



BOARD OF ZONING APPEALS COMMITTEE OF THE WHOLE MINUTES July 7, 2016

The regularly scheduled meeting of the Sevierville Board of Zoning was held as a committee of the whole meeting at the Civic Center, 130 Gary Wade Blvd., Sevierville, Tennessee on Thursday, July 7, 2016 at 5:14 P.M.

There were present and participating:

MEMBERS PRESENT

Lyle Overbay, Chairman
Conley T. Murrell, Secretary
Wayne Helton

MEMBERS ABSENT

Jim Arwood, Vice Chairman
Bryan Atchley, Mayor
Vincent Snider
Daryl Roberts

STAFF PRESENT

Pam Caskie, Development Director
Butch Stott, Director of Code Enforcement
Bryon Fortner, Public Works Director
Judi Forkner, Senior Planner
Dustin Smith, Planner/Recording Secretary
Jim Ellison, Project Manager

Chairman Overbay declared that a quorum was not present and adjourned the meeting into a committee of the whole.

APPROVAL OF MINUTES

Delayed for formal action.

OLD BUSINESS

None

NEW BUSINESS

CASE NUMBER 16-02 – SHARON STAPLETON REQUESTS A VARIANCE TO PLACE AN ACCESSORY BUILDING IN THE SIDE YARD OF THE PROPERTY – 1713 PRIMROSE COURT (CITY).

Presentation

Bill Shields, representative for the request, explained that he was unaware of the requirement to place the accessory structure in the rear yard. He explained they had already began building the structure when they were made aware of this regulation. He explained that he is located on a corner lot and that he has spoken with his surrounding neighbors and they agree that the current location of the shed is the most aesthetic and out of site.

Mr. Stott explained that even though it may be the best aesthetic location for the site, but our regulations require there to be some type of hardship in order to grant a variance and he sees no grounds to recommend for such a variance in this case.

Recommendation

A motion was made by Mr. Murrell, and seconded by Mr. Helton, to deny the variance request. The motion passed with a unanimous vote.

CASE NUMBER 16-03 – MICHAEL LACHER OF HARBOR FREIGHT REQUESTS A VARIANCE TO SECTION 409.3.2 OF THE ZONING ORDINANCE PERTAINING TO MAXIMUM WALL SIGN AREA.

Presentation

Mr. Stott explained that the original design submitted for the Harbor Freight sign was too large and denied. Upon denial a new design was resubmitted that met our regulations and a permit was granted. Once the letters of the sign were installed it was realized they were larger than the design the permit was granted on. Mr. Stott explained that if the sign is left as is it will be in conformity with our regulations, but there is a tagline requesting to be placed underneath the letters that will cause the amount of square footage allowed to be exceeded. He stated the allowed amount of signage is 226 square feet and the amount being requested is 363 square feet. Mr. Stott explained that he saw no grounds to grant the request.

A representative for the request explained that the wrong letters had been installed and they would like to not have to remove the letters and reinstall new ones. He explained Harbor Freight requires the tag line to be placed with the letters and stated they would move the tagline up to allowing it to touch the letters reducing the square footage as much as possible.

Recommendation

A motion was made by Mr. Murrell, and seconded by Mr. Helton, to deny the variance request. The motion passed with a unanimous vote.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:37 P.M.