

MINUTES

LOUDON COUNTY BOARD OF ZONING APPEALS

SEPTEMBER 18, 2007

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

Motion to approve the minutes for the August 21, 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 to allow a truck maintenance and trucks parts sales facility in Hickory Creek Business Park, referenced by Tax Map 7-A, Group A, Parcel 8.00 & 9.00, Zoned C-2, General Commercial District. Applicants: Reveiz Homes/Hays Brothers

Mr. Reveiz stated that they are proposing the same plan for this property as they were for the Hines Valley/Hwy 70 parcel that they proposed last month.

Mr. McEachern stated he felt this would be a good fit.

Mr. Newman recommended approval.

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

Agenda Item B: Request consideration of approval of special exception for mini-storage warehouse facility at 14802 Hickory Creek Road, referenced by Tax Map 4, Parcel 12.00, Zoned C-2, General Commercial District, 5th Legislative District. Owner: Phillip Williams

Mr. Williams stated that this is the same plan as he had proposed last month, but a survey would be needed to determine exactly where the right of way would fall and how his buildings would have to be located. He will agree to widen the right of way when the survey is done but he could not afford to pay for the survey if the approval was not done.

Mr. McEachern said the approval could be contingent on the right of way dedication.

Mr. Newman said that this is a good location for this use. If the dedication of the right of way in the front causes a variance to be required in the back, it could be brought before the Board again for approval. He made the recommendation to approve the request subject to the dedication of a 25' right of way from the centerline.

Mr. Brown made the motion to approve based on Mr. Newman's recommendation, Mr. McEachern seconded, and motion was approved 5-0.

Agenda Item C: Request consideration of approval of 6' front yard setback variance (from 40' to 34') for existing house located at 5140 Mt. Zion Church Road, referenced by Tax Map 50, Parcel 92.00, Zoned A-1, Rural Residential District, 7th Legislative District. Owner: Charles Eller [07-08-168-SU-CO]

Mr. Reynolds described the property and location for the Board. He said that when the owner had ordered a survey of the property, it was found that the property was skewed from what it was believed to be, and the

property had to be replatted to correct. This is not a new lot.

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

Agenda Item D: Request consideration of approval of 13' rear yard setback variance for existing accessory structure (barn) located at 4055 Corinth Road, referenced by Tax Map 57, Parcel 94.00, Zoned A-2, Rural Residential District, 4th Legislative District. Owner: Herbert Hill heirs [07-08-179-SU-CO]

Mr. Reynolds described the property and location for the Board. He noted that this lot had been attached to a much larger parcel across the road. There is an existing shed on the property that cannot be moved, and it is along an existing property line.

Mr. Brown stated he felt that the setback for accessory structures should be smaller and asked the Board to look at allowing accessory structures to be 5' off the rear property line as long as the size of the building did not exceed a certain size.

Mr. McEachern made the motion to approve the variance, attaching it only to this structure until it is torn down. Mr. Brown seconded, and motion was approved 5-0.

Agenda Item E: Request consideration of approval of 5' front yard setback variance (from 30' to 15' for existing structure on Lot 3 of property located on Giles Road, referenced by Tax Map 16P, Group A, Parcels 30.00 and 31.00, Zoned R-1, Suburban Residential District, 2nd Legislative District. Owner Howard Fleeger [07-08-196-SU-CO]

Mr. Reynolds explained that this variance request is for an existing house on an existing property line.

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

Agenda Item F: Request consideration of approval of 20' side yard variance (from 25' to 5') for existing structure located on 393 Cove View Lane, referenced by Tax Map 21N, Group A, Parcel 45.00, Zoned A-2, Rural Residential District, 6th Legislative District. Owner: Joseph Landsman

Mr. Landsman's contractor, Mr. Devon Ferguson, was present. He displayed drawings of the proposed addition and noted that a 15' setback variance was all that would be required.

Mr. Harrison noted that it appeared the lot was too small for the large addition that was proposed.

The contractor noted that the property is pie-shaped.

Mr. Newman recommended denial of the request as there is no justifiable hardship.

Mr. McEachern noted that this is a substantial home as it is, and it could be re-designed to make it work on the property. He made the motion to deny the request, Mr. Brown seconded, and motion was approved 5-0.

The contractor noted that the Health Department would not allow the building to be on the other side of the property due to the septic tank.

With no further business, the meeting was adjourned at approximately 7:15 PM

Signed

Dated