

MINUTES
ANDERSON COUNTY BOARD OF ZONING APPEALS
AUGUST 13, 2024

Members Present

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

Members Absent

Others Present

Marjorie Tinker, Codes Dir.
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 August 13, 2024 at the Anderson County Courthouse. The minutes from the July meeting were reviewed. A motion was made by Jim Ferguson and seconded by Archie Burress to approve the July 9, 2024 minutes as written. The motion passed unanimously.

REQUEST FOR EXTENSION OF SPECIAL EXCEPTION FOR TEMPORARY CAMPER, TAX MAP 29C, GROUP B, PARCEL 34.00, DAVID & JACQUELINE DODSON

The board considered an extension of a special exception request to continue to live in a camper on their property while the existing building on their property is being re-modeled into an apartment and store. The applicant has made progress remodeling with near completion of the roofing, framing, and electricity. There was some discussion on the project and the applicants answered questions from the board.

ACTION TAKEN:

Following further discussion, a motion was made by Carl Wright and seconded by Mark Skove to grant an extension for the special exception with the condition that continuous progress is being made to complete the remodel of the house. The motion passed unanimously.

REQUEST FOR EXTENSION OF SPECIAL EXCEPTION FOR MEAT PROCESSING FACILITY, TAX MAP 64, PARCEL 33.03, JOSEPH SMITH

The applicant has requested a special exception for a meat processing facility. The applicant stated that the family had subdivided the farm the facility is located on and had been up and running. The applicant was under the impression the facility could not continue operating after the subdivision of the farm. After discussing this further, it was confirmed there has not been a discontinuation of the operation of the facility and it has been operating for many years. The authority under the special exceptions section applicable to the board is to "hear and decide applications for special exceptions as specified in this resolution, hear requests for interpretation of the Zoning Map, and for decisions on any special questions upon which the Board of Zoning Appeals is authorized to pass. In this case, this would be considered a special question to determine whether the facility is a non-conforming use and building. After reviewing the information regarding the facility the board was ready to act.

ACTION TAKEN:

A motion was made by Jim Ferguson and seconded by Archie Burress that there has not been a discontinuance in the meat processing operation and was therefore "grandfathered" or considered a non-conforming use and building and could continue to operate.

REQUEST FOR VARIANCE FROM THE GENERAL LOT RESTRICTIONS FOR ONE PRINCIPAL STRUCTURE ON A LOT, TAX MAP 89, PARCEL 68.00, TERRY DAVIS

A variance request was considered for a second permanent dwelling unit to be placed on property at 339 Herrell Lane. The property is a lot of record of approximately 23 acres. There is an existing drive that currently serves over 4 lots. The applicant stated that the drive is an existing access easement. Staff stated that the request does not meet the criteria for granting a variance and was a self-created situation without a clear hardship. The consensus of the board was that this may be permitted. Staff recommended that the applicant subdivide the lot for an additional dwelling unit.

ACTION TAKEN:

Following further discussion, a motion was made by Archie Burress and seconded by Mark Skove to grant the variance from Section 05-070A to allow a second permanent dwelling unit on the lot. The motion passed unanimously.

VARIANCE REQUEST FOR THE REMOVAL AND REPLACEMENT OF EXISTING DWELLING UNIT ON A LOT, TAX MAP 81, PARCEL 59.00, WILSHIRE PROPERTY

A variance request was considered by the board for the removal and replacement of an existing second dwelling unit. The existing house that will be removed was built in 1934 and the applicant would like to demolish the house and replace with a double-wide mobile home, but at a different location on the property. Staff recommended this be considered as a special exception. The existing condition for the lot currently has two dwelling units on the lot and the end result of this request will also have two dwelling units on the lot, but with an improved newer dwelling unit. Staff stated the health department will need to approve a permit for a septic system.

ACTION TAKEN:

Following further discussion, a motion was made by Archie Burress and seconded by Jim Ferguson to grant a special exception for the request and for the planning and zoning office not to issue a certificate of occupancy until the house is completely demolished from the lot. The motion passed unanimously. The applicant will need to obtain a special use permit from the planning and zoning office.

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


Secretary

9-10-24
Date