

# Anderson County Board of Zoning Appeals

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Hubert McClure, Chair, District #5  
John Farr, District #1  
Tony Cirelli, District #4  
Debbie Chapman, District #7

Mike Miller, Vice-Chair, District #2  
Russ Brown, District #3  
Vacant, District #6

## AGENDA

June 11, 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. 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**).
  - B. 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**).
  - C. 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 Variance  
Anderson County Land Use Board of Zoning Appeals Meeting  
County Council Chambers 2<sup>nd</sup> Floor-Historic Courthouse  
Anderson, South Carolina  
June 11, 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.

**Variance Application**

**Applicant**

**Primary Location**

**VA-26-12**

Thomas Brown  
864-884-9943  
thomasbrown661@gmail.com

215 Mayfield Heights Rd  
Belton, SC 29627

Submitted On: Apr 22, 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**

215 Mayfield Heights Road

**Tax Map Number (TMS)**

2270007007

**Is the Applicant the Property Owner?**

Yes

**County Council District?**

3

**Total Acreage**

2

**Is The Property Zoned?**

Zoned

**School District**

2

**Please check Which is Applicable**

Set-Back Variance

**Purpose of Variance?**

Allow barn to be put up on the property.

**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?**

04/14/2026

**Private Covenants or Deed Restrictions on the Property?**

No

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

**Comments:**

Thomas Brown

**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**

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

**owner or user, and the property is rendered unusable without the granting of a variance.:**

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

We do not have access to city water and must have septic. Due to the size of the lot we have to have a darin field sloping down hill. We want to limit the amount of trees taken down to preserve the nature and for our neighbors privacy.

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

Our lot size is relatively smaller than sorounding lots by a generous amount and also slopes off on one side.

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

We cannot put the barn anywhere else.

**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:**

It will be put on the backside of the property allowing for a buffer from neighbors and not as well seen from people driving by.

### **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**

04/22/2026

**Applicant Signature**

true

### **Statement of reason for variance**

I request a zoning variance for my property located at 215 Mayfield Heights Road Belton SC 29627 (Tax Map # 2270007007). The primary purpose of the property is for a small farmhouse. A building permit has been obtained for the farmhouse (permit #RBP-26-718) and construction of the farmhouse is in progress. The property will also be used for agricultural purposes. Adjoining property (Tax Map #227007002) is owned by a partnership made up of my family members. That property is used for agricultural purposes and hunting.

I am requesting a variance to be allowed to construct, within the 50 ft rear yard setback, a barn which will be used to store tractors and equipment used to support agricultural activity on the property and adjoining property.

In evaluating usage of the lot based upon contour, soil condition, and location of available water, it was determined that the well to provide water would need to be placed near the northeast side of the property and the septic field would need to be placed on the south west side of the property (see attached diagram from the septic permit). With this placement of the well and septic field, due to the size and contour of the lot, the available location for the storage barn is behind the house in the rear yard. The inability to place the barn in another location presents a hardship that is an exceptional circumstance created by the particular condition of this property. Without the variance, we would be unreasonably restricted from providing the agricultural activities envisioned by the code in this area.

The storage barn would have no plumbing, living space, temperature control, or animal shelter. It would be a barn to store tractors and equipment. The barn is a permitted use for the property. The barn would not negatively impact any surrounding properties. In fact, it would provide a sound barrier and limit views to and from my neighbor's property allowing greater privacy for both properties.

Additionally, the barn would only take up about 16% of the rear yard, so there will remain a significant portion of the rear yard which is intended for agricultural use (garden and blueberries).

The stated purpose of this zoning area is to provide for a full range of agricultural activities. The design and use of the property with the variance granted will achieve this stated purpose and allow for agricultural use of the property. It will remain within the intent of the residential and agricultural nature of the area and have minimal, if any, potential impact on neighboring properties.

Thank you for your time and consideration of this request. I respectfully ask for your approval of this variance. Please feel free to contact me if you have any questions or require further information/documentation.

— / — / —  
No Private Covenants

or

Dead Restrictions

D.B. 10210-109  
P.B. S2997-10  
N49° 31' 41" E 240.00'

SOLID ROD FOUND

\*ACREAGE INCLUDES ALL ROAD RIGHTS

5/8 BAR

5-7% slope

65' Prepared storage barn 30'

Septic field

House under construction 38' 58'

Well location

4' BARBED WIRE FENCE

TMS 22  
SUNNY S  
D.B. 10  
P.B. S

5-7% slope

PARCEL B\*

Driveway

362.96'

S43° 57' 50" E

1/2" SOLID ROD FOUND

S49° 15' 16" W 239.93'

MAYFIELD HEIGHTS ROAD

2  
3  
2  
LP

364.11'

N43° 57' 50" W

IL  
ST

MA  
FO

TMS 2270008010  
N/T  
SUNNY SOUTH CORP  
O.B. 13218-189  
P.B. 52987-10

LAND AREA  
87,087 SQ.FT.\*  
2.00 ACRES\*

\*ADDS 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 GENERAL STANDARD MAPS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SET FORTH 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 PUBLIC UTILITIES AND ANY OTHER ENCUMBRANCES THAT MAY APPEAR OF RECORD.
- 3) THE WORDS "VERIFY", "CORRECTED" OR "CORRECTING" AS USED HEREON 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 PREVIOUS TITLE SEARCH INCLUDING CONVEYANCES OF RECORD NOT DISCOVERED THROUGH STANDARD SEARCH PROCEDURES, EASEMENTS, RIGHT OF WAY, OR OTHER ENCUMBRANCES UPON THE SUBJECT PROPERTY OR REFERRED TO BY THE SURVEYOR.



FREELAND & ASSOCIATES, INC.  
323 WEST STONE AVE.  
GREENVILLE, S.C. 29609  
TEL: (864) 271-6824 FAX: (864) 233-0318  
EMAIL: info@freeland-engineers.com

DRAWING NO.	PARTY CHECK BY	CHECKED DATE
REF. PLAT BOOK	61309-A, 49-A, 9-82	
REF. DEED BOOK	12779-188	
TAX MAP	87, 2270001300	
DATE OF SURVEY	11-2-2017	
DATE DRAWN	10-16-2018	
DRAWING NO.	88480-Formal B	
DATE OF LAST REVISION		



P.L.S. JONATHAN C. CLARK  
NO. 10245

STATE OF SOUTH CAROLINA  
ANDERSON COUNTY

BOUNDARY  
SURVEY FOR  
DOUBLE HUMP LLC

SITE ADDRESS  
JM GARRETT ROAD  
BELTON, SC 29627



**LEGEND**

- IPD IRON PIN SET
- IPF IRON PIN FOUND
- R/W RIGHT-OF-WAY
- BOUNDARY SETBACK LINE
- FENCE
- FENCE POLE

**EXEMPTION FROM REVIEW PROCESS**  
This plat is a RESURVEY of an existing set of records with no changes to existing set lines.  
Jonathan C. Clark  
P.L.S. 10245

(R/W UNKNOWN)  
NOTICE: PURSUANT TO THE PROVISIONS OF SO CODE OF LAWS, SECTION 46-22-270(2), 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.

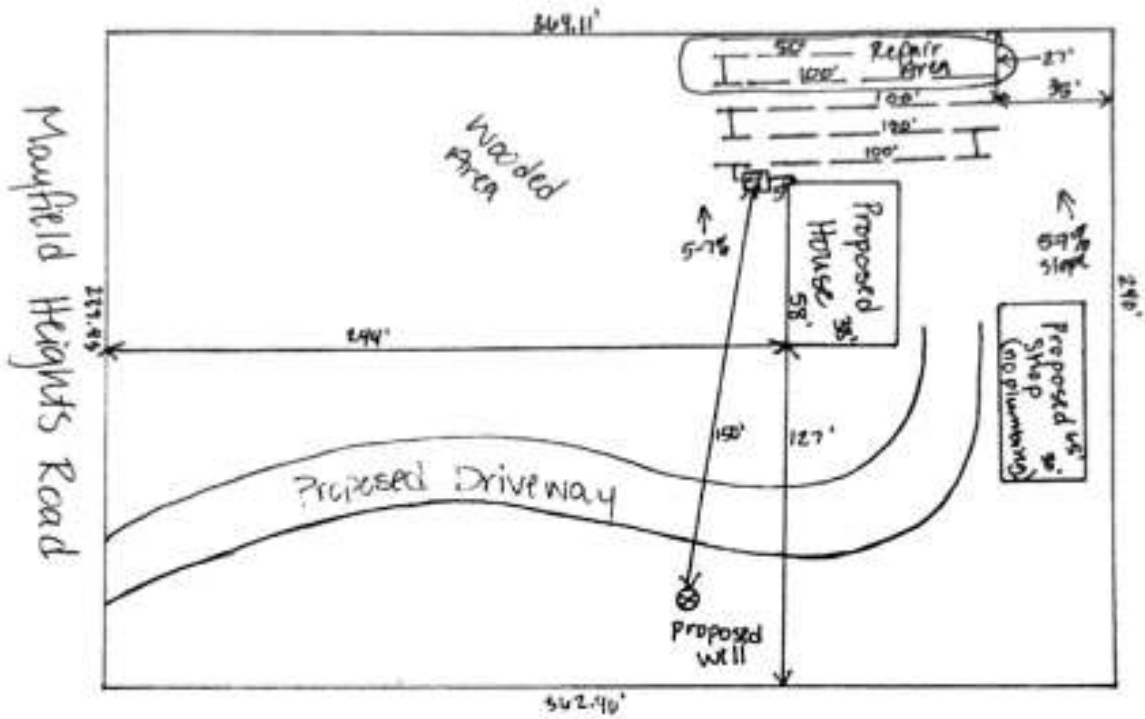
**COPY**



PERMIT TO CONSTRUCT  
Onsite Wastewater System

Site: Brown  
Permit ID: 05WW049868 v1.0  
County: Anderson

PERMIT TO CONSTRUCT SYSTEM DIAGRAM



R-A

2270008012

285 Mayfield  
Heights Road  
4000029709 000

R-A

2270008019

R-A

2270008010

Belton 29627

215 Mayfield  
Heights Road

2270007007

0410 E

Mayfield Heights Road S-04-0458

R-A

2270007002

R-A

2270007002

**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 2<sup>nd</sup> Floor-Historic Courthouse  
Anderson, South Carolina  
June 11, 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.

**Variance Application**

**Applicant**

**Primary Location**

**VA-26-9**

 Josh Ellis  
 864-224-2754 ext. \_\_\_\_\_  
 office@nu-south.com

10 GIRARD RD  
Townville, SC 29689

Submitted On: Apr 8, 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**

10 Girard Rd.

**Tax Map Number (TMS)**

A Portion of 11-04-01-001

**Is the Applicant the Property Owner?**

No

**County Council District?**

4

**Total Acreage**

1.0

**Is The Property Zoned?**

Zoned

**School District**

4

**Please check Which is Applicable**

Set-Back Variance

**Purpose of Variance?**

To facilitate the ability to build a single home.

**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?**

04/02/2026

**Private Covenants or Deed Restrictions on the Property?**

No

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

**Comments:**

N/A

**Property Owner Information**

**Owner Name**

Brian Hankin

**Owner Address**

625 MT VERNON HWY NW

**City**

**State**

ATLANTA

GA

**Zipcode**

**Phone Number**

30327

(404) 915-7059

**Email Address**

bhankin@nsventures.com

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

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

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

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

The extraordinary and exceptional conditions are the unique topography and physical features of this specific parcel. As clearly shown on the attached site plan, an existing swale/ditch runs diagonally through the center of the property, severely limiting the current buildable area. The current 50-foot setbacks leave virtually no usable space for a dwelling without encroaching on the drainage feature. Relocating the dwelling to fully comply with the 50-foot setbacks would require re-routing the natural drainage ditch and substantial grading, which is technically difficult and economically unfeasible. Shifting the house location would also significantly complicate and increase the cost of septic system installation. These conditions are unique to this lot and were not created by the applicant. The property was purchased with the intent of building in the location now proposed, prior to the adoption of the current R-A zoning district.

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

The central drainage ditch/swale and higher topographic relief that bisect this parcel do not exist on neighboring properties in the vicinity. Surrounding area properties zoned R-A consists primarily of large agricultural tracts that lack any lakefront characteristics or similar topographic constraints. Unlike this parcel — the nearby agricultural properties have open, flat, or gently sloping terrain with unobstructed buildable areas that easily accommodate the standard 50-foot setbacks. No other properties in the immediate vicinity are divided by a natural drainage feature that reduces the usable building envelope in the same manner as this site.

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

Without the requested 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 current buildable area (as delineated on the Site Plan) becomes too narrow and irregularly shaped to accommodate a home plus the necessary septic system and driveway access while maintaining proper drainage. This would prohibit the reasonable and intended use of the property for residential construction, even though the R-A zoning district expressly allows single-family dwellings.

**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 requested 15-foot setback variance is the minimum necessary to allow reasonable use of the property. The proposed dwelling location is positioned to avoid the drainage ditch while still maintaining a 15-foot setback from all property lines. This placement preserves the natural drainage pattern, requires no re-routing of the swale, and creates no additional stormwater or flooding impacts on neighboring properties. There are no existing structures or uses on adjacent parcels that would be affected. The variance will not change the residential character of the district, will not create any traffic, noise, or visual impacts beyond a typical single-family home, and is consistent with the overall development pattern in the area. Granting the variance will simply allow the reasonable use of this one uniquely constrained lot without any adverse effect on the public health, safety, or welfare.

**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**

04/06/2026

**Applicant Signature**

true

Dear Anderson County Planning and Development Committee:

I am requesting that Nu-South Surveying company assist me in requesting a variance for my property at 9 Girard Road in Townville, SC.

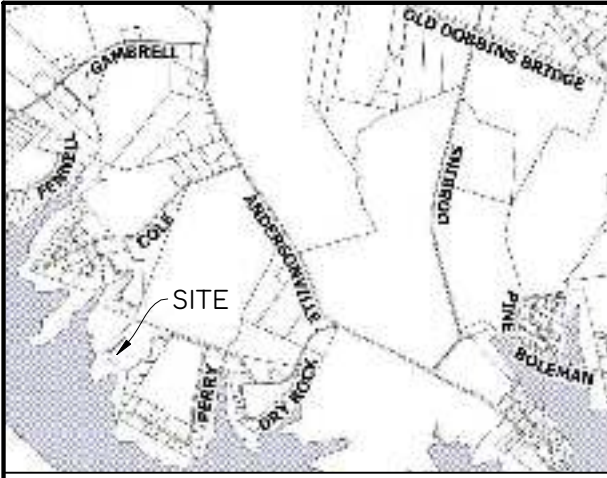
I have been preparing to build a new cabin on this lot for the past 8 years. I have cleared the lot, staked the proposed cabin, surveyed the property, and created a new house plan. During the surveying process, Nu-South informed me that the zoning on my property had changed in the past few years, resulting in significantly different setbacks than before the rezoning.

I was totally unaware of this change. Because Nu-South is in the surveying business, I think they are better prepared to represent me in the application process.

If acceptable to you, they will complete the application and share why the 50' setback makes my plan extremely difficult and expensive, if not impossible.

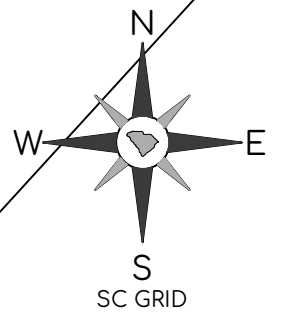
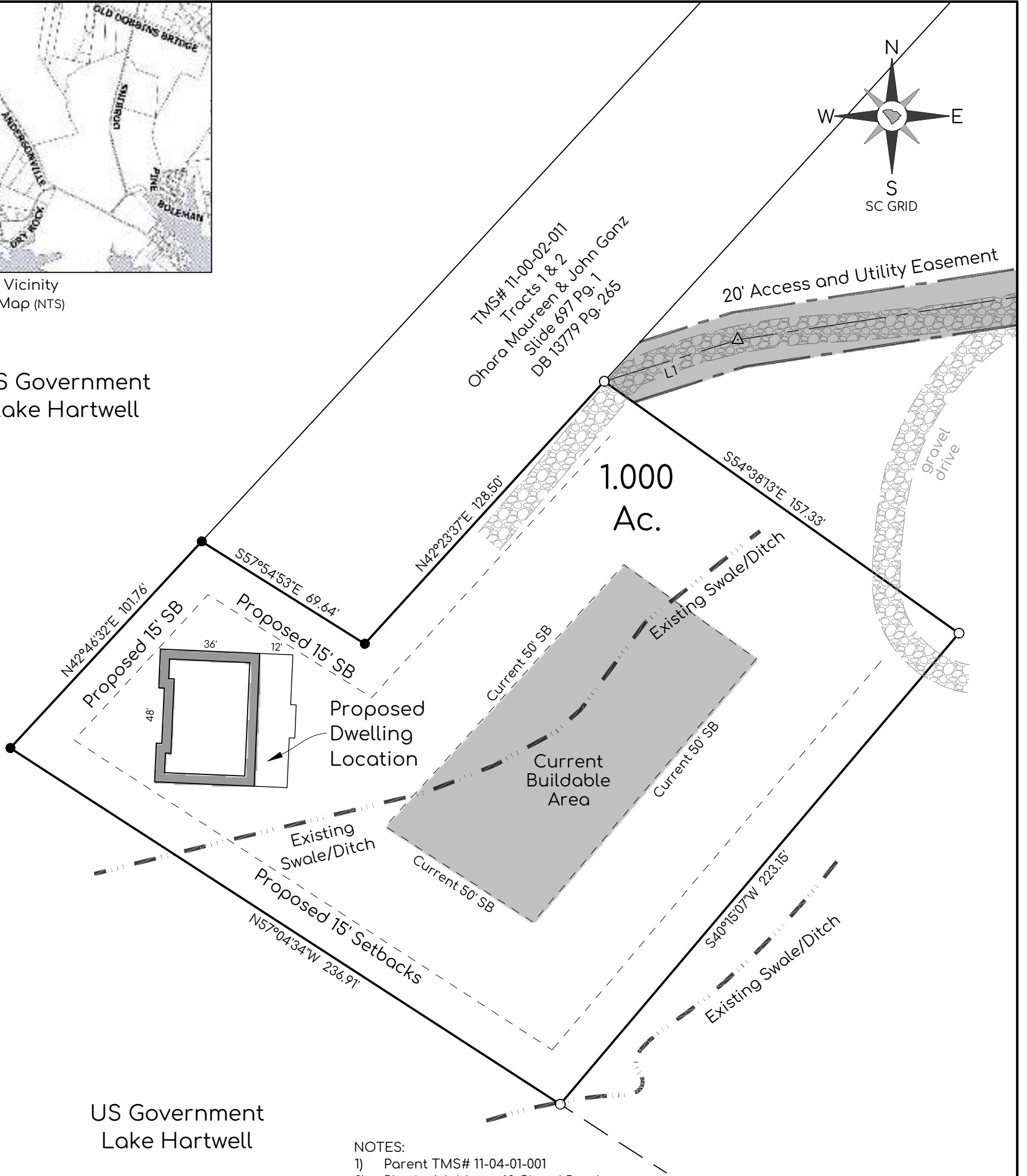
Thank you for your time,

Brian Hankin



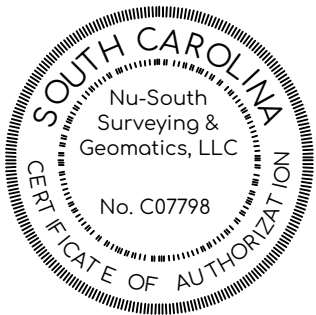
Vicinity Map (NTS)

US Government Lake Hartwell



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.



"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



**NU-SOUTH SURVEYING & GEOMATICS**

nu-south.com  
(864)-224-2754  
office@nu-south.com  
115 E. Mauldin St.  
Anderson, SC 29621

Map #	14287-SITEPLAN
Surveyed By	JC
Drawn By	JE
Checked By	JE

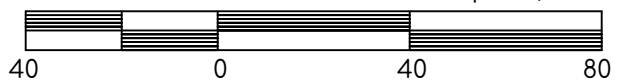
Survey and Certification for

**Next Step Ventures LLC**

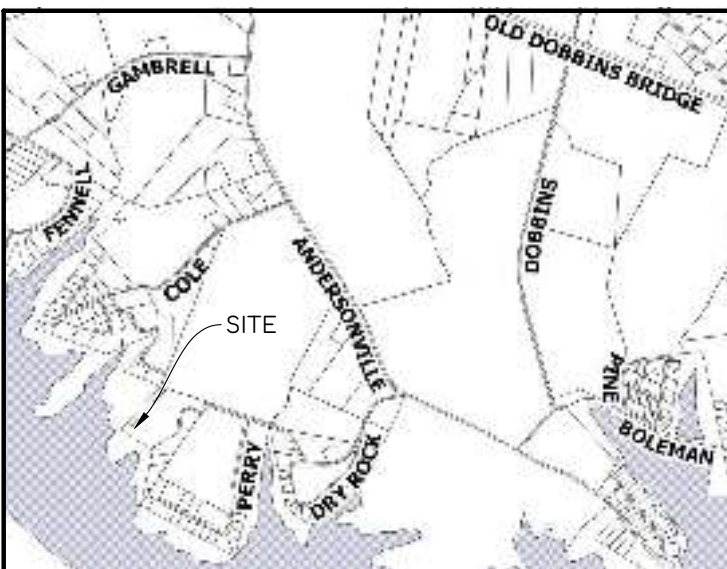
NON-Transferable

Anderson County  
Scale 1" = 40'

South Carolina  
Date: April 8, 2026

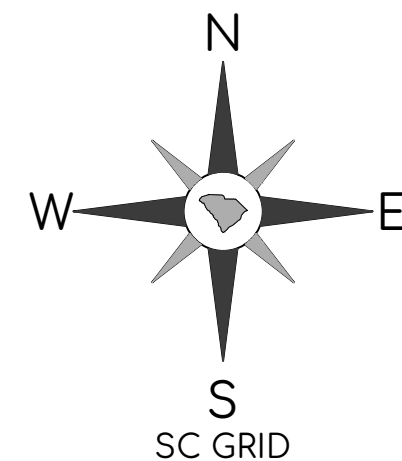


THIS DRAWING AND THE DESIGN SHOWN THEREON ARE THE PROPERTY OF NU-SOUTH SURVEYING & GEOMATICS, LLC. THE REPRODUCTION, COPYING OR USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.



Vicinity Map (NTS)

Line Table		
Line	Bearing	Distance
L1	S72° 40' 00"W	50.53'
L2	S81° 17' 24"W	243.70'
L3	S60° 07' 22"W	74.56'
L4	S81° 18' 47"W	69.18'
L5	N88° 11' 21"W	143.45'



US Government  
Lake Hartwell

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

Remainder of  
TMS# 11-04-01-001  
Next Step Ventures LLC  
Slide 476 Pg. 9B  
DB 15615 Pg. 84

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

TMS# 11-04-01-057  
Echota Inc.  
Slide 2874 Pg. 4  
DB 14T Pg. 93

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

TMS# 11-04-01-005  
Construction Design & Solution Inc.  
Slide 1251 Pg. 9B  
DB 18391 pg. 39

1.000 Acres

End of county maintenance  
as per Plat Slide 1251 Pg. 9-B

**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
- x—x— Barbed Wire Fence
- o—o— Chainlink Fence
- Wooden Fence

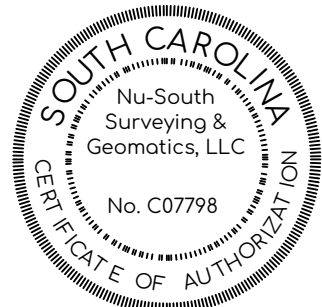
**Development Standards Approval**

**THIS IS NOT A SUBDIVISION AS DEFINED BY  
ANDERSON COUNTY SUBDIVISION REGULATIONS**

*Tim Cartee*  
SUBDIVISION ADMINISTRATOR      3/18/2026  
DATE

"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



**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

Map #	14287
Surveyed By	JC
Drawn By	JC
Checked By	JE

Survey and Certification for

**Next Step Ventures LLC**

NON-Transferable

Anderson County      South Carolina  
Scale 1" = 60'      Date: Mar. 4, 2026



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.

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF CHARLESTON )

**TITLE TO REAL ESTATE**  
Corrective Deed – Correcting address of Grantee  
(Cross Reference: Book 14151, Page 213)

**KNOW ALL MEN BY THESE PRESENTS, THAT**

BRIAN S. HANKIN, hereinafter referred to as “Grantor” in the State aforesaid for and in consideration of the sum of **TEN AND NO/100 (\$10.00)** Dollars and no other consideration to Grantor in hand paid by NEXT STEP VENTURES, LLC, a Georgia limited liability company, hereinafter referred to as “Grantee”, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the said Grantee, his heirs, successors, and assigns forever, the following described property:

**SEE ATTACHED EXHIBIT “A” ATTACHED HERETO AND  
INCORPORATED HEREIN BY REFERENCE FOR THE LEGAL  
DESCRIPTION**

Tax/Map Nos: 011-004-01-001, 011-04-01-004, and 011-04-01-005

Address of Grantee: 625 Mount Vernon Hwy, NW, Atlanta, GA 30327

Tax/Map No. 011-004-01-001 being the same property conveyed unto Grantor by deed of HP Properties of SC, LLC and DGR, LLC dated August 24, 2012 and recorded in the Office of the Register of Deeds for Anderson County, South Carolina, in Book 10578 at Page 0092.

Tax/Map Nos. 011-04-01-004 and 011-04-01-005 being the same property conveyed unto Grantor by deed of The Peoples Bank dated August 28, 2014 and recorded in the Office of the Register of Deeds for Anderson County, South Carolina, in Book 11510 at Page 0289.

MENDENFREIMAN LLP, in Atlanta, Georgia, prepared this deed without the aid of survey or title search, upon the request of the grantor, and assumes no responsibility for accuracy.

**THIS CONVEYANCE IS SPECIFICALLY MADE SUBJECT TO** any and all rights-of-way, easements, conditions, restrictions, zoning ordinances, and other covenants of record and otherwise affecting the property.

**TOGETHER** with all and singular, the rights, members, hereditaments, and appurtenances to the said premises belonging, or in anywise incident or appertaining.

**TO HAVE AND TO HOLD**, all and singular, the said premises before mentioned, unto the Grantee, his heirs, successors, and assigns forever, subject, however, to the rights, conditions and restrictions that constitute covenants running with the land, all as set forth herein.

**AND** Grantor does hereby bind himself and his heirs and assigns, executors, and administrators, to warrant and forever defend, all and singular, the said premises unto the

Grantee, his heirs, successors, and assigns, against Grantor and Grantor's heirs, successors, and assigns, and all persons whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS my Hand and Seal, this 18<sup>th</sup> day of June, 2021.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

(2) Megan Jones  
Signature of 1<sup>st</sup> Witness

(1) Brian S. Hankin  
Brian S. Hankin

(3) Lora B Hanks  
Signature of 2<sup>nd</sup> Witness/Notary Public

STATE OF GEORGIA )  
COUNTY OF Fulton )

ACKNOWLEDGMENT

I, the undersigned Notary Public, do hereby certify that Brian S. Hankin personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 18<sup>th</sup> day of June, 2021.



Lora B Hanks  
Notary Public for: Georgia  
My Commission Expires: 11/5/24

**EXHIBIT "A"**

Tax/Map #: 011-004-01-001:

All that certain piece, parcel, tract, and lot of land situate, lying, and being in Fork Township, Anderson County, South Carolina, containing 7.863 acres, more or less, and being more fully shown upon plat thereon by R.D. Garrison, Reg. L.S., dated April 4, 1994, and recorded in the Office of the Register of Deeds for Anderson County, South Carolina, in Plat Slide 476 at Page 9-B, said property having such location, metes and bounds, courses and distances as upon said plat more fully appear.

Tax/Map #s: 011-04-01-004, and 011-04-01-005:

All that certain pieces, parcels, tracts, and lots of land situate, lying and being in Anderson County, South Carolina, known and designated as Lot Numbers Four (4) and Five (5) as shown on a plat by Nu-South Surveying, Inc., dated July 9, 2001, and revised August 28, 2001, and of record in the Office of the Register of Deeds for Anderson County, South Carolina, in Plat Slide 1251 at Page 9-B., said property having such location, metes and bounds, courses and distances as upon said plat more fully appear.

The above lots are subject to a perpetual non-exclusive right of way and easement in favor of the owners of Lots One (1), Two (2), and Three (3), for the purposes of ingress and egress. Also included in this easement is the right to install and maintain within said right of way any and all necessary utilities of the benefit of Lots One (1), Two (2), and Three (3) as shown on said Plat. See Deed Book 4358 at Page 185.

STATE OF SOUTH CAROLINA)

COUNTY OF Anderson )

AFFIDAVIT FOR EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on the back of this affidavit and I understand such information.

2. The property being transferred is located at \_\_\_\_\_, bearing 011-004-01-001, 011-04-\_\_\_\_\_(County Tax Map Number \_\_\_\_\_), was transferred by Brian S. Hankin to Next Step Ventures, LLC on June 18, 2021

3. The deed is exempt from the deed recording fee because (See Information section of affidavit):

Transferring realty from an individual to a corporation (#8 below)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes \_\_\_\_\_ or No \_\_\_\_\_

4. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:

Attorney-in-fact

5. I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

[Signature]  
Responsible Person Connected with the Transaction

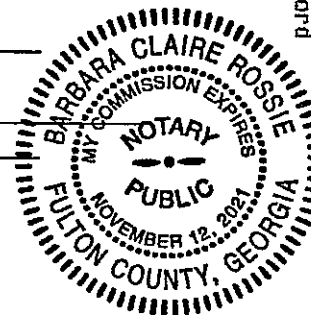
Jeffrey J. Meek

Print or Type Name Here

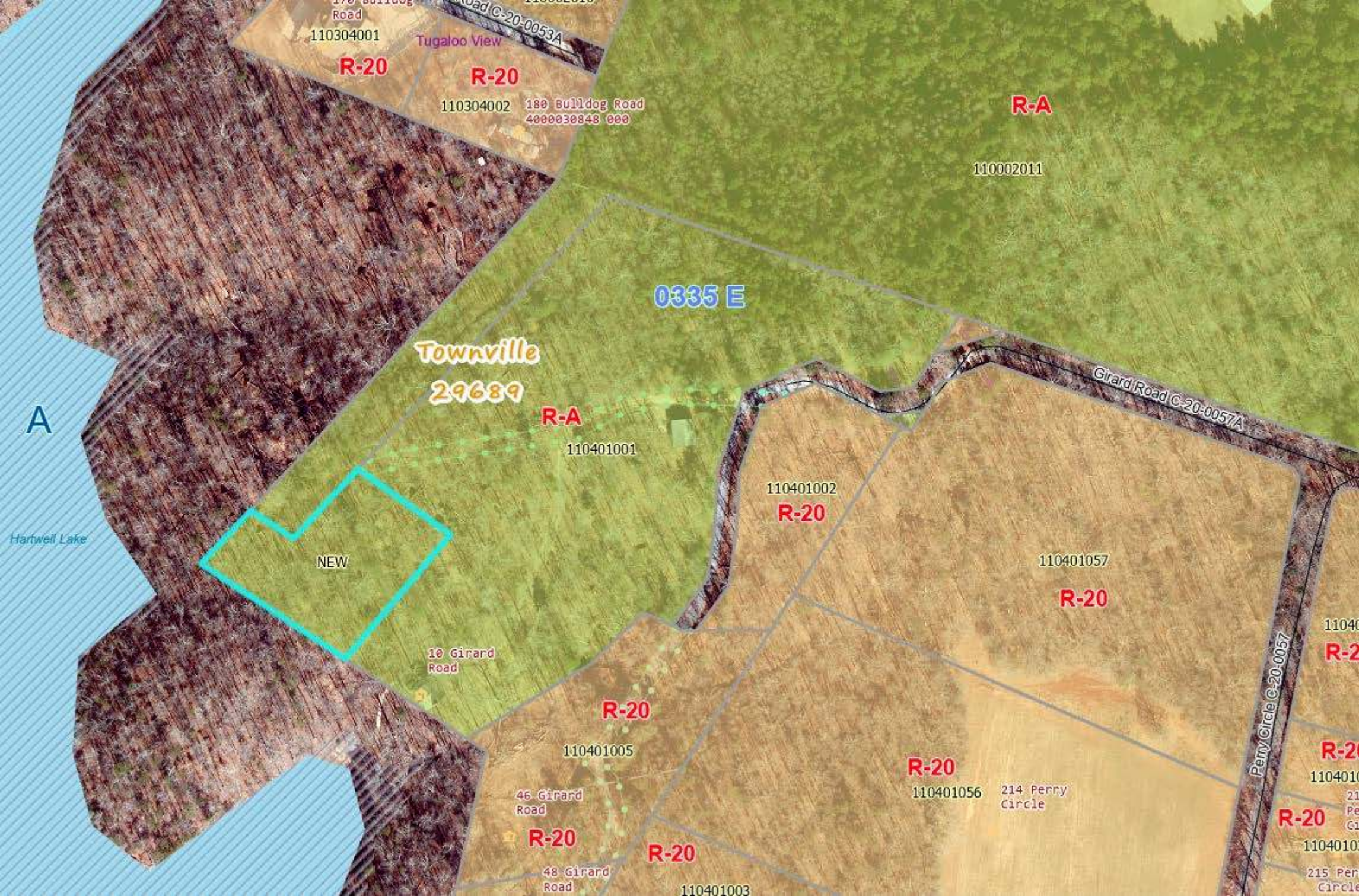
SWORN to before me this 20th day of September 2021

Notary Public for Fulton County, Georgia

My Commission Expires: November 12, 2021



44002790 774174044 11.20.2021  
FILED, RECORDED, INDEXED  
Bk: 15615 Pg: 00084 Pages: 004  
Rec Fee: 15.00 St Fee: EXEMPT  
Co Fee: EXEMPT  
REGISTER OF DEEDS, ANDERSON CO, SC  
Cynthia D. Radford



110304001

R-20

Tugaloo View

R-20

110304002 180 Bulldog Road  
4000030848 000

R-A

110002011

0335 E

Townville

29689

R-A

110401001

110401002

R-20

Girard Road C-20-0057A

110401057

R-20

A

Hartwell Lake

NEW

10 Girard Road

R-20

110401005

46 Girard Road

R-20

48 Girard Road

R-20

110401003

R-20

110401056

214 Perry Circle

Perry Circle C-20-0057

R-20

110401058

215 Perry Circle



**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 2<sup>nd</sup> Floor-Historic Courthouse  
Anderson, South Carolina  
June 11, 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.

**Variance Application**

**Applicant**

**Primary Location**

**VA-26-14**

 Lonnie Watt  
 8642258225  
 lwattarch@gmail.com

4531 Highway 29  
Belton, SC 29627

Submitted On: Apr 30, 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**

Commercial

**Project Address**

4531 HIGHWAY 29N, BELTON, SC 296270

**Tax Map Number (TMS)**

198-01-01-001

**Is the Applicant the Property Owner?**

Yes

**County Council District?**

7

**Total Acreage**

.55

**Is The Property Zoned?**

Zoned

**School District**

1

**Please check Which is Applicable**

Set-Back Variance

**Purpose of Variance?**

NEED VARIENCE FOR REAR SET BACK FROM 20FT TO 10FT FOR BUILDING

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

No

**Private Covenants or Deed Restrictions on the Property?**

No

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

**Comments:**

NEED VARIENCE FOR REAR SET BACK FROM 20FT TO 10FT.

**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 located at 4531 US Highway 29N consisting of .55 acres has served as a convenience store in excess of 30 years. The gasoline pumps and tanks are on the eastern side commonly referred to as the front of the store.

Recently the Department of Transportation has worked on redirecting traffic flow on the 29 Hwy which serves the Anderson Jockey Lot and a round-about was installed along with a red light at the entrance to the Jockey Lot. The Jockey Lot is located across the street on the eastern side of the property, which will be referenced as the front of store.

By removal of the Old Williamston Hwy running North to South(which services the western community), and also 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 be place as close as possible to the rear western side of the property.

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

In an effort to meet all county required set backs for front, side, rear and to meet all parking requirements, including the number of spaces as required by the county for this mercantile establishment we need a rear set back variance of 10 feet not 20 feet. All other adjacent occupancy do not require automobiles to have access to gas pumps.

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

With a zoning of C-2 on this small property it would be extremely difficult to financially justify another use with the ability to pay county taxes on this property.

**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:**

With new landscaping and lot upgrades it will improve the appearance of all adjacent lots and surrounding area.

**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.**

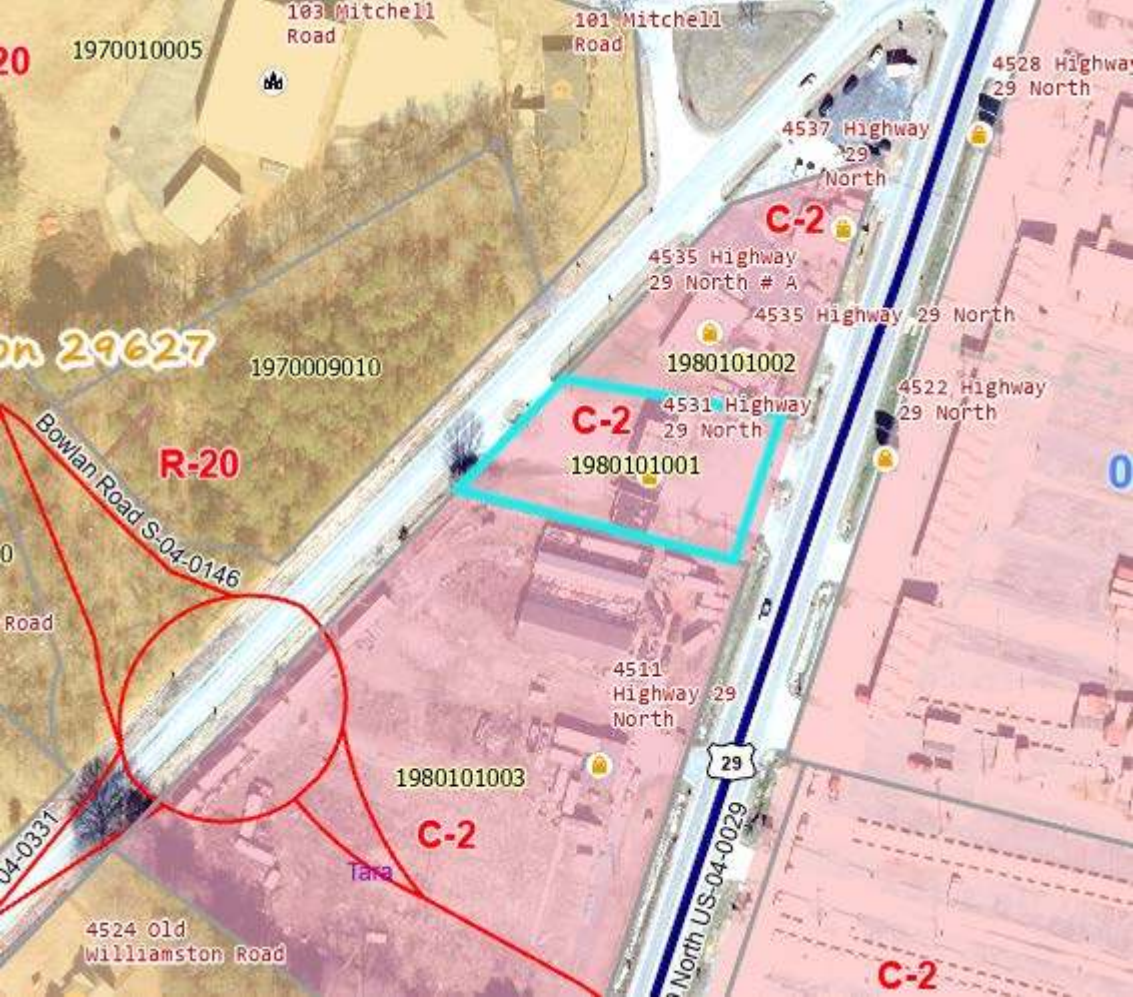
true

**Date**

04/30/2026

**Applicant Signature**

true



0

1970010005

103 Mitchell Road

101 Mitchell Road

4528 Highway 29 North

4537 Highway 29 North

C-2

4535 Highway 29 North # A

4535 Highway 29 North

on 29627

1970009010

1980101002

C-2

4531 Highway 29 North

4522 Highway 29 North

R-20

Bowlan Road S-04-0146

Road

1980101001

29

4511 Highway 29 North

1980101003

C-2

Tara

04-0331

4524 Old Williamston Road

North US-04-0029

C-2



**VARIANCE  
REQUEST**

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

**864-260-4719**

