

MINUTES OF THE  
GATLINBURG MUNICIPAL BOARD OF ZONING APPEALS  
March 24, 2016  
THURSDAY, 3:00 P.M., CITY HALL

MEMBERS PRESENT

Joe Waggoner  
Kenny Maples  
Jack Miller Jr.  
Cyndi Bowling

MEMBERS ABSENT

Ron Smith

OTHERS PRESENT

Melinda Paxson  
J. Michael Winchester

Staff Representatives: David Ball, City Planner

Chairman Waggoner called the meeting to order at 3:00 P.M. The minutes of the February 25, 2016 meeting were unanimously approved following a motion by Mr. Jack Miller, Jr, and a second by Mr. Kenny Maples.

Petitions and Communications from the Public

There were no petitions or communications from the public.

Staff Report

There was nothing for Staff to report.

Old Business

There was no old business

New Business

**Review and consideration for a proposed variance from Article IV, Section 406.2.5 of the Municipal Zoning Ordinance, being the PUD Height, Density, and Area Regulations, for two (2) buildings in the “Hemlock Hills” PUD, located at 753 and 755 Glory Ridge Way, Tax Map 117E, Group G, Parcel 1.00, Zoned R-1, requested by Ms. Donna Cantrell.**

Staff presented the request, reminding them that this was discussed with the Board at last meeting, asking for the ability to record a plat with a reference to a pending variance request to be submitted. Staff explained that the plat had been recorded, and this request was the formal request for the peripheral setback variances for lots 2 and 3 at the Hemlock Hills PUD. Staff also noted that even with this variance, the setback would be less than if the houses were on separate properties and not part of a PUD. After a brief discussion, Mr. Kenny Maples made the motion to approve the variance request due to the steepness of the property. Mr. Jack Miller, Jr. provided the second, and the motion passed with all members voting “Aye.”

**Review and consideration for a proposed front yard setback variance for a proposed addition located at 602 Ridge Road, Tax Map 127A, Group A, Parcel 9, Zoned R-1, requested by Ms. Melinda Paxson.**

Staff presented the request, explaining that Ms. Melinda Paxson wanted to extend the existing carport, requiring a setback variance. The Board questioned the area available for turnaround. Mr. Maples stated that there did not appear to be a lot of available space in front of the existing carport to provide for a turnaround area. Ms. Paxson stated that there is an area in front of the residence that is used for turnaround. After a brief discussion, Mr. Kenny Maples made the motion to approve the variance, due to the topography and small size of the property, provided that the turnaround and site-distance are not impeded in a manner that would create a safety issue. Ms. Cyndi Bowling seconded the motion. All members voted "Aye," passing the motion.

Unscheduled Items

Adjournment

The meeting was unanimously adjourned at approximately 3:22 p.m. after a motion by Mr. Jack Miller, Jr., and a second by Ms. Cyndi Bowling.

**Approved by:**

---

**MBZA CHAIRMAN**

---

**DATE**