

**MINUTES OF THE  
CITY OF PIGEON FORGE PLANNING COMMISSION  
AND BOARD OF ZONING APPEALS  
TUESDAY JULY 24, 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, Theresa Siewart, Gwen Ford, Billy Worsham, Guy Wantiez, Mike Suttles, Chuck Burton, James Tomiczek, Mimi Kulp, others.

Jim Gass  
Midge Jessiman

**PLANNING COMMISSION**

CALL TO ORDER

Chairman Bradley noted that a quorum was present.

APPROVAL OF MINUTES

The minutes of the meeting July 24, 2012 were approved on a motion by Commissioner Young. Commissioner Harrell seconded and all voted in favor.

NEW BUSINESS

**City of Pigeon Forge Items**

**A. Special events**

**1. March of Dimes – Bikers for Babies Bike Ride, River Stone Resort and Spa – 212 Dollywood Lane, Friday, August 3 and Saturday, August 4, 2012, Theresa Siewart.**

Ms. Siewart was present.

STAFF RECOMMENDATION

Staff Planner Taylor said the event will be Saturday, August 4<sup>th</sup> only. He said they will need a sound permit. He also said that their banner couldn't be any larger than 32 square feet in size and the banner and truck had to be off the ROW. Staff recommended in favor of the request.

ACTION TAKEN

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

**2. God's Country 2012 Christian Festival, Thursday, August 30 and Saturday, September 1, 2012, Grand Hotel – 3171 Parkway, Gwen Ford.**

Ms. Ford was present.

STAFF RECOMMENDATION

Mr. Taylor explained that tents, vehicles etc would have to be located out of the right-of way.

ACTION TAKEN

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

**3. American Cancer Society – Relay For Life, Friday, May 31 and Saturday, June 1, 2013, Patriot Park, Billy Worsham.**

Mr. Worsham was present.

STAFF RECOMMENDATION

Staff recommended in favor of this annual event.

ACTION TAKEN

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

**4. Smoky Mountain Resorts - Smoky Mountain Civil War and Relic Show, 4010 Parkway, Saturday, August 25<sup>th</sup> – Sunday, August 26<sup>th</sup>, 2012, Pete Smith.**

Mr. Smith was not present.

STAFF RECOMMENDATION

Staff recommended in favor of the request. Mr. Taylor stated that a sound permit would be required.

ACTION TAKEN

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

**B. Subdivision**

**1. Final Minor Re-Plat of Lots 6 and 12R of King's Hills Subdivision, Phase II, Kings Hills Boulevard and Alexander Place, Jack and Carol Sample.**

No one was present.

STAFF RECOMMENDATION

Staff Planner Taylor said that a driveway encroachment must be corrected and signatures obtained. With this, he felt staff could approve administratively.

ACTION TAKEN

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

**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

Staff Planner Taylor said this item has been on-going for months. He said that the debris has been removed from the floodway as required by the Commission. He said he could recommend in favor of the request, subject to the solid waste area being enlarged and an adequate Letter of Credit being received. Commissioner Harrell remarked that although it may not be in the floodway, there are still temporary trailers and debris all over the property. She asked that it be removed. Discussion ensued. Consensus was that it be removed before any building permits are issued and if any debris was placed back in the floodway that the property owner be cited to court.

ACTION TAKEN

Commissioner Ogle made a motion to approve the request subject to staff recommendation and no building permits issued until property maintenance issues are addressed as noted previously. Commissioner McClure seconded and all voted in favor.

**D. Site Plans**

**1. Dollywood Splash Country, River Rush, Site Plan, 2700 Dollywood Parks Blvd., Guy Wantiez (Vision Engineering).**

Mr. Wantiez was present.

STAFF RECOMMENDATION

Staff recommended in favor of the request.

ACTION TAKEN

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

**2. Spirit of the Smokies, Proposed Billboard Relocation Site Plan, 2585 Parkway, Mike Suttles (Michael Suttles Land Surveying Services).**

Mr. Suttles was present. He reported that the billboard is at Corky's and is being relocated to this location.

STAFF RECOMMENDATION

Staff Planner Taylor stated that this request meets the 5 ft. off right-of-way standard. He recommended in favor of the request subject to location approval and an agreement with the City being executed to relocate the sign. City Attorney Gass stated that a standard agreement between the applicant and City Commission must still be negotiated and approved.

ACTION TAKEN

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

**Planning Region Items**

**A. Subdivisions**

1. None.

**B. Planned Unit Developments (PUD)**

1. None.

**C. Site Plans**

- 1. Sevier County Solid Waste Office and Maintenance Building, County Site Plan, 1855 Ridge Road, Mike Suttles (Michael Suttles Land Surveying Services).**

Mr. Suttles was present.

STAFF RECOMMENDATION

Staff recommended in favor.

ACTION TAKEN

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

**2. U. S. Cellular Telecommunications Tower, County Site Plan, 3002 Glenn Huskey Rd, B&T Engineering.**

Chuck Burton was present.

STAFF RECOMMENDATION

Staff Planner Taylor said that the site plan met the criterion under the Sevier County Zoning Resolution and recommended approval.

ACTION TAKEN

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

**D. Requests for Rezoning**

**1. The Dollywood Company, approximately 165 acres, 1286 McCarter Hollow Road (Tax Map 84, Parcel 106.00) and 2269 Eagle Way (Tax Map 84, a portion of Parcel 48.00), County Rezoning Request, R-1 (Rural Residential) to C-2 (General Commercial) District.**

Mr. Wantiez was present.

STAFF RECOMMENDATION

Staff Planner Taylor reported that this property is the undeveloped land owned by Dollywood just outside the developed park. He said one parcel is partially located in the city. Mr. Wantiez said that this is the last part of an effort to bring Dollywood's property into compliance and into zoning districts it can use for future development. He admitted to Commissioners that the property would likely be annexed in the future. But, he said in the meantime, the county's C-2 district is the closest district to the city's C-5, which the park is currently zoned. Staff pointed out that there are two smaller adjoining properties surrounded by this request. Staff felt these should be included in the rezoning. After some discussion, the Commission agreed that the two smaller properties (Tax Map 84, Parcel 105 & Parcel 103 – the portion south of McCarter Hollow Road) be included in the recommendation to County Commission.

ACTION TAKEN

Commissioner Clark made a motion to recommend the request to County Commission with the previously noted tracts included. Commissioner McClure seconded and all voted in favor.

**BOARD OF ZONING APPEALS**

CALL TO ORDER

Chairman Bradley opened the Board of Zoning Appeals Meeting.

NEW BUSINESS

**A. The Wheel Attraction at the Island at Pigeon Forge, Use on Review (Section 712.3.2) to allow an amusement in a C-7 district, 250 Island Drive, James Tomiczek, (Vision Engineering).**

Mr. Tomiczek was present.

STAFF RECOMMENDATION

Staff Planner Taylor explained that after the last approval (for this development), it was recommended and approved that no more approvals be granted until a preliminary master plan was approved for the development. However, Mr. Taylor felt that whether this attraction was approved directly affected the master planning for the project. Therefore, he felt the Board should act on this item. He said the wheel attraction meets the zoning criterion for an attraction under C-7 and he addressed each of them for the Board. He recommended approval.

ACTION TAKEN

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

The meeting was adjourned at 3:50 p.m.

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Bill Bradley, Chairman

Attest: \_\_\_\_\_