

MINUTES
ANDERSON COUNTY BOARD OF ZONING APPEALS
OCTOBER 10, 2023

Members Present

Jerry White, Chairman
Archie Burress
Jim Ferguson
Mark Skove

Members Absent

Carl Wright

Others Present

Danny Phillips, Bld. Off.
David Crowley, Plan Consultant
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 October 10, 2023 at the Anderson County Courthouse. The minutes from the September meeting were reviewed. A motion was made by Mark Skove and seconded by Jim Ferguson to approve the September 12, 2023 minutes as written. The motion passed unanimously.

REQUEST FOR INTERPRETATION AND SPECIAL EXCEPTION FOR FIREARM SALES, TAX MAP 65, PARCEL 97.01, LIVIA FORTE

A special exception was considered by the board for firearm sales at 856 Lake City Highway within an R-1 District. The applicant has a federal firearms license (FFL) and will order the firearms directly to the existing house on the property. There is also some state oversight on firearms sales. Staff stated that the property is secluded, but the R-1 District is not the most suitable zoning district for this use. This use is not specifically listed as a permitted-use-by-right or a special exception.

ACTION TAKEN:

Following further discussion, a motion was made by Archie Burress and seconded by Jim Ferguson that the proposed use is not permitted in the R-1 District and to deny the special exception request. The motion passed by majority vote with Mark Skove abstaining.

REQUEST FOR VARIANCE FROM FRONT SETBACK REQUIREMENT OF A-2 DISTRICT, TAX MAP 03, PARCEL 4.06, DAN LOVELY

A representative for property at 140 Stardust Lane was present to request an eight-foot front setback variance from the A-2 District requirements. The front setback request is applicable to Stardust Lane for a proposed house on the property. The applicants stated that the lot is steep and rocky on a portion of the lot.

ACTION TAKEN:

Following further discussion, a motion was made by Archie Burress and seconded by Jim Ferguson to grant a variance from Section 025-010E.1, due to steep topography. The motion passed unanimously.

REQUEST FOR VARIANCE FROM MINIMUM LOT SIZE FOR SELF-STORAGE FACILITIES, TAX MAP 32B, GROUP B, PARCEL 4.02, DOMINIC RAPTON

A request was made for a variance from the minimum lot size for self-storage facilities for property off the Andersonville Highway in a C-1 District. The minimum lot size for self-storage facilities is 40,000 square feet, but the property of the applicant is only 28,314 square feet. Staff stated that the minimum lot size was established to afford adequate area to design a self-storage facility. The applicant stated that there would be different types of storage units available. After discussing the request, staff stated that if the facility can be designed on a smaller lot size and be marketable, without any future setback variance requests, then the variance request is recommended.

ACTION TAKEN:

Following further discussion, a motion was made by Archie Burress and seconded by Mark Skove to grant the variance from Section 045-180.1. The motion passed unanimously.

At 6:05 PM, with no further business the meeting was adjourned.

Gery White
Secretary

11/14/23
Date