

MINUTES  
ANDERSON COUNTY BOARD OF ZONING APPEALS  
JULY 11, 2023

Members Present

Jerry White, Chairman  
Archie Burress  
Jim Ferguson  
Mark Skove  
Carl Wright

Members Absent

Others Present

Danny Phillips, Bld. Off.  
David Crowley, Plan Consultant  
Lisa Crowley, Codes Office  
*Other interested parties*

ETDD Staff Representative: Joe Barrett

CALL TO ORDER AND APPROVAL OF AGENDA AND MINUTES

Chairman White swore-in interested parties that would be addressing the board. Chairman White then called the meeting to order at 5:30 P.M. on July 11, 2023 at the Anderson County Courthouse. The minutes from the June meeting were reviewed. A motion was made by Archie Burress and seconded by Carl Wright to approve the June 13, 2023 minutes as written. The motion passed unanimously.

REQUEST FOR VARIANCES FROM DEVELOPMENT STANDARDS FOR RECREATIONAL VEHICLE PARKS AND CAMPGROUNDS, TAX MAP 71, PARCEL 17.00, RANDALL TIDWELL

Two variance requests were considered for a proposed private campground off Half Moon Road within an A-1 District. The variance requests pertain to the buffering requirements for entrances and the width of the access road. These requirements are contained within Section 045-160. There is existing vegetation near the entrance that could serve as the buffering requirements and traffic will be minimal with only five sites.

ACTION TAKEN:

Following further discussion, a motion was made by Archie Burress and seconded by Jim Ferguson to grant the variances from Section 045-160D and Section 045-160K, due to the existing vegetation functioning as a buffer and the minimal amount of anticipated traffic on the access road. The motion passed unanimously.

REQUEST FOR SPECIAL EXCEPTION FOR TATTOO STUDIO, TAX MAP 103, PARCEL 20.03, NICHOLAS MISTANO

Applicant was present to submit a request for a tattoo studio at 519 Mehaffey Road within an A-2 District. The use will be considered as a customary home occupation. The applicant stated that the operation is by appointment only with a minimal number of customers at any given time. The studio will be operated entirely within the existing house.

ACTION TAKEN:

A motion was made by Jim Ferguson and seconded by Mark Skove to grant a special use/exception as a customary home occupation. The motion passed unanimously. The special use permit was then discussed with the applicant. The motion passed unanimously.

REQUEST FOR SPECIAL EXCEPTION FOR TEMPORARY DWELLING DUE TO HARDSHIP,  
TAX MAP 11, PARCEL 40.01, JANET GOOD

A special exception was considered by the board for a temporary dwelling to be placed on property due to a medical hardship at 216 Mill Creek Road within an A-2 District. The applicant is having health problems and her daughter is planning to reside on the same property to take care of her.

ACTION TAKEN:

Following further discussion, a motion was made by Jim Ferguson and seconded by Mark Skove to grant the special exception due to the hardship. A special use permit will be issued by the zoning office. The motion passed unanimously.

REQUEST FOR VARIANCE FROM SIDE SETBACK REQUIREMENTS OF R-1 DISTRICT, TAX MAP 21,  
PARCEL 73.06, MATT HENSLEY

A variance request was considered for the side setback for property at 153 Green Hills Lane within an R-1 District. The applicant is requesting a 7-foot side setback variance. The applicant had built a metal building over eight hundred square feet in area without a building permit. The building is located within the side setback requirement approximately three feet from the side lot line. This is a self-created hardship. The applicant stated that there were two corners of the building that are encroaching within the side setback requirement.

ACTION TAKEN:

Following further discussion, a motion was made by Archie Burress and seconded by Mark Skove to grant the side setback variance from Section 025-020E.3. A roll call vote was then taken with the motion passing by majority vote with Jim Ferguson and Jerry White voting to deny the request.

REQUEST FOR VARIANCES FROM SIDE AND FRONT SETBACK REQUIREMENTS OF R-1 DISTRICT,  
TAX MAP 043L, PARCEL 10.00, TIMOTHY STEWART

There were variance requests for both side setbacks for property at 238 Doe Rune Boulevard within an R-1 District. Staff asked the applicant whether the front setback variance request listed on the agenda was being requested. The applicant stated that all three variances are being requested. The applicant would like to protect some of his vehicles and a boat underneath carports. Staff stated that this was a self-created situation that did not substantiate a hardship involved with the request.

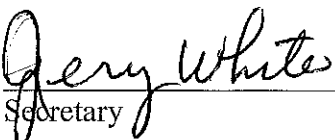
ACTION TAKEN:

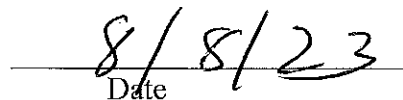
Following further discussion, a motion was made by Mark Skove and seconded by Carl Wright to grant a 7.5-foot side setback variance on the south side of the property, an 8-foot side setback variance on the north side of the property, and a 23-foot front setback variance. The motion passed unanimously.

STATUS REPORTS:

None.

At 6:10 PM, with no further business the meeting was adjourned.

  
Secretary

  
Date