

**BLOUNT COUNTY BOARD OF ZONING APPEALS
REGULAR MEETING
THURSDAY, FEBRUARY 1, 2007**

BZA MEMBERS PRESENT: Rob Walker, Stanley Headrick, Harold Brown, Larry Campbell, and Jim Melton.

The minutes from the last meeting were read and a motion was made by Jim Melton to approve the minutes. A second was made by Harold Brown.

The members voted unanimously to accept the minutes from the last meeting.

CASES BEING HEARD / AND ACTION TAKEN

1. SPECIAL EXCEPTION: ONE

2. APPEALS: NONE

3. VARIANCE: FOUR

1. **Special Exception:** James & Mary Haider are requesting a special exception for a bed and breakfast located at 5110 Little Doubles Road.

This is zoned as R-2.

This special exception was approved in October of 2006. There was a delay and construction of this bed and breakfast did not materialize. The permit expired and they are requesting another permit.

The board has some discussion about this special exception.

A motion was made by Stanley Headrick to *approve* this request for special exception.

Harold Brown made a second to the motion.

The vote was Rob Walker= YES
Stanley Headrick = YES
Harold Brown = YES
Larry Campbell = YES
Jim Melton = YES

The special exception was *approved* by a unanimous vote.

1. VARIANCE: Potter and Sunderland are requesting a variance on front setbacks on a PUD (Planned Urban Development) located on William Blount Drive.

The variance is for the front setbacks. The developer is asking for a front setback of 25 feet instead of the 30 feet required by Blount County.

This is zoned suburbanizing.

Jim Skully had a question concerning the PUD.

A motion was made by Harold Brown to *approve* this request.

Stanley Headrick made a second to this motion.

The vote was: Rob Walker = YES
Stanley Headrick = YES
Harold Brown = YES
Larry Campbell = YES
Jim Melton = PASSED

The motion for a variance was *approved* by a four to one vote.

2. VARIANCE: Mr. Timothy Shaw is requesting a variance located at 2011 Iddens Drive.

The request is for lot size requirements.

The property is zoned suburbanizing.

Mr. Shaw spoke in favor of this variance.

The board members ask questions regarding this request.

Jim Melton made a motion to *approve* the variance request.

Larry Campbell made a second to the motion.

The vote was: Rob Walker= YES
Stanley Headrick = YES
Harold Brown = YES
Larry Campbell = YES
Jim Melton = YES

The Variance request was *approved* by a unanimous vote.

3. VARIANCE: Arla Bunker is requesting a variance for a property located at 3686 Berryhill Drive.

This is for a corner in the front of the house that sets 27.9 feet from the property line. Blount County requires a 30 foot setback.

Mrs. Bunker was present to speak in favor of this variance.

The board discussed this request.

Harold Brown made a motion to *approve* this variance request.

Jim Melton made a second to the motion.

The vote was: Rob Walker = YES
Stan Headrick = YES
Harold Brown = YES
Larry Campbell = YES
Jim Melton = YES

The variance request was *approved* by a unanimous vote.

4. VARIANCE: RAM, Inc. is requesting a variance from the maximum structure height and also a variance regarding the density requirements for the suburbanizing zone in Blount County. The property is located off William Blount Drive.

This is a multifamily development.

Most of the property is zoned commercial but a portion is zoned suburbanizing.

J. L. Goins spoke in favor of this variance.

Mr. Dick Murphy with RAM, Inc spoke regarding the multifamily development.

Jim Skully made general comments on this request.

Stanley Headrick made a motion to *defer* this variance request for two weeks and reschedule a special called meeting. At this time the elevation height and roads will be discussed.

Larry Campbell made a second to the motion to *defer* this variance for two weeks.

The vote was: Rob Walker = YES
Stan Headrick = YES
Harold Brown = YES
Larry Campbell = YES
Jim Melton = YES

The motion to *defer* this variance request for two weeks was *approved*.

THE MEETING WAS ADJOURNED