

**MINUTES OF  
CITY COMMISSION WORK SESSION  
WEDNESDAY, JANUARY 11, 2023, 3:30 P.M.  
CITY HALL, PIGEON FORGE, TENNESSEE**

Present were Mayor Wear, Vice Mayor McClure, Commissioner Ogle, Commissioner Watts, Commissioner Whaley, City Manager Teaster, Assistant City Manager Brackins, City Recorder Clabo, City Attorney Rowell, and interested parties.

Items discussed were as follows.

1. **Review and discussion of Ordinance No. 1338 regarding de-annexing the properties located at 2350 and 2354 Henderson Springs Road** – City Attorney Nathan Rowell noted that if council wanted to address this again, they would need to present Ordinance for consideration. Devin and Paige Davis and Chad and Extasy Ayers were in attendance and asked council questions regarding the de-annexation and/or rezoning for their property. Mayor Wear noted that council has made an effort to protect R-1 areas as much as possible. It was noted that they could go back to planning commission to request rezoning.

Following discussion, council generally agreed that best option for property owners would be to take request to planning commission for rezoning opportunity.

2. **Review and discussion of a request from the Mountain Mile regarding the replacement of a storm water pipe and other items** – Dixon Greenwood was in attendance and made several requests:

Mr. Greenwood is asking the city to assist in replacement of stormwater pipe cost that was incurred by property owner. They have asked for 50% reimbursement or \$89,877.50.

Mr. Greenwood has asked for a waiver for outdoor beer venue for kiosks that will be permanently attached.

Mr. Greenwood is asking for a designated “event area” that would allow them to have events when needed without having to submit applications.

Mr. Greenwood has asked to put a mural on a wall section at the tower shops that says “Welcome to Pigeon Forge”.

Mr. Greenwood has asked for sewer tap fees be waived when new water taps are being requested since the existing sewer infrastructure has been utilized.

Mr. Greenwood asked for infrastructure improvements including brick style crosswalks, seating area at corner, wears valley bridge improvements, improved access to greenway, and possible lighted crosswalk between center.

Following discussion, council generally agreed that Mr. Greenwood would need to work with staff on specific issues and staff could bring back to council for discussion and consideration.

- 3. **Review and discussion of building programs and concepts for the police and fire departments** – Mike Smelcer with SRA discussed a draft of the overall plan to date. He reviewed the layouts of both proposed buildings and where they would be located on the existing property while also giving consideration of a new city hall after both buildings are constructed. It was noted that the fire station may need to be constructed prior to the police department to ensure operations are not interrupted but the possibility of constructing both buildings at same time was discussed. While drawings and plans are continuing, Mr. Smelcer said that he would recommend the city engage a project manager to assist with the project including the demolition of existing structures and site prep on property. It is being recommended that the fire department would be located near Pine Mountain Road. The police department would be built in the field behind the post office. City hall would then be built near where the existing fire department sits currently.

Following discussion of site plan, council generally agreed for staff to continue to work on design.

- 4. **Other** – Several residents were in attendance to ask the city what could be done to keep a convenient center from being opened on White Falcon Way. Brad Ivens stated that this would negatively impact the revenue generated from cabin rentals in the area. City Attorney Rowell noted that county would have ultimate control of where convenient center goes. Mr. Ivens asked the city to do whatever they could to request a different location be selected.

City Manager and Fire Chief Watson discussed an agreement for emergency services with Sevier County Fire Rescue and noted they would like for council to review and consider at an upcoming meeting.

After general discussion, the meeting was duly adjourned at 6:25 p.m.

APPROVED: \_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_  
CITY RECORDER