

**BLOUNT COUNTY BOARD OF ZONING APPEALS  
REGULAR MEETING  
THURSDAY, October 1, 2015**

BZA MEMBERS PRESENT: Larry Chesney, Stanley Headrick, and Rob Walker.

Larry Chesney 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: None**
2. **APPEAL: None**
3. **VARIANCE: Two**  
**2115 Frank Bird Blvd**  
**1438 Blockhouse Rd**

*Special Exception:*  
**None**

*Appeal:*  
**None**

*Variance:*  
**2115 Frank Bird Blvd**

The applicant is requesting a variance from the side setback requirements at 2115 Frank Bird Blvd. This property is identified on tax map 009, parcel 027.12 and is zoned I-Industrial. The required setback is 40 feet from the side property line. The applicant has submitted a site plan to relocate their bulk storage tanks and the concrete spill containment structure they are placed in. This site shows this structure 6 feet away from the side property line that abuts the railroad right-of-way. This move is part of NISUS Corp. building a new driveway into their facility. This property is located on a paved road that ends at their property and turns into a private gravel that goes cross the railroad tracks. This site plan has received conditional approval from the design review committee for the industrial park and from the planning commission. The condition placed on this approval is the granting of the variance. This is a unique situation in that it will not affect any property outside of the industrial park.

Chris Soro with C2RL engineer spoke in favor of the applicant. He gave a brief overview of the NISUS Corp. and that they are looking for the consolidation of their bulk storage to access the railroad. The current drive is in the middle of the facility. The corporation is looking to build onto expand in the future and the drive will be taken in. Therefore, this variance is very important in the future expansion of the building to accommodate the increased production of the plant.

No one spoke in opposition.

Larry Chesney made a motion to approve the variance. Stanley Headrick seconded the motion.

Vote:	Larry Chesney	YES
	Stanley Headrick	YES
	Rob Walker	YES

### **1438 Blockhouse Road**

The applicant is requesting a variance from the minimum lot size requirement at the property located at 1438 Blockhouse Rd. The property is identified on tax map 092, parcel 100.00 and is zoned R-1. The minimum lot size is 30,000 square feet. The applicant has a plat that divides this one house off of a property that has 3 dwellings. The proposed lot is 25,577 square feet with a standard ranch home on it. This plat has been approved by the Environmental Health Department and has an approval from the planning commission based on an approval of the variance request.

No one spoke in favor or in opposition.

Stanley Headrick made a motion to approve the variance. Larry Chesney seconded the motion.

Vote:	Larry Chesney	YES
	Stanley Headrick	YES
	Rob Walker	YES

### ***Other Business:***

None

THE MEETING WAS ADJOURNED.