

**BLOUNT COUNTY BOARD OF ZONING APPEALS
REGULAR MEETING
THURSDAY, MARCH 2, 2006**

BZA members present: Stanley Headrick, Harold Brown, Katherine Lovingood, Rob Walker and Larry Campbell.

Stanley Headrick made a motion to approve the minutes from the February 16th meeting. Second was made by **Harold Brown**. The motion received unanimous approval.

CASES BEING HEARD / AND ACTION TAKEN

1. **SPECIAL EXCEPTION: TWO**
2. **VARANCE: TWO**
3. **APPEALS: NONE**

1. **SPECIAL EXCEPTION:** Mike and Becky Johnson at 225 Shadow Ridge .

Mr. and Mrs. Johnson are requesting an addition to a pavilion that is part of their cabin rental development. The property is Zoned R-2.

The addition will be a 60 x 30 feet expansion to the outdoor pavilion.

All building setback requirements will be met and additional buffering will not be required.

This was brought before the **BZA** for approval because the original site plan was approved as a special exception and Roger Fields did not have the authority to issue a permit for this exception since it is an accessory structure to the **special exception** use.

Some discussion was had concerning this addition.

A motion was made by **Harold Brown** to approve this **special exception** and a second was made by **Katherine Lovingood**.

The vote was: **Rob Walker = YES**
Stanley Headrick = YES
Katherine Lovingood = YES
Harold Brown = YES
Larry Campbell = YES

The Special Exception was approved.

1. **VARIANCE:** Richard Jabbour located at 296 High Springs Road.

Dr. Jabbour is requesting a 10 feet front building setback from the front property line. This property is zoned R-2

Slope is the hardship on this property. This property is located in a mountain development.

A ten foot setback would be consistent with the subdivision regulations for Blount County in mountain developments.

The garage is the actual structure that will require the variance.

This property is on a short dead end road in Eagle Nest Subdivision.

Mr. Salomone spoke in favor of this **Variance**.

Larry Campbell made a motion to approve this **Variance** and a second was Stanley Headrick.

The vote was: **Stanley Hedrick = YES**
Harold Brown = YES
Rob Walker = YES
Katherine Lovingood = YES
Larry Campbell = YES

The Variance was approved.

2. **VARIANCE** : Jerry Morgan at 2947 Barkshed Road.

This home is a new construction and was built 18 feet from the front property line. The building permit calls for the setback to be 30 feet from the front line.

The property does have a medium to large drain running across the yard behind the house. This is the only hardship Roger Fields could find that may apply to our variance requirements.

The back was set aside for the septic system. This did limit the area the home could be located.

The septic layout was passed out for the **BZA** members to look at.

No one was at the meeting to speak in favor of this Variance.

Barbara Hightower, John Murphy, and Mike Spence spoke against the Variance.

Some discussion was had concerning this **Variance**.

Katherine Lovingood made a motion to deny this **Variance** and a second was made by **Harold Brown**.

The Vote was: **Harold Brown = YES**
Stanley Headrick = YES
Rob Walker = YES
Katherine Lovingood = YES
Larry Campbell = YES

The Variance was denied.

2. SPECIAL EXCEPTION: Blackberry Hotel Company located at 1514 W. Millers cove Rd.

The January **BZA** meeting approved a site plan for Blackberry Hotel Company.

This site plan is a revision of the one that they approved. The site plan that was submitted was a general drawing of where everything would be located.

In looking at this site plan Mr. Fields noticed that the plan was different than the one the **BZA** approved. Mr. Fields contacted the developer to let him know they needed to revise the site plan on file because this new site plan was not the same as before. The new site plan is a more **detailed** revision and actually shows what the final site will look like.

This action is to get the actual site plan on file. All the uses that were approved will be the same.

This new site plan meets all the setback requirements and the buffering has not changed.

Mr. Alexander was present to speak for Blackberry.

Stanley Headrick made a motion to approve this revised site plan. **Harold Brown** second the motion.

The vote was: **Stanley Headrick = YES**
Katherine Lovingood = YES
Rob Walker = YES
Larry Campbell = YES
Harold Brown = YES

This Special Exception was approved.

The meeting was Adjourned.

