

ROANE COUNTY BOARD OF ZONING APPEALS  
MINUTES  
June 20, 2018  
6:00 PM

**Members Present:** Daniel Stracener, Vivian Stamper, Donna Bibee

**Members Absent:** Wayne Fox

**Others Present:** Glen Cofer, Rene'e Crowe, Jack Jinks, Johnny and Amy Guillot, Steve Adams, Julia Fleming and others.

**Roll Call and Call to Order:**

Meeting was called to order by Vice Chairman Daniel Stracener at 6:00 pm and a quorum was declared.

**Acceptance:**

**APPROVAL** of the April 18, 2018 Minutes

**Motion** made by Vivian Stamper to approve the March 21, 2018 minutes **Seconded** by Daniel Stracener.

**Roll Call:**

On a **Roll Call Vote** was unanimous in favor to **APPROVE**.

**Public Comments:** None

**Old Business: One (1) Item**

**1. Special Use Permit:**

On February 21, 2018 Johnny Guillot located at 305 Hughes Hollow Rd, Philadelphia, TN. 37846. Map: 126 Parcel: 31.00 has requested to renew his special use permit to house 12 or less rescue dogs on property. Prior SUP (Special Use Permit) expired January 26, 2018. BZA granted a three (3) month SUP for no more than 12 dogs to allow time for the fence to be built.

Johnny and Amy Guillot stated that not only has the fence been built but they also placed one on the back and opposite side of yard to help reduce any distractions and noise. Donna Knibbe who spoke in opposition stated the fence is about 16 ft. from her bedroom window and ask that the board to vote against the SUP.

**Motion** made by Vivian Stamper to renew SUP for one (2) years with no more than 12 adult dogs. **Seconded** by Donna Bibee.

**Roll Call:**

On a **Roll Call Vote** was unanimous in favor to **APPROVE**.

## **New Business: Three (3) Items**

**1. Welcome:** New BZA member Donna Bibee

**2. Setback Variance:**

Steve and Carolyn Adams located at 421 Martin Road, Rockwood, TN. 37854  
Map: 64-E Group: B Parcel: 9.01. Zoned (A-2) Developing Agriculture District. Request a 10 ft. front setback variance due to the steepness of property to place a shed.

**Motion** made by Vivian Stamper to grant a 10 ft. front setback variance **Seconded** by Donna Bibee.

**Roll Call:**

On a **Roll Call Vote** was unanimous in favor to **APPROVE**.

**3. Special Use Permit:**

Julia Fleming located at 765 Little Dogwood Road, Kingston, TN. 37763.  
Map: 100-P Group: B Parcel: 14.00, 15.00, 16.00 and 17.00. Zoned R-1, (Low Density) Single Family Residential District request to renew her SUP (Special Use Permit) that expired on February 24, 2018. Mrs. Fleming also requested to increase the number of dogs to 30 which currently has a limit of 12 dogs for 2 years.

Julia Fleming read a statement explaining she has been a Roane County resident for over 30 years and her family has operated Dogwood Dog Camp a self-supporting 501-C3 nonprofit rescue since 2014. They have rescued and permanently homed over 130 dogs. Linda Marcorex, Vicky West, Veronica Walker, Chris West, Debra Fox, Jeanie Parker, Sue Collins and others spoke in favor of Dogwood Dog Camp stating the following: they agree with and support Mrs. Fleming and her family. They stated what they do for the community is very important and very much needed.

**Motion** made by Vivian Stamper to renew SUP for one (2) years with no more than 12 dogs. **Seconded** by Donna Bibee.

**Roll Call:**

On a **Roll Call Vote** was unanimous in favor to **APPROVE**.

**Adjournment:**

**Motion** made by Vivian Stamper to adjourn, **Seconded** by Donna Bibee.

Meeting adjourned at 6:57 pm.

Minutes Submitted by:  
Rene'e Crowe

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Greg Howard, Chairman      \_\_\_\_\_  
Date

\_\_\_\_\_  
Rene'e Crowe      \_\_\_\_\_  
Date