

MEETING REPORT
LOUISVILLE BOARD OF ZONING APPEALS
Louisville Town Hall
June 05, 2012
7:00 PM

MEMBERS PRESENT

Tom Swicegood
Jim Brown
Dexter Onks
Lance Campbell*

MEMBERS ABSENT

John Kiser

OTHERS

Jim Looper
Donna Howard
Rita Walker
Rev. Tim Kimsey
Joe Kimsey
Elizabeth Kimsey
About 7 other citizens

BCPO Staff Representative: John Lamb

Call To Order

At 7:00 PM June 05, 2012, BZA Chairman Tom Swicegood called the meeting to order.

Approval of Minutes

MOTION by Jim Brown to approve the minutes of the September 28, 2009 and the June 29, 2010 meetings of the Board of Zoning Appeals. Second by Lance Campbell. Vote: UNANIMOUS. **MOTION PASSES**

Business Items:

Special Exception Request for Property at 2930 Little Dug Gap Road

Special exception request for change of use of property located at 2930 Little Dug Gap Lane. Requested by property owner, Barry L. Arnold and realtor, Jim Looper (Century 21) to change the use from a wholesale florist distribution facility to a storage facility for trucks to be used by potential purchaser Steve Watson.

Chairman Swicegood reviewed the request from Barry Arnold, property owner, and Jim Looper, Mr. Arnold's representative, including a reading of the letter requesting the referenced request. Chairman Swicegood confirmed that all requirements by the Town of Louisville had been met to notify all adjacent property owners of the request.

Mr. Looper, representing Mr. Arnold, presented all details in support of the request. Mr. Looper presented a platt showing where the property is located. Mr. Watson desires to use the property as a base for his personal business to dispatch trucks to locations requiring maintenance provided by his vehicles. Mr. Watson intends to build his personal home on this property in the future. Mr. Looper noted that this property has been used in the past for business purposes.

Five citizens spoke against the request. Concern was expressed about the size of the trucks traveling on this very narrow road. The citizens noted that this road services a residential area

which would be greatly impacted by large commercial vehicles. The residents agreed that this property had been used for commercial activity in the past but the previous use was not intrusive and was mostly agricultural in nature.

Mr. Watson appealed to the citizens present to approve his request. Mr. Watson brought his vehicle in the Town Hall parking lot for the citizens to inspect relative to the request.

Mr. Lamb explained that the non-conforming use as a florist distribution site was allowed as existing use prior to the enactment of the Zoning Ordinance and that this use cannot be taken away by the Town of Louisville. The question Mr. Lamb presented is whether the proposed use is a more restricted use of the property. Mr. Lamb explained the BZA is empowered to rule on this request as prescribed by the State of Tennessee and the Town of Louisville Zoning Ordinance. Mr. Lamb noted that, if the requested use is not approved, the use as a florist distribution business would be allowed in the future.

After discussion, the BZA decided to bring the request to a vote. The BZA decided to move the meeting temporarily to the parking lot to assess the vehicle's suitability to utilize Little Dug Gap Lane for normal ingress and egress to the property.

MOTION by Tom Swicegood to approve request as presented. Second by Lance Campbell.
Vote: Tom Swicegood – No, Jim Brown – No, Lance Campbell – No, Dexter Onks – No,.

MOTION FAILS

The request for a change in use was denied as a result of the vote.

Adjourn

MOTION by Jim Brown to adjourn, Second by Dexter Onks. VOTE: UNANIMOUS. Meeting adjourned at 8:30 PM.