

MINUTES  
ANDERSON COUNTY BOARD OF ZONING APPEALS  
APRIL 8, 2025

Members Present

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

Members Absent

Others Present

Marjorie Tinker, Bld. Comm.  
James Brooks, Jr. Law Dir.  
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 April 8, 2025 at the Anderson County Courthouse. The minutes from the March meeting were reviewed. A motion was made by Archie Burress and seconded by Jim Ferguson to approve the March 11, 2025 Minutes as written. The motion passed unanimously.

GENERAL PUBLIC COMMENTS

None.

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

A site plan was submitted for a self-storage facility off Ridge Circle Road within an A-2 District. The zoning lists self-storage facilities in the A-2 as a special exception. There are no conditions listed in the zoning for approval as a special exception. There are performance standards for the planning commission to consider when reviewing a site plan. The applicant mentioned that this facility would also afford boat storage. There were several residents that spoke in opposition to the proposal. The main concern that was voiced were the potential traffic impacts on the road. After hearing the residents' concerns, a motion was made by Archie Burress and seconded by Mark Skove to approve the use as a special exception. Chairman White opened the motion to discussion.

ACTION TAKEN:

Following further discussion, a motion was made by Jim Ferguson and seconded by Mark Skove to rescind the motion for approval. A motion was then made by Mark Skove and seconded by Archie Burress to deny the special exception request due to the existing county road not being suitable for towing boats and large vehicles, the location for the proposed facility is not suitable for such use, and concerns for potential adverse impacts to the public safety and welfare of residents in the area. The motion passed unanimously.

REQUEST FOR VARIANCE FROM R-1-S DISTRICT SIDE SETBACK REQUIREMENTS, TAX MAP 96K, GROUP A, PARCEL 15.00, HUGH TURNER

A variance was considered by the board from the side setback requirement of the R-1-S District for property at 207 Shipe Road. The applicant is requesting a 3-foot side setback variance on the lot for a house. The lot of record was subdivided into two lots (Lots 1A & 1B), but the house was built too close to the lot line in the side yard.

ACTION TAKEN:

Following further discussion, a motion was made by Jim Ferguson and seconded by Mark Skove to grant a 3-foot front setback variance from Section 025-030E.3, based on the minimal action necessary to avoid economic hardship, the request is reasonable, and does not undermine the intent of the zoning. The motion passed unanimously.

REQUEST FOR VARIANCE FROM R-1-S DISTRICT SIDE SETBACK REQUIREMENTS, TAX MAP 96K, GROUP A, PARCEL 14.00, CLAYTON MOBILE HOMES, INC.

A variance was considered by the board from the side setback requirement of the R-1-S District for property at 118 Loy Lane. The applicant is requesting a 1-foot side setback variance on the lot for a double-wide mobile home.

ACTION TAKEN:

Following further discussion, a motion was made by Jim Ferguson and seconded by Archie Burress to grant a 1-foot side setback variance from Section 025-030E.3, based on the minimal action necessary to avoid economic hardship, the request is reasonable, and does not undermine the intent of the zoning. The motion passed unanimously.

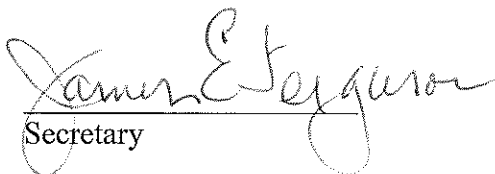
REQUEST FOR SPECIAL EXCEPTION FOR PLANNED DEVELOPMENT, TAX MAP 32, PARCELS 77.00 & 77.02, MARGIE THOMAS & OTHERS

The board re-considered a special exception for a planned development off Mountain Road within an A-2 District. There were some complaints regarding affording public comments at the January Board meeting. The law director has recommended that the board re-consider the request and allow additional public comment. Staff advised that the board has already taken action on this request and that the board can listen to additional comments regarding the request if the board chooses, but no action is necessary. There were residents that were opposed to the development citing the additional traffic, school capacity, fire protection, and the sewer capacity. Staff stated the board is considering whether this type of use, a planned development, is permitted as a special exception in the A-2 District. There are no zoning criteria to consider for a planned development as a special exception. There was discussion regarding any conditions that would be considered by the board. Following further discussion, a motion was made by Jim Ferguson to rescind the motion for approval granted by the board at the January meeting. The motion failed for a lack of a second.

ACTION TAKEN:

Chairman White then called for a roll call vote on whether the additional public comments at this meeting changed their vote for approval that was granted at the January meeting. Jim Ferguson was the only member that voted the public comment had changed his vote from approval to denial. All other members voted that their previous vote of approval had not changed. Consequently, the vote for approval as a planned development in the A-2 District that the board granted at the January 14, 2025 meeting prevails.

At 7:00 PM, with no further business the meeting was adjourned.

  
Secretary

5-13-25  
Date