

MINUTES  
ANDERSON COUNTY BOARD OF ZONING APPEALS  
JULY 8, 2025

Members Present

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

Members Absent

Others Present

Marjorie Tinker, Bld. Comm.  
Danny Phillips, Bld. Insp.  
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 July 8, 2025 at the Anderson County Courthouse. The minutes of the June meeting were reviewed. A motion was made by Archie Burress and seconded by Mark Skove to approve the June 10, 2025 Minutes as written. The motion passed unanimously.

GENERAL PUBLIC COMMENTS

None.

REQUEST FOR SPECIAL EXCEPTION FOR WEDDING CHAPEL, TAX MAP 42, PARCEL 112.01, ROBERT & MELISSA NOLAN PROPERTY

A special exception was considered by the board for a wedding chapel business at 1130 Offutt Road within an A-2 District. The board had tabled action last month to gather more information about the request. Some of the concerns for the proposal included traffic, inadequate road, alcohol on-site, and noise. There was a memo from the highway superintendent stating there is a variable width on Offutt Road and that the road was repaved and re-stripped in 2024. Some discussion took place regarding the types of gatherings that would be held at the venue, the directions to the venue, the maximum number of people, and hours of operation. Staff stated that the board can impose relevant conditions for the proposal to address some of the concerns.

ACTION TAKEN:

Following further discussion, a motion was made by Mark Skove and seconded by Archie Burress to approve the special exception request. Following a roll call vote, the motion passed by majority vote with Jerry White and Jim Ferguson voting to deny the request.

REQUEST FOR VARIANCE FOR SECOND DWELLING, TAX MAP 102, PARCEL 178.00, TODD & AMY BULOW

A variance was requested for a second dwelling on property off Blacksferry Road within an A-2 District. The applicants stated that the property was purchased last year with a primary house and a smaller home with two existing septic systems on the lot. The smaller home was removed in January of 2025. The applicants would like to place a single-wide mobile home for their daughter on the lot.

ACTION TAKEN:

ACTION TAKEN:

Following further discussion, a motion was made by Archie Burress and seconded by Carl Wright that the building and lot is non-conforming, under Section 05-120, and the 6-month period to re-establish the use has not expired. Consequently, the applicants can place a second dwelling on the lot. The motion passed unanimously.

REQUEST FOR VARIANCE FROM FRON SETBACKS REQUIREMENT OF I-2 DISTRICT, TAX MAP 32, PARCEL 82.07, CLAYTON HOMES, INC.

A variance request was considered by the board for the front setback requirement of the I-2 District at 1420 Mountain Road. The applicant stated that there is a proposal for a covered loading/unloading drive near the main building. The existing facility is over 100,000 square feet in area. The applicant is requesting a 20-foot front setback variance. The facility also has frontage on the Norris Highway (U.S. 441).

ACTION TAKEN:

Following further discussion, a motion was made by Archie Burress and seconded by Mark Skove to grant the variance request from Section 035-020.E.5, based on the direct relationship to the existing operation, does not impose any visibility or life safety issues, the request is the minimal action by the board to avoid any hardship, and does not undermine the intent of the zoning district. The motion passed unanimously.

REQUEST FOR VARIANCE FROM MINIMUM LOT SIZE OF A-2 DISTRICT, TAX MAP 102, PARCEL 14.03, LARRY OWNBY

A variance request was considered by the board for the minimum lot size requirement of the A-2 District for property at 145 Andy Fox Lane. This proposal involve the property owners plans on selling a portion of the property that will be added to a large adjoining tract, but will reduce the lot area to approximately 16,553 square feet in area. There was some discussion regarding the lot fronting on a non-county road.

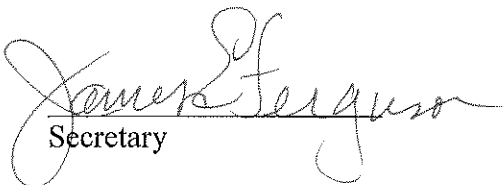
ACTION TAKEN:

Following further discussion, a motion was made by Archie Burress and seconded by Jim Ferguson to deny the variance request, based on not setting a precedent to encourage substandard lots on non-county roads and the request is self-created. The motion passed unanimously.

UNFINISHED BUSINESS:

Staff reviewed the powers and procedures of the board of zoning appeals with the members contained in Division 75 of the Anderson County Zoning Resolution. A set of bylaws was also provided to the members to be reviewed at a subsequent meeting.

At 6:30 PM, with no further business the meeting was adjourned.

  
Secretary

8-12-25  
Date