

**BLOUNT COUNTY BOARD OF ZONING APPEALS
REGULAR MEETING
THURSDAY, August 1, 2014**

BZA MEMBERS PRESENT: Bruce Damrow, Stanley Headrick, and Rob Walker

Stanley Headrick was appointed chairman of the meeting.

Bruce Damron entertained a vote to approve last month minutes and Stanley Headrick seconded. The vote received a unanimous approval.

CASES BEING HEARD AND ACTIONS TAKEN:

- 1. SPECIAL EXCEPTION: One
1625 S Odell Road**

- 2. APPEAL: None**

- 3. VARIANCE: One
1113 W Millers Cove Road**

Special Exception:

1625 S Odell Road

This request is for a change of use at 1625 S Odell Road. The property is identified on tax map 056, parcel 109.21 and is zoned S-suburbanizing. The property was most recently used to manufacture pet products. Recently, we have had applicants request establishing a new use on this property, but none have been established. This request is for a small building manufacturer. Their business constructs small buildings and then delivers them to the customer. The owner of the business has reported that a flat bed semi truck would take out deliveries on Fridays.

Kent Taylor, who is the owner of the business, spoke in favor of this motion. He stated that he purchased the property four months ago and the property was in disrepair. He has done work on the property and felt that the neighbors are happy with the repairs made on the property. He said two flatbed trucks would be going out on Friday and there would be one box truck delivery during the week.

No one spoke in opposition.

Bruce Damrow made a motion to approve the special exception and was seconded by Stanley Headrick. The motion was approved.

Vote:	Bruce Damrow	YES
	Stanley Headrick	YES
	Rob Walker	YES

Appeal:

None

Variance:

1113 W Millers Cove Road

This request is for a variance from the front setback requirements at 1113 W Millers Cove Road. The property is identified on tax map 082, parcel 078.00 and is zoned R-1. The required from setback is 30 feet from the front property line or road Right-of-Way. The requested variance is for an encroachment on these setbacks by additions to the existing house and a carport that is proposed to replace the existing garage. This property is wedged in-between W Millers Cove Road and Hesses Creek Road, which will require two front setbacks. The existing house and garage do not meet those requirements nor will the proposed additions. The property is accessed from the W Millers Cove Road side and the setbacks being requested fro that side are 23 feet for the proposed room addition and 19 feet for the carport. The carport will be placed at the same location as the existing garage and will be about 4 feet wider and 2 feet longer. The proposed room addition will be setback about 2 feet more than the existing home. The requested setbacks from Hesses Creek Road are 11 feet for the carport and 25 feet for the room addition. The hardship in this case is the shape of the property and the existing location of the structures they have to work with.

Damon Falconnier was present to speak in favor of the request. He reiterated the information about the hardship on the property.

No one spoke in opposition.

Bruce Damrow made a motion to approve the request and it was seconded by Stanley Headrick. The motion was approved.

Vote:	Bruce Damrow	YES
	Stanley Headrick	YES

Rob Walker

YES

Other Business:

THE MEETING WAS ADJOURNED.