

MINUTES  
ANDERSON COUNTY BOARD OF ZONING APPEALS  
SEPTEMBER 10, 2024

Members Present

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

Members Absent

Others Present

Marjorie Tinker, Codes Dir.  
David Crowley, Plan Consultant  
Danny Phillips, Bld. Off.  
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 September 10, 2024 at the Anderson County Courthouse. The minutes from the August meeting were reviewed. A motion was made by Archie Burress and seconded by Carl Wright to approve the August 13, 2024 minutes as written. The motion passed unanimously. A motion was then made by Archie Burress and seconded by Mark Skove to move agenda item three to the last item. The motion passed unanimously.

REQUEST FOR SPECIAL EXCEPTION FOR DOG GROOMING BUSINESS, TAX MAP 42, PARCEL 69.03, STEVE PAYNE

The board considered a special exception for a dog grooming business at 333 Mike Mille Lane within an A-2 District. The applicant stated that there would be a building constructed that is approximately 560 square feet in area. The property the business will be located on is over 20 acres in area and is located in a rural area. Staff stated the zoning for the district does not mention this type of use, but kennels are listed as a special exception. The commission asked the applicant questions about the operation. The business would involve dog grooming only with no boarding provided.

ACTION TAKEN:

Following further discussion, a motion was made by Jim Ferguson and seconded by Archie Burress to grant the special exception for the dog grooming business. The motion passed unanimously.

REQUEST FOR SPECIAL EXCEPTION FOR EXCEEDING FIVE INOPERABLE VEHICLES ON PROPERTY, TAX MAP 84, PARCEL 18.05, WILLIAM & ROBERT PATTON

The applicant has requested a special exception for exceeding the number of inoperable vehicles on property at 208 Breeden Lane within an A-1 District. The applicant stated that his father is suffering from dementia and is not cooperative with removing the vehicles. It was stated that there is a fence that screens the vehicles from the closest road. Staff did not advise an exception for this, but inquired of local staff whether this was perceived as an issue that could be managed administratively by a special use permit.

ACTION TAKEN:

A motion was made by Jim Ferguson and seconded by Mark Skove to approve the special exception with a follow-up in 6 months. The motion passed unanimously.

REQUEST FOR VARIANCE FROM THE R-1 DISTRICT MINIMUM LOT SIZE REQUIREMENTS, TAX MAP 73, PARCELS 85.00 & 86.03, JARNIGAN & RYMER

A variance request was considered by the board for two substandard lots of record off Cox Lane within the R-1 District. The lots are currently slightly over 9,000 square feet in area, but the applicant is proposing to abolish the common lot line that will result in one larger lot of record. Unfortunately, the new lot of record will still be under the minimum lot size for the R-1 District. Staff informed members that this was also a planning commission agenda item, and the proposal would be an improvement to the situation by bringing the lot closer to conformance with the minimum lot size.

ACTION TAKEN:

Following further discussion, A motion was made by Jim Ferguson and seconded by Mark Skove to grant a variance to Section 020-025 for the R-1 District minimum lot size requirements. The motion passed unanimously.

REQUEST FOR SPECIAL EXCEPTION FOR MULTI-FAMILY USE IN THE R-1 DISTRICT, TAX MAP 32, 4.00 & 32B, GROUP C, PARCEL 13.00, SONYA GEORGE

The board considered a special exception for a residential multi-family development within an R-1 District. Staff stated that the zoning permits this type of use as a special exception. The applicant answered questions about the proposal from the board. The proposed development will be on public sewer.

ACTION TAKEN:

Following further discussion, A motion was made by Archie Burress and seconded by Carl Wright to grant the special exception for the proposed residential multi-family use. The motion passed unanimously.

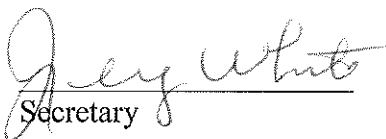
REQUEST FOR SPECIAL EXCEPTION FOR FIREARM MANUFACTURING FACILITY TAX MAP 32, PARCEL 42.06, MLILLY U.S.A., INC.

The board considered a special exception for a firearm manufacturing facility off Mountain Road within an I-2 District. The zoning resolution does not specifically list this use as a permitted use in the district. Consequently, the board does have the authority for review and approval of a use that is not specifically listed as a permitted use. The facility operation will include firearm manufacturing, assembly, storage, and testing. For testing there will be a small indoor firing range on site.

ACTION TAKEN:

Following further discussion, A motion then made by Archie Burress and seconded by Mark Skove to grant the special exception for the firearm facility contingent upon approval from the relevant agencies. The motion passed unanimously.

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

  
Secretary

10/8/24  
Date