Anderson County Board of Zoning Appeals

Hubert McClure, Chair, District #5
Wayne Scott, District #1
Vacant, District #4
Debbie Chapman, District #7

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

AGENDA

November 12, 2026
5:30 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: October 08, 2026
4.) Public Hearings:
   A. Variance Request: To reduce front setback from 45ft to 15ft for placement of a building. Located at Scenic Road and Jacket Lane. / TMS 146-00-08-026 **(Council District 1)**.
   B. Variance Request: To reduce front setback from 40ft to 22ft from Right of Way for placement of a swimming pool. Located at 933 Freeman Road. / TMS 114-00-02-036 **(Council District 4)**.
5.) New Business:
   A. Anderson County Board of Zoning Appeals Public Hearing Meeting Schedule: Discussion of the upcoming 2027 Board of Zoning Appeals Public Hearing Meeting Schedule.
6.) Old Business: None
7.) Public Comments, non-agenda items – 3 minutes limit per speaker
8.) Adjournment.

Land Use and Board of Zoning Appeals
Thursday, October 08, 2026
5:15pm
County Council Chambers | Second Floor – Old Courthouse
Anderson, South Carolina
Livestream Link: https://www.youtube.com/watch?v=amuCcMF_uW8

Minutes

In accordance with the South Carolina Freedom of Information Act, Section 30-4-10 et seq., South Carolina Code, 1976, as amended and the Anderson County Ordinance #386, as adopted on September 21, 1993, the media was duly notified of the date, time, and place of the meeting.

Members Present: Hubert McClure, Mike Miller, Wayne Scott, Russ Brown and Debbie Chapman.

Members Absent: Alivia Connelly.

Staff Present: Alesia Hunter, Tim Cartee, Henry Youmans, and Quaneshia Hammond.

Approval of Minutes: Chairman McClure called for any changes of the minutes. Hearing none, the minutes unanimously approved with a motion by Mr. Miller and seconded by Mr. Brown.

Public Hearings:

4A. Variance Request: To increase the size of the signage so that the signage can be seen from the road. Located at 120 Sam McGee Road.
Mr. Henry Youmans presented the staff's report for the request. The stated purpose of the Variance Request is to increase the size of the signage so that the signage can be seen from the road. The property is located at 120 Sam McGee Road in Council District 1. Hubert McClure opened the public hearing and invited comments. Board Members had questions for the applicant regarding the increase in the signage. No individual spoke in opposition. Debbie Chapman made a motion to approve. Mike Miller seconded the motion. The vote was unanimously approved 5 to 0.

4B. Special Exception: To allow for the use of a hospital. Located at 4629 Clemson Blvd and Fletcher Drive.
Mr. Henry Youmans presented the staff's report for the request. The stated purpose of the Special Exception is to allow for the use of a hospital. The property is located at 4629 Clemson Blvd and Fletcher Drive in Council District 4. Hubert McClure opened the public hearing and invited comments. No individual spoke in favor, and no individual spoke in opposition. Mike Miller made a motion to approve. Debbie Chapman seconded the motion. The vote was unanimously approved 5 to 0.

New Business:

5A. Anderson County Board of Zoning Appeals: Meeting schedule discussion time.
Mrs. Alesia Hunter presented the discussion. The purpose of the discussion was to change the time of the Anderson County Board of Zoning Appeals Meeting. Hubert McClure opened discussion for 5:30 or 5:45 PM and asked Wayne Scott his thought. Wayne Scott made a motion for 5:30 PM. Russ Brown seconded the motion. The vote was unanimously approved 5 to 0.

Land Use and Board of Zoning Appeals
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Old Business:

6A. Copy of Ordinance for the Special Exception Moratorium for 6 months.

Mrs. Alesia Hunter presented a copy of the ordinance for the Special Exception Moratorium for 6 months.

Public Comments:

7. Non-agenda item: One individual spoke.

Adjournment:

8. Meeting adjourned at 5:33pm

Application for a Variance
Anderson County Land Use Board of Zoning Appeals Meeting
County Council Chambers 2nd Floor-Historic Courthouse
Anderson, South Carolina
November 12, 2026
5:30 PM

Applicant: Wesley White

Owner of Property: WATSON AVENUE PROPERTIES LLC

Property Location: Lot 4, Scenic Rd., Anderson SC

Council District: One (1)

Tax Map Number (TMS #): 146-00-08-026

Property Description: LT 4 SCENIC RD 1.09 AC

Current Zoning: C-2 (Highway Commercial District)

Special Zoning: Property is located along the East-West Parkway Overlay District.

Land Use: Commercial

Applicant's Request: Applicant is requesting a variance to reduce front setback from 45ft to 15ft for placement of a building. Located at Scenic Road and Jacket Lane.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 48, **Sec. 5:17- Setback lines from roadways.** Setbacks shall be 45 feet from the road right-of-way.

Staff Assessment:

1) The existing retention pond along Highway 81 and 45'-0" front setbacks from roads on (3) sides severely limit the new building placement on the parcel to a small area in close proximity to the neighboring Spero Financial building.

2) . A 45'-0" setback off Jacket Lane, which is not the primary building frontage limits building placement on the parcel.

3) There will be no adverse effects on adjacent properties if the variance is granted. Proportionate separation between buildings will benefit both Spero Financial and Edward Jones and be more visually pleasing to the general public, allowing more room for landscape between the buildings.

4) The property falls within the Gateway of Anderson Overlay District and is required to meet those standards for construction of the building and signage: The overlay district requires

the following attributes: **Building design shall incorporate materials to convey permanence, substance, timeliness, and restraint, with low maintenance. Recommended building materials include but are not limited to; clay or masonry brick, stucco, natural stone, decorative masonry, decorative metals, or wood.**

- **Exterior mechanical equipment, trash enclosures, and outdoor storage shall be located so that they are not visible from any road right-of-way or direct any nuisance to residential areas.**

- **All signage shall be permitted in accordance with the provisions set forth in the county sign ordinance;**
- **All new detached signage in this District shall be monument type only, and shall be architecturally designed to reflect the character of the structure for which they are advertising;**
- **Signage shall be limited to one sign at each entrance drive into the property from a public roadway. If more than one entrance to the property from a public roadway exists, signs must be a minimum of 100 feet apart;**
- **The maximum height of a single tenant sign shall be 10 feet;**
- **The maximum height of a multi-tenant sign shall be 20 feet;**
- **Exterior attached wall signage shall not exceed 20% of the total area of the wall or facade on which the sign is placed;**
- **Electronic signs, animated signs, or signs with flashing lights are prohibited in the District. New billboards shall not be permitted in any instance.**

5) The applicant will need to contact Building and Codes Department for applicable permits and Development Standards for an amended Commercial Land Use Permit and other related compliances.

Variance Application

VA-26-26

Submitted On: Sep 30, 2026

Applicant

Wesley White
864-226-0980 ext. 1____
@ info@ridgewatereng.com

Primary Location

Point Location: 34.5694, -82.6256

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

Lt 4 Scenic Rd, Anderson, SC

Tax Map Number (TMS)

1460008026

Is the Applicant the Property Owner?

Yes

Is The Property Zoned?

Zoned

County Council District?

1

School District

5

Total Acreage

1.09

Please check Which is Applicable

Set-Back Variance

Purpose of Variance?

Reduce Jacket Ln setback to 15' to allow for better placement of the proposed building within the site.

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?

09/30/2026

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:

None

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:

The existing retention pond along Highway 81 and 45'-0" front setbacks from roads on (3) sides severely limit new building placement on the parcel to a small area in close proximity to the neighboring Spero Financial building.

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

The retention pond only exists on this property and (2) adjacent properties, (1) commercial and (1) residential.

Reasons why property is prohibited or limited in its uses:

The retention pond and (3) 45'-0" front setbacks limit building placement to be directly adjacent to the neighboring Spero Financial building. A 45'-0" setback off Jacket Lane, which is not the primary building frontage, especially limits building placement on the parcel.

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:

Proportionate separation between buildings will benefit both Spero Financial and Edward Jones and be more visually pleasing to the general public, allowing more room for landscape between the buildings.

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.:

Applicant Signature

true

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

09/30/2026

LandscapeReport



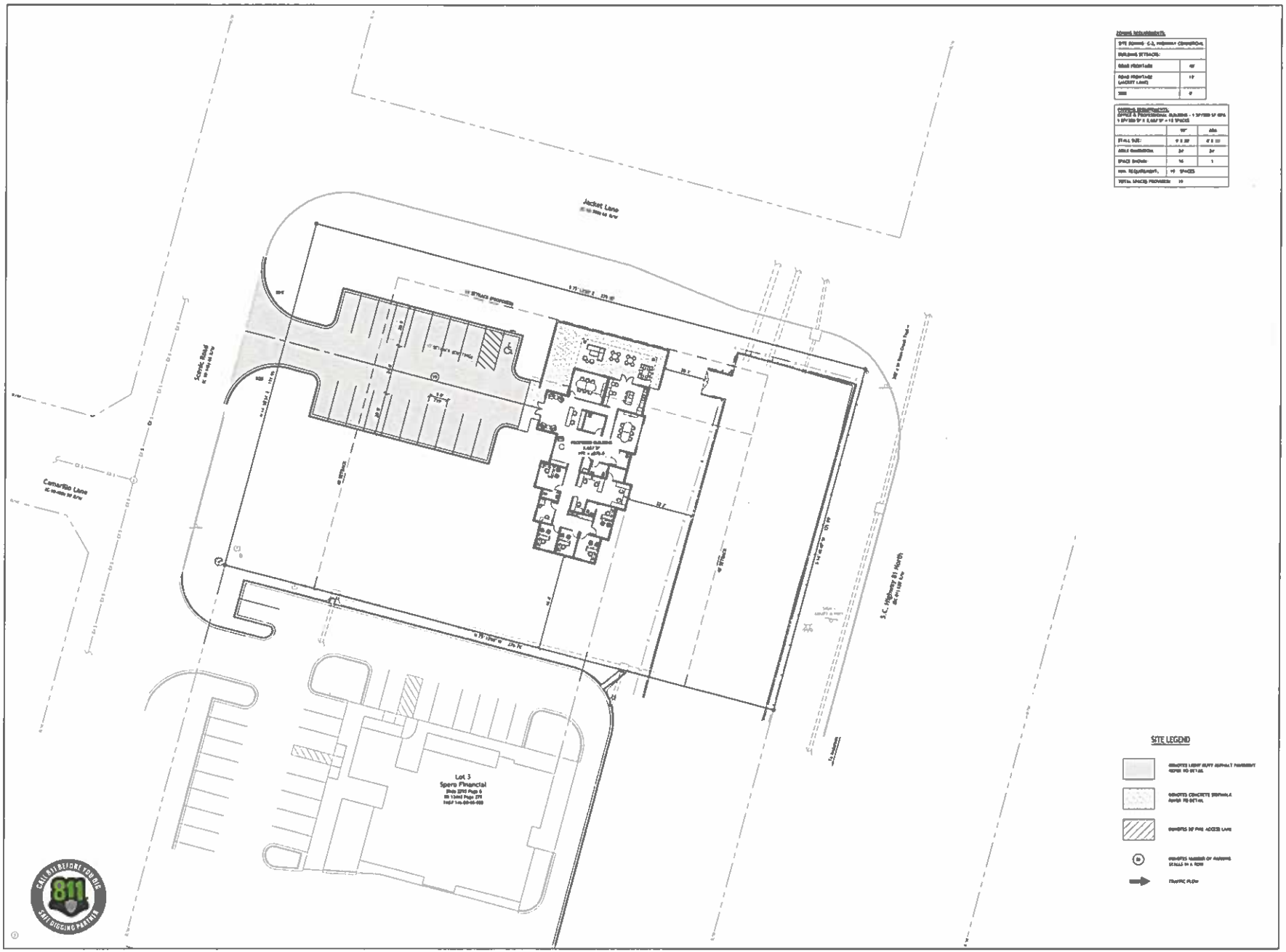
October 20, 2026 Disclaimer accepted.

TMS:	1460008026		
Deed Book:	18572	Deed Page: 13743	Current Plat: CP S 2293/8
Tax District:	5	Description: LT 4 SCENIC RD 1.09 AC	
Sale Year:	2026	Sale Price: $500,000	Market Value: $600,000

PP S 20[illegible]

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ESRI, Highland Mapping, and Anderson County GIS



RIDGEWATER
ENGINEERING & SURVEYING

PO BOX 806
ANDERSON, SC 29622
(864) 226-0980
RIDGEWATERENG.COM

SOUTH CAROLINA
CERTIFICATE OF AUTHORIZATION

EDWARD JONES
SHANE HUNT OFFICE

ANDERSON COUNTY
SOUTH CAROLINA

DRAWN BY: bh
CHECKED: JWW
JOB NUMBER: 26116

REV #	DATE	COMMENT
0	1-30-26	PLANNING REQUEST

SHEET

SITE
PLAN

C - 2

Application for a Variance
Anderson County Land Use Board of Zoning Appeals Meeting
County Council Chambers 2nd Floor-Historic Courthouse
Anderson, South Carolina
November 12, 2026
5:30 PM

Applicant: Emory Reiser

Owner of Property: Same as Applicant.

Property Location: 933 Freeman Road, Liberty, SC

Council District: Four (4)

Tax Map Number (TMS#): 114-00-02-036

Property Description: LT 5 HWY 178 .60 AC

Current Zoning: Un-Zoned

Land Use: Residential

Applicant's Request: Applicant is requesting a variance to reduce front setback from 40ft to 22ft from Right of Way for placement of a swimming pool.

Findings of Fact: *Anderson County Code of Ordinances*, Under **Sec. 24-433- Setback lines from roadways.** Setbacks shall be 40 feet from the road right-of-way.

Staff Assessment:

1) The placement of the septic system makes the location near the Right-of-Way of Freemen Road allowable for the pool construction.
2) The location of the property is between road frontages of Liberty Highway (Highway 178) and Freeman Road (Dedicated Right of Way).
3) The topography of the parcel slopes towards the rear of the property make the installation of the pool undesirable.
4) There will be no adverse effects on adjacent properties if the variance is granted.
5) If approved, the applicant will need to contact Building and Codes Department to resume with inspections.

Variance Application

VA-26-24

Submitted On: Sep 23, 2026

Applicant

Emory Reiser
8643860914
@ yellowsforus@gmail.com

Primary Location

933 Freeman Rd
Liberty, SC 29657

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

Inground pool

Tax Map Number (TMS)

114-00-02-036-000

Is the Applicant the Property Owner?

Yes

Is The Property Zoned?

Zoned

County Council District?

4

School District

4

Total Acreage

0.6

Please check Which is Applicable

Set-Back Variance

Purpose of Variance?

Im installing a in-ground pool. The gas line, water line and septic line has me limited on where it was installed. Im the corner lot so I am bordered by two roads 178 which my house is facing and Freeman rd. Which goes down the side/back of the house. I am being told the side of my house is considered the front because of my mailbox and drive way. This is where the variance needs to be considered. I called 811 and had all the lines marked then put the pool as close as I could to the house.I had no idea it was not far enough from the road. I was sure it was in the back yard.I have a lot of time and money spent on this.Can you please consider a modified set-back variance for my lot.

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?

08/09/2026

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:

There are no restrictions that i am aware of. Emory Reiser

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:

Property is a corner lot. With a road on more than one side. My house is facing HWY 178. Freeman rd goes down the side of my house but my driveway and mail box are off Freeman rd so the inspector said that's considered the front of my house. Thats the side so I need a variance. Or for that to be considered the side of the house.

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

Other property's close by only have a road on one side.

Reasons why property is prohibited or limited in its uses:

Boarded by 178 and freeman rd. If the front of the house was considered the front there would be no variance needed.

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:

There will be plenty of room for a fence and will look great and clean. Will add value to the house and houses in the 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

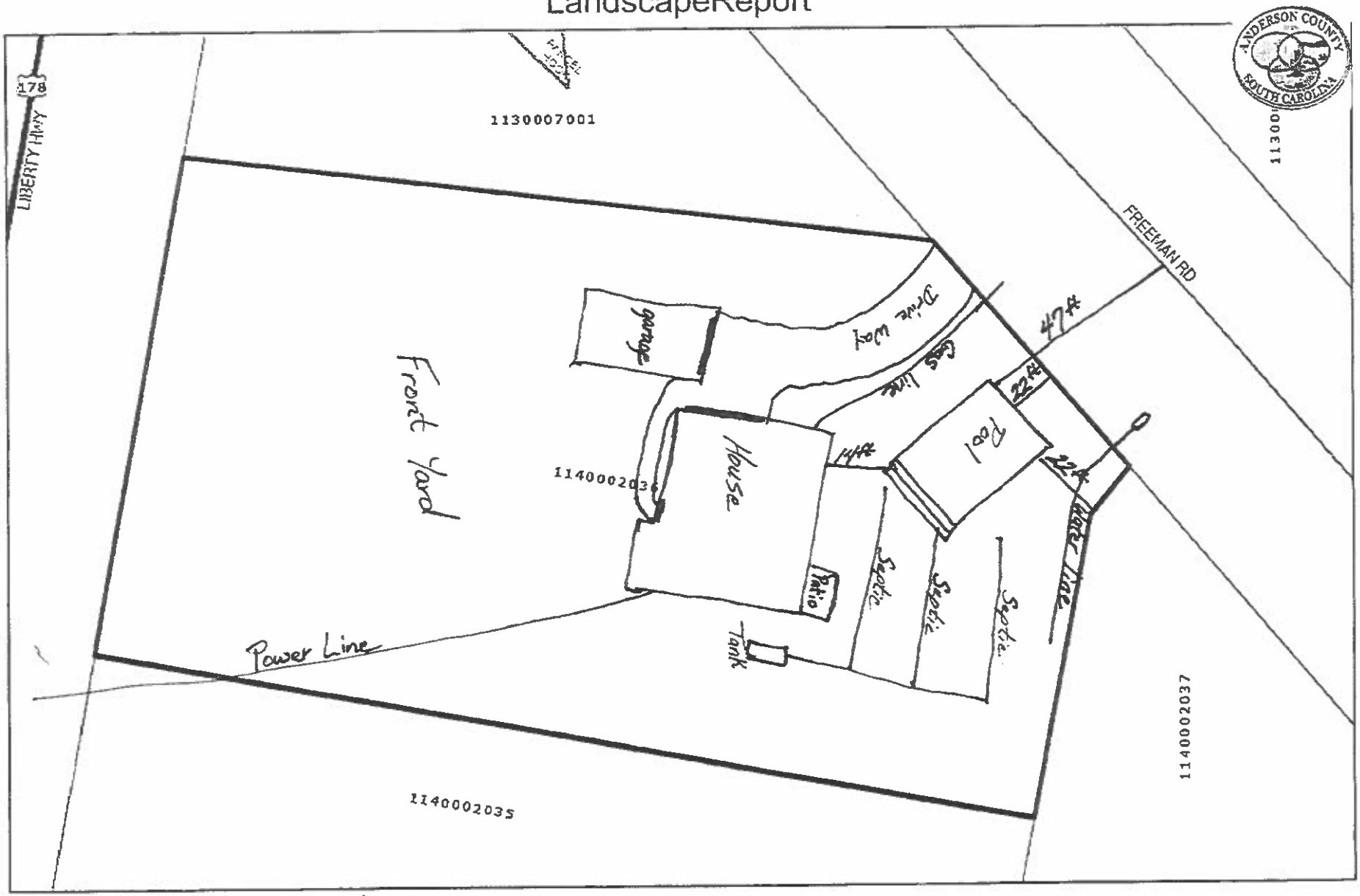
Date

09/18/2026

Applicant Signature

true

LandscapeReport



September 22, 2026 Disclaimer accepted.

TMS:	1140002036		
Deed Book:	18578	Deed Page: 5140	Current Plat: CP S 1456/1+2
Tax District:	401	Description: LT 5 HWY 178 .60 AC	
Sale Year:	2026	Sale Price: $10	Market Value: $267,920

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ArcGIS

N

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ESRI, Highland Mapping, and Anderson County GIS

LandscapeReport



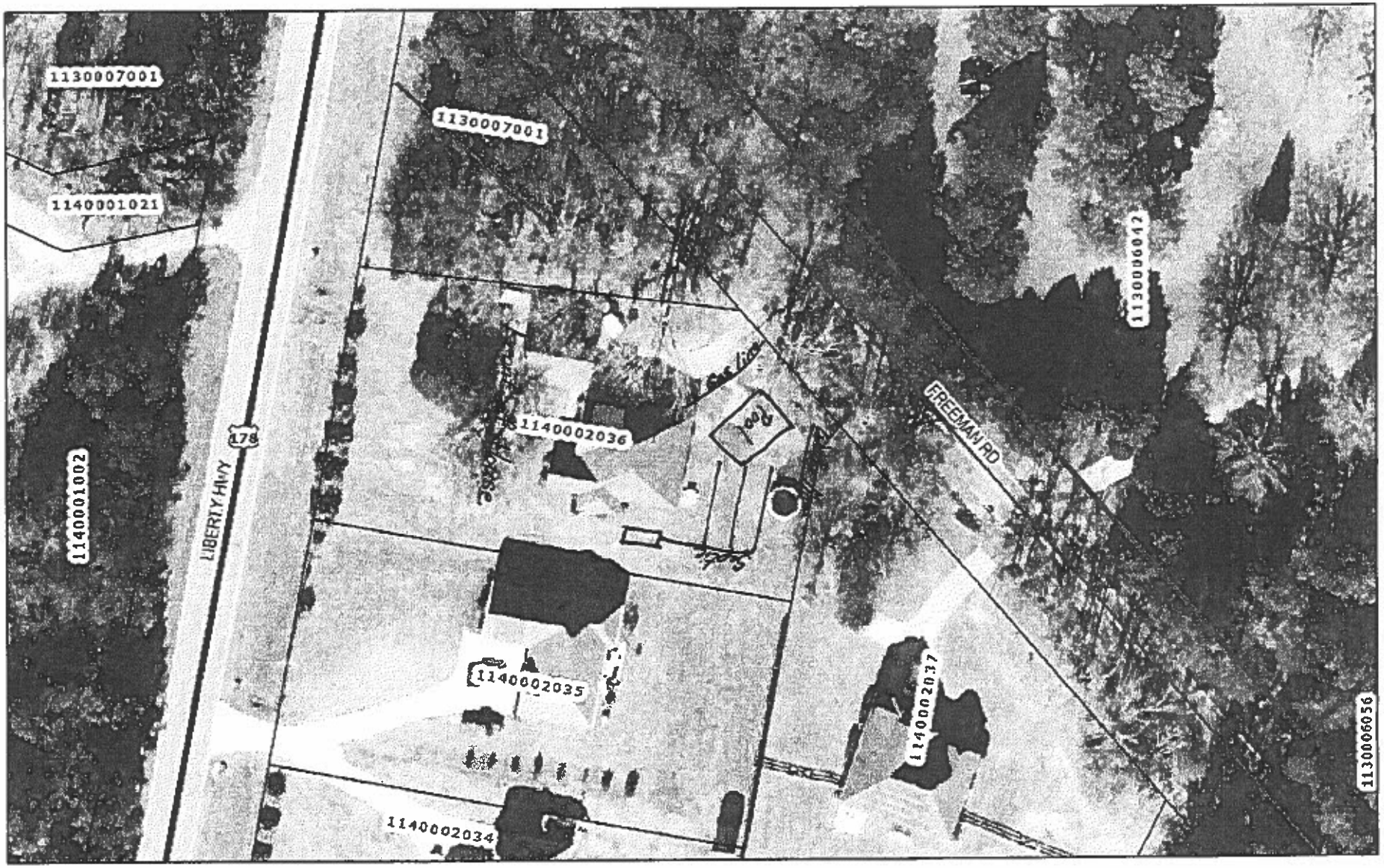
October 20, 2026 Disclaimer accepted.

TMS:	1140002036		
Deed Book:	18578	Deed Page: 5140	Current Plat: CP S 1456/1+2
Tax District:	401	Description: LT 5 HWY 178 .60 AC	
Sale Year:	2026	Sale Price: $10	Market Value: $267,920

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ESRI, Highland Mapping, and Anderson County GIS

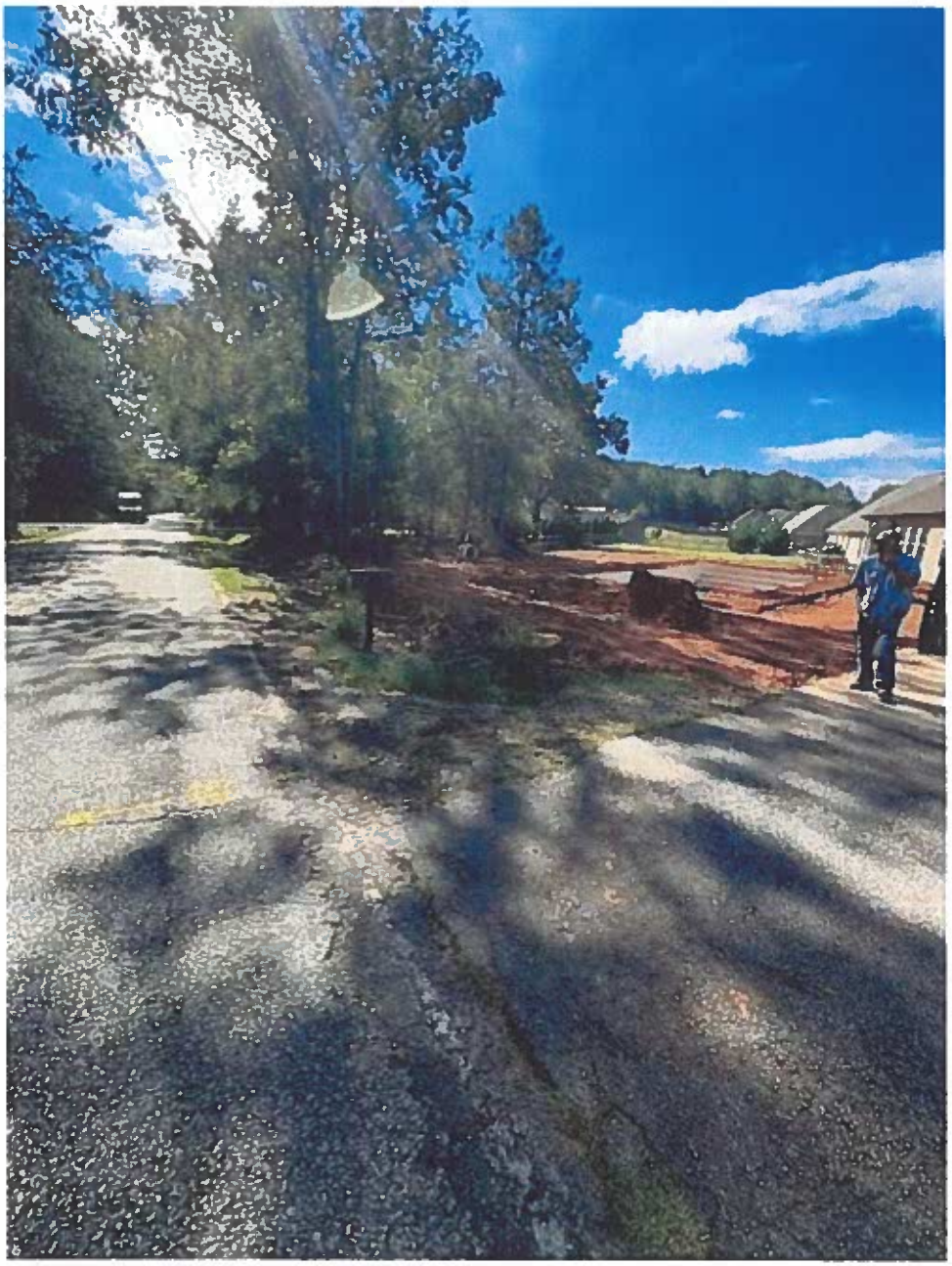
Letter ANSI A Landscape



September 22, 2026

ESRI, Highland Mapping, and Anderson County GIS









BOARD OF ZONING APPEALS
PUBLIC HEARINGS MEETING SCHEDULE
2027

Due to the necessity of running advertisements and placing signs, below are strict deadlines for application submission. If an applicant does not meet the required deadline, the application will still be accepted but may not be heard at next month's meeting.

DEADLINE FOR REZONING, VARIANCE, & SPECIAL EXCEPTION APPLICATIONS DUE BY 3PM CONTACT DEVELOPMENT STANDARDS AT (864)260-4719	**LEGAL AD SUBMITAL DATES FOR THE INDEPENDENT MAIL, SEND BEFORE 12PM**	**AD PUBLISHED, SIGNS PLACED, POSTCARDS SENT OUT TO RESIDENTS WITHIN 1,000 FEET**	**BOARD OF ZONING APPEALS MEETING DATES 5:30PM HISTORIC COURTHOUSE 101 S MAIN ST ANDERSON, SC 29624**
DECEMBER 01, 2026	**DECEMBER 23, 2026**	**DECEMBER 29, 2026**	**JANUARY 14, 2027**
JANUARY 01, 2027	**JANUARY 20, 2027**	**JANUARY 26, 2027**	**FEBUARY 11, 2027**
FEBUARY 01, 2027	**FEBUARY 17, 2027**	**FEBUARY 23, 2027**	**MARCH 11, 2027**
MARCH 01, 2027	**MARCH 17, 2027**	**MARCH 29, 2027**	**APRIL 08, 2027**
APRIL 01, 2027	**APRIL 14, 2027**	**APRIL 26, 2027**	**MAY 13, 2027**
MAY 01, 2027	**MAY 19, 2027**	**MAY 24, 2027**	**JUNE 10, 2027**
JUNE 01, 2027	**JUNE 16, 2027**	**JUNE 28, 2027**	**JULY 08, 2027**
JULY 01, 2027	**JULY 21, 2027**	**JULY 26, 2027**	**AUGUST 12, 2027**
AUGUST 01, 2027	**AUGUST 18, 2027**	**AUGUST 30, 2027**	**SEPTEMBER 09, 2027**
SEPTEMBER 01, 2027	**SEPTEMBER 15, 2027**	**SEPTEMBER 27, 2027**	**OCTOBER 14, 2027**
OCTOBER 01, 2027	**OCTOBER 20, 2027**	**OCTOBER 25, 2027**	**NOVEMBER 18, 2027**
NOVEMBER 01, 2027	**NOVEMBER 17, 2027**	**NOVEMBER 29, 2027**	**DECEMBER 09, 2027**
DECEMBER 01, 2027	**DECEMBER 15, 2027**	**DECEMBER 27, 2027**	**JANUARY 13, 2028**