

MINUTES
ANDERSON COUNTY BOARD OF ZONING APPEALS
JANUARY 13, 2026

Members Present

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

Members Absent

Others Present

Marjorie Tinker, Bld. Comm.
Lisa Crowley
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 January 13, 2026 at the Anderson County Courthouse. The minutes of the November meeting were reviewed. A motion was made by Archie Burress and seconded by Jim Ferguson to approve the November 12, 2025 Minutes as written. The motion passed unanimously.

GENERAL PUBLIC COMMENTS

None.

REQUEST FOR SPECIAL EXCEPTION FOR RECYCLING TRANSFER STATION, TAX MAP 89, PARCELS 73.00 & 74.00, JON JOHNSON

A special exception was considered by the board for a recycling center at 1495 Clinton Highway (U.S. 25W) within an I-2 District. The property was recently rezoned from a C-1 District to an I-2 District. The applicants addressed the board and informed the board that the center will handle construction and demolition of debris in order to identify recyclable materials and reduce the waste sent to the landfill. The operation will be conducted inside a building with no visible evidence of the operation from outside. There will be a chain link fence and privacy fence in the front of the building that will prohibit any visibility. Staff asked if the state had oversight on the operation with the representatives confirming that the agency would regulate the operation.

ACTION TAKEN:

Following further discussion, a motion was made by Archie Burress and seconded by Mark Skove to approve the special exception request as presented. The motion passed unanimously. The applicant will need to obtain a special use permit.

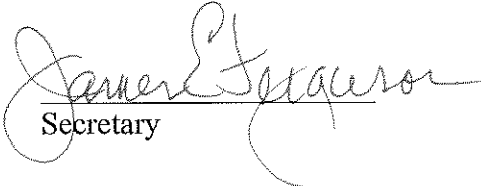
REQUEST FOR VARIANCE FROM R-1-S DISTRICT FRONT SETBACK REQUIREMENTS, TAX MAP 90, PARCEL 15., TREVA SAINI

A variance was considered by the board from the front setback requirement of the R-1-S District for property on Dusty Lane. There is a non-conforming house that encroaches within the front setback that was built in 1963. The existing house encroached 21 to 22 feet from the edge of the right-of-way. The applicant is requesting an addition to the house and carport on the side with neither encroaching into the front setback any more than the existing house encroaches. The request also includes an extension of the front porch that will encroach within the front setback. The porch would encroach an additional 6 feet more than the existing house currently encroaches. The board discussed the minimal traffic on the dead-end road and the existing location of the house.

ACTION TAKEN:

Following further discussion, a motion was made by Mark Skove and seconded by Jim Ferguson to grant a front setback variance from Section 025-030E.1, based on the request being reasonable, the separation from the road does not create any life safety issues, does not have the potential to be a nuisance to an adjoining property owner, and the minimal traffic on the road. The motion passed unanimously.

At 5:45 PM, with no further business, the meeting was adjourned.


Secretary

2/10/26
Date