

**BLOUNT COUNTY BOARD OF ZONING APPEALS  
REGULAR MEETING  
THURSDAY, September 4, 2014**

BZA MEMBERS PRESENT: Larry Chesney, Stanley Headrick, Rob Walker, and Brian King. Bruce Damrow came into the meeting after roll call.

Larry Chesney entertained a vote to approve last month minutes. The vote received a unanimous approval.

**CASES BEING HEARD AND ACTIONS TAKEN:**

1. **SPECIAL EXCEPTION: One**  
**272 Keeble Rd**
  
2. **APPEAL: None**
  
3. **VARIANCE: One**  
**2730 Rambling Road**

***Special Exception:***  
**272 Keeble Rd**

This request is for a cellular tower to be located at 272 Keeble Road. The property is identified on tax map 021, parcel 029.00 and is zoned R-1. The applicant is Verizon Wireless and they have submitted a completed application along with the site plan. The proposed tower is a 150 feet monopole. The location is 770 feet from the subdivision in a wooded area.

David Chizam representing Verizon spoke in favor of the tower. He spoke that Verizon did agree to paint the tower.

Charlie Cutler (Home Owners Association of Smoky Hills) spoke as to that the tower would not be painted by the HOA. He stated that the HOA felt the tower should be painted to make is less recognizable. He stated that they are still not happy with the location of the tower. He said the HOA would like to see the tower moved 200 feet to line up with the option #3 that Verizon offered.

Mr. Chizam stated that Verizon would be willing to paint the tower initially but would not agree to re-paint of the tower. He also stated that the request to not do option #3 was not a Verizon's decision. It was a decision made by the homeowner.

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

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

***Appeal:***

**None**

***Variance:***

**2730 Rambling Road**

This request is for a variance from the front setback requirements at 2730 Rambling Road. The property is identified on tax map 078D, group B, parcel 011.00 and is zoned S-suburbanizing. The required setback is 30 feet.

The applicant obtained a building permit for the utility shed, but when determining the setback for the structure the measurement was taken from the edge of the road. For this particular property, the road right-of-way is about 30 feet from the edge of the pavement. This is a blvd entrance to the subdivision that has a 120 feet right-of-way. At this time, it is still unclear how much the variance needs to be, but to the best of knowledge the building is 2 feet inside the property line.

The claimed hardship is that the slope of the property limits the placement of the structure to this area on the property. The property does have a fairly steep slope on the front of the property to the back.. The right-of-way takes up large portion of the yard fronting the boulevard entrance which makes the setback impossible to meet unless the structure is placed on the steeper slopes of the back yard.

No one spoke in opposition or in favor of the motion.

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

Vote:	Larry Chesney	YES
	Stanley Headrick	YES

Rob Walker	YES
Brian King	YES

***Other Business:***

THE MEETING WAS ADJOURNED.