

MEETING REPORT
LOUISVILLE BOARD OF ZONING APPEALS
Louisville Town Hall
May 13, 2021
6:00 PM

MEMBERS PRESENT

Tom Swicegood
Jenny Anderton
Jim Brown
Brad Smith

MEMBERS ABSENT

OTHERS

Bradford Raines

BCPO Staff Representative: None required

Call To Order – Roll Call

At 6:00 PM May 13, 2021, BZA Chairman Tom Swicegood called the meeting to order and called the roll. Four members were present to constitute a quorum. Chairman Swicegood noted that Lance Campbell is no longer a member since he has moved from the Louisville area. The current position is open.

Approval of Previous Minutes

MOTION by Brad Smith to approve the minutes of the October 15, 2020 meeting of the Board of Zoning Appeals. Second by Jim Brown. Vote: Swicegood – Yes, Anderton – Yes, Smith – Yes, Brown - Yes. **MOTION PASSES 4-0**

Business Items:

Catherine and Rashad Daker request for a special exception to construct a second dwelling on property at 3945 Red Bryant Road

Bradford Raines, Sparkman & Associates Architects Inc., was present to represent Catherine and Rashad Daker. Mr. Raines presented the site plan and background information for the request to construct a second dwelling at 3945 Red Bryant Road. The new dwelling will replace an existing dwelling which will be demolished. The new dwelling will be constructed in the same location utilizing the existing septic field. The site plan show all setbacks meeting regulations and the overall parcel exceeds 24 acres. The new second dwelling will be approximately 1400 sq. ft. in size.

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 Daker 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 testimony, Chairman Swicegood recommended approval of the request.

MOTION by Tom Swicegood to approve the request for a special exception for a second dwelling at 3945 Red Bryant Road. Second by Jenny Anderton, Vote: Swicegood – Yes, Anderton – Yes, Smith – Yes, Brown - Yes. **MOTION PASSES 4-0**

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.

Adjourn

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