

**BLOUNT COUNTY BOARD OF ZONING APPEALS
REGULAR MEETING
THURSDAY, MAY 1, 2008**

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

The minutes from the previous meeting were read and a motion was made by Larry Campbell 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 ACTIONS TAKEN:

- 1. SPECIAL EXCEPTIONS: TWO**
- 2. VARIANCES: TWO**
- 3. OTHER BUSINESS: TWO**

Special Exception:

1. Jack Plaga, Sr. has requested a special exception for a family commercial enterprise of a small engine repair and light welding shop at his home located at 523 Genie Davis Drive.

Property is zoned S.

- ❖ William Merry spoke concerning safety issues due to the width of the road.
- ❖ Gail Merry also spoke.
- ❖ Jack Plaga spoke in favor.

A motion was made by Jim Melton to approve this request for special exception if the property complies with Blount County Zoning Regulations Section 7.10. Harold Brown made a second.

Vote:	Harold Brown	YES
	Larry Campbell	YES
	Stanley Headrick	YES
	Rob Walker	YES
	Jim Melton	YES

The special exception was approved by a unanimous vote.

2. U.S. Cellular has requested a 190 foot monopole tower to be located at 302 Dotson Memorial Road.

Property is zoned S.

- ❖ Jackson Kramer spoke in favor.

A motion was made by Harold Brown to approve this special exception based on the consultant's summary (Larry Perry) and with the waiver of the landscaping buffer requirements as per Mr. Perry's summary. Larry Campbell made a second.

Vote:	Harold Brown	YES
	Larry Campbell	YES
	Stanley Headrick	YES
	Rob Walker	YES
	Jim Melton	YES

The special exception was approved by a unanimous vote.

Variance:

1. Shannon Skidmore is requesting a variance for a sign front setback. This variance was deferred from the April 3, 2008 BZA meeting.

- ❖ Shannon Skidmore has requested a deferral for one month to contact a surveyor

A motion was made by Stan Headrick to defer this variance per the applicant's request. Jim Melton made a second.

Vote:	Harold Brown	YES
	Larry Campbell	YES
	Stanley Headrick	YES
	Rob Walker	YES
	Jim Melton	YES

The variance was deferred by a unanimous vote.

2. Chester Richardson is requesting a variance for a front setback of 5 feet from the front property line due to the grade of the land and the septic placement.

- ❖ Chester Richardson spoke in favor.

A motion was made by Larry Campbell to approve this variance based on the slope of the land. Jim Melton made a second.

Vote:	Harold Brown	YES
	Larry Campbell	YES
	Stanley Headrick	YES
	Rob Walker	YES
	Jim Melton	YES

The variance was approved by a unanimous vote.

Other Business:

1. The Board of Zoning Appeals had previously reviewed plans for a Planned Unit Development (PUD) presented by Habitat for Humanity requesting a development with units to be attached. They have now requested that the units be individual houses with 5 feet side setbacks.

Jim Melton made a motion to defer action until next month's meeting and invite representatives from Habitat for Humanity to attend to answer questions. Harold Brown made a second.

Vote:	Harold Brown	YES
	Larry Campbell	YES
	Stanley Headrick	YES
	Rob Walker	YES
	Jim Melton	YES

The request was deferred by a unanimous vote.

2. Larry Campbell questioned the definition of Agritainment. Presented were definitions by the University of Tennessee.

Jim Melton made a motion to ask the Planning Commission to define agritainment with approved uses for agritainment and entertainment purposes on agricultural land. Larry Campbell made a second.

Vote:	Harold Brown	YES
	Larry Campbell	YES
	Stanley Headrick	YES
	Rob Walker	YES
	Jim Melton	YES

The motion was passed by a unanimous vote.

THE MEETING WAS ADJOURNED.