

**BLOUNT COUNTY BOARD OF ZONING APPEALS
REGULAR MEETING
THURSDAY, JUNE 3, 2010**

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

The minutes from the previous meeting were read with a motion to approve. The members voted unanimously to accept the minutes.

CASES BEING HEARD AND ACTIONS TAKEN:

- 1. APPEALS: TWO**
- 2. SPECIAL EXCEPTIONS: ONE**
- 3. VARIANCE: TWO**
- 4. OTHER BUSINESS**

Appeals:

1. Jeffrey Williams is appealing the requirement for a site plan review for additional structures at 3338 E Lamar Alexander Parkway. (This is continued from last month's BZA). The Planning Commission determined that the units would be structures requiring a site plan.

--Mr. Williams was present and spoke.

Larry Campbell made a motion to deny the appeal based upon the definition of a structure in section 13 of the zoning regulations and upon the opinion given by the planning commission. Harold Brown made a second.

--Mr. Williams requested ninety days to rectify the situation to allow for him to rent the basement of the building he is currently in so that the storage bins will be removed.

Vote:	Harold Brown	YES
	Larry Campbell	YES
	Stanley Headrick	NO
	Rob Walker	YES
	Jim Melton	YES

The motion was approved by a majority vote.

2. The second appeal has been requested to be pulled from this month's BZA meeting.

Special Exception:

1. Jeff Everett is requesting a change of use for his property located at 2904 Montvale Road.

--Mr. Everett was present to speak.

Harold Brown made a motion to approve based on the lesser impact of mini storage spaces than the current car wash. Stan Headrick made a second.

Vote:	Harold Brown	YES
	Larry Campbell	NO
	Stanley Headrick	YES
	Rob Walker	YES
	Jim Melton	YES

The motion was approved by a majority vote.

Variance:

1. The first variance request has been deferred by the owner for one month.
2. Randolph Architecture is requesting a variance from the front building setback requirements for the property located at the corner of Chapman Highway and Old Sevierville Pike.

--Mark Randolph of Randolph Architecture represented potential buyers First Choice Community Credit Union.

Harold Brown made a motion to approve. Jim Melton made a second.

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

The motion was approved by a unanimous vote.

Other Business:

1. Don Wilson is submitting an application for overflow parking in accordance to section 7.8 for property located at 108 Melrose Avenue.

--Mr. Wilson was present to speak.

Jim Melton made a motion to approve the parking area as stated in section 7.8D of the Blount County Zoning Regulations. Larry Campbell made a second.

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

The motion was approved by a unanimous vote.

THE MEETING WAS ADJOURNED.