

BLOUNT COUNTY BOARD OF ZONING APPEALS
REGULAR SESSION
THURSDAY DECEMBER 8, 2005

BZA members present: Rob Walker, Stan Headrick, Harold Brown, Larry Campbell, Kathy Lovingood.

There was a motion made by Harold Brown and seconded by Larry Campbell to approve the minutes from the last meeting.

CASES BEING HEARD / ACTION TAKEN.

Don and Mary McDougale variance request.

1. The McDougales request was for a variance to locate their front porch 7 feet from the front property line. Mr. and Mrs. McDougale were present to speak in favor of their request.

Staff's recommendation was to not approve the variance request.

After discussion by the board Larry Campbell made a motion to approve the variance request. The motion was seconded by Harold Brown.

Rob Walker = Yes
Stan Headrick = Yes
Harold Brown = Yes
Larry Campbell = Yes
Kathy Lovingood = Yes

The motion to approve the variance was approved.

2. Ann Seaton and Ken J. Love had a variance from the minimum lot size requirements. Their plan was to divide their property, that has two dwellings located on it, in half. The lots would not meet the 23,000 square feet minimum. Ms. Seaton and Mr. Love were present to speak in favor of their request.

Staff's recommendation was to approve the lot size variance with the condition that there can be no further expansion of the housing units or additional structures on the divided lots.

After discussion by the Board a motion was made by Kathy Lovingood to approve the variance with the conditions in the staff's recommendation. The motion was seconded by Stan Headrick.

Rob Walker = Yes
Stan Headrick = Yes
Harold Brown = Yes
Larry Campbell = No
Kathy Lovingood = Yes

The motion to approve the variance was approved.

3. Joe and Kathy Burns had a special exception request to have a family commercial enterprise to be located at 909 School House Gap Road. Their plan was to locate a cabinet shop in the garage area of their new home.

Joe and Kathy Burns were present to speak in favor of their special exception request.

Staff's recommendation was for the approval of the special exception request.

After discussion from by the board a motion to approve the special exception was made by Stan Headrick. The motion was seconded by Kathy Lovingood.

Rob Walker = Yes
Stan Headrick = Yes
Harold Brown = Yes
Larry Campbell = Yes
Kathy Lovingood = Yes

The motion to approve the special exception was approved.

4. Forest Hills Apartments had submitted a site plan to expand the existing apartments located on Montvale Road. The site plan proposed the addition of 67 units to the existing 65 units already located on this property. Bob Kidd and Ed Shore were present to speak in favor of this site plan.

Staff's recommendation was to approve 65 additional units, which would be in compliance with the density requirements of the Zoning Regulations.

After discussion by the board a motion to approve an additional 65 units to bring the total number of units to 130 was made by Harold Brown. The motion was seconded by Kathy Lovingood.

Rob Walker = Yes
Stan Headrick = Yes
Harold Brown = Yes
Larry Campbell = Yes

Kathy Lovingood = Yes

The motion to approve 65 additional units was approved.

5. With no further business the meeting was adjourned.

Secretary of BZA

Date