

**BLOUNT COUNTY BOARD OF ZONING APPEALS  
REGULAR MEETING  
THURSDAY, JULY 6, 2006**

**BZA MEMBERS PRESENT: Jim Melton, Larry Campbell, Stanley Headrick, and Harold Brown.**

The minutes from the last meeting were not read. They will be read at the next BZA meeting.

**CASES BEING HEARD / AND ACTION TAKEN**

- 1. VARIANCE: THREE**
- 2. APPEALS: NONE**
- 3. SPECIAL EXCEPTION: NONE**

**VARIANCE (James Eden)**

1. This variance has been deferred from the June 1<sup>st</sup> meeting. It was concerning adding a second sign at the corner of 129 and 411. This property is the small shopping center that has a gas station and several other businesses.

The details of this variance are in the minutes from last BZA meeting.

Our zoning regulations do permit two signs on one property located on a corner lot with two road frontages. The distance from one sign to another is the problem. There is not 1,000 feet between the signs. This is the requirement.

Regina Heaton was present to speak in favor of this variance.

She discussed the sign and had hand outs concerning this new sign.

The BZA approved the size and location of this sign.

No one spoke in opposition to the sign.

Stan Headrick made a motion to approve the variance and a second was made by Larry Campbell.

**The Vote was: Jim Melton = YES  
Larry Campbell = YES  
Stan Headrick = YES  
Harold Brown = NO**

**The Variance was approved.**

**VARIANCE ( Terrell Carden)**

2. This variance is for 191 Cold Springs Road. The owner is Terrell Carden.

He is requesting a ten feet front setback, which this would be a 20 foot variance.

This property is impacted by a steep slope and a limited area for septic field.

This is a mountain lot and the ten foot setback would be consistent with other variances we have granted in these mountain developments.

The variance would be consistent with the County's subdivision regulations for mountain development.

Jim Melton made a motion to approve this variance and Larry Campbell second the motion.

**The Vote was: Jim Melton = YES  
Larry Campbell = YES  
Stan Headrick = YES  
Harold Brown = YES**

**The Variance was approved.**

**VARIANCE (Ralph Tallent)**

3. This property is located at 6718 Old Walland Hwy. The owner is Ralph Tallent.

Mr. Tallent parks an RV on this property for short periods of time during the summer and he did receive a building permit for an accessory structure to store personal belongings.

A complaint came into Mr. Fields office about this site and upon inspection he found out it did not meet the front building set backs.

Mr. Tallent is requesting a front setback of 21 feet and 2 inches. That would be an 8 foot 10 inch variance.

This is an accessory building that will have no plumbing and produce no effluent. The building is for storage only. The cost of construction was reported as \$3,000.00.

The lot is between Little River and Old Walland Hwy and is very steep. Topo issues and lot size are hardships of this property. Mr. Fields is not sure if a hardship addresses an accessory structure that will not greatly affect the property.

Walter Marshall, J D Owensby, and Ralph Tallent spoke in favor of this variance.

The Board Members had a discussion concerning this issue.

Jim Melton made a motion to defer until the next meeting and Larry Campbell second the motion.

**The vote was: Jim Melton = YES  
Larry Campbell = YES  
Harold Brown = NO  
Stan Headrick = NO**

**The vote was a tie.**

A motion was made by Stan Headrick to deny this variance and Harold Brown second the motion.

**The vote was: Jim Melton = NO  
Larry Campbell = NO  
Harold Brown = YES  
Stan Headrick = YES**

**The vote was a tie.**

**This Variance request was withdrawn until the next BZA Meeting.**

**The Meeting was adjourned.**

