

**MINUTES OF THE
SPECIAL CALLED
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY FEBRUARY 7, 2012, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Bill Bradley, Chairman
Robert Young, Vice Chair
Kevin McClure
Jay Ogle

MEMBERS ABSENT

Jerry Clark
Judy Harrell

OTHERS PRESENT

David Taylor, Karl Kreis, Mark Miller, Darby Campbell, John Webb, Leland Wykoff,
Randall Robinson, Pam Ogle, Steven Hurlbut, Derek Hodges, Mimi Kulp, others.

Jim Gass - City Attorney
Midge Jessiman

CALL TO ORDER

Chairman Bradley noted that a quorum was present.

OLD BUSINESS

NEW BUSINESS

PLANNING COMMISSION

**A. City Subdivision – Final Minor Re-Subdivision of Lots 9 – 11, 13-17
and part of 12 of Hillsboro Acres Subdivision into Lots 9R & 17R,
Pine Mountain and Tammy King Roads, Ronnie Sims.**

John Webb was present for the item.

STAFF RECOMMENDATION

Staff Planner Taylor reminded the Commission that this item was on last month's agenda, but denied after issues of ROW encroachment arose. He said the issue was investigated further and it was determined that there were no encroachments of structures in the ROW. He recommended approval.

ACTION TAKEN

Commissioner Young made a motion to approve the request. Commissioner McClure seconded and all voted in favor.

B. City Planned Unit Development (PUD) – Site Plan Revision under Section 407.3.7 of the Zoning Text for Right-of-Way Realignment of MountainMeadow at Serenity Creek PUD, Plaza Drive, Steven Hurlbut.

Mr. Hurlbut was present.

STAFF RECOMMENDATION

Staff Planner Taylor reminded the Commission that this situation was before BZA and interpreted that the arching sign (across the road) they are proposing is a ground sign. He said they are now having issues because a ground sign must be 5 feet off the ROW and the ROW is 50 feet wide in that area. Mr. Taylor said that this is a private ROW and would never be public. They are proposing the ROW be reduced to 30 feet wide. Staff has no objection to this site plan revision.

ACTION TAKEN

Commissioner McClure made a motion to approve the request. Commissioner Young seconded and all voted in favor.

C. Miscellaneous Request – Proposed Zoning Text Amendment to Sections 709.1, 709.7, 709.9 of the zoning text for C-5 Commercial Amusement Park District, David Taylor.

This item was withdrawn before the meeting.

D. Proposed Amendment to Sections 709.1, 709.7, 709.9 of the zoning text for C-5 Commercial Amusement Park District, David Taylor.

STAFF RECOMMENDATION

Staff Planner Taylor told the Commission that the changes were made, which resulted from the workshop and the grammar was cleaned up. Mr. Campbell stated that an issue has arisen regarding their proposed sign. Mr. Taylor said that in the C-5 and proposed C-7 sign regulations it says "any ground sign is not to exceed twenty-five (25) feet from the monument to the utmost tip of the sign." He said Mr. Campbell is proposing to build a 10 feet high "monument" and place a 25 feet high sign on top of that. Mr. Taylor reported that this issue has never come up before, but staff fears what could happen if signs are placed on top of "monuments." Discussion ensued. The Commission seemed fine with placing a sign on top of a "monument," but most felt that "monument" must be defined and limited in height. Mr. Taylor said that staff could draft an ordinance change, which defined "monument" and limits the size of the monument.

ACTION TAKEN

Commissioner Young made a motion to approve the request. Commissioner Ogle seconded and all voted in favor.

The meeting was adjourned at 3:40 p.m.

Bill Bradley, Chairman

Attest: _____