

**MINUTES OF THE
SPECIAL CALLED
CITY OF PIGEON FORGE PLANNING COMMISSION
AND BOARD OF ZONING APPEALS
TUESDAY, NOVEMBER 18, 2016, 9:00 A.M.
CITY HALL, PIGEON FORGE, TENNESSEE**

MEMBERS PRESENT

Jay Ogle, Chairman
Jeff Dodgen
Jerry Clark
Judy Harrell
Tony Kyker

MEMBERS ABSENT

Stephen Houser
Tom Marsh

OTHERS PRESENT

David Taylor, Karl Kreis, Brandon Williams, Sammy Ownby, Jim Keener, Mimi Kulp, Jim Keener, others.

PLANNING COMMISSION

CALL TO ORDER

Chairman Ogle noted that a quorum was present.

APPROVAL OF MINUTES

OLD BUSINESS

NEW BUSINESS

City of Pigeon Forge Items

A. Special Events

B. Subdivisions

1. None.

C. Planned Unit Developments (PUD)

1. None.

D. Site Plans

1. **Tennessee Moonshine XXX, Site Plan, Teaster Lane, Jimmy Taylor – ADG, Inc.**

Jim Keener represented the request.

STAFF RECOMMENDATION

Staff Planner Taylor said that he had been able to verify the appraisal given just before the October meeting. He said that the renovations are less than 50% of its appraised value; therefore, it does not need to meet current regulations for a non-conforming use. He recommended in favor of the site plan revision.

ACTION TAKEN

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

2. **Mountain View Condos, Site Plan, Plaza Drive, W.C. Whaley.**

A Mountain View Condo HOA representative was present.

STAFF RECOMMENDATION

Staff Planner Taylor said that this was a minor site plan revision to enclose one of the outdoor pools to make an indoor pool. He recommended in favor.

ACTION TAKEN

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

E. Requests for Rezoning

1. None.

F. Miscellaneous Requests or Required Actions

- 1. None.**

Planning Region Items

A. Subdivisions

- 1. None.**

B. Planned Unit Developments (PUD)

- 1. None.**

C. Site Plan

- 1. None.**

D. Requests for Rezoning

- 1. None.**

E. Miscellaneous Requests or Required Actions.

- 1. None.**

4. Adjournment

The meeting was adjourned at 9:10 a.m.

Jay Ogle, Chairman

Attest: _____

Planning Commissioner's Workshop November 18, 2016

Staff Planner Taylor explained that this is the second workshop related to theming. He said that staff has developed a revamp of the "theming" regulations and he wanted the Commission to engage in discussion. He stated it was a first draft and he expected changes from this workshop. He read the draft a line at a time asking for thoughts. There were some grammar changes requested to the first paragraph. There were mixed feelings about the line that "removal of graphics would cause structure damage;" afraid existing themed buildings were not done that way. He showed the Commission pictures of themed buildings throughout the city, some he felt were themed in a manner that compliments the city and others in a way the city should avoid. He said the re-write intended to capture those that complement the city. Everyone agreed to keep the direct relationship to the theme and use of the building. Mr. Taylor said theming should be for museums, theaters, and other attractions and not for retail stores. The second paragraph was dimensioning of graphics not façade related. There was some discussion about graphic size. Commissioners wanted more information to decide. There were ideas that maybe the theming section should include illustrations done by a graphic designer. It was felt that the "20 feet in height" should be removed, since the next paragraph addresses the spires (and the like). In the last paragraph, it was suggested that graphics should be 3-dimensional to go with "no murals allowed." It was also suggested that it be researched how other city's handle theming.