

MINUTES OF THE
GATLINBURG MUNICIPAL BOARD OF ZONING APPEALS
April 25, 2019
THURSDAY, 3:00 P.M., CITY HALL

MEMBERS PRESENT

Joe Waggoner
Kenny Maples
Cyndi Bowling
Jack Miller, Jr.
Ron Smith

MEMBERS ABSENT

OTHERS PRESENT

Donna Cantrell
Trevor Tyre
Chris Kirkland

Staff Representatives: David Ball, Building & Planning Director
Penny Douglas, Executive Secretary

Chairman Mr. Joe Waggoner called the meeting to order at 3:00 P.M. Mr. Kenny Maples, made a motion to approve of the minutes of the March 28, 2019 Meeting. Ms. Cyndi Bowling, seconded the motion which unanimously passed with all members voting "aye."

Staff Report

No Report

Old Business

New Business

Review and consideration for a variance from Article IV, Section 402, being the "Off-Street Parking Requirements," for a single family dwelling to be located at 157 Roaring Fork Road, Tax Map 127I, Group B, Parcel 4.01, C-2 Zone, requested by Trevor Tyre.

Staff presented the request for a variance from Article IV, Section 402, being the "Off-Street Parking Requirements," for a single family dwelling to be located at 157 Roaring Fork Road. Specifically, the request is to permit backing into the public right-of-way area of Roaring Fork Road. Staff noted that the previous dwelling, that was located on this property, was destroyed in the 2016 Wildland Fires and the vehicles utilized the right-of-way area to back into for turnaround. Staff noted that the property is zoned C-2 (General Business District). Staff added that the provisions of Article IV, Section 402, provide for backing into the public right-of-way but only in residential districts. Staff noted that based on the proposed layout it did not seem feasible that turnaround could be accomplished without backing into the right-of-way.

Ms. Donna Cantrell, project engineer, was present and noted that the proposed building for the property will be smaller in size compared to the previous dwelling. Ms. Cantrell noted that the required parking could be accommodated if there could be a variance to permit a configuration allowing shared access and turnaround between the properties as well as variances to allow the existing ingress and egress points. The Board expressed concerns over backing into the street for turnaround due to the heavy traffic volume on Roaring Fork Road. The Board did state however that if an agreement could be established between the property owners to permit shared access and turnaround configurations, then the Board could be agreeable to a variances to allow off-site parking and turnaround as well as the multiple access points and increased access widths. Staff noted that the Board could consider the revised request for the shared parking, turnaround, and utilization of the existing curb cuts. After considerable discussion regarding the layout of the parking and turnaround areas, Mr. Kenny Maples made a motion to approve the revised request to permit off-site parking and turnaround areas and based on utilizing existing shared ingress and

egress points along Roaring Fork Road. The motion further stipulated that vehicles must maintain a minimum of 4' setback off of the property line adjoining the public street to allow for site distances up and down the street for vehicles existing the properties. Ms. Cyndi Boling seconded the motion with all members voting "aye" except Jack Miller Jr. who abstained from the vote.

Review and consideration for a variance from Article IV, Section 402, being the "Off-Street Parking Requirements," for a single family dwelling to be located at 165 Roaring Fork Road, Tax Map 127I, Group B, Parcel 4.00, C-2 Zone, requested by Chris Kirkland.

Staff presented the request for a variance from Article IV, Section 402, being the "Off-Street Parking Requirements," for a single family dwelling to be located at 165 Roaring Fork Road. Based on the action taken on the previous item, Mr. Ron Smit made a motion to approve the revised request to permit off-site parking and turnaround areas and based on utilizing existing shared ingress and egress points along Roaring Fork Road. The motion further stipulated that vehicles must maintain a minimum of 4' setback off of the property line adjoining the public street to allow for site distances up and down the street for vehicles existing the properties. Ms. Cyndi Boling seconded the motion with all members voting "aye" except Jack Miller Jr. who abstained from the vote.

Review and consideration for a variance from Article IV, Section 402, being the "Off-Street Parking Requirements," for a single family dwelling to be located at 161 Roaring Fork Road, Tax Map 127I, Group B, Parcel 4.02, C-2 Zone, requested by Chris Kirkland.

Staff presented the request for a variance from Article IV, Section 402, being the "Off-Street Parking Requirements," for a single family dwelling to be located at 165 Roaring Fork Road. Based on the action taken on the two (2) previous items, Ms. Cyndi Boling made a motion to approve the revised request to permit off-site parking and turnaround areas and based on utilizing existing shared ingress and egress points along Roaring Fork Road. The motion further stipulated that vehicles must maintain a minimum of 4' setback off of the property line adjoining the public street to allow for site distances up and down the street for vehicles existing the properties. Mr. Kenny Maples seconded the motion with all members voting "aye" except Jack Miller Jr. who abstained from the vote.

Petitions and Communications from the Public

There were no petitions or communications from the public.

Unscheduled Item

There were no unscheduled items

Adjournment

The meeting was unanimously adjourned at approximately 3:35 p.m. after a motion by Mr. Ron Smith and a second by Mr. Kenny Maples.

Approved by:


MBZA CHAIRMAN

7.25-19
DATE