

MINUTES

LENOIR CITY BOARD OF ZONING APPEALS

MARCH 6, 2007

The March meeting of the Lenoir City Board of Zoning Appeals was called to order at 6:00 PM. Present were Mr. Harris, Mr. Lingenfelter, Mr. Simpson, Mr. Ghormley and Mr. Wilkerson. Ms. Ross arrived after the vote on the minutes and Ms. Watson was absent.

Motion to approve the minutes of the February 6, 2007 meeting was made by Mr. Ghormley, seconded by Mr. Wilkerson and approved 5-0.

Agenda Item A: Request approval of a variance to construct one new tri-vision, monopole billboard on Parcel 238.00 of Tax Map 10 to replace three (3) existing billboards located on Parcels 238.00 and 168.00, part of the proposed Creekwood Development, Zoned C-3, Highway Commercial District, 5th Legislative District, Owner: Creekwood Park Partners

Mr. Tony Hale, developer of the Creekwood project, Mr. Pat Phillips, Loudon County Economic Development Agency, and Mr. Jason Ammonette of Lamar Advertising were present.

Mr. Newman described the property and location for the Board, noting that the owners of the billboards propose to swap out three free-standing billboards for one new monopole tri-vision billboard.

City Manager Dale Hurst pointed out that this issue came up when the property was annexed in August 2006, which was prior to the billboard ordinance amendments being passed in November 2006. Section 9 of the city's agreement with the developer addressed billboards in the proposed right-of-way and that the City agreed to allow such billboards to be relocated. He also noted the mayor supports the swap of three non-conforming billboards for one replacement billboard.

Mr. Simpson stated he was in favor of the plan due to City Council being under contract with the developers prior to the ordinance being changed.

Mr. Newman recommended approval, noting the overall reduction of the number of billboards is a benefit to the city

Ms. Ross made the motion to approve, Mr. Simpson seconded, and motion was approved 6-0

With no further comments from the Board, the meeting was adjourned.

Signed

Dated