

MEETING REPORT
LOUISVILLE BOARD OF ZONING APPEALS
Louisville Town Hall
July 09, 2014
6:00 PM

MEMBERS PRESENT

Tom Swicegood
Jim Brown
Lance Campbell
Ray Evans
Jenny Anderton

MEMBERS ABSENT

None

OTHERS

Kerela Cox
Arthur Seymour
Mayor Bickers
David Buuck
Approx. 30 citizens

BCPO Staff Representative: John Lamb

Call To Order

At 6:00 PM July 09, 2014, BZA Chairman Tom Swicegood called the meeting to order. Chairman Swicegood welcomed new members Jenny Anderton and Ray Evans, replacing Dexter Onks and John Kiser.

Approval of Previous Minutes

MOTION by Jim Brown to approve the minutes of the December 18, 2012 meeting of the Board of Zoning Appeals. Second by Jenny Anderton. Vote: UNANIMOUS. **MOTION PASSES**

Business Items:

Kerela Cox, 3217 Cox Road – Appeal of Administrative Decision by Town of Louisville

Ms. Kerela Cox, 3217 Cox Road, submitted an appeal of the Town of Louisville’s administrative decision of September 30, 2013 advising Ms. Cox that use of her property as a wedding venue violates the Town of Louisville Zoning Ordinance.

Chairman Swicegood reviewed the request from Ms. Kerela Cox as outlined in a letter to the BZA dated May 30, 2014 from Ms. Cox’s attorney Frantz, McConnell & Seymour. This appeal is in response to a letter dated September 30, 2013 from Mayor Bickers requesting Ms. Cox cease and desist the use of her property as a wedding venue since these activities are in violation of the Town of Louisville Zoning Ordinance.

Chairman Swicegood summarized the procedure to be followed for presentation of the evidence concerning the appeal by Ms. Cox’s attorneys, the response by the Town of Louisville and comments by citizens who signed up to speak.

Ms. Cox’s attorney Arthur Seymour first presented the basis for Ms. Cox’s appeal and submitted several items as exhibits supporting Ms. Cox’s appeal.

Mayor Bickers than presented the response by the Town of Louisville and submitted several items as exhibits supporting the position of the Town of Louisville.

Citizens comments were then heard from eleven citizens who had signed up to speak.

Ms. Cox's attorneys and Mayor Bickers were then given the opportunity for any closing arguments. The discussion was then closed and the BZA started final discussion in consideration of the appeal.

Chairman Swicegood made a motion to deny the appeal based on the fact that the use by Ms. Cox was a clear violation of the Zoning Ordinance, the use is not permitted as an accessory use and the use is not supported by State of Tennessee regulations for secondary use of agricultural property.

After further discussion, the BZA decided to bring the request to a vote considering the evidence submitted and the findings of the BZA.

MOTION by Tom Swicegood to deny the appeal of Ms. Kerela Cox.. Second by Ray Evans.
Vote: Tom Swicegood – Yes, Jim Brown – Yes, Lance Campbell – No, Ray Evans – Yes, Jenny Anderton - Yes. **MOTION PASSES**

Ms. Cox was advised that the decision was final by the Town of Louisville and that she has 60 days to appeal this decision to Chancery Court.

BZA Training Requirements for 2014

John Lamb described the annual training requirements for the BZA and offered several examples of ways for the BZA to receive credited training in 2014.

Adjourn

MOTION by Ray Evans to adjourn, Second by Lance Campbell. VOTE: UNANIMOUS.
Meeting adjourned at 8:30 PM.