

**BLOUNT COUNTY BOARD OF ZONING APPEALS  
REGULAR MEETING  
THURSDAY, SEPTEMBER 1, 2011**

BZA MEMBERS PRESENT: Andy Allen, Larry Chesney, Stanley Headrick, Jim Melton, Rob Walker

The minutes from the previous meeting were read and a motion to approve was made by Jim Melton with a second by Andy Allen. 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: ONE**

***Special Exceptions:***

1. Annette Reed-Fritts is requesting a special exception with specific limitations for their school bus business at 807 Proffitt Springs Road.

--Mr. Rob Quillin, attorney and brother of a neighboring resident, voiced concerns regarding the intersection of Proffitt Springs Road and W Hunt Road that is located in front of the property and the effect this special exception might have on property values. He asked for a denial of the special exception.

--Mr. Fritts and Mrs. Reed-Fritts were present to speak in favor. They stated that they would not be making a left turn onto the property based upon how the driveway is situated at the road. Mrs. Reed-Fritts stated that they have 5 busses.

--Andy Allen made a motion to approve based on section 9.1 under automobile sales and services and there will need to be mature trees of ten (10) feet in height that will be used as buffers. Stan Headrick made a second.

Vote: Andy Allen	YES
Larry Chesney	NO
Stanley Headrick	YES
Jim Melton	NO
Rob Walker	YES

The motion was approved by a majority vote.

2. Will McCampbell is requesting a special exception to add a special events barn to his rental cabin business at 839 Dry Valley Road.

--Mr. McCampbell was present to answer questions from the Board.

Stan Headrick made a motion to approve the special exception. Larry Chesney made a second.

Vote:	Andy Allen	YES
	Larry Chesney	YES
	Stanley Headrick	YES
	Jim Melton	YES
	Rob Walker	YES

The motion was approved by a unanimous vote.

***Variances:***

1. Darrell Hess is requesting a variance from the side setback requirements at 1031 Towns View Drive.

--Mr. Hess was present to answer questions from the Board.

Jim Melton made a motion to approve the variance based upon the location of, and the reserve area needed for, the septic system. Larry Chesney made a second.

Vote:	Andy Allen	NO
	Larry Chesney	YES
	Stanley Headrick	YES
	Jim Melton	YES
	Rob Walker	YES

The motion was approved by a majority vote.

2. William J. Carter is requesting a variance from the front setback requirements at 1261 Old Cades Cove Road.

--Mr. Carter was present to answer questions from the Board.

Larry Chesney made a motion to approve the variance request based upon the steep slope of the property. Andy Allen made a second.

Vote:	Andy Allen	YES
	Larry Chesney	YES
	Stanley Headrick	YES
	Jim Melton	YES
	Rob Walker	YES

The motion was approved by a unanimous vote.

***Other Business:***

1. Mr. Gary Cox, President of the Stonegate Homeowners Association, wishes to address the Board.

--Mr. Cox presented the Board with a typed memo of concerns regarding Fox Hollow Road and the recent construction of a cell tower. That memo is included in the minutes.

--Jennifer Moore, member of the Stonegate HOA, urged the BZA to force Wireless Properties to repair the road, according to an agreement with Wireless Properties in the initial ruling of approval of the special exception granted on February 4, 2010.

Roger Fields, Blount County Building Commissioner was asked to consult with the County attorney as to whether any of the following could be undertaken:

- Can the decision be recorded?
- Can construction be ceased until this issue is settled? (construction is complete)
- Can the power to the cell tower be disconnected?
- Can Wireless Properties be forced into negotiation or arbitration?

THE MEETING WAS ADJOURNED.