

MINUTES OF THE
GATLINBURG MUNICIPAL BOARD OF ZONING APPEALS
APRIL 27, 2023, MEETING,
THURSDAY, 3:00 PM, ROCKY TOP SPORTS WORLD

MEMBERS PRESENT

Matt Zoder
Cyndi Bowling
Clay England
Amanda Caton

MEMBERS ABSENT

Joe Waggoner

OTHERS PRESENT

Trey Bandy

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

Chairman Mr. Matt Zoder called the meeting to order at 3:00 P.M. Mrs. Amanda Caton made a motion to approve the minutes of the March 23, 2023, meeting, and Mrs. Cyndi Bowling provided a second with all members voting, “aye.”

Staff Report

Staff informed the Board of an additional item under Old Business.

Petitions and Communications from the Public

Old Business

Review and consideration for a proposed variance to reduce the side yard setback to 15 feet from the required 22.5 feet for a single-family dwelling, located at 140 Watertower Road, R-1 Zone, requested by Brennon Garrett.

Staff informed the Board that the original variance granted at the March 23, 2023, meeting, was granted without all the pertinent details. The proposed structure is a three-story structure. According to the Gatlinburg Municipal Zoning Ordinance, when a structure is proposed to be three-stories that will change the required side yard setback from 20 feet to 22.5 feet. The request is for a 15-side yard variance for the right corner section of the proposed single-family dwelling. Staff mentioned that there had not been any inquiries about the request to any Staff member.

Following a brief discussion, Mrs. Cyndi Bowling made a motion to approve the request as presented. Mr. Clay England provided a second with all members voting, “aye.”

New Business

Review and consideration for a proposed variance to reduce the front yard setback to 20 feet from the required 25 feet for a single-family dwelling, located on Loop Road, R-1 Zone, requested by Lyndsay Glasper.

Staff presented the request for a proposed variance from Article VIII, being the “Area, Yard, and Height Requirements,” of the Municipal Zoning Ordinance for a proposed single-family dwelling to be constructed on Loop Road, R-1 Zone. The request is for a pre-existing, non-conforming lot that is also very steep, this being the hardship in the land disclosed by the requestor. Staff expressed the same reasoning for the approval of the request. There is also a utility easement on the rear side of the property creating more of a land hardship.

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

Review and consideration for a Sign Regulation variance to increase the super graphic allotment from 140' to 1,322' for "The Escape Game," a commercial business, located at 105 Reagan Drive, C-1 Zone, requested by Tennessee Sign Company.

Staff presented a request for a proposed variance from Article IV, Section 411, being the "Sign Regulations," for "The Escape Game," commercial business, located at 105 Reagan Drive. Mr. Trey Bandy, Tennessee Sign Company, was present to discuss the proposal, and to inform the Board that the requestor had decided to reduce their request, instead of the 1,322 feet of super graphics; the requestor was only looking to add an additional 42 square feet on the Parkway and 33 square feet on Reagan Drive. Staff reiterated and reminded the Board that variances are granted based on hardships in land not structural hardships.

Following a brief discussion amongst Staff, Mr. Trey Bandy, and the Board, Mrs. Cyndi Bowling made a motion to disapprove the request due to no actual hardship in the land. Mrs. Amanda Caton provided a second with all member voting to disapprove the request.

Unscheduled Items

The meeting was unanimously adjourned at 3:23 p.m. after a motion made by Mr. Clay England and Mrs. Cyndi Bowling provided a second with all members voting, "aye."

Approved:



MBZA Chairman



Date