

MINUTES
ANDERSON COUNTY BOARD OF ZONING APPEALS
SEPTEMBER 12, 2023

Members Present

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

Members Absent

Others Present

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 September 12, 2023 at the Anderson County Courthouse. The minutes from the August meeting were reviewed. A motion was made by Mark Skove and seconded by Archie Burress to approve the August 8, 2023 minutes as written. The motion passed unanimously.

REQUEST FOR SPECIAL EXCEPTION FOR CAMPER AS TEMPORARY DWELLING DUE TO MEDICAL HARDSHIP, TAX MAP 95, PARCEL 24.01, CRYSTAL RUSSELL

A special exception was considered by the board for a camper as a temporary dwelling to be placed on property due to a medical hardship at 3282 West Wolf Valley Road within an A-2 District. The applicant is requesting a camper be temporarily placed on the lot with an existing house in order to care for her sister. A letter from a physician had been submitted with the request. Staff stated there is a section for a temporary dwelling related to a medical hardship, but it is intended for a mobile home as the temporary dwelling.

ACTION TAKEN:

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

ADMINISTRATIVE REVIEW TO APPEAL VIOLATION LETTER FOR STORAGE OF GARBAGE TRUCK AND DUMPSTERS ON PROPERTY, TAX MAP 56, PARCEL 15.02, DANIEL MOODY

The board conducted an administrative review for a violation letter that was issued for property at the intersection of Brushy Valley Road and the Norris Freeway (U.S. 441) within an A-1 District. The applicant has been storing some dumpsters on the seven acre tract that has resulted in complaints to the county. The applicant stated that these dumpsters are rotated to job sites around the area. Staff stated that the zoning regulations do not directly address personal storage of this type. The board asked the applicant questions regarding the storage on the lot. Staff advised against allowing dumpster storage on the property due to possibly setting a precedent for other similar requests. The property is near an elementary school and a high profile intersection. The consensus of the board was that if the visibility issue could be addressed they would be open to permitting this storage. Staff stated that there are two issues to be addressed with the violation letter and action to permit or deny storage of the dumpsters. Staff stated that if the board were to permit this storage, a special exception would be the second action needed.

ACTION TAKEN:

Following further discussion, a motion was made by Archie Burress and seconded by Mark Skove that the violation letter was the proper action taken and to grant a special exception to permit the dumpster storage under the condition that no more than twenty of the dumpsters be visible at any given time, the zoning official review within six months and periodically confirm the storage does not exceed the maximum number of dumpsters. A special use permit will be issued by the zoning office. The motion passed unanimously.

ADMINISTRATIVE REVIEW TO APPEAL VIOLATION LETTER FOR LIVING IN CAMPER, TAX MAP 72, PARCEL 26.01, AUDIE BURNETTE

The board conducted an administrative review for a violation letter that was issued for property at 2040 Sulphur Springs Road within an A-2 District. The applicant stated his son has been temporarily living in the camper due to financial difficulties and requested that he be allowed to live in the camper temporarily. Staff had reservations due to setting a precedent for other similar requests. There was some discussion about the existing infrastructure on the property.

ACTION TAKEN:

Following further discussion, a motion was made by Archie Burress and seconded by Carl Wright that the violation letter was the proper action taken and to grant a special exception to permit temporarily living in the camper. The motion passed unanimously.

REQUEST FOR VARIANCE FROM FRONT SETBACK REQUIREMENT OF A-2 DISTRICT, TAX MAP 87, PARCEL 149.04, ZACHARY & RACHEL COLLINS

A representative for property at 912 Marlow Circle was present to request a four-foot front setback variance from the A-2 District requirements. The proposed location of the front left corner of the house would encroach within the front setback. The house is limited to being shifted toward the rear of the lot due to topography.

ACTION TAKEN:

Following further discussion, a motion was made by Mark Skove and seconded by Archie Burress to grant a variance from Section 025-010E.1, due to steep topography. The motion passed unanimously.

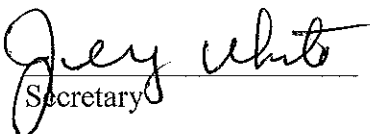
REQUEST FOR VARIANCE FROM PAVED PARKING LOT REQUIREMENT, TAX MAP 54, PARCEL 95.00, CHARLES SHELTON & DEKOTA GREEN

A request was made for a variance from the paving requirements of Section 045-130F for parking lots. The applicants are proposing a used auto sales facility at 1994 Lake City Highway (U.S. 25W) within a C-1 District. The proposed entrance and handicap spaces will be paved. Staff stated that there have been similar variances granted for this requirement in the past. Because several variances have been granted for this requirement, the county may want to re-evaluate this provision as a possible zoning amendment.

ACTION TAKEN:

Following further discussion, a motion was made by Carl Wright and seconded by Jim Ferguson to grant the variance from Section 045-130F. The motion passed unanimously.

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


Secretary

10/10/23
Date