

MINUTES  
ANDERSON COUNTY BOARD OF ZONING APPEALS  
MARCH 10, 2026

Members Present

Jerry White, Chairman  
Archie Burress  
Mark Skove  
Jim Ferguson

Members Absent

Carl Wright

Others Present

Marjorie Tinker, Bld. Comm.  
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 March 10, 2026 at the Anderson County Courthouse. The minutes of the February meeting were reviewed. A motion was made by Archie Burress and seconded by Mark Skove to approve the February 10, 2026 Minutes as written. The motion passed unanimously.

GENERAL PUBLIC COMMENTS

None.

REQUEST FOR SPECIAL EXCEPTION FOR DOG & CAT KENNEL, TAX MAP 102, PARCEL 11.00, RON & BRENDA BRIDGES

A special exception was considered by the board for a dog kennel at 816 Bull Run Road within an A-2 District. The applicants addressed the board and informed the board the nature of the operation. The kennel would be operated within an existing agriculture structure that would be insulated from excessive noise. There are not any neighbors that are in the immediate vicinity and the property is located in a rural area. The majority of dogs will be transported using a company vehicle. The applicants are in the process of obtaining septic approval, which will likely determine the maximum number of dogs at the kennel at any given time. The applicants stated that there would be between 20-35 dogs at the kennel.

ACTION TAKEN:

Following further discussion, a motion was made by Mark Skove and seconded by Archie Burress to approve the special exception request with the conditions of no more than thirty-five dogs maximum, ten runs maximum and no excessive noise that would result in the existing neighbors complaining. The motion passed unanimously. The applicant will need to obtain a special use permit.

REQUEST FOR VARIANCE FROM A-1 DISTRICT REAR REQUIREMENTS, TAX MAP 53,  
PARCEL 59, PLEASANT HILL BAPTIST CHURCH

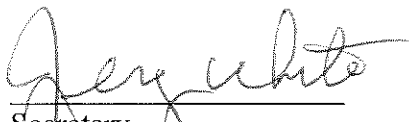
A variance was considered by the board from the rear setback requirement of the A-1 District for property at 510 Old Dutch Valley Road. The variance request is due to the need to separate the existing lot of record into two lots. One of the lots will contain the church and the other lot an existing cemetery. The new lot line will not afford the minimum 10 feet on the rear of the lot. The encroachment will be adjacent to the existing cemetery.


ACTION TAKEN:

Following further discussion, a motion was made by Mark Skove and seconded by Jim Ferguson to grant a rear setback variance from Section 020-010D.2, based on the request being reasonable, the encroachment into the setback is adjacent to an area that will not be developed, and does not have the potential to be a nuisance to an adjoining property owner. The motion passed unanimously.

At 5:50 PM, with no further business the meeting was adjourned.

Following the meeting, a training session was provided by staff.

  
Secretary

  
Date