

MINUTES
ANDERSON COUNTY BOARD OF ZONING APPEALS
MARCH 12, 2024

Members Present

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

Members Absent

Others Present

Marjorie Pressley, 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 March 12, 2024 at the Anderson County Courthouse. The minutes from the February meeting were reviewed. A motion was made by Archie Burress and seconded by Carl Wright to approve the February 13, 2024 minutes as written. The motion passed unanimously.

REQUEST FOR VARIANCE FROM FRONT SETBACK REQUIREMENTS OF R-1 DISTRICT, TAX MAP 55, PARCEL 34.03, HOLLINGSWORTH PROPERTY CONSULTANTS, LLC

A variance request was considered for the front setback for multiple lots (Lots 13-22) of the Village at Hinds Creek within an R-1 District. The lots have been reduced to remove portions of the lot from the designated floodplain. Consequently, the developable area has also been reduced by the smaller lot size and topographic restraints. The applicant is requesting a ten-foot front setback variance for the lots. The consensus of the planning commission was the removal a portion of the lots from the floodplain was beneficial.

ACTION TAKEN:

Following further discussion, a motion was made by Mark Skove and seconded by Archie Burress to grant ten-foot variances from Section 025-020E.1, due to small lot size and steep topography that limits development and the request does not undermine the intent of the zoning district. The motion passed unanimously.

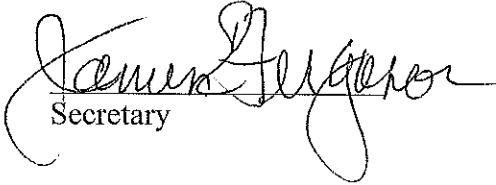
REQUEST FOR VARIANCE FROM ONE PRINCIPAL STRUCTURE PER LOT, TAX MAP 87, PARCEL 26.00, IRA GOAD

A variance request was considered for a second dwelling at 133 Lake Hills Drive within an R-1 District. The applicant stated that the dwelling would be for their grand kids to visit. This dwelling unit has already been built. There are some utilities connected with the structure. The building inspector has been to the site and identified the violation. Staff stated that a variance can not be granted for a use that is not permitted. A special exception was then discussed with the board. There were some conditions that were identified to address some of the concerns of the board.

ACTION TAKEN:

Following further discussion, a motion was made by Archie Burress and seconded by Jim Ferguson to grant a special exception for a second dwelling on the lot with conditions that the dwelling unit will not be used for permanent living and not be rented out. The motion passed unanimously.

At 5:50 PM, with no further business the meeting was adjourned.


Secretary

4-9-24
Date