

MEETING REPORT  
LOUISVILLE BOARD OF ZONING APPEALS  
Louisville Town Hall  
January 27, 2015  
6:00 PM

MEMBERS PRESENT

Tom Swicegood  
Jim Brown  
Lance Campbell  
Ray Evans  
Jenny Anderton

MEMBERS ABSENT

None

OTHERS

Kerela Cox  
Doug Anderton  
Angie Sing  
Ann Bennett  
Mayor Tom Bickers  
Larry Delf  
Diane Moffett

BCPO Staff Representative: John Lamb

**Call To Order – Roll Call**

At 6:00 PM January 27, 2015, BZA Chairman Tom Swicegood called the meeting to order and called the roll. All members were present.

**Approval of Previous Minutes**

**MOTION** by Lance Campbell to approve the minutes of the November 25, 2014 meeting of the Board of Zoning Appeals. Second by Jim Brown. Vote: UNANIMOUS. **MOTION PASSES**

**Business Items:**

**Kerela Cox, 3217 Cox Road, request for special exception for use of her property as a wedding venue**

Chairman Swicegood reviewed the background information regarding the justification for hearing the appeal for special exception by Ms. Cox. Chairman Swicegood noted that the BMA amended the Town of Louisville Zoning Ordinance per Ordinance 2014-07 on October 14, 2014 to add subsection *d. Wedding and Special Event Venue*. Per the requirements of this amendment, Ms. Cox submitted a Site Plan to the Planning Commission on December 16, 2014. The Planning Commission approved the Site Plan without conditions. On January 07, 2015, Ms. Cox requested a special exception from the BZA for her wedding venue at 3217 Cox Road. The BZA scheduled a hearing for January 27, 2015, after the required public notice, signs and letters to adjacent property owners were completed. All background information was distributed to members of the BZA for review prior to the scheduled meeting.

Comments concerning the appeal were then made by John Lamb, Kerela Cox, Mayor Tom Bickers, Doug Anderton, Angie Sing and Diane Moffitt.

After extensive discussion, the BZA developed additional conditions to attach to the request for special exception. These following eight conditions will apply to Ms. Cox's request if approved by the BZA.

1. Approval is only applicable to Kerela Cox and only while she
  - a. Is an owner of and with her primary residence at Parcel 159.14 (Northern Trust Company & Kerela S. Cox), and
  - b. Is the majority owner and manager of the wedding venue business.
2. Kerela Cox must provide either a recorded easement, written lease or a letter from the owner of Parcel 159.00 (Madison Cox Family Partnership) granting permission for the wedding venue business to use this parcel for access and parking for a maximum of 118 vehicles, and
  - a. Approval will become void should the easement cease, lease terminate or permission be withdrawn.
3. Kerela Cox must provide either a recorded easement, written lease or a letter from the owner of Parcel 159.12 (Smoky Mountain Rowing Center LLC) granting permission for the wedding venue business to use this parcel for access to the wedding venue business, and
  - a. Approval will become void should the easement cease, lease terminate or permission be withdrawn.
4. The requirement for islands in the parking area is waived.
5. Per the amended Zoning Ordinance, Section 11-702 (2).d.iv., Kerela Cox is limited to only one wedding event per two calendar weeks.
6. No permanent signs; only temporary event and directional signs on the day of the event are allowed.
7. Per the amended Zoning Ordinance, Section 11-702 (2).d.ix, all delivery vehicles shall use the existing driveway through Parcel 159.12 ( Smoky Mountain Rowing Club LLC) on Louisville Road for ingress and egress to the wedding venue at Meadhaven on the Lake.
8. Per the amended Zoning Ordinance, Section 11-702 (2).d.v., amplified music shall be used only for the wedding and the reception immediately following the wedding.

**MOTION** by Jim Brown to approve Kerela Cox's request for a special exception for a wedding venue at 3217 Cox road subject to the eight conditions attached to the request.. Second by Ray Evans. Vote: Tom Swicegood – Yes, Jim Brown – Yes, Lance Campbell – Yes, Ray Evans – Yes, Jenny Anderton - Yes. **MOTION PASSES**

Chairman Swicegood will prepare a letter to Ms. Cox confirming the approval of her request for special exception subject to conditions set by the Board of Zoning Appeals.

**Adjourn**

**MOTION** by Jim Brown to adjourn, Second by Lance Campbell. VOTE: UNANIMOUS.  
Meeting adjourned at 7:30 PM.