

**MINUTES**  
**LOUDON COUNTY BOARD OF ZONING APPEALS**  
**MAY 15, 2007**

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

Motion to approve the minutes of the April 17, 2007 meeting was made by Mr. McEachern, seconded by Mr. Brooks and approved 5-0.

**Agenda Item A: Request consideration of approval of height variance of 8' (from 25' to 33') for property located on Hwy 70 W, referenced by Tax Map 9, Parcel 154.01, Zoned O-1, Office-Professional District, 5<sup>th</sup> Legislative District. Owner: Child Advocacy Center [07-04-78-SP-CO]**

Mr. Reynolds explained that this property was rezoned in 2006 for the Child Advocacy Center. The O-1 District limits buildings to 25' in height, which is less than the R-1 District. He displayed the building elevations for the Board and noted that an 8' variance was needed to accommodate the planned structure.

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

**Agenda Item B: Request consideration of approval of side yard variance of 10' (from 20' to 10') for accessory structure and variance to allow accessory structure in front yard for property located at 8430 Lakeland Drive, referenced by Tax Map 17, part of Parcel 39.00, Zoned A-2, Rural Residential District, 6<sup>th</sup> Legislative District. Owner: Peggy Arthur [07-04-75-SU-CO]**

Mr. Reynolds described the property and location for the Board, noting this property had been divided previously by deed, which is causing the issue with the side yard variance that is being requested.

Mr. Brown asked if that meant the property owner had created the problem and Mr. Reynolds said that was correct.

Mr. Newman asked why the building could not be torn down and Mr. Reynolds said the property owner did not want to tear it down.

Mr. Newman recommended denial of the request. Mr. Brown made the motion to deny, Mr. McEachern seconded, and motion to deny was approved 5-0.

**Agenda Item C: Request consideration of approval of side yard setback variance of 20' (from 20' to 0') for accessory structure and variance to allow accessory structure in front yard for property**

**located at 700 Connaster Road, referenced by Tax Map 69, Parcel 27.00, Zoned A-1, Agriculture-Forestry District, 3<sup>rd</sup> Legislative District. Owner: Steve Lafon**

Mr. Lafon was present. He told the Board he has extreme challenges with the property, and this is the only level spot on his property he can use for hay storage without having to drive between one-half mile and a mile to transport hay to his barn.

Mr. Brooks stated he was familiar with the problems of this property and made the motion to approve, Mr. McEachern seconded, and motion was approved 5-0.

**Agenda Item D: Request consideration of approval of 2' (from 35' to 33') periphery setback variance for property located at 389 Leeward Way (Stone Harbour), referenced by Tax Map 21C, Group A, parcel 39.00, Zoned R-1/PUD, 6<sup>th</sup> Legislative District. Owner: Ric Best (*This subdivision is a PUD and the final plat recorded a 35' periphery setback around the entire development*)**

Mr. Best was present. He explained that when the pool was installed, the installers made an incorrect measurement and went in to the periphery setback by 20". The excavation has been done, and if the 22" has to be backfilled the installers felt it would threaten the structural integrity of the pool wall. He has provided a letter to Mr. Newman from the developer supporting the variance.

Mr. Newman described the property and location for the Board, noting the periphery setback was noted on the plat. Since the R-1 Zoning only requires a 10' setback for accessing structures, he recommended approval.

Mr. Brooks made the motion to approve, Mr. Brown seconded, and motion was approved 5-0.

**Agenda Item E: Request consideration of approval of lot size variance of 30,530 square feet (from 43,560 sq. ft. to 13,030 sq. ft.) and 25' lot frontage variance (from 25' to 0') for property for water tank located on Antioch Church Road, referenced by Tax Map 35, part of Parcel 38.00, Zoned A-2, Rural Residential District, 3<sup>rd</sup> Legislative District. Owner: Tellico Area Services System (TASS) [07-04-89-SU-CO]**

Mr. Mark Clinton was present for the applicant. He explained that in Loudon and Monroe Counties, TASS had 30.5 miles of sewer lines and 112 miles of water lines, The Hwy 321/Antioch Church Road area is growing and the current 200,000 gallon water tank will soon be too small for the area.

Mr. Newman noted that this is a public utility request for public utility improvements, and is permitted in any zoning district. Cell towers usually lease property and this does not become an issue, and the existing tank has access through an easement. He recommended approval of the request with the addition of a plat note that the lot cannot be used for any purpose except utility facilities.

Mr. Brown made the motion to approve, Mr. Brooks seconded, and motion was approved 5-0.

**Agenda Item F: Request consideration of approval of a 25' lot frontage variance (from 25' to 0') for property for WLIL tower located on Meadow Road West, referenced by Tax Map 52, parcel 41.00, Zoned A-1, Agriculture-Forestry District. Owner: Zollie Cantrell and Nelson Bowers [07-04-88-SU-CO]**

Mr. Newman stated this item had been withdrawn from the agenda by the applicant.

**Agenda Item G: Request consideration of approval of special exception for church youth facility on property located on Hotchkiss Valley Road, referenced by Tax Map 24, Parcel 31.01, Zoned A-1,**

**Agriculture-Forestry District, 5<sup>th</sup> Legislative District. Owner: New Providence Baptist Church [07-03-61-SP-CO]**

Mr. Tony Arnold was present for the applicant. He noted the new youth facility will be replacing three modular units the church has been renting.

Mr. Newman explained that a church facility is a special exception use and the new building will be on a separate parcel from the church.

Mr. Arnold noted that the new building would be using the existing driveways for the church.

Mr. Newman recommended approval of the request.

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

**Agenda Item H: Request consideration of approval of special exception to allow light manufacturing in C-2, General Commercial District on property located at 100 Walnut Street, Greenback, referenced by Tax Map 70L, Group D, Parcel 15.00, 3<sup>rd</sup> Legislative District. Owner: John Entrekin**

Mr. Newman noted this item had been withdrawn by the applicant.

With no additional comments from the board or the public, the meeting was adjourned at approximately 7:30 PM.

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Signed

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Dated