BLOUNT COUNTY BOARD OF ZONING APPEALS
REGULAR MEETING
THURSDAY, MARCH 1, 2012

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

The minutes from the previous meeting were read and a motion was made to approve.

CASES BEING HEARD AND ACTIONS TAKEN:

1. SPECIAL EXCEPTION: TWO
   --1135 Middleselements Rd.
   --3201 Wrights Ferry Rd.

2. VARIANCE: TWO
   --216 River Ford Rd.
   --1632 E Pearly Smith Rd.

Special Exception:
1. William Orr is requesting a special exception for a frozen beverage stand at 1135 Middleselements Road.

--Mr. Orr was present to answer questions from the Board. Beverage stand will be seasonal; April to September.

Larry Chesney made a motion to approve the special exception. Andy Allen made a second.

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

The motion was approved by a unanimous vote.

2. Mike Raines is requesting a special exception for a commercial garage at 3201 Wrights Ferry Road.

--The applicants were present to answer questions from the Board.
--Vehicles will be sitting on the lot for up to twenty-one (21) days; according to state law.
--Twenty (20) to thirty (30) vehicles at a time will be on the premises.
--Applicant will install a buffer according to the Blount County Zoning Regulations.

Stan Headrick made a motion to approve. Larry Chesney made a second.

Vote: Andy Allen NO
      Larry Chesney YES
      Stanley Headrick YES
      Rob Walker YES
The motion was approved by a majority vote.

**Variance:**
1. John and Dawn Gillis are requesting a variance from the side building setbacks at 216 River Ford Road.

--Charlie Palmer spoke in opposition.
--Anthony Vance spoke in opposition.
--Dawn Gillis, property owner, answered questions from the Board.

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

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The motion was approved by a unanimous vote.

2. Tammy Sowalla is requesting a variance from the side building setback at 1632 E Pearly Smith Road.

--Tammy Sowalla, property owner, answered questions from the Board.
--Charlie Conley, contractor, answered questions from the Board.

Andy Allen made a motion to approve the variance request. Larry Chesney made a second.

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THE MEETING WAS ADJOURNED.