

MINUTES OF THE
GATLINBURG BOARD OF APPEALS
SPECIAL CALL MEETING
February 11, 2016

MEMBERS PRESENT

David Hadden
Garry Shultz
Mike Smelcer
Lonnie Privitt
David Ogle

MEMBERS ABSENT

OTHERS PRESENT

STAFF REPRESENTATIVES

David Ball, Building & Planning Director
Jay Horner, Building Official

The Gatlinburg Board of Appeals met in a special call meeting on February 11, 2016, at 1230 East Parkway, Gatlinburg City Hall. Chairperson Garry Shultz called the meeting to order at 3:00 p.m. A motion was made by Mr. Mike Smelcer to approve of the minutes of the previous meetings for April 28, 2015, and July 9, 2015. Motion was seconded by Mr. David Hadden. All members voted aye, passing the motion unanimously.

PETITIONS AND COMMUNICATIONS FROM THE PUBLIC

None

STAFF REPORT

None

OLD BUSINESS

None

NEW BUSINESS

Review and consideration for a proposed variance from the Gatlinburg Storm Water Ordinance, Section 8, being the “Stream-side Buffer” requirements, for “Hampton Inn and Embassy Suites” Development, located at 520 Historic Nature Trail, C-1 Zone, requested by Civil & Environmental Consultants, Inc

Staff presented the request for buffer variance for a proposed hotel development located on Historic Nature Trail. Mr. Guy Wantiez, the project engineer, gave a brief overview of the proposal and the 60’ buffer requirements. Mr. Wantiez explained that there is currently an existing parking lot area along LeConte Creek, and thus, no existing buffer along the creek bank. Mr. Wantiez went on to explain that the development plan included an enhanced landscaping and open space area which would increase the existing 1,200 total square feet of pervious greenspace to a total of 5,500 square feet of pervious area. Mr. Wantiez explained that the improvements will reduce the direct surface runoff volumes over the existing conditions. After a brief discussion, Mr. Mike Smelcer made the motion to approve the buffer variance request, based on the proposed improvements and enhancements which result in an increased buffer area over the existing developed conditions and reduced surface water runoff into the adjoining stream. Mr. David Ogle seconded the motion, and the motion passed with all members voting “Aye.”

UNSCHEDULED ITEMS

None

ADJOURNMENT

With no further business to come before the Board, Mr. Mike Smelcer made a motion to adjourn. Mr. David Ogle provided a second, and by a unanimous vote the meeting was adjourned at 3:13 p.m.

Approved:

BOA Chairman

Date