

MINUTES  
ANDERSON COUNTY BOARD OF ZONING APPEALS  
NOVEMBER 12, 2024

Members Present

Jerry White, Chairman  
Archie Burress  
Carl Wright  
Jim Ferguson

Members Absent

Mark Skove

Others Present

David Crowley, Plan 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, 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 October 8, 2024 minutes as written. The motion passed unanimously.

REQUEST FOR SPECIAL EXCEPTION FOR MULTI-FAMILY DWELLINGS, TAX MAP 65, PARCEL 122.00, MARSHA RAY

The board considered a special exception for a proposed quadplex off the Lake City Highway (U.S.25W) within an R-1 District. The representative stated that the quadplex will be a benefit for the housing market and have exterior entrances. Staff stated that multi-family dwellings are permitted as a special exception. The only condition is to obtain state approval for the sewer system. The property is just over an acre and will be on a septic system. There was then some discussion on the timing of the state approval. Generally, this will be handled during the permitting process.

ACTION TAKEN:

Following further discussion, a motion was made by Archie Burress and seconded by Carl Wright to grant the special exception for the multi-family development with state approval for the septic system. The motion passed unanimously.

REQUEST FOR VARIANCE FROM THE A-2 DISTRICT SIDE SETBACK REQUIREMENT, TAX MAP 03J, GROUP A, PARCEL 15.00, STEVE & EUGENIA WOODS

A variance request was considered by the board for the side setback requirement of the A-2 District for property at 140 Tanasi Lane. The variance is for an existing concrete pad where the property owner is planning on installing a carport. The variance request is variable with a requested 2 feet on the right corner of the pad and 7 feet on the left corner. There was some discussion regarding the neighbors of the property. Staff stated that the request does not meet the criteria for granting a variance. The consensus of the board was that this was reasonable request that would not be invasive to the neighbors property.

ACTION TAKEN:

Following further discussion, a motion was made by Archie Burress and seconded by Jim Ferguson to grant the variance to Section 025-010E3 for the side setback requirement of the A-2, based on the existing concrete pad that accommodates a structure, the variance is the minimal action needed to avoid practical difficulties, and does not undermine the intent of the zoning district.. The motion passed unanimously. The consensus of the board was to request that a letter from the adjoining property owner on that side be submitted to the Planning and Zoning Office for their records.

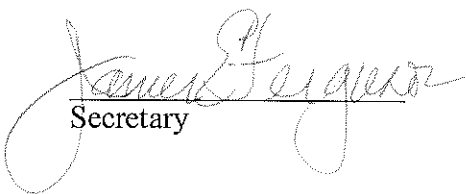
REQUEST FOR VARIANCE FROM THE A-2 DISTRICT SIDE SETBACK REQUIREMENT, TAX MAP 108D, GROUP A, PARCEL 25.00, BRUCE JONES

A variance request was considered by the board for the side setback requirement of the A-2 District for property at 7529 Glastonbury Road. The variance is for a proposed garage in the side yard. The applicant stated that the existing drainage on the property limits the placement of the garage.

ACTION TAKEN:

Following further discussion, a motion was made by Archie Burress and seconded by Jim Ferguson to grant the variance to Section 025-010E3 for the side setback requirement of the A-2, based on the development limitations of the property, the variance is reasonable and the minimal action needed to avoid practical difficulties, and does not undermine the intent of the zoning district.. The motion passed unanimously. The consensus of the board was to request that a letter from the adjoining property owner on that side be submitted to the Planning and Zoning Office for their records.

At 5:45 PM, with no further business the meeting was adjourned.

  
Secretary

12-10-24  
Date