

MINUTES

LOUDON COUNTY BOARD OF ZONING APPEALS

NOVEMBER 20, 2007

The November meeting of the Loudon County Board of Zoning Appeals was called to order immediately following the RPC Meeting. Present were Mr. Harrison, Ms. Terry, Mr. McEachern, Mr. Brooks and Mr. Brown.

Motion to approve the minutes of the October 16, 2007 meeting was made by Mr. Brooks, seconded by Mr. McEachern and approved 5-0.

Agenda Item A: Request consideration of approval of special exception request to allow wholesaling of plants and associated growing materials on property located at 14311 Northshore Drive, referenced by Tax Map 17, Parcels 55.00 & 56.00, Zoned A-2, Rural Residential District, 6th Legislative District. Applicant: Alan Sefton/Westside Nurseries

Mr. Sefton was present.

Mr. Newman described the property and location for the Board, with the property being two parcels, one is 20 acres and one is 59 acres. Both parcels have had rezoning requests before the Board which were denied. Mr. Sefton is purchasing the property to operate a wholesale nursery. He has purchased Westside Nursery on Nichols Road and will also be moving it to this property.

Ms. Sefton said he will also be relocating operations from the nursery on Town Creek Road, and will also have a tree growing operation and a place to store his antique tractors. He has good access to Northshore Drive. He has notified the local residents of his intentions and they seem to be in favor of it. He has removed the cedar hedge and installed over 2000' of fence. He will have a landscaped entrance, and is in the process of rebuilding the barn. He has also left a 25' thicket between his property and the residents to the north of the property.

Mr. Jim McGhee, a resident of Nichols Road, stated he is in favor of approval of the request, but commented on the damage that has been done to Nichols Road by trucks and asked if there was a 10,000 lb. weight limit on Northshore Drive.

Mr. Sefton stated that there is also a resident of Nichols Road that owns a Mack truck, so all of the damage was not due to the nursery.

Mr. Newman recommended approval of the request, but in addressing concerns of surrounding property owners, he recommended it be subject to the landscape buffer design being installed, two driveway entrances, the primary exit having improvements made with a short acceleration apron, the use being limited only to wholesale customers and the number of tractor trailer trucks not to exceed three per week.

Mr. Sefton said he would also need to resale fertilizer to his wholesale customers and asked if the number of trucks could be limited as part of the special exception approval.

Mr. Newman said that if this is not addressed at this time, with 80 acres of property, the impact could potentially be much more significant.

Mr. Sefton said that a three truck per week limit is harsh. He also has the potential to sell timber from the property.

Mr. Brooks noted that this was a seasonal business and there may be some weeks that more trucks would be at the business, and some weeks that there would be none at the business.

Mr. Newman said this would be the only opportunity the Board has to place any limits on the proposed use.

Mr. Brooks made the motion to approve the request with the only condition be the implementation of the landscape plan that had been presented by Mr. Sefton. Mr. McEachern seconded, and motion was approved 5-0.

Mr. Newman requested the following item be added to the agenda:

Request consideration of approval of special exception to allow a truck maintenance and trucks parts sales facility in Hickory Creek Business Park, referenced by Tax Map 7-A, Group A, Parcel 6.00 & 7.00, Zoned C-2, General Commercial District. Applicants: Reveiz Homes/Hays Brothers

Mr. McEachern made the motion to add the item, Mr. Brooks seconded, and motion was approved 5-0,

Mr. Newman explained that this had previously been approved on lots 8 & 9, but those lots would not work for the layout the building. They want to relocate their plan to lots 6 & 7 but the special exception would need to be re-approved by the Board.

Mr. Brooks made the motion to approve the special exception for lots 6 & 7, and rescind it on lots 8 & 9, Mr. McEachern seconded, and motion was approved 5-9.

With no additional business, the meeting was adjourned at 7:30 PM

Signed

Dated