

**BLOUNT COUNTY BOARD OF ZONING APPEALS  
REGULAR MEETING  
THURSDAY, September 3, 2015**

BZA MEMBERS PRESENT: Larry Chesney, Bruce Damrow, Stanley Headrick, and Brian King.

Larry Chesney appointed as chairman.

Bruce Damrow entertained a vote to approve last month minutes and seconded was made by Stanley Headrick. The vote received a unanimous approval.

**CASES BEING HEARD AND ACTIONS TAKEN:**

- 1. SPECIAL EXCEPTION: One  
325 County Farm Road**
- 2. APPEAL: None**
- 3. VARIANCE: One  
480 Laurel Valley Road**

***Special Exception:***

**352 County Farm Road**

This request is for a site plan for a new cellular tower to be located at 325 County Farm Road. The property is identified on tax map 056, parcel 178.02 and is zoned C-Commercial. The proposed tower will be 150 ft. tall and will accommodate 4 carriers. The property is located at the corner of William Blount Drive and County Farm Road. The property that abuts the back of this parcel is used commercially. The required setback for this application will be 75% of the tower height since it does not boarder any residential property. The required footage is 112.5 ft. and the site plan indicates that this distance will be met from all abutting property lines. There is an issue with the separation distance from other towers. The BZA has recently approved a Verizon site at 429 County Farm Road and that site does appear to be within 1,500 feet of this proposed site. The Tower at 429 County Farm Road has not been constructed yet, but the applicant was made aware of the approval. Mr. Perry addresses this situation in his report also. The regulations state that the separation should be measured from the existing tower to the proposed tower location. Since the tower has not been constructed yet, it is unclear how this is measured. Mr. Perry has suggested the possibility of the applicant and

Verizon making a deal to share one tower and possible adding footage to it in order to achieve the required coverage for both parties.

Mary Miller spoke in favor of the motion. She represents Branch Towers. Mrs. Miller submitted a noteback of evidence to the board. She stated that they have reached out to Verizon about their tower. Verizon is not responding. The only correspondence they have is that the construction date is unsure. She stated that the past history with Verizon is that they are not quick to begin construction. T-mobile has a lack of coverage in this area and need this tower quickly. Mrs. Miller stated that she felt the site distance is between existing constructed towers and not proposed towers. She stated that if Verizon gave them permission to go on their tower that T-mobile would co-locate onto the tower.

No one spoke in opposition.

Larry Perry fielded questions from the board on carrier's coverage range, cell tower heights, and other cell tower questions.

Bruce Damrow made a motion to approve the special exception with a time limit of 9 months to start construction. Stanley Headrick seconded the motion.

Vote:	Larry Chesney	YES
	Stanley Headrick	YES
	Brian King	YES
	Bruce Damrow	YES

***Appeal:***

**None**

***Variance:***

**480 Laurel Valley Road**

The applicant is requesting a variance from the front setback requirements at 480 Laurel Valley Road. The property is identified on tax map 095N, group B, parcel 009.00 and is zoned R-1. The required setback is 30 feet from the front property line. The requested setback is 10 feet from the front property line for a detached garage. The stated hardships are the grade of the property and the septic field. Upon review of the septic approval, the proposed structure will encroach on a portion of the field lines.

If the structure is to be placed over the filed lines those lines will need to be abandoned and relocated, which will impact the reserve area for future repairs. Based on the soils map, the slope is 2%-10% grade on the side of the property the structure is being proposed on. A septic layout, soils map, and a sketch of the proposed garage was submitted for review.

Mike Gourley, the homeowner, spoke in favor of the variance. He stated that he is working with Richardson Construction Company and that they are aware that the septic field may need to be moved. He also clarified that the property is not in Laurel Valley Estates Subdivision.

No one spoke in opposition.

Bruce Damrow made a motion to approve the variance based on the septic lines being moved and approved by Blount County Environmental Health Department. Stanley Headrick seconded the motion.

Vote:	Larry Chesney	YES
	Stanley Headrick	YES
	Brian King	YES
	Bruce Damrow	YES

***Other Business:***

None

THE MEETING WAS ADJOURNED.