

**BLOUNT COUNTY BOARD OF ZONING APPEALS
REGULAR MEETING
THURSDAY, April 3, 2014**

BZA MEMBERS PRESENT: Andy Allen, Larry Chesney, Stanley Headrick, and Rob Walker

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: Two**
1210 W Hunt Rd
2116 Calderwood Hwy
- 2. APPEAL: One**
904 N Union Grove Rd.
- 3. VARIANCE: One**
808 Peacock Ridge Dr.

Special Exception:

1210 W Hunt Rd
2116 Claderwood Hwy

1. This request is for a cellular tower to be located at 1210 W. Hunt Road. The property is identified on tax map 036, parcel 019.00 and is zoned S (Suburbanizing). The applicant is AT&T and they submitted a complete application along with the site plan. The proposed tower is 97 feet monopole with a 5 feet lightning rod attached to the top. The site plan shows that there is room for four antennas on this tower. The site indicates that the tower location will meet our separation requirements from the front and back property lines, but also shows that they are not met from either side. The required separation from residential use property is 300% of the towers height. At 97 feet tall the required distance is 241 feet, and this tower will be 153 feet from the West property line and 154 feet from the East property line. This does exceed the 75% of the tower height, which is used to separate from non-residential properties. Relief from these requirements will be required in the BZA so desires.

Larry Perry's engineering report was presented to the board for review.

Kevin Krugger spoke in favor the cellular tower.

Joyce Beasley spoke in opposition and state that she has US Cellular and she has coverage in the area.

There was a brief discussion by the Board. Stanley Headrick ask of every carrier has to have coverage. Then there was a discussion about the setbacks and if approving this exception would create a precedence for future cellular towers.

Stanley Headrick made a motion to defer the issue to get the find the planning commission to address the setback issues in the urban areas with smaller lots. Larry Chesney seconded.

Vote:	Andy Allen	YES
	Larry Chesney	YES
	Rob Walker	YES
	Stanley Headrick	YES

2. This is a request for a cellular tower to be located at 2116 Calderwood Hwy. The property is identified on tax map 111, parcel 127.00 and is zoned R-1 (Rural District One). The applicant is AT&T and they have submitted a complete application along with the site plan. The proposed tower is 195 feet monopole with a 4 feet lightning rod attached to the top. The site plan shows that there is room for four antennas on this tower. The site plan does show that the separation distance from adjoining property lines will be met from three of the four adjoining properties. The separation will be met from the properties to the South and West of this location, both are zoned R-1 and taxed as agriculture. The properties shown as 3, 4, and 5 on the site map are zoned R-1 and taxed as residential. 3 and 4 appear to be vacant land, 5 does have at least one dwelling on it. The required separation from a residential property is 300% of the tower height in this case it would be 585 feet. Separation from agricultural property is 75% of the tower height, which in this case would be 146 feet. Relief from these requirements will be required from the three point mentioned above if the BZA so desires.

Larry Perry's engineering report was presented to the board for review.

Larry Chesney made a motion to defer this request until the planning commission could address the setback issues in urban areas with smaller lots. Andy Allen seconded the motion.

Vote:	Andy Allen	YES
	Larry Chesney	YES
	Rob Walker	YES
	Stanley Headrick	YES

Appeal:

904 N Union Grove Rd.

This is an appeal of a notice of violation that was sent to the property owner at 904 N Union Grove Rd on February 20, 2014. The violation is that the property owner had built his garage on the property line. In 2008, the applicant obtained a building permit and had the footer inspected and the inspector approved it. Recently, I received a complaint about the structure being located to close or over the property line and was provided a survey to confirm this issue. The applicant came to the office to appeal the violation and stated that the measurements at the time of the inspection were pulled from an old fence that was believed to be the property line. This turned out to be wrong. Now the garage is 0.20' over the property line.

The home owner, Curtis Karvonen was present to make his case.

Stanley Headrick made a motion to defer until the property owners could attempt to make an agreement to adjust the property line to meet the setbacks of 5 feet. Larry Chesney seconded.

Vote:	Andy Allen	YES
	Larry Chesney	YES
	Rob Walker	YES
	Stanley Headrick	YES

Variance:

808 Peacock Ridge Drive

The applicant is requesting a variance from the side setback requirements for a new dwelling to replace the existing dwelling at 808 Peacock Ridge Drive has pulled his request.

Other Business:

E Millers Cove Road

Vision Engineering presented a site plan revision for the record for the Three Sisters property on E Millers Cove Road. Guy Wanteez was present to speak in favor of the revision.

The revisions have been submitted to the record.

THE MEETING WAS ADJOURNED.