

MINUTES
ANDERSON COUNTY BOARD OF ZONING APPEALS
JULY 14, 2026

Members Present

Jerry White, Chairman
Archie Burress
Mark Skove
Jim Ferguson

Members Absent

1 vacancy

Others Present

Marjorie Tinker, Bld. Comm.
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 July 14, 2026 at the Anderson County Courthouse. The minutes of the June meeting were reviewed. A motion was made by Archie Burress and seconded by Jim Ferguson to approve the June 9, 2026 Minutes as written. The motion passed unanimously. Chairman White announced that Carl Wright is resigning from the board due to health problems.

GENERAL PUBLIC COMMENTS

None.

REQUEST FOR VARIANCE FROM FRONT SETBACK OF A-1 DISTRICT, TAX MAP 05H, GROUP A, PARCEL 13.00, STEVEN & VIRGINIA BRADFORD

A variance request was considered by the board from the front setback requirement of the A-1 District for property at 155 Shore Loop Road with frontage on Sequoyah Road also. The applicants stated that there is a T.V.A. easement on the lot that limits the placement of a garage. Consequently, the applicants would like to construct a garage in the front of the existing house that will encroach 7 feet into the front setback. The garage will front 23 feet from the edge of the right-of-way on Sequoyah Road.

ACTION TAKEN:

A motion was made by Jim Ferguson and seconded by Mark Skove to grant a seven-foot front setback variance from Section 020-010D.1, based on the inherent development limitations on the lot, the request is reasonable, the request is the minimal action needed to avoid practical difficulties, and does not undermine the intent of the zoning. The motion passed unanimously.

REQUEST FOR SPECIAL EXCEPTION FOR STORAGE IN A-2 DISTRICT, TAX MAP 05, PARCEL 64.00, OGAN & LAWSON

A special exception was considered by the board for storage within an existing building at 120 Old Way Lane within an A-2 District. The applicants were represented by an attorney with some adjoining property owners also in attendance. The applicants stated there was a special exception that was issued for the property in 2020, but this could not be confirmed at this time. Planning staff stated that there was not a building permit issued for the structure.

ACTION TAKEN:

After further discussion, a motion was made by Archie Burress seconded by Jim Ferguson to defer the item until more information was available. The motion passed unanimously.

REQUEST FOR VARIANCE FROM THE MAXIMUM NUMBER OF LOTS SERVED BY A JOINT PERMANENT EASEMENT, TAX MAP 81, PARCEL 83.00, RONALD & BONNIE EVANS

A variance request was considered by the board from the maximum of four lots being served by a joint permanent easement for a subdivision. After reviewing the request, the tax maps indicated that there were currently four lots that used the joint permanent easement for access, but one of those lots is considered a flag lot with road frontage on a county road. The proposed subdivision would result in four total lots that would not have road frontage and be dependent on the joint permanent easement for their primary access.

ACTION TAKEN:

A motion by Jim Ferguson and seconded by Mark Skove that the proposed subdivision did not exceed the maximum four lots served by a joint permanent easement. The motion passed unanimously.

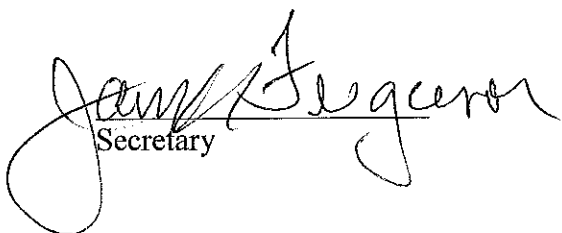
REQUEST FOR VARIANCE FROM MAXIMUM GRADE OF A JOINT PERMANENT EASEMENT, TAX MAP 65, PARCELS 97.00, 97.03, & 97.04, MARK SKOVE

A variance was considered by the board to exceed the maximum 18% grade on a joint permanent easement for a proposed subdivision. The applicant stated that due to the steep topography of the property, there is a short section of the JPE that will be around a 22% grade. Currently there is an existing driveway on the property that will be constructed to the joint permanent easement construction standards.

ACTION TAKEN:

A motion was made by Archie Burress and seconded by Jim Ferguson to grant the variance from Section 045-080A to exceed the maximum grade of 18% for a joint permanent easement, based on the steep topography of the lot, the request is the minimal action needed to avoid practical difficulties, will not result in adverse impacts to adjoining property owners, and does not undermine the intent of the zoning. The motion passed unanimously.

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


Secretary

8-12-26
Date