

MINUTES
ANDERSON COUNTY BOARD OF ZONING APPEALS
NOVEMBER 12, 2025

Members Present

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

Members Absent

Others Present

Marjorie Tinker, Bld. Comm.
David Crowley, 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 November 12, 2025 at the Anderson County Courthouse. The minutes of the October meeting were reviewed. A motion was made by Archie Burress and seconded by Jim Ferguson to approve the October 14, 2025 Minutes as written. The motion passed unanimously.

GENERAL PUBLIC COMMENTS

Residents were afforded the opportunity to address the board regarding a special exception that was granted to the property owner at 116 Forest Circle. The special exception (conditional use) was granted for an online business on the property. The property owner for the business that was granted the special exception was also present. The residents have complained that the property owner was testing the products outside and creating excessive noise in the area. However, there has not been any excessive noise since the county has contacted the property owner in response to the complaints.

REQUEST FOR SPECIAL EXCEPTION FOR SMALL PETTING ZOO, TAX MAP 44, PARCEL 15.00, ANGEL & DUSTIN LUCAS

A special exception was considered by the board for a small petting zoo off Foster Road within an A-1 District. The applicants addressed the board and informed the board the nature of the operation. The petting zoo will be for children with the animals separated in enclosures that will allow the children to pet them. The animals will be donkeys and goats only. Limited recreational activities will also be available. There was a discussion regarding contacting the health department and obtaining a business license.

ACTION TAKEN:

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

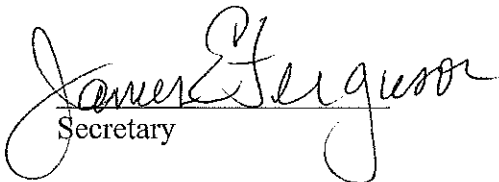
ADMINISTRATIVE REVIEW FOR SPECIAL USE PERMIT

An administrative review was conducted in regard to a special exception that was granted to the property owner at 116 Forest Circle. The special exception (conditional use) was granted in August of 2025 for an online business on the property. During consideration of the special use permit, the applicant stated this would be an online business with business conducted inside a garage. The general intent of the special use permitting process is to afford flexibility and innovation for uses that may not be accounted for in the zoning while affording oversight to the county if a use becomes invasive or a nuisance to surrounding neighbors. There have been numerous complaints from neighbors contending that the parts made for the business are being installed on off-road vehicles and tested on the property creating excessive noise. The county has responded with a letter of complaint to the property owner and afforded them the opportunity to address the board. The property owner contends that the off-road vehicles are not related to his business. The board considered whether the operation was violating the intent and conditions of the special use permit. A separate issue to determine if there is a violation of the noise ordinance is to be handled administratively.

ACTION TAKEN:

Following further discussion, the consensus of the board was that the county acted properly in issuing the complaint notice to the property owner to afford them the opportunity to address the complaints. There was no confirmation that the noise ordinance has been violated and the situation will continue to be monitored.

At 6:20 PM, with no further business, the meeting was adjourned.


Secretary

1-13-26

Date