

**BLOUNT COUNTY BOARD OF ZONING APPEALS
REGULAR MEETING
THURSDAY, February 7, 2013**

BZA MEMBERS PRESENT: Larry Chesney, Bruce Damrow, Stanley Headrick, Rob Walker ; Andy Allen was absent.

The minutes from the previous meeting were read and a motion to approve was made by Larry Chesney with a second made by Bruce Damrow followed by a unanimous vote.

CASES BEING HEARD AND ACTIONS TAKEN:

- 1. SPECIAL EXCEPTION:
814 Walker School Rd
Joe Pye Lane in West Millers Cove**
- 2. VARIANCE: ONE
331 Joe Pye Lane
939 Brick Mill Road**
- 3. OTHER BUSINESS:
Determination in the RAC**

Special Exceptions:

1. This request is for a machine shop to be located at 814 Walker School Rd. The property is zoned R-1. Mr. John Blair was present in favor of the request. The current building is 3,000 square feet. There was a current neighbor that called Roger's office to find out about the sign posting. He stated to Roger that he feels that the change would be better for the area and have less of an impact on the surrounding properties. Mr. Blair stated that the school buses would be moved and the property would be cleaned up prior to him moving in. Larry Chesney made a motion to approve the change of use. Bruce Damrow seconded.

Vote: Larry Chesney	YES
Bruce Damrow	YES
Stanley Headrick	YES
Rob Walker	YES

2. This request is for a multifamily development to be located on Joe Pye Lane in West Millers Cove. The property is currently zoned R-1. The request is for 10 dwelling units on an 13.16 acres. Guy Wantiez with Vision Engineering was present for the owner and in favor of the request. He stated that the site distance into the property is adequate and soil testing has been completed. Stanley Headrick discussed his concerns with West Millers Cove Road. Matt Smith with Blackberry Farms stated that the last development approved a discussion was held with Bill Dunlap (Blount County Highway Department). Matt stated that his understanding from that meeting was nothing additional needed. For this request, there was no road study or any further discussion with the Highway Department. Rob Walker stated that the water pressure in this area was a problem. Matt Smith stated that they have been in contact with the Tuckaleechee utilities to see what needs to be done to correct this issue. The fire hydrant situation was discussed.

The current fire hydrant is sufficient to fill the pumper trucks that would service the property. The regulation states that the fire plan should be stated on the site plan and this is included in the site plan brought by Blackberry Farms. Bruce Damrow made a motion to approve the request with/or a request to the Highway Department with a status on West Millers Cove Road and Tuckaleechee Utility to report water plans to the Board of Zoning and Appeals.

Vote:	Larry Chesney	YES
	Bruce Damrow	YES
	Stanley Headrick	YES
	Rob Walker	YES

Variance:

1. The variance request is from the 40 feet setback required for multifamily developments; in this case it is a side setback. The property is located at 331 Joe Pye Lane and is part of the Blackberry Mountain Houses Condominiums. The property is zoned R-1 and the required setback is 40 feet from all property lines for the primary dwelling. The topography is considered a hardship in the placement of this home. Rachel Beasley with Hedstrom Design was present and in favor of the request. No discussion from the board. Stanley Headrick made a motion to approve and Larry Chesney seconded.

Vote:	Larry Chesney	YES
	Bruce Damrow	YES
	Stanley Headrick	YES
	Rob Walker	YES

2. The request is for a five feet side setback variance for a garage located at 939 Brickmill Road. The property is zoned R-1 with a required setback of ten feet. Roger Irwin was present in favor of the request. The new garage will be smaller than the garage that was torn down. It will be a three car garage to store his vehicles. Larry Chesney made a motion to approve and Bruce Damrow seconded the motion.

Vote:	Larry Chesney	YES
	Bruce Damrow	YES
	Stanley Headrick	YES
	Rob Walker	YES

Other Business:

RAC area was discussed. A proposed use has been brought for a business that would have shipping containers or “pods” brought to the property and outfitted with the necessary equipment and then the “pod” is shipped to the job site. Tim Ivens was present to represent the company that is in the process of looking for property to fit their needs. The “pods” are owned by the business. The company owns approximately 24 pods that may be stored of the pods on the property. The business owner said that the months of November and December would be the most likely time that the pods would be stored at the property. At the current property that the owner is looking at, the pods would be

stored at the back part of the property and would not be visible from the road. Bruce Damrow made a motion to approve and Larry Chesney seconded the motion.

Vote:	Larry Chesney	YES
	Bruce Damrow	YES
	Stanley Headrick	YES
	Rob Walker	YES

THE MEETING WAS ADJOURNED.