

MINUTES OF THE
GATLINBURG MUNICIPAL BOARD OF ZONING APPEALS
June 28, 2012
Thursday, 3:00 p.m., City Hall

MEMBERS PRESENT

Kenny Maples, Chairman
Jim Johnson
Joe Waggoner
Jack Miller, Jr.

MEMBERS ABSENT

Fred McMahan

OTHERS PRESENT

Phil Baird
Kevin Coleman

Staff Representative: David Ball, City Planner

The meeting was called to order at 3:00 p.m., with Chairman Kenny Maples presiding. The minutes, of the February 23, 2012, meeting, were unanimously approved following a motion by Mr. Jack Miller, Jr. and a second by Mr. Joe Waggoner.

Petitions and Communications from the public

Staff Report

Old Business

New Business

a) Review and consideration for a proposed height variance from the Article 411.3.4, of the Municipal Zoning Ordinance, for a wall sign for “Oak Square Condominiums,” located at 685 River Road, zoned C-1, requested by Phillip Baird of Signco.

Staff presented the request for a 12 foot height variance from Article IV, Section 411.3.4, being the Sign Height Provisions of the Municipal Zoning Ordinance. Staff stated that the current provisions have established the maximum sign height of twenty five (25) feet for all signs except in cases of unique topography or congestion where the sign height may be extended to a maximum of thirty (30) feet above grade. Staff added that the existing sign (see attachment) was just recently approved and installed to meet the ordinance requirement. Staff pointed out that the request is to raise the existing sign to a height of 37’feet which is twelve (12) feet above the permitted height limitations of 411.3.4. Staff also stated that the sign is a wall sign consisting of channel letters, lit with low voltage LED lighting. Staff further stated that the purpose of limiting sign height to lower heights is to reduce their visual impact. Staff finally stated that the additional height does have the potential to create a negative visual impact to the area aesthetics. Staff added that there has been no physical hardship presented with this request that constitutes a variance for additional height.

Mr. Phil Baird was present and stated that if the variance was granted the sign would be visible from three locations. Mr. Baird stated that the additional height would make the sign visible from north and south bound traffic along River Road and from the intersection of River Road and

Long Branch Road. Mr. Kevin Coleman, representing Oak Square Condominiums was present and stated that the purpose of the request is to raise the wall sign above the existing freestanding Oak Square Condominium sign and the cottage structure located on the adjoining property. The Board noted that the vegetation located on the cottage and other surrounding properties seem to obstruct of the visibility of the sign than any other factor. Further, the Board noted that because the Condominium Property does not control the adjoining properties and because tree protection ordinances generally prevent the unnecessary removal of trees in the City, the height variance does not seem validated because the trees will still obstruct the view of the sign. Mr. Kenny Maples noted that he can see that the cottage would be an obstruction of the sign for vehicular traffic in the south bound on River Road and especially upon approaching the intersection of River Road and Long Branch Road in the same direction. After further discussion by the Board, the request was denied due to lack of a motion.

Unscheduled Items

Adjournment

There being no further business to come before the Board, the meeting was unanimously adjourned at 3:30 p.m., after a motion by Mr. Joe Waggoner and a second by Mr. Jack Miller, Jr.

Approved by:

MBZA CHAIRMAN

DATE