

## MINUTES

### LOUDON COUNTY BOARD OF ZONING APPEALS

September 21, 2010

The September meeting of the Loudon County Board of Zoning Appeals was called to order at 6:05 p.m. Present were Mr. Brown, Mr. McEachern, Mr. Bright, and Ms. Terry. Absent was Mr. Brooks.

Motion to approve the revised minutes from the previous meeting with another correction from Mr. Brown on page two, the second sentence should read "could not hold" instead of "willing to hold", August 17, 2010 was made by Ms. Terry, second was made by Mr. McEachern. Motion carried 4-0.

**Agenda Item A: Request Special Exception approval for a Flea Market Retail Sales Use at Fowler's Outlet Furniture. Located at 24542 El Camino Lane. Referenced by Tax Map 4, Parcel 4.00; Zoned C-2 (General Commercial District) 5<sup>th</sup> Legislative District. Owner: Fowlers Holdings LLP**

Mr. Fowler was present.

Mr. Newman stated that a flea market is a retail business use. He said the resolution reads that depending on the district, they are not permitted but by Special Exception.

Mr. Fowler said that what they wanted to do was rent out spaces to sell items. He stated that they plan to keep the distribution center in the building. He said there was not enough business in the clearance store.

Mr. McEachern asked Mr. Fowler what he was going to do with signage in regard to the flea market.

Mr. Fowler stated that he was going to put a sign up at the road. He said that he had already been approved for a sign, but never did put one up. He stated they would change the sign on the building from "Fowler's Furniture Outlet" to "Flea Market." He

said he didn't think they would be a sign up over the distribution center, because they ran their delivery trucks out of it during the week.

Mr. Newman asked Mr. Fowler if he was going to move the trailer that had the sign on it.

Mr. Fowler said that he had already moved the trailer to Knoxville.

Mr. Brown asked Mr. Fowler if he was going to have something like the Sweetwater flea market and how many booths he was going to have.

Mr. Fowler stated that the booths would be 10' x 10', and there would probably be 200 booths.

Mr. Brown stated that the thing that bothered him was the parking.

Mr. Fowler said that he presently has 160 spaces of parking. He stated that he had 54 acres; and if he needed to make more parking, he would. He said he would do whatever it takes for the customers.

Mr. Newman asked Mr. Fowler if he was going to manage the flea market himself.

Mr. Fowler stated that his daughter, Cindy, was going to manage it.

Mr. Brown asked Mr. Newman if there is something to be looked into about the number of parking spaces on different kind of businesses.

Mr. Newman said that the number of parking spaces would have been calculated by the retail square footage they had. He stated that technically it should be enough. He said the demand for flea market verses what he had before will be greater than what the regulation requires.

Mr. Fowler stated that they had more parking where the docking area is than the retail side. He said the trucks won't be running on Saturdays and Sundays. He stated that the trucks will be loaded up and making their deliveries on Saturday mornings before the flea market gets started. He said they also had parking on the side where the radio station is. Mr. Fowler, again, said that if he has the customers, he'll have the parking.

Mr. Newman recommended that they not to be allowed any outdoor sales or any storage materials outside. He stated that the basis for this was the potential negative visual impact. He said this needed to be part of the condition.

Mr. Fowler stated that if it gets that big, he would move into the warehouse.

Mr. McEachern said that the way the request is worded, it has to be inside.

Mr. McEachern made the motion to approve the Special Exception contingent on all material and products for sale be kept inside the structure.

Mr. Fowler stated that he needed one exception to make to this by putting a trailer outside to sell food, because they didn't want to sell food inside the building. He asked for the motion to word this also. He said if he couldn't, he would have to bring the trailer inside.

Mr. Newman asked Mr. Fowler if there would be just one trailer.

Mr. Fowler stated that it would be just one trailer. He said he wanted it to be in the front where people could see it.

Mr. McEachern asked Mr. Fowler if this was a trailer that could get bigger over the years.

Mr. Fowler stated that if it gets that big, he will put it inside. He said that the trailer would be no bigger than 12' x 24'. He stated that he didn't care if there was a restriction on the motion for the trailer to be there 12 months and then be gone and couldn't be no bigger than 12' x 24'.

Mr. Newman said that he liked the idea of limiting the time of how long the trailer was going to be there.

Mr. McEachern made an amendment to the motion that there will be one trailer outside for food concessions no larger than 12' x 24' for up to 12 months starting 10/1/10, second to the amendment was made by Ms. Terry. Motion carried 4-0.

**Additional public comments:** There were none.

**Announcements and/or comments from Board/Commission:** There were none.

Mr. McEachern made the motion to adjourn the meeting, second was made by Ms. Terry. Meeting was adjourned at approximately 6:30 p.m.

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Signed

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Date