

**BLOUNT COUNTY BOARD OF ZONING APPEALS  
REGULAR SESSION  
THURSDAY, JANUARY 5<sup>TH</sup> 2006**

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

The minutes from the last meeting were read. A motion was made by **Larry Campbell** to accept the minutes and was seconded by **Stan Headrick**. The minutes were approved by all the **BZA** members present.

**CASES BEING HEARD / AND ACTION TAKEN**

**VARIANCE: NONE**

**SPECIAL EXCEPTION: THREE**

**APPEALS: NONE**

- 1. SPECIAL EXCEPTION:** (change of use) This was the old Master Craft plant located at 861 Binfield Rd.

**Robert L. Lane** stated he wishes to place his powder coating business in the front part of the building. This business is similar to the business originally in this property.

Robert Bedwell and Robert Lane spoke in favor of this **Special Exception**.

Speaking in opposition were: **Gary Ferguson, Ray Ferguson, Mike Gribble,** and **Justin Ferguson**.

**Harold Brown** made a motion to approve this **Special Exception** providing the access road be on Binfield Road only.

The motion was seconded by **Jim Melton**.

The vote was: **Rob Walker = Yes**  
**Stan Headrick = Yes**  
**Harold Brown = Yes**  
**Larry Campbell = Yes**  
**Jim Melton = Yes**

The **Special Exception** was approved.

**2. SPECIAL EXCEPTION:** Located at 7601 Old Railroad Bed Road.

**Mr. Burns** is requesting a **Special Exception** for a skeet shooting range to be located at the above stated property. The property is Zoned R- 1.

Outdoor shooting ranges have been added to the list of uses to be approved as a special exception in the R-1 zone.

The set back requirements are met and additional buffering will not be required as long as the existing wooded areas are maintained.

**Mr. Burns** spoke in favor of this special exception

Those in opposition to this special exception were: **Edwin Becker** and **Lori Foriteen**.

Much discussion was had concerning the pros and cons of this special exception.

A motion was made by **Jim Melton** to approve with the stipulation that the skeet shooting will only start after 8:00 a.m, will be no later than 8:00 p.m. or dark, and only on 12:00 noon until 6:00 p.m. on Sundays.

**Larry Campbell** seconded the motion.

The vote was: **Rob Walker = YES**  
**Stan Headrick = YES**  
**Harold Brown = YES**  
**Larry Campbell = YES**  
**Jim Melton = YES**

The **Special Exception** was approved.

**3. SPECIAL EXCEPTION:** Blackberry Farms at 1514 W. Millers Cove Road.

This is a special exception request for a mixed uses associated with a **Planned Unit Development**. In this case the mixed uses would be a farm house used as a bed and breakfast, a carriage house used for parking golf carts, a barn that will be used for cooking classes, and a run-in shed. All of these are accessory structures for a historical farmstead that Blackberry wishes to locate on this property. This is located in the R -1 zone of Blount County.

The board has seen this at a previous meeting and they discussed that some of the aspects of the farmstead would be considered agricultural and the structures mentioned above should come in as a **Special Exception** due to other rolls that they will have in the development.

This will **not** be an open to the public, it will be for guest staying at Blackberry Hotel.

Section 7.3 of our zoning regulations gives us the requirements for such a development. This **PUD** (Planned Unit Development) would be part of the remaining lands of Singing Brook Conservancy, which is common land set aside for Singing Brook Subdivision.

Speaking in favor of the **Special Exception** was **Matt Alexander** and **Chuck Alexander**.

Discussion was had concerning Blackberry Hotel's use of said buildings.

The motion was made by **Larry Campbell** to approve the above **Special Exception** with buffering along any abutting residential use lot.

*Jim Melton* seconded the motion.

The vote was **Rob Walker = YES**  
**Stan Headrick = YES**  
**Harold Brown = YES**  
**Larry Campbell = YES**  
**Jim Melton = YES**

The **Special Exception** was approved.

**The Meeting was adjourned.**

