

MINUTES
ANDERSON COUNTY BOARD OF ZONING APPEALS
MARCH 11, 2025

Members Present

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

Members Absent

Others Present

Danny Phillips, Bld. Off.
David Crowley, Plan Consultant
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 March 11, 2025 at the Anderson County Courthouse. The minutes from the February meeting were reviewed. A motion was made by Archie Burress and seconded by Jim Ferguson to approve the February 11, 2025 Minutes as written. The motion passed unanimously.

REQUEST FOR SPECIAL EXCEPTION FOR SELF-STORAGE FACILITY IN A-2 DISTRICT, TAX MAP 03, PARCELS 11.09 & 11.10, CLAYTON FOUST

The item has been withdrawn from consideration at this time.

REQUEST FOR VARIANCE FROM A-2 DISTRICT FRONT SETBACK REQUIREMENTS, TAX MAP 03, PARCEL 4.15, DAN LOVELY

A variance was considered by the board from the front setback requirement of the A-2 District for property on Stardust Lane. The applicant is requesting a 15-foot front setback variance on the lot for a proposed house. The applicant stated that the lot contains steep topography, which limits a suitable building site for a house. The applicant submitted photos and renderings of proposed houses on the lot for the board to review. There were some residents present that opposed the request due to off-street parking concerns on the narrow road. The separation from the asphalt wearing surface of the road will be around 30 feet. This should provide ample off-street parking for the lot.

ACTION TAKEN:

Following further discussion, a motion was made by Archie Burress and seconded by Mark Skove to grant a 15-foot front setback variance from Section 025-010E.1, based on the steep topography on the lot that limits the building location, the separation from the road does not create any life safety issues, and the request does not undermine the intent of the zoning. The motion passed unanimously.

REQUEST FOR VARIANCE FROM A-2 DISTRICT FRONT SETBACK REQUIREMENTS, TAX MAP 03, PARCEL 4.14, DAN LOVELY

A variance was considered by the board from the front setback requirement of the A-2 District for property on Harbour Club Place just outside the Harbour Club Subdivision. The applicant is requesting a 15-foot front setback variance on the lot for a proposed house. The applicant stated that the lot contains steep topography, which limits a suitable building site for a house. The applicant submitted photos and renderings of proposed houses on the lot for the board to review. There were some residents present that opposed the request.

ACTION TAKEN:

Following further discussion, a motion was made by Mark Skove and seconded by Carl Wright to grant a 15-foot front setback variance from Section 025-010E.1, based on the steep topography on the lot that limits the building location, the separation from the road does not create any life safety issues, and the request does not undermine the intent of the zoning. The motion passed unanimously.

REQUEST FOR VARIANCE FROM MINIMUM LOT SIZE OF R-1 DISTRICT, TAX MAP 81, PARCEL 124.00, DHARMA PROPERTIES

A variance request was considered by the board for the minimum lot size requirement of the R-1 District for property at 116 Farmer Hollow Road. The applicant stated that there is currently one existing house on the lot. The property records indicate the house was constructed in 1958. If the lots were subdivided, each lot would be just over 20,000 square feet in area. The required minimum lot size is 22,000 square feet. The newly created lot will need health department approval.

ACTION TAKEN:

Following further discussion, a motion was made by Jim Ferguson and seconded by Archie Burress to grant the variance request from Section 025-020.E.4, contingent upon plat approval and health department approval for the septic, based on the request is reasonable and will result in lots that are just under the minimum lot size, the request is the minimal action by the board to avoid any hardship, and does not undermine the intent of the zoning district or detrimental to the public. The motion passed unanimously.

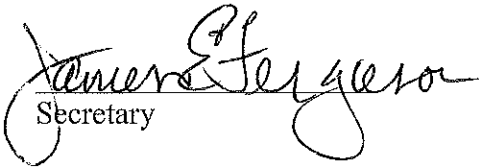
REQUEST FOR VARIANCE FROM C-1 DISTRICT FRONT SETBACK REQUIREMENTS, TAX MAP 97, PARCEL 228.00, LARUE'S NUGGET

A variance was considered by the board from the front setback requirement of the C-1 District for property at 114 Old Clinton Highway. The applicant is requesting a 20-foot front setback variance on the lot for a commercial garage. The garage is proposed to be a 40ft.x50ft. structure on the property. The applicant stated that the potential for erosion toward the steep grade would be minimized by shifting the garage toward the front of the lot.

ACTION TAKEN:

Following further discussion, a motion was made by Jim Ferguson and seconded by Mark Skove to grant a 20-foot front setback variance from Section 030-010F.1, based on the steep topography on the lot limiting a suitable building site, the proposed location will afford better erosion control, and the request does not undermine the intent of the zoning. The motion passed unanimously.

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


Secretary

4-8-25
Date