway Rd, Anderson, SC 29621

Council District: One (1)

Tax Map Number (TMS #): 147-00-07-002

Property Description: MIDWAY RD 13.18 AC

Current Zoning: R-20

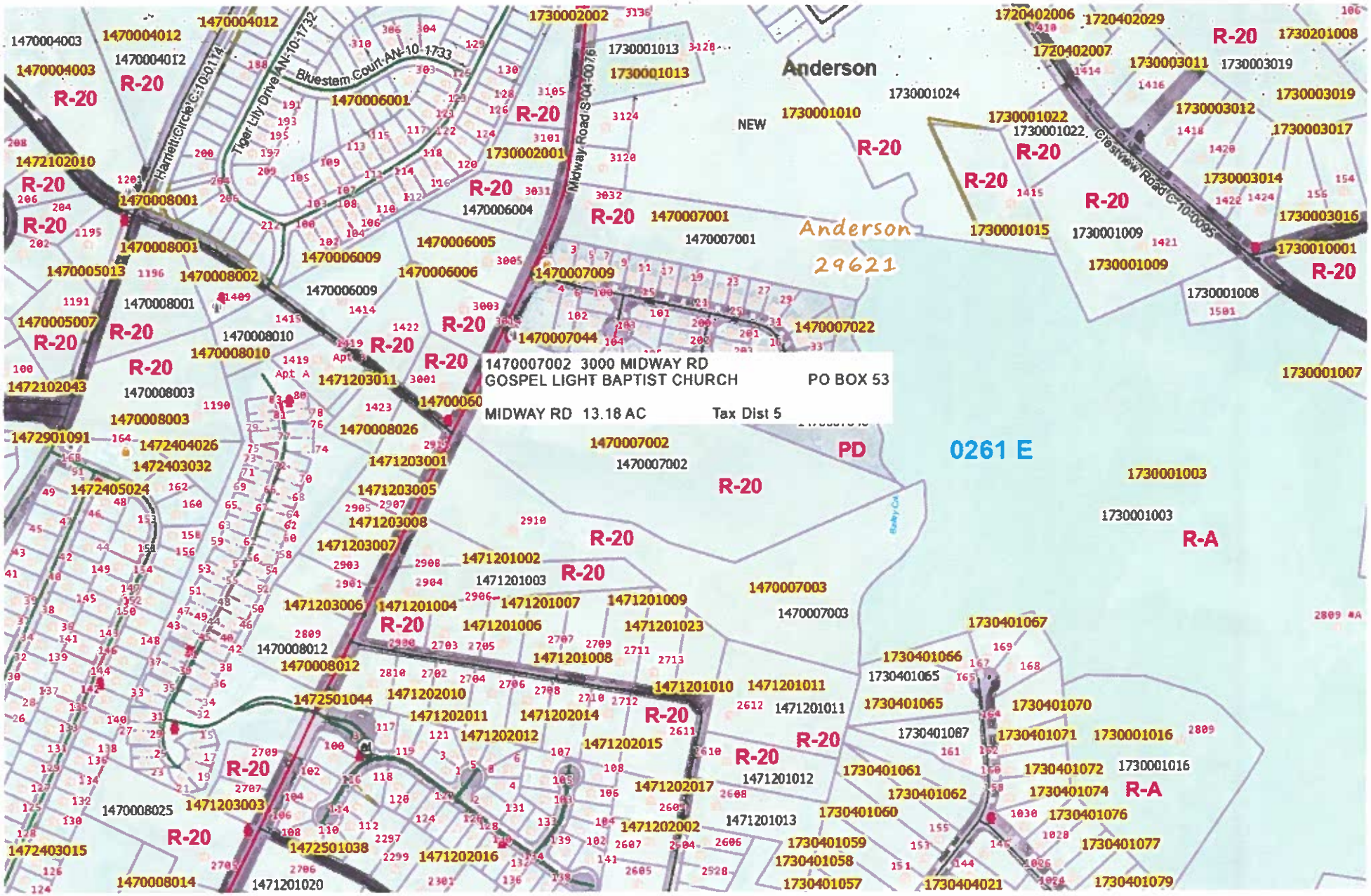
Land Use: Residential

Applicant Request: Applicant is requesting a Special Exception to allow the expansion of an existing church in R-20 Zoning by adding an auditorium and required parking as the congregation has outgrown its facility.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 48, Section 5:3.2, Single Family Residential District. establishments are permitted uses by special exception – Church
Chapter 48, **Section 7:5. - Churches.** A church may be permitted in all districts subject to the requirements of the district and the following requirements: 7:5.1.*Lot area.* The minimum lot area shall be 40,000 square feet. 7:5.2. *Setback requirements.* All buildings shall be set back from the front, side, and rear property lines a minimum of 50 feet.

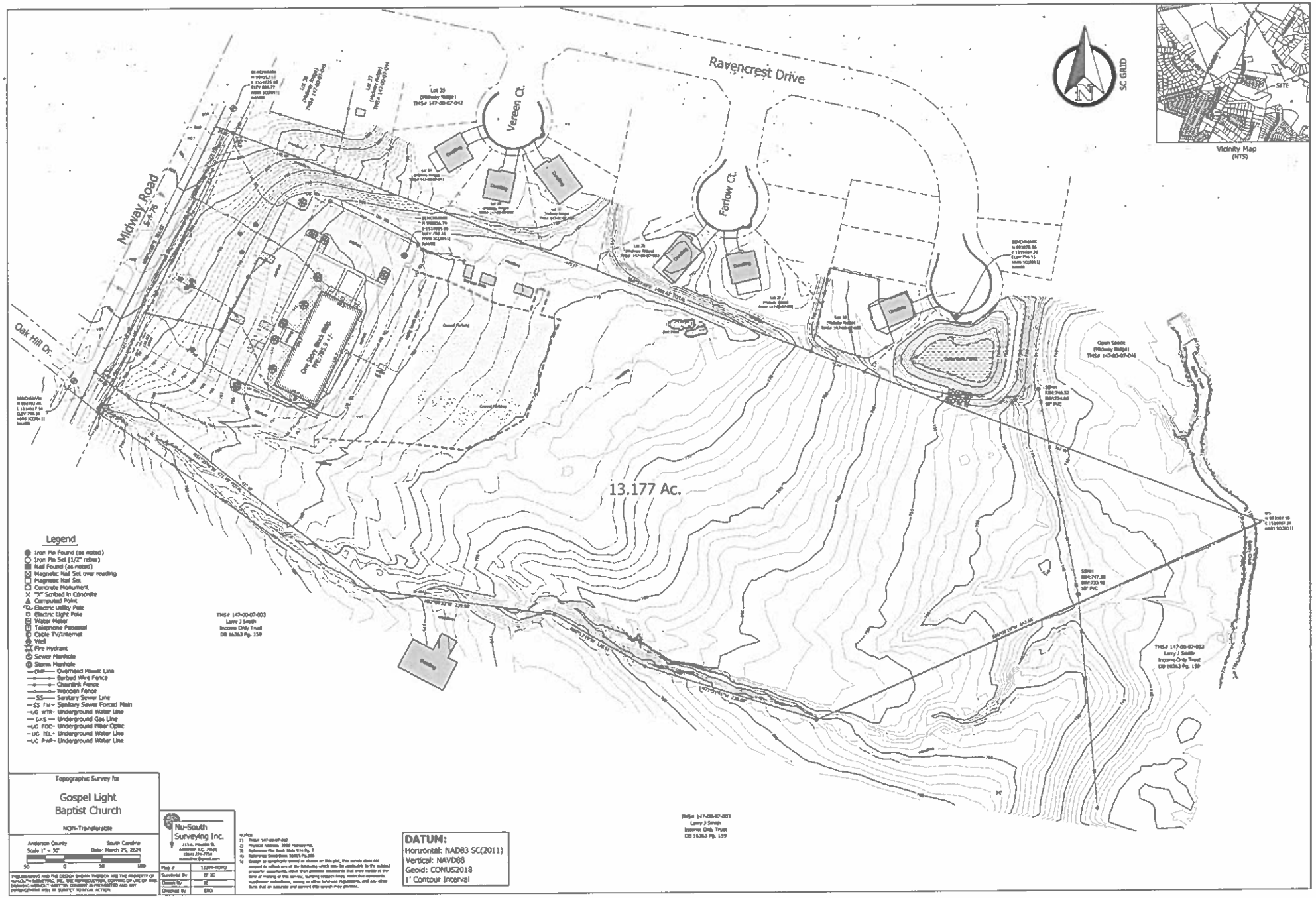
Staff Assessment

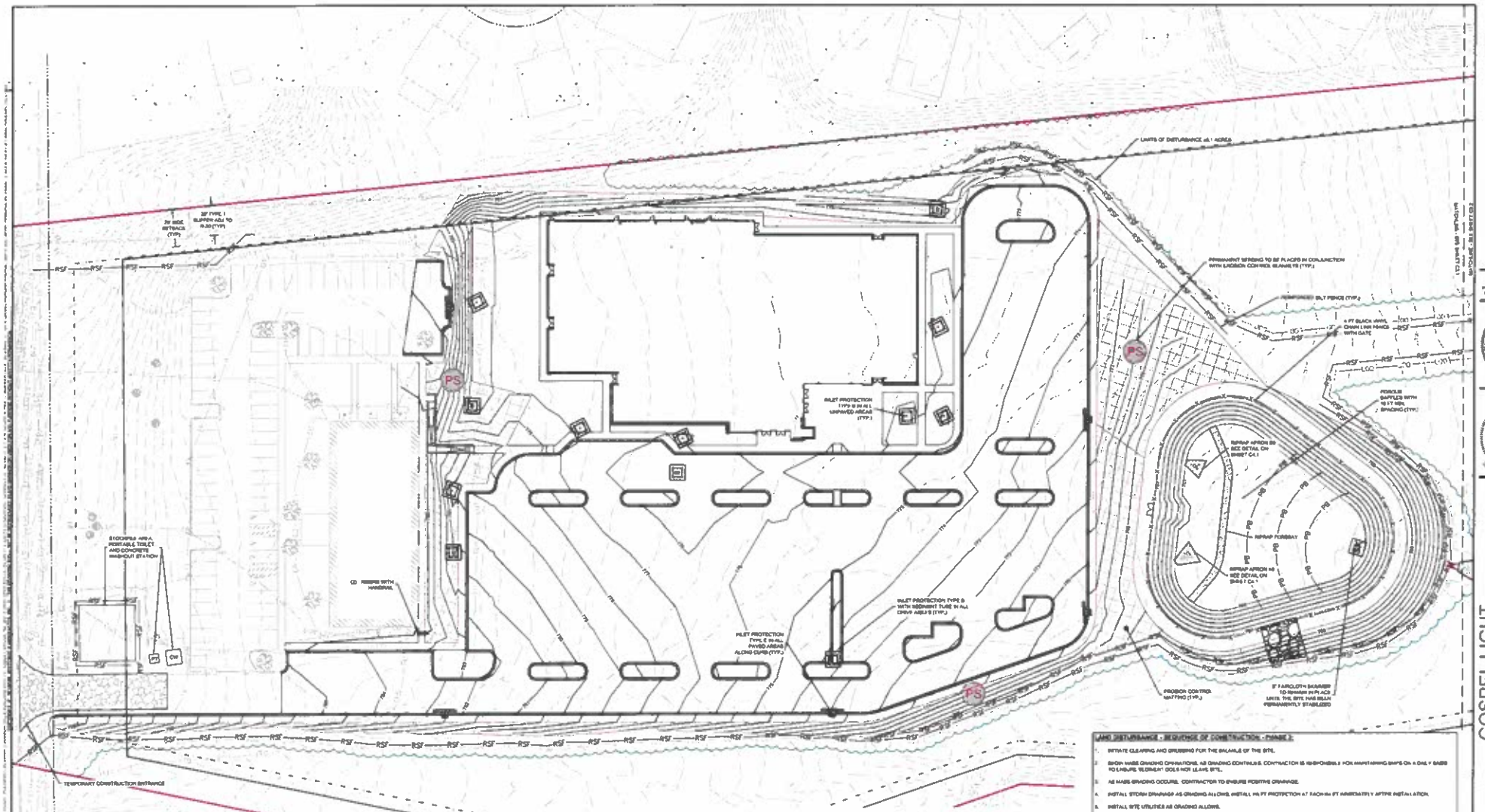
1) The Applicant requests to expand the existing church to meet all current zoning, building and stormwater standards required by ordinance.
2) No Restrictions are recorded in the deed and filed with the Register of Deeds.
3) The use is not detrimental to public health or general welfare.
4) If approved, Applicant must meet all fire and building code requirements, pertaining to the residential structure and obtain all necessary permits from Building and Codes and compliances from Development Standards
5) The Applicant must meet 50 foot setback from all property lines and bufferyard requirements.
6) The Board's granting of approval for this Special Exception is in keeping with similar requests previously granted for zoned areas for schools and churches.


1470007002 3000 MIDWAY RD
GOSPEL LIGHT BAPTIST CHURCH PO BOX 53
MIDWAY RD 13.18 AC Tax Dist 5
Anderson
29621
NEW
0261 E
PD
R-20
R-A
Midway Road S-04-0076
Tiger Lily Drive AN-10-1732
Bluestem Court AN-10-1733
Harriett Circle C-10-0114
Crestview Road C-10-0095


Untitled Map
Write a description for your map.
Legend
3000 Midway Rd
Gospel Light - Anderson
3000 Midway Rd
Gospel Light - Anderson
Midway Rd
Google Earth
Image Landsat / Copernicus
N
500 ft


RAVENCREST DR
VEREEN CT
FARLOW CT
MIDWAY RD
R-20
R-A
PD


Ravencrest Drive
Vereen Ct.
Farlow Ct.
Midway Road
Oak Hill Dr.
SC GRID
Vicinity Map
(NTS)
SITE
13.177 Ac.
Legend
Iron Pin Found (as noted)
Iron Pin Set (1/2" rebar)
Nail Found (as noted)
Magnetic Nail Set over reading
Magnetic Nail Set
Concrete Monument
"X" Scribed in Concrete
Computed Point
Electric Utility Pole
Electric Light Pole
Water Meter
Telephone Pedestal
Cable TV/Internet
Well
Fire Hydrant
Sewer Manhole
Storm Manhole
Overhead Power Line
Barbed Wire Fence
Chainlink Fence
Wooden Fence
Sanitary Sewer Line
Sanitary Sewer Forced Main
Underground Water Line
Underground Gas Line
Underground Fiber Optic
Underground Water Line
Underground Water Line
Topographic Survey for
Gospel Light
Baptist Church
NON-Transferable
Anderson County
South Carolina
Scale 1" = 50'
Date: March 25, 2024
50 0 50 100
Nu-South
Surveying Inc.
Map #
13284-TOPO
Surveyed By
Drawn By
Checked By
ERO
DATUM:
Horizontal: NAD83 SC(2011)
Vertical: NAVD88
Geoid: CONUS2018
1' Contour Interval



DISTURBED ACREAGE	TOTAL SITE ACREAGE
6.10 AC	13.18 AC

EXISTING UTILITY NOTE:

THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

STABILIZATION NOTE:

ALL SLOPES STEEPER THAN 3:1 SHALL BE SEEDED & MULCHED WITHIN 7 DAYS OF COMPLETION OF GRADING OPERATION. ALL REMAINING AREAS TO BE SEEDED WITHIN 14 DAYS.

DRAINAGE STRUCTURE INFORMATION:

SEE SHEET C6.1 FOR MORE INFORMATION ON DRAINAGE STRUCTURES AND THEIR ASSOCIATED INVERTS & RIMS.

EROSION CONTROL LEGEND:

SEE SHEET C1.1 FOR THE EROSION CONTROL LEGEND FOR THE TYPES & BLOCKS SHOWN.

SCALE: 1" = 30'

811 Know what's below. Call before you dig.

GENERAL NOTES:

1. DRAINAGE SHALL BE INSTALLED AS SHOWN ON PLANS AND TO APPROXIMATE LOCATION TO SHOW INTENT. CONTRACTOR SHALL REFERENCE PLANS AND DETAILS TO INSTALL DIVERSION SWALES/BERMS TO MEET THE INTENT OF THE PLANS.
2. PROVIDE APPROPRIATE INLET PROTECTION FOR VARIOUS PHASES OF THE CONSTRUCTION. HARDWARE CLOTH & GRAVEL PROTECTION SHALL BE PROVIDED FOR INLETS IN NON-PAVED AREAS. SILT SAG INLET PROTECTION SHALL BE PROVIDED FOR INLETS IN PAVED AREAS.
3. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ANDERSON COUNTY EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL, THE SC DEPARTMENT OF AGRICULTURE, US SOIL CONSERVATION SERVICE, SCDES, AND ANDERSON COUNTY
4. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHERE OFF CONDITIONS WARRANT OFF SITE GRADING, THE CONTRACTOR MUST CONTACT AND HAVE WRITTEN PERMISSION FROM THE APPROPRIATE PROPERTY OWNERS BEFORE PROCEEDING.
5. IF EXCESS OR WASTE MATERIAL IS REQUIRED OR GENERATED DURING GRADING OPERATIONS, AN APPROVED EROSION AND SEDIMENT CONTROL PERMIT MUST BE SECURED FOR THE DISPOSAL OR WASTE MATERIAL SITE PRIOR TO INITIATION OF ANY LAND DISTURBING ACTIVITY
6. ANDERSON COUNTY INSPECTION RECORDS TO BE MAINTAINED ON SITE.
7. SOIL TEST TO DETERMINE FERTILIZER TYPE AND APPLICATION RATES.
8. THE PLAN IS INTENDED TO BE USED FOR ROADWAY, INFRASTRUCTURE AND ROUGH GRADING OF LOTS AS WELL AS FOR LOT DEVELOPMENT.

EROSION AND SEDIMENT CONTROL LEGEND

CONSTRUCTION ENTRANCE		PORTABLE TOILET	PT
WIRE MESH & STONE INLET PROTECTION (TYPE B)		CONCRETE WASHOUT	CW
CURB INLET SEDIMENT FILTER (TYPE F)		SHIMMER SEDIMENT CONTROL	SK
DANDY SACK OR GRAIL GATOR INLET PROTECTION (TYPE A)		EROSION CONTROL MATTING	
LIMITS OF DISTURBANCE		PERMANENT SEEDING EROSION PREVENTION	PS
FOCUS BAFFLE	—FB— FB—	RIPRAP EROSION PREVENTION	
TREE PROTECTION	—TP— TP—	CHECK DAM SEDIMENT CONTROL	
REINFORCED SILT FENCE	—RF— RF—	TEMPORARY SLOPE DRAIN	D

LAND DISTURBANCE - SEQUENCE OF CONSTRUCTION - PHASE 2:

1. INITIATE CLEARING AND GRUBBING FOR THE BALANCE OF THE SITE.
2. BEGIN MASS GRADING OPERATIONS. AS GRADING CONTINUES, CONTRACTOR IS RESPONSIBLE FOR MAINTAINING BMPS ON A DAILY BASIS TO ENSURE SEDIMENT DOES NOT LEAVE SITE.
3. AS MASS GRADING OCCURS, CONTRACTOR TO ENSURE POSITIVE DRAINAGE.
4. INSTALL STORM DRAINAGE AS GRADING ALLOWS, INSTALL INLET PROTECTION AT EACH NEW ST IMMEDIATELY AFTER INSTALLATION.
5. INSTALL SITE UTILITIES AS GRADING ALLOWS.
6. AFTER STORM DRAINAGE HAS BEEN INSTALLED AND RUNOFF HAS BEEN DIRECTED TOWARDS THE INSTALLED INLETS AND ROUTED TOWARDS THE TEMPORARY SEDIMENT BASIN, REMOVE PIPE TO TEMPORARY DIVERSION SWALE(S) AND TEMPORARY SEDIMENT TRAP(S). REMOVE SEDIMENT FROM THESE AREAS AND GRADE TO PLAN GRADE.
7. COMPLETE MASS GRADING OPERATIONS.
8. COMPLETE ALL UTILITIES AND SITE SURFACE IMPROVEMENTS AS APPLICABLE, INCLUDING BUT NOT NECESSARILY LIMITED TO WATER, SEWER, DRAINAGE, POWER, COMMUNICATIONS, GAS, BUILDING SHELL, CURBS, WALKS, PAVEMENT, COUNTYARDS, PLAZAS, FOUNTAINS, MONUMENTS, TRAILS, SITE LIGHTING ETC.
9. WHEN APPLICABLE, VERTICAL CONSTRUCTION MAY BEGIN.
10. INSTALL CURB AND GUTTER PER THE SITE PLAN. COMMENT ALL APPLICABLE INLET PROTECTION. BEGIN PAVING OPERATIONS.
11. TOP DRESS TO FINISH GRADE WITH CLEAN SCREENED TOPSOIL IN ALL AREAS TO BE SEEDED PRIOR TO PERMANENT SEEDING. INSTALL PERMANENT SEEDING AND LANDSCAPING.
12. FLUSH ALL SEDIMENT FROM STORM DRAIN AND STRUCTURES. AS NECESSARY.
13. CONTACT PRESBYTERY TO BEGIN CLOSE OUT PROCEDURES NO LATER THAN 30 DAYS BEFORE PROJECT COMPLETION. COORDINATE PUNCH LIST SITE WALK WITH ENGINEER AND ANDERSON COUNTY INSPECTOR, PERFORM LIST ITEMS AND COORDINATE WITH INSPECTOR.
14. AFTER ANDERSON COUNTY APPROVAL, REMOVE SEDIMENT AND EROSION CONTROL BMPS FROM THE TEMPORARY SEDIMENT BASIN AND MODIFY STORM WATER POND STRUCTURES AS DEFINED ON PLANS TO CONVERT TO THE PERMANENT STORM WATER POND OUTLET CONFIGURATION.
15. REMOVE TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES AFTER THE ENTIRE AREA FLOWING TO EACH MEASURE IS PERMANENTLY STABILIZED AND APPROVED BY ANDERSON COUNTY.
16. PERFORM AS-BUILT SURVEY OF THE DRAINAGE SYSTEM, AS REQUIRED BY ANDERSON COUNTY, AND SUBMIT TO THE OWNER AND ENGINEER FOR REVIEW AND SUBMITTAL TO SCDES AND/OR THE MS4 FOR REVIEW AND APPROVAL.
17. SUBMIT NOTICE OF TERMINATION (NOT TO SCDES, BY THE OWNER AND ENGINEER.

SW
MOUNT PLEASANT
843.884.1957
GREENVILLE, SC
864.288.0634
SUMMERVILLE, SC
843.972.8718
SPARTANBURG, SC
864.272.1272
CHARLOTTE, NC
980.312.5400
RALEIGH, NC
980.312.5400
www.seamonwhiteside.com

PLAN SETS ARE ENTERED VIEWED AND PRINTED IN COLOR

SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 25009 L. BUCKNER

GOSPEL LIGHT BAPTIST CHURCH

3009 MIDWAY RD
ANDERSON, SC

PERMIT SET
NOT FOR CONSTRUCTION

SW+ PROJECT:
DATE:
DRAWN BY: TG
CHECKED BY: DM

REVISION HISTORY

A - 01/13/26	
B - 02/27/26	
C - 04/09/26	

EROSION & SEDIMENT CONTROL PHASE 2 (SHEET 1 OF 2)

C3.1

Application for Variance
Anderson County Land Use Board of Zoning Appeals Meeting
County Council Chambers 2nd Floor-Historic Courthouse
Anderson, South Carolina
July 9, 2026
5:15 PM

Applicant:	Jeffrey Gilmer
Owner of Property:	Jacob Wisham and Vanesa Amosuscanga
Property Location:	211 N Major Rd,
Council District:	Two (2)
Tax Map Number (TMS #):	202-00-05-014
Property Description:	LOT 9 N MAJOR RD 1.04 AC
Current Zoning:	R-A (Residential Agricultural)
Land Use:	Vacant/Residential

Applicant Request: Applicant is requesting a variance to reduce the side yard setback from 50 feet to 15 feet for placement of a mobile home due to the lot size and SCDES.

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

Staff Assessment:

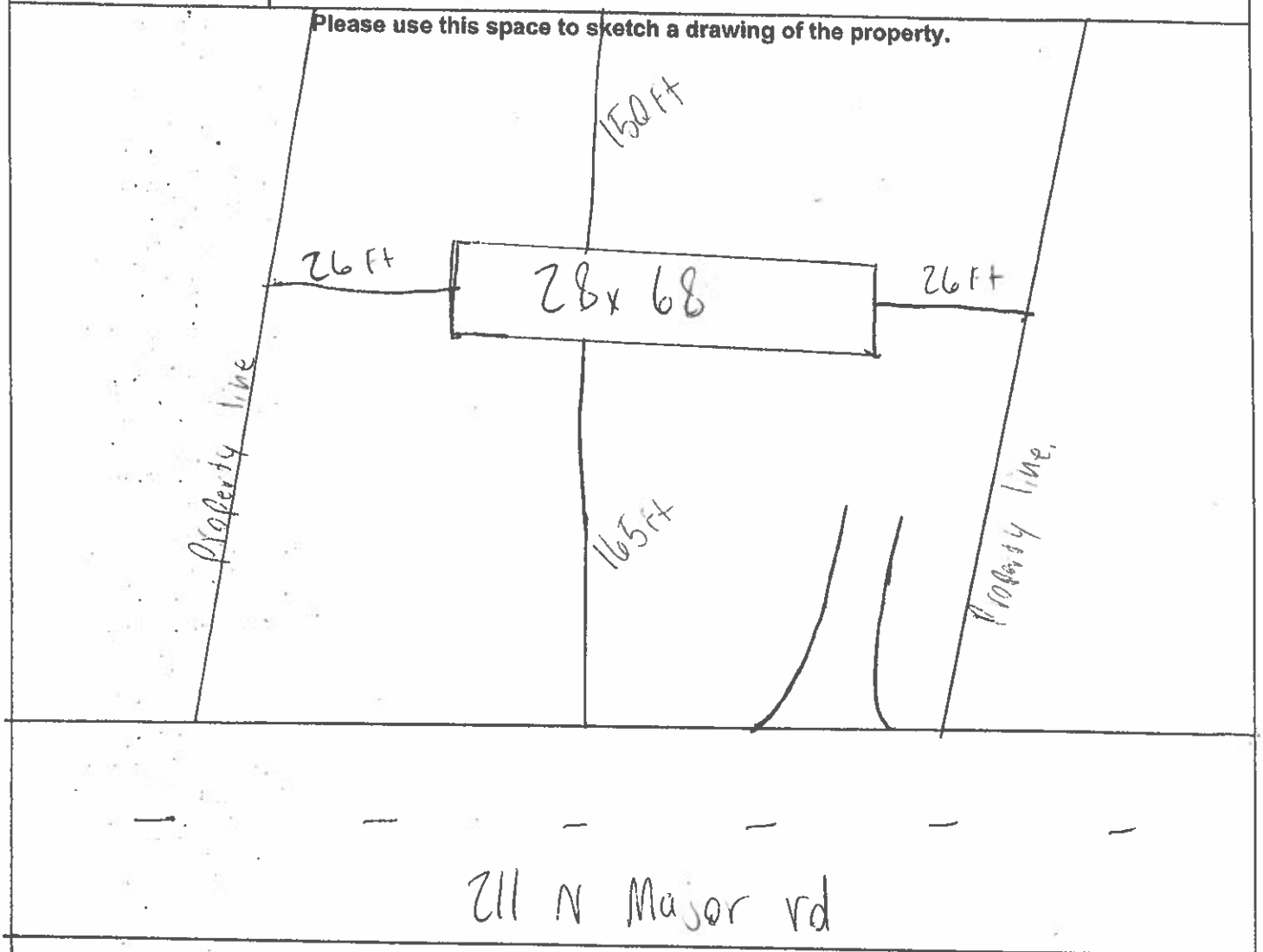
1) The minimum lot size for this zoning, (1.04 acre), the 50ft setbacks will limit the placement of the 28x68 mobile home.
2) The Applicant is restricted due to the size of the lot and placement of the drain field and septic tank.
3) The Applicant can meet all other setback requirements.
4) There will be no adverse effects on adjacent properties, if the variance is granted.
5) If the variance is approved, the Applicant will be required to apply for a residential compliance and building permit in order to proceed moving and the placement of the mobile home.

SC DEPARTMENT of ENVIRONMENTAL SERVICES

Onsite Wastewater System Application

Bureau of Regional and Laboratory Services

Please use this space to sketch a drawing of the property.



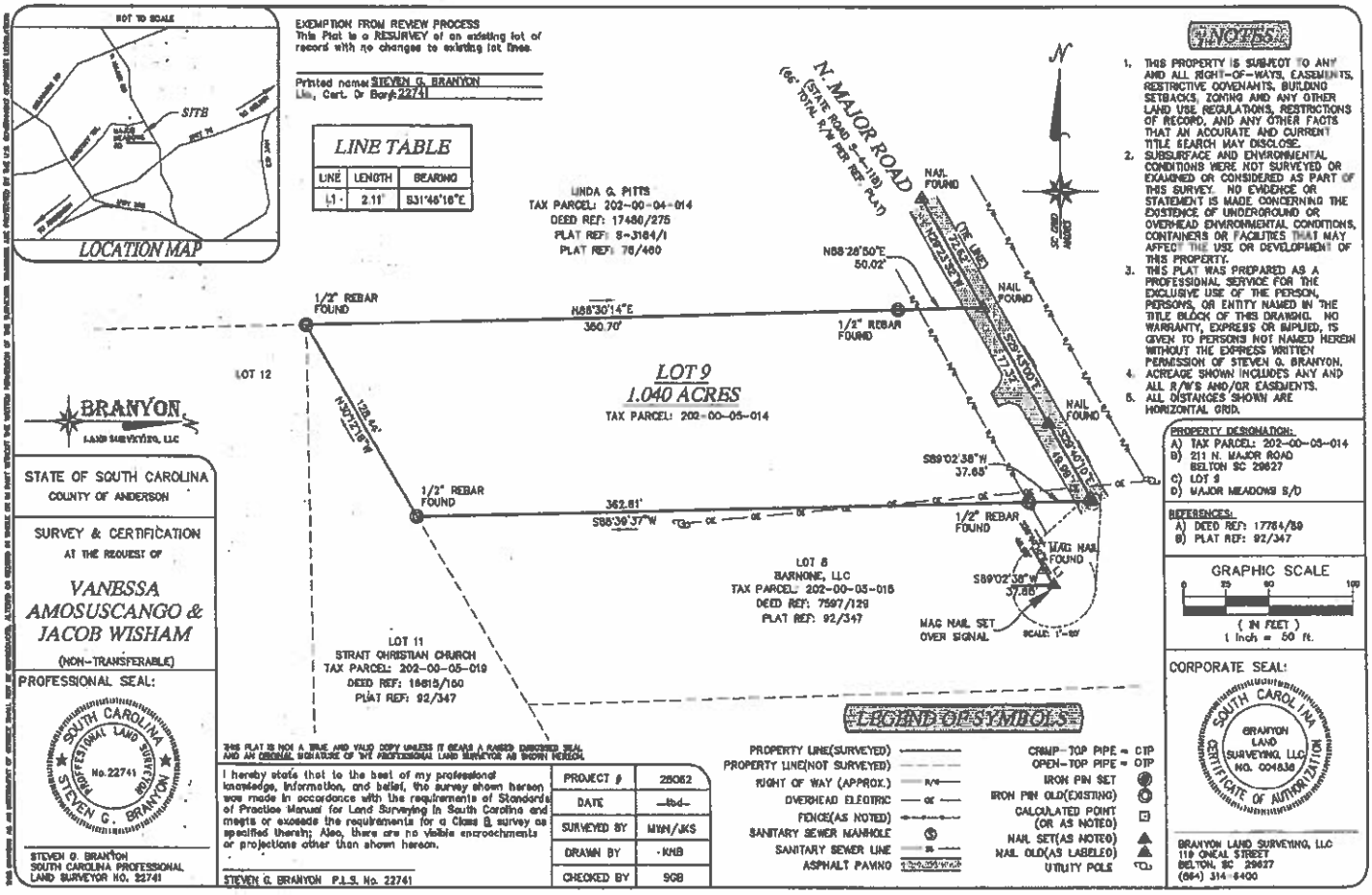
Does not need to be drawn to exact scale but should be legible and drawn clearly.

Sketch must include labeling the location, dimensions, and distance from property lines of existing and/or proposed:

- Primary building
- Septic tank and drain field area. Only mark an existing septic tank and drain field area if it falls within the vicinity of the proposed septic system.
- Wells, including those on adjacent properties
- Underground utility lines, existing drainage pipes, and/or easements
- Driveways, parking areas, or other vehicular traffic or traffic bearing structures
- Porches, decks, pools, garages, carports, out-buildings, and other permanent structures and their dimensions
- Areas of grading or other soil disturbance, changes in drainage patterns, or changes in surface or topographical features on the site

Please note that any changes such as grading, soil disturbances, or site alterations to topography could negatively impact the wastewater system or lead to permit revocation.

Personal information provided on this form is subject to public scrutiny or release.


NOT TO SCALE
SITE
LOCATION MAP
EXEMPTION FROM REVIEW PROCESS
This Plat is a RESURVEY of an existing lot of record with no changes to existing lot lines.
Printed name STEVEN G. BRANYON
Lic., Cert. Or Reg.# 22741
LINE TABLE
LINE | LENGTH | BEARING
L1 | 2.11' | S31°46'16"E
LINDA G. PITTS
TAX PARCEL: 202-00-04-014
DEED REF: 17480/275
PLAT REF: S-3184/1
PLAT REF: 76/460
N. MAJOR ROAD
(66' TOTAL R/W PER REF. PLAT)
NAIL FOUND
N58°26'50"E
50.02'
1/2" REBAR FOUND
N88°30'14"E
360.70'
LOT 9
1.040 ACRES
TAX PARCEL: 202-00-05-014
LOT 12
N30°22'16"W
128.43'
S89°02'38"W
37.65'
362.81'
S88°39'37"W
MAG NAIL FOUND
S89°02'38"W
37.65'
MAG NAIL SET OVER SIGNAL
SCALE: 1"=60'
LOT 8
BARNONE, LLC
TAX PARCEL: 202-00-03-015
DEED REF: 7597/129
PLAT REF: 92/347
LOT 11
STRAIT CHRISTIAN CHURCH
TAX PARCEL: 202-00-05-019
DEED REF: 18615/160
PLAT REF: 92/347
BRANYON
LAND SURVEYING, LLC
NOTES:
1. THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHT-OF-WAYS, EASEMENTS, RESTRICTIVE COVENANTS, BUILDING SETBACKS, ZONING AND ANY OTHER LAND USE REGULATIONS, RESTRICTIONS OF RECORD, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
2. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD ENVIRONMENTAL CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
3. THIS PLAT WAS PREPARED AS A PROFESSIONAL SERVICE FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE TITLE BLOCK OF THIS DRAWING. NO WARRANTY, EXPRESS OR IMPLIED, IS GIVEN TO PERSONS NOT NAMED HEREIN WITHOUT THE EXPRESS WRITTEN PERMISSION OF STEVEN G. BRANYON.
4. ACREAGE SHOWN INCLUDES ANY AND ALL R/W'S AND/OR EASEMENTS.
5. ALL DISTANCES SHOWN ARE HORIZONTAL GRID.
PROPERTY DESIGNATION:
A) TAX PARCEL: 202-00-05-014
B) 211 N. MAJOR ROAD
BELTON SC 29627
C) LOT 9
D) MAJOR MEADOWS S/D
REFERENCES:
A) DEED REF: 17764/59
B) PLAT REF: 92/347
GRAPHIC SCALE
0 25 50 100
(IN FEET)
1 inch = 50 ft.
CORPORATE SEAL:
SOUTH CAROLINA
BRANYON LAND SURVEYING, LLC
NO. 004836
CERTIFICATE OF AUTHORIZATION
STATE OF SOUTH CAROLINA
COUNTY OF ANDERSON
SURVEY & CERTIFICATION
AT THE REQUEST OF
VANESSA AMOSUSCANGO & JACOB WISHAM
(NON-TRANSFERABLE)
PROFESSIONAL SEAL:
SOUTH CAROLINA
PROFESSIONAL LAND SURVEYOR
No. 22741
STEVEN G. BRANYON
STEVEN G. BRANYON
SOUTH CAROLINA PROFESSIONAL
LAND SURVEYOR NO. 22741
THIS PLAT IS NOT A TRUE AND VALID COPY UNLESS IT BEARS A RAISED EMBOSSED SEAL AND AN ORIGINAL SIGNATURE OF THE PROFESSIONAL LAND SURVEYOR AS SHOWN HEREON.
I hereby state that to the best of my professional knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of Standards of Practice Manual for Land Surveying in South Carolina and meets or exceeds the requirements for a Class S survey as specified therein; Also, there are no visible encroachments or projections other than shown hereon.
STEVEN G. BRANYON P.L.S. No. 22741
PROJECT # 25052
DATE —tbd—
SURVEYED BY MWN/JKS
DRAWN BY KNB
CHECKED BY SGB
LEGEND OF SYMBOLS
PROPERTY LINE(SURVEYED)
PROPERTY LINE(NOT SURVEYED)
RIGHT OF WAY (APPROX.)
OVERHEAD ELECTRIC
FENCE(AS NOTED)
SANITARY SEWER MANHOLE
SANITARY SEWER LINE
ASPHALT PAVING
CRIMP-TOP PIPE = CTP
OPEN-TOP PIPE = OTP
IRON PIN SET
IRON PIN OLD(EXISTING)
CALCULATED POINT (OR AS NOTED)
NAIL SET(AS NOTED)
NAIL OLD(AS LABELED)
UTILITY POLE
BRANYON LAND SURVEYING, LLC
119 ONEAL STREET
BELTON, SC 29627
(864) 314-6400


2020005014 MAJOR MEADOWS 211 N MAJOR RD
USCANGA VANESA AMOS + JACOB WISHAM 211 N MAJOR RD
LOT 9 N MAJOR RD 1.04 AC Tax Dist 2
Belton 29627
0410 E
Wild Fox Trail P-14-00530
North Major Road S-04-0116
2020005014
2020005028
2020005039
2020005018
2020005016
2020005017
2020003027
2020502002
2020502001
2020003026
2020003045
2020003046

LandscapeReport



June 17, 2026 Disclaimer accepted.

TMS:	2020005014				
Deed Book:	18574	Deed Page:	20415	Current Plat:	CP S 3359/1
Tax District:	2	Description:	LOT 9 N MAJOR RD 1.04 AC		
Sale Year:	2026	Sale Price:		Market Value:	

1:600

ESRI, Highland Mapping, and Anderson County GIS

Application for Variance
Anderson County Land Use Board of Zoning Appeals Meeting
County Council Chambers 2nd Floor-Historic Courthouse
Anderson, South Carolina
July 9, 2026
5:15 PM

Applicant: Thomas Brown

Owner of Property: Same as Applicant

Property Location: 215 Mayfield Heights Rd, Belton, SC 29627

Council District: Three (3)

Tax Map Number (TMS); 227-00-07-007

Property Description: PR B MAYFIELD HTS RD 2.00 AC

Current Zoning: R-A

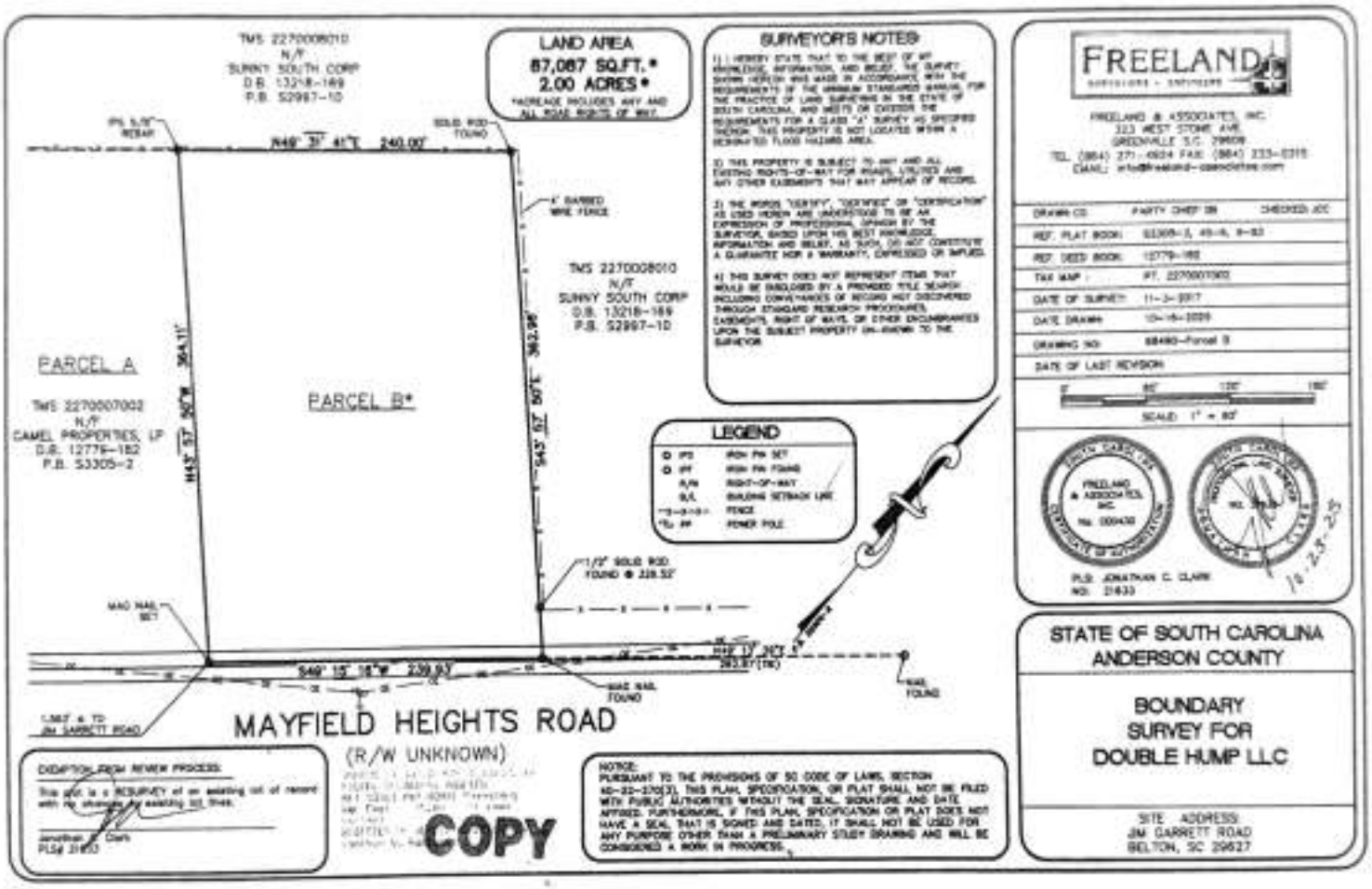
Land Use: Residential Agricultural

Applicant Request: Reduction of the rear setback by 35 feet from 50 feet to 15 feet to allow for the construction of an agricultural storage barn.

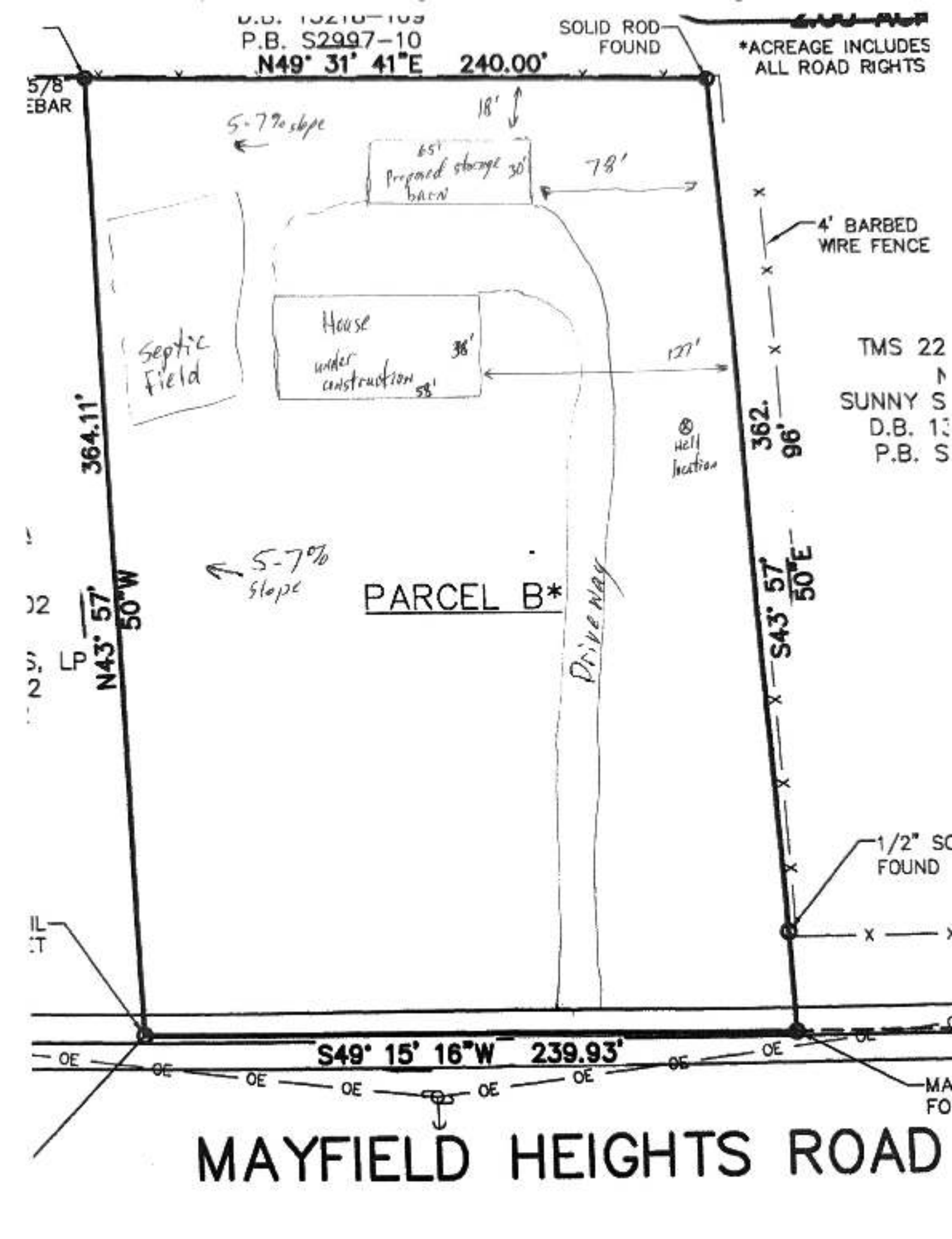
Findings of Fact: *Anderson County Code of Ordinances,* Under Chapter 48, Section 5:2.7. Rear yard. The minimum depth of the rear yard shall be 50 feet.

Staff Assessment:

1) Due to the lot size is relatively smaller than surrounding lots by a generous amount and the topography of the lot slopes off on one side.
2) The Applicant does not have access to city water and must have septic system installed for construction.
3) Due to the size of the lot, the drain field for the septic system must slope downhill due to the contour of the parcel.
4) The Applicant wants to limit the amount of trees taken down to preserve the natural look and feel of the surrounding properties and maintain the neighbor's privacy.
5) There will be no adverse effects on adjacent properties, if the variance is granted.
6) If the variance is approved, the Applicant will be required to apply for a residential compliance and building permit to proceed with construction.


TMS 2270008010
N/T
SUNNY SOUTH CORP
D.B. 13218-149
P.B. 52997-10
LAND AREA
87,087 SQ.FT.*
2.00 ACRES*
*ACREAGE INCLUDES ANY AND ALL ROAD RIGHTS OF WAY.
SURVEYOR'S NOTES:
1) I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARD MANUAL FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
2) THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY FOR ROADS, UTILITIES AND ANY OTHER EASEMENTS THAT MAY APPEAR OF RECORD.
3) THE WORDS "CERTIFY", "CERTIFIED", OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
4) THIS SURVEY DOES NOT REPRESENT ITEMS THAT WOULD BE DISCLOSED BY A PROVIDED TITLE SEARCH INCLUDING CONVEYANCES OF RECORD NOT DISCOVERED THROUGH STANDARD RESEARCH PROCEDURES, EASEMENTS, RIGHT OF WAYS, OR OTHER ENCUMBRANCES UPON THE SUBJECT PROPERTY UN-KNOWN TO THE SURVEYOR
FREELAND
FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE
GREENVILLE S.C. 29609
TEL (864) 271-4924 FAX (864) 233-0315
EMAIL: info@freeland-associates.com
DRAWN CD: PARTY CHIEF DB: CHECKED JDC
REF. PLAT BOOK: 53305-2, 49-6, 8-83
REF. DEED BOOK: 12779-182
TAX MAP #: PT. 2270007002
DATE OF SURVEY: 11-3-2017
DATE DRAWN: 12-15-2020
DRAWING NO: 68480-Parcel B
DATE OF LAST REVISION:
0' 60' 120' 180'
SCALE: 1" = 60'
PSL JONATHAN C. CLARK
NO. 31633
12-23-20
PARCEL A
TMS 2270007002
N/T
CAMEL PROPERTIES, LP
D.B. 12779-182
P.B. 53305-2
PARCEL B*
TMS 2270008010
N/T
SUNNY SOUTH CORP
D.B. 13218-189
P.B. 52997-10
LEGEND
IRON PIN SET
IRON PIN FOUND
R/W RIGHT-OF-WAY
B/L BUILDING SETBACK LINE
FENCE
POWER POLE
N49° 31' 41"E 240.00'
S45° 53' 50"E 362.98'
N45° 53' 50"W 364.11'
S49° 15' 16"W 239.83'
N49° 17' 31"E 363.81'(TIE)
PIN, 5/8" REBAR
SOLID ROD FOUND
4' BARBED WIRE FENCE
1/2" SOLID ROD FOUND @ 228.52'
MAG NAIL SET
MAG NAIL FOUND
NAIL FOUND
LIMIT & TD JIM GARRETT ROAD
MAYFIELD HEIGHTS ROAD
(R/W UNKNOWN)
STATE OF SOUTH CAROLINA
ANDERSON COUNTY
BOUNDARY SURVEY FOR DOUBLE HUMP LLC
SITE ADDRESS:
JIM GARRETT ROAD
BELTON, SC 29627
EXEMPTION FROM REVIEW PROCESS:
This plat is a BOUNDARY of an existing lot of record with no changes to existing lot lines.
Jonathan C. Clark
PLS# 31633
COPY
NOTICE:
PURSUANT TO THE PROVISIONS OF SC CODE OF LAWS, SECTION 40-22-270(3), THIS PLAN, SPECIFICATION, OR PLAT SHALL NOT BE FILED WITH PUBLIC AUTHORITIES WITHOUT THE SEAL, SIGNATURE AND DATE AFFIXED. FURTHERMORE, IF THIS PLAN, SPECIFICATION OR PLAT DOES NOT HAVE A SEAL THAT IS SIGNED AND DATED, IT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN A PRELIMINARY STUDY DRAWING AND WILL BE CONSIDERED A WORK IN PROGRESS.


R-A
2270008012
205 Mayfield
Heights Road
4000029709 000
R-A
2270008019
R-A
2270008010
Belton 29627
215 Mayfield
Heights Road
2270007007
0410 E
Mayfield Heights Road S-040458
R-A
2270007002
R-A
2270007002

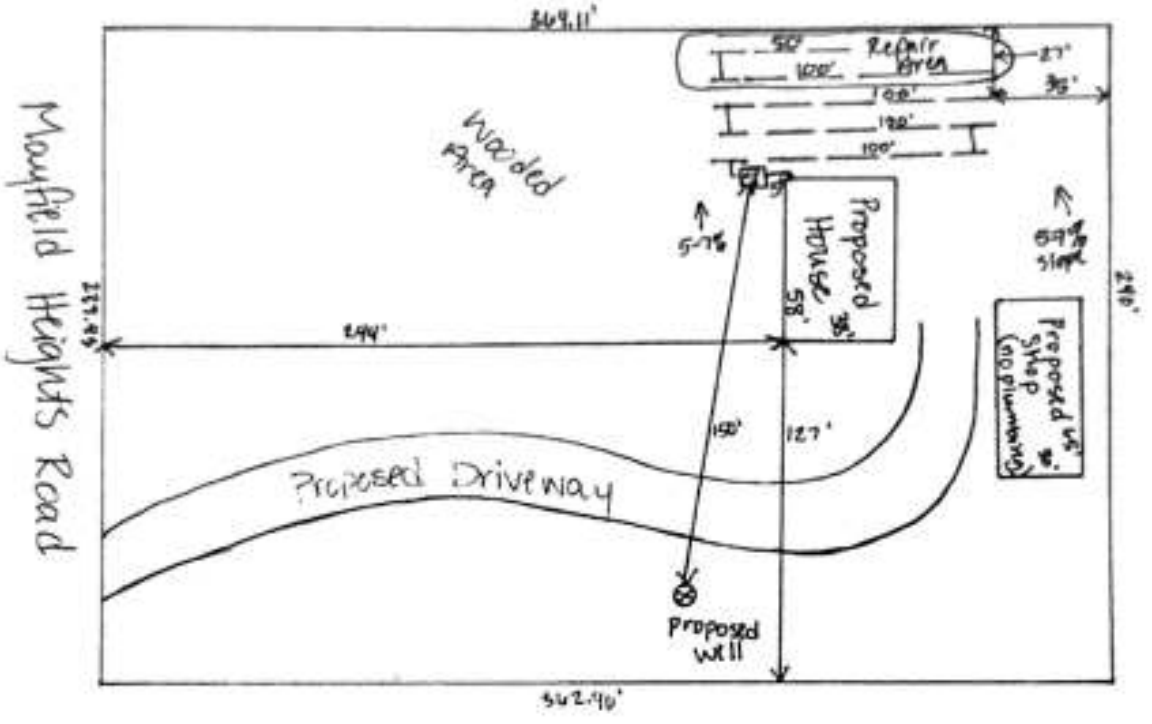

P.B. S2997-10
N49° 31' 41"E 240.00'
SOLID ROD FOUND
*ACREAGE INCLUDES ALL ROAD RIGHTS
5-7% slope
18'
65' Proposed storage barn 30'
78'
4' BARBED WIRE FENCE
Septic Field
House under construction 38' 58'
127'
TMS 22
SUNNY S
D.B. 13
P.B. S
364.11'
362.96'
Well location
5-7% slope
PARCEL B*
Driveway
N43° 57' 50"W
S43° 57' 50"E
1/2" SC
FOUND
S49° 15' 16"W 239.93'
OE
MA
FO
MAYFIELD HEIGHTS ROAD

SC DES

PERMIT TO CONSTRUCT
Onsite Wastewater System

Site: Brown
Permit ID: OSWW049868 v1.0
County: Anderson

PERMIT TO CONSTRUCT SYSTEM DIAGRAM



Application for Variance
Anderson County Land Use Board of Zoning Appeals Meeting
County Council Chambers 2nd Floor-Historic Courthouse
Anderson, South Carolina
July 9, 2026
5:15 PM

Applicant: Josh Ellis

Owner of Property: Brian Hankin

Property Location: 10 Girard Road, Townville

Council District: Four (4)

Tax Map Number (TMS): 11-04-01-001

Property Description: 1.00 AC

Current Zoning: R-A

Land Use: Residential Agricultural

Applicant Request: 15-foot setback variance, the combination of the required 50-foot setbacks and the existing central swale/ditch renders the property essentially unbuildable for a single-family dwelling. The Applicant is requesting a side and rear reduction to 15 feet to complete construction of a single-family residence.

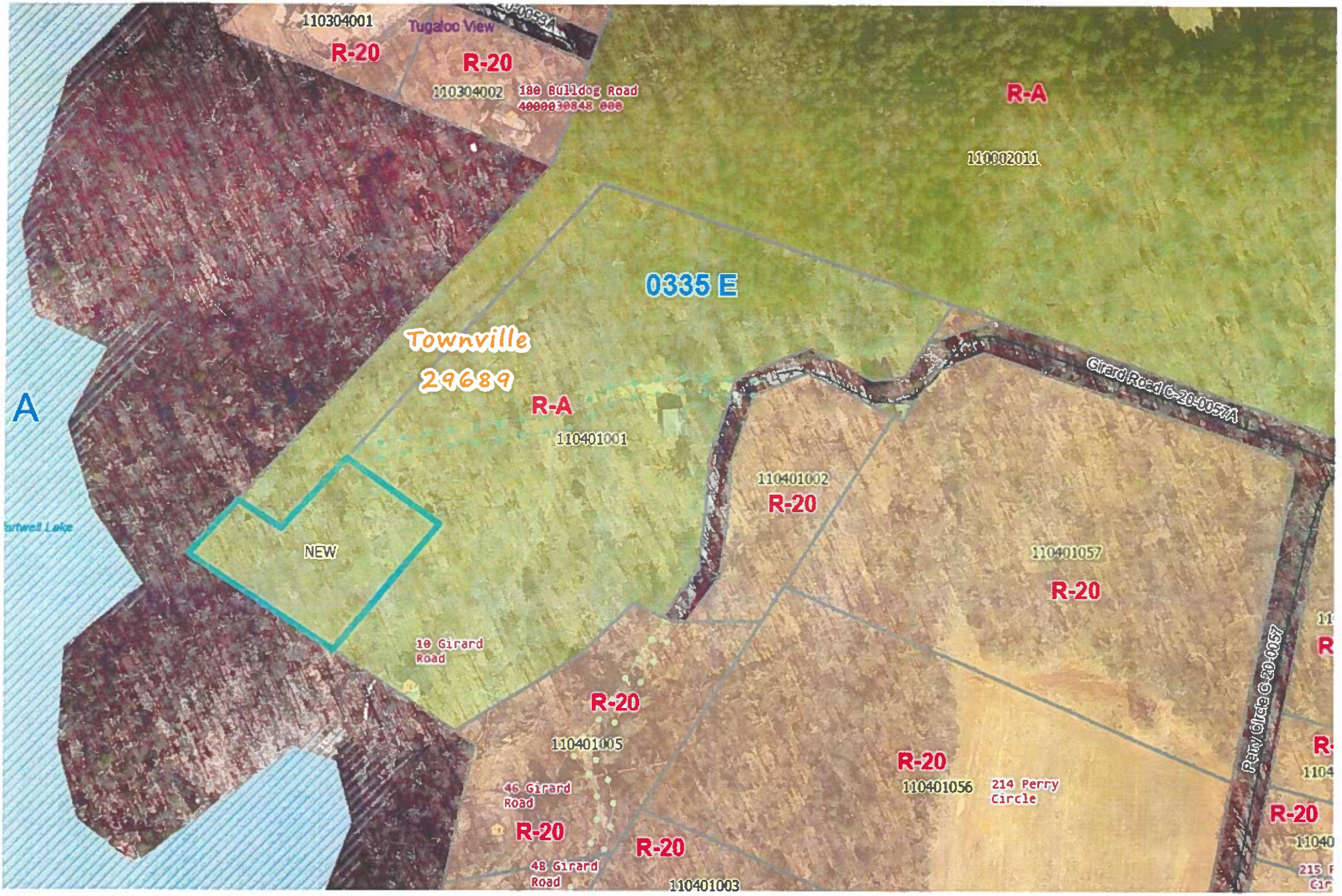
Findings of Fact: *Anderson County Code of Ordinances,* Under Chapter 48, 5:2.5. Front yard. The minimum depth of the front yard measured from the street right-of-way line shall be 30 feet on a residential service street;

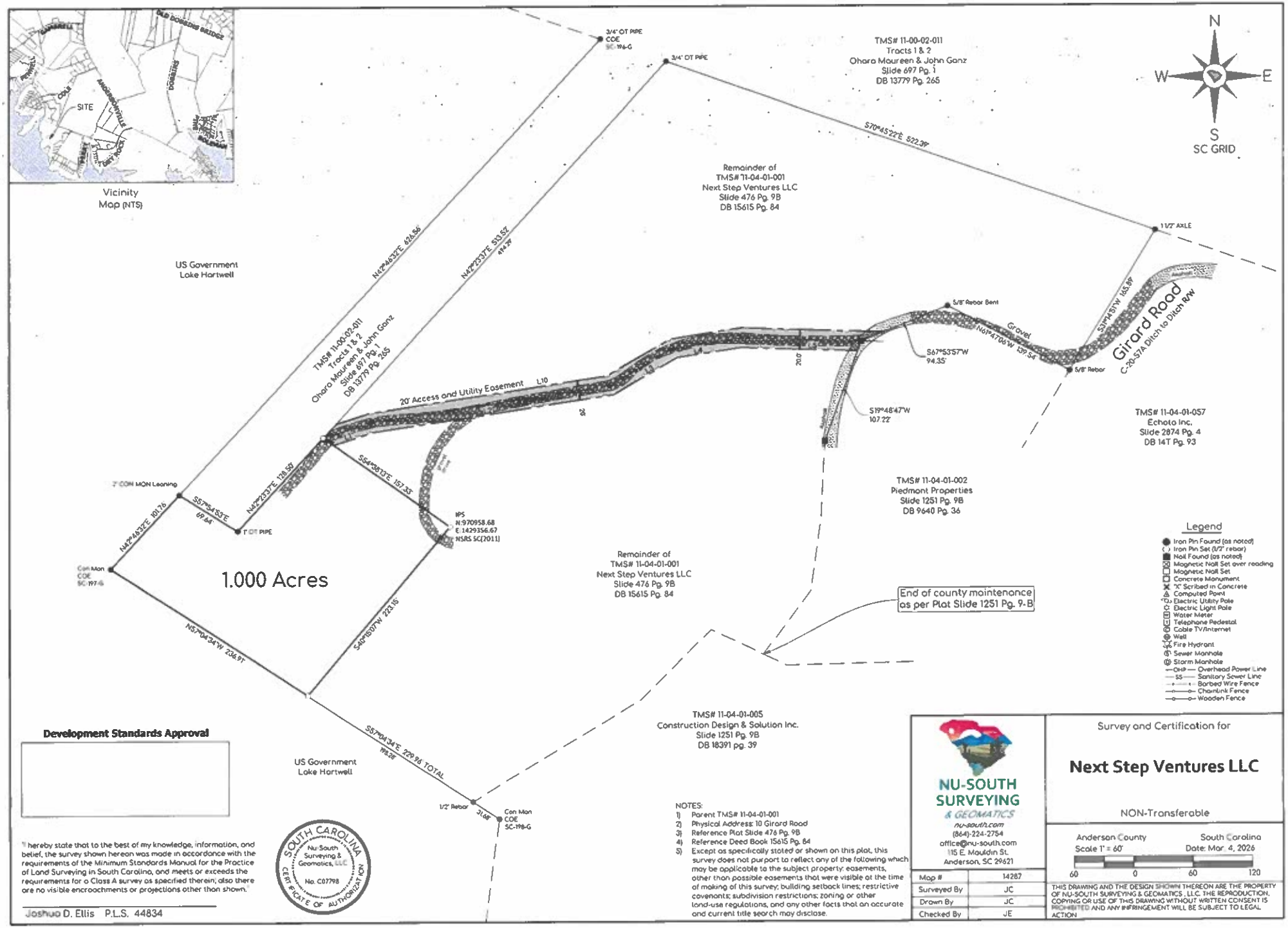
5:2.6. Side yard. The minimum width of a residential side yard shall be 50 feet, except that any side yard abutting on a street or highway shall not be less than 20 feet in width.

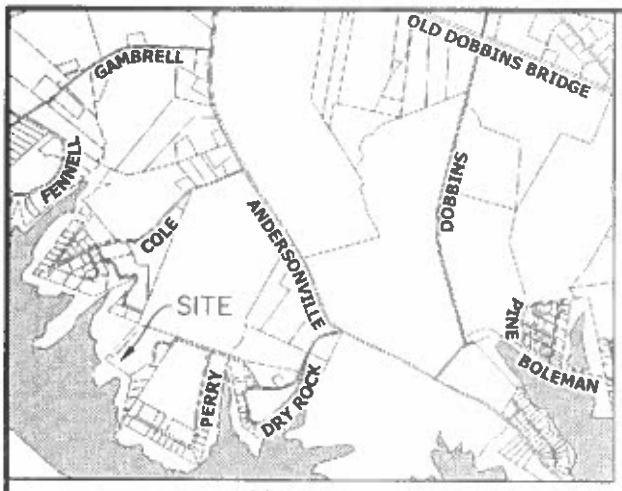
5:2.7. Rear yard. The minimum depth of the rear yard shall be 50 feet.

Staff Assessment:

1) The extraordinary condition of the topography limits the usable space to construct the residence.
2) Existing ditch runs diagonally through the property making the required setbacks difficult to meet without encroaching on the drainage feature.
3) Shifting the location of the residence to meet the required setbacks would increase the cost of septic system installation.
4) There will be no adverse effects on adjacent properties, if the variance is granted.
5) If the variance is approved, the Applicant will be required to apply for a residential compliance and building permit to proceed with construction.


110304001
Tugaloo View
R-20
R-20
110304002
180 Bulldog Road
R-A
110002011
0335 E
Townville
29689
A
R-A
110401001
Girard Road C-20-0057A
110401002
R-20
NEW
110401057
R-20
10 Girard Road
R-20
110401005
R-20
110401056
214 Perry Circle
Perry Circle C-20-0057
46 Girard Road
R-20
R-20
48 Girard Road
110401003
R-20


Vicinity Map (NTS)
SITE
OLD DORMAN BRIDGE
DORMAN
COLE
ANDERSONVILLE
PEARMAN
BALDWIN
N
W
E
S
SC GRID
TMS# 11-00-02-011
Tracts 1 & 2
Ohara Maureen & John Ganz
Slide 697 Pg. 1
DB 13779 Pg. 265
3/4" OT PIPE
COE
SC-196-G
S70°45'22"E 522.39'
Remainder of
TMS# 11-04-01-001
Next Step Ventures LLC
Slide 476 Pg. 9B
DB 15615 Pg. 84
1 1/2" AXLE
US Government
Lake Hartwell
N42°46'32"E 824.56'
N42°23'37"E 553.52'
494.39'
TMS# 11-00-02-011
Tracts 1 & 2
Ohara Maureen & John Ganz
Slide 697 Pg. 1
DB 13779 Pg. 265
5/8" Rebar Bent
Gravel
N69°47'06"W 139.54'
S37°45'51"W 165.89'
S67°53'57"W
94.35'
5/8" Rebar
Girard Road
C-20-57A Ditch to Ditch R/W
20' Access and Utility Easement
L10
S19°48'47"W
107.22'
TMS# 11-04-01-057
Echota Inc.
Slide 2874 Pg. 4
DB 14T Pg. 93
3" CON MON Leaning
S57°54'53"E
69.84'
N42°23'37"E 128.58'
S54°38'13"E 157.33'
1" OT PIPE
IPS
N:970958.68
E:1429356.67
NSRS SC(2011)
N42°46'32"E 101.76'
Con Mon
COE
SC-197-G
1.000 Acres
TMS# 11-04-01-002
Piedmont Properties
Slide 1251 Pg. 9B
DB 9640 Pg. 36
Remainder of
TMS# 11-04-01-001
Next Step Ventures LLC
Slide 476 Pg. 9B
DB 15615 Pg. 84
End of county maintenance
as per Plat Slide 1251 Pg. 9-B
N57°04'34"W 236.97'
S40°18'07"W 223.16'
S57°04'34"E 229.98' TOTAL
198.26'
TMS# 11-04-01-005
Construction Design & Solution Inc.
Slide 1251 Pg. 9B
DB 18391 pg. 39
US Government
Lake Hartwell
1/2" Rebar
31.68'
Con Mon
COE
SC-198-G
Legend
Iron Pin Found (as noted)
Iron Pin Set (1/2" rebar)
Nail Found (as noted)
Magnetic Nail Set over reading
Magnetic Nail Set
Concrete Monument
"X" Scribed in Concrete
Computed Point
Electric Utility Pole
Electric Light Pole
Water Meter
Telephone Pedestal
Cable TV/Internet
Well
Fire Hydrant
Sewer Manhole
Storm Manhole
OHP Overhead Power Line
SS Sanitary Sewer Line
Barbed Wire Fence
Chainlink Fence
Wooden Fence
Development Standards Approval
I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown.
Joshua D. Ellis P.L.S. 44834
SOUTH CAROLINA
Nu-South Surveying & Geomatics, LLC
No. C07798
CERTIFICATE OF AUTHORIZATION
NOTES:
1) Parent TMS# 11-04-01-001
2) Physical Address: 10 Girard Road
3) Reference Plat Slide 476 Pg. 9B
4) Reference Deed Book 15615 Pg. 84
5) Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject property: easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, and any other facts that an accurate and current title search may disclose.
NU-SOUTH SURVEYING & GEOMATICS
nu-south.com
(864)-224-2754
office@nu-south.com
115 E. Mauldin St.
Anderson, SC 29621
Survey and Certification for
Next Step Ventures LLC
NON-Transferable
Anderson County
Scale 1" = 60'
South Carolina
Date: Mar. 4, 2026
60 0 60 120
Map # 14287
Surveyed By JC
Drawn By JC
Checked By JE
THIS DRAWING AND THE DESIGN SHOWN THEREON ARE THE PROPERTY OF NU-SOUTH SURVEYING & GEOMATICS , LLC. THE REPRODUCTION, COPYING OR USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION



Vicinity Map (NTS)

US Government
Lake Hartwell

TMS# 11-00-02-011
Tracts 1 & 2
Ohara Maureen & John Ganz
Slide 697 Pg. 1
DB 13779 Pg. 265

20' A

L1

S54°3

1.000
Ac.

N42°23'37"E 128.50

S57°54'53"E 69.64'

N42°46'32"E 101.76'

Proposed 15' SB

Proposed 15' SB

36'

12'

48'

Proposed
Dwelling
Location

Current 50' SB

Existing Swale/D

Current
Buildable
Area

Current 50' SB

Current 50' SB

Existing
Swale/Ditch

Proposed 15' Setbacks

N57°04'34"W 236.91'

S40°15'07"W

Existing

Application for Variance
Anderson County Land Use Board of Zoning Appeals Meeting
County Council Chambers 2nd Floor-Historic Courthouse
Anderson, South Carolina
July 9, 2026
5:15 PM

Applicant: Lonnie Watt

Owner of Property: Latif Tasir

Property Location: 4531 Hwy 29 Belton

Council District: Seven (7)

Tax Map Number (TMS): 198-01-01-001

Property Description: 0.55 AC

Current Zoning: C-2

Land Use: Highway Commercial District

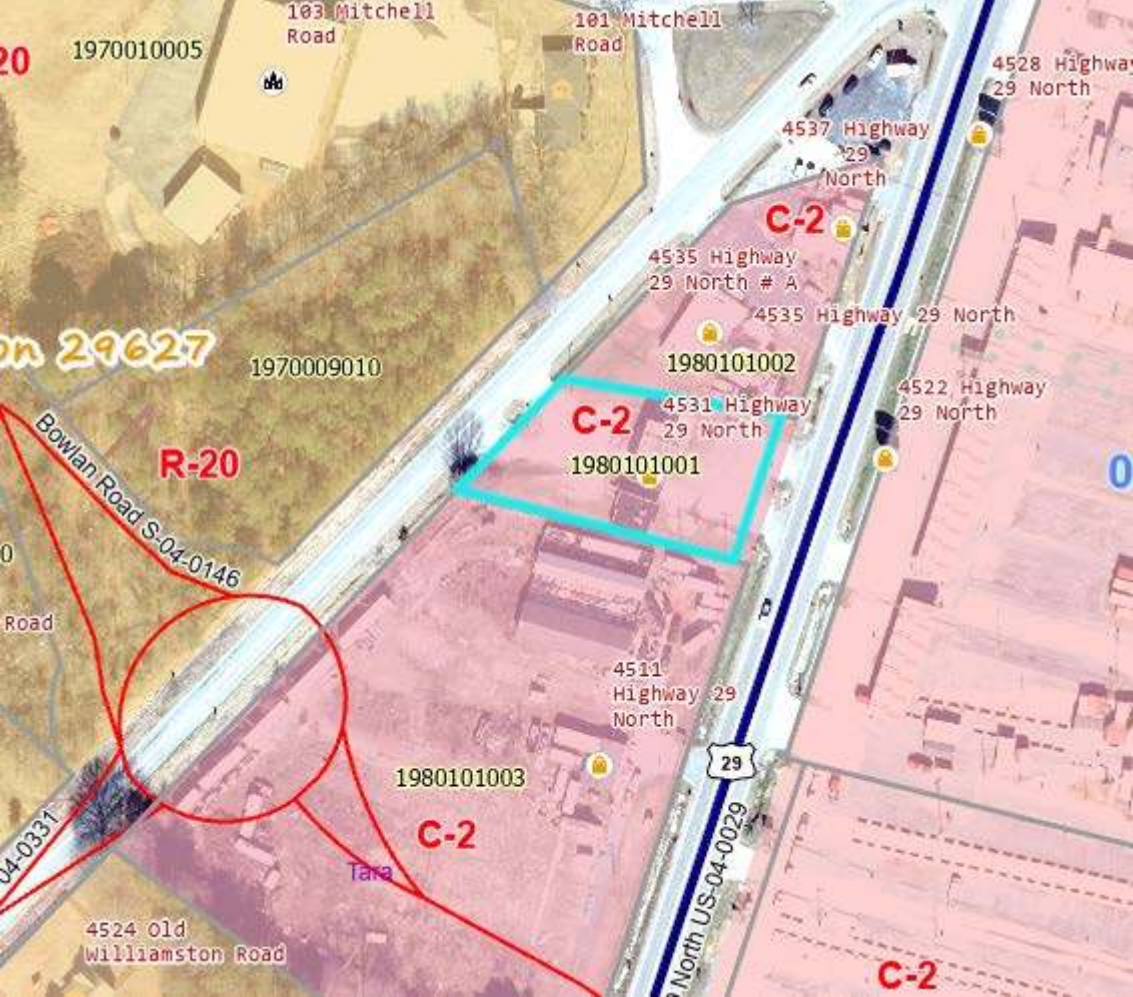
Applicant Request: 10-foot rear setback variance to allow building (New Gas Station) to be built on the property.

Findings of Fact: *Anderson County Code of Ordinances,* Under Chapter 48, 5:17.4-3. Rear setback. No building shall be located closer than 20 feet to the rear lot line.

Staff Assessment:

1) The property located at 4531 US Highway 29N consisting of .55 acres, which limits the buildable space for the construction.
2) Department of Transportation has worked on redirecting traffic flow on the Hwy 29 which serves the Anderson Jockey Lot and a roundabout was installed along with a red light at the entrance to the Jockey Lot. This has limited the space for the setback required causing a possible encroachment with SCDOT.
3) By removal of the Old Williamston Hwy running North to South (which services the western community), and the removal of the access located at the rear of the property for the convenience store has caused undue hardship. This has necessitated the location of the building to be place as close as possible to the rear western side of the property.
4) A revised layout will be required.
5) There will be no adverse effects on adjacent properties, if the variance is granted.
6) If the variance is approved, the Applicant will be required all required documents to proceed with construction.


Untitled Map
Write a description for your map.
Legend
4531 US-29
4531 US-29
Google Earth
Image Landsat / Copernicus
N
100 ft


103 Mitchell Road
101 Mitchell Road
1970010005
4528 Highway 29 North
4537 Highway 29 North
C-2
4535 Highway 29 North # A
4535 Highway 29 North
1980101002
1970009010
4522 Highway 29 North
C-2
4531 Highway 29 North
1980101001
R-20
Bowlan Road S-04-0146
Road
4511 Highway 29 North
29
1980101003
C-2
Tara
4524 Old Williamston Road
US-04-0029
C-2