

MINUTES  
ANDERSON COUNTY BOARD OF ZONING APPEALS  
OCTOBER 14, 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 October 14, 2025 at the Anderson County Courthouse. The minutes of the August meeting were reviewed. A motion was made by Archie Burress and seconded by Carl Wright to approve the August 12, 2025 Minutes as written. The motion passed unanimously.

GENERAL PUBLIC COMMENTS

Residents requested 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 applicant stated that the operation primarily involves computer design activities with no on-site customers and no outside activities associated with a conventional business. The residents complained that the property owner was testing the products outside and creating excessive noise in the area. The Planning and Zoning Office has sent a letter to the property owner citing numerous noise complaints about the operation. After listening to the complaints, the board will hold an administrative hearing next month to confirm whether this is a violation of the conditions for granting the special exception.

REQUEST FOR SPECIAL EXCEPTION FOR DOG & CAT KENNEL, TAX MAP 75, PARCEL 12.04, HANK MULLINS

A special exception was considered by the board for a dog and cat kennel off Nolan Lane within an A-2 District. The applicants addressed the board and informed the board the nature of the operation. The kennel would be operated from an adjacent property with six to 10 dogs maximum. Evidently, the property is relatively secluded with no neighbors in close proximity to the location of the proposed business. Staff stated that a kennel was listed (Section 025-010.C.2) as a special exception within the A-2 District.

ACTION TAKEN:

Following further discussion, a motion was made by Mark Skove and seconded by Jim Ferguson to approve the special exception request with the conditions of no more than ten runs maximum and no excessive noise. The motion passed unanimously. The applicant will need to obtain a special use permit.

REQUEST FOR VARIANCE FROM A-2 DISTRICT FRONT SETBACK REQUIREMENTS,  
TAX MAP 03, PARCEL 4.15, DAN LOVELY

A variance was considered by the board from the side setback requirement of the A-2 District for property on Stardust Lane. The applicant is requesting two 5-foot side setback variances on the lot for a proposed house. The applicant stated that the lot contains steep grades and an excessive amount of rock, which limits a suitable building site for a house.

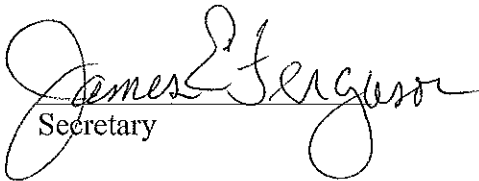
ACTION TAKEN:

Following further discussion, a motion was made by Archie Burress and seconded by Mark Skove to grant the variance requests from Section 025-030.E.3, based on the inherent development limitations on the property, will not be invasive to adjoining property owners, and does not undermine the intent of the zoning district. The motion passed unanimously.

REVIEW OF BOARD OF ZONING APPEALS BYLAWS

Staff had previously provided a set of bylaws for the board and reviewed with the board. The board reviewed and discussed the bylaws and requested that the bylaws stipulate that staff will draft the minutes of the meeting. There were no more requested revisions. A motion was made by Jim Ferguson and seconded by Archie Burress to adopt the bylaws as amended. The motion passed unanimously.

At 6:15 PM, with no further business the meeting was adjourned.

  
Secretary

11-12-25  
Date