

MINUTES OF THE
GATLINBURG MUNICIPAL BOARD OF ZONING APPEALS
JANUARY 4, 2024, MEETING
TUESDAY, 3:00 PM, CITY HALL

MEMBERS PRESENT

Amanda Caton
Clay England
Joe Waggoner
Matt Zoder

MEMBERS ABSENT

Cyndi Bowling

OTHERS PRESENT

Pat Tant

Staff Representative: Jeff Ownby, Building and Planning Director
 Dalton York, Assistant City Planner
 Jodi Bible, Executive Secretary

Chairman Matt Zoder called the meeting to order at 3:00 P.M. Mr. Joe Waggoner made a motion to approve the minutes of the October 31, 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 for a proposed variance to reduce the rear yard setback from the required 20' to 16.5' for a proposed single-family dwelling to be constructed at 227 Laurel Oaks Way, Tax Map 127H, Group A, Parcel 32, R-2 Zone, requested by Joe Shults.

Staff presented the request for a proposed variance to reduce the rear yard setback for a proposed single-family dwelling to be constructed at 227 Laurel Oaks Way. Staff presented original plat for the planned unit development from 2006. The original structure proposed for that location was a 25x30 home, the home was lost during the fires. The new proposed structure is 30x30, 2700 square foot residence. The impact of the request is minimal. Staff did determine that the slop off the rear yard constitutes a hardship for the parcel, but also mentioned the original proposed structure from 2006 was smaller and cautioned the Board on density.

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

Review and consideration for a proposed variance to reduce the fall zone setback from 120' to 72' for a proposed cell tower located on Upper Alpine Way, being Tax Map 125M, Group B, Parcels 4 and 7, R-1 Zone, requested by Vogue Towers, LLC.

Staff presented the request for a proposed variance to reduce the fall zone setback for a proposed wireless communications tower to be erected on Upper Alpine Way. The Staff mentioned there is not a height requirement in our Zoning Ordinance that addresses the height of wireless towers. The variance is for the fall zone setback that was established around forty years ago in relation to wireless towers. Most regulations throughout the country have that fall zone area in their ordinances,

however, in today's design wireless towers are designed to collapse within the footprint they are designed in. Staff acknowledged that the ordinance could use some updating to reflect progress over time. Ms. Pat Tant, representative of Vogue Towers, was presented to provide additional comments and answer any questions pertaining to the request. Ms. Pat Tant also explained that the lessee, Mr. William K. Swann, III, owns the adjoining parcels to this request. Staff also explained that the office had not received any correspondence going against the request.

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

Review and consideration for a proposed variance to reduce the front yard setback from the required 25' to 19' and a rear yard setback from the required 20' to 10' for a proposed single-family dwelling to be constructed at 466 Loop Road, Tax Map 126L, Group F, Parcel 8, R-1 Zone, requested by Jeffrey Holcombe.

Staff presented the request for a proposed variance to reduce the front yard and rear yard setback for a proposed single-family dwelling to be constructed at 466 Loop Road. The lot is a smaller lot with some slope to it, not critical slope, but still creates a hinderance when deciding on building layout, along with the R-1 zone setback requirements. The lot is about 6,100 square feet, 0.14-acres. The proposed single-family dwelling will be a two-story, 1700 square foot structure that will be used for overnight rental purposes.

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

Administrative review of the Environmental Design Review Board's denial of an ornate object for Pucker's Sports Bar located at 745 Parkway, Tax Map 126K, Group E, Parcel 3, C-1 Zone, requested by R2R Studios, LLC.

This item was removed per applicant's request.

Unscheduled Items

The meeting was unanimously adjourned at 3:30 p.m. after a motion made by Mr. Joe Waggoner. Mr. Clay England provided a second with all members voting, "aye."

Approved:



MBZA Chairman



Date