

Note from Clerk: These minutes are written as the agenda was presented. Some votes may appear out of order.

Smyth County Board of Zoning Appeals Tuesday, January 6, 2015

The Smyth County Board of Zoning Appeals met Tuesday, January 6, 2015, at 5:30 p.m. in the Smyth County Office Building.

BZA Members Present: John Saunders, Park District; Newell Johnson, Royal Oak District; Kim Davidson, Chilhowie District; Daniel Sturgill, Rye Valley District; Erwin Rowland, Atkins District; Tim Widener, North Fork District and Robert Shults, Alternate **BZA Member Absent:** John DeBusk III, Saltville District

Staff Members Present: Clegg Williams and Becca Marean

At approximately 5:30 p.m. John Saunders called the meeting to order. He then appointed Clegg Williams as temporary Chair for the election of Chairman.

Appointment of Chairman: Upon motion of Mr. Johnson, John Saunders was nominated as Chairman. With no other nominations, the nominations for Chairman were closed. Upon a motion by Mr. Johnson, seconded by Mr. Shults, Mr. John Saunders was elected to serve as Chairman for calendar year 2015. Mr. Williams then turned the meeting over to Mr. Saunders.

Appointment of Vice Chairman: Upon motion of Mr. Saunders, seconded by Mr. Davidson, Mr. Newell Johnson was nominated as Vice Chairman. With no other nominations, the nominations for Vice Chairman were closed. With a unanimous vote, Mr. Newell Johnson was elected to serve as Vice Chairman for calendar year 2015.

Appointment of Secretary: Upon motion of Mr. Johnson, seconded by Mr. Davidson, Mr. John DeBusk was nominated as Secretary. With no other nominations, the nominations for Secretary were closed. With a unanimous vote, Mr. John DeBusk III was elected to serve as Secretary for calendar year 2015.

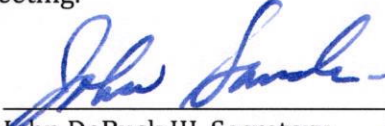

Approval of minutes: Upon motion of Mr. Davidson, seconded by Mr. Johnson, and unanimously carried, the minutes of February 4, 2014, were approved.

Set Calendar for 2015: Meetings for calendar year 2015 were scheduled for the first Tuesday of each month at 5:30 p.m. when an application is filed; otherwise, the next meeting will be held January 5, 2016.

Operating Procedures: The Board reviewed the Operating Procedures and upon motion of Mr. Shults, seconded by Mr. Davidson, they were unanimously adopted as presented.

Discussion was made about training and Mr. Williams offered to meet with members to discuss the various Ordinances the Board is charged with hearing appeals and expirations of existing members were discussed.

At approximately 5:50 Mr. Saunders adjourned the meeting.


John DeBusk III, Secretary 

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Smyth County Board of Zoning Appeals Tuesday, June 23, 2015

The Smyth County Board of Zoning Appeals met Tuesday, June 23, 2015, at 5:30 p.m. in the Smyth County Office Building.

BZA Members Present: John Saunders, Park District; Newell Johnson, Royal Oak District; Kim Davidson, Chilhowie District; Daniel Sturgill, Rye Valley District; Erwin Rowland, Atkins District; Tim Widener, North Fork District and R. B. Henderson, Alternate **BZA Member Absent:** John DeBusk III, Saltville District

Staff Members Present: Clegg Williams and Becca Creasy

At approximately 5:30 p.m. John Saunders called the meeting to order. He directed each member to state their name and respective district for the record and read the Board's rules and the legal ad as advertised.


Variance request from Dorothy Robinson and Penny McCarty: Penny McCarty was present and stated she placed a doublewide manufactured home on her parent's property approximately 30 years ago. Her father passed away and her mother would like to deed her the lot that her home is located. When they contacted a surveyor, they learned the lot they are wanting to create would not meet the minimum lot size requirements. That prompted them to request a variance. Clegg Williams explained the history of the old "small lot subdivisions" throughout the County and the problems that are often encountered with today's requirements. He explained the homes were placed on the lots long before zoning was adopted and this situation could not repeat itself under today's standards. He stated the homes will meet the current setback requirements and recommended the Board place a condition to vacate the existing interior property lines should they grant the variance. He then explained the Deed of Vacation process. There was additional discussion about the setback requirements, lot size requirements, deed of vacation process, and the estimated size of the lots being proposed. No one else spoke on the application and no citizens were present.

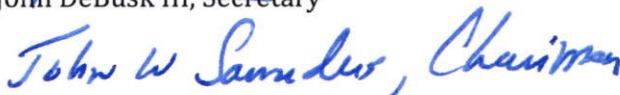
At approximately 5:46 Mr. Saunders closed the public hearing.

Kim Davidson made a motion to approve Ms. Robinson and Ms. McCarty's request as presented with a condition the interior lot lines be vacated through the process approved by the County. Ms. Rowland seconded the motion and it was unanimously carried.

Approval of minutes: Upon motion of Mr. Johnson, seconded by Mr. Davidson, and unanimously carried, the minutes of January 6, 2015, were approved.

At approximately 5:50 Mr. Saunders adjourned the meeting.


John DeBusk III, Secretary


John W. Saunders, Chairman

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Smyth County Board of Zoning Appeals Tuesday, August 4, 2015

The Smyth County Board of Zoning Appeals met Tuesday, August 4, 2015, at 5:30 p.m. in the Smyth County Office Building.

BZA Members Present: John Saunders, Park District; Newell Johnson, Royal Oak District; Kim Davidson, Chilhowie District; Daniel Sturgill, Rye Valley District; Erwin Rowland, Atkins District; Tim Widener, North Fork District and Robert Shults, Alternate **BZA Member Absent:** John DeBusk III, Saltville District

Staff Members Present: Clegg Williams and Becca Creasy

At approximately 5:30 p.m. John Saunders called the meeting to order. He asked each member to introduce themselves by stating their name and the district which they represent. He then read the Board's rules and the legal advertisement.

Variance request from Bethel Baptist Church: Pastor Jerry Fritz was present and provided some history on Bethel Baptist Church, his role as pastor, and current and future remodeling plans including a recent restroom addition. He explained the building code required a landing and ADA ramp and the congregation feels a covered porch would look better and be safer during inclement weather. He explained a variance for the porch and ramp would be necessary because of the layout of the property, VDOT's right of way and the floodplain.

There was discussion regarding the church being located in the floodplain, the distance from VDOT's right of way to the church, parking, and building code requirements. Mr. Williams was available to address the questions. Furthermore, he stated notice of the public hearing had been advertised in the Smyth County News and first class mailing was sent to all adjoining property owners. He stated he did not receive any comments from any concerned citizens.

At approximately 5:53 Mr. Saunders closed the public hearing.

After discussion Erwin Rowland made a motion to approve Bethel Baptist Church's request as presented. Newell Johnson seconded the motion. Chairman Saunders suggested the motion be amended to include the reasons it was being approved and the fact that it was in accordance with Section 7-2.3 of the Zoning Ordinance. Citing the exceptionally small size of the tract and the fact that it was sandwiched between a stream and VDOT's right of way the motion was amended to say the proposed porch be approved provided it is located no less than 35' from the centerline of Laurel Valley Road. The amended motion was unanimously carried.

Approval of minutes: Upon motion of Mr. Davidson, seconded by Mr. Johnson, and unanimously carried, the minutes of June 16, 2015, were approved.

At approximately 6:04 Mr. Saunders adjourned the meeting.



John DeBusk III, Secretary

