

MINUTES
ANDERSON COUNTY BOARD OF ZONING APPEALS
MAY 13, 2025

Members Present

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

Members Absent

Others Present

Danny Phillips, Bld Insp.
David Crowley, Plan. Consult.
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 May 13, 2025 at the Anderson County Courthouse. The minutes of the April meeting were reviewed. A motion was made by Archie Burress and seconded by Jim Ferguson to approve the April 8, 2025 Minutes as written. The motion passed unanimously.

GENERAL PUBLIC COMMENTS

None.

REQUEST FOR VARIANCE FROM R-1-S DISTRICT SIDE SETBACK REQUIREMENTS, TAX MAP 43, PARCEL 132.00, PATRICIA PRESSLEY

A variance was considered by the board for the minimum lot size of the I-2 District. The lot in question has an existing house with septic on the 2.69-acre lot of record. A lot is proposed to be subdivided with the existing house that would result in the existing house being on a lot under an acre and a vacant 2-acre lot. The house was constructed prior to the adoption of zoning and is considered non-conforming.

ACTION TAKEN:

Following further discussion, a motion was made by Archie Burress and seconded by Carl Wright to grant a variance from Section 035-020.E4 for the minimum lot size of the I-2 District, based on the minimal action necessary to avoid economic hardship, the request is reasonable, does not undermine the intent of the zoning, and offers an improvement to the situation by affording a lot for the house and a vacant lot in compliance with the minimum lot size of the district.. The motion passed unanimously.

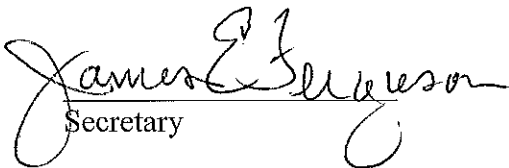
REQUEST FOR SPECIAL EXCEPTION FOR RECREATIONAL VEHICLE PARK IN C-1 DISTRICT, TAX MAP 99, PARCELS 19.00, PARKER & BLACK

A special exception request was considered by the board for a proposed recreational vehicle park off the Oliver Springs Highway within a C-1 District. The applicant stated that a proposed recreational vehicle park is planned for the site. The park will cater to commuters that work in the county. The planning commission had recommended rezoning the property to a C-1 District in March with the county passing the rezoning earlier this year. A conceptual plan of the park was reviewed by the board. The park will be within a designated floodplain area. Staff asked the representative about permanent structures in the park. A site plan will be required to be approved by the planning commission at a later date for the project to move forward.

ACTION TAKEN:

Following further discussion, a motion was made by Mark Skove and seconded by Jim Ferguson to grant the special exception for the recreational vehicle park, as permitted in Section 030-010.D2. The motion passed unanimously.

At 5:20 PM, with no further business the meeting was adjourned.


Secretary

6-10-25
Date