

MEETING REPORT
LOUISVILLE BOARD OF ZONING APPEALS
Louisville Town Hall
October 15, 2020
6:00 PM

MEMBERS PRESENT

Tom Swicegood
Jenny Anderton
Lance Campbell
Jim Brown

MEMBERS ABSENT

Brad Smith

OTHERS

Tom Bickers
Bruce Icenhower
Bobby Queen
Aaron Tallent
Vickie Tallent
Patrick Porter

BCPO Staff Representative: None required

Call To Order – Roll Call

At 6:00 PM October 15, 2020, BZA Chairman Tom Swicegood called the meeting to order and called the roll. Four members were present to constitute a quorum.

Approval of Previous Minutes

MOTION by Jim Brown to approve the minutes of the September 24, 2019 meeting of the Board of Zoning Appeals. Second by Jenny Anderton. Vote: Swicegood – Yes, Anderton – Yes, Campbell – Yes, Brown - Yes. **MOTION PASSES 4-0**

Business Items:

Bobby Queen request for setback variance for proposed residence on property at 3111 Snapp Road

Bobby Queen presented information relative to his variance request for property at 3111 Snapp Road including the lot survey, septic permit and locational layout for the proposed residence. Mr. Queen proposes building a 2 bedroom residence on this property. Due to the lot size, Mr. Queen is requesting a front setback variance of 20 feet from the right-of-way. This setback variance would enable Mr. Queen to have more room in the back yard for the septic system.

Chairman Swicegood reviewed the Zoning regulations for this type of property. Since this parcel is a Lot of Record, the request for variance is valid due to the nonconforming size of the parcel. This parcel is approximately 0.26 acres with dimensions of 50 ft. wide front, 100 feet wide back and approximately 150 ft. long. Mr. Queen can meet the side setback requirement of 10 feet each side but would like to position the structure 10 feet closer to Snapp Road than the 30 feet required.

Two other residences are located on the dead end Snapp Road. Both structures are nonconforming with front setbacks of near zero to 10 feet. Based on consideration for

the adjacent properties, the requested setback variance would have no detrimental effect on these properties.

Adjacent property owner Aaron Tallent was present and opposed the granting of the variance. Mr. Tallent's primary objection was the septic system located in the back yard with storm water drainage from this area moving onto his property. Mr. Tallent maintained that there was not sufficient room to install the septic system. Chairman Swicegood advised Mr. Tallent that the septic system approval was issued by the Blount County Environmental Dept. and therefore did not impact the consideration of approval of the requested variance.

Patrick Porter, representative of the adjacent Snapp Cemetery (Louisville Hilltop Cemetery), spoke and did not feel the residence proposed by Mr. Queen would have a negative impact on the cemetery. In fact, Mr. Porter felt it would be positive in keeping down interlopers at the cemetery.

Based on the testimony, Chairman Swicegood recommended approval of the request.

MOTION by Tom Swicegood to approve the front setback variance request at 3111 Snapp Road. Second by Lance Campbell, Vote: Swicegood – Yes, Anderton – Yes, Campbell – Yes, Brown - Yes. **MOTION PASSES 4-0**

Property owner was advised that the variance request was granted. A letter will be sent to the property owner verifying the approval. Owner can now proceed to obtain a building permit when ready to proceed.

Election of Town of Louisville BZA Officers

Chairman Swicegood opened the meeting to nomination of officers. Lance Campbell nominated Tom Swicegood to continue as Chairman. No other nominations for Chairman were made.

MOTION by Lance Campbell to elect Tom Swicegood as Chairman. Second by Jenny Anderton, Vote: Swicegood – Abstain, Anderton – Yes, Campbell – Yes, Brown - Yes. **MOTION PASSES 3-0-1**

Jenny Anderton nominated Brad Smith to serve as Vice Chairman. No other nominations for Vice Chairman were made.

MOTION by Jenny Anderton to elect Brad Smith as Vice Chairman. Second by Jim Brown, Vote: UNANIMOUS. **MOTION PASSES**

Adjourn

MOTION by Jim Brown to adjourn, Second by Jenny Anderton, VOTE: UNANIMOUS.
Meeting adjourned at 6:28 PM.