

## MINUTES

### LOUDON COUNTY BOARD OF ZONING APPEALS

DECEMBER 18, 2007

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

Motion to approve the minutes of the November 20, 2007 meeting was made by Mr. Brooks, seconded by Ms. Terry and approved 4-0.

**Agenda Item A: Request consideration of approval of special exception request to allow temporary trailer for 30 months on property of Two Rivers Church at 591 Harrison Lane, referenced by Tax Map 7, Parcel 44.00, Zoned R-1, Suburban Residential District, 5<sup>th</sup> Legislative District. Owner: Two Rivers Church**

Mr. Bob Montgomery and Mr. Bruce Wagner were present for the applicant. Mr. Montgomery explained that their children's ministry had grown much faster than they had anticipated, and they already have to add onto the main building. They plan to lease an Allstate Trailer, 48' x 72', to use for offices, a kitchen, and open space with moveable partitions for classrooms. They had only wanted to do this for 24 months, but the lease is for 36 months, and they have negotiated it down to 30 months.

Mr. Newman described the property and location for the Board, noting this parcel is behind the church and has a brick home on it.

Mr. Montgomery said the church is also using the home as a residence for three college students that also work at the church. Part of that home is also being used for the children's ministry. He described the placement of the trailer for the Board.

Mr. Newman asked if there would be driveway access, and Mr. Wagner said access would be via a sidewalk from the main church building.

Mr. Newman recommended approval.

Mr. Brooks made the motion to approve, Mr. Brown seconded, and motion was approved 4-0.

**Agenda Item B: Request consideration of special exception approval for multi-family housing development for 16 units located at 2300 Town Creek Road (12 units approved 10/18/02), referenced by Tax Map 15, Parcel 199.00, Zoned R-1, Suburban Residential District. Owner: Skyler Capital LLC**

Mr. Newman said the owner of the property is located out-of-state and due to travel arrangements had called and asked this item be postponed.

Mr. Brooks made the motion to postpone, Ms. Terry seconded, and motion was approved 4-0.

**Agenda Item C: Request consideration of approval of 2' (from 5' to 3') side yard variance for existing accessory structure on property located at 700 Roberts Circle, Referenced by Tax Map 11-I, Group B, Parcel 17.00, Zoned R-1, Suburban Residential District, 5<sup>th</sup> Legislative District. Owner: Gary Whitworth**

Mr. Whitworth was present. He stated he had no knowledge of the setback because he did not know he needed a permit, and he had placed a storage building on the property 3' from the property line. He also stated he had placed it in the corner, under trees, to partially cover it. He also showed photos of the neighbor's property that had storage buildings against the fence on the property line.

Mr. Newman noted that the setback had been 15', but had recently been changed to 5, which will require Mr. Whitworth to only move the building 2'. Since there is not a hardship with the property involved, he cannot recommend approval of the variance.

Mr. Brown said that since the setback had been changed, he felt the Board should be very stingy with any variances they approve. He made the motion to deny the request, and also asked Mr. Cox to have the Zoning Inspector visit the neighboring property to see if they were also in violation. Mr. Brooks seconded the motion, and motion was approved 4-0.

With no additional comments from the Board or the audience, the meeting was adjourned at approximately 7:45 PM.

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Signed

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Dated