

MINUTES  
ANDERSON COUNTY BOARD OF ZONING APPEALS  
AUGUST 12, 2025

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 August 12, 2025 at the Anderson County Courthouse. The minutes of the July meeting were reviewed. A motion was made by Archie Burress and seconded by Mark Skove to approve the July 8, 2025 Minutes as written. The motion passed unanimously.

GENERAL PUBLIC COMMENTS

None.

REQUEST FOR SPECIAL EXCEPTION FOR BEAUTY SHOP, TAX MAP 95, PARCEL 9.00T, ARNOLD & JOYCE GUNTER PROPERTY

A special exception was considered by the board for a beauty shop/salon at 1305 Blockhouse Valley Road within an A-2 District. The applicants stated that there will be adequate parking and the business will be run by a mother-daughter team. Staff stated that the beauty shop is considered a customary home occupation and is permitted by special exception, limited to two employees/residents, within the A-2 District.

ACTION TAKEN:

Following further discussion, a motion was made by Carl Wright and seconded by Archie Burress to approve the special exception request. The motion passed unanimously. Applicant will need to obtain a special use permit.

REQUEST FOR SPECIAL EXCEPTION FOR ONLINE BUSINESS IN DETACHED GARAGE, TAX MAP 89N, GROUP B, PARCEL 8.01, JAMES & DESIREE PROPERTY

A special exception was considered by the board for a proposed online business at 116 Forest Circle within an R-1 District. The applicants stated that work involves computer design activities with the product shipped to various companies. There is not any anticipated on-site customers. This is not considered a customary home occupation, but a small business operation from a residential neighborhood.

ACTION TAKEN:

Following further discussion, a motion was made by Mark Skove and seconded by Carl Wright to approve the special exception request contingent upon no on-site customers and excessive traffic within the neighborhood. The motion passed unanimously. Applicant will need to obtain a special use permit with the stated conditions.

REQUEST FOR VARIANCE FROM SIDE SETBACKS REQUIREMENT OF R-1 DISTRICT, TAX MAP 96J, GROUP E, PARCEL 13.00, RFP PROPERTIES, LLC.

A variance request was considered by the board for the side setback requirements of the R-1 District at 152 Queen Street within the Pine Meadows Subdivision. The applicant stated that the proposal is to place a mobile home on the property, but the mobile home would encroach within two feet of the side setback on both sides. Therefore, the applicant is requesting a two-foot side setback for both side yards.

ACTION TAKEN:

Following further discussion, a motion was made by Archie Burress and seconded by Carl Wright to grant the variance requests from Section 025-030.E.3, will not be invasive to adjoining property owners, 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 SPECIAL EXCEPTION FOR TEMPORARY DWELLING DUE TO HARDSHIP, TAX MAP 81, PARCEL 7.01, AARON WEAVER

A special exception was considered by the board for a temporary dwelling to be placed on property due to a medical hardship at 173 Long Hollow Road within an A-2 District. The applicant is requesting to place a mobile home on the lot due to her mother-in-law needing additional medical care. The lot is approximately 3 acres in area and the approval for the septic system has been granted. Section 045-150 permits a mobile home on a lot with an existing house if there is a medical hardship related to the request.

ACTION TAKEN:

Following further discussion, a motion was made by Mark Skove and seconded by Carl Wright to grant the special exception due to the hardship. A special use permit will be issued by the zoning office. The motion passed unanimously.

REQUEST FOR VARIANCE FROM REAR SETBACK REQUIREMENT OF A-2 DISTRICT, TAX MAP 81, PARCEL 50.01, AMANDA & VAUGHN WALTERS

A variance request was considered by the board for the rear setback requirements of the A-2 District at 779 Laural Road. The applicant is requesting an 8-foot rear setback variance. The lot is over 27,000 square feet in area, but is irregularly-shaped and had topographic issues. The applicant stated that he would like to place a storage building on the lot, but there is limited area that is suitable for the building.

ACTION TAKEN:

Following further discussion, a motion was made by Archie Burress and seconded by Carl Wright to grant the variance request from Section 025-010.E.2, based on the inherent development limitations of the property and the request is the minimal action by the board to avoid any hardship. The motion passed unanimously.

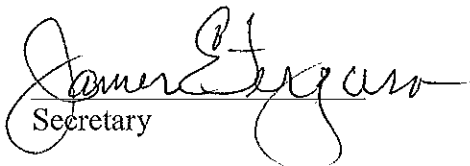
REQUEST FOR SPECIAL EXCEPTION FOR ASSISTED LIVING FACILITY, TAX MAP 88, PARCEL 10.00, TIFFANY LAVINE & JANIE HARMON

The board considered a special exception request for an assisted living facility at 607 Old Tacora Road, near the Oak Ridge Highway, within an R-1 District. The lot is approximately 10,000 square feet in area and does not have access to public sewer. The status of an existing septic system was not clear. The applicant is registered nurse and will operate the facility with the anticipated capacity being between 10-15 residents. The lot also was the location for a previous daycare facility. Due to the small area, parking was limited with the daycare and there was a parking agreement with the adjoining owner.

ACTION TAKEN:

After discussing the request further, Chairman White called for a motion, but there was no motion made by the board. After discussion, a motion was made by Archie Burress and seconded by Carl Wright to defer the request until more information is available.

At 6:00 PM, with no further business the meeting was adjourned.

  
Secretary

10-14-25  
Date