

MINUTES  
ANDERSON COUNTY BOARD OF ZONING APPEALS  
FEBRUARY 11, 2025

Members Present

Jerry White, Chairman  
Archie Burress  
Carl Wright  
Jim Ferguson

Members Absent

Mark Skove

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 February 11, 2025 at the Anderson County Courthouse. The minutes from the January meeting were reviewed. A motion was made by Archie Burress and seconded by Jim Ferguson to approve the January 14, 2025 Minutes as written. 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 20-foot front setback variance on the lot for a proposed house. The topography on the lot is relatively steep, which limits a suitable building site for a house. There were some residents present that opposed the request. The board members stated that it was difficult to make a decision without some plans for the lot being submitted.

ACTION TAKEN:

Following further discussion, a motion was made by Archie Burress and seconded by Jim Ferguson to deny the request. The motion passed unanimously.

REQUEST FOR VARIANCE FROM A-2 DISTRICT FRONT SETBACK REQUIREMENTS, TAX MAP 03, PARCEL 4.11, 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 20-foot front setback variance on the lot for a proposed house. The applicant stated that the lot contains an excessive amount of rock, which limits a suitable building site for a house. There were some residents present that opposed the request. The board members stated that it was difficult to make a decision without some plans for the lot being submitted.

ACTION TAKEN:

Following further discussion, a motion was made by Archie Burress and seconded by Carl Wright to deny the request. The motion passed unanimously.

REQUEST FOR VARIANCE FROM C-1 DISTRICT FRONT SETBACK REQUIREMENTS, TAX MAP 97, PARCEL 228.00, LARUES NUGGETT, LLC

A variance was considered by the board from the front setback requirement of the C-1 District for property at 114 Old Clinton Highway (U.S. 25W. Highway). The applicant is requesting a 20-foot front setback variance on the lot. The applicant stated that the topography on the lot is relatively steep, which limits a suitable building site. There was some discussion regarding inoperable vehicles on the property and compliance with county codes.

ACTION TAKEN:

Following further discussion, a motion was made by Archie Burress and seconded by Jim Ferguson to deny the request. The motion passed unanimously.

REQUEST FOR VARIANCE FROM MINIMUM LOT SIZE OF R-1 DISTRICT, TAX MAP 97, PARCEL 166.00, WALKER FLUKE

A variance request was considered by the board for the minimum lot size requirement of the R-1 District for property at 3419 Clinton Highway (U.S. 25W. Highway). The applicant stated that there are currently two existing houses on the lot, and he would like to subdivide the lot into two lots with a house on each lot. The lot is currently in violation of the requirement of one principal building per lot, but is likely considered non-conforming. Both houses were constructed prior to the county adopting zoning in 1977. If the lots were subdivided, each lot would be just under 12,000 square feet in area. The consensus of the board was this would be an improvement to the existing condition of two houses on one lot. Staff advised maintaining the septic on the lot with the respective house.

ACTION TAKEN:

Following further discussion, a motion was made by Archie Burress and seconded by Jim Ferguson to grant the variance request from Section 025-020.E.4, based on the request will render the property compliant with the one principal building per lot requirement, does not undermine the intent of the zoning district or detrimental to the public. The motion passed unanimously.

REQUEST FOR SPECIAL EXCEPTION FOR A PUBLIC SCHOOL IN THE C-1 DISTRICT, TAX MAP 96, PARCELS 37.00, ANDERSON COUNTY BOARD OF EDUCATION

The board considered a special exception for a new elementary school on the Clinton Highway (U.S. 25W. Highway) within a C-1 District. Schools are not listed as a permitted use in the C-1 District, but an existing school has been established in the district for a number of years.

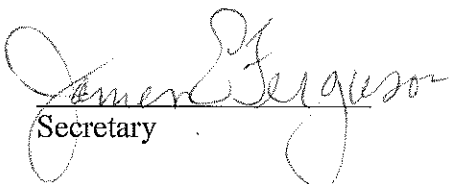
ACTION TAKEN:

Following further discussion, a motion was made by Jim Ferguson and seconded by Archie Burress to grant the special exception. The motion passed unanimously.

REQUEST FOR SPECIAL EXCEPTION FOR TEMPORARILY LIVING IN CAMPER DURING HOME CONSTRUCTION, TAX MAP 93, PARCEL 72.00, KENNETH ANDREWS

The request has been withdrawn from the agenda.

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

  
Secretary

3-11-25  
Date