

**MINUTES OF THE
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY MARCH 27, 2012, 3:00 P.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Bill Bradley, Chairman
Robert Young, Vice Chair
Jerry Clark
Jay Ogle
Kevin McClure
Judy Harrell

MEMBERS ABSENT

OTHERS PRESENT

David Taylor, Karl Kreis, Mark Miller, Jerry Hanson, Denise Betoski, Teresa Hughes, Sana Sancreek-Kelchner, Russell Carr, Butch Helton, Ashli Arden, Walt Riorden, Sam Harrison, Donna Cantrell, Alan Dillow , Kacie Huffaker, Laura Howard, Brennan Garrett, Mimi Kulp, others.

Jim Gass - City Attorney
Midge Jessiman

CALL TO ORDER

Chairman Bradley noted that a quorum was present.

APPROVAL OF MINUTES

The minutes of the meeting February 28, 2012 were approved on a motion by Commissioner Harrell. Commissioner McClure seconded and all voted in favor.

OLD BUSINESS

NEW BUSINESS

PLANNING COMMISSION

City of Pigeon Forge Items

A. Special events

1. Holy Cross Catholic Church – Swing into Spring, 144 Wears Valley Road, Saturday, May 12, 2012, Denise Betoski.

Ms. Betoski was present.

STAFF RECOMMENDATION

Staff Planner Taylor said staff had been to the site and some of the event is proposed in the ROW for Wears Valley Road. He said he could recommend the event as long as they keep everything on church property. Ms. Betoski agreed.

ACTION TAKEN

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

2. The Christmas Place – Job Fair, 2470 Parkway, Monday April 16 and Tuesday April 17, 2012, Teresa Hughes.

Ms. Hughes was not present.

STAFF RECOMMENDATION

Staff Planner Taylor said that this is an annual event and could recommend it.

ACTION TAKEN

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

3. Old Time Photo – Outside Pony Pictures, 3059 Parkway, Fridays, Saturdays, Sundays, Holidays and Special Events April 1 through June, 2012, Sana Sancreek-Kelchner.

Ms. Sancreek-Kelchner was present.

STAFF RECOMMENDATION

Staff Planner Taylor stated that this event has been approved in the past only for pony pictures (stop work orders have been issued in the past for

unapproved pony rides). He reported that approval has been for a month at a time and the applicant is now asking for three months. Commissioner Harrell said that she has concerns about the animals as the weather gets hotter. She said that the ponies stand out on the pavement in an area that was not built for this use, which has no amenities for the care of animals. She questions whether this type of thing is a "special event." Ms. Sancreek-Kelchner assured the Commission that the animals get food and drink and are brought out of the sun at times.

ACTION TAKEN

Commissioner Bradley asked for a motion and after a long pause none was given. City Attorney Gass said that the item failed for a lack of a motion.

- 4. Pigeon River Crossings (formerly Belz) Shopping Center – Tent Sales, 2655 Teaster Lane, Thursdays through Mondays: April 12 – 16, May 10 – 14, June 14 – 18, July 19 – 23, August 2 – 6, September 13 – 17, October, 18 – 22, November 8 – 12, December 6 – 10, 2012, Russell Carr.**

Russell Carr was present

STAFF RECOMMENDATION

Staff Planner Taylor stated that these events have occurred in the past. However, he said the shopping center generally brought a few at a time before the Commission. He said they are asking for the entire year. Mr. Carr said that he asked for the entire year last year as well.

ACTION TAKEN

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

- 5. The 27th Annual Dolly's Homecoming Parade, Friday, May 11, 2012, 6 PM, Parkway (from River Road to Wears Valley Road), Butch Helton.**

Mr. Helton was present.

STAFF RECOMMENDATION

Mr. Helton told the Commission that this was an annual event and explained details of the event.

ACTION TAKEN

Commissioner Clark made a motion to approve the request.
Commissioner Harrell seconded and all voted in favor.

6. Titanic Attraction - 100th Anniversary Celebration, 2134 Parkway, Saturday, April 14, 2012, 7 PM, Ashli Arden.

Ms. Arden was present.

STAFF RECOMMENDATION

Staff Planner Taylor reminded the Commission that this event is proposed for Rod Run weekend. He said that there have been several meetings on this event to work out details so both events can run smoothly. He did say the applicants recently rented two moveable reader boards to help with directing traffic. He said locations still need to be established for the reader boards. He said he could recommend the event.

ACTION TAKEN

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

7. Tuckahoe Baptist Church – Fundraisers, Country Barn Gift Shop – 2869 Parkway, Saturdays: April 14, May 5 & 19, June 9 & 16, September 8 and 15, 2012, Deb Aderhold.

Carol Keathley was present for this request.

STAFF RECOMMENDATION

Staff Planner Taylor said that this is a non-profit fundraiser. He said staff helped them locate a place out of the Parkway ROW and that the event needs to be held at that location. He said could recommend the events.

ACTION TAKEN

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

8. Sevier County Marine Corp League #1206 Fundraiser (parking cars), Thursday, April 12, and Sunday, April 15, 2012, Red Roof Mall parking lot, Walt Riordan.

Mr. Riordan was present.

STAFF RECOMMENDATION

Staff Planner Taylor said that this is an annual non-profit fundraiser. He mentioned that they could not rent any of the ROW parking. He said he could recommend the event.

ACTION TAKEN

Commissioner Clark made a motion to approve the request. Commissioner Harrell seconded and all voted in favor.

9. Hahn Motor Sports – Lumberjack Feud Drive-Up Ticket Window Kick-off, 2713 Parkway, April 1 through June 30, 2012.

No one was present.

STAFF RECOMMENDATION

Mr. Taylor stated that he would have to recommend denial of this event. He showed the Commission pictures of tents, cars, and temporary structures that were provided to the staff by the applicant. He felt that a "special event" was not intended to be something like the pictures showed and not for three months straight. He said that staff felt that was more of an attention grabber to draw people to the business. Chairman Bradley asked if staff could create a zoning text amendment that better defines special events and creates limits to the length and number of special events. Mr. Taylor agreed.

ACTION TAKEN

Commissioner Ogle made a motion to deny the event. Commissioner Harrell seconded and all voted to deny it.

C. Planned Unit Developments (PUD)

1. Final PUD Plan of Warehouse Complex, Commercial PUD Site Plan, corner of CA King and Keegan Drive, Tim Howell/Bill Delozier

No one was present.

STAFF RECOMMENDATION

Mr. Taylor explained that this item had come before the Planning Commission in February and lacked final PUD documents, drainage plan. Also staff had asked Mr. Delozier to clean the mobile storage containers and other items from the floodway. Mr. Taylor stated that staff could not recommend in favor of final approval. He said a letter had been received stating that the area in the floodway would be cleaned by March 31st. to this date the lot has not been cleaned and a letter of credit has not been received. Staff recommended that no approval be granted until all items are removed from the floodway bringing the property in compliance and letter of credit is received is submitted and reviewed. Chairman Bradley questioned whether this item should be on the agenda before the all items are removed from the floodway. Other Commissioners wondered the same and asked if a letter from the Chief Building Official was necessary.

ACTION TAKEN

Commissioner Harrell made a motion to deny the request. Commissioner McClure seconded and all voted to deny it.

D. Site Plans

1. The City of Pigeon Forge Wastewater Treatment Plant, Site Plan, 2530 City Park Drive, Sam Harrison (SSR Engineering).

Mr. Harrison was present.

STAFF RECOMMENDATION

Mr. Harrison discussed details of the proposed new plant. Staff said site plan is in order.

ACTION TAKEN

Commissioner McClure made a motion to approve the site plan. Commissioner Clark seconded and all voted in favor.

2. Smoky Mountain Speedpark, Revised Site Plan, 3275 Parkway, Ralph Hamlin, Donna Cantrell (Vision).

Mr. Hamlin and Ms. Cantrell were present.

STAFF RECOMMENDATION

Staff Planner Taylor stated that this item was withdrawn last month after several deficiencies. He stated that most of these things have now been added to the site plan and other details worked out. He still had concerns about the chairlift (sometimes called zipline) being between two businesses and property owners. City Attorney Gass recommended that the motion be made subject to a letter of intent being submitted to the planning staff that they would initiate a legal document between the two parties to be able to share the chairlift.

ACTION TAKEN

Commissioner Young made a motion to approve the request with the condition of receiving a letter of intent as mentioned previously. Commissioner Clark seconded and all voted in favor.

3. New York New York Clothing Store, Site Plan, Parkway, Alan Dillow.

Mr. Dillow was present.

STAFF RECOMMENDATION

Staff Planner Taylor said that it was denied last month for deficiencies. He said the site plan was now in order. He further stated that in raising the ground level of the back parking that the power/phone lines may interfere with sanitation and fire trucks. He said they need to be raised if necessary. Lastly, he said they have just received information on a statue doorway. He said staff has yet to fully review that or the rest of their sign plan. He stated staff could not make any recommendation on the statue/sign at this time. Staff recommends site plan only.

ACTION TAKEN

Commissioner Ogle recommended in favor of the site plan only not including the statue/signage. Commissioner McClure seconded and all voted in favor.

4. Krispy Kreme Donuts, Revised Site Plan, 3974 Parkway, John Connelly.

No one was present for this request.

STAFF RECOMMENDATION

Staff Planner Taylor stated he was asked to represent the request. He said that it was a minor site plan revision for a small addition to the front of the building. He reported the site plan was in order.

ACTION TAKEN

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

5. Ann Olivia's, Site Plan, 1479 Wears Valley Road, Kacie Huffaker (Norvell and Poe).

Ms. Huffaker was present.

STAFF RECOMMENDATION

Staff Planner Taylor said that they were converting a realty office to a bakery. He reported they adding some parking. He said that the existing sign must be brought into compliance by being 5 feet back from the ROW of Wears Valley Road.

ACTION TAKEN

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

E. Requests for Rezoning

1. Dollywood, approximately 25 acres over portions of two tracts (Tax Map 84, Parcel 4.00 and 4.04), 2509 Veterans Blvd, R-1 (Low Density Residential) to C-4 (Planned Unit Commercial) District.

Ms. Howard was present.

STAFF RECOMMENDATION

Staff Planner Taylor reported that the two lots are bisected by zoning districts. He said most of the lots were already zoned C-4 and that the remained acres were mostly surrounded by commercial zoning districts. He felt it could be recommended to City Commission.

ACTION TAKEN

Commissioner Clark made a motion to recommend the rezoning request favorably to City Commission. Commissioner Ogle seconded and all voted in favor.

Planning Region Items

C. Site Plans

1. Randy’s Customs, County Site Plan, 2025 Roberts Court, Kacie Huffaker, Norvell and Poe.

Ms. Kacie Huffaker was present.

STAFF RECOMMENDATION

Staff Planner Taylor stated that they were proposing a 9600 square feet building to be used for auto repair. He said that the site plan meets county site plan regulations. Staff recommended in favor.

ACTION TAKEN

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

2. Juan Gaitan, County Site Plan, Upper Middle Creek Road, Brennan Garrett.

Mr. Garrett was present.

STAFF RECOMMENDATION

Staff Planner Taylor stated that this site plan was denied in January for not meeting minimum county site plan regulations. He said they have a new land designer and the site plan now meets regulations. He also said that TDEC and County Stormwater have reviewed the existing conditions at the site and have and find no compliance problems. Staff recommended in favor of the request.

ACTION TAKEN

3/27/12

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

The meeting was adjourned at 4:00 p.m.

Bill Bradley, Chairman

Attest: _____