

MEETING REPORT
LOUISVILLE BOARD OF ZONING APPEALS
Louisville Town Hall
March 03, 2022
6:00 PM

MEMBERS PRESENT

Tom Swicegood
Jenny Anderton
Jim Brown
Brad Smith
Charles Perry

MEMBERS ABSENT

OTHERS

Dave Tom
Melissa Tom
Ed Best
Ann Best

BCPO Staff Representative: None required

Call To Order – Roll Call

At 6:00 PM March 03, 2022, BZA Chairman Tom Swicegood called the meeting to order and called the roll. All members were present to constitute a quorum. Chairman Swicegood noted that Charles Perry has joined the BZA to fill the previously open position.

Approval of Previous Minutes

MOTION by Jenny Anderton to approve the minutes of the May 13, 2021 meeting of the Board of Zoning Appeals. Second by Jim Brown. Vote: UNANIMOUS. **MOTION PASSES**

Business Items:

Dave and Melissa Tom request for a special exception to construct a second dwelling on property at 3013-3015 DeVault Road

Dave and Melissa Tom presented the site plan and background information for their request to construct a second dwelling at 3013-3015 DeVault Road. The new dwelling will be constructed at the southwest end of the existing 2.04 acre parcel. A new septic field will be constructed to service the new dwelling. A septic permit for the additional dwelling has already been obtained from Blount County Environmental. The site plan as shown should meet all setback regulations and the overall parcel is 2.04 acres. An architectural rendering of the new dwelling was presented for information. The existing dwelling will serve as a guest house for Dave & Melissa Tom. The BZA members advised Dave & Melissa to consider possible future subdivision in their plans to locate the additional dwelling

Chairman Swicegood reviewed the zoning regulations for this type of property requesting a special exception. According to the Zoning Ordinance Chapter 7 R-1, 11-701.2.e, the Tom request and associated site plan conforms to all requirements for a

second dwelling as a special exception. No adjacent property owners were present to object to the request for a second dwelling special exception.

Based on the available information, Chairman Swicegood recommended approval of the request.

MOTION by Tom Swicegood to approve the request for a special exception for a second dwelling at 3013 – 3015 DeVault Road. Second by Jim Brown, Vote: Swicegood – Yes, Anderton – Yes, Smith – Yes, Brown – Yes, Perry - Yes. **MOTION PASSES 5-0**

Property owner was advised that the special exception 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. Jim Brown nominated Tom Swicegood to continue as Chairman. No other nominations for Chairman were made.

MOTION by Jim Brown to elect Tom Swicegood as Chairman. Second by Jenny Anderton, Vote: Swicegood – Abstain, Smith – Yes, Anderton – Yes, Perry – Yes, Brown - Yes. **MOTION PASSES 4-0-1**

Jim Brown nominated Brad Smith to continue as Vice Chairman. No other nominations for Vice Chairman were made.

MOTION by Jim Brown to elect Brad Smith as Vice Chairman. Second by Jenny Anderton, Vote: Swicegood – Yes, Smith – Abstain, Anderton – Yes, Perry – Yes, Brown - Yes. **MOTION PASSES 4-0-1**

Adjourn

MOTION by Jim Brown to adjourn, Second by Brad Smith, VOTE: UNANIMOUS.
Meeting adjourned at 6:15 PM.