

**BLOUNT COUNTY BOARD OF ZONING APPEALS
REGULAR MEETING
THURSDAY, NOVEMBER 1, 2018**

BZA MEMBERS PRESENT: Larry Chesney (Chairman), Bruce Damrow, Joe Everett, and Stanley Headrick. Member(s) absent: Brian King.

Roll was called and a quorum was present.

Bruce Damrow made a motion to approve the October 4, 2018, minutes; seconded by Stanley Headrick. The vote received unanimous approval.

CASES BEING HEARD AND ACTIONS TAKEN:

- 1. VARIANCE: None**
- 2. APPEAL: None**
- 3. SPECIAL EXCEPTION:
8338 N. River Road, Townsend**

Special Exception:

Site Plan for campground at 8388 N. River Road, Townsend:

This tract is just over 40 acres, zoned R-1, and is located between Wears Valley Road and Little River (N. River Road). The use as a campground is permitted in the district subject to review and approval of a special exception by the BZA and subject to the specific limitations found in Section 7.18.

In July 2017, the BZA heard an initial request from the applicants for a proposed conceptual campground. The Board approved the concept and directed the applicant to return with a full site plan and traffic study when they were ready. The applicants have moved forward with preparation of a formal site plan.

The final site plan has been reviewed by staff through the development review process. Minor revisions to the plan and additional technical information were requested and have been included in the site plan. A traffic study was prepared to the County and TDOT's satisfaction. The County Engineer has reviewed the study and agrees with its conclusions. The summary of that report and the recommendations in it have been incorporated into the design.

The proposal has been reduced from 74 RV lots to 50 RV lots and a small area for primitive tent camping. Future plans for the park include onsite amenities (camp store, playground equipment, dog park, and splash pad).

A preliminary design for the septic system that will service the campground was also provided. Environmental Health has reviewed the proposal and notes that while the total number of RV unit sites purposed is 50, for septic permitting purposes there will be a Phase 1 and Phase 2 consisting of 25 sites each. At this time, preliminary approval can be given for Phase 1. Environmental Health has requested additional soils mapping for reserve area septic for Phase 2 due to TDOT changing the point of entry and exit off Wears Valley Road different from the proposed location originally presented by C2RL. A portion of the original reserve area septic will be impacted thus requiring additional soils mapping in another area.

Staff found the submitted site plan complies with all applicable sections of the zoning regulations and recommended approval subject to the issuance of all applicable State and County permits if the Board finds based on evidence and testimony that the request complies with the special exception provision of Section 11.5.

David Quillin, C2RL Engineer, spoke in regards to the number of campsites, roadway, and soil map requirement for Phase 2. County Engineer discussed the traffic study. Cleve Messer, owner, discussed the RV parking. Members and staff discussed the item in detail.

Joe Everett made a motion to approve the site plan for campground at 8388 N. River Road meeting the requirements found in Section 11, and subject to staff recommendations and the issuance of all applicable State and County permits; seconded by Bruce Damrow.

Vote:	Larry Chesney	YES
	Bruce Damrow	YES
	Joe Everett	YES
	Stanley Headrick	YES
	Brian King	ABSENT

Motion to approve the special exception for 8388 N. River Road passed.

Other Business:

December BZA Meeting:

Due to the lack of business items recommendation was made to cancel the December 2018 meeting.

Bruce Damrow made a motion to cancel the December 2018 meeting; seconded by Joe Everett. Motion received unanimous approval.

Election of Officers: Chairman and Secretary:

Stanley Headrick nominated Larry Chesney as Chairman; seconded by Bruce Damrow. Stanley Headrick nominated Bruce Damrow as Secretary; seconded by Joe Everett. Motions received unanimous approval.

THE MEETING WAS ADJOURNED.