

MINUTES  
ANDERSON COUNTY BOARD OF ZONING APPEALS  
JUNE 10, 2025

Members Present

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

Members Absent

Others Present

Danny Phillips, Bld Insp.  
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 June 10, 2025 at the Anderson County Courthouse. The minutes of the May meeting were reviewed. A motion was made by Archie Burress and seconded by Mark Skove to approve the May 13, 2025 Minutes as written. The motion passed unanimously.

GENERAL PUBLIC COMMENTS

None.

REQUEST FOR VARIANCE FROM R-1 DISTRICT FRONT SETBACK REQUIREMENTS, TAX MAP 65, PARCEL 137.00, SARAH STEGALL

A variance was considered by the board for the front setback for property at 111 Leach Lane of the R-1 District. The applicant is requesting a 20-foot front setback for a covered handicap parking area. Staff stated that the request does not meet the variance criteria and is a self-created situation.

ACTION TAKEN:

Following further discussion, a motion was made by Archie Burress and seconded by Mark Skove to grant a 20-foot variance from Section 025-020.E1 for the front setback requirement, based on the medical hardship, and is a reasonable request to minimize potential hardship. The motion passed unanimously.

REQUEST FOR VARIANCE FROM MINIMUM LOT SIZE OF R-1 DISTRICT, TAX MAP 74I, GROUP A, PARCEL 7.00, RODNEY PARROTT

A variance request was considered by the board for the minimum lot size requirement of the R-1 District for property at 809 Coward Road. The applicant stated that the lot is currently vacant, but there is an existing septic system on the lot. Staff stated the lot is approximately 17,860 square feet in area. The applicant is proposing to place a 14-ft. x 70-ft. mobile home on the lot. The yard setbacks were then discussed with the applicant.

ACTION TAKEN:

Following further discussion, a motion was made by Carl Wright and seconded by Mark Skove to grant the variance request from Section 025-020.E.4, based on an existing septic system on the lot, 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 WEDDING CHAPEL, TAX MAP 42, PARCEL 112.01, ROBERT & MELISSA NOLAN PROPERTY

A special exception was considered by the board for a wedding chapel business at 1130 Offutt Road within an A-2 District. The applicant stated that there would be other activities, such as family reunions and birthdays, in addition to weddings on the property. The applicant also stated that the nearest residence was not visible from the area where activities would take place. There were several neighbors also at the meeting, the majority of which were opposed to the business. The neighbors were afforded the opportunity to address the board. The common complaints were excess noise, excess traffic associated with the business, and inadequate road. The residents had concerns about the existing county road being too narrow for this type of activity.

ACTION TAKEN:

Following further discussion, a motion was made by Mark Skove and seconded by Archie Burress to defer the matter until the next meeting to obtain more information regarding the county road and the venues. The motion passed unanimously.

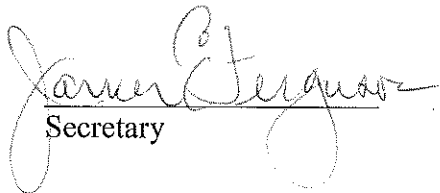
REQUEST FOR VARIANCE FROM MINIMUM LOT SIZE OF A-1 DISTRICT, TAX MAP 86, PARCEL 56.11, MARILYN & DAVID STANLEY

A variance request was considered by the board for the minimum lot size requirement of the A-1 District for property at 103 Fox Lane. The lot in question is just under the minimum lot size. Staff stated that during the evaluation of the zoning, one of the proposed amendments is to amend the minimum lot size to 20,000 square feet instead of the current 22,000 square feet. The lot under consideration is 20,691 square feet in area.

ACTION TAKEN:

Following further discussion, a motion was made by Archie Burress and seconded by Jim Ferguson to grant the variance request from Section 020-010.D.4, based on the minimal area that is below the minimum lot size required (1,309 sq. ft.), the request is the minimal action by the board to avoid any hardship, and does not undermine the intent of the zoning district or is not detrimental to the public. The motion passed unanimously.

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

  
Secretary

7-8-25  
Date