

MINUTES OF THE
GATLINBURG MUNICIPAL BOARD OF ZONING APPEALS
MAY 25, 2023, MEETING,
THURSDAY, 3:00 PM, CITY HALL

MEMBERS PRESENT

Joe Waggoner
Clay England
Amanda Caton

MEMBERS ABSENT

Matt Zoder
Cyndi Bowling

OTHERS PRESENT

Staff Representative: Jeff Ownby, Building and Planning Director
Jodi Bible, Executive Secretary

Mr. Joe Waggoner called the meeting to order at 3:10 P.M. Mrs. Amanda Caton made a motion to approve the minutes of the April 27, 2023, meeting, and Mr. Clay England provided a second with all members voting, "aye."

Staff Report

Petitions and Communications from the Public

Old Business

New Business

Review and consideration of an appeal for administrative review of an alleged error in the decision to issue a single-family dwelling permit for construction at 414 Leconte View Drive, R1-A Zone, requested by Marty Pearson.

Staff presented the request for review and consideration of an appeal for administrative review of an alleged error in the issuance of a single-family dwelling residential building permit. Staff explained to the Board that the proposed structure adheres to all building and zoning requirements pertaining to a single-family dwelling. Staff also mentioned that the Building and Planning Department may not deny a permit based on a potential zoning code use violation. The requestor, Mr. Marty Pearson, alleged that the building size and height are inappropriate for the neighborhood, but the design meets all size, height, and density requirements of the Gatlinburg Municipal Ordinance. In addition, Staff mentioned that neither the building code nor the zoning ordinance limit the number of bedrooms, bathrooms, or kitchens for a single-family dwelling.

Following a brief discussion, Mr. Clay England made a motion to deny the appeal. Mrs. Amanda Caton provided a second with all members voting, "aye."

Unscheduled Items

The meeting was unanimously adjourned at 3:18 p.m. after a motion made by Mr. Clay England and Mrs. Amanda Caton provided a second with all members voting, "aye."

Approved:



MBZA Chairman

6-22-27

Date