

**BLOUNT COUNTY BOARD OF ZONING APPEALS
REGULAR SESSION
THURSDAY, OCTOBER 6, 2005**

BZA members present: **Katherine Lovingood, Stanley Headrick, Harold Brown, Larry Campbell, and Rob Walker.**

The minutes from the last meeting were read and approved. A motion was made By **Stanley Headrick** to accept the minutes and the motion was second by **Harold Brown.** The minutes were approved by all the members present.

The members selected a new chairman. **Harold Brown** made a motion to elect **Rob Walker,** the motion was second by **Stanley Headrick.**

A **vote** was taken: **Rob Walker = NO**
Harold Brown = YES
Larry Campbell = YES
Harold Brown = YES
Stanley Headrick = YES

The motion to make **Rob Walker** the chairperson was *approved.*

CASES BEING HEARD / AND ACTION TAKEN

VARIANCE: NONE

SPECIAL EXCEPTION: FOUR

APPEALS: ONE

1. Appeals: Mitchell Myers at 3832 Morganton Road.

This is an **Appeal** to the stop work order issued by **Roger Fields** on August 22,2005.

Mr. Myers received a site plan approval for the expansion of his Existing storage unit located at **3832 Morganton Rd.** In August **Roger Fields** Was notified that an automobile repair had been moved into the newly constructed building.

Since the approval was for the expansion of the existing business and not for a newly established auto repair shop, **Mr. Fields** issued a stop work order.

Mr. Myers is now appealing that order.

Mr. Fields stated that this is not a legal use according to our zoning regulations.

Mr. Kurt Myers, and David Osborn spoke in support of this appeal.

Harold Brown made a motion to postpone the appeal at this time. **Katherine Lovingood** second the motion

The stop work order stands at this present time.

A vote was taken : **Harold Brown = YES**
Stanley Heardick = YES
Larry Campbell = YES
Katherine Lovingood = YES
Rob Walker = YES

SPECIAL EXCEPTIONS

1. **SPECIAL EXCEPTION: Mr. Ray Hurst** owns property at **622 Dunlap Hollow Road**. This request is for ten rental cabins on said property that is zoned R1.

Handouts were passed out at the last meeting. **Mr. Hurst** was present to introduce Additional information.

Mike Castele, who lives on **Dunlap Hollow Rd**, was present to voice his concerns

Jim Melton spoke as a member of the audience and asks if there could be an alternative Road location. There is a concern about the road usage because of the cabins.

Discussion was had concerning the roads, and power lines affecting the neighbors.

Katherine Lovingood made a motion for approval with appropriate drainage control And buffering along the access road. **Stanley Headrick** second the motion.

The vote was : **Stanley Headrick = YES**
Rob Walker = YES
Larry Campbell = YES
Katherine Lovingood = YES
Harold Brown = YES

The special exception was approved.

2. SPECIAL EXCEPTION: William Livingston at 1335 West Millers Cove Road.

This special exception is for a rental cabin with an accessory building that Will be used for family gatherings and special events such as wedding receptions.

This property is zoned R1.

Mrs. Livingston was present to speak in favor of the site plan.

Jan Kirby from **Black Berry Farm** requested a postponement.

David Black was representing **Black Berry Farms** .

Discussion was had concerning this special exception and what it would Be used for.

Harold Brown made a motion to approve this special exception and **Larry Campbell** second the motion.

The vote was: **Larry Campbell = YES**
Ron Walker = YES
Stanley Headrick = YES
Katherine Lovingood = YES
Harold Brown = YES

The special exception was approved.

3. SPECIAL EXCEPTION : Floyd's Equipment located at **5701 Sevierville Road**. This is a *change of use* request. The owner is **Daniel Scott Floyd**.

Roger Fields informed the BZA of the intent of **Floyd's Equipment** to add Automobile sales to buy wholesale. They are *not* having an inventory of cars. **Mr. Floyd** wants to obtain an automobile sales license to take in trades for Equipment and allow them to buy wholesale at auctions. They do not want to abandon the existing business, but want to add the automobile sales.

Roger Fields handed out a memo outlining this information.

Daniel Scott Floyd spoke in favor of this Special Exception.

Stanley Headrick made a motion to approve this Special Exeption. **Katherine Lovingood** second the motion.

The Vote was: **Katherine Lovingood = YES**
Rob Walker = YES
Stanley Headrick = YES
Harold Brown = YES
Larry Campbell = NO

This special exception was approved.

4.SPECIAL EXCEPTION: This is for a change of use. The property is **Graves Spray Supply Inc located at 5003 U.S. Hwy 411 South.**

This property has two grandfathered uses located on it. One is for storage
And the other is for a used car lot.

The request is to change the used car lot to a distribution center for **Graves Spray Supply Inc.**

This location would be where they store their products prior to shipping them.

This business supplies the local marine industry with spray equipment used
In the manufacturing of boats.

Peter and Jane Hedger were representing **The Graves Spray Supply Inc.**

Discussion was had concerning this Special Exception.

Roger Fields recommended the approval of this Special Exception as long as the
BZA Finds that the *new* use is of equal or lesser impact.

Katherine Lovingood made a motion to accept this special exception and **Larry Campbell** second the motion.

The vote was: **Katherine Lovingood = YES**
Harold Brown = YES
Rob Walker = YES
Larry Campbell = YES
Stanley Headrick = YES

The Special Exception was approved.

The meeting was adjourned.

