

## **BLOUNT COUNTY BOARD OF ZONING APPEALS REGULAR SESSION THURSDAY, MARCH 1, 2007**

The Blount County Board of Zoning Appeals met in their regular session meeting on Thursday, March 1, 2007 at 6:00pm at the Blount County Courthouse. Roger D. Fields, Building Commissioner represented the staff.

Members of the BZA present: Rob Walker, Stanley Headrick, Harold Brown, Larry Campbell, and Jim Melton.

A motion was made by Larry Campbell to approve the minute with the omission of Jim Skully supporting the variance requested by RAM, Inc. A second was made by Jim Melton. The vote to approve was unanimous.

### **SPECIAL EXCEPTION REQUESTS:**

1. Mr. Kevin Adams presented a special exception request for a cabinet shop to be located at 2662 Tuckaleechee Pike. Mr. Adams was present to answer question from the BZA.

Mr. Jim Melton made a motion to approve the site plan for the special exception. Mr. Rob Walker made the second.

Vote:

- Rob Walker = yes
- Stan Headrick = yes
- Harold Brown = yes
- Larry Campbell = yes
- Jim Melton = yes

The motion was approved.

2. Mr. Kris Fields presented a request for a family commercial enterprise to use his garage for a martial arts studio at 1116 Clendenen Road. Mr. Kris Fields was present to answer questions from the BZA.

Mr. Stan Headrick made a motion to approve the site plan for the special exception. Mr. Larry Campbell seconded the motion.

Vote:

- Rob Walker = yes
- Stan Headrick = yes
- Harold Brown = yes
- Larry Campbell = yes
- Jim Melton = yes

The motion was approved.

3. Mr. Gerald A. Burnette presented a request for a family commercial enterprise for a computer programming business to be located in an accessory structure at 3530 Big Springs Road. Mr. Gerald Burnette was present to answer questions from the BZA.

Mr. Stan Headrick made a motion to approve the site plan for the special exception request. Mr. Jim Melton seconded the motion.

Vote:

- Rob Walker = yes
- Stan Headrick = yes
- Harold Brown = yes
- Larry Campbell = no
- Jim Melton = yes

The motion was approved.

#### VARIANCE REQUESTS:

1. Vision Engineering presented a request for a variance from the front building setback requirements at 2208 Carpenters Grade Road. This variance is for a PUD to be serviced by a forty (40) feet road right-of-way. The variance requested was for 10 feet, making the front setback for this development twenty 20 feet from the front property line. Mr. David William represented Vision Engineering at the meeting.

Mr. Jim Melton made a motion to approve this special exception request. Mr. Harold Brown made the second.

Vote:

- Rob Walker = yes
- Stan Headrick = yes
- Harold Brown = yes
- Larry Campbell = yes
- Jim Melton = yes

The motion was approved.

2. Mr. Dan Linehan presented a request for a variance from the side setback requirements at 3120 Devault Road. Lot size and shape were the hardships presented for the variance request. Mr. Linehan requested 5 feet side setbacks on both sides of the property. Mr. Dan Linehan was present for questions from the BZA. Mr. Robert Curtis was present with questions of his own concerning this request.

Mr. Larry Campbell made a motion to grant the variance request  
Mr. Jim Melton made the second.

Vote:

- Rob Walker = yes
- Stan Headrick = yes
- Harold Brown = yes
- Larry Campbell = yes
- Jim Melton = yes

The motion was approved.

The BZA unanimously approved to adjourn the meeting.

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Secretary of the BZA

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Date